



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.

7. 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 1,877 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 13,170 SQUARE-FOOT MANUFACTURING, HEAVY USE (BREWERY) at 831 West Bonanza Road (APN 139-28-801-010 and 011), M (Industrial) Zone, Ward 5 (Barlow) [PRJ-55210].
8. 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 1,877 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN A PROPOSED 13,170 SQUARE-FOOT MANUFACTURING, HEAVY USE (BREWERY) at 831 West Bonanza Road (APN 139-28-801-010 and 011), M (Industrial) Zone, Ward 5 (Barlow) [PRJ-55210].
9. 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].
10. SUP-55195 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DAVIS FUNERAL HOME & MEMORIAL PARK - OWNER: HART VOLLAND ENTERPRISES, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED MORTUARY OR FUNERAL CHAPEL USE at 1401 South Rainbow Boulevard (APN 163-03-501-022), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-55088].
11. 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].
12. 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].
13. 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 (Ross) [PRJ-54928].
14. 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].

15. 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 Patent Easements generally located at 10302 West Cheyenne Avenue, Ward 4 (Anthony) [PRJ-54946].

PUBLIC HEARING ITEMS

16. GPA-55281 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: NV ENERGY - For possible action on a request TO RELOCATE ELECTRICAL TRANSMISSION LINES GENERALLY ALONG MARTIN L. KING BOULEVARD NORTH OF ALTA DRIVE, DESERT LANE BETWEEN ALTA DRIVE AND HASTINGS AVENUE, AND EAST OF INTERSTATE 15 NORTH AND SOUTH OF CHARLESTON BOULEVARD (APNs Multiple), Wards 1, 3 and 5 (Tarkanian, Coffin and Barlow) [PRJ-53660].
17. 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 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].
18. 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 74 PARKING SPACES WHERE 82 PARKING SPACES ARE 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].
19. 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].
20. 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 USE 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].
21. 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 - For possible action on a 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].
22. 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].
23. 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].

24. 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].
25. 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].
26. 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].
27. 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].
28. 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].
29. 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].
30. 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].
31. 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].
32. 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].
33. 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 AND TO ALLOW TWO SIGNS TO BE MOUNTED TO A FENCE WHERE SUCH IS NOT ALLOWED 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].

34. 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].
35. 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 on 0.95 acres at 5705 North Rainbow Boulevard (APN 125-27-803-004), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-55030].
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-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 ON A 107,158 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) USE at 200 South 3rd Street, (APN 139-34-210-047), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-55231].
38. 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 A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN ARCHITECTURAL DESIGN STANDARDS on 0.16 acres at 725, 729 and 731 South Las Vegas Boulevard (APN 139-34-410-176), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-54961].

DIRECTOR'S BUSINESS:

39. ABEYANCE - TXT-54664 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action regarding a request to amend LVMC Chapter 19.12 related to Permitted Uses and Chapter 19.18 related to Definitions and Measures to consolidate various liquor uses and to provide for other related matters. Staff recommends APPROVAL.
40. 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 Statutes.
41. TXT-54945 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action on a request to amend LVMC Chapter 19.00 and 19.10.100(D) related to the Downtown Design Review Committee name and scope of review, and to provide for other related matters.
42. 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.
43. 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:

44. CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS

SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

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

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
CALL TO ORDER



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

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW



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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

SUBJECT:
ROLL CALL



AGENDA SUMMARY PAGE - PLANNING
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



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

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:

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



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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

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



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 1,877 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 13,170 SQUARE-FOOT MANUFACTURING, HEAVY USE (BREWERY) at 831 West Bonanza Road (APN 139-28-801-010 and 011), M (Industrial) Zone, Ward 5 (Barlow) [PRJ-55210].

MAY GO TO CITY COUNCIL ON 10/15/2014

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

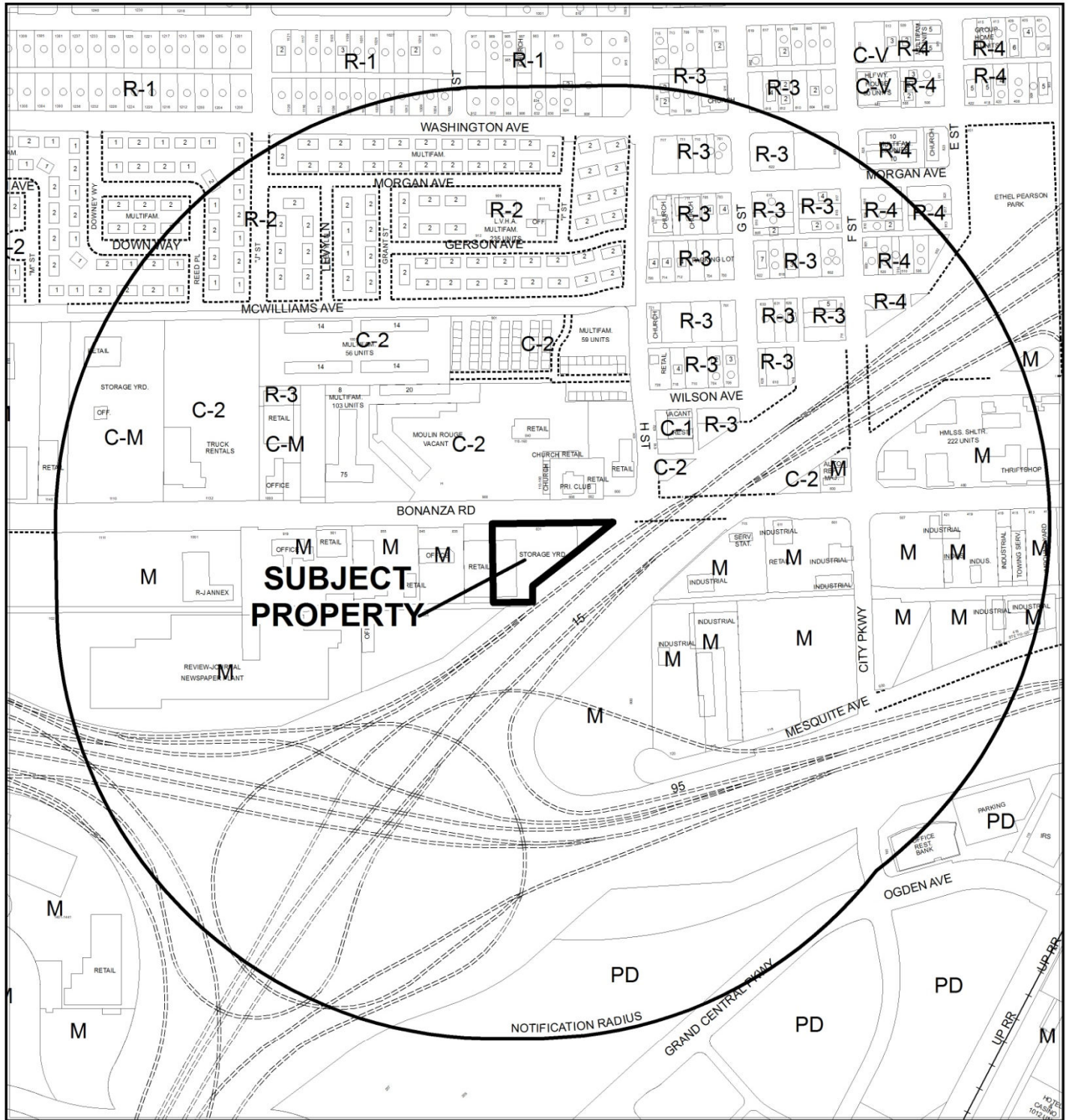
City Council Meeting

RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

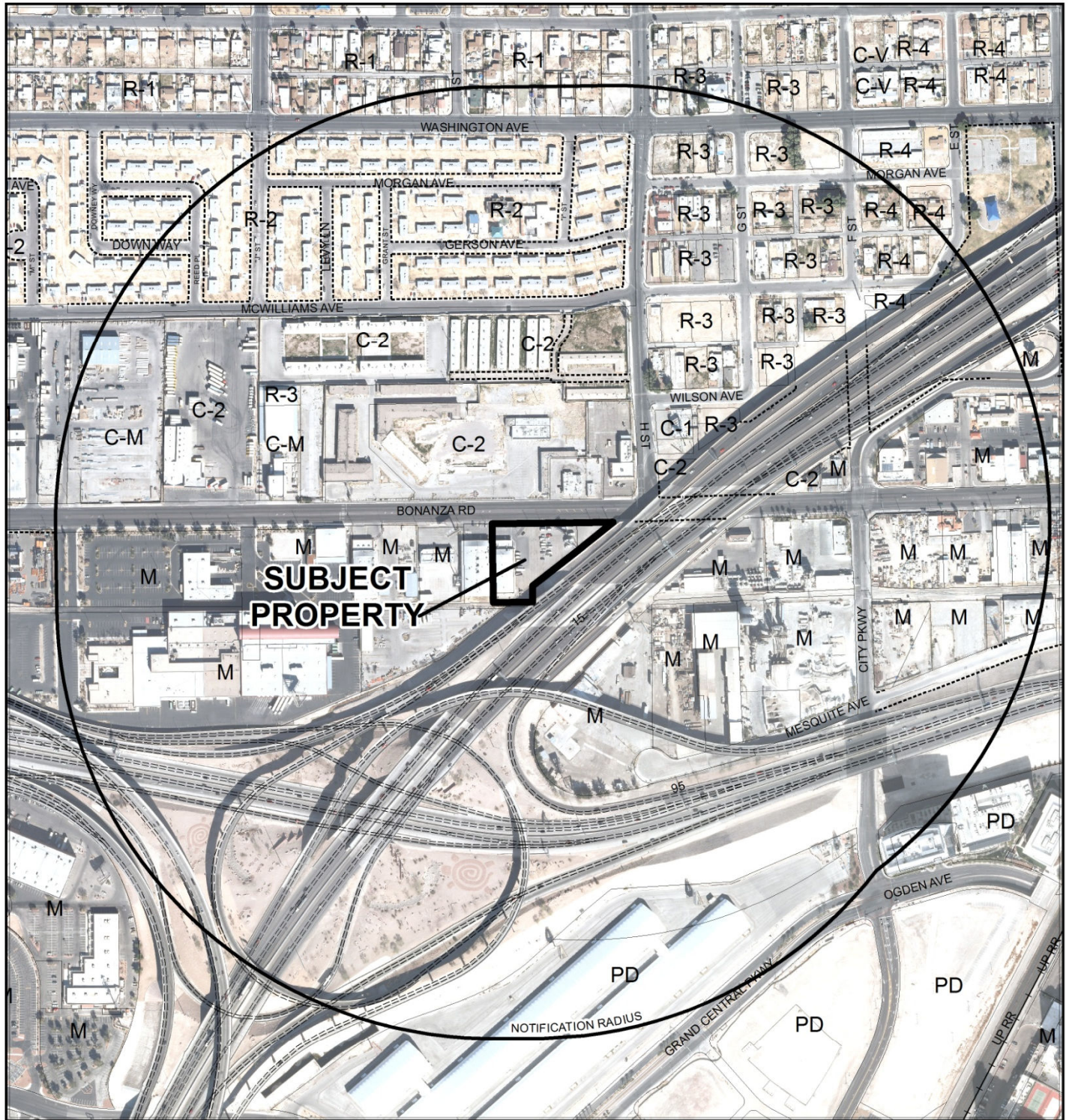
1. Location, Aerial and Special Maps - SUP-55212 and SUP-55214 [PRJ-55210]
2. Conditions and Staff Report - SUP-55212 and SUP-55214 [PRJ-55210]
3. Supporting Documentation - SUP-55212 and SUP-55214 [PRJ-55210]
4. Photos - SUP-55212 and SUP-55214 [PRJ-55210]
5. Justification Letter - SUP-55212 and SUP-55214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



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

RADIUS: 1500 FEET

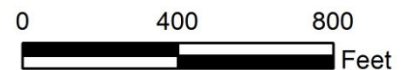
ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

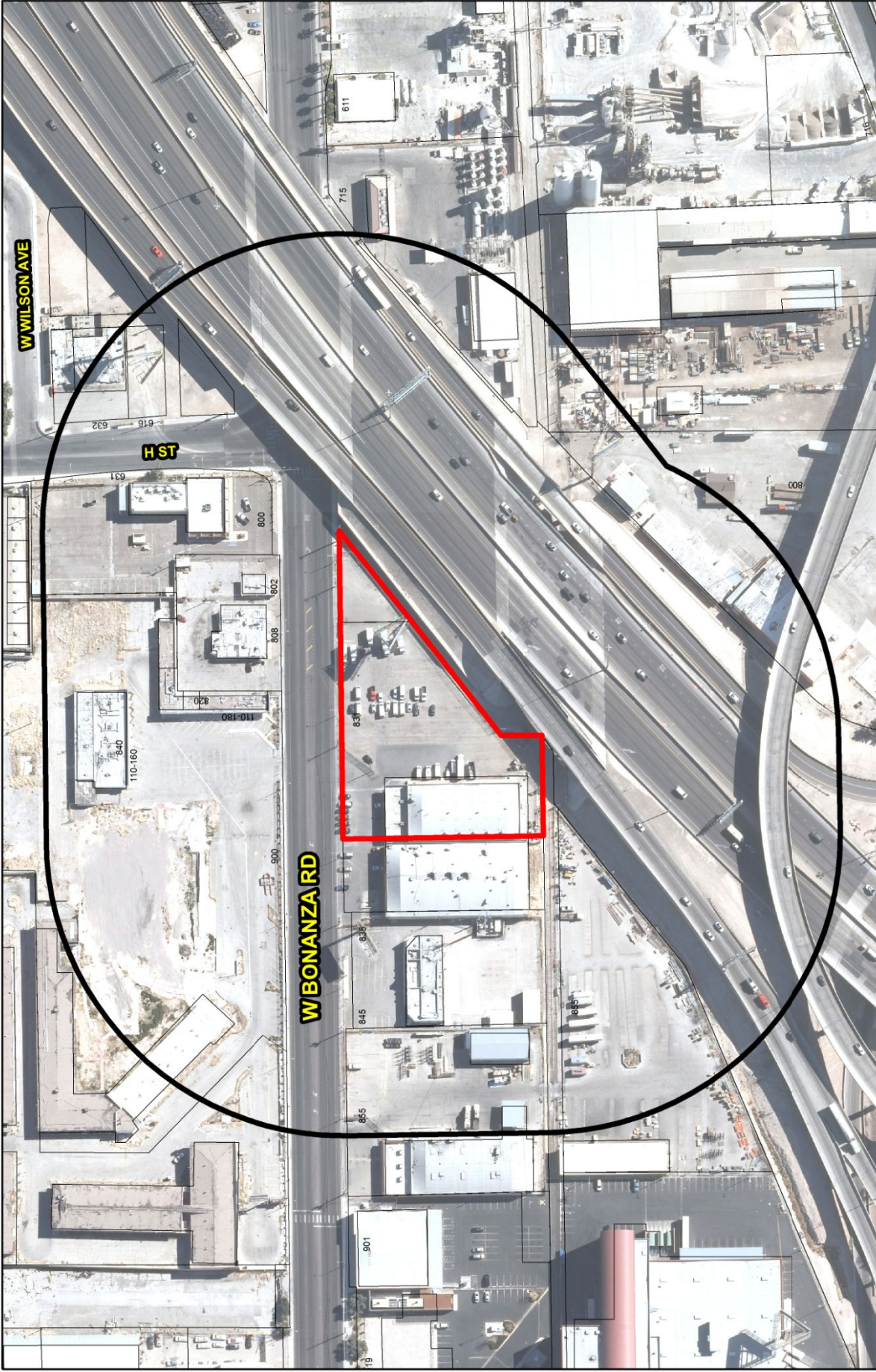


CASE: SUP-55212 AND SUP-55214 (PRJ-55210)

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)





GIS maps are normally produced
for planning and development activity
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



Protected Uses

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

Business Licenses

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

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

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: RANIK BREWING, LLC

Name of Applicant: TENAYA CREEK BREWERY

Name of Representative: CHRISTINA ROUSH

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

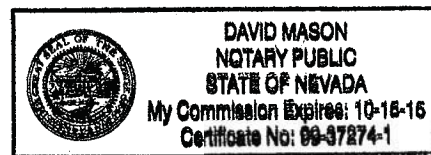
Signature of Property Owner: _____

Print Name: RICHARD A. ETTER

Subscribed and sworn before me

This 21st day of JULY, 2014

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

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

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

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

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

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

Property Owner Signature: Richard A. Etter

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

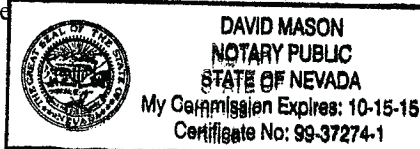
Print Name RICHARD A. ETTER

Subscribed and sworn before me

This 21st day of JULY, 20 14

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

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

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



PRJ-55210
07/22/14

TENAYA CREEK BREWERY
exterior design

SUP-55212 & SUP-55214

atwood
DESIGN

July 15, 2014

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

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

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

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

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

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

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

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

SUP-55212 & SUP-55214

PRJ-55210
07/22/14

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

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

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

Sincerely,



Tim Etter - Applicant
702.496.2145



Christina Roush - Applicant
702.210.6300



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

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 1,877 SQUARE-
FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN A PROPOSED
13,170 SQUARE-FOOT MANUFACTURING, HEAVY USE (BREWERY) at 831 West
Bonanza Road (APN 139-28-801-010 and 011), M (Industrial) Zone, Ward 5 (Barlow) [PRJ-
55210].

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: RANIK BREWING, LLC

Name of Applicant: TENAYA CREEK BREWERY

Name of Representative: CHRISTINA ROUSH

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

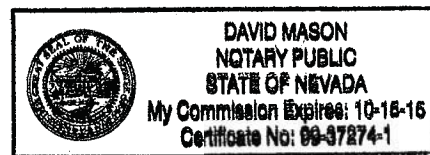
Signature of Property Owner: _____

Print Name: RICHARD A. ETTER

Subscribed and sworn before me

This 21st day of July, 2014

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

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

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

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

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

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

Property Owner Signature: Richard A. Etter

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

Print Name RICHARD A. ETTER

Subscribed and sworn before me

This 21st day of JULY, 20 14

[Signature]

Notary Public in and for said County and State



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

FOR DEPARTMENT USE ONLY

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

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

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

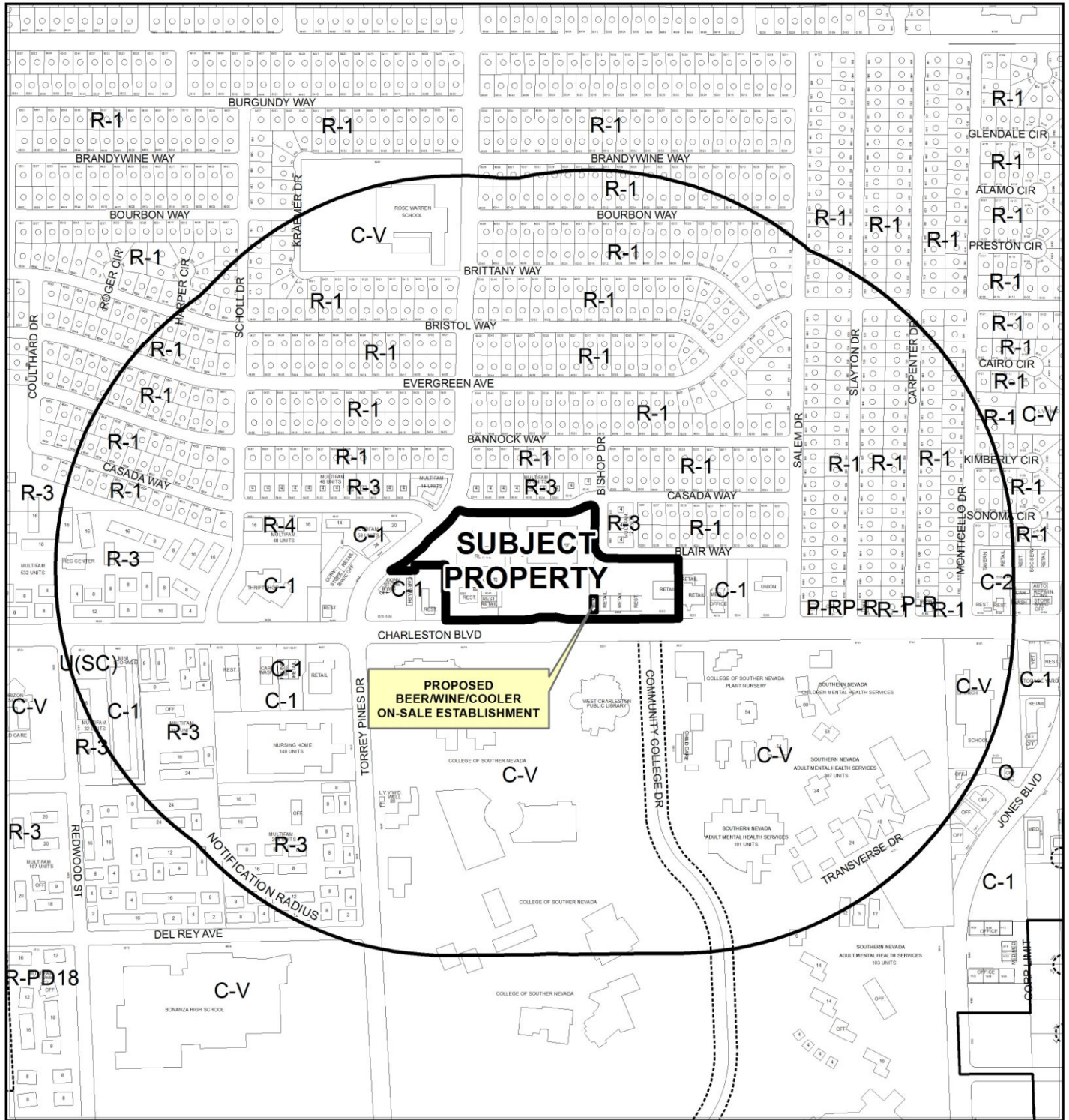
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RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

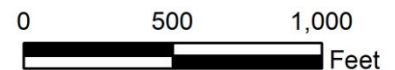
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

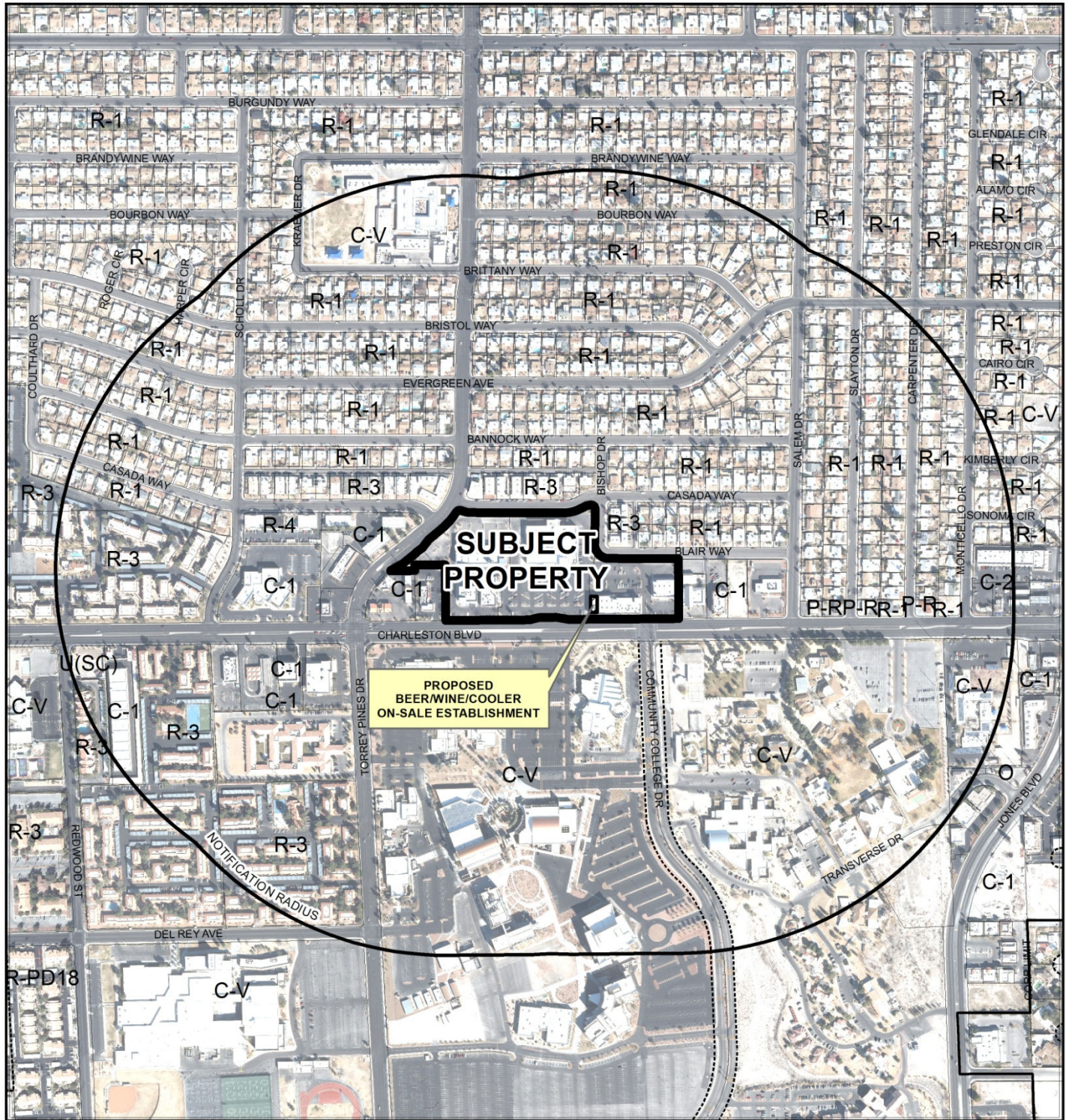


CASE: SUP-54967 (PRJ-54670)

RADIUS: 1500 FEET

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

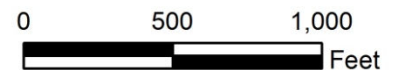




CASE: SUP-54967 (PRJ-54670)

RADIUS: 1500 FEET

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





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: National Solutions, LLC

Name of Applicant: Design Parameters, LLC

Name of Representative: Jeffrey Baker

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

☐ Yes

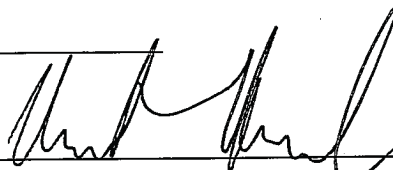
☒ No

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

City Official: N/A

Partner(s): N/A N/A

APN: N/A

Signature of Property Owner: 

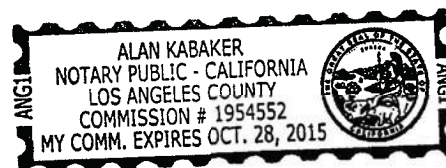
Print Name: National Solutions, LLC, Robert Hanasab, Manager

Subscribed and sworn before me

This 10th day of JULY, 2014

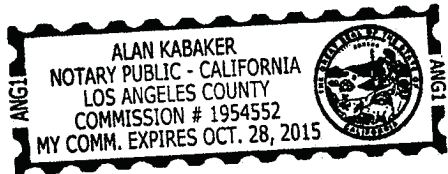


Notary Public in and for said County and State



State of California
County of LOS ANGELES

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



(Seal)

Signature 

SUP-54967

PRJ-54670
07/14/14



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

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

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

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

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

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

Property Owner Signature* _____

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

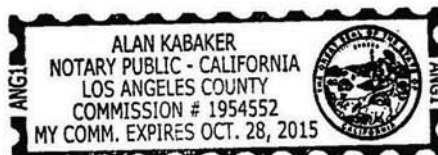
Print Name By: ROBERT HAVASAB, MANAGER

Subscribed and sworn before me

This 10TH day of JULY, 20 14

 Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # **SUP-54967**

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

Total Fee: _____

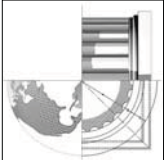
Date Received:* _____

Received By: _____

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

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

PRJ-54670
07/14/14



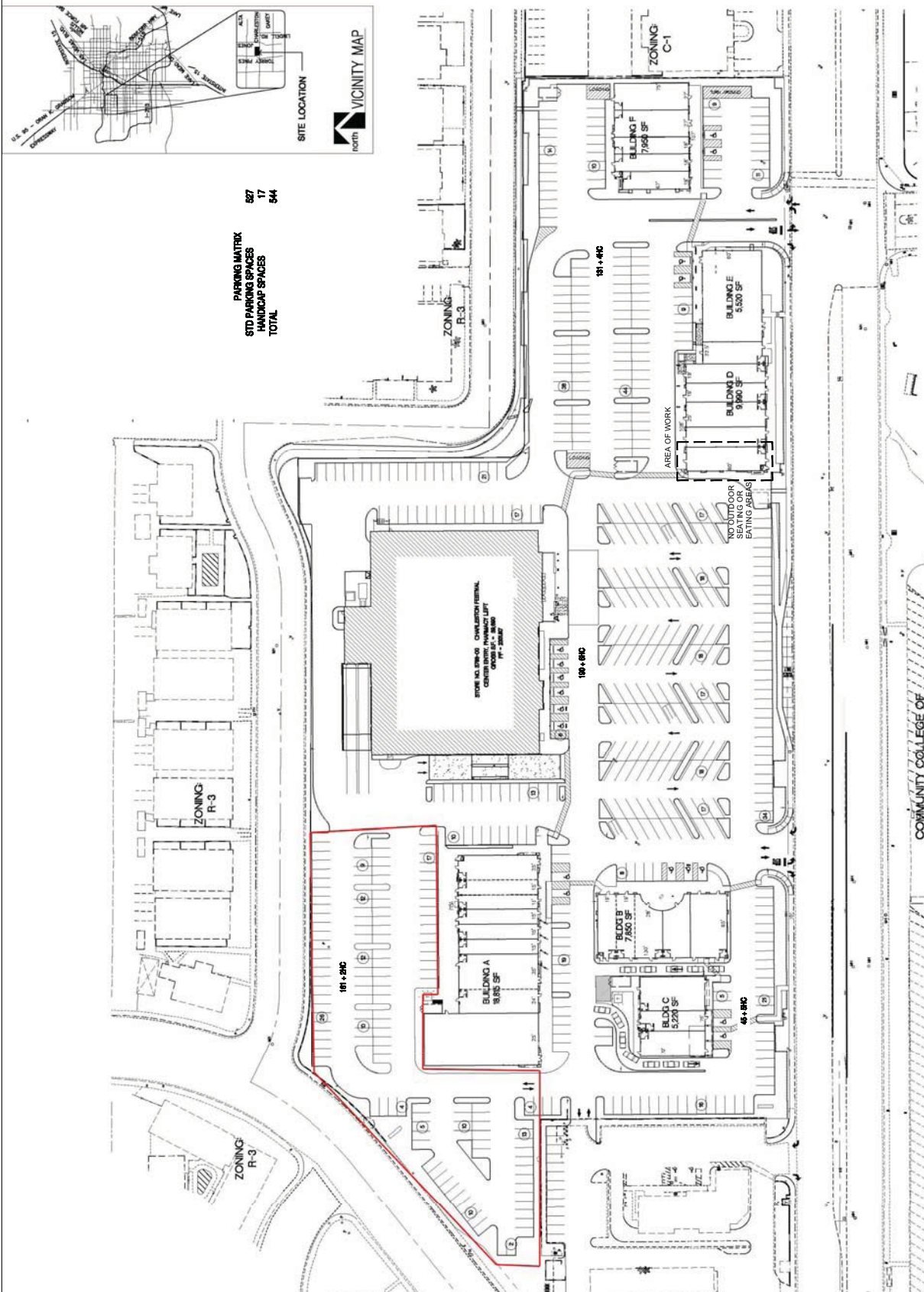
DESIGN PARAMETERS, LLC
1847 SOLAR CIRCLE SE-102
PARKER, CO 80134
TEL: 303.262.7878
WWW.DESIGNPARAMETERS.COM
ROBERT ROSENTHAL, ARCHITECT

TENANT FINISH FOR:
SMASHBURGER
CHARLESTON & TORREY PINES

6300 W CHARLESTON SUITE 170
LAS VEGAS, NV

PROJECT NO	CDP30	
START DATE	10/22/2013	
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



SUP-54967

KITCHEN EQUIPMENT SCHEDULE

- [illegible]

[illegible]

[illegible]

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	PERRIT	10.10.2013
2	HEALTH DEPT	11.05.2013
5	EQUIP REVS	01.21.2014

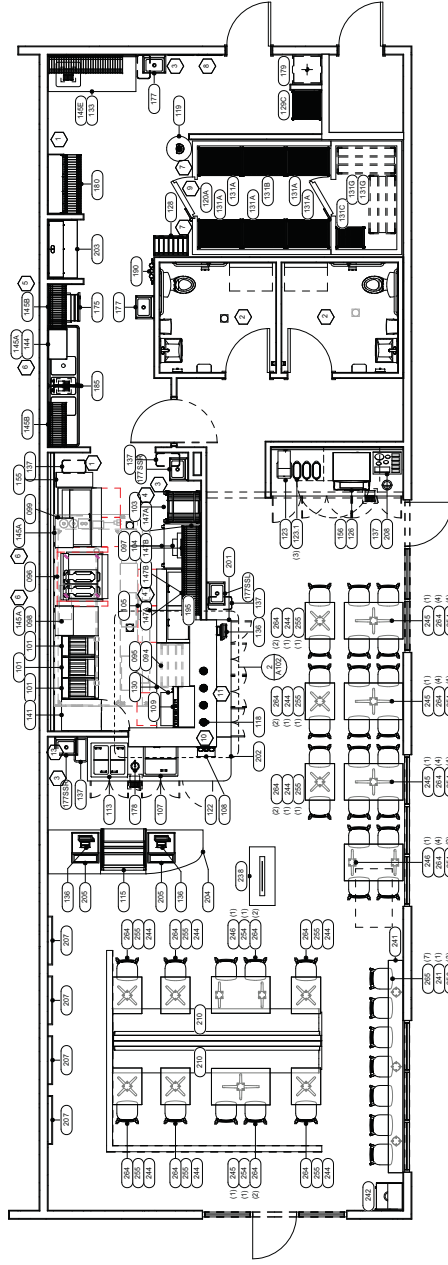
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4

A102

copyright 2013
by Design Parameters, LLC

FURNITURE & EQUIPMENT PLAN

12/20/2014 4:13:48 PM



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

0	1	2	4	8	$1/\lambda'' = 1'-0''$	16
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1 (4) FURNITURE & EQUIPMENT PLAN
A102 SCALE: 1/4" = 1'-0"

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 Concern:

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

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

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

Jeffrey Baker, Architect

Design Parameters, LLC

SUP-54967

PRJ-54670
07/14/14



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

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 & MEMORIAL PARK - OWNER: HART VOLLAND ENTERPRISES, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED MORTUARY OR FUNERAL CHAPEL USE at 1401 South Rainbow Boulevard (APN 163-03-501-022), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-55088].

MAY GO TO CITY COUNCIL ON 10/15/2014

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

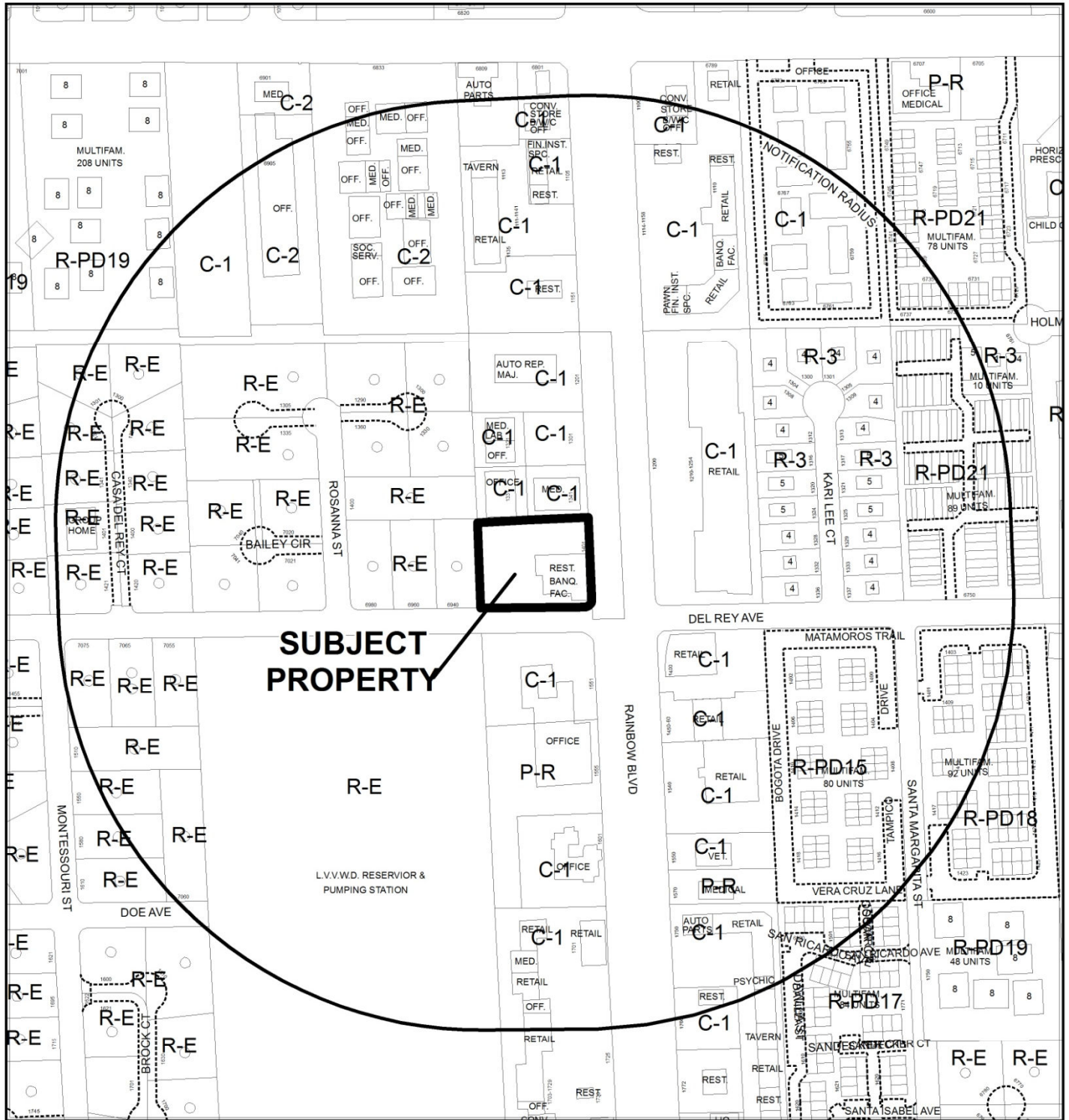
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RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

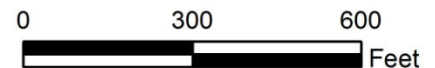
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

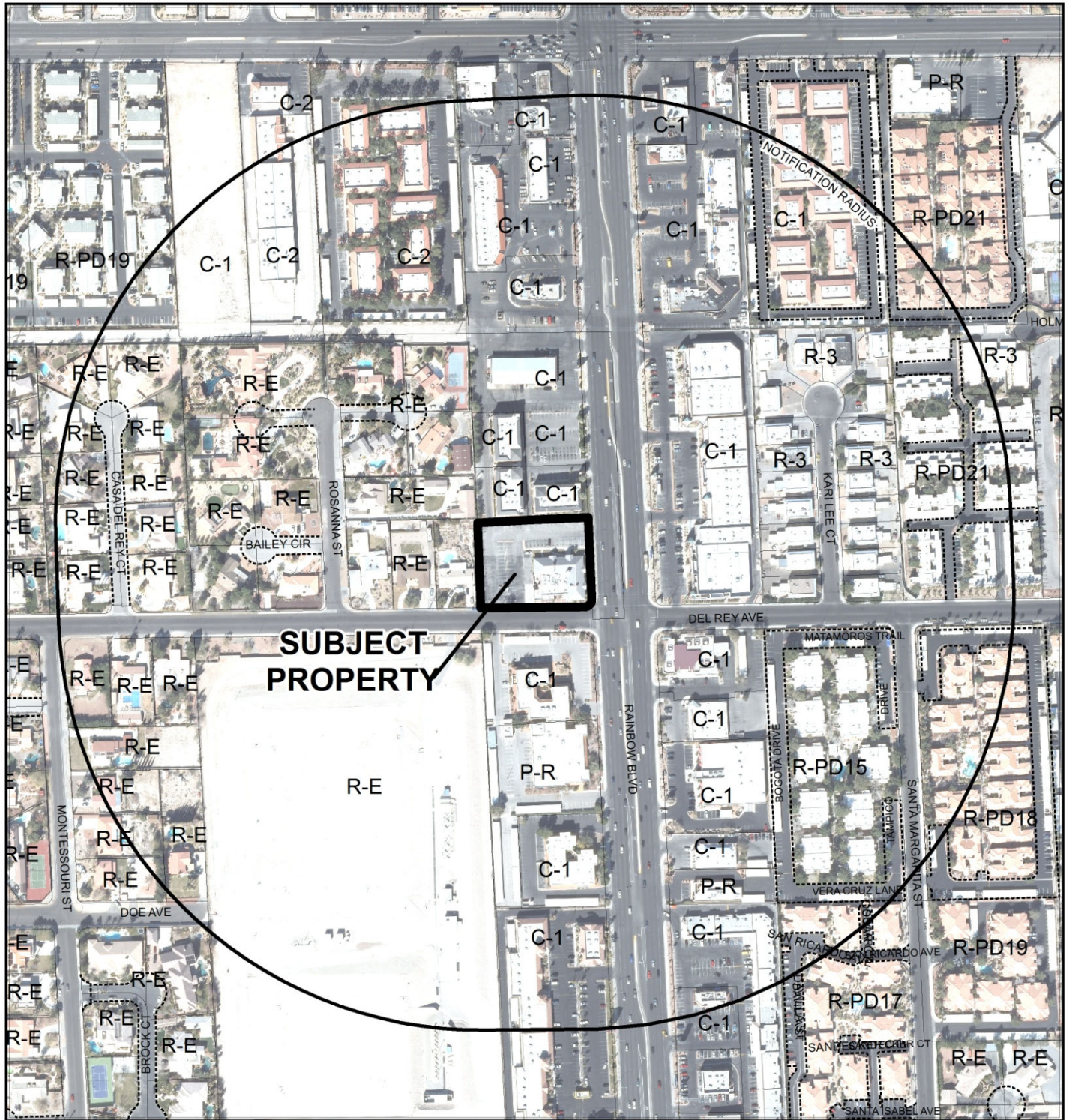


CASE: SUP-55195 (PRJ-55088)

RADIUS: 1000 FEET

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

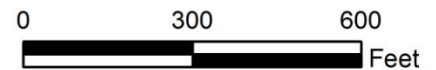




CASE: SUP-55195 (PRJ-55088)

RADIUS: 1000 FEET

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





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 Bret R. Carter

(Seal)

Bret R. Carter
Name (Typed or Printed)



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. 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 DATA

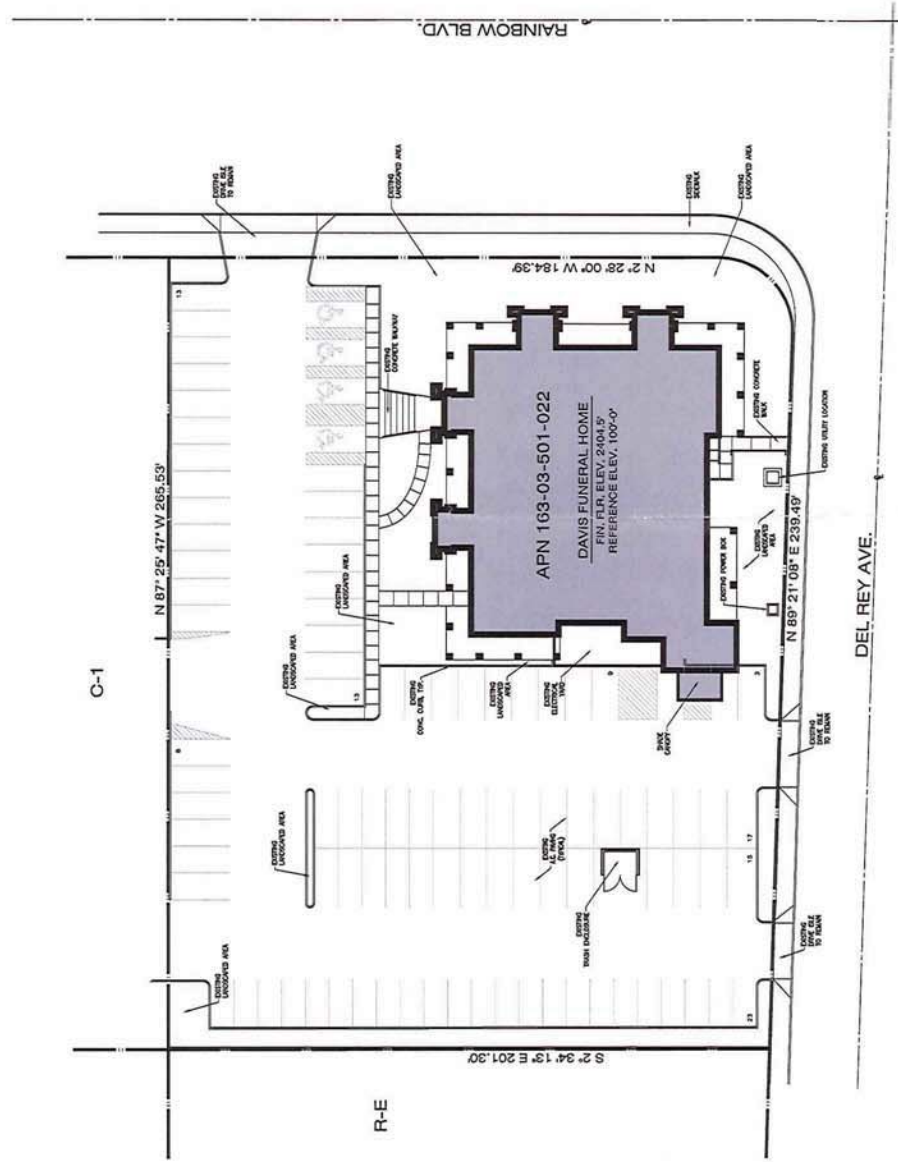
APN:	163-03-501-022	ACRES:	1.25	ACRE
JURISDICTION:	CITY OF LAS VEGAS	SQUARE FOOTAGE:	54,450	SF
CURRENT ZONING:	C-1	SETBACKS:		
		FRONT:	10	FT.
		REAR:	10	FT.
		SIDE HORR SIDE:	8	FT.
		REAR:	20	FT.
		LANDSCAPE:		
		FRONT:	15	FT.
		SIDE HORR SIDE:	15	FT.
		REAR:	8	FT.
		BUILDING COVERAGE:	55%	
		MINIMUM:	55%	
		ACTUAL:	19.9%	
		PARKING:		
		REQUIRED:	14	SPACES
		PROVIDED:	11,100	SF
		ACCESSIBLE REQUIRED:	4	
		ACCESSIBLE PROVIDED:	4	

GENERAL NOTE:
ALL EXISTING SITE ELEMENTS INCLUDING BUT NOT LIMITED TO: EXISTING BUILDING, DRIVEWAYS, PARKING, TRASH ENCLOSURE, AC PAVING, AND LIGHTING ARE TO REMAIN.



VICINITY MAP

SC ARCHITECTURE
1401 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146
P: 702.353.2222 F: 702.353.6000 www.sc-architect.com



PRJ-55088
07/22/14

SITE PLAN
16'

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

SUP-55195



SITE DATA

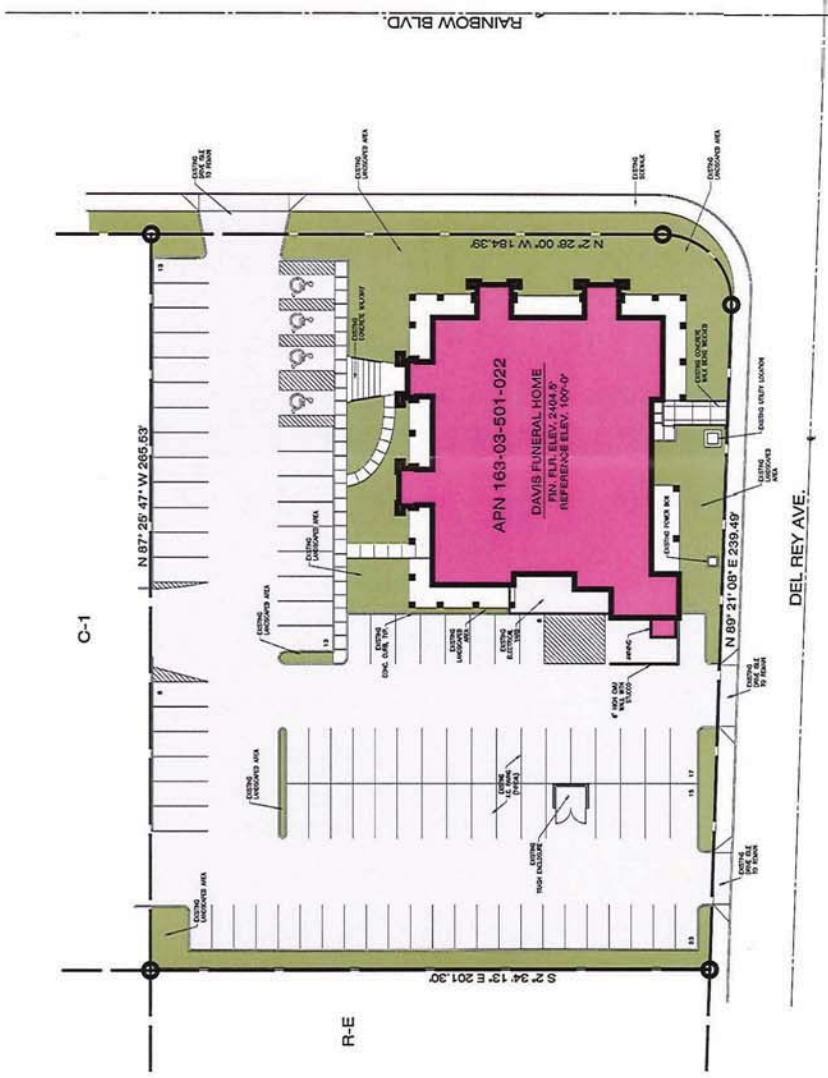
APN:	163-03-501-022
JURISDICTION:	CITY OF LAS VEGAS
CURRENT ZONING:	C-1
LOT SIZE:	1.25 ACRE
SQUARE FOOTAGE:	54,450 SF
SETBACKS:	
FRONT:	18 ft.
REAR:	18 ft.
SIDE:	9 ft.
LANDSCAPE:	13 ft.
FRONT:	15 ft.
REAR:	8 ft.
SIDE:	8 ft.
BUILDING COVERAGE:	50%
MAXIMUM:	19.9%
PARKING:	
REQUIREMENTS:	14 SPACES (1:1,000SF)
PROVIDED:	14 SPACES (1:1,000SF)
ACCESSIBLE REQUIRED:	4
ACCESSIBLE PROVIDED:	4

GENERAL NOTE:
ALL EXISTING SITE ELEMENTS INCLUDING BUT NOT LIMITED TO LANDSCAPING, DRIVE ISLES, DRIVEWAYS, SIDEWALKS, AC PAVING, AND LIGHTING ARE TO REMAIN.



VICINITY MAP

PRJ-55088
07/22/14



SITE PLAN
1/8" = 1' NORTH

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

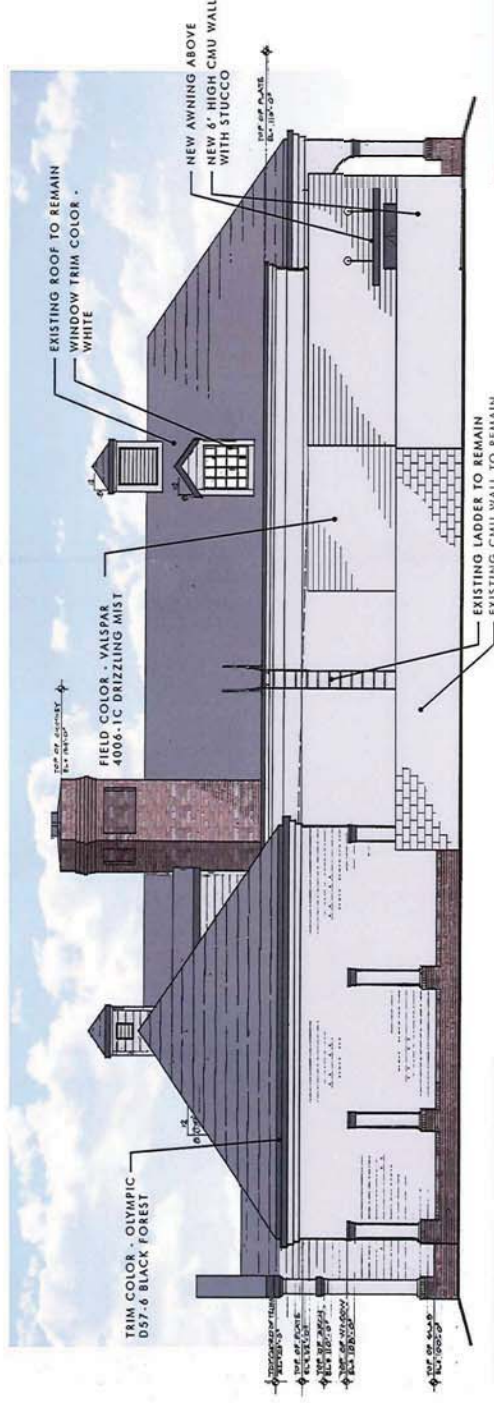
DATE: 07.21.2014 SHEET: 1 OF 5 SH PROJECT NO.: 140026

SUP-55195

SH ARCHITECTURE
7300 S. RAINBOW BOULEVARD, SUITE 100, LAS VEGAS, NV 89146
P: 702.363.2271 F: 702.363.8606 WWW.SHARCHITECTURE.COM



NORTH CONCEPTUAL COLOR SCHEME



WEST CONCEPTUAL COLOR SCHEME

CONCEPTUAL COLOR SCHEME ELEVATIONS
HIS

OTHER NOTE:
ALL EXISTING SITE ELEMENTS INCLUDING BUT NOT LIMITED TO LANDSCAPING, DRIVE ISLES, DRIVEWAYS, SIDEWALKS, AC PAVING, AND LIGHTING ARE TO REMAIN.
ALL EXISTING UTILITIES ARE TO REMAIN AND SHALL BE MAINTAINED AND PROTECTED BY THE CONTRACTOR. ANY NECESSARY RELOCATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

PRJ-55088
07/22/14

DAVIS FUNERAL HOME
1407 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
7750 Alameda Avenue, Suite 200, Las Vegas, Nevada 89128
PH: 702.733.1777 FAX: 702.733.1778



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

EXTERIOR ELEVATION(S)
RHS

DAVIS FUNERAL HOME
1407 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146
LEGACY FUNERAL GROUP

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

PRJ-55088
07/22/14

GENERAL NOTE:
ALL EXISTING SITE ELEMENTS INCLUDING BUT NOT LIMITED TO LANDSCAPING, DRIVE ISLES, LIGHTING, FURNITURE, ETC., AC FINISHES, AND LIGHTING ARE TO REMAIN.
ALL NEW EXISTING AND COURTESY AND IMPROVEMENTS ARE TO BE PROVIDED BY THE CLIENT.
THESE RENDERINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF SH ARCHITECTURE.



1. WEST PARKING LOT



2. TRASH ENCLOSURE



3. SOUTHEAST CORNER



4. SOUTHEAST CORNER



5. NORTHEAST CORNER



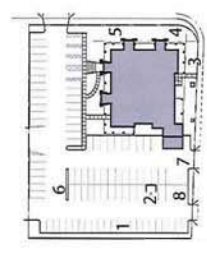
5. NORTHWEST CORNER



7. SOUTHWEST CORNER



8. DEL REY LANDSCAPE



OFFICIAL HOTEL:
ALL EXISTING SITE ELEMENTS INCLUDING BUT NOT LIMITED TO LANDSCAPING, DRIVE ISLES, LIGHTING, SIGNAGE, AC, PATIO, AND LIGHTING ARE TO REMAIN.

ALL EXISTING SITE ELEMENTS INCLUDING BUT NOT LIMITED TO LANDSCAPING, DRIVE ISLES, LIGHTING, SIGNAGE, AC, PATIO, AND LIGHTING ARE TO REMAIN.

PRJ-55088
07/22/14

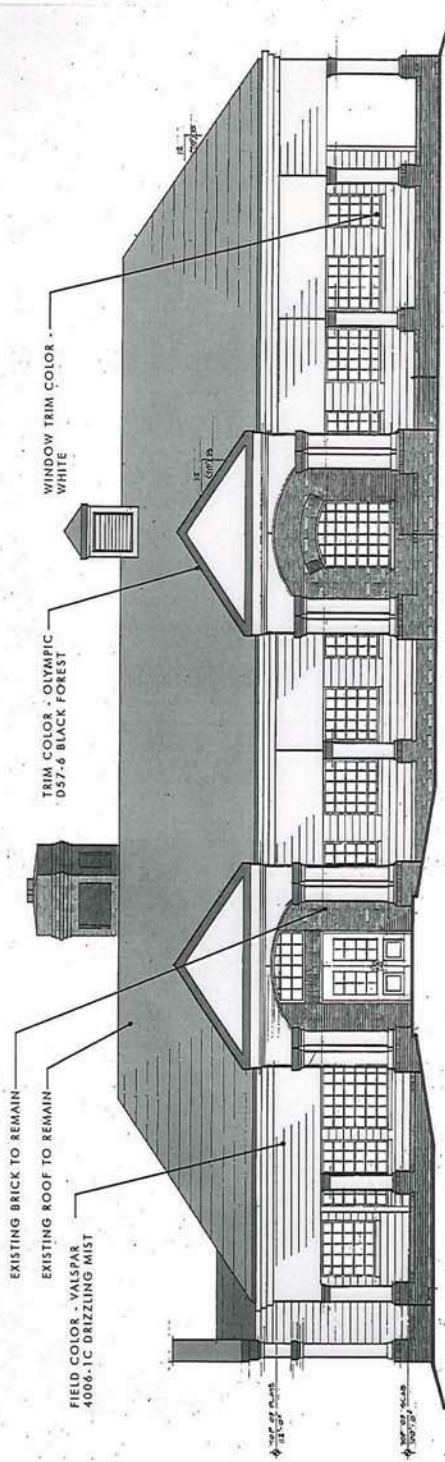
SITE PHOTOS
THIS

DAVIS FUNERAL HOME
1407 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146
LEGACY FUNERAL GROUP

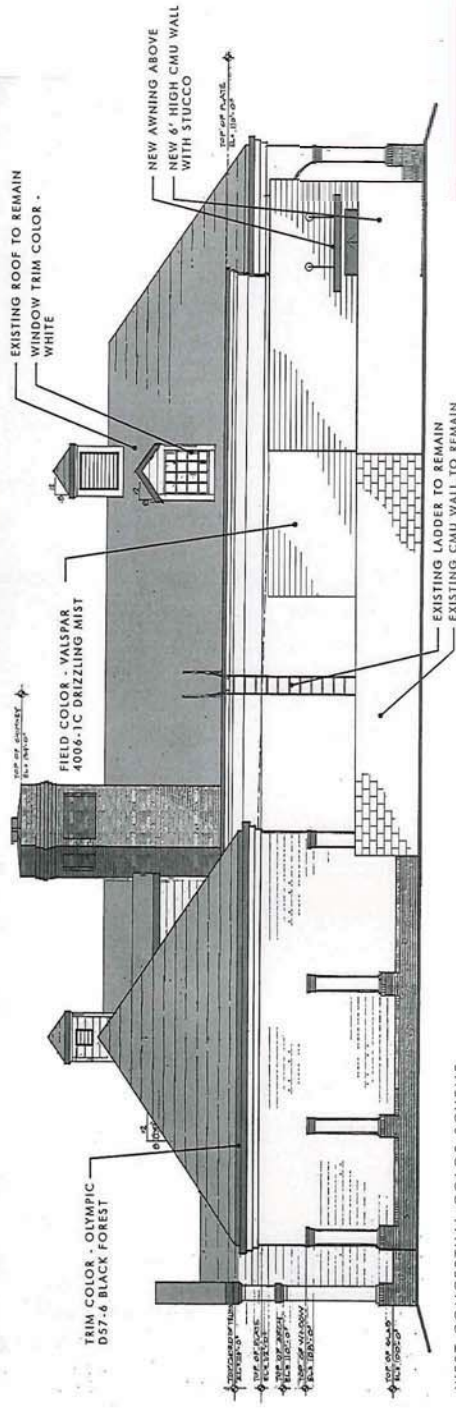
DATE: 07.21.2014 SHEET: 5 OF 5 SH PROJECT NO.: 140026

SH
ARCHITECTURE
7700 Park Drive, Suite 216, Las Vegas, Nevada 89128
PH: 702.555.1222 FAX: 702.555.1223 www.sharchitecture.com

SUP-55195



NORTH CONCEPTUAL COLOR SCHEME



WEST CONCEPTUAL COLOR SCHEME

CONCEPTUAL COLOR SCHEME ELEVATIONS

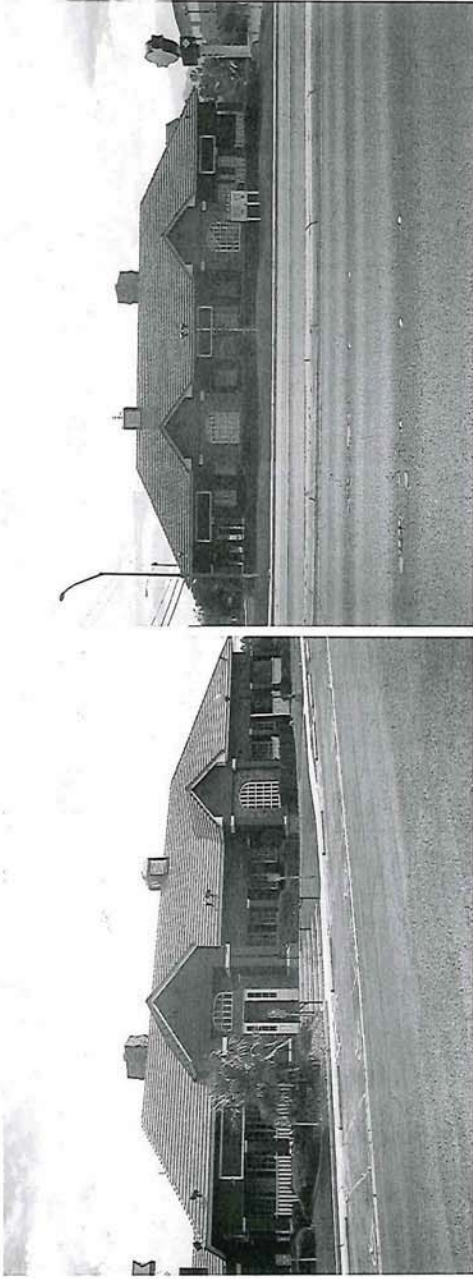
DAVIS FUNERAL HOME
1013 RANDOLPH BOULEVARD, LAS VEGAS, NV 89146
LEGACY FUNERAL GROUP

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

SUP-55195

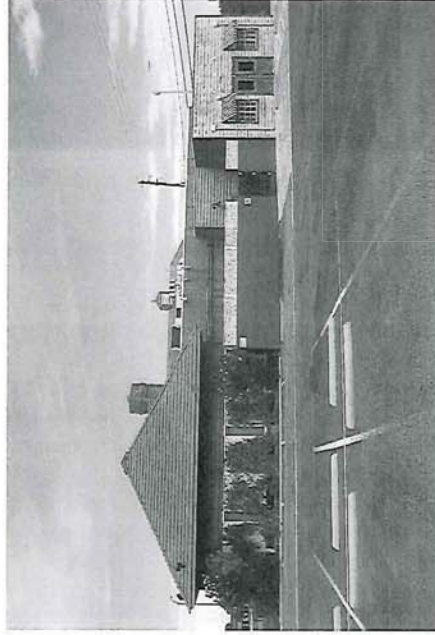
GENERAL NOTE:
ALL EXISTING SITE ELEMENTS INCLUDING BUT NOT LIMITED TO LANDSCAPING, DRIVE ISLES, PARKING, TRASH ENCLOSURE, AC PAVING, AND LIGHTING ARE TO REMAIN.
ALL EXISTING AND REMAINING ELEMENTS ARE TO REMAIN AND BE PRESERVED AND MAINTAINED AS SUCH.

PRJ-55088
07/22/14



NORTH ELEVATION

EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

EXTERIOR ELEVATION(S)
INS

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

SUP-55195

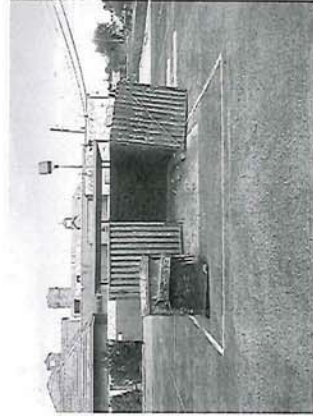
GENERAL NOTE:
ALL EXISTING SITE ELEMENTS INCLUDING BUT NOT LIMITED TO LANDSCAPING, DRIVE ISLES, PARKING, TREES, ENCLOSURE, AC PAVING, AND LIGHTING ARE TO REMAIN.

ALL UTILITIES WITHIN ROADS AND DRIVEWAYS ARE TO REMAIN AND ALL EXISTING UTILITIES ARE TO BE MAINTAINED AND NOT TO BE MOVED OR RELOCATED.

PRJ-55088
07/22/14



1. WEST PARKING LOT



2. TRASH ENCLOSURE



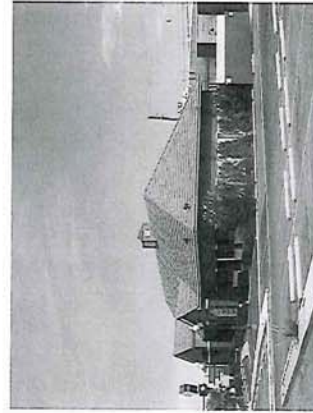
3. SOUTHEAST CORNER



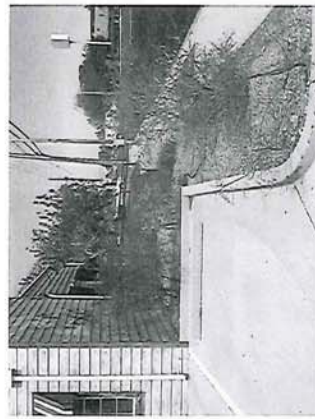
4. SOUTHEAST CORNER



5. NORTHEAST CORNER



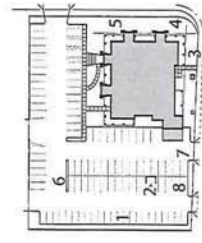
5. NORTHWEST CORNER



7. SOUTHWEST CORNER



8. DEL REY LANDSCAPE



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 EXISTING AND NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LAS VEGAS PLANNING AND DEVELOPMENT DEPARTMENT STANDARDS AND SPECIFICATIONS.

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



PLAN DATA

BUILDING AREA: 10,812 SF

BUILDING USE: A-3

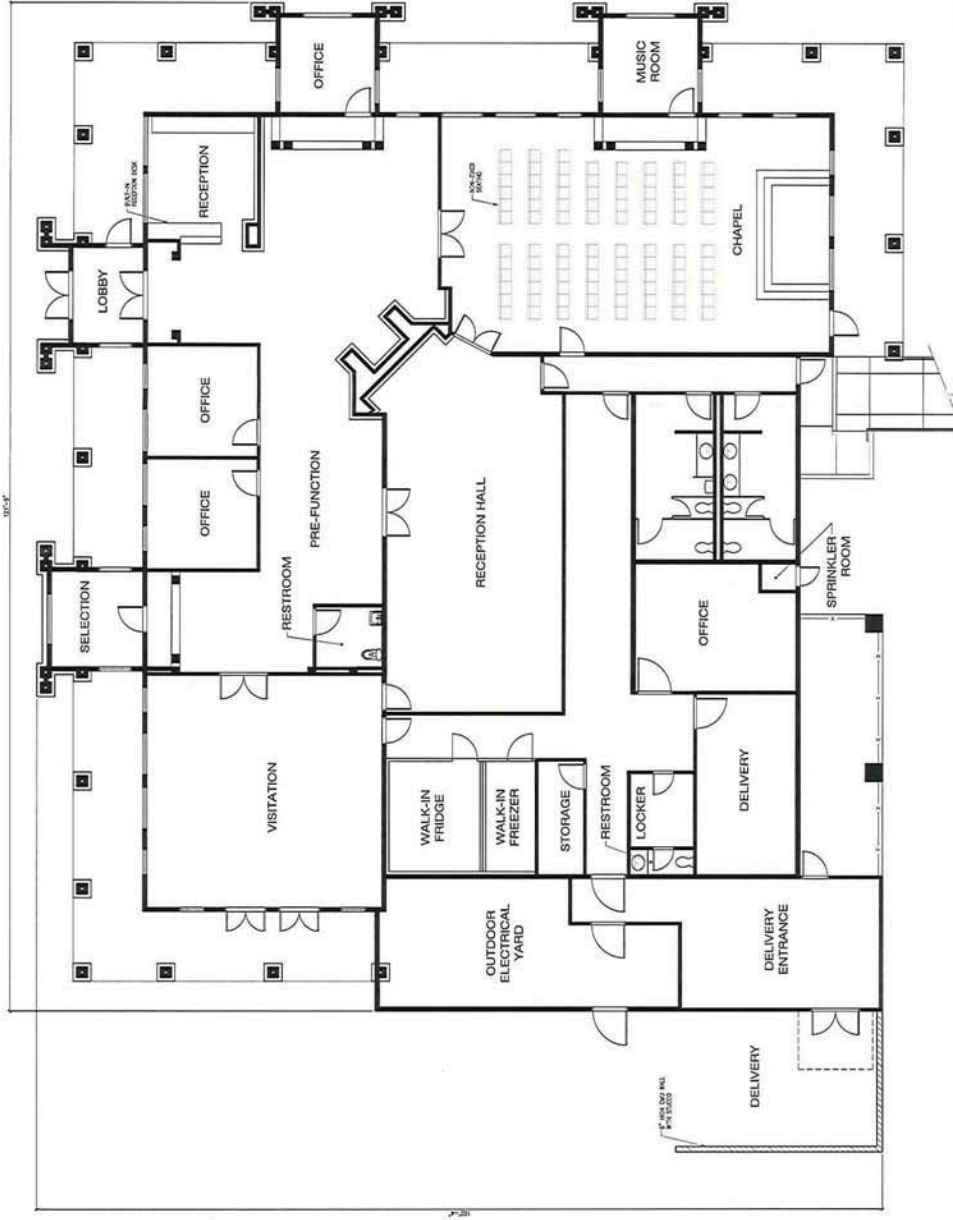
OCCUPANCY TYPE: A-3

NUMBER OF STORIES: 1

PROVIDED

GENERAL NOTE:

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



PRJ-55088
07/22/14

FLOOR PLAN
5.3'

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

KAEMPFER

CROWELL

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.

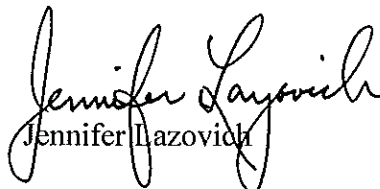
The Applicant intends to use the existing building but will be updating the look of the building with new paint colors. The funeral home will be used for funeral services, memorials, viewing services as well as ancillary uses to meet this need. There will be approximately 4-5 employees on site. The typical 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

JJL/sfm

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 800
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

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

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

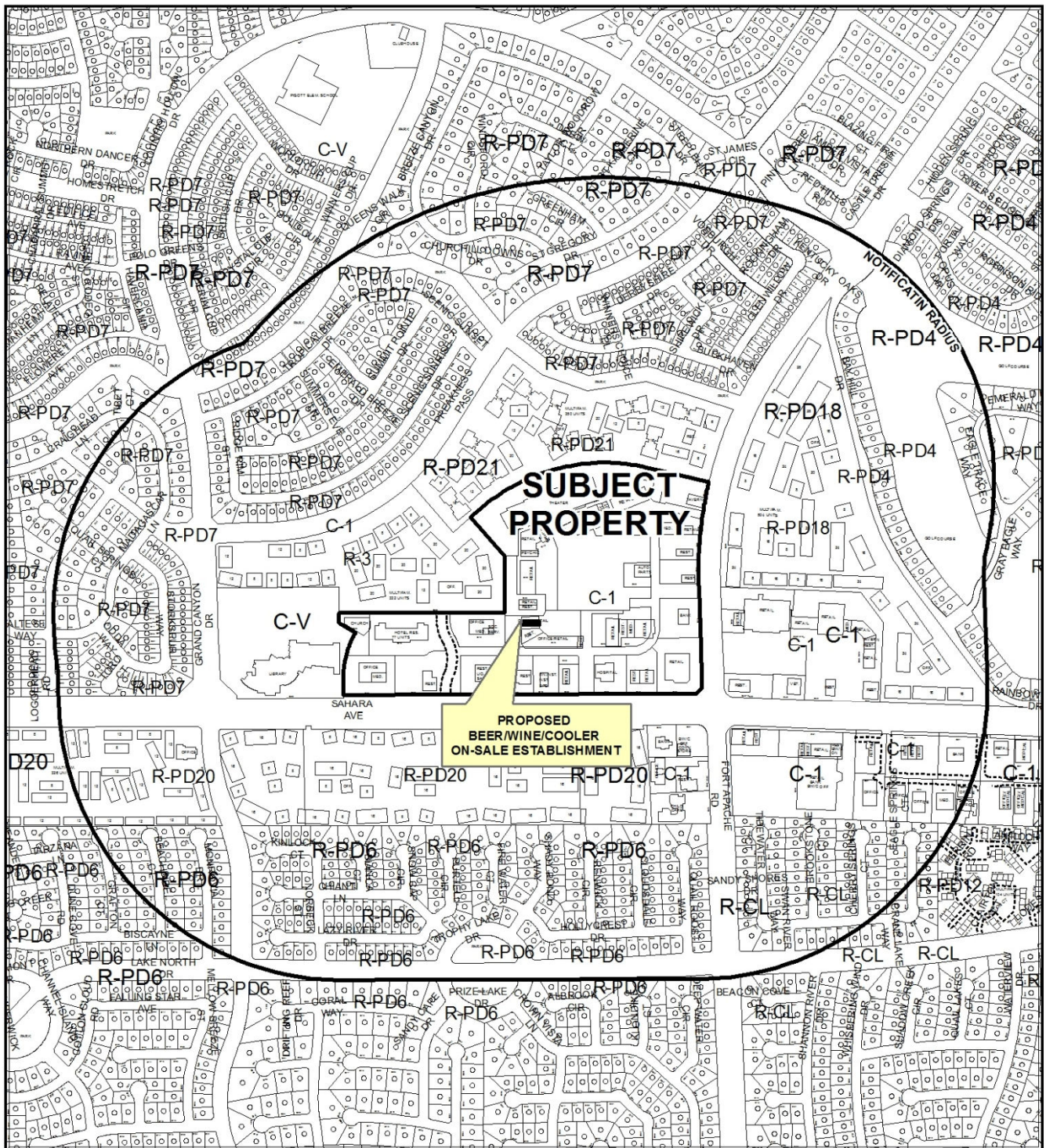
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RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

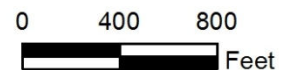
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

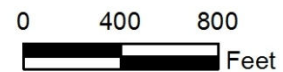


CASE: SUP-55200 (PRJ-54873)

RADIUS: 1500 FEET

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





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





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: 9440 West Sahara Holdings, LLC

Name of Applicant: Yojié Japanese Fondue

Name of Representative: Anton Guerrero

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

☐ Yes

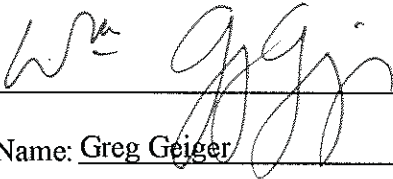
☒ No

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

City Official: _____

Partner(s): _____

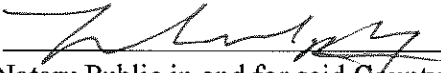
APN: _____

Signature of Property Owner: 

Print Name: Greg Geiger

Subscribed and sworn before me

This 17th day of July, 20 14


Notary Public in and for said County and State



CLV Planning - Application Form

Application Number:	PRJ-54873
Application/Petition For:	Yojie Shabu Shabu (SUP-Beer/Wine/Cooler)
ProjectAddress (Location):	9440 WEST SAHARA AVE, SUITE 175
Project Name	YOJIE SHABU SHABU (SUP-BEER/WINE/COOLER)
Assessors Parcel #(s):	16306816027
Ward #:	WARD 2 (BOB BEERS)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	
Lots/Units:	
Additional Information:	
Applicant First Name:	Antonio
Applicant Last Name:	Guerrero
Applicant Address:	579 Tour Players Rd.
Applicant City:	Las Vegas
Applicant State:	Nevada
Applicant Zip:	89148
Applicant Phone:	(702)420-0771
Applicant Fax:	
Applicant Email:	anton@yojie.com
Rep First Name:	Antonio
Rep Last Name:	Guerrero
Rep Address:	579 Tour Players Rd.
Rep City:	Las Vegas
Rep State:	Nevada
Rep Zip:	89148
Rep Phone:	(702)420-0771
Rep Fax:	
Rep Email:	anton@yojie.com

SUP-55200

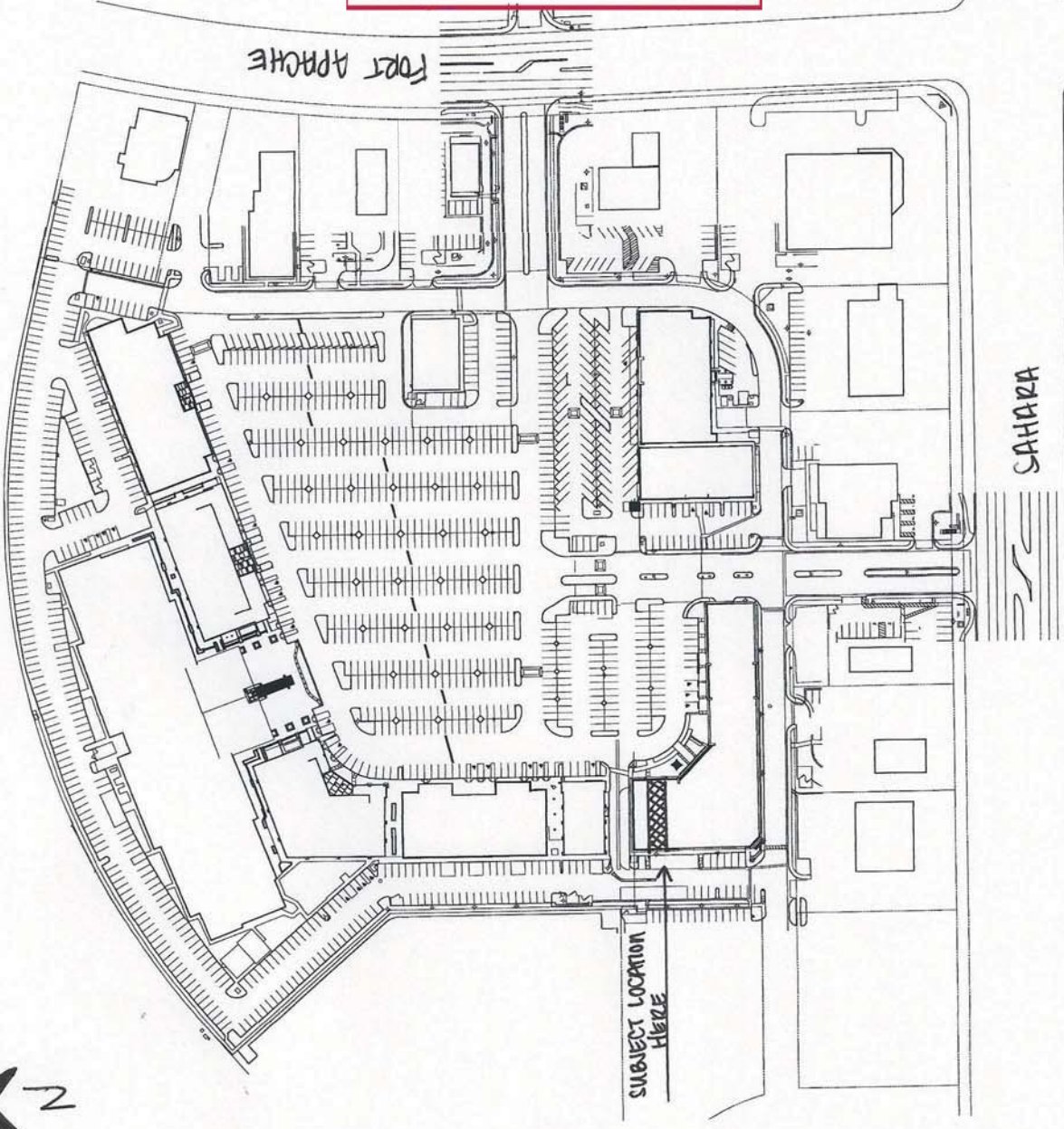
CLV Planning - Application Form

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

Owner(s)	ADDR1	ADDR2
9440 WEST SAHARA HOLDINGS L L C	2121 ROSECRANS AVE #4325	EL SEGUNDO, CA 90245-4744

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

SUP-55200



PRJ-54873
07/22/14

SUP-55200

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

To: Las Vegas Department of Planning,

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

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

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

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

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

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

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

Sincerely,
Antonio Guerrero
Infinite Investments GD, LLC

SUP-55200

PRJ-54873
07/22/14



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

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

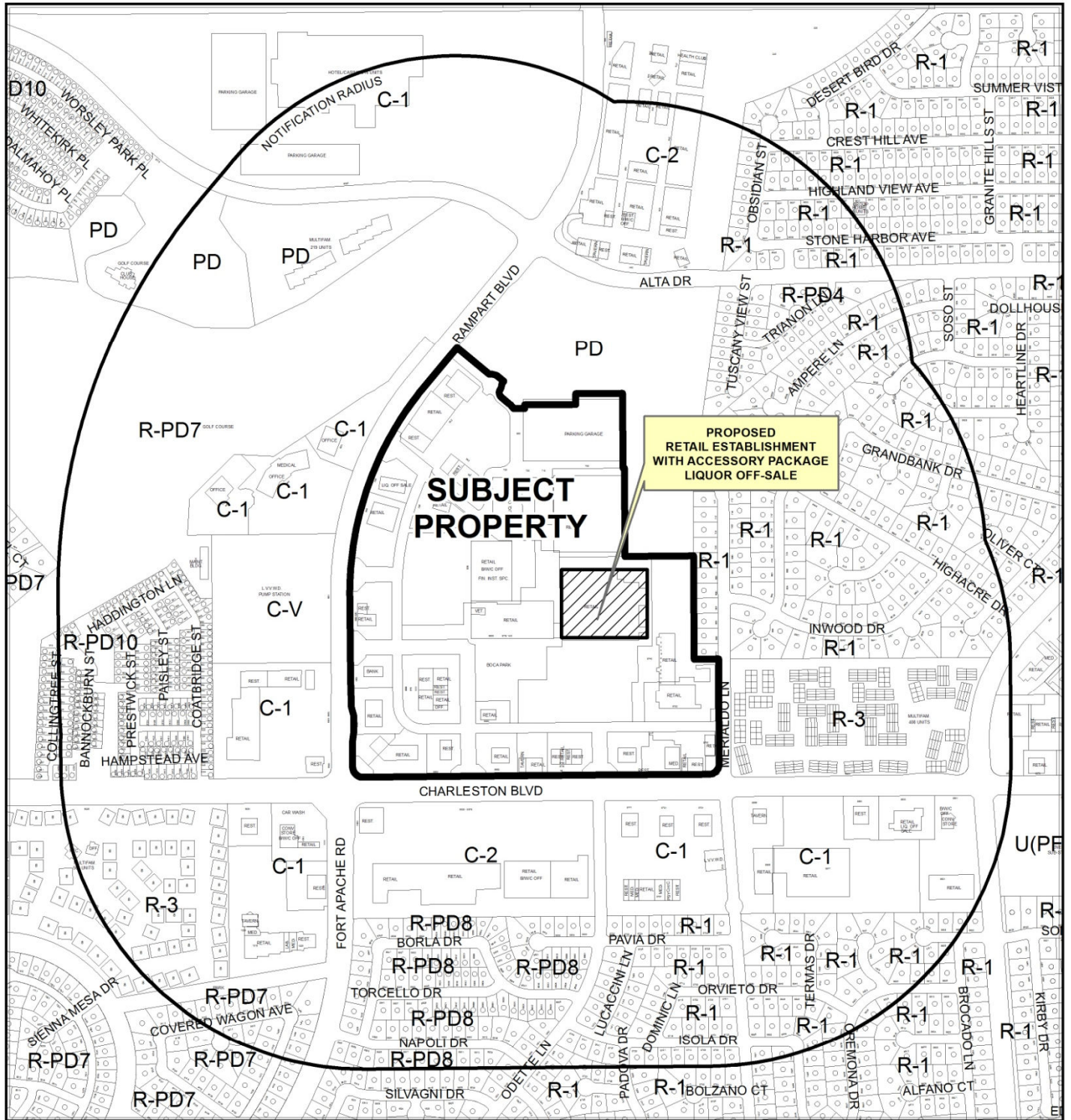
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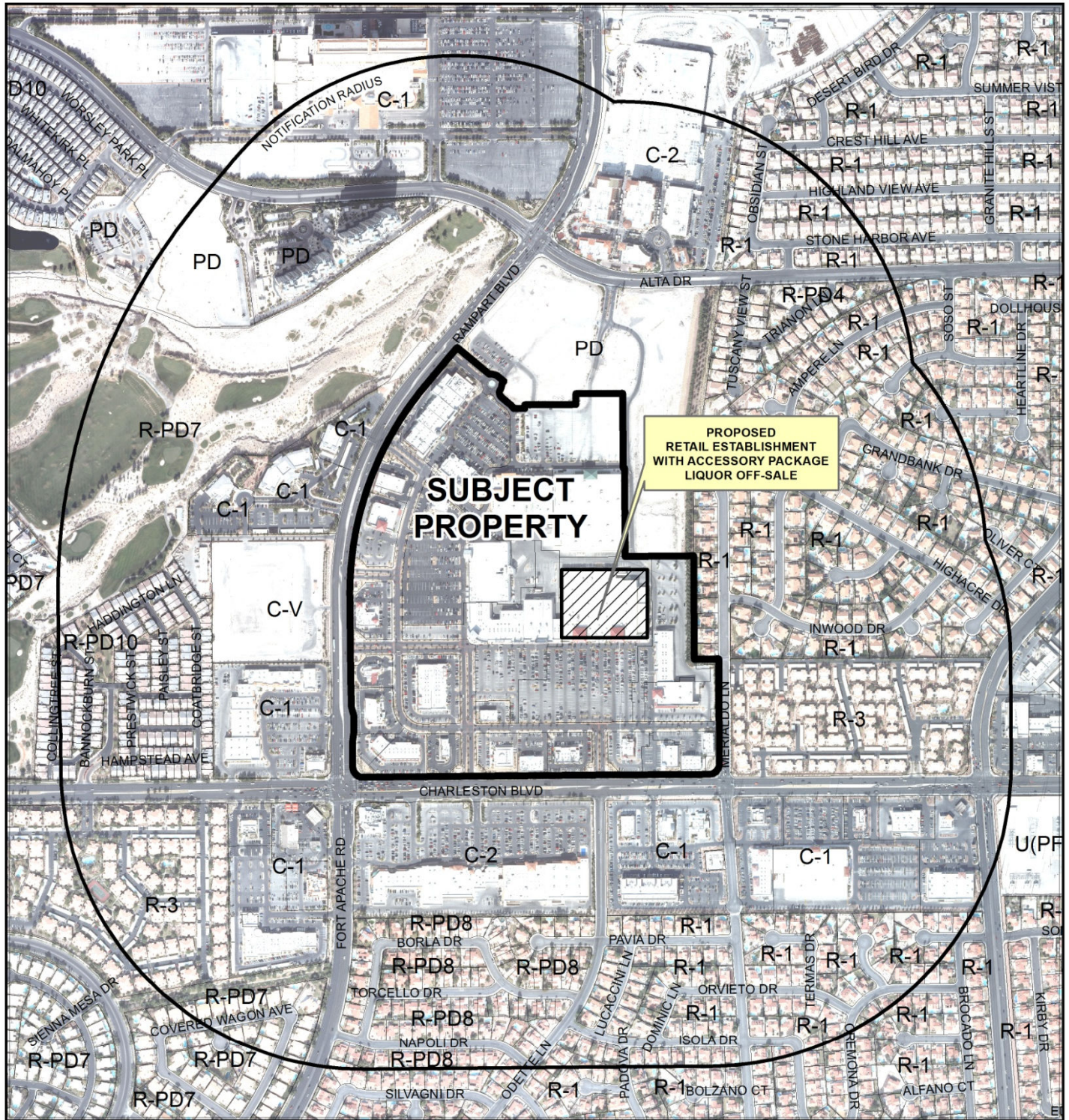
RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

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

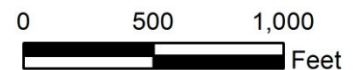


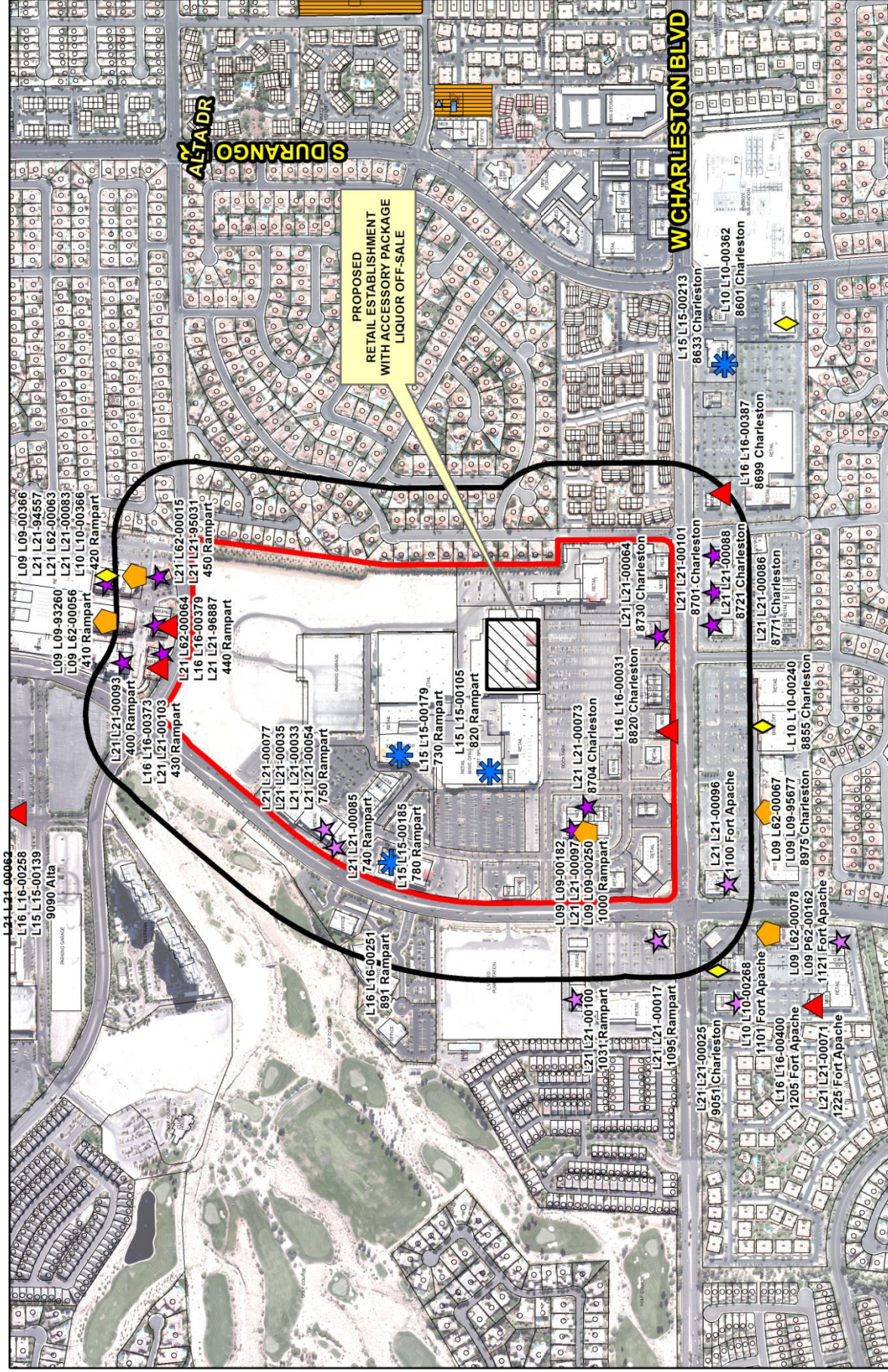


CASE: SUP-55235 (PRJ-54924)

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
On- and Off-Sale | Restaurant
Restaurant |
|---|---|---|
|  |  |  |
|  |  |  |

Protected Uses

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



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: 

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



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

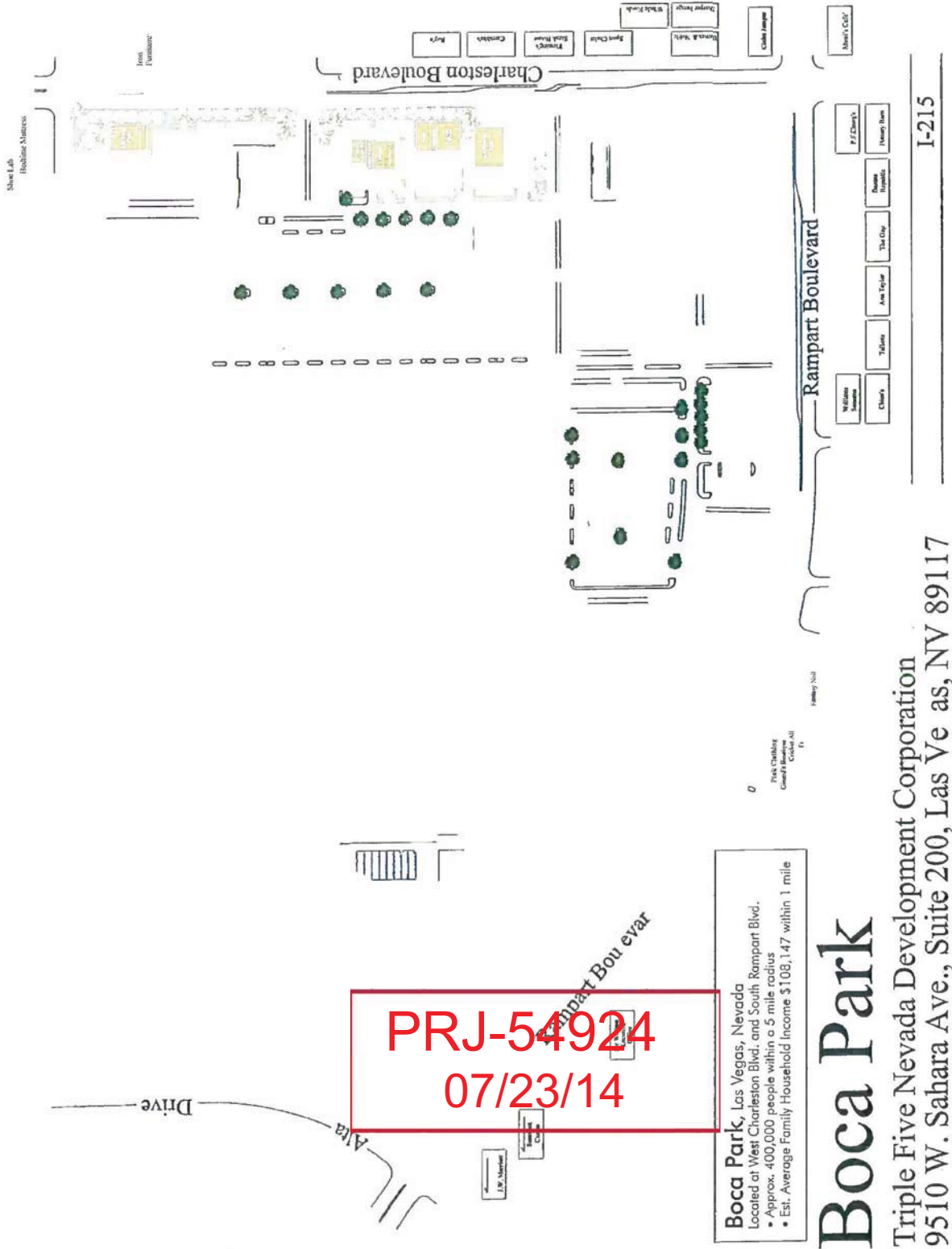
CLV Planning - Application Form

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. 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, Las Vegas, Nevada
Located at West Charleston Blvd. and South Rampart Blvd.
• Approx. 400,000 people within a 5 mile radius
• Est. Average Family Household Income \$108,147 within 1 mile

Boca Park

Triple Five Nevada Development Corporation
9510 W. Sahara Ave., Suite 200, Las Vegas, 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

SITE INFORMATION

ZONING
PD - Planned Development District
AREA (Approximate)
Net Area: 1,823,760 sq ft

BUILDING AREA

Retail Area - 1	Commercial	Total Area
89 gsf	10,435 gsf	
Retail Area - 2	Common	30 gsf
11,230 gsf	11,060 gsf	
Retail Area - 3	Common	100 gsf
10,330 gsf	10,410 gsf	
Retail Area - 4	Common	105 gsf
26,695 gsf	26,600 gsf	
Retail Area - 5	Common	150 gsf
54,538 gsf	54,988 gsf	
Retail Area - 6	Common	402 gsf
56,127 gsf	56,529 gsf	
Retail Area - 7	Common	22,783 gsf
22,783 gsf	23,037 gsf	
Retail Area - 8	Common	172 gsf
30,250 gsf	30,422 gsf	
Retail Area - 9	Common	120 gsf
12,460 gsf	12,530 gsf	
Retail Area - 10	Common	54,007 gsf
54,007 gsf	54,505 gsf	
Retail Area - 11	Common	65,860 gsf
65,860 gsf	66,640 gsf	
Grand Totals		129,320 gsf
Total Retail Area		514,187 gsf
Total Common Area		2,399 gsf
Total Building Area		516,586 gsf
FAR (net 1,823,760 sq ft)		0.283

Office Area	Office Area	108,000 gsf
Office Area	Office Area	7,250 gsf
Storage Building	Storage Building	9,828 gsf
Total Office/Storage Area		125,078 gsf
Total Building Area		641,664 gsf
FAR (net 1,823,760 sq ft)		0.352

Office Area	Office Area	108,000 gsf
Office Area	Office Area	7,250 gsf
Storage Building	Storage Building	9,828 gsf
Total Office/Storage Area		125,078 gsf
Total Building Area		641,664 gsf
FAR (net 1,823,760 sq ft)		0.352

PARKING REQUIREMENTS

Anchor Required:	1 per 250 sq ft	440
Anchor Required:	1 per 250 sq ft	440
Retail Required:	1 per 250 sq ft	440
Restaurant Required:	1 per 250 sq ft	440
Office Required:	1 per 250 sq ft	440
Storage Required:	1 per 250 sq ft	440
Total Parking Required:		2,400
Parking Provided:		2,400
Parking Ratio:	4.1 per 1000	1 per 245 sq ft
Total Provided:		2,400



TRIPLE FIVE NEVADA DEVELOPMENT CORPORATION
2200 CORPORATE CENTER, SUITE 200
HENDERSON, NEVADA 89014
702.506.8800

© COPYRIGHT 2004 BY TRIPLE FIVE NEVADA DEVELOPMENT CORPORATION

Target Stores T-1207

Total Sales Area = 82,256

Page 1 of 1



SUP-55235

KOLESAR & LEATHAM

ATTORNEYS AT LAW

400 SOUTH RAMPART BLVD., SUITE 400
LAS VEGAS, NEVADA 89145
702.362.7800
knevada.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

City of Las Vegas Department of Planning and Development
July 22, 2014
Page 2

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



**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

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 (Ross) [PRJ-54928].

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

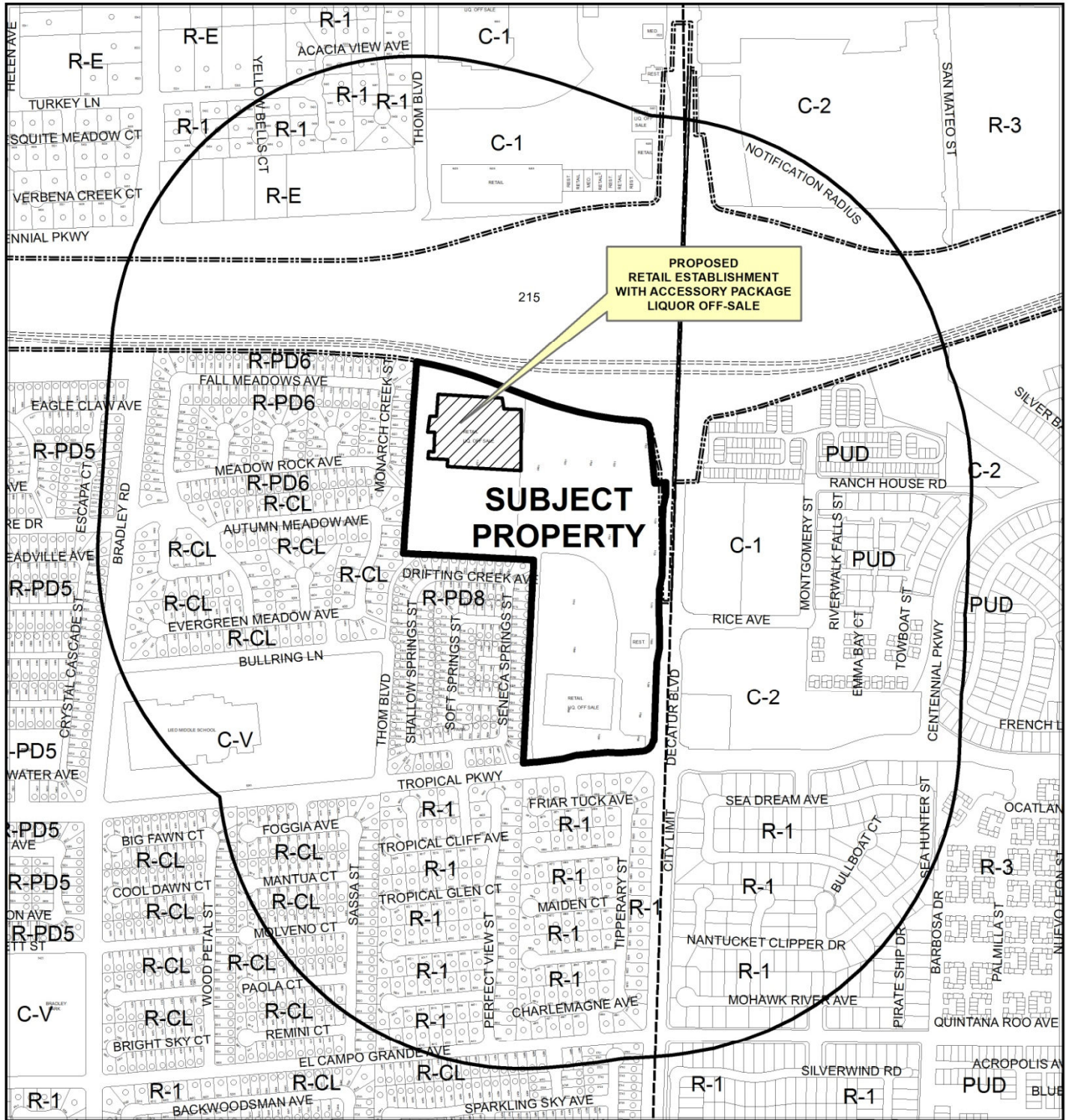
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RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

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

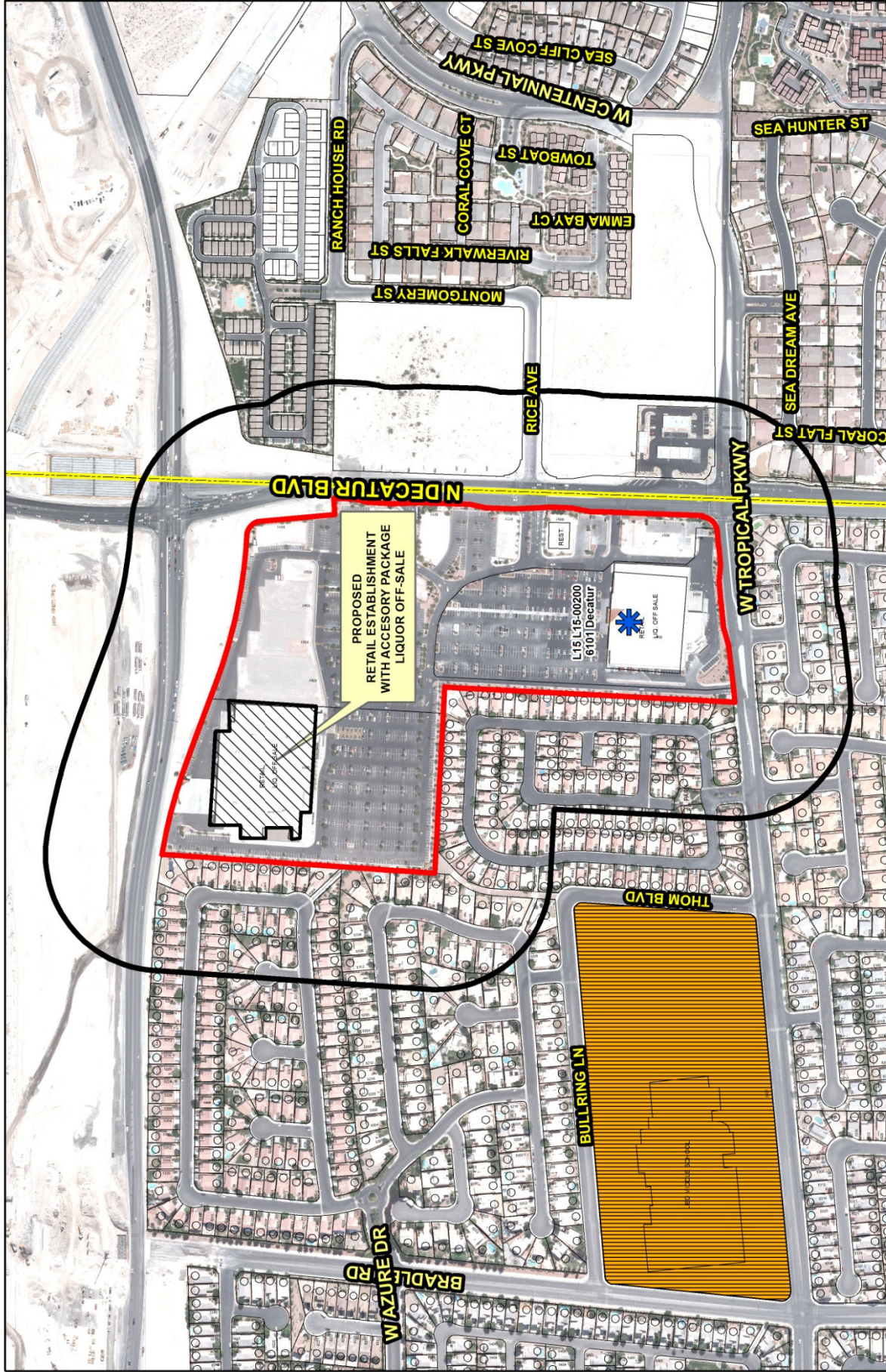


CASE: SUP-55239 (PRJ-54928)

RADIUS: 1500 FEET

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





SUP-55239 (PRJ-54928)

Package Liquor Off-Sale

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler Off-Sale

- Beer/Wine/Cooler On- and Off-Sale
- Package Liquor Off-Sale
- Tavern

Business Licenses

Protected Uses

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

- Subject Property
- 400 foot buffer



GIS maps are normally produced only to meet the needs of the City. 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: 

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



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. 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

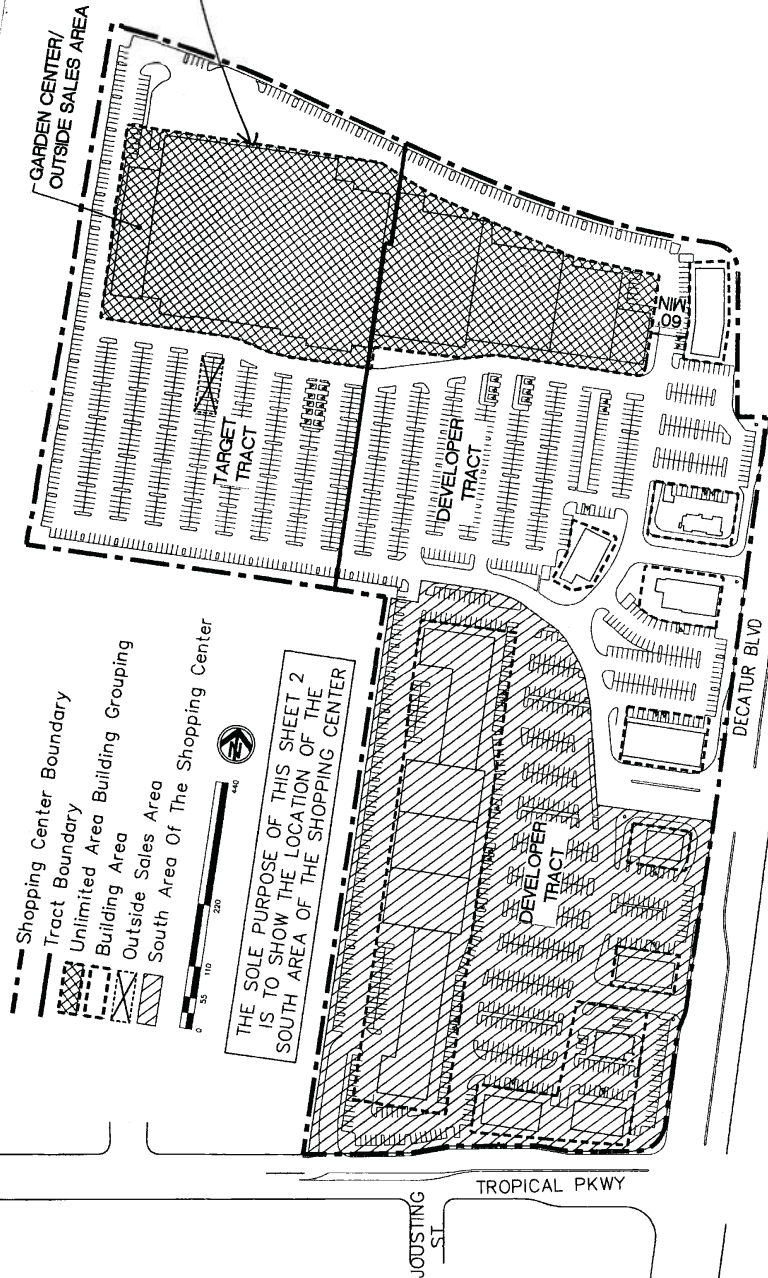


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SUP-55239

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PRJ-54928
07/23/14

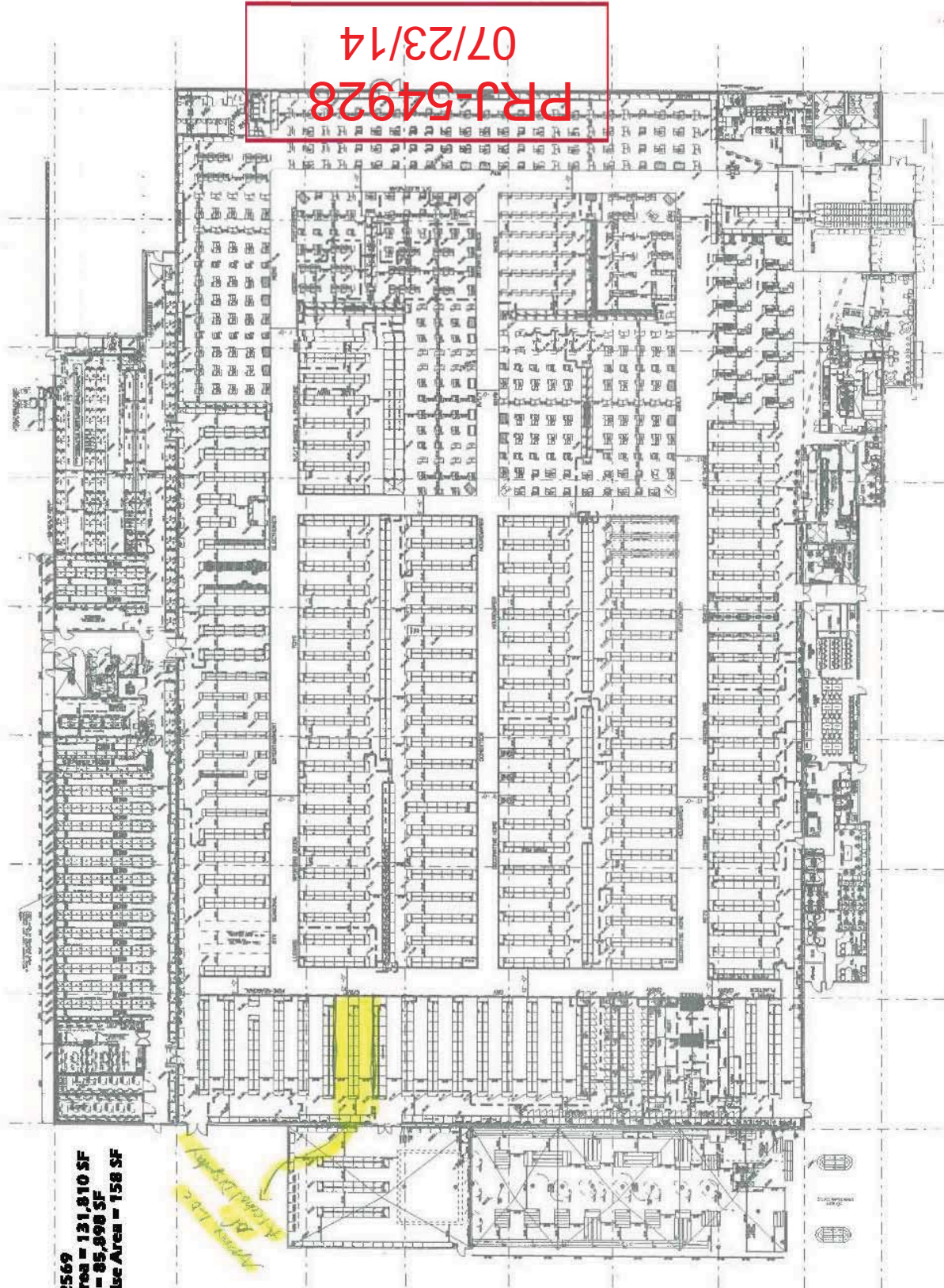


Las Vegas North Decatur, NV
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Exhibit X
Site Plan
Sheet 2 of 2

SUP-55239

TARGET CORPORATION	ION
PROJECT: CORPUS CHRISTI TARGET STORE	DATE: 07/23/14
REVISION: 1.0	DESIGNER: J. L. BROWN
2.0	CHECKER: J. L. BROWN
3.0	APPROVER: J. L. BROWN
4.0	DATE: 07/23/14
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PRJ-54928
07/23/14

Target Stores T-2569
Total Building Area = 131,310 SF
Total Sales Area = 85,898 SF
Total Alcohol Sales Area = 158 SF

PROCUREMENT/
INSTALL PUB

TARGET	DATE: 07/23/14
PROJECT: CORPUS CHRISTI TARGET STORE	DESIGNER: J. L. BROWN
REVISION: 1.0	CHECKER: J. L. BROWN
2.0	APPROVER: J. L. BROWN
3.0	DATE: 07/23/14
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100.0	DATE: 07/23/14

SUP-55239

KOLESAR & LEATHAM

ATTORNEYS AT LAW

400 SOUTH RAMPART BLVD., SUITE 400
LAS VEGAS, NEVADA 89145
702.362.7800
knevada.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

City of Las Vegas Department of Planning and Development
July 22, 2014
Page 2

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 D. Saltzman, Esq.

MDS:dms
Enclosure - as stated
cc: Erin Hosfield (w/o encls.)

SUP-55239



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

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

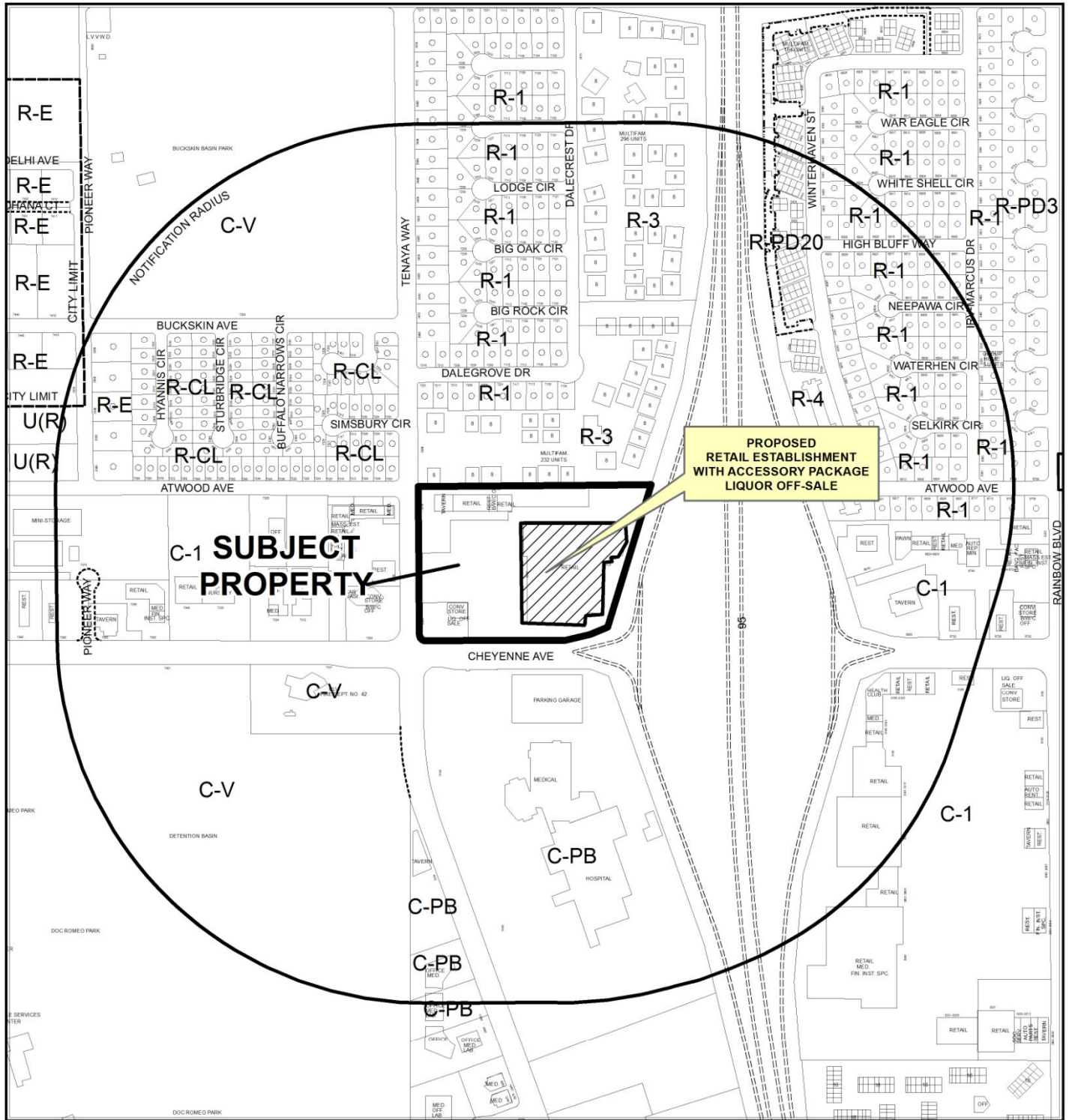
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RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

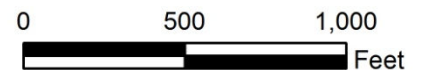
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

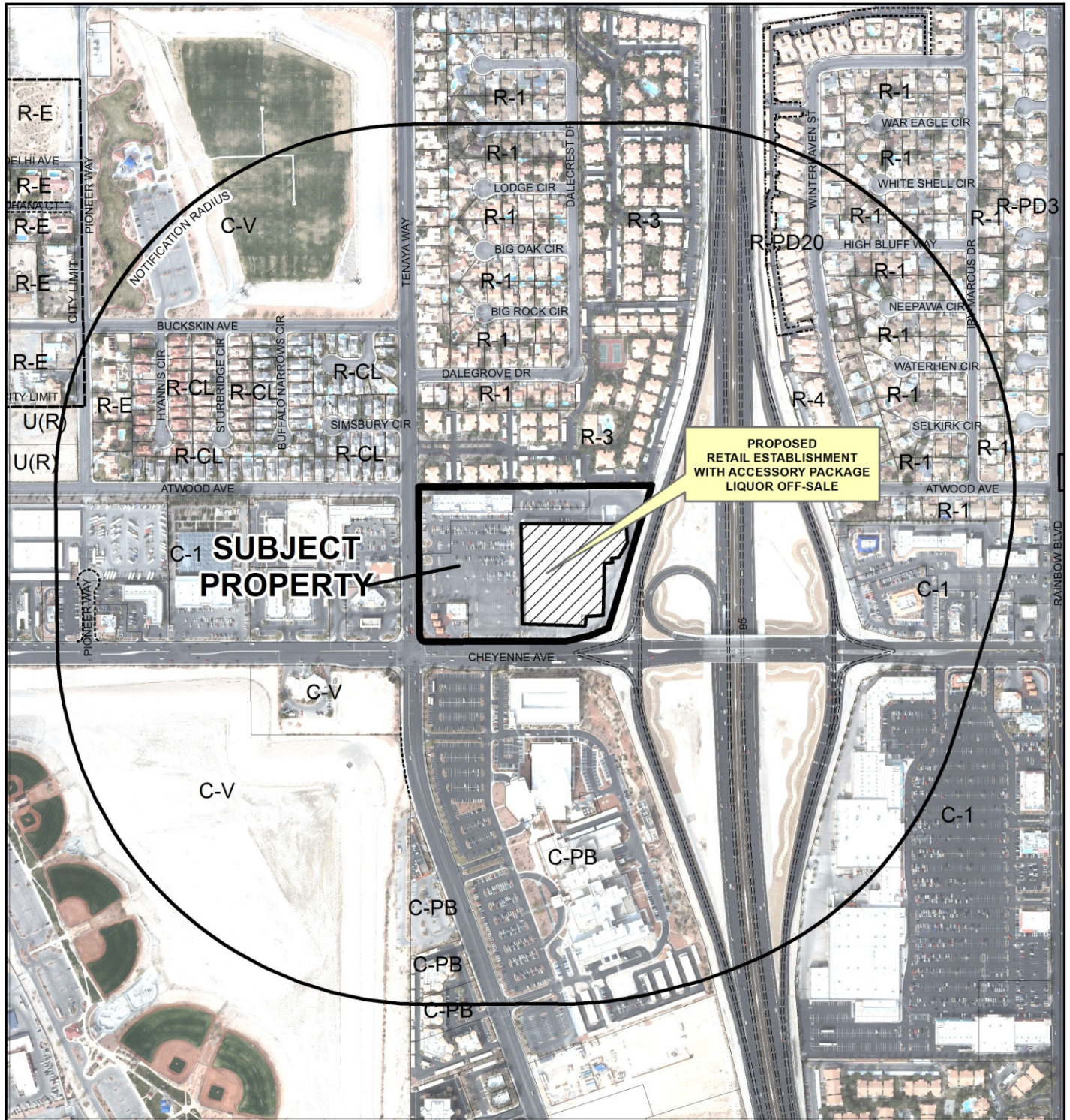


CASE: SUP-55245 (PRJ-54923)

RADIUS: 1500 FEET

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

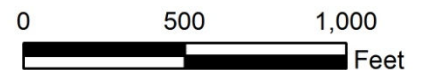


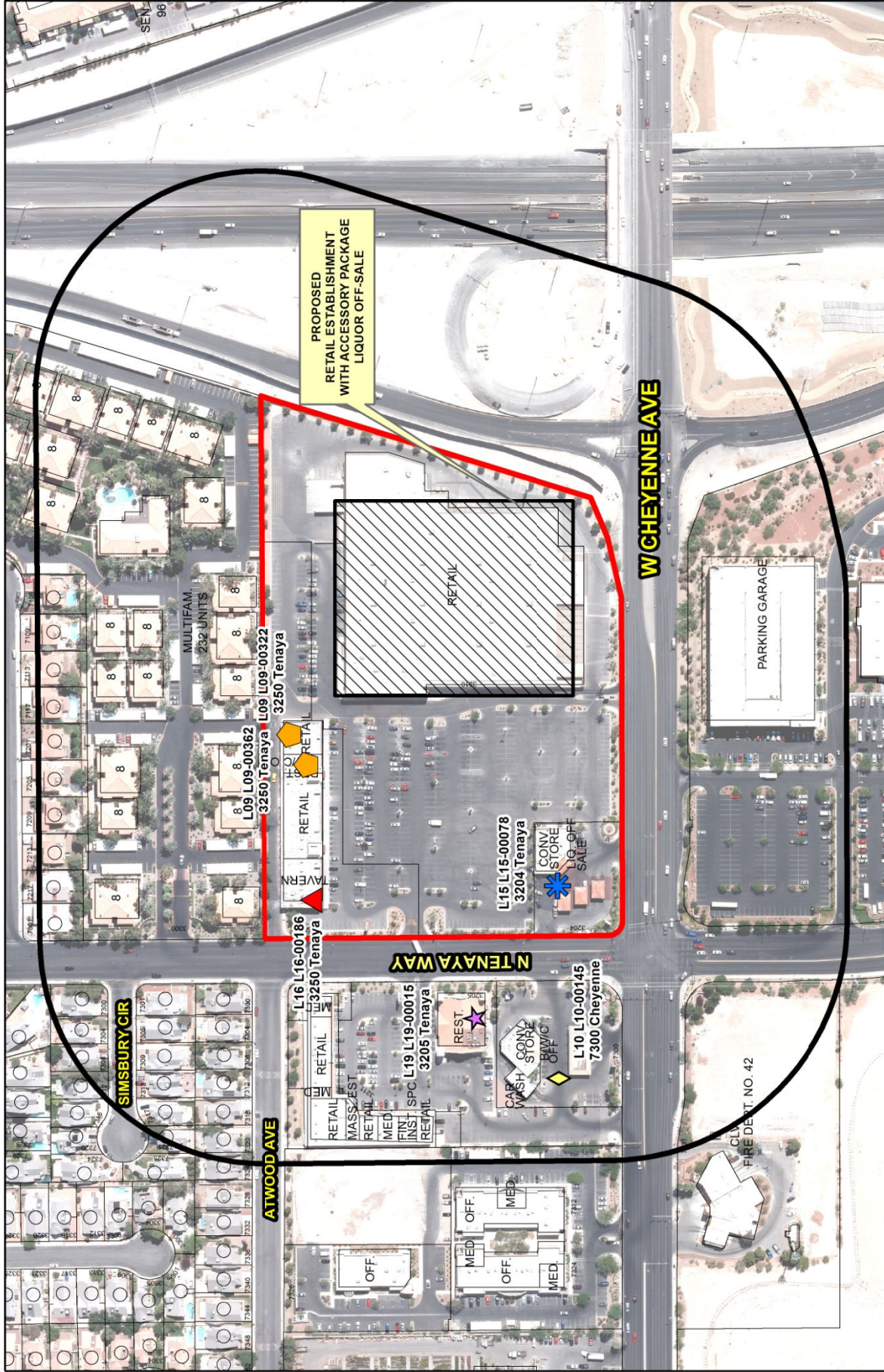


CASE: SUP-55245 (PRJ-54923)

RADIUS: 1500 FEET

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





SUP-55245 (PRJ-54923)

**Package
Liquor Off-Sale**

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler Off-Sale

Business Licenses

- 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



GIS maps are normally produced only to meet the needs of the City. 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

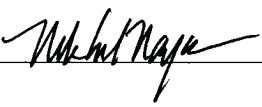
☒ No

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



PRJ-54923

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@knevada.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. 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



BASIS OF BEARING

PROJECT NO:	51-473
SCALE:	1"=40'

SITE PLAN

07/23/44

CARLETON DEVELOPER
33 S. SIXTH STREET
MINNEAPOLIS, MN 55402
TEL: (702) 304-6453

POST:
BOXLEY
BROOKLYN
JEROME A.
SCHULMAN
901 N. GARDEN VALLEY DRIVE
HOUSTON TEXAS 77024
NEW YORK TEL: 800

BROADCASTING MANUFACTURERS ASSOCIATION
CONSUMER COMPLAINTS DIVISION

FBI



[illegible]

Expansion Site Plan 7-026

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

City of Las Vegas Department of Planning and Development
July 22, 2014
Page 2

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 D. Saltzman, Esq.

MDS:dms
Enclosures - as stated
cc: Erin Hosfield (w/o encls.)



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

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 Patent Easements generally located at 10302 West Cheyenne Avenue, Ward 4 (Anthony) [PRJ-54946].

C.C.: 10/15/2014

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

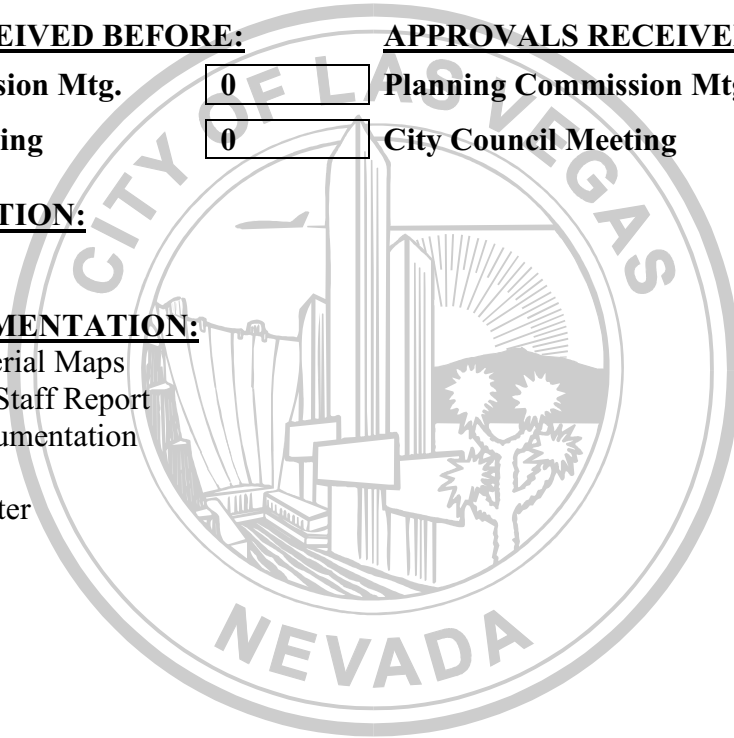
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RECOMMENDATION:

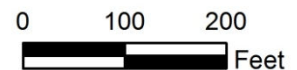
APPROVAL

BACKUP DOCUMENTATION:

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

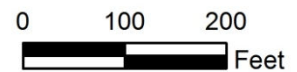


CASE: VAC-55329 (PRJ-54949)





CASE: VAC-55329 (PRJ-54949)





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): _____

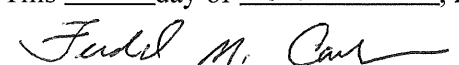
APN: _____

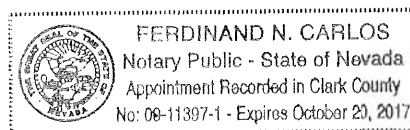
Signature of Property Owner: 

Print Name: NATHAN WHITE

Subscribed and sworn before me

This 19th day of June, 2014


Notary Public in and for said County and State



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

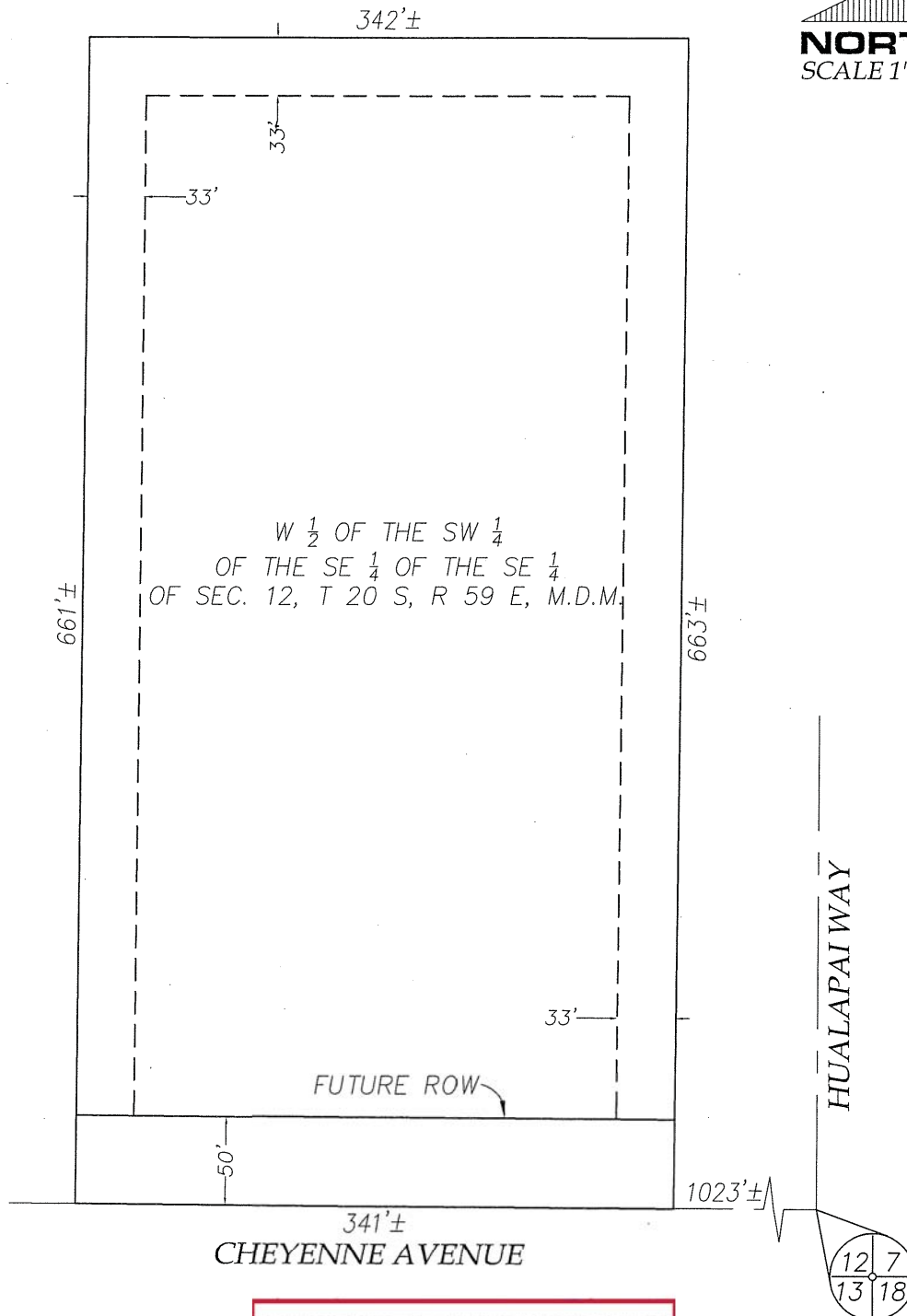
Owner(s)	ADDR1	ADDR2
SUMMIT CHEYENNE L L C	9112 DOLENTE AVE	LAS VEGAS, NV 89129-6110

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



PATENT EASEMENT
VACATION EXHIBIT

PRJ-54946

07/24/14



TANEY ENGINEERING
6030 S. JONES BLVD., STE.100
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX:(702) 362-5233

VAC-55329

137-12-801-004
SUMMIT CHEYENNE, LLC

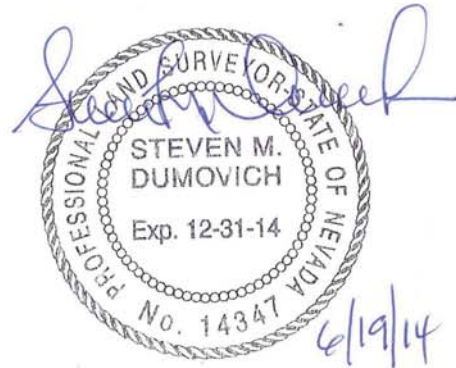
EXHIBIT A

THE PURPOSE IS TO VACATE A PORTION OF THE PATENT FROM THE UNITED STATES OF AMERICA RECORDED MARCH 28, 1956 IN BOOK 127 AS PATENT NO. 104618.

THE NORTH, EAST AND WEST 33 FEET OF THE WEST HALF (W ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA.

EXCEPTING THEREFROM THE SOUTH 50 FEET OF SAID EAST AND WEST 33 FEET.

PURPOSE:	PATENT EASEMENT VACATION
PREPARED BY:	STEVEN M. DUMOVICH 6030 SO. JONES BLVD. #100 LAS VEGAS, NEVADA 89118
JOB NAME:	CHEYENNE HUALAPAI
JOB NUMBER:	ADV-13-004
GOVERNING ENTITY:	CITY OF LAS VEGAS
FILE NAME:	PATENT VAC.DOC



VAC-55329

PRJ-54946
08/13/14



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

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 ELECTRICAL TRANSMISSION LINES GENERALLY ALONG MARTIN L. KING BOULEVARD NORTH OF ALTA DRIVE, DESERT LANE BETWEEN ALTA DRIVE AND HASTINGS AVENUE, AND EAST OF INTERSTATE 15 NORTH AND SOUTH OF CHARLESTON BOULEVARD (APNs Multiple), Wards 1, 3 and 5 (Tarkanian, Coffin and Barlow) [PRJ-53660].

C.C.: 10/15/2014

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

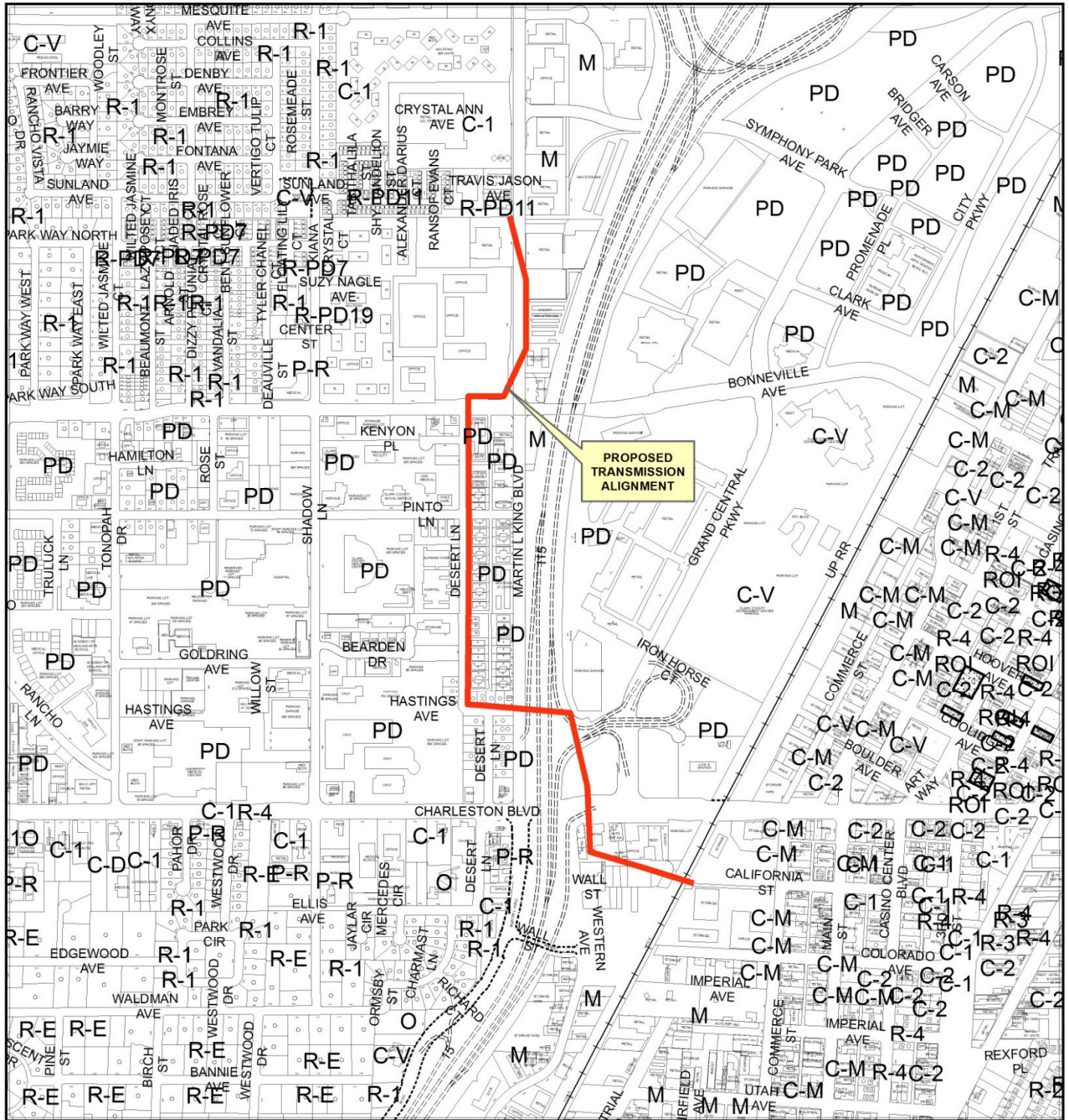
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RECOMMENDATION:

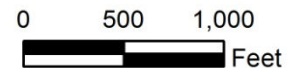
APPROVAL

BACKUP DOCUMENTATION:

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

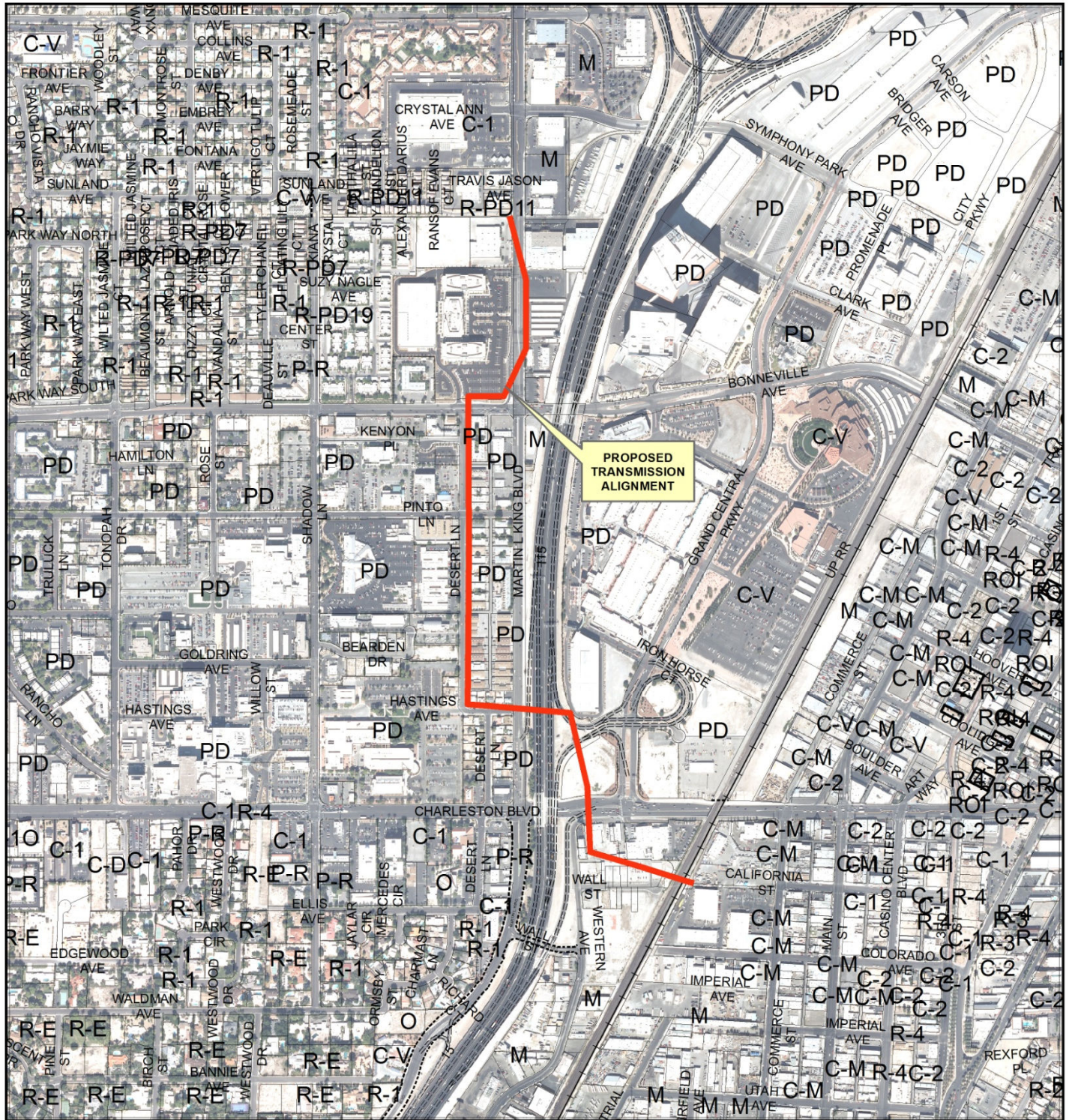


CASE: GPA-55281 (PRJ-53660)



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

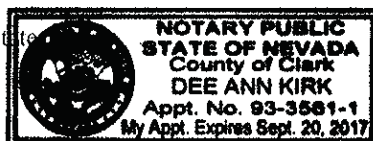
REPRESENTATIVE Cardno, Inc. Contact Scott Ruedy, AICP
 Address 7115 Amigo Street, Suite 100 Phone: (702) 990-9300 Fax: _____
 City Las Vegas State 89119 Zip 89146
 E-mail Address scott.ruedy@cardno.com

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
Heather Hink

Notary Public in and for said County and State



Revised 10/27/08

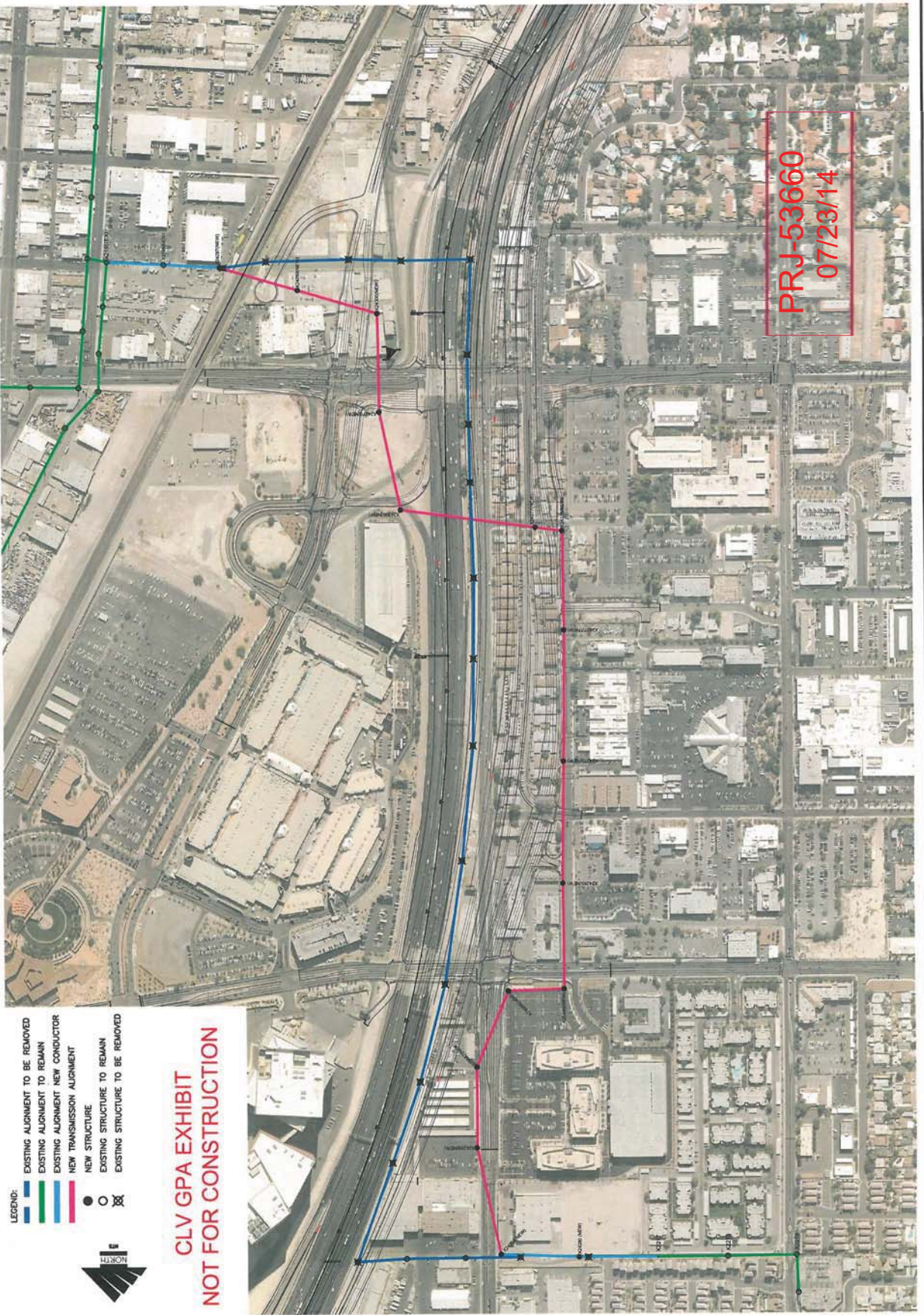
FOR DEPARTMENT USE ONLY

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

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

SHEET NO. 1 of 1		NVEnergy		230/138/69 KV TRANSMISSION LINE CR-11 / GA-8H / LE-8H PROJECT NEON LINE RELOCATION EXHIBIT		PROJ. ID: 115411	SCALE: 1"=15'	DATE: 7/23/14	REV. 1	CITY OF LAS VEGAS GPA EXHIBIT FINAL, NOT P3 ROUTE ISSUED FOR ROUTING APPROVAL		DATE: 7/23/14	DES. DATE: 7/23/14	CHKD. DATE: 7/23/14	APPD. DATE: 7/23/14
										REVISIONS					



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

CLV GPA EXHIBIT
NOT FOR CONSTRUCTION

GPA-55281



DWG. NO.
17841

PROJ. ID. T1841

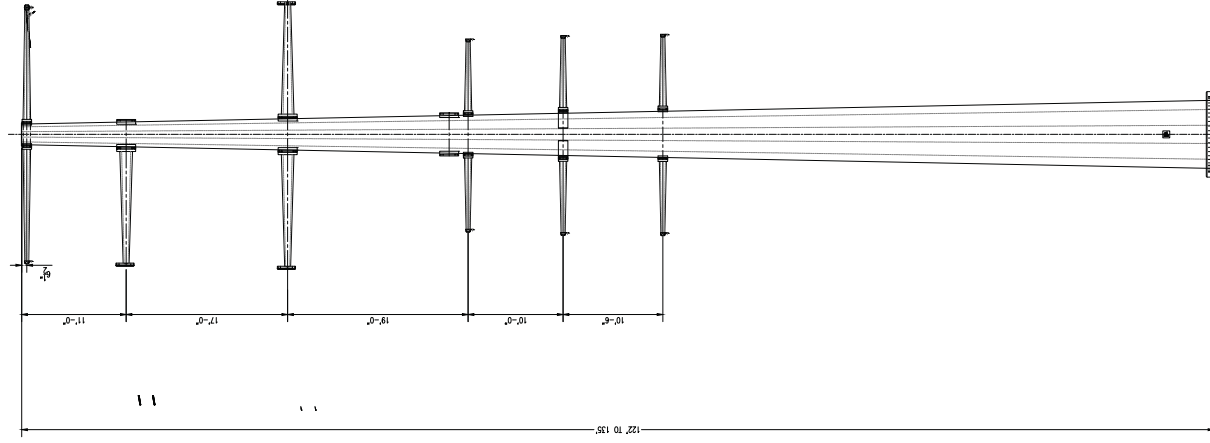
DCT. REF. #
SCALE: N.T.S.

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

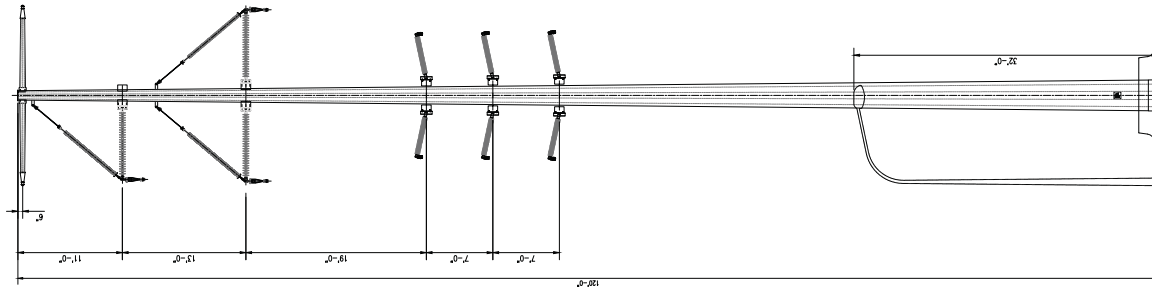
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PRJ-53660
07/23/14

TYPICAL TRIPLE CIRCUIT DEAD
END ANGLE STRUCTURE



TYPICAL TRIPLE
TANGENT STRUCTURE



REV	DESCRIPTION	DATE	BY	CHKD	DATE	APP'D	DATE
A	FINAL NDOT P3 ROUTE ISSUED FOR ROUTING APPROVAL	7/16/14	DLM				7/16/14
B	CITY OF LAS VEGAS GPA EXHIBIT	7/16/14	DLM				7/16/14
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GV		7/16/14	DLM				7/16/14
GW		7/16/14	DLM				7/16/14
GX		7/16/14	DLM				7/16/14
GY		7/16/14	DLM				7/16/14
GZ		7/16/14	DLM				7/16/14
HA		7/16/14	DLM				7/16/14
HB		7/16/14	DLM				7/16/14
HC		7/16/14	DLM				7/16/14
HD		7/16/14	DLM				7/16/14
HE		7/16/14	DLM				7/16/14
HF		7/16/14	DLM				7/16/14
HG		7/16/14	DLM				7/16/14
HH		7/16/14	DLM				7/16/14
HI		7/16/14	DLM				7/16/14
HJ		7/16/14	DLM				7/16/14
HK		7/16/14	DLM				7/16/14
HL		7/16/14	DLM				7/16/14

July 11, 2014



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.*

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

www.cardno.com

GPA-55281

July 11, 2014

Justification Letter – General Plan Amendment for Transmission Line



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,

A handwritten signature in blue ink, appearing to read "Scott Ruedy", written over a horizontal line.

Scott Ruedy, AICP
PLANNING PROJECT MANAGER
CARDNO

PRJ-53660
07/23/14

GPA-55281

www.cardno.com



**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

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 FROM: SUBURBAN MIXED USE (SX-TC) TO: GENERAL COMMERCIAL (GC-TC) on 2.33 acres on the south side of Azure Drive, approximately 330 feet west of Tenaya Way (APN 125-27-222-013), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54831].

C.C.: 10/15/2014

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

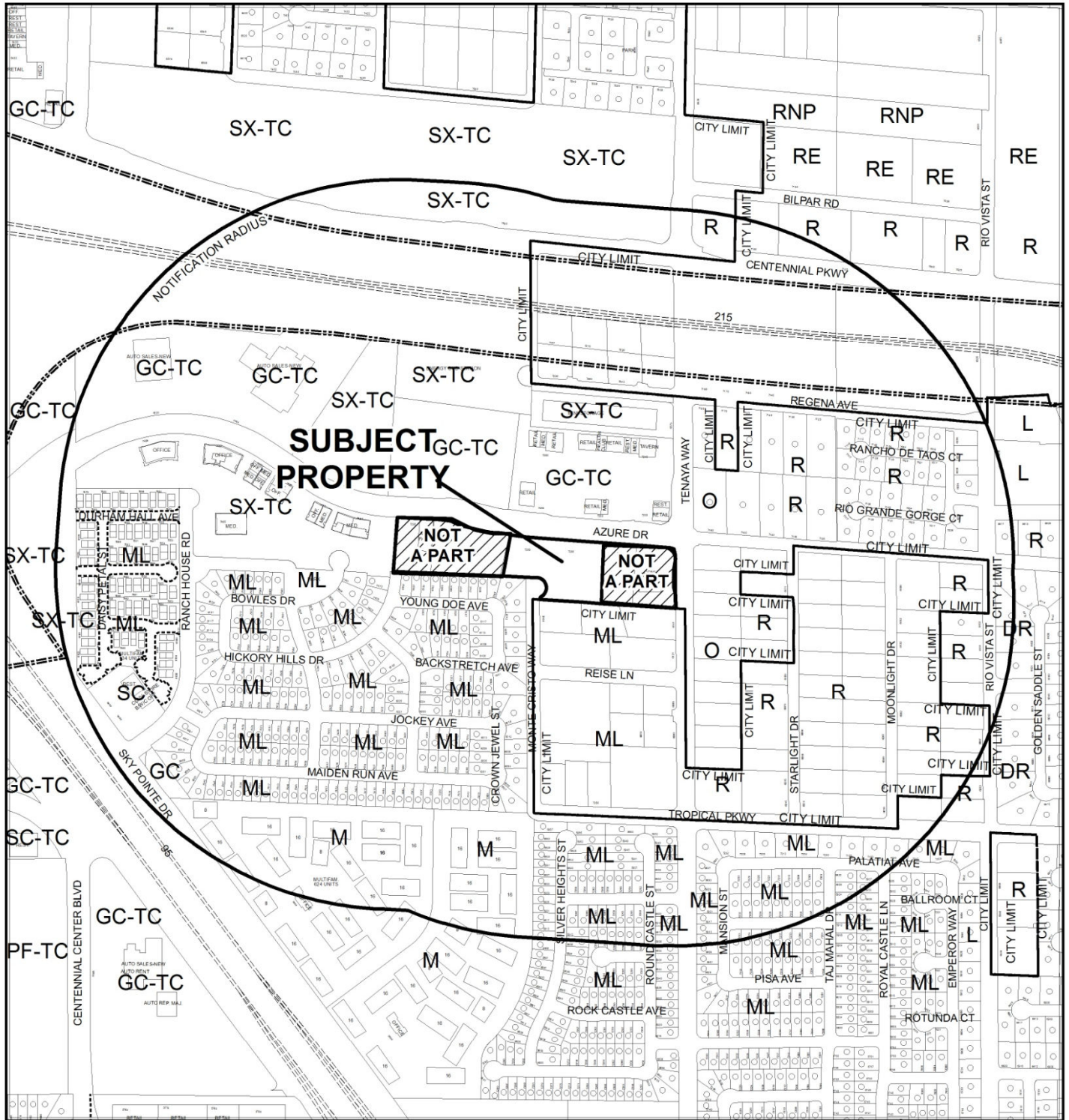
City Council Meeting

RECOMMENDATION:

DENIAL

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)

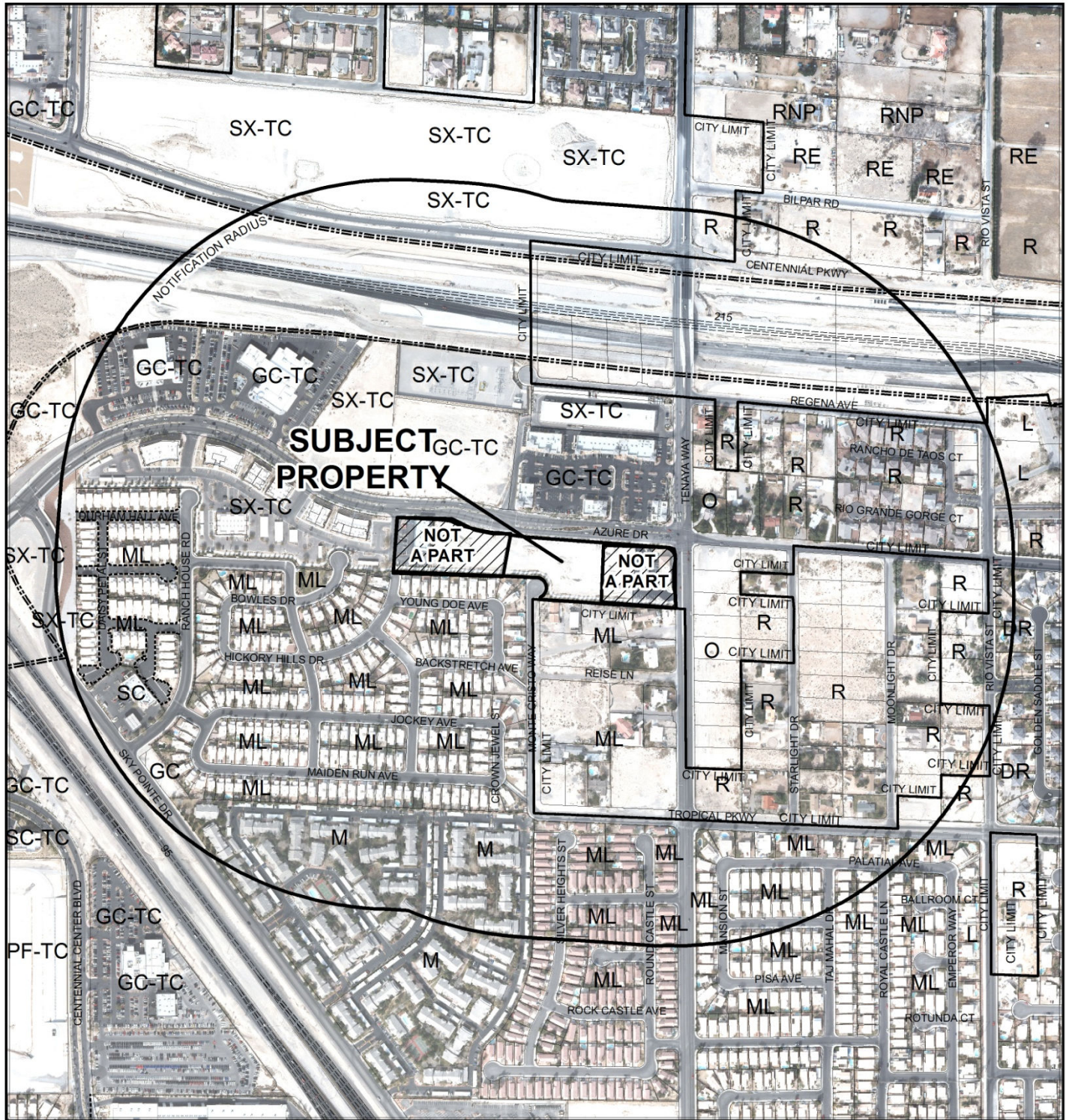
RADIUS: 1500 FEET

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

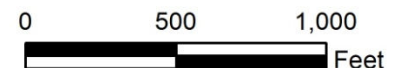
PROPOSED LAND USE OF SUBJECT PROPERTY: GC-TC (GENERAL COMMERCIAL) SPECIAL LAND USE DESIGNATION





CASE: MOD-55204 (PRJ-54831)

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





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 ☒ 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: _____

mike Swecker

Swecker & Lipp Tenaya Azure LLC

Subscribed and sworn before me

This 16 day of July, 2014

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



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**

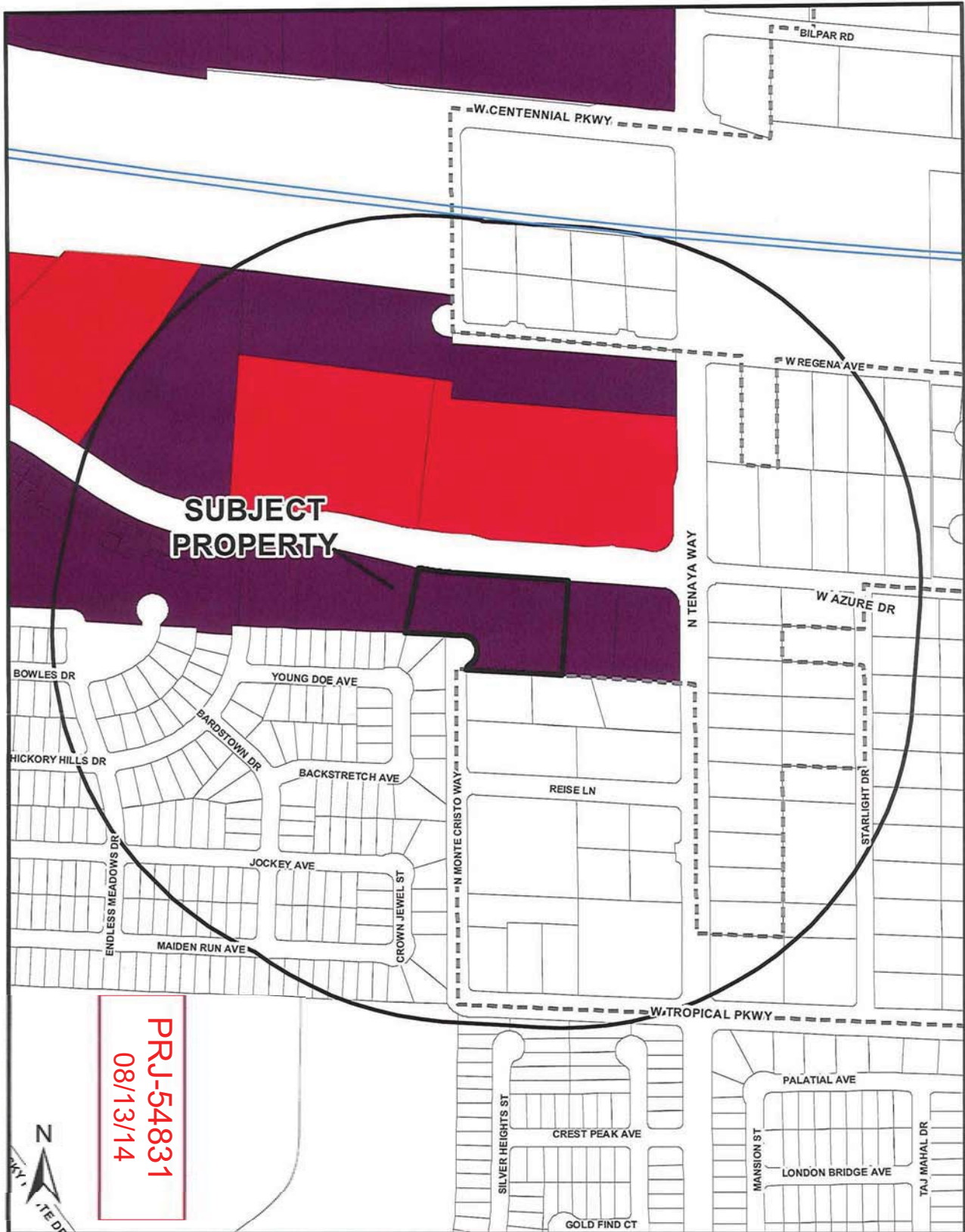
CLV Planning - Application Form

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. 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**



Town Center Land Use

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

MOD-55204 - REVISED FROM SX-TC TO GC-TC

Subject Property

1000ft Buffer

City Limits

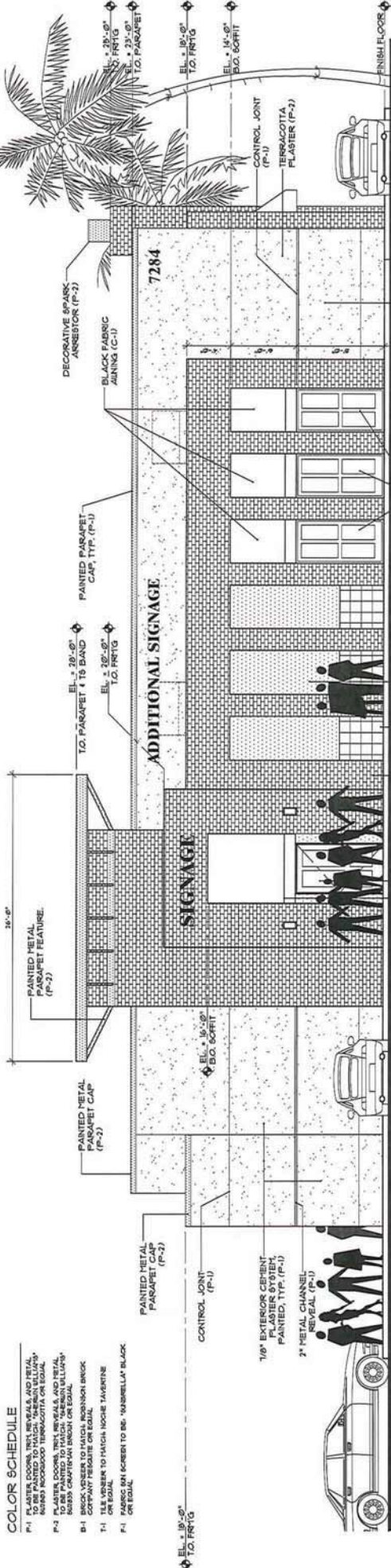


GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity the map is for reference only. Geographic Information System Planning & Development Dept. 702-229-5301

Date: Monday, June 30, 2014

COLOR SCHEDULE

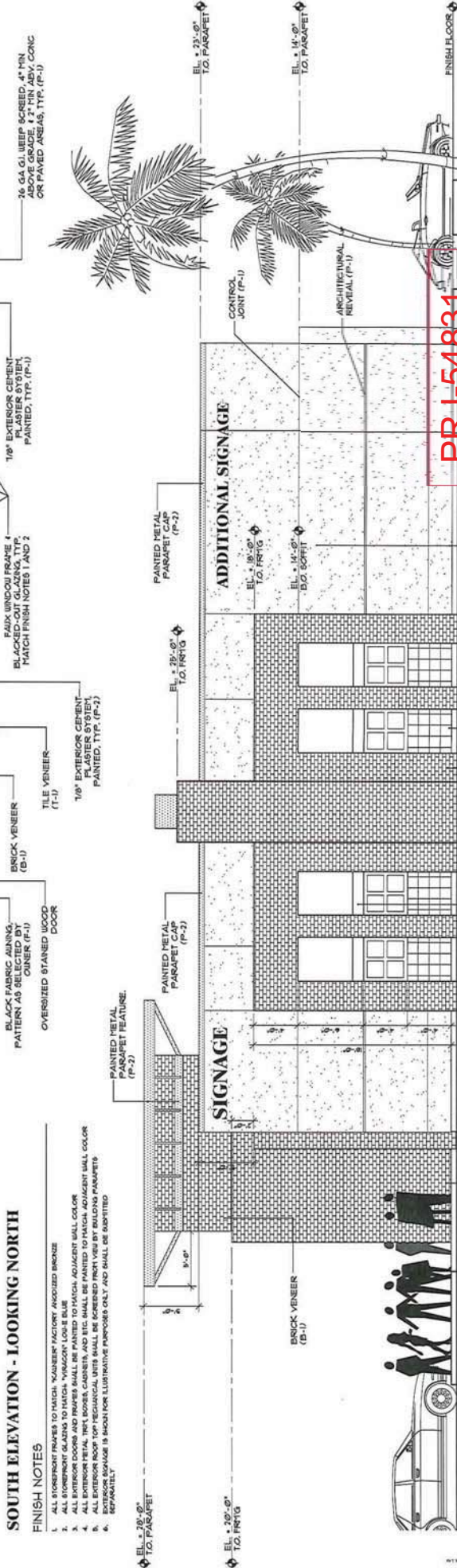
- P-1 PLASTER DOORS, TRIM REVEALS AND METAL TRIM TO BE PAINTED TO MATCH "SERRANO BELLINI" BY BARNES ROSSWOOD TERRAZZOTA OR EQUAL
- P-2 ALL EXTERIOR METAL TRIM, DOORS, CABINETS AND BIC SHALL BE PAINTED TO MATCH "SERRANO BELLINI" BY BARNES ROSSWOOD TERRAZZOTA OR EQUAL
- B-1 BRICK VENEER TO MATCH "SERRANO BELLINI" BY BARNES ROSSWOOD TERRAZZOTA OR EQUAL
- T-1 TILE VENEER TO MATCH "SERRANO BELLINI" BY BARNES ROSSWOOD TERRAZZOTA OR EQUAL
- F-1 FABRIC MAY SCREEN TO BE "UMBRELLA" BLACK OR EQUAL



SOUTH ELEVATION - LOOKING NORTH

FINISH NOTES

1. ALL STONEWORK FINISHES TO MATCH "MANSION" FACTORY ANOZED BRONZE
2. ALL STONEWORK FINISHES TO MATCH "MANSION" LOUIS BLUE
3. ALL EXTERIOR DOORS AND TRIM SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR
4. ALL EXTERIOR METAL TRIM, DOORS, CABINETS AND BIC SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR
5. ALL EXTERIOR ROOF TOP FEATURES SHALL BE SCREENED FROM VIEW BY EXTERIOR PARAPET
6. EXTERIOR ROOF TOP FEATURES SHALL BE SCREENED FROM VIEW BY EXTERIOR PARAPET



EAST ELEVATION - LOOKING WEST

Proposed Exterior Elevations

LOCATED NEAR THE SOUTHWEST CORNER OF TENAYA WAY AND AZURE DRIVE



nigro
CONSTRUCTION
11111 N. 111th Street
Phoenix, AZ 85028
Phone: 602.224.1555
Fax: 602.224.1556
www.nigroconstruction.com

APN: Portion of 115-375-222-013

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



PRJ-54831

08/13/14

MOD-55204, VAR-55205, SUP-55202, SUP-55203 & SDR-55201 - REVISED



LOCATED NEAR THE SOUTHWEST CORNER OF TENAYA WAY AND AZURE DRIVE

MOD-55204, VAR-55205, SUP-55202, SUP-55203 & SDR-55201 - REVISED

COLOR SCHEDULE

- P-1 PLASTER DOORS, TRIM, REVEALS, AND METAL SPARK ARRESTORS SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.
- P-2 PLASTER DOORS, TRIM, REVEALS, AND METAL SPARK ARRESTORS SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.
- B-1 BRICK VENEER SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.
- T-1 TILE VENEER SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.
- P-3 PLASTER DOORS, TRIM, REVEALS, AND METAL SPARK ARRESTORS SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.
- P-4 PLASTER DOORS, TRIM, REVEALS, AND METAL SPARK ARRESTORS SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.

SOUTH ELEVATION - LOOKING NORTH

FINISH NOTES

1. ALL ROOFING MATERIALS TO MATCH "KANSAS CITY" ROOFING.
2. ALL ROOFING MATERIALS TO MATCH "KANSAS CITY" ROOFING.
3. ALL ROOFING MATERIALS TO MATCH "KANSAS CITY" ROOFING.
4. ALL ROOFING MATERIALS TO MATCH "KANSAS CITY" ROOFING.
5. ALL ROOFING MATERIALS TO MATCH "KANSAS CITY" ROOFING.
6. ALL ROOFING MATERIALS TO MATCH "KANSAS CITY" ROOFING.
7. ALL ROOFING MATERIALS TO MATCH "KANSAS CITY" ROOFING.
8. ALL ROOFING MATERIALS TO MATCH "KANSAS CITY" ROOFING.
9. ALL ROOFING MATERIALS TO MATCH "KANSAS CITY" ROOFING.
10. ALL ROOFING MATERIALS TO MATCH "KANSAS CITY" ROOFING.

EAST ELEVATION - LOOKING WEST

Proposed Exterior Elevations

LOCATED NEAR THE SOUTHWEST CORNER OF TENAYA WAY AND AZURE DRIVE

MOD-55204, VAR-55205, SUP-55202, SUP-55203 & SDR-55201 - REVISED



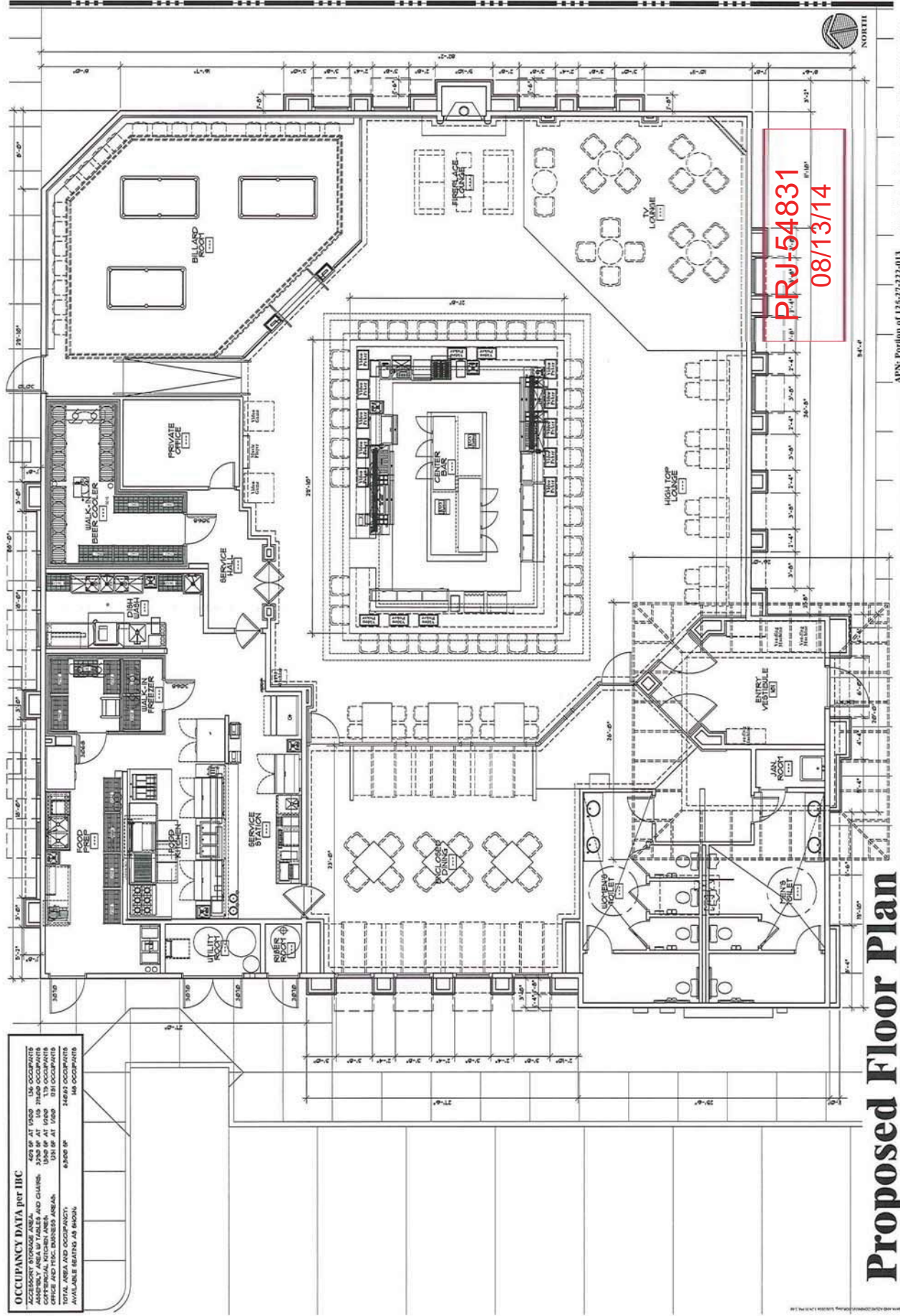
815 N. 10th Street
Phoenix, AZ 85004
Phone: 602.254.2000
Fax: 602.254.2001
Email: info@nigroconstruction.com

APN: Portion of 124-27-232-013
SCALE: 1/4" = 1'-0"



PRJ-54891

08/13/14



PRJ-54831
08/13/14

Proposed Floor Plan

LOCATED NEAR THE SOUTHWEST CORNER OF TENAYA WAY AND AZURE DRIVE

APN: Portion of 126-27-222-013
SCALE: 1/4" = 1'-0"

OCCUPANCY DATA per IBC

ACCESSORY STORAGE AREA	495 SF AT 1/500	136 OCCUPANTS
RESTROOMS AND CHANGING ROOMS	330 SF AT 1/500	330 OCCUPANTS
CORRIDOR AND CLOSET AREAS	1340 SF AT 1/500	1340 OCCUPANTS
OFFICE AND FISC. BUSINESS AREAS	131 SF AT 1/500	131 OCCUPANTS
TOTAL AREA AND OCCUPANCY:	6,200 SF	1467 OCCUPANTS
AVAILABLE SEATING AS BAR/CLUB		144 OCCUPANTS

MOD-55204, VAR-55205, SUP-55202, SUP-55203 & SDR-55201 - REVISED

LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

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

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.

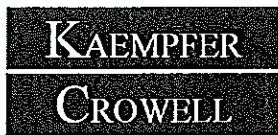
Additionally, the Property exceeds the minimum distance separation requirements between a tavern use and churches and parks. The Applicant, however, is seeking a separation requirement between a tavern use and a school use. The separation requirement between a tavern use and school use is 400'. Here, 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



City of Las Vegas
PLANNING & DEVELOPMENT
DEPARTMENT
July 17, 2014
Page 3

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

A handwritten signature in black ink, appearing to read 'Anthony J. Celeste', written over the printed name.

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

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 74 PARKING SPACES WHERE 82 PARKING SPACES ARE REQUIRED on 2.33 acres on the south side of Azure Drive, approximately 330 feet west of Tenaya Way (APN 125-27-222-013), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54831].

C.C.: 10/15/2014

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

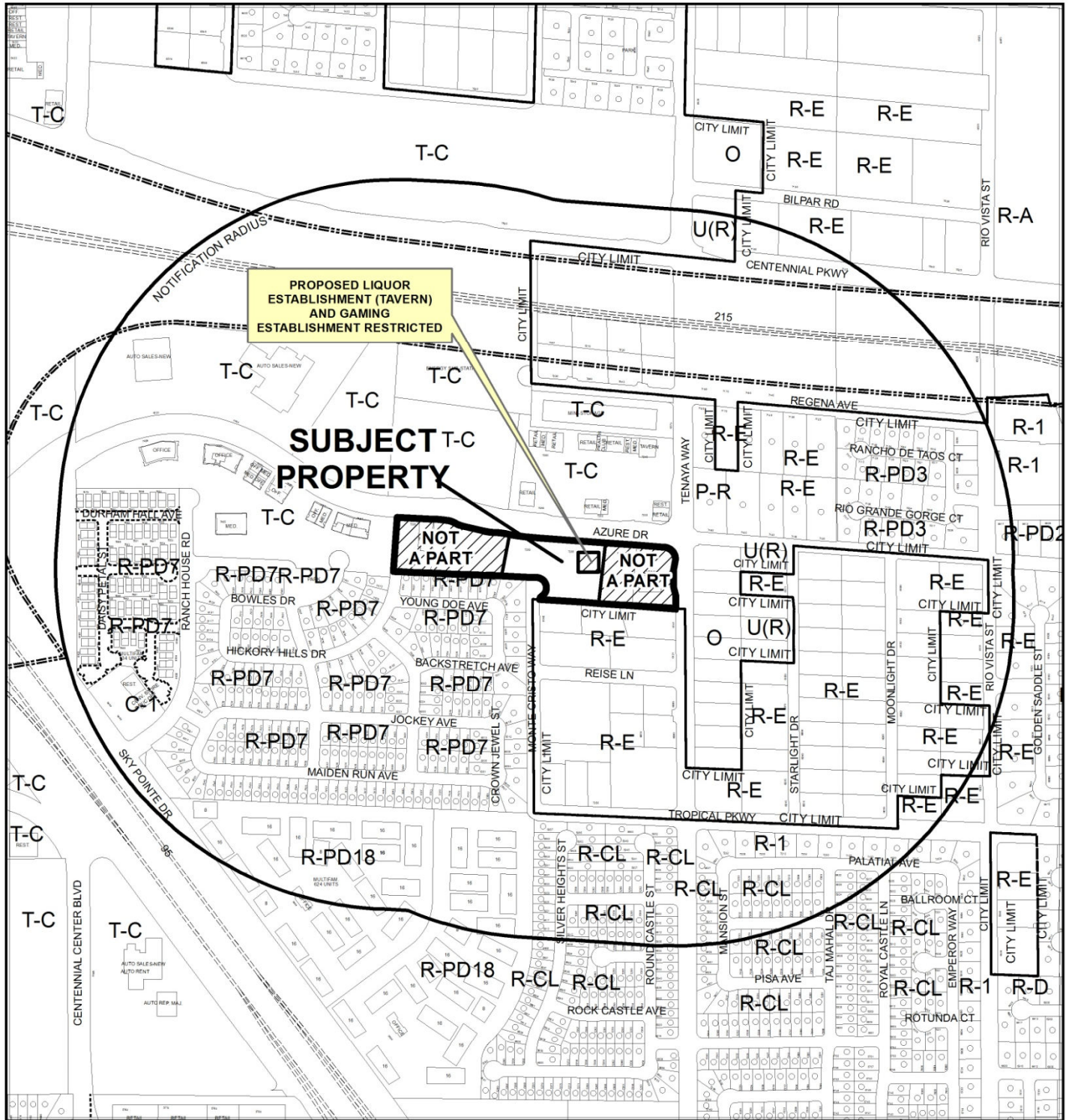
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RECOMMENDATION:

DENIAL

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





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 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 ☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: _____

Subscribed and sworn before me

This 16 day of July, 2014

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



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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

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

C.C.: 10/15/2014

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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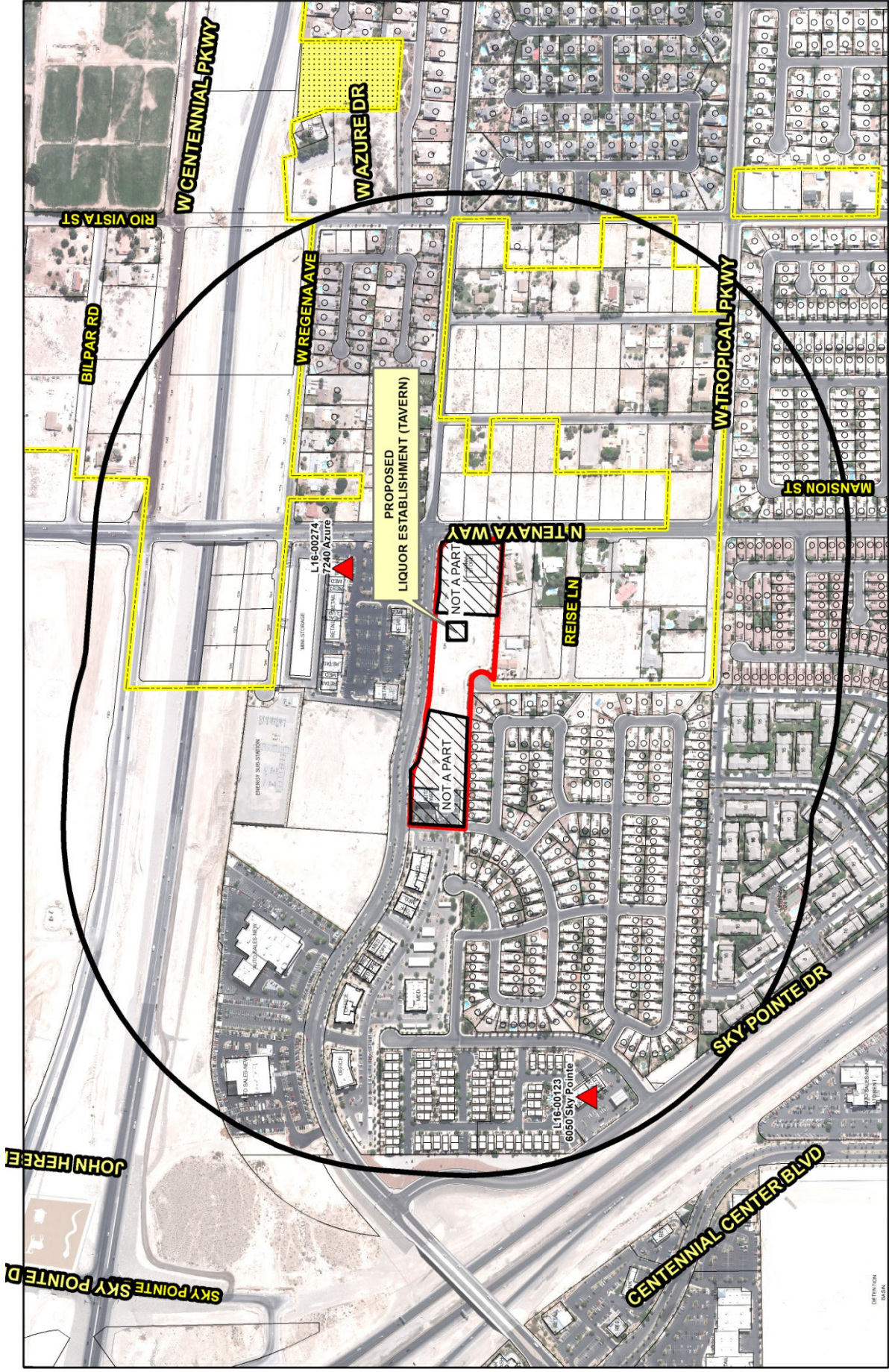
RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Consolidated Backup - Refer to MOD-55204
2. Special Map
3. Supporting Documentation

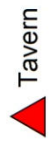
Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda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



SUP-55202 (PRJ-54831)

**Liquor
Establishment
(Tavern)**

Business Licenses



Protected Uses

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



GIS maps are normally produced
for informational purposes only.
Due to continuous development activity
this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-4301

Date: Wednesday, July 23, 2014



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 USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPERATION FROM A SINGLE-FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED on 2.33 acres on the south side of Azure Drive, approximately 330 feet west of Tenaya Way (APN 125-27-222-013), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54831].

C.C.: 10/15/2014

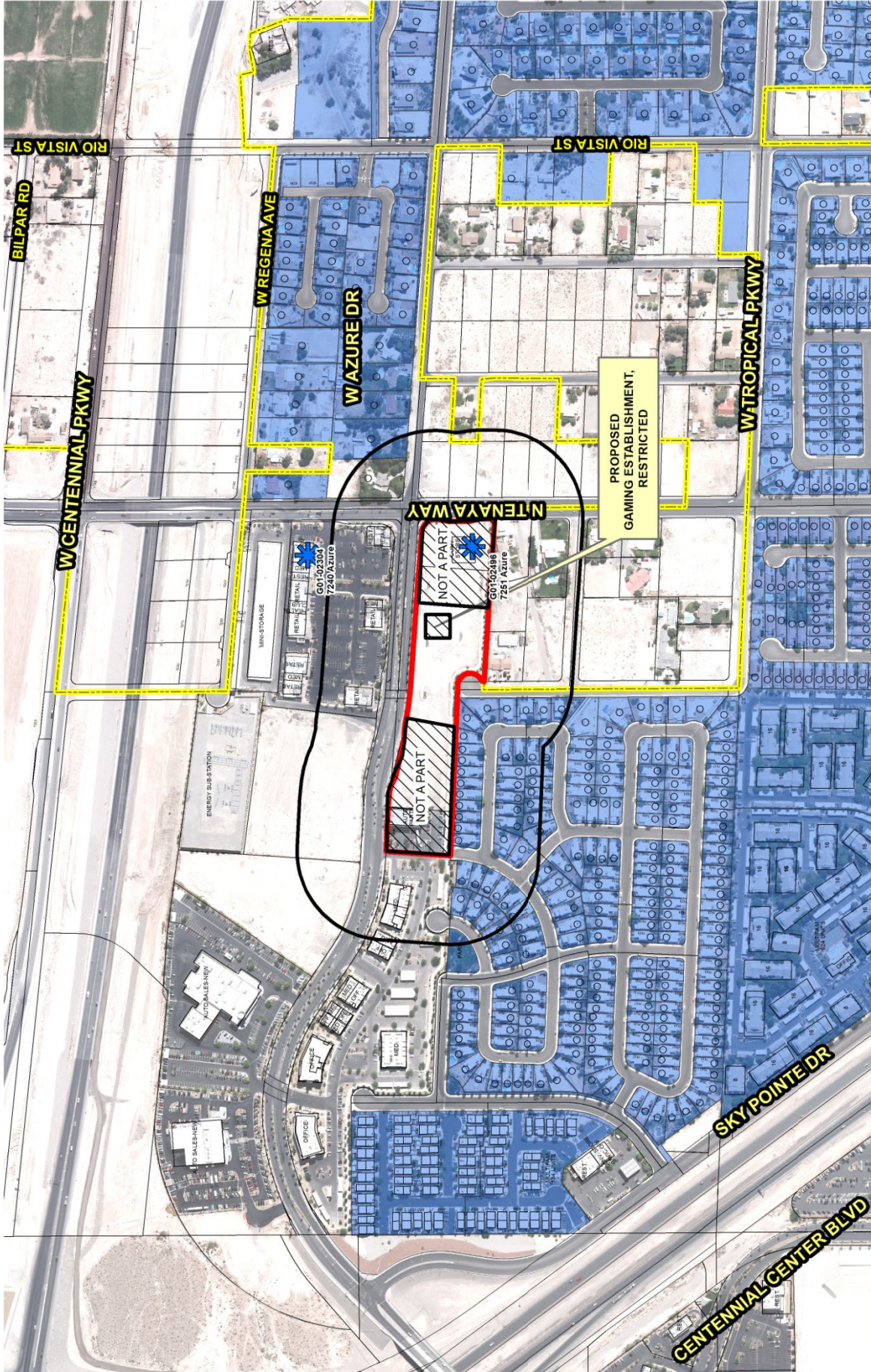
PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****City Council Meeting****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****City Council Meeting****RECOMMENDATION:**

DENIAL

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)

Protected Uses

- Residential Property
- Subject Property



Gaming Restricted

Business Licenses

- ★ Gaming Restricted
- 330 ft Buffer

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity, the City cannot guarantee the accuracy of the information presented on this map. The City's Geographic Information System Planning & Development Dept. 702-229-5301

Date: Thursday, August 07, 2014



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: _____

Print Name: _____

Mike Swecker

Swecker & Lipp Tenaya Azure LLC

Subscribed and sworn before me

This 16 day of July, 2014

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



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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

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 - For possible action on a request for a Site Development Plan Review FOR A 6,500 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) on 2.33 acres on the south side of Azure Drive, approximately 330 feet west of Tenaya Way (APN 125-27-222-013), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54831].

C.C.: 10/15/2014

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



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:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

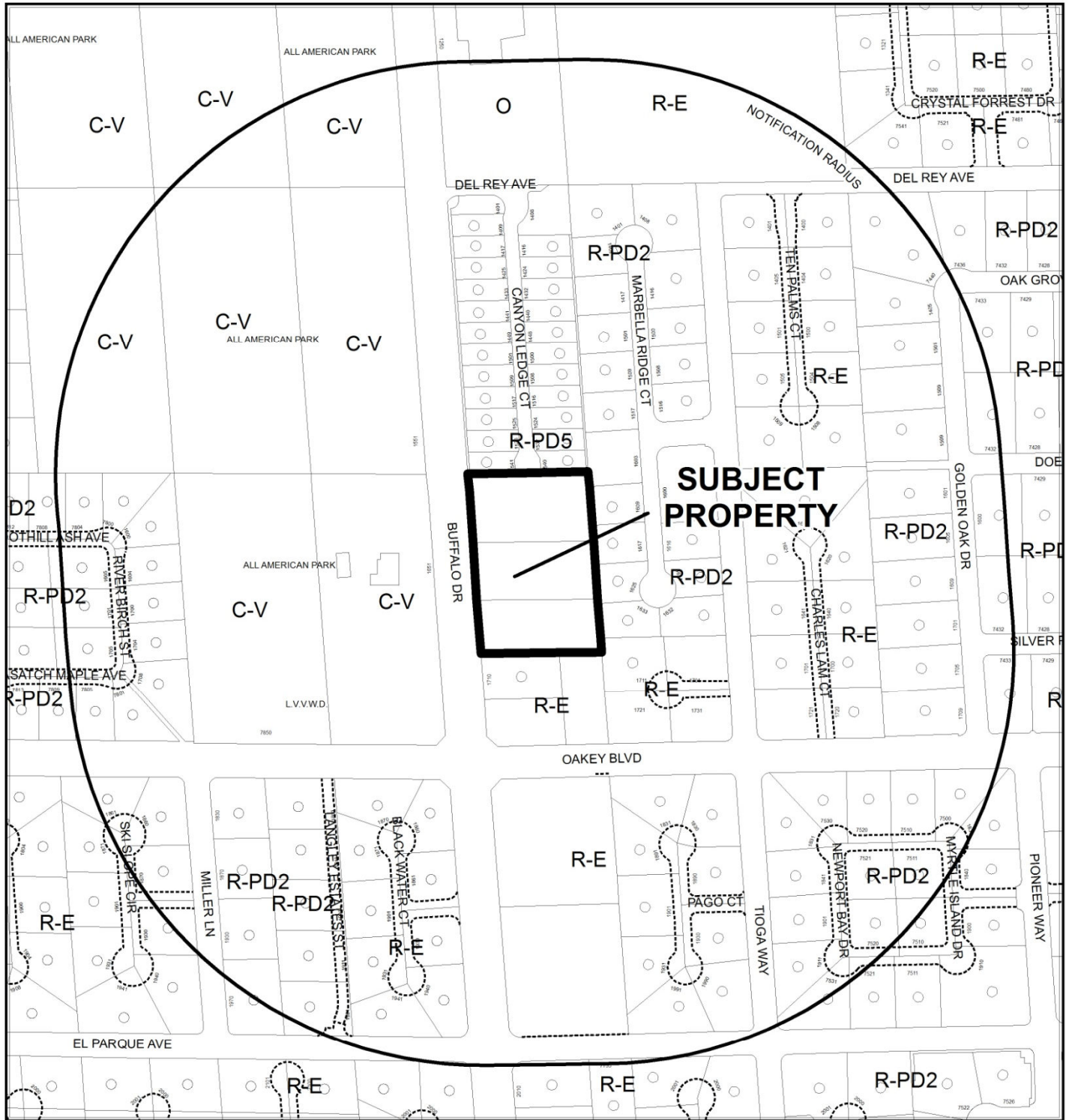
City Council Meeting

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

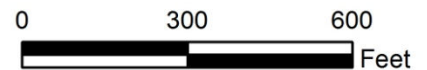
1. Location and Aerial Maps - VAR-54991, VAR-54992, VAR-54993, VAR-54994, VAR-54995, VAR-54996, VAR-54997, VAR-54998, VAR-54999, VAR-55000 and VAR-55001 [PRJ-54959]
2. Conditions and Staff Report - VAR-54991, VAR-54992, VAR-54993, VAR-54994, VAR-54995, VAR-54996, VAR-54997, VAR-54998, VAR-54999, VAR-55000 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]



**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)





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Valencia A13004 Investors LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

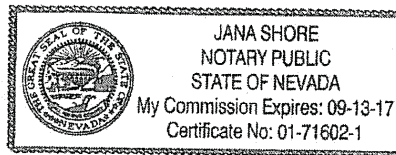
Signature of Property Owner: _____

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Jana Shore
Notary Public in and for said County and State



CLV Planning - Application Form

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

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

CLV Planning - Application Form

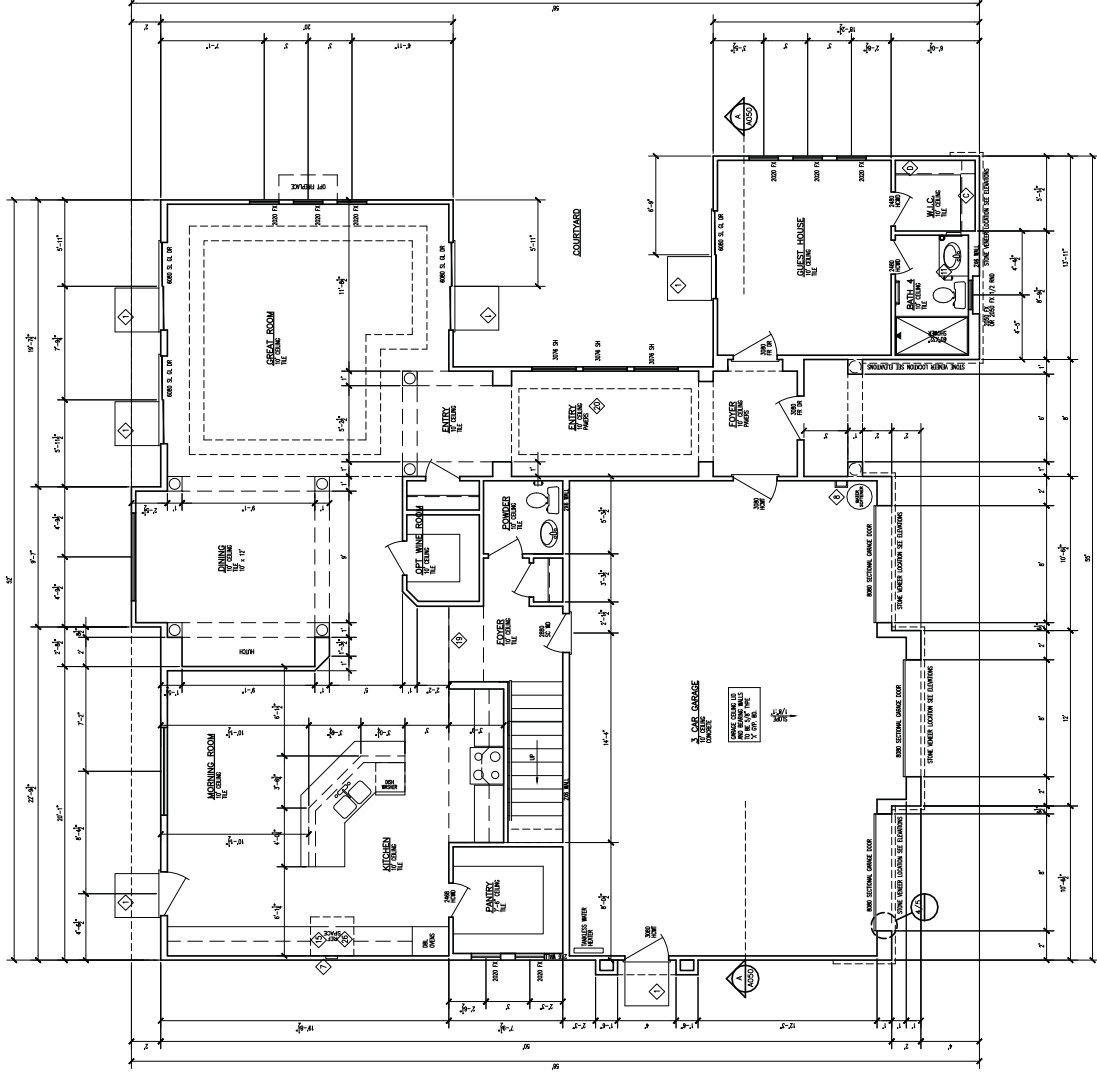
I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application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

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

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

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

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



(1) FIRST FLOOR PLAN (TUSCAN ELEVATION)
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE		PRJ-54959
1ST FLOOR	1ST FLOOR	1ST FLOOR
2ND FLOOR	2ND FLOOR	2ND FLOOR
TOTAL LIVING	TOTAL LIVING	TOTAL LIVING
GARAGE	GARAGE	GARAGE
OVERLAP/STORY OPTION	OVERLAP/STORY OPTION	OVERLAP/STORY OPTION

1ST FLOOR: 1,000 S.F.
2ND FLOOR: 1,000 S.F.
TOTAL LIVING: 2,000 S.F.
GARAGE: 1,000 S.F.
OVERLAP/STORY OPTION: 1,000 S.F.

JOB NO.: 1217
REVISED: 5-1-13
DATE: 5-1-13
UPDATE: 5-1-13

A010

FLOOR PLAN

REVISION DATE NOTES

4000 PLAN

D.R. HORTON HOMES

RESIDENTIAL DESIGNER

DO NOT SCALE DIMENSIONS

RESIDENTIAL DESIGNER

RESIDENTIAL DESIGNER

RESIDENTIAL DESIGNER

- KEYNOTES:**
1. MIN. 3" WIDE X MIN. 3" DEEP X 4" THICK CONCRETE LANDING STOP WIDTH SHALL NOT BE LESS THAN THE DOOR SWEPT.
 2. COORDINATE COLUMNS.
 3. CARPET SWP.
 4. 2X FRAMING WALL BELOW.
 5. TILE SEE SPEC. SHEET.
 6. ORDER EXHAUST FAN, SEE MECHANICAL DRAWINGS.
 7. RECESSED WATER VALVE BOX, VERIFY WITH PLUMBING DWS.
 8. SOFT WATER LOOP.
 9. WATER HEATER PLATFORM @ 1" AFT.
 10. TAMPED GLASS SHOWER DOOR.
 11. BASE CABBETS, SEE D.R. HORTON FOR TYPE AND MODEL.
 12. MAKE-UP COUNTER @ 1/2".
 13. UNDER COUNTER DISHWASHER.
 14. 41 X30 REFRIGERATOR/FREEZER LOCATION, VERIFY W/ D.B.A.
 15. RECESSED ICE MAKER BOX WITH VALVE.
 16. CONTINUOUS HANDRAIL 36" A.S.T.
 17. CENTER WINDOW ON INTERIOR WALL.
 18. AREA, SEE INTERIOR ELEVATION.
 19. CEILING LINE.
 20. E CIP RD AT SLOTT AND ENCLOSED SIDE OF STAIR.
 21. E CIP RD DRIFTSTOP SHOWN LOADED.
 22. COLORED MARBLE SHOWER PAN AND SURROUND.
 23. FAN FIVE OF FOUR WINDSTOP OR FAN FROM WINDSTOP BELOW.
 24. FAN FIVE OF FOUR WINDSTOP OR FAN FROM WINDSTOP BELOW.
 25. COLUMN, SEE STRUCTURAL DRAWINGS.
 26. 24" DEEP CABBET ABOVE.

GENERAL NOTES:

1. REFER TO BUILDER FOR QUANTITY AND LOCATION OF WALLS/DOOR/STAIRS.
2. ALL BASE SHALL BE REVERSIBLE GRADE.
3. REFER TO BUILDER FOR QUANTITY AND LOCATION OF WALLS/DOOR/STAIRS.
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75. REFER TO BUILDER FOR QUANTITY AND LOCATION OF WALLS/DOOR/STAIRS.
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99. REFER TO BUILDER FOR QUANTITY AND LOCATION OF WALLS/DOOR/STAIRS.
100. REFER TO BUILDER FOR QUANTITY AND LOCATION OF WALLS/DOOR/STAIRS.

1 SECOND FLOOR PLAN



- [illegible]

PRJ-54959
08/14/14

A011

JOB NO.: 1217
FILE NAME:
DATE: 5-7-

3825 PLAN

D.R. HORTON HOMES

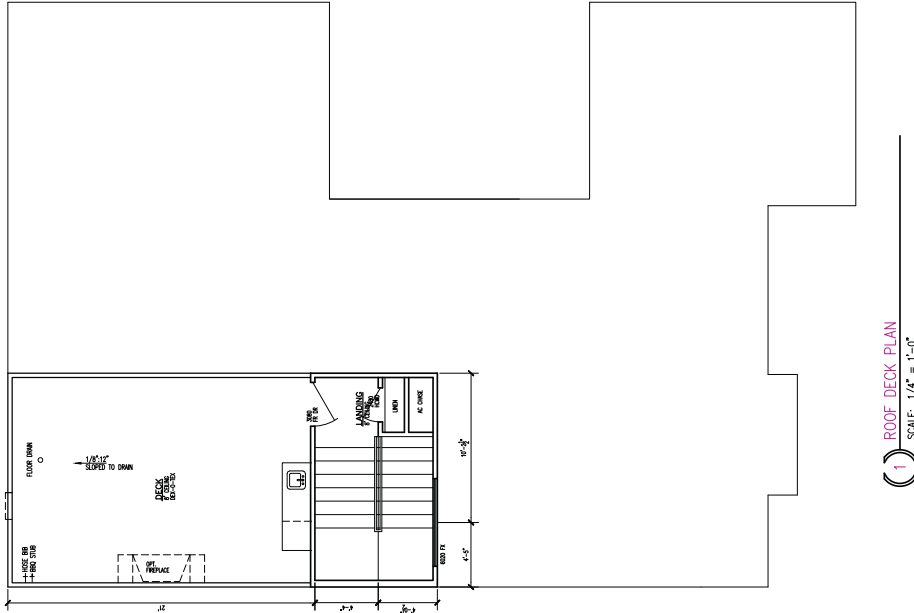
CLARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY DESIGNER
DO NOT SCALE DRAWINGS

FLOOR PLAN

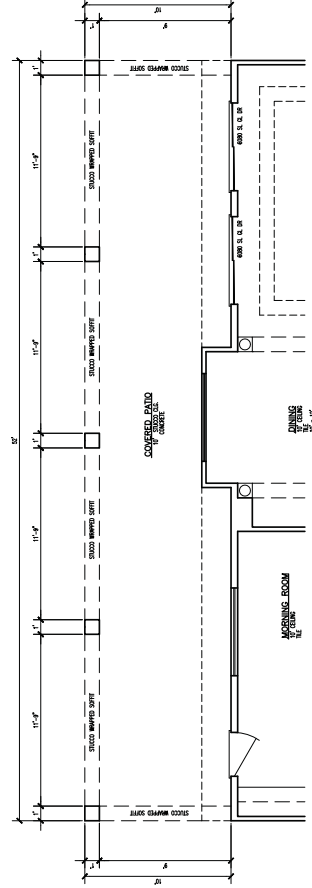
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FILE NAME:
DATE: 5-7-

A011

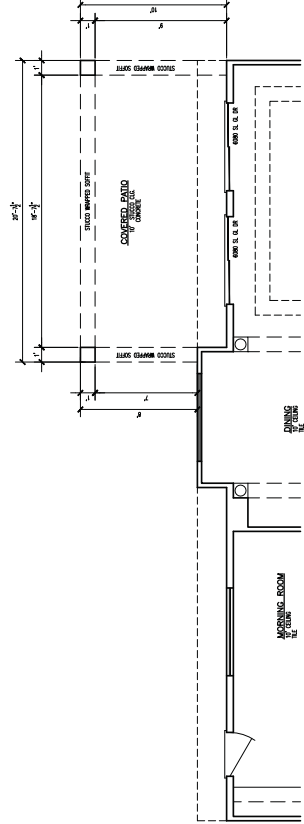
VAR-54991, VAR-54992, VAR-54993, VAR-54994, VAR-54995, VAR-54996, VAR-54997, VAR-54998, VAR-54999, VAR-55000 & VAR-55001 - REVISED



1) ROOF DECK PLAN
SCALE: 1/4" = 1'-0"



3) FULL PATIO OPTION
SCALE: 1/4" = 1'-0"



2) PARTIAL PATIO OPTION
SCALE: 1/4" = 1'-0"

PRJ-54959
08/14/14

A012

FLOOR PLAN
JOB NO.: 1217
REVISED: 5-1-13
DATE: 5-1-13
UPDATE:

REASON
DATE
NOTES

3825 PLAN

D.R. HORTON HOMES

LARRY TINDALL
RESIDENTIAL DESIGNER
ALL RIGHTS RESERVED BY DESIGNER
DO NOT SCALE DRAWINGS

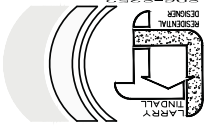
LAS VEGAS, NEVADA 89124
OFFICE (702) 597-5597

LARRY TINDALL
RESIDENTIAL DESIGNER
FAX (702) 896-8852

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



SQUARE FOOTAGE	
LIVING:	
1ST FLOOR	2,235 S.F.
TOTAL	2,235 S.F.
TOTAL LIVING:	
1 CAR GARAGE	S.F.
1 CAR GARAGE	S.F.
OBSERVATORY OPTIN	S.F.

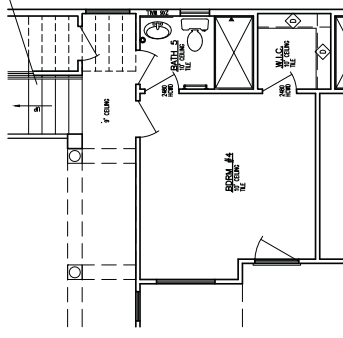


4125 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY DESIGNER
DO NOT SCALE DIMENSIONS
OFFICE (702) 597-5597
LAS VEGAS, NEVADA 89128

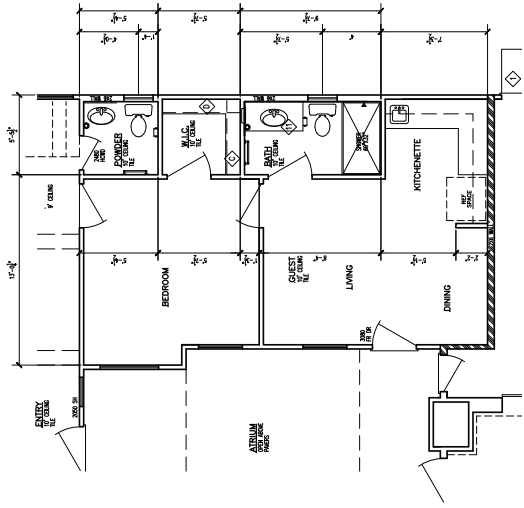
REASON	DATE	NOTES

FLOOR PLAN
JOB NO.: 1217
PROJECT NAME: 5-1-13
DATE:
UPDATE:

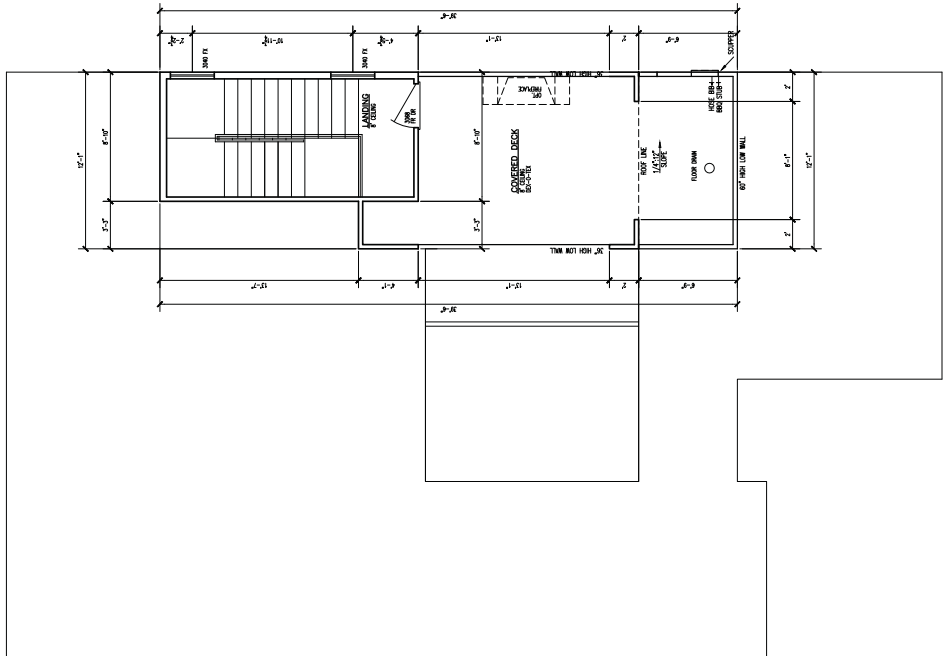
A012



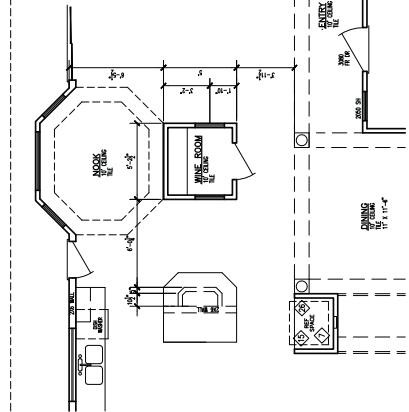
(2) BEDRM #4 OPT.
SCALE: 1/4" = 1'-0"



(1) GUEST QUARTERS OPT.
SCALE: 1/4" = 1'-0"

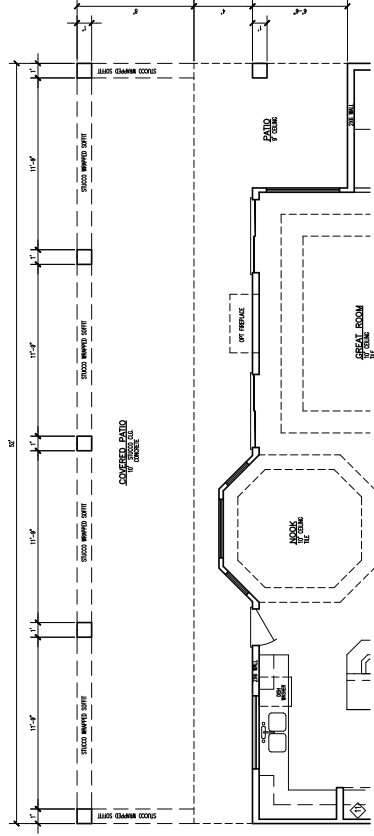


(4) DECK OPTION
SCALE: 1/4" = 1'-0"

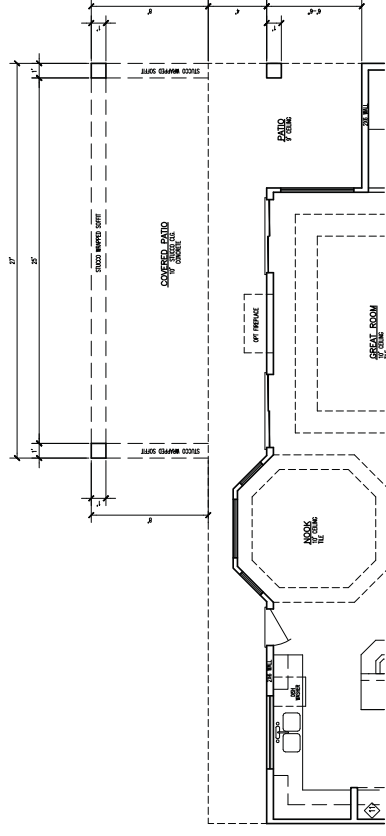


(3) WINE ROOM
SCALE: 1/4" = 1'-0"

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



(1) FULL PATIO OPTION
SCALE: 1/4" = 1'-0"



(1) PARTIAL PATIO OPTION
SCALE: 1/4" = 1'-0"

PRJ-54959
08/14/14

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

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



**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 OAKLEY BOULEVARD**

07/31/14

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

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

MAY GO TO CITY COUNCIL ON 10/15/2014

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

DENIAL

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: _____

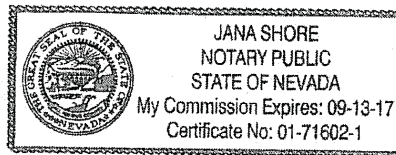
Signature of Property Owner: _____

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Jana Shore
Notary Public in and for said County and State



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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

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

MAY GO TO CITY COUNCIL ON 10/15/2014

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PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

DENIAL

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: _____

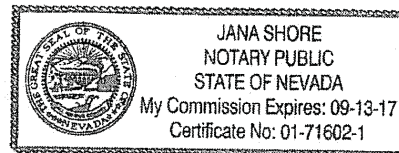
Signature of Property Owner: *Carolyn Marie Usher, Trgs*

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Jana Shore
Notary Public in and for said County and State



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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

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

MAY GO TO CITY COUNCIL ON 10/15/2014

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

DENIAL

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: _____

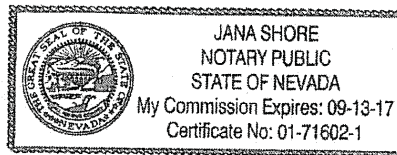
Signature of Property Owner: _____

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Jana Shore
Notary Public in and for said County and State



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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

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

MAY GO TO CITY COUNCIL ON 10/15/2014

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

DENIAL

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: _____

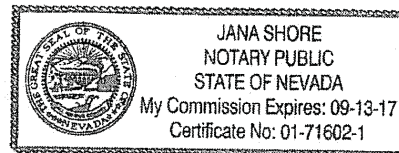
Signature of Property Owner: *Carolyn Marie Usher, Trgs*

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Jana Shore
Notary Public in and for said County and State



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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

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

MAY GO TO CITY COUNCIL ON 10/15/2014

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

DENIAL

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: _____

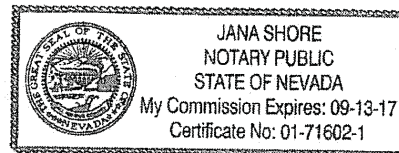
Signature of Property Owner: *Carolyn Marie Usher*

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Jana Shore
Notary Public in and for said County and State



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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

DENIAL

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: _____

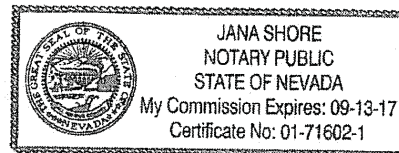
Signature of Property Owner: *Carolyn Marie Usher, Trgs*

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Jana Shore
Notary Public in and for said County and State



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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

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

MAY GO TO CITY COUNCIL ON 10/15/2014

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

DENIAL

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: _____

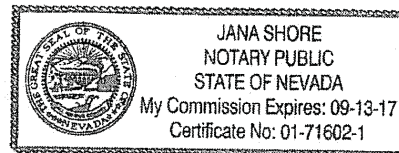
Signature of Property Owner: *Carolyn Marie Usher, Trgs*

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Jana Shore
Notary Public in and for said County and State



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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

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

MAY GO TO CITY COUNCIL ON 10/15/2014

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

DENIAL

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: _____

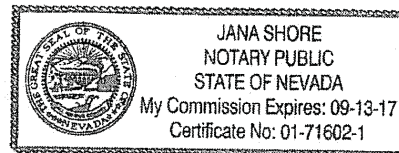
Signature of Property Owner: *Carolyn Marie Usher, Trgs*

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Jana Shore
Notary Public in and for said County and State



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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Consolidated Backup - Refer to VAR-54991
2. Supporting Documentation

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-55000** APN: 163-03-201-003 - 005

Name of Property Owner: Valencia A13004 Investors LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

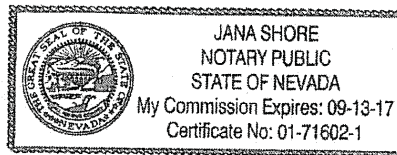
Signature of Property Owner: _____

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Jana Shore
Notary Public in and for said County and State



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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-55001 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON PROPOSED LOT 11 on a portion of 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard (APNs 163-03-201-003, 004 and 005), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-54959].

MAY GO TO CITY COUNCIL ON 10/15/2014

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

DENIAL

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: _____

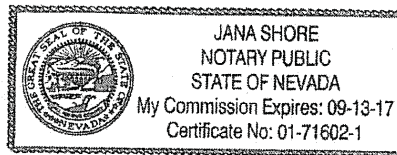
Signature of Property Owner: *Carolyn Marie Usher, Trgs*

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Jana Shore
Notary Public in and for said County and State



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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-55335 - VARIANCE - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: PROVIEW SERIES 17, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIGN SETBACK WHERE FIVE FEET IS REQUIRED AND TO ALLOW TWO SIGNS TO BE MOUNTED TO A FENCE WHERE SUCH IS NOT ALLOWED on 0.85 acres at 200 South Las Vegas Boulevard and 201 South 4th Street (APNs 139-34-610-023 and 031), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-54636].

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

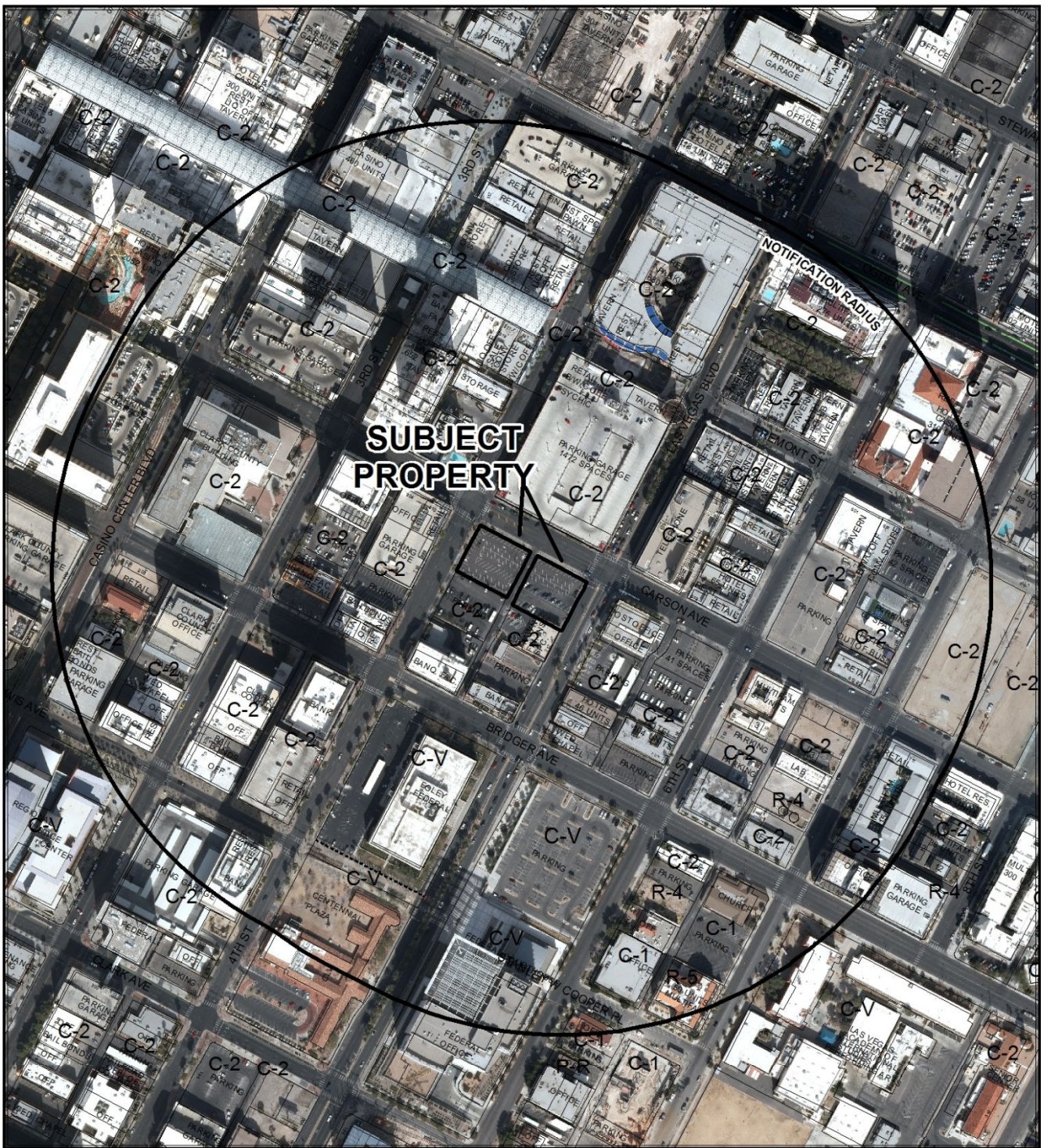
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RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

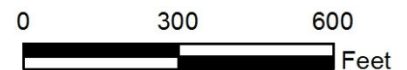
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: VAR-55335 (PRJ-54636)

RADIUS: 1000 FEET

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





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: _____

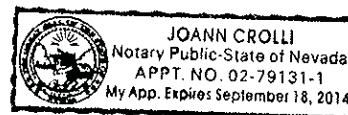
Print Name: Kamran D. Fouladbakhsh

Subscribed and sworn before me

This 23 day of July, 2014

Notary Public in and for said County and State

Joann Crolli
State of Nevada
County of Clark.



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. 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

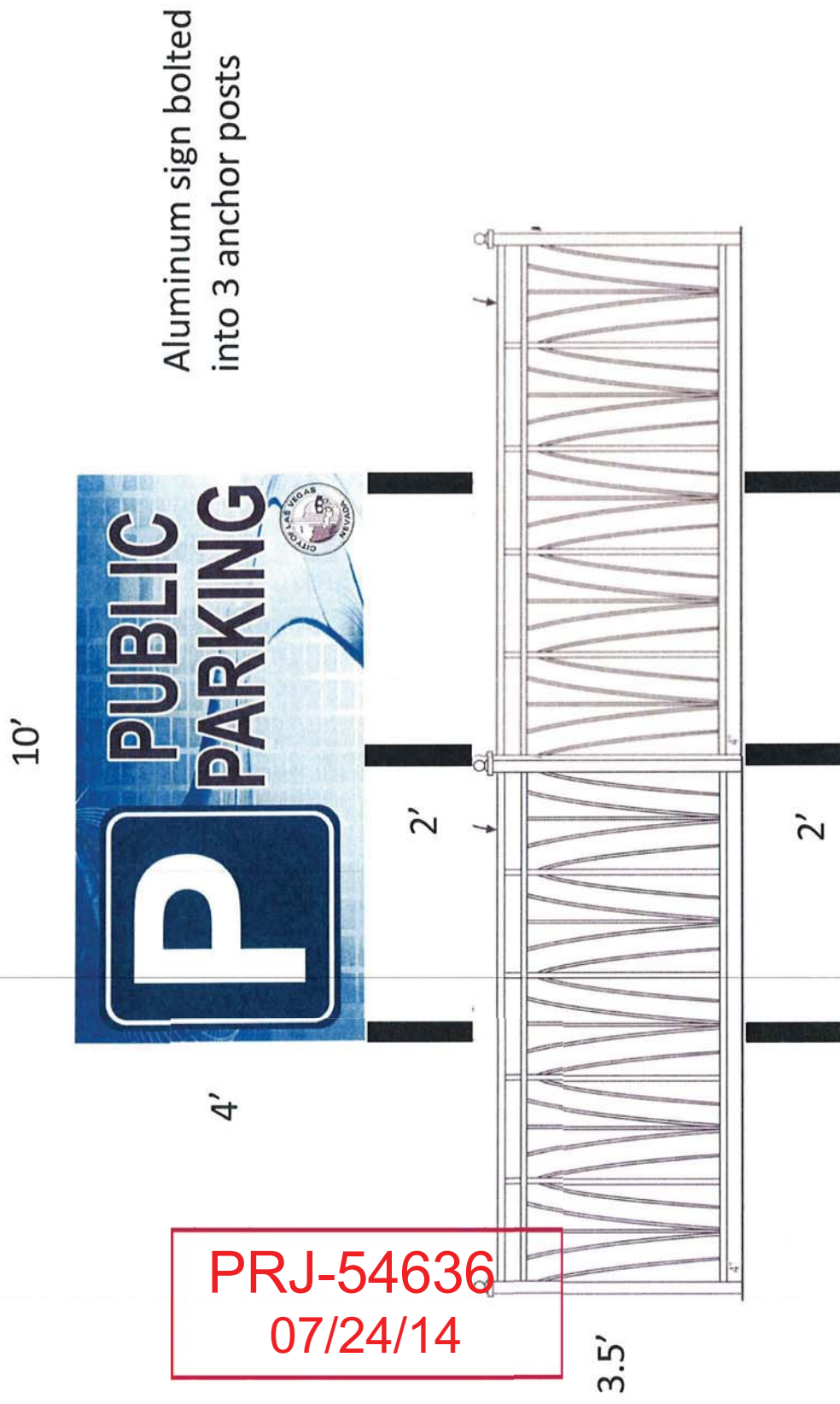
CLVEPLAN Applicant	Company	Title	Email
Brandy Stanley	City of Las Vegas	Parking Services Manager	bstanley@lasvegasnevada.gov

VAR-55335

PRJ-54636
07/24/14



Elevation – Las Vegas Blvd (A)



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

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

VAR-55335

Elevation – Carson Ave (C)

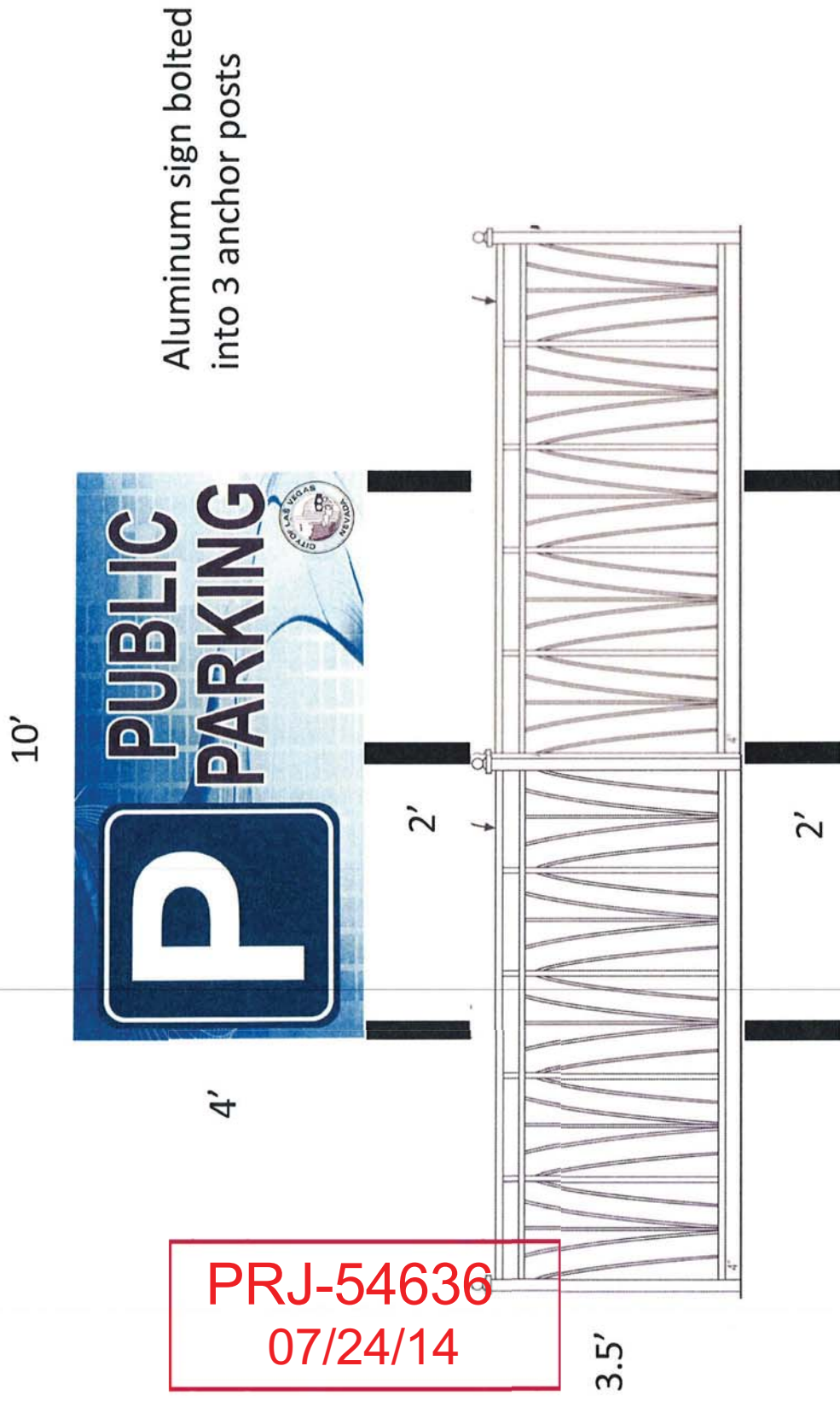


PRJ-54636
07/24/14

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

VAR-55335

Elevation – 4th Street (D)



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,

A handwritten signature in cursive script that reads "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

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

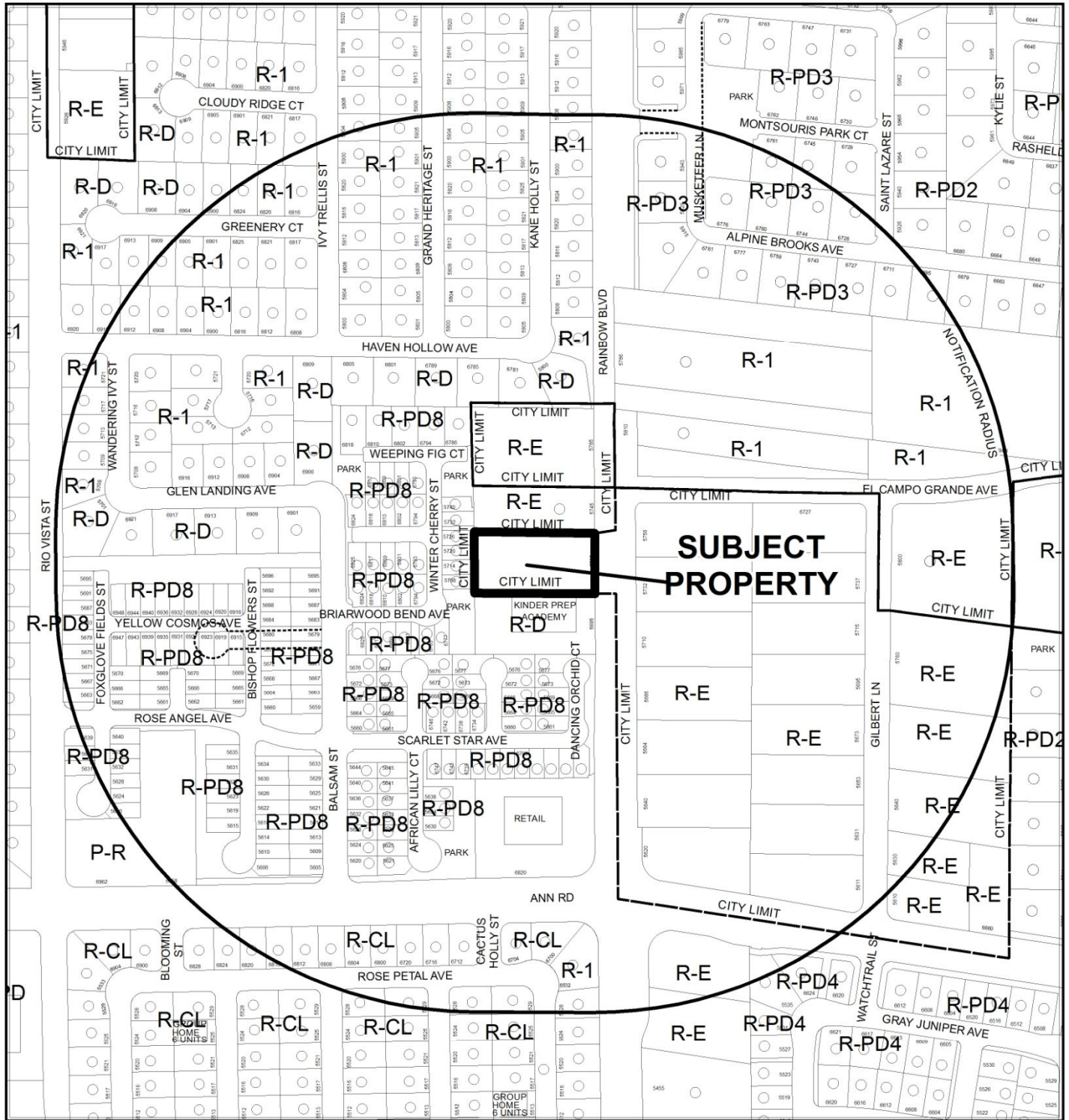
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RECOMMENDATION:

APPROVAL

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]

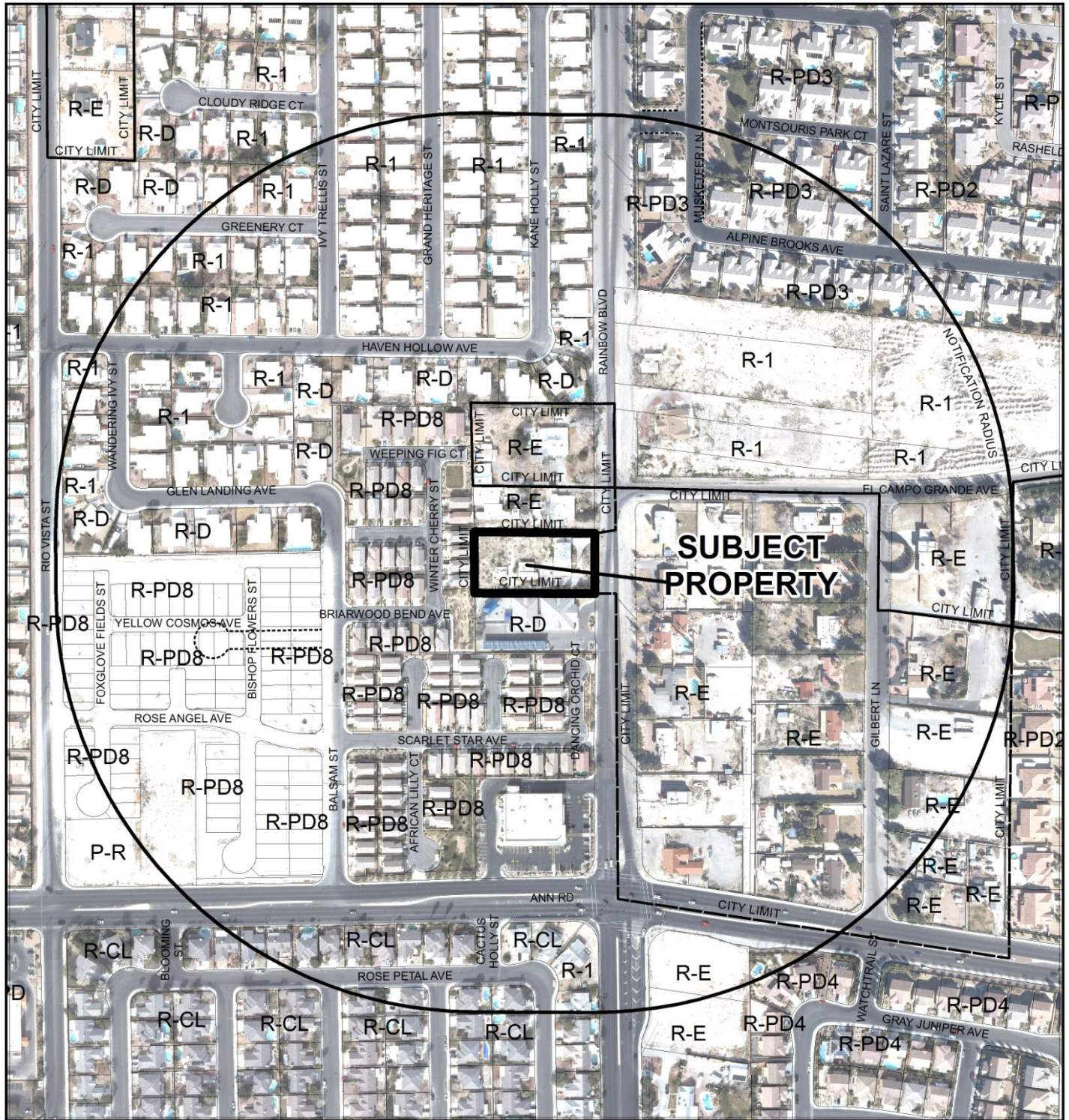


CASE: SUP-55031 AND SDR-55043 (PRJ-55030)

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)





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-55031

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

Name of Property Owner: CAREY CLOPOT

Name of Applicant: _____

Name of Representative: _____

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Carey Clapot

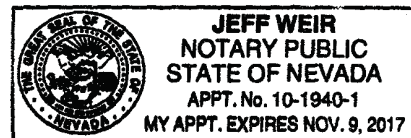
Print Name: CAREY CLOPOT

Subscribed and sworn before me

This 5 day of June, 2014

Jeff Weir
Notary Public in and for said County and State

State of Nevada
County of Clark





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

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

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

APPLICANT _____ Contact _____
 Address _____ Phone: 300-9287 Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

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

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

Property Owner Signature* [Signature]

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

Print Name CAREY CLOPOT

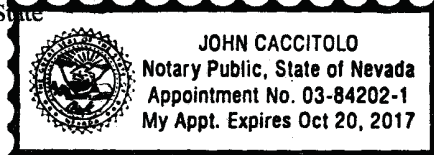
Subscribed and sworn before me

This 12 day of July, 2014.

[Signature]

Notary Public in and for said County and State

Revised 10/27/08

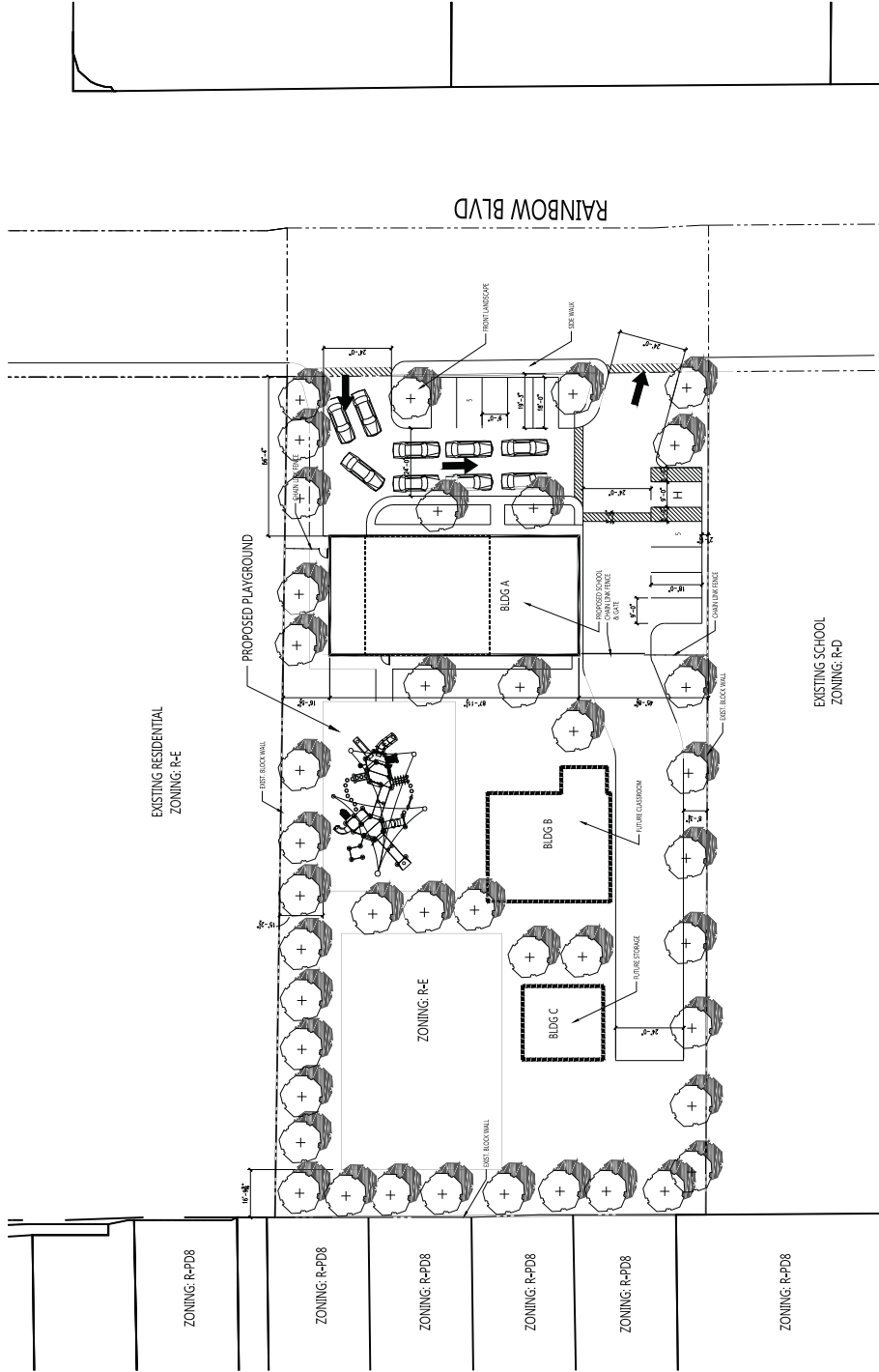


FOR DEPARTMENT USE ONLY

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

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

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



PROJECT DATA:

GROSS SITE AREA:	±0.94 AC
EXISTING ZONING:	R-E
APN:	125-27-803-004
BLDG A GROUND FLOOR:	±3,656 SF
BLDG A SECOND FLOOR: (FUTURE)	±1,845 SF
BLDG B: (FUTURE)	±1,845 SF
BLDG C: (FUTURE)	±757 SF
TOTAL BUILDING AREA:	±8,044 SF
PROPOSED SCHOOL AREA:	3,656 SF
TOTAL CLASSROOMS:	2
TOTAL STUDENTS:	50 MAX
TOTAL TEACHERS & STAFF:	2

PARKING ANALYSIS:

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

NOTE:

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

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



INNOVATION ACADEMY
LAS VEGAS, NEVADA

A.001
OVERALL SITE
PLAN
7-11-2014
PRJ-55030
SCALE: 1/8"=1'-0"





PROJECT DATA:

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

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

TOTAL BUILDING AREA: ±6,044 SF

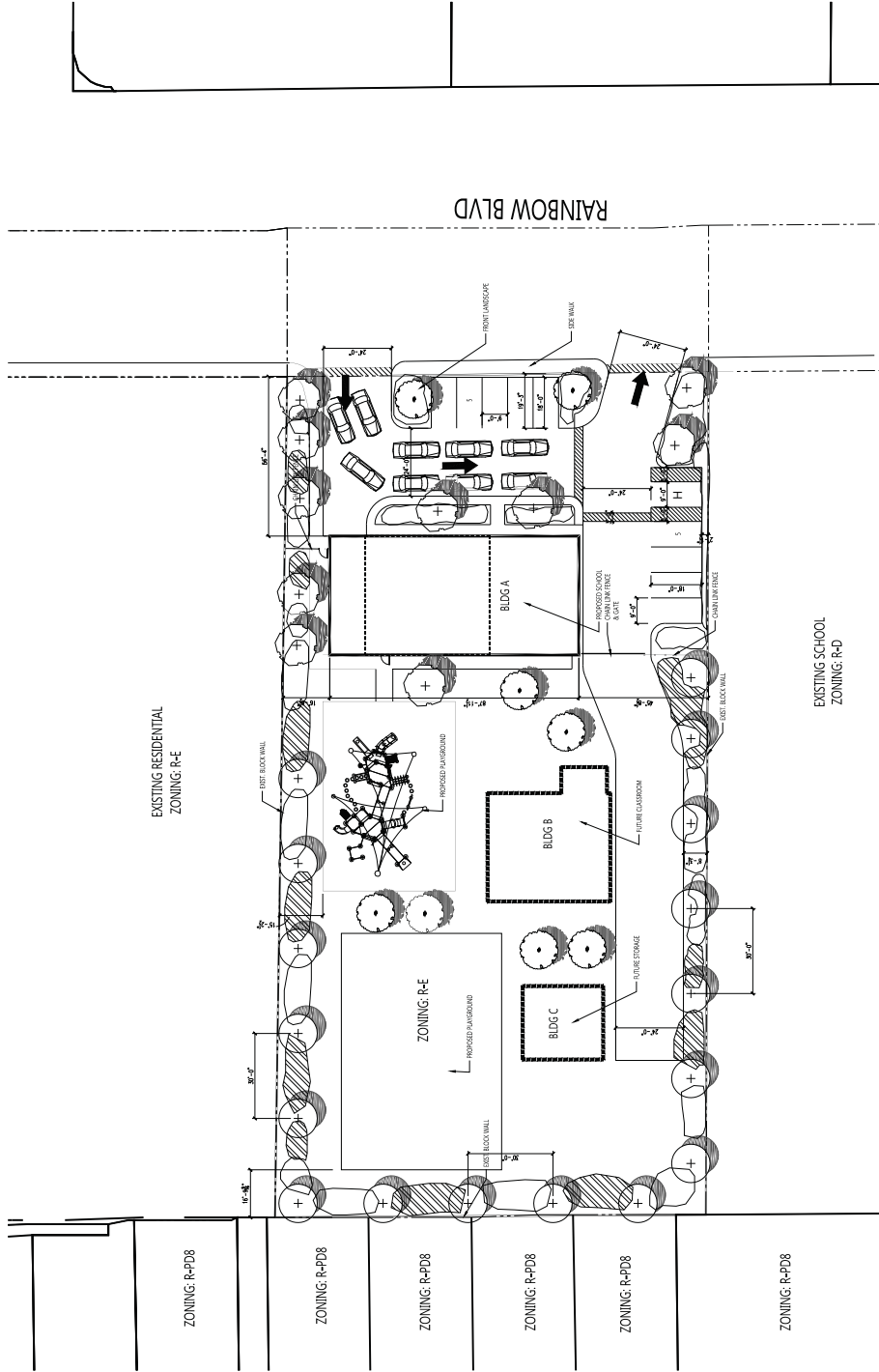
PROPOSED SCHOOL AREA: 3,656 SF
TOTAL CLASSROOMS: 2
TOTAL STUDENTS: 50 MAX
TOTAL TEACHERS & STAFF: 2

PARKING ANALYSIS:

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

NOTE:

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



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

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

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

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



YIHONG LIU + ASSOCIATES

1669 HORIZON RIDGE PARKWAY,
SUITE 120,
HENDERSON, NV 89012
TEL: 702.946.0831
702.946.0833

INNOVATION ACADEMY

LAS VEGAS, NEVADA

A. 007

LANDSCAPE

PLAN

7-11-2014

PRJ-55030

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

SUP-55031 & SDR-55043



Inside Outer Apron.jpg

① EXISTING BLDG ELEVATION
DATE

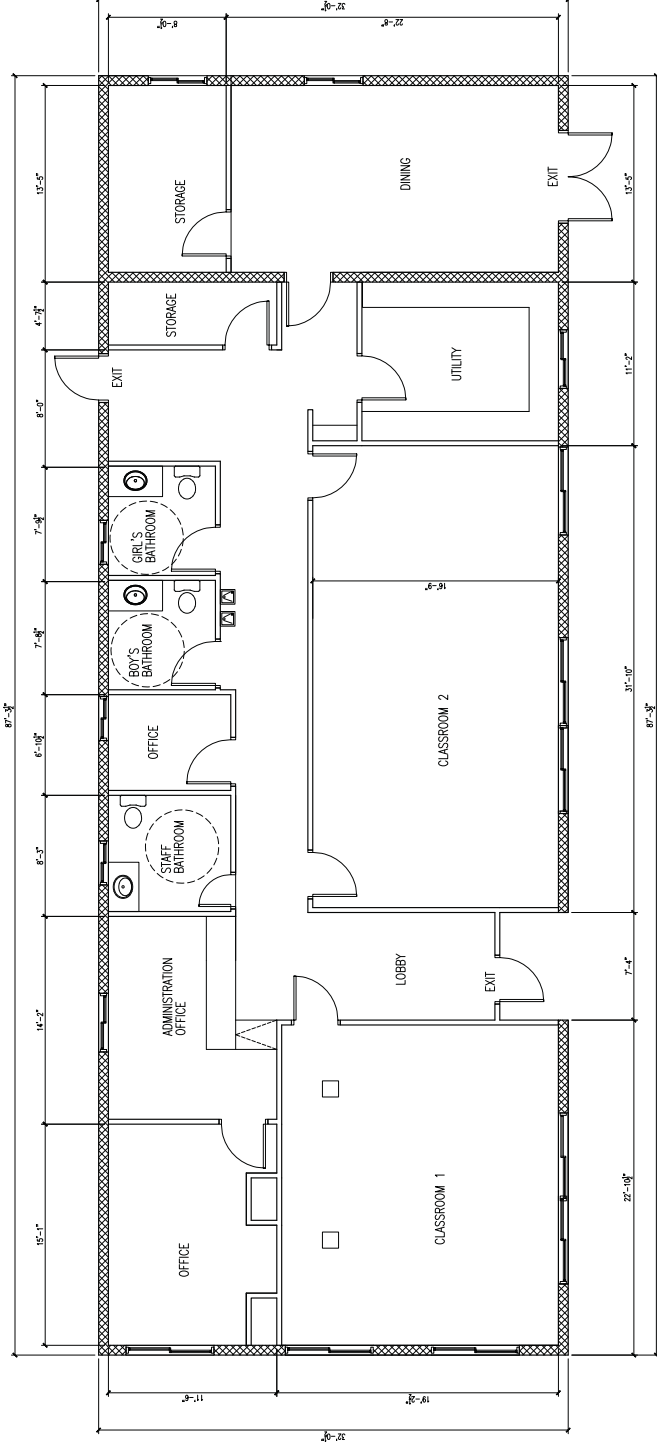
YIHONG LIU + ASSOCIATES
1689 HORIZON RIDGE PARKWAY,
SUITE 120
LAS VEGAS, NV 89112
702.779.8711
702.946.0533



INNOVATION ACADEMY
LAS VEGAS, NEVADA

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

SUP-55031 & SDR-55043



1 PROPOSED SCHOOL LAYOUT (BLDG A 1ST FLOOR PLAN)
74'-4 1/2" x 87'-3"

YIHONG LIU + ASSOCIATES
1689 HORIZON RIDGE PARKWAY,
SUITE 120,
LAS VEGAS, NV 89072
702.778.8711
702.946.0933



INNOVATION ACADEMY
LAS VEGAS, NEVADA

A. 002

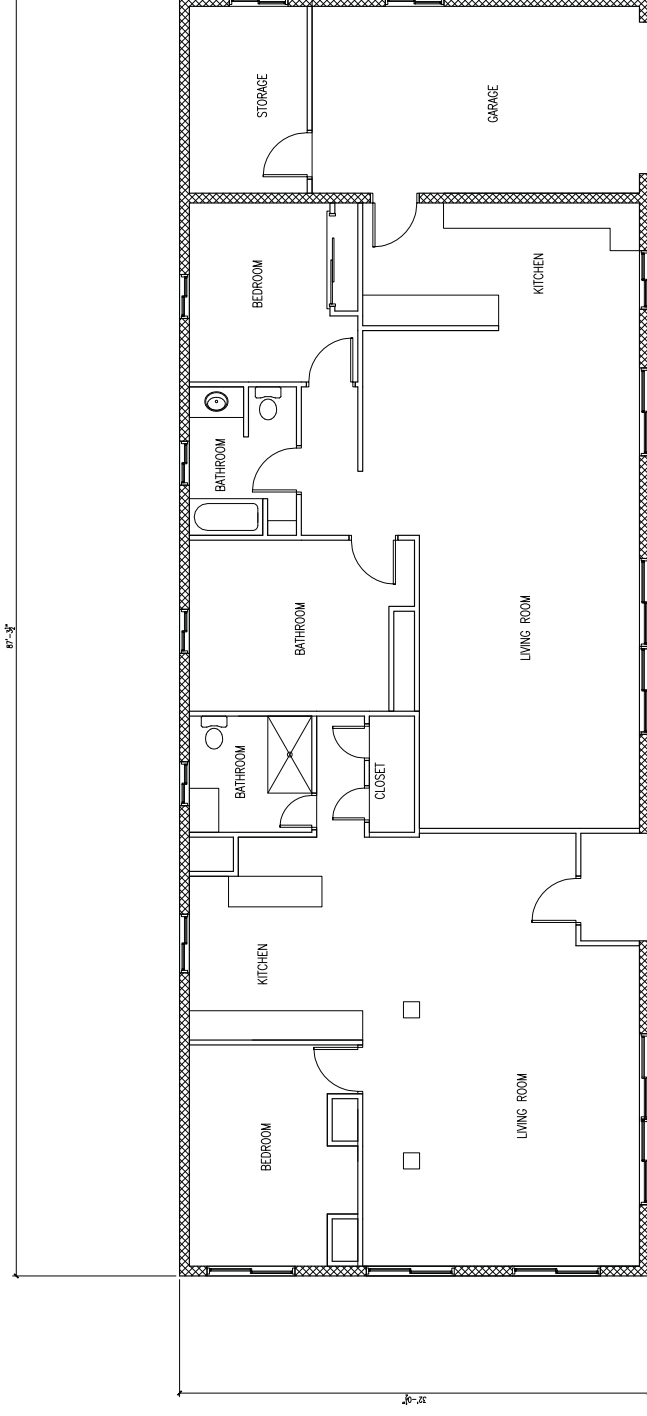
~~SDR-55030~~
FLOOR
PLAN/16/14

7-11-2014

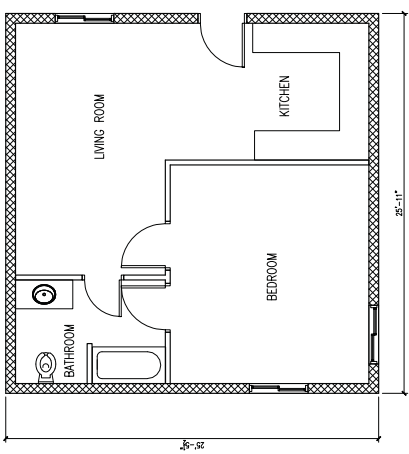
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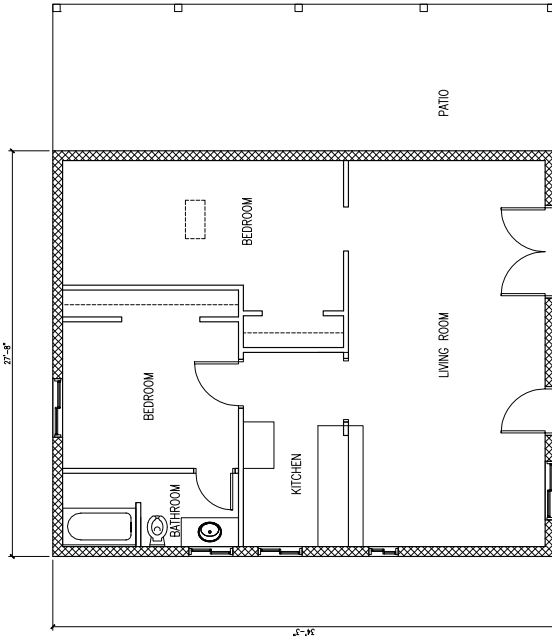
SUP-55031 & SDR-55043



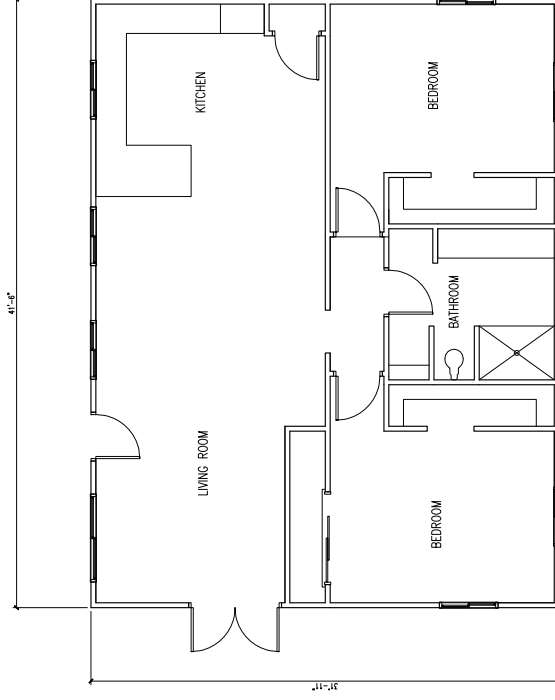
1 EXISTING BLDG A 1ST FLOOR PLAN
1/4" = 1'-0"



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



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



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

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

INNOVATION ACADEMY
LAS VEGAS, NEVADA

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

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

SUP-55031 & SDR-55043



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

To Whom it may concern:

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

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

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

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

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

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

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

SUP-55031 & SDR-55043

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

PRJ-55030

07/16/14



ARCHITECTURE

PLANNING

INTERIOR

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

Sincerely,

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

SUP-55031 & SDR-55043

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

PRJ-55030
07/16/14



**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

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 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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

APPROVAL

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 Clapot

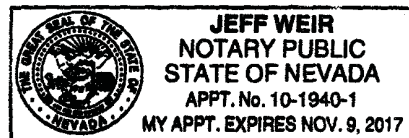
Print Name: CAREY CLOPOT

Subscribed and sworn before me

This 5 day of June, 2014

Jeff Weir
Notary Public in and for said County and State

State of Nevada
County of Clark





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

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

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

APPLICANT: _____ Contact: _____
 Address: _____ Phone: 300-9287 Fax: _____
 City: _____ State: _____ Zip: _____
 E-mail Address: _____

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

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

Property Owner Signature* [Signature]

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

Print Name: CAREY CLOPOT

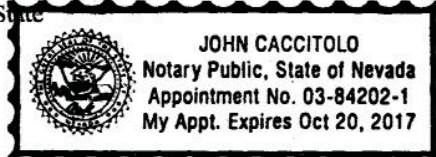
Subscribed and sworn before me

This 12 day of July, 2014.

[Signature]

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #: **SDR-55043**
 Meeting Date: **09/09/14 PC**
 Total Fee: _____
 Date Received: * _____
 Received By: _____

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

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

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

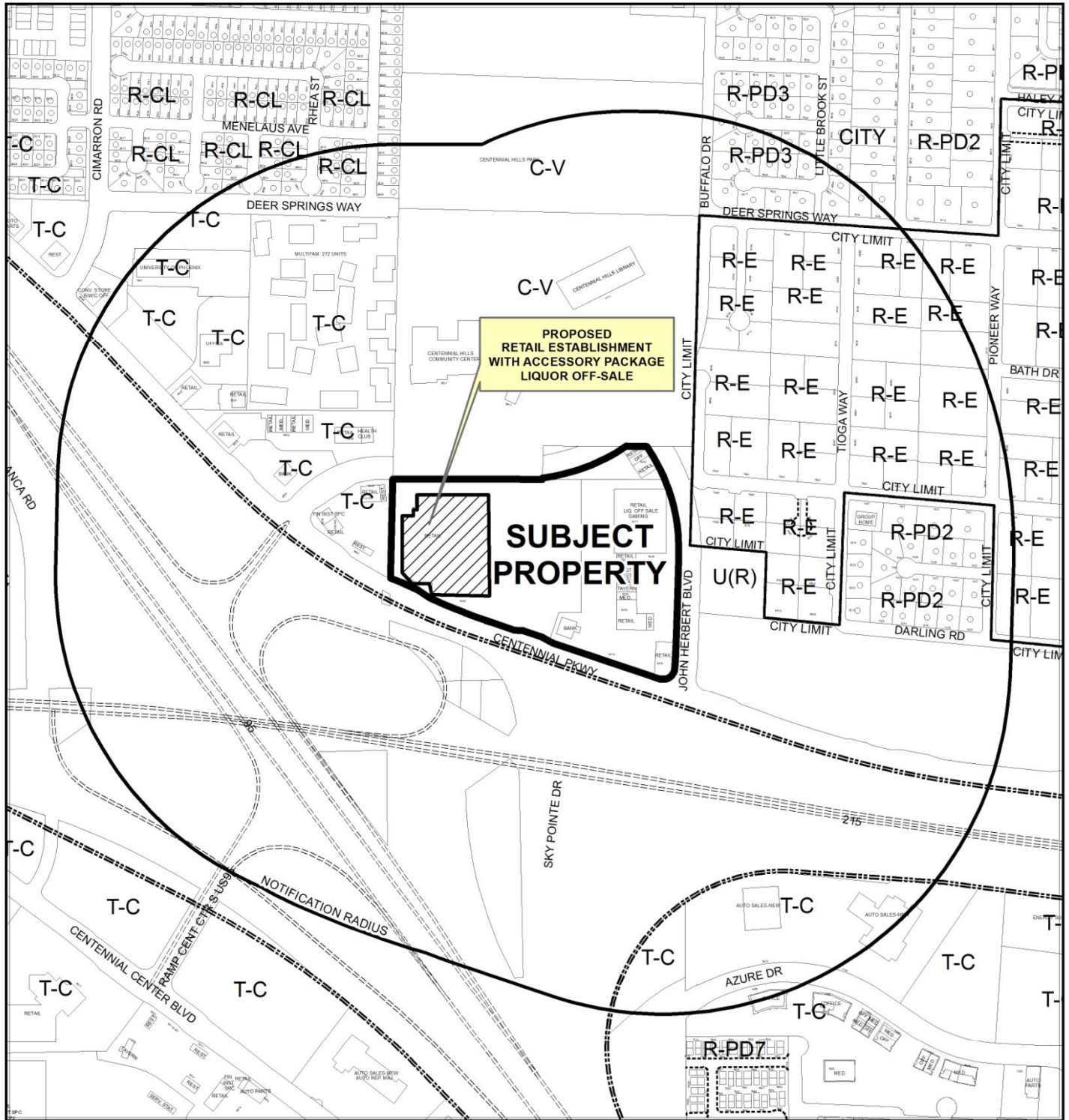
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RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

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

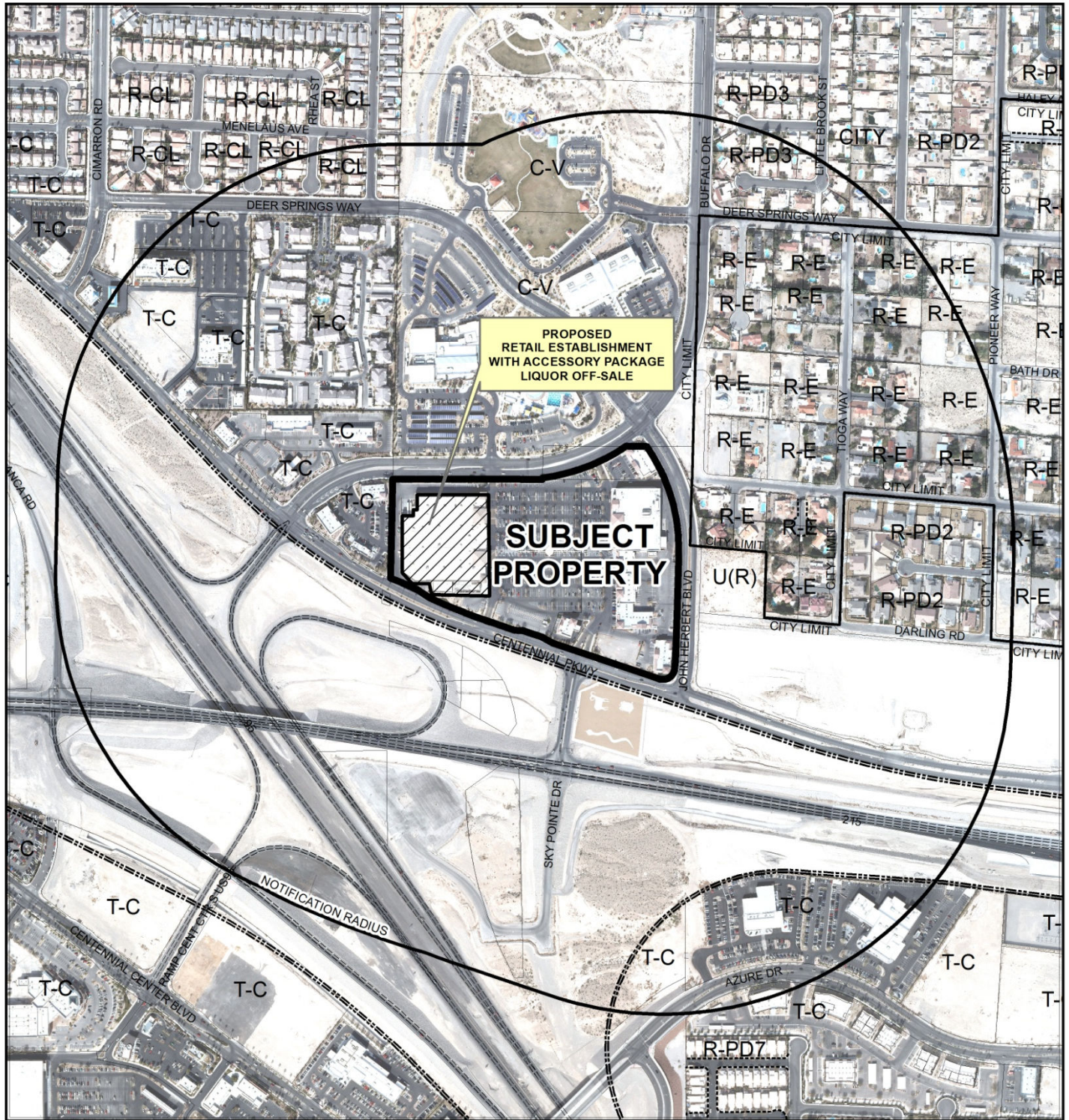


CASE: SUP-55236 (PRJ-54926)

RADIUS: 1500 FEET

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



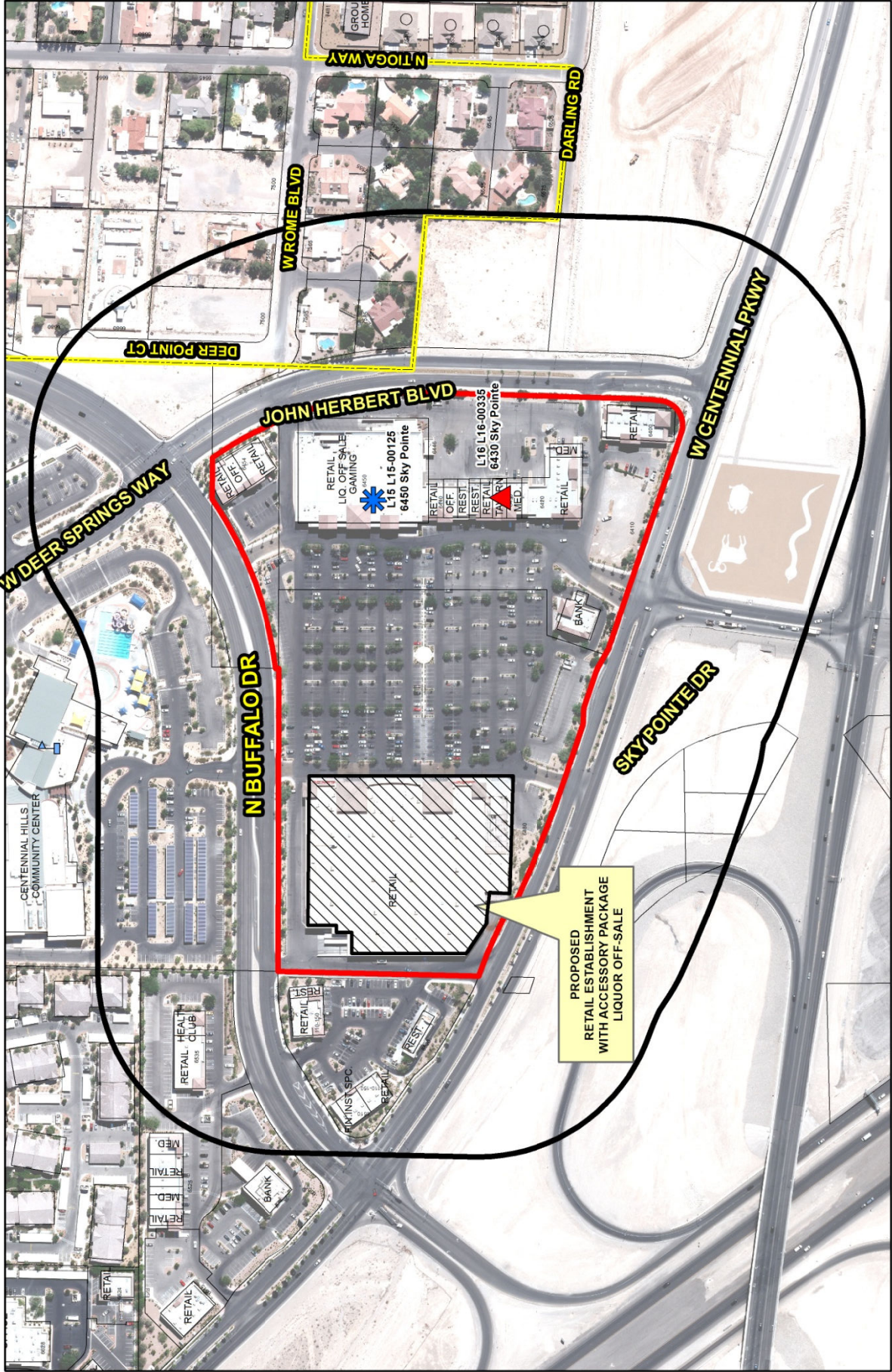


CASE: SUP-55236 (PRJ-54926)

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**

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler Off-Sale

- Beer/Wine/Cooler On- and Off-Sale
- Package Liquor Off-Sale
- Tavern

Business Licenses

Protected Uses

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



GIS maps are normally produced only to meet the needs of the City. This map is for reference only. Geographic Information System Planning & Development Dept. 702-259-6301

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: 

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



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. 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

SUP-55236

T1462

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~~

City of Las Vegas Department of Planning and Development
July 22, 2014
Page 2

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 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

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 ON A 107,158 SQUARE-FOOT
COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) USE at 200 South 3rd Street,
(APN 139-34-210-047), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-55231].

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

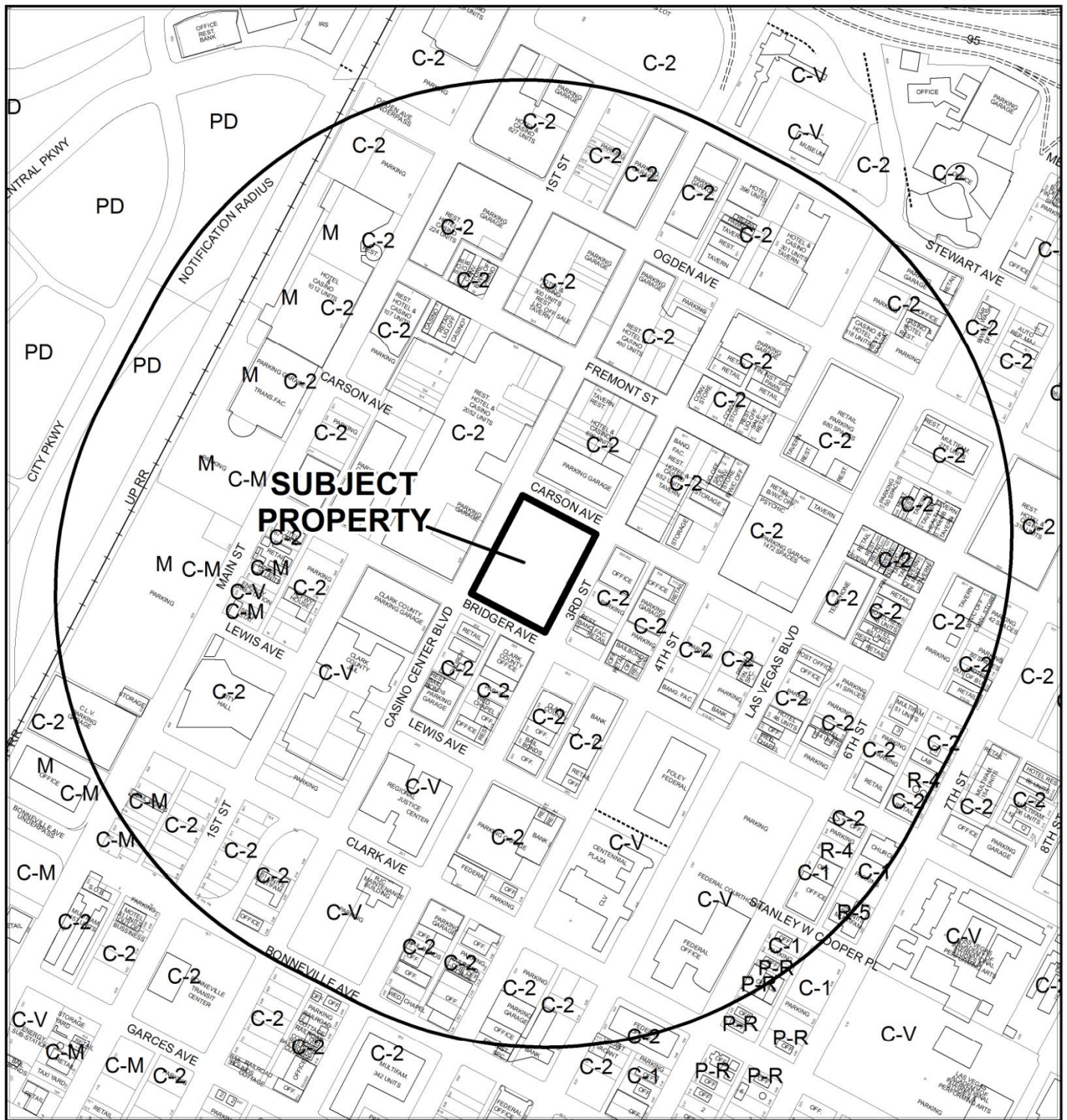
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RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

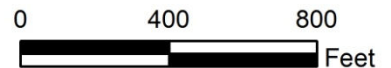
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

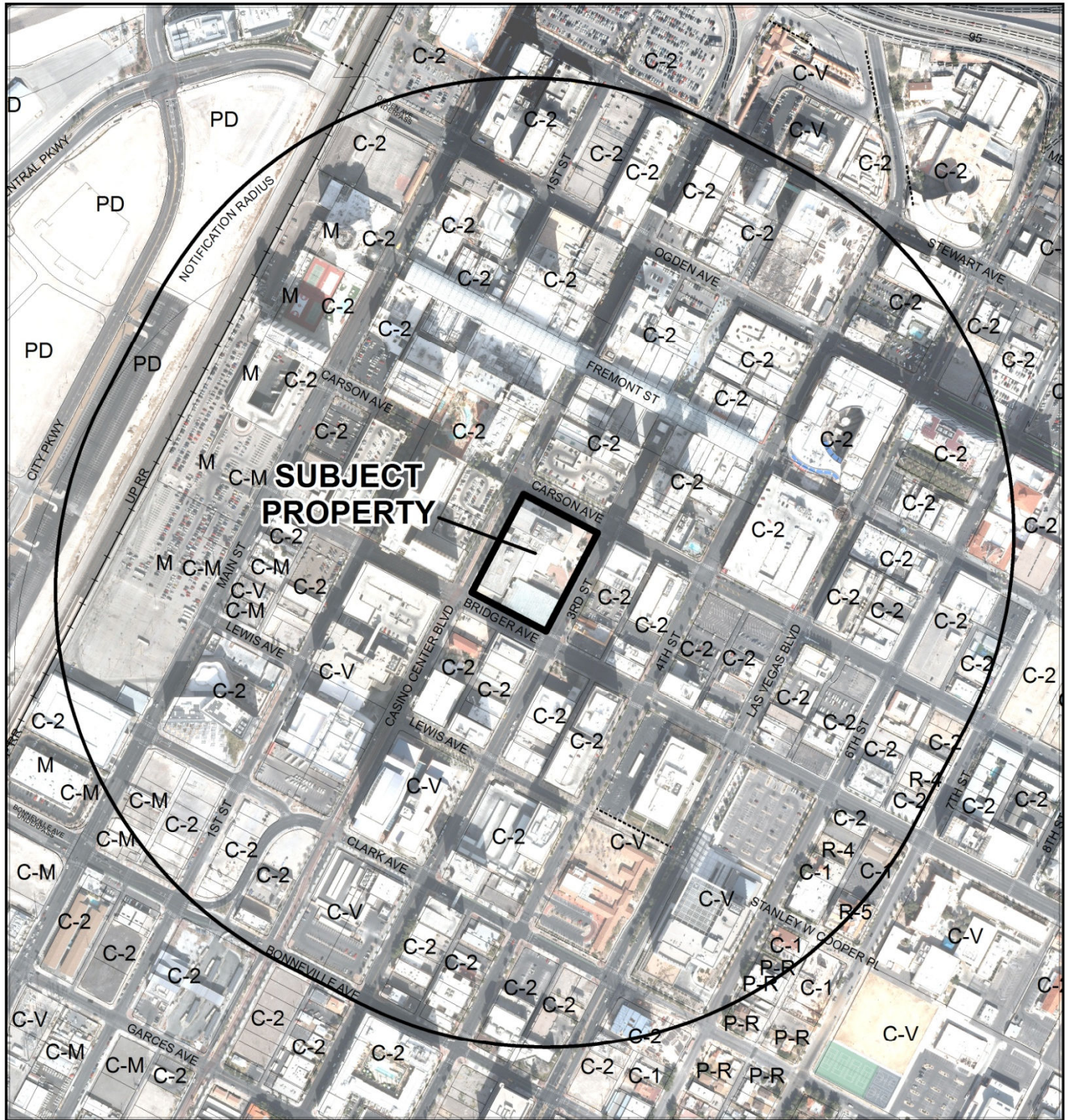


CASE: SUP-55328 (PRJ-55231)

RADIUS: 1500 FEET

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

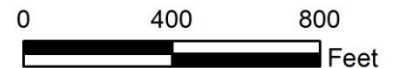




CASE: SUP-55328 (PRJ-55231)

RADIUS: 1500 FEET

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





Protected Uses



RELIGIOUS



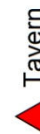
CITY PARKS



SCHOOLS

Child Care/
Children Facility

Business Licenses



Tavern

SUP-55328 (PRJ-55231)

Tavern-Limited Establishment



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

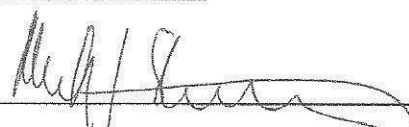
☒ No

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): _____

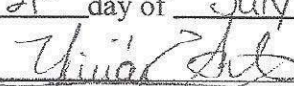
APN: _____

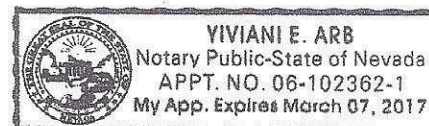
Signature of Property Owner: 

Print Name: Derek Stevens

Subscribed and sworn before me

This 21st day of July, 2014


Notary Public in and for said County and State



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. 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

SOUTH 3RD STREET

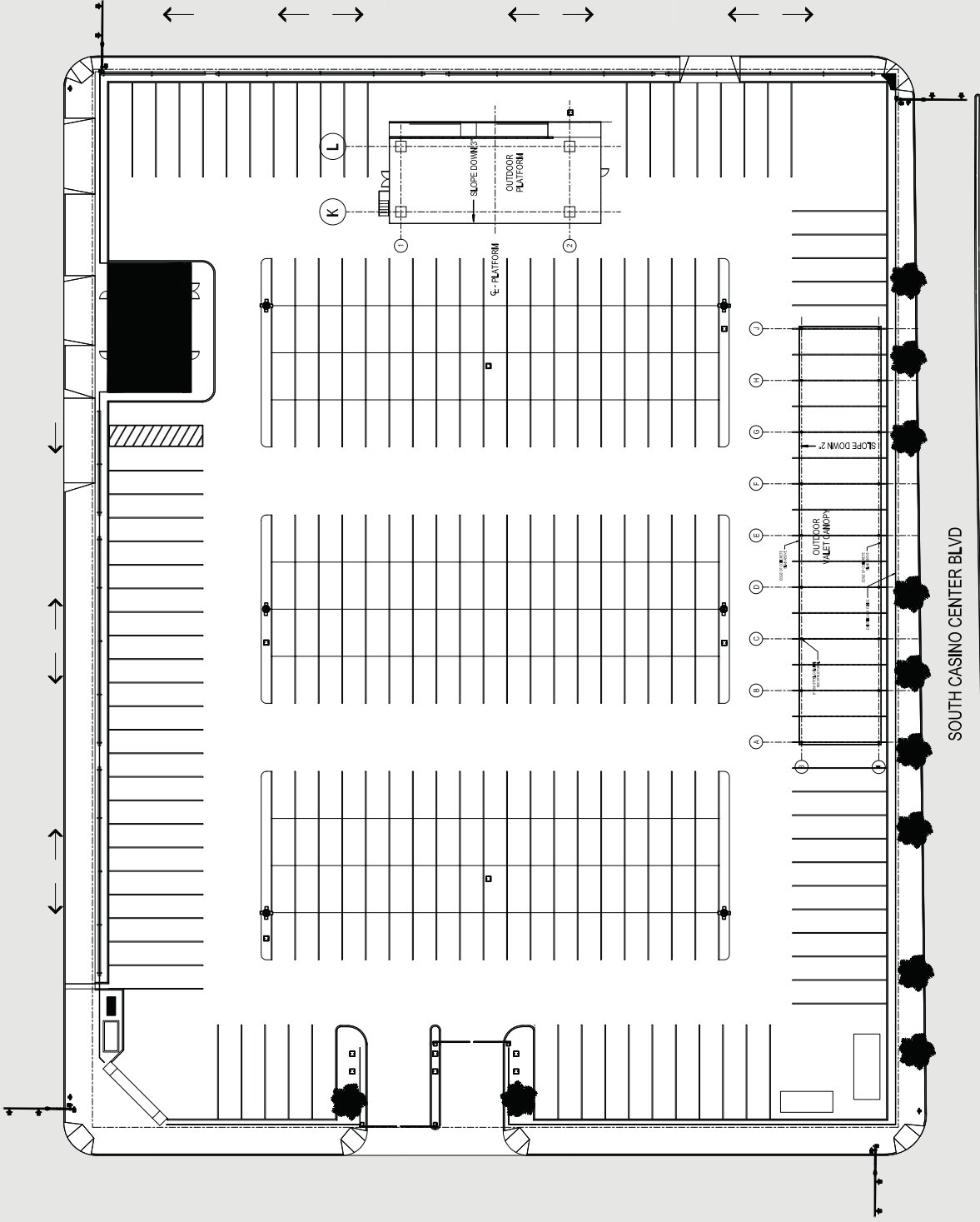
BRIDGER AVE

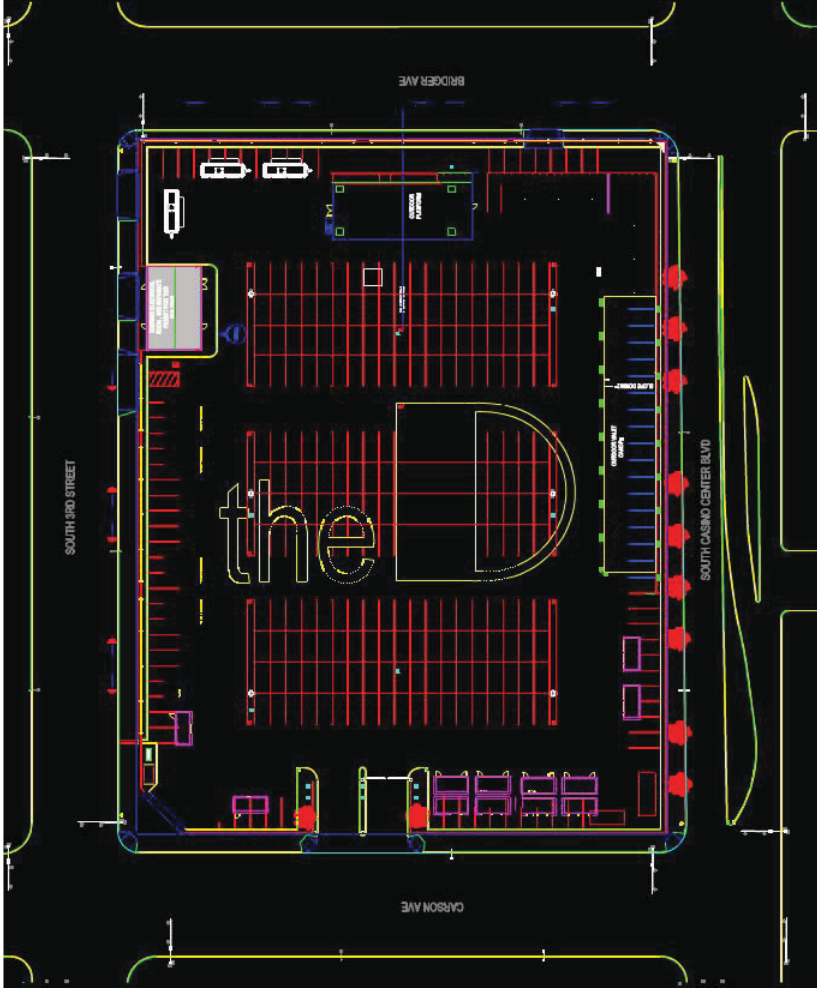
CARSON AVE

SOUTH CASINO CENTER BLVD

PRJ-55231
07/24/14

SUP-55328





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 property 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, amphitheatres, 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

SUP-55328

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07/24/14

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 Wed-Sun	World Food Championships	Per day estimates from WFC as follows 11/13 – 2000-5000 11/14 – 5000-7500 11/15 – 7500-10,000 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.*

SUP-55328

PRJ-55231
07/24/14

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

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 A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN

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

MAY GO TO CITY COUNCIL ON 10/15/2014

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

APPROVAL

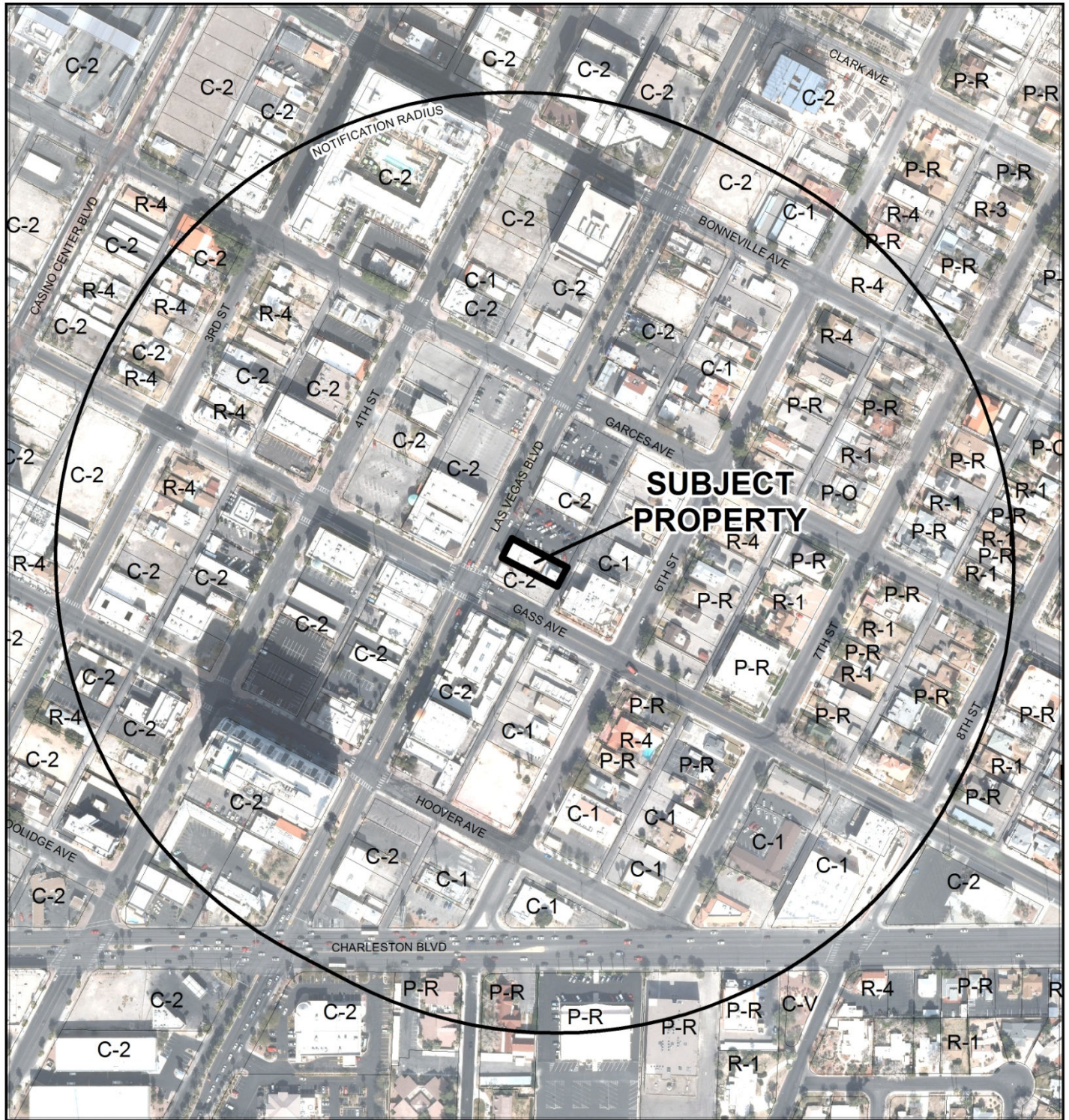
BACKUP DOCUMENTATION:

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



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

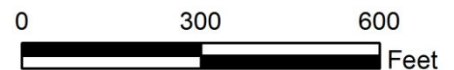




CASE: SDR-55324 (PRJ-54961)

RADIUS: 1000 FEET

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





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-55324

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

Name of Property Owner: Harrison Properties

Name of Applicant: Harrison Properties

Name of Representative: Law Office of Jay Brown

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

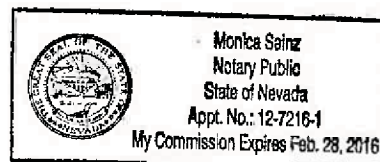
Signature of Property Owner: _____

Print Name: Rick Harrison

Subscribed and sworn before me

This 15th day of July, 2014

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





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* [Signature]

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

Print Name Richard K Harrison

Subscribed and sworn before me

This 15 day of July, 20 14.

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

Clark county
NEVADA state

FOR DEPARTMENT USE ONLY

Case # **SDR-55324**

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

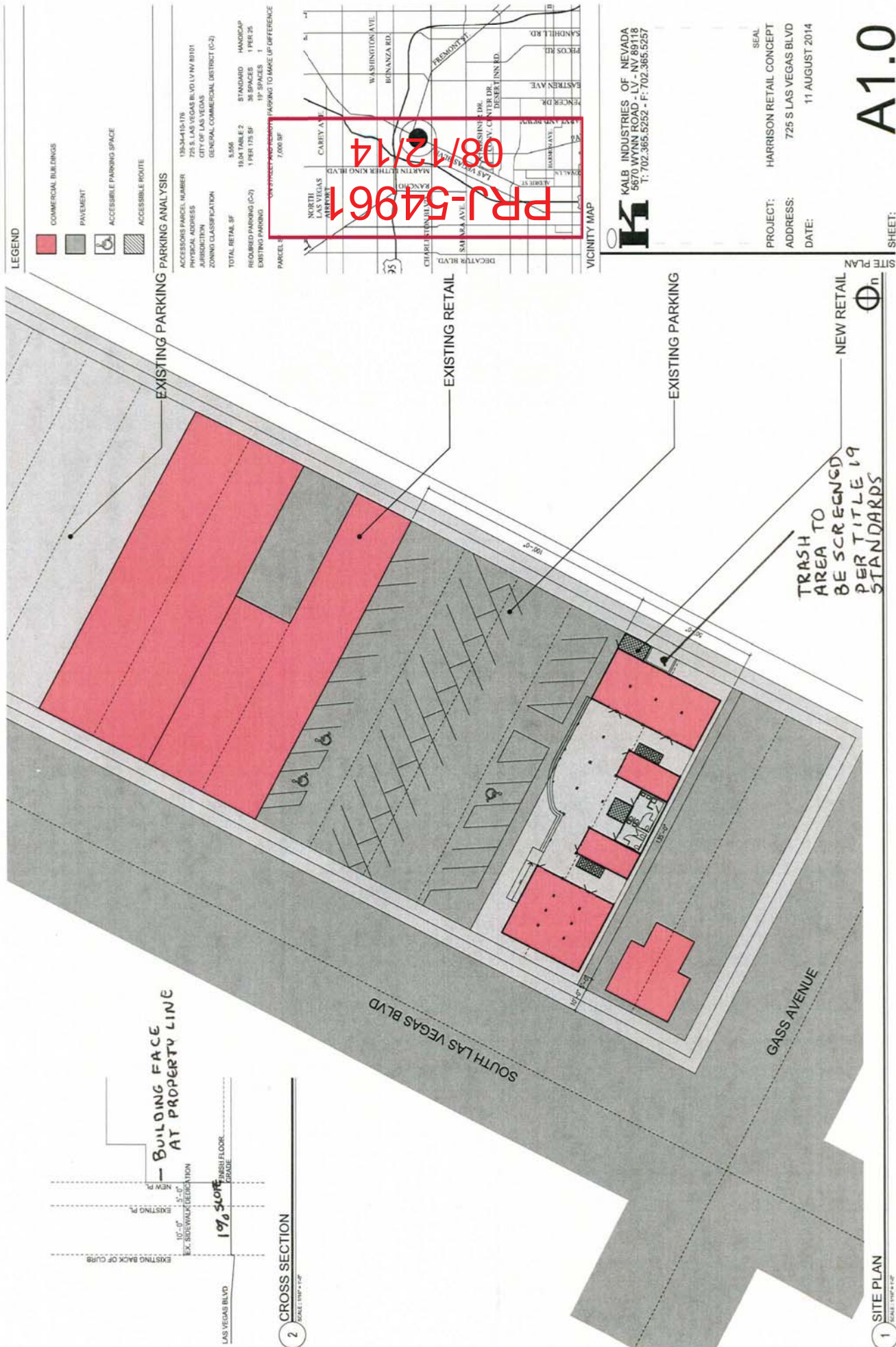
Total Fee:

Date Received:*

Received By:

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

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



LEGEND	COMMERCIAL BUILDINGS PAVEMENT ACCESSIBLE PARKING SPACE ACCESSIBLE ROUTE	135-34-151-176 725 S LAS VEGAS BLVD LV NV 89101 CITY OF LAS VEGAS GENERAL COMMERCIAL DISTRICT (C-2) 5,506 1504 TABLE 2 1 PER 175 SF 36 SPACES 1 PER 25 7,000 SF EXISTING PARKING ON-STREET AND OFF-STREET PARKING TO MAKE UP DIFFERENCE	PRJ-54961 08/12/14	KALB INDUSTRIES OF NEVADA 5670 WYNDHAM BLVD - NV 89118 T: 702.365.5252 - F: 702.365.5257 PROJECT: HARRISON RETAIL CONCEPT ADDRESS: 725 S LAS VEGAS BLVD DATE: 11 AUGUST 2014
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SDR-55324 - SDR-55324

SAMPLE COLOR PALETTE

RED (METAL PANEL)

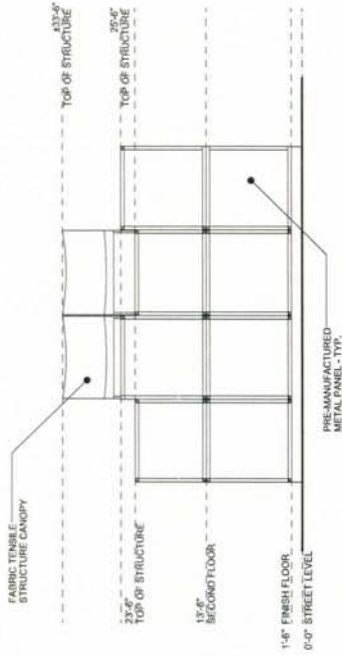
YELLOW (METAL PANEL)

BLUE (METAL PANEL)

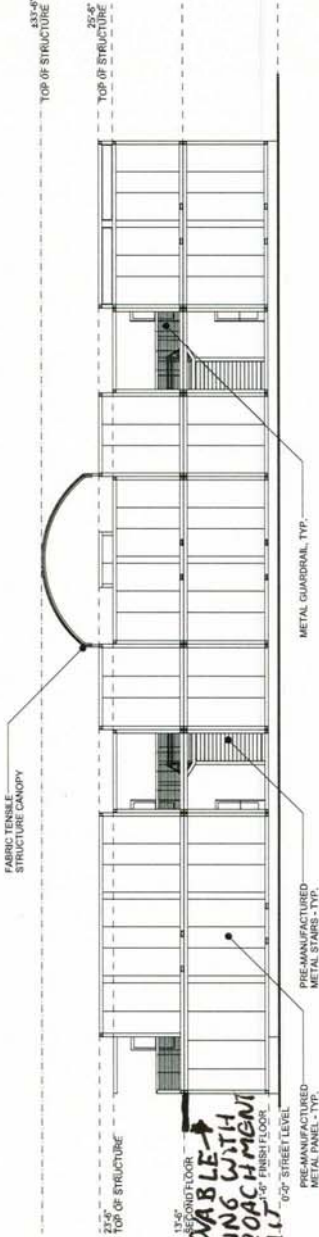
ALUMINUM GUARDRAILS (STOREFRONT)

*ALL MECHANICAL EQUIPMENT IS SCREENED FROM PUBLIC RIGHT OF WAY AND ADJACENT PROPERTIES

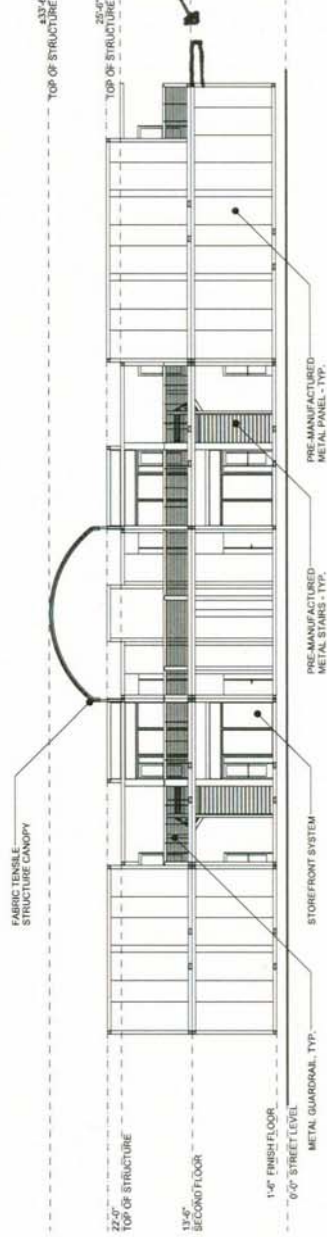
3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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

EXTERIOR ELEVATIONS

PRJ-54961
08/12/14

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

PROJECT: HARRISON RETAIL CONCEPT
DATE: 11 AUGUST 2014
SEAL: 725 S LAS VEGAS BLVD

A3.0
SHEET:

SDPB-55224 REVISED

5' REMOVABLE AWNING WITH ENCROACHMENT PERMIT

5 FT OPTIONAL SEASONAL AWNING WITH ENCROACHMENT PERMIT

Legend

○



4HR, S-S 24

07/24/14

7/16/2014



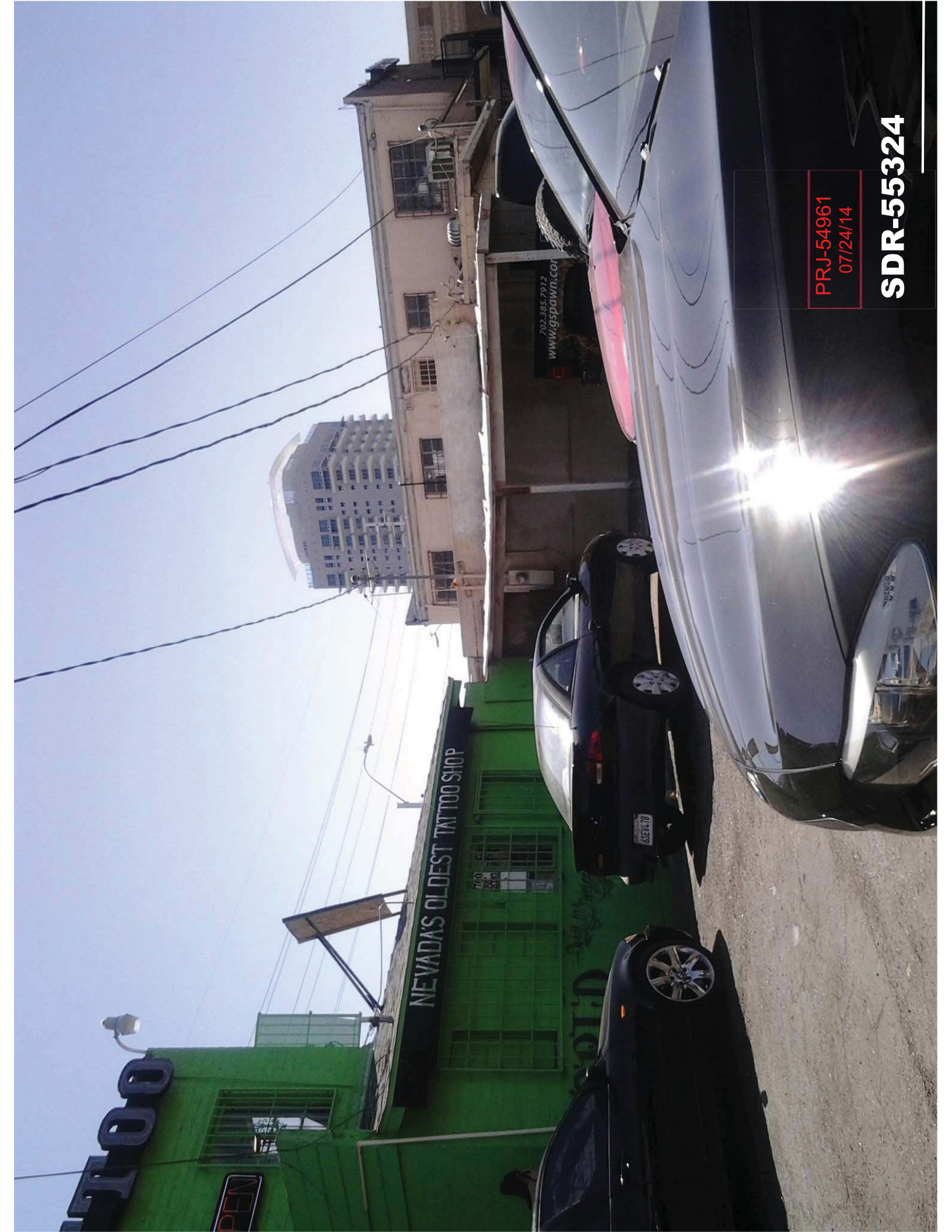
SDR-55324



PRJ-54961

07/24/14

SDR-55324



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# 13934410178

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

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

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

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

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

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

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

CCOR_Coversheet.pdf ~ 06/06/07

SDR-55324PRJ-54961
07/24/14

Parking Agreement-Shared Parking

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

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

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

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

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

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

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

Maintenance & Liability: by applicants

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

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]
(signature)

RICHARD HARRISON
(printed name)

OWNER
(title)

Harrison Properties
(Property Owner)

[Signature]
(signature)

Richard Harrison
(printed name)

OWNER
(title)

STATE OF NEVADA

COUNTY OF Clark } SS:

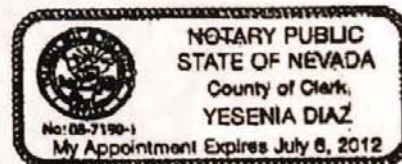
On 7-6-10, personally appeared before me, a Notary Public

in and for said County and State, Richard Harrison,

who acknowledged to me that he executed the same.

WITNESS my hand and official seal.

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



SDR-55324

PRJ-54961
07/24/14

LAW OFFICE

Jay H. Brown, Ltd.

A PROFESSIONAL CORPORATION
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563
FACSIMILE: (702) 385-1023
EMAIL: jbrown@brownlawlv.com

August 8, 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 scalable 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 second story balcony along the Las Vegas Blvd will provide visual interest from the ROW. Following approval of a LVB encroachment permit, the applicant may install a 5 foot awning along the first floor roofline, to shade visitors from different weather conditions; this also provides visual interest as seen from the ROW. Trash collection 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.

SDR-55324 - REVISED

PRJ-54961
08/12/14

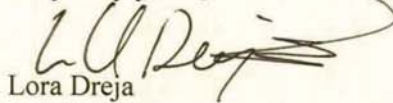
Waiver of Architectural Standards (Articulated roofline, Roof top colors) - The streetside elevations indicate a semi-circular metal awning on the upper floor. The north and south sides do not see perimeter articulation yet mitigate a redundant shape with a vertical semi-circular canopy projecting over 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.

The South District architectural design standards also read: *Roofs and rooftops shall be designed with consideration to views from above. No highly reflective materials or contrasting colors shall be used.* The color board submitted with this Design Review illustrates each unit/container is colored individually. The colors on all four walls and roof are consistent to create the cubic motif that separates each business. It should be noted that less than ½ the roof area uses a primary color while the rest uses a white canopy. No signage will be places on this roof. Only three buildings within a four block radius that are taller than the proposed retail center. Accordingly, very few properties will be impacted. Those building with exposure to the proposed retail center will likely not be considered "negatively impacted" by small fragments of color nestled between other rooftops and parking lots. A five year review to reconsider this waiver is acceptable.

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 a 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] - APPLICANT/OWNER: HARRISON PROPERTIES, LTD
725,729 AND 731 SOUTH LAS VEGAS BOULEVARD

07/31/14



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07/31/14

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 12, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

ABEYANCE - TXT-54664 - TEXT AMENDMENT - PUBLIC HEARING -
APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action regarding a request to amend LVMC Chapter 19.12 related to Permitted Uses and Chapter 19.18 related to Definitions and Measures to consolidate various liquor uses and to provide for other related matters. Staff recommends APPROVAL.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

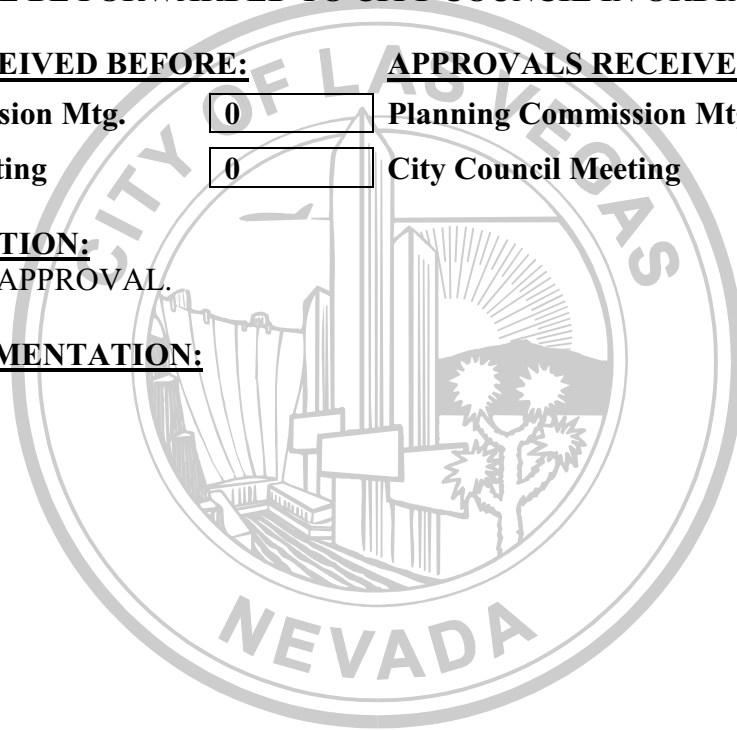
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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

None



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 Statutes.

This Item Will be Forwarded to City Council In Ordinance Form

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

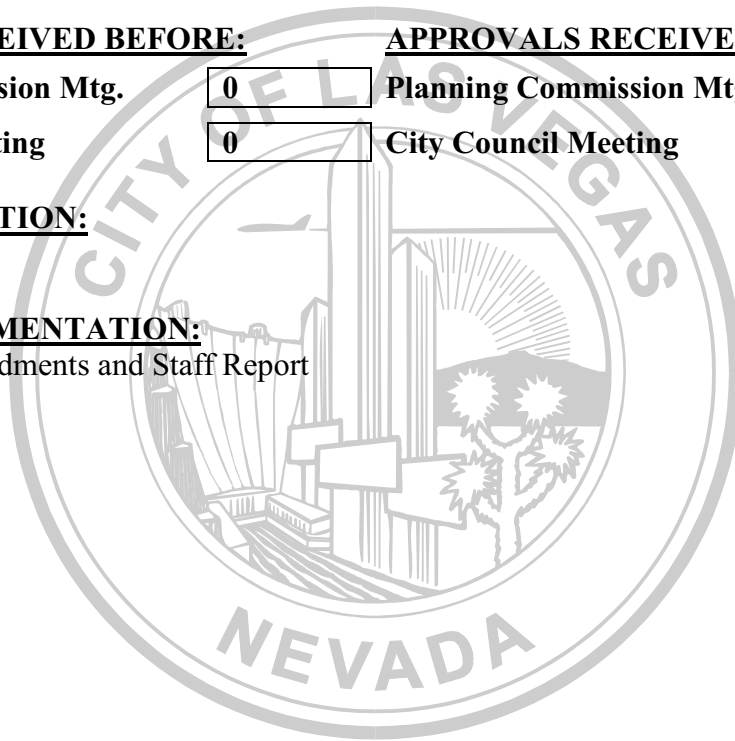
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RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Proposed Amendments and Staff Report



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 Chapter 19.00 and 19.10.100(D) related to the Downtown Design Review Committee name 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:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

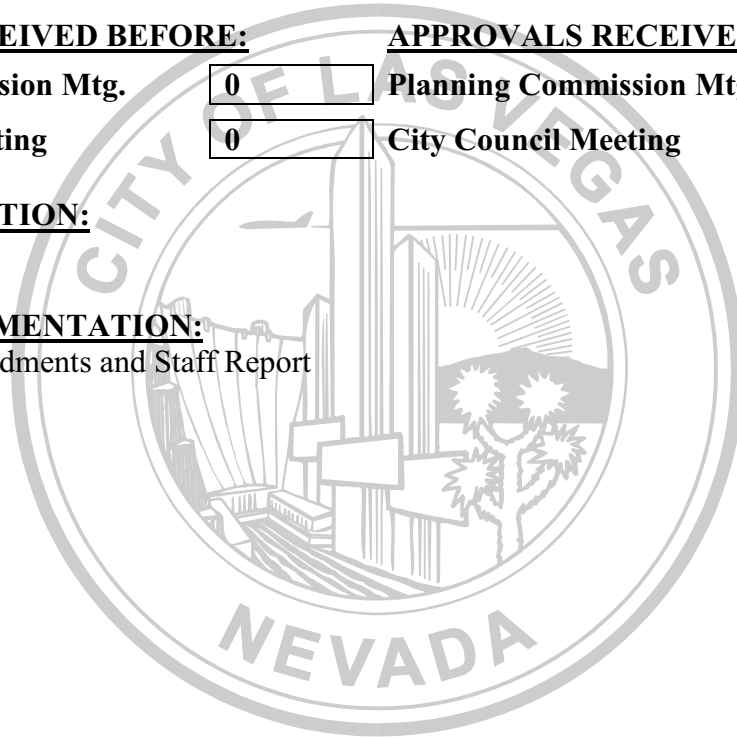
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RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Proposed Amendments and Staff Report



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:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

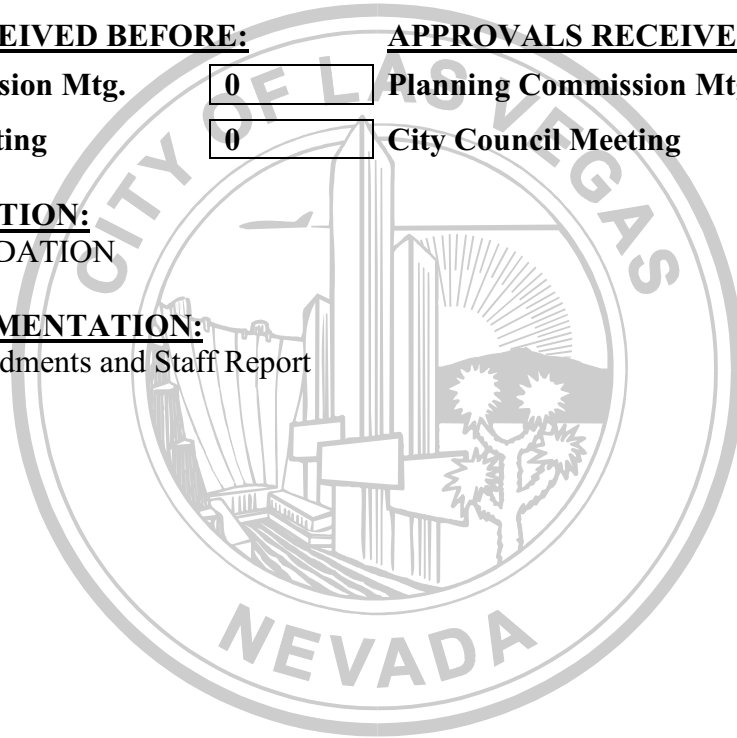
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RECOMMENDATION:

NO RECOMMENDATION

BACKUP DOCUMENTATION:

1. Proposed Amendments and Staff Report



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:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

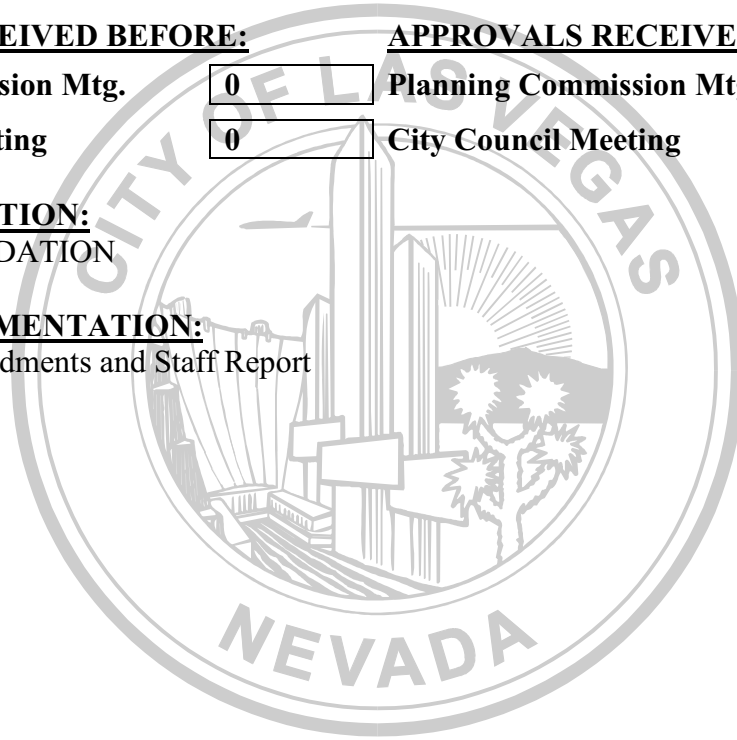
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RECOMMENDATION:

NO RECOMMENDATION

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

