City of Las Vegas

# PLANNING COMMISSION AGENDA

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

**LAS VEGAS CITY COUNCIL**

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

**COMMISSIONERS**

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

---

Facilities are provided throughout City Hall for convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. 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: 901 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: 901 FREMONT, LLC ET AL - For possible action on a request for a Site Development Plan

Review FOR A 5-STORY MIXED-USE DEVELOPMENT TO INCLUDE 246 RESIDENTIAL UNITS, 7 LIVE/WORK UNITS, AND 15,000 SQUARE FEET OF COMMERCIAL SPACE on 1.33 acres adjacent to the southeast corner of Fremont Street and 8th Street (APN 139-34-712-032 to -034 & 139-34-612-056 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/OWNER: 901 FREMONT, LLC - For possible action on a request for a Petition to Vacate the public right-ofway commonly known as 9th Street located between Fremont Street and Carson Avenue and the alleyway segment bound by Fremont Street, 9th Street, 10th 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-54959].

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-54959].

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), R-E (Residence Estates) Zone, 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 WAIVERS TO ALLOW A TWO-FOOT WIDE LANDSCAPE BUFFER ON A PORTION OF THE SOUTH SIDE OF THE PROPERTY, WHERE EIGHT FEET IS REQUIRED AND A ZERO-FOOT WIDE LANDSCAPE BUFFER ON THE EAST SIDE OF THE PROPERTY, WHERE FIFTEEN FEET IS REQUIRED; TO ALLOW 27 LANDSCAPE BUFFER TREES, WHERE 42 ARE REQUIRED on 0.95 acres at 5705 North Rainbow Boulevard (APN 125-27-803-004), R-E (Residence Estates) Zone, 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 1,629 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 248 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 Commeral) 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 1,575 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 135,000 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 141,892 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT WITH A WAIVER TO ALLOW A 153-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED 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 131,810 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 132,281 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 ESTABLISHMENT 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 TO ALLOW CONTRASTING COLORS AND A NON-CONTINUOUS ARTICULATED ROOFLINE 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].

## DIRECTOR'S BUSINESS:

42. TXT-51717 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action on a request to amend LVMC Chapter 19.12 regarding the Utility Transmission Line and Electric Generating Plant uses. Revisions include adding new language and an appeals process as required by the Nevada Revised Statues.

43. TXT-54945 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action on a request to amend LVMC 19.10.100(D) related to the Downtown Design Review Committee name, bylaws and scope of review, and to provide for other related matters.

44. TXT-55360 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action on a request to update the Downtown Centennial Plan to add Medical Marijuana Establishment uses to 18b The Las Vegas Arts District.

45. TXT-55362 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action on a request to amend LVMC Chapter 19.18 related to Definitions and Measures to redefine the term "On-Premise Sign," and to provide for other related matters.

## CITIZENS PARTICIPATION:

46. CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE

LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

City of Las Vegas Agenda Item No.: **1.**

## *AGENDA SUMMARY PAGE - PLANNING*

**PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014**

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

**SUBJECT:**
CALL TO ORDER

City of Las Vegas Agenda Item No.: **2.**

## *AGENDA SUMMARY PAGE - PLANNING*

**PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014**

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

**SUBJECT:**
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

City of Las Vegas Agenda Item No.: **3.**

## *AGENDA SUMMARY PAGE - PLANNING*

**PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014**

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

**SUBJECT:**

ROLL CALL

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

## *AGENDA SUMMARY PAGE - PLANNING*

**PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014**

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

**SUBJECT:**

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS ON THE AGENDA FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

City of Las Vegas Agenda Item No.: **5.**

## *AGENDA SUMMARY PAGE - PLANNING*

**PLANNING COMMISSION MEETING OF: 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

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

## *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.

City of Las Vegas Agenda Item No.: **7.**

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

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

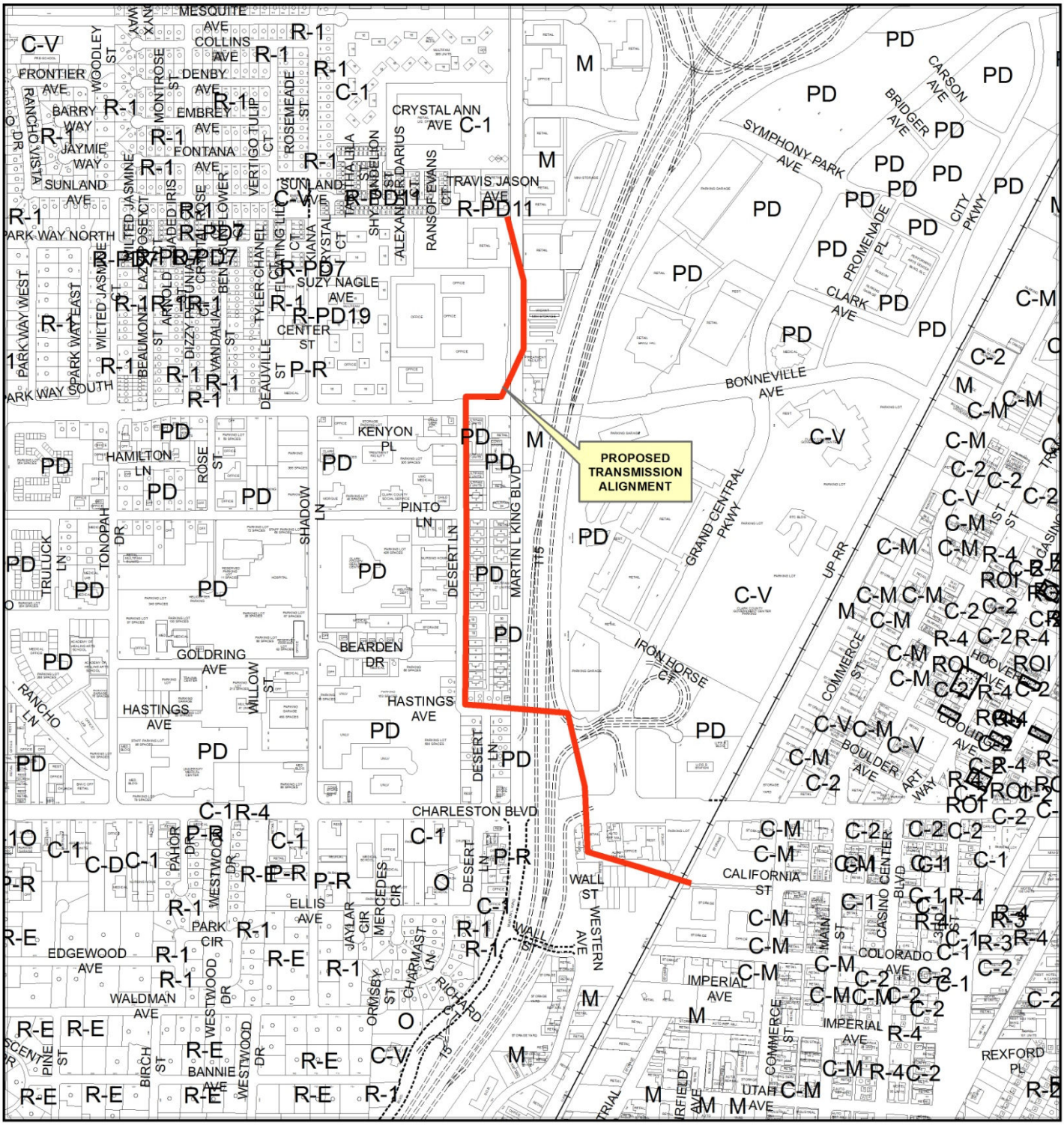
**SUBJECT:**
GPA-55281 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: NV ENERGY - For possible action on a request TO RELOCATE TRANSMISSION POWER LINES WITHIN THE SOUTHEAST SECTOR OF THE LAS VEGAS 2020 MASTER PLAN (APNs 139-33-202-003 and 009, 139-33-306-001, 139-33-307-001 through 004, 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:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

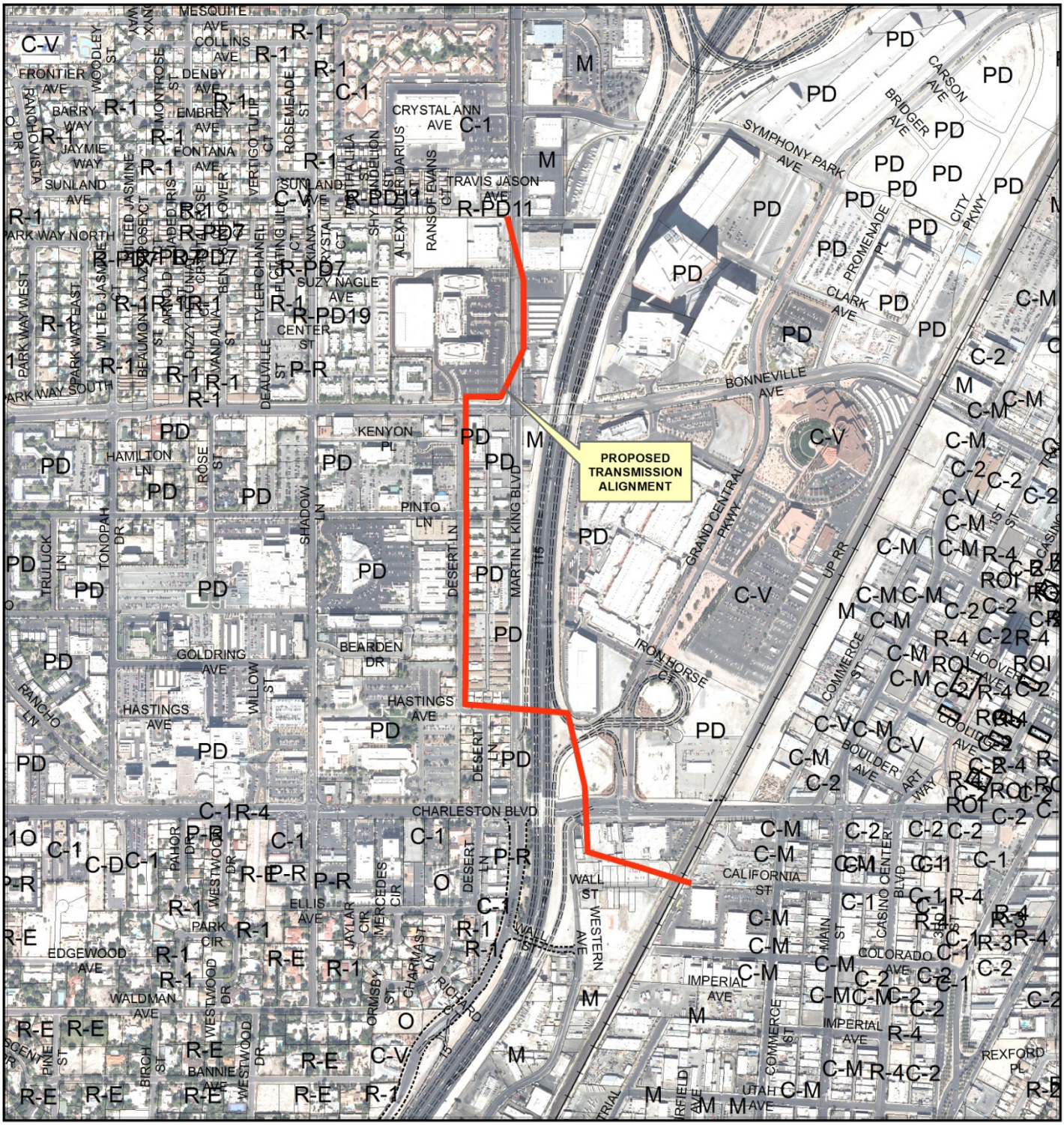
**RECOMMENDATION:**
None

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




**CASE:** **GPA-55281 (PRJ-53660)**

**GENERAL PLAN OF SUBJECT PROPERTY:** RELOCATE TRANSMISSION POWER LINES WITHIN THE SOUTHEAST SECTOR OF THE LAS VEGAS 2020 MASTER PLAN




**CASE:** **GPA-55281 (PRJ-53660)**

**GENERAL PLAN OF SUBJECT PROPERTY:** RELOCATE TRANSMISSION POWER LINES WITHIN THE SOUTHEAST SECTOR OF THE LAS VEGAS 2020 MASTER PLAN

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** GPA for transmission line

**Project Address (Location)**

**Project Name** Transmission Line Relocation **Proposed Use** Utility Line

**Assessor's Parcel #(s)** see attached list **Ward #** 1,3,5

**General Plan:** existing various proposed N/A **Zoning:** existing various proposed N/A

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

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

**Additional Information** Relocation of transmission lines

**PROPERTY OWNER** State of Nevada, ET AL **Contact** R-O-W Division

**Address** 1263 S. Stewart Street **Phone:** **Fax:**

**City** Carson City **State** NV **Zip** 89712

**E-mail Address**

**APPLICANT** NV Energy **Contact** Randal D. Cagle, SR/WA

**Address** 6226 W. Sahara Avenue **Phone:** (702) 402-5484 **Fax:**

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

**E-mail Address** rcagle@nvenergy.com

**REPRESENTATIVE** Cardno, Inc. **Contact** Scott Ruedy, AICP

**Address** 7115 Amigo Street, Suite 100 **Phone:** (702) 990-9300 **Fax:**

**City** Las Vegas **State** 89119 **Zip** 89146

**E-mail Address** scott.ruedy@cardno.com

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

**Property Owner Signature*** Randal D. Cagle

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

**Print Name** RANDAL D. CAGLE, MANAGER PROP. SVCS.

Subscribed and sworn before me

This 17TH day of July, 20 14.

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DEE ANN KIRK
Appt. No. 93-3561-1
My Appt. Expires Sept. 20, 2017

*FOR DEPARTMENT USE ONLY*

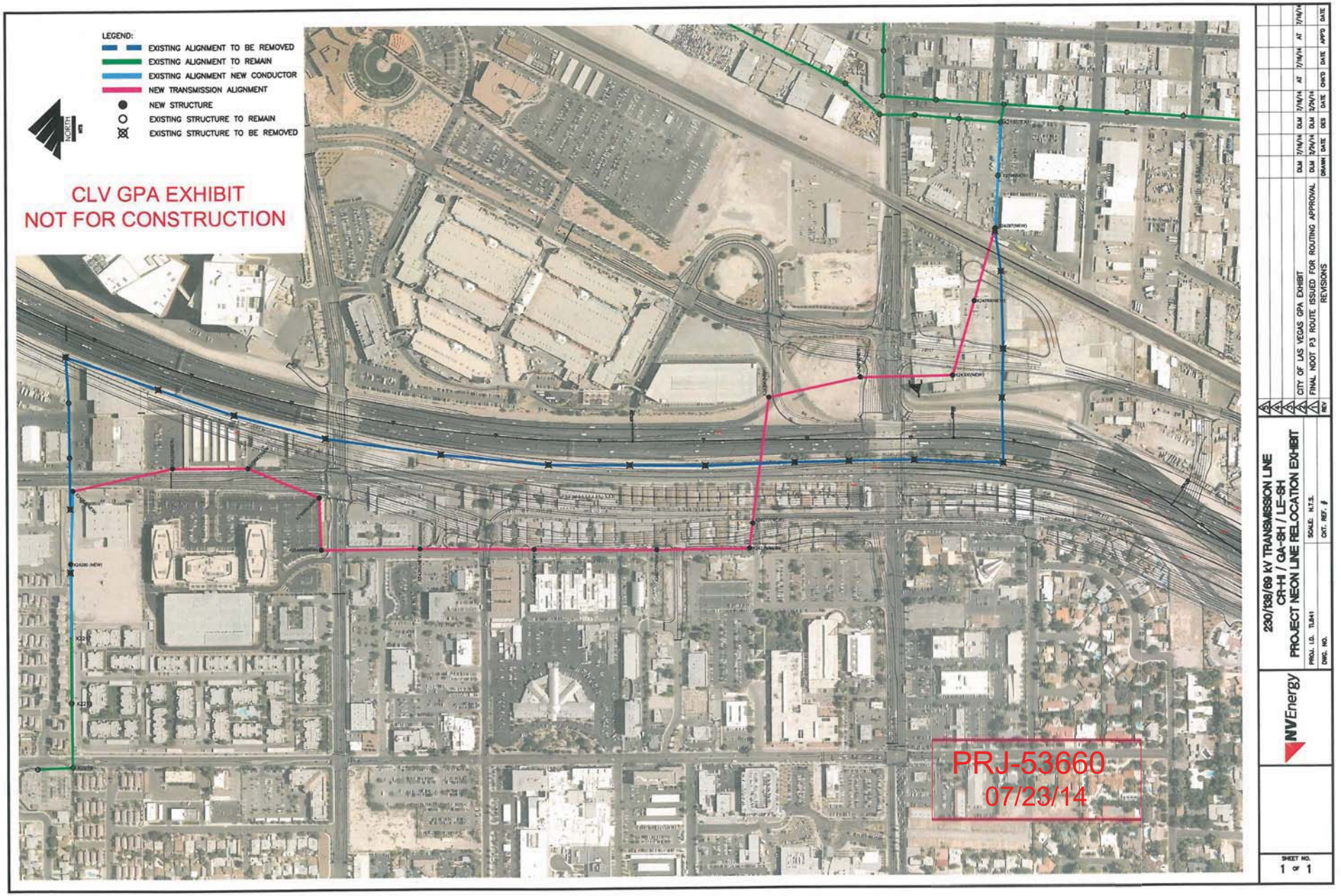
| | |
|---|---|
| Case # | GPA-55281 |
| Meeting Date: | 09/09/14 PC |
| Total Fee: | |
| Date Received:* | |
| Received By: | |

*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.

PRJ-53660
07/23/14

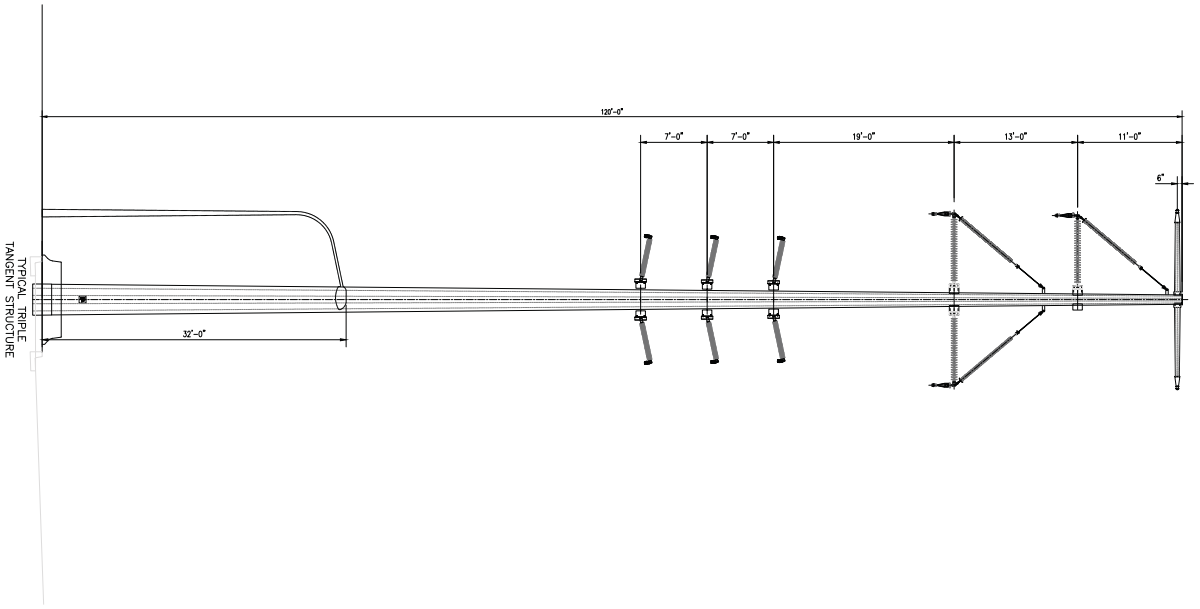
Revised 10/27/08

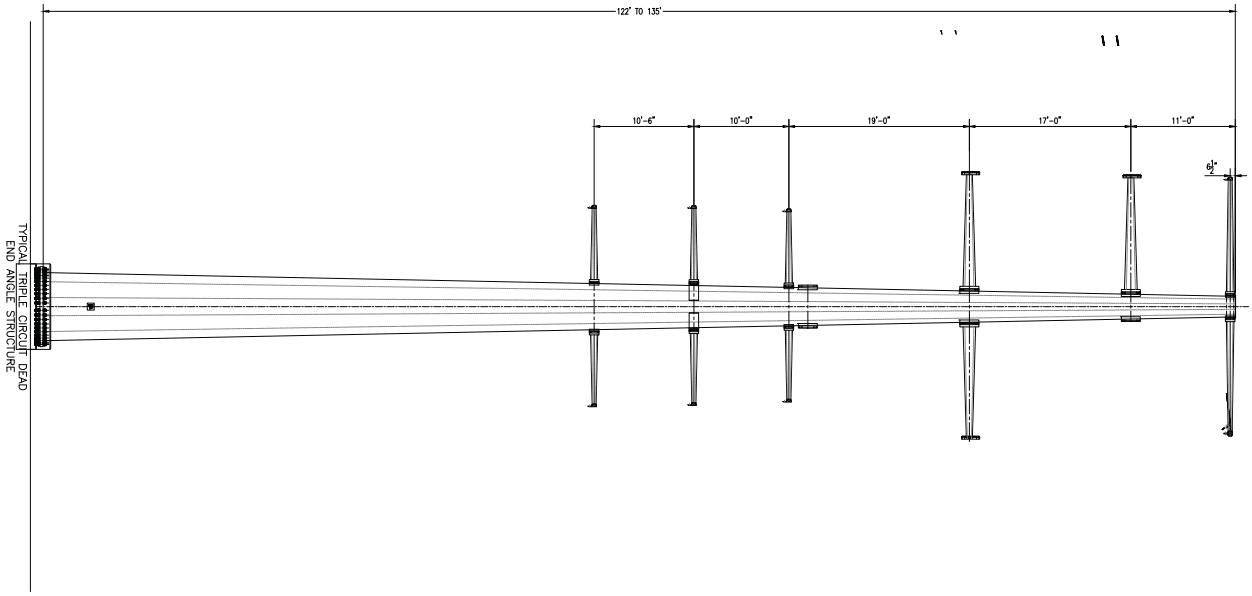
f:\depot\Application Packet\Application Form.pdf


LEGEND:
EXISTING ALIGNMENT TO BE REMOVED
EXISTING ALIGNMENT TO REMAIN
EXISTING ALIGNMENT NEW CONDUCTOR
NEW TRANSMISSION ALIGNMENT
NEW STRUCTURE
EXISTING STRUCTURE TO REMAIN
EXISTING STRUCTURE TO BE REMOVED
NORTH
CLV GPA EXHIBIT
NOT FOR CONSTRUCTION
PRJ-53660
07/23/14
230/138/69 kV TRANSMISSION LINE
CR-H1 / Q4-SH / LE-SH
PROJECT NEON LINE RELOCATION EXHIBIT
CITY OF LAS VEGAS GPA EXHIBIT
FINAL NDOT P3 ROUTE ISSUED FOR ROUTING APPROVAL
REVISIONS
NVEnergy
SHEET NO.
1 OF 1

**GPA-55281**

GPA-55281




PRJ-53660
07/23/14

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 5 | | | | | | | | | |
| 4 | | | | | | | | | |
| 3 | | | | | | | | | |
| 2 | CITY OF LAS VEGAS GPA EXHIBIT | DLM | 7/16/14 | DLM | 7/16/14 | AT | 7/16/14 | AT | 7/16/14 |
| 1 | FINAL NDOT P3 ROUTE ISSUED FOR ROUTING APPROVAL | DLM | 2/24/14 | DLM | 2/24/14 | | | | |
| REV | REVISIONS | DRAWN | DATE | DES | DATE | CHK'D | DATE | APP'D | DATE |

NVEnergy

230/138/69 kV TRANSMISSION LINE
CR-HI / GA-SH / LE-SH
PROJECT NEON LINE RELOCATION EXHIBIT

| | |
|---|---|
| PROJ. I.D. TL841 | SCALE: N.T.S. |
| DWG. NO. | CKT. REF. # |

SHEET NO. 1 OF 1

July 11, 2014

Cardno
Shaping the Future

City of Las Vegas
Planning & Development
333 N. Rancho Drive
Las Vegas, NV 89106-3797

Cardno

7115 Amigo Street
Suite 100
Las Vegas, NV 89119
USA

**Phone: +1 702 990 9300**
Fax: +1 702 990 9305

**www.cardno.com**

Re: Justification Letter – **General Plan Amendment for Transmission Line Relocation Project (APNs attached)**

Dear Staff,
This application is a request for a General Plan Amendment (GPA) to designate a 230/138/69kV electrical facilities route, for the relocation of existing transmission facilities and associated communication facilities. NV Energy currently has a route for four circuits that has two 138kV transmission circuits, one 69kV transmission circuit and associated fiber and must relocate those facilities within existing and/or future NDOT right-of-way and City of Las Vegas right-of-way that conflicts with Project Neon. The proposed relocated transmission line route is the least impactful route to residents and commercial businesses. The proposed transmission route line will be constructed to accommodate 230/138/69kV electrical facilities, plus communication facilities.

NV Energy's "route plan" will deviate from the existing alignment north of proposed DN1 site, head east to Martin Luther King and install a new transmission pole on the west side of Martin Luther King Boulevard, shallow angle crossing on Martin Luther King to the east side of Martin Luther King Boulevard, head south to a point, then south west to the north west corner of Alta Drive and Martin Luther King Boulevard, west along the north side of Alta Drive to Desert Lane, then south on the east side of Desert Lane to Hastings Avenue; continuing east on Hastings Avenue crossing Interstate 15 to a point; then south crossing Charleston Boulevard, then angles southeast to the existing alignment, to an existing pole located on the west side of S. Commerce Street (north of W. Colorado Avenue).

Two types of poles will be used to support these 230/138/69kV transmission facilities and communication facilities, identified as Tangent Structures and Dead End Angle Structures. The maximum height of the structures will be approximately 140 feet above ground;

In order to satisfy the requirements of *Section 19.18.030 General Plan Amendment - Paragraph C 3b.* in the City of Las Vegas Zoning Code, NV Energy provides the following response to the questions identified in that paragraph in order to support this GPA request:

1. Address whether there has been unanticipated growth and development of the community in the area surrounding the application site or growth and development not specifically considered when the General Plan was adopted.

    - *The driver of the transmission line route relocation is the need to accommodate the improvement (widening) to the I-15 Corridor, as the current electrical transmission route conflicts with the proposed NDOT widening plans; and thus the impact to the General Plan from the relocated transmission route is merely an ancillary result of the NDOT project.*



PRJ-53660
07/23/14

GPA-55281

2. Address whether the proposed amendment to the General Plan will allow a zoning classification which imposes burdens similar to the burdens imposed by the classification currently provided for under the General Plan.

   - *The zoning classifications of the properties along this relocated transmission line route will remain the same. NV Energy is not requesting any changes in zoning.*
   - *The relocated transmission line route will require easements from the property owners along the route; and these easements have typical restrictions in order to satisfy the National Electrical Safety Code.*

3. Address whether the amendment to the General Plan continues to promote the objectives of the General Plan as designated in NRS 278.

   - *NV Energy will continue to work closely with the City of Las Vegas Planning Department throughout the General Plan Amendment submittal and approval process to ensure that all the objectives of the General Plan (as designated in NRS 278) are promoted. Additionally, NV Energy is always focused on public health and safety and follows the National Electrical Safety Code.*

To satisfy Section 19.18.030 General Plan Amendment – Paragraph I, of the City of Las Vegas Zoning Code, NV Energy provides the following response to the questions addressing the GPA Determination:

1. Is the density and intensity of the proposed GPA compatible with the existing adjacent land use designations?

   - *The existing land use designations of the properties adjacent to this relocated transmission line route are a mixture of Industrial District, Light Industrial Research, Commercial Industrial District, Limited Commercial District, Planned Development District, and Office. There are three (3) Overlay Districts along the proposed relocated route – Planned Development, Live/Work Overlay, and Downtown Centennial Plan (Industrial Corridor, Downtown South, & 18b Las Vegas Arts District). Since power lines are compatible with all types of land use and districts, we are not requesting any changes in zoning.*

2. Will the zoning designations allowed by the proposed amendment be compatible with the existing adjacent land uses or zoning districts?

   - *NV Energy is not requesting any changes in zoning. The zoning classifications of the properties along this relocated transmission line route are a mixture, all of which are compatible with the Utility Transmission Line Use.*

3. Are there adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan designation?

   - *This relocated utility transmission line project serves the community in a different manner than the operation and function of a traditional development. There will be no permanent staff assigned to this transmission line after it is constructed, yet the hours of operation are continuous. This particular determination would not appear to be applicable for this transmission line project.*
   - *Future access to the power lines and poles for maintenance would be available via public roads and the transmission line easements and/or permits.*

4. Does the proposed amendment conform to other applicable adopted plans and policies?

   - *NV Energy has developed several other transmission lines throughout the City of Las Vegas over the years to meet the needs of our customers. Specifically, NV Energy was directly involved in the Centennial Hills General Plan which indicated both existing and proposed transmission line routes and electrical substations. The proposed amendment is consistent with the forgoing.*

PRJ-53660
07/23/14



GPA-55281

Cardno
Shaping the Future

During the initial stages of NV Energy's relocation caused by Project Neon, NV Energy voluntarily held an Open House, on April 21, 2011, for this project, and invited property owners within one thousand feet (1000') of the relocated transmission line route, and all City of Las Vegas registered Neighborhood Associations within one (1) mile of this route. This invitation radius / criteria are identical to that specified by the City of Las Vegas Title 19 Code. NV Energy representatives were available at this Open House to explain the project purpose and need, and answer any questions. In addition, NV Energy has worked closely with representatives from the City of Las Vegas and NDOT on the route and solicited feedback from property owners impacted by the route. The proposed route incorporates changes NV Energy could accommodate in response to feedback received. We look forward to hosting the forthcoming Open House which is required as part of the GPA application submittal/approval process.

Should you need any further information, please feel free to contact me at 702-990-9300.

Sincerely,

**Scott Ruedy,** AICP
PLANNING PROJECT MANAGER
CARDNO

PRJ-53660
07/23/14

**GPA-55281**



GPA-55281 [PRJ-53660] - APPLICANT/OWNER: NV ENERGY
SOUTHEAST SECTOR OF THE LAS VEGAS

07/31/14



GPA-55281 [PRJ-53660] - APPLICANT/OWNER: NV ENERGY
SOUTHEAST SECTOR OF THE LAS VEGAS

07/31/14



GPA-55281 [PRJ-53660] - APPLICANT/OWNER: NV ENERGY
SOUTHEAST SECTOR OF THE LAS VEGAS

07/31/14




GPA-55281 [PRJ-53660] - APPLICANT/OWNER: NV ENERGY
SOUTHEAST SECTOR OF THE LAS VEGAS

07/31/14



GPA-55281 [PRJ-53660] - APPLICANT/OWNER: NV ENERGY
SOUTHEAST SECTOR OF THE LAS VEGAS

07/31/14

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

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

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

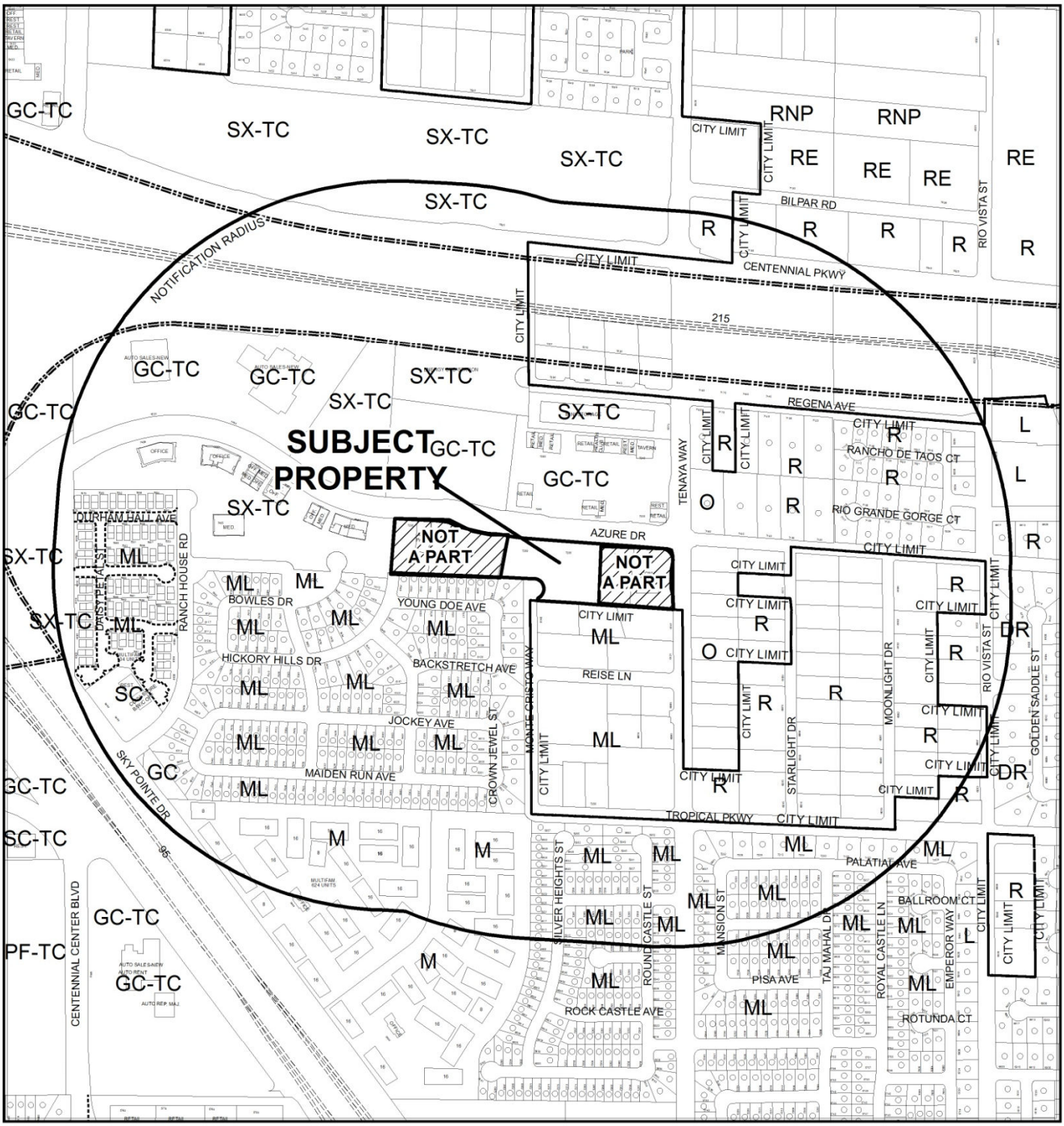
**SUBJECT:**
MOD-55204 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: SWECKER & LIPP TENAYA AZURE, LLC - For possible action on a request for a Major Modification to the Town Center Development Standards Land Use map TO AMEND THE EXISTING LAND USE DESIGNATION FROM SUBURBAN MIXED USE (SX-TC) 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:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
None

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Conditions and Staff Report - 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]




**CASE:** **MOD-55204 (PRJ-54831)**

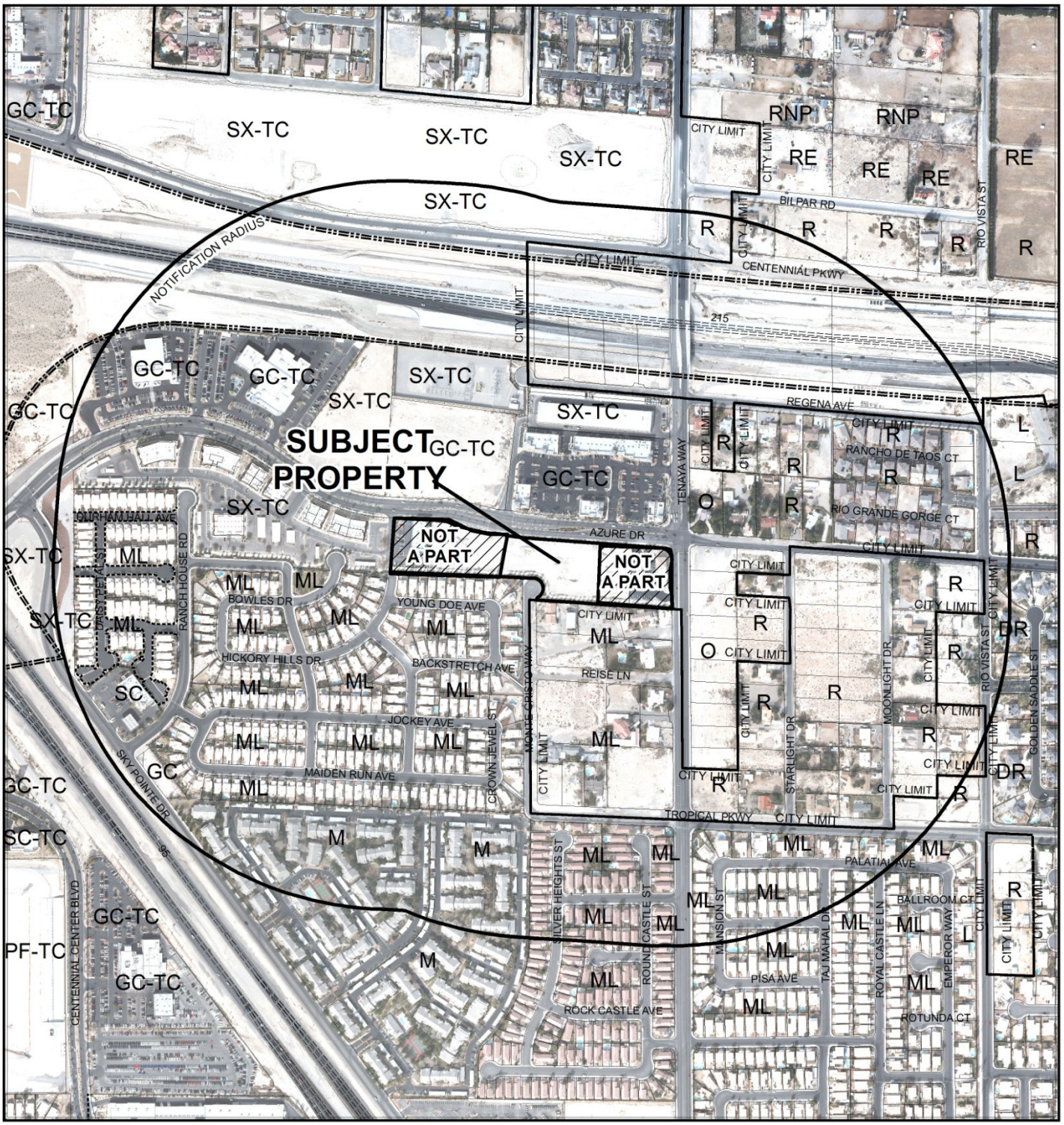
0 500 1,000 Feet

**RADIUS:** 1500 FEET

**ZONING OF SUBJECT PROPERTY:** T-C (TOWN CENTER) [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

**LAND USE OF SUBJECT PROPERTY:** SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION

**PROPOSED LAND USE OF SUBJECT PROPERTY:** GC-TC (GENERAL COMMERCIAL) SPECIAL LAND USE DESIGNATION




**CASE:** **MOD-55204 (PRJ-54831)**

0 500 1,000 Feet

**RADIUS:** 1500 FEET

**ZONING OF SUBJECT PROPERTY:** T-C (TOWN CENTER) [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

**LAND USE OF SUBJECT PROPERTY:** SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION

**PROPOSED LAND USE OF SUBJECT PROPERTY:** GC-TC (GENERAL COMMERCIAL) SPECIAL LAND USE DESIGNATION

N

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: MOD-55204 APN: 125-27-222-013

Name of Property Owner: Swecker & Lipp Tenaya Azure, LLC

Name of Applicant: Swecker & Lipp Tenaya Azure, LLC

Name of Representative: Kaempfer Crowell

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

____ Yes  X No

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

City Official: ____

Partner(s): ____

APN: ____

Signature of Property Owner: Swecker & Lipp Tenaya Azure LLC

Print Name: Mike Swecker

Subscribed and sworn before me

This 16 day of July, 2014

Clark State of NV

Notary Public in and for said County and State

GINY VERDIN
Notary Public, State of Nevada
Appointment No. 14-12877-1
My Appt. Expires Sep 27, 2017

Revised 11-14-06

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

PRJ-54831
07/22/14

# CLV Planning - Application Form

| | |
|---|---|
| Application Number: | PRJ-54831 |
| Application/Petition For: | Remedys Tavern |
| ProjectAddress (Location): | 7285 W AZURE LANE |
| Project Name | REMEDYS TAVERN |
| Assessors Parcel #(s): | 12527222013 |
| Ward #: | WARD 6 (STEVEN D. ROSS) |
| Is the Application Information Correct: | Yes |
| If no, ...change what | |
| General Plan Designation: Proposed: | Select |
| Zoning District: Proposed: | Select |
| Gross Acres: | |
| Lots/Units: | |
| Additional Information: | |
| Applicant First Name: | Swecker & Lipp Tenaya Azure, LLC |
| Applicant Last Name: | Swecker & Lipp Tenaya Azure, LLC |
| Applicant Address: | 2451 S. Buffalo Drive, #140 |
| Applicant City: | Las Vegas |
| Applicant State: | NV |
| Applicant Zip: | 89117 |
| Applicant Phone: | |
| Applicant Fax: | |
| Applicant Email: | michael@777advisors.com |
| Rep First Name: | Christopher |
| Rep Last Name: | Kaempfer |
| Rep Address: | 8345 W. Sunset Road, Suite 250 |
| Rep City: | Las Vegas |
| Rep State: | NV |
| Rep Zip: | 89113 |
| Rep Phone: | 702-792-7000 |
| Rep Fax: | |
| Rep Email: | clk@kcnvlaw.com |

## MOD-55204, VAR-55205, SUP-55202,SUP-55203 and SDR-55201

# CLV Planning - Application Form

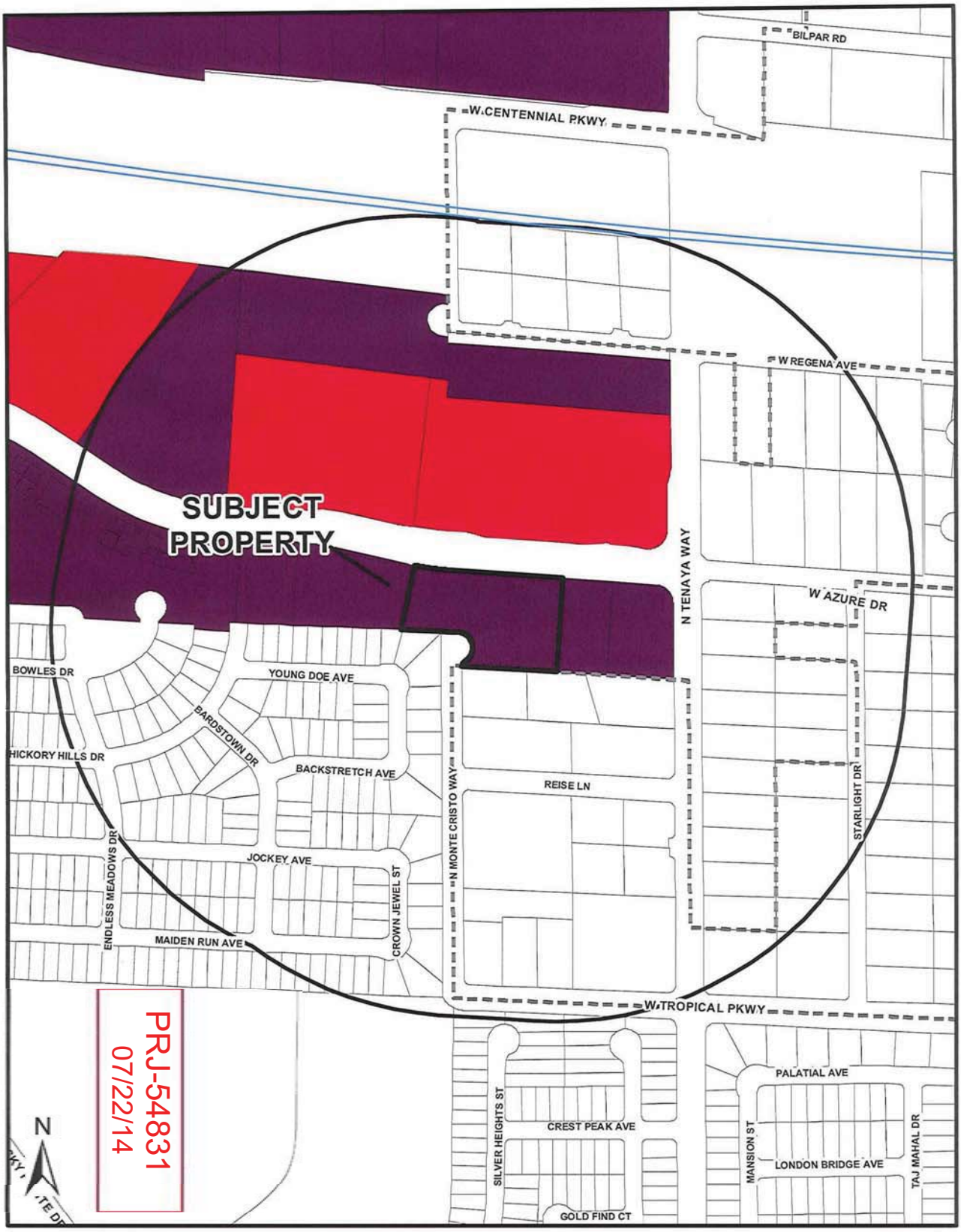
| | |
|---|---|
| I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or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

| Owner(s) | ADDR1 | ADDR2 |
|---|---|---|
| SWECKER & LIPP TENAYA AZURE LLC | 2451 S BUFFALO DR #140 | LAS VEGAS, NV 89117-2749 |

| CLVEPLAN Applicant | Company | Title | Email |
|---|---|---|---|
| Ann Pierce | Kaempfer Crowell | Landuse/Licensing Adminstration | apierce@kcnvlaw.com |

## MOD-55204, VAR-55205, SUP-55202,SUP-55203 and SDR-55201

Parcel: 125-27-222-013




**Town Center Land Use**

- General Commercial (GC-TC)
- Service Commercial (SC-TC)
- Urban Center Mixed-Use (UC-TC)
- Suburban Mixed-Use (SX-TC)
- Main Street Mixed-Use (MS-TC)
- Employment Center Mixed-Use (EC-TC)
- Low Residential (L-TC)
- Medium Residential (M-TC)
- Medium-Low Residential (ML-TC)
- Medium-Low Attached Residential (MLA-TC)
- Public Facilities (PF-TC)
- Right of Way (ROW)

# MOD-55204

**FROM SX-TC TO GC-TC**

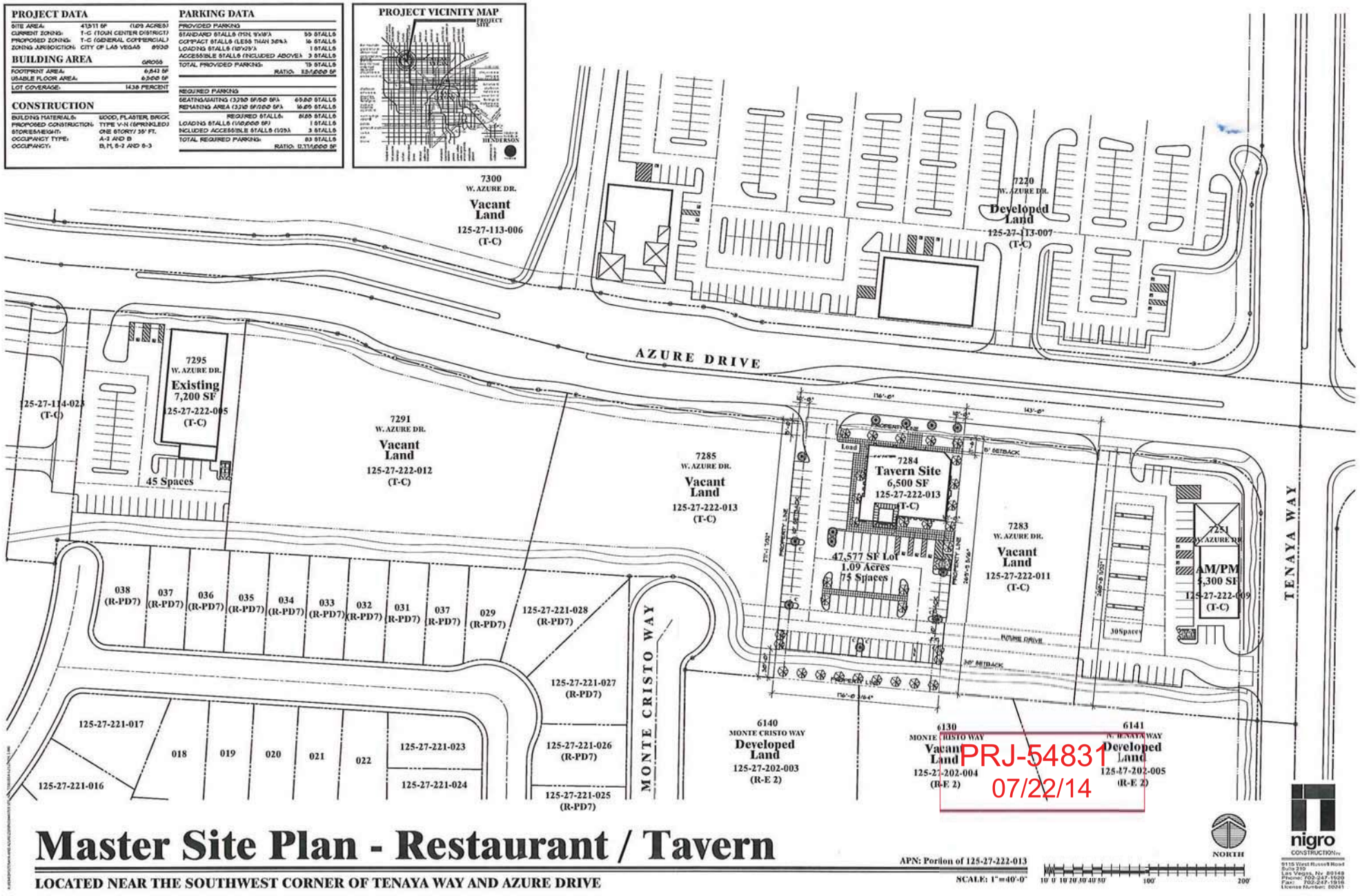
Subject Property

1000ft Buffer

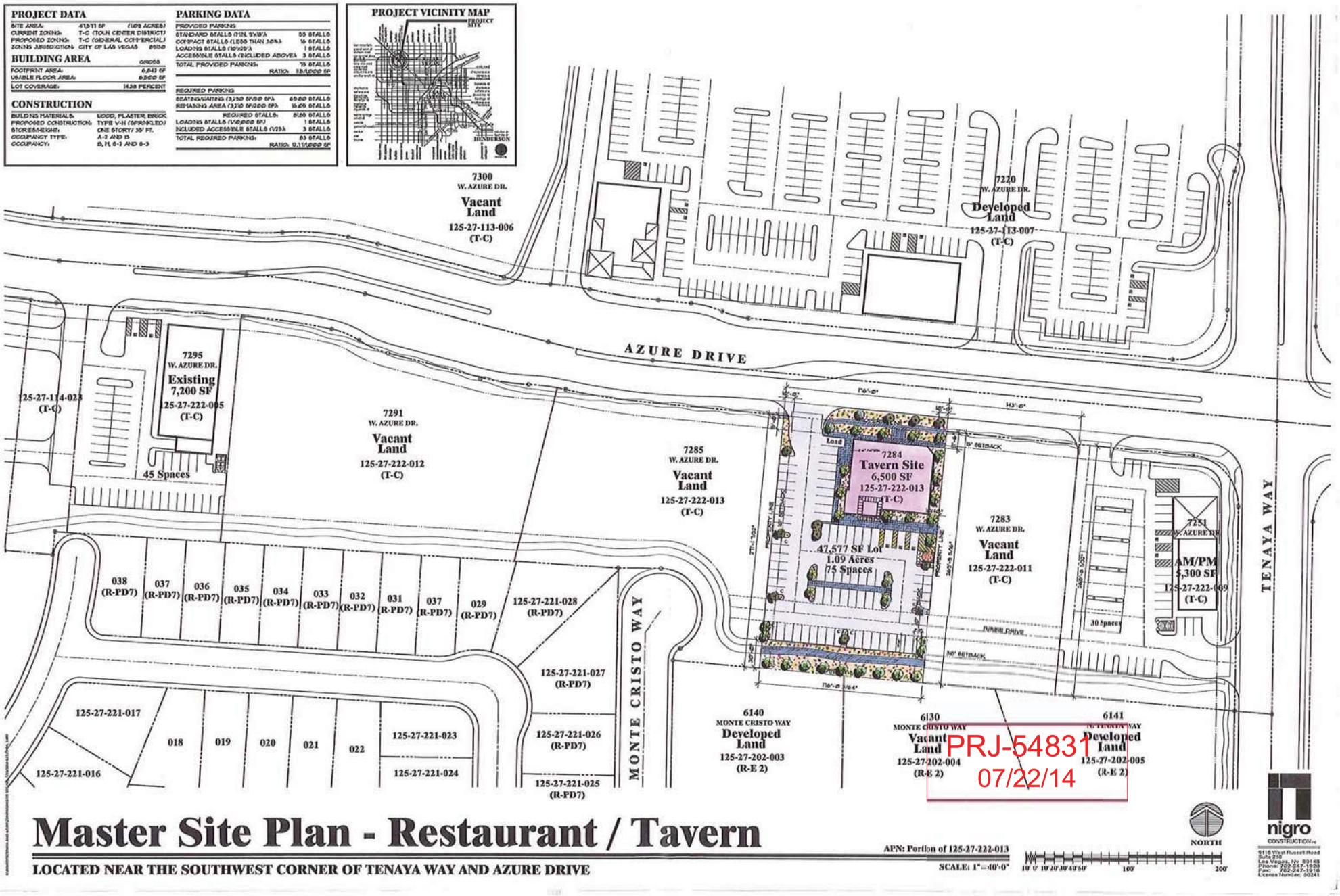
City Limits

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

Date: Monday, June 30, 2014




**MOD-55204, VAR-55205, SUP-55202,SUP-55203 and SDR-55201**



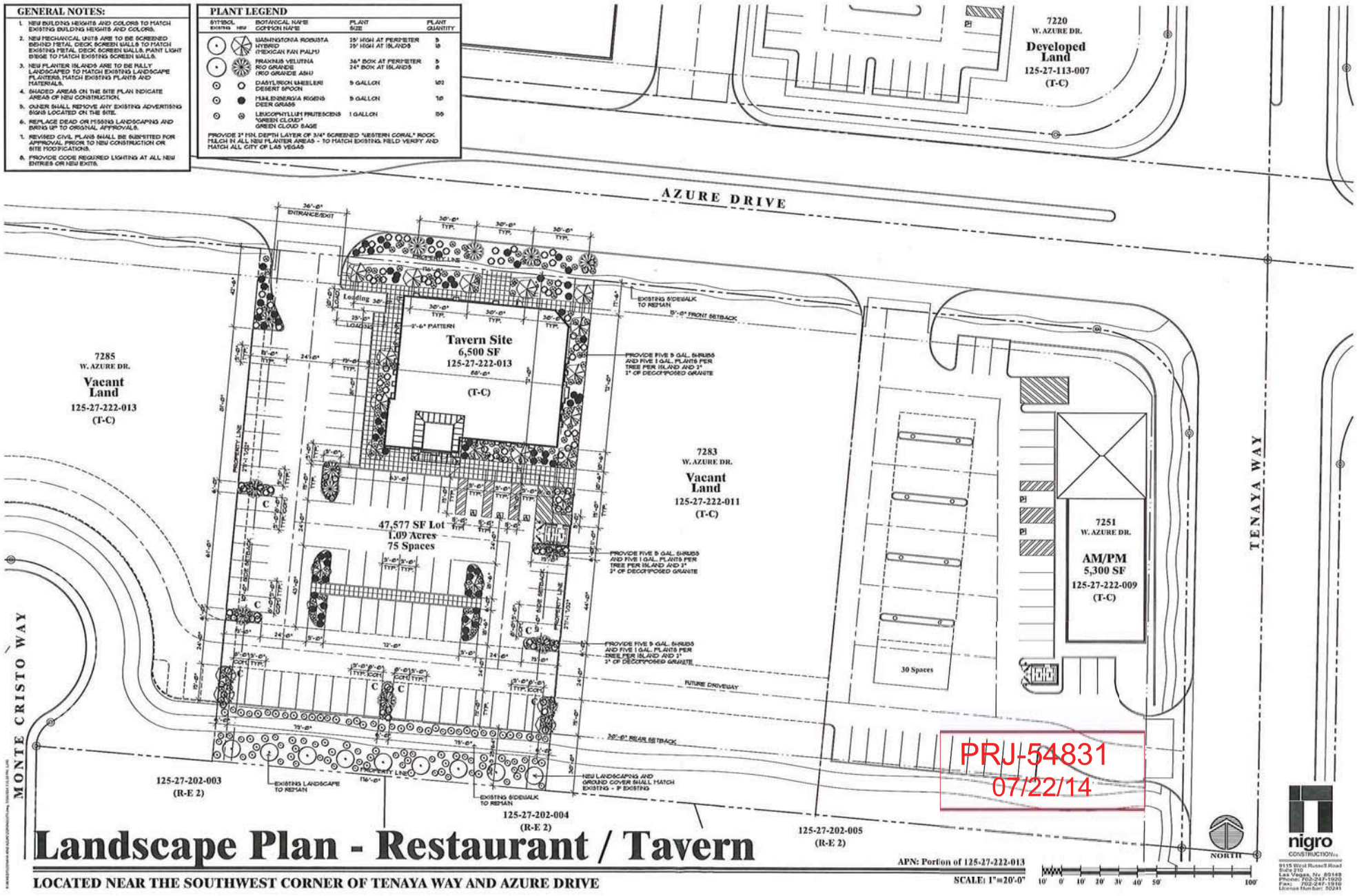

# Master Site Plan - Restaurant / Tavern

**LOCATED NEAR THE SOUTHWEST CORNER OF TENAYA WAY AND AZURE DRIVE**

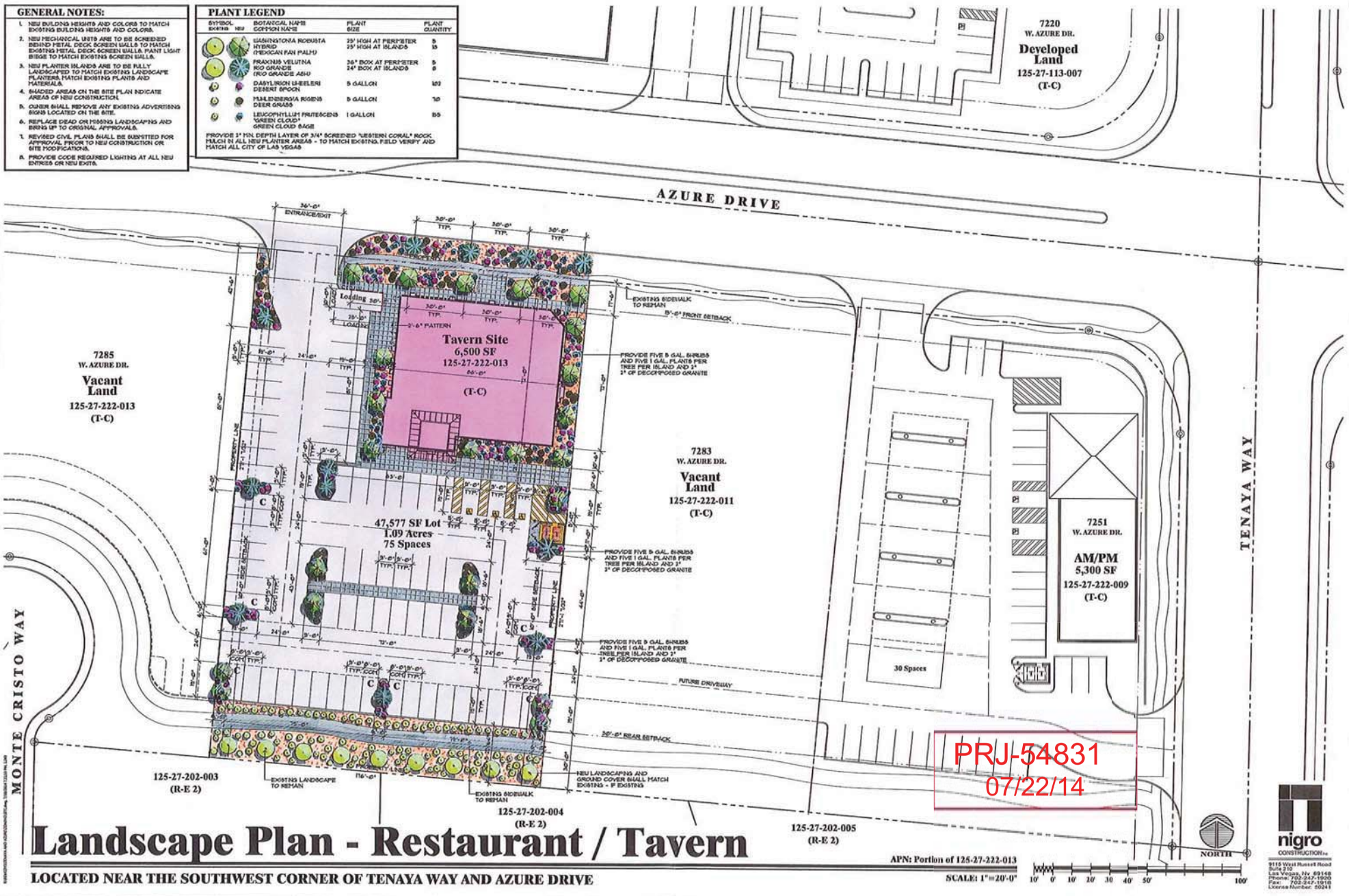
APN: Portion of 125-27-222-013

SCALE: 1"=40'-0"

**MOD-55204, VAR-55205, SUP-55202,SUP-55203 and SDR-55201**



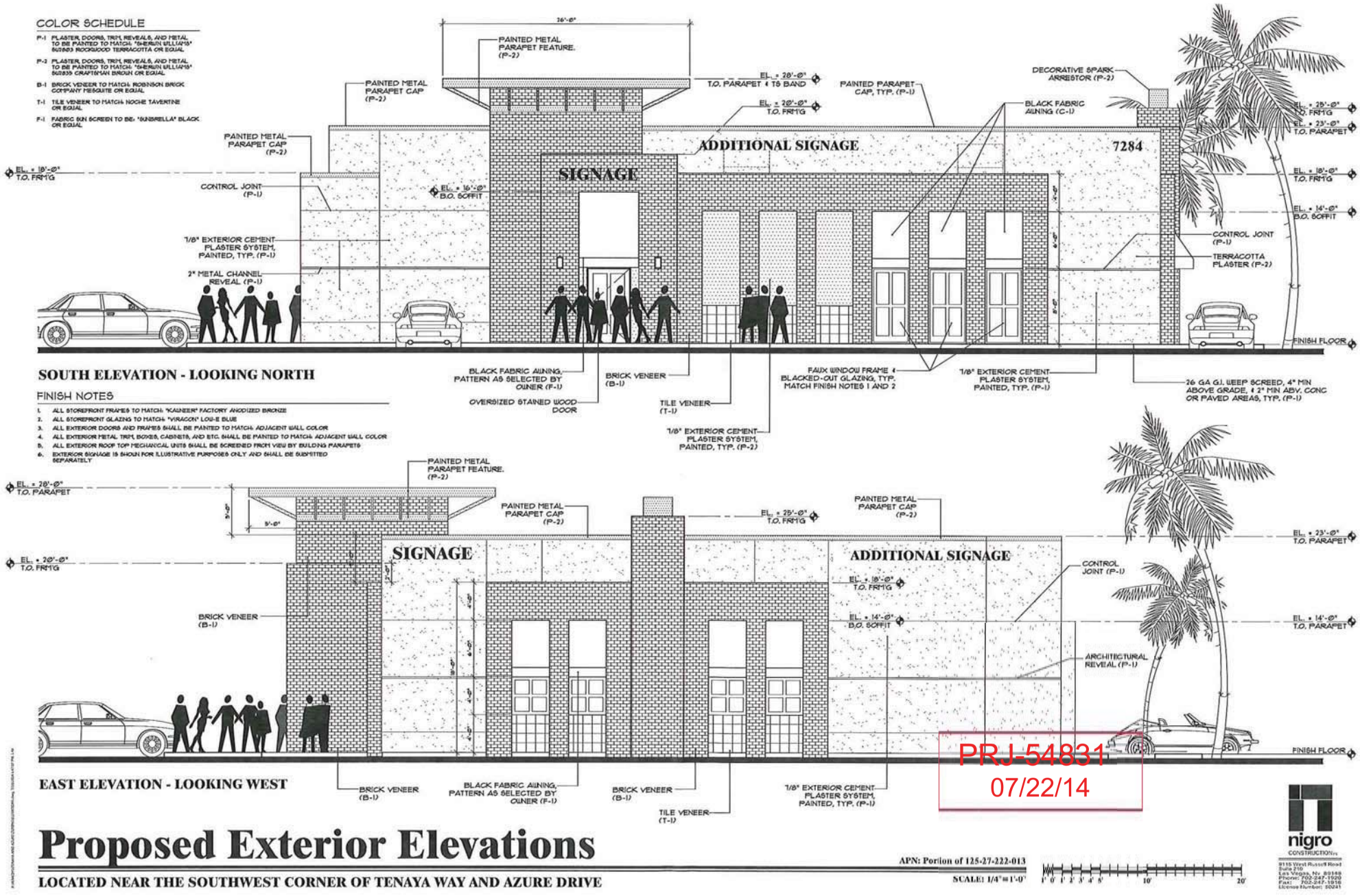

**MOD-55204, VAR-55205, SUP-55202,SUP-55203 and SDR-55201**



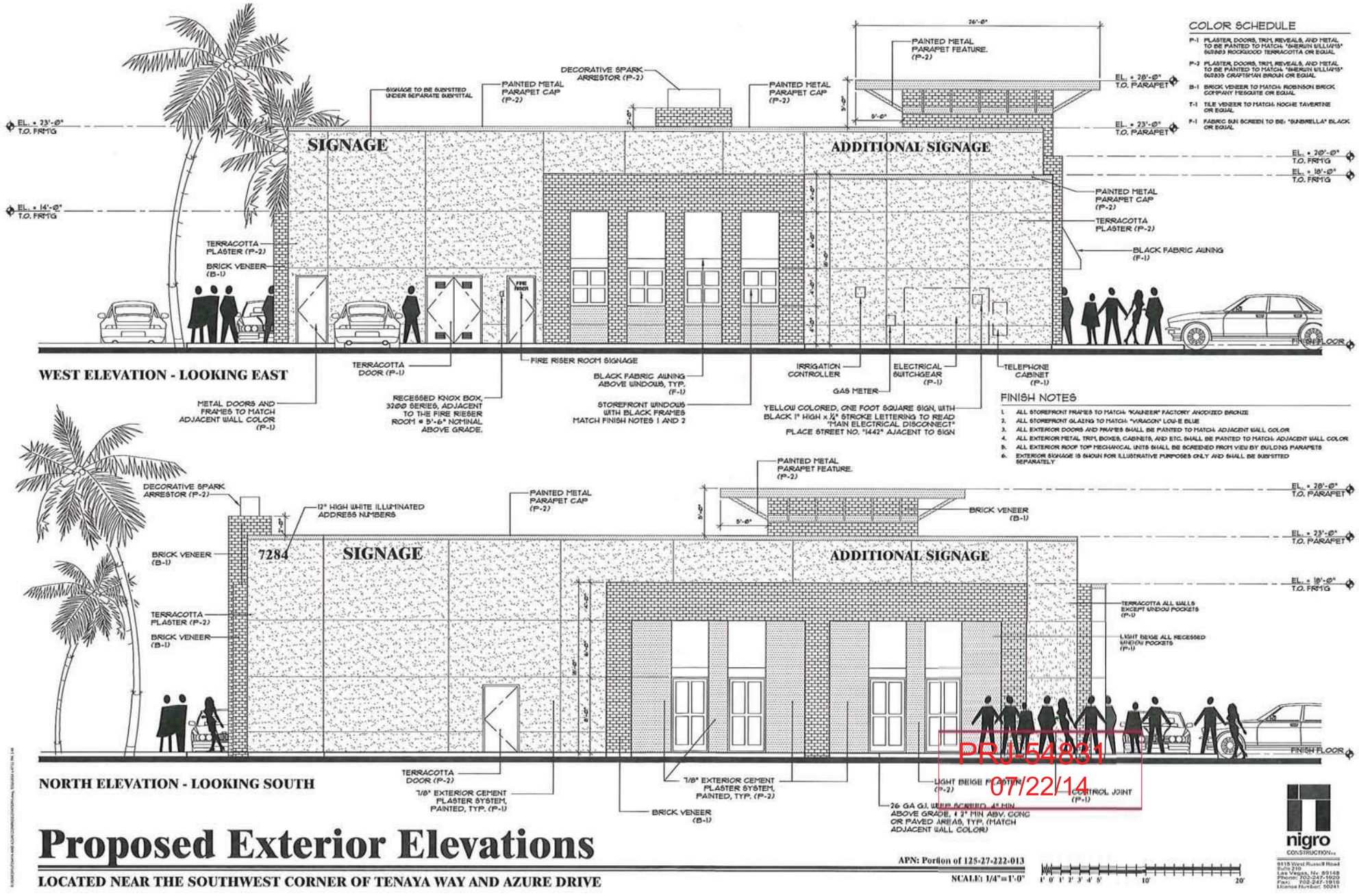

# Landscape Plan - Restaurant / Tavern

LOCATED NEAR THE SOUTHWEST CORNER OF TENAYA WAY AND AZURE DRIVE

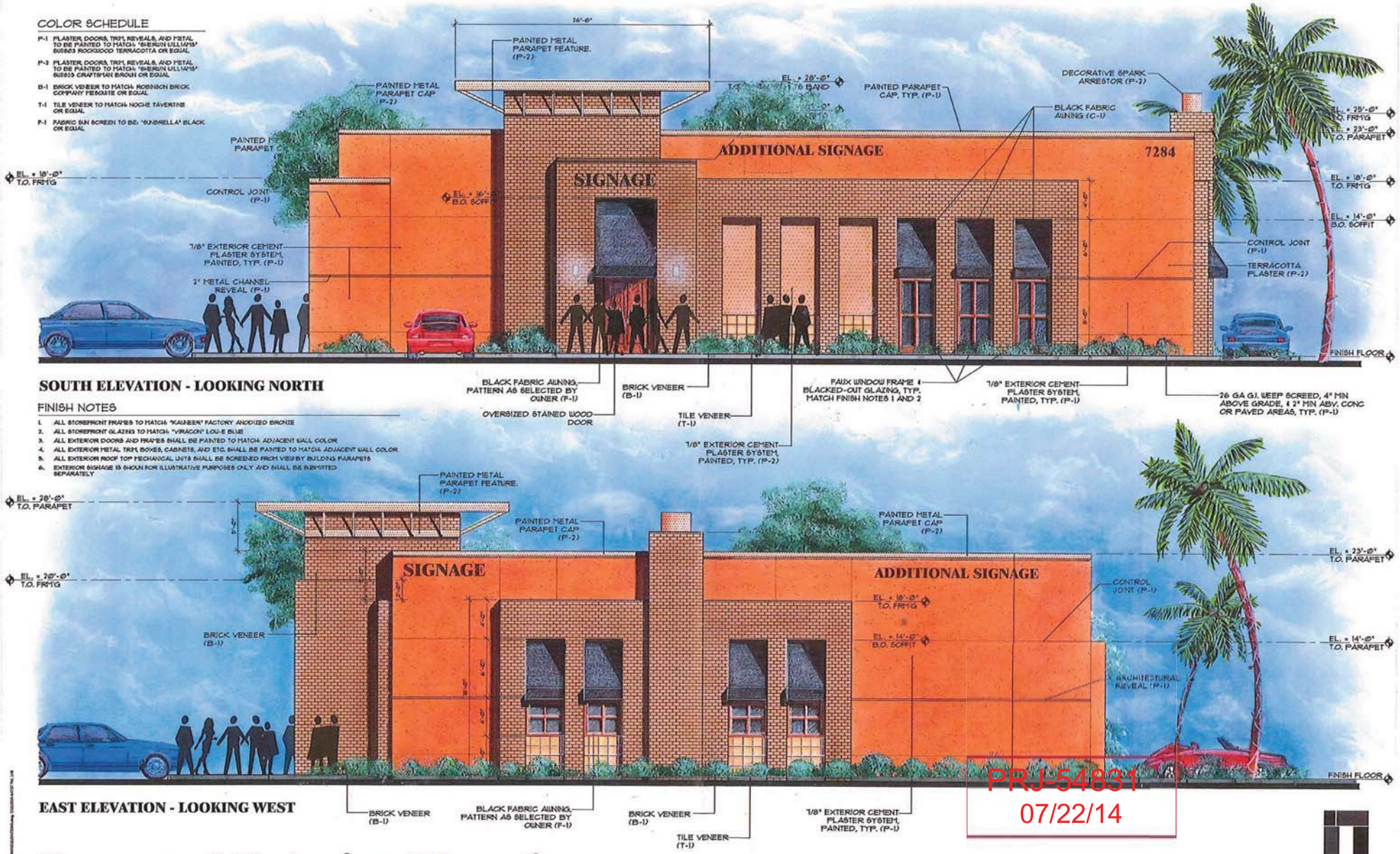
**MOD-55204, VAR-55205, SUP-55202,SUP-55203 and SDR-55201**



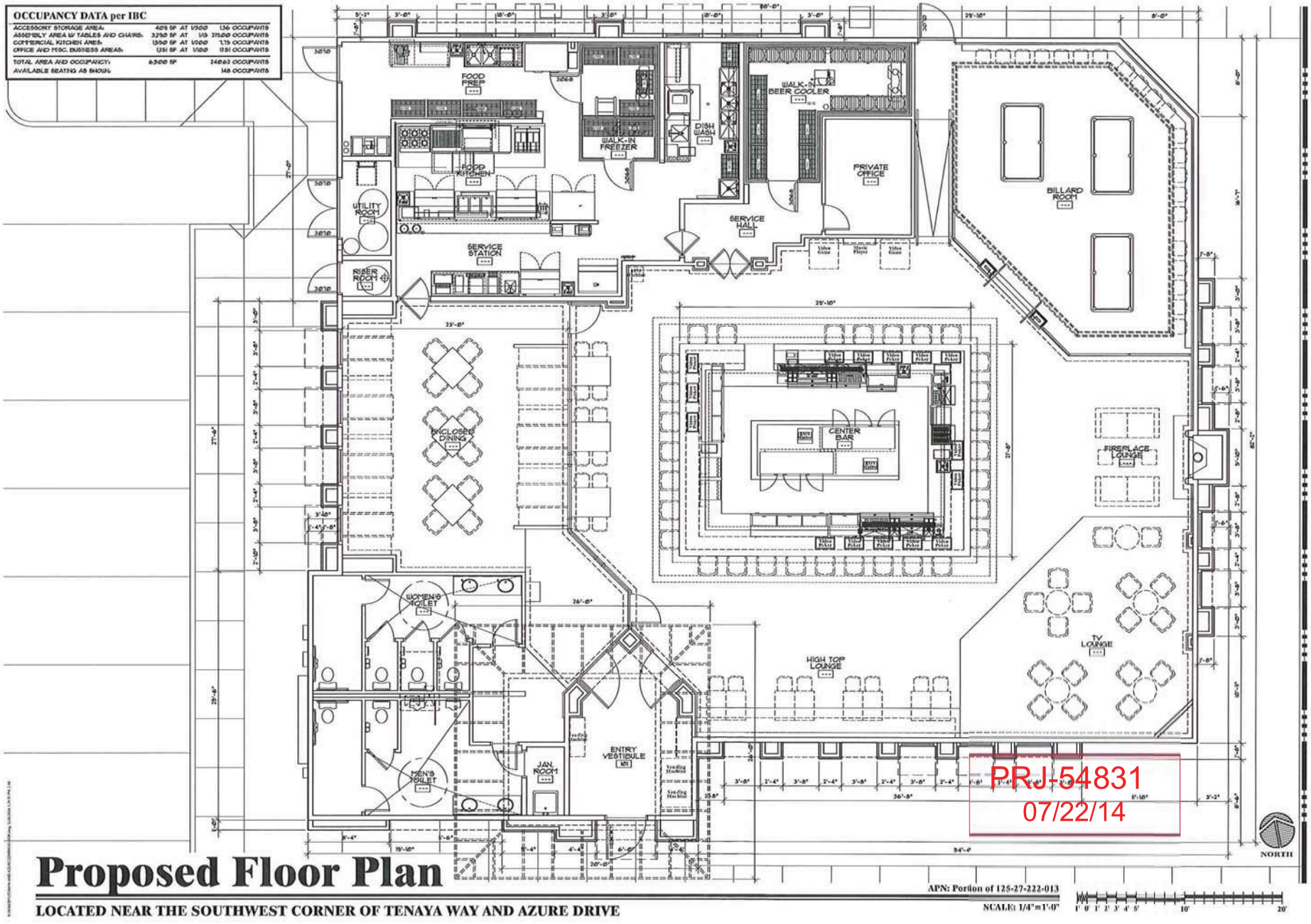

**MOD-55204, VAR-55205, SUP-55202,SUP-55203 and SDR-55201**




**MOD-55204, VAR-55205, SUP-55202,SUP-55203 and SDR-55201**




**MOD-55204, VAR-55205, SUP-55202,SUP-55203 and SDR-55201**




PRJ-54831
07/22/14

# Proposed Floor Plan

**LOCATED NEAR THE SOUTHWEST CORNER OF TENAYA WAY AND AZURE DRIVE**

APN: Portion of 125-27-222-013

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

nigro CONSTRUCTION
9118 West Russell Road
Suite 210
Las Vegas, Nv 89148
Phone: 702-247-1920
Fax: 702-247-1910
License Number: 50241

**MOD-55204, VAR-55205, SUP-55202,SUP-55203 and SDR-55201**

KAEMPFER CROWELL

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

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

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

LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

July 17, 2014

**VIA HAND DELIVERY**

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

*Re: Justification Letter – 777 Advisors*
*A Major Modification from SX-TC to GC-TC; Special Use Permit to Allow a Liquor Establishment (Tavern) with Waiver of Separation Requirement; Special Use Permit to Allow Gaming Establishment (Restricted License Use With Restaurant & Tavern) with Waiver of Separation Requirement; and Site Plan Review with Variance to Reduce Parking*
*APN: 125-27-222-013 (the "Property")*

To Whom It May Concern:

Please be advised this office represents 777 Advisors (the "Applicant") in the above referenced matter. The Applicant is requesting a restaurant and tavern with a restricted gaming use called "Remedy's" ("the "Establishment") on the Property. The Property is located on the south side of Azure Drive and just west of Tenaya Way.

**Major Modification**

A restaurant with a tavern is appropriate for the area. In order to accomplish the tavern use a major modification is necessary. The Applicant is seeking to modify the plan from Suburban Mixed Use (SX-TC) to General Commercial ("GC-TC"). There will be no adverse impacts to the surrounding area as there is a mixture of commercial and office uses planned in the immediate area.

**Site Plan Review & Variance to Reduce Parking**

The proposed Establishment will be approximately 6,500 square feet. The Property is accessible from Azure Drive. The exterior design of the Establishment will include brick veneer elevations with fabric awnings, and faux window frames. The building height is twenty-eight feet (28') to the parapet. The Property is providing 75 parking spaces where 83 parking spaces are required, less than a 10% variance request. A reduction in the parking is justified as the Establishment is the only proposed use on the Property. There are no other uses that would require parking during peak mid day hours that are typically associated with many developments. Therefore, a minor parking reduction is appropriate.

**MOD-55204, VAR-55205, SUP-55202, SUP-55203 and SDR-55201**

PRJ-54831
07/22/14

**Special Use Permit For A Tavern & Waiver of Separation Requirement Between a Tavern Use and School Use**

A tavern is a permitted use, with approval of a special use permit, in the General Commercial (GC-TC) land use designation and Town Center (TC) zoning district. Here, the Property is zoned Town Center (TC) with a proposed modification of the land use designation to General Commercial (GC-TC). The Establishment is also located near a commercial intersection, Azure Drive and Tenaya Way, capable of handling traffic generated by the use. Therefore, the proposed tavern use on the Property is suitable and compatible with the other uses and the proposed land use and zoning designations.

Additionally, the Property exceeds the minimum distance separation requirements between a tavern use and churches and parks. The Applicant, however, is seeking a separation requirement between a tavern use and a school use. The separation requirement between a tavern use and school use is 400'. Here, the distance between the proposed tavern and the approved school, from building to building, is over 490'. However, the City of Las Vegas does not necessarily measure from property line to property, as in this case. Rather, because both the proposed tavern use and the school use are located in commercial subdivisions, the City of Las Vegas measures the distance between the commercial subdivision, regardless of the fact that the proposed tavern and school are separated by three different legal parcels. As a result, the Applicant is requesting a reduction in the separation between the proposed tavern use and school to zero feet where 400' is required. The Applicant's waiver is justified because the Applicant meets the "spirit" of the separation requirement as the property lines between these two uses exceeds the minimum separation requirement of 400'.

**Gaming Establishment (Restricted Use) & Waiver of Separation Requirement Between a Gaming Establishment (Restricted Use) and Residential**

Similar to a tavern use, a restricted gaming establishment is permitted, with approval of a special use permit, in a GC-TC land use designation. Here, the Applicant is requesting a modification to the land use plan from SX-TC to GC-TC. Therefore, the proposed restrict gaming use on the Property is appropriate.

In conjunction with the restricted gaming use, the Applicant is requesting to waive the separation requirement between the restricted gaming use and the single family residential use south of the Property. A waiver is justified for the following reasons: (1) the Establishment is located on Azure Drive and situated on the Property as far away as possible from the residential use; (2) there is an existing 30' wide buffer with landscaping and walking trail on the south portion of the Property between the residential uses and the proposed parking lot; and (3) the parking lot is located between the above referenced 30' wide walking trail and the proposed Establishment.

**MOD-55204, VAR-55205, SUP-55202, SUP-55203 and SDR-55201**

PRJ-54831
07/22/14

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

Sincerely,

KAEMPFER CROWELL

Anthony J. Celeste

AJC/

**MOD-55204, VAR-55205, SUP-55202, SUP-55203 and SDR-55201**

PRJ-54831
07/22/14



MOD-55204 RELATED TO VAR-55205, SUP-55202, SUP-55203 AND SDR-55201 [PRJ-54831] - APPLICANT/OWNER: SWECKER & LIPP TENAYA AZURE, LLC
SOUTH SIDE OF AZURE DRIVE, WEST OF TENAYA WAY

07/31/14



MOD-55204 RELATED TO VAR-55205, SUP-55202, SUP-55203 AND SDR-55201 [PRJ-54831] - APPLICANT/OWNER: SWECKER & LIPP TENAYA AZURE, LLC
SOUTH SIDE OF AZURE DRIVE, WEST OF TENAYA WAY

07/31/14



MOD-55204 RELATED TO VAR-55205, SUP-55202, SUP-55203 AND SDR-55201 [PRJ-54831] - APPLICANT/OWNER: SWECKER & LIPP TENAYA AZURE, LLC
SOUTH SIDE OF AZURE DRIVE, WEST OF TENAYA WAY

07/31/14

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

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

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

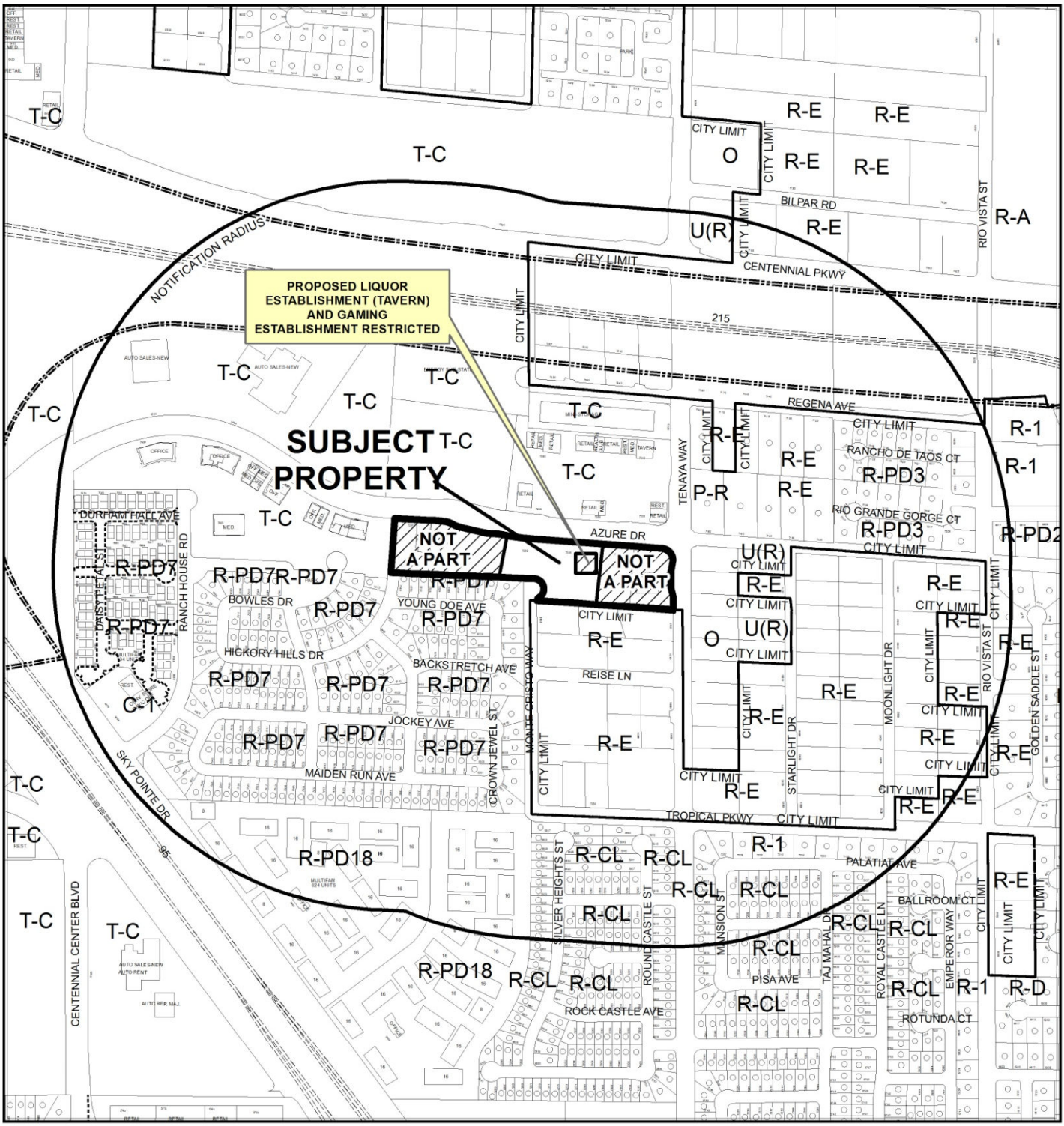
**SUBJECT:**
VAR-55205 - VARIANCE RELATED TO MOD-55204 - PUBLIC HEARING - APPLICANT/OWNER: SWECKER & LIPP TENAYA AZURE, LLC - For possible action on a request for a Variance TO ALLOW 75 PARKING SPACES WHERE 82 PARKING SPACES ARE REQUIRED FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) on 2.33 acres on the 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:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
None

**BACKUP DOCUMENTATION:**
1. Consolidated Backup - Refer to MOD-55204
2. Location and Aerial Maps - VAR-55205, SUP-55202, SUP-55203 and SDR-55201 [PRJ-54831]
3. Supporting Documentation




**CASE:** **VAR-55205, SUP-55202, SUP-55203 AND SDR-55201 (PRJ-54831)**

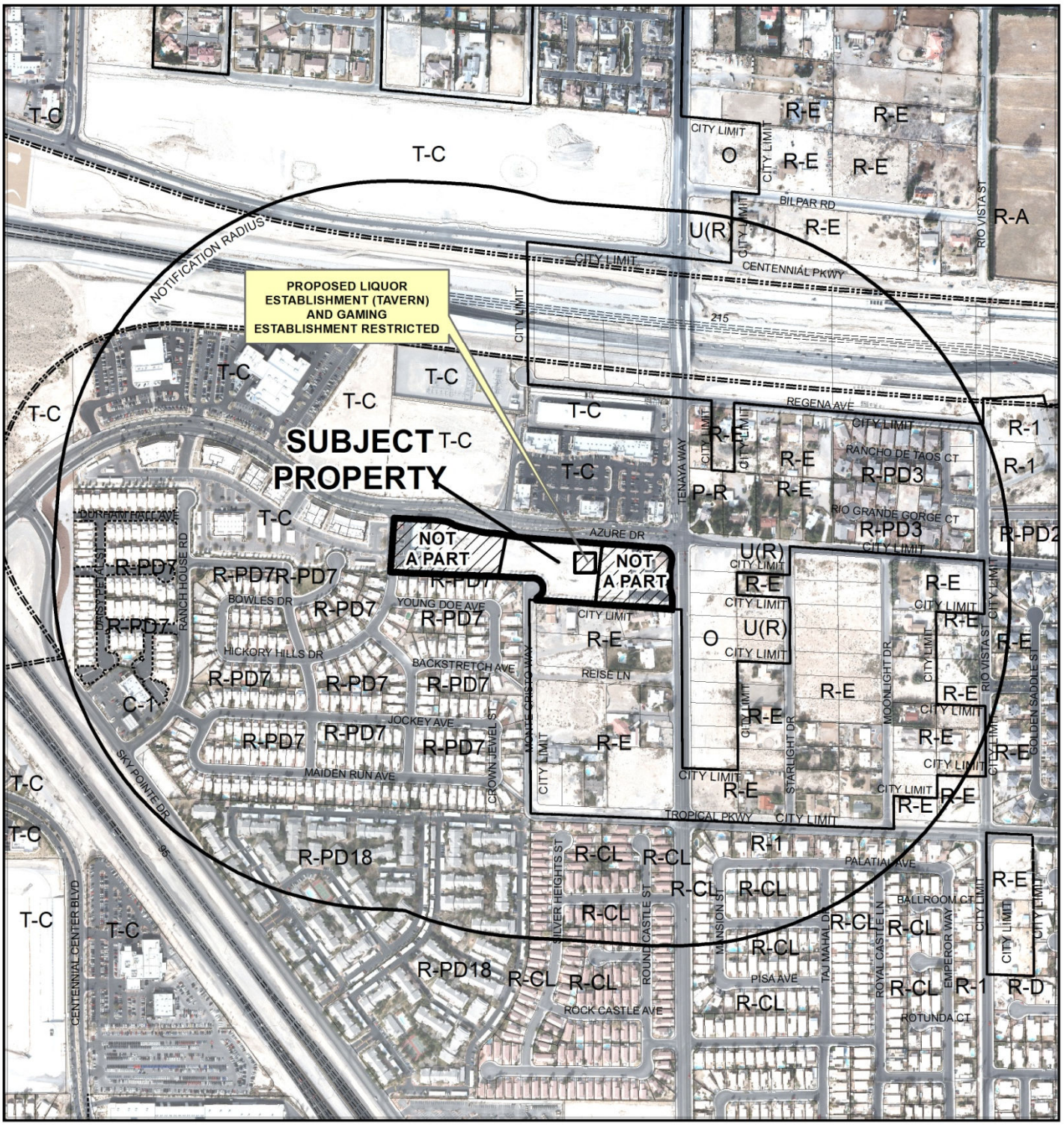
0 500 1,000 Feet

**RADIUS:** 1500 FEET

**ZONING OF SUBJECT PROPERTY:** T-C (TOWN CENTER) [SX-TC (SUBURBAN MIXED USE - TOWN CENTER] SPECIAL LAND USE DESIGNATION

**PROPOSED LAND USE OF SUBJECT PROPERTY:** GC-TC (GENERAL COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION

N




**CASE:** **VAR-55205, SUP-55202, SUP-55203 AND SDR-55201 (PRJ-54831)**

0 500 1,000 Feet

**RADIUS:** 1500 FEET

**ZONING OF SUBJECT PROPERTY:** T-C (TOWN CENTER) [SX-TC (SUBURBAN MIXED USE - TOWN CENTER] SPECIAL LAND USE DESIGNATION

**PROPOSED LAND USE OF SUBJECT PROPERTY:** GC-TC (GENERAL COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION

N

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

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-55205 APN: 125-27-222-013

Name of Property Owner: Swecker & Lipp Tenaya Azure, LLC

Name of Applicant: Swecker & Lipp Tenaya Azure, LLC

Name of Representative: Kaempfer Crowell

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

____ Yes X No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Swecker & Lipp Tenaya Azure LLC

Print Name: Mike Swecker

Subscribed and sworn before me

This 16 day of July, 2014

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

GINY VERDIN
Notary Public, State of Nevada
Appointment No. 14-12877-1
My Appt. Expires Sep 27, 2017



PRJ-54831
07/22/14

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

## *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].

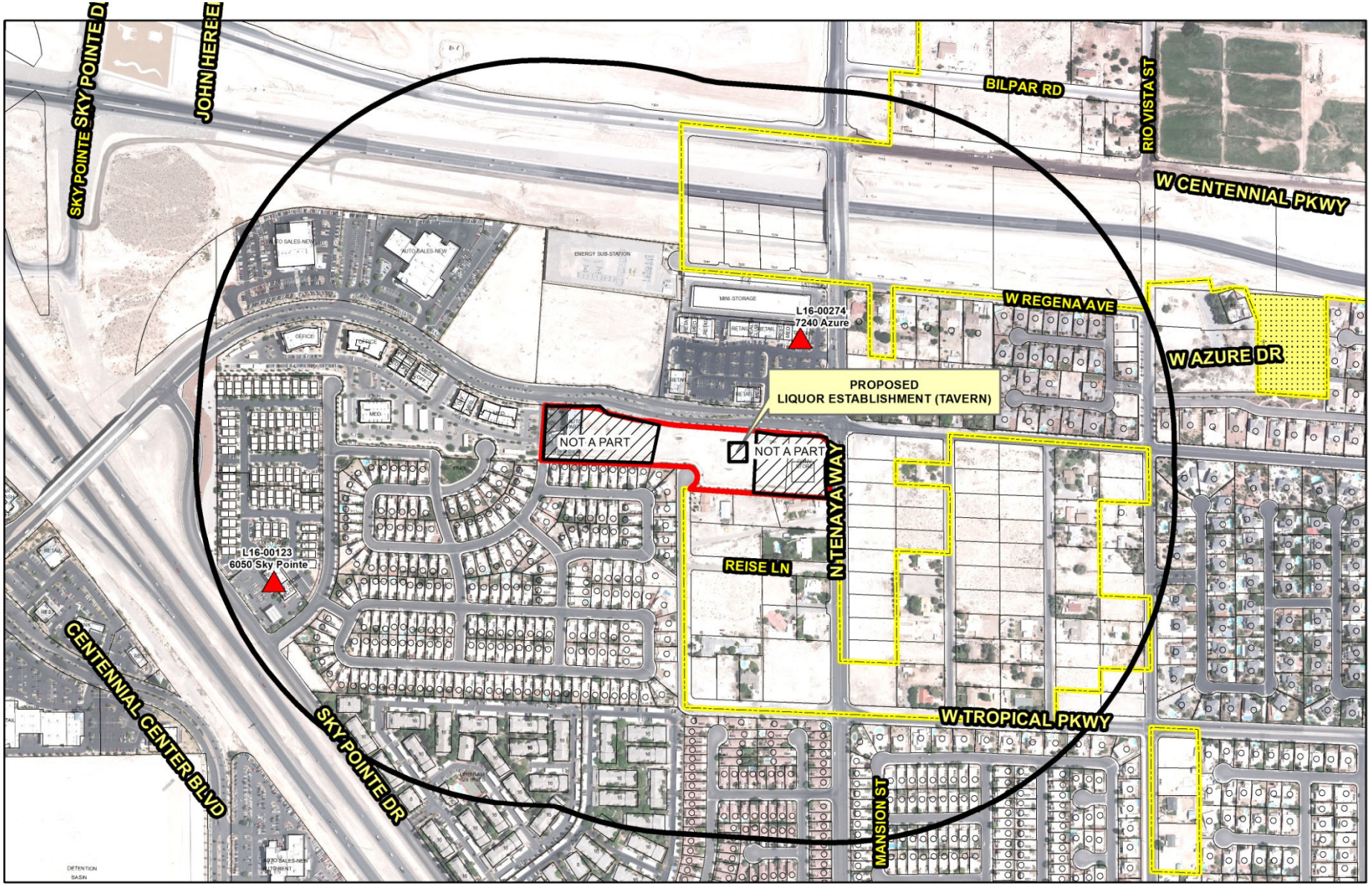
C.C.: 10/15/2014

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

**RECOMMENDATION:**
None

**BACKUP DOCUMENTATION:**
1. Consolidated Backup - Refer to MOD-55204
2. Special Map
3. Supporting Documentation

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




**SUP-55202 (PRJ-54831)**

**Liquor Establishment (Tavern)**

**Business Licenses**

- Tavern

**Protected Uses**

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility

- Subject Property
- 1500 foot buffer

N

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

Date: Wednesday, July 23, 2014

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-55202 APN: 125-27-222-013

Name of Property Owner: Swecker & Lipp Tenaya Azure, LLC

Name of Applicant: Swecker & Lipp Tenaya Azure, LLC

Name of Representative: Kaempfer Crowell

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

____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Swecker & Lipp Tenaya Azure LLC

Print Name: Mike Swecker

Subscribed and sworn before me

This 16 day of July, 2014

Clark State of NV

Notary Public in and for said County and State

GINY VERDIN
Notary Public, State of Nevada
Appointment No. 14-12877-1
My Appt. Expires Sep 27, 2017



PRJ-54831
07/22/14

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

## *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].

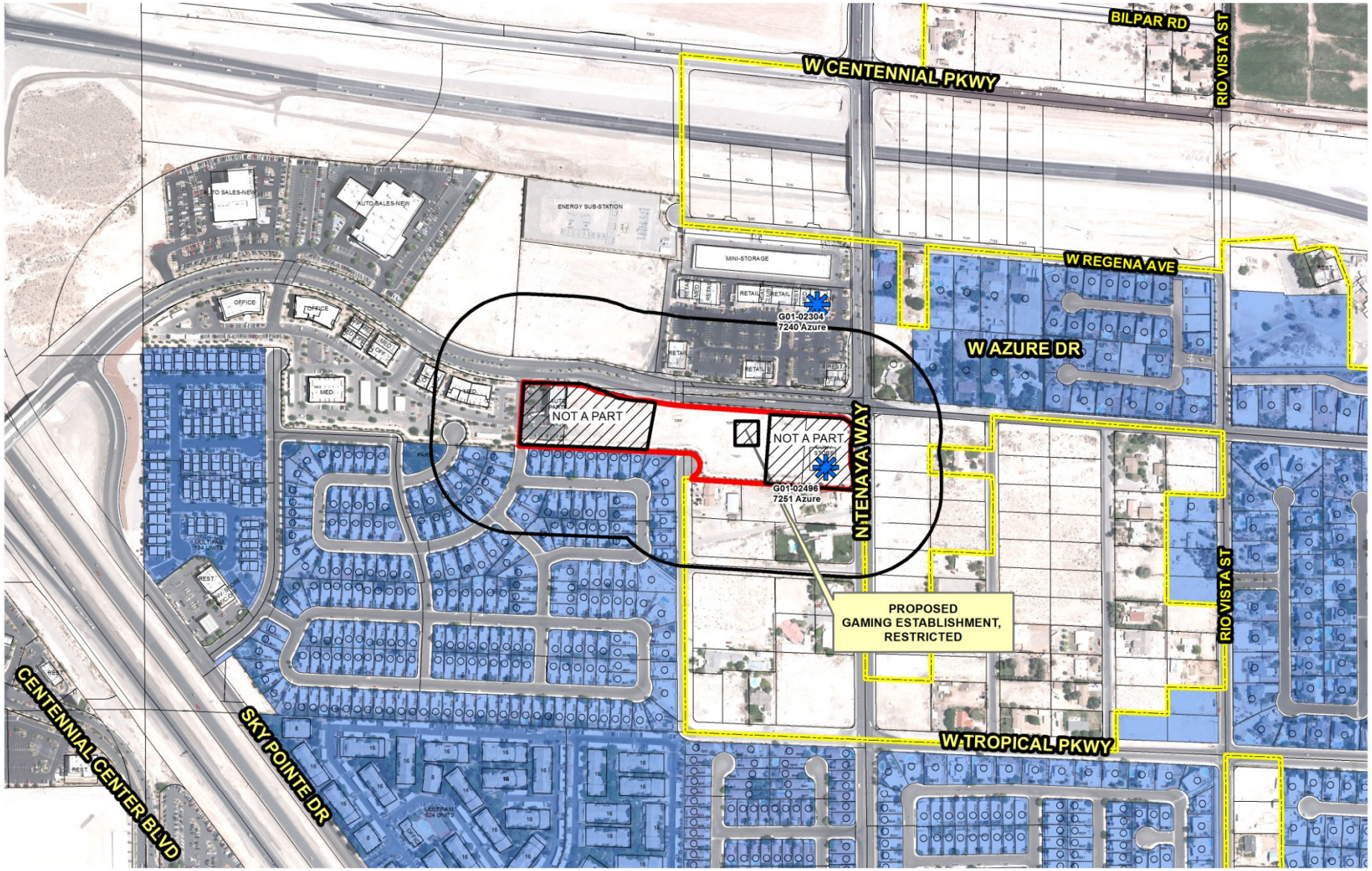
C.C.: 10/15/2014

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

**RECOMMENDATION:**
None

**BACKUP DOCUMENTATION:**
1. Consolidated Backup - Refer to MOD-55204
2. Special Map
3. Supporting Documentation

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




**SUP-55203 (PRJ-54831)**

**Gaming Restricted**

**Business Licenses**

Gaming Restricted

**Protected Uses**

Residential Property

Subject Property

330 ft Buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

**Geographic Information System**

Planning & Development Dept.

702-229-6301

Date: Thursday, August 07, 2014

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-55203 APN: 125-27-222-013

Name of Property Owner: Swecker & Lipp Tenaya Azure, LLC

Name of Applicant: Swecker & Lipp Tenaya Azure, LLC

Name of Representative: Kaempfer Crowell

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

____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Swecker & Lipp Tenaya Azure LLC

Print Name: Mike Swecker

Subscribed and sworn before me

This 16 day of July, 2014

Clark State of NV

Notary Public in and for said County and State

GINY VERDIN
Notary Public, State of Nevada
Appointment No. 14-12877-1
My Appt. Expires Sep 27, 2017



PRJ-54831
07/22/14

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

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

**RECOMMENDATION:**
None

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Supporting Documentation

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

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-55201 APN: 125-27-222-013

Name of Property Owner: Swecker & Lipp Tenaya Azure, LLC

Name of Applicant: Swecker & Lipp Tenaya Azure, LLC

Name of Representative: Kaempfer Crowell

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

____ Yes X No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Swecker & Lipp Tenaya Azure LLC

Print Name: Mike Swecker

Subscribed and sworn before me

This 16 day of July, 2014

Clark State of NV

Notary Public in and for said County and State

GINY VERDIN
Notary Public, State of Nevada
Appointment No. 14-12877-1
My Appt. Expires Sep 27, 2017



PRJ-54831
07/22/14

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

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

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

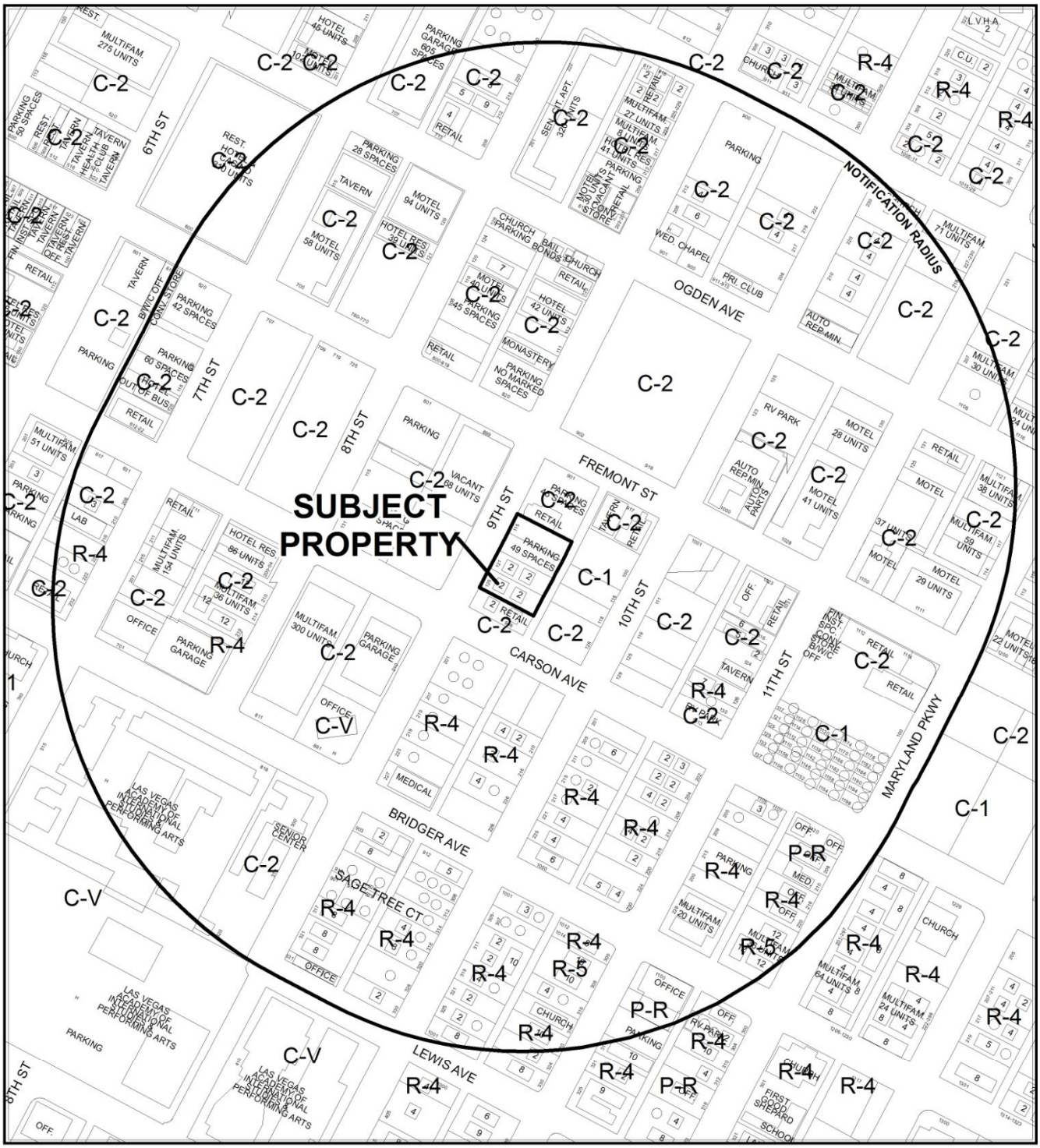
**SUBJECT:**
ZON-55340 - REZONING - PUBLIC HEARING APPLICANT: TODD KESSLER - OWNER: 901 FREMONT, LLC - For possible action on a request for Rezoning FROM: C-1 (LIMITED COMMERCIAL) AND R-4 (HIGH DENSITY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.66 acres at 115,121, and 125 South 9th Street (APNs 139-34-712-033, -034 and 139-34-612-057, -058), Ward 3 (Coffin) [PRJ-55033].

C.C.: 10/15/2014

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

**RECOMMENDATION:**
None

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Conditions and Staff Report - 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]




0 300 600 Feet

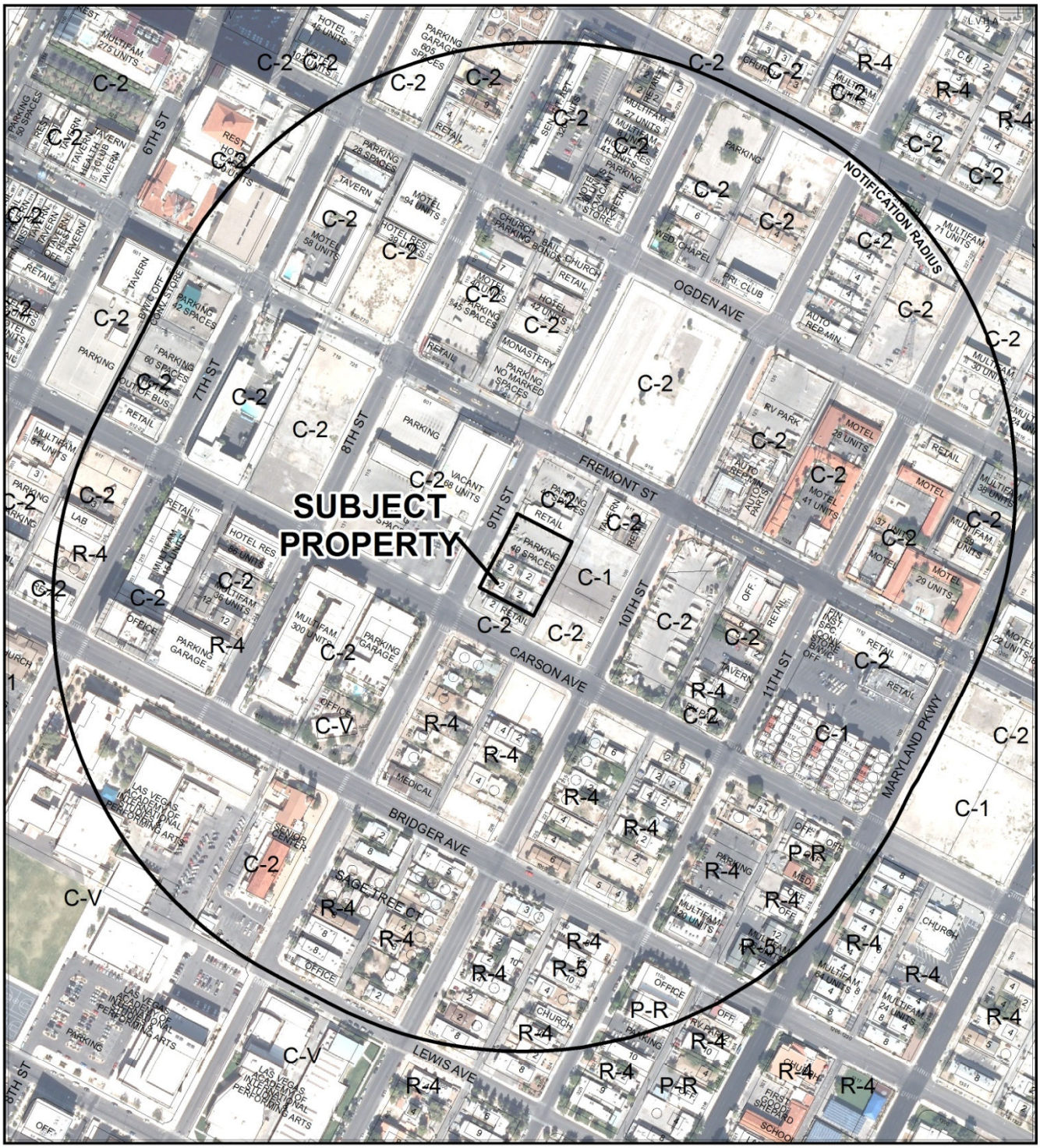
**CASE:** **ZON-55340 (PRJ-55033)**

**RADIUS:** 1000 FEET

**ZONING OF SUBJECT PROPERTY:** C-1 (LIMITED COMMERCIAL) AND R-4 (HIGH DENSITY RESIDENTIAL)

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

N




0 300 600 Feet

**CASE:** **ZON-55340 (PRJ-55033)**

**RADIUS:** 1000 FEET

**ZONING OF SUBJECT PROPERTY:** C-1 (LIMITED COMMERCIAL) AND R-4 (HIGH DENSITY RESIDENTIAL)

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

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

ZON-55340

Case Number: PRJ-55033 APN: 139-34-712-032 to 034; 139-34-612-057 to 059

Name of Property Owner: 901 Fremont, LLC

Name of Applicant: 901 Fremont, LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Andrew Donner - See POA

Print Name: Mikki Hartman

Mikki Hartman Attorney in fact for Owner dated 12/13/13

Subscribed and sworn before me

This 24 day of July, 2014

Darlene A. Nepp-Rockwood

Notary Public in and for said County and State

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

PRJ-55033
07/30/14

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

**ZON-55340**

Case Number: PRJ-55033 APN: 139-34-712-032 to 034; 139-34-612-057 to 059

Name of Property Owner: 899 Fremont, LLC

Name of Applicant: 901 Fremont, LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Andrea Donner - See POA

Print Name Mikki Hartman

Mikki Hartman Attorney in fact Andrea Donner 12/24/13

Subscribed and sworn before me

This 24 day of July 2014

Darlene A. Nepp-Rockwood

Notary Public in and for said County and State

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

PRJ-55033

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

**ZON-55340**

Case Number: PRJ-55033 APN: 139-34-712-032 to 034; 139-34-612-057 to 059

Name of Property Owner: 906 Carson, LLC

Name of Applicant: 901 Fremont, LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Andrew Donner - See POA

Print Name: Mikka Hartman
Mikka Hartman Attorney in Fact Under Power of Attorney dated 12/13/13

Subscribed and sworn before me

This 24 day of July, 2014

Darlene Nepp-Rockwood
Notary Public in and for said County and State

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

PRJ-55033
5/30/14

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

**ZON-55340**

Case Number: PRJ-55033 APN: 139-34-712-032 to 034; 139-34-612-057 to 059

Name of Property Owner: 100 10th Street, LLC

Name of Applicant: 901 Fremont, LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Andrew Donner - See POA

Print Name: Mikka Hartman
Mikka Hartman attorney in fact under Power of Attorney dated

Subscribed and sworn before me

This 24 day of July, 2014

Darlene A. Nepa-Rockwood
Notary Public in and for said County and State

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

PRJ-55033
6/4/2014

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

**ZON-55340**

Case Number: PRJ-55033 APN: 139-34-712-032 to 034; 139-34-612-057 to 059

Name of Property Owner: 900 Fremont, LLC

Name of Applicant: 901 Fremont, LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Andrew Donner - See POA

Print Name: Mikki Hartman

Mikki Hartman attorney in fact Under Power of Attorney Dated 12/13/13

Subscribed and sworn before me

This 24 day of July, 2014

Darlene A. Nepp-Rockwood

Notary Public in and for said County and State

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

PRJ-55033
STAFF EXHIBIT 4

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** SDR, ZON, and VAC

**Project Address (Location)** 901 Fremont Street/Las Vegas, NV 89101

**Project Name** 9th and Fremont Mixed-Use Development **Proposed Use** C-2

**Assessor's Parcel #(s)** 139-34-712-032 to 034; 139-34-612-057 **Ward #** 3 (Coffin)

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

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

**Gross Acres** 1.36 **Lots/Units** _____ **Density** _____

**Additional Information** _____

**PROPERTY OWNER** 901 Fremont, LLC **Contact** Todd Kessler

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

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

**E-mail Address** Todd@rgglv.com

**APPLICANT** 901 Fremont, LLC **Contact** Todd Kessler

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

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

**E-mail Address** Todd@rgglv.com

**REPRESENTATIVE** Todd Kessler **Contact** _____

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

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

**E-mail Address** Todd@rgglv.com

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

**Property Owner Signature*** Andrew Donner - See LOA

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps. Nicki Hartman Attorney for the Owner of Record 12/4/13

**Print Name** Nicki Hartman

Subscribed and sworn before me

This 24 day of July, 20 14.

Darlene A. Nepp-Rockwood

Notary Public in and for said County and State

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

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| Case # | ZON-55340 |
| Meeting Date: | 09/09/14 PC |
| Total Fee: | |
| Date Received:* | |
| Received By: | |

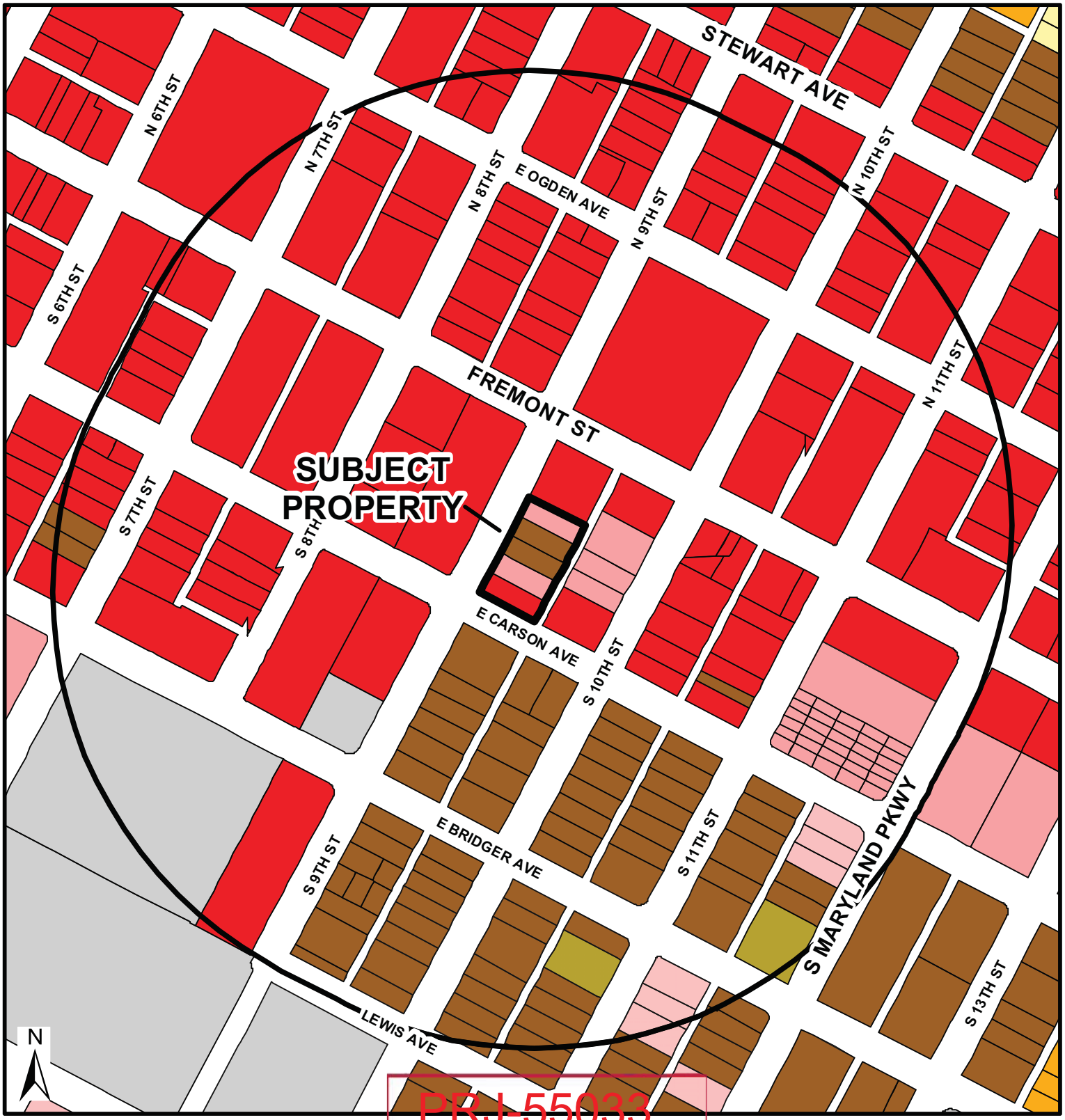
This application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

RPJ 55933 07/30/14

Revised 10/27/08

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

# ZON-55340




PRJ-55033
07/30/14

## Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residential Estates
- R-D - Single-Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single-Family Compact-Lot
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/ Manufactured Home Park
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

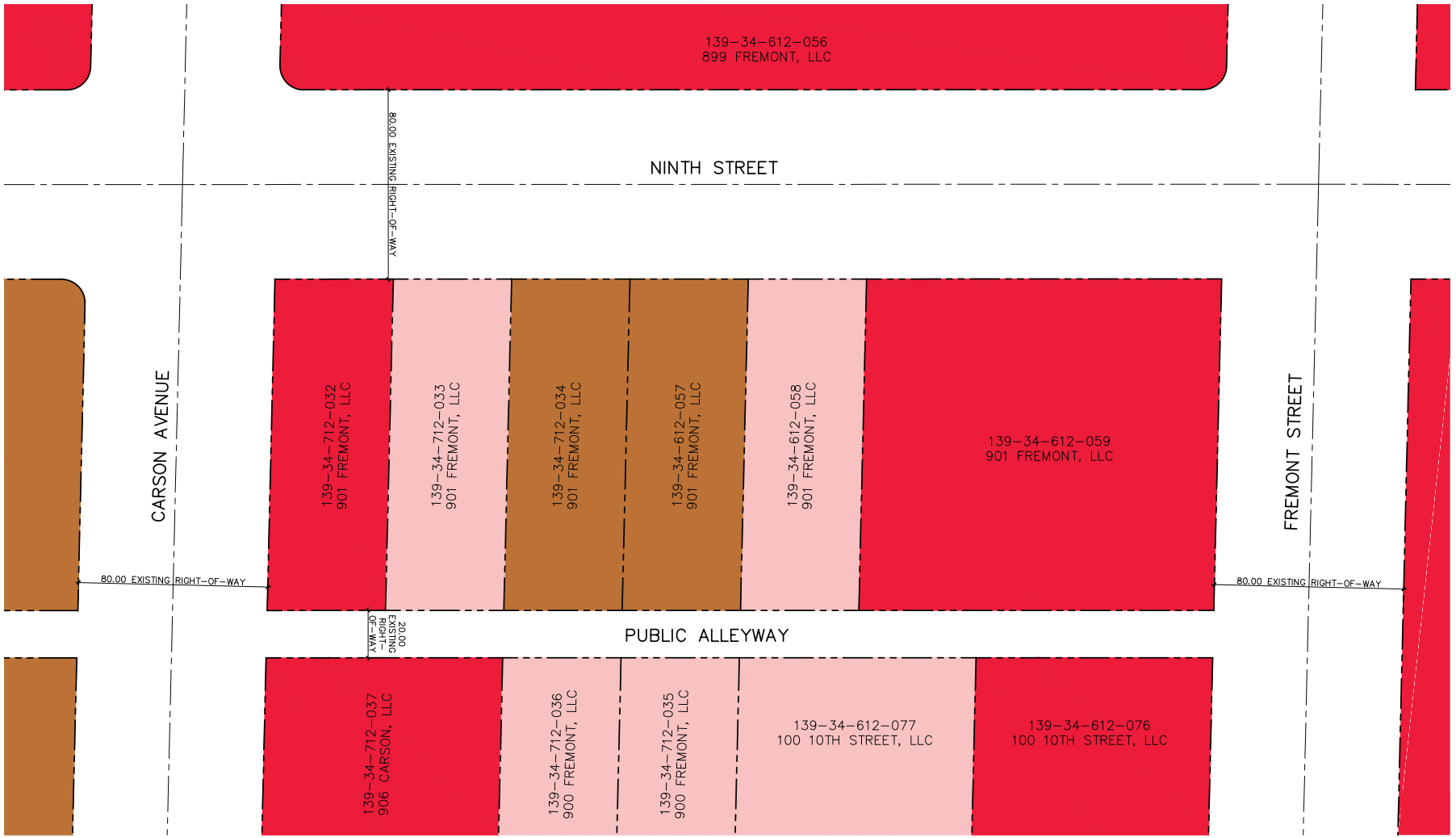
**ZON-55340**

**FROM C-1 AND R-4 TO C-2**

- Subject Property
- 1000ft Buffer
- City Limits

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

Date: Tuesday, July 29, 2014





BRESLIN BUILDERS
5525 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118
(702)798-3977
FAX (702)798-3908
DESIGN AND CONSTRUCTION
LICENSED GENERAL CONTRACTOR
LICENSE #0018169


**Zoning Map Legend**

- EXISTING ZONING C-2
- EXISTING ZONING C-1
- EXISTING ZONING R-4

0 10' 20' 40'
SCALE: 1" = 20'-0"

# Zoning Map - Existing

Scale: 1" = 20'-0"
BBDG Project No.: –
Version 1


Breslin Builders shall have no liability or use of this information without their written consent. Copyright (c) 1999 - 2014. Use of the information is contained in this/each viewed for other than the specific purpose for which it was intended and for other than the client for whom it was prepared is forbidden unless expressly permitted in a site use. byB Breslin Builders. These drawings shall be used for one project only.

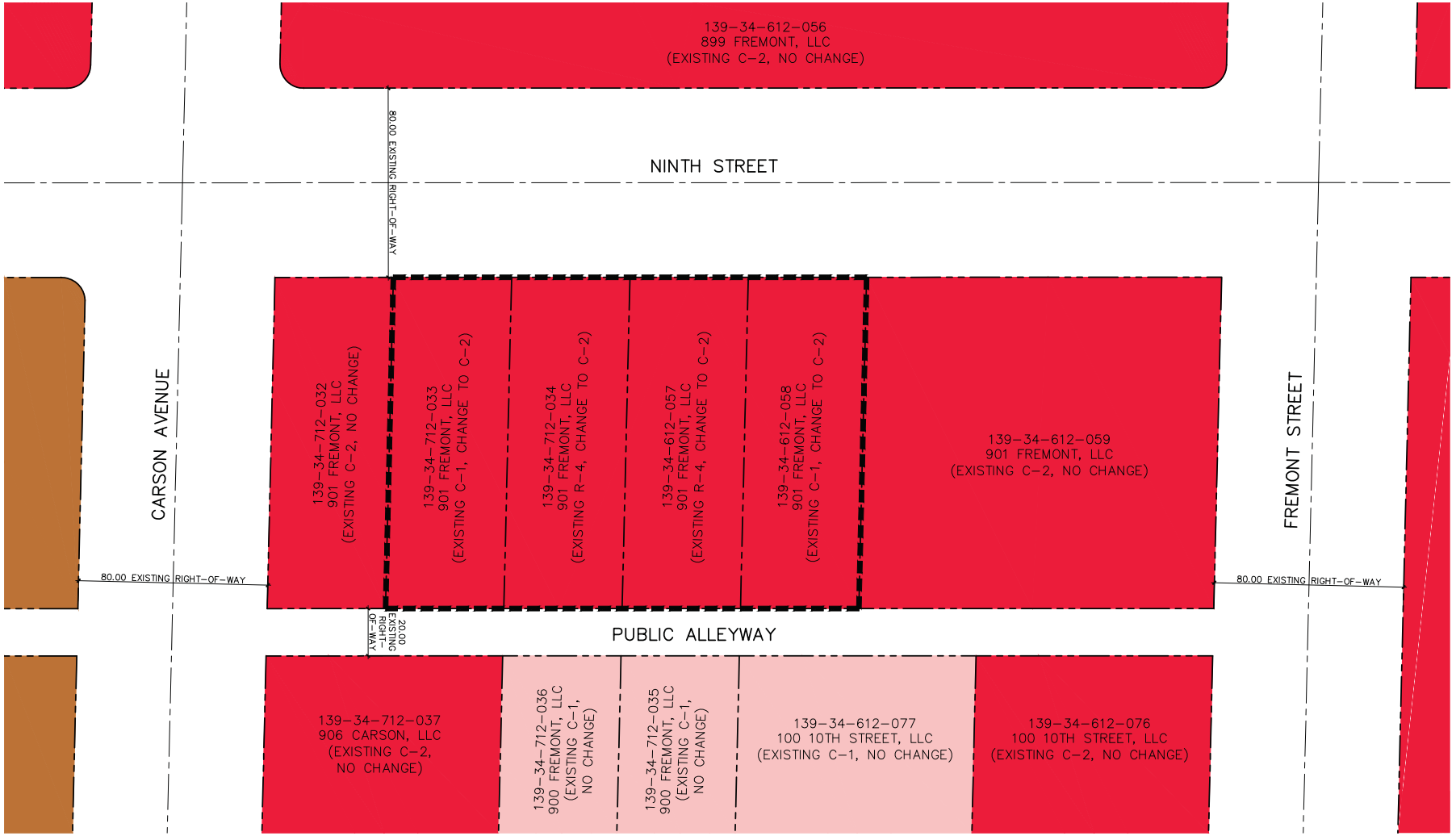

PRJ-55033
07/30/14

Zoning Map - Existing
July 23, 2014

## 9th and Fremont Mixed-Use Development

9th Street and Fremont Street, Las Vegas, Nevada 89101

**ZON-55340**





BRESLIN BUILDERS
5525 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118
(702)798-3977
FAX (702)798-3908
DESIGN AND CONSTRUCTION
LICENSED GENERAL CONTRACTOR
LICENSE #0018169


**Zoning Map Legend**

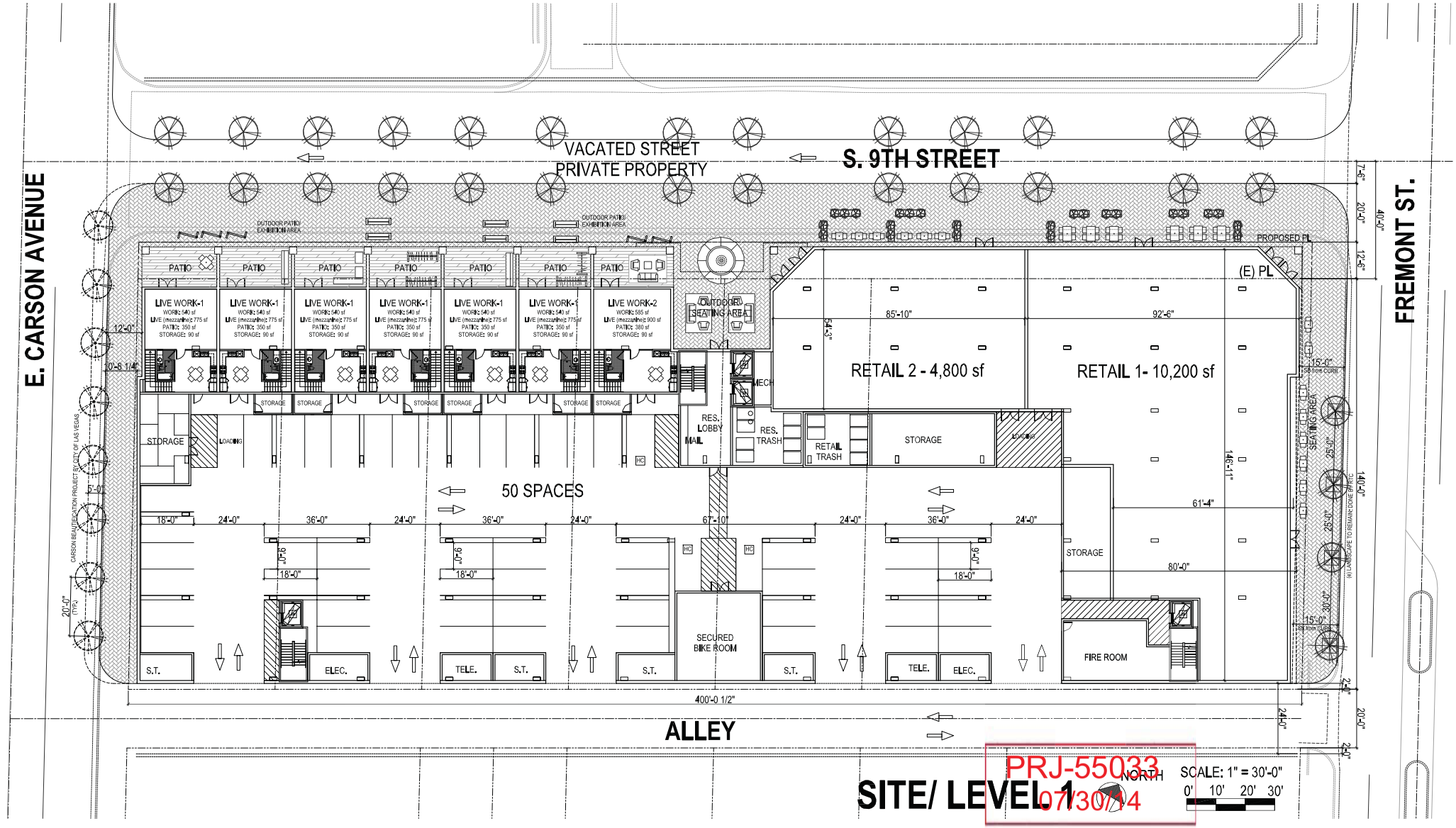
- ZONING C-2
- ZONING C-1
- ZONING R-4

0 10' 20' 40'
SCALE: 1" = 20'-0"

# Zoning Map - Proposed

Scale: 1" = 20'-0"
BBDG Project No.: –
Version 1


Breslin Builders hereby claims all rights to the information contained in this document. This information is not to be used by any person or entity for any purpose without the written consent of Breslin Builders. Any use of the information contained in this document for other than the specific purpose for which it was intended is prohibited. Use of the information contained in this document by any person or entity for any purpose without the written consent of Breslin Builders is prohibited. Any




PRJ-55033
07/30/14

FREMONT & 9TH ST.

© 2014 by HUMPHREYS & PARTNERS ARCHITECTS, LP
The arrangements depicted herein are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission

Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

Jul 23, 2014 LAS VEGAS, NV HPA#14160

HUMPHREYS & PARTNERS ARCHITECTS NEVADA LLC
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHARLOTTE IRVINE LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX

**ZON-55340, SDR-55339 and VAC-55341**




PRJ-55033
07/30/14

NORTH

SCALE: 1" = 30'-0"
0' 10' 20' 30'

## Colored Site Plan

July 23, 2014

**9th and Fremont Mixed-Use Development** 9th Street and Fremont Street, Las Vegas, Nevada 89101

# ZON-55340, SDR-55339 and VAC-55341

## 9th and Fremont Mixed-Use Development
### Parking Analysis

| Space Use/Unit Type | SF | Quantity | Total SF | Factor | Spaces Req. |
|---|---|---|---|---|---|
| Retail Live/Work Spaces - L/W-1 | 540 | 6 | 3240 | 250 | 12.96 |
| Retail Live/Work Spaces - L/W-2 | 585 | 1 | 585 | 250 | 2.34 |
| Retail 1 and 2 | 15,300.00 | 1 | 15300 | 250 | 61.2 |
| Studio Apartments | | 142 | | 1.25 | 177.5 |
| One Bedroom Apartments | | 68 | | 1.25 | 85 |
| Two Bedroom Apartments | | 28 | | 1.75 | 49 |
| Three Bedroom Apartments | | 8 | | 2 | 16 |

**UDC Section 19.18.030 Table 2 - Mixed-Use Calculation**

| | Weekday | | | | | | Weekend | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Space Use/Unit Type | Mid-7a | Required | 7a-6p | Required | 6p-Mid | Required | Mid-7a | Required | 7a-6p | Required | 6p-Mid | Required |
| Retail Live/Work Spaces - L/W-1 | 5% | 0.648 | 100% | 12.96 | 5% | 0.648 | 0% | 0 | 60% | 7.776 | 10% | 1.296 |
| Retail Live/Work Spaces - L/W-2 | 5% | 0.117 | 100% | 2.34 | 5% | 0.117 | 0% | 0 | 60% | 1.404 | 10% | 0.234 |
| Retail 1 and 2 | 5% | 3.06 | 100% | 61.2 | 5% | 3.06 | 0% | 0 | 60% | 36.72 | 10% | 6.12 |
| Studio Apartments | 100% | 177.5 | 55% | 97.625 | 85% | 150.875 | 100% | 177.5 | 65% | 115.375 | 60% | 106.5 |
| One Bedroom Apartments | 100% | 85 | 55% | 46.75 | 85% | 72.25 | 100% | 85 | 65% | 55.25 | 60% | 51 |
| Two Bedroom Apartments | 100% | 49 | 55% | 26.95 | 85% | 41.65 | 100% | 49 | 65% | 31.85 | 60% | 29.4 |
| Three Bedroom Apartments | 100% | 16 | 55% | 8.8 | 85% | 13.6 | 100% | 16 | 65% | 10.4 | 60% | 9.6 |
| | | 331.33 | | 256.63 | | 282.20 | | 327.50 | | 258.78 | | 204.15 |

**Largest parking number required shall govern = 332 stalls required**

**Parking Required/Provided:**

Total Parking Stalls Required = 332
Total Parking Stalls Provided = 50
Total Accessible Stalls required based on provided = 3
Total Accessible Stalls provided based on provided = 3
Total Loading Areas Provided = 2

PRJ-55033
07/30/14

**ZON-55340, SDR-55339 and VAC-55341**




NORTH-EAST ELEVATION - ALONG FREMONT ST.

0' 8' 16' 32'

PRJ-55033
07/30/14

# FREMONT & 9TH ST.

© 2006 by HUMPHREYS & PARTNERS ARCHITECTS, LP
The arrangements depicted herein are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission

Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

Jul 23, 2014 LAS VEGAS, NV HPA#14160

HUMPHREYS & PARTNERS ARCHITECTS NEVADA LLC
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHARLOTTE IRVINE LAS VEGAS NEW ORLEANS NORTH DELAWARE ORLANDO PHOENIX

## ZON-55340, SDR-55339 and VAC-55341 - REVISED




NORTH-WEST ELEVATION - ALONG S. 9TH STREET

0' 8' 16' 32'

PRJ-55033
07/30/14

© 2008 by HUMPHREYS & PARTNERS ARCHITECTS, LP
The arrangements depicted herein are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission

Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

# FREMONT & 9TH ST.

Jul 23, 2014 LAS VEGAS, NV HPA#14160

HUMPHREYS & PARTNERS ARCHITECTS NEVADA LLC
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHARLOTTE IRVINE LAS VEGAS NEW ORLEANS [illegible] PHOENIX

## ZON-55340, SDR-55339 and VAC-55341 - REVISED




SOUTH-EAST ELEVATION - ALONG ALLEY
SCALE: 1/16" = 1'-0" (ON 24"X36" SHEET)

0' 8' 16' 32'




SOUTH-WEST ELEVATION - ALONG E. CARSON AVE.
SCALE: 1/8" = 1'-0" (ON 24"X36" SHEET)

0' 8' 16' 32'

PRJ-55033
07/30/14

© 2014 by HUMPHREYS & PARTNERS ARCHITECTS, LP
The arrangements depicted herein are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission

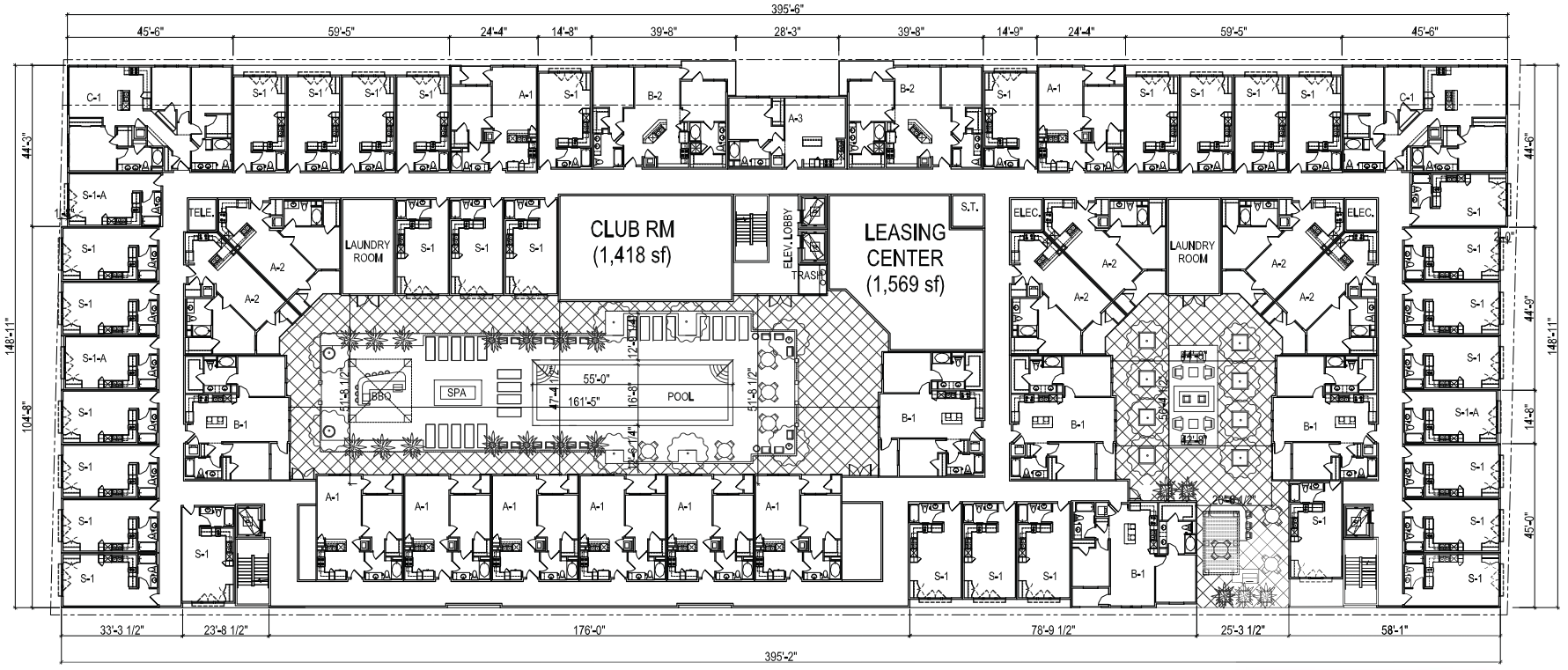
Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

FREMONT & 9TH ST.

Jul 01, 2014 LAS VEGAS, NV HPA#14160

HUMPHREYS & PARTNERS ARCHITECTS NEVADA LLC
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHARLOTTE IRVINE LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX

**ZON-55340, SDR-55339 and VAC-55341**




# LEVEL 2

NORTH SCALE: 1" = 30'-0"
10' 20' 30'

PRJ-55032
07/30/14

UNIT COUNT:

| | | |
|---|---|---|
| STUDIO: | 142 | UNITS |
| 1-BR UNIT: | 68 | UNITS |
| 2-BR UNIT: | 28 | UNITS |
| 3-BR UNIT: | 8 | UNITS |
| TOTAL UNIT: | 246 | UNITS |
| L/W UNIT: | 7 | UNITS |

© 2014 by HUMPHREYS & PARTNERS ARCHITECTS, LP
The arrangements depicted herein are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission

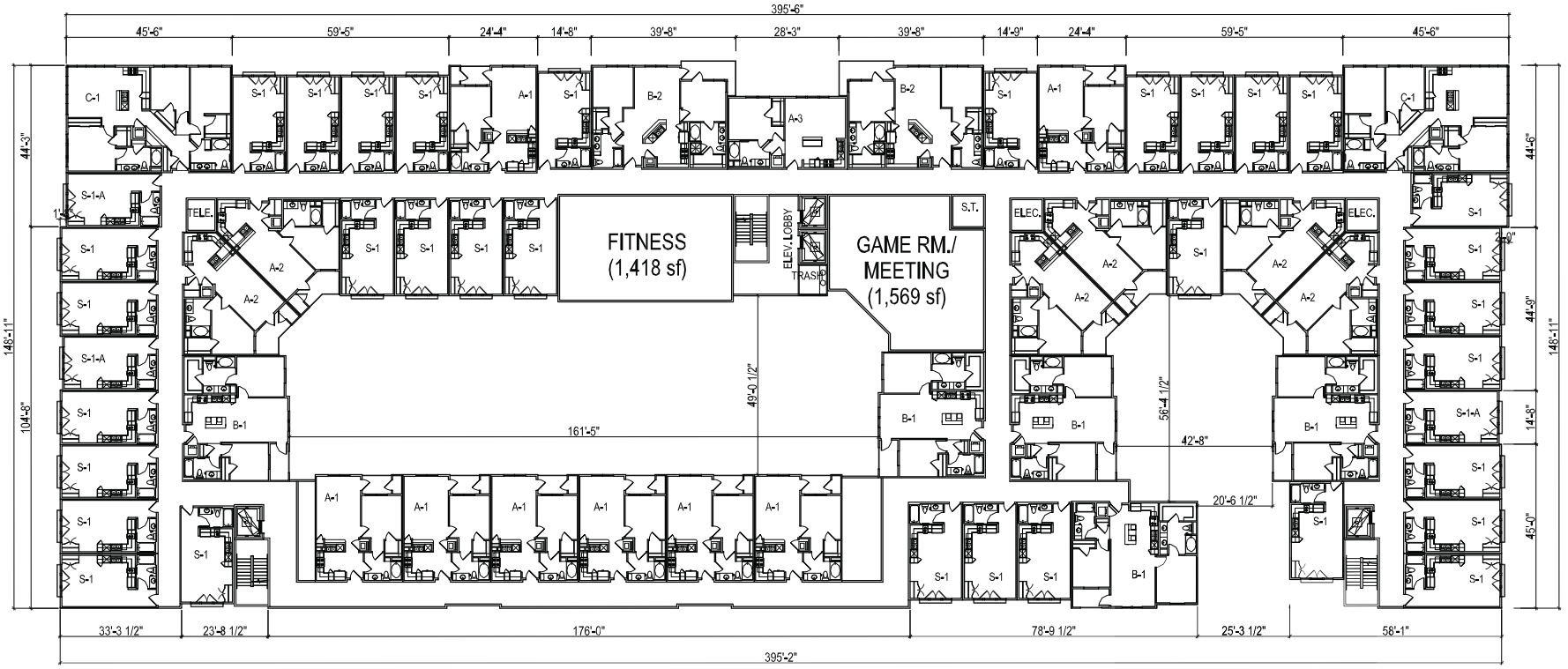
Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

FREMONT & 9TH ST.

Jul 23, 2014 LAS VEGAS, NV HPA#14160

HUMPHREYS & PARTNERS ARCHITECTS NEVADA LLC
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHARLOTTE IRVINE LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX

**ZON-55340, SDR-55339 and VAC-55341**




LEVEL 3

NORTH

SCALE: 1" = 30'-0"
0' 10' 20' 30'

PR-55033
07/30/14

FREMONT & 9TH ST.

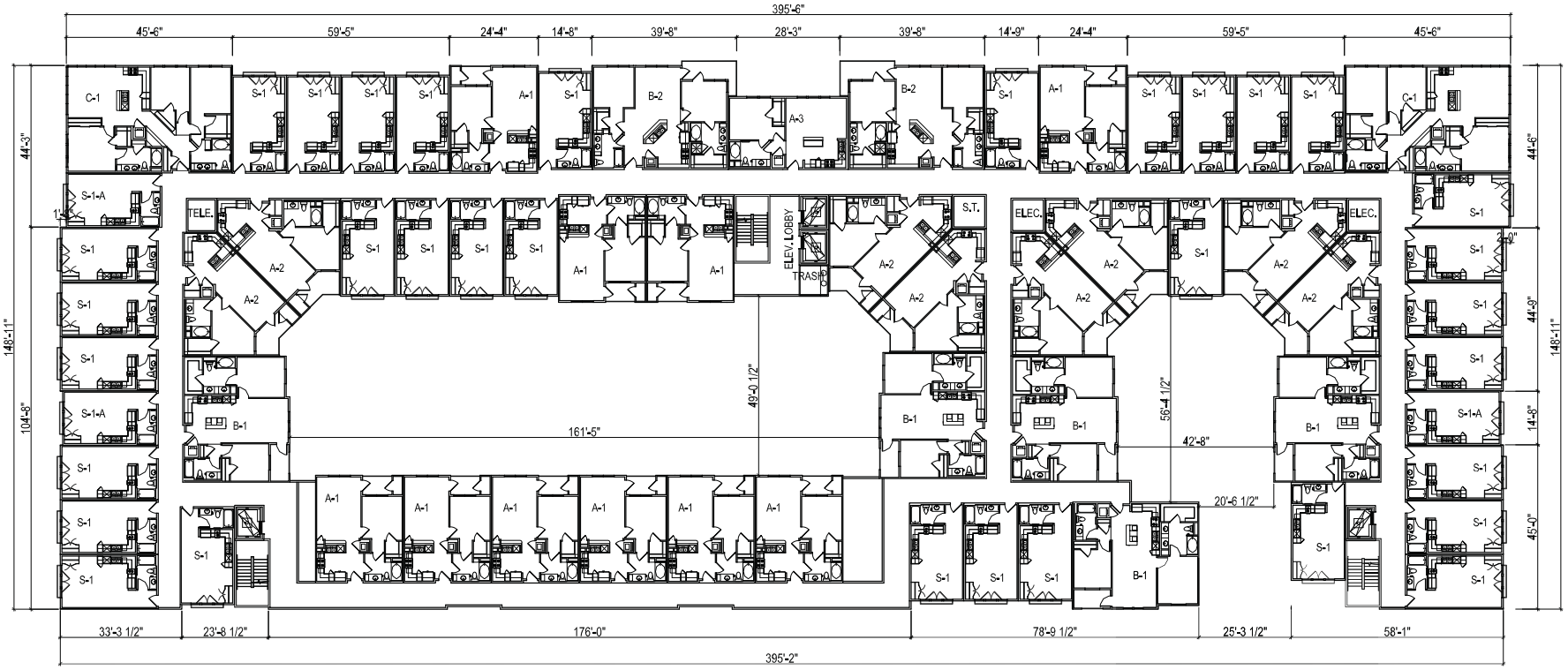
© 2014 by HUMPHREYS & PARTNERS ARCHITECTS, LP
The arrangements depicted herein are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission

Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

Jul 23, 2014 LAS VEGAS, NV HPA#14160

HUMPHREYS & PARTNERS ARCHITECTS NEVADA LLC
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHARLOTTE IRVINE LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX

# ZON-55340, SDR-55339 and VAC-55341




# LEVEL 4 & 5

NORTH

SCALE: 1" = 30'-0"
0' 10' 20' 30'

PRJ-55033
07/30/14

© 2014 by HUMPHREYS & PARTNERS ARCHITECTS, LP
The arrangements depicted herein are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission

Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

FREMONT & 9TH ST.

Jul 23, 2014 LAS VEGAS, NV HPA#14160

HUMPHREYS & PARTNERS ARCHITECTS NEVADA LLC
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHARLOTTE IRVINE LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX

**ZON-55340, SDR-55339 and VAC-55341**

TODD KESSLER
261 Las Vegas Blvd. North – Suite 110
Las Vegas, NV 89101

July 24, 2014

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

Re: JUSTIFICATION LETTER for PRJ-55033 for APNs 139-34-712-032 to 034, 139-34-612-057 to 059

Dear Mr. Fagg:

Please accept this as the Applicants official justification letter for a Site Development Plan Review, Rezoning, and Vacation for a proposed multi-family residential complex. The Application is for an SDR FOR A 5-STORY MIXED-USE DEVELOPMENT TO INCLUDE 246 RESIDENTIAL UNITS, 7 LIVE/WORK UNITS AND 15,000 SQUARE FEET OF COMMERCIAL SPACE on 1.36 acres at 901 Fremont Street, Las Vegas, Nevada 89101. The Application also includes a REZONING FROM C-1 (LIMITED COMMERCIAL) AND R-4 (HIGH DENSITY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL), and a VACATION of 9th Street and the Alley east of 9th Street between Fremont Street and Carson Avenue.

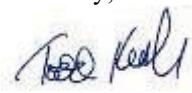
The proposed Multi-family Residence will provide a much needed boost to Downtown living opportunities as well as enhance other redevelopment efforts in the area. The project will be primarily studio apartment units but will also include a large number of 1-, 2-, and 3-bedroom units. In addition, the project will provide 15,000 square feet of retail space as well as 7 live/work units that will further the growing Retail experience along East Fremont Street. The ground floor façades of the building include six Art locations which will rotate on a regular basis with seasonal murals, interactive art installations and other genres. The building meets all the architectural standards of the Downtown Centennial Plan (DCP).

Since the project is inside of the DCP overlay, no parking is required. However, the applicant controls the Llama Lot across Fremont Street, which offers 376 parking spaces as well as many other parking lots within a 1 block radius. Furthermore, the applicant plans to partner with SHIFT (formerly Project 100), dedicating many of the onsite parking spaces to shared vehicle parking.

Lastly, we are requesting a vacation of 9th Street between Fremont and Carson. This will allow the opportunity to have street festivals, farmers markets and other community events as well as create a more pedestrian-friendly experience along 9th Street. Vehicular traffic along 9th Street will be one lane heading southbound and when the street is closed for an event it will blocked off with "temporary crash-gates" in order to allow emergency access for the Fire Department.

This much needed project will help increase residential density and further enhance the revitalization of Downtown Las Vegas. This development will not change the history and culture that has been well established in Downtown, but will rather create more energy and help enhance the attractiveness of the Downtown Renaissance.

Sincerely,



Todd Kessler

**ZON-55340, SDR-55339 and VAC-55341**

PRJ-55033
07/30/14

**Fremont and 9th Street Mixed-Use Development**

| Unit Type | No. |
|---|---|
| Studio | 142 |
| 1 BR/1BA | 68 |
| 2BR/2BA | 28 |
| 3BR/2BA | 8 |
| **Total** | **246** |
| | |
| Live/Work | 7 |
| | |
| On-site Parking | 50* |
| | |
| Gross Retail SF | 15,000 |

*includes 3 handicap; 1 van-accessible

# ZON-55340, SDR-55339 and VAC-55341

PRJ-55033
07/30/14




ZON-55340 RELATED TO SDR-55339 AND VAC-55341 [PRJ-55033] - APPLICANT: TODD KESSLER - OWNER: 900 FREMONT, LLC
115,121, AND 125 SOUTH 9TH STREET

07/31/14



ZON-55340 RELATED TO SDR-55339 AND VAC-55341 [PRJ-55033] - APPLICANT: TODD KESSLER - OWNER: 900 FREMONT, LLC
115,121, AND 125 SOUTH 9TH STREET

07/31/14



ZON-55340 RELATED TO SDR-55339 AND VAC-55341 [PRJ-55033] - APPLICANT: TODD KESSLER - OWNER: 900 FREMONT, LLC
115,121, AND 125 SOUTH 9TH STREET

07/31/14



ZON-55340 RELATED TO SDR-55339 AND VAC-55341 [PRJ-55033] - APPLICANT: TODD KESSLER - OWNER: 900 FREMONT, LLC
115,121, AND 125 SOUTH 9TH STREET

07/31/14



ZON-55340 RELATED TO SDR-55339 AND VAC-55341 [PRJ-55033] - APPLICANT: TODD KESSLER - OWNER: 900 FREMONT, LLC
115,121, AND 125 SOUTH 9TH STREET

07/31/14




ZON-55340 RELATED TO SDR-55339 AND VAC-55341 [PRJ-55033] - APPLICANT: TODD KESSLER - OWNER: 900 FREMONT, LLC
115,121, AND 125 SOUTH 9TH STREET

07/31/14

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

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

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

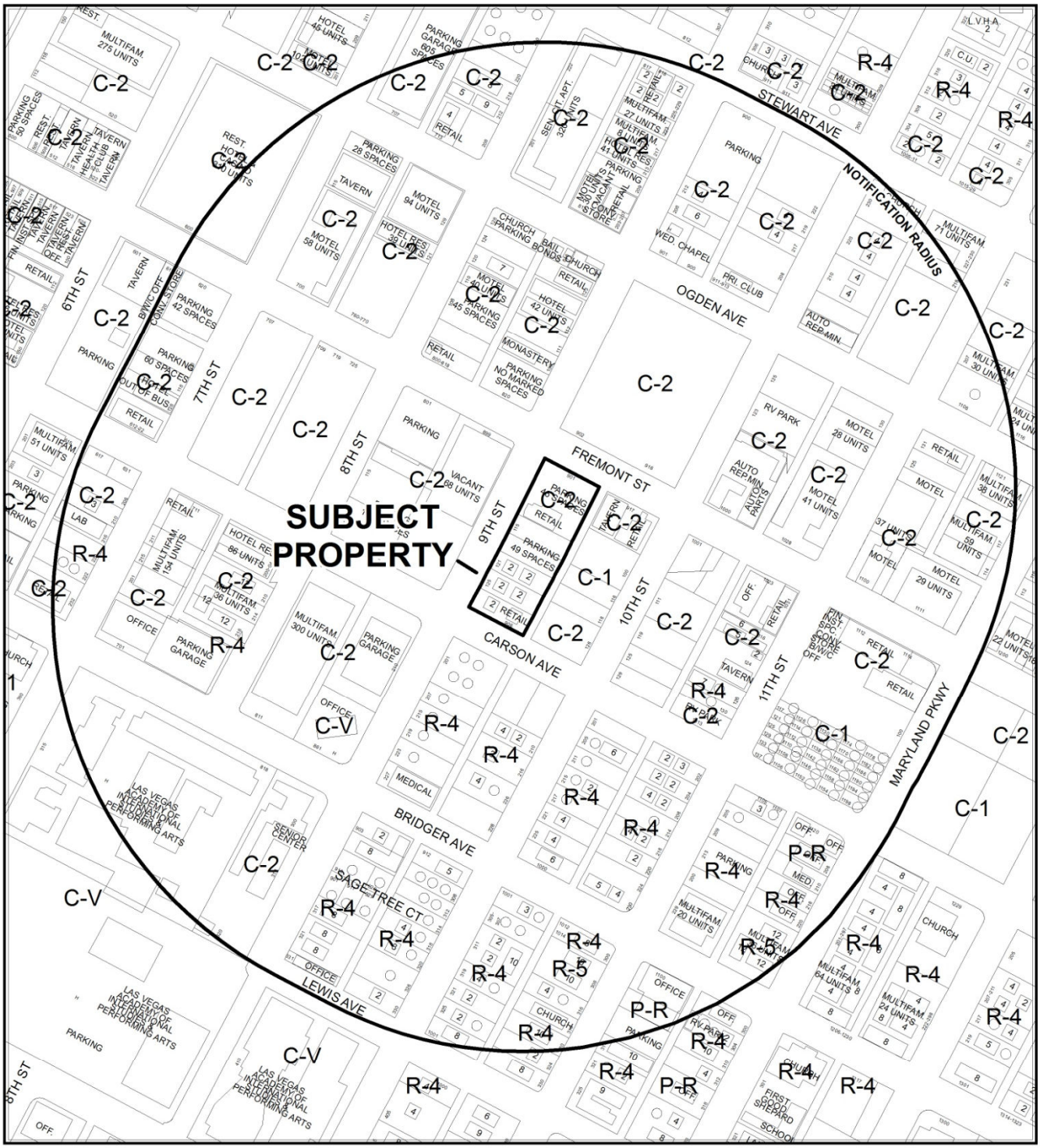
**SUBJECT:**
SDR-55339 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-55340 - PUBLIC HEARING - APPLICANT/OWNER: 901 FREMONT, LLC ET AL - For possible action on a request for a Site Development Plan Review FOR A 5-STORY MIXED-USE DEVELOPMENT TO INCLUDE 246 RESIDENTIAL UNITS, 7 LIVE/WORK UNITS, AND 15,000 SQUARE FEET OF COMMERCIAL SPACE on 1.33 acres adjacent to the southeast corner of Fremont Street and 8th Street (APN 139-34-712-032 to -034 & 139-34-612-056 to -059), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-55033].

C.C.: 10/15/2014

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

**RECOMMENDATION:**
None

**BACKUP DOCUMENTATION:**
1. Consolidated Backup - Refer to ZON-55340
2. Location and Aerial Maps
3. Supporting Documentation




0 300 600 Feet

**CASE:** **SDR-55339 (PRJ-55033)**

**RADIUS:** 1000 FEET

**ZONING OF SUBJECT PROPERTY:** C-1 (LIMITED COMMERCIAL), C-2 (GENERAL COMMERCIAL) AND R-4 (HIGH DENSITY RESIDENTIAL)

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

N




0 300 600 Feet

**CASE:** **SDR-55339 (PRJ-55033)**

**RADIUS:** 1000 FEET

**ZONING OF SUBJECT PROPERTY:** C-1 (LIMITED COMMERCIAL), C-2 (GENERAL COMMERCIAL) AND R-4 (HIGH DENSITY RESIDENTIAL)

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

N

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

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

**SDR-55339**

Case Number: PRJ-55033 APN: 139-34-712-032 to 034; 139-34-612-057 to 059

Name of Property Owner: 901 Fremont, LLC

Name of Applicant: 901 Fremont, LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Andrew Donner - See POA

Print Name: Mikki Hartman

Mikki Hartman Attorney in fact for Owner dated 12/13/13

Subscribed and sworn before me

This 24 day of July, 2014

Darlene A. Nepp-Rockwood

Notary Public in and for said County and State

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

PRJ-55033
07/30/14

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

SDR-55339

Case Number: PRJ-55033 APN: 139-34-712-032 to 034; 139-34-612-057 to 059

Name of Property Owner: 899 Fremont, LLC

Name of Applicant: 901 Fremont, LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Andrea Donner - See POA

Print Name: Mikki Hartman

Mikki Hartman Attorney in fact Andrea Donner dated 12/26/13

Subscribed and sworn before me

This 24 day of July 2014

Darlene A. Nepp-Rockwood

Notary Public in and for said County and State

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

PRJ-55033

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

SDR-55339

Case Number: PRJ-55033 APN: 139-34-712-032 to 034; 139-34-612-057 to 059

Name of Property Owner: 906 Carson, LLC

Name of Applicant: 901 Fremont, LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Andrew Donner - See POA

Print Name: Mikka Hartman
Mikka Hartman Attorney in Fact Under Power of Attorney dated 12/13/13

Subscribed and sworn before me

This 24 day of July, 2014

Darlene Nepp-Rockwood
Notary Public in and for said County and State

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

PRJ-55033
5/30/14

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

SDR-55339

Case Number: PRJ-55033 APN: 139-34-712-032 to 034; 139-34-612-057 to 059

Name of Property Owner: 100 10th Street, LLC

Name of Applicant: 901 Fremont, LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Andrew Donner - See POA

Print Name: Mikka Hartman
Mikka Hartman Attorney in fact under Power of Attorney dated

Subscribed and sworn before me

This 24 day of July, 2014

Darlene A. Nepa-Rockwood
Notary Public in and for said County and State

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

PRJ-55033
6/4/2014

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

SDR-55339

Case Number: PRJ-55033 APN: 139-34-712-032 to 034; 139-34-612-057 to 059

Name of Property Owner: 900 Fremont, LLC

Name of Applicant: 901 Fremont, LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Andrew Donner - See POA

Print Name: Mikki Hartman

Mikki Hartman attorney in fact Under Power of Attorney Dated 12/13/13

Subscribed and sworn before me

This 24 day of July, 2014

Darlene A. Nepp-Rockwood

Notary Public in and for said County and State

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

PRJ-55033
STAGE 1

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** SDR, ZON, and VAC

**Project Address (Location)** 901 Fremont Street/Las Vegas, NV 89101

**Project Name** 9th and Fremont Mixed-Use Development **Proposed Use** C-2

**Assessor's Parcel #(s)** 139-34-712-032 to 034; 139-34-612-057 **Ward #** 3 (Coffin)

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

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

**Gross Acres** 1.36 **Lots/Units** _____ **Density** _____

**Additional Information** _____

**PROPERTY OWNER** 901 Fremont, LLC **Contact** Todd Kessler

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

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

**E-mail Address** Todd@rgglv.com

**APPLICANT** 901 Fremont, LLC **Contact** Todd Kessler

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

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

**E-mail Address** Todd@rgglv.com

**REPRESENTATIVE** Todd Kessler **Contact** _____

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

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

**E-mail Address** Todd@rgglv.com

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

**Property Owner Signature*** Andrew Donner - See LOA

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps. Nicki Hartman Attorney for Fact Sheet Owner of LOA dated 12/9/13

**Print Name** Nicki Hartman

Subscribed and sworn before me

This 24 day of July, 20 14.

Darlene A. Nepp-Rockwood

Notary Public in and for said County and State

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

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| Case # | SDR-55339 |
| Meeting Date: | 09/09/14 PC |
| Total Fee: | |
| Date Received:* | |
| Received By: | |

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

RPJ 55339 07/30/14

Revised 10/27/08

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

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

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

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

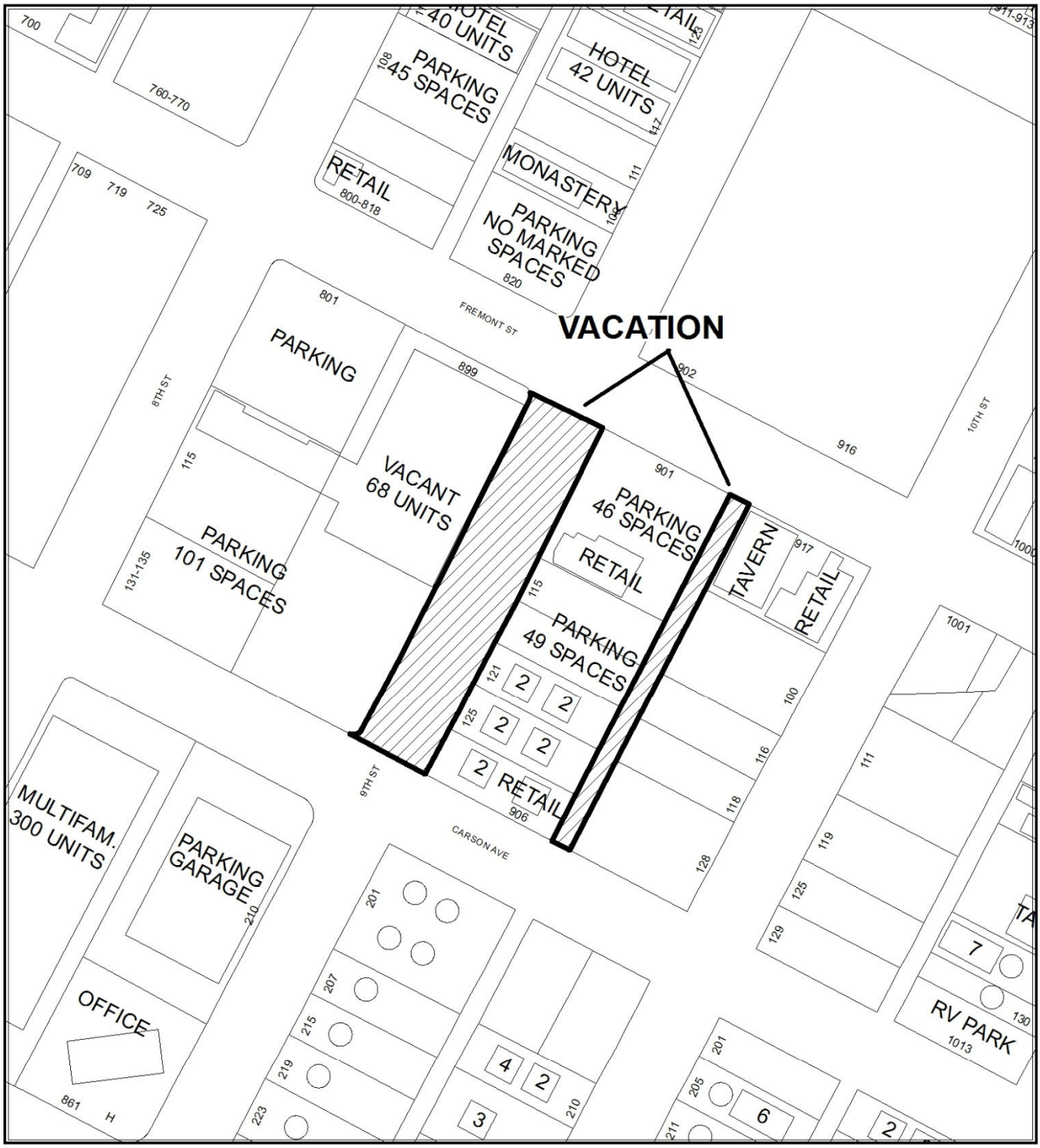
**SUBJECT:**
VAC-55341 - VACATION RELATED TO ZON-55340 AND SDR-55339 - PUBLIC HEARING - APPLICANT/OWNER: 901 FREMONT, LLC - For possible action on a request for a Petition to Vacate the public right-ofway commonly known as 9th Street located between Fremont Street and Carson Avenue and the alleyway segment bound by Fremont Street, 9th Street, 10th Street and Carson Avenue, Ward 3 (Coffin)[PRJ-55033].

C.C.: 10/15/2014

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

**RECOMMENDATION:**
None

**BACKUP DOCUMENTATION:**
1. Consolidated Backup - Refer to ZON-55340
2. Location and Aerial Maps
3. Supporting Documentation




**CASE: VAC-55341 (PRJ-55033)**

0 100 200
Feet

N




CASE: **VAC-55341 (PRJ-55033)**

0 100 200
Feet

N

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

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

VAC-55341

Case Number: PRJ-55033 APN: 139-34-712-032 to 034; 139-34-612-057 to 059

Name of Property Owner: 901 Fremont, LLC

Name of Applicant: 901 Fremont, LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Andrew Donner - See POA

Print Name: Mikki Hartman

Mikki Hartman Attorney in fact for Owner dated 12/13/13

Subscribed and sworn before me

This 24 day of July, 2014

Darlene A. Nepp-Rockwood

Notary Public in and for said County and State

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

PRJ-55033
07/30/14

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

**VAC-55341**

Case Number: PRJ-55033 APN: 139-34-712-032 to 034; 139-34-612-057 to 059

Name of Property Owner: 899 Fremont, LLC

Name of Applicant: 901 Fremont, LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Andrea Donner - See POA

Print Name: Mikki Hartman

Subscribed and sworn before me

Mikki Hartman Attorney in fact Andrea Donner dated 12/4/13

This 24 day of July 2014

Darlene Nepp-Rockwood

Notary Public in and for said County and State

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

PRJ-55033

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

VAC-55341

Case Number: PRJ-55033 APN: 139-34-712-032 to 034; 139-34-612-057 to 059

Name of Property Owner: 906 Carson, LLC

Name of Applicant: 901 Fremont, LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Andrew Donner - See POA

Print Name: Mikki Hartman

Mikki Hartman Attorney in Fact Under Power of Attorney dated 12/13/13

Subscribed and sworn before me

This 24 day of July, 2014

Darlene Nepp-Rockwood

Notary Public in and for said County and State

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

PRJ-55033
5/30/2014

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

VAC-55341

Case Number: PRJ-55033 APN: 139-34-712-032 to 034; 139-34-612-057 to 059

Name of Property Owner: 100 10th Street, LLC

Name of Applicant: 901 Fremont, LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Andrew Donner - See POA

Print Name: Mikka Hartman
Mikka Hartman Attorney in fact under Power of Attorney dated

Subscribed and sworn before me

This 24 day of July, 2014

Darlene A. Nepa-Rockwood
Notary Public in and for said County and State

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

PRJ-55033
6/4/2014

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

VAC-55341

Case Number: PRJ-55033 APN: 139-34-712-032 to 034; 139-34-612-057 to 059

Name of Property Owner: 900 Fremont, LLC

Name of Applicant: 901 Fremont, LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Andrew Donner - See POA

Print Name: Mikki Hartman

Mikki Hartman attorney in fact Under Power of Attorney Dated 12/13/13

Subscribed and sworn before me

This 24 day of July, 2014

Darlene A. Nepp-Rockwood

Notary Public in and for said County and State

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

PRJ-55033
STAFF 1

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** SDR, ZON, and VAC

**Project Address (Location)** 901 Fremont Street/Las Vegas, NV 89101

**Project Name** 9th and Fremont Mixed-Use Development **Proposed Use** C-2

**Assessor's Parcel #(s)** 139-34-712-032 to 034; 139-34-612-057 **Ward #** 3 (Coffin)

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

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

**Gross Acres** 1.36 **Lots/Units** _____ **Density** _____

**Additional Information** _____

**PROPERTY OWNER** 901 Fremont, LLC **Contact** Todd Kessler

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

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

**E-mail Address** Todd@rgglv.com

**APPLICANT** 901 Fremont, LLC **Contact** Todd Kessler

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

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

**E-mail Address** Todd@rgglv.com

**REPRESENTATIVE** Todd Kessler **Contact** _____

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

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

**E-mail Address** Todd@rgglv.com

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

**Property Owner Signature*** Andrew Donner - See LOA

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

**Print Name** Micki Hartman 12/9/13

Subscribed and sworn before me

This 24 day of July, 20 14.

Darlene A. Nepp-Rockwood

Notary Public in and for said County and State

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

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| Case # | VAC-55341 |
| Meeting Date: | 09/09/14 PC |
| Total Fee: | |
| Date Received:* | |
| Received By: | |

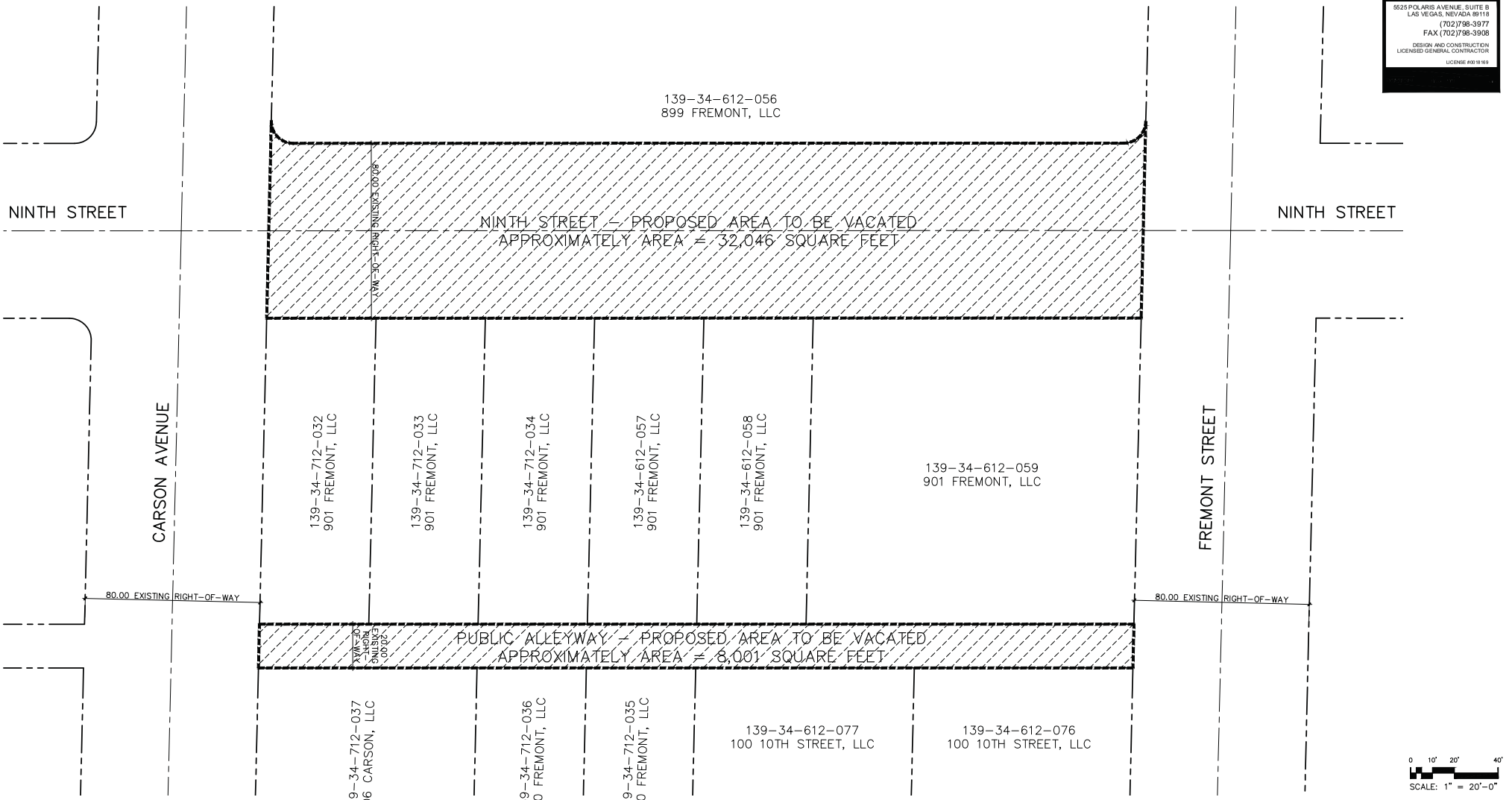
This application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

RPJ 55933 07/30/14

Revised 10/27/08

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

BRESLIN BUILDERS
5525 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118
(702)798-3977
FAX (702)798-3908
DESIGN AND CONSTRUCTION
LICENSED GENERAL CONTRACTOR
LICENSE #0018169




# Vacation Exhibit

Scale: 1" = 20'-0"
BBDG Project No.: –
Version 1

PRJ-55033
07/30/14

Vacation Exhibit
July 23, 2014

## 9th and Fremont Mixed-Use Development

9th Street and Fremont Street, Las Vegas, Nevada 89101

Breslin Builders shall have no liability for use of this information without their written consent. Copyright (c) 1999 - 2014. Use of the information is contained in this book except for other than the specific purpose for which it was intended and for other than the client for whom it was prepared is forbidden unless expressly permitted in a statute by Breslin Builders. These drawings shall be used for one project only.

VAC-55341

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

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

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

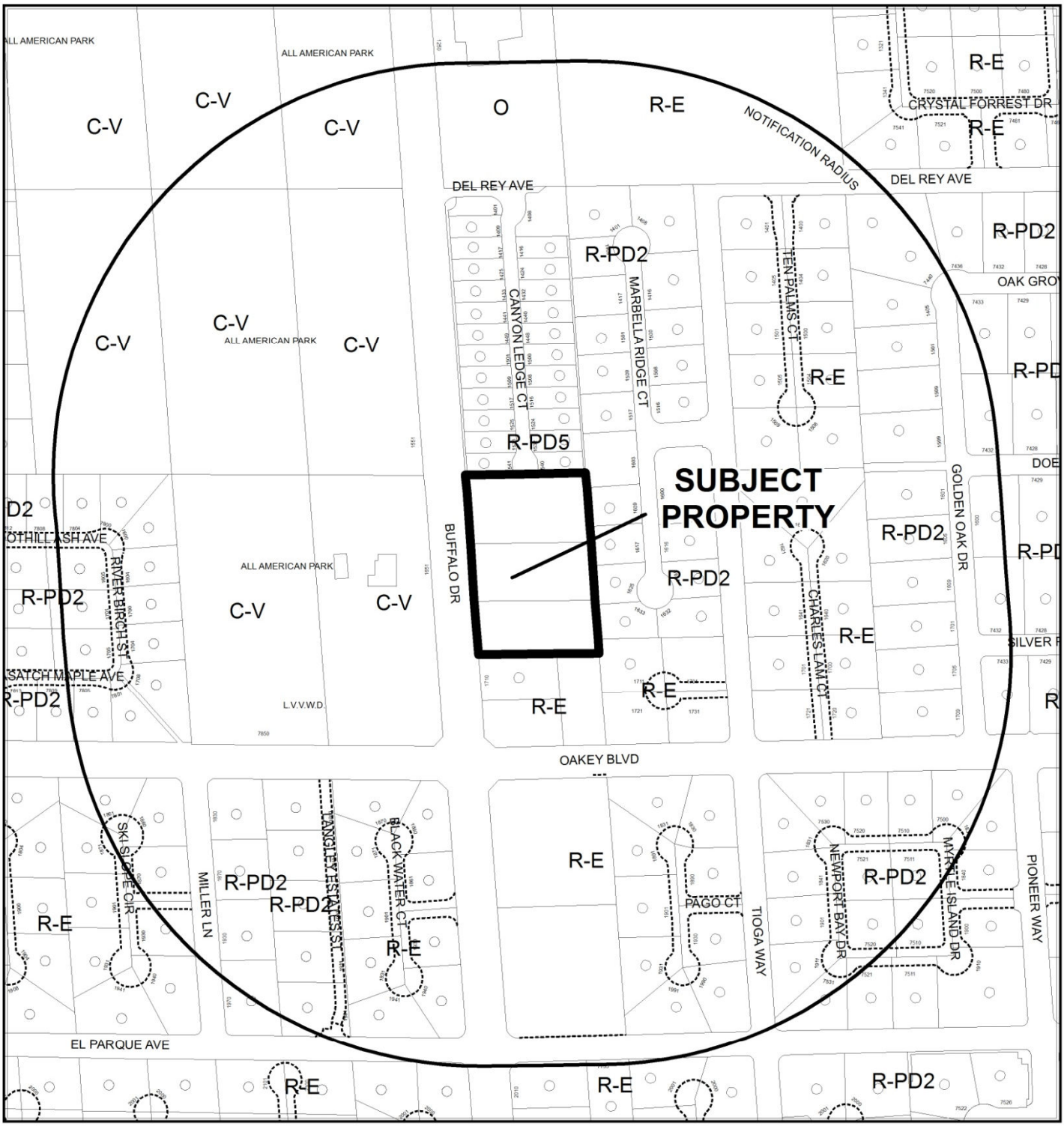
**SUBJECT:**
VAR-54991 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON: OWNER: VALENCIA A13004 INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON PROPOSED LOT 1 on a portion of 2.91 acres on the east side of Buffalo Drive, 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-54959].

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

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

**RECOMMENDATION:**
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]



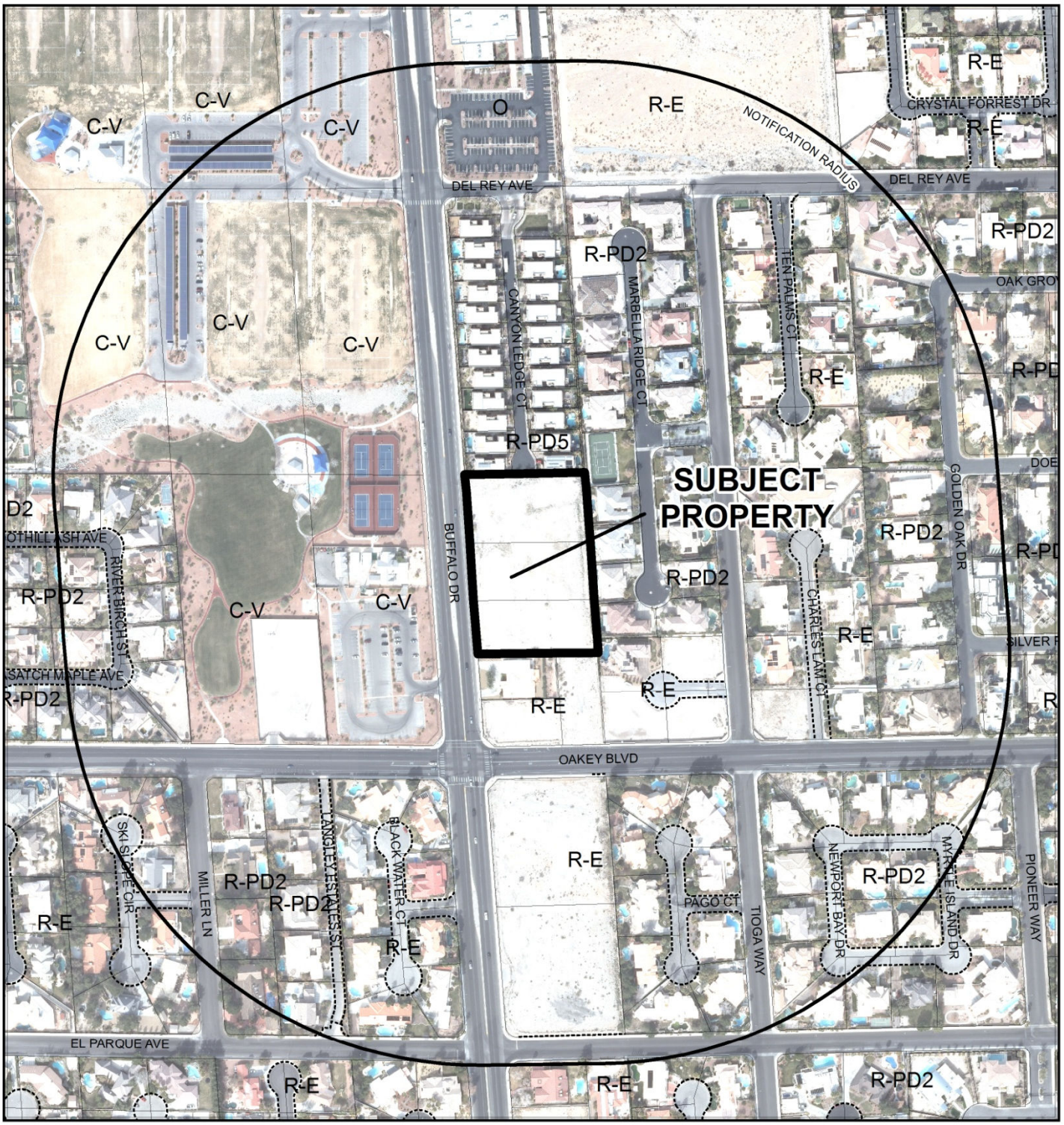

0 300 600 Feet

**CASE:** **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)**

**RADIUS:** 1000 FEET

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

N




0 300 600 Feet

**CASE:** **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)**

**RADIUS:** 1000 FEET

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

N

# 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: Carolyn M. Usher, Mgr.

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Notary Public in and for said County and State

JANA SHORE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 09-13-17
Certificate No: 01-71602-1

Revised 11-14-06

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

PRJ-54959
07/10/14

# 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

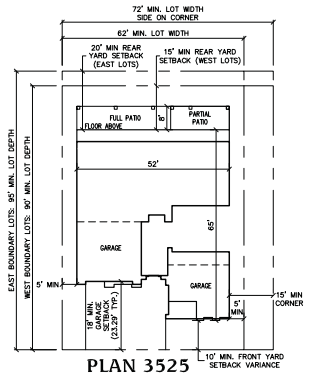
# CLV Planning - Application Form

| | |
|---|---|
| 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.<br>I Accept: | Yes |
| Is the Owner Information Correct: | Yes |
| If no, ...change what | |

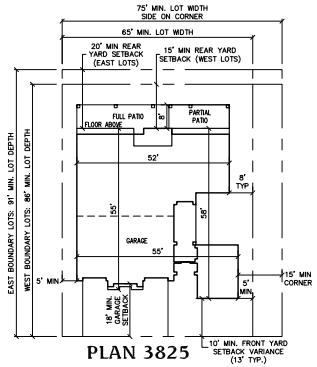
| Owner(s) | ADDR1 | ADDR2 |
|---|---|---|
| VALENCIA A13004 INVESTORS L L C | 6468 FOSCO CT | LAS VEGAS, NV 89131-3154 |

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

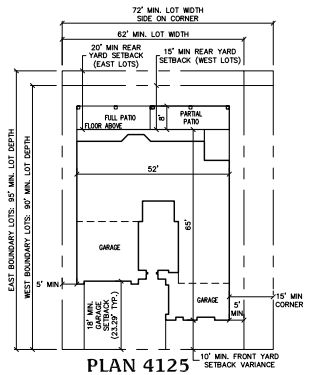
## VAR-54991, VAR-54992, VAR-54993, VAR-54994, VAR-54995, VAR-54996, VAR-54997, VAR-54998, VAR-54999, VAR-55000 & VAR-55001



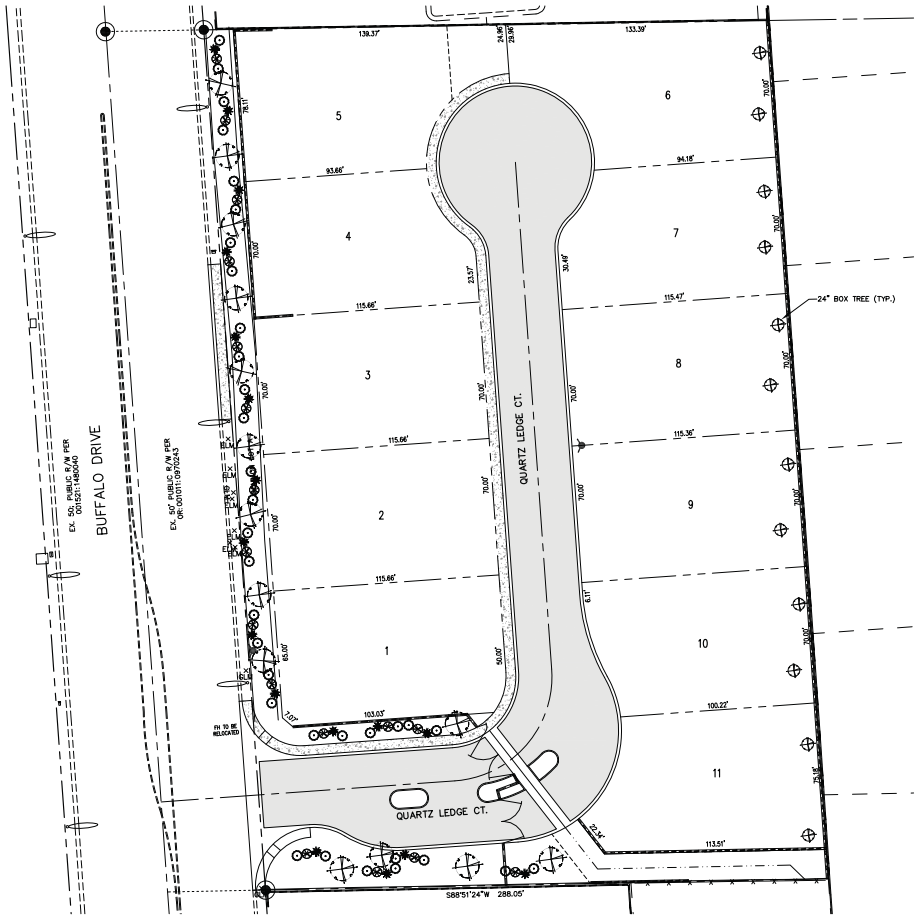

PLAN 3525

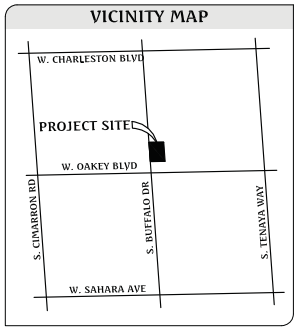



PLAN 3825




PLAN 4125




NORTH

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

## 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 11

FRONT TO LIVING 15' MIN.

PRJ-54959
07/10/14

| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

DATE : 07/08/14
PM : J. PEARCE
DRAWN BY : -
DESIGNED BY : -
CHECKED BY : -
ADA CHECKED : -
JOB NO. : 007.025
SCALE : 1" = 30'

Triton Engineering
6757 West Charleston Boulevard
Suite 18
Las Vegas, Nevada, 89146
Office (702) 254-2400
Fax (702) 254-2402
www.tritoneng.com

DR HORTON

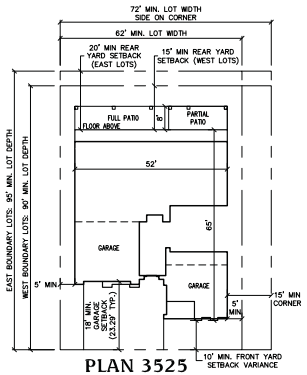
BUFFALO / OAKEY

SITE PLAN
FRONT SETBACK VARIANCE TO 10' MIN.
FOR LOTS 1 THRU 11

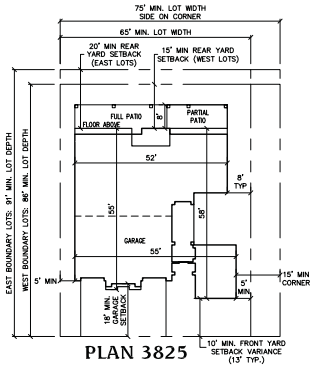
SHEET 1 OF 1

Q:\Triton Drawings\007.025 Buffalo Oakey\Drawings\ProPlans\007.025-LotFit.dwg dreese Tue, 08 Jul 2014 - 2:20pm

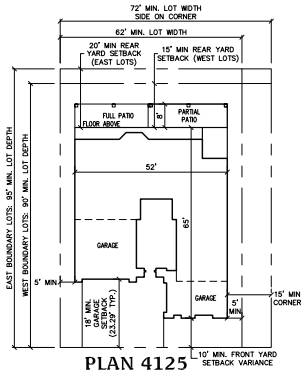
**VAR-54991, VAR-54992, VAR-54993, VAR-54994, VAR-54995, VAR-54996, VAR-54997, VAR-54998, VAR-54999, VAR-55000 & VAR-55001**



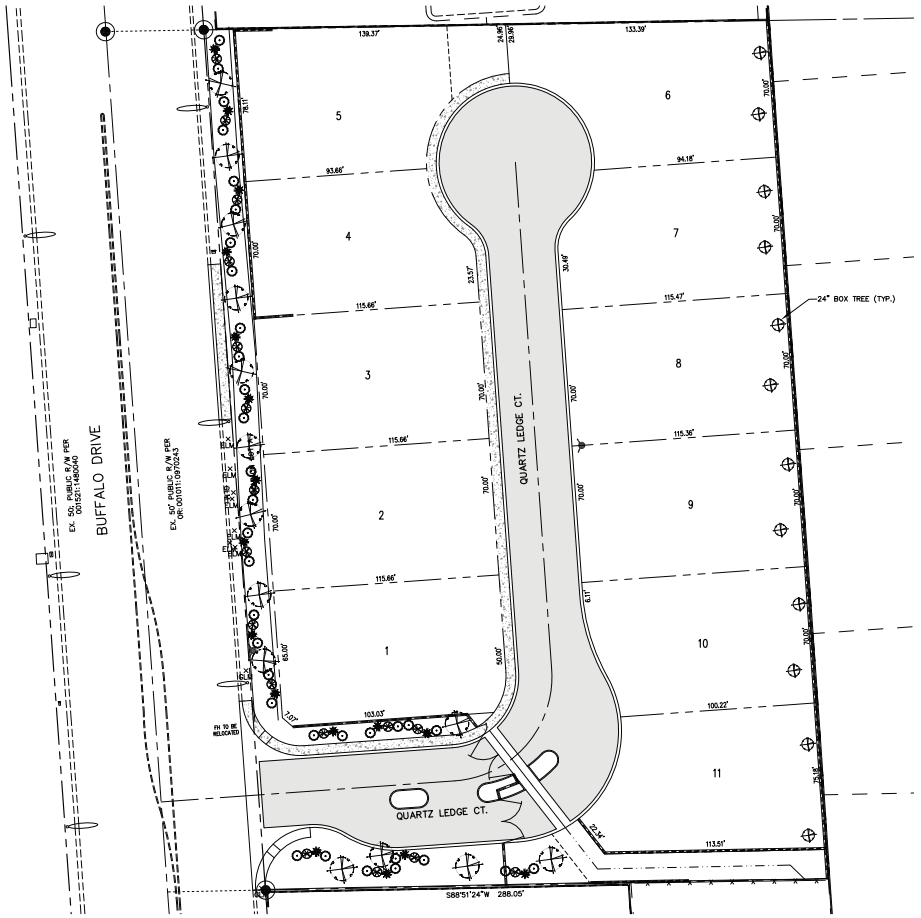

PLAN 3525

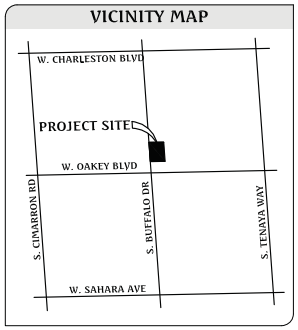



PLAN 3825




PLAN 4125




NORTH

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

## 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 11

FRONT TO LIVING 15' MIN.

PRJ-54959
07/10/14

| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

DATE : 07/08/14
PM : J. PEARCE
DRAWN BY : -
DESIGNED BY : -
CHECKED BY : -
ADA CHECKED : -
JOB NO. : 007.025
SCALE : 1" = 30'

Triton Engineering
6757 West Charleston Boulevard
Suite 18
Las Vegas, Nevada, 89146
Office (702) 254-2400
Fax (702) 254-2402
www.tritoneng.com

DR HORTON

BUFFALO / OAKEY

SITE PLAN
FRONT SETBACK VARIANCE TO 10' MIN.
FOR LOTS 1 THRU 11

SHEET 1 OF 1

O:\Triton Drawings\007.025 Buffalo Oakey\Drawings\ProPlans\007.025-LotFit.dwg dreese Tue, 08 Jul 2014 - 2:20pm

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

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

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



VAR-54991 RELATED TO VAR-54992, VAR-54993, VAR-54994, VAR-54995, VAR-54996, VAR-54997, VAR-54998, VAR-54999, VAR-55000 AND VAR-55001 [PRJ-54959]
EAST SIDE OF BUFFALO DRIVE, NORTH OF OAKEY BOULEVARD

07/31/14

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

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

**RECOMMENDATION:**
None

**BACKUP DOCUMENTATION:**
1. Consolidated Backup - Refer to VAR-54991
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 M. Usher Mgr

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Notary Public in and for said County and State

JANA SHORE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 09-13-17
Certificate No: 01-71602-1

Revised 11-14-06

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

PRJ-54959
07/10/14

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

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

**RECOMMENDATION:**
None

**BACKUP DOCUMENTATION:**
1. Consolidated Backup - Refer to VAR-54991
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 M. Usher, Mgr

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Notary Public in and for said County and State

JANA SHORE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 09-13-17
Certificate No: 01-71602-1

Revised 11-14-06

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

PRJ-54959
07/10/14

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

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

**RECOMMENDATION:**
None

**BACKUP DOCUMENTATION:**
1. Consolidated Backup - Refer to VAR-54991
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: Carolyn M. Usher, Mgr.

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Notary Public in and for said County and State

JANA SHORE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 09-13-17
Certificate No: 01-71602-1

Revised 11-14-06

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

PRJ-54959
07/10/14

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

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

**RECOMMENDATION:**
None

**BACKUP DOCUMENTATION:**
1. Consolidated Backup - Refer to VAR-54991
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 M. Usher, Mgr.

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Notary Public in and for said County and State

JANA SHORE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 09-13-17
Certificate No: 01-71602-1



PRJ-54959
07/10/14

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

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

**RECOMMENDATION:**
None

**BACKUP DOCUMENTATION:**
1. Consolidated Backup - Refer to VAR-54991
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: Carolyn M. Usher, Mgr.

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Notary Public in and for said County and State

JANA SHORE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 09-13-17
Certificate No: 01-71602-1

Revised 11-14-06

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

PRJ-54959
07/10/14

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

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

**RECOMMENDATION:**
None

**BACKUP DOCUMENTATION:**
1. Consolidated Backup - Refer to VAR-54991
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: _____

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

_____

Notary Public in and for said County and State

JANA SHORE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 09-13-17
Certificate No: 01-71602-1



PRJ-54959
07/10/14

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

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

**RECOMMENDATION:**
None

**BACKUP DOCUMENTATION:**
1. Consolidated Backup - Refer to VAR-54991
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 M. Usher, Mgr.

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Notary Public in and for said County and State

JANA SHORE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 09-13-17
Certificate No: 01-71602-1

Revised 11-14-06

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

PRJ-54959
07/10/14

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

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

**RECOMMENDATION:**
None

**BACKUP DOCUMENTATION:**
1. Consolidated Backup - Refer to VAR-54991
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-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 M. Usher Mgr

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Notary Public in and for said County and State

JANA SHORE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 09-13-17
Certificate No: 01-71602-1

Revised 11-14-06

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

PRJ-54959
07/10/14

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

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

**RECOMMENDATION:**
None

**BACKUP DOCUMENTATION:**
1. Consolidated Backup - Refer to VAR-54991
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: Carolyn M. Usher, Mgr.

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Notary Public in and for said County and State

JANA SHORE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 09-13-17
Certificate No: 01-71602-1

Revised 11-14-06

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

PRJ-54959
07/10/14

City of Las Vegas Agenda Item No.: **26.**

## *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-54959].

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

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

**RECOMMENDATION:**
None

**BACKUP DOCUMENTATION:**
1. Consolidated Backup - Refer to VAR-54991
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 M. Usher, Mgr.

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Notary Public in and for said County and State

JANA SHORE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 09-13-17
Certificate No: 01-71602-1

Revised 11-14-06

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

PRJ-54959
07/10/14

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

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

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

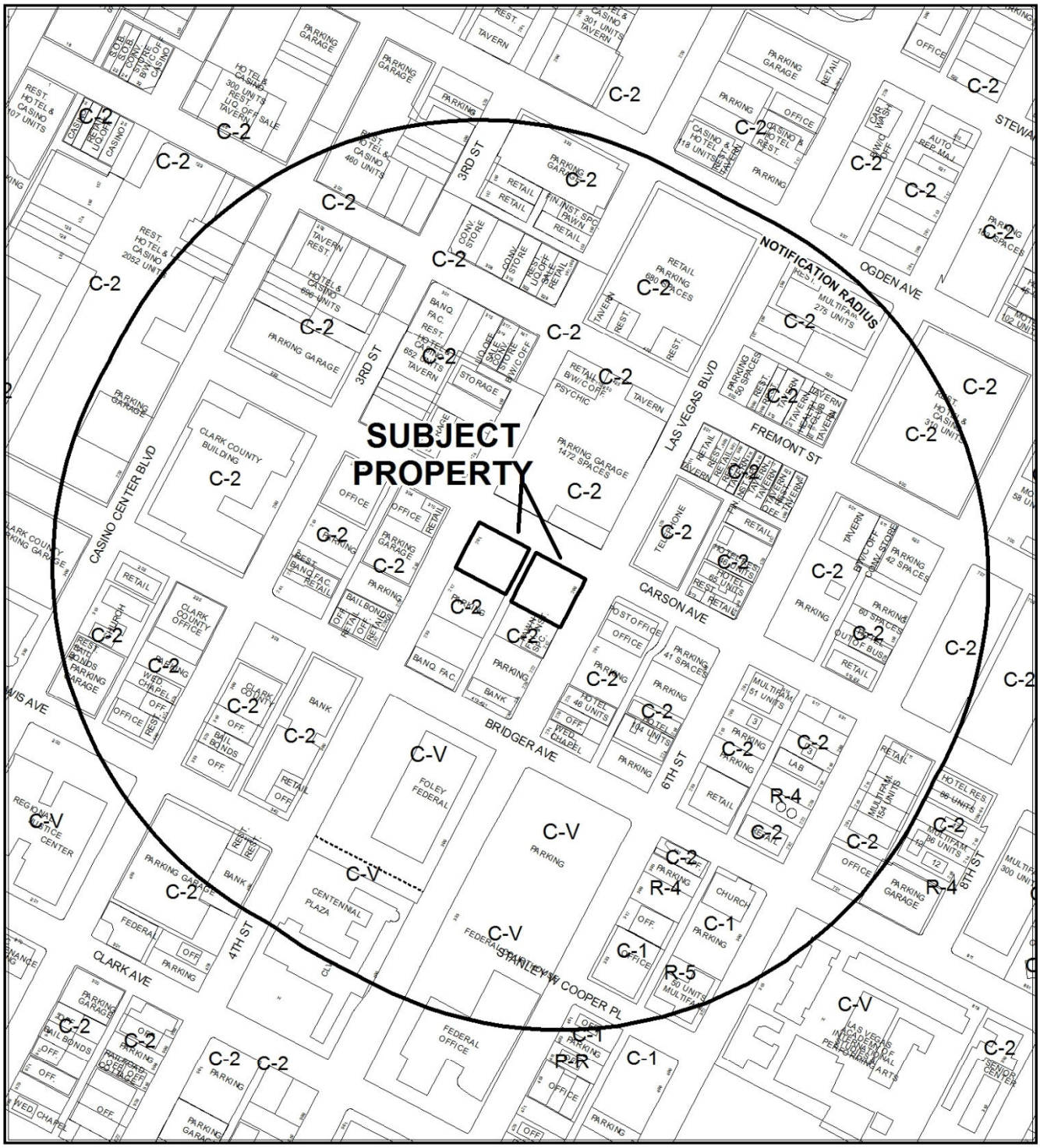
**SUBJECT:**
VAR-55335 - VARIANCE - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: PROVIEW SERIES 17, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIGN SETBACK WHERE FIVE FEET IS REQUIRED on 0.85 acres at 200 South Las Vegas Boulevard and 201 South 4th Street (APNs 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:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
None

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




0 300 600 Feet

**CASE:** **VAR-55335 (PRJ-54636)**

**RADIUS:** 1000 FEET

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

N




0 300 600 Feet

**CASE:** **VAR-55335 (PRJ-54636)**

**RADIUS:** 1000 FEET

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

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

**VAR-55335**

Case Number: PRJ54636 APN: 139-34-610-023 and 139-34-610-031

Name of Property Owner: Proview Series 17, LLC

Name of Applicant: City of Las Vegas

Name of Representative: Brandy Stanley

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Kamran D. Fouladbakhsh

Subscribed and sworn before me

This 23 day of July, 2014

_____

Notary Public in and for said County and State

State of Nevada
County of Clark.

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

Revised 11-14-06

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

PRJ-54636
07/24/14

# CLV Planning - Application Form

| | |
|---|---|
| Application Number: | PRJ-54636 |
| Application/Petition For: | Variance and DDRC Signage Design Review |
| ProjectAddress (Location): | 200 S LAS VEGAS BLVD AND 201 S 4TH ST |
| Project Name | CARSON AVENUE PARKING LOT SIGNAGE |
| Assessors Parcel #(s): | 13934610023, 13934610031 |
| Ward #: | WARD 3 (BOB COFFIN) |
| Is the Application Information Correct: | No |
| If no, ...change what | Project entirely within ward 3, please eliminate ward 1. |
| General Plan Designation: Proposed: | Select |
| Zoning District: Proposed: | Select |
| Gross Acres: | .85 |
| Lots/Units: | 2 |
| Additional Information: | |
| Applicant First Name: | Brandy |
| Applicant Last Name: | Stanley |
| Applicant Address: | 500 S. Main |
| Applicant City: | Las Vegas |
| Applicant State: | NV |
| Applicant Zip: | 89101 |
| Applicant Phone: | (702) 229-6863 |
| Applicant Fax: | (702) 382-2309 |
| Applicant Email: | bstanley@lasvegasnevada.gov |
| Rep First Name: | Brandy |
| Rep Last Name: | Stanley |
| Rep Address: | 500 S. Main |
| Rep City: | Las Vegas |
| Rep State: | NV |
| Rep Zip: | 89101 |
| Rep Phone: | (702) 229-6863 |
| Rep Fax: | (702) 382-2309 |
| Rep Email: | bstanley@lasvegasnevada.gov |

**VAR-55335**

PRJ-54636
07/24/14

# CLV Planning - Application Form

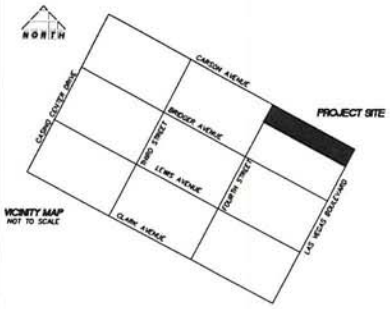
| | |
|---|---|
| I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission.<br>I Accept: | Yes |
| Is the Owner Information Correct: | Yes |
| If no, ...change what | |

| Owner(s) | ADDR1 | ADDR2 |
|---|---|---|
| PROVIEW SERIES 17 L L C | 11022 SANTA MONICA BLVD #230 | LOS ANGELES, CA 90025-7557 |

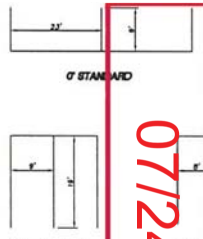
| CLVEPLAN Applicant | Company | Title | Email |
|---|---|---|---|
| Brandy Stanley | City of Las Vegas | Parking Services Manager | bstanley@lasvegasnevada.gov |

**VAR-55335**

PRJ-54636
07/24/14




VICINITY MAP
NOT TO SCALE




PARKING DIMENSIONS

| | |
|---|---|
| STANDARD | |
| 90° ANGLE | 19'x9' |
| 0° ANGLE | 23'x9' |
| COMPACT | |
| 90° ANGLE | 19'x8' |

PER CITY OF LAS VEGAS UNIFIED DEVELOPMENT CODE CHAPTER 19.06

PRJ-54636
07/24/14

## LEGAL DESCRIPTION

PARCEL 1
LOTS TWENTY-EIGHT (28) THROUGH THIRTY-TWO (32) AND THE NORTH HALF (N ½) OF LOT TWENTY-SEVEN (27) IN BLOCK THIRTY-SIX (36) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1, OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 2
LOTS ONE (1) THROUGH FIVE (5) IN BLOCK THIRTY-SIX (36) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1, OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

## BENCHMARK

CLV #0013488
CITY OF LAS VEGAS RIVET AND PLATE IN TOP OF CURB AT THE NORTHEAST CORNER OF MAIN STREET AND LEWIS AVENUE.
ELEVATION:
2036.06 FEET
617.345 METERS
CITY OF LAS VEGAS BENCHMARK BOOK 2008 ADJUSTMENT
UPDATED MAY 24, 2010

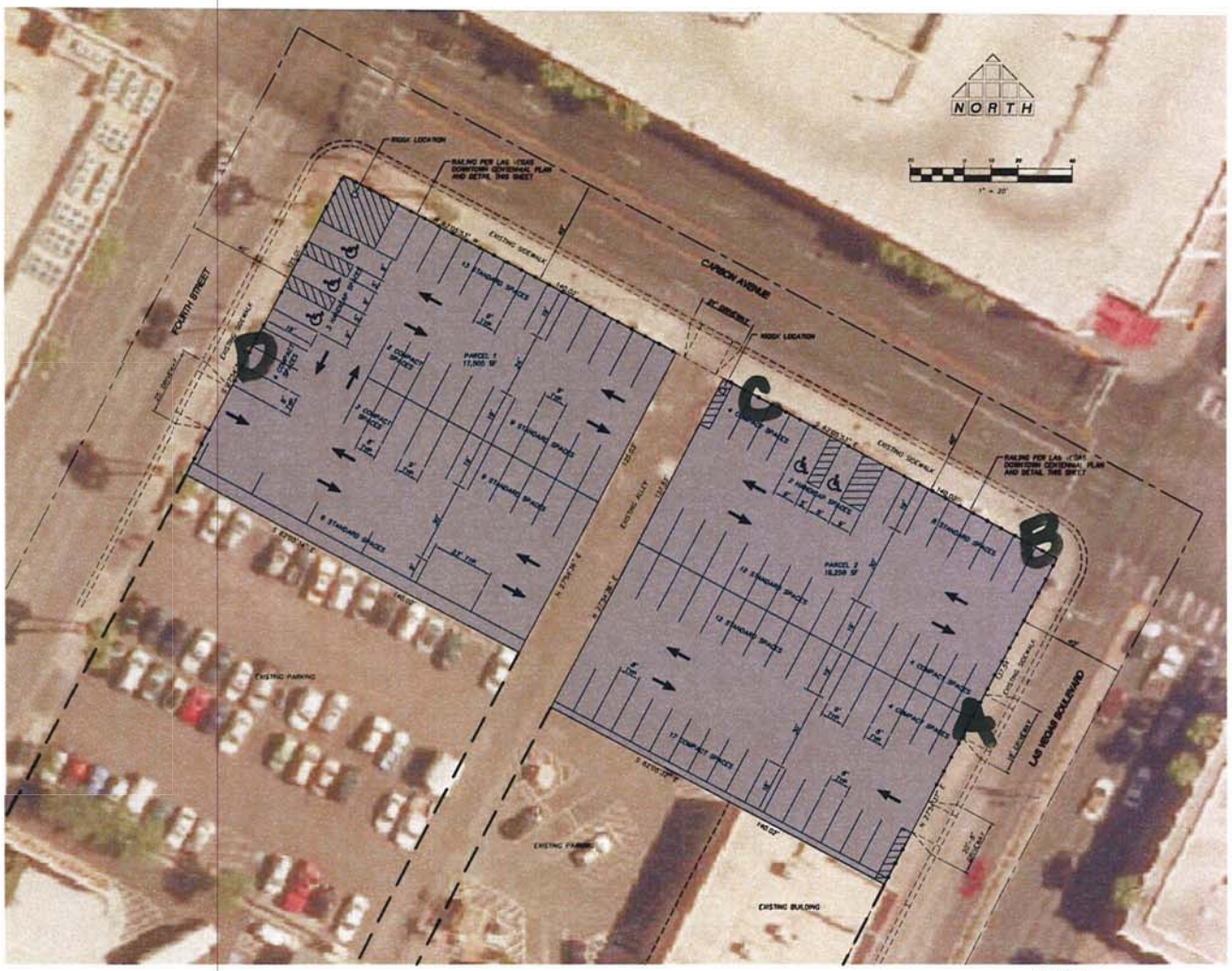
## BASIS OF BEARINGS

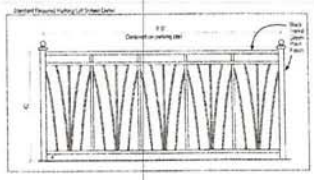
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF LAS VEGAS BOULEVARD BETWEEN BRIDGER AVENUE AND CARSON AVENUE WHICH BEARS SOUTH 27° 54'36" WEST AS SHOWN ON THE RECORD OF SURVEY FOR CITY OF LAS VEGAS IN FILE 67 OF SURVEYS ON PAGE 79 OF CLARK COUNTY OFFICIAL RECORDS.

Call before you Dig
Call 811 or 1-800-227-2600
1-702-445-7544

Call before you Overhead
1-702-227-2929

Call before you UnderGround
1-702-385-2011



PARKING LOT SCREEN DETAIL
PER LAS VEGAS DOWNTOWN CENTENNIAL PLAN

Sign locations

VAR-55335

## SITE DATA

| | |
|---|---|
| ASSESSOR'S PARCEL NUMBER | 139-34-610-023, 031 |
| EXISTING ZONING: | C-2 (GENERAL COMMERCIAL DISTRICT) |
| GROSS AREA: | 0.85± ACRES |
| OWNER: | PROVIEW SERIES 17, LLC. |
| DEVELOPER: | E TECH CONSTRUCTION |

PARKING ANALYSIS

| | |
|---|---|
| STANDARD | 69 |
| COMPACT | 37 |
| HANDICAP | 5 |
| TOTAL | 111 |

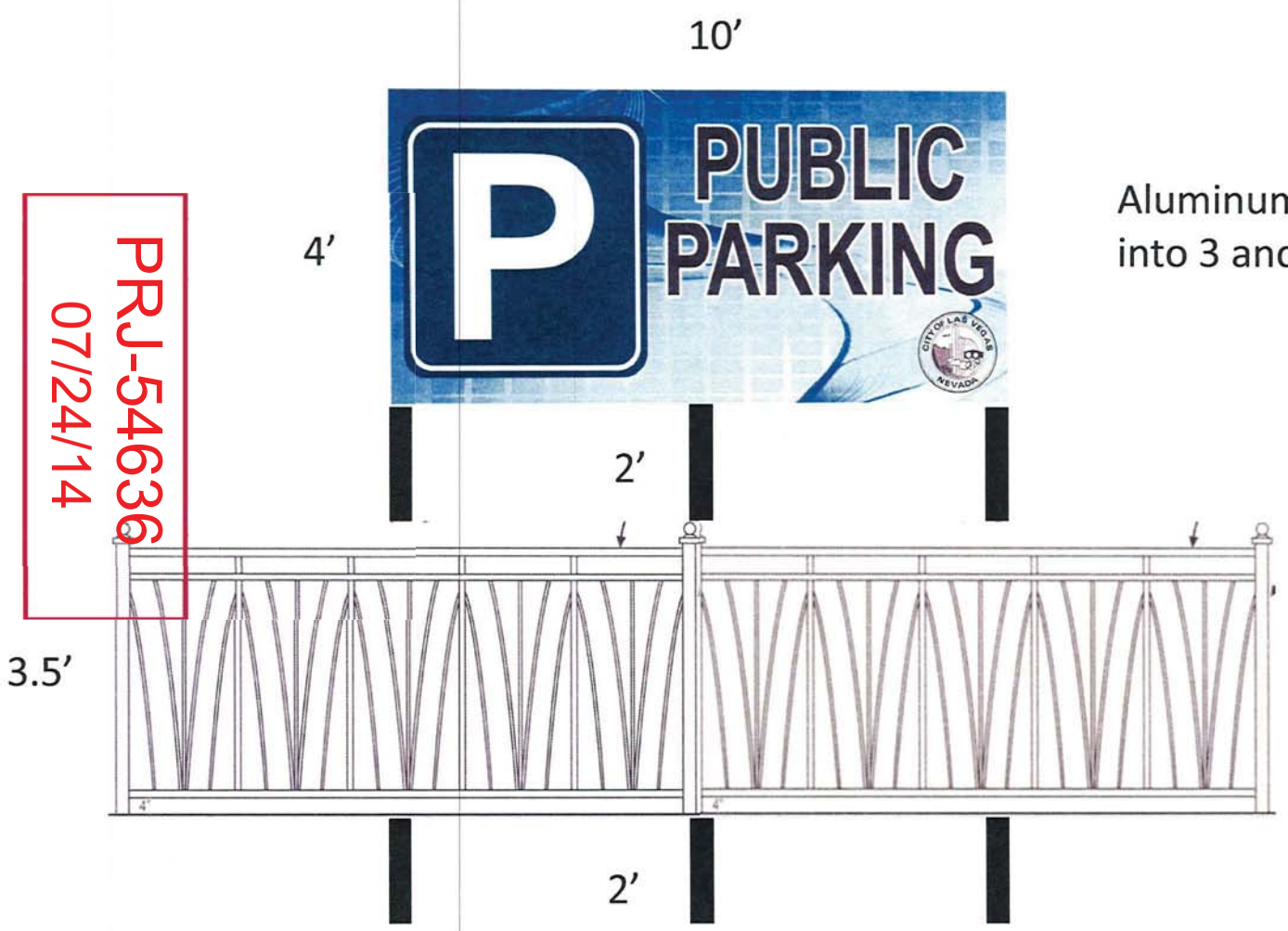
THOMASON CONSULTING ENGINEERS
3277 E. WARM SPRINGS ROAD, SUITE 400
LAS VEGAS, NEVADA 89120
702-932-6122 FAX: 702-932-6129

E TECH CONSTRUCTION

CARSON AVENUE PARKING
SITE PLAN

SHEET 2 OF 2

# Elevation – Las Vegas Blvd (A)




Aluminum sign bolted into 3 anchor posts

PRJ-54636
07/24/14

Posts: 4” x 4” black steel tubing, set 24” deep in 18” round concrete

VAR-55335

# Elevation – Carson Ave (B)

PRJ-54636
07/24/14
3




Sign is 3'2" tall by 8' long, bolted into existing centennial fence

**VAR-55335**

# Elevation – Carson Ave (C)

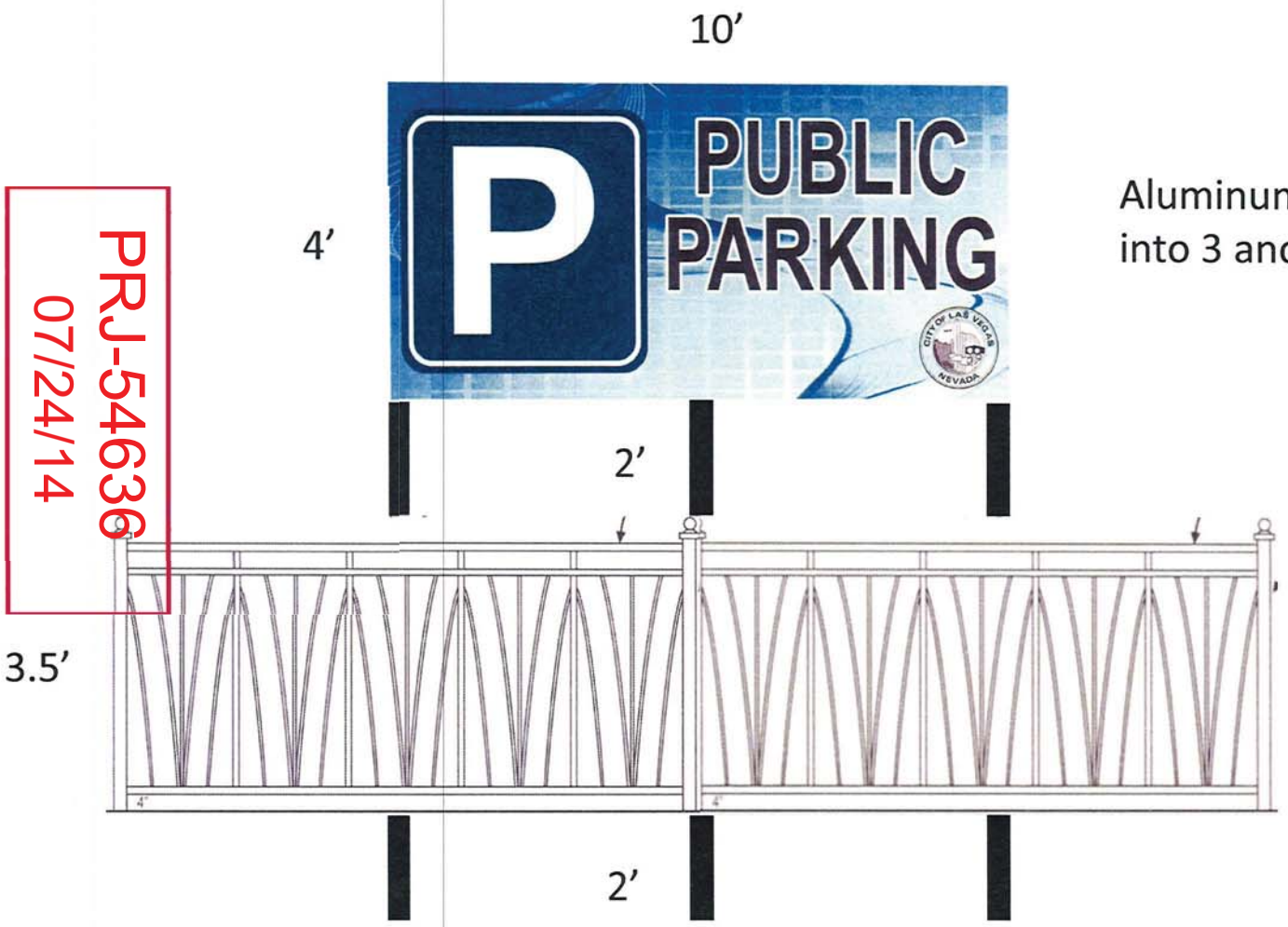
PRJ-54636
07/24/14




Sign is 3'2" tall by 8'9" long, bolted into existing centennial fence

**VAR-55335**

# Elevation – 4th Street (D)




Aluminum sign bolted into 3 anchor posts

PRJ-54636
07/24/14

Posts: 4” x 4” black steel tubing, set 24” deep in 18” round concrete

**VAR-55335**

# Carson Lot Signage - PRJ54636_EX001

Parcels 139-34-610-023
139-34-610-031

| Design | Sign Description | Location | Parcel | Elevation Height | Elevation Width | Bldg Elev. Area | % Allowable | Type | Illumination | Animated | Sign Height | Sign Width | Sign Area |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A | Aluminum sign w/ vinyl graphics | Midpoint of sign 37.5' South of parcel line on Las Vegas Blvd | 139-34-610-023 | Bottom of sign is 6' from ground | Property is approx 140' long | N/A | N/A | Free standing | None | No | 4' | 10' | 40 sf |
| B | Aluminum sign w/ vinyl graphics | Midpoint of sign is 4' west of LVB parcel line on Carson Street | 139-34-610-023 | Bottom of sign is 3.5" from ground | Property is approx 138' long | N/A | N/A | Affixed to existing fence | None | No | 38" | 8' | 30 sf |
| C | Aluminum sign w/ vinyl graphics | Midpoint of sign is 4' 4.5" east of alley on Cason | 139-34-610-023 | Bottom of sign is 3.5" from ground | Property is approx 138' long | N/A | N/A | Affixed to existing fence | None | No | 38" | 8'9" | 33 sf |
| D | Aluminum sign w/ vinyl graphics | Midpoint of sign is 85' South of parcel line on Carson Street | 139-34-610-031 | Bottom of sign is 6' from ground | Property is approx 125' long | N/A | N/A | Free standing | None | No | 4' | 10' | 40 sf |

**VAR-55335**

PRJ-54636
07/24/14

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

June 23, 2014

Mr. Steve Swanton
City of Las Vegas, Planning Department
333 N. Rancho
Las Vegas, NV 89106

Re: Signage Application for 200 S. Las Vegas Blvd and 201 S. 4th Street

Dear Mr. Swanton:

Attached please find the required documents for proposed signage on the above referenced properties. As we are new to this process, any assistance you can provide would be very much appreciated.

These properties are currently being utilized as a temporary parking lot, authorized under the Downtown Centennial Plan, and may only be used for parking for a term of 3 years. After this time, the lot must be extended with appropriate approval, developed or upgraded to full, permanent parking lot standards.

The proposed signage is not compliant with signage regulations applying to the property, and to comply with these regulations for a period of less than 2 years during the temporary use would be extremely expensive and counterproductive.

These signage regulations were clearly designed for permanent use of the properties within the boundaries and not for temporary use. We have received a temporary signage permit, however the term of this permit is only 6 months, and the hope is that the appropriate authorities will recognize the disconnect in the length of the temporary use of the property and the temporary sign permit limitations (3 years vs. 6 months).

We are requesting illumination and animation variances for Carson Street and Las Vegas Boulevard signs as well as setback variances on Las Vegas Boulevard and 4th Streets. The free standing signs will abut the existing fence inside the property line, as moving them back into the lot to comply with the setback requirement will result in the loss of a total of 6 parking spaces.

Sincerely,

Brandy Stanley

Brandy Stanley
Parking Services Manager

CC: Kamran Foulad

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

VAR-55335

PRJ-54636
07/24/14




VAR-55335 [PRJ-54636] - APPLICANT: CITY OF LAS VEGAS - OWNER: PROVIEW SERIES 17, LLC
200 SOUTH LAS VEGAS BOULEVARD AND 201 SOUTH 4TH STREET

07/31/14




VAR-55335 [PRJ-54636] - APPLICANT: CITY OF LAS VEGAS - OWNER: PROVIEW SERIES 17, LLC
200 SOUTH LAS VEGAS BOULEVARD AND 201 SOUTH 4TH STREET

07/31/14




VAR-55335 [PRJ-54636] - APPLICANT: CITY OF LAS VEGAS - OWNER: PROVIEW SERIES 17, LLC
200 SOUTH LAS VEGAS BOULEVARD AND 201 SOUTH 4TH STREET

07/31/14




VAR-55335 [PRJ-54636] - APPLICANT: CITY OF LAS VEGAS - OWNER: PROVIEW SERIES 17, LLC
200 SOUTH LAS VEGAS BOULEVARD AND 201 SOUTH 4TH STREET

07/31/14




VAR-55335 [PRJ-54636] - APPLICANT: CITY OF LAS VEGAS - OWNER: PROVIEW SERIES 17, LLC
200 SOUTH LAS VEGAS BOULEVARD AND 201 SOUTH 4TH STREET

07/31/14




VAR-55335 [PRJ-54636] - APPLICANT: CITY OF LAS VEGAS - OWNER: PROVIEW SERIES 17, LLC
200 SOUTH LAS VEGAS BOULEVARD AND 201 SOUTH 4TH STREET

07/31/14

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

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

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

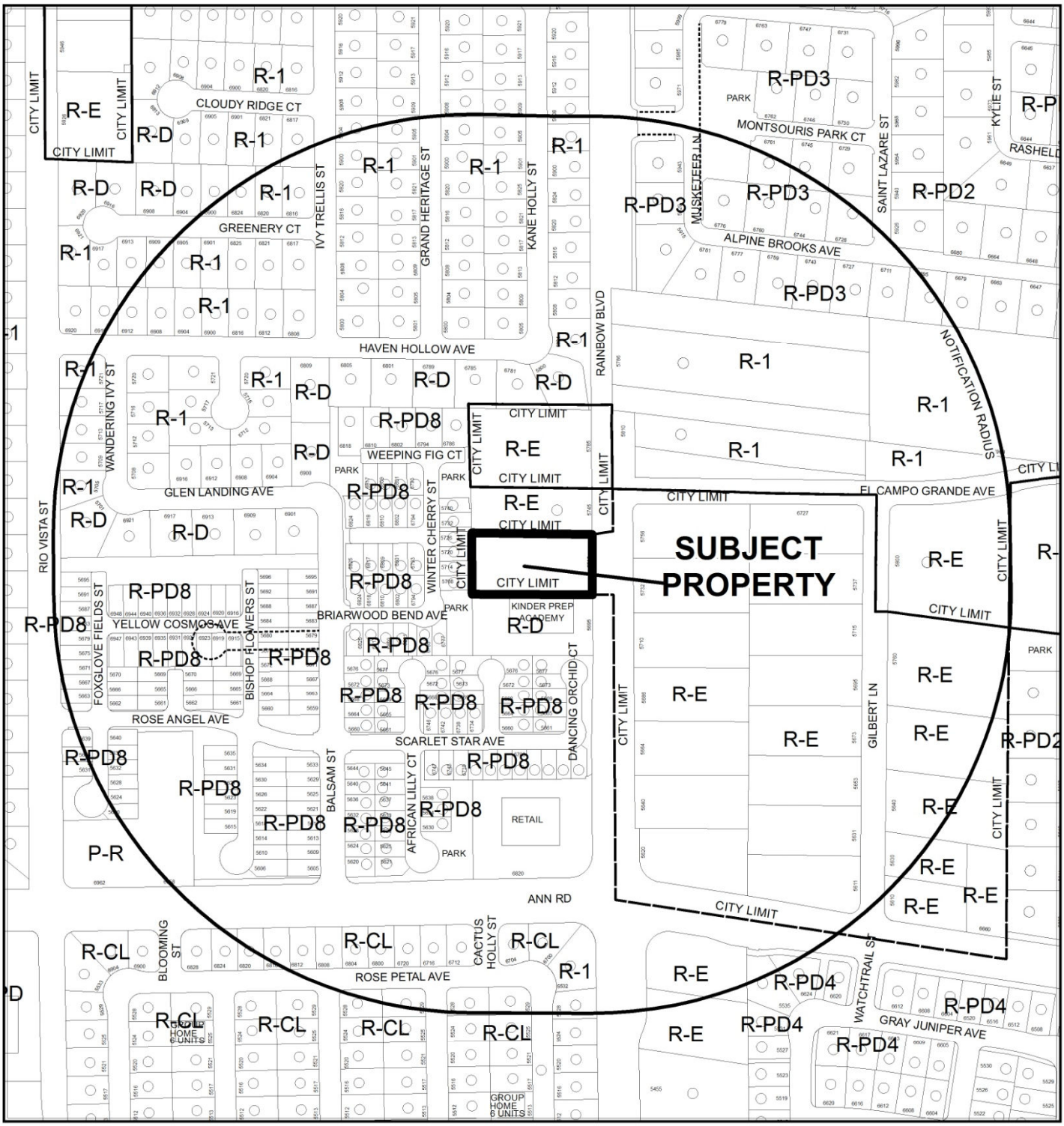
**SUBJECT:**
SUP-55031 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/ OWNER: CCOB FAMILY TRUST - For possible action on a request for a Special Use Permit FOR A PRIVATE SCHOOL, PRIMARY USE at 5705 North Rainbow Boulevard (APN 125-27-803-004), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-55030].

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

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

**RECOMMENDATION:**
None

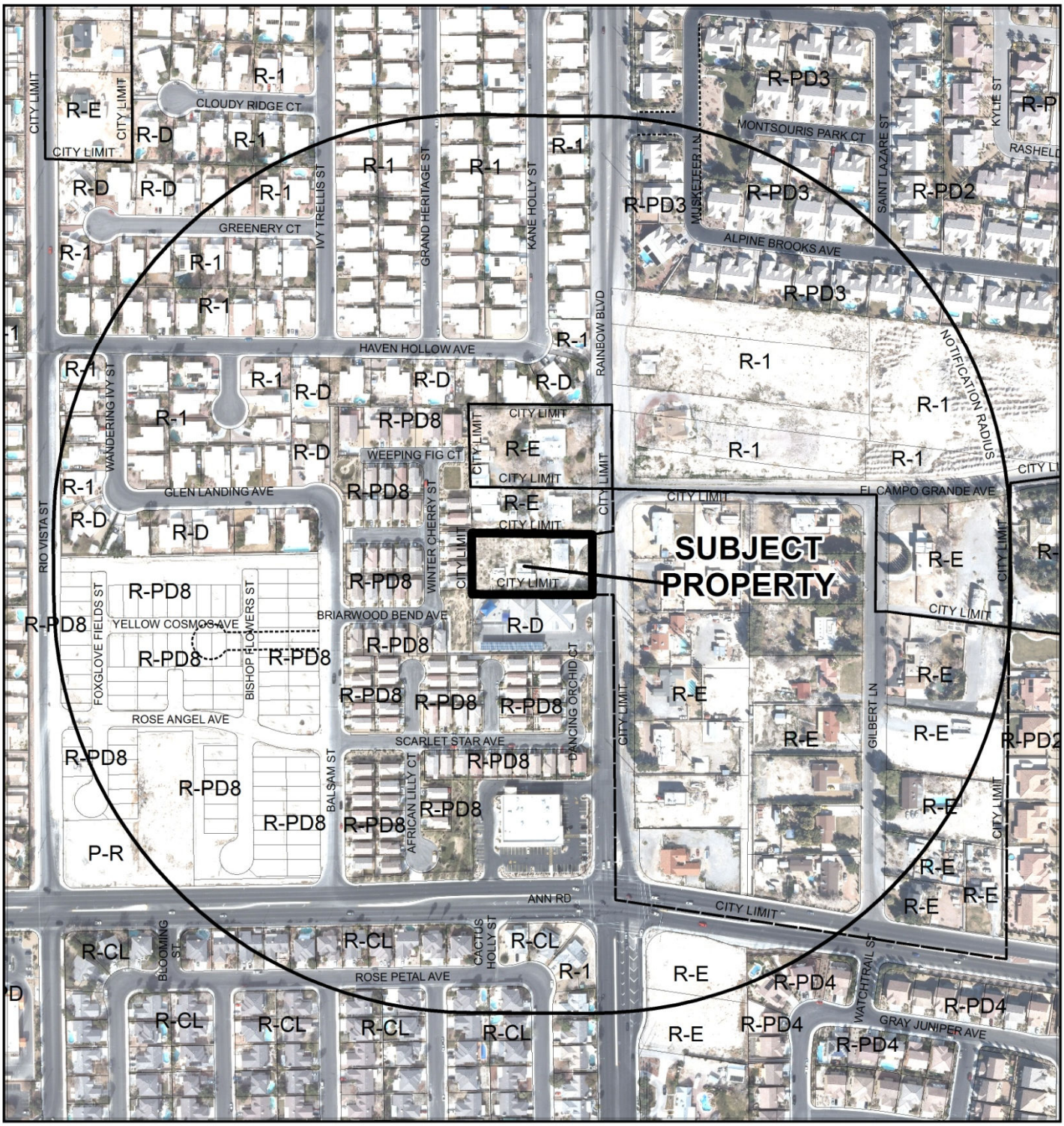
**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps - SUP-55031 and SDR-55043 [PRJ-55030]
2. Conditions and Staff Report - SUP-55031 and SDR-55043 [PRJ-55030]
3. Supporting Documentation - SUP-55031 and SDR-55043 [PRJ-55030]
4. Photos - SUP-55031 and SDR-55043 [PRJ-55030]
5. Justification Letter -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




**CASE:** **SUP-55031 AND SDR-55043 (PRJ-55030)**

**RADIUS:** 1000 FEET

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




**CASE:** **SUP-55031 AND SDR-55043 (PRJ-55030)**

**RADIUS:** 1000 FEET

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

0 300 600 Feet

N

# 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 Clopot

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

JEFF WEIR
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 10-1940-1
MY APPT. EXPIRES NOV. 9, 2017



PRJ-55030
07/16/14

# 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 CAR **Zoning:** existing 313 LAGI 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@HOTMAI

**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*** Carey Clapt

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

**Print Name** CAREY CLAPT

Subscribed and sworn before me

This 12 day of July, 2014.

John Caccitolo

Notary Public in and for said County and State

JOHN CACCITOLO
Notary Public, State of Nevada
Appointment No. 03-84202-1
My Appt. Expires Oct 20, 2017

***FOR DEPARTMENT USE ONLY***

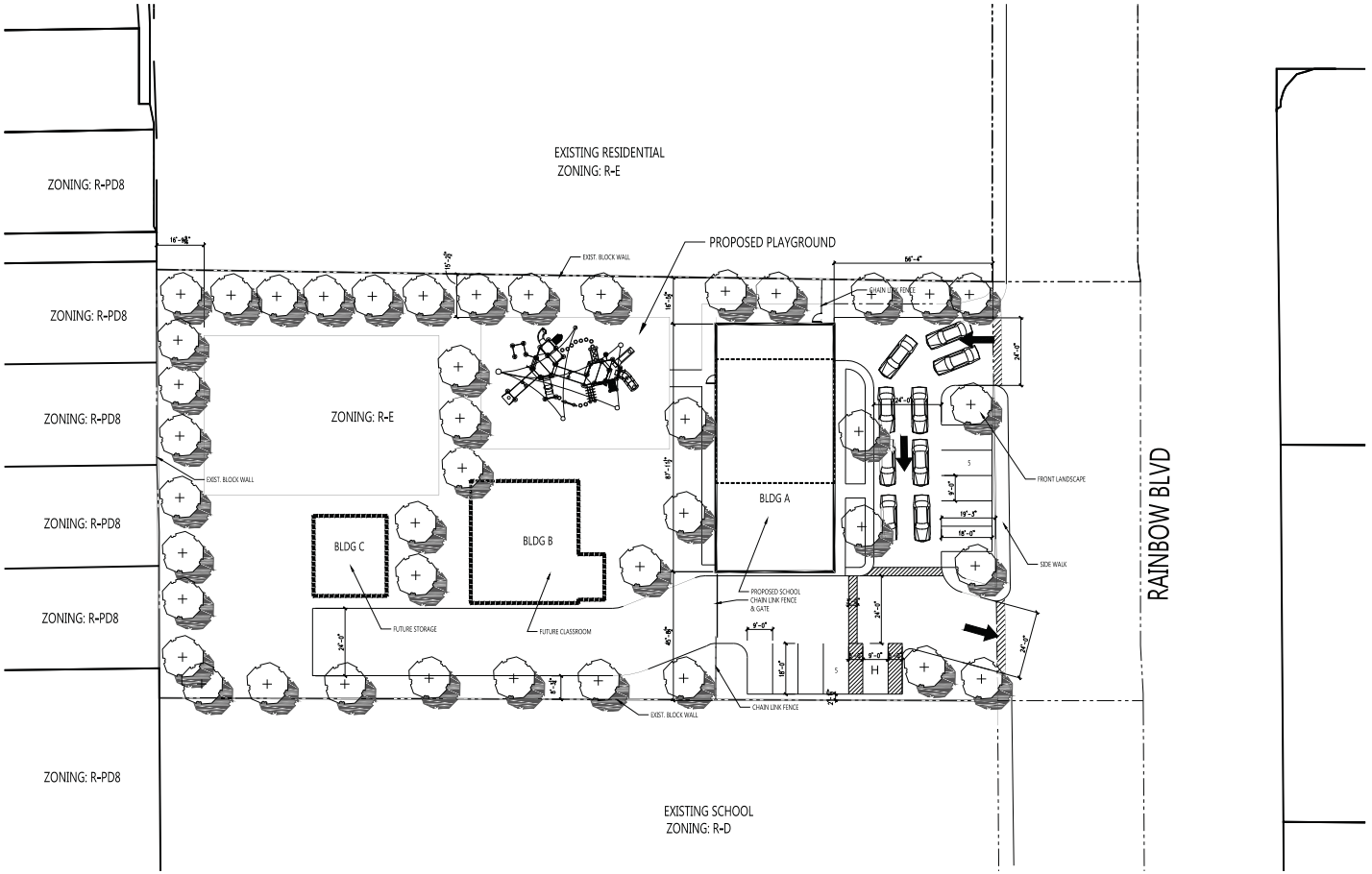
| | |
|---|---|
| Case # | SUP-55031 |
| Meeting Date: | 09/09/14 PC |
| Total Fee: | |
| Date Received:* | |
| Received By: | |

*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.

PRJ-55030
07/16/14

Revised 10/27/08

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) | ±1,806 SF |
| BLDG C: (FUTURE) | ±737 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: (3/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
1669 HORIZON RIDGE PARKWAY,
SUITE 120,
HENDERSON, NV 89012
702. 778.8711
702.946.0933

# INNOVATION ACADEMY
LAS VEGAS, NEVADA

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

N

PRJ-55030
07/16/14

**SUP-55031 & SDR-55043**




## 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) | ±1,806 SF |
| BLDG C: (FUTURE) | ±737 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: (3/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
1669 HORIZON RIDGE PARKWAY,
SUITE 120,
HENDERSON, NV 89012
702. 778.8711
702.946.0933

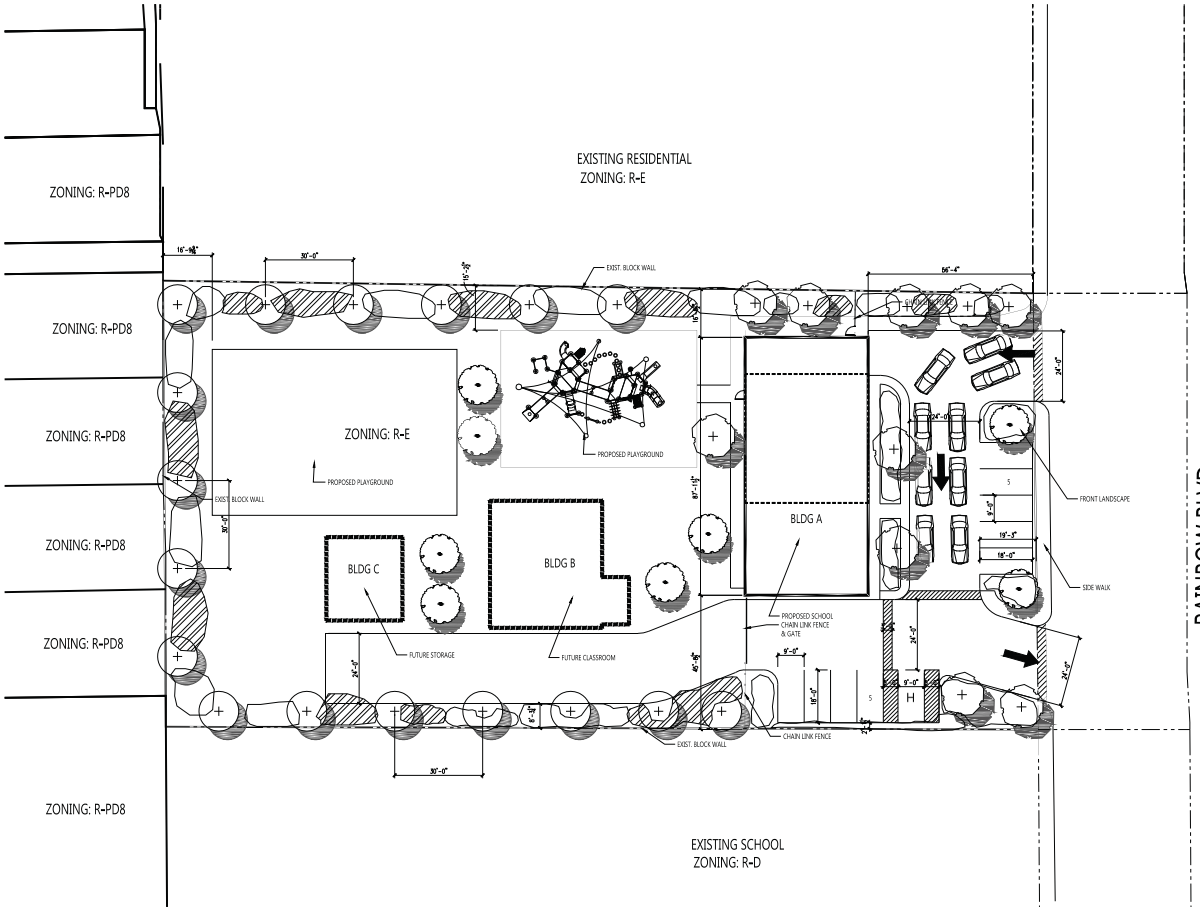
# INNOVATION ACADEMY
LAS VEGAS, NEVADA

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

N

**SUP-55031 & SDR-55043**

PRJ-55030
07/16/14




TREE LEGEND

| SYM. | BOTANICAL/COMMON NAME | SIZE | COMMENTS |
|---|---|---|---|
| | CHITALPA TASHKENTENSIS CHITALPA | 36" BOX, AT BLDG. 24" BOX | STD., D.S. |
| | RHUS LANCEA AFRICAN SUMAC | 24" BOX | STD., D.S. |
| | PROSOPIS CHILENSIS THORNLESS CHILEAN MESQUITE | 24" BOX | STD., D.S. |

SHRUB LEGEND

| SYM. | BOTANICAL/COMMON NAME | SIZE | COMMENTS |
|---|---|---|---|
| | CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE | 5 GAL | 72" O.C. |
| | CASSIA NEMOPHILA CASSIA | 5 GAL | 60" O.C. |
| | COTONEASTER GLAUCOPHYLLUS BRIGHT BEAD COTONEASTER | 5 GAL | 42" O.C. |
| | ELAEAGNUS PUNGENS SILVERBERRY | 5 GAL | 48" O.C. |
| | HESPERALOE PARVIFLORA RED YUCCA | 5 GAL | 36" O.C. |
| | LEUCOPHYLLUM F. "COMPACTA" DWARF TEXAS RANGER | 5 GAL | 30" O.C. |
| | LEUCOPHYLLUM F. "GREEN CLOUD" GREEN CLOUD TEXAS RANGER | 5 GAL | 48" O.C. |
| | MUHLENBERGIA C. "REGAL MIST" REGAL MIST | 5 GAL | 36" O.C. |
| | MUHLENBERGIA RIGENS DEER GRASS | 5 GAL | 36" O.C. |
| | PENNISETUM SETACEUM "CUPREUM" PURPLE FOUNTAIN GRASS | 5 GAL | 36" O.C. |
| | SALVIA GREGGII AUTUMN SAGE | 5 GAL | 24" O.C. |

GROUND COVER / ACCENT PLANT LEGEND

| SYM. | BOTANICAL/COMMON NAME | SIZE | COMMENTS |
|---|---|---|---|
| | ACACIA R. "DESERT CARPET" CREEPING ACACIA | 1 GAL | 54" O.C., PLANT 54" BACK OF CURBS AND WALKS |
| | DALEA CAPITATA "SIERRA GOLD" SIERRA GOLD DALEA | 1 GAL | 30" O.C., PLANT 30" BACK OF CURBS AND WALKS |
| | LANTANA CAMARA "NEW GOLD" NEW GOLD LANTANA | 1 GAL | 30" O.C., PLANT 30" BACK OF CURBS AND WALKS |
| | ROSMARINUS O. "PROSTRATUS" DWARF ROSEMARY | 1 GAL | 36" O.C., PLANT 36" BACK OF CURBS AND WALKS |

ROCK MULCH

APPLY A 2" DEEP LAYER OF 3/4" SIZE SCREENED 'PALOMINO TAN' ROCK MULCH IN ALL PLANTING AREAS. THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE ROCK MULCH TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THERE ARE TO BE NO BARE AREAS WITHOUT 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 'PALOMINO TAN' ROCK SOURCE.

YIHONG LIU + ASSOCIATES
1669 HORIZON RIDGE PARKWAY,
SUITE 120,
HENDERSON, NV 89012
702. 778.8711
702.946.0933

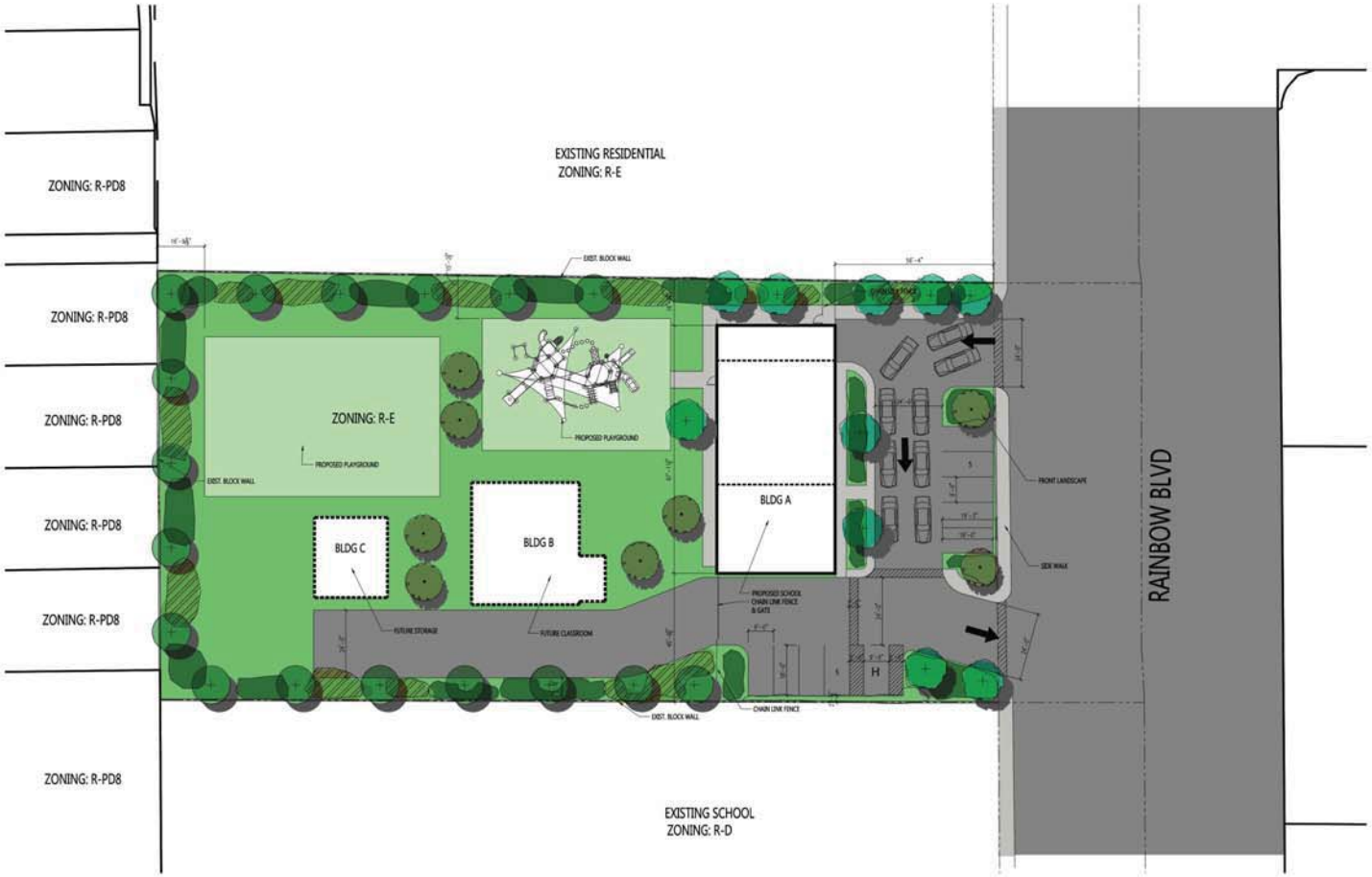
# INNOVATION ACADEMY
LAS VEGAS, NEVADA

A. 007
LANDSCAPE PLAN
7-11-2014
SCALE: 1" = 20'-0"

N

PRJ-55030
07/16/14

**SUP-55031 & SDR-55043**




TREE LEGEND

| SYM. | BOTANICAL/COMMON NAME | SIZE | COMMENTS |
|---|---|---|---|
| | CHITALPA TASHKENTENSIS CHITALPA | 36" BOX, AT BLDG. 24" BOX | STD., D.S. |
| | RHUS LANCEA AFRICAN SUMAC | 24" BOX | STD., D.S. |
| | PROSOPIS CHILENSIS THORNLESS CHILEAN MESQUITE | 24" BOX | STD., D.S. |

SHRUB LEGEND

| SYM. | BOTANICAL/COMMON NAME | SIZE | COMMENTS |
|---|---|---|---|
| | CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE | 5 GAL | 72" O.C. |
| | CASSIA NEMOPHILA CASSIA | 5 GAL | 60" O.C. |
| | COTONEASTER GLAUCOPHYLLUS BRIGHT BEAD COTONEASTER | 5 GAL | 42" O.C. |
| | ELAEAGNUS PUNGENS SILVERBERRY | 5 GAL | 48" O.C. |
| | HESPERALOE PARVIFLORA RED YUCCA | 5 GAL | 36" O.C. |
| | LEUCOPHYLLUM F. "COMPACTA" DWARF TEXAS RANGER | 5 GAL | 30" O.C. |
| | LEUCOPHYLLUM F. "GREEN CLOUD" GREEN CLOUD TEXAS RANGER | 5 GAL | 48" O.C. |
| | MUHLENBERGIA C. "REGAL MIST" REGAL MIST | 5 GAL | 36" O.C. |
| | MUHLENBERGIA RIGENS DEER GRASS | 5 GAL | 36" O.C. |
| | PENNISETUM SETACEUM "CUPREUM" PURPLE FOUNTAIN GRASS | 5 GAL | 36" O.C. |
| | SALVIA GREGGII AUTUMN SAGE | 5 GAL | 24" O.C. |

GROUND COVER / ACCENT PLANT LEGEND

| SYM. | BOTANICAL/COMMON NAME | SIZE | COMMENTS |
|---|---|---|---|
| | ACACIA R. "DESERT CARPET" CREEPING ACACIA | 1 GAL | 54" O.C., PLANT 54" BACK OF CURBS AND WALKS |
| | DALEA CAPITATA "SIERRA GOLD" SIERRA GOLD DALEA | 1 GAL | 30" O.C., PLANT 30" BACK OF CURBS AND WALKS |
| | LANTANA CAMARA "NEW GOLD" NEW GOLD LANTANA | 1 GAL | 30" O.C., PLANT 30" BACK OF CURBS AND WALKS |
| | ROSMARINUS O. "PROSTRATUS" DWARF ROSEMARY | 1 GAL | 36" O.C., PLANT 36" BACK OF CURBS AND WALKS |

ROCK MULCH

APPLY A 2" DEEP LAYER OF 3/4" SIZE SCREENED "PALOMINO TAN" ROCK MULCH IN ALL PLANTING AREAS. THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE ROCK MULCH TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THERE ARE TO BE NO BARE AREAS WITHOUT 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 "PALOMINO TAN" ROCK SOURCE.

YIHONG LIU + ASSOCIATES
1669 HORIZON RIDGE PARKWAY,
SUITE 120,
HENDERSON, NV 89012
702. 778.8711
702.946.0933

# INNOVATION ACADEMY
LAS VEGAS, NEVADA

A. 007
LANDSCAPE PLAN
7-11-2014
SCALE: 1" = 20'-0"

N

**SUP-55031 & SDR-55043**

PRJ-55030
07/16/14




1 EXISTING BLDG ELEVATION
N.T.S

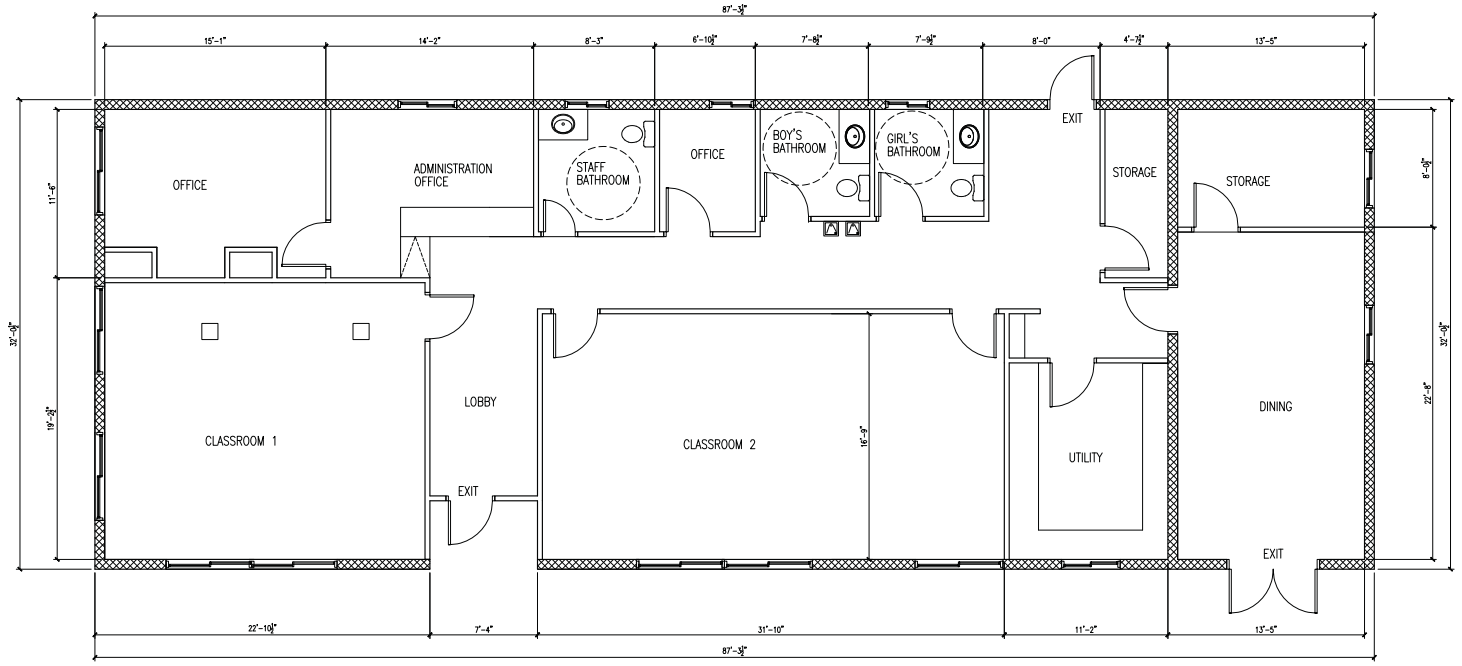
YIHONG LIU + ASSOCIATES
1669 HORIZON RIDGE PARKWAY,
SUITE 120,
HENDERSON, NV 89012
702. 778.8711
702.946.0933

# INNOVATION ACADEMY
LAS VEGAS, NEVADA

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

SUP-55030
07/PC/14

**SUP-55031 & SDR-55043**




1 PROPOSED SCHOOL LAYOUT ( BLDG A 1ST FLOOR PLAN )
1/4" = 1'-0"

YIHONG LIU + ASSOCIATES
1669 HORIZON RIDGE PARKWAY,
SUITE 120,
HENDERSON, NV 89012
702. 778.8711
702.946.0933

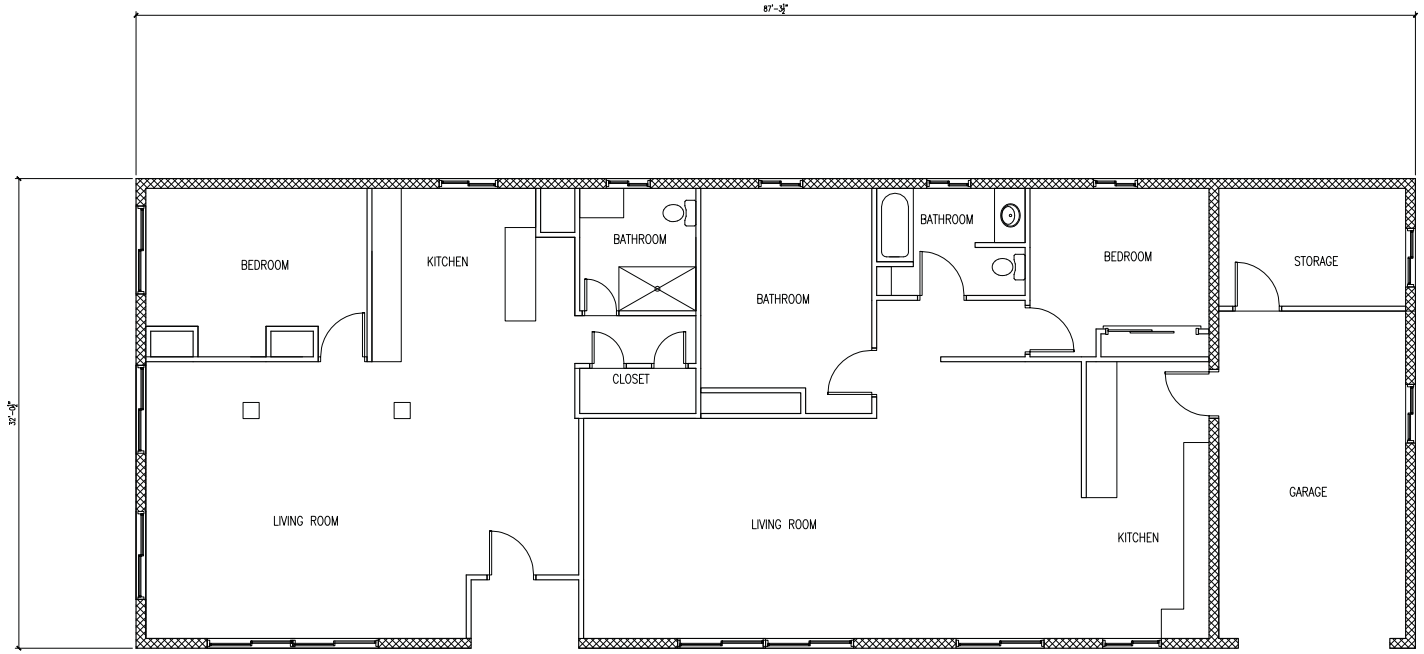
# INNOVATION ACADEMY
LAS VEGAS, NEVADA

A. 002
FLOOR PLAN
7-11-2014
SCALE: 1/4" = 1'-0"

PRJ-55030
9/16/14

N

## SUP-55031 & SDR-55043




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

YIHONG LIU + ASSOCIATES
1669 HORIZON RIDGE PARKWAY,
SUITE 120,
HENDERSON, NV 89012
702. 778.8711
702.946.0933

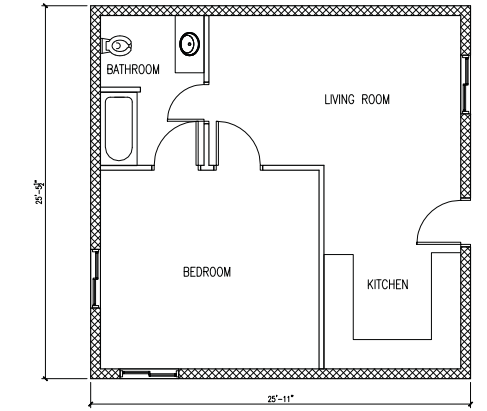
# INNOVATION ACADEMY
LAS VEGAS, NEVADA

A. 003
EXIST. BLDG A
FLR PLAN
7-11-2014
SCALE: 1/4" = 1'-0"

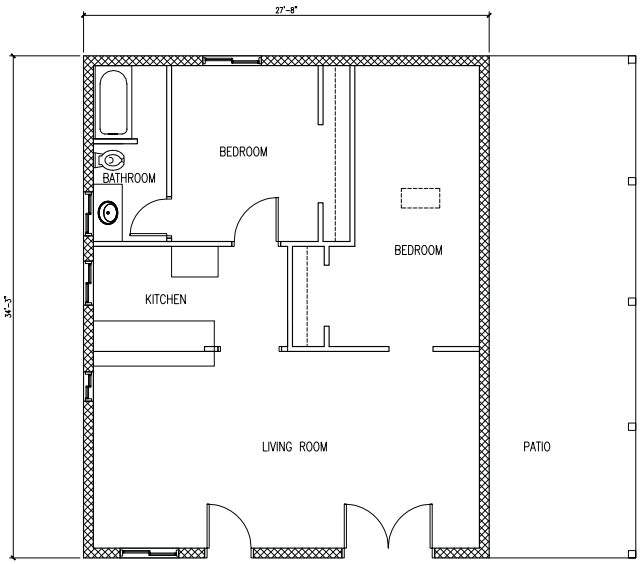
PRJ-55030
07/16/14

N

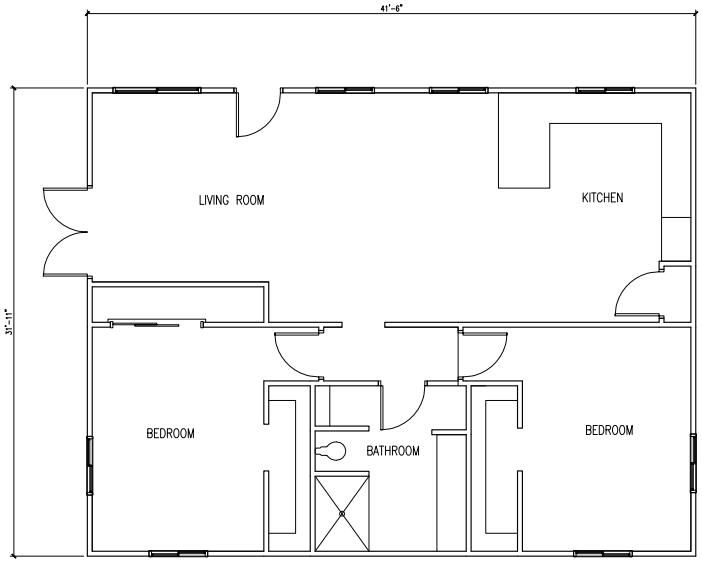
**SUP-55031 & SDR-55043**




1 EXISTING BLDG C FLOOR PLAN (NOT USED)
1/4" = 1'-0"




2 EXISTING BLDG B FLOOR PLAN (NOT USED)
1/4" = 1'-0"




2 EXISTING BLDG A 2ND FLOOR PLAN (NOT USED)
1/4" = 1'-0"

YIHONG LIU + ASSOCIATES
1669 HORIZON RIDGE PARKWAY,
SUITE 120,
HENDERSON, NV 89012
702. 778.8711
702.946.0933

# INNOVATION ACADEMY
LAS VEGAS, NEVADA

A. 004
OTHER BLDG PLAN (NOT USED)
7-11-2014
SCALE: 1/4" = 1'-0"

N

SUP-55031 & SDR-55043

YIHONG LIU & ASSOCIATES

7/14/2014

ARCHITECTURE PLANNING INTERIOR

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. Ramaining 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 morethan 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**

PRJ-55030
07/16/14

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

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



PRJ-55030
07/16/14

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




SUP-55031 RELATED TO SDR-55043 [PRJ-55030] - APPLICANT/OWNER: CCOB FAMILY TRUST
5705 NORTH RAINBOW BOULEVARD

07/31/14



SUP-55031 RELATED TO SDR-55043 [PRJ-55030] - APPLICANT/OWNER: CCOB FAMILY TRUST
5705 NORTH RAINBOW BOULEVARD

07/31/14



SUP-55031 RELATED TO SDR-55043 [PRJ-55030] - APPLICANT/OWNER: CCOB FAMILY TRUST
5705 NORTH RAINBOW BOULEVARD

07/31/14



SUP-55031 RELATED TO SDR-55043 [PRJ-55030] - APPLICANT/OWNER: CCOB FAMILY TRUST
5705 NORTH RAINBOW BOULEVARD

07/31/14



SUP-55031 RELATED TO SDR-55043 [PRJ-55030] - APPLICANT/OWNER: CCOB FAMILY TRUST
5705 NORTH RAINBOW BOULEVARD

07/31/14



SUP-55031 RELATED TO SDR-55043 [PRJ-55030] - APPLICANT/OWNER: CCOB FAMILY TRUST
5705 NORTH RAINBOW BOULEVARD

07/31/14

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

## *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 WAIVERS TO ALLOW A TWO-FOOT WIDE LANDSCAPE BUFFER ON A PORTION OF THE SOUTH SIDE OF THE PROPERTY, WHERE EIGHT FEET IS REQUIRED AND A ZERO-FOOT WIDE LANDSCAPE BUFFER ON THE EAST SIDE OF THE PROPERTY, WHERE FIFTEEN FEET IS REQUIRED; TO ALLOW 27 LANDSCAPE BUFFER TREES, WHERE 42 ARE REQUIRED on 0.95 acres at 5705 North Rainbow Boulevard (APN 125-27-803-004), R-E (Residence Estates) Zone, 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:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
None

**BACKUP DOCUMENTATION:**
1. Consolidated Backup - Refer to SUP-55031
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 Clopot

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

JEFF WEIR
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 10-1940-1
MY APPT. EXPIRES NOV. 9, 2017



PRJ-55030
07/16/14

# 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 CAR **Zoning:** existing 313 LAGI 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@HOTMAI

**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*** Carey Clapt

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

**Print Name** CAREY CLAPT

Subscribed and sworn before me

This 12 day of July, 2014.

John Caccitolo

Notary Public in and for said County and State

JOHN CACCITOLO
Notary Public, State of Nevada
Appointment No. 03-84202-1
My Appt. Expires Oct 20, 2017

***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.

PRJ-55030
07/16/14

Revised 10/27/08

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

City of Las Vegas Agenda Item No.: **30.**

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

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

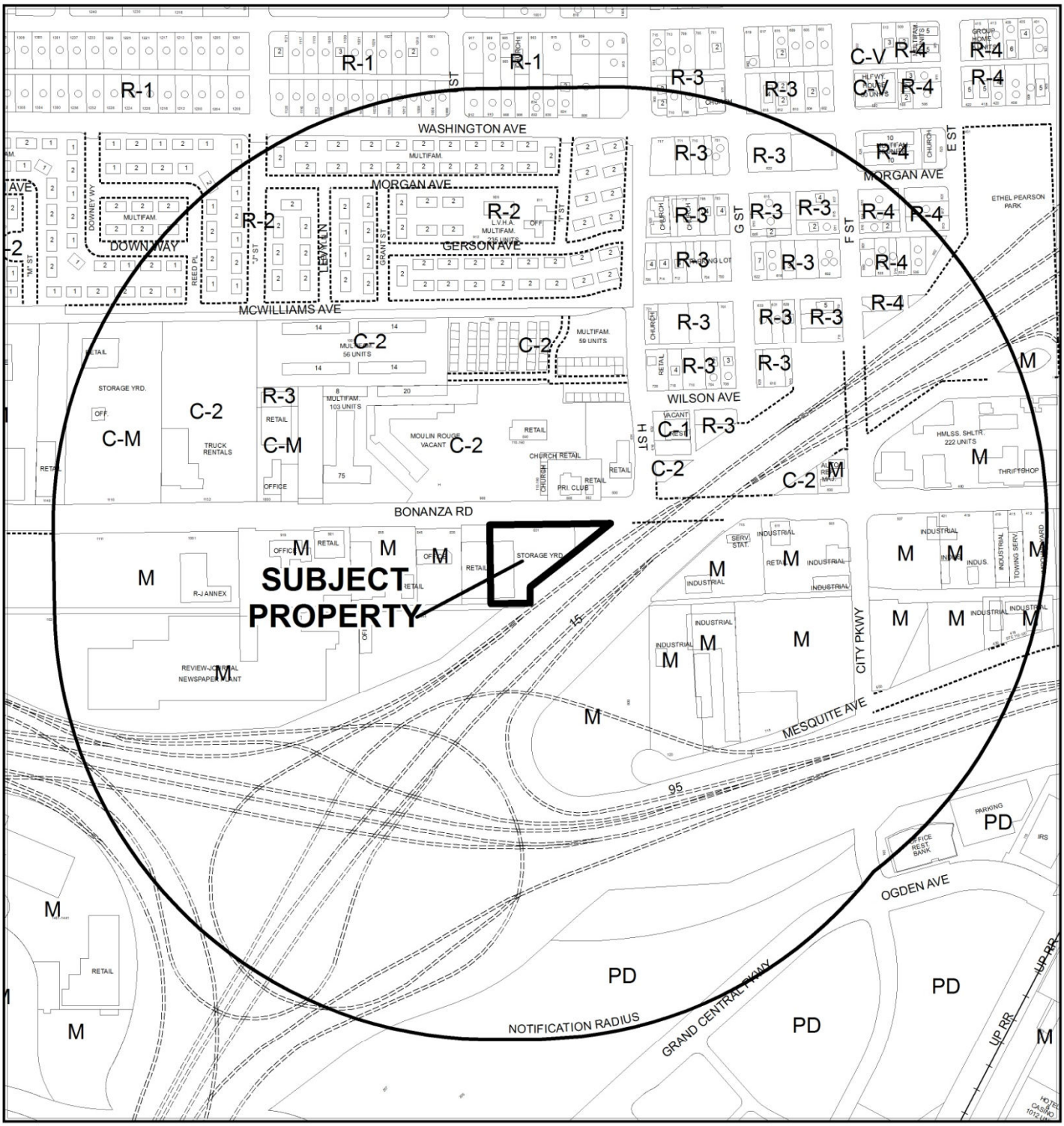
**SUBJECT:**
SUP-55212 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TENAYA CREEK BREWERY - OWNER: RANK BREWING, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,629 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT at 831 West Bonanza Road (APN 139-28-801-010 and 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:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
None

**BACKUP DOCUMENTATION:**
1. Location, Aerial and Special Maps - 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]



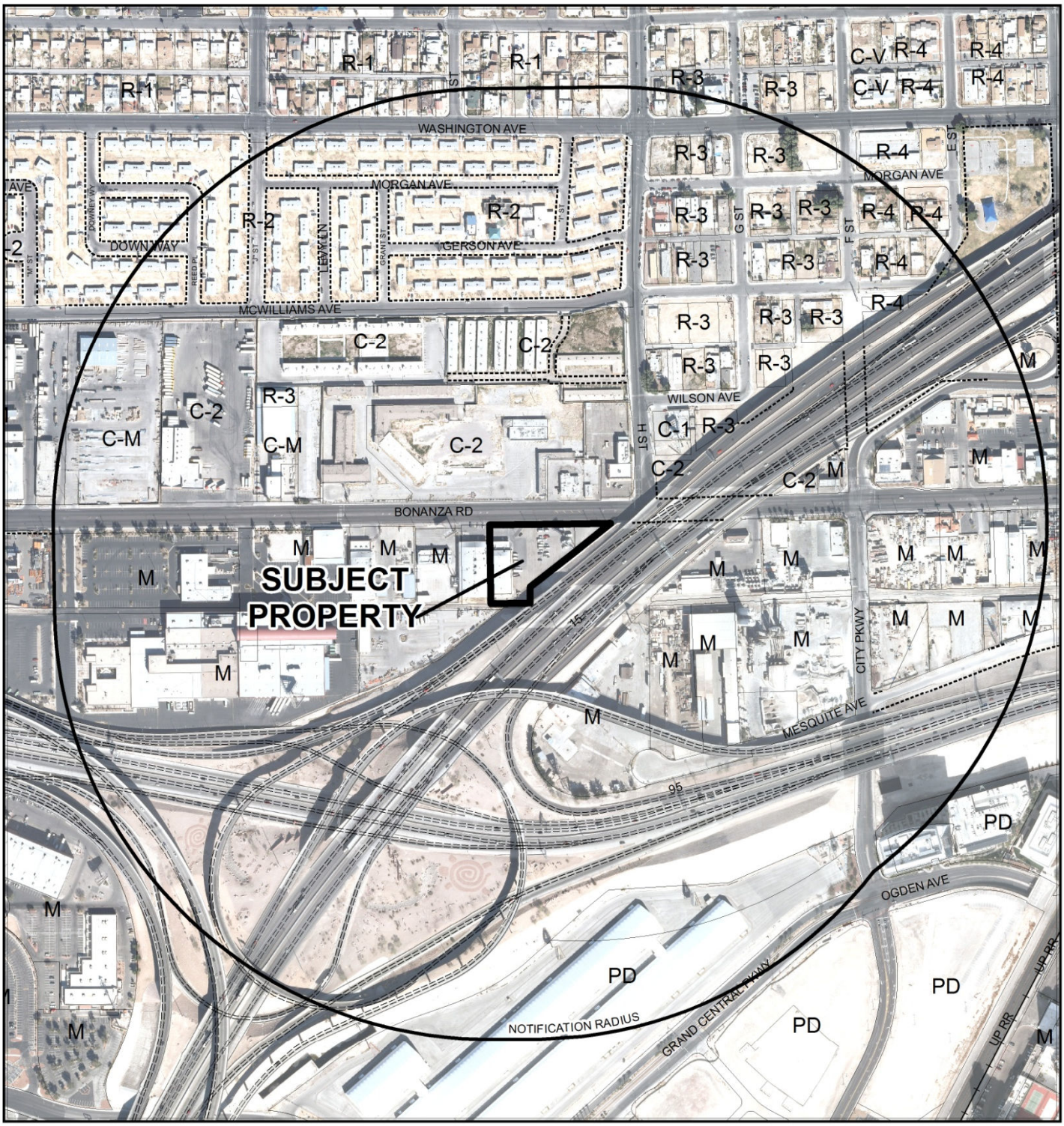

**CASE:** **SUP-55212 AND SUP-55214 (PRJ-55210)**

**RADIUS:** 1500 FEET

**ZONING OF SUBJECT PROPERTY:** M (INDUSTRIAL)

0 400 800 Feet

N



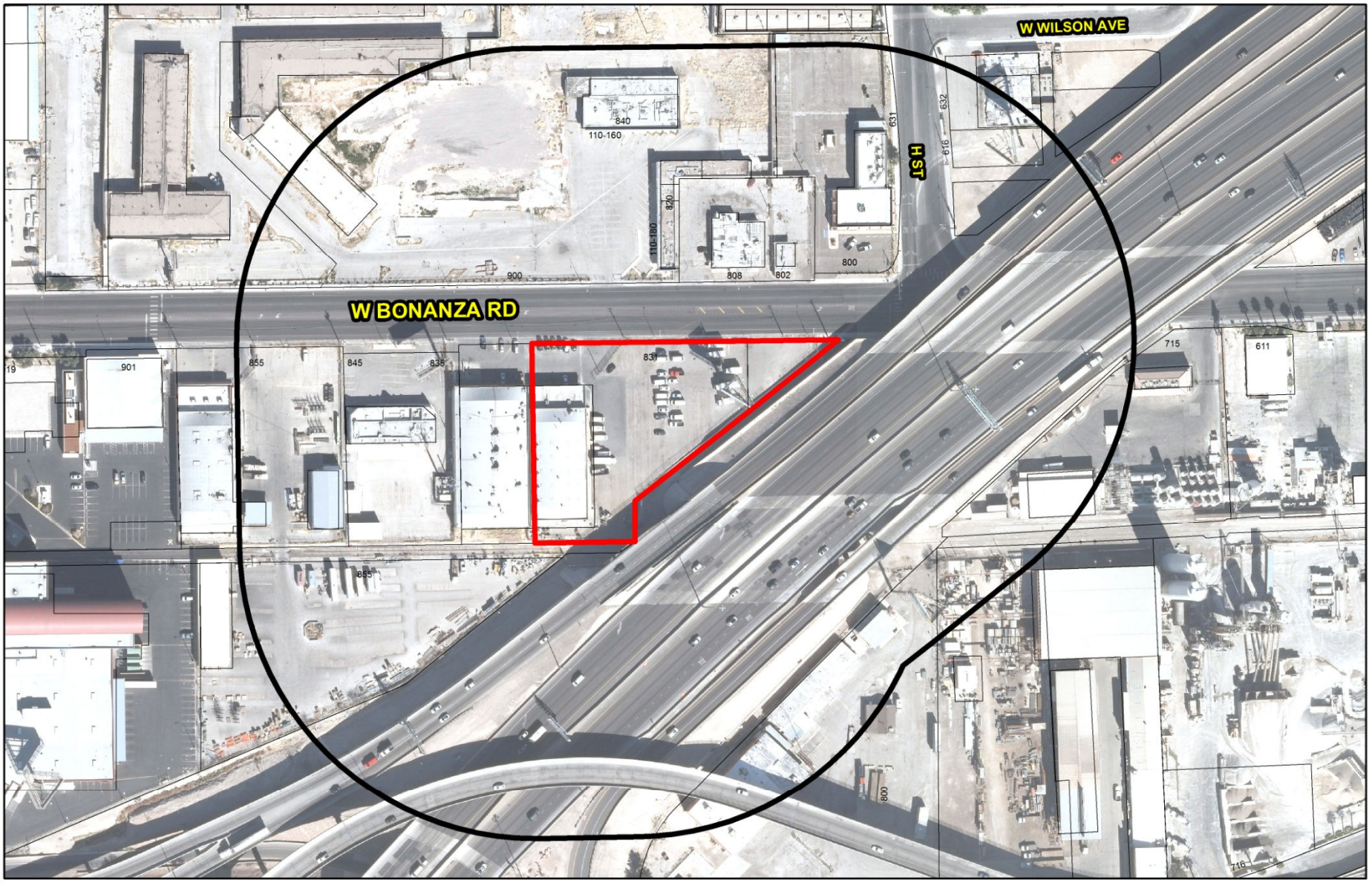

0 400 800 Feet

**CASE:** **SUP-55212 AND SUP-55214 (PRJ-55210)**

**RADIUS:** 1500 FEET

**ZONING OF SUBJECT PROPERTY:** M (INDUSTRIAL)

N




**SUP-55212 AND SUP-55214 (PRJ-55210)**

**Beer/Wine/Cooler On-Sale**

**Business Licenses**

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

**Protected Uses**

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility
- Subject Property
- 400 foot buffer

N

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

Date: Monday, July 28, 2014

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-55212 APN: 139-28-801-010 + 011

Name of Property Owner: RANK 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: Richard A Etter

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

DAVID MASON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-16-16
Certificate No: 99-97274-1

PRJ-55210
07/22/14

# 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** BREWPUB

**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** RANK 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** CEROUSH@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** CEROUSH@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 fo inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchase (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

**Property Owner Signature*** 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.

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

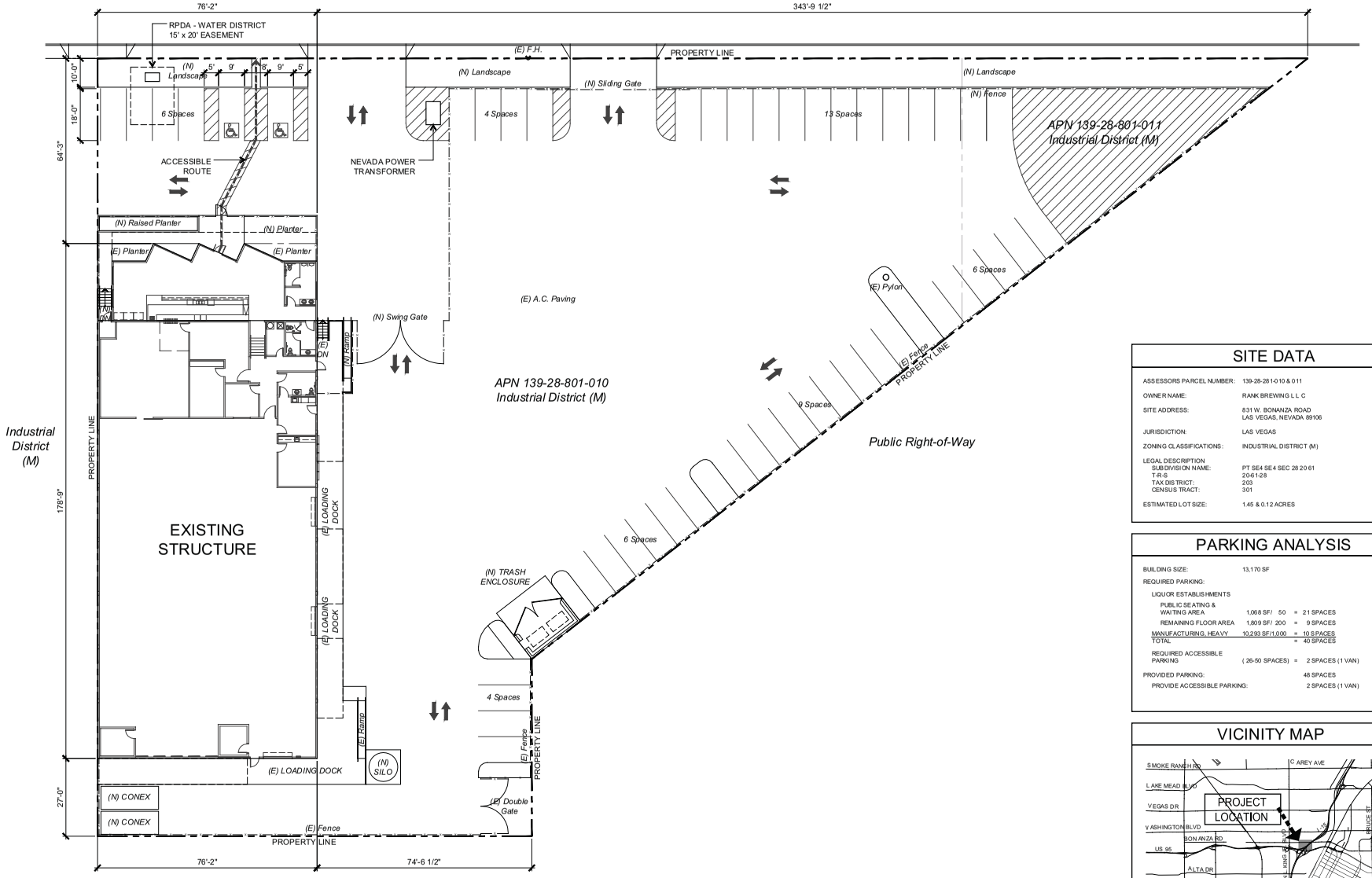
*FOR DEPARTMENT USE ONLY*

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

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

PR-55210
07/22/14

Revised 10/27/08



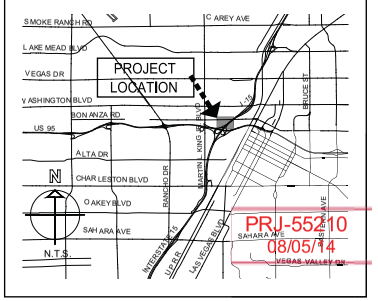

## SITE DATA

| | |
|---|---|
| ASSESSORS PARCEL NUMBER: | 139-28-281-010 & 011 |
| OWNER NAME: | RANK BREWING L L C |
| SITE ADDRESS: | 831 W. BONANZA ROAD<br>LAS VEGAS, NEVADA 89106 |
| JURISDICTION: | LAS VEGAS |
| ZONING CLASSIFICATIONS: | INDUSTRIAL DISTRICT (M) |
| LEGAL DESCRIPTION<br>SUBDIVISION NAME:<br>T-R-S<br>TAX DISTRICT:<br>CENSUS TRACT: | <br>PT SE4 SE4 SEC 28 20 61<br>20-61-28<br>203<br>301 |
| ESTIMATED LOT SIZE: | 1.45 & 0.12 ACRES |

## PARKING ANALYSIS

| | | | |
|---|---|---|---|
| BUILDING SIZE: | 13,170 SF | | |
| REQUIRED PARKING: | | | |
| LIQUOR ESTABLISHMENTS | | | |
| PUBLIC SEATING & WAITING AREA | 1,068 SF/ 50 | = | 21 SPACES |
| REMAINING FLOOR AREA | 1,809 SF/ 200 | = | 9 SPACES |
| MANUFACTURING, HEAVY | 10,293 SF/1,000 | = | 10 SPACES |
| TOTAL | | = | 40 SPACES |
| REQUIRED ACCESSIBLE PARKING | ( 26-50 SPACES) | = | 2 SPACES (1 VAN) |
| PROVIDED PARKING: | | | 48 SPACES |
| PROVIDE ACCESSIBLE PARKING: | | | 2 SPACES (1 VAN) |

## VICINITY MAP




PRJ-55210
08/05/14

A SITE PLAN
Scale 1/16"=1'-0"

**SUP-55212 & SUP-55214 - REVISED**

NRS624
TRADEWINDS CONSTRUCTION
THESE PLANS ARE PREPARED AND SUBMITTED BY THE CONTRACTOR LISTED BELOW AND ALL CONSTRUCTION IS TO BE PERFORMED WORK UNDER CONTRACTOR LICENSE CATEGORY
AND CLASSIFICATION INDICATED
CONTRACTOR LICENSE: #26748A
SIGNATURE
DATE
SIGN WITH BLUE INK ONLY

PLEASE RECYCLE


TRADEWINDS
1714 W. Bonanza Road, Las Vegas, Nevada 89106
(702) 310-6088 (702) 310-6099 fax


SHEET TITLE
SITE PLAN

TENAYA CREEK / RANK BREWING
831 W. BONANZA ROAD
LAS VEGAS, NEVADA 89106

REVISION
NO. DATE

DATE
July 28, 2014
DRAWN
GRE
JOB NUMBER
2014

SHEET NUMBER
A1

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS PRESIDE OVER SCALE DIMENSIONS.

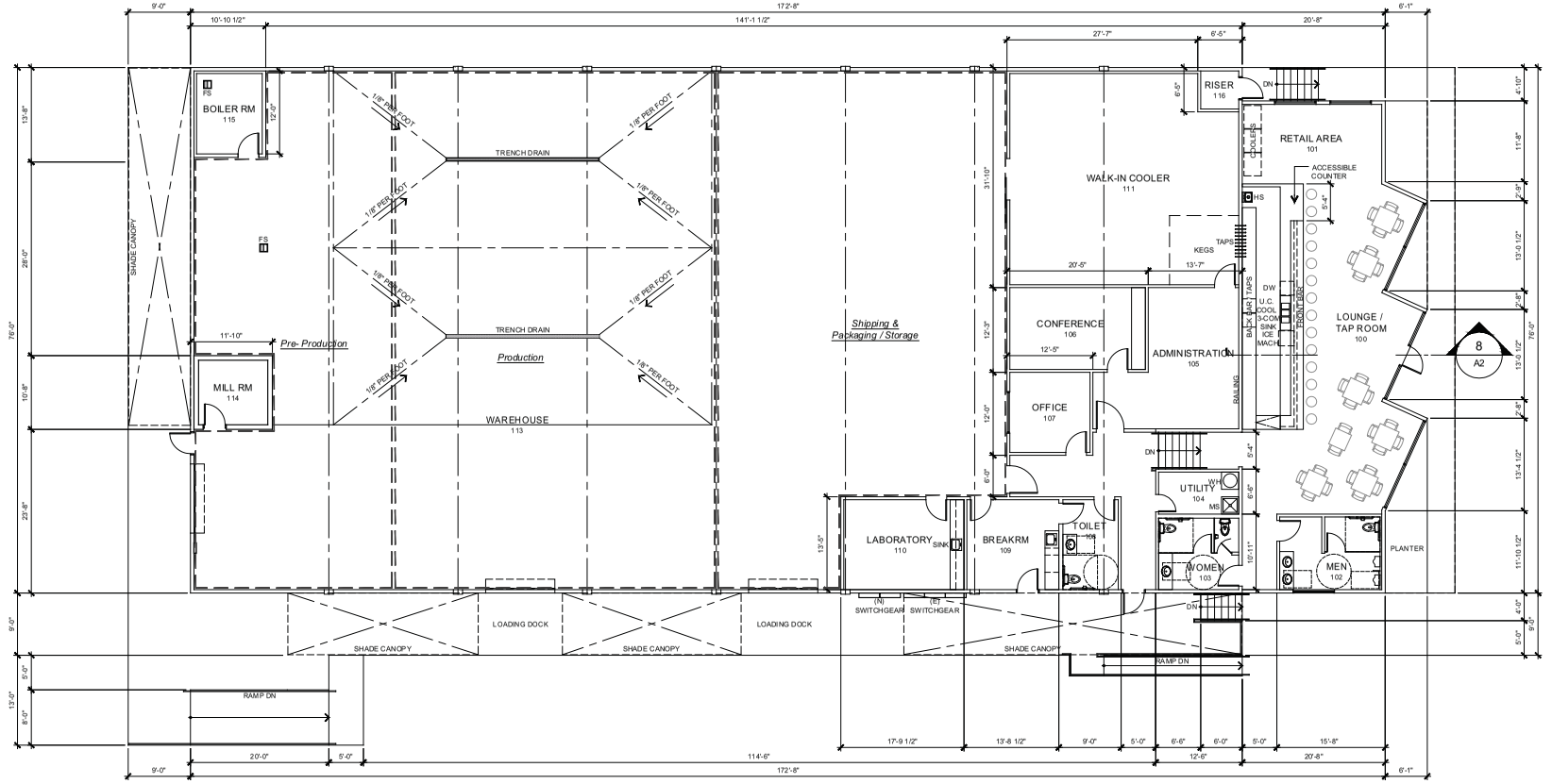



PRJ-55210
07/22/14

TENAYA CREEK BREWERY
exterior design

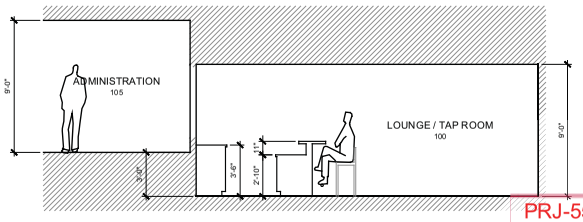
**SUP-55212 & SUP-55214**

atwood DESIGN




B FLOOR PLAN

Scale 1/8"=1'-0"




8 SECTION

Scale 1/4"=1'-0"

PRJ-55210
08/05/14

# SUP-55212 & SUP-55214 - REVISED

PLEASE RECYCLE

NRS624
TRADEWINDS CONSTRUCTION
THESE PLANS ARE PREPARED AND SUBMITTED BY THE CONTRACTOR LISTED BELOW IN ACCORDANCE WITH THE WORK UNDER CONTRACTOR LICENSE CATEGORY
ANTHONY GRECO
CONTRACTOR LICENSE: #26748A

SIGNATURE DATE

SIGN WITH BLUE INK ONLY

TRADEWINDS

1714 W. Bonanza Road, Las Vegas, Nevada 89106
(702) 310-6888 (702) 310-6899 fax

SHEET TITLE
FLOOR PLAN

TENAYA CREEK / RANK BREWING
831 W. BONANZA ROAD
LAS VEGAS, NEVADA 89106

REVISION
NO. DATE

DATE
July 28, 2014
DRAWN
GRE
JOB NUMBER
2014

SHEET NUMBER
A2

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS PRESIDE OVER SCALE DIMENSIONS.

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

PRJ-55210
07/22/14

**SUP-55212 & SUP-55214**

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

**SUP-55212 & SUP-55214**

PRJ-55210
07/22/14



SUP-55212 RELATED TO SUP-55214 [PRJ-55210] - APPLIANT: TENAYA CREEK BREWERY - OWNER: RANK BREWING, LLC
831 WEST BONANZA ROAD

07/31/14




SUP-55212 RELATED TO SUP-55214 [PRJ-55210] - APPLIANT: TENAYA CREEK BREWERY - OWNER: RANK BREWING, LLC
831 WEST BONANZA ROAD

07/31/14

City of Las Vegas Agenda Item No.: **31.**

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

**RECOMMENDATION:**
None

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Supporting Documentation

**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: RANK 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: Richard A Etter

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

DAVID MASON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-16-16
Certificate No: 99-37874-1

PRJ-55210
07/22/14

# 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** BREWPUB

**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** RANK 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** Croush@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** Croush@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 fo inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchase (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

**Property Owner Signature*** 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.

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 have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PR-55210
07/22/14

Revised 10/27/08

City of Las Vegas Agenda Item No.: **32.**

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

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

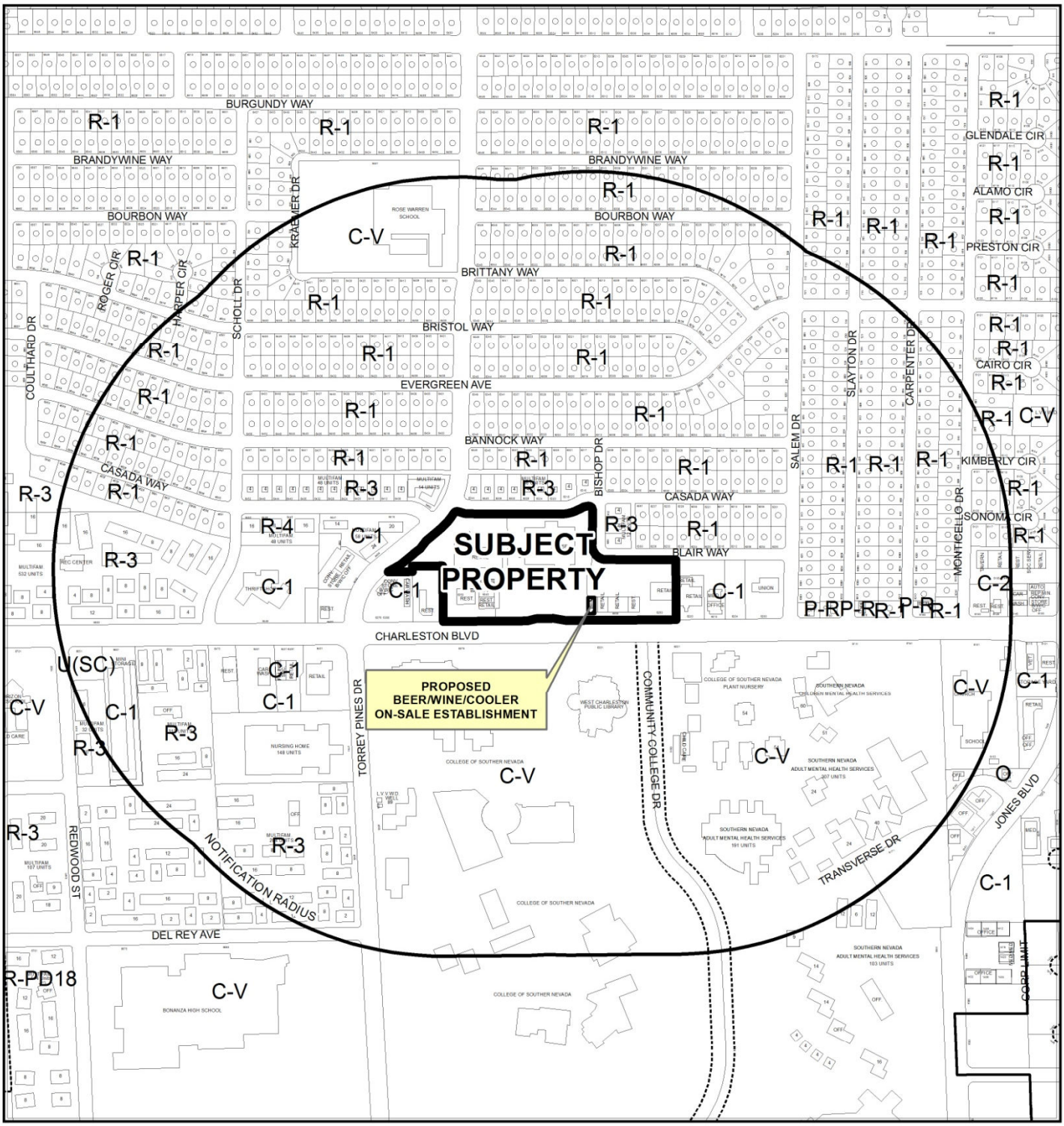
**SUBJECT:**
SUP-54967 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SMASHBURGER AQUISITIONS LAS VEGAS, LLC - OWNER: NATIONAL SOLUTIONS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 1,886 SQUARE-FOOT RESTAURANT 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:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
None

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



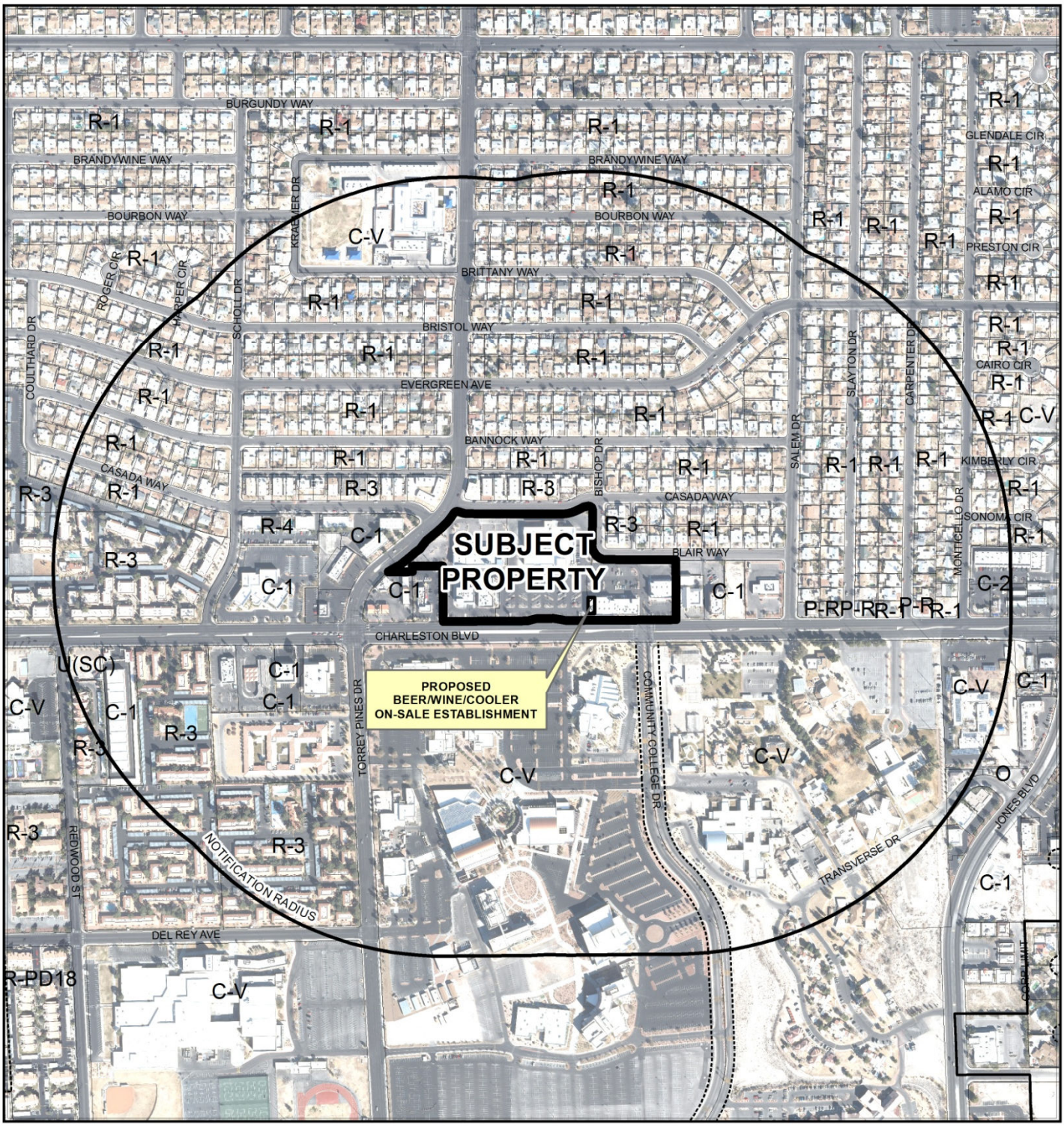

0 500 1,000 Feet

**CASE:** **SUP-54967 (PRJ-54670)**

**RADIUS:** 1500 FEET

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

N




0 500 1,000 Feet

**CASE:** **SUP-54967 (PRJ-54670)**

**RADIUS:** 1500 FEET

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

N

# 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

ALAN KABAKER
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMMISSION # 1954552
MY COMM. EXPIRES OCT. 28, 2015

PRJ-54670
07/14/14

State of California
County of LOS ANGELES

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

ALAN KABAKER
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMMISSION # 1954552
MY COMM. EXPIRES OCT. 28, 2015

(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** Smashburger Aquisitions Las Vegas, LLC **Contact** Scott Crane

**Address** 3900 East Mexico Avenue, #1200 **Phone:** _____ **Fax:** _____

**City** Denver **State** CO **Zip** 80210

**E-mail Address** dflageolle@smashburger.com

**REPRESENTATIVE** Design Parameters, LLC **Contact** Jeffrey Baker

**Address** 10495 S Progress Way, Ste 202 **Phone:** 3036681474

**City** Parker **State** CO **Zip** 80134

**E-mail Address** jeffrey.baker@designparameters.com

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

**Property Owner Signature*** _____ NATIONAL SOLUTIONS, LLC

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

**Print Name** By: ROBERT HANASAB, MANAGER

Subscribed and sworn before me

This 10TH day of JULY, 20 14.

_____

Notary Public in and for said County and State

ALAN KABAKER
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMMISSION # 1954552
MY COMM. EXPIRES OCT. 28, 2015

*FOR DEPARTMENT USE ONLY*

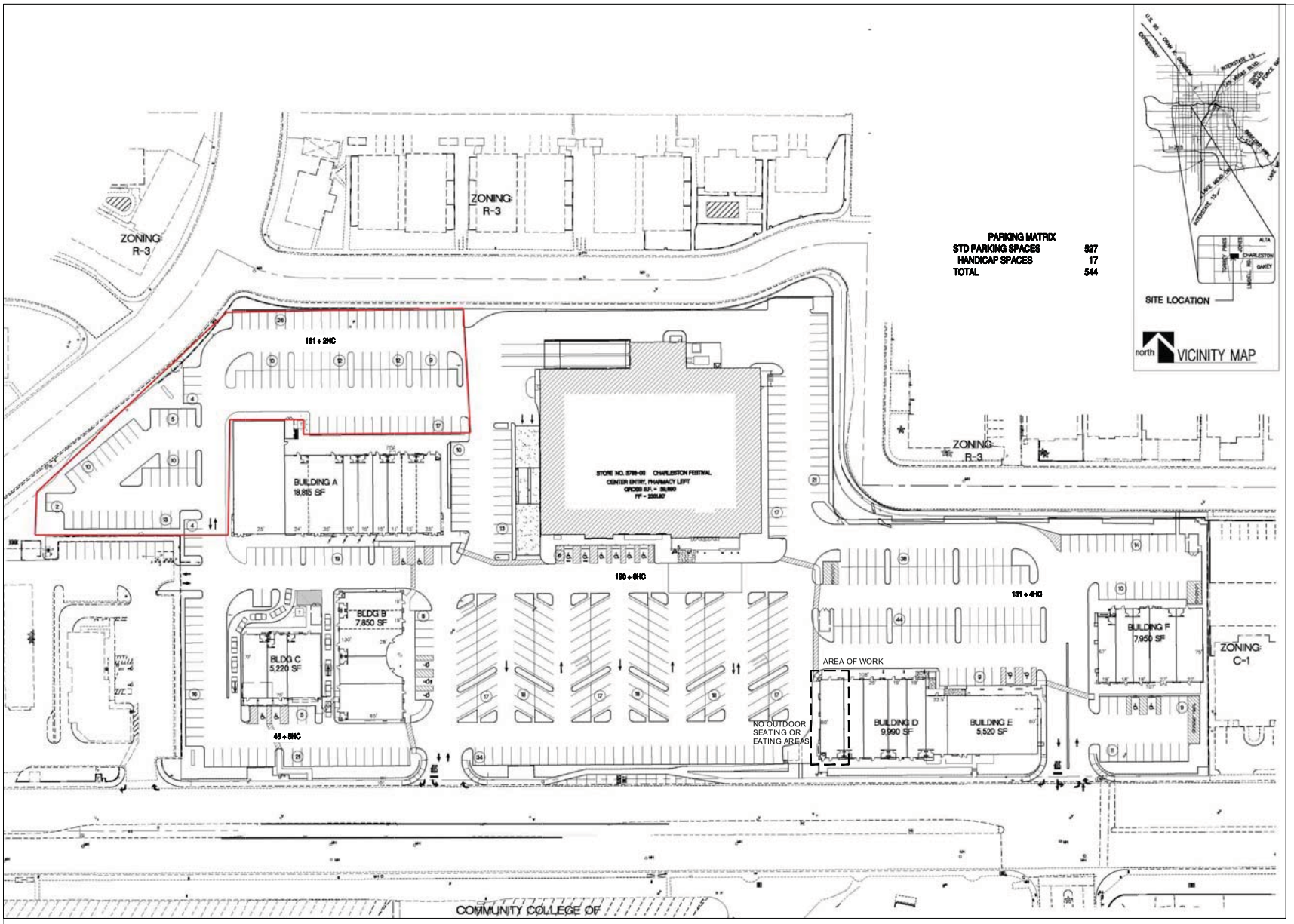
| | |
|---|---|
| Case # | SUP-54967 |
| Meeting Date: | 09/09/14 PC |
| Total Fee: | |
| Date Received:* | |
| Received By: | |

*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

Revised 10/27/08

PRJ-54670
07/14/14




1 SITE PLAN
G002 SCALE: NTS


DESIGN PARAMETERS, LLC
19647 SOLAR CIRCLE #5-102
PARKER, CO 80134
PH: 303.668.1474
FX: 303.362.7361
WWW.DESIGNPARAMETERS.COM

ROBERT ROSENTHAL, ARCHITECT


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 |

SITE PLAN

PRJ-54670
07/14/14

G002


copyright 2013
by Design Parameters, LLC


10/4/2013 2:07:21 PM

SUP-54967

## GENERAL NOTES

1. ALL EQUIPMENT SHALL BE N.S.F. APPROVED AND SHALL BE INSTALLED PER LOCAL HEALTH DEPARTMENT REQUIREMENTS.
2. VERIFY ALL DIMENSIONS WITH EQUIPMENT SUPPLIER WHERE ITEMS ARE TO BE BUILT-IN AND / OR CUTOUTS ARE REQUIRED FOR INSTALLATION.
3. EXHAUST HOODS, STAINLESS STEEL PANELS AND TRIM SHALL BE PROVIDED BY THE EQUIPMENT SUPPLIER. COMPLETE INSTALLATION OF THE HOODS SHALL BE PROVIDED BY THE GC INCLUDING BUT NOT LIMITED TO: OBTAINING ALL REQUIRED PERMITS AND RELEASES, PROVIDING ALL GENERAL CONSTRUCTION REQUIRED (I.E. ROOF CUTS, CURB FLASHING, ETC.), PROVIDING INSTALLATION AND COORDINATION FOR TRADES (I.E. MECHANICAL, PLUMBING, AND ELECTRICAL REQUIREMENTS). IN PARTICULAR, THE MECHANICAL CONTRACTOR MUST COORDINATE WITH THE EQUIPMENT SUPPLIER TO PROVIDE THE PROPER CFM TO BALANCE THE HOOD SYSTEM PER CALCULATIONS ON MECHANICAL SHEETS.
4. ALL EQUIPMENT INDICATED ON THE EQUIPMENT SCHEDULE SHALL BE DELIVERED AND INSTALLED BY THE EQUIPMENT SUPPLIER UNLESS OTHERWISE NOTED. FINAL HOOK-UP IS BY THE GC.
5. NO PIPING, WIRE, CONDUIT, ETC. SHALL BE EXPOSED MORE THAN THE MINIMUM REQUIRED TO INSTALL PROPER FITTINGS AND ESCUTCHEON PLATES.
6. IT IS THE GC'S RESPONSIBILITY TO FIRMLY ANCHOR ANY EQUIPMENT WHICH IS REQUIRED TO BE FIXED. CAULK AND SEAL TO WALLS AND FLOOR AS REQUIRED.
7. CO2 IS PROVIDED VIA BULK STORAGE. CO2 SUPPLIER TO PROVIDE ALL TUBING AND FINAL CONNECTIONS.
8. GC TO ASSEMBLE AND ANCHOR ALL FIXED TABLES AS REQUIRED PER MANUFACTURER'S SPECIFICATIONS.
9. MILLWORK TO BE PROVIDED BY OWNER'S VENDOR. GC TO COORDINATE AND INSTALL.
10. ALL KITCHEN EQUIPMENT BELOW HOOD TO BE ON CASTERS AND INSTALLED WITH QUICK DISCONNETS FOR CLEANING PURPOSES.

## KEYED NOTES

1. FIRE EXTINGUISHERS FURNISHED AND INSTALLED BY GC. VERIFY LOCATIONS WITH LOCAL FIRE DEPARTMENT PRIOR TO INSTALLATION.
2. REFER TO SHEET A300 FOR TOILET ROOM ACCESSORIES AND DIMENSIONS.
3. GC TO INSTALL OWNER-PROVIDED PAPER TOWEL AND SOAP DISPENSERS AT ALL HAND SINK LOCATIONS. COORDINATE SPECIFICATIONS WITH OWNER'S REPRESENTATIVES.
4. SHELVING TO BE MOUNTED AT 70" A.F.F. AND 84" AFF FROM TOP OF SHELVES. REFER TO SHEET A200 FOR MORE INFORMATION.
5. SHELVING TO BE MOUNTED AT 61" AFF AND 75" AFF FROM TOP SHELVES. REFER TO SHEET A200 FOR MORE INFORMATION.
6. SHELVING TO BE MOUNTED AT 58" AFF FROM TOP OF SHELF. REFER TO SHEET A200 FOR MORE INFORMATION.
7. EQUIPMENT SUPPLIER TO PROVIDE ALUMINUM BLANK-OFF PANEL AT CORNER OF WALL TO COOLER, GC TO PROVIDE NEW SEALANT AS REQUIRED.
8. ELECTRIC PANELS. REFER TO ELECTRICAL SHEETS FOR MORE INFORMATION.
9. EQUIPMENT SUPPLIER TO VERIFY CLEAR DIMENSIONS PRIOR TO ORDERING WALK-IN REFRIGERATION UNITS.
10. REFER TO SHEET A102 FOR PASS THRU SHELF DIMENSIONS.
11. CUT-OUT FOR CAMBRO 1/3 PAN #36CW
12. CUT-OUT FOR VOLLRATH ADAPTOR #95 N/A
13. STAINLESS STEEL SHELVING TO BE MOUNTED AT 4'-6 3/4" AFF AND 5'-6 3/4" AFF TO TOP OF SHELF. CUSTOM SHELVES TO BE PROVIDED BY KEC AND INSTALLED BY GC. GC TO PROVIDE 11 GA. (1/8") BENT STEEL SHELF "BRACKETS" INSTALLED BEHIND TILE.

## KITCHEN EQUIPMENT SCHEDULE

| ITEM NO. | QTY | DESCRIPTION | MANUFACTURER | MODEL | PROVIDED BY | INSTALLED BY | NOTES |
|---|---|---|---|---|---|---|---|
| 094 | 1 | DUNNAGE RACK | METRO | HP337FC | EQUIP VENDOR | EQUIP VENDOR | |
| 095 | 1 | FLAT TOP REFRIGERATOR WITH DRAWERS | DELFIELD | UCD4448N | EQUIP VENDOR | EQUIP VENDOR | UNDERCOUNTER REFRIGERATOR |
| 096 | 1 | TWO SIDED GRILL | TAYLOR | L813 | EQUIP VENDOR | GC | |
| 097 | 1 | 36x36 MOBILE MIXER TABLE | JOHN BOOS & CO. | SMB-BT6R2-3636SBK-BPR | EQUIP VENDOR | EQUIP VENDOR | |
| 098 | 1 | STS MIXER TABLE | JOHN BOOS & CO. | SMB-BT6R2-2424SSK | EQUIP VENDOR | EQUIP VENDOR | |
| 099 | 1 | Mega Top Refrigerator | DELFIELD | D4448N-18M | EQUIP VENDOR | EQUIP VENDOR | |
| 101 | 3 | GAS FRYER ASSEMBLY | DEAN INDUSTRIES | HD50G | EQUIP VENDOR | EQUIP VENDOR | |
| 103 | 1 | BREAD RACK | ADVANCE TABCO | UR12 | EQUIP VENDOR | EQUIP VENDOR | |
| 104 | 1 | BUN TOASTER | ROUNDUP | VCT-1000 | EQUIP VENDOR | EQUIP VENDOR | ELECTRICAL CONVEYOR TYPE |
| 105 | 1 | REFRIGERATED COUNTER, MEGA TOP SANDWICH UNIT | DELFIELD | D4460N-24M | EQUIP VENDOR | EQUIP VENDOR | MEGA TOP REFRIGERATOR WITH DRAWERS |
| 107 | 1 | DROP-IN MUG / GLASS CHILLER | RANDELL | 9552A | EQUIP VENDOR | EQUIP VENDOR | |
| 108 | 1 | SHAKE MIXER | WARING | DMC201DC | EQUIP VENDOR | EQUIP VENDOR | |
| 109 | 1 | FRENCH FRY WARMER | APW WYOTT | CFHS-33 19H (95211100) | EQUIP VENDOR | EQUIP VENDOR | |
| 113 | 1 | DROP-IN ICE CREAM FREEZER | DELFIELD | N227 | EQUIP VENDOR | EQUIP VENDOR | 5 YEAR COMPRESSOR WARRANTY |
| 115 | 1 | REFRIGERATED GRAB-N-GO MERCHANDISER | FEDERAL | LPRSS3 | EQUIP VENDOR | EQUIP VENDOR | |
| 118 | 4 | HEAT LAMP | MERCO SAVORY | 500-C POLISHED | EQUIP VENDOR | GC | POLISHED NICKEL FINISH WITH RTA-HEAT BAR-STANDARD DIRECT |
| 119 | 1 | CO2 TANK | | | VENDOR | VENDOR | |
| 120A | 1 | WALK-IN COOLER | KOLPAK | CUSTOM | EQUIP VENDOR | EQUIP VENDOR | SELF-CONTAINED |
| 120B | 1 | WALK-IN FREEZER | KOLPAK | CUSTOM | EQUIP VENDOR | EQUIP VENDOR | SELF-CONTAINED |
| 122 | 1 | UNDERCOUNTER REFRIGERATOR 1 DOOR - 27in 685mm | TRUE | TUC-27G | EQUIP VENDOR | EQUIP VENDOR | 5 YEAR COMPRESSOR WARRANTY, 1 YEAR PARTS AND LABOR |
| 123 | 1 | ICED TEA BREWER / DISPENSER | BUNN | TB3Q-00.13,(3x)121408,121409 | EQUIP VENDOR | EQUIP VENDOR | |
| 123.1 | 3 | TEA DISPENSER (URN) | BUNN | TDO-N-3.5-0001 | EQUIP VENDOR | EQUIP VENDOR | |
| 126 | 1 | SODA DISPENSER - MEDALLION 8-VALVE 30in WIDE | LANCER | IDB 4500 | OWNER | OWNER'S VENDOR | ORDER WITH SANITARY LEVERS |
| 128 | 1 | SODA RACK | BIB FLEX RACK SYSTEM | | VENDOR | VENDOR | |
| 129C | 1 | DRY SHELVING - CHEMICAL RACK - ECO | INTERMETRO | 24X24 | EQUIP VENDOR | EQUIP VENDOR | WIRE CHROME, 5 TIERS, 74" HIGH |
| 130 | 1 | WORKTABLE | JOHN BOOS & CO. | CUSTOM | EQUIP VENDOR | EQUIP VENDOR | W/ 36" WELDED UNDER SHELF |
| 131A | 5 | COOLER / FREEZER SHELVING | INTERMETRO | 24X36 | EQUIP VENDOR | EQUIP VENDOR | GREEN EPOXY, 6 TIERS, 74" HIGH |
| 131B | 1 | COOLER / FREEZER SHELVING | INTERMETRO | 24X36 | EQUIP VENDOR | EQUIP VENDOR | GREEN EPOXY, 7 TIERS, 86" HIGH |
| 131C | 1 | COOLER / FREEZER SHELVING | INTERMETRO | 18X24 | EQUIP VENDOR | EQUIP VENDOR | GREEN EPOXY, 4 TIERS, 74" HIGH |
| 131G | 2 | COOLER / FREEZER DUNNAGE RACK | INTERMETRO | 22X48 | EQUIP VENDOR | EQUIP VENDOR | |
| 132 | 1 | PASS THRU SHELF | | | EQUIP VENDOR | EQUIP VENDOR | |
| 133 | 1 | VEGETABLE PREP TABLE | JOHN BOOS & CO. | SMB-EPT6R5-3072SSW-L | EQUIP VENDOR | EQUIP VENDOR | W/ UNDER SHELF AND 20X20X12 SINK BOWL |
| 136 | 3 | POS TERMINAL | RADIANT | ALOHA SYSTEM | OWNER | OWNER | DEDICATED CIRCUIT |
| 137 | 6 | WASTE RECEPTACLE | | | EQUIP VENDOR | EQUIP VENDOR | |
| 141 | 1 | FREEZER - REACH-IN | DELFIELD | 6125XL-S | EQUIP VENDOR | EQUIP VENDOR | W/ CASTERS |
| 144 | 1 | DISH RACK SHELF | JOHN BOOS & CO. | SMB-SRW-21 | EQUIP VENDOR | EQUIP VENDOR | STAINLESS STEEL SHELF |
| 145A | 3 | WALL SHELVING | INTERMETRO | 14X24 | EQUIP VENDOR | EQUIP VENDOR | STAINLESS STEEL SHELF |
| 145B | 4 | WALL SHELVING | INTERMETRO | 14X36 | EQUIP VENDOR | EQUIP VENDOR | CHROME WIRE WALL SHELF |
| 145D | 1 | WALL SHELVING | INTERMETRO | 18X60 | EQUIP VENDOR | EQUIP VENDOR | CHROME WIRE WALL SHELF |
| 145E | 1 | WALL SHELVING | INTERMETRO | 14X60 | EQUIP VENDOR | EQUIP VENDOR | CHROME WIRE WALL SHELF |
| 147A | 2 | WALL SHELVING | UNIVERSAL STAINLESS | 18X36 | EQUIP VENDOR | EQUIP VENDOR | CHROME WIRE WALL SHELF |
| 147B | 2 | WALL SHELVING | UNIVERSAL STAINLESS | 14X36 | EQUIP VENDOR | EQUIP VENDOR | STAINLESS STEEL WALL SHELF |
| 155 | 1 | STS PREP TABLE | JOHN BOOS & CO. | SMB-ST4R2-3012SSW | EQUIP VENDOR | EQUIP VENDOR | W/ UNDER SHELF AND ADJUSTABLE SS BULLET FEET |
| 156 | 1 | ICE MACHINE | MANITOWOC | ID-0852A | EQUIP VENDOR | EQUIP VENDOR | SELF-CONTAINED |
| 157 | 5 | ELECTRONIC MENU BOARD | WAND CORP | 42-INCH LG | EQUIP VENDOR | EQUIP VENDOR | |
| 175 | 1 | DISHMACHINE | ECOLAB | OMEGA 5E | EQUIP VENDOR | EQUIP VENDOR | |
| 177 | 2 | HAND SINK | JOHN BOOS & CO. | SMB-PBHS-W-1410-P | EQUIP VENDOR | EQUIP VENDOR | PROVIDE SOAP DISPENSER AND PAPER TOWEL DISPENSER |
| 177SSL | 1 | HAND SINK | JOHN BOOS & CO. | SMB-PBHS-W-1410-P-SSL | EQUIP VENDOR | EQUIP VENDOR | PROVIDE SOAP DISPENSER AND PAPER TOWEL DISPENSER |
| 177SSR | 2 | HAND SINK | JOHN BOOS & CO. | SMB-PBHS-W-1410-P-SSR | EQUIP VENDOR | EQUIP VENDOR | PROVIDE SOAP DISPENSER AND PAPER TOWEL DISPENSER |
| 178 | 1 | DIPPERWELL | FISHER | 3041 | EQUIP VENDOR | EQUIP VENDOR | |
| 179 | 1 | MOP SINK - 24X24IN | MUSTEE | 63M | GC | GC | |
| 180 | 1 | OIL STORAGE SYSTEM | B.O.S.S. | SPACE SAVER UNIT | EQUIP VENDOR | EQUIP VENDOR | |
| 185 | 1 | STRAIGHT 3-COMPARTMENT SINK | JOHN BOOS & CO. | SMB-3B16204-2D24 | EQUIP VENDOR | EQUIP VENDOR | W/ ADJUSTABLE SS BULLET FEET AND 24" DRAINBOARDS ON BOTH SIDES |
| 190 | 1 | WATER FILTER SYSTEM | ECOLAB | TRIPLE FRESH20 | EQUIP VENDOR | GC | |
| 195 | 1 | EXHAUST HOOD | CAPTIVEAIRE | CUSTOM | EQUIP VENDOR | GC | |

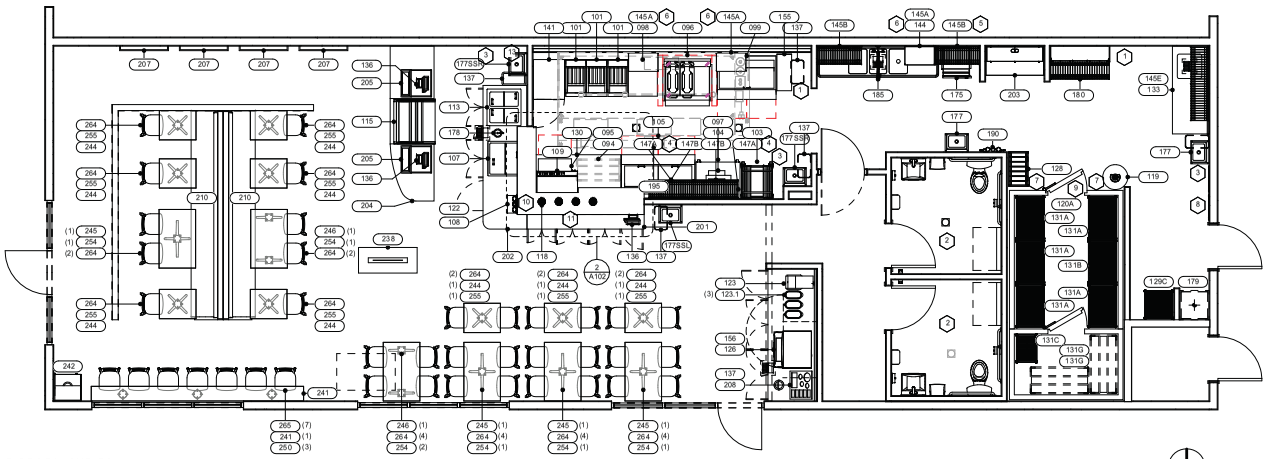
## DINING SEATING SCHEDULE

| ITEM NO. | QTY | DESCRIPTION | MANUFACTURER | MODEL | PROVIDED BY | INSTALLED BY | NOTES |
|---|---|---|---|---|---|---|---|
| 264 | 32 | DINING ROOM CHAIR | WAYMAR | PARK AVE C-315E | VENDOR | GC | HB-BRONZE W/ BEECH SEAT |
| 265 | 7 | DINING BARSTOOL - 30" H | WAYMAR | PARK AVE B-1315E | VENDOR | GC | HB-BRONZE W/ BEECH SEAT |

Grand total: 39

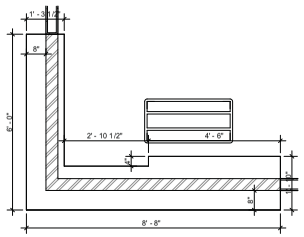
## CASEWORK SCHEDULE

| ITEM NO. | QTY | DESCRIPTION | MANUFACTURER | MODEL | PROVIDED BY | INSTALLED BY | NOTES |
|---|---|---|---|---|---|---|---|
| 201 | 1 | TO GO STATION | | | MILLWORK VENDOR | GC | |
| 202 | 1 | BACK COUNTER | | | MILLWORK VENDOR | GC | |
| 203 | 1 | MANAGER'S DESK | | | MILLWORK VENDOR | GC | 48" WIDE - 48" HIGH SHELF |
| 204 | 1 | TRANSACTION COUNTER | | | MILLWORK VENDOR | GC | |
| 205 | 2 | POS SHROUD | | | MILLWORK VENDOR | GC | |
| 207 | 4 | STORY BOARD | | | MILLWORK VENDOR | GC | |
| 208 | 1 | CONDIMENT DISPENSER | | | MILLWORK VENDOR | GC | |
| 209 | 1 | HALF WALL CAP | | | MILLWORK VENDOR | GC | |
| 210 | 2 | BOOTH - SINGLE - RIGHT - VARIABLE LENGTH | | | MILLWORK VENDOR | GC | |
| 238 | 1 | WAITING TABLE | | | MILLWORK VENDOR | GC | |
| 241 | 1 | CUSTOM SIT-HERE BAR | | | MILLWORK VENDOR | GC | |
| 242 | 1 | SINGLE TRASH RECEPTACLE | | | MILLWORK VENDOR | GC | |
| 244 | 9 | 22" TABLE CROSS BASE | OAK STREET MANUF | B22-STD | MILLWORK VENDOR | GC | |
| 245 | 4 | 30" TABLE CROSS BASE | OAK STREET MANUF | B2230-STD | MILLWORK VENDOR | GC | |
| 246 | 4 | 30" TABLE T-BASE | OAK STREET MANUF | B522-STD | MILLWORK VENDOR | GC | |
| 250 | 3 | BOLT-DOWN TABLE COLUMN - 40.75" H | OAK STREET MANUF | BDB-BAR | MILLWORK VENDOR | GC | |
| 254 | 6 | TABLE TOP - 30x48 | | | MILLWORK VENDOR | GC | |
| 255 | 9 | TABLE TOP - 24x30 | | | MILLWORK VENDOR | GC | |



1 A102 (4) FURNITURE & EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"

0 1 2 4 8 1/4" = 1'-0" 16




2 A102 PLAN DTL @ PASS THRU
SCALE: 1/2" = 1'-0"

DESIGN PARAMETERS, LLC
19647 SOLAR CIRCLE #B-102
PARKER, CO 80134
PH: 303.668.1474
FX: 303.362.7361
WWW.DESIGNPARAMETERS.COM

ROBERT ROSENTHAL, ARCHITECT

smashburger

CHARLESTON & TORREY PINES

6300 W. CHARLESTON, SUITE 170
LAS VEGAS, NV

| | |
|---|---|
| PROJECT NO | CCP30 |
| START DATE | 10.02.2013 |
| DRAWN BY | CEB |
| CHECKED BY | RR |

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | PERMIT | 10.16.2013 |
| 2 | HEALTH DEPT | 11.05.2013 |
| 5 | EQIUP REVS | 01.21.2014 |

FURNITURE & EQUIPMENT PLAN

PRJ-54670
07/14/14

A102

copyright 2013
by Design Parameters, LLC

6/20/2014 4:13:48 PM

SUP-54967

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 Convern:

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 and additional element to attract patrons to the Commercial Center. We appreciate your support for this SUP and look forward to workin 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




SUP-54967 [PRJ-54670] - APPLICANT: SMASHBURGER ACQUISITIONS LAS VEGAS, LLC - OWNER: NATIONAL SOLUTIONS, LLC
6300 WEST CHARLESTON BOULEVARD, SUITE #170

07/31/14




SUP-54967 [PRJ-54670] - APPLICANT: SMASHBURGER ACQUISITIONS LAS VEGAS, LLC - OWNER: NATIONAL SOLUTIONS, LLC
6300 WEST CHARLESTON BOULEVARD, SUITE #170

07/31/14

City of Las Vegas Agenda Item No.: **33.**

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

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

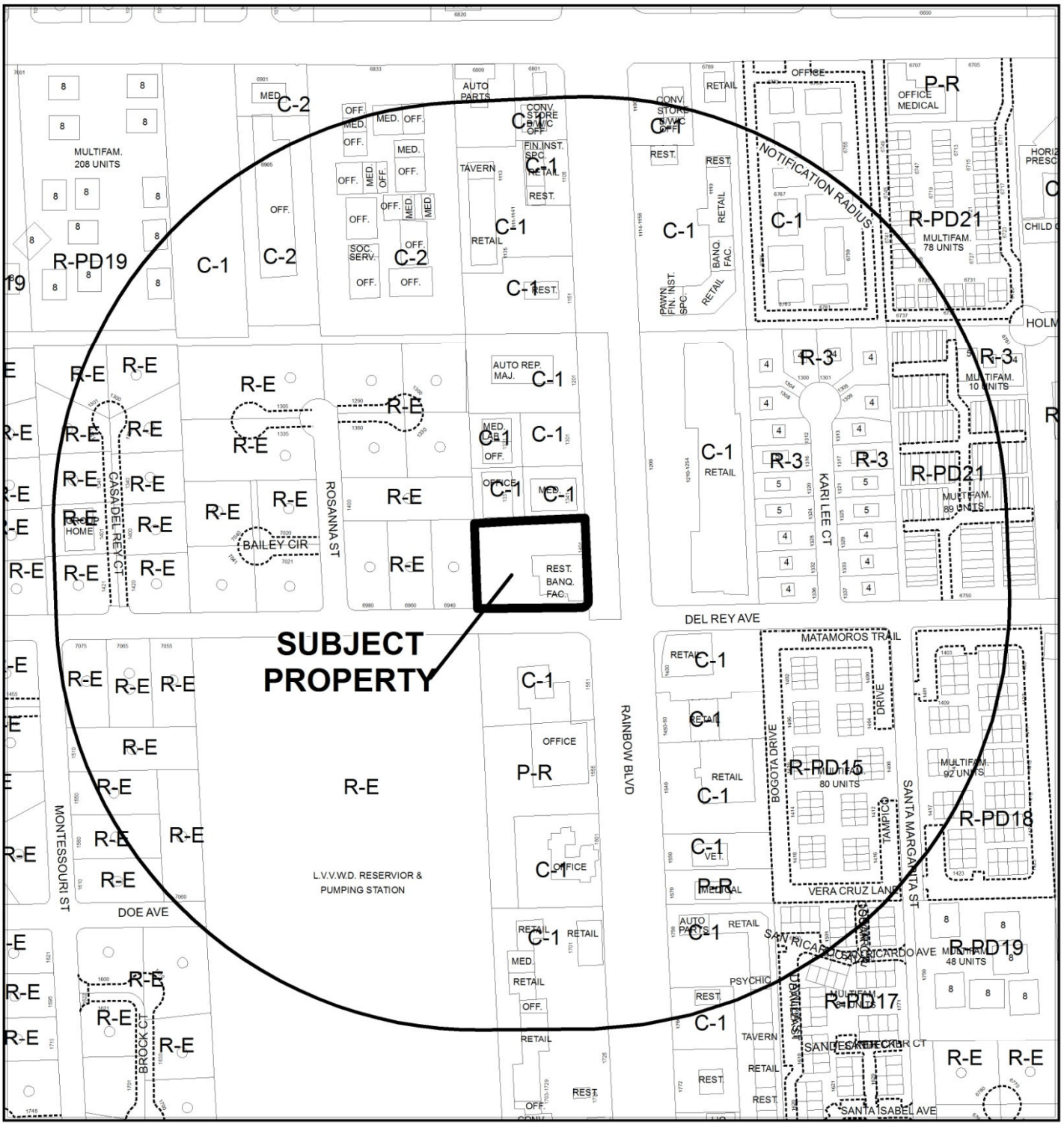
**SUBJECT:**
SUP-55195 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DAVIS FUNERAL HOME - OWNER: HART VOLLAND ENTERPRISES, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED MORTUARY OR FUNERAL CHAPEL USE at 1401 South Rainbow Boulevard (APN 163-03-501-022), C-1 (Limited 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:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
None

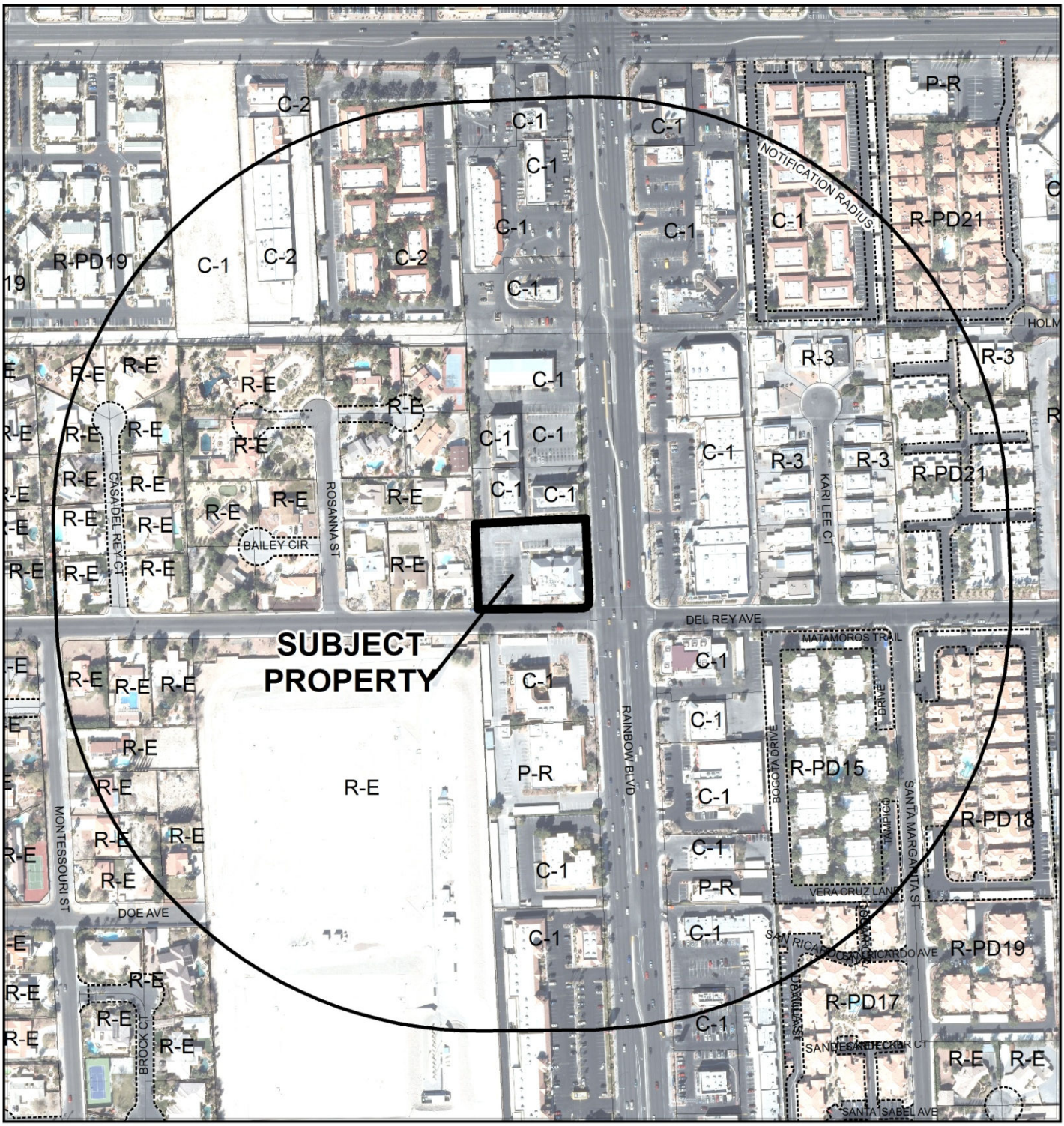
**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter




**CASE:** **SUP-55195 (PRJ-55088)**

**RADIUS:** 1000 FEET

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




**CASE:** **SUP-55195 (PRJ-55088)**

**RADIUS:** 1000 FEET

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

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-55195 APN: 163-03-501-022

Name of Property Owner: Hart Volland Enterprises, LLC

Name of Applicant: Davis Funeral Homes & Memorial Park

Name of Representative: Kaempfer Crowell

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Hart Volland Enterprises LLC, Mike Mell
by Charles R Hart, Jr.

Print Name: CHARLES R HART, SR

Subscribed and sworn before me

This 18 day of July, 2014

Notary Public in and for said County and State

BRET R. CARTER
COMM. # 1987351
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires SEP 2, 2016



PRJ-55088
07/22/14

STATE OF CALIFORNIA )

COUNTY OF LOS ANGELES)

SUBSCRIBED AND SWORN to (or affirmed) before me on this 18 day of July, 2014, by Charles R. Hart, Jr., who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____ (Seal)

Bret R. Carter
Name (Typed or Printed)

BRET R. CARTER
COMM. # 1987351
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires SEP 2, 2016

Notary Public in and for said County and State

**SUP-55195**

PRJ-55088
07/22/14

# CLV Planning - Application Form

| | |
|---|---|
| Application Number: | PRJ-55088 |
| Application/Petition For: | SUP for a Mortuary or Funeral Chapel |
| ProjectAddress (Location): | 1401 SOUTH RAINBOW BOULEVARD |
| Project Name | DAVIS FUNERAL HOMES |
| Assessors Parcel #(s): | 16303501022 |
| Ward #: | WARD 1 (LOIS TARKANIAN) |
| Is the Application Information Correct: | Yes |
| If no, ...change what | |
| General Plan Designation: Proposed: | Select |
| Zoning District: Proposed: | Select |
| Gross Acres: | |
| Lots/Units: | |
| Additional Information: | |
| Applicant First Name: | Davis Funeral Homes |
| Applicant Last Name: | & Memorial Park |
| Applicant Address: | 6200 S. Eastern Avenue |
| Applicant City: | Las Vegas |
| Applicant State: | NV |
| Applicant Zip: | 89119 |
| Applicant Phone: | |
| Applicant Fax: | |
| Applicant Email: | RTNoecker@legacyfuneralgroup.com |
| Rep First Name: | Ann |
| Rep Last Name: | Pierce |
| Rep Address: | 8345 W. Sunset Rd., Suite 250 |
| Rep City: | Las Vegas |
| Rep State: | NV |
| Rep Zip: | 89113 |
| Rep Phone: | |
| Rep Fax: | |
| Rep Email: | lbrown@kcnvlaw.com |

**SUP-55195**

PRJ-55088
07/28/14

# CLV Planning - Application Form

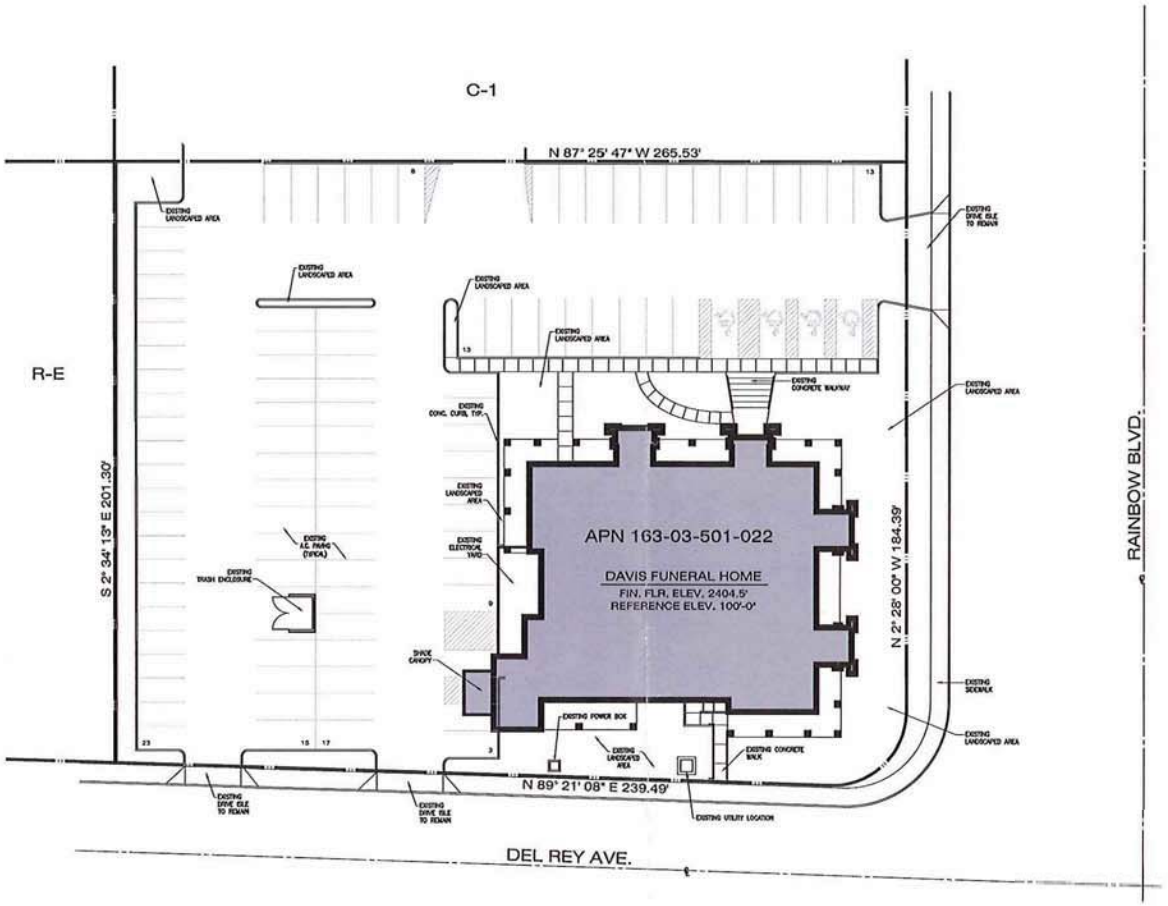
| | |
|---|---|
| I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission.<br>I Accept: | Yes |
| Is the Owner Information Correct: | Yes |
| If no, ...change what | |

| Owner(s) | ADDR1 | ADDR2 |
|---|---|---|
| HART VOLLAND ENTERPRISES L L C | 3380 W HACIENDA AVE #101 | LAS VEGAS, NV 89118-1720 |

| CLVEPLAN Applicant | Company | Title | Email |
|---|---|---|---|
| Lindsay Brown | Kaempfer Crowell | Assistant | lbrown@kcnvlaw.com |

**SUP-55195**

PRJ-55088
07/28/14




SITE PLAN
16' NORTH

DAVIS
FUNERAL HOMES & MEMORIAL PARK

## SITE DATA

| | |
|---|---|
| APN: | 163-03-501-022 |
| JURISDICTION: | CITY OF LAS VEGAS |
| CURRENT ZONING: | C-1 |
| LOT SIZE: | AREA |
| ACREAGE | 1.25 ACRE |
| SQUARE FOOTAGE | 54,450 SF |
| SETBACKS: | |
| BUILDING: | |
| FRONT | 10 ft. |
| SIDE | 10 ft. |
| INTERIOR SIDE | 10 ft. |
| REAR | 20 ft. |
| LANDSCAPE: | |
| FRONT | 15 ft. |
| SIDE | 15 ft. |
| INTERIOR SIDE | 8 ft. |
| REAR | 8 ft. |
| BUILDING COVERAGE: | AREA % |
| MAXIMUM | 50% |
| ACTUAL | 19.9% |
| PARKING: | TOTALS |
| REQUIRED | 14 SPACES (1:100SF IN GATHERING ROOM @ 1,323 SF) |
| PROVIDED | 99 SPACES |
| ACCESSIBLE REQUIRED: | 4 |
| ACCESSIBLE PROVIDED: | 4 |

GENERAL NOTE:

ALL EXISTING SITE ELEMENTS INCLUDING BUT NOT LIMITED TO LANDSCAPING, DRIVE ISLES, PARKING, TRASH ENCLOSURE, AC PAVING, AND LIGHTING ARE TO REMAIN.




VICINITY MAP NTS NORTH

PRJ-55088
07/22/14

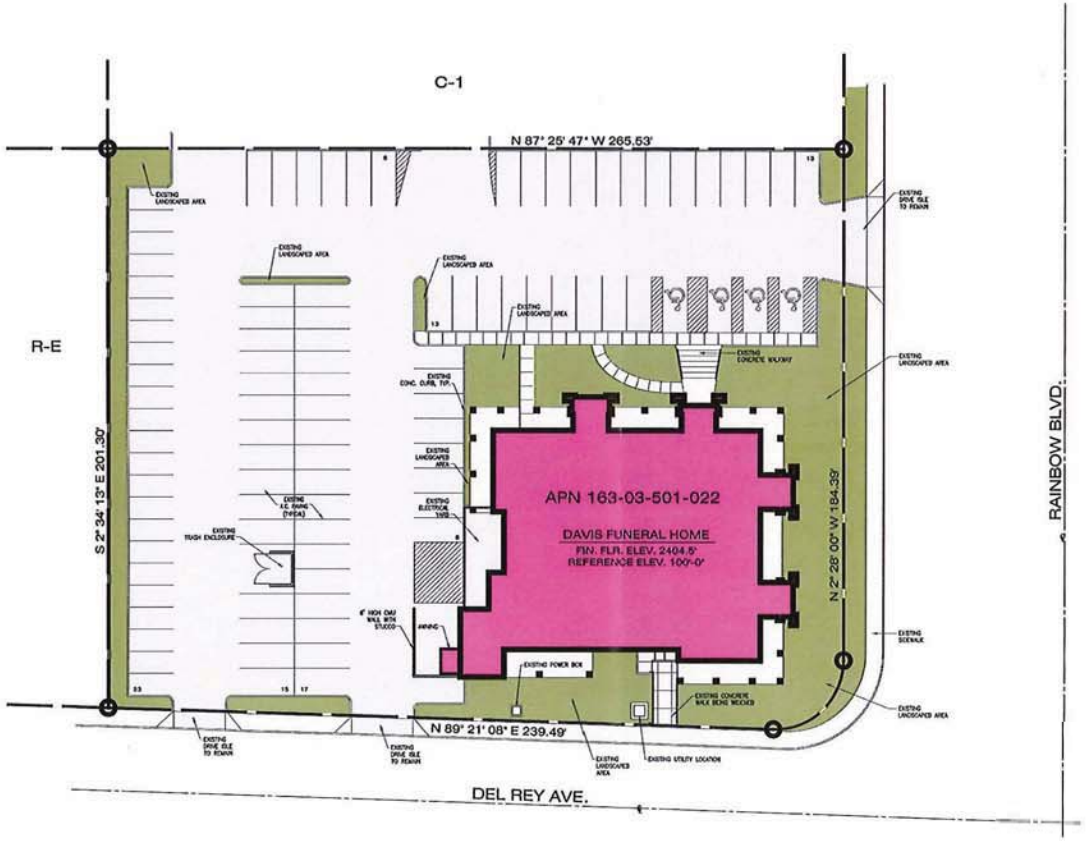
# DAVIS FUNERAL HOME
1401 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146
LEGACY FUNERAL GROUP

DATE: 07.16.2014 SHEET: 1 OF 4 SH PROJECT NO.: 140026

SH ARCHITECTURE
7250 Peak Drive Suite 216 Las Vegas Nevada 89128
p.702.363.2222 f.702.363.6060 www.sh-architecture.com

SUP-55195

DAVIS
FUNERAL HOMES & MEMORIAL PARK




SITE PLAN
16' NORTH

## SITE DATA

| | |
|---|---|
| APN: | 163-03-501-022 |
| JURISDICTION: | CITY OF LAS VEGAS |
| CURRENT ZONING: | C-1 |
| LOT SIZE: | AREA |
| ACREAGE | 1.25 ACRE |
| SQUARE FOOTAGE | 54,450 SF |
| SETBACKS: | |
| BUILDING: | |
| FRONT | 10 ft. |
| SIDE | 10 ft. |
| INTERIOR SIDE | 10 ft. |
| REAR | 20 ft. |
| LANDSCAPE: | |
| FRONT | 15 ft. |
| SIDE | 15 ft. |
| INTERIOR SIDE | 8 ft. |
| REAR | 8 ft. |
| BUILDING COVERAGE: | AREA % |
| MAXIMUM | 50% |
| ACTUAL | 19.9% |
| PARKING: | TOTALS |
| REQUIRED | 14 SPACES (1:100SF IN GATHERING ROOM @ 1,323 SF) |
| PROVIDED | 95 SPACES |
| ACCESSIBLE REQUIRED: | 4 |
| ACCESSIBLE PROVIDED: | 4 |

GENERAL NOTE:

ALL EXISTING SITE ELEMENTS INCLUDING BUT NOT LIMITED TO LANDSCAPING, DRIVE ISLES, PARKING, TRASH ENCLOSURE, AC PAVING, AND LIGHTING ARE TO REMAIN.




VICINITY MAP NTS NORTH

PRJ-55088
07/22/14

# DAVIS FUNERAL HOME
1401 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146
LEGACY FUNERAL GROUP

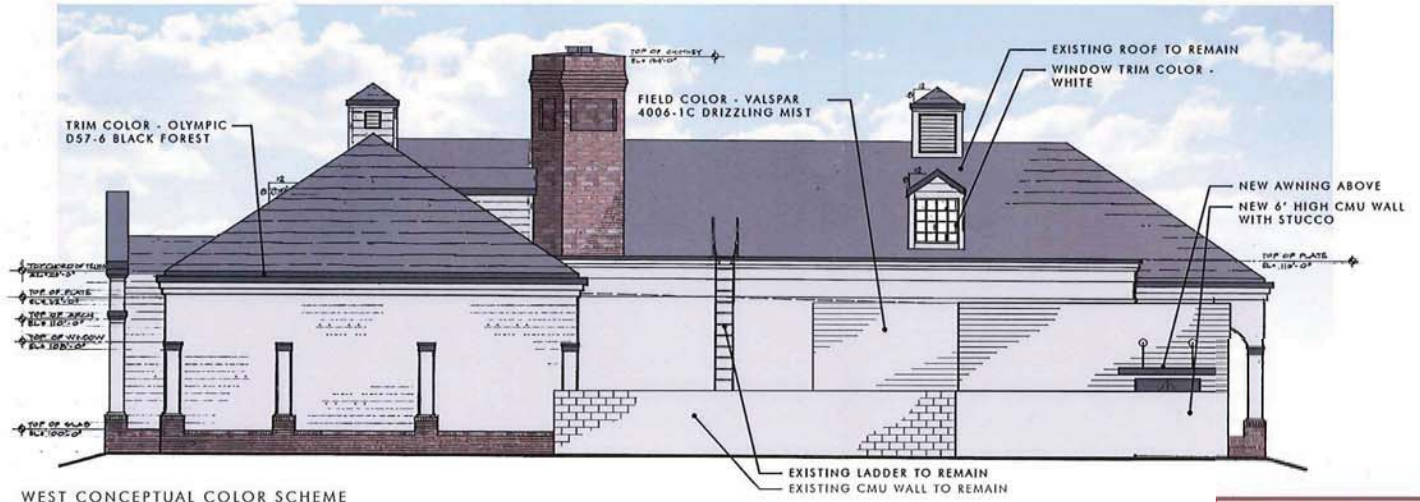
DATE: 07.21.2014 SHEET: 1 OF 5 SH PROJECT NO.: 140026

SH ARCHITECTURE
7250 Peak Drive Suite 216 Las Vegas Nevada 89128
p.702.363.2222 f.702.363.6060 www.sh-architecture.com

SUP-55195




NORTH CONCEPTUAL COLOR SCHEME




WEST CONCEPTUAL COLOR SCHEME

## CONCEPTUAL COLOR SCHEME ELEVATIONS

DAVIS
FUNERAL HOMES & MEMORIAL PARK

GENERAL NOTE:

ALL EXISTING SITE ELEMENTS INCLUDING BUT NOT LIMITED TO LANDSCAPING, DRIVE ISLES, PARKING, TRASH ENCLOSURE, AC PAVING, AND LIGHTING ARE TO REMAIN.

PRJ-55088
07/22/14

DAVIS FUNERAL HOME
1401 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146
LEGACY FUNERAL GROUP

DATE: 07.21.2014 SHEET: 3 OF 5 SH PROJECT NO.: 140026

SUP-55195

SH ARCHITECTURE
7250 Peak Drive Suite 216 las Vegas Nevada 89128
p.702.363.2722 f.702.363.6060 www.sh-architecture.com

DAVIS
FUNERAL HOMES & MEMORIAL PARK



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

GENERAL NOTE:

ALL EXISTING SITE ELEMENTS INCLUDING BUT NOT LIMITED TO LANDSCAPING, DRIVE ISLES, PARKING, TRASH ENCLOSURE, AC PAVING, AND LIGHTING ARE TO REMAIN.

ALL DESIGNS, PLANS, AND DRAWINGS AND PARKING CALCULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE. ANY PROPOSED DEVELOPMENT IS SUBJECT TO REVIEW AND APPROVAL BY GOVERNMENTAL AGENCIES.

PRJ-55088
07/22/14

EXTERIOR ELEVATION(S)
NTS

DAVIS FUNERAL HOME
1401 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146
LEGACY FUNERAL GROUP

DATE: 07.21.2014 SHEET: 4 OF 5 SH PROJECT NO.: 140026

SH ARCHITECTURE
7250 Peak Drive Suite 216 Las Vegas Nevada 89128
p.702.363.2222 f.702.363.6060 www.sh-architecture.com

SUP-55195



1. WEST PARKING LOT



2. TRASH ENCLOSURE



3. SOUTHEAST CORNER

DAVIS
FUNERAL HOMES & MEMORIAL PARK



4. SOUTHEAST CORNER



5. NORTHEAST CORNER



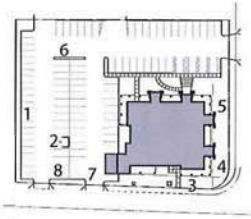
5. NORTHWEST CORNER



7. SOUTHWEST CORNER



8. DEL REY LANDSCAPE




GENERAL NOTE:

ALL EXISTING SITE ELEMENTS INCLUDING BUT NOT LIMITED TO LANDSCAPING, DRIVE ISLES, PARKING, TRASH ENCLOSURE, AC PAVING, AND LIGHTING ARE TO REMAIN.

PRJ-55088
07/22/14

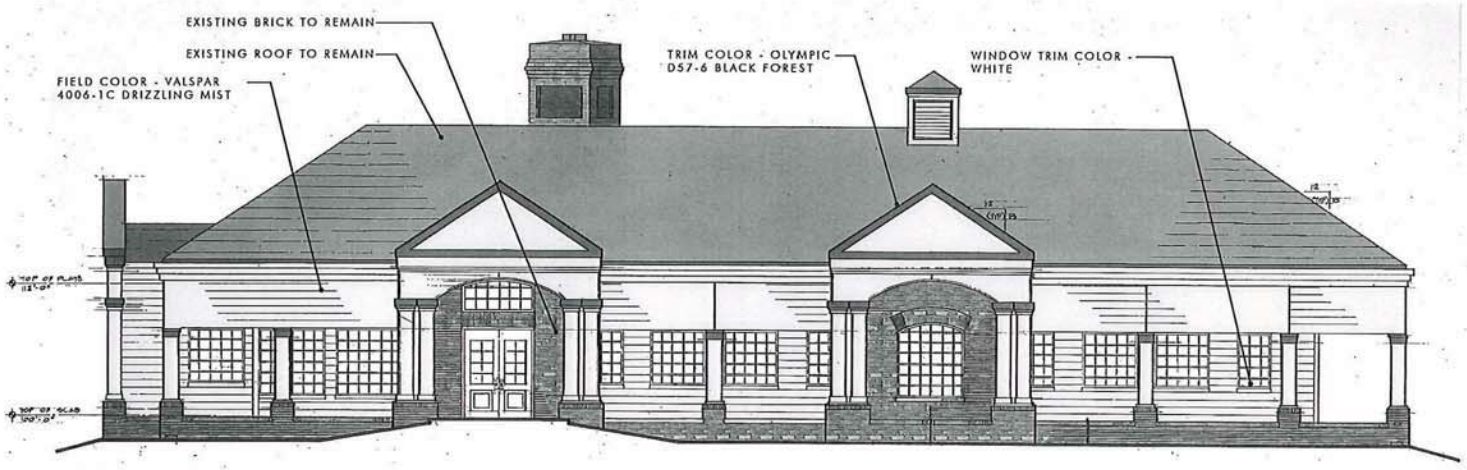
SITE PHOTOS

DAVIS FUNERAL HOME
1401 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146
LEGACY FUNERAL GROUP

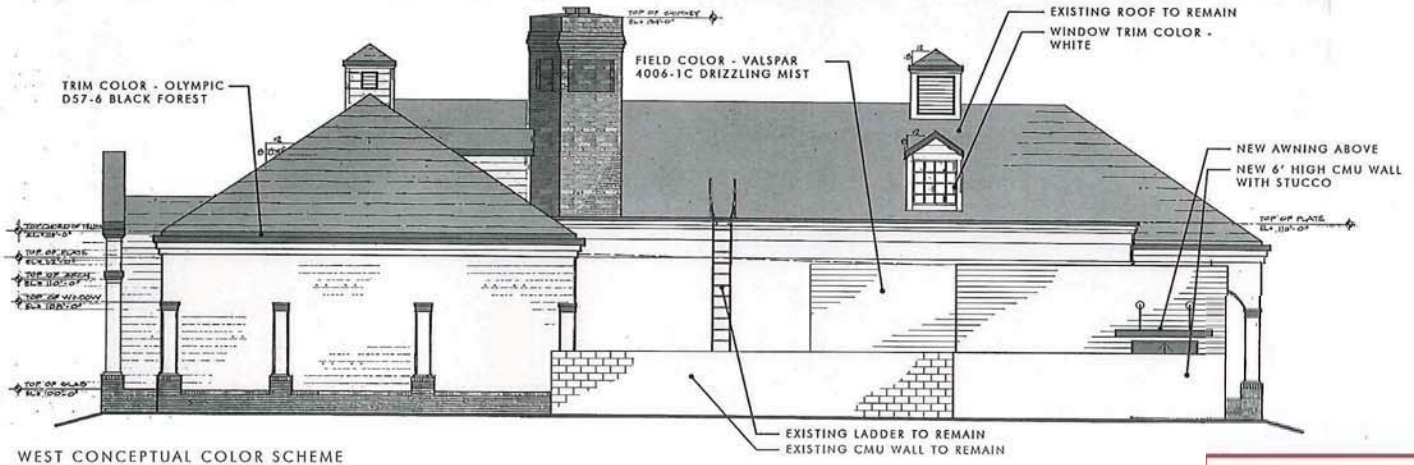
DATE: 07.21.2014 SHEET: 5 OF 5 SH PROJECT NO.: 140026

SUP-55195

SH ARCHITECTURE
7250 Peak Drive Suite 216 Las Vegas Nevada 89128
p.702.363.2222 f.702.363.6060 www.sh-architecture.com




NORTH CONCEPTUAL COLOR SCHEME




WEST CONCEPTUAL COLOR SCHEME

CONCEPTUAL COLOR SCHEME ELEVATIONS
NTS

DAVIS FUNERAL HOME
1401 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146
LEGACY FUNERAL GROUP

DATE: 07.21.2014 SHEET: 3 OF 5 SH PROJECT NO.: 140026

DAVIS
FUNERAL HOMES & MEMORIAL PARK

GENERAL NOTE:

ALL EXISTING SITE ELEMENTS INCLUDING BUT NOT LIMITED TO LANDSCAPING, DRIVE ISLES, PARKING, TRASH ENCLOSURE, AC PAVING, AND LIGHTING ARE TO REMAIN.

PRJ-55088
07/22/14

SUP-55195

S ARCHITECTURE
7250 Peak Drive Suite 216 Las Vegas Nevada 89128
p.702.363.2222 f.702.363.6060 www.sh-architecture.com

DAVIS
FUNERAL HOMES & MEMORIAL PARK



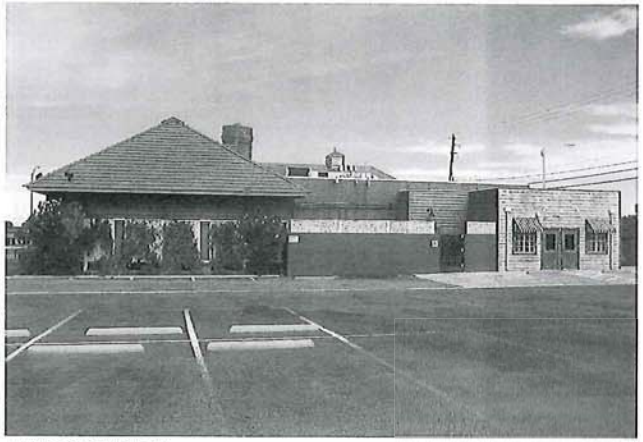
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

GENERAL NOTE:

ALL EXISTING SITE ELEMENTS INCLUDING BUT NOT LIMITED TO LANDSCAPING, DRIVE ISLES, PARKING, TRASH ENCLOSURE, AC PAYING, AND LIGHTING ARE TO REMAIN.

ALL BUILDING AREAS, LAND COVERAGE AND PARKING CALCULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE. ANY PROPOSED DEVELOPMENT IS SUBJECT TO REVIEW AND APPROVAL BY GOVERNMENTAL AGENCIES.

PRJ-55088
07/22/14

EXTERIOR ELEVATION(S)
NTS

DAVIS FUNERAL HOME
1401 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146
LEGACY FUNERAL GROUP

DATE: 07.21.2014 SHEET: 4 OF 5 SH PROJECT NO.: 140026

SH ARCHITECTURE
7250 Peak Drive Suite 216 Las Vegas Nevada 89128
p.702.363.2222 f.702.363.6060 www.sh-architecture.com

SUP-55195



1. WEST PARKING LOT



2. TRASH ENCLOSURE



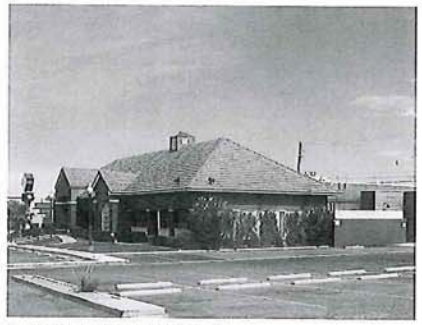
3. SOUTHEAST CORNER



4. SOUTHEAST CORNER



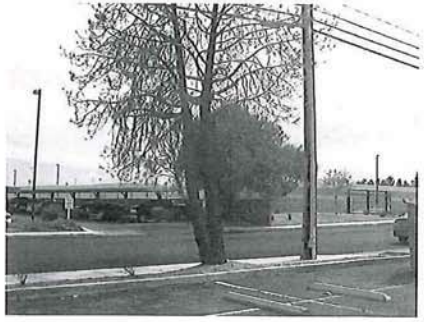
5. NORTHEAST CORNER



5. NORTHWEST CORNER



7. SOUTHWEST CORNER



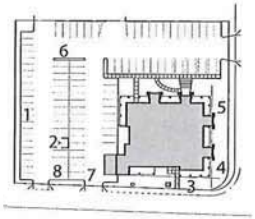
8. DEL REY LANDSCAPE

SITE PHOTOS
NTS

DAVIS FUNERAL HOME
1401 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146
LEGACY FUNERAL GROUP

DATE: 07.21.2014 SHEET: 5 OF 5 SH PROJECT NO.: 140026

DAVIS
FUNERAL HOMES & MEMORIAL PARK



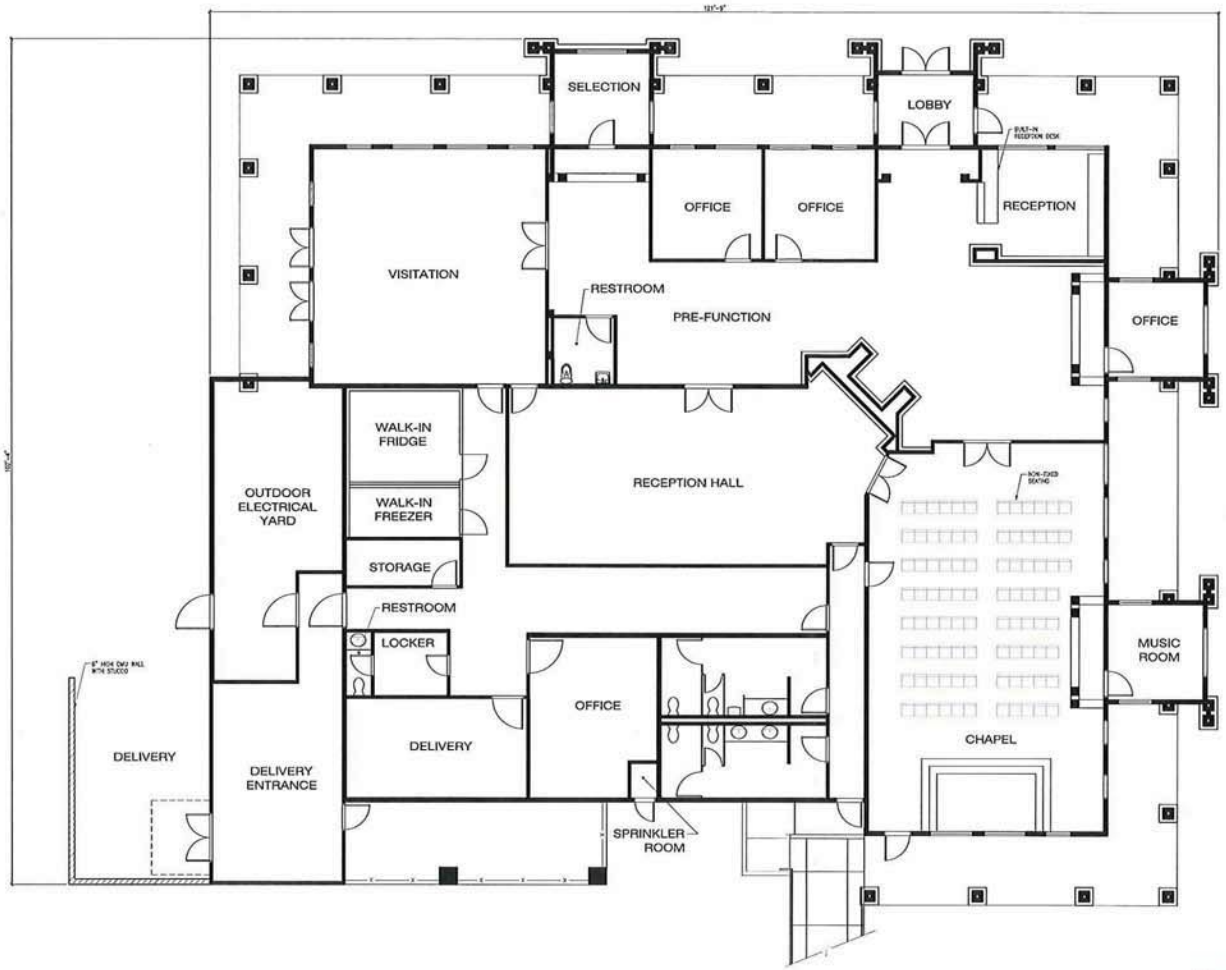

GENERAL NOTE:

ALL EXISTING SITE ELEMENTS INCLUDING BUT NOT LIMITED TO LANDSCAPING, DRIVE ISLES, PARKING, TRASH ENCLOSURE, AC PAVING, AND LIGHTING ARE TO REMAIN.

PRJ-55088
07/22/14

SUP-55195

SH ARCHITECTURE
7250 Peak Drive Suite 216 Las Vegas Nevada 89128
p.702.363.2222 f.702.363.6060 www.sh-architecture.com




DAVIS
FUNERAL HOMES & MEMORIAL PARK

## PLAN DATA

| | |
|---|---|
| BUILDING AREA: | 10,812 SF |
| BUILDING USE: OCCUPANCY TYPE | A-3 |
| NUMBER OF STORIES: PROVIDED | 1 |

GENERAL NOTE:

ALL EXISTING SITE ELEMENTS INCLUDING BUT NOT LIMITED TO LANDSCAPING, DRIVE ISLES, PARKING, TRASH ENCLOSURE, AC PAVING, AND LIGHTING ARE TO REMAIN.

FLOOR PLAN
5.3' NORTH

PRJ-55088
07/22/14

DAVIS FUNERAL HOME
1401 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146
LEGACY FUNERAL GROUP

DATE: 07.21.2014 SHEET: 2 OF 5 SH PROJECT NO.: 140026

SUP-55195

SH ARCHITECTURE
7350 Peak Drive Suite 216 Las Vegas Nevada 89128
p.702.363.2222 f.702.363.6060 www.sh-architecture.com

KAEMPFER CROWELL

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

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

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

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

July 17, 2014

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

***Re: Justification letter – Funeral home***
***APN: 163-03-501-022***

To Whom It May Concern:

Please be advised, this office represents Davis Funeral Home (the "Applicant"). On behalf of the Applicant, we are requesting a special use permit for a funeral home. The subject property is located at 1401 S. Rainbow (APN: 163-03-501-022) (the "Site"). The Site is zone C-1 and was previously used as a restaurant location. The building is still existing as is the parking lot.

The Applicant intends to use the existing building but will be updating the look of the building with new paint colors. The funeral home will be used for funeral services, memorials, viewing services as well as ancillary uses to meet this need. There will be approximately 4-5 employees on site. The typical hours of operation for funeral services would be seven days per week from 8:00 a.m. to 10:00 p.m. Parking on-site significantly exceeds code requirements for this type of use.

The Applicant respectfully submits that conversion of the existing building into a funeral home would be a compatible use for the area. The existing funeral home at 2127 West Charleston Boulevard also is adjacent to residential homes and has been in that location for 20 years with no code violations.

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL

Jennifer Lazovich

Jennifer Lazovich

JJL/sfm

**SUP-55195**

PRJ-55088
07/22/14



SUP-55195 [PRJ-55088] - APPLICANT: DAVIS FUNERAL HOME - OWNER: HART VOLLAND ENTERPRISES, LLC
1401 SOUTH RAINBOW BOULEVARD

07/31/14




SUP-55195 [PRJ-55088] - APPLICANT: DAVIS FUNERAL HOME - OWNER: HART VOLLAND ENTERPRISES, LLC
1401 SOUTH RAINBOW BOULEVARD

07/31/14




SUP-55195 [PRJ-55088] - APPLICANT: DAVIS FUNERAL HOME - OWNER: HART VOLLAND ENTERPRISES, LLC
1401 SOUTH RAINBOW BOULEVARD

07/31/14

City of Las Vegas Agenda Item No.: **34.**

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

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

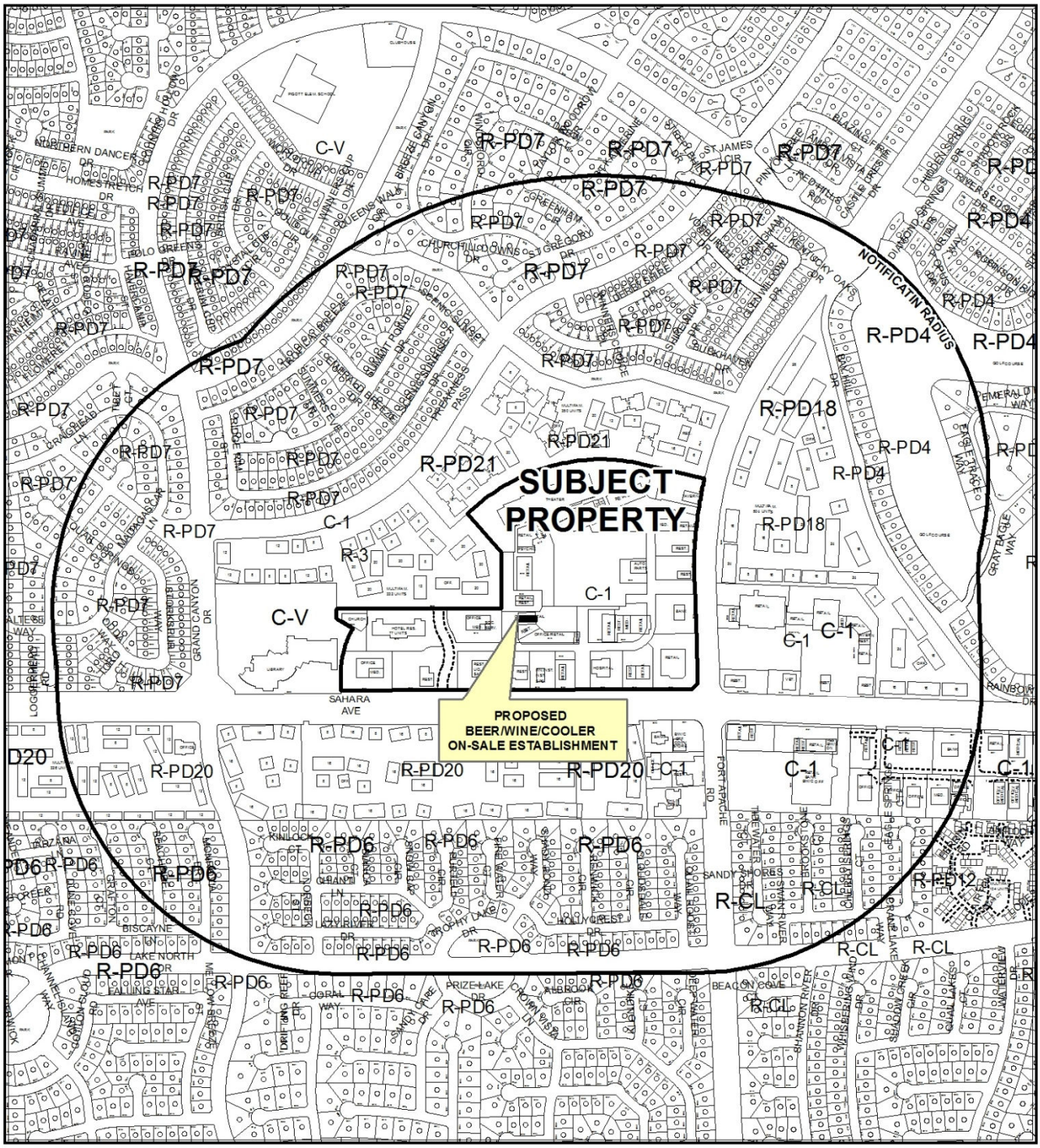
**SUBJECT:**
SUP-55200 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YOJIE JAPANESE FONDUE - OWNER: 9440 WEST SAHARA HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,575 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITH A WAIVER TO ALLOW A ZERO-FOOT 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:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
None

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




0 400 800

Feet

**CASE:** **SUP-55200 (PRJ-54873)**

**RADIUS:** 1500 FEET

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

N




0 400 800

Feet

**CASE:** **SUP-55200 (PRJ-54873)**

**RADIUS:** 1500 FEET

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

N

# 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, 2014

_____

Notary Public in and for said County and State

TRISHA MURPHY
Commission # 1920871
Notary Public - California
Los Angeles County
My Comm. Expires Feb 4, 2015

PRJ-54873
07/22/14

# 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

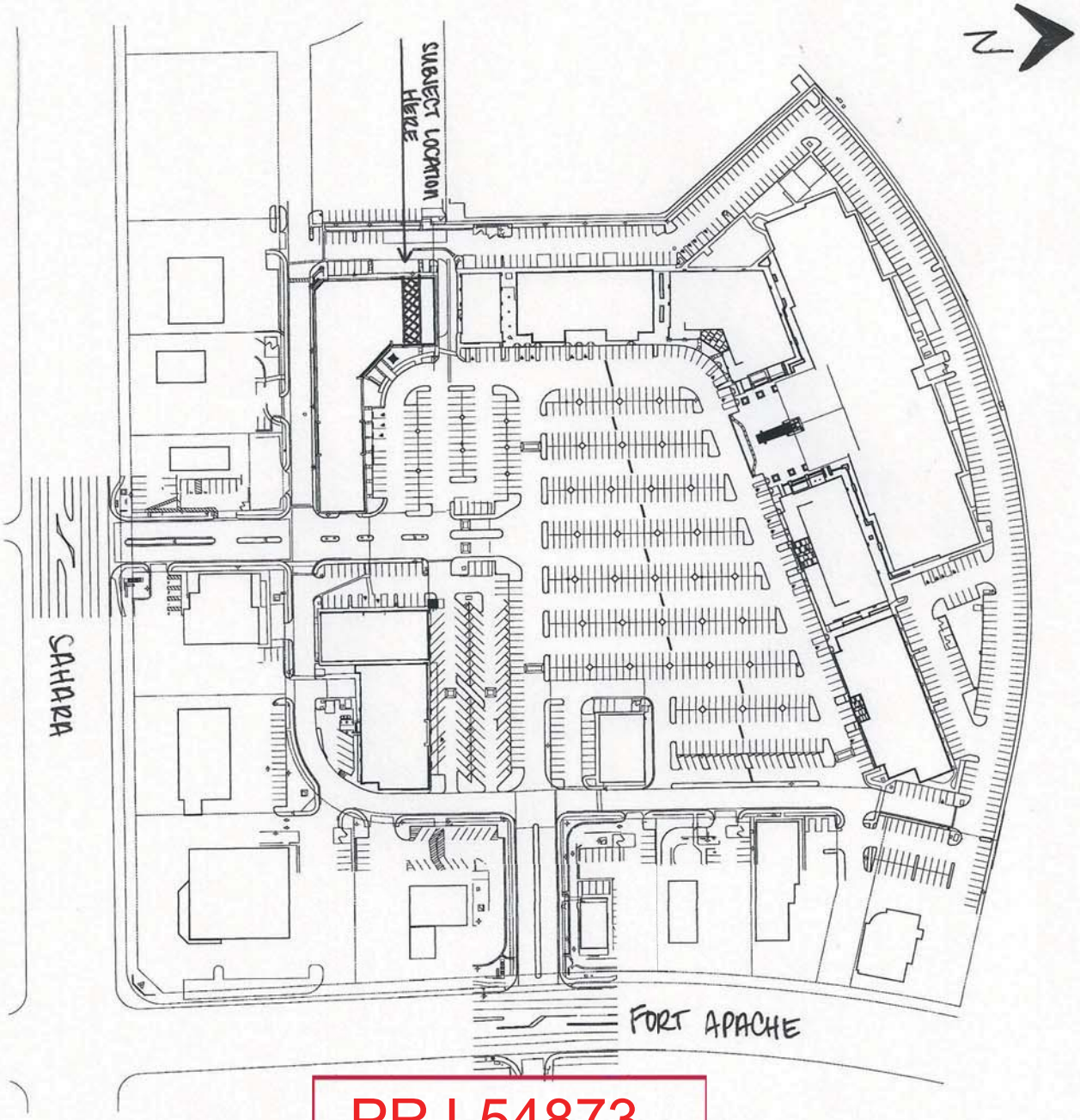
| | |
|---|---|
| I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or 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.<br>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 |

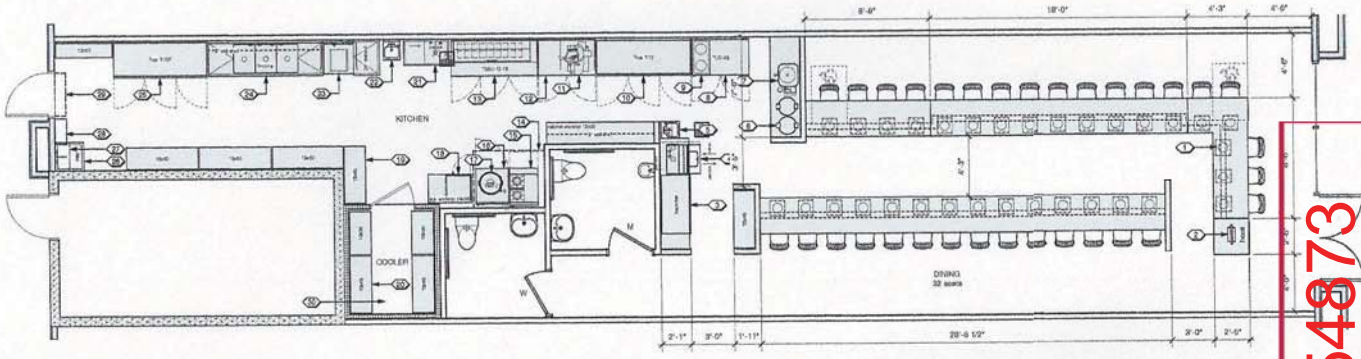
| CLVEPLAN Applicant | Company | Title | Email |
|---|---|---|---|
| Antonio Guerrero | Infinite Investments GD, LLC | Managing member | anton@yojie.com |

## SUP-55200

SUP-55200




PRJ-54873
07/22/14




1 Equipment Plan
Scale: 1/4" = 1'-0"

PRJ-54873
07/22/14

## EQUIPMENT SCHEDULE

| ID | Description | Qty | Manufacturer | Model No. | ELECTRICAL Load Amps | Watts | HP | Phase | Volt | PLUMBING Gas Size | Gas RH | Gas BTU | Waste Type | Waste Size | Hot Water Size | Hot Water RH | Cold Water Size | Cold Water RH | Remarks |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Induction Range | 33 | Spring | SM-181R | - | 1800 | - | 1 | 120 | - | - | - | - | - | - | - | - | - | |
| 2 | POS | 2 | TBD | TBD | - | - | - | 1 | 115 | - | - | - | - | - | - | - | - | - | |
| 3 | Back Bar | 1 | True | TBB-24-48G-SD-LD | 7.8 | - | 1/3 | 1 | 115 | - | - | - | - | - | - | - | - | - | |
| 4 | Ice Machine | 1 | Hoshizaki | KM201-BAH | 6.1 | - | - | 1 | 115 | - | - | - | FS | 3/4" | - | - | 1/2" | 7" | |
| 5 | Hand Sink | 1 | Eagle | HWB-E | - | - | - | - | - | - | - | - | D | 1 1/2" | 1/2" | 34" | 1/2" | 34" | |
| 6 | Rice Warmer | 2 | Zojirushi | NYC-36 | - | 1300 | DC | 1 | 120 | - | - | - | - | - | - | - | - | - | |
| 7 | Water Boiler | 1 | Curtis | WB-14-12 | 31.8 | 7000 | - | 1 | 120 | - | - | - | FS | - | - | - | 1/2" | - | |
| 8 | Undercounter Refrigerator | 1 | True | TUC-48 | 5 | - | 1/5 | 1 | 115 | - | - | - | - | - | - | - | - | - | |
| 9 | Counter Top Warmer | 1 | APW Wyott | W-43V | 10 | 1500 | - | 1 | 120 | - | - | - | - | - | - | - | - | - | |
| 10 | Reach In Refrigerator | 1 | True | T-7Z | 9.6 | - | 1/2 | 1 | 115 | - | - | - | - | - | - | - | - | - | |
| 11 | Meat Slicer | 1 | Globe | 3850NF | 7 | - | 1/2 | 1 | 115 | - | - | - | - | - | - | - | - | - | |
| 12 | Undercounter Freezer | 1 | True | TUC-48F | 6.1 | - | 1/4 | 1 | 115 | - | - | - | - | - | - | - | - | - | |
| 13 | Prep Table | 1 | True | TSSU-72-18 | 10.3 | - | 1/2 | 1 | 115 | - | - | - | - | - | - | - | - | - | |
| 14 | 5' Hood | 1 | CaptiveAire | Custom | - | - | - | - | - | - | - | - | - | - | - | - | - | - | see mechanical drawings |
| 15 | 2-Burner Griddle Range | 1 | Imperial | IR-2-G12 | - | - | - | - | - | 3/4" | 30" | 111,000 | - | - | - | - | - | - | |
| 16 | Worktop Refrigerator | 1 | True | TWT-27 | 3.9 | - | 1/6 | 1 | 115 | - | - | - | - | - | - | - | - | - | |
| 17 | Rice Cooker | 1 | Rinnai | RER55ASN | - | - | - | - | - | 1/2" | 30" | 35,000 | - | - | - | - | - | - | |
| 18 | Microwave | 2 | ACP (Amana) | RC17S2 | 13 | 2700 | - | 1 | 208-240 | - | - | - | - | - | - | - | - | - | |
| 19 | Wire Shelving (4-tier) | 6 | Metro | Size Varies | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| 20 | Wire Shelving, Epoxy Coated | 4 | Metro | Size Varies | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| 21 | Prep Sink | 1 | Eagle | 314-16-1-18L | - | - | - | - | - | - | - | - | FS | 1 1/2" | 1/2" | 39.5" | 1/2" | 39.5" | |
| 22 | Hand Sink | 1 | Eagle | HWB-E | - | - | - | - | - | - | - | - | D | 1 1/2" | 1/2" | 34" | 1/2" | 34" | |
| 23 | Dishwasher | 1 | Jacson | TempStar | 68.7 | - | 3/4 | 1 | 208 | - | - | - | FS | 1 1/2" | 3/4" | 60" | - | - | |
| 24 | 3 comp. sink | 1 | Custom | 4 tubs and drainb | - | - | - | - | - | - | - | - | D | 1 1/2" | 1/2" | 39.5" | 1/2" | 39.5" | |
| 25 | Reach In Freezer | 1 | True | T-72F | 12 | - | 1 | 1 | 115 | - | - | - | - | - | - | - | - | - | |
| 26 | Mop Sink | 1 | Florestone | MSR-2424 | - | - | - | - | - | - | - | - | D | 2" | 1/2" | 24" | 1/2" | 24" | provide vacuum breaker faucet |
| 27 | Chemical Shelf | 1 | KEC | Custom | - | - | - | - | - | - | - | - | - | - | - | - | - | - | above mop sink |
| 28 | Commerical Tankless Water Heater | 1 | | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | see plumbing drawings |
| 29 | Air Curtain | 1 | Mars | LPV236 | 2.4 | - | - | 1 | 115 | - | - | - | - | - | - | - | - | - | door activated, 1200 cfm min. |
| 30 | Walk in Cooler | 1 | KEC | Custom | - | - | - | - | - | - | - | - | FS | 1" | - | - | - | - | |

O=Owner, GC=General Contractor, KEC=Kitchen Equipment Contractor, EC=Electrical Contractor
FS=Floor Stub Out, DC=Dropped Cord
FS=Indirect Waste to Floor Sink, D=Direct Waste, SC=Self Contained

Water Heater Calculations

Yojie Japanese Fondue
Village Square
Pad P, Suite 112A
Las Vegas NV

Equipment Plan

A1.4

May 28, 2014
11:36:25 AM

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




SUP-55200 [PRJ-54873] - APPLICANT: YOJIE JAPANESE FONDUE - OWNER: 9440 WEST SAHARA HOLDINGS, LLC
9440 WEST SAHARA AVENUE, SUITE #175

07/31/14




SUP-55200 [PRJ-54873] - APPLICANT: YOJIE JAPANESE FONDUE - OWNER: 9440 WEST SAHARA HOLDINGS, LLC
9440 WEST SAHARA AVENUE, SUITE #175

07/31/14

City of Las Vegas Agenda Item No.: **35.**

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

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

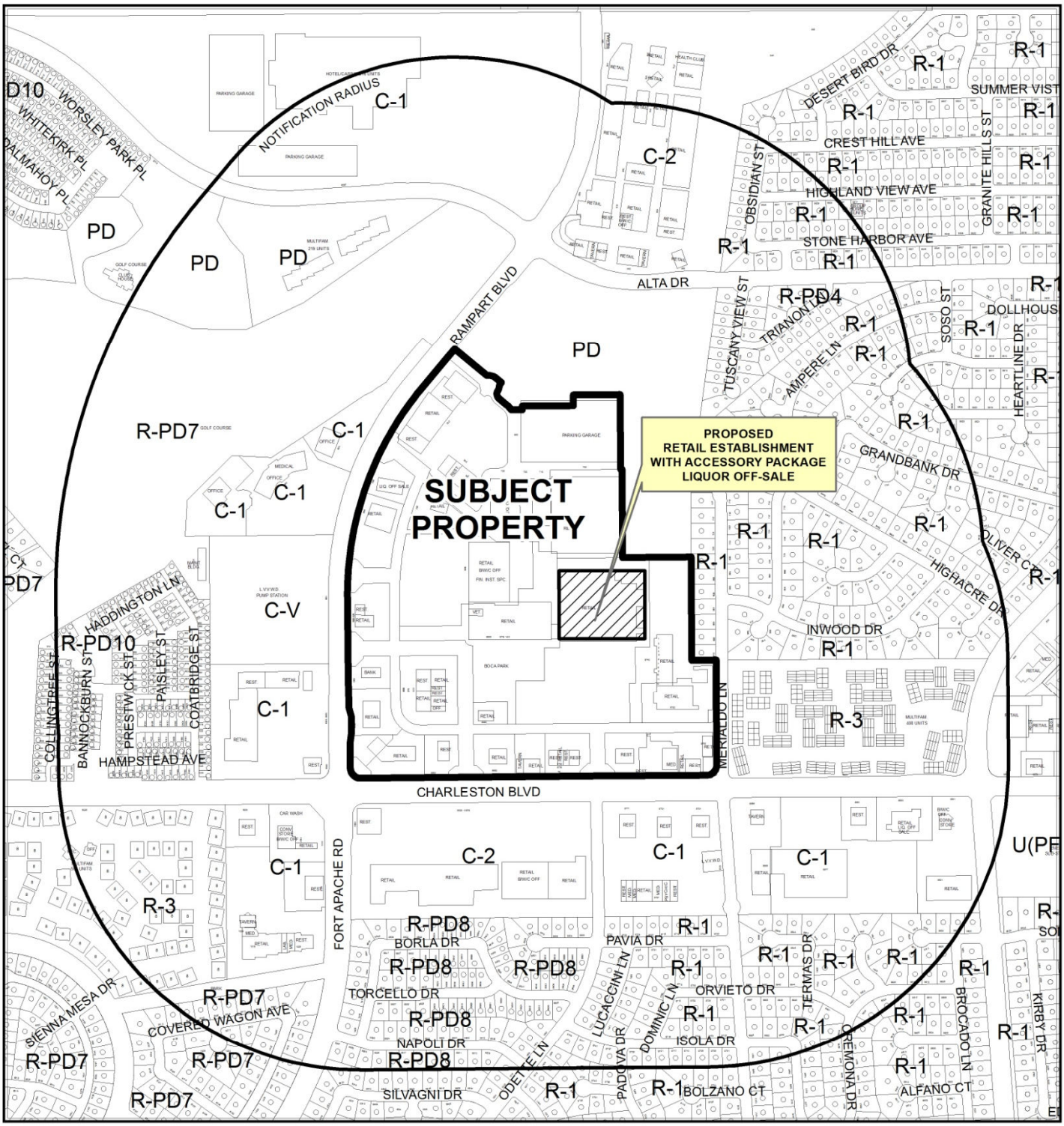
**SUBJECT:**
SUP-55235 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TARGET CORPORATION - For possible action on a request for a Special Use Permit FOR AN ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 135,000 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT at 8750 West Charleston Boulevard (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:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
None

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



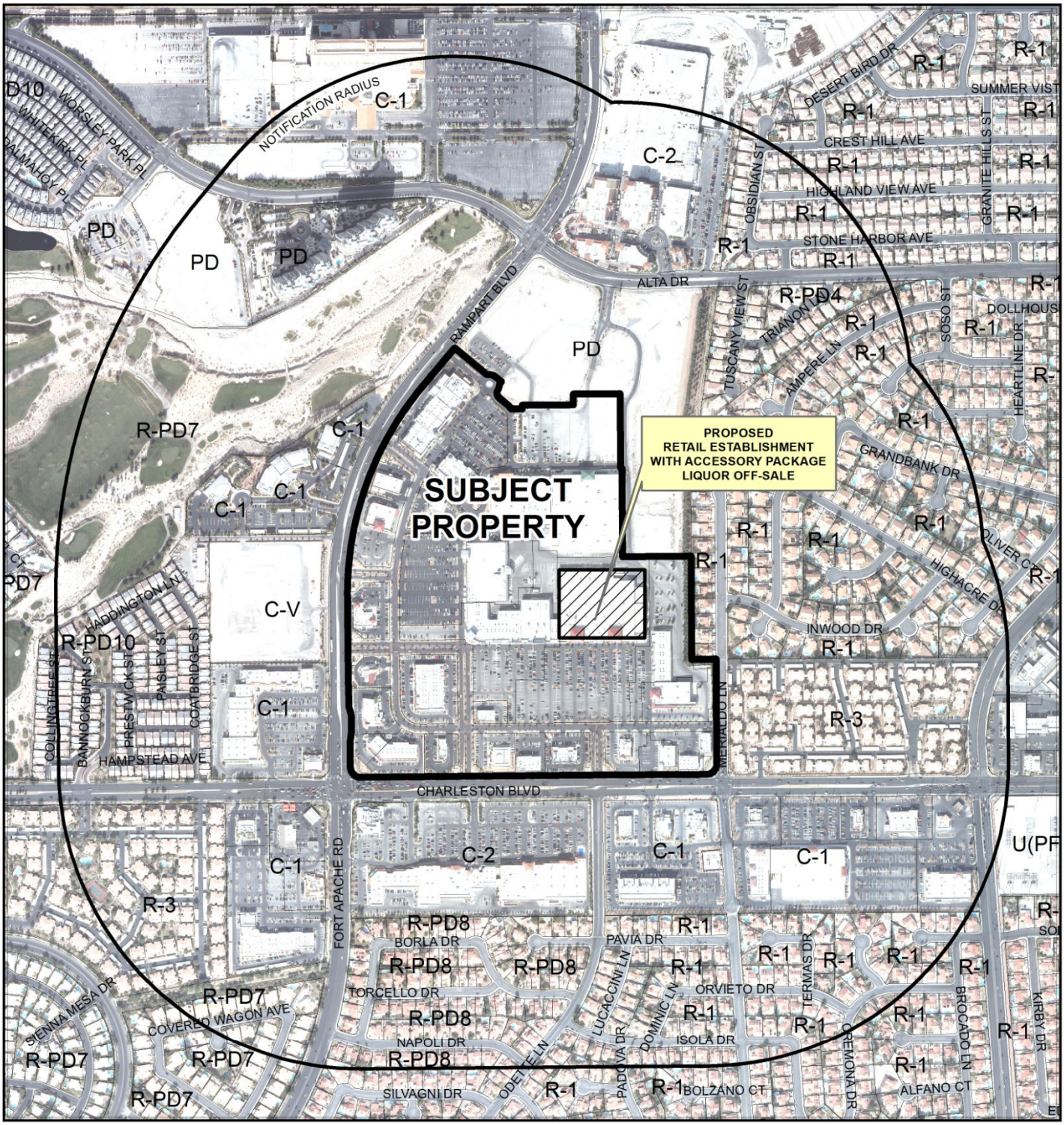

0 500 1,000 Feet

**CASE:** **SUP-55235 (PRJ-54924)**

**RADIUS:** 1500 FEET

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

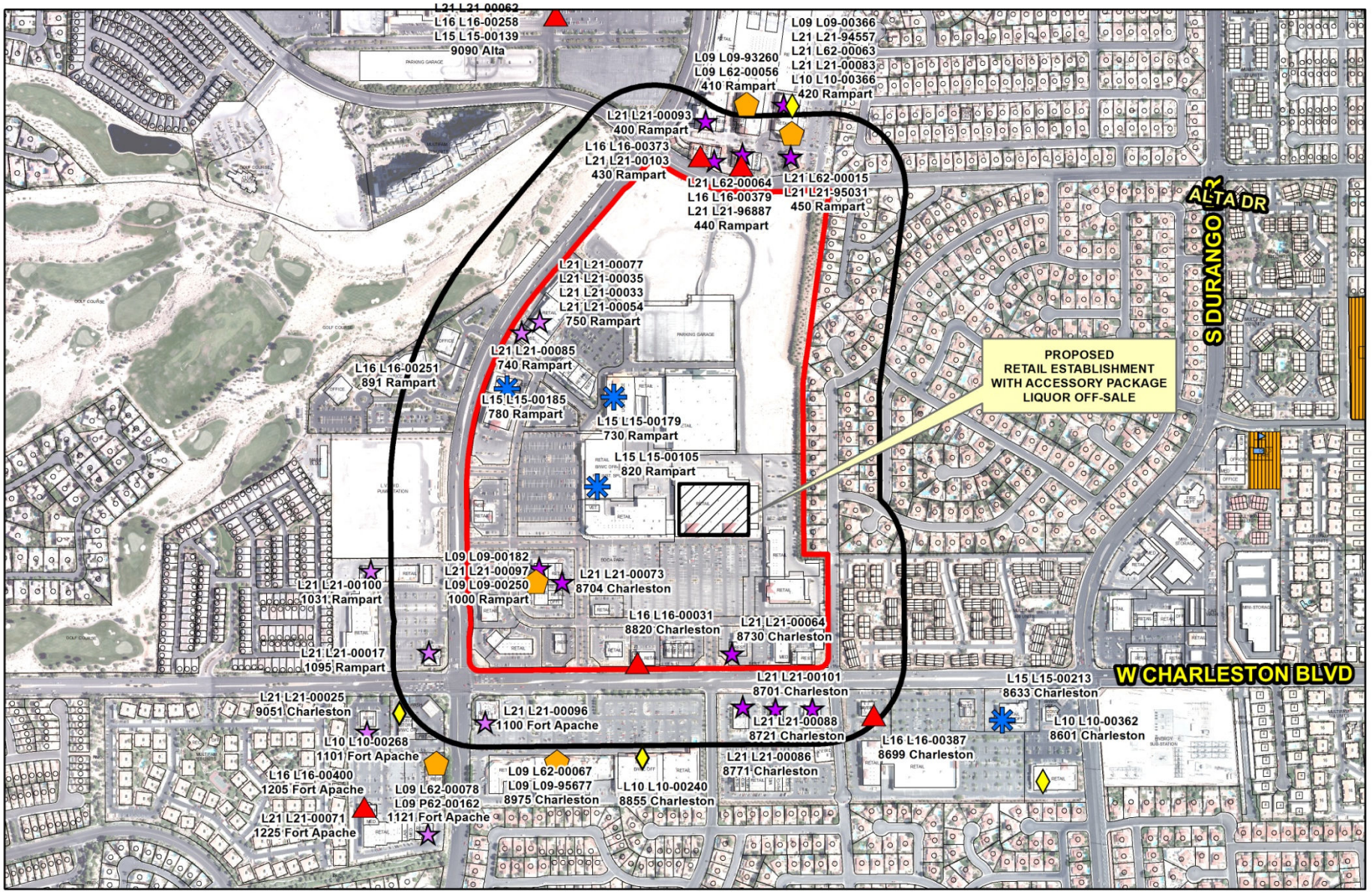
N




**CASE:** **SUP-55235 (PRJ-54924)**

**RADIUS:** 1500 FEET

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




## SUP-55235 (PRJ-54924)

**Package Liquor Off-Sale**

### Business Licenses

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler Off-Sale
- Beer/Wine/Cooler On- and Off-Sale
- Package Liquor Off-Sale
- Restaurant With Alcohol/ Restaurant Service Bar
- Tavern

### Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility
- Subject Property
- 400 foot buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

**Geographic Information System**
Planning & Development Dept.
702-229-6301

Date: Monday, July 28, 2014

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-55235 APN: 138-32-412-003

Name of Property Owner: Dayton Hudson Corporation n/k/a Target Corporation

Name of Applicant: Target Corporation

Name of Representative: Kolesar & Leatham

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: Nikhil Nayar

Print Name: Nikhil Nayar, Vice President

Subscribed and sworn before me

This 30th day of April, 2014

Shannon Marie Cleveland

Notary Public in and for said County and State

Minnesota, Hennepin

SHANNON MARIE CLEVELAND
NOTARY PUBLIC - MINNESOTA
My Commission Expires January 31, 2018

PRJ-54924
07/28/14

# CLV Planning - Application Form

| | |
|---|---|
| Application Number: | PRJ-54924 |
| Application/Petition For: | SUP for Retail Establishment with Accessory Package Liquor Off-Sale at 8750 W. Charleston Blvd |
| ProjectAddress (Location): | 8750 WEST CHARLESTON BOULEVARD |
| Project Name | ACCESSORY PACKAGE LIQUOR SUP |
| Assessors Parcel #(s): | 13832412003 |
| 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: | Kristen |
| Applicant Last Name: | Ruud, Liquor License Specialist |
| Applicant Address: | 1000 Nicollet Mall, TPN-0910 |
| Applicant City: | Minneapolis |
| Applicant State: | MN |
| Applicant Zip: | 55403 |
| Applicant Phone: | 612-761-7165 |
| Applicant Fax: | |
| Applicant Email: | liquor.licensing@target.com |
| Rep First Name: | Benjamin |
| Rep Last Name: | Volmer, Esq. |
| Rep Address: | 400 S. Rampart Blvd., Suite 400 |
| Rep City: | Las Vegas |
| Rep State: | NV |
| Rep Zip: | 89145 |
| Rep Phone: | 702-362-7800 |
| Rep Fax: | 702-362-9472 |
| Rep Email: | bvolmer@klnevada.com |

**SUP-55235**

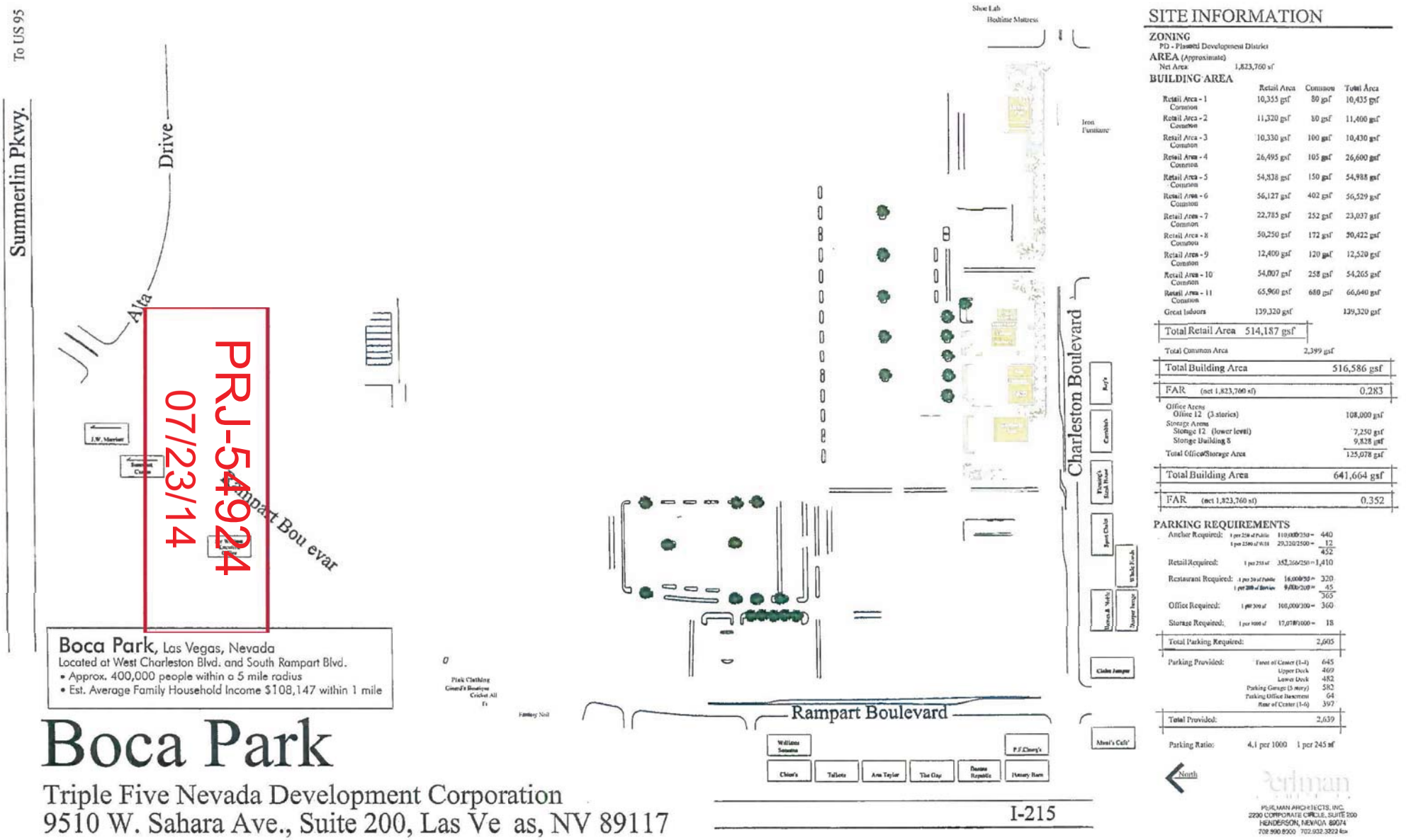
# CLV Planning - Application Form

| | |
|---|---|
| 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.<br>I Accept: | Yes |
| Is the Owner Information Correct: | Yes |
| If no, ...change what | |

| Owner(s) | ADDR1 | ADDR2 |
|---|---|---|
| DAYTON HUDSON CORPORATION | P O BOX 9456 | MINNEAPOLIS, MN 55440-9456 |

| CLVEPLAN Applicant | Company | Title | Email |
|---|---|---|---|
| Benjamin Volmer | Kolesar & Leatham | Esq. | bvolmer@klnevada.com |

**SUP-55235**




# Boca Park

Triple Five Nevada Development Corporation
9510 W. Sahara Ave., Suite 200, Las Ve as, NV 89117

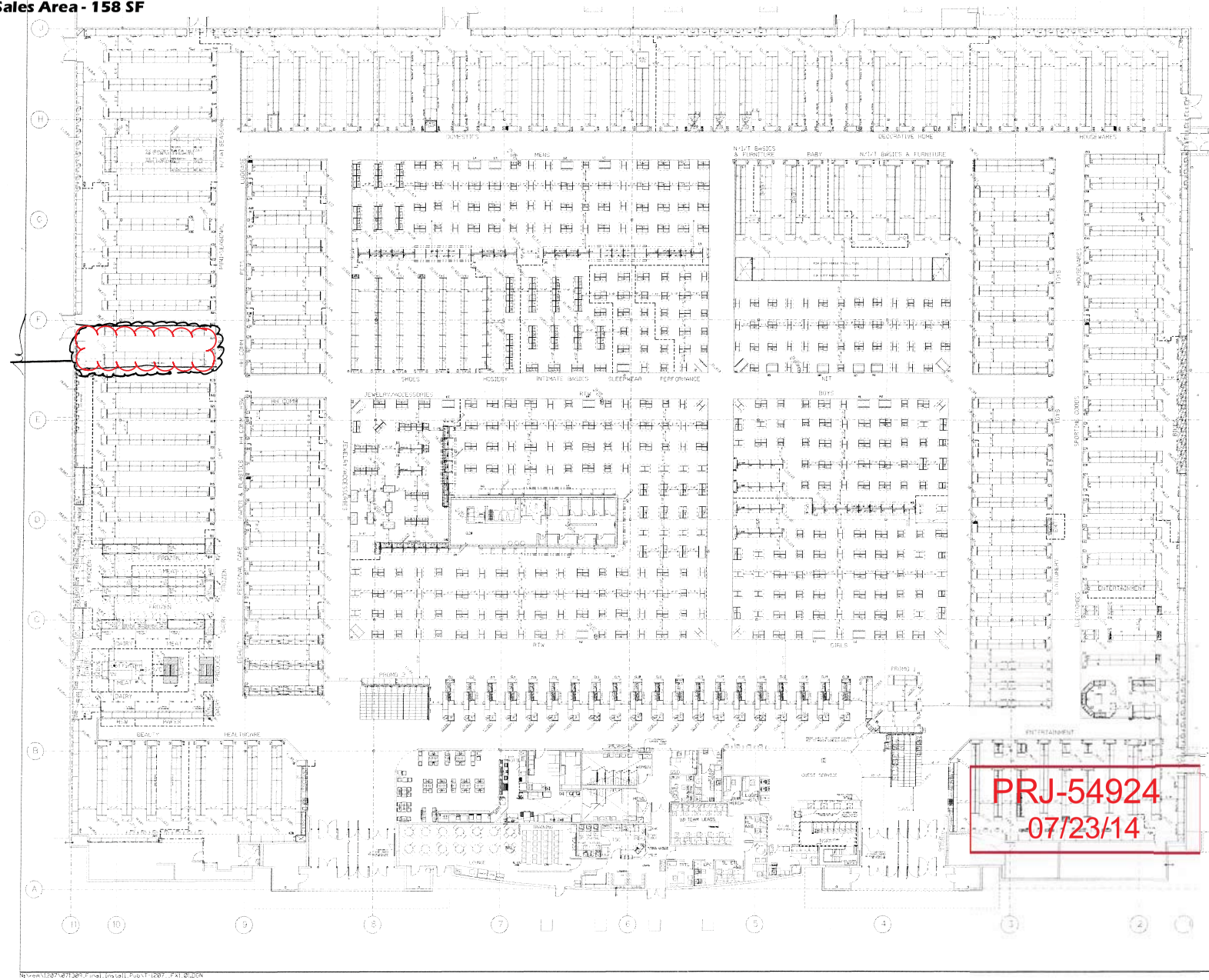
Rampart Boulevard between Charleston Blvd and Alta Drive, Las Vegas, Nevada

Master Site Plan

Date: November 1, 2004
Project Number: 100055

**SUP-55235**

**Target Stores T-1207**
**Total Building Area = 135,000 SF**
**Total Sales Area = 82,256**
**Total Alcohol Sales Area - 158 SF**




TARGET CORPORATION

CEILING HEIGHT
CENTER CEILING:
13' - 8"
PERIMETER CEILING:
17' - 00"
STOCK ROOM:
19'-6"

INSTALL PUB

TARGET

Oct 09 Mdse Remodel
LAS VEGAS BOCA PARK
LAS VEGAS, NV
T-1207
FIXTURE PLAN

Page 1 of 1

**SUP-55235**

KOLESAR & LEATHAM

ATTORNEYS AT LAW

400 SOUTH RAMPART BLVD., SUITE 400
LAS VEGAS, NEVADA 89145
702.362.7800

klnevada.com

July 22, 2014

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

**Re: Special Use Permit Application**

| | |
|---|---|
| **Applicant:** | **Target Corporation** |
| **Proposed Use:** | **Retail Establishment with Accessory Package Liquor** |
| **Project Name:** | **Target Stores T-1207** |
| **Project Address:** | **8750 W. Charleston Blvd., Las Vegas, NV 89117** |
| **APN:** | **138-32-412-003** |

Dear Sir/Madam:

This firm represents Target Corporation (the "Applicant") at the above-referenced Target business location (the "Business"). The Applicant operates retail department and grocery store businesses in 49 states and Washington D.C. and has been a long-time anchor tenant in the Boca Park Shopping Center. The Applicant has recently expanded general grocery and food product sales with the roll-out of its Fresh Grocery product line at many Target locations throughout the Las Vegas valley. In that regard, the Applicant desires to complement its expanded grocery business to allow for the sale of package beer, wine and liquor as a convenience to its customers and to be competitive with other grocery stores in the valley.

The addition of alcoholic beverage sales to the Applicant's Business will demonstrate a uniform presence for Target stores in the community by providing similar goods that will soon be offered at numerous other Nevada Target locations that sell grocery and related food items. The Applicant acknowledges that no more than ten percent (10%) of the retail floor space of the Business may be dedicated to the display of alcoholic beverages. The Applicant has enclosed a Floor Plan which includes an outline of the initial area dedicated for the display of alcoholic beverages. The Applicant plans to devote approximately 158 square feet to the display of alcoholic beverages at the Business.

The Business is committed to ensuring compliance with all local and State laws regarding the sale of alcoholic beverage products for off-premises consumption. The Business has implemented and will adhere to strict internal policies to prevent the sale of alcoholic beverage

SUP-55235

PRJ-54924
07/23/14

products to minors and to ensure that alcoholic beverage products are not consumed on the premises of the Business or in the parking area.

The Business provides a benefit to the community and neighboring businesses in the Boca Park Shopping Center and the surrounding area. As an anchor tenant and national retail brand, the Business draws vital customer traffic to the neighboring businesses in the community. The proposed package liquor off-sale establishment use is harmonious and compatible with adjacent development and with existing land uses in the immediate vicinity. We do not believe that any additional public services, utilities or parking accommodations will be necessary to accommodate the proposed use at the Business.

The site provides adequate pedestrian and vehicle ingress/egress to and from the Boca Park Shopping Center in which the Business is located, from Charleston Blvd. and Rampart Blvd. Please note that the Business operates every day between the hours of 8:00 a.m. and 11:00 p.m. and employs approximately 120 employees.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

**KOLESAR & LEATHAM**

Matthew D. Saltzman, Esq.

MDS:dms
Enclosures - as stated
cc: Erin Hosfield (w/o encls.)



SUP-55235

PRJ-54924
07/23/14




SUP-55235 [PRJ-54924] - APPLICANT/OWNER: TARGET CORPORATION
8750 WEST CHARLESTON BOULEVARD

07/31/14




SUP-55235 [PRJ-54924] - APPLICANT/OWNER: TARGET CORPORATION
8750 WEST CHARLESTON BOULEVARD

07/31/14

City of Las Vegas Agenda Item No.: **36.**

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

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

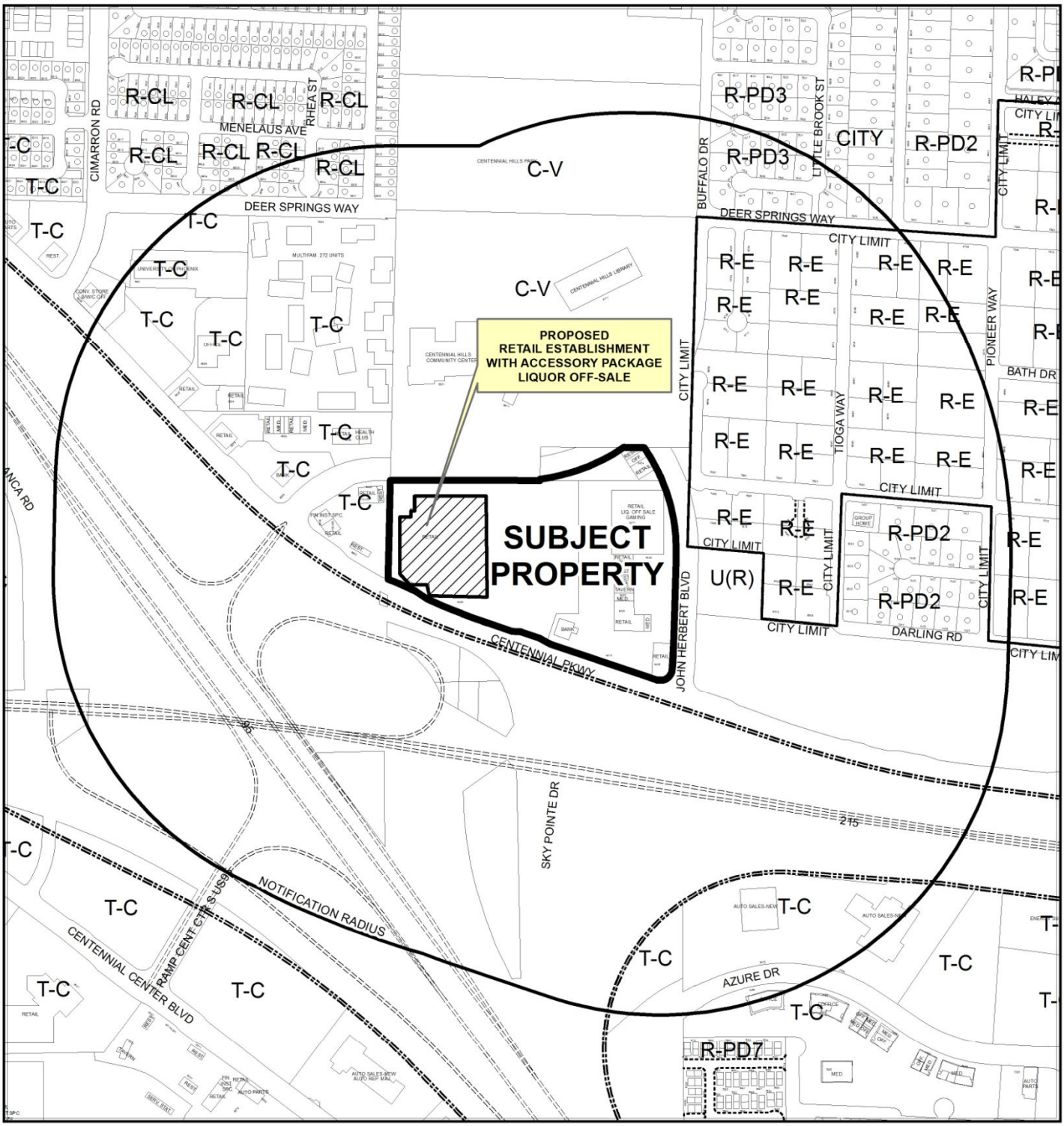
**SUBJECT:**
SUP-55236 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TARGET CORPORATION - For possible action on a request for a Special Use Permit FOR AN ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 141,892 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT WITH A WAIVER TO ALLOW A 153-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED 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:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
None

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



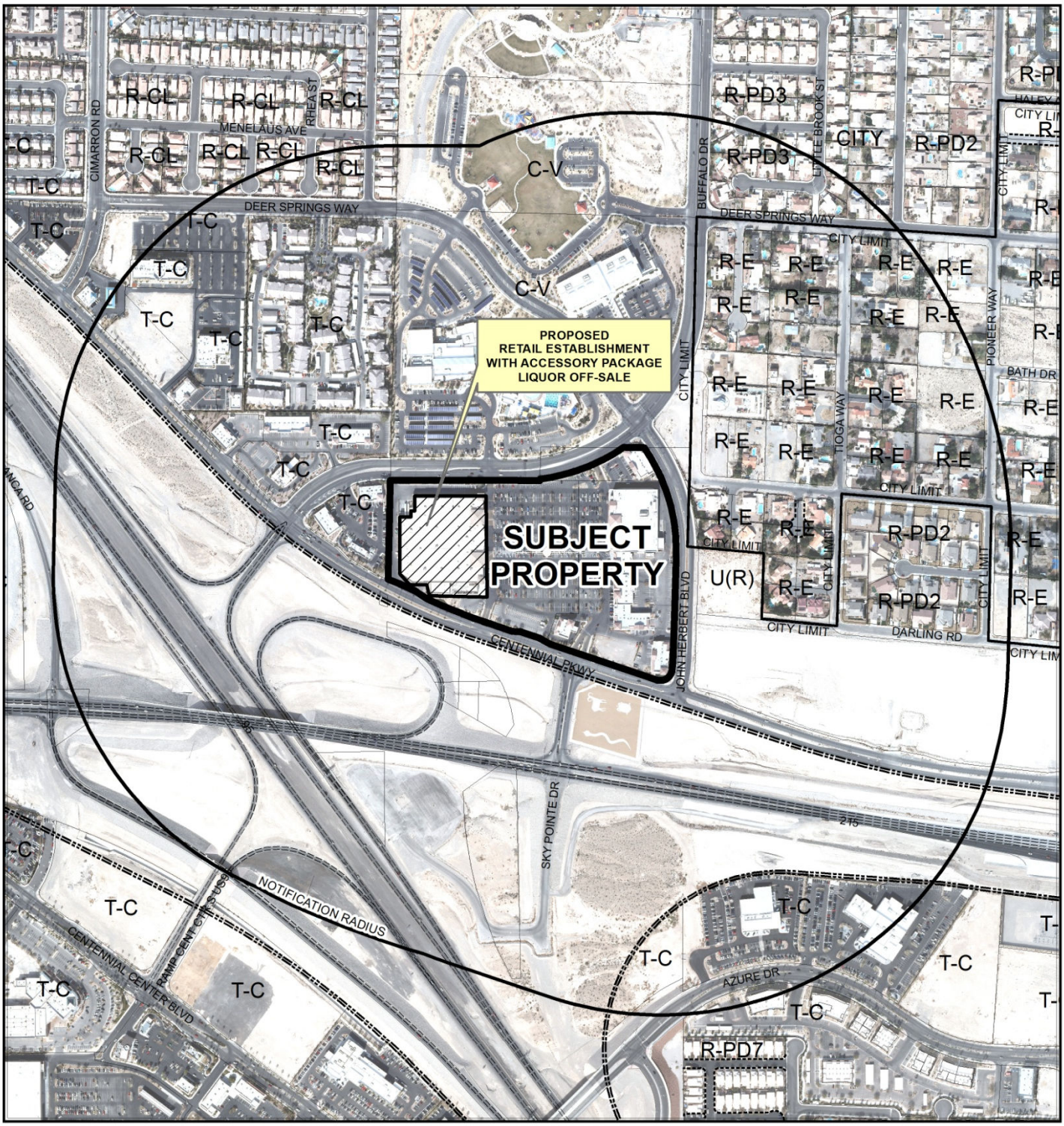

0 500 1,000 Feet

**CASE:** **SUP-55236 (PRJ-54926)**

**RADIUS:** 1500 FEET

**ZONING OF SUBJECT PROPERTY:** T-C (TOWN CENTER) [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

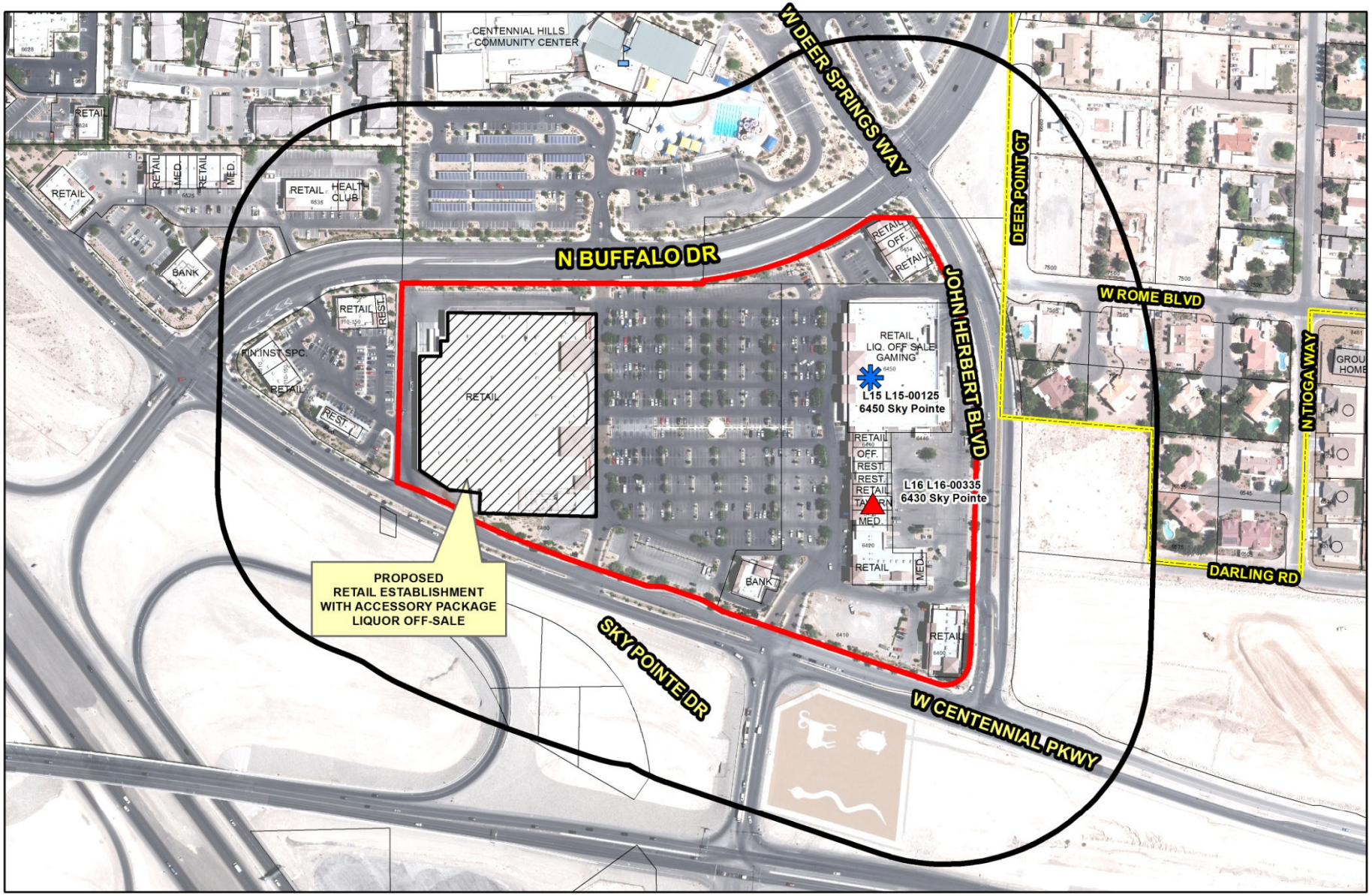
N




**CASE:** **SUP-55236 (PRJ-54926)**

**RADIUS:** 1500 FEET

**ZONING OF SUBJECT PROPERTY:** T-C (TOWN CENTER) [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]




**SUP-55236 (PRJ-54926)**

**Package Liquor Off-Sale**

**Business Licenses**

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler Off-Sale
- Beer/Wine/Cooler On- and Off-Sale
- Package Liquor Off-Sale
- Restaurant With Alcohol/ Restaurant Service Bar
- Tavern

**Protected Uses**

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility

- Subject Property
- 400 foot buffer

N

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

Date: Monday, July 28, 2014

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-55236 APN: 125-21-813-003

Name of Property Owner: Target Corporation

Name of Applicant: Target Corporation

Name of Representative: Kolesar & Leatham

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: Nikhil Nayar

Print Name: Nikhil Nayar, Vice President

Subscribed and sworn before me

This 30th day of April, 2014

Shannon Marie Cleveland

Notary Public in and for said County and State

Minnesota Hennepin

SHANNON MARIE CLEVELAND
NOTARY PUBLIC - MINNESOTA
My Commission Expires January 31, 2018

PRJ-54926
07/28/14

# CLV Planning - Application Form

| | |
|---|---|
| Application Number: | PRJ-54926 |
| Application/Petition For: | SUP for Retail Establishment with Accessory Package Liquor Off-Sale at 6480 Sky Pointe Drive |
| ProjectAddress (Location): | 6480 SKY POINTE DRIVE |
| Project Name | ACCESSORY PACKAGE LIQUOR SUP |
| Assessors Parcel #(s): | 12521813003 |
| Ward #: | WARD 6 (STEVEN D. ROSS) |
| Is the Application Information Correct: | Yes |
| If no, ...change what | |
| General Plan Designation: Proposed: | Select |
| Zoning District: Proposed: | Select |
| Gross Acres: | |
| Lots/Units: | |
| Additional Information: | |
| Applicant First Name: | Kristen |
| Applicant Last Name: | Ruud, Liquor License Specialist |
| Applicant Address: | 1000 Nicollet Mall, TPN-0910 |
| Applicant City: | Minneapolis |
| Applicant State: | MN |
| Applicant Zip: | 55403 |
| Applicant Phone: | 612-761-7165 |
| Applicant Fax: | |
| Applicant Email: | liquor.licensing@target.com |
| Rep First Name: | Benjamin |
| Rep Last Name: | Volmer, Esq. |
| Rep Address: | 400 S. Rampart Blvd., Suite 400 |
| Rep City: | Las Vegas |
| Rep State: | NV |
| Rep Zip: | 89145 |
| Rep Phone: | 702-362-7800 |
| Rep Fax: | 702-362-9472 |
| Rep Email: | bvolmer@klnevada.com |

**SUP-55236**

# CLV Planning - Application Form

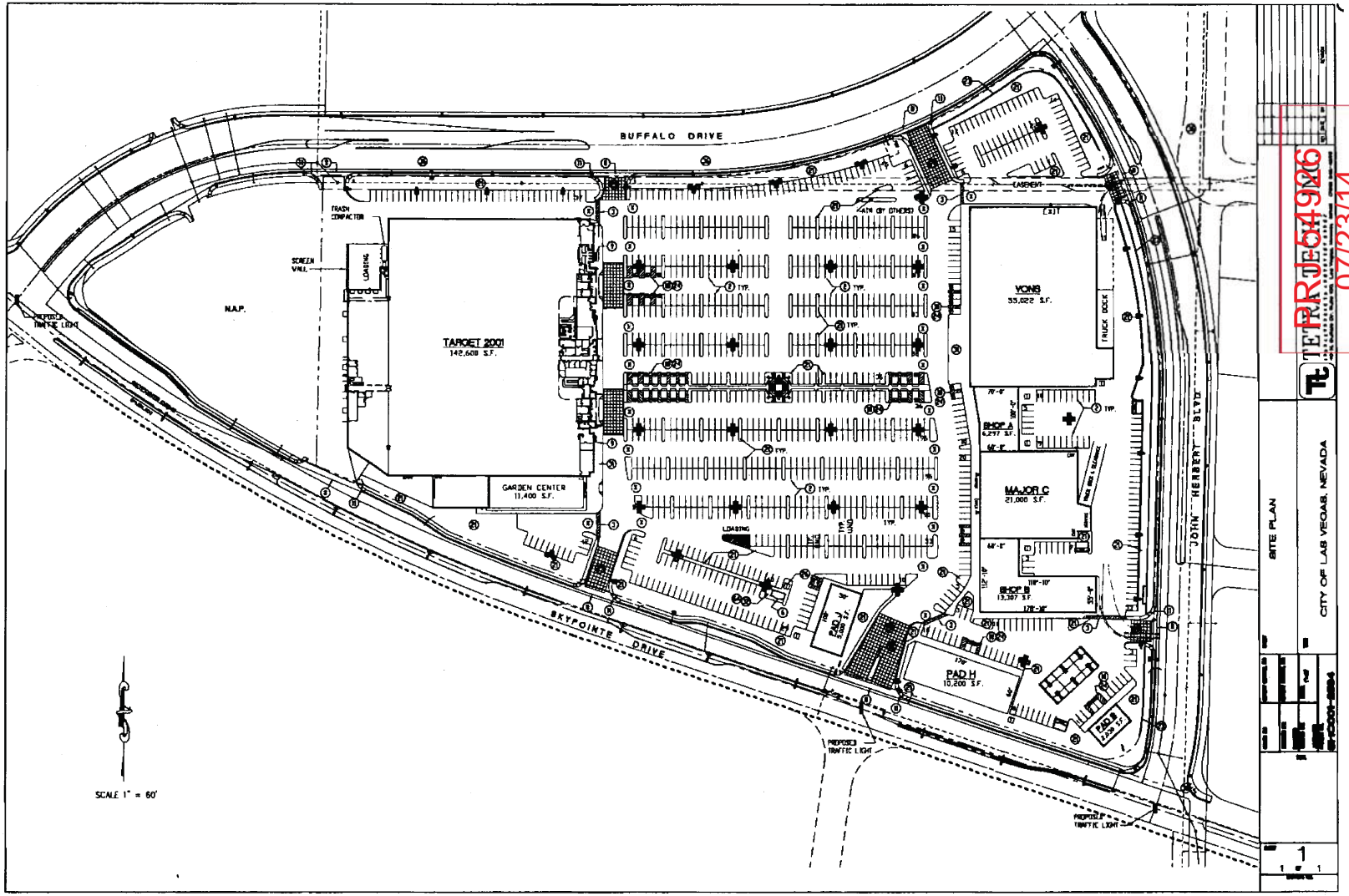
| | |
|---|---|
| I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or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

| Owner(s) | ADDR1 | ADDR2 |
|---|---|---|
| TARGET CORPORATION | P O BOX 9456 | MINNEAPOLIS, MN 55440-9456 |

| CLVEPLAN Applicant | Company | Title | Email |
|---|---|---|---|
| Benjamin Volmer | Kolesar & Leatham | Esq. | bvolmer@klnevada.com |

**SUP-55236**

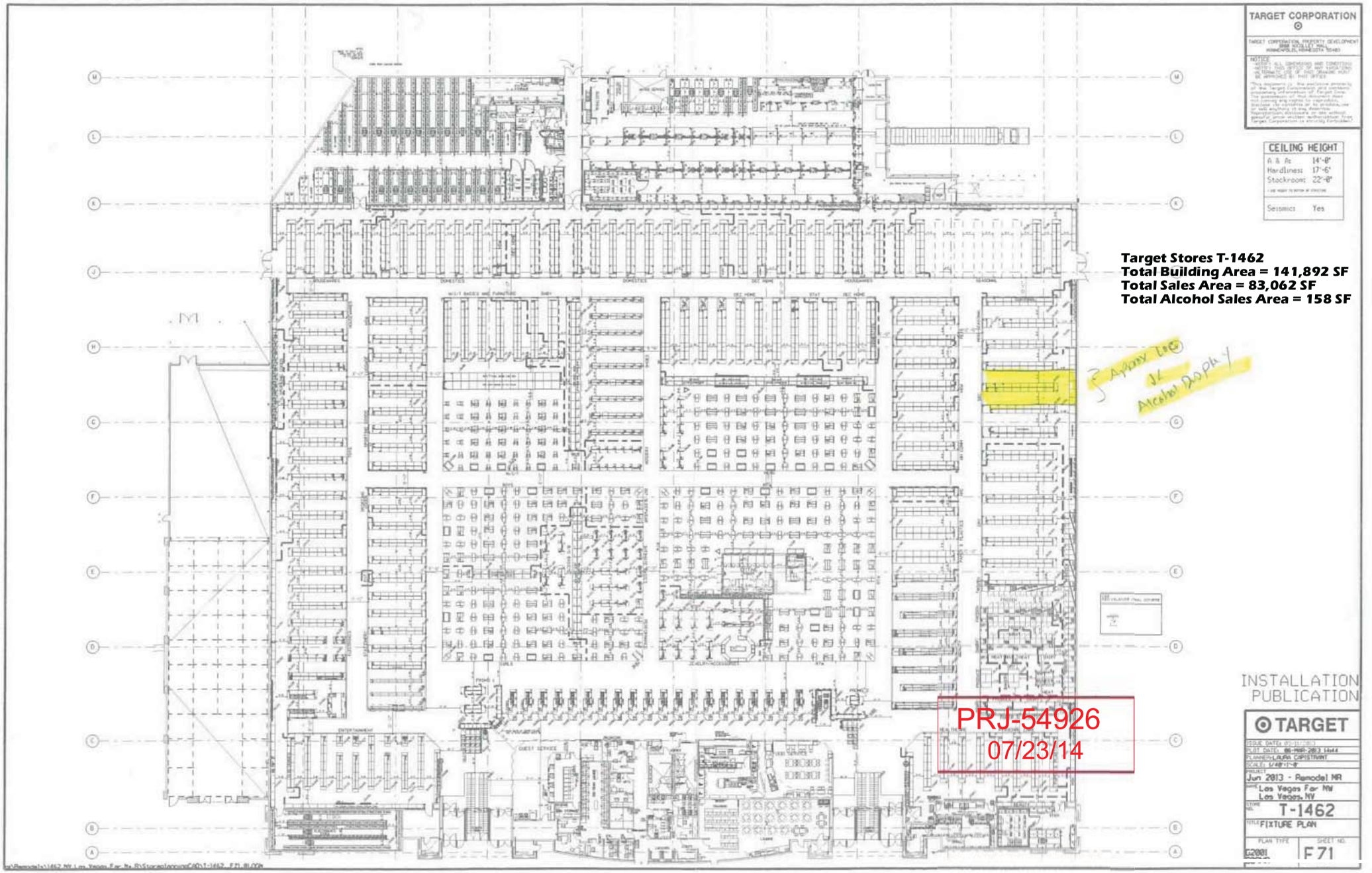
# EXHIBIT B




TETRA TECH
RR5549926
07/23/14

**SUP-55236**

T1462


TARGET CORPORATION
CEILING HEIGHT
A & Ac 14'-8"
Hardlines 17'-6"
Stockrooms 22'-8"
Seismics Yes
Target Stores T-1462
Total Building Area = 141,892 SF
Total Sales Area = 83,062 SF
Total Alcohol Sales Area = 158 SF
F Appy to JL Alcohol Dsply
PRJ-54926
07/23/14
INSTALLATION PUBLICATION
TARGET
Jun 2013 - Remodel NR
Las Vegas Far NW
Las Vegas, NV
T-1462
FIXTURE PLAN
F71

SUP-55236

KOLESAR & LEATHAM

ATTORNEYS AT LAW

400 SOUTH RAMPART BLVD., SUITE 400
LAS VEGAS, NEVADA 89145
702.362.7800

klnevada.com

July 22, 2014

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

**Re: Special Use Permit Application**

| | |
|---|---|
| **Applicant:** | **Target Corporation** |
| **Proposed Use:** | **Retail Establishment with Accessory Package Liquor** |
| **Project Name:** | **Target Stores T-1462** |
| **Project Address:** | **6480 Sky Pointe Dr., Las Vegas, NV 89131** |
| **APN:** | **125-21-813-003** |

Dear Sir/Madam:

This firm represents Target Corporation (the "Applicant") at the above-referenced Target business location (the "Business"). The Applicant operates retail department and grocery store businesses in 49 states and Washington D.C. and has been a long-time anchor tenant in the Crossroads Plaza Shopping Center. The Applicant has recently expanded its business to include the sale of general grocery and food products to many of its stores throughout the Las Vegas valley. In that regard, the Applicant desires to complement its grocery business to allow for the sale of package beer, wine and liquor as a convenience to its customers and to remain competitive with other grocery stores in the valley.

The addition of alcoholic beverage sales to the Applicant's Business will demonstrate a uniform presence for Target stores in the community by providing similar goods that will soon be offered at numerous other Nevada Target locations that sell grocery and related food items. The Applicant acknowledges that no more than ten percent (10%) of the retail floor space of the Business may be dedicated to the display of alcoholic beverages. The Applicant has enclosed a Floor Plan which includes an outline of the initial area dedicated for the display of alcoholic beverages. The Applicant plans to devote approximately 158 square feet to the display of alcoholic beverages.

The Business provides a benefit to the community and neighboring businesses in the Crossroads Plaza Shopping Center and the surrounding area. As an anchor tenant and national retail brand, the Business draws vital customer traffic to the neighboring businesses in the community. The Business is committed to ensuring compliance with all local and State laws

PRJ-54926
07/23/14



SUP-55236

regarding the sale of alcoholic beverage products for off-premises consumption. The Business has implemented and will adhere to strict internal policies to prevent the sale of alcoholic beverage products to minors and to ensure that alcoholic beverage products are not consumed on the premises of the Business or in the parking area.

The proposed package liquor off-sale establishment use is harmonious and compatible with adjacent development and with existing land uses in the immediate vicinity. We do not believe that any additional public services, utilities or parking accommodations will be necessary to accommodate the proposed use at the Business. The site provides adequate pedestrian and vehicle ingress/egress to and from the Centennial Crossroads Plaza Shopping Center in which the Business is located, from N. Buffalo Dr. and Sky Pointe Dr. Please note that the Business operates every day between the hours of 8:00 a.m. and 10:00 p.m. and employs approximately 141 employees.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

KOLESAR & LEATHAM

Matthew Saltzman

Matthew D. Saltzman, Esq.

MDS:dms
Enclosures - as stated
cc: Erin Hosfield (w/o encls.)

SUP-55236

PRJ-54926
07/23/14




SUP-55236 [PRJ-54926] - APPLICANT/OWNER: TARGET CORPORATION
6480 SKY POINTE DRIVE

07/31/14




SUP-55236 [PRJ-54926] - APPLICANT/OWNER: TARGET CORPORATION
6480 SKY POINTE DRIVE

07/31/14

City of Las Vegas Agenda Item No.: **37.**

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

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

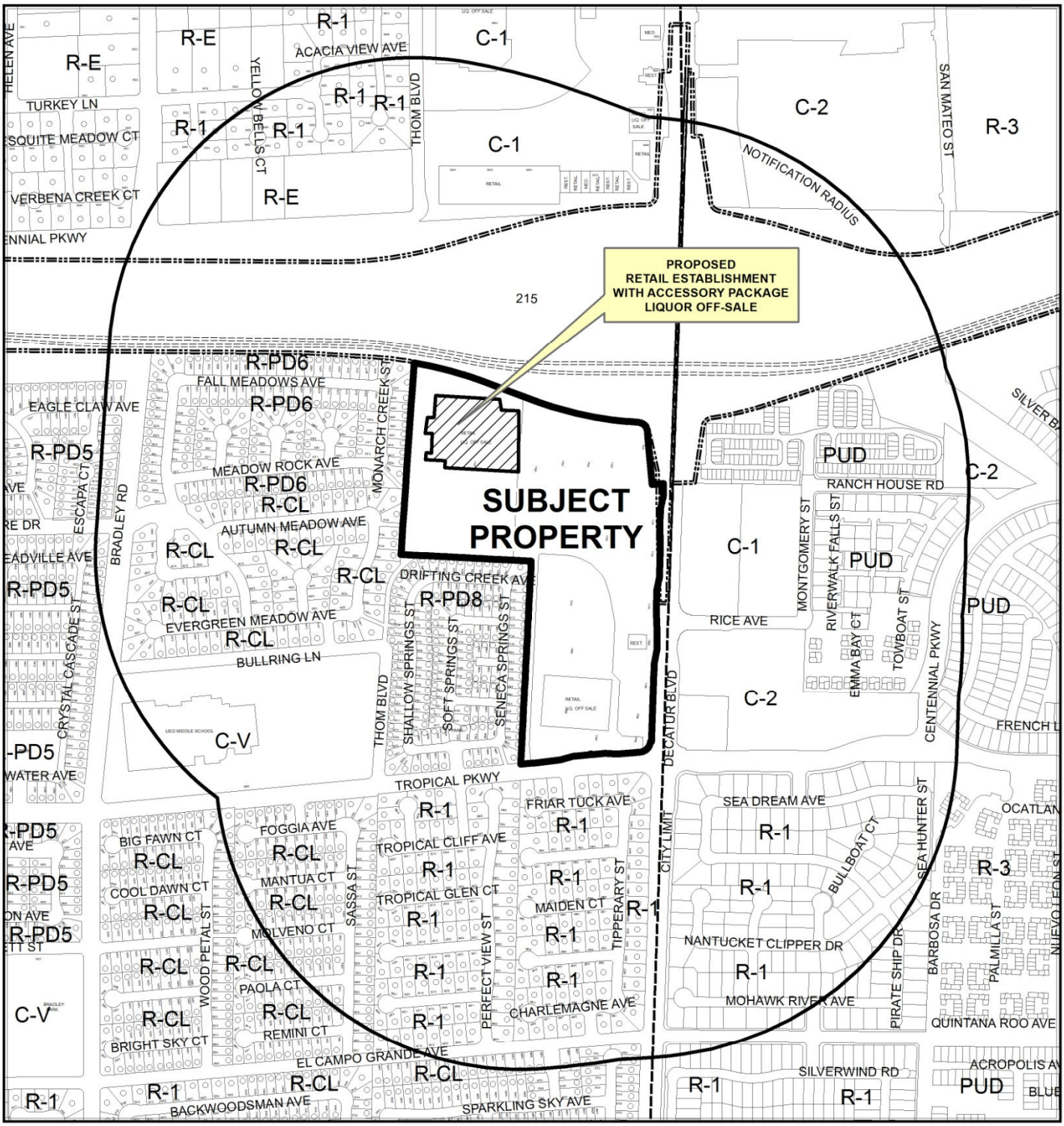
**SUBJECT:**
SUP-55239 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TARGET CORPORATION - For possible action on a request for a Special Use Permit FOR AN ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 131,810 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT at 6371 North Decatur Boulevard (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:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
None

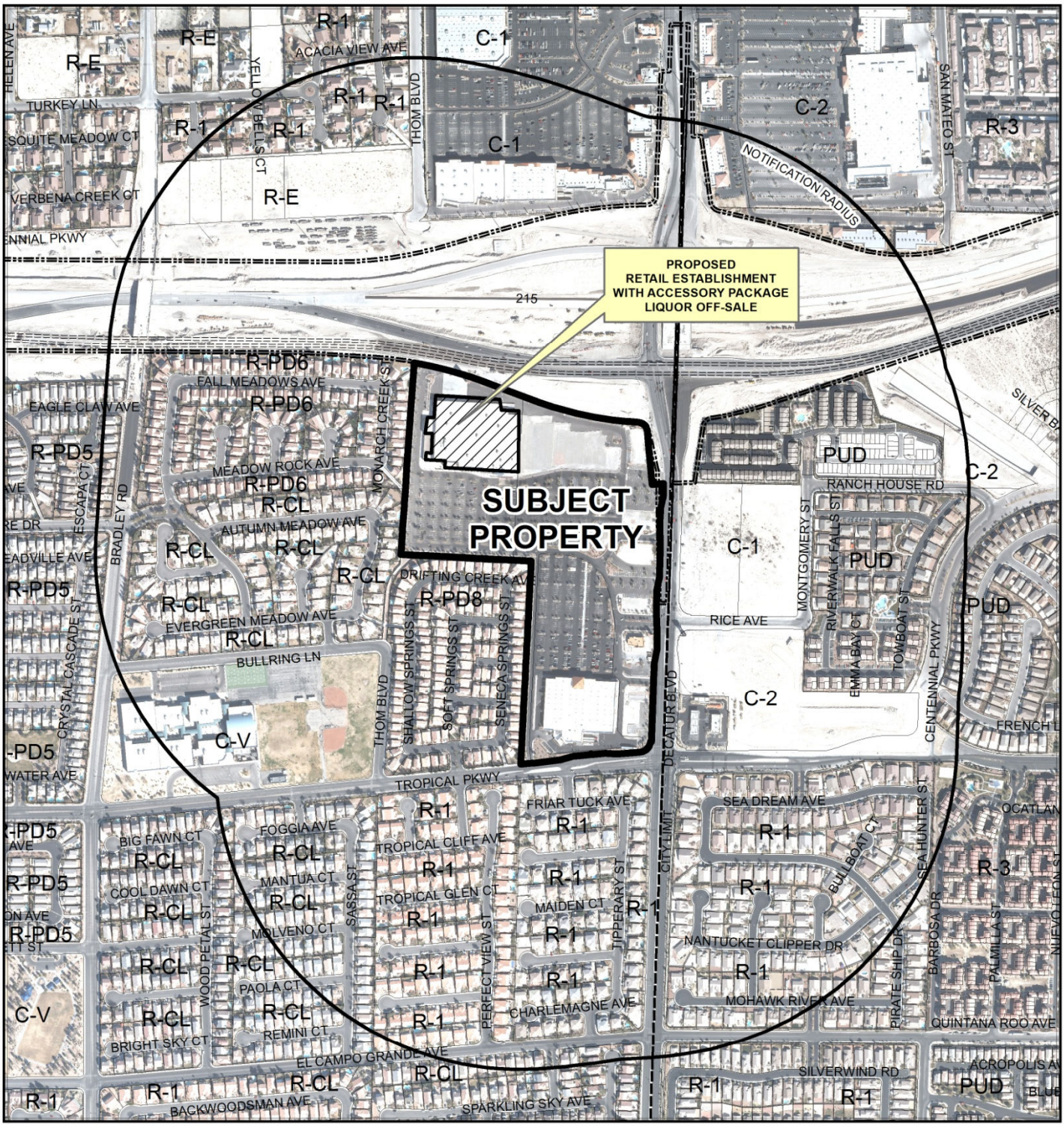
**BACKUP DOCUMENTATION:**
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter




**CASE:** **SUP-55239 (PRJ-54928)**

**RADIUS:** 1500 FEET

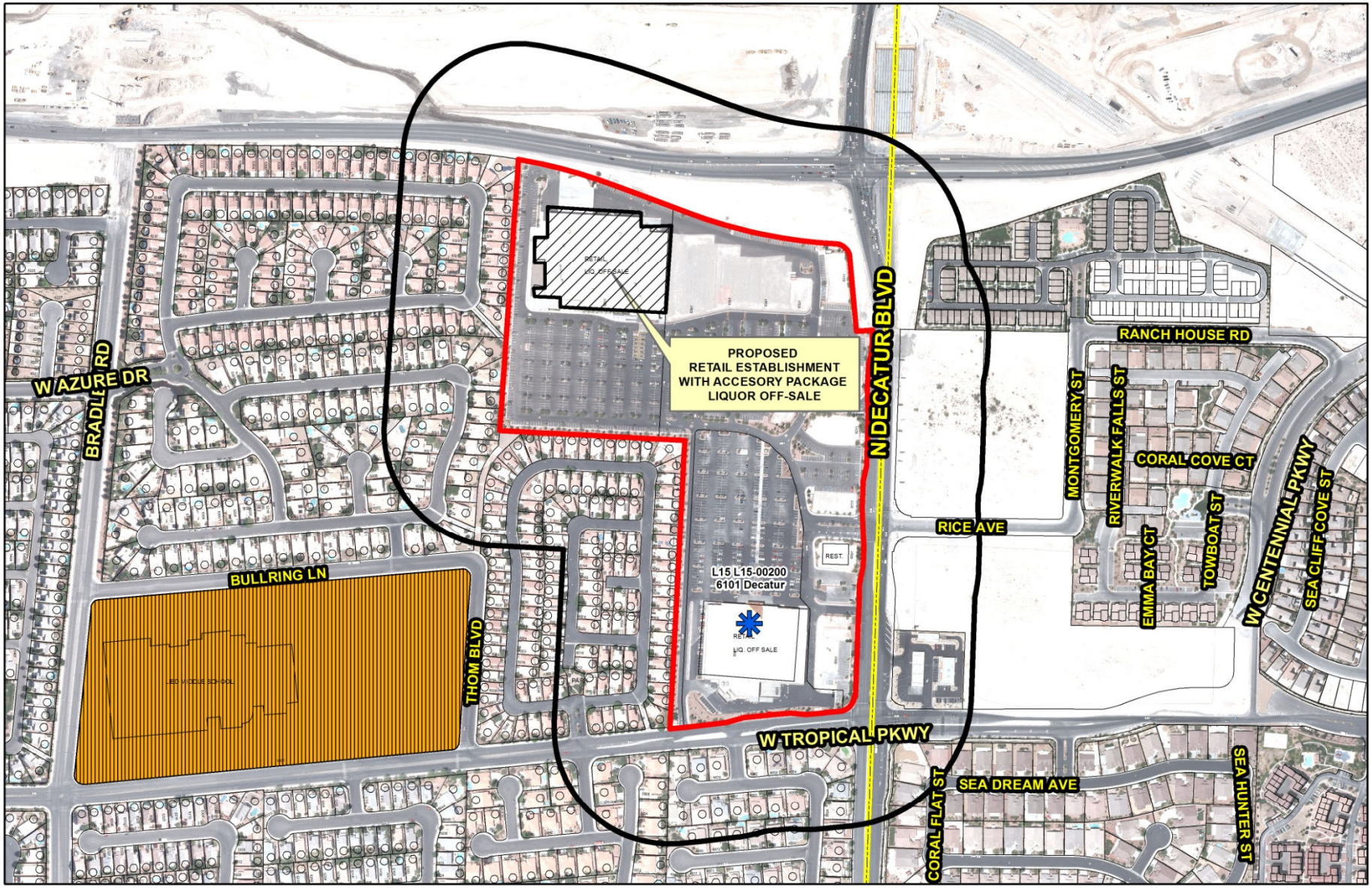
**ZONING OF SUBJECT PROPERTY:** C-1 (LIMITED COMMERCIAL)




**CASE:** **SUP-55239 (PRJ-54928)**

**RADIUS:** 1500 FEET

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




**SUP-55239 (PRJ-54928)**

**Package Liquor Off-Sale**

**Business Licenses**

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler Off-Sale
- Beer/Wine/Cooler On- and Off-Sale
- Package Liquor Off-Sale
- Restaurant With Alcohol/ Restaurant Service Bar
- Tavern

**Protected Uses**

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility

- Subject Property
- 400 foot buffer

N

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

Date: Monday, July 28, 2014

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-55239 APN: 125-25-512-001

Name of Property Owner: Target Corporation

Name of Applicant: Target Corporation

Name of Representative: Kolesar & Leatham

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: Nikhil Nayar

Print Name: Nikhil Nayar, Vice President

Subscribed and sworn before me

This 30th day of April, 2014

Shannon Marie Cleveland

Notary Public in and for said County and State

Minnesota Hennepin

SHANNON MARIE CLEVELAND
NOTARY PUBLIC - MINNESOTA
My Commission Expires January 31, 2018

PRJ-54928
07/23/14

# CLV Planning - Application Form

| | |
|---|---|
| Application Number: | PRJ-54928 |
| Application/Petition For: | SUP for Retail Establishment with Accessory Package Liquor Off-Sale at 6371 North Decatur Boulevard |
| ProjectAddress (Location): | 6371 NORTH DECATUR BLVD |
| Project Name | ACCESSORY PACKAGE LIQUOR SUP |
| Assessors Parcel #(s): | 12525512001 |
| Ward #: | WARD 6 (STEVEN D. ROSS) |
| Is the Application Information Correct: | Yes |
| If no, ...change what | |
| General Plan Designation: Proposed: | Select |
| Zoning District: Proposed: | Select |
| Gross Acres: | |
| Lots/Units: | |
| Additional Information: | |
| Applicant First Name: | Kristen |
| Applicant Last Name: | Ruud, Liquor License Specialist |
| Applicant Address: | 1000 Nicollet Mall, TPN-0910 |
| Applicant City: | Minneapolis |
| Applicant State: | MN |
| Applicant Zip: | 55403 |
| Applicant Phone: | 612-761-7165 |
| Applicant Fax: | |
| Applicant Email: | liquor.licensing@target.com |
| Rep First Name: | Benjamin |
| Rep Last Name: | Volmer, Esq. |
| Rep Address: | 400 S. Rampart Blvd., Suite 400 |
| Rep City: | Las Vegas |
| Rep State: | NV |
| Rep Zip: | 89145 |
| Rep Phone: | 702-362-7800 |
| Rep Fax: | 702-362-9472 |
| Rep Email: | bvolmer@klnevada.com |

## SUP-55239

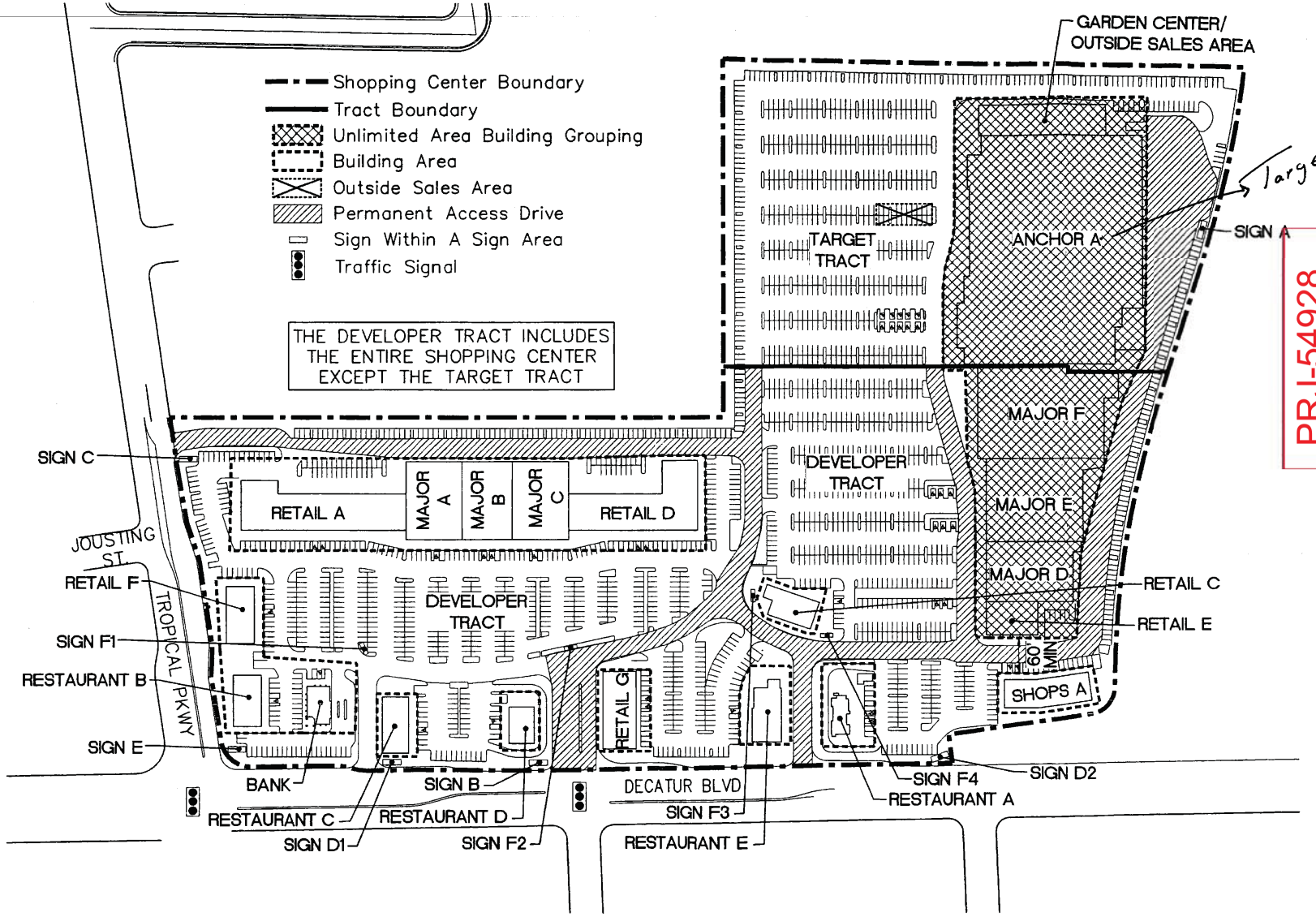
# CLV Planning - Application Form

| | |
|---|---|
| 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.<br>I Accept: | Yes |
| Is the Owner Information Correct: | Yes |
| If no, ...change what | |

| Owner(s) | ADDR1 | ADDR2 |
|---|---|---|
| TARGET CORPORATION | 1000 NICOLLET MALL | MINNEAPOLIS, MN 55403-2542 |

| CLVEPLAN Applicant | Company | Title | Email |
|---|---|---|---|
| Benjamin Volmer | Kolesar & Leatham | Esq. | bvolmer@klnevada.com |

**SUP-55239**




PRJ-54928
07/23/14

# Las Vegas North Decatur, NV

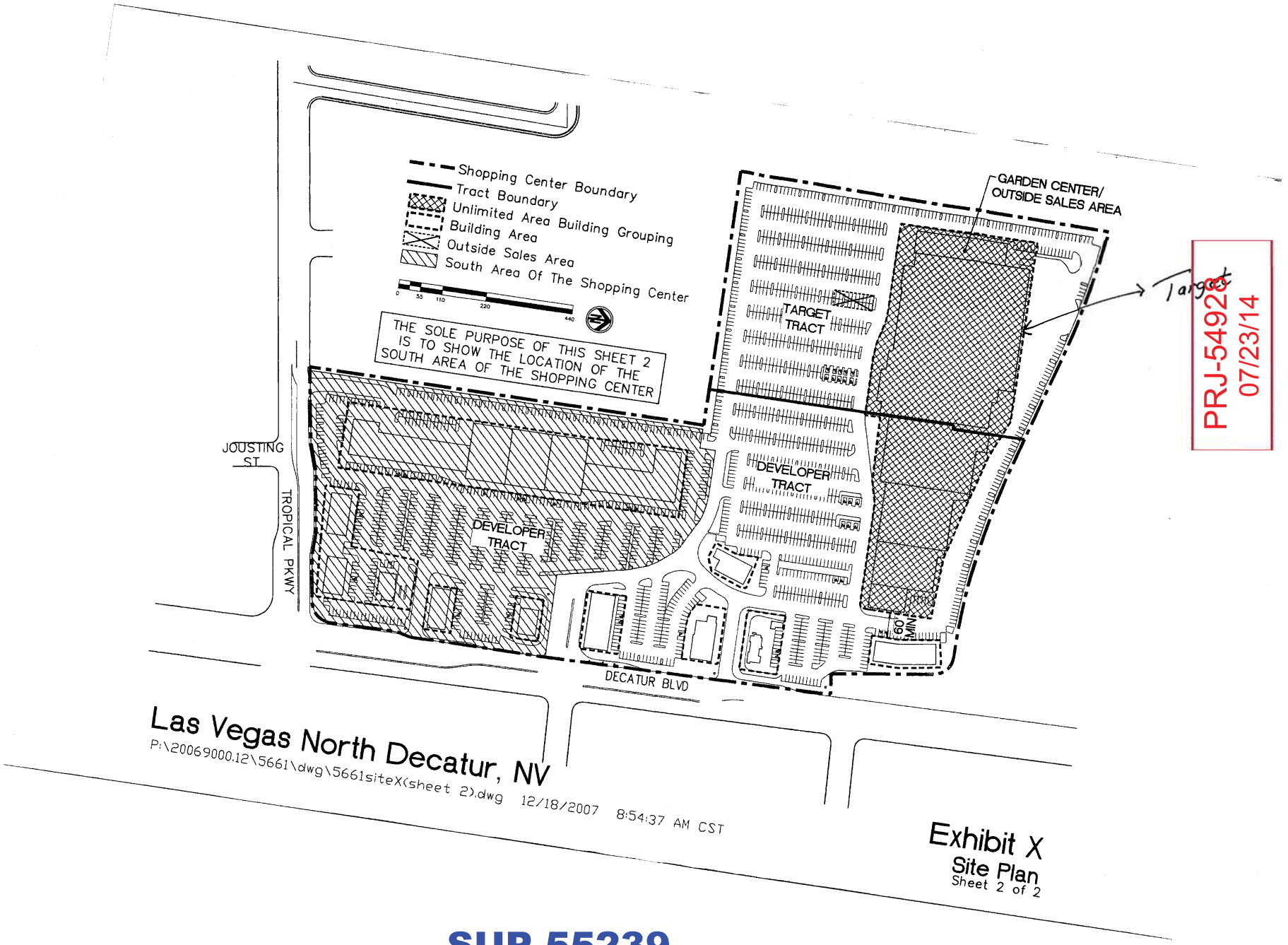
P:\20069000.12\5661\dwg\5661siteX(sheet 1).dwg 12/18/2007 3:01:07 PM CST

## Exhibit X

Site Plan

Sheet 1 of 2

**SUP-55239**

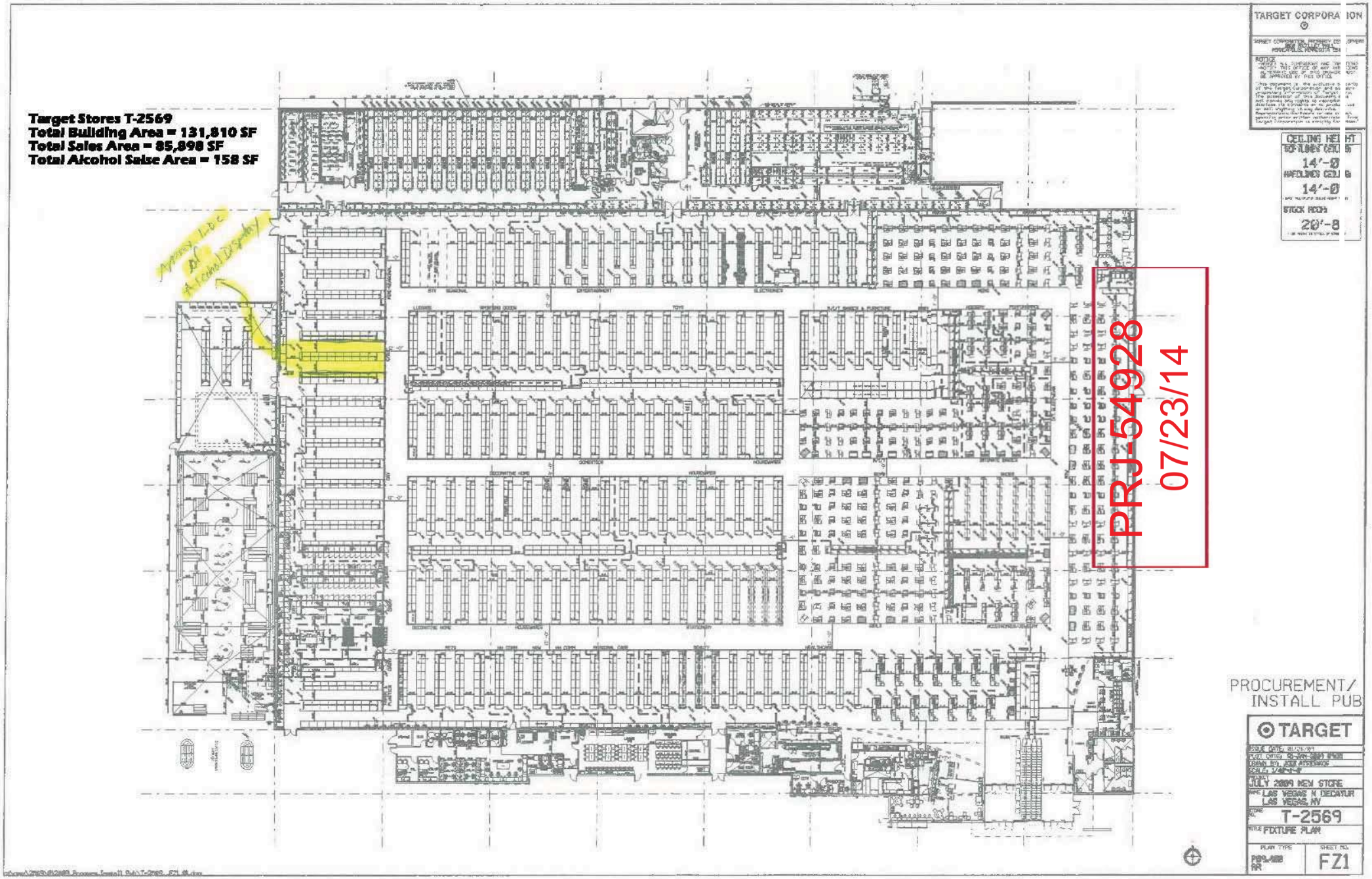



PRJ-54928
07/23/14

Target

7254-9

SUP-55239


Target Stores T-2569
Total Building Area = 131,810 SF
Total Sales Area = 85,898 SF
Total Alcohol Sales Area = 158 SF
TARGET CORPORATION
CEILING HEIGHT
14'-0
14'-0
STOCK ROOM
20'-8
PRJ-54928
07/23/14
PROCUREMENT/
INSTALL PUB
TARGET
JULY 2009 NEW STORE
LAS VEGAS N DECATUR
LAS VEGAS, NV
T-2569
FIXTURE PLAN
FZ1

SUP-55239

KOLESAR & LEATHAM

ATTORNEYS AT LAW

400 SOUTH RAMPART BLVD., SUITE 400
LAS VEGAS, NEVADA 89145
702.362.7800

klnevada.com

July 22, 2014

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

**Re: Special Use Permit Application**

| | |
|---|---|
| **Applicant:** | **Target Corporation** |
| **Proposed Use:** | **Retail Establishment with Accessory Package Liquor** |
| **Project Name:** | **Target Stores T-2569** |
| **Project Address:** | **6371 N. Decatur Blvd., Las Vegas, NV 89130** |
| **APN:** | **125-25-512-001** |

Dear Sir/Madam:

This firm represents Target Corporation (the "Applicant") at the above-referenced Target business location (the "Business"). The Applicant operates retail department and grocery store businesses in 49 states and Washington D.C. and has been a long-time anchor tenant in the Decatur 215 Shopping Center. The Applicant has recently expanded its business to include the sale of general grocery and food products to many of its stores throughout the Las Vegas valley. In that regard, the Applicant desires to complement its grocery business to allow for the sale of package beer, wine and liquor as a convenience to its customers and to remain competitive with other grocery stores in the valley.

The addition of alcoholic beverage sales to the Applicant's Business will demonstrate a uniform presence for Target stores in the community by providing similar goods that will soon be offered at numerous other Nevada Target locations that sell grocery and related food items. The Applicant acknowledges that no more than ten percent (10%) of the retail floor space of the Business may be dedicated to the display of alcoholic beverages. The Applicant has enclosed a Floor Plan which includes an outline of the initial area dedicated for the display of alcoholic beverages. The Applicant plans to devote approximately 158 square feet to the display of alcoholic beverages.

The Business provides a benefit to the community and neighboring businesses in the Decatur 215 Shopping Center and the surrounding area. As an anchor tenant and national retail brand, the Business draws vital customer traffic to the neighboring businesses in the community. The Business is committed to ensuring compliance with all local and State laws regarding the sale of



SUP-55239

PRJ-54928
07/23/14

alcoholic beverage products for off-premises consumption. The Business has implemented and will adhere to strict internal policies to prevent the sale of alcoholic beverage products to minors and to ensure that alcoholic beverage products are not consumed on the premises of the Business or in the parking area.

The proposed package liquor off-sale establishment use is harmonious and compatible with adjacent development and with existing land uses in the immediate vicinity. We do not believe that any additional public services, utilities or parking accommodations will be necessary to accommodate the proposed use at the Business. The site provides adequate pedestrian and vehicle ingress/egress to and from the Decatur 215 Shopping Center in which the Business is located, from Decatur Blvd. and Tropical Pkwy. Please note that the Business operates every day between the hours of 8:00 a.m. and 10:00 p.m. and employs approximately 130 employees.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

**KOLESAR & LEATHAM**

Matthew Saltzman

Matthew D. Saltzman, Esq.

MDS:dms
Enclosure - as stated
cc: Erin Hosfield (w/o encls.)



**SUP-55239**

PRJ-54928
07/23/14




**SUP-55239 [PRJ-54928] - APPLICANT/OWNER: TARGET CORPORATION**
**6371 NORTH DECATUR BOULEVARD**

07/31/14




SUP-55239 [PRJ-54928] - APPLICANT/OWNER: TARGET CORPORATION
6371 NORTH DECATUR BOULEVARD

07/31/14

City of Las Vegas Agenda Item No.: **38.**

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

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

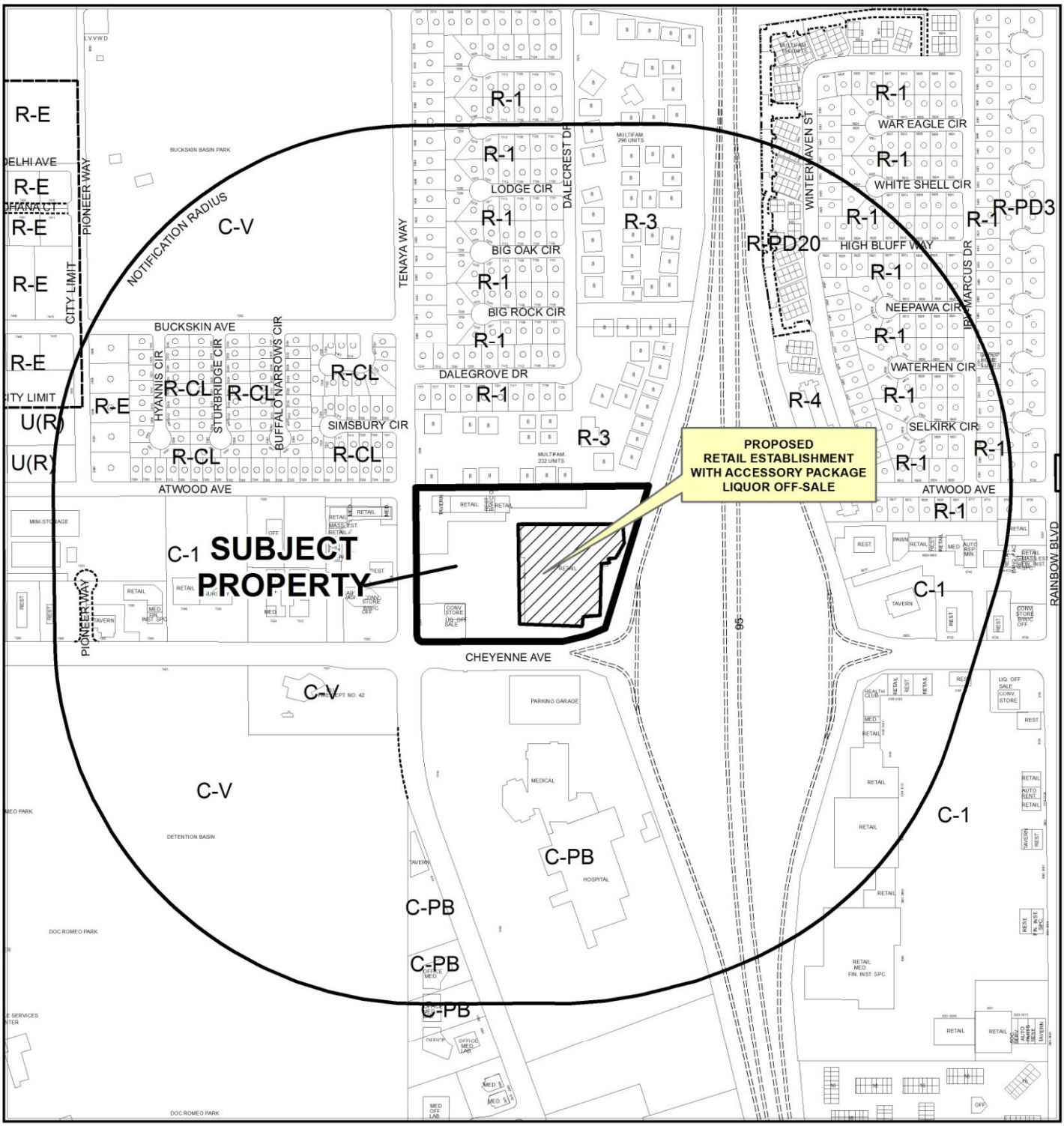
**SUBJECT:**
SUP-55245 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TARGET CORPORATION - For possible action on a request for a Special Use Permit FOR AN ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 132,281 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT at 3210 North Tenaya Way (APN 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:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
None

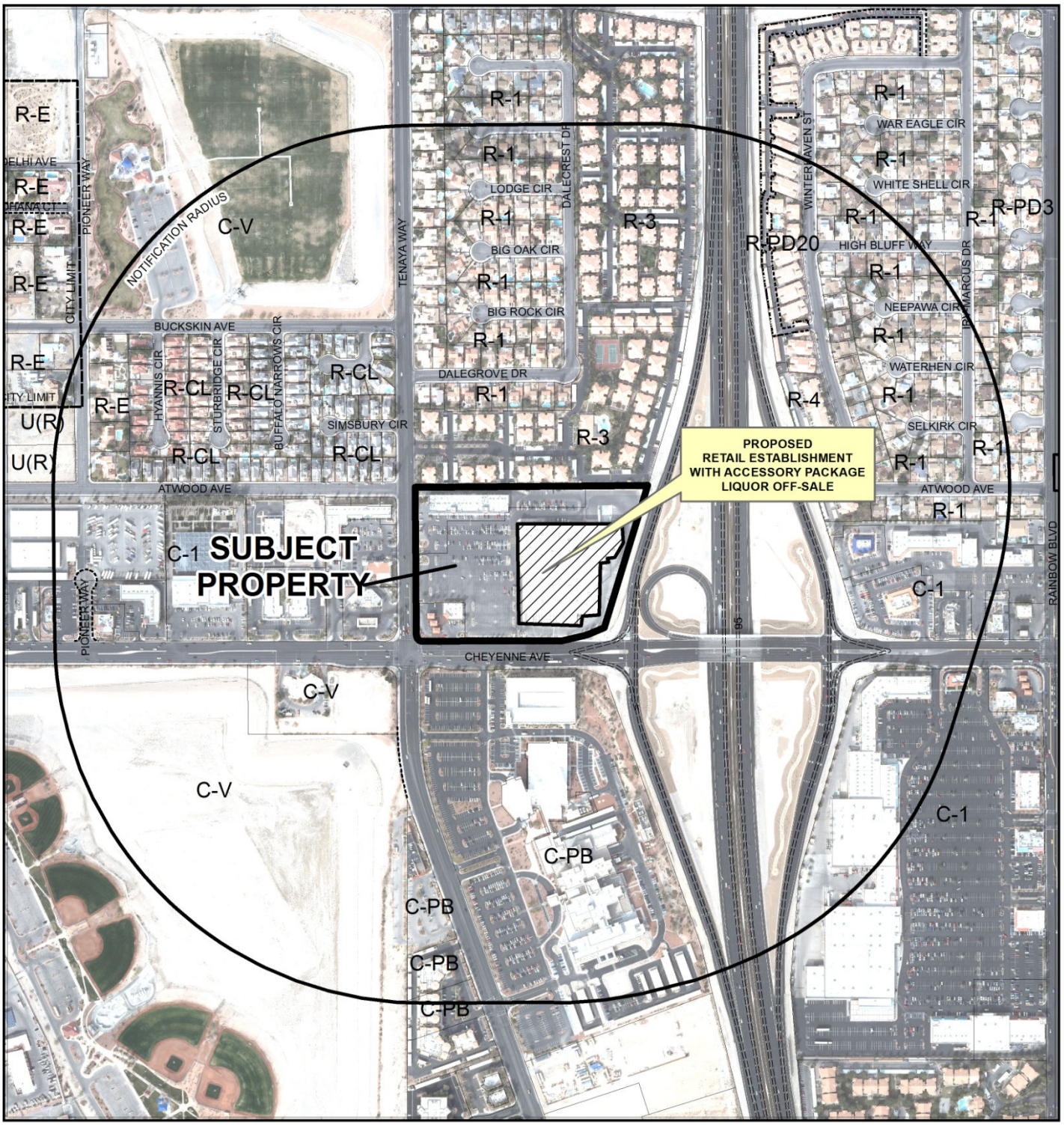
**BACKUP DOCUMENTATION:**
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter




**CASE:** **SUP-55245 (PRJ-54923)**

**RADIUS:** 1500 FEET

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




**CASE:** **SUP-55245 (PRJ-54923)**

**RADIUS:** 1500 FEET

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




# SUP-55245 (PRJ-54923)

**Package Liquor Off-Sale**

## Business Licenses

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler Off-Sale
- Beer/Wine/Cooler On- and Off-Sale
- Package Liquor Off-Sale
- Restaurant With Alcohol/ Restaurant Service Bar
- Tavern

## Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility

- Subject Property
- 400 foot buffer

N

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

Date: Monday, July 28, 2014

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-55245 APN: 138-10-815-002

Name of Property Owner: Dayton Hudson Corporation n/k/a Target Corporation

Name of Applicant: Target Corporation

Name of Representative: Kolesar & Leatham

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: Nikhil Nayar, Vice President

Subscribed and sworn before me

This 30th day of April, 2014

Shannon Marie Cleveland

Notary Public in and for said County and State

Minnesota, Hennepin

SHANNON MARIE CLEVELAND
NOTARY PUBLIC - MINNESOTA
My Commission Expires January 31, 2018

PRJ-54923
07/28/14

# CLV Planning - Application Form

| | |
|---|---|
| Application Number: | PRJ-54923 |
| Application/Petition For: | SUP for Retail Establishment with Accessory Package Liquor Off-Sale at 3210 North Tenaya Way |
| ProjectAddress (Location): | 3210 NORTH TENAYA WAY |
| Project Name | ACCESSORY PACKAGE LIQUOR SUP |
| Assessors Parcel #(s): | 13810815002 |
| Ward #: | WARD 4 (STAVROS S. ANTHONY) |
| Is the Application Information Correct: | Yes |
| If no, ...change what | |
| General Plan Designation: Proposed: | Select |
| Zoning District: Proposed: | Select |
| Gross Acres: | |
| Lots/Units: | |
| Additional Information: | |
| Applicant First Name: | Kristen |
| Applicant Last Name: | Ruud, Liquor License Specialist |
| Applicant Address: | 1000 Nicollet Mall, TPN-0910 |
| Applicant City: | Minneapolis |
| Applicant State: | MN |
| Applicant Zip: | 55403 |
| Applicant Phone: | 612-761-7165 |
| Applicant Fax: | |
| Applicant Email: | liquor.licensing@target.com |
| Rep First Name: | Benjamin J. |
| Rep Last Name: | Volmer, Esq. |
| Rep Address: | 400 S. Rampart Blvd., Suite 400 |
| Rep City: | Las Vegas |
| Rep State: | NV |
| Rep Zip: | 89145 |
| Rep Phone: | 702-362-700 |
| Rep Fax: | 702-362-9472 |
| Rep Email: | bvolomer@klnevada.com |

**SUP-55245**

# 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.<br>I Accept: | Yes |
| Is the Owner Information Correct: | Yes |
| If no, ...change what | |

| Owner(s) | ADDR1 | ADDR2 |
|---|---|---|
| DAYTON HUDSON CORPORATION | P O BOX 9456 | MINNEAPOLIS, MN 55440-9456 |

| CLVEPLAN Applicant | Company | Title | Email |
|---|---|---|---|
| Benjamin Volmer | Kolesar & Leatham | Esq. | bvolmer@klnevada.com |

**SUP-55245**

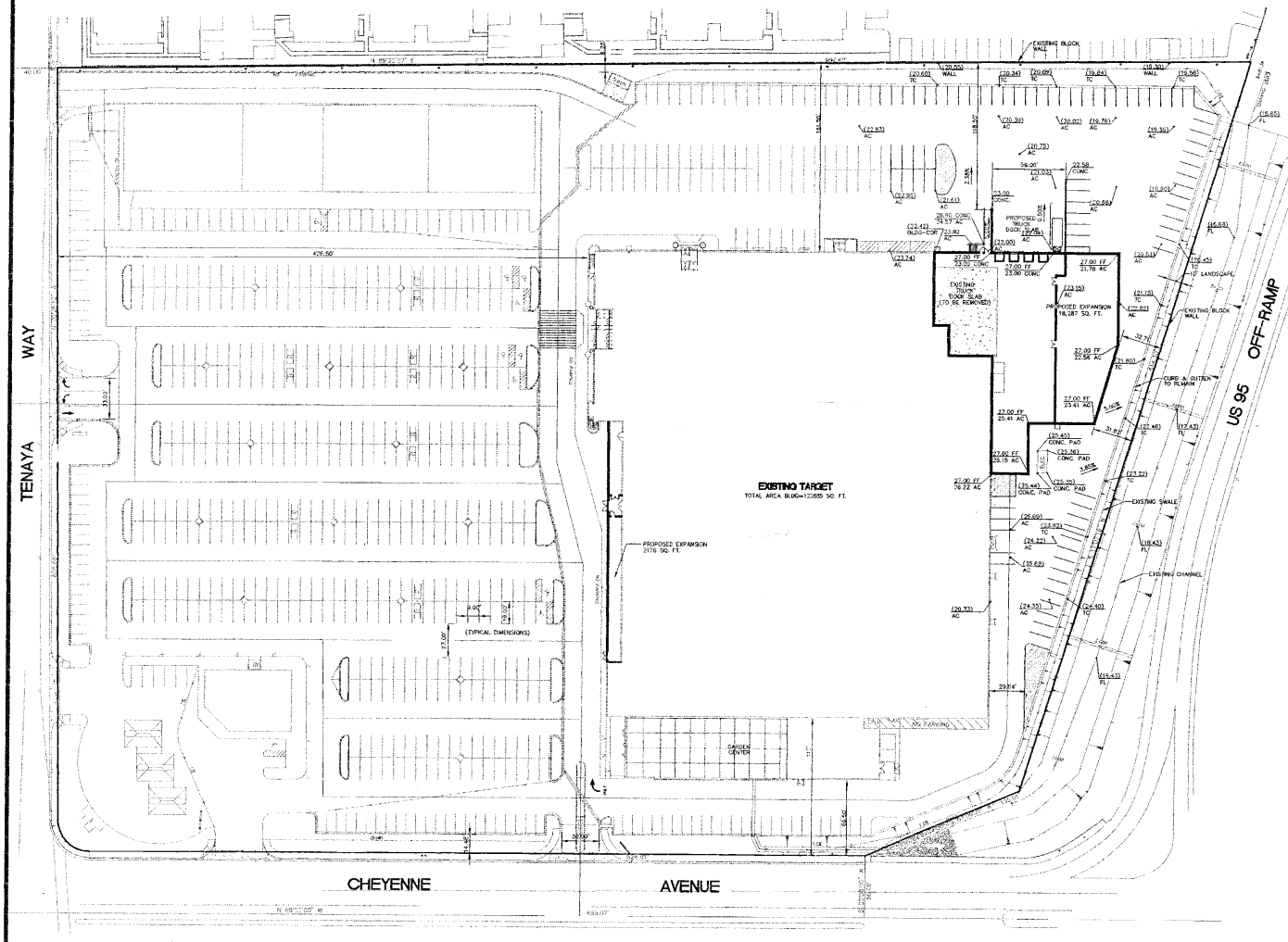
# SITE PLAN

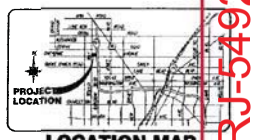
**RAINBOW RIDGE APARTMENTS R-3**

GRAPHIC SCALE

( IN FEET )

1 inch = 40 ft.




LOCATION MAP

N.T.S.

PRJ-54923

07/23/14

## SITE DATA

| | |
|---|---|
| TOTAL NET AREA | 9.5 ACRES |
| PARKING REQ'D | 576 SPACES |
| PARKING PROVIDED | 576 SPACES |
| AC. TO EXPANSION AREA | 20453 SQ. FT. |
| % LOT COVERAGE | 34% |
| APN: | 138-10-815-002 |
| ZONING | C-1 |

## LEGAL DESCRIPTION

SPICE WOOD PLAZA PLAT BOOK 37, PAGE 93, PT. LOT 1, BLOCK 1, BEINGS A PORTION OF THE SW 1/4, SE 1/4 OF SECTION 10, TOWNSHIP 205, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA

## BASIS OF BEARING

BASIS OF BEARING IS N 89° 52' 00" BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 10, T.20 S., R. 60 E., M.D.M., AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 31 OF RECORDS SURVEY, PAGE 88.

## OWNER/ DEVELOPER

TARGET CORPORATION
33 S. SIXTH STREET
MINNEAPOLIS, MN 55402
(702) 304-6453

DEVELOPER
33 S. SIXTH STREET
MINNEAPOLIS, MN 55402
TEL: (702) 304-6453

PBS&J
Las Vegas Valley Plaza
Las Vegas, Nevada 89104
(702) 382-1170 FAX
PLANNING · SURVEYING · CONSTRUCTION SERVICES

POST BUCKLEY SCHUH & JERNIGAN

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

SHEET: SITE PLAN

TITLE: CHEYENNE CROSSINGS TARGET EXPANSION

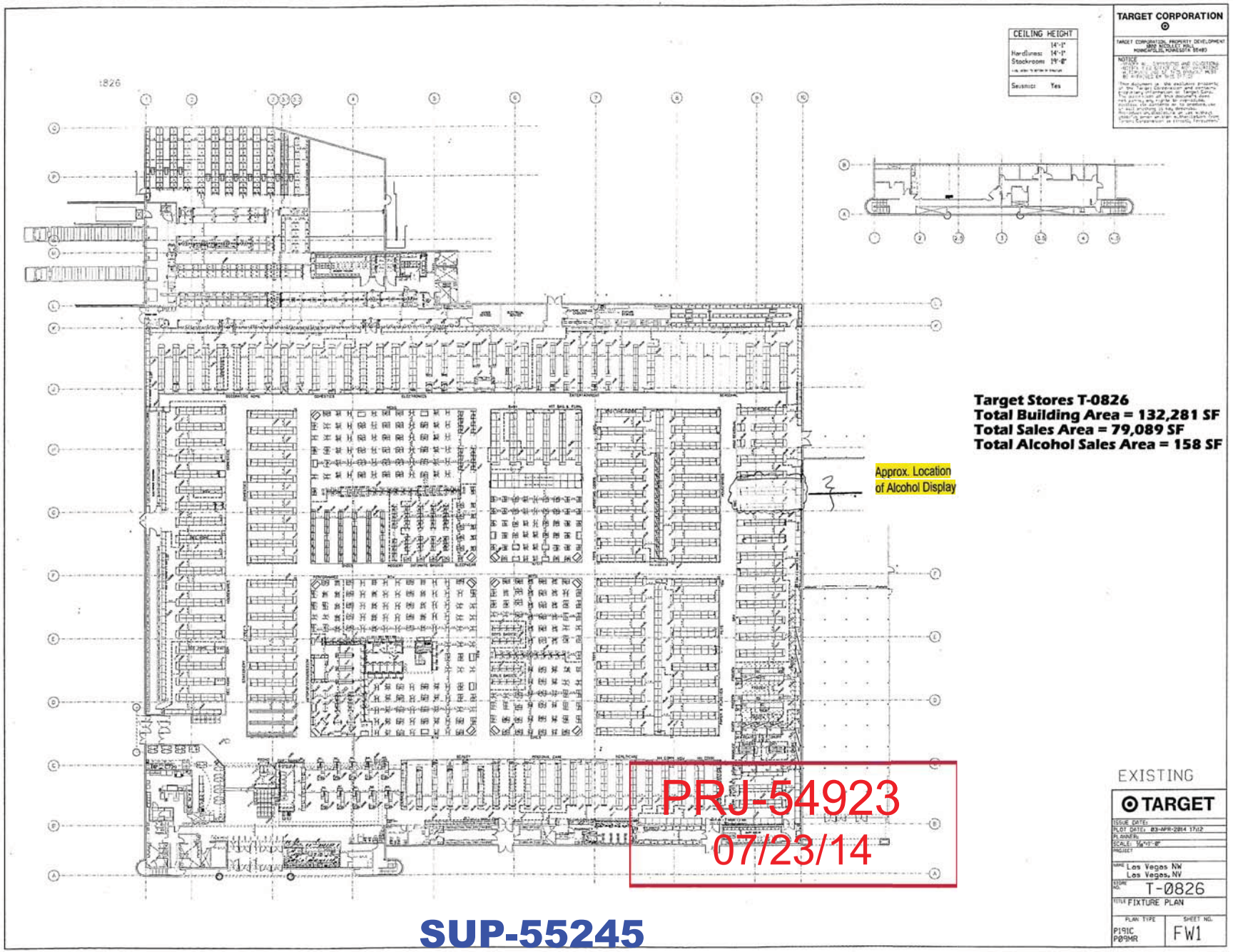
| DRAWN BY: | DESIGNED BY: | CHECKED BY: | PROJECT NO: | SCALE: |
|---|---|---|---|---|
| BJM 03/06/98 | BJM 03/06/98 | MEH 03/06/98 | 51-473 | 1"=40' |

SEAL

SITE-PLAN.dwg JTC 03/19/98 09:46:54

Expansion Site Plan T-826

SUP-55245


TARGET CORPORATION
CEILING HEIGHT
Hardlines 14'-1"
Stockroom 19'-8"
Seismic Yes
Target Stores T-0826
Total Building Area = 132,281 SF
Total Sales Area = 79,089 SF
Total Alcohol Sales Area = 158 SF
Approx. Location of Alcohol Display
PRJ-54923
07/23/14
EXISTING
TARGET
Las Vegas NW
Las Vegas, NV
T-0826
FIXTURE PLAN
FW1

SUP-55245

KOLESAR & LEATHAM

ATTORNEYS AT LAW

400 SOUTH RAMPART BLVD., SUITE 400
LAS VEGAS, NEVADA 89145
702.362.7800

klnevada.com

July 22, 2014

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

**Re: Special Use Permit Application**

| | |
|---|---|
| **Applicant:** | **Target Corporation** |
| **Proposed Use:** | **Retail Establishment with Accessory Package Liquor** |
| **Project Name:** | **Target Stores T-0826** |
| **Project Address:** | **3210 N. Tenaya Way, Las Vegas, NV 89129** |
| **APN:** | **138-10-815-002** |

Dear Sir/Madam:

This firm represents Target Corporation (the "Applicant") at the above-referenced Target business location (the "Business"). The Applicant operates retail department and grocery store businesses in 49 states and Washington D.C. and has been a long-time anchor tenant in the Cheyenne Crossing Shopping Center. The Applicant has recently expanded its business to include the sale of general grocery and food products to many of its stores throughout the Las Vegas valley. In that regard, the Applicant desires to complement its grocery business to allow for the sale of package beer, wine and liquor as a convenience to its customers and to remain competitive with other grocery stores in the valley.

The addition of alcoholic beverage sales to the Applicant's Business will demonstrate a uniform presence for Target stores in the community by providing similar goods that will soon be offered at numerous other Nevada Target locations that sell grocery and related food items. The Applicant acknowledges that no more than ten percent (10%) of the retail floor space of the Business may be dedicated to the display of alcoholic beverages. The Applicant has enclosed a Floor Plan which includes an outline of the initial area dedicated for the display of alcoholic beverages. The Applicant plans to devote approximately 158 square feet to the display of alcoholic beverages.

The Business provides a benefit to the community and neighboring businesses in the Cheyenne Crossing Shopping Center and the surrounding area. As an anchor tenant and national retail brand, the Business draws vital customer traffic to the neighboring businesses in the community. The Business is committed to ensuring compliance with all local and State laws

PRJ-54923
07/23/14



SUP-55245

regarding the sale of alcoholic beverage products for off-premises consumption. The Business has implemented and will adhere to strict internal policies to prevent the sale of alcoholic beverage products to minors and to ensure that alcoholic beverage products are not consumed on the premises of the Business or in the parking area.

The proposed package liquor off-sale establishment use is harmonious and compatible with adjacent development and with existing land uses in the immediate vicinity. We do not believe that any additional public services, utilities or parking accommodations will be necessary to accommodate the proposed use at the Business. The site provides adequate pedestrian and vehicle ingress/egress to and from the Cheyenne Crossing Shopping Center in which the Business is located, from W. Cheyenne Ave. and N. Tenaya. Please note that the Business operates every day between the hours of 8:00 a.m. and 10:00 p.m. and employs approximately 125 employees.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

KOLESAR & LEATHAM

Matthew Saltzman

Matthew D. Saltzman, Esq.

MDS:dms
Enclosures - as stated
cc: Erin Hosfield (w/o encls.)



SUP-55245

PRJ-54923
07/23/14




**SUP-55245 [PRJ-54923] - APPLICANT/OWNER: TARGET CORPORATION**
**3210 NORTH TENAYA WAY**

07/31/14




SUP-55245 [PRJ-54923] - APPLICANT/OWNER: TARGET CORPORATION
3210 NORTH TENAYA WAY

07/31/14

City of Las Vegas Agenda Item No.: **39.**

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

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

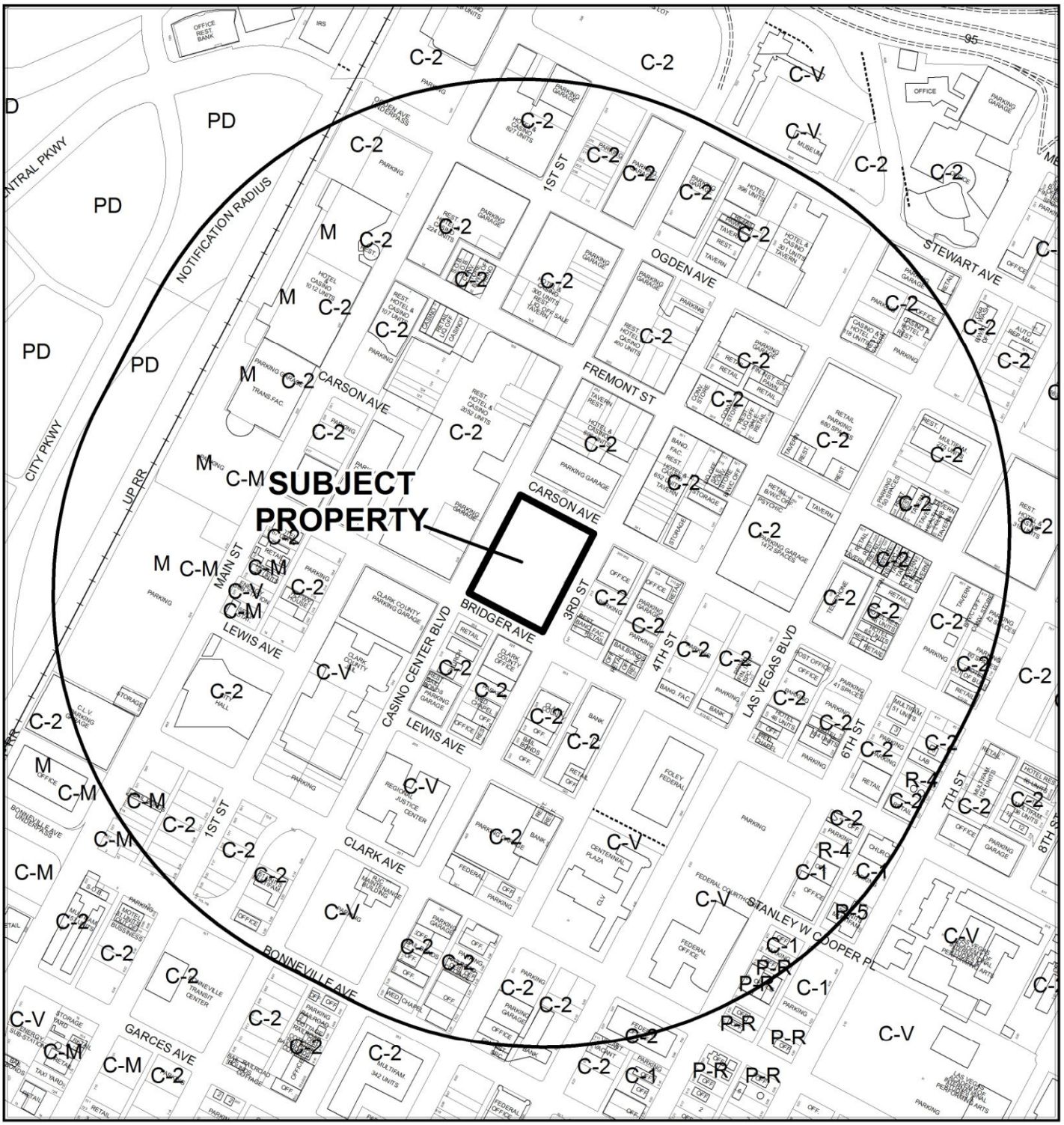
**SUBJECT:**
SUP-55328 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DROCK 3RD STREET, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED TAVERN-LIMITED ESTABLISHMENT at 200 South 3rd Street, (APN 139-34-210-047), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-55231].

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

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

**RECOMMENDATION:**
None

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



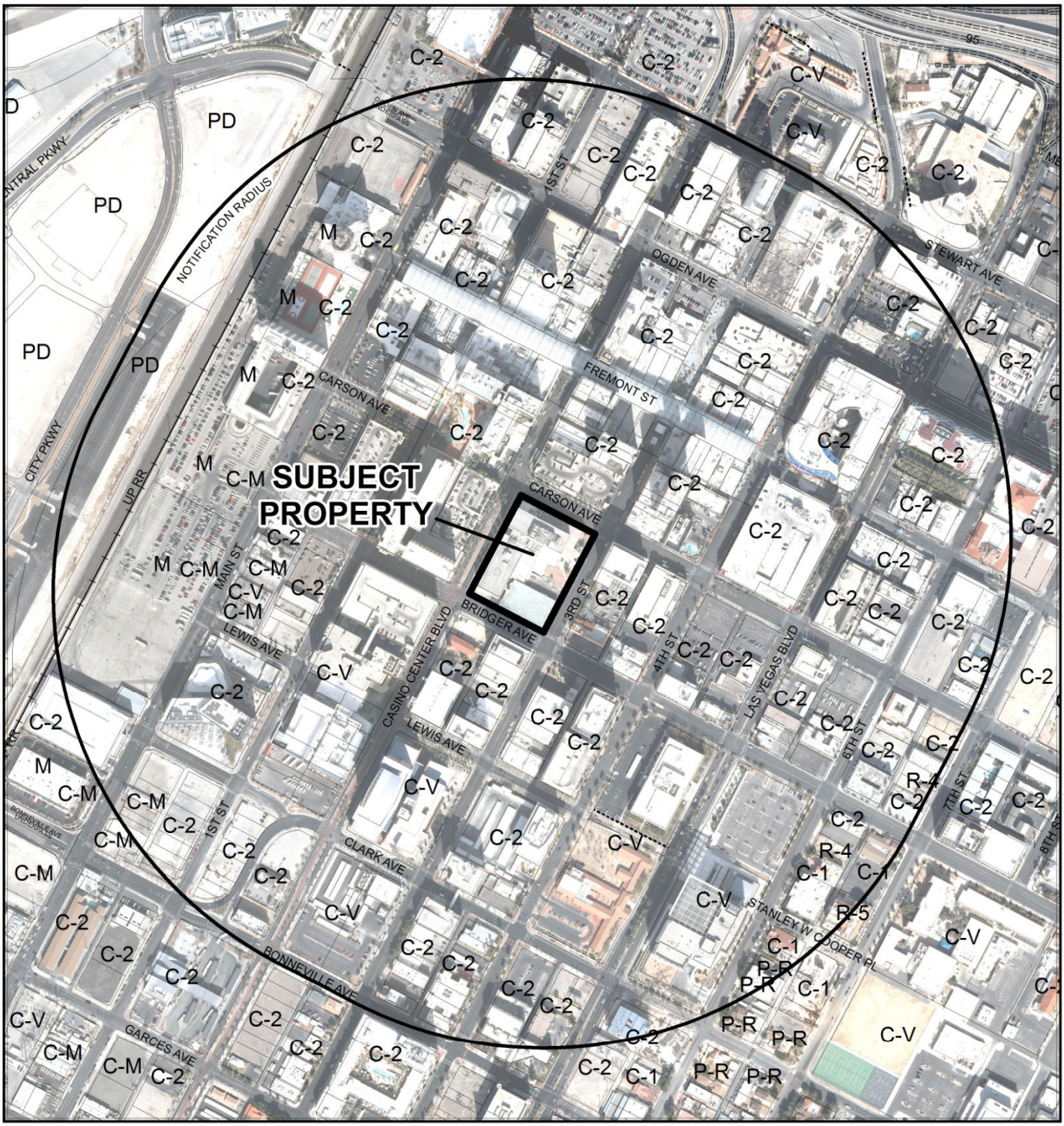

0 400 800 Feet

**CASE:** **SUP-55328 (PRJ-55231)**

**RADIUS:** 1500 FEET

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

N



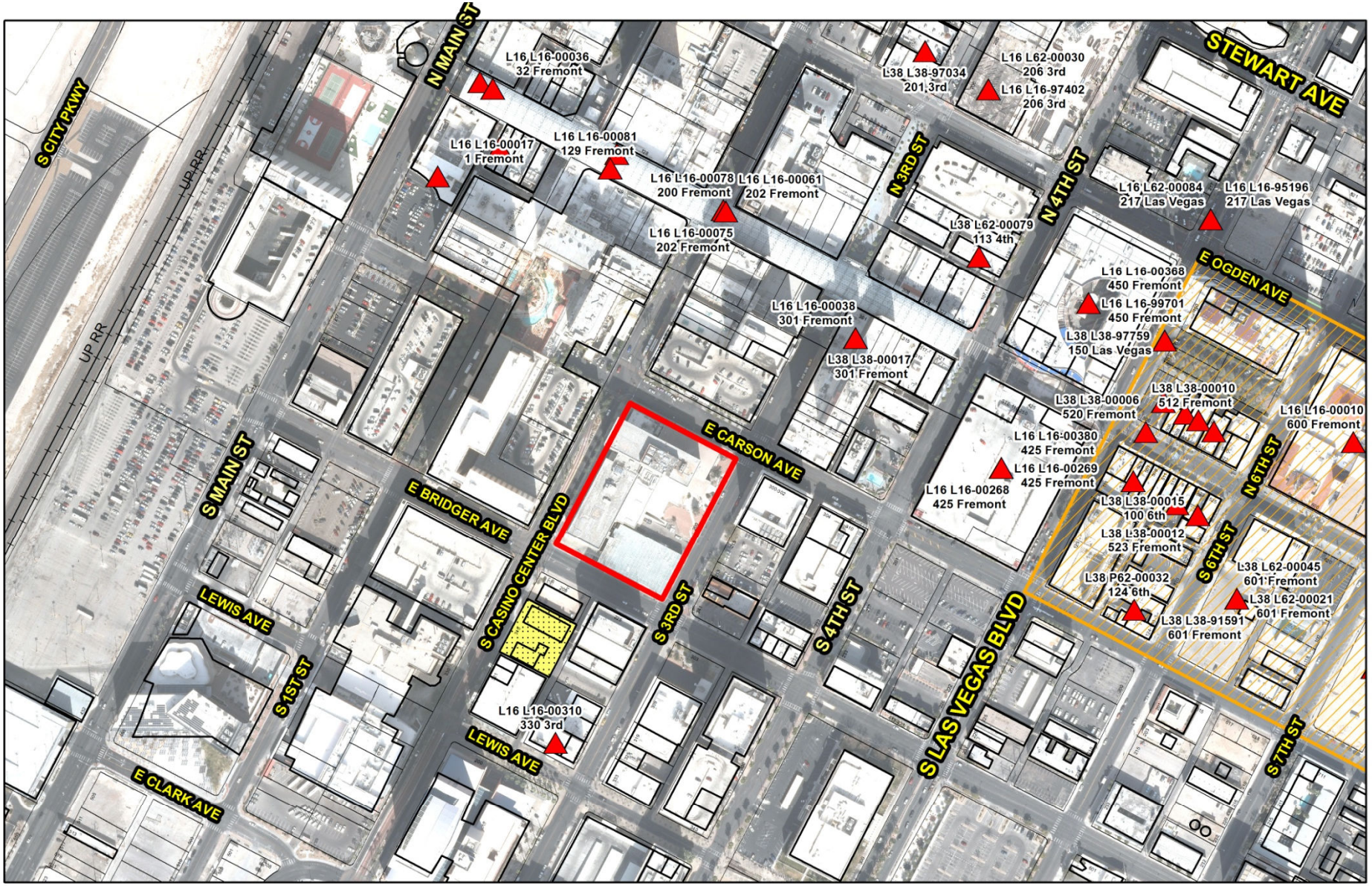

0 400 800 Feet

**CASE:** **SUP-55328 (PRJ-55231)**

**RADIUS:** 1500 FEET

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

N




**SUP-55328 (PRJ-55231)**

**Tavern-Limited Establishment**

**Business Licenses**

- Tavern

**Protected Uses**

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility

- Subject Property
- 1500 foot buffer

N

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

Date: Thursday, July 31, 2014

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-55328 APN: 139-34-210-047

Name of Property Owner: Drock 3rd Street LLC

Name of Applicant: Downtown Las Vegas Events Center, LLC

Name of Representative: Lucy Stewart, LAS Consulting

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Derek Stevens

Subscribed and sworn before me

This 21st day of July, 2014

_____
Notary Public in and for said County and State

YIVIANI E. ARB
Notary Public-State of Nevada
APPT. NO. 06-102362-1
My App. Expires March 07, 2017



PRJ-55231
07/24/14

# CLV Planning - Application Form

| | |
|---|---|
| Application Number: | PRJ-55231 |
| Application/Petition For: | SUP for Tavern Limited use at 200 S. 3rd Street |
| ProjectAddress (Location): | 200 S. 3RD STREET |
| Project Name | TAVERN LIMITED 200 S. 3RD STREET |
| Assessors Parcel #(s): | 13934210047 |
| Ward #: | WARD 1 (LOIS TARKANIAN), WARD 3 (BOB COFFIN) |
| Is the Application Information Correct: | Yes |
| If no, ...change what | |
| General Plan Designation: Proposed: | Select |
| Zoning District: Proposed: | Select |
| Gross Acres: | |
| Lots/Units: | |
| Additional Information: | |
| Applicant First Name: | Downtown Las Vegas Events Center |
| Applicant Last Name: | Susan Hitch |
| Applicant Address: | |
| Applicant City: | |
| Applicant State: | |
| Applicant Zip: | |
| Applicant Phone: | |
| Applicant Fax: | |
| Applicant Email: | stewplan@aol.com |
| Rep First Name: | lucy |
| Rep Last Name: | stewart |
| Rep Address: | |
| Rep City: | |
| Rep State: | |
| Rep Zip: | |
| Rep Phone: | |
| Rep Fax: | |
| Rep Email: | stewplan@aol.com |

**SUP-55328**

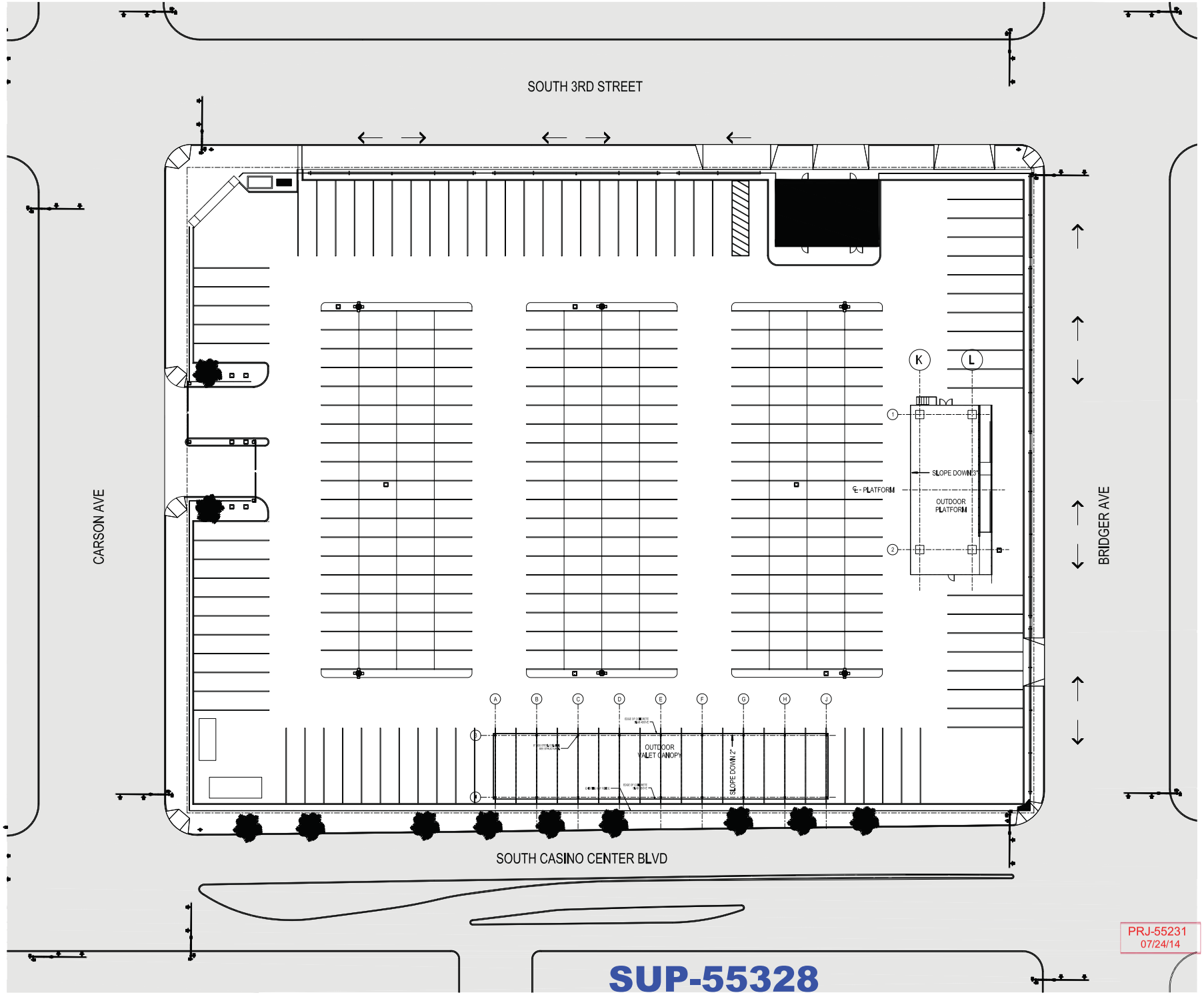
# CLV Planning - Application Form

| | |
|---|---|
| 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.<br>I Accept: | Yes |
| Is the Owner Information Correct: | Yes |
| If no, ...change what | |

| Owner(s) | ADDR1 | ADDR2 |
|---|---|---|
| DROCK 3RD STREET L L C | 21777 HOOVER RD | WARREN, MI 48089-2544 |

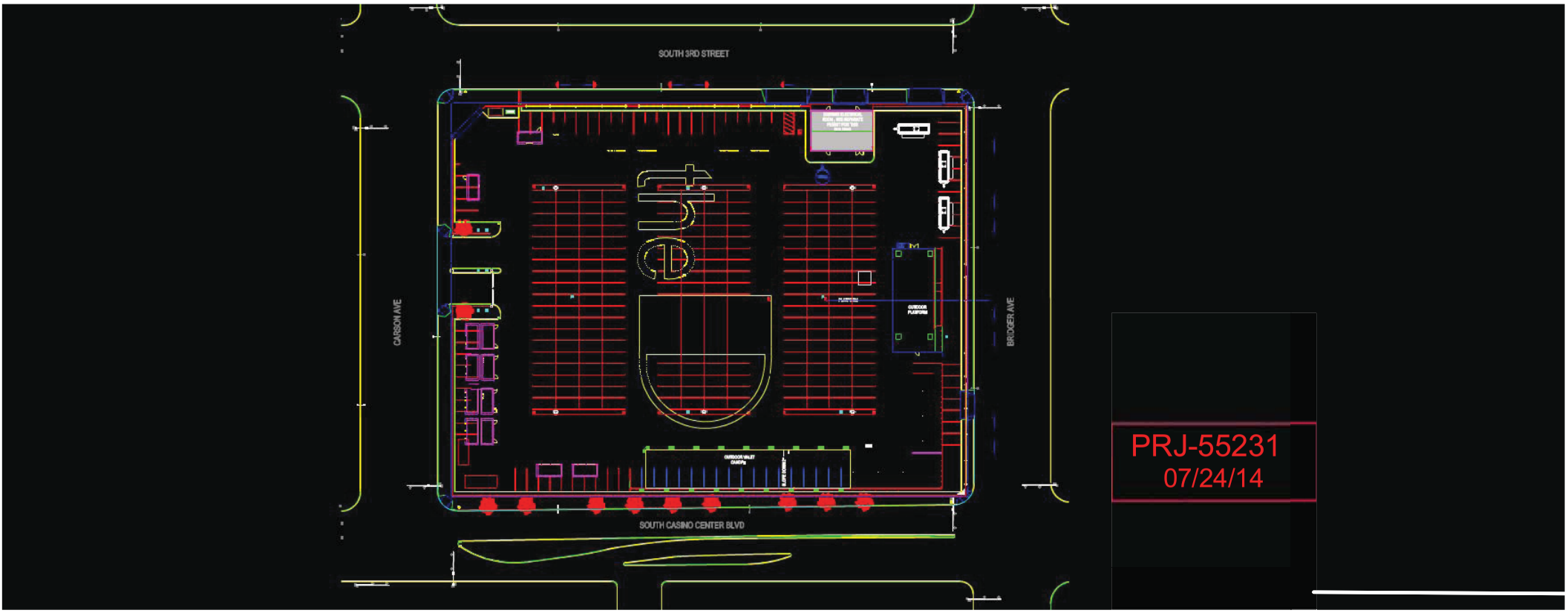
| CLVEPLAN Applicant | Company | Title | Email |
|---|---|---|---|
| Lucy Stewart | LAS Consulting | Principal | stewplan@aol.com |

**SUP-55328**




PRJ-55231
07/24/14

**SUP-55328**


SOUTH 3RD STREET
CARSON AVE
BRIDGER AVE
SOUTH CASINO CENTER BLVD
PRJ-55231
07/24/14

**SUP-55328**




**SUP-55328**




**SUP-55328**

*LAS Consulting*
*1916 Trail Peak Lane*
*Las Vegas, NV 89134*
*(702) 499-6469-cell.*
*(702) 946-0857-fax*

July 24, 2014

Greg Kapovich, Planner I
City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

RE: 200 S. 3rd, APN: 139-34-210-047
PRJ55231_JF001

Dear Mr. Kapovich:

Derek & Greg Stevens (the applicant) purchased the Clark County Courthouse land October 1, 2013 under the entity DROCK 3rd Street, LLC. Currently, the site is being used a temporary valet parking lot for the D Las Vegas (known as the D). We (the applicant) are proposing to hold special events at this location that would be operated by Downtown Las Vegas Events Center, LLC (DLVEC) also owned by the applicant. DROCK 3rd Street, LLC has a land lease with DLVEC to utilize the property for special events. The number of special events will exceed the maximum allowed per year under a special events license. We are requesting to serve alcohol in conjunction with the special events and are requesting a special use permit for a tavern, limited. The lot will not be a tavern but will be used for special events (similar to Cashman). The size of the properly is 300x400 (120,000 sq feet) and therefore we qualify for the general on sale liquor license based on size greater than 100,000 sq feet.

The special events are permissible in the C-2 (General Commercial) zone as a Commercial Recreation/Amusement Outdoor use. The use is defined as an outdoor facility or area for sport, entertainment, games of skill or recreation that is open to use by the general public for a fee. This use includes without limitation-game courts, water slides, golf courses, outdoor miniature golf courses, drive-in theatres, batting cages, practice/instructional fields, amusement parks, amphitheaters, and sports events. Planning staff considers the special events (concerts, food festivals, etc) as an amphitheatre.

The original intent of the applicant was to maybe have an event or two there if ever an event space of that size was needed. The applicant has determined there is a desire for a space of this size & location for hosting 3rd party events as well as a venue for events planned by DLVEC. The lot has permanent slide-able fencing, power & water

SUP-55328

PRJ-55231
07/24/14

distributed throughout while maintaining sewer access. The DLVEC has also built in a stage platform and purchased a semi-permanent roof system for that stage.

In addition, DLVEC purchased top-of-the-line audio products for a concert quality stage presence and is in the process of procuring tour quality lighting & video systems for the stage. The DLVEC is in negotiations to purchase "containers" or cubes and have them customized internally as restroom facilities to support the venue for a better client experience. The DLVEC will also be purchasing and customizing cubes as bars to provide a more permanent and controllable environment for alcohol distribution for the best possible customer experience.

So while the original intent was to be a parking lot more than an events center, the applicant has tipped the scale slightly with the event infrastructure created. As a result, the DLVEC has more interest in utilizing the venue for its own signature events to encourage downtown visitation. The DLVEC has had increased interest from 3rd party event promoters interested in hosting an event at a venue where the infrastructure is intact. The DLVEC hopes to host many types of events including, but not limited to food festivals, headline concert events, private corporate-type dinners, weddings, sporting events such as boxing matches or mixed martial arts and so much more. The DLVEC hopes to be able to maintain a semi-modular venue, much like a convention space, that can be sized according to the number of guests and the layout can be changed to support multiple types of events & performances.

Many of the above referenced events will have alcohol sales as a component of the event. A Special Use Permit is required to serve alcohol at the special events. We are requesting a Special Use Permit for a Tavern Limited use.

The interest in the property is so significant that the site has been reserved for future venues. The tentative calendar of events for the remainder of 2014 that have either been agreed upon and are waiting to contract or are still being negotiated is below:

| Date | Event Name | Estimated number of people |
|---|---|---|
| F 9/6 & Sa 9/7 | Gridiron Grilloff | 5000/day |
| Sa 9/20 | Concert | 5000 |
| Fri 9/26, Sa 9/27 & Su 9/28 | " Ramen Yokocho " ( Ramen Street ) | Target attendance 20K |
| 10/2-5 – BikeFest | Secured Motorcycle parking | |
| 10/11 | Greek artist concert (set cabaret style) | 1000-1500 |

| | | |
|---|---|---|
| 10/12 | WFC MMA Industry event | 1300-2000 |
| 10/18 & 19 | Grand Opening Concert | 15,000 per night |
| 11/7 | Charity Concert* | 6000 |
| 11/12 – 11/15<br><br>Wed-Sun | World Food Championships | Per day estimates from WFC as follows<br><br>11/13 – 2000-5000<br><br>11/14 – 5000-7500<br><br>11/15 – 7500-10,000<br><br>11/16 – 2000-5000 |
| 12/4-12/13 | NFR Viewing Parties (tented event) | 1000 per day (max) |
| 12/6 | Country concert for NFR | TBD |
| 12/12-12/14 | Downtown Throwdown BBQ event | Zero – only FSE BBQ contest participants in the area |

Any event held prior to approval of the Special Use Permit we will request a special events permit. Attached is a site plan including the basics of the site as well as a sample concert set-up.

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

a. The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan; *The general plan is commercial and the property is zoned C-2. The property is also in the Centennial plan. The downtown area is an attraction for tourists and local alike. The events held at this location, with the addition of alcohol in a control, contained environment meets the several of the policies of the plans for the tourist area.*

b. The subject site is physically suitable for the type and intensity of land use being proposed*; The site is a vacant property. It is ideal for this type of venue.*

c. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use; *This site is surrounded on four sides with streets, making access easy to the site easy*. and

d. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan. *A venue with alcohol sales supports the general plan and the public health and safety and welfare. It provides jobs to the community, provides additional security in the area with security guards when there are events. This will provide for another opportunity to attract tourists and locals to events in the downtown area. Approval of the SUP should be an enhancement to the area and community in general.*

We believe this to be an excellent addition to the downtown area and respectfully request approval of our SUP. Please do not hesitate to contact me with any questions you might have.

Yours truly,

*Lucy Stewart*

Lucy Stewart

**SUP-55328**

PRJ-55231
07/24/14




SUP-55328 [PRJ-55231] - APPLICANT/OWNER: DROCK 3RD STREET, LLC
200 SOUTH 3RD STREET

07/31/14




SUP-55328 [PRJ-55231] - APPLICANT/OWNER: DROCK 3RD STREET, LLC
200 SOUTH 3RD STREET

07/31/14

City of Las Vegas Agenda Item No.: **40.**

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

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

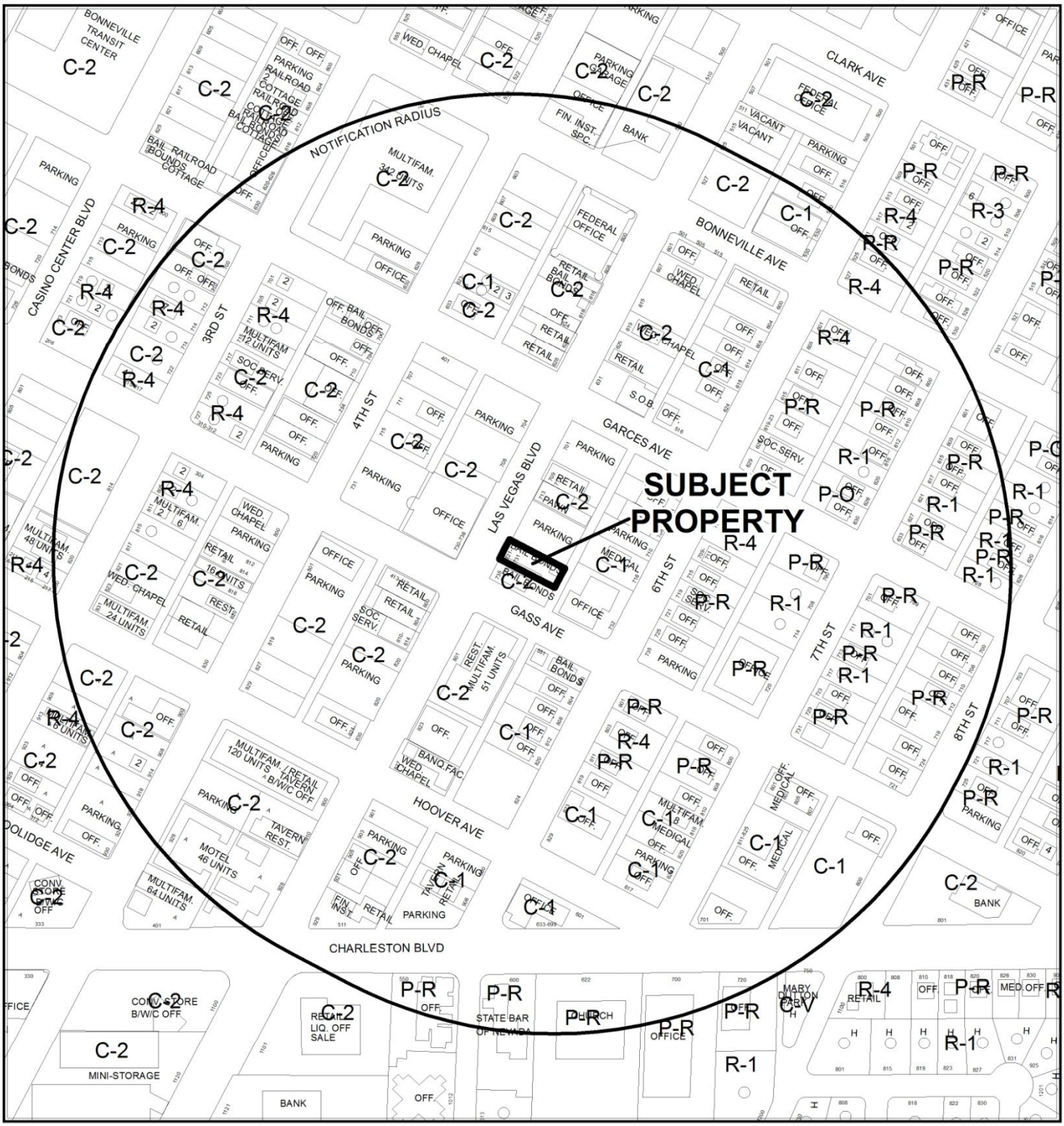
**SUBJECT:**
SDR-55324 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HARRISON PROPERTIES, LTD - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 11,708 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVER OF LAS VEGAS DOWNTOWN CENTENNIAL ARCHITECTURAL DESIGN STANDARDS TO ALLOW CONTRASTING COLORS AND A NON-CONTINUOUS ARTICULATED ROOFLINE 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:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
None

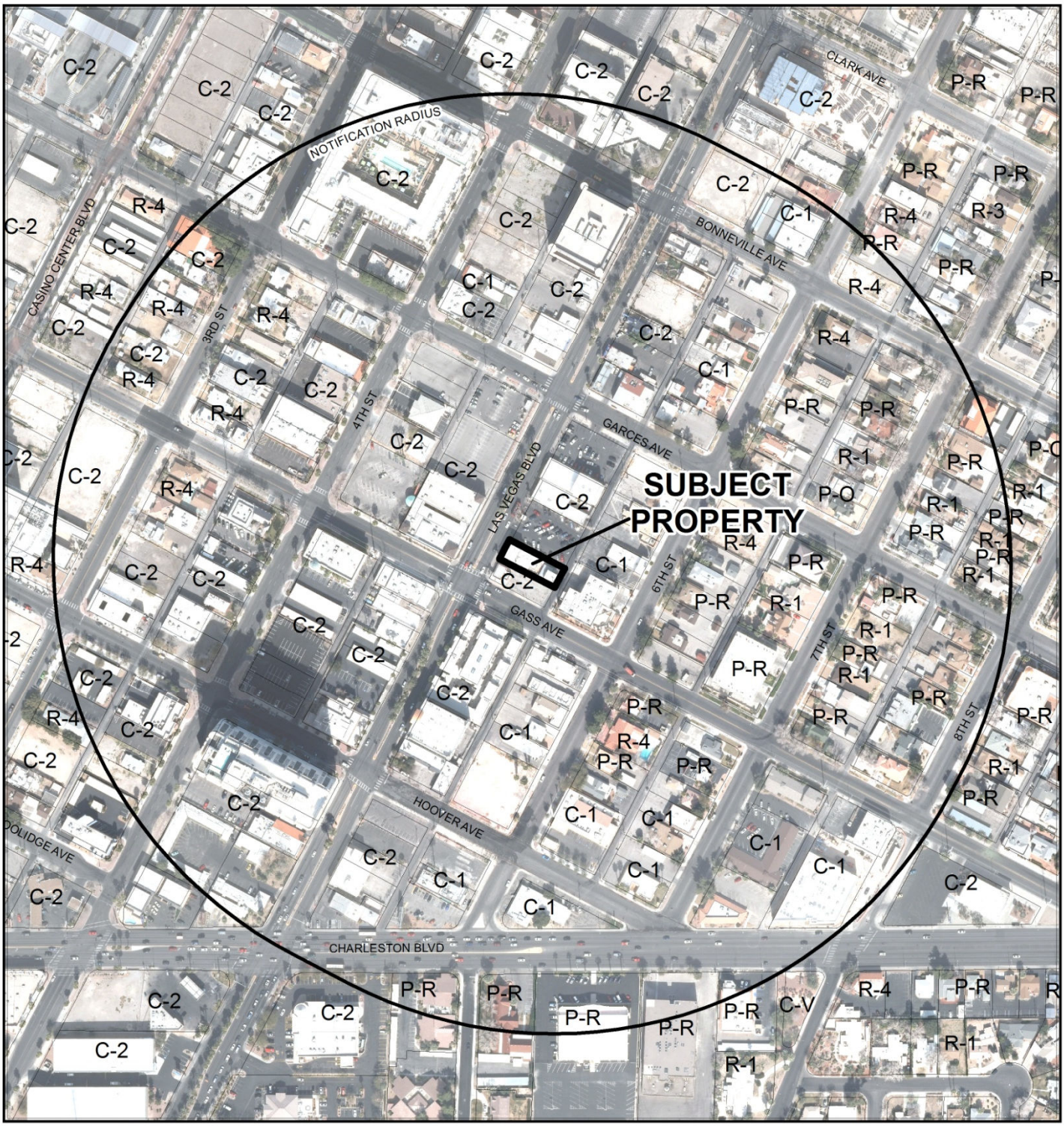
**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter




**CASE:** **SDR-55324 (PRJ-54961)**

**RADIUS:** 1000 FEET

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




0 300 600 Feet

**CASE:** **SDR-55324 (PRJ-54961)**

**RADIUS:** 1000 FEET

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

N

# 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

_____

Notary Public in and for said County and State

Monica Sainz
Notary Public
State of Nevada
Appt. No.: 12-7216-1
My Commission Expires Feb. 28, 2016



PRJ-54961
07/24/14

# 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*** _____

* 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 said County and State

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: | |

PRJ-54961
07/24/14

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



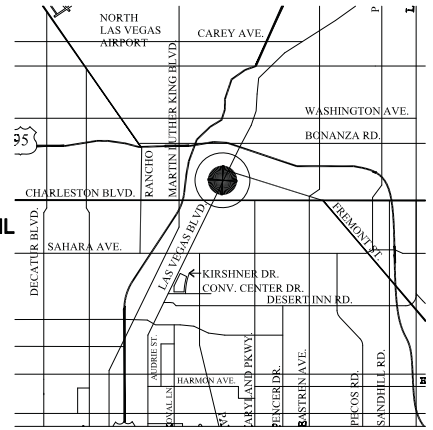

1 SITE PLAN
SCALE: 1/16" = 1'-0"

## LEGEND

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

## PARKING ANALYSIS

| | | | |
|---|---|---|---|
| ACCESSORS PARCEL NUMBER | 139-34-410-176 | | |
| 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 | | |
| | 19.04 TABLE 2 | STANDARD | HANDICAP |
| REQUIRED PARKING (C-2) | 1 PER 175 SF | 36 SPACES | 1 PER 25 |
| EXISTING PARKING | | 19* SPACES | 1 |
| | *ON STREET AND REMOTE PARKING TO MAKE UP DIFFERENCE | | |
| PARCEL SF | 7,000 SF | | |




VICINITY MAP

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

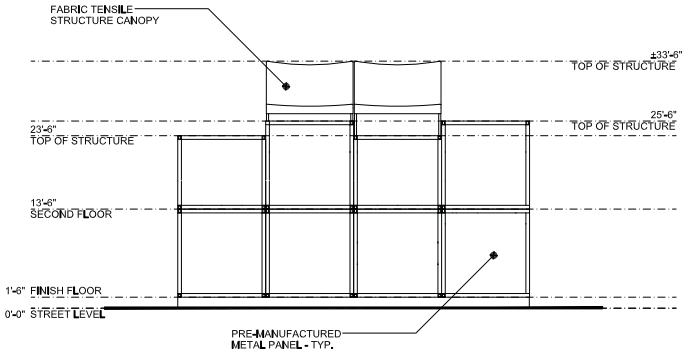
SEAL

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

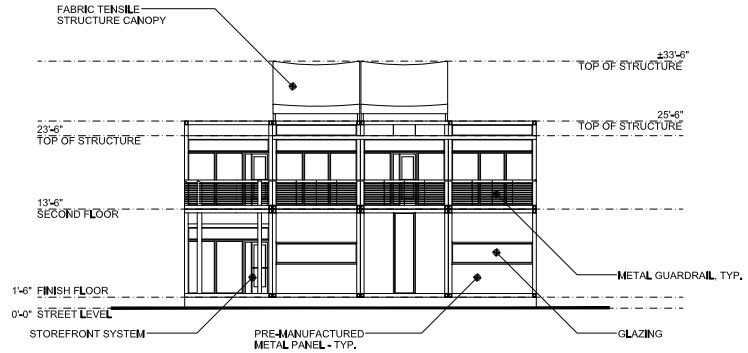
PRJ-54961
07/24/14

SITE PLAN
SHEET: A1.0

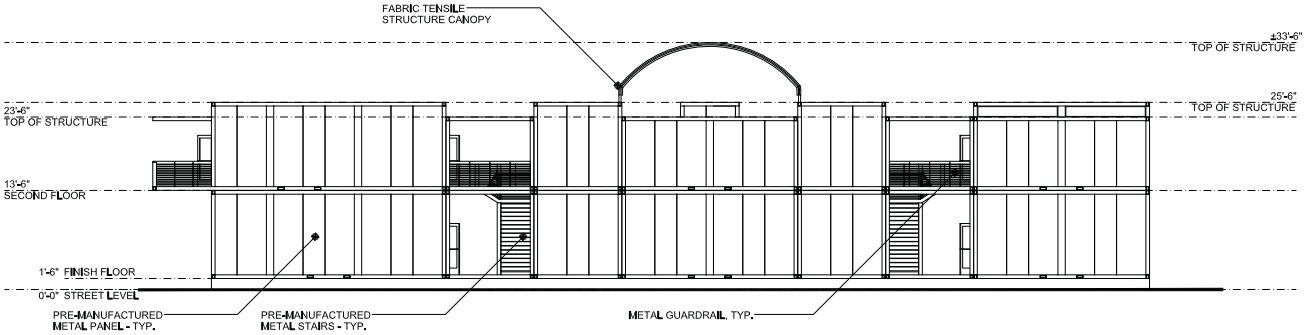
SDR-55324



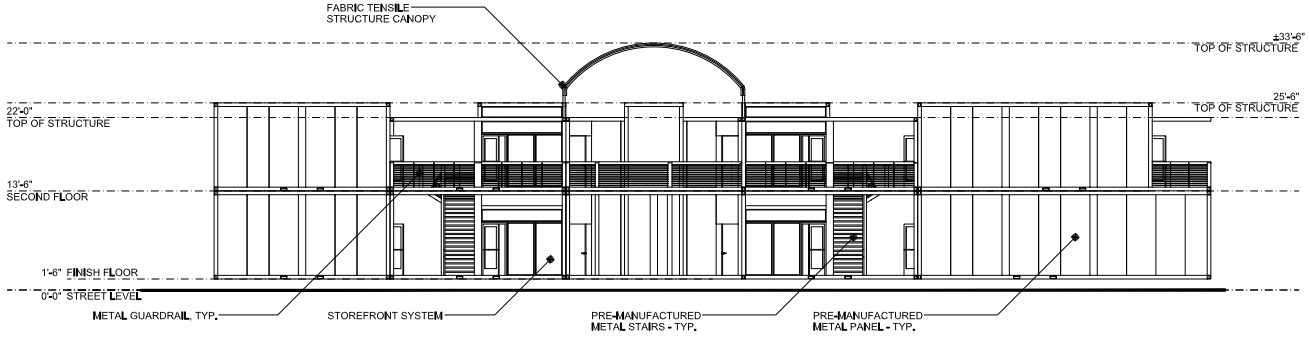

3 EAST ELEVATION
SCALE : 1/8" = 1'-0"




4 WEST ELEVATION
SCALE : 1/8" = 1'-0"




2 SOUTH ELEVATION
SCALE : 1/8" = 1'-0"




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

SAMPLE COLOR PALETTE

- RED (METAL PANEL)
- YELLOW (METAL PANEL)
- BLUE (METAL PANEL)
- ALUMINUM (GUARDRAILS/STOREFRONT)

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

SEAL

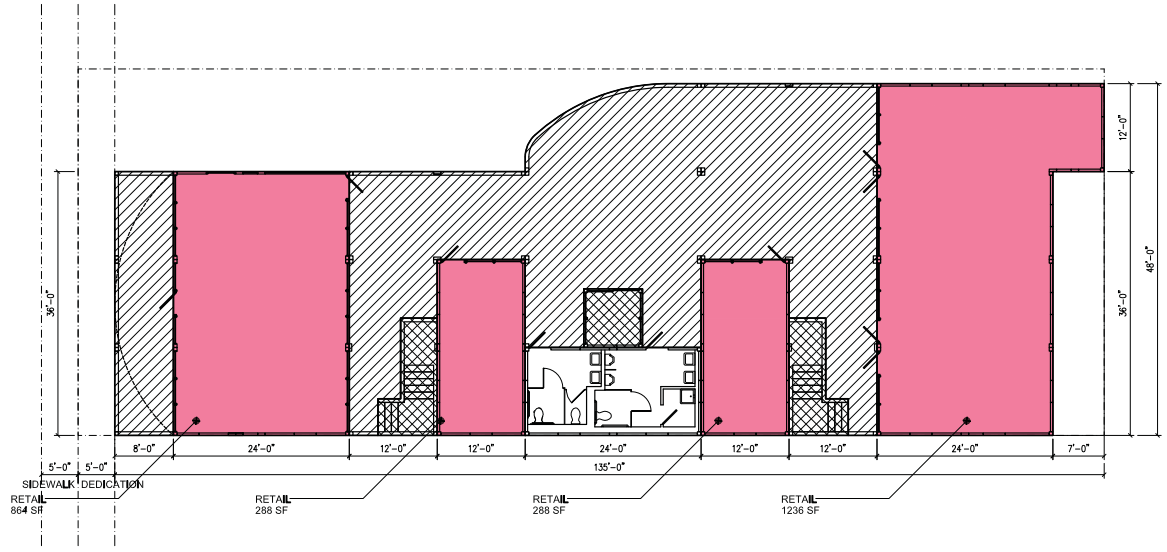
PROJECT: HARRISON RETAIL CONCEPT
ADDRESS: 725 S LAS VEGAS BLVD
DATE: 22 JULY 2014

PRJ-54961
07/24/14

EXTERIOR ELEVATIONS

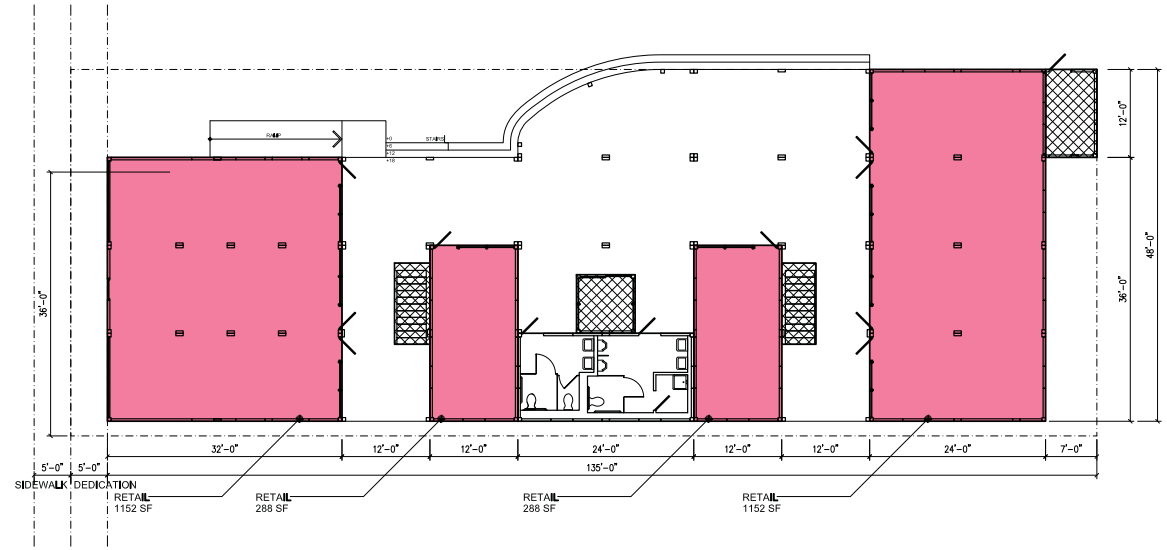
SHEET: A3.0

SDR-55324




2 SECOND FLOOR PLAN

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




1 FIRST FLOOR PLAN

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

**SDR-55324**

## 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 |
| LAVATORY | 1 PER 750 | 1 |
| DRINKING FOUNTAIN | 1 PER 1000 | 1 |
| SERVICE SINK | | 1 |

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

SEAL

PROJECT: HARRISON RETAIL CONCEPT

ADDRESS: 725 S LAS VEGAS BLVD

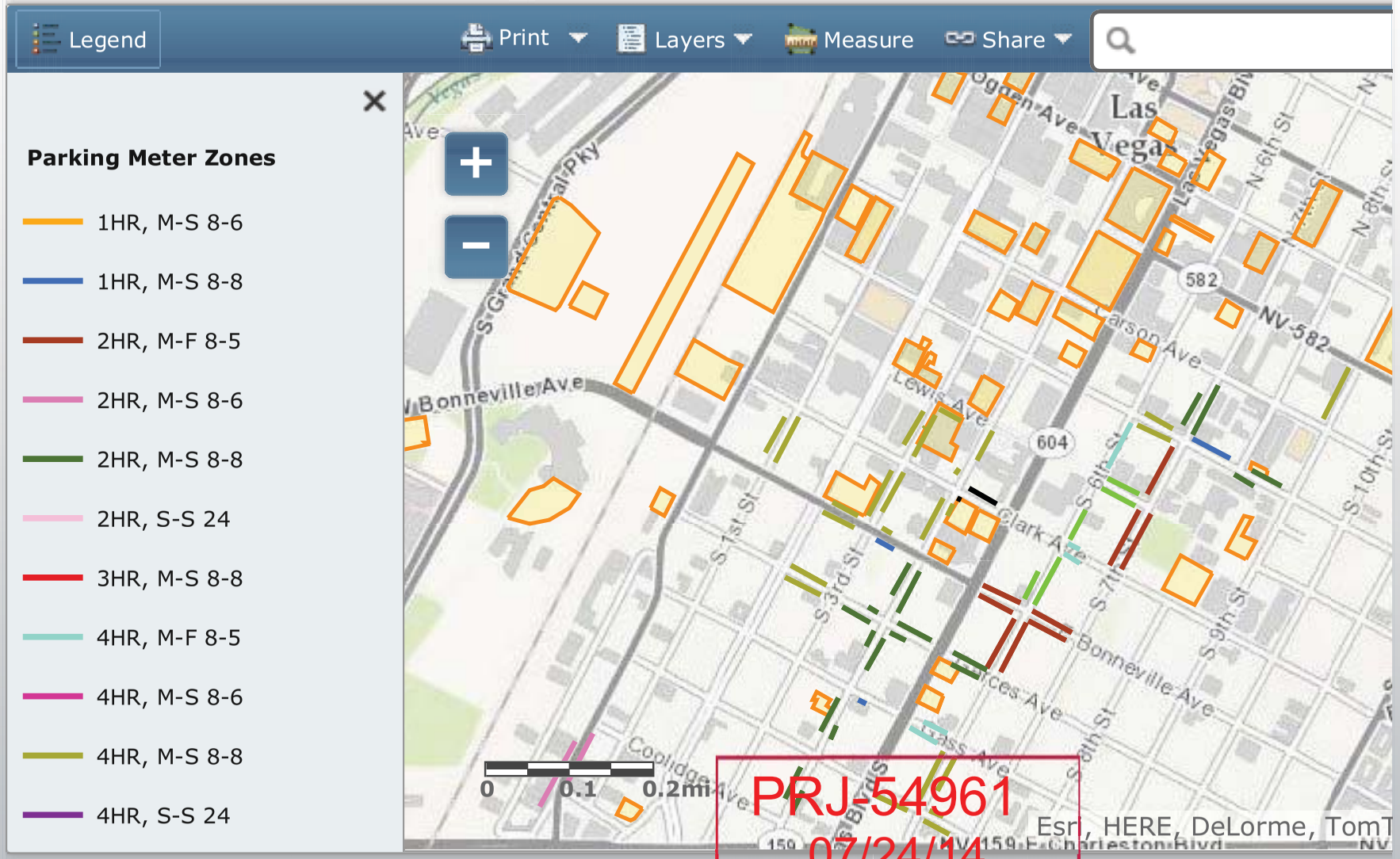
DATE: 22 JULY 2014

PRJ-54961
07/24/14

FLOOR PLANS

SHEET: A2.0

# Downtown Parking Finder




**SDR-55324**

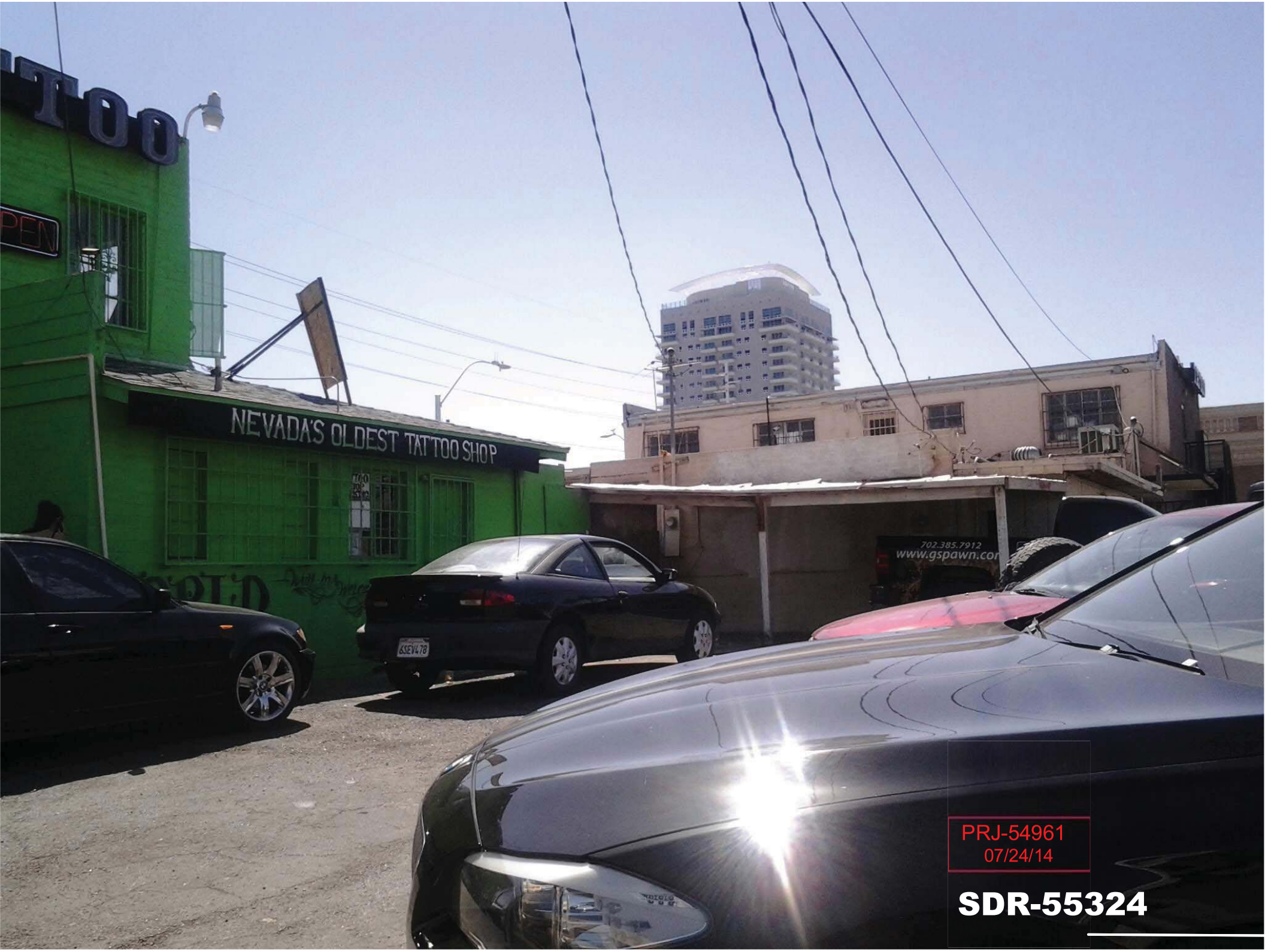



**SDR-55324**




PRJ-54961
07/24/14

**SDR-55324**


NEVADA'S OLDEST TATTOO SHOP
PRJ-54961
07/24/14
SDR-55324

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# 139344101 78

11-digit Assessor's Parcel Number may be obtained at:
http://redrock.co.clark.nv.us/assrrealprop/ownr.aspx

13934401 76

PARKING AGREEMENT

**Type of Document**

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

**Recording Requested By:**

RICHARD HARRISON

**Return Documents To:**

**Name** RICHARD HARRISON

**Address** 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

PRJ-54961
07/24/14

SDR-55324

# 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 autorized 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.

SDR-55324

PRJ-54961
07/24/14

# 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)

RICHARD HARRISON
(printed name)

OWNER
(title)

Harrison Properties
(Property Owner)

(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.

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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
YESENIA DIAZ
No: 08-7190-1
My Appointment Expires July 6, 2012

PRJ-54961
07/24/14

SDR-55324

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

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

SDR-55324

PRJ-54961
07/24/14




**SDR-55324 [PRJ-54961] - APPLICANT/OWNER: HARRISON PROPERTIES, LTD**
**725,729 AND 731 SOUTH LAS VEGAS BOULEVARD**

07/31/14




SDR-55324 [PRJ-54961] - APPLICANT/OWNER: HARRISON PROPERTIES, LTD
725,729 AND 731 SOUTH LAS VEGAS BOULEVARD

07/31/14




SDR-55324 [PRJ-54961] - APPLICANT/OWNER: HARRISON PROPERTIES, LTD
725,729 AND 731 SOUTH LAS VEGAS BOULEVARD

07/31/14




**SDR-55324 [PRJ-54961] - APPLICANT/OWNER: HARRISON PROPERTIES, LTD**
**725,729 AND 731 SOUTH LAS VEGAS BOULEVARD**

07/31/14

City of Las Vegas Agenda Item No.: **41.**

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

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

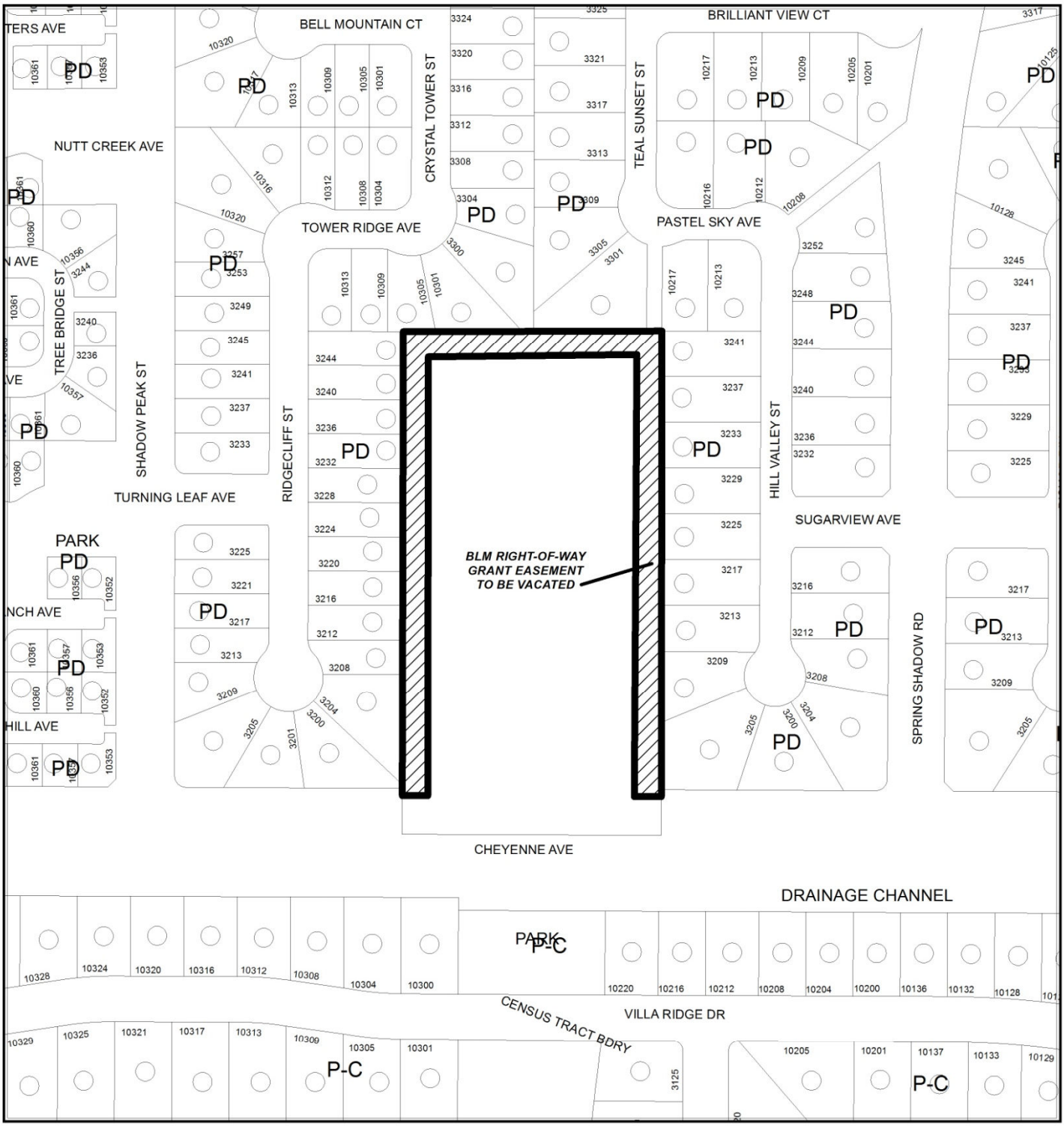
**SUBJECT:**
VAC-55329 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SUMMIT CHEYENNE, LLC - For possible action on a request for a Petition to Vacate Bureau of Land Management Right-of-Way Grant Easement located 10302 West Cheyenne Avenue, PCD (Planned Community Development), Ward 4 (Anthony) [PRJ-54946].

C.C.: 10/15/2014

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

**RECOMMENDATION:**
None

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




**CASE: VAC-55329 (PRJ-54949)**

0 100 200
Feet

N




**CASE: VAC-55329 (PRJ-54949)**

0 100 200
Feet

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-55329** APN: 137-12-801-004

Name of Property Owner: Cheyenne Summit LLC

Name of Applicant: Adaven Homes

Name of Representative: Taney Engineering

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Nathan White

Subscribed and sworn before me

This 19th day of June, 2014

_____

Notary Public in and for said County and State

FERDINAND N. CARLOS
Notary Public - State of Nevada
Appointment Recorded in Clark County
No: 09-11397-1 - Expires October 20, 2017



PRJ-54946
07/24/14

# CLV Planning - Application Form

| | |
|---|---|
| Application Number: | PRJ-54946 |
| Application/Petition For: | Vacation |
| ProjectAddress (Location): | 10302 W. CHEYENNE |
| Project Name | CHEYENNE WEST OF HAULAPAI VACATION |
| Assessors Parcel #(s): | 13712801004 |
| Ward #: | WARD 4 (STAVROS S. ANTHONY) |
| Is the Application Information Correct: | Yes |
| If no, ...change what | |
| General Plan Designation: Proposed: | Select |
| Zoning District: Proposed: | Select |
| Gross Acres: | |
| Lots/Units: | |
| Additional Information: | |
| Applicant First Name: | Adaven Homes |
| Applicant Last Name: | Nathan White |
| Applicant Address: | 9112 Dolente Avenue |
| Applicant City: | Las Vegas |
| Applicant State: | NV |
| Applicant Zip: | 89118 |
| Applicant Phone: | (702) 365-8588 |
| Applicant Fax: | (702) 998-9885 |
| Applicant Email: | nathanw@adavenhomes.com |
| Rep First Name: | Taney Engineering |
| Rep Last Name: | Amber Dolce |
| Rep Address: | 6030 S Jones Blvd, Suite 100 |
| Rep City: | Las Vegas |
| Rep State: | NV |
| Rep Zip: | 89118 |
| Rep Phone: | (702) 362-8844 |
| Rep Fax: | (702) 362-5233 |
| Rep Email: | amber@taneycorp.com |

## VAC-55329

# 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.<br>I Accept: | Yes |
| Is the Owner Information Correct: | Yes |
| If no, ...change what | |

| Owner(s) | ADDR1 | ADDR2 |
|---|---|---|
| SUMMIT CHEYENNE L L C | 9112 DOLENTE AVE | LAS VEGAS, NV 89129-6110 |

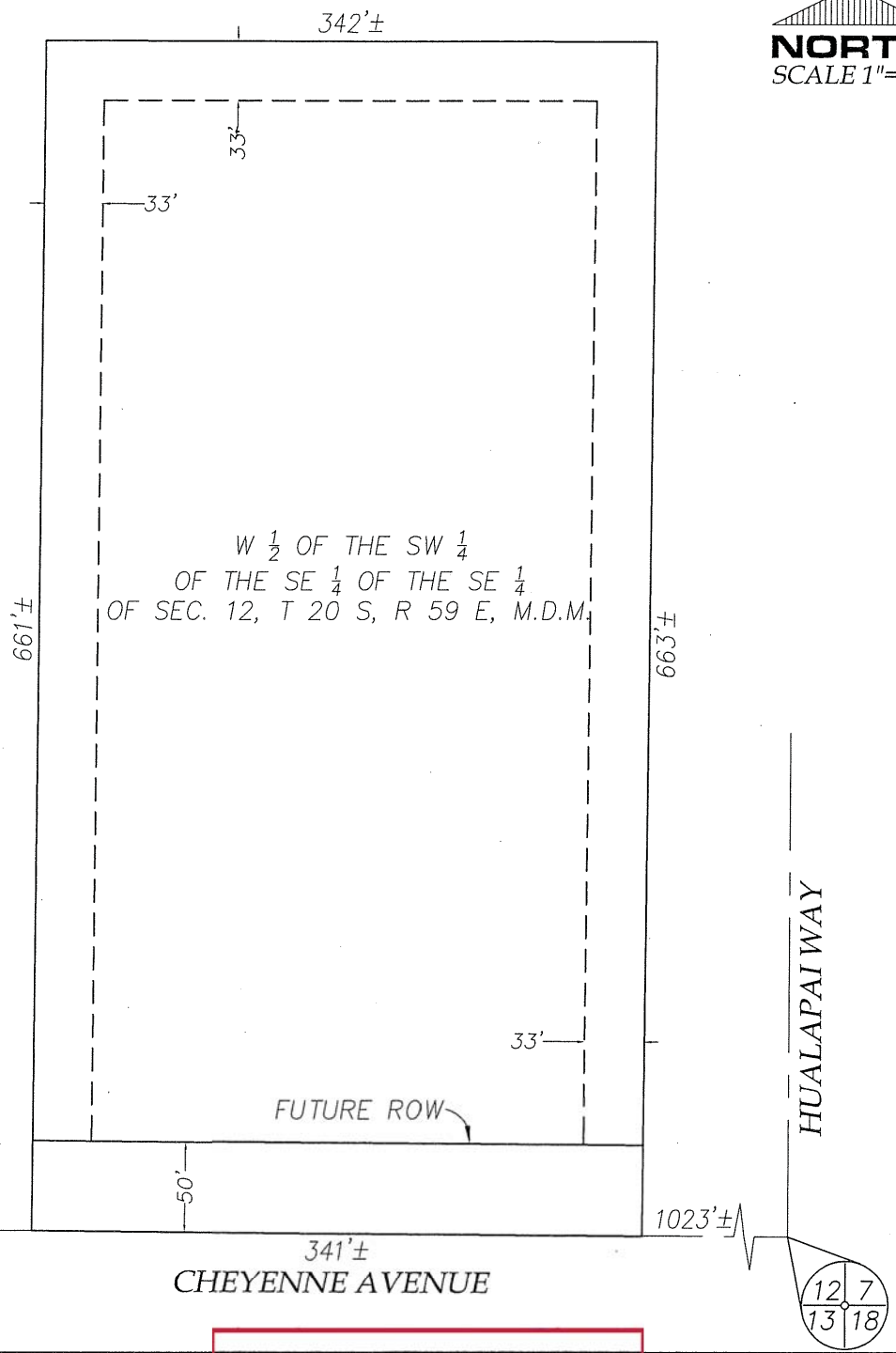
| CLVEPLAN Applicant | Company | Title | Email |
|---|---|---|---|
| Amber Dolce | Taney Engineering | Project Coordinator | amberd@taneycorp.com |

**VAC-55329**

137-12-801-004
SUMMIT CHEYENNE, LLC

# EXHIBIT B

NORTH
SCALE 1"=20'




PRJ-54946
07/24/14

PATENT EASEMENT
VACATION EXHIBIT

TANEY ENGINEERING
6030 S. JONES BLVD., STE.100
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX:(702) 362-5233

VAC-55329

TANEY ENGINEERING
6030 SOUTH JONES BLVD. #100
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

July 7, 2014

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

**RE: Cheyenne West of Hualapai**
**Vacation**

To Whom It May Concern:

Taney Engineering, on behalf of the applicant, Adaven Homes, is submitting a vacation for existing patent easements on Parcel APN 137-12-801-004 that are remaining from previous BLM sales. As the parcels are being developed, right-of-way will be dedicated to the City of Las Vegas where necessary, making the patent easements no longer necessary. Right of way will be dedicated where appropriate on the associated Final Map for this project. The Patent Easement we are requesting vacation of is:

- Patent Easement Doc#104618

We are hopeful that this letter satisfactorily describes our intent. If you have any questions or need any additional information please do not hesitate to contact this office.

Sincerely,

Rebecca Chiriboga
Taney Engineering

**VAC-55329**

PRJ-54946
07/24/14



VAC-55329 [PRJ-54946] - APPLICANT/OWNER: SUMMIT CHEYENNE, LLC
10302 WEST CHEYENNE AVENUE

07/31/14

City of Las Vegas Agenda Item No.: **42.**

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

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

**SUBJECT:**
TXT-51717 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action on a request to amend LVMC Chapter 19.12 regarding the Utility Transmission Line and Electric Generating Plant uses. Revisions include adding new language and an appeals process as required by the Nevada Revised Statues.

This Item Will be Forwarded to City Council In Ordinance Form

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

**RECOMMENDATION:**
APPROVAL

**BACKUP DOCUMENTATION:**
1. Proposed Amendments and Staff Report

City of Las Vegas Agenda Item No.: **43.**

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

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

**SUBJECT:**
TXT-54945 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action on a request to amend LVMC 19.10.100(D) related to the Downtown Design Review Committee name, bylaws and scope of review, and to provide for other related matters.

This Item Will be Forwarded to City Council In Ordinance Form

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

**RECOMMENDATION:**
None

**BACKUP DOCUMENTATION:**
1. Proposed Amendments and Staff Report

City of Las Vegas Agenda Item No.: **44.**

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

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

**SUBJECT:**
TXT-55360 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action on a request to update the Downtown Centennial Plan to add Medical Marijuana Establishment uses to 18b The Las Vegas Arts District.

This Item Will be Forwarded to City Council In Ordinance Form

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

**RECOMMENDATION:**
None

**BACKUP DOCUMENTATION:**
1. Proposed Amendments and Staff Report

City of Las Vegas Agenda Item No.: **45.**

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

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

**SUBJECT:**
TXT-55362 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action on a request to amend LVMC Chapter 19.18 related to Definitions and Measures to redefine the term "On-Premise Sign," and to provide for other related matters.

This Item Will be Forwarded to City Council In Ordinance Form

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

**RECOMMENDATION:**
None

**BACKUP DOCUMENTATION:**
1. Proposed Amendments and Staff Report

## *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