City of Las Vegas

PLANNING COMMISSION AGENDA

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

LAS VEGAS CITY COUNCIL

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

COMMISSIONERS

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

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

September 9, 2014

6:00 PM

ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON. TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME. BACKUP MATERIAL FOR THIS AGENDA MAY BE OBTAINED FROM CHRYSTAL JACOBS, DEPARTMENT OF PLANNING, 333 NORTH RANCHO DRIVE, 3RD FLOOR, (702)-229-6301 OR ON THE CITY'S WEBPAGE AT www.lasvegasnevada.gov.

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Hall, 495 South Main Street, 1st Floor
Clark County Government Center, 500 South Grand Central Parkway
Grant Sawyer Building, 555 East Washington Avenue
City of Las Vegas Development Services Center, 333 North Rancho Drive

ACTIONS: ALL ACTIONS EXCEPT GENERAL PLAN AMENDMENTS, REZONINGS AND RELATED CASES THERETO ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN TEN DAYS AND PAYMENT OF THOSE COSTS SHALL BE MADE UPON FILING OF THE APPLICATION.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION AND AGREED TO BY THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.

2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.

3. If areas of concern are known in advance, or if the applicant does not accept staff's condition, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.

4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.

5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.

6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.

7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.

8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

BUSINESS ITEMS:

1. CALL TO ORDER

2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

3. ROLL CALL

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

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

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

CONSENT ITEMS:

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

ONE MOTION - ONE VOTE

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

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 Statues.

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, Ward 3 (Coffin).

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

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
CALL TO ORDER

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

SUBJECT:

ROLL CALL

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:

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

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:

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

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

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

SUBJECT:

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

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

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

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

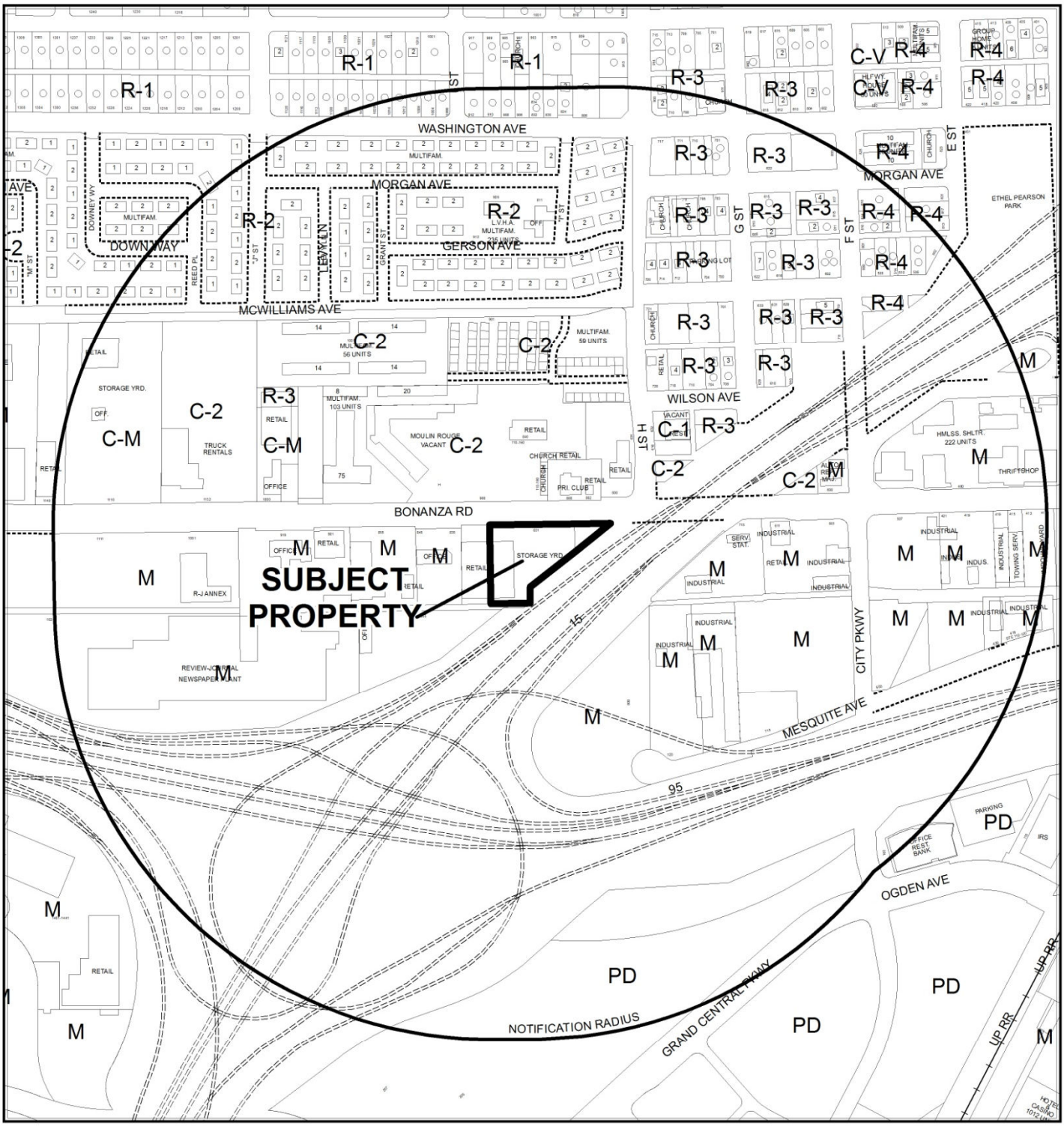
SUBJECT:
SUP-55212 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TENAYA CREEK BREWERY - OWNER: RANK BREWING, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,877 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 13,170 SQUARE-FOOT MANUFACTURING, 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

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



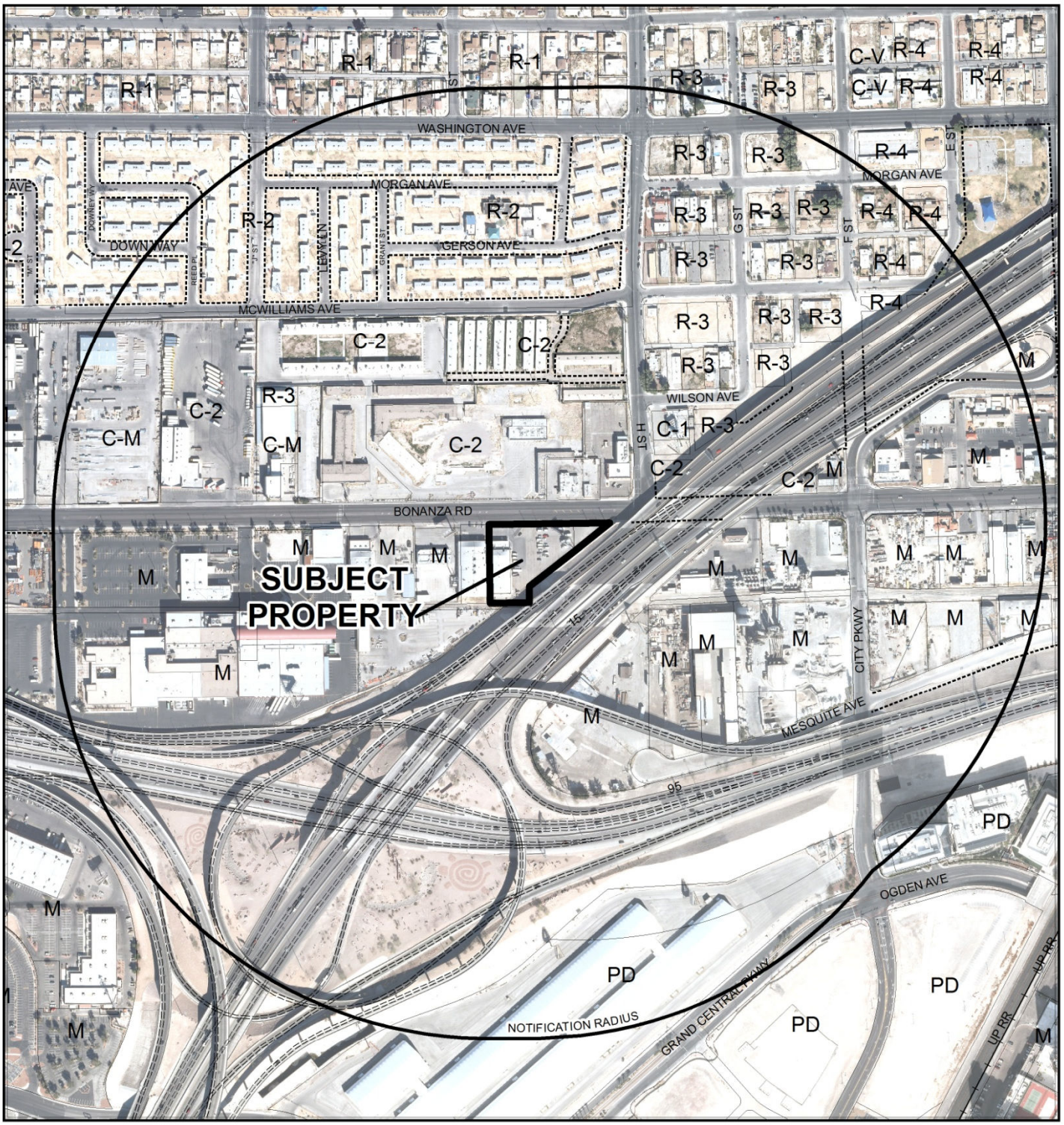
CASE: **SUP-55212 AND SUP-55214 (PRJ-55210)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 400 800 Feet

N



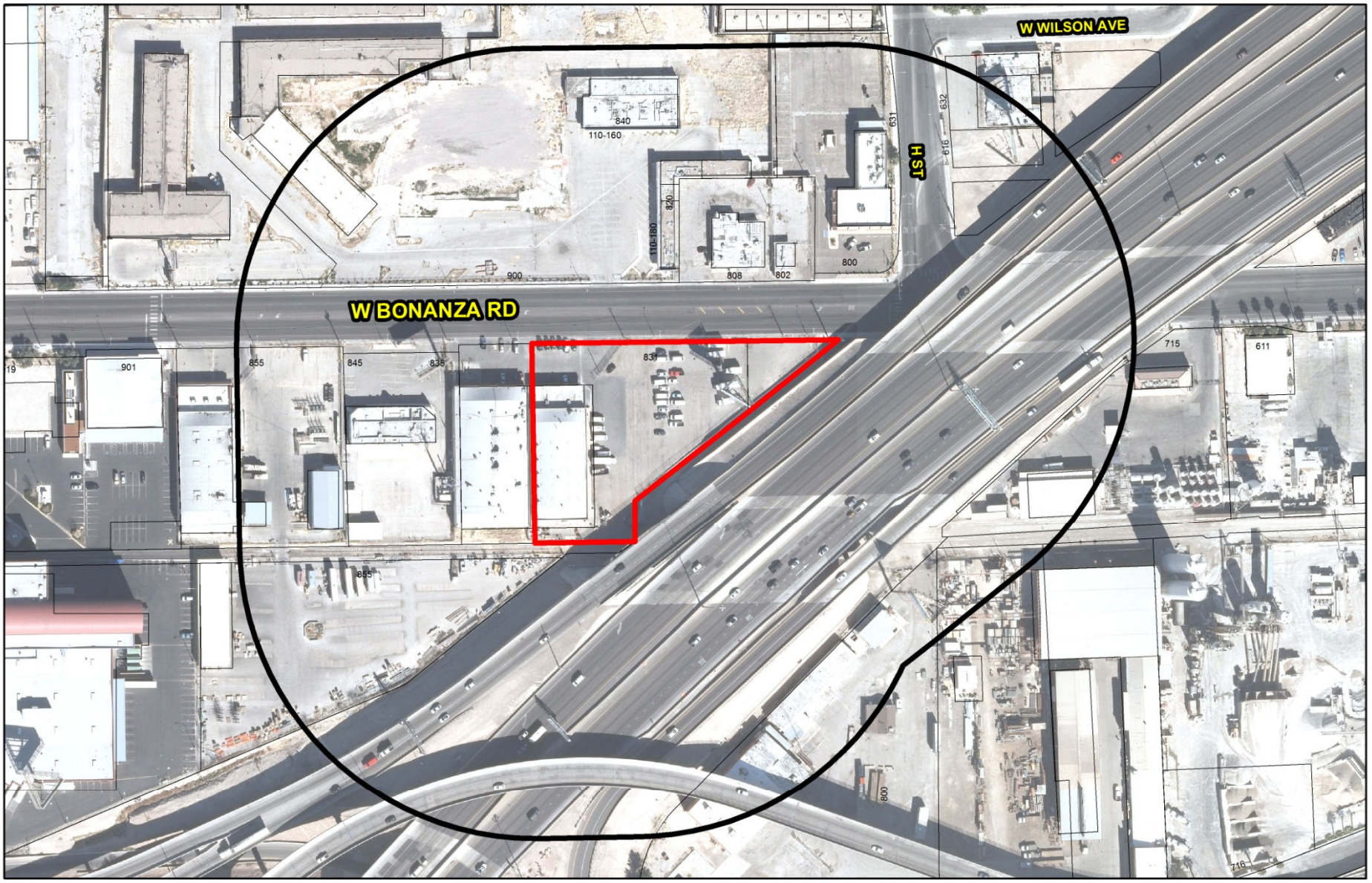
0 400 800 Feet

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

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



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

Beer/Wine/Cooler On-Sale

Business Licenses

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

Protected Uses

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

N

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

Date: Monday, July 28, 2014

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: RANK BREWING, LLC

Name of Applicant: TENAYA CREEK BREWERY

Name of Representative: CHRISTINA ROUSH

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Richard A Etter

Print Name: RICHARD A. ETTER

Subscribed and sworn before me

This 21st day of JULY, 2014

Notary Public in and for said County and State

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

PRJ-55210
07/22/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP - BREW PUB

Project Address (Location) 831 W. BONANZA RD. LAS VEGAS, NV 89106

Project Name TENAYA CREEK BREWERY **Proposed Use** BREWPUB

Assessor's Parcel #(s) 139-28-801-010 + 011 **Ward #** 5 - BARLOW

General Plan: existing M proposed M **Zoning:** existing M proposed M

Commercial Square Footage 12,866 **Floor Area Ratio**

Gross Acres 1.57 **Lots/Units** 2 **Density** N/A

Additional Information

PROPERTY OWNER RANK BREWING, LLC **Contact** CHRISTINA ROUSH

Address 6980 S. CIMARRON, STE 200 **Phone:** (702) 210-6300 **Fax:** (702) 243-7700

City LAS VEGAS **State** NV **Zip** 89113

E-mail Address CEROUSH@GMAIL.COM

APPLICANT TENAYA CREEK BREWERY **Contact** CHRISTINA ROUSH

Address 3101 N. TENAYA WAY **Phone:** (702) 210-6300 **Fax:** (702) 243-7700

City LAS VEGAS **State** NV **Zip** 89128

E-mail Address CEROUSH@GMAIL.COM

REPRESENTATIVE N/A **Contact**

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

City **State** **Zip**

E-mail Address

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

Property Owner Signature* Richard A. Etter

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

Print Name RICHARD A. ETTER

Subscribed and sworn before me

This 21st day of JULY, 20 14.

Notary Public in and for said County and State

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

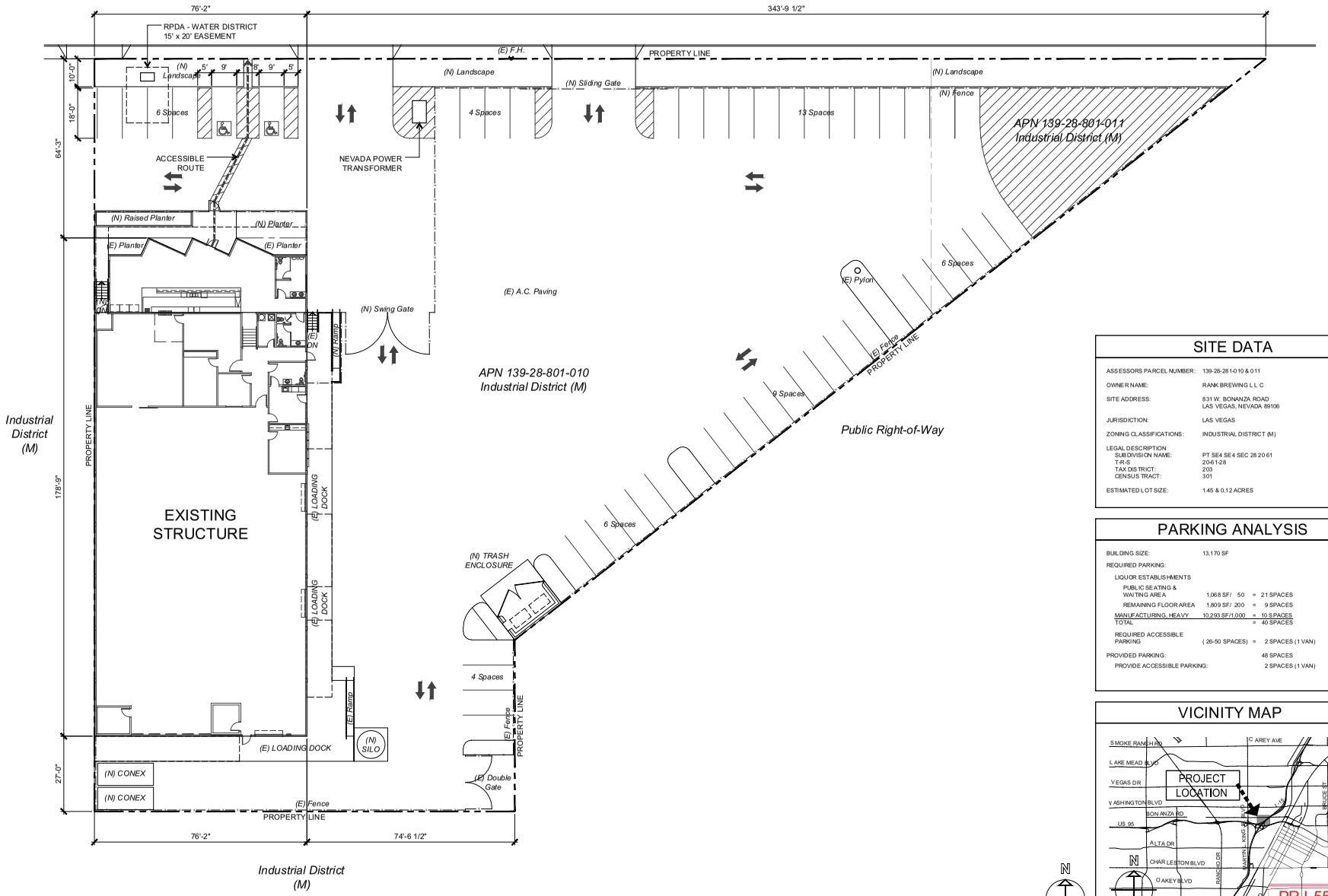
FOR DEPARTMENT USE ONLY

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

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

PR-55210
07/22/14

Revised 10/27/08



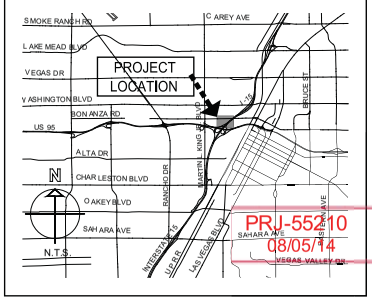
SITE DATA

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

PARKING ANALYSIS

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

VICINITY MAP



PRJ-55210
08/05/14

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

SUP-55212 & SUP-55214 - REVISED

TRADEWINDS CONSTRUCTION
NRS624
THESE PLANS ARE PREPARED AND SUBMITTED BY THE CONTRACTOR LISTED BELOW. ALL CONSTRUCTION TO BE PERFORMED WORK UNDER CONTRACTOR LICENSE CATEGORY
INDUSTRIAL BUILDING & REMODEL
CONTRACTOR LICENSE: #26748A
SIGNATURE DATE
SIGN WITH BLUE INK ONLY
1714 W. Bonanza Road, Las Vegas, Nevada 89106
(702) 310-6088 (702) 310-6099 fax

PLEASE RECYCLE

SHEET TITLE
SITE PLAN

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

REVISION
NO. DATE

DATE
July 28, 2014
DRAWN
GRE
JOB NUMBER
2014

SHEET NUMBER
A1

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

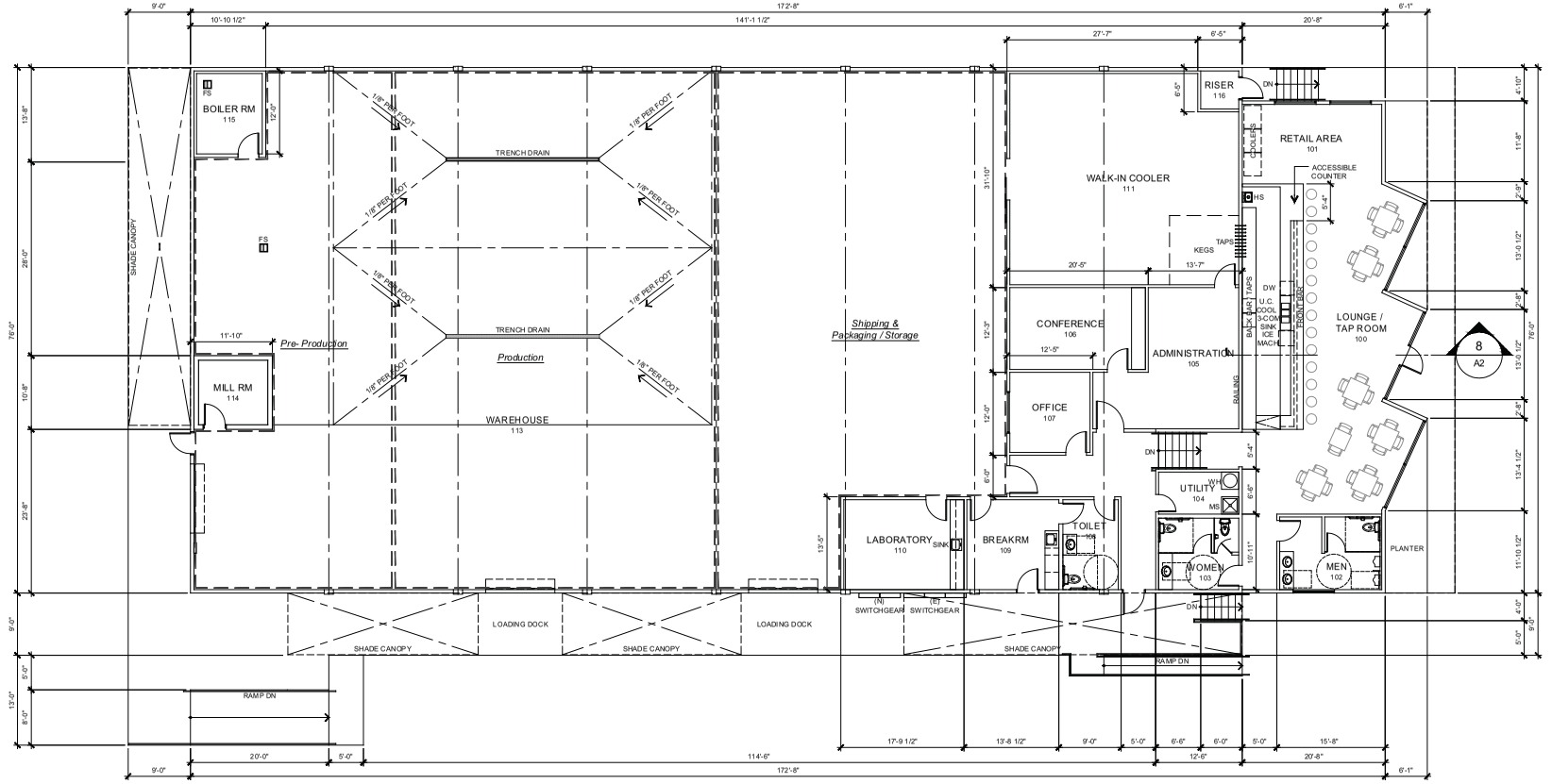


PRJ-55210
07/22/14

TENAYA CREEK BREWERY
exterior design

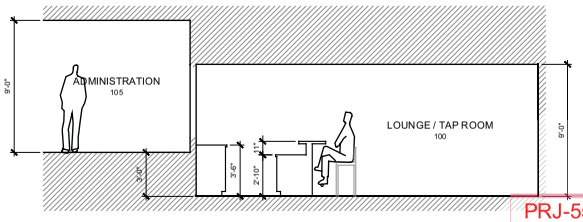
SUP-55212 & SUP-55214

atwood DESIGN



B FLOOR PLAN

Scale 1/8"=1'-0"



8 SECTION

Scale 1/4"=1'-0"

PRJ-55210
08/05/14

SUP-55212 & SUP-55214 - REVISED

NRS624
TRADEWINDS CONSTRUCTION
THESE PLANS ARE PREPARED AND SUBMITTED BY THE CONTRACTOR LISTED BELOW. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL WORK UNDER CONTRACTOR LICENSE CATEGORY AND WITHIN THE LIMITS OF HIS/HER CONTRACTOR LICENSE #26748A
SIGNATURE
DATE
SIGN WITH BLUE INK ONLY
1714 W. Bonanza Road, Las Vegas, Nevada 89106
(702) 310-6888 (702) 310-6999 fax

PLEASE RECYCLE

SHEET TITLE
FLOOR PLAN

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

REVISION
NO. DATE

DATE
July 28, 2014
DRAWN
GRE
JOB NUMBER
2014

SHEET NUMBER
A2

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

July 15, 2014

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

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

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

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

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

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

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

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

PRJ-55210
07/22/14

SUP-55212 & SUP-55214

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

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

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

Sincerely,

Tim Etter – Applicant
702.496.2145

Christina Roush – Applicant
702.210.6300

SUP-55212 & SUP-55214

PRJ-55210
07/22/14



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

07/31/14



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

07/31/14

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

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

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-55214 APN: 139-28-801-010 + 011

Name of Property Owner: RANK BREWING, LLC

Name of Applicant: TENAYA CREEK BREWERY

Name of Representative: CHRISTINA ROUSH

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Richard A Etter

Print Name: RICHARD A. ETTER

Subscribed and sworn before me

This 21st day of JULY, 2014

Notary Public in and for said County and State

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

PRJ-55210
07/22/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP - BREW PUB

Project Address (Location) 831 W. BONANZA RD. LAS VEGAS, NV 89106

Project Name TENAYA CREEK BREWERY **Proposed Use** BREWPUB

Assessor's Parcel #(s) 139-28-801-010 + 011 **Ward #** 5 - BARLOW

General Plan: existing M proposed M **Zoning:** existing M proposed M

Commercial Square Footage 12,866 **Floor Area Ratio**

Gross Acres 1.57 **Lots/Units** 2 **Density** N/A

Additional Information

PROPERTY OWNER RANK BREWING, LLC **Contact** CHRISTINA ROUSH

Address 6980 S. CIMARRON, STE 200 **Phone:** (702) 210-6300 **Fax:** (702) 243-7700

City LAS VEGAS **State** NV **Zip** 89113

E-mail Address CEROUSH@GMAIL.COM

APPLICANT TENAYA CREEK BREWERY **Contact** CHRISTINA ROUSH

Address 3101 N. TENAYA WAY **Phone:** (702) 210-6300 **Fax:** (702) 243-7700

City LAS VEGAS **State** NV **Zip** 89128

E-mail Address CEROUSH@GMAIL.COM

REPRESENTATIVE N/A **Contact**

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

City **State** **Zip**

E-mail Address

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

Property Owner Signature* Richard A. Etter

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

Print Name RICHARD A. ETTER

Subscribed and sworn before me

This 21st day of JULY, 20 14.

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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

PR-55210
07/22/14

Revised 10/27/08

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

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

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

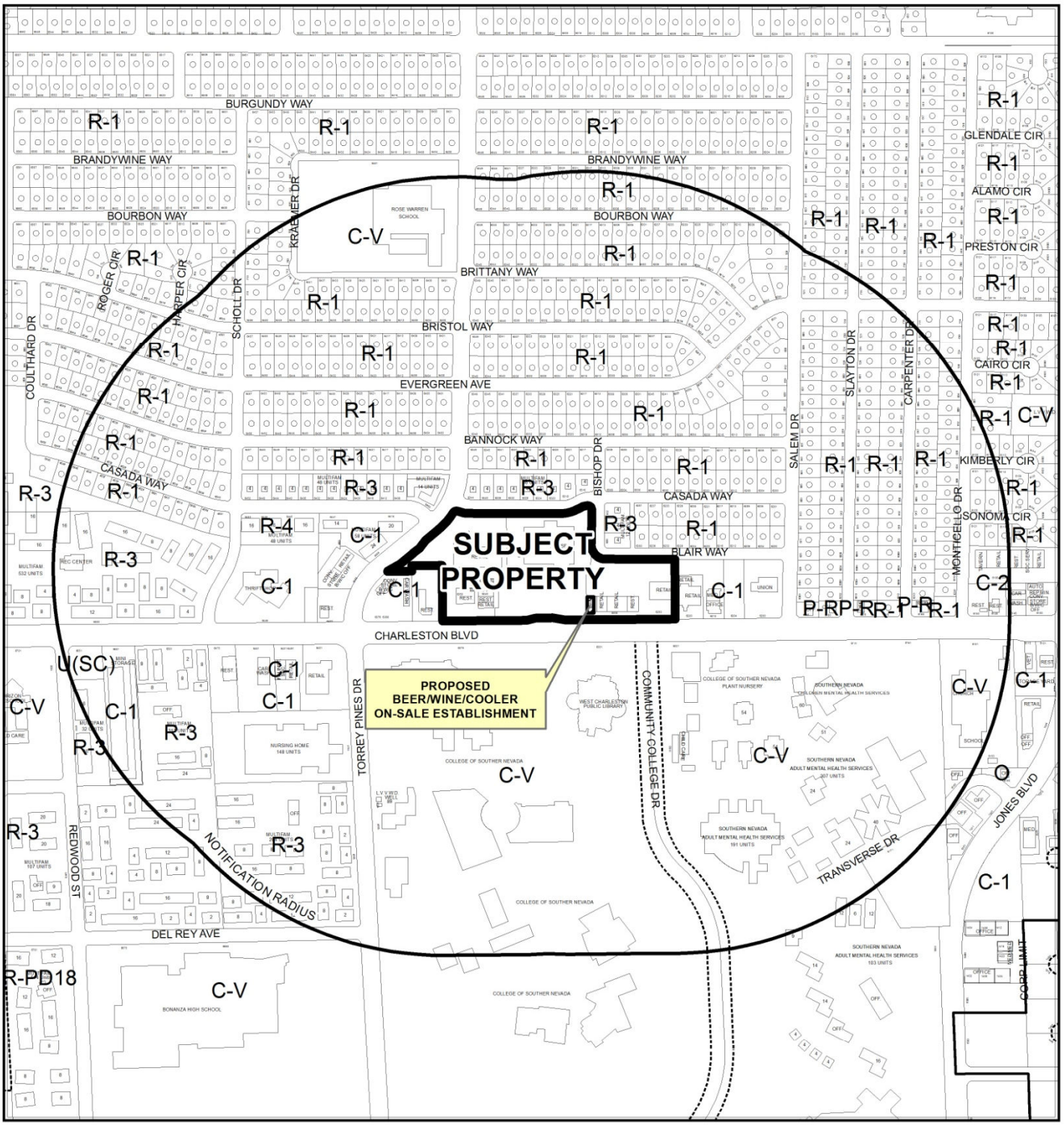
SUBJECT:
SUP-54967 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SMASHBURGER AQUISITIONS LAS VEGAS, LLC - OWNER: NATIONAL SOLUTIONS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 1,886 SQUARE-FOOT RESTAURANT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

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

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

RECOMMENDATION:
APPROVAL

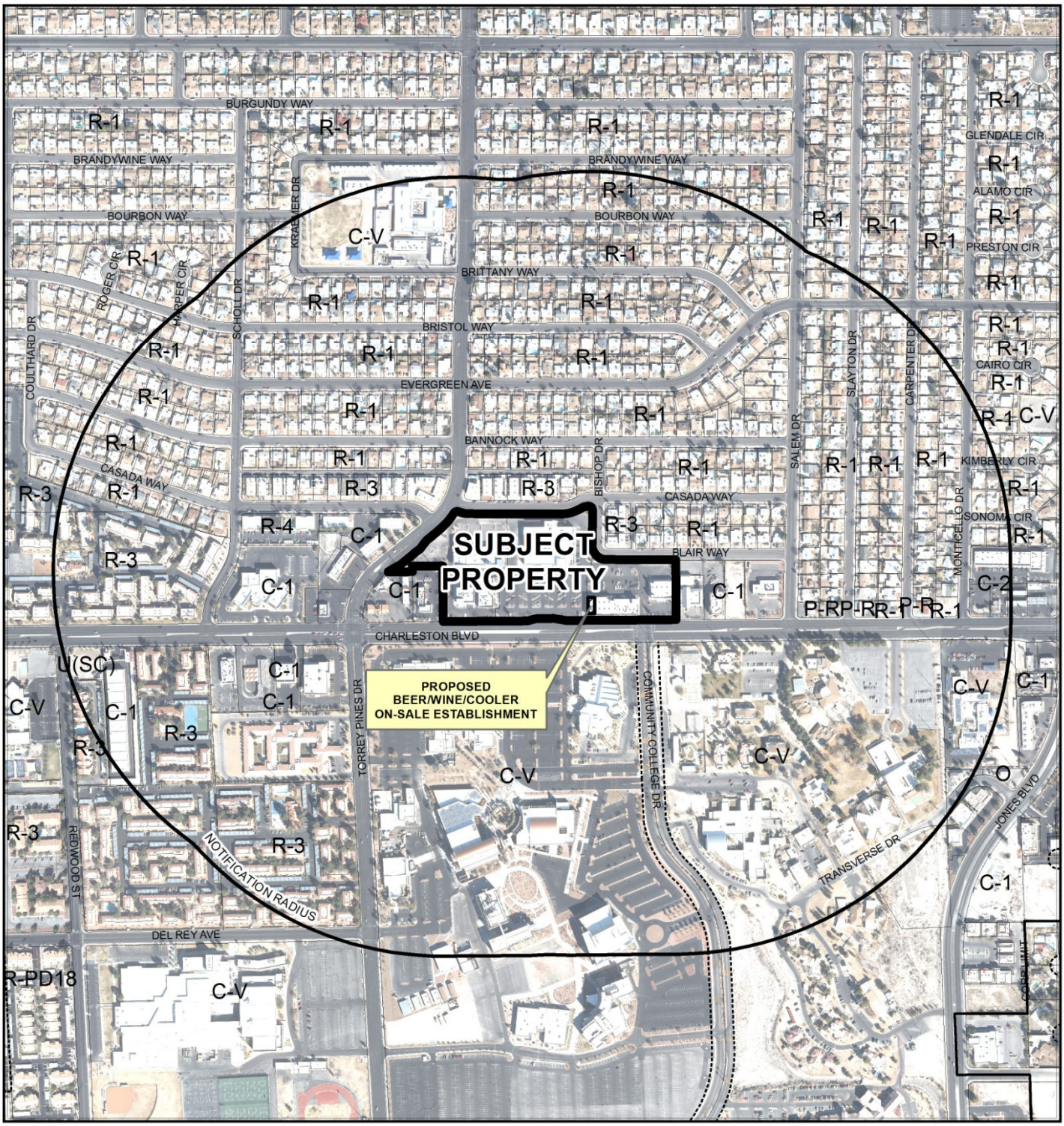
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



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

RADIUS: 1500 FEET

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



0 500 1,000 Feet

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

RADIUS: 1500 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: National Solutions, LLC

Name of Applicant: Design Parameters, LLC

Name of Representative: Jeffrey Baker

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

☐ **Yes** ☒ **No**

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

City Official: N/A

Partner(s): N/A N/A

APN: N/A

Signature of Property Owner: _____

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

Subscribed and sworn before me

This 10TH day of JULY, 2014

_____

Notary Public in and for said County and State

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

PRJ-54670
07/14/14

State of California
County of LOS ANGELES

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

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

(Seal)

Signature

SUP-54967

PRJ-54670
07/14/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP for a Beer, Wine, Cooler, on-Sale Establishment

Project Address (Location) 6300 W Charleston Blvd, #170

Project Name Smashburger **Proposed Use** _____

Assessor's Parcel #(s) 138-35-816-003 **Ward #** _____

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

Commercial Square Footage 1886SF **Floor Area Ratio** _____

Gross Acres 2.47AC **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER _____ **Contact** _____

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

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

E-mail Address _____

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

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

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

E-mail Address dflageolle@smashburger.com

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

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

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

E-mail Address jeffrey.baker@designparameters.com

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

Property Owner Signature* _____ NATIONAL SOLUTIONS, LLC

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

Print Name By: ROBERT HANASAB, MANAGER

Subscribed and sworn before me

This 10TH day of JULY, 20 14.

_____

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

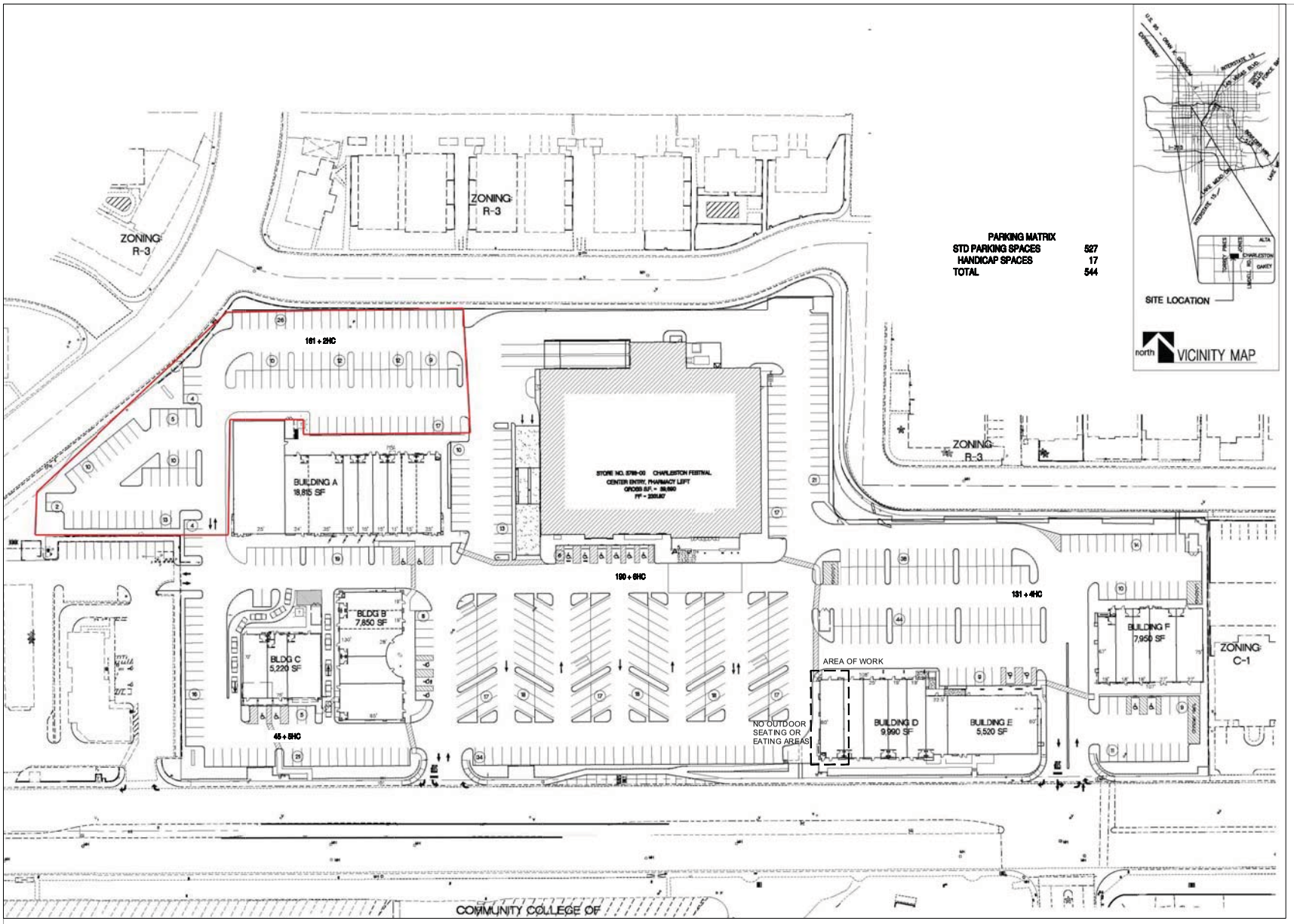
Case #	SUP-54967
Meeting Date:	09/09/14 PC
Total Fee:	
Date Received:*	
Received By:	

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

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

Revised 10/27/08

PRJ-54670
07/14/14



1 G002 SITE PLAN
SCALE: NTS

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

ROBERT ROSENTHAL, ARCHITECT

TENANT FINISH FOR:

SMASHBURGER

CHARLESTON & TORREY PINES

6300 W CHARLESTON, SUITE 170
LAS VEGAS, NV

PROJECT NO	CCP30
START DATE	10.02.2013
DRAWN BY	JKB
CHECKED BY	JKB

NO.	DESCRIPTION	DATE
1	PERMIT	10.16.2013
2	PLANNING	06.20.2014

SITE PLAN

G002

PRJ-54670
07/14/14

copyright 2013
by Design Parameters, LLC

10/4/2013 2:07:21 PM

SUP-54967

GENERAL NOTES

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

KEYED NOTES

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

KITCHEN EQUIPMENT SCHEDULE

ITEM NO.	QTY	DESCRIPTION	MANUFACTURER	MODEL	PROVIDED BY	INSTALLED BY	NOTES
094	1	DUNNAGE RACK	METRO	HP337FC	EQUIP VENDOR	EQUIP VENDOR	
095	1	FLAT TOP REFRIGERATOR WITH DRAWERS	DELFIELD	UCD4448N	EQUIP VENDOR	EQUIP VENDOR	UNDERCOUNTER REFRIGERATOR
096	1	TWO SIDED GRILL	TAYLOR	L813	EQUIP VENDOR	GC	
097	1	36x36 MOBILE MIXER TABLE	JOHN BOOS & CO.	SMB-BT6R2-3636SBK-BPR	EQUIP VENDOR	EQUIP VENDOR	
098	1	STS MIXER TABLE	JOHN BOOS & CO.	SMB-BT6R2-2424SSK	EQUIP VENDOR	EQUIP VENDOR	
099	1	Mega Top Refrigerator	DELFIELD	D4448N-18M	EQUIP VENDOR	EQUIP VENDOR	
101	3	GAS FRYER ASSEMBLY	DEAN INDUSTRIES	HD50G	EQUIP VENDOR	EQUIP VENDOR	
103	1	BREAD RACK	ADVANCE TABCO	UR12	EQUIP VENDOR	EQUIP VENDOR	
104	1	BUN TOASTER	ROUNDUP	VCT-1000	EQUIP VENDOR	EQUIP VENDOR	ELECTRICAL CONVEYOR TYPE
105	1	REFRIGERATED COUNTER, MEGA TOP SANDWICH UNIT	DELFIELD	D4460N-24M	EQUIP VENDOR	EQUIP VENDOR	MEGA TOP REFRIGERATOR WITH DRAWERS
107	1	DROP-IN MUG / GLASS CHILLER	RANDELL	9552A	EQUIP VENDOR	EQUIP VENDOR	
108	1	SHAKE MIXER	WARING	DMC201DC	EQUIP VENDOR	EQUIP VENDOR	
109	1	FRENCH FRY WARMER	APW WYOTT	CFHS-33 19H (95211100)	EQUIP VENDOR	EQUIP VENDOR	
113	1	DROP-IN ICE CREAM FREEZER	DELFIELD	N227	EQUIP VENDOR	EQUIP VENDOR	5 YEAR COMPRESSOR WARRANTY
115	1	REFRIGERATED GRAB-N-GO MERCHANDISER	FEDERAL	LPRSS3	EQUIP VENDOR	EQUIP VENDOR	
118	4	HEAT LAMP	MERCO SAVORY	500-C POLISHED	EQUIP VENDOR	GC	POLISHED NICKEL FINISH WITH RTA-HEAT BAR-STANDARD DIRECT
119	1	CO2 TANK			VENDOR	VENDOR	
120A	1	WALK-IN COOLER	KOLPAK	CUSTOM	EQUIP VENDOR	EQUIP VENDOR	SELF-CONTAINED
120B	1	WALK-IN FREEZER	KOLPAK	CUSTOM	EQUIP VENDOR	EQUIP VENDOR	SELF-CONTAINED
122	1	UNDERCOUNTER REFRIGERATOR 1 DOOR - 27in 685mm	TRUE	TUC-27G	EQUIP VENDOR	EQUIP VENDOR	5 YEAR COMPRESSOR WARRANTY, 1 YEAR PARTS AND LABOR
123	1	ICED TEA BREWER / DISPENSER	BUNN	TB3Q-00.13,(3x)121408,121409	EQUIP VENDOR	EQUIP VENDOR	
123.1	3	TEA DISPENSER (URN)	BUNN	TDO-N3.5-0001	EQUIP VENDOR	EQUIP VENDOR	
126	1	SODA DISPENSER - MEDALLION 8-VALVE 30in WIDE	LANCER	IDB 4500	OWNER	OWNER'S VENDOR	ORDER WITH SANITARY LEVERS
128	1	SODA RACK	BIB FLEX RACK SYSTEM		VENDOR	VENDOR	
129C	1	DRY SHELVING - CHEMICAL RACK - ECO	INTERMETRO	24X24	EQUIP VENDOR	EQUIP VENDOR	WIRE CHROME, 5 TIERS, 74" HIGH
130	1	WORKTABLE	JOHN BOOS & CO.	CUSTOM	EQUIP VENDOR	EQUIP VENDOR	W/ 36" WELDED UNDER SHELF
131A	5	COOLER / FREEZER SHELVING	INTERMETRO	24X36	EQUIP VENDOR	EQUIP VENDOR	GREEN EPOXY, 6 TIERS, 74" HIGH
131B	1	COOLER / FREEZER SHELVING	INTERMETRO	24X36	EQUIP VENDOR	EQUIP VENDOR	GREEN EPOXY, 7 TIERS, 86" HIGH
131C	1	COOLER / FREEZER SHELVING	INTERMETRO	18X24	EQUIP VENDOR	EQUIP VENDOR	GREEN EPOXY, 4 TIERS, 74" HIGH
131G	2	COOLER / FREEZER DUNNAGE RACK	INTERMETRO	22X48	EQUIP VENDOR	EQUIP VENDOR	
132	1	PASS THRU SHELF			EQUIP VENDOR	EQUIP VENDOR	
133	1	VEGETABLE PREP TABLE	JOHN BOOS & CO.	SMB-EPT6R5-3072SSW-L	EQUIP VENDOR	EQUIP VENDOR	W/ UNDER SHELF AND 20X20X12 SINK BOWL
136	3	POS TERMINAL	RADIANT	ALOHA SYSTEM	OWNER	OWNER	DEDICATED CIRCUIT
137	6	WASTE RECEPTACLE			EQUIP VENDOR	EQUIP VENDOR	
141	1	FREEZER - REACH-IN	DELFIELD	6125XL-S	EQUIP VENDOR	EQUIP VENDOR	W/ CASTERS
144	1	DISH RACK SHELF	JOHN BOOS & CO.	SMB-SRW-21	EQUIP VENDOR	EQUIP VENDOR	STAINLESS STEEL SHELF
145A	3	WALL SHELVING	INTERMETRO	14X24	EQUIP VENDOR	EQUIP VENDOR	STAINLESS STEEL SHELF
145B	4	WALL SHELVING	INTERMETRO	14X36	EQUIP VENDOR	EQUIP VENDOR	CHROME WIRE WALL SHELF
145D	1	WALL SHELVING	INTERMETRO	18X60	EQUIP VENDOR	EQUIP VENDOR	CHROME WIRE WALL SHELF
145E	1	WALL SHELVING	INTERMETRO	14X60	EQUIP VENDOR	EQUIP VENDOR	CHROME WIRE WALL SHELF
147A	2	WALL SHELVING	UNIVERSAL STAINLESS	18X36	EQUIP VENDOR	EQUIP VENDOR	CHROME WIRE WALL SHELF
147B	2	WALL SHELVING	UNIVERSAL STAINLESS	14X36	EQUIP VENDOR	EQUIP VENDOR	STAINLESS STEEL WALL SHELF
155	1	STS PREP TABLE	JOHN BOOS & CO.	SMB-ST4R2-3012SSW	EQUIP VENDOR	EQUIP VENDOR	W/ UNDER SHELF AND ADJUSTABLE SS BULLET FEET
156	1	ICE MACHINE	MANITOWOC	ID-0852A	EQUIP VENDOR	EQUIP VENDOR	SELF-CONTAINED
157	5	ELECTRONIC MENU BOARD	WAND CORP	42-INCH LG	EQUIP VENDOR	EQUIP VENDOR	
175	1	DISHMACHINE	ECOLAB	OMEGA 5E	EQUIP VENDOR	EQUIP VENDOR	
177	2	HAND SINK	JOHN BOOS & CO.	SMB-PBHS-W-1410-P	EQUIP VENDOR	EQUIP VENDOR	PROVIDE SOAP DISPENSER AND PAPER TOWEL DISPENSER
177SSL	1	HAND SINK	JOHN BOOS & CO.	SMB-PBHS-W-1410-P-SSL	EQUIP VENDOR	EQUIP VENDOR	PROVIDE SOAP DISPENSER AND PAPER TOWEL DISPENSER
177SSR	2	HAND SINK	JOHN BOOS & CO.	SMB-PBHS-W-1410-P-SSR	EQUIP VENDOR	EQUIP VENDOR	PROVIDE SOAP DISPENSER AND PAPER TOWEL DISPENSER
178	1	DIPPERWELL	FISHER	3041	EQUIP VENDOR	EQUIP VENDOR	
179	1	MOP SINK - 24X24IN	MUSTEE	63M	GC	GC	
180	1	OIL STORAGE SYSTEM	B.O.S.S.	SPACE SAVER UNIT	EQUIP VENDOR	EQUIP VENDOR	
185	1	STRAIGHT 3-COMPARTMENT SINK	JOHN BOOS & CO.	SMB-3B16204-2D24	EQUIP VENDOR	EQUIP VENDOR	W/ ADJUSTABLE SS BULLET FEET AND 24" DRAINBOARDS ON BOTH SIDES
190	1	WATER FILTER SYSTEM	ECOLAB	TRIPLE FRESH20	EQUIP VENDOR	GC	
195	1	EXHAUST HOOD	CAPTIVEAIRE	CUSTOM	EQUIP VENDOR	GC	

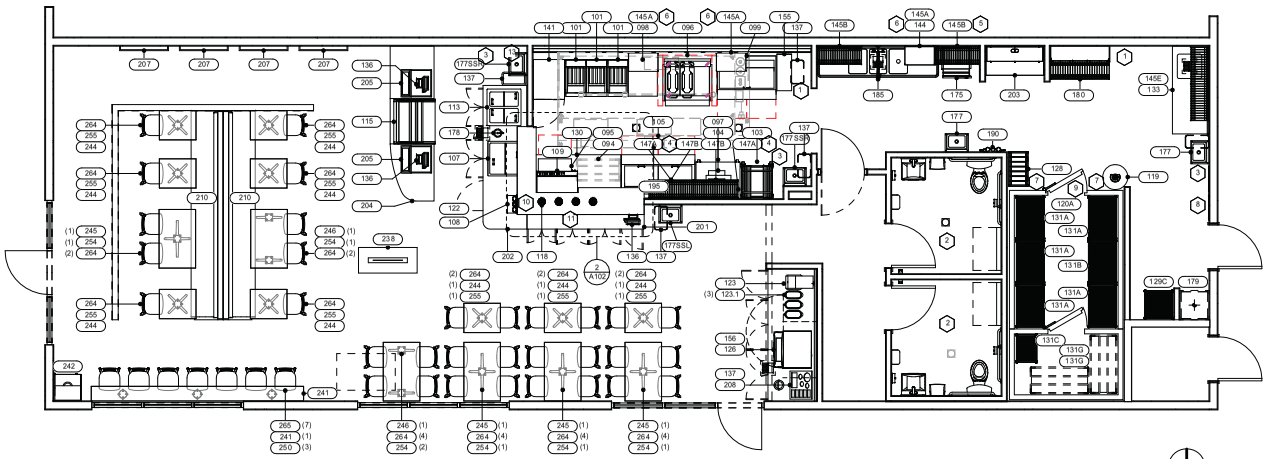
DINING SEATING SCHEDULE

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

Grand total: 39

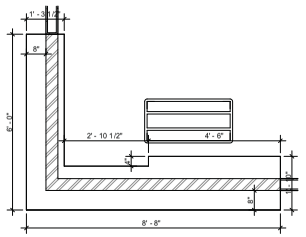
CASEWORK SCHEDULE

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



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

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



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

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

ROBERT ROSENTHAL, ARCHITECT

smashburger

CHARLESTON & TORREY PINES

6300 W. CHARLESTON, SUITE 170
LAS VEGAS, NV

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

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

FURNITURE & EQUIPMENT PLAN

PRJ-54670
07/14/14

A102

copyright 2013
by Design Parameters, LLC

6/20/2014 4:13:48 PM

SUP-54967

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

July 8, 2014

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

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

To Whom it May Convern:

Please accept this letter as our official Justification Letter for a Special Use Permit for a Beer, Wine, Cooler On-Sale license in conjunction with our Restaurant business that is already in operation. The Restaurant is location within the Charleston Festival District. The Application is for a **SUP FOR A BEER, WINE, COOLER, ON-SALE ESTABLISHMENT** at the referenced address, zoned C-1 (Limited Commercial District).
We intend to serve beer and wine in conjunction with meals on the premises. The operation is compatible with the existing surrounding uses. The restaurant is approximately 1,886SF and will employ approximately 10-15 employees. The hours of operation are 10:00AM to 10:00PM Monday through Sunday. The prior use of the space was also restaurant use, so no further demand is being presented on the parking requirements.
We are requesting a waiver to allow for a Beer, Wine, Cooler On-Sale business. This Restaurant will enhance the Commercial Center it is within and the sale of Beer, Wine and Coolers is and additional element to attract patrons to the Commercial Center. We appreciate your support for this SUP and look forward to workin with the City of Las Vegas Staff during this process. If you have any questions and/or concerns, please feel free to contact me.

Jeffrey Baker, Architect

Design Parameters, LLC

SUP-54967

PRJ-54670
07/14/14



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

07/31/14



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

07/31/14

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

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

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

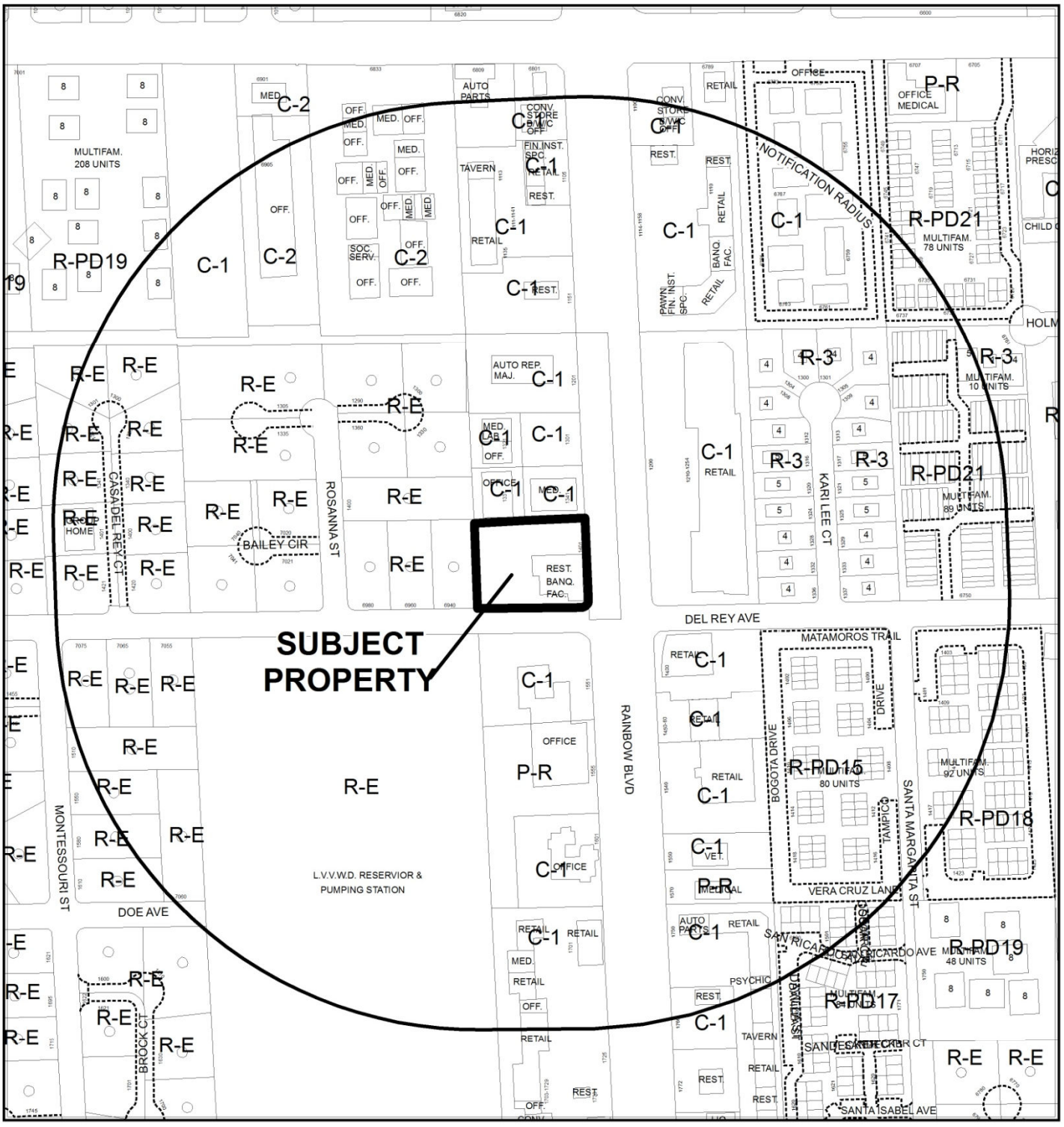
SUBJECT:
SUP-55195 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DAVIS FUNERAL HOME & MEMORIAL PARK - OWNER: HART VOLLAND ENTERPRISES, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED MORTUARY OR FUNERAL CHAPEL USE at 1401 South Rainbow Boulevard (APN 163-03-501-022),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

RECOMMENDATION:
APPROVAL

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



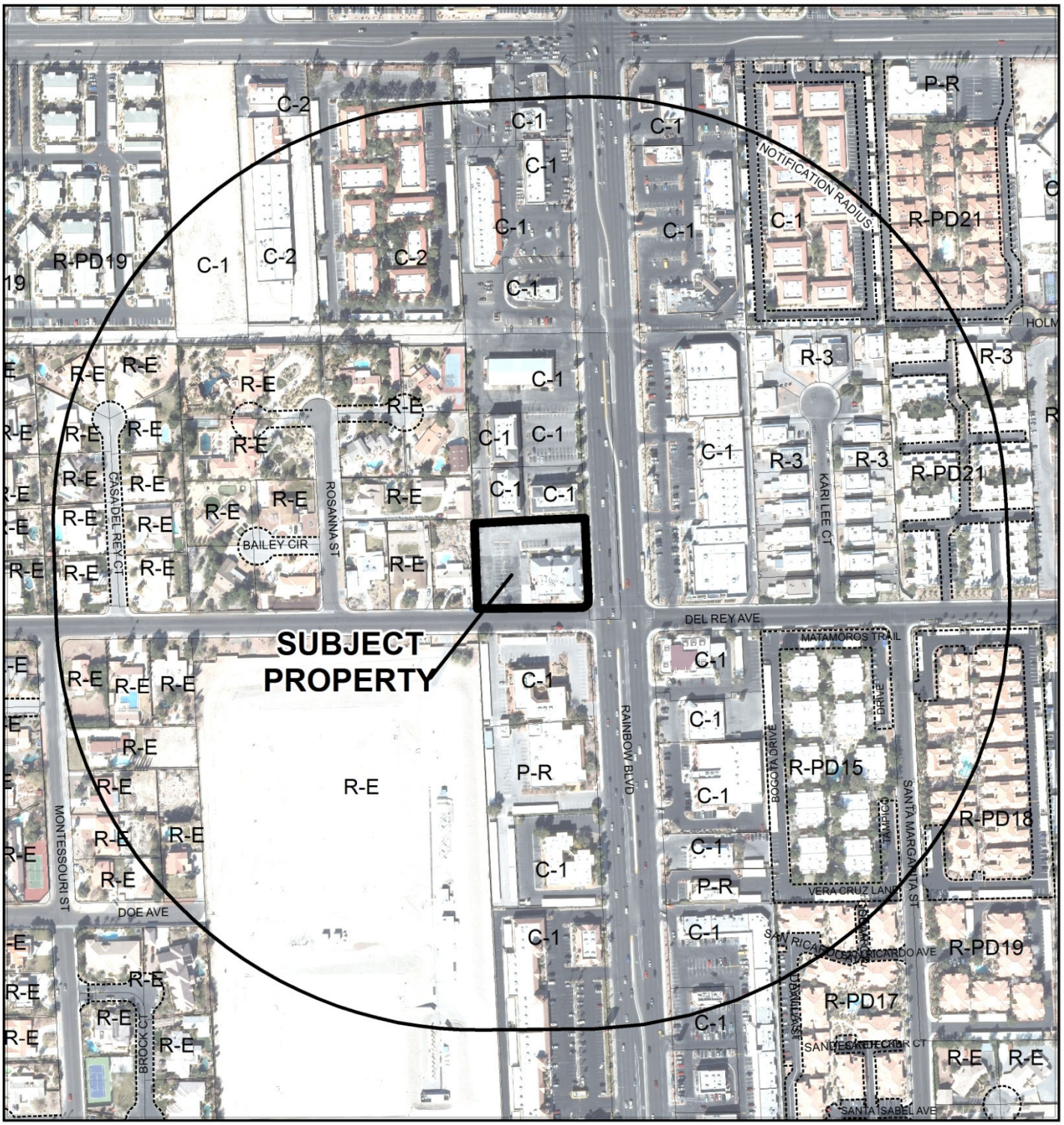
0 300 600 Feet

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

RADIUS: 1000 FEET

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

N



0 300 600 Feet

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

RADIUS: 1000 FEET

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

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Hart Volland Enterprises, LLC

Name of Applicant: Davis Funeral Homes & Memorial Park

Name of Representative: Kaempfer Crowell

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

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

Print Name: CHARLES R HART, SR

Subscribed and sworn before me

This 18 day of July, 2014

Bret R. Carter
Notary Public in and for said County and State

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

PRJ-55088
07/22/14

STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES)

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

Signature _____ (Seal)

Bret R. Carter
Name (Typed or Printed)

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

Notary Public in and for said County and State

SUP-55195

PRJ-55088
07/22/14

CLV Planning - Application Form

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

SUP-55195

PRJ-55088
07/28/14

CLV Planning - Application Form

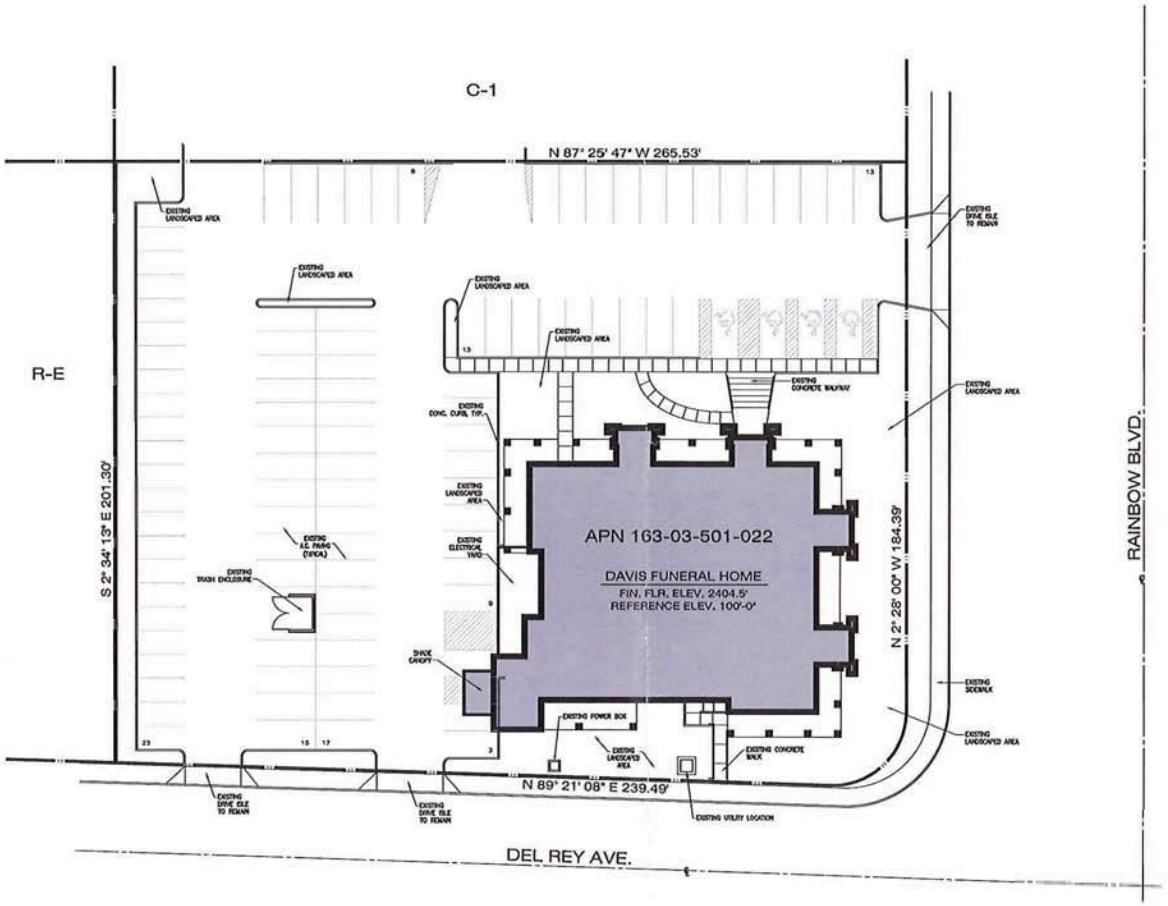
I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application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

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

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

SUP-55195

PRJ-55088
07/28/14



SITE PLAN
16' NORTH

DAVIS
FUNERAL HOMES & MEMORIAL PARK

SITE DATA

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

GENERAL NOTE:

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



VICINITY MAP NTS NORTH

PRJ-55088
07/22/14

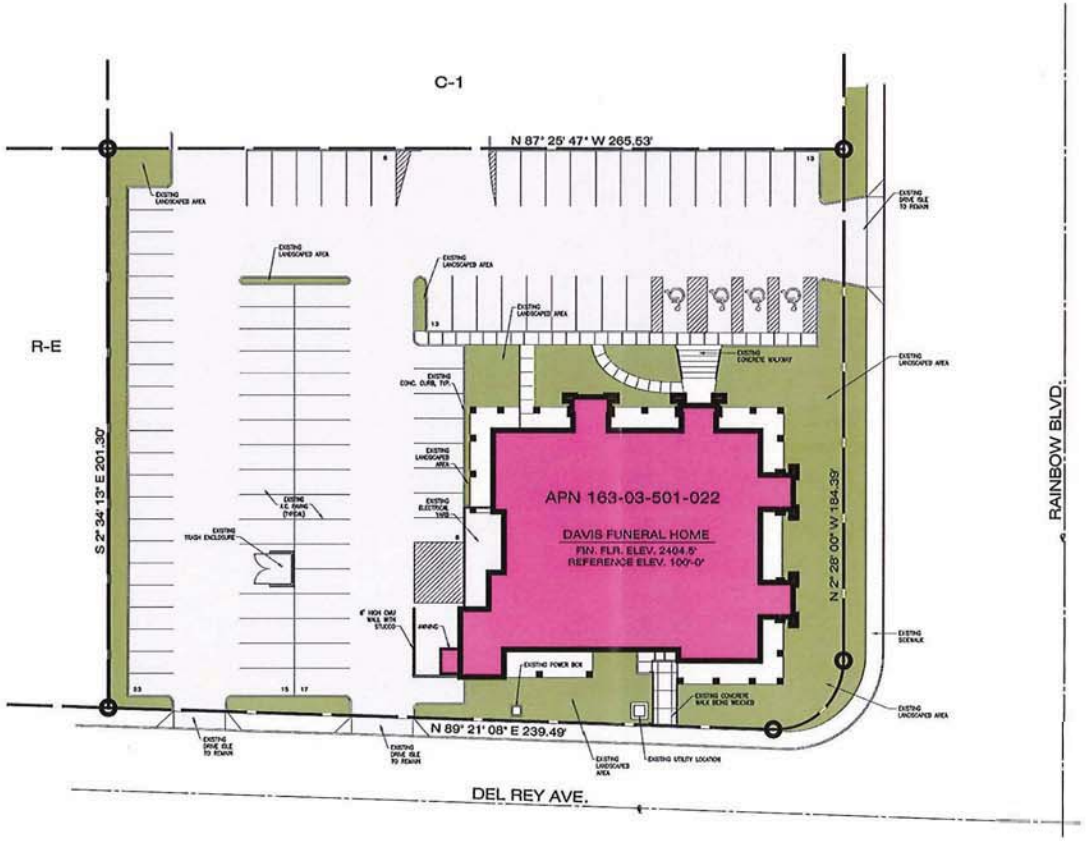
DAVIS FUNERAL HOME
1401 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146
LEGACY FUNERAL GROUP

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

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

SUP-55195

DAVIS
FUNERAL HOMES & MEMORIAL PARK



SITE DATA

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

GENERAL NOTE:

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



VICINITY MAP NTS NORTH

PRJ-55088
07/22/14

SITE PLAN
16' NORTH

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

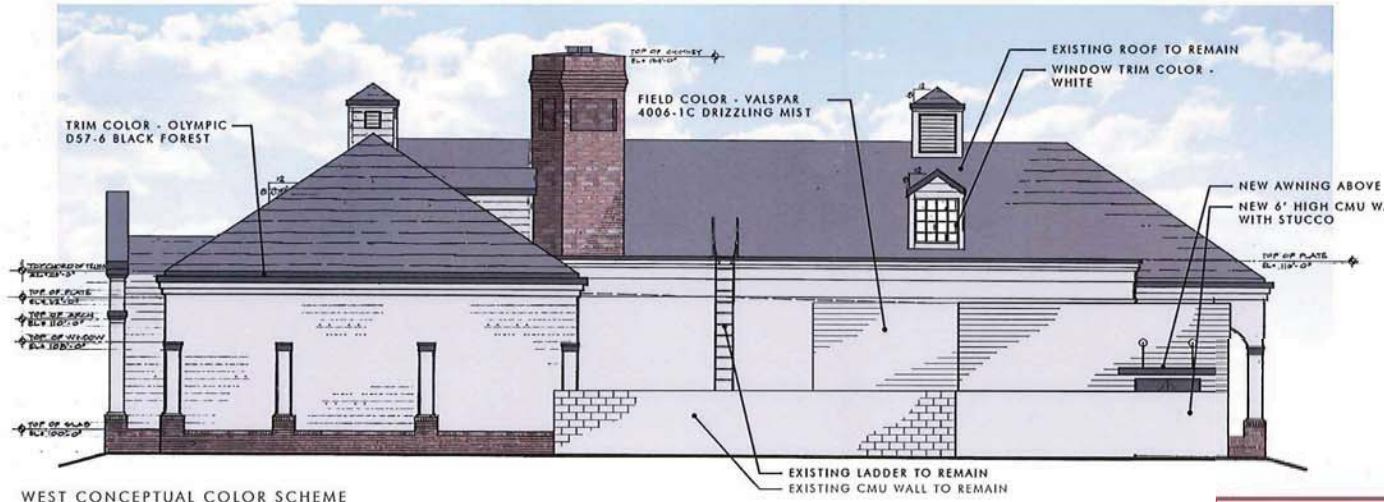
DATE: 07.21.2014 SHEET: 1 OF 5 SH PROJECT NO.: 140026

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

SUP-55195



NORTH CONCEPTUAL COLOR SCHEME



WEST CONCEPTUAL COLOR SCHEME

CONCEPTUAL COLOR SCHEME ELEVATIONS

DAVIS
FUNERAL HOMES & MEMORIAL PARK

GENERAL NOTE:

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

PRJ-55088
07/22/14

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

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

SUP-55195

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

DAVIS
FUNERAL HOMES & MEMORIAL PARK



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

GENERAL NOTE:

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

ALL DESIGNS, PLANS, AND DRAWINGS ARE PROPRIETARY AND SHALL NOT BE CHANGED OR COPIED WITHOUT THE EXPRESS WRITTEN CONSENT OF SH ARCHITECTURE. ALL PROPOSED DEVELOPMENT IS SUBJECT TO REVIEW AND APPROVAL BY GOVERNMENTAL AGENCIES.

PRJ-55088
07/22/14

EXTERIOR ELEVATION(S)
NTS

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

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

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

SUP-55195



1. WEST PARKING LOT



2. TRASH ENCLOSURE



3. SOUTHEAST CORNER



4. SOUTHEAST CORNER



5. NORTHEAST CORNER



5. NORTHWEST CORNER



7. SOUTHWEST CORNER



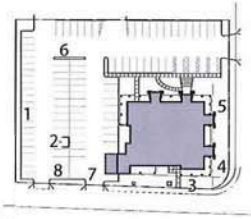
8. DEL REY LANDSCAPE

SITE PHOTOS

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

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

DAVIS
FUNERAL HOMES & MEMORIAL PARK



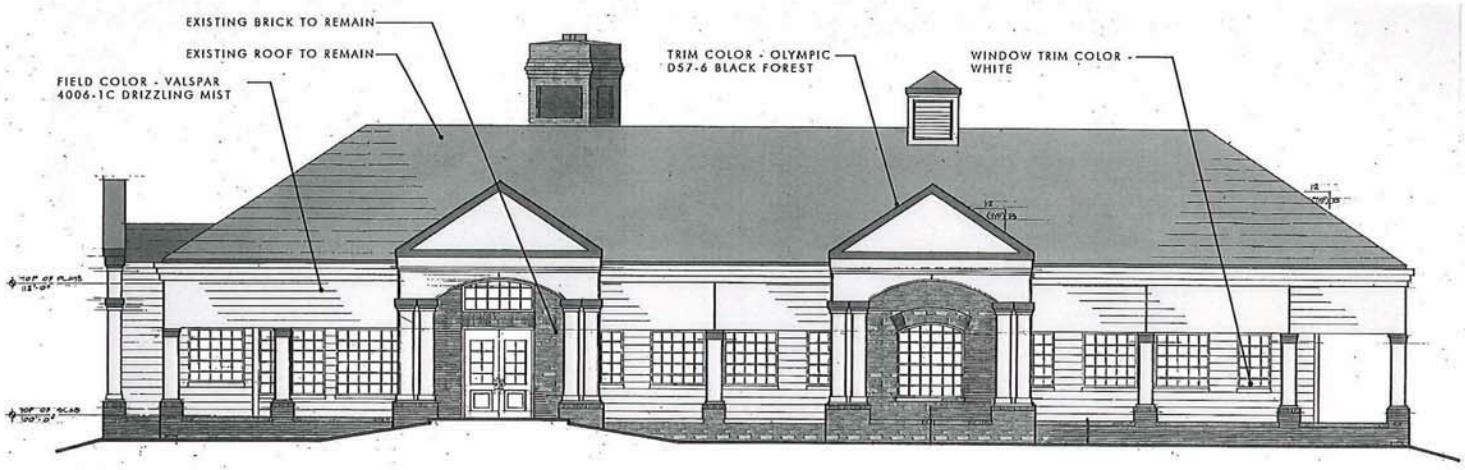
GENERAL NOTE:

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

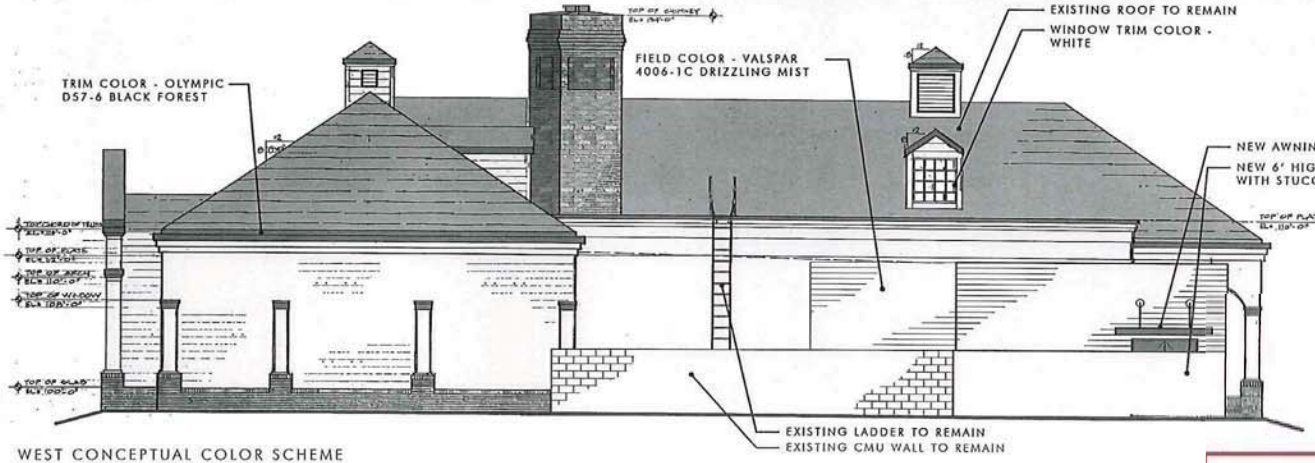
PRJ-55088
07/22/14

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

SUP-55195



NORTH CONCEPTUAL COLOR SCHEME



WEST CONCEPTUAL COLOR SCHEME

CONCEPTUAL COLOR SCHEME ELEVATIONS
NTS

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

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

DAVIS
FUNERAL HOMES & MEMORIAL PARK

GENERAL NOTE:

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

PRJ-55088
07/22/14

SUP-55195

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

DAVIS
FUNERAL HOMES & MEMORIAL PARK



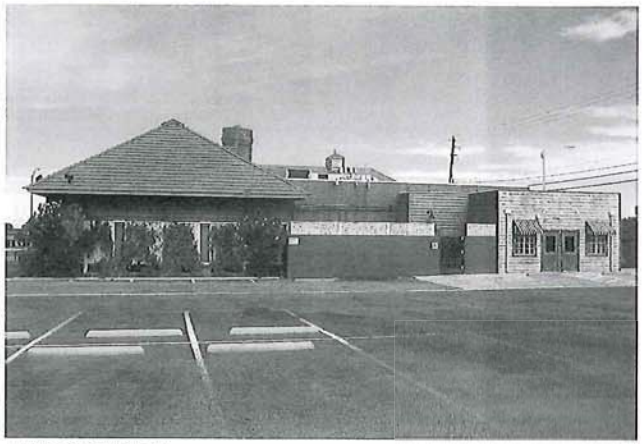
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

GENERAL NOTE:

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

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

PRJ-55088
07/22/14

EXTERIOR ELEVATION(S)
NTS

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

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

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

SUP-55195



1. WEST PARKING LOT



2. TRASH ENCLOSURE



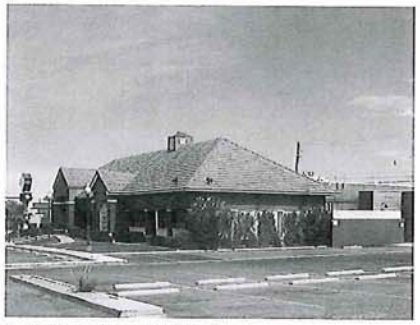
3. SOUTHEAST CORNER



4. SOUTHEAST CORNER



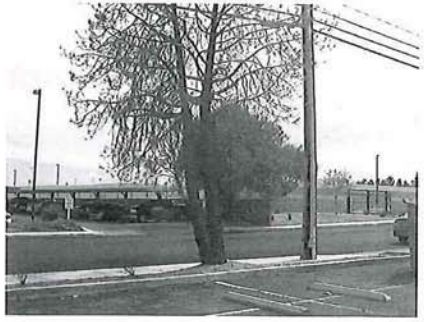
5. NORTHEAST CORNER



5. NORTHWEST CORNER



7. SOUTHWEST CORNER



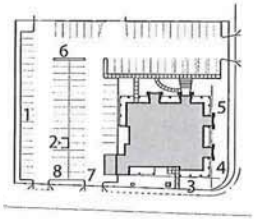
8. DEL REY LANDSCAPE

SITE PHOTOS
NTS

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

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

DAVIS
FUNERAL HOMES & MEMORIAL PARK



GENERAL NOTE:

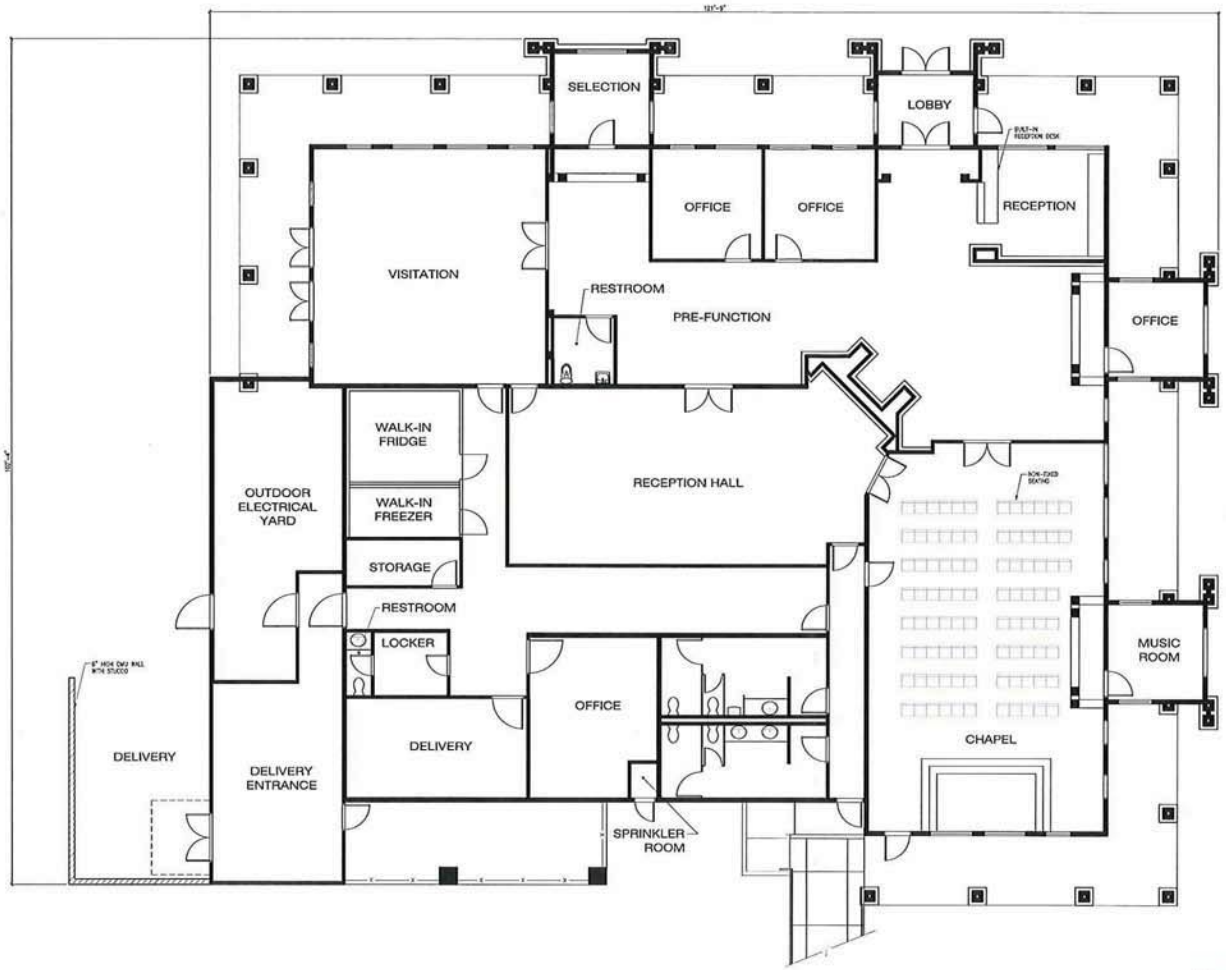
ALL EXISTING SITE ELEMENTS INCLUDING BUT NOT LIMITED TO LANDSCAPING, DRIVE ISLES, PARKING, TRASH ENCLOSURE, AC PAVING, AND LIGHTING ARE TO REMAIN.

ALL EXISTING METAL SHED COVERAGE AND PAVING DELINEATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE. ANY PROPOSED DEVELOPMENT IS SUBJECT TO REVIEW AND APPROVAL OF GOVERNMENTAL AGENCIES.

PRJ-55088
07/22/14

SUP-55195

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



DAVIS
FUNERAL HOMES & MEMORIAL PARK

PLAN DATA

BUILDING AREA:	10,812 SF
BUILDING USE: OCCUPANCY TYPE	A-3
NUMBER OF STORIES: PROVIDED	1

GENERAL NOTE:

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

FLOOR PLAN
5.3' NORTH

PRJ-55088
07/22/14

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

DATE: 07.21.2014 SHEET: 2 OF 5 SH PROJECT NO.: 140026

SUP-55195

SH ARCHITECTURE
7350 Peak Drive Suite 216 Las Vegas Nevada 89128
p.702.363.2222 f.702.363.6060 www.sh-architecture.com

KAEMPFER CROWELL

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

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

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

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

July 17, 2014

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

Re: Justification letter – Funeral home
APN: 163-03-501-022

To Whom It May Concern:

Please be advised, this office represents Davis Funeral Home (the "Applicant"). On behalf of the Applicant, we are requesting a special use permit for a funeral home. The subject property is located at 1401 S. Rainbow (APN: 163-03-501-022) (the "Site"). The Site is zone C-1 and was previously used as a restaurant location. The building is still existing as is the parking lot.

The Applicant intends to use the existing building but will be updating the look of the building with new paint colors. The funeral home will be used for funeral services, memorials, viewing services as well as ancillary uses to meet this need. There will be approximately 4-5 employees on site. The typical hours of operation for funeral services would be seven days per week from 8:00 a.m. to 10:00 p.m. Parking on-site significantly exceeds code requirements for this type of use.

The Applicant respectfully submits that conversion of the existing building into a funeral home would be a compatible use for the area. The existing funeral home at 2127 West Charleston Boulevard also is adjacent to residential homes and has been in that location for 20 years with no code violations.

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL

Jennifer Lazovich

Jennifer Lazovich

JJL/sfm

SUP-55195

PRJ-55088
07/22/14



SUP-55195 [PRJ-55088] - APPLICANT: DAVIS FUNERAL HOME - OWNER: HART VOLLAND ENTERPRISES, LLC
1401 SOUTH RAINBOW BOULEVARD

07/31/14



SUP-55195 [PRJ-55088] - APPLICANT: DAVIS FUNERAL HOME - OWNER: HART VOLLAND ENTERPRISES, LLC
1401 SOUTH RAINBOW BOULEVARD

07/31/14



SUP-55195 [PRJ-55088] - APPLICANT: DAVIS FUNERAL HOME - OWNER: HART VOLLAND ENTERPRISES, LLC
1401 SOUTH RAINBOW BOULEVARD

07/31/14

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

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

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

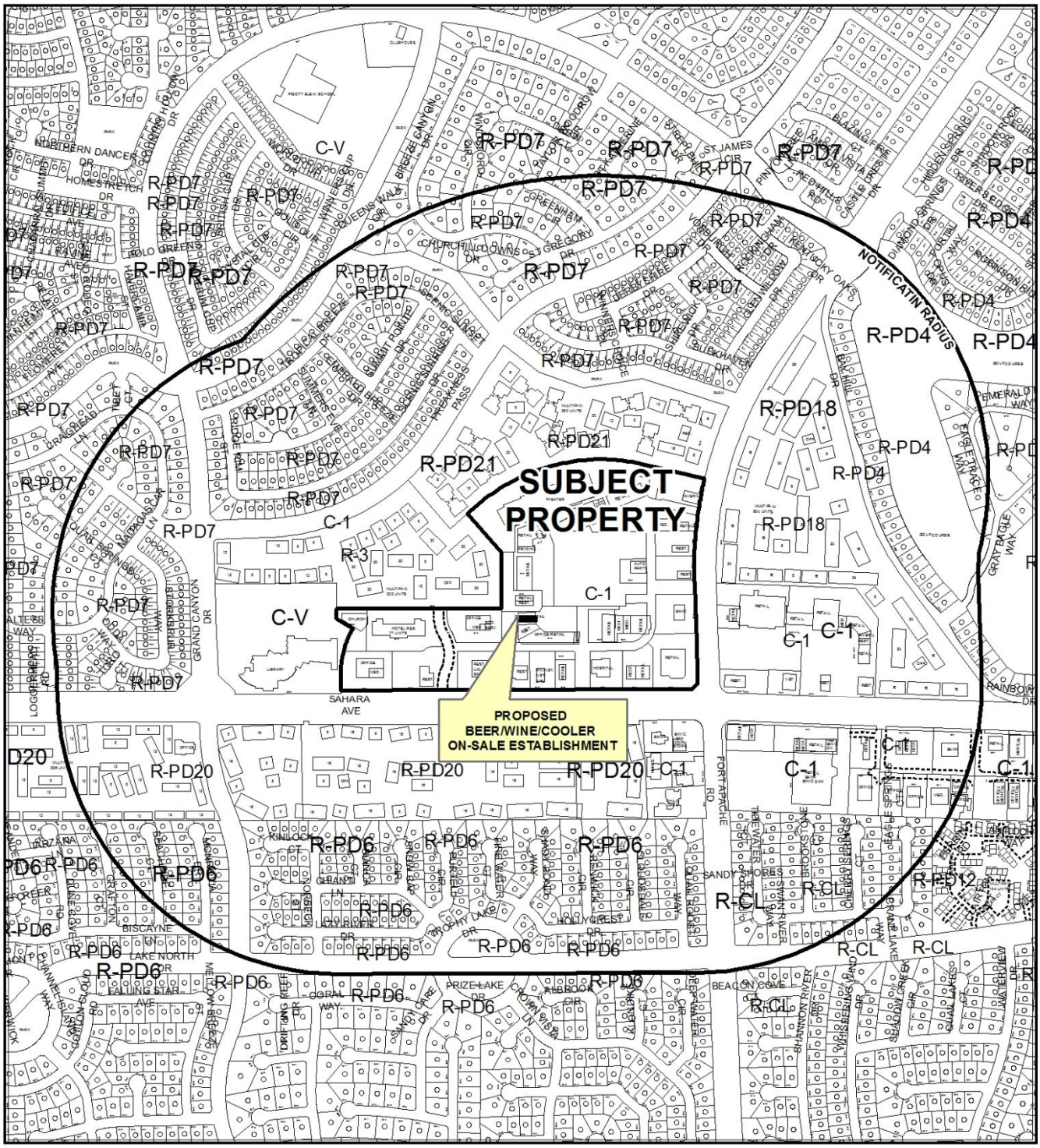
SUBJECT:
SUP-55200 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YOJIE JAPANESE FONDUE - OWNER: 9440 WEST SAHARA HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,575 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 9440 West Sahara Avenue, Suite #175 (APN 163-06-816-027), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-54873].

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

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

RECOMMENDATION:
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)



CASE: **SUP-55200 (PRJ-54873)**

RADIUS: 1500 FEET

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, 2014

_____

Notary Public in and for said County and State

TRISHA MURPHY
Commission # 1920871
Notary Public - California
Los Angeles County
My Comm. Expires Feb 4, 2015

PRJ-54873
07/22/14

CLV Planning - Application Form

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

SUP-55200

CLV Planning - Application Form

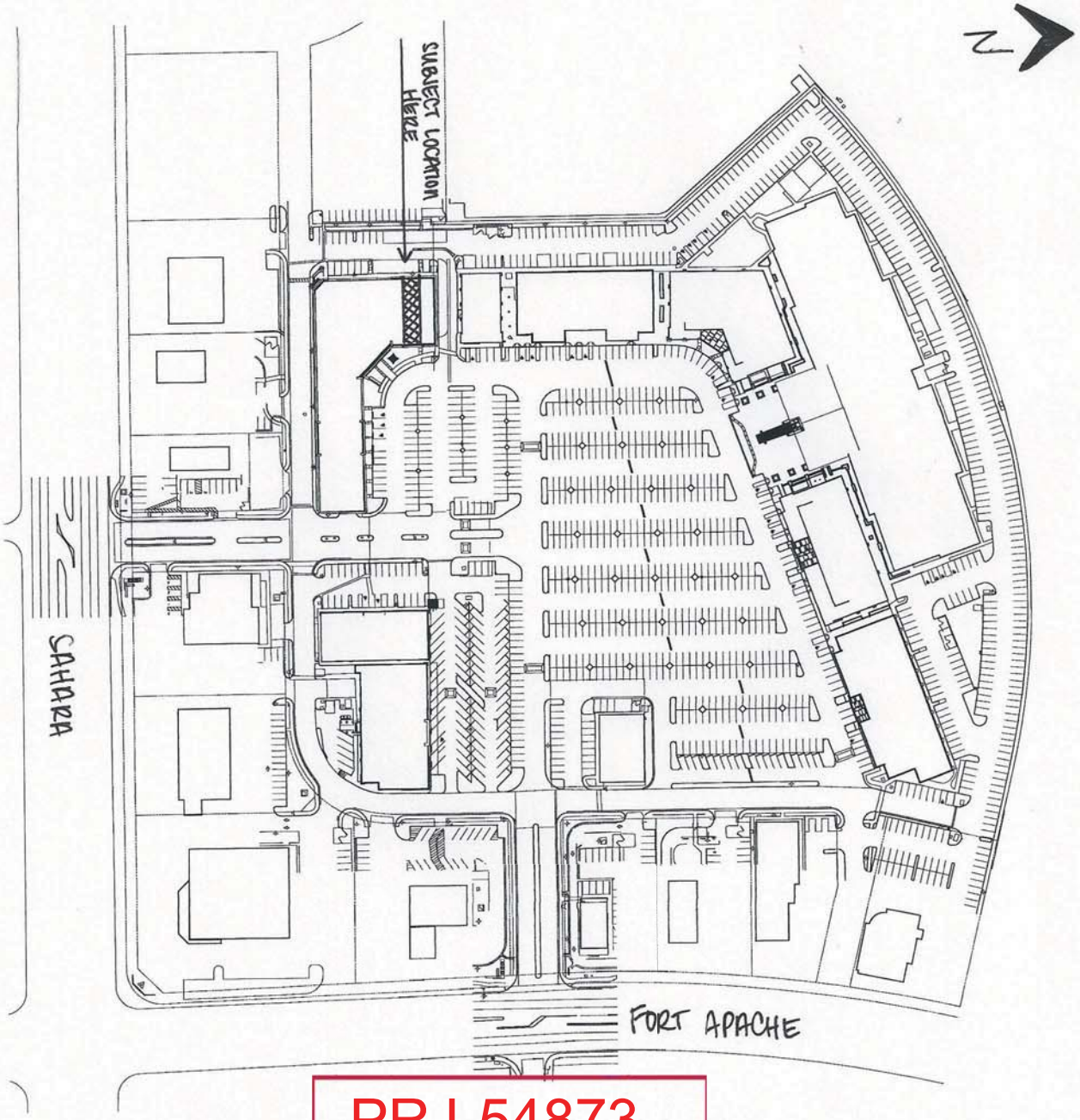
I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application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

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

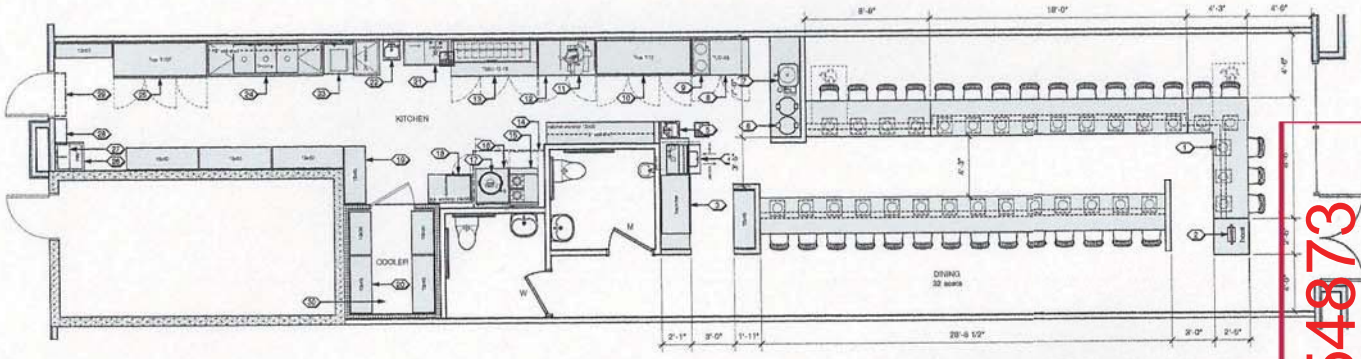
CLVEPLAN Applicant	Company	Title	Email
Antonio Guerrero	Infinite Investments GD, LLC	Managing member	anton@yojie.com

SUP-55200

SUP-55200



PRJ-54873
07/22/14



1 Equipment Plan
Scale: 1/4" = 1'-0"

PRJ-54973
07/22/14

EQUIPMENT SCHEDULE

ID	Description	Qty	Manufacturer	Model No.	ELECTRICAL Load Amps	Watts	HP	Phase	Volt	PLUMBING Gas Size	Gas RH	Gas BTU	Waste Type	Waste Size	Hot Water Size	Hot Water RH	Cold Water Size	Cold Water RH	Remarks
1	Induction Range	33	Spring	SM-181R	-	1800	-	1	120	-	-	-	-	-	-	-	-	-	
2	POS	2	TBD	TBD	-	-	-	1	115	-	-	-	-	-	-	-	-	-	
3	Back Bar	1	True	TBB-24-48G-SD-LD	7.8	-	1/3	1	115	-	-	-	-	-	-	-	-	-	
4	Ice Machine	1	Hoshizaki	KM201-BAH	6.1	-	-	1	115	-	-	-	FS	3/4"	-	-	1/2"	7"	
5	Hand Sink	1	Eagle	HWB-E	-	-	-	-	-	-	-	-	D	1 1/2"	1/2"	34"	1/2"	34"	
6	Rice Warmer	2	Zojirushi	NYC-36	-	1300	DC	1	120	-	-	-	-	-	-	-	-	-	
7	Water Boiler	1	Curtis	WB-14-12	31.8	7000	-	1	120	-	-	-	FS	-	-	-	1/2"	-	
8	Undercounter Refrigerator	1	True	TUC-48	5	-	1/5	1	115	-	-	-	-	-	-	-	-	-	
9	Counter Top Warmer	1	APW Wyott	W-43V	10	1500	-	1	120	-	-	-	-	-	-	-	-	-	
10	Reach In Refrigerator	1	True	T-7Z	9.6	-	1/2	1	115	-	-	-	-	-	-	-	-	-	
11	Meat Slicer	1	Globe	3850NF	7	-	1/2	1	115	-	-	-	-	-	-	-	-	-	
12	Undercounter Freezer	1	True	TUC-48F	6.1	-	1/4	1	115	-	-	-	-	-	-	-	-	-	
13	Prep Table	1	True	TSSU-72-18	10.3	-	1/2	1	115	-	-	-	-	-	-	-	-	-	
14	5' Hood	1	CaptiveAire	Custom	-	-	-	-	-	-	-	-	-	-	-	-	-	-	see mechanical drawings
15	2-Burner Griddle Range	1	Imperial	IR-2-G12	-	-	-	-	-	3/4"	30"	111,000	-	-	-	-	-	-	
16	Worktop Refrigerator	1	True	TWT-27	3.9	-	1/6	1	115	-	-	-	-	-	-	-	-	-	
17	Rice Cooker	1	Rinnai	RER55ASN	-	-	-	-	-	1/2"	30"	35,000	-	-	-	-	-	-	
18	Microwave	2	ACP (Amana)	RC17S2	13	2700	-	1	208-240	-	-	-	-	-	-	-	-	-	
19	Wire Shelving (4-tier)	6	Metro	Size Varies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
20	Wire Shelving, Epoxy Coated	4	Metro	Size Varies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
21	Prep Sink	1	Eagle	314-16-1-18L	-	-	-	-	-	-	-	-	FS	1 1/2"	1/2"	39.5"	1/2"	39.5"	
22	Hand Sink	1	Eagle	HWB-E	-	-	-	-	-	-	-	-	D	1 1/2"	1/2"	34"	1/2"	34"	
23	Dishwasher	1	Jacson	TempStar	68.7	-	3/4	1	208	-	-	-	FS	1 1/2"	3/4"	60"	-	-	
24	3 comp. sink	1	Custom	4 tubs and drainb	-	-	-	-	-	-	-	-	D	1 1/2"	1/2"	39.5"	1/2"	39.5"	
25	Reach In Freezer	1	True	T-72F	12	-	1	1	115	-	-	-	-	-	-	-	-	-	
26	Mop Sink	1	Florestone	MSR-2424	-	-	-	-	-	-	-	-	D	2"	1/2"	24"	1/2"	24"	provide vacuum breaker faucet
27	Chemical Shelf	1	KEC	Custom	-	-	-	-	-	-	-	-	-	-	-	-	-	-	above mop sink
28	Commerical Tankless Water Heater	1			-	-	-	-	-	-	-	-	-	-	-	-	-	-	see plumbing drawings
29	Air Curtain	1	Mars	LPV236	2.4	-	-	1	115	-	-	-	-	-	-	-	-	-	door activated, 1200 cfm min.
30	Walk in Cooler	1	KEC	Custom	-	-	-	-	-	-	-	-	FS	1"	-	-	-	-	

O=Owner, GC=General Contractor, KEC=Kitchen Equipment Contractor, EC=Electrical Contractor
FS=Floor Stub Out, DC=Dropped Cord
FS=Indirect Waste to Floor Sink, D=Direct Waste, SC=Self Contained

Water Heater Calculations

Yojie Japanese Fondue
Village Square
Pad P, Suite 112A
Las Vegas NV

Equipment Plan

A1.4

May 28, 2014
11:36:25 AM

SUP-55200

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

To: Las Vegas Department of Planning,

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

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

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

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

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

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

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

Sincerely,
Antonio Guerrero
Infinite Investments GD, LLC

SUP-55200

PRJ-54873
07/22/14



SUP-55200 [PRJ-54873] - APPLICANT: YOJIE JAPANESE FONDUE - OWNER: 9440 WEST SAHARA HOLDINGS, LLC
9440 WEST SAHARA AVENUE, SUITE #175

07/31/14



SUP-55200 [PRJ-54873] - APPLICANT: YOJIE JAPANESE FONDUE - OWNER: 9440 WEST SAHARA HOLDINGS, LLC
9440 WEST SAHARA AVENUE, SUITE #175

07/31/14

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

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

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

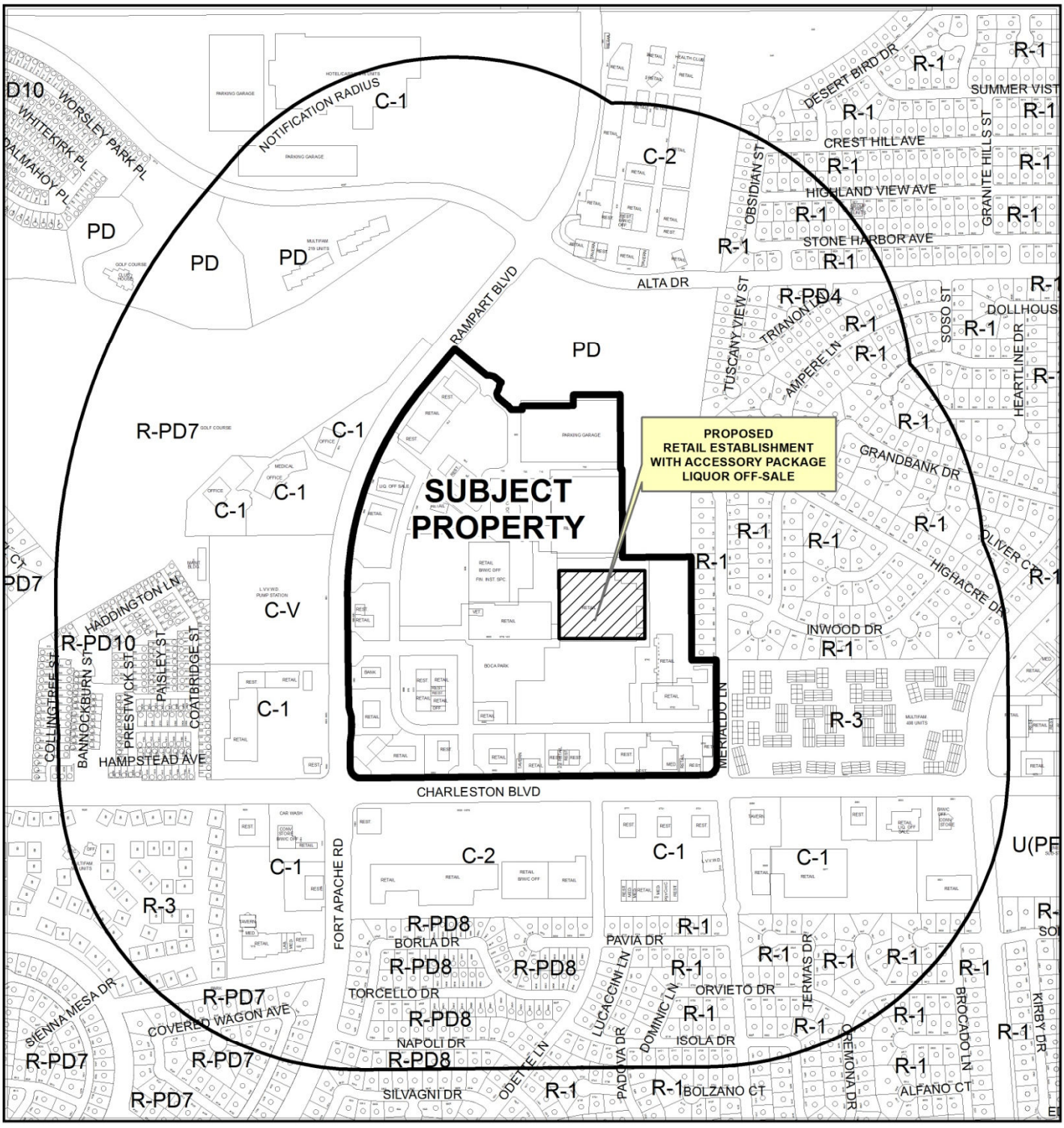
SUBJECT:
SUP-55235 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TARGET CORPORATION - For possible action on a request for a Special Use Permit FOR AN ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 135,000 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT at 8750 West Charleston Boulevard (APN 138-32-412-003), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-54924].

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

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

RECOMMENDATION:
APPROVAL

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



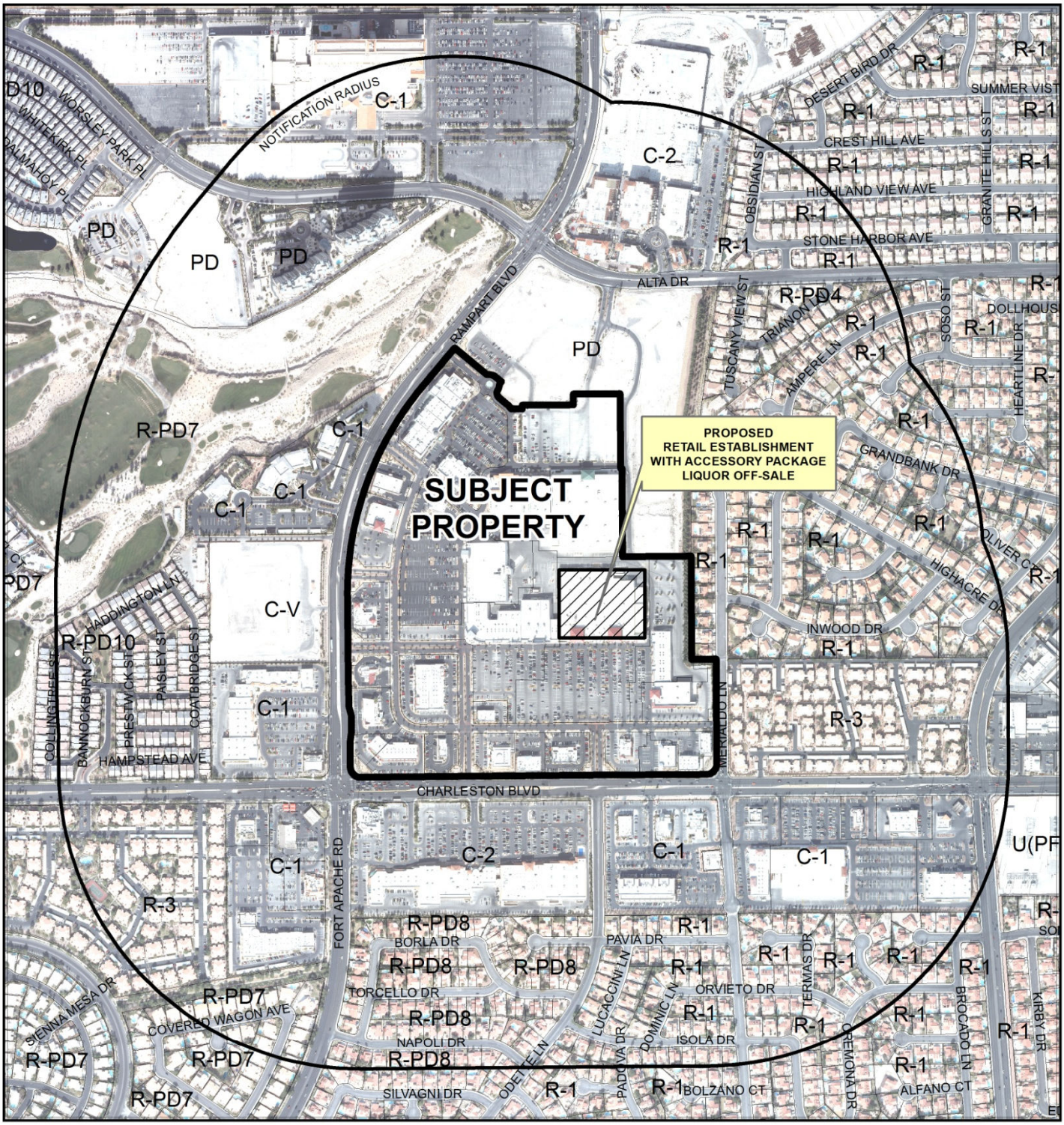
0 500 1,000 Feet

CASE: **SUP-55235 (PRJ-54924)**

RADIUS: 1500 FEET

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

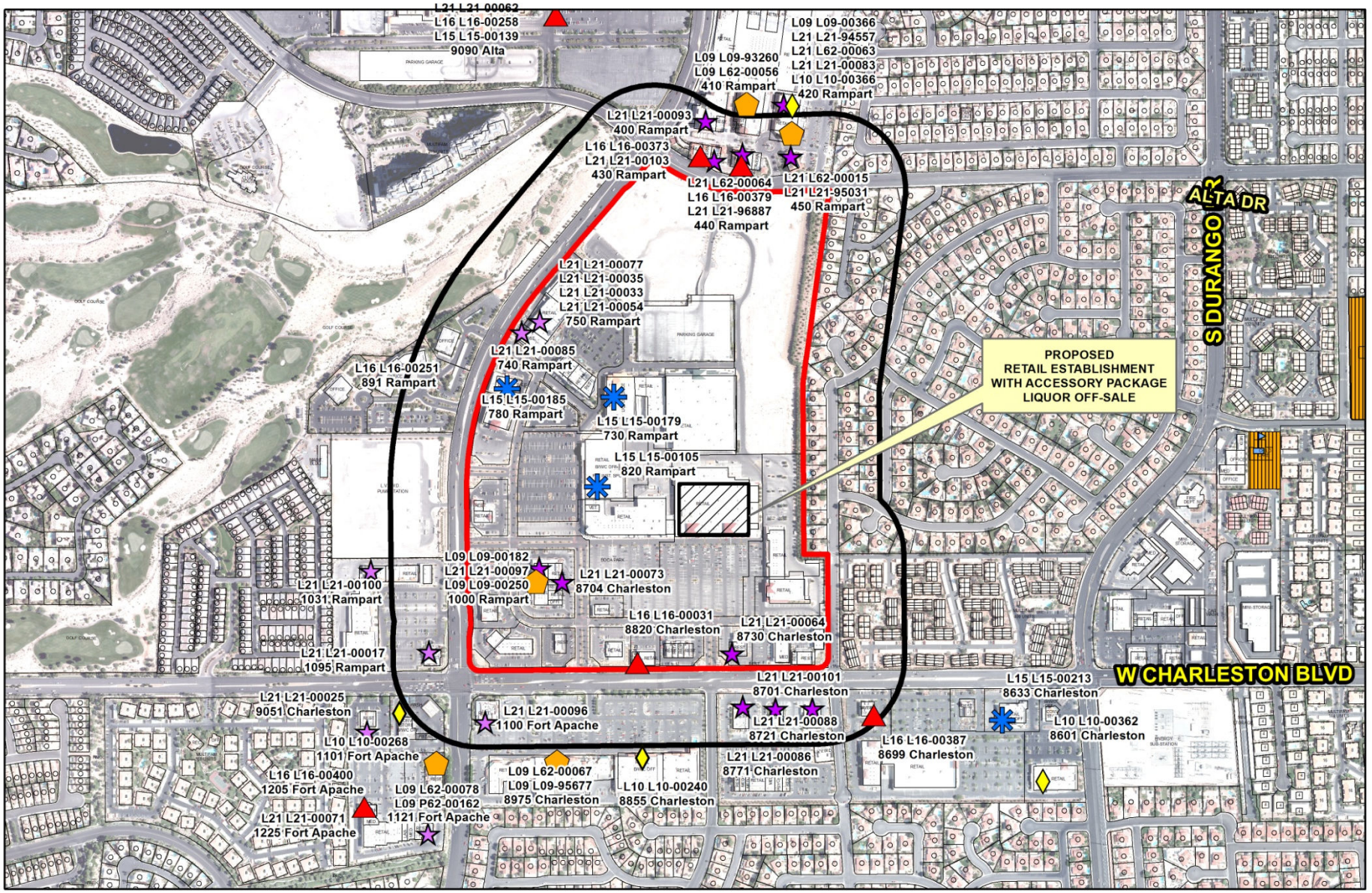
N



CASE: **SUP-55235 (PRJ-54924)**

RADIUS: 1500 FEET

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



SUP-55235 (PRJ-54924)

Package Liquor Off-Sale

Business Licenses

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler Off-Sale
- Beer/Wine/Cooler On- and Off-Sale
- Package Liquor Off-Sale
- Restaurant With Alcohol/ Restaurant Service Bar
- Tavern

Protected Uses

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

N

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

Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Monday, July 28, 2014

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-55235 APN: 138-32-412-003

Name of Property Owner: Dayton Hudson Corporation n/k/a Target Corporation

Name of Applicant: Target Corporation

Name of Representative: Kolesar & Leatham

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Nikhil Nayar

Print Name: Nikhil Nayar, Vice President

Subscribed and sworn before me

This 30th day of April, 2014

Shannon Marie Cleveland

Notary Public in and for said County and State

Minnesota, Hennepin

SHANNON MARIE CLEVELAND
NOTARY PUBLIC - MINNESOTA
My Commission Expires January 31, 2018

PRJ-54924

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

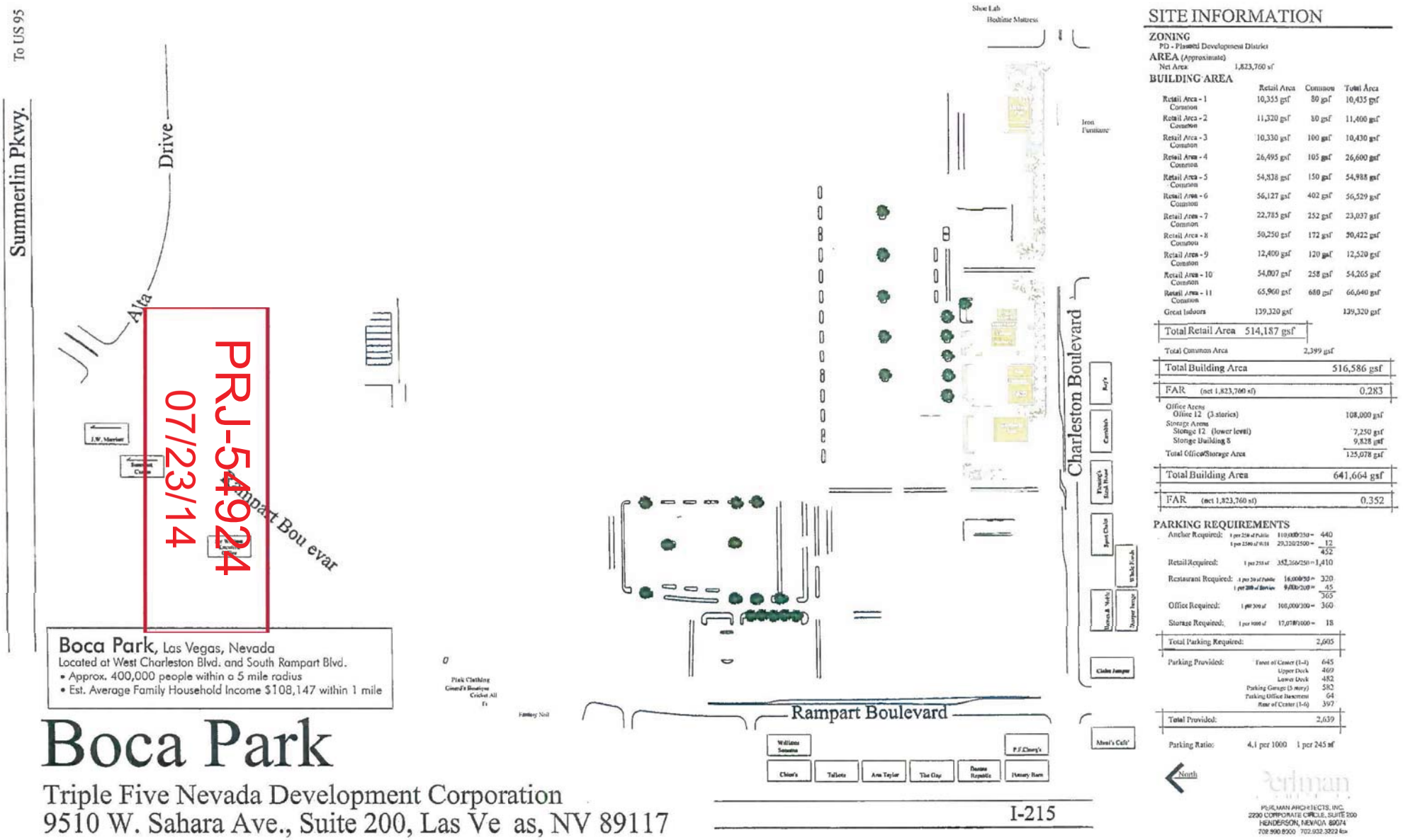
CLV Planning - Application Form

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

Triple Five Nevada Development Corporation
9510 W. Sahara Ave., Suite 200, Las Ve as, NV 89117

Rampart Boulevard between Charleston Blvd and Alta Drive, Las Vegas, Nevada

Master Site Plan

Date: November 1, 2004
Project Number: 100055

SITE INFORMATION

ZONING
PD - Planned Development District

AREA (Approximate)
Net Area 1,823,760 sf

BUILDING AREA

	Retail Area	Common	Total Area
Retail Area - 1 Common	10,355 gsf	80 gsf	10,435 gsf
Retail Area - 2 Common	11,320 gsf	80 gsf	11,400 gsf
Retail Area - 3 Common	10,330 gsf	100 gsf	10,430 gsf
Retail Area - 4 Common	26,495 gsf	105 gsf	26,600 gsf
Retail Area - 5 Common	54,838 gsf	150 gsf	54,988 gsf
Retail Area - 6 Common	56,127 gsf	402 gsf	56,529 gsf
Retail Area - 7 Common	22,785 gsf	252 gsf	23,037 gsf
Retail Area - 8 Common	50,250 gsf	172 gsf	50,422 gsf
Retail Area - 9 Common	12,400 gsf	120 gsf	12,520 gsf
Retail Area - 10 Common	54,007 gsf	258 gsf	54,265 gsf
Retail Area - 11 Common	65,960 gsf	680 gsf	66,640 gsf
Great Indoors	139,320 gsf		139,320 gsf
Total Retail Area	514,187 gsf		
Total Common Area		2,399 gsf	
Total Building Area			516,586 gsf
FAR (net 1,823,760 sf)			0.283
Office Areas			
Office 12 (3 stories)			108,000 gsf
Storage Areas			
Storage 12 (lower level)			7,250 gsf
Storage Building 8			9,828 gsf
Total Office/Storage Area			125,078 gsf
Total Building Area			641,664 gsf
FAR (net 1,823,760 sf)			0.352

PARKING REQUIREMENTS

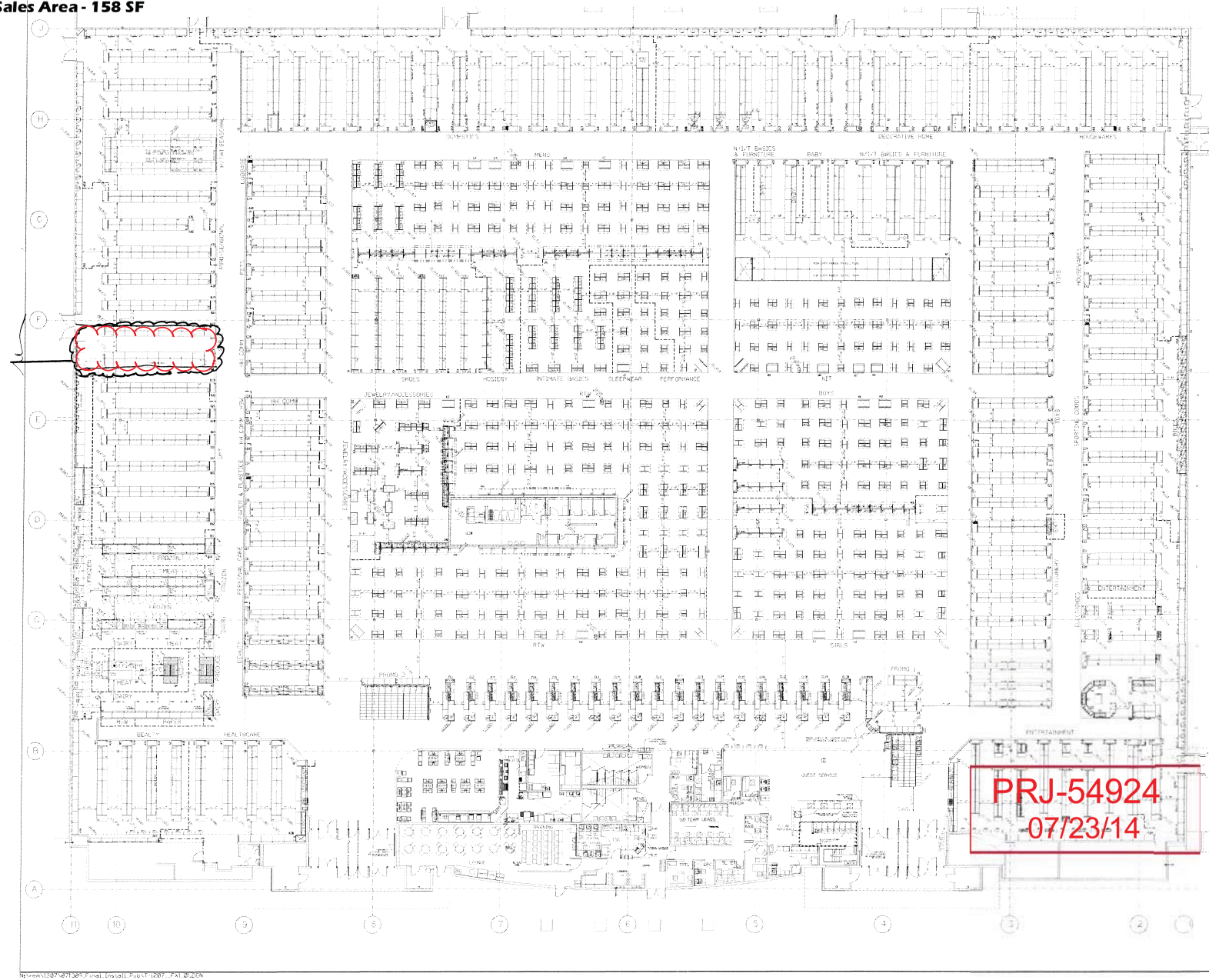
Anchor Required:		440
		12
		452
Retail Required:	352,256/250 =	1,410
Restaurant Required:	16,000/50 =	320
		45
		365
Office Required:	108,000/300 =	360
Storage Required:	17,078/1000 =	18
Total Parking Required:		2,605
Parking Provided:	Front of Center (1-4)	645
	Upper Deck	469
	Lower Deck	482
	Parking Garage (5 story)	582
	Parking Office Basement	64
	Rear of Center (1-6)	397
Total Provided:		2,639
Parking Ratio:	4.1 per 1000	1 per 245 sf

PERLMAN ARCHITECTS, INC.
2200 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.990.8500 702.932.3222 fax

© COPYRIGHT 2004, PERLMAN ARCHITECTS, INC.

SUP-55235

Target Stores T-1207
Total Building Area = 135,000 SF
Total Sales Area = 82,256
Total Alcohol Sales Area - 158 SF



TARGET CORPORATION

CEILING HEIGHT
CENTER CEILING:
13' - 8"
PERIMETER CEILING:
17' - 00"
STOCK ROOM:
19'-6"

PRJ-54924
07/23/14

INSTALL PUB

TARGET

Oct 09 Mdse Remodel
LAS VEGAS BOCA PARK
LAS VEGAS, NV
T-1207
FIXTURE PLAN

SUP-55235

KOLESAR & LEATHAM

ATTORNEYS AT LAW

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

klnevada.com

July 22, 2014

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

Re: Special Use Permit Application

Applicant:	**Target Corporation**
Proposed Use:	**Retail Establishment with Accessory Package Liquor**
Project Name:	**Target Stores T-1207**
Project Address:	**8750 W. Charleston Blvd., Las Vegas, NV 89117**
APN:	**138-32-412-003**

Dear Sir/Madam:

This firm represents Target Corporation (the "Applicant") at the above-referenced Target business location (the "Business"). The Applicant operates retail department and grocery store businesses in 49 states and Washington D.C. and has been a long-time anchor tenant in the Boca Park Shopping Center. The Applicant has recently expanded general grocery and food product sales with the roll-out of its Fresh Grocery product line at many Target locations throughout the Las Vegas valley. In that regard, the Applicant desires to complement its expanded grocery business to allow for the sale of package beer, wine and liquor as a convenience to its customers and to be competitive with other grocery stores in the valley.

The addition of alcoholic beverage sales to the Applicant's Business will demonstrate a uniform presence for Target stores in the community by providing similar goods that will soon be offered at numerous other Nevada Target locations that sell grocery and related food items. The Applicant acknowledges that no more than ten percent (10%) of the retail floor space of the Business may be dedicated to the display of alcoholic beverages. The Applicant has enclosed a Floor Plan which includes an outline of the initial area dedicated for the display of alcoholic beverages. The Applicant plans to devote approximately 158 square feet to the display of alcoholic beverages at the Business.

The Business is committed to ensuring compliance with all local and State laws regarding the sale of alcoholic beverage products for off-premises consumption. The Business has implemented and will adhere to strict internal policies to prevent the sale of alcoholic beverage

SUP-55235

PRJ-54924
07/23/14

products to minors and to ensure that alcoholic beverage products are not consumed on the premises of the Business or in the parking area.

The Business provides a benefit to the community and neighboring businesses in the Boca Park Shopping Center and the surrounding area. As an anchor tenant and national retail brand, the Business draws vital customer traffic to the neighboring businesses in the community. The proposed package liquor off-sale establishment use is harmonious and compatible with adjacent development and with existing land uses in the immediate vicinity. We do not believe that any additional public services, utilities or parking accommodations will be necessary to accommodate the proposed use at the Business.

The site provides adequate pedestrian and vehicle ingress/egress to and from the Boca Park Shopping Center in which the Business is located, from Charleston Blvd. and Rampart Blvd. Please note that the Business operates every day between the hours of 8:00 a.m. and 11:00 p.m. and employs approximately 120 employees.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

KOLESAR & LEATHAM

Matthew D. Saltzman, Esq.

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

SUP-55235

PRJ-54924
07/23/14



SUP-55235 [PRJ-54924] - APPLICANT/OWNER: TARGET CORPORATION
8750 WEST CHARLESTON BOULEVARD

07/31/14



SUP-55235 [PRJ-54924] - APPLICANT/OWNER: TARGET CORPORATION
8750 WEST CHARLESTON BOULEVARD

07/31/14

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

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

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

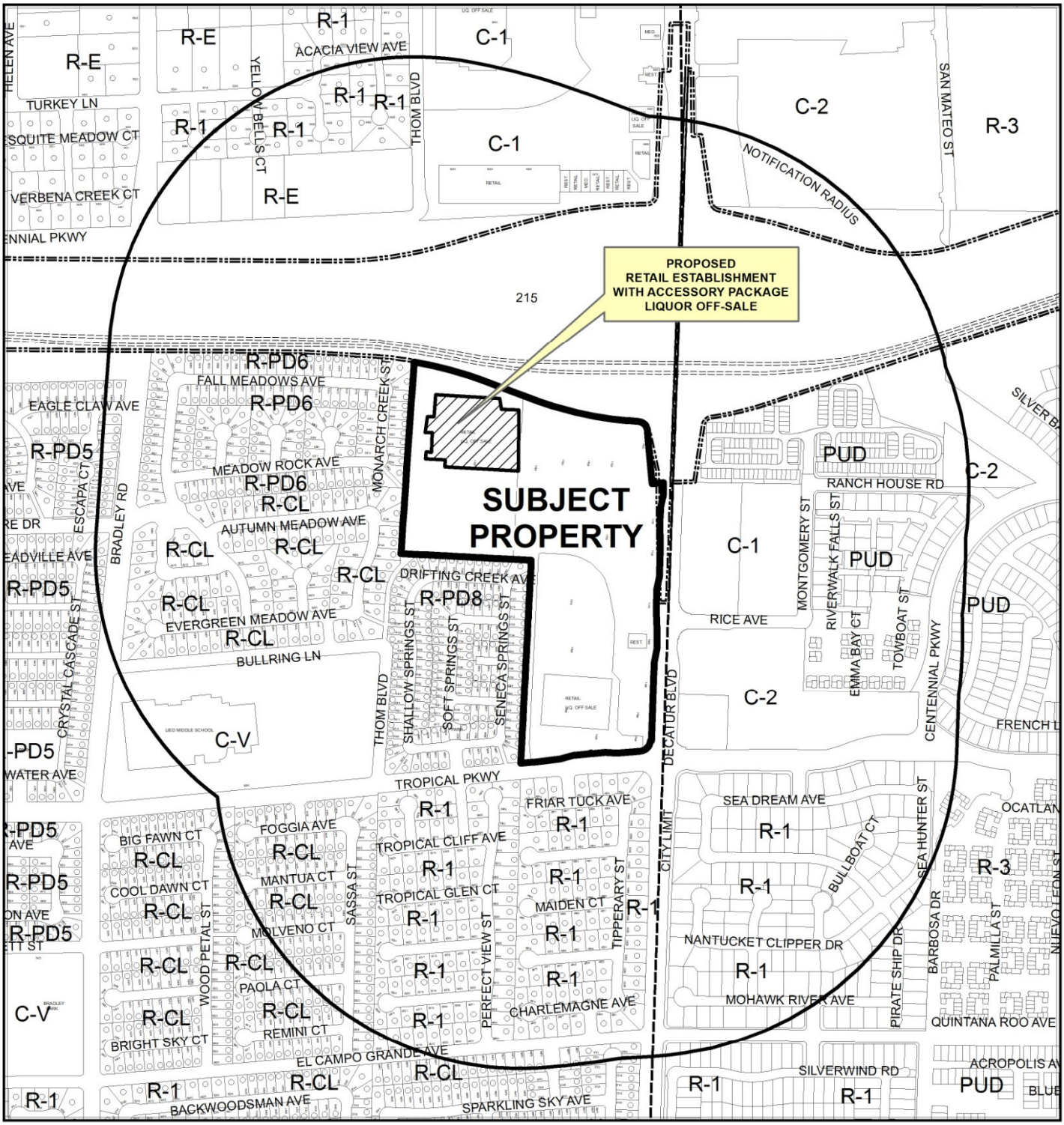
SUBJECT:
SUP-55239 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TARGET CORPORATION - For possible action on a request for a Special Use Permit FOR AN ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 131,810 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT at 6371 North Decatur Boulevard (APN 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

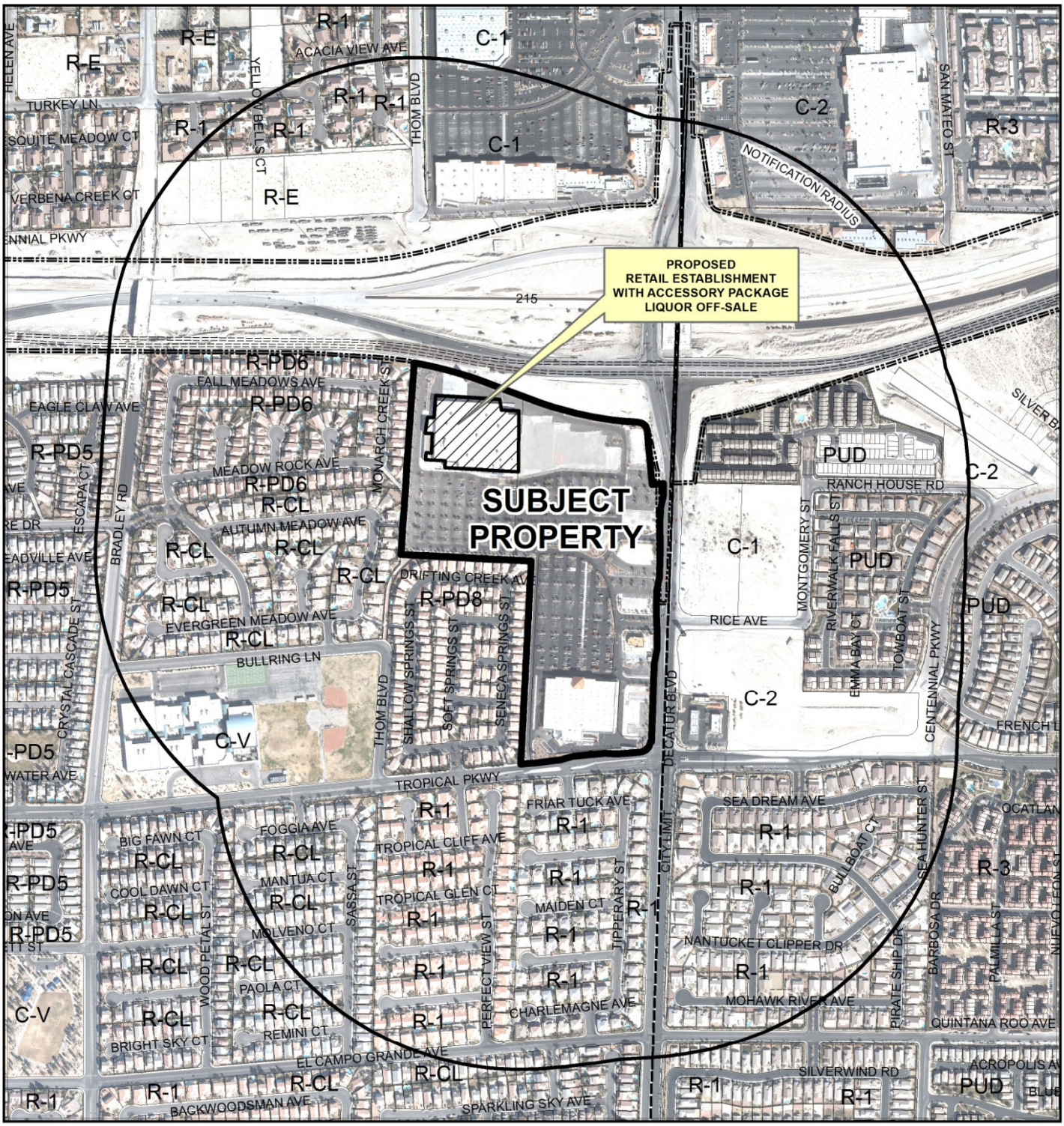
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-55239 (PRJ-54928)**

RADIUS: 1500 FEET

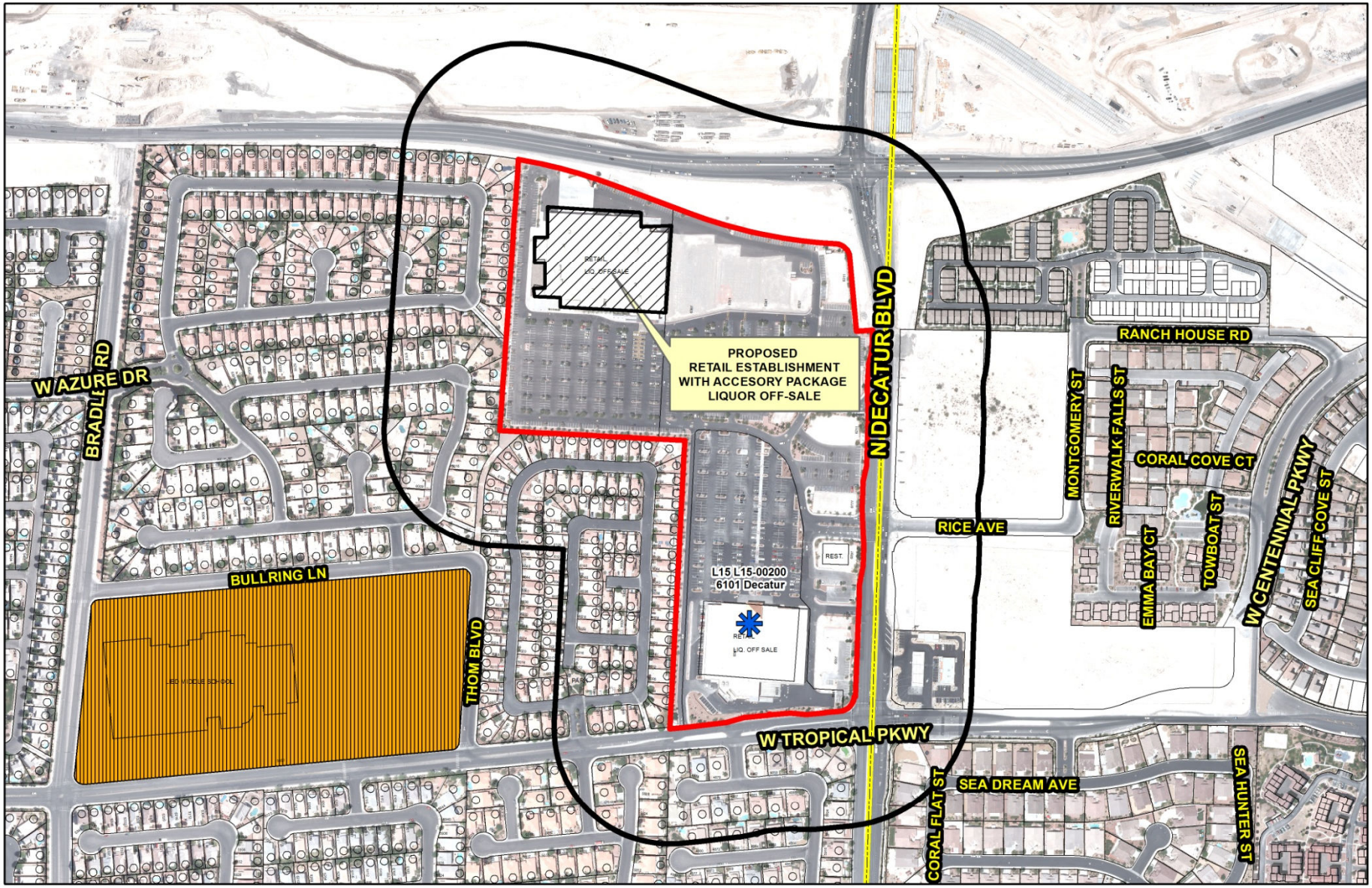
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: **SUP-55239 (PRJ-54928)**

RADIUS: 1500 FEET

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



SUP-55239 (PRJ-54928)

Package Liquor Off-Sale

Business Licenses

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler Off-Sale
- Beer/Wine/Cooler On- and Off-Sale
- Package Liquor Off-Sale
- Restaurant With Alcohol/ Restaurant Service Bar
- Tavern

Protected Uses

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

- Subject Property
- 400 foot buffer

N

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

Date: Monday, July 28, 2014

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-55239 APN: 125-25-512-001

Name of Property Owner: Target Corporation

Name of Applicant: Target Corporation

Name of Representative: Kolesar & Leatham

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Nikhil Nayar

Print Name: Nikhil Nayar, Vice President

Subscribed and sworn before me

This 30th day of April, 2014

Shannon Marie Cleveland

Notary Public in and for said County and State

Minnesota Hennepin

SHANNON MARIE CLEVELAND
NOTARY PUBLIC - MINNESOTA
My Commission Expires January 31, 2018

PRJ-54928
07/23/14

CLV Planning - Application Form

Application Number:	PRJ-54928
Application/Petition For:	SUP for Retail Establishment with Accessory Package Liquor Off-Sale at 6371 North Decatur Boulevard
ProjectAddress (Location):	6371 NORTH DECATUR BLVD
Project Name	ACCESSORY PACKAGE LIQUOR SUP
Assessors Parcel #(s):	12525512001
Ward #:	WARD 6 (STEVEN D. ROSS)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	
Lots/Units:	
Additional Information:	
Applicant First Name:	Kristen
Applicant Last Name:	Ruud, Liquor License Specialist
Applicant Address:	1000 Nicollet Mall, TPN-0910
Applicant City:	Minneapolis
Applicant State:	MN
Applicant Zip:	55403
Applicant Phone:	612-761-7165
Applicant Fax:	
Applicant Email:	liquor.licensing@target.com
Rep First Name:	Benjamin
Rep Last Name:	Volmer, Esq.
Rep Address:	400 S. Rampart Blvd., Suite 400
Rep City:	Las Vegas
Rep State:	NV
Rep Zip:	89145
Rep Phone:	702-362-7800
Rep Fax:	702-362-9472
Rep Email:	bvolmer@klnevada.com

SUP-55239

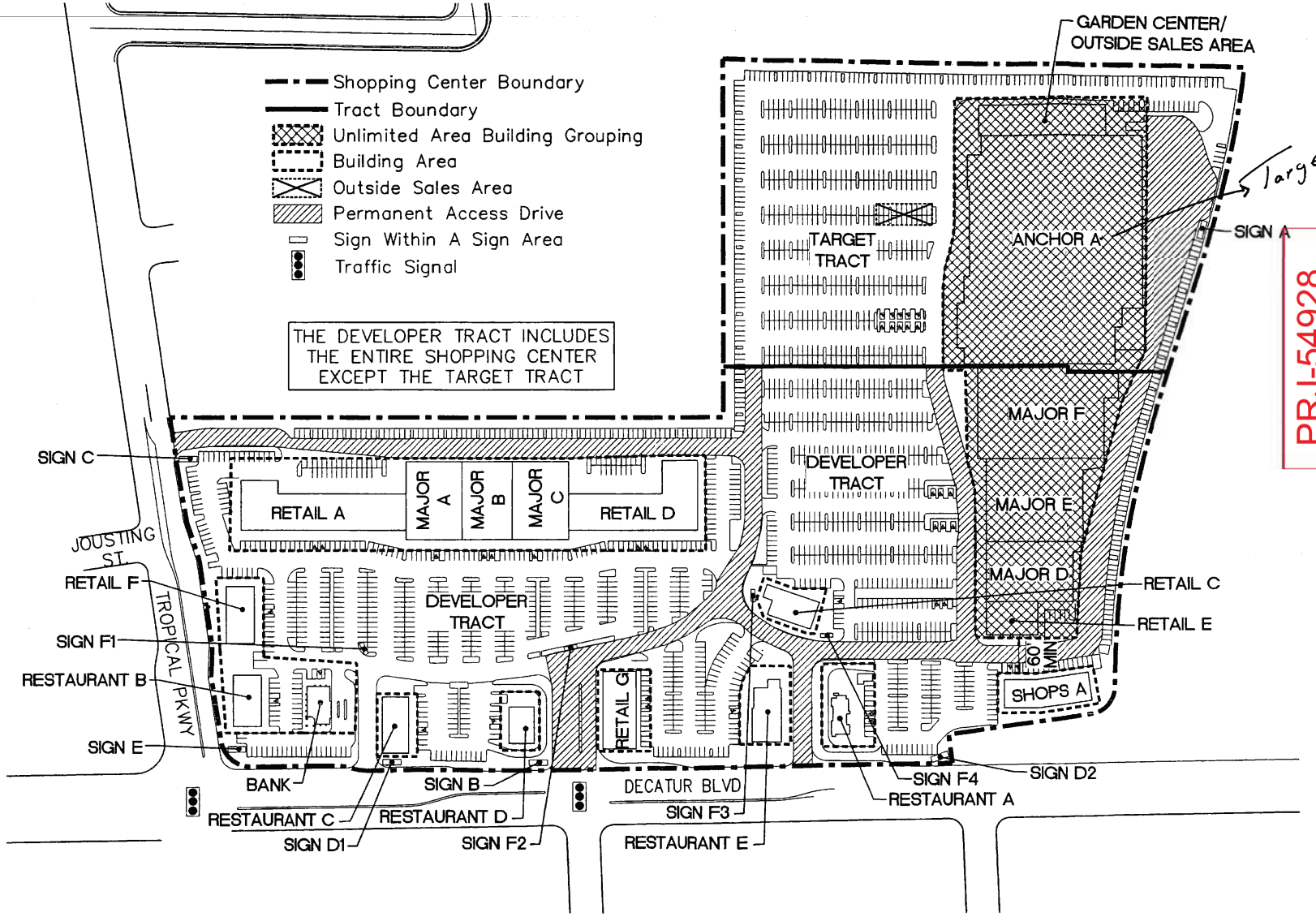
CLV Planning - Application Form

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

Owner(s)	ADDR1	ADDR2
TARGET CORPORATION	1000 NICOLLET MALL	MINNEAPOLIS, MN 55403-2542

CLVEPLAN Applicant	Company	Title	Email
Benjamin Volmer	Kolesar & Leatham	Esq.	bvolmer@klnevada.com

SUP-55239



PRJ-54928
07/23/14

Las Vegas North Decatur, NV

P:\20069000.12\5661\dwg\5661siteX(sheet 1).dwg 12/18/2007 3:01:07 PM CST

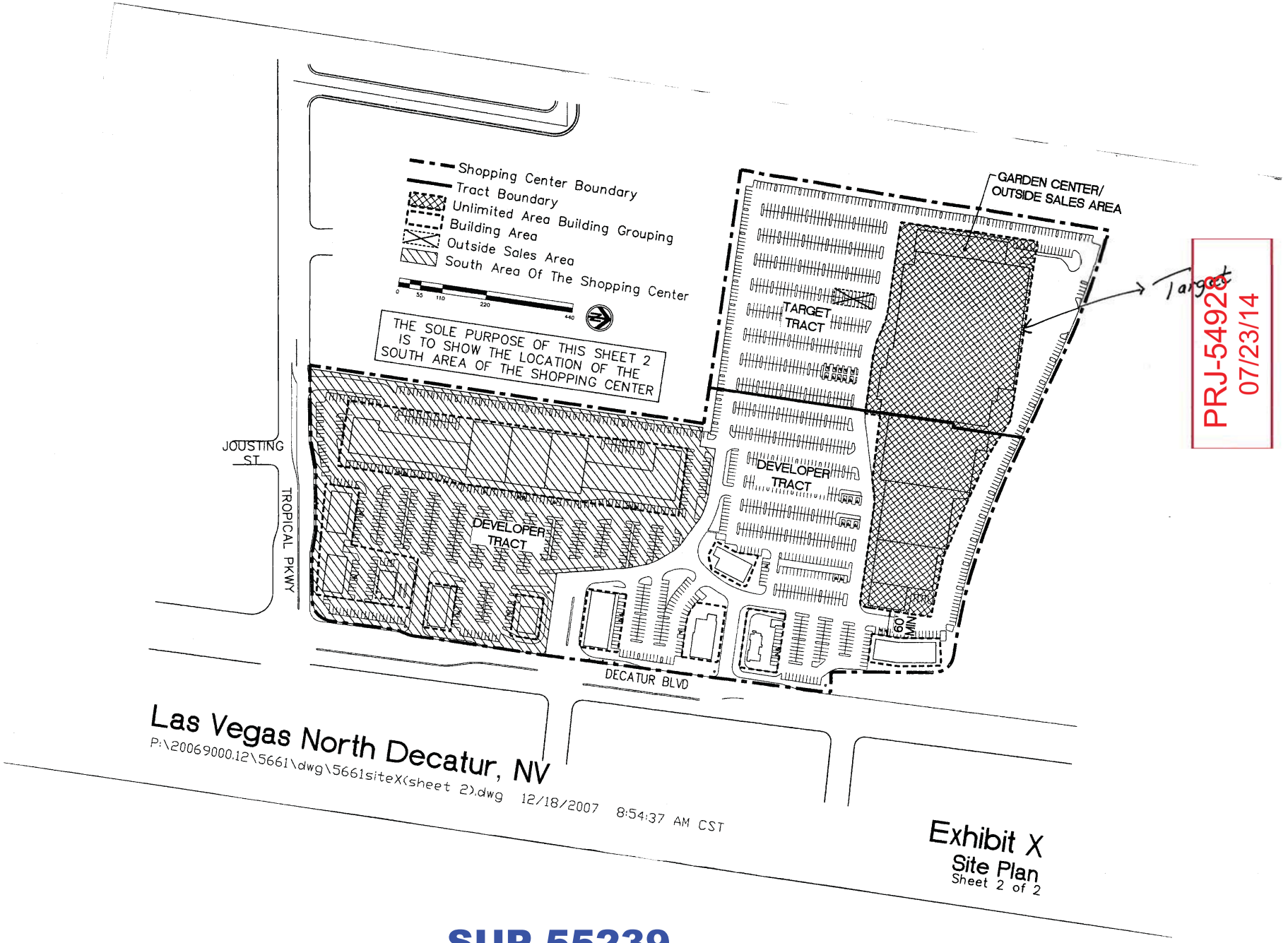
Exhibit X

Site Plan

Sheet 1 of 2

T2569

SUP-55239

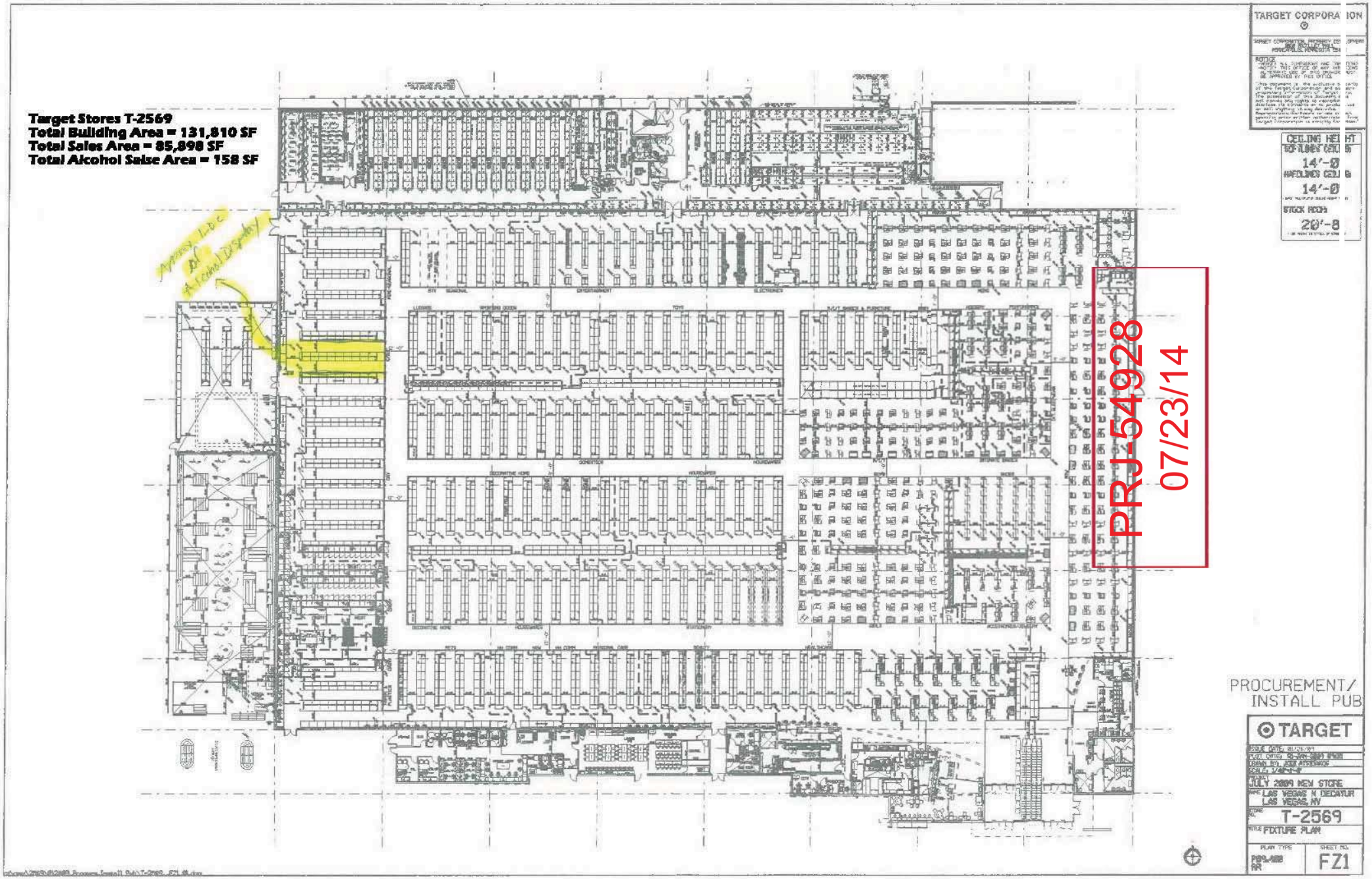


Target

PRJ-54928
07/23/14

7254-9

SUP-55239


Target Stores T-2569
Total Building Area = 131,810 SF
Total Sales Area = 85,898 SF
Total Alcohol Sales Area = 158 SF
TARGET CORPORATION
CEILING HEIGHT
14'-0
14'-0
20'-8
PRJ-54928
07/23/14
PROCUREMENT/
INSTALL PUB
TARGET
JULY 2009 NEW STORE
LAS VEGAS N DECATUR
LAS VEGAS, NV
T-2569
FIXTURE PLAN
FZ1

SUP-55239

KOLESAR & LEATHAM

ATTORNEYS AT LAW

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

klnevada.com

July 22, 2014

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

Re: Special Use Permit Application

Applicant:	**Target Corporation**
Proposed Use:	**Retail Establishment with Accessory Package Liquor**
Project Name:	**Target Stores T-2569**
Project Address:	**6371 N. Decatur Blvd., Las Vegas, NV 89130**
APN:	**125-25-512-001**

Dear Sir/Madam:

This firm represents Target Corporation (the "Applicant") at the above-referenced Target business location (the "Business"). The Applicant operates retail department and grocery store businesses in 49 states and Washington D.C. and has been a long-time anchor tenant in the Decatur 215 Shopping Center. The Applicant has recently expanded its business to include the sale of general grocery and food products to many of its stores throughout the Las Vegas valley. In that regard, the Applicant desires to complement its grocery business to allow for the sale of package beer, wine and liquor as a convenience to its customers and to remain competitive with other grocery stores in the valley.

The addition of alcoholic beverage sales to the Applicant's Business will demonstrate a uniform presence for Target stores in the community by providing similar goods that will soon be offered at numerous other Nevada Target locations that sell grocery and related food items. The Applicant acknowledges that no more than ten percent (10%) of the retail floor space of the Business may be dedicated to the display of alcoholic beverages. The Applicant has enclosed a Floor Plan which includes an outline of the initial area dedicated for the display of alcoholic beverages. The Applicant plans to devote approximately 158 square feet to the display of alcoholic beverages.

The Business provides a benefit to the community and neighboring businesses in the Decatur 215 Shopping Center and the surrounding area. As an anchor tenant and national retail brand, the Business draws vital customer traffic to the neighboring businesses in the community. The Business is committed to ensuring compliance with all local and State laws regarding the sale of

SUP-55239

PRJ-54928
07/23/14

alcoholic beverage products for off-premises consumption. The Business has implemented and will adhere to strict internal policies to prevent the sale of alcoholic beverage products to minors and to ensure that alcoholic beverage products are not consumed on the premises of the Business or in the parking area.

The proposed package liquor off-sale establishment use is harmonious and compatible with adjacent development and with existing land uses in the immediate vicinity. We do not believe that any additional public services, utilities or parking accommodations will be necessary to accommodate the proposed use at the Business. The site provides adequate pedestrian and vehicle ingress/egress to and from the Decatur 215 Shopping Center in which the Business is located, from Decatur Blvd. and Tropical Pkwy. Please note that the Business operates every day between the hours of 8:00 a.m. and 10:00 p.m. and employs approximately 130 employees.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

KOLESAR & LEATHAM

Matthew Saltzman

Matthew D. Saltzman, Esq.

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

SUP-55239

PRJ-54928
07/23/14



SUP-55239 [PRJ-54928] - APPLICANT/OWNER: TARGET CORPORATION
6371 NORTH DECATUR BOULEVARD

07/31/14



SUP-55239 [PRJ-54928] - APPLICANT/OWNER: TARGET CORPORATION
6371 NORTH DECATUR BOULEVARD

07/31/14

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

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

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

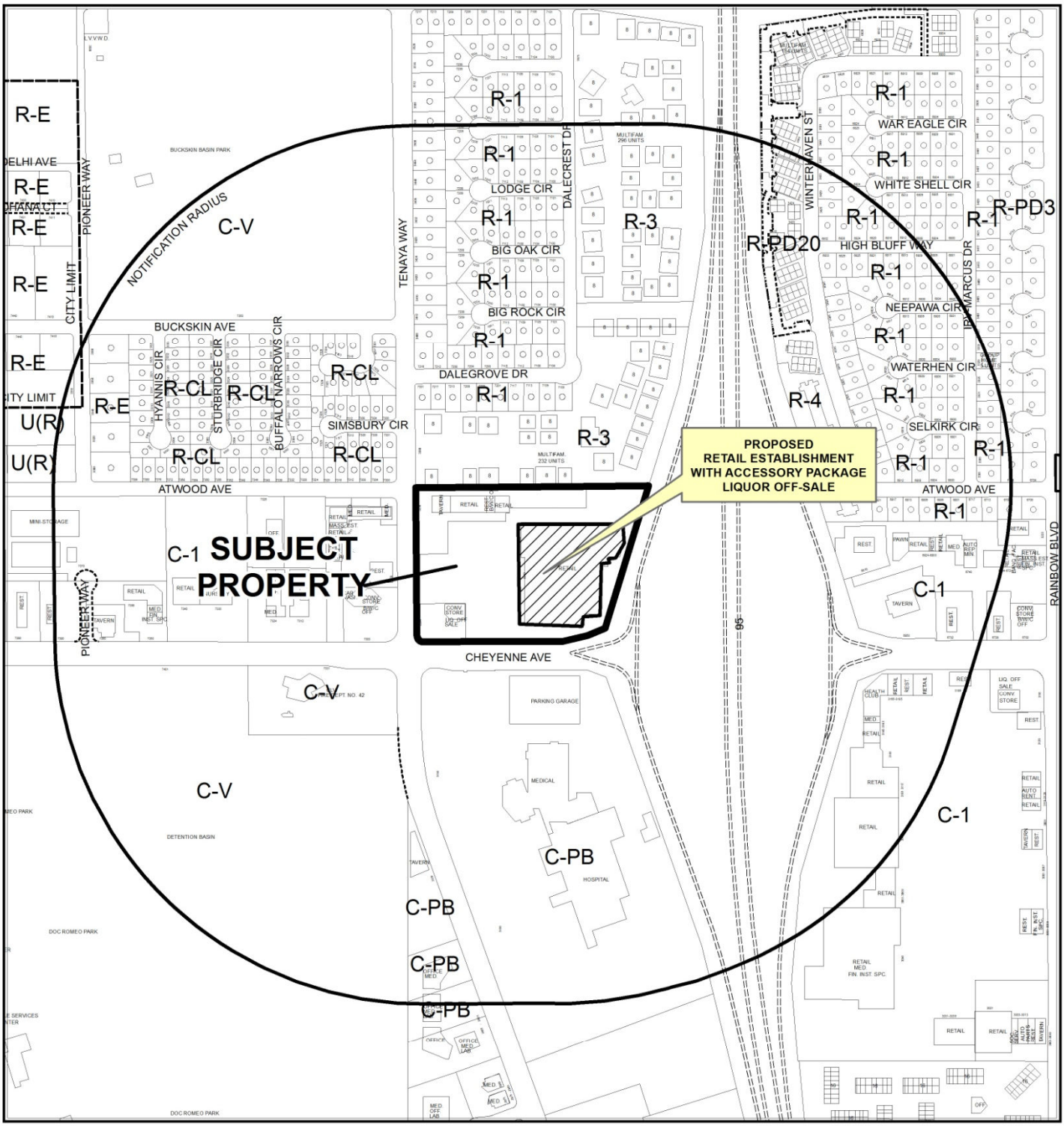
SUBJECT:
SUP-55245 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TARGET CORPORATION - For possible action on a request for a Special Use Permit FOR AN ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 132,281 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT at 3210 North Tenaya Way (APN 138-10-815-002), 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

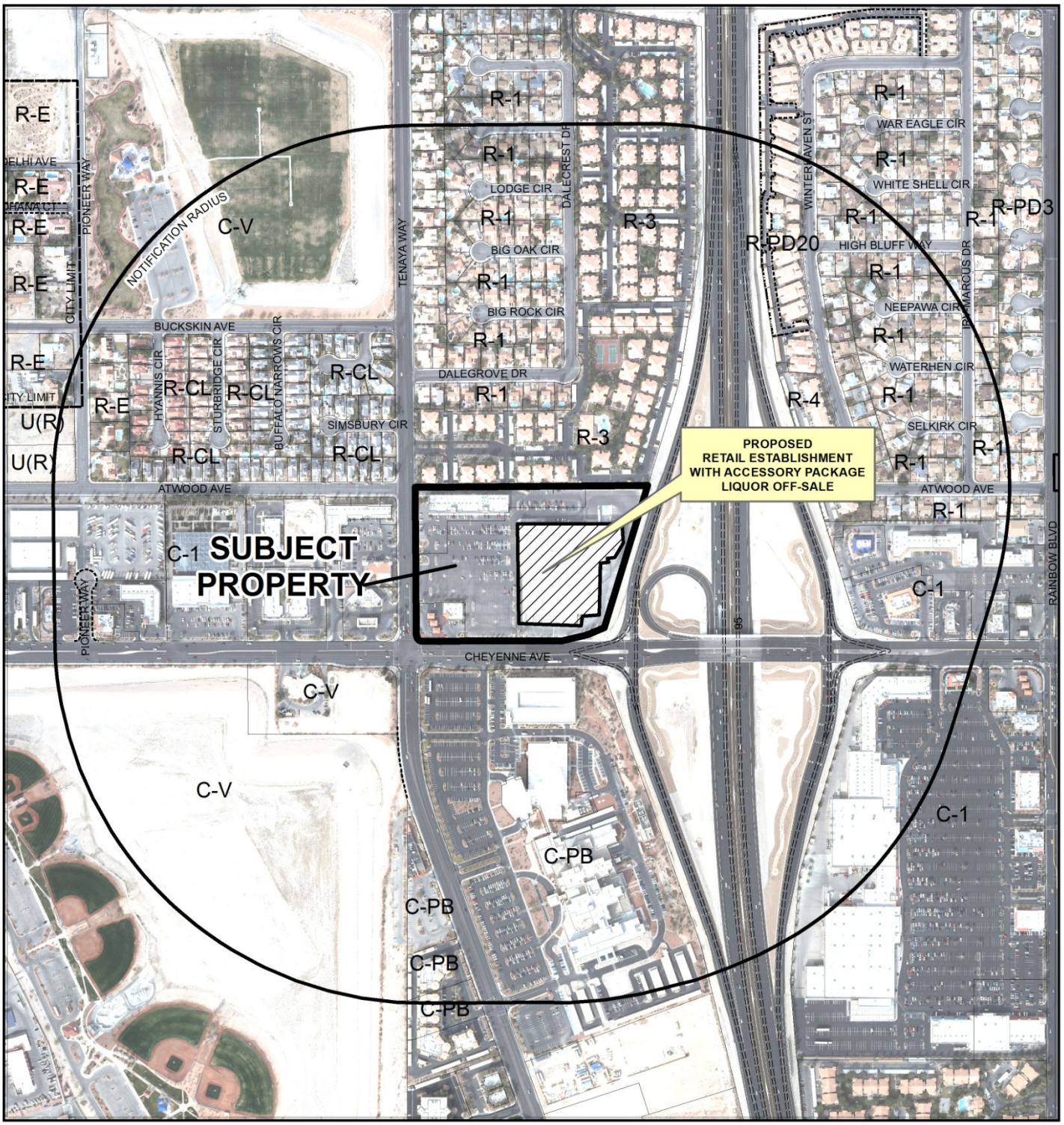
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-55245 (PRJ-54923)**

RADIUS: 1500 FEET

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



0 500 1,000 Feet

CASE: **SUP-55245 (PRJ-54923)**

RADIUS: 1500 FEET

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

N



SUP-55245 (PRJ-54923)

Package Liquor Off-Sale

Business Licenses

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler Off-Sale
- Beer/Wine/Cooler On- and Off-Sale
- Package Liquor Off-Sale
- Restaurant With Alcohol/ Restaurant Service Bar
- Tavern

Protected Uses

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

- Subject Property
- 400 foot buffer

N

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

Date: Monday, July 28, 2014

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-55245** APN: 138-10-815-002

Name of Property Owner: Dayton Hudson Corporation n/k/a Target Corporation

Name of Applicant: Target Corporation

Name of Representative: Kolesar & Leatham

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Nikhil Nayar, Vice President

Subscribed and sworn before me

This 30th day of April, 2014

Shannon Marie Cleveland

Notary Public in and for said County and State

Minnesota, Hennepin

SHANNON MARIE CLEVELAND
NOTARY PUBLIC - MINNESOTA
My Commission Expires January 31, 2018

PRJ-54923
07/28/14

CLV Planning - Application Form

Application Number:	PRJ-54923
Application/Petition For:	SUP for Retail Establishment with Accessory Package Liquor Off-Sale at 3210 North Tenaya Way
ProjectAddress (Location):	3210 NORTH TENAYA WAY
Project Name	ACCESSORY PACKAGE LIQUOR SUP
Assessors Parcel #(s):	13810815002
Ward #:	WARD 4 (STAVROS S. ANTHONY)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	
Lots/Units:	
Additional Information:	
Applicant First Name:	Kristen
Applicant Last Name:	Ruud, Liquor License Specialist
Applicant Address:	1000 Nicollet Mall, TPN-0910
Applicant City:	Minneapolis
Applicant State:	MN
Applicant Zip:	55403
Applicant Phone:	612-761-7165
Applicant Fax:	
Applicant Email:	liquor.licensing@target.com
Rep First Name:	Benjamin J.
Rep Last Name:	Volmer, Esq.
Rep Address:	400 S. Rampart Blvd., Suite 400
Rep City:	Las Vegas
Rep State:	NV
Rep Zip:	89145
Rep Phone:	702-362-700
Rep Fax:	702-362-9472
Rep Email:	bvolomer@klnevada.com

SUP-55245

CLV Planning - Application Form

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

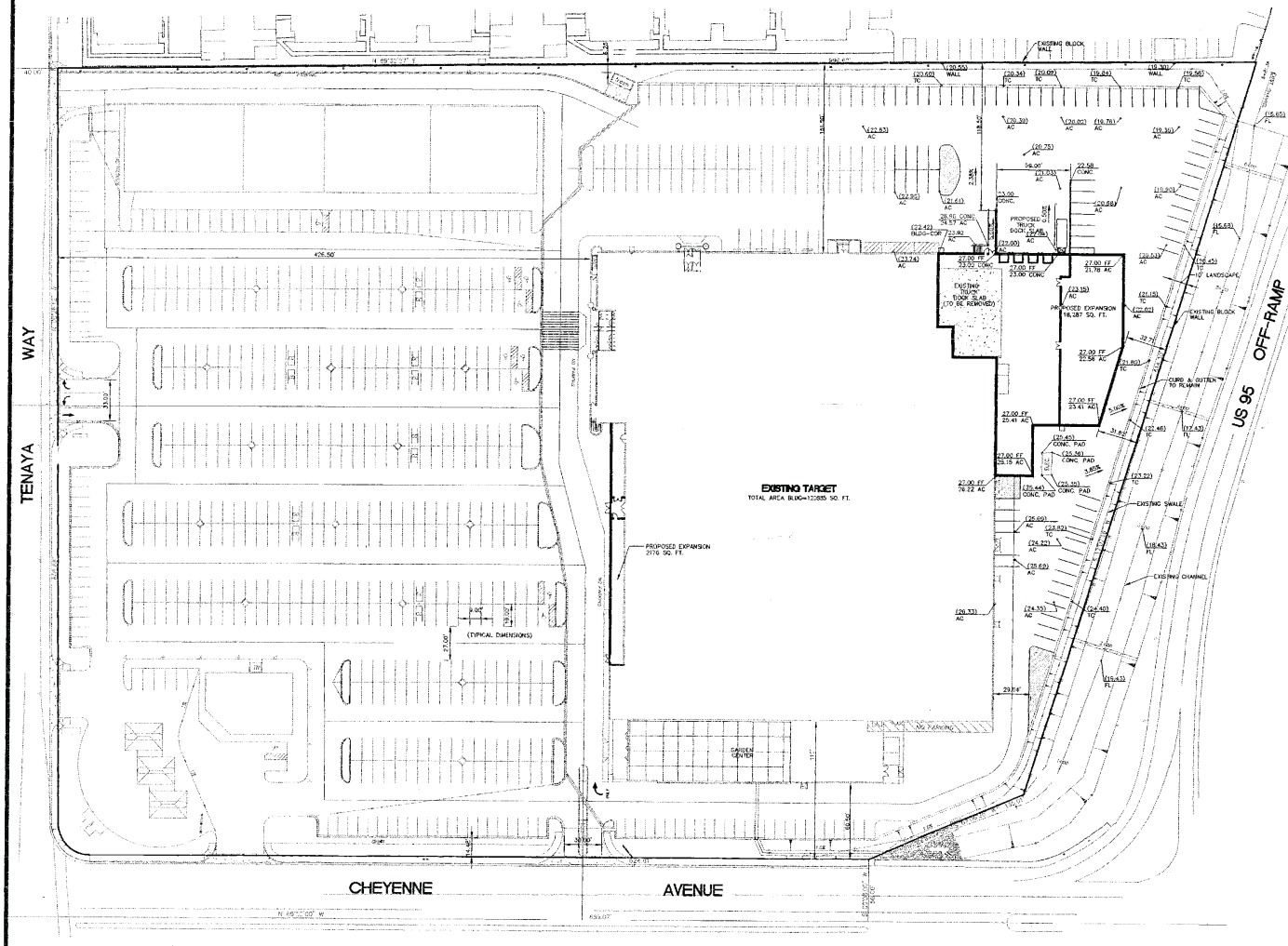
Owner(s)	ADDR1	ADDR2
DAYTON HUDSON CORPORATION	P O BOX 9456	MINNEAPOLIS, MN 55440-9456

CLVEPLAN Applicant	Company	Title	Email
Benjamin Volmer	Kolesar & Leatham	Esq.	bvolmer@klnevada.com

SUP-55245

SITE PLAN

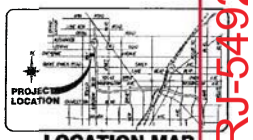
RAINBOW RIDGE APARTMENTS R-3



GRAPHIC SCALE

(IN FEET)

1 inch = 40 ft.



LOCATION MAP

N.T.S.

SITE DATA

TOTAL NET AREA	9.5 ACRES
PARKING REQ'D	576 SPACES
PARKING PROVIDED	576 SPACES
AC. TO EXPANSION AREA	20453 SQ. FT.
% LOT COVERAGE	34%
APN:	138-10-815-002
ZONING	C-1

LEGAL DESCRIPTION

SPICE WOOD PLAZA PLAT BOOK 37, PAGE 93, PT. LOT 1, BLOCK 1, BEINGS A PORTION OF THE SW 1/4, SE 1/4 OF SECTION 10, TOWNSHIP 205, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA

BASIS OF BEARING

BASIS OF BEARING IS N 89° 52' 00" BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 10, T.20 S., R. 60 E., M.D.M., AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 31 OF RECORDS SURVEY, PAGE 88.

OWNER/ DEVELOPER

TARGET CORPORATION
33 S. SIXTH STREET
MINNEAPOLIS, MN 55402
(702) 304-6453

PRJ-54923

07/23/14

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

PBS

POST BUCKLEY SCHUH & JERNIGAN

PLANNING · SURVEYING · CONSTRUCTION SERVICES

REVISION	DATE	BY

SHEET: SITE PLAN

TITLE: CHEYENNE CROSSINGS TARGET EXPANSION

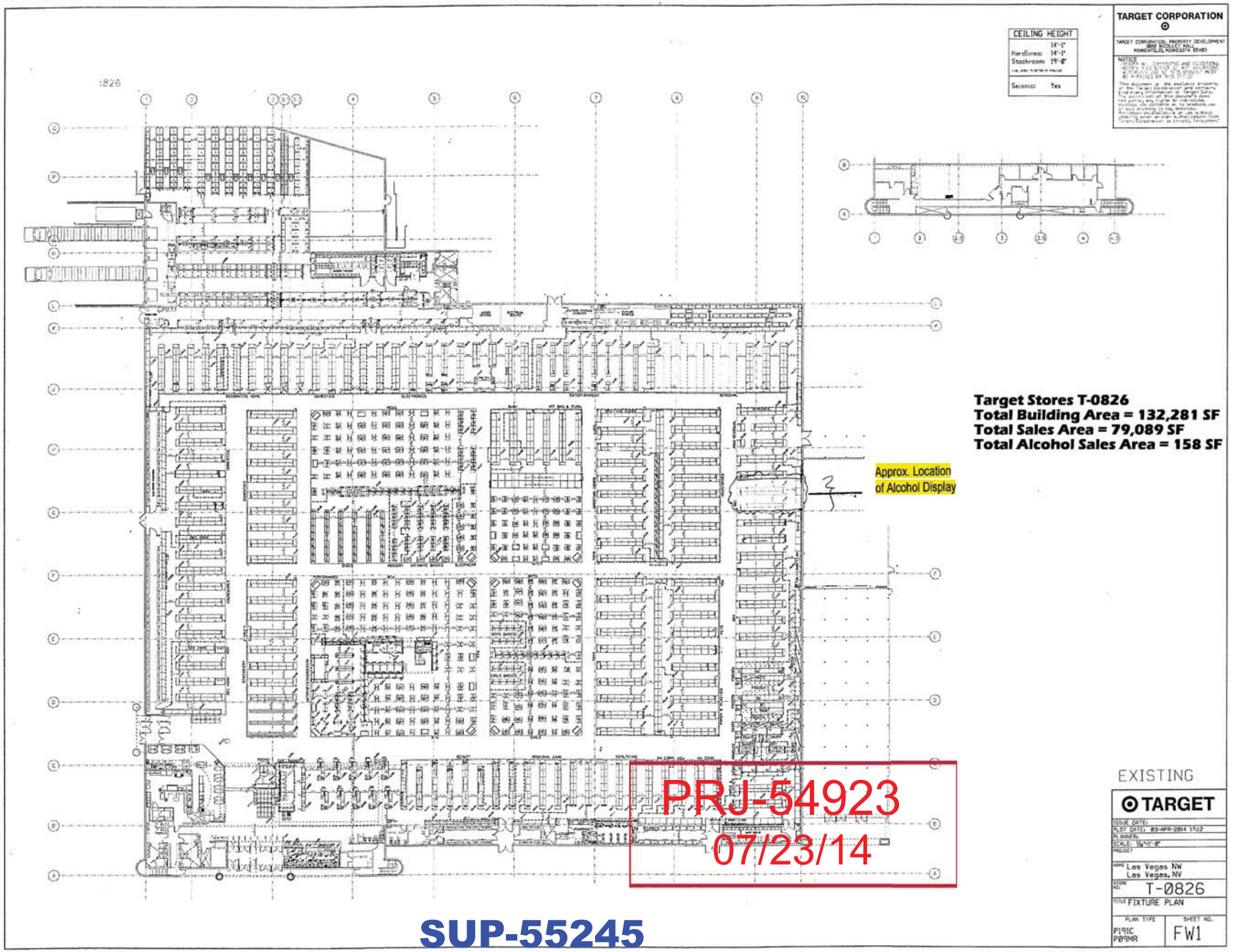
DRAWN BY: BJM	03/06/98	
DESIGNED BY: BJM	03/06/98	
CHECKED BY: MBH	03/06/98	
PROJECT NO: 51-473	SCALE:	1"=40'

SEAL

SITE-PLAN.dwg JTC 03/19/98 09:46:54

Expansion Site Plan T-826

SUP-55245


TARGET CORPORATION
CEILING HEIGHT
Hardlines 14'-1"
Stockroom 19'-8"
Seismic Yes
Target Stores T-0826
Total Building Area = 132,281 SF
Total Sales Area = 79,089 SF
Total Alcohol Sales Area = 158 SF
Approx. Location of Alcohol Display
PRJ-54923
07/23/14
EXISTING
TARGET
Las Vegas NW
Las Vegas, NV
T-0826
FIXTURE PLAN
P191C
P09MR
FW1

SUP-55245

KOLESAR & LEATHAM

ATTORNEYS AT LAW

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

klnevada.com

July 22, 2014

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

Re: Special Use Permit Application

Applicant:	**Target Corporation**
Proposed Use:	**Retail Establishment with Accessory Package Liquor**
Project Name:	**Target Stores T-0826**
Project Address:	**3210 N. Tenaya Way, Las Vegas, NV 89129**
APN:	**138-10-815-002**

Dear Sir/Madam:

This firm represents Target Corporation (the "Applicant") at the above-referenced Target business location (the "Business"). The Applicant operates retail department and grocery store businesses in 49 states and Washington D.C. and has been a long-time anchor tenant in the Cheyenne Crossing Shopping Center. The Applicant has recently expanded its business to include the sale of general grocery and food products to many of its stores throughout the Las Vegas valley. In that regard, the Applicant desires to complement its grocery business to allow for the sale of package beer, wine and liquor as a convenience to its customers and to remain competitive with other grocery stores in the valley.

The addition of alcoholic beverage sales to the Applicant's Business will demonstrate a uniform presence for Target stores in the community by providing similar goods that will soon be offered at numerous other Nevada Target locations that sell grocery and related food items. The Applicant acknowledges that no more than ten percent (10%) of the retail floor space of the Business may be dedicated to the display of alcoholic beverages. The Applicant has enclosed a Floor Plan which includes an outline of the initial area dedicated for the display of alcoholic beverages. The Applicant plans to devote approximately 158 square feet to the display of alcoholic beverages.

The Business provides a benefit to the community and neighboring businesses in the Cheyenne Crossing Shopping Center and the surrounding area. As an anchor tenant and national retail brand, the Business draws vital customer traffic to the neighboring businesses in the community. The Business is committed to ensuring compliance with all local and State laws

PRJ-54923
07/23/14

SUP-55245

regarding the sale of alcoholic beverage products for off-premises consumption. The Business has implemented and will adhere to strict internal policies to prevent the sale of alcoholic beverage products to minors and to ensure that alcoholic beverage products are not consumed on the premises of the Business or in the parking area.

The proposed package liquor off-sale establishment use is harmonious and compatible with adjacent development and with existing land uses in the immediate vicinity. We do not believe that any additional public services, utilities or parking accommodations will be necessary to accommodate the proposed use at the Business. The site provides adequate pedestrian and vehicle ingress/egress to and from the Cheyenne Crossing Shopping Center in which the Business is located, from W. Cheyenne Ave. and N. Tenaya. Please note that the Business operates every day between the hours of 8:00 a.m. and 10:00 p.m. and employs approximately 125 employees.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

KOLESAR & LEATHAM

Matthew Saltzman

Matthew D. Saltzman, Esq.

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

SUP-55245

PRJ-54923
07/23/14



SUP-55245 [PRJ-54923] - APPLICANT/OWNER: TARGET CORPORATION
3210 NORTH TENAYA WAY

07/31/14



SUP-55245 [PRJ-54923] - APPLICANT/OWNER: TARGET CORPORATION
3210 NORTH TENAYA WAY

07/31/14

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

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

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

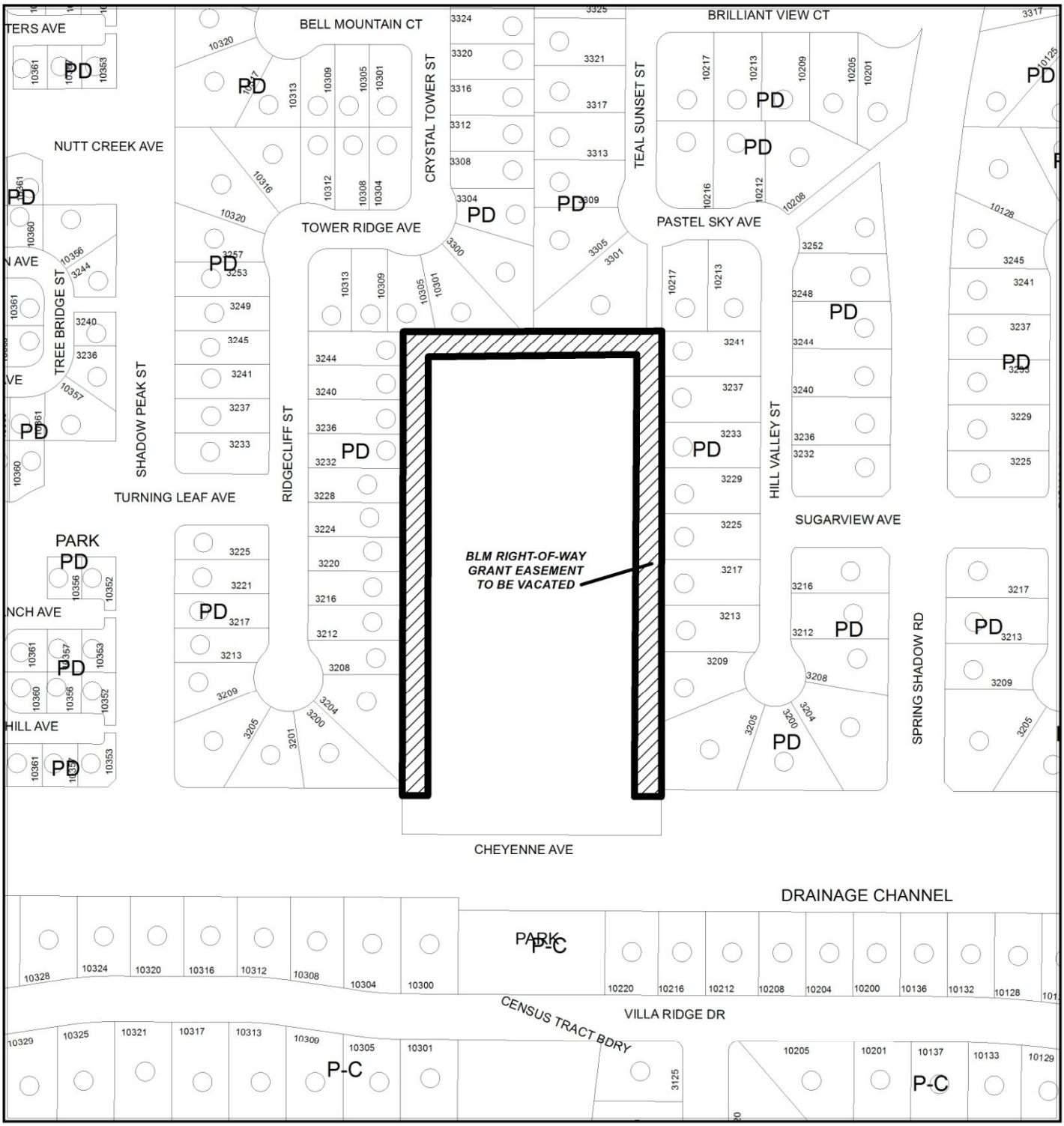
SUBJECT:
VAC-55329 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SUMMIT CHEYENNE, LLC - For possible action on a request for a Petition to Vacate Bureau of Land Management Patent Easements generally located at 10302 West Cheyenne Avenue, Ward 4 (Anthony) [PRJ-54946].

C.C.: 10/15/2014

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

RECOMMENDATION:
APPROVAL

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



CASE: VAC-55329 (PRJ-54949)

0 100 200
Feet

N



CASE: VAC-55329 (PRJ-54949)

0 100 200
Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-55329** APN: 137-12-801-004

Name of Property Owner: Cheyenne Summit LLC

Name of Applicant: Adaven Homes

Name of Representative: Taney Engineering

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Nathan White

Subscribed and sworn before me

This 19th day of June, 2014

_____

Notary Public in and for said County and State

FERDINAND N. CARLOS
Notary Public - State of Nevada
Appointment Recorded in Clark County
No: 09-11397-1 - Expires October 20, 2017

PRJ-54946
07/24/14

CLV Planning - Application Form

Application Number:	PRJ-54946
Application/Petition For:	Vacation
ProjectAddress (Location):	10302 W. CHEYENNE
Project Name	CHEYENNE WEST OF HAULAPAI VACATION
Assessors Parcel #(s):	13712801004
Ward #:	WARD 4 (STAVROS S. ANTHONY)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	
Lots/Units:	
Additional Information:	
Applicant First Name:	Adaven Homes
Applicant Last Name:	Nathan White
Applicant Address:	9112 Dolente Avenue
Applicant City:	Las Vegas
Applicant State:	NV
Applicant Zip:	89118
Applicant Phone:	(702) 365-8588
Applicant Fax:	(702) 998-9885
Applicant Email:	nathanw@adavenhomes.com
Rep First Name:	Taney Engineering
Rep Last Name:	Amber Dolce
Rep Address:	6030 S Jones Blvd, Suite 100
Rep City:	Las Vegas
Rep State:	NV
Rep Zip:	89118
Rep Phone:	(702) 362-8844
Rep Fax:	(702) 362-5233
Rep Email:	amber@taneycorp.com

VAC-55329

CLV Planning - Application Form

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

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

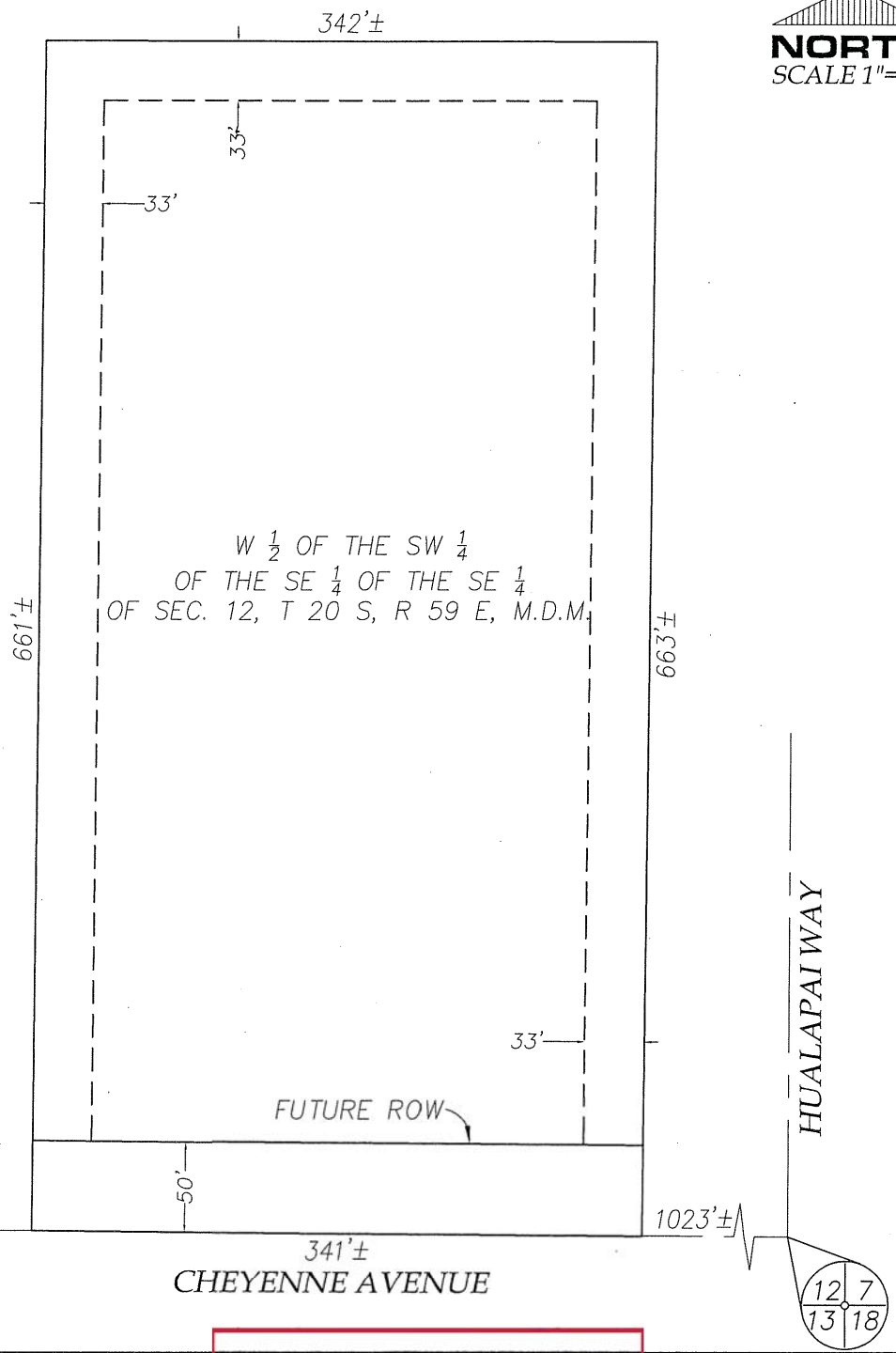
CLVEPLAN Applicant	Company	Title	Email
Amber Dolce	Taney Engineering	Project Coordinator	amberd@taneycorp.com

VAC-55329

137-12-801-004
SUMMIT CHEYENNE, LLC

EXHIBIT B

NORTH
SCALE 1"=20'



PRJ-54946
07/24/14

PATENT EASEMENT
VACATION EXHIBIT

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

VAC-55329

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

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

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

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

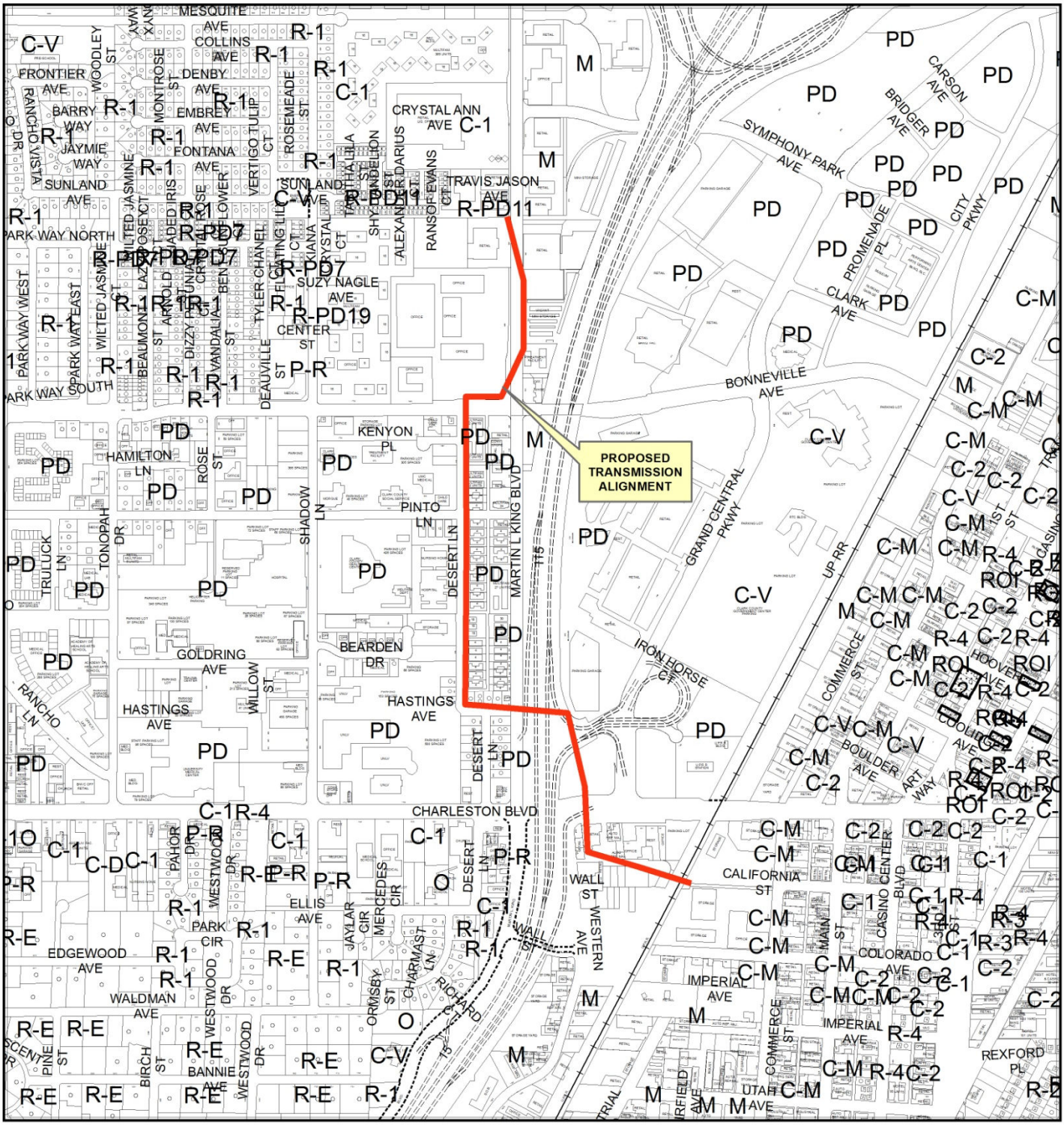
SUBJECT:
GPA-55281 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: NV ENERGY - For possible action on a request TO RELOCATE ELECTRICAL TRANSMISSION LINES GENERALLY ALONG MARTIN L. KING BOULEVARD NORTH OF ALTA DRIVE, DESERT LANE BETWEEN ALTA DRIVE AND HASTINGS AVENUE, AND EAST OF INTERSTATE 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

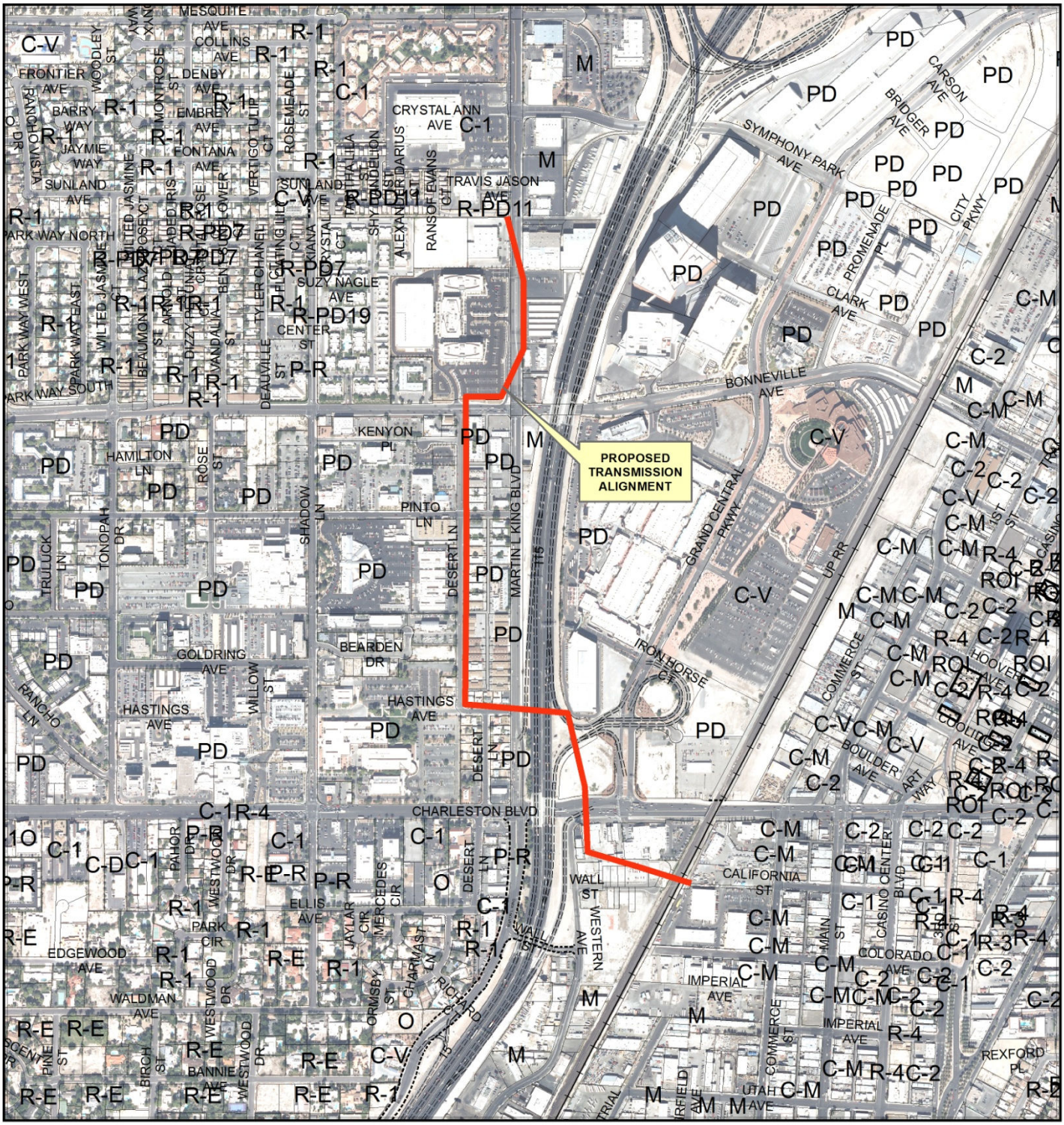
RECOMMENDATION:
APPROVAL

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



CASE: **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)**

0 500 1,000
Feet

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

N

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GPA for transmission line

Project Address (Location)

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

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

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

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

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

Additional Information Relocation of transmission lines

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

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

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

E-mail Address

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

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

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

E-mail Address rcagle@nvenergy.com

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

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

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

E-mail Address scott.ruedy@cardno.com

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

Property Owner Signature* Randal D. Cagle

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

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

Subscribed and sworn before me

This 17TH day of July, 20 14.

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

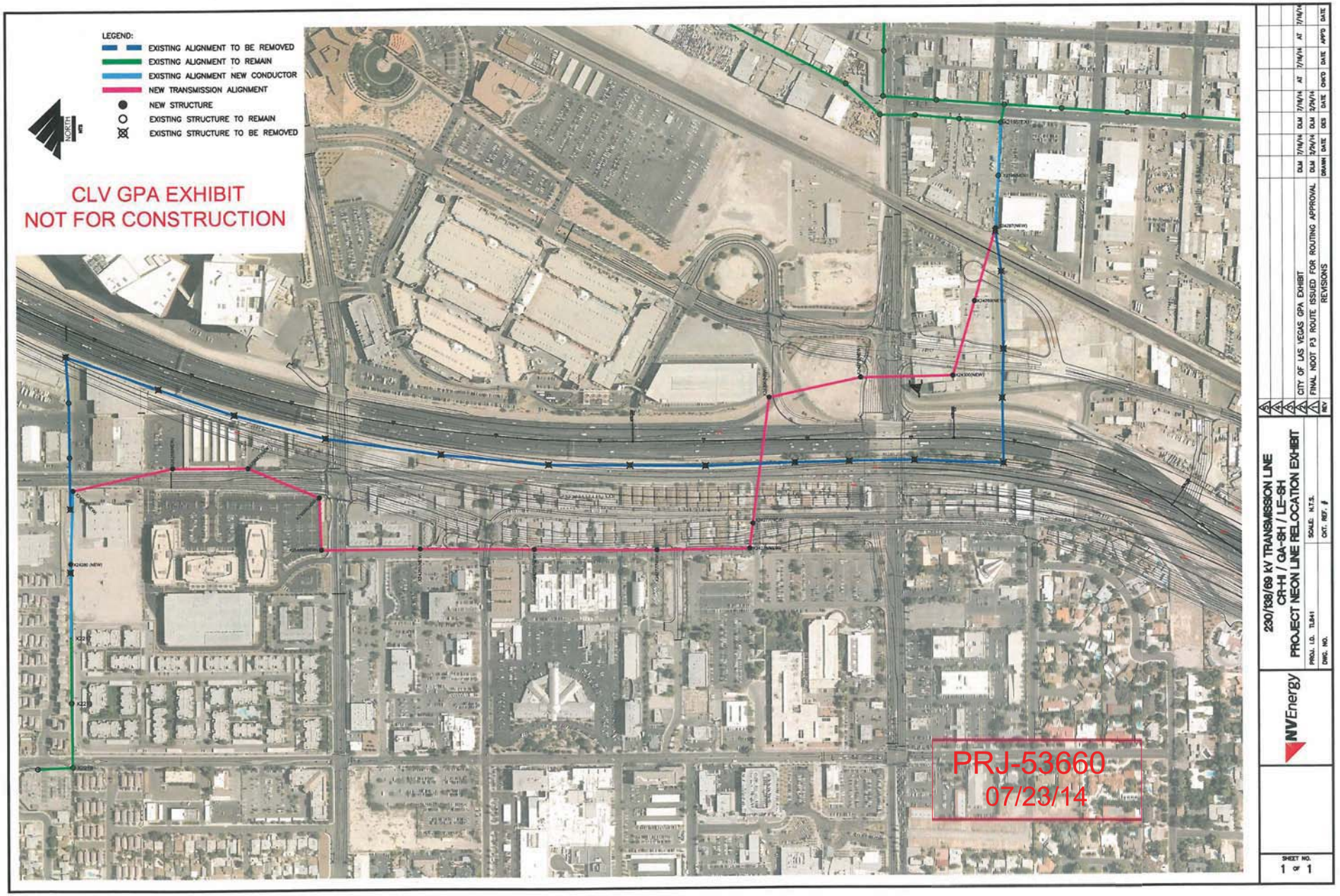
Case #	GPA-55281
Meeting Date:	09/09/14 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-53660
07/23/14

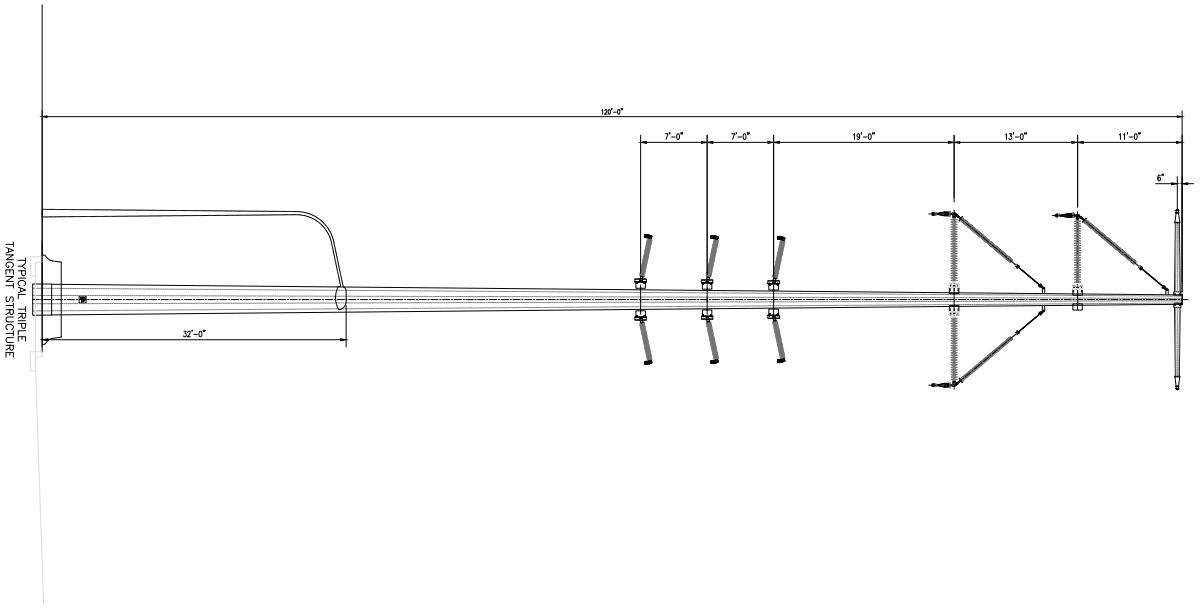
Revised 10/27/08

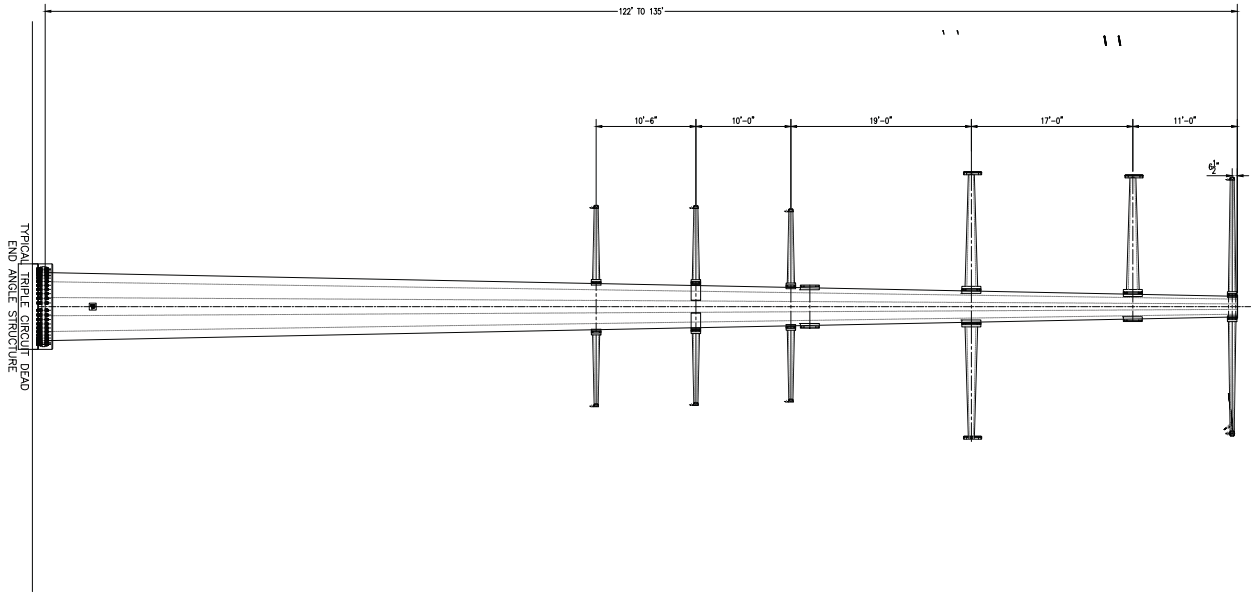
f:\depot\Application Packet\Application Form.pdf


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

GPA-55281

GPA-55281





PRJ-53660
07/23/14

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

SHEET NO. 1 OF 1

NVEnergy

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

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

July 11, 2014

Cardno
Shaping the Future

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

Cardno

7115 Amigo Street
Suite 100
Las Vegas, NV 89119
USA

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

www.cardno.com

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

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

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

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

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

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

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

PRJ-53660
07/23/14

GPA-55281

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

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

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

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

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

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

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

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

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

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

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

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

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

PRJ-53660
07/23/14

GPA-55281

Cardno
Shaping the Future

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

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

Sincerely,

Scott Ruedy, AICP
PLANNING PROJECT MANAGER
CARDNO

PRJ-53660
07/23/14

GPA-55281



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

07/31/14



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

07/31/14



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

07/31/14



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

07/31/14



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

07/31/14

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

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

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

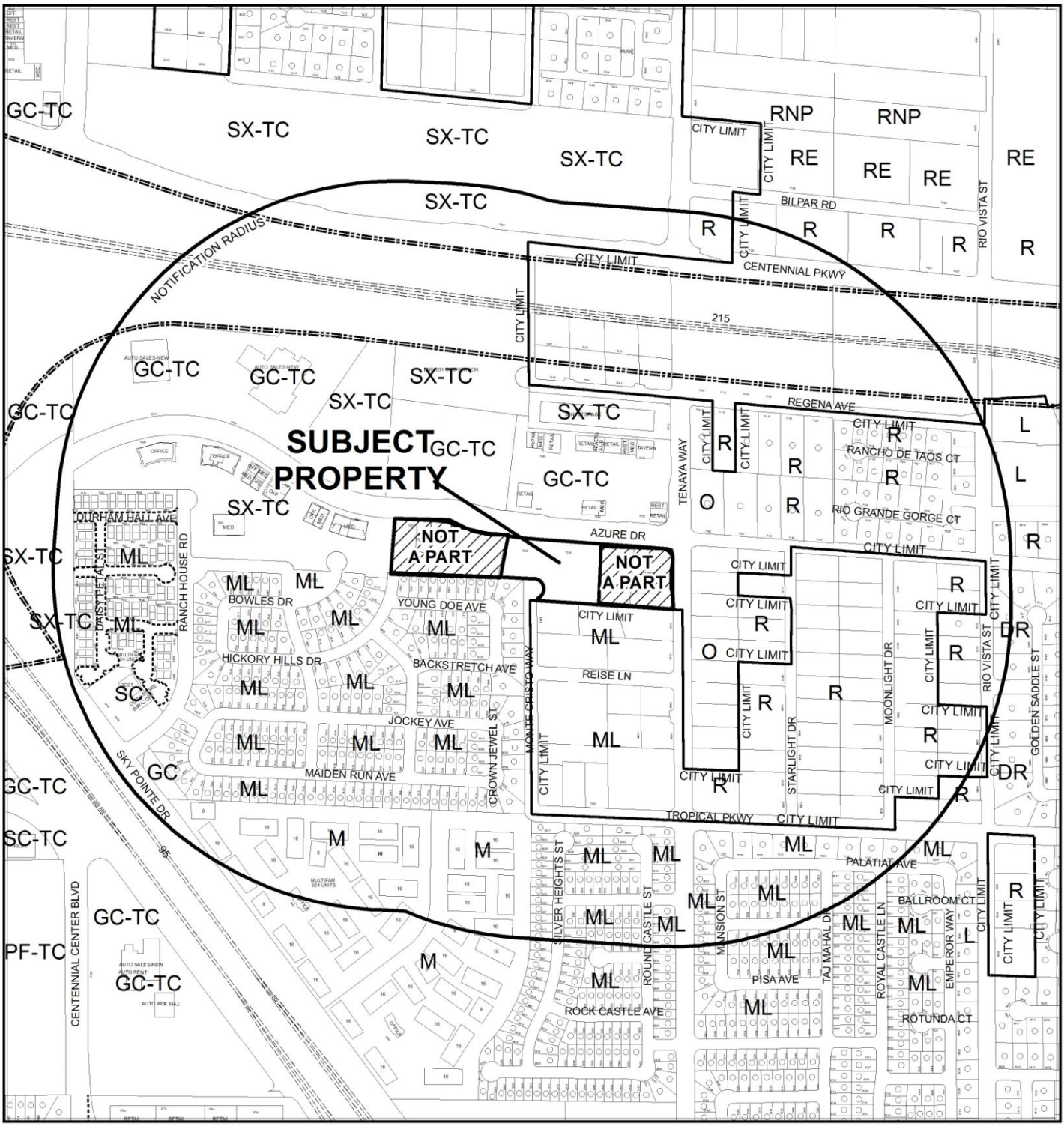
SUBJECT:
MOD-55204 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: SWECKER & LIPP TENAYA AZURE, LLC - For possible action on a request for a Major Modification to the Town Center Development Standards Land Use Map FROM: SUBURBAN MIXED USE (SX-TC) TO: GENERAL COMMERCIAL (GC-TC) on 2.33 acres 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

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



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

0 500 1,000 Feet

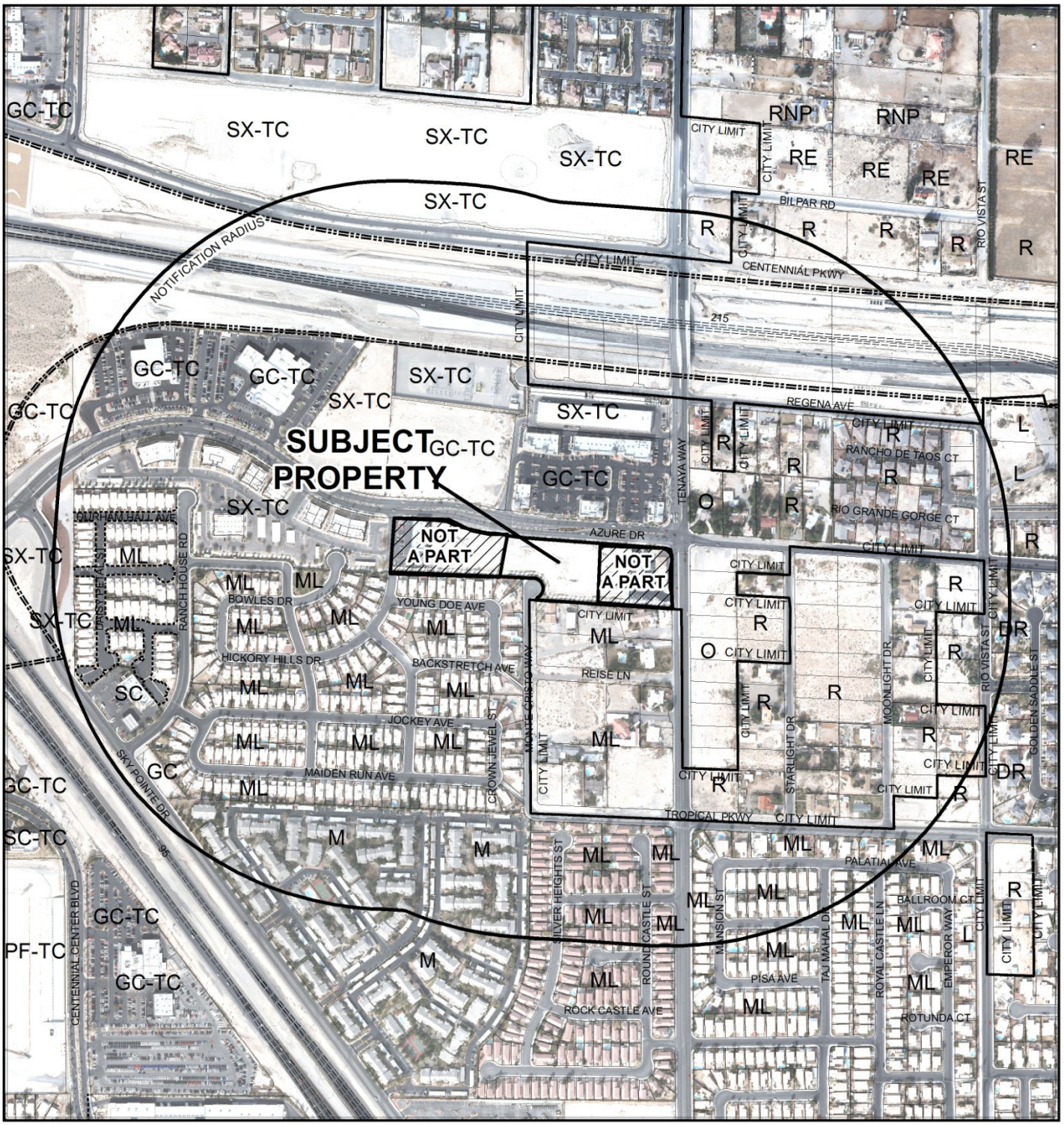
RADIUS: 1500 FEET

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

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

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

N



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

0 500 1,000 Feet

RADIUS: 1500 FEET

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

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

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

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Swecker & Lipp Tenaya Azure, LLC

Name of Representative: Kaempfer Crowell

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

____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Swecker & Lipp Tenaya Azure LLC

Print Name: Mike Swecker

Subscribed and sworn before me

This 16 day of July, 2014

Clark State of NV

Notary Public in and for said County and State

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

PRJ-54831
07/22/14

CLV Planning - Application Form

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

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

CLV Planning - Application Form

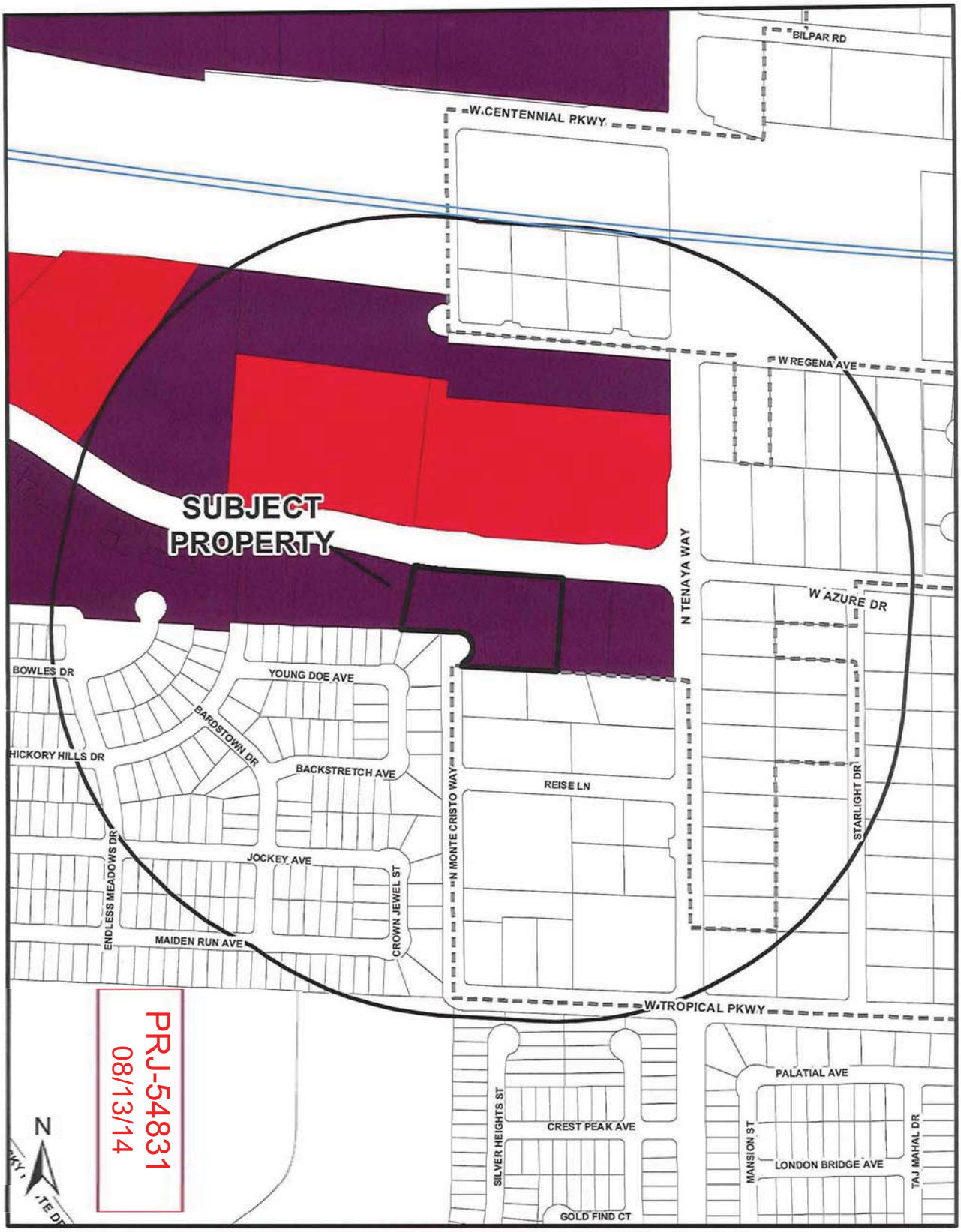
I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application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

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

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

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

Parcel: 125-27-222-013



PRJ-54831
08/13/14

MOD-55204 - REVISED

FROM SX-TC TO GC-TC

Town Center Land Use

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

Subject Property

1000ft Buffer

City Limits

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

Date: Monday, June 30, 2014

PRJ-54831
08/13/14

PROJECT DATA

SITE AREA:	47,577 SF	(1.09 ACRES)
CURRENT ZONING:	T-C (TOWN CENTER DISTRICT)	
PROPOSED ZONING:	T-C (GENERAL COMMERCIAL)	
ZONING JURISDICTION:	CITY OF LAS VEGAS	89130

BUILDING AREA

GROSS

FOOTPRINT AREA:	6,842 SF
USABLE FLOOR AREA:	6,300 SF
LOT COVERAGE:	14.38 PERCENT

CONSTRUCTION

BUILDING MATERIALS:	WOOD, PLASTER, BRICK
PROPOSED CONSTRUCTION:	TYPE V-N (SPRINKLED)
STORIES/HEIGHT:	ONE STORY/ 35' FT.
OCCUPANCY TYPE:	A-2 AND B
OCCUPANCY:	B, M, S-2 AND S-3

PARKING DATA

PROVIDED PARKING

STANDARD STALLS (MIN. 9'x18'):	61 STALLS
COMPACT STALLS (LESS THAN 30%):	10 STALLS
LOADING STALLS (15'x25'):	1 STALLS
ACCESSIBLE STALLS (INCLUDED ABOVE):	3 STALLS

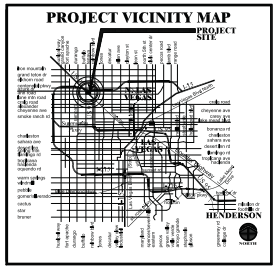
SUMMARY:

PROVIDED PARKING STALLS:	74 STALLS
PROVIDED LOADING STALLS:	1 STALL
RATIO:	11.38/1,000 SF

REQUIRED PARKING

SEATING/WAITING (3,290 SF/50 SF):	65.80 STALLS
REMAINING AREA (3,210 SF/200 SF):	16.05 STALLS
REQUIRED STALLS:	81.85 STALLS
LOADING STALLS (1/10,000 SF)	1 STALLS
INCLUDED ACCESSIBLE STALLS (1/25)	3 STALLS
TOTAL REQUIRED PARKING:	83 STALLS
RATIO:	12.77/1,000 SF

PROJECT VICINITY MAP



AZURE DRIVE

TENAYA WAY

MONTE CRISTO WAY

7300 W. AZURE DR. — Vacant Land — 125-27-113-006 (T-C)

7220 W. AZURE DR. — Developed Land — 125-27-113-007 (T-C)

7295 W. AZURE DR. — Existing 7,200 SF — 125-27-222-005 (T-C)

125-27-114-023 (T-C)

45 Spaces

7291 W. AZURE DR. — Vacant Land — 125-27-222-012 (T-C)

7285 W. AZURE DR. — Vacant Land — 125-27-222-013 (T-C)

Tavern Site 6,500 SF 125-27-222-013 (T-C)

47,577 SF Lot 1.09 Acres 74 Spaces 1 loading

7283 W. AZURE DR. — Vacant Land — 125-27-222-011 (T-C)

7251 W. AZURE DR. — AM/PM 5,300 SF — 125-27-222-009 (T-C)

30 Spaces

FUTURE DRIVE

30' SETBACK

15' R.O. SETBACK LANDSCAPE AMENITIES

038 (R-PD7) | 037 (R-PD7) | 036 (R-PD7) | 035 (R-PD7) | 034 (R-PD7) | 033 (R-PD7) | 032 (R-PD7) | 031 (R-PD7) | 037 (R-PD7) | 029 (R-PD7)

125-27-221-028 (R-PD7)

125-27-221-027 (R-PD7)

125-27-221-026 (R-PD7)

125-27-221-025 (R-PD7)

125-27-221-017

125-27-221-016

018 | 019 | 020 | 021 | 022

125-27-221-023

125-27-221-024

6140 MONTE CRISTO WAY — Developed Land — 125-27-202-003 (R-E 2)

6130 MONTE CRISTO WAY — Vacant Land — 125-27-202-004 (R-E 2)

6141 N. TENAYA WAY — Developed Land — 125-27-202-005 (R-E 2)

Master Site Plan - Restaurant / Tavern

LOCATED NEAR THE SOUTHWEST CORNER OF TENAYA WAY AND AZURE DRIVE

APN: Portion of 125-27-222-013

SCALE: 1"=40'-0"

NORTH

10' 0' 10'20'30'40'50' 100' 200'

nigro CONSTRUCTION Inc.
9115 West Russell Road
Suite 210
Las Vegas, Nv 89148
Phone: 702-247-1920
Fax: 702-247-1916
License Number: 50241

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

GENERAL NOTES:

1. NEW BUILDING HEIGHTS AND COLORS TO MATCH EXISTING BUILDING HEIGHTS AND COLORS.
2. NEW MECHANICAL UNITS ARE TO BE SCREENED BEHIND METAL DECK SCREEN WALLS TO MATCH EXISTING METAL DECK SCREEN WALLS. PAINT LIGHT BEIGE TO MATCH EXISTING SCREEN WALLS.
3. NEW PLANTER ISLANDS ARE TO BE FULLY LANDSCAPED TO MATCH EXISTING LANDSCAPE PLANTERS. MATCH EXISTING PLANTS AND MATERIALS.
4. SHADED AREAS ON THE SITE PLAN INDICATE AREAS OF NEW CONSTRUCTION.
5. OWNER SHALL REMOVE ANY EXISTING ADVERTISING SIGNS LOCATED ON THE SITE.
6. REPLACE DEAD OR MISSING LANDSCAPING AND BRING UP TO ORIGINAL APPROVALS.
7. REVISED CIVIL PLANS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO NEW CONSTRUCTION OR SITE MODIFICATIONS.
8. PROVIDE CODE REQUIRED LIGHTING AT ALL NEW ENTRIES OR NEW EXITS.

PLANT LEGEND

SYMBOL EXISTING	SYMBOL NEW	BOTANICAL NAME / COMMON NAME	PLANT SIZE	PLANT QUANTITY
		WASHINGTONIA ROBUSTA HYBRID (MEXICAN FAN PALM)	25' HIGH AT PERIMETER 25' HIGH AT ISLANDS	7 10
		FRAXINUS VELUTINA RIO GRANDE (RIO GRANDE ASH)	36" BOX AT PERIMETER 24" BOX AT ISLANDS	10 6
		DASYLIRION WHEELERI DESERT SPOON	5 GALLON	100
		MUHLENBERGIA RIGENS DEER GRASS	5 GALLON	88
		LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE	1 GALLON	120

PROVIDE 2" MIN. DEPTH LAYER OF 3/4" SCREENED "MOJAVE GOLD" DECOMPOSED GRANITE IN ALL NEW PLANTER AREAS - "MATCH EXISTING". FIELD VERIFY AND MATCH ALL CITY OF LAS VEGAS EXISTING CONDITIONS AND STANDARDS.

PROVIDE FIVE 5 GALLON PLANTS PER EACH TREE PER CITY LANDSCAPING REQUIREMENTS

PRJ-54831
08/13/14

AZURE DRIVE

7220
W. AZURE DR.
Developed Land
125-27-113-007
(T-C)

7285
W. AZURE DR.
Vacant Land
125-27-222-013
(T-C)

Tavern Site
6,500 SF
125-27-222-013
(T-C)

47,577 SF Lot
1.09 Acres
74 Spaces
1 Loading

7283
W. AZURE DR.
Vacant Land
125-27-222-011
(T-C)

7251
W. AZURE DR.
AM/PM
5,300 SF
125-27-222-009
(T-C)

30 Spaces

TENAYA WAY

MONTE CRISTO WAY

125-27-202-003
(R-E 2)

125-27-202-004
(R-E 2)

125-27-202-005
(R-E 2)

RELOCATE EXISTING PALM TREE AND PLANTS TO MATCH EXISTING STREETSCAPE

EXISTING PALM TREES AND PLANTS TO REMAIN PER EXISTING STREETSCAPE

EXISTING LANDSCAPE (STREETSCAPE AMENITIES) TO REMAIN

EXISTING SIDEWALK (STREETSCAPE) TO REMAIN

NEW SIDEWALK TO MATCH EXISTING SIDEWALK

PROVIDE FIVE 5 GAL. SHRUBS AND FIVE 1 GAL. PLANTS PER TREE PER ISLAND AND 2" 2" OF DECOMPOSED GRANITE

36" WIDE ADA ACCESSIBLE PATH

15' x 25' Loading

FUTURE DRIVEWAY

15'-0" FRONT SETBACK FROM PROPERTY LINE

30'-0" REAR SETBACK

EXISTING LANDSCAPE TO REMAIN

NEW LANDSCAPING AND GROUND COVER SHALL MATCH EXISTING - IF EXISTING

EXISTING SIDEWALK TO REMAIN

NORTH

Landscape Plan - Restaurant / Tavern

LOCATED NEAR THE SOUTHWEST CORNER OF TENAYA WAY AND AZURE DRIVE

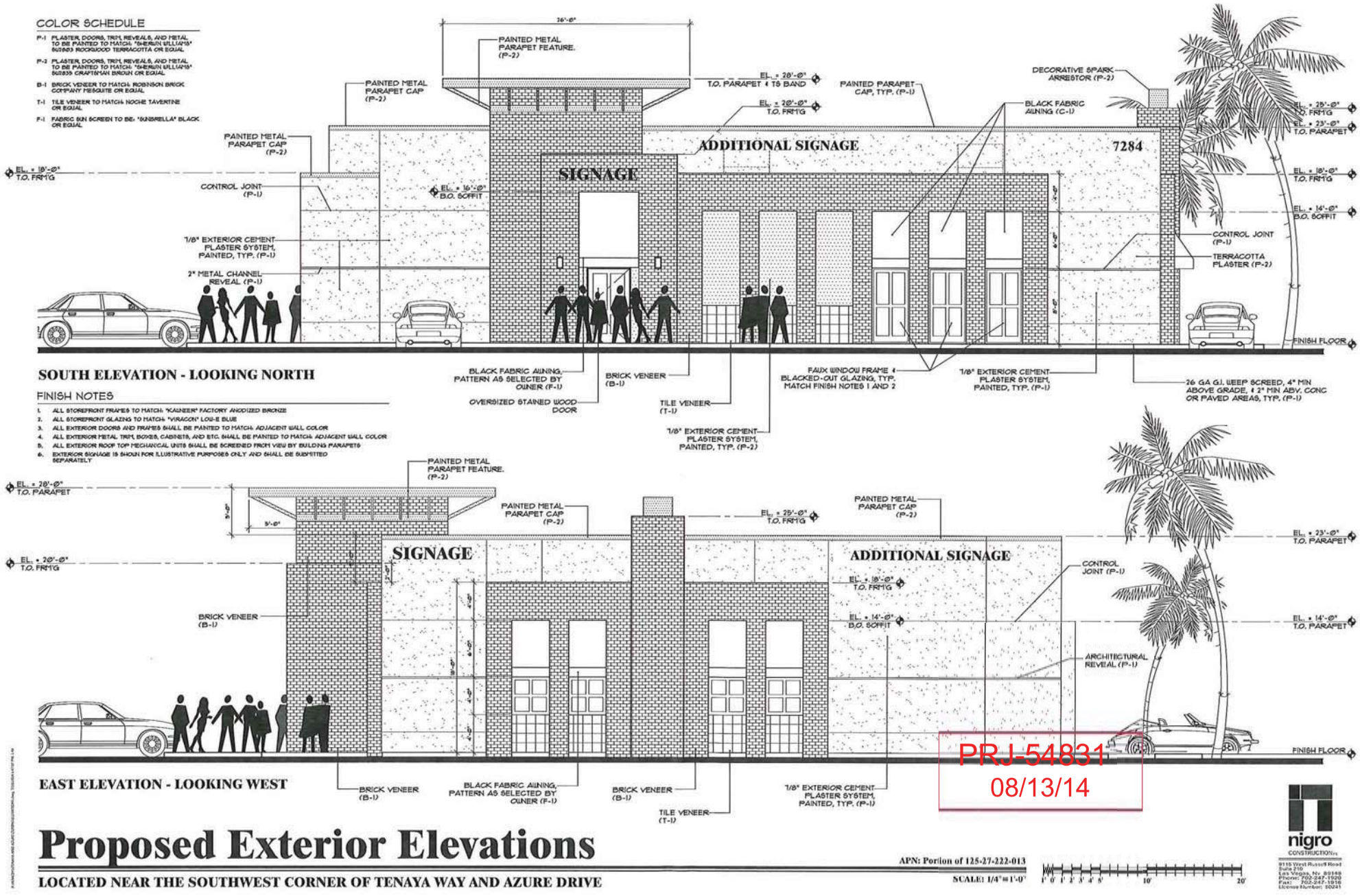
APN: Portion of 125-27-222-013

SCALE: 1"=20'-0"

10' 0' 10' 20' 30' 40' 50' 100'

nigro CONSTRUCTION Inc.
9115 West Russell Road
Suite 210
Las Vegas, Nv 89148
Phone: 702-247-1920
Fax: 702-247-1916
License Number: 50241

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



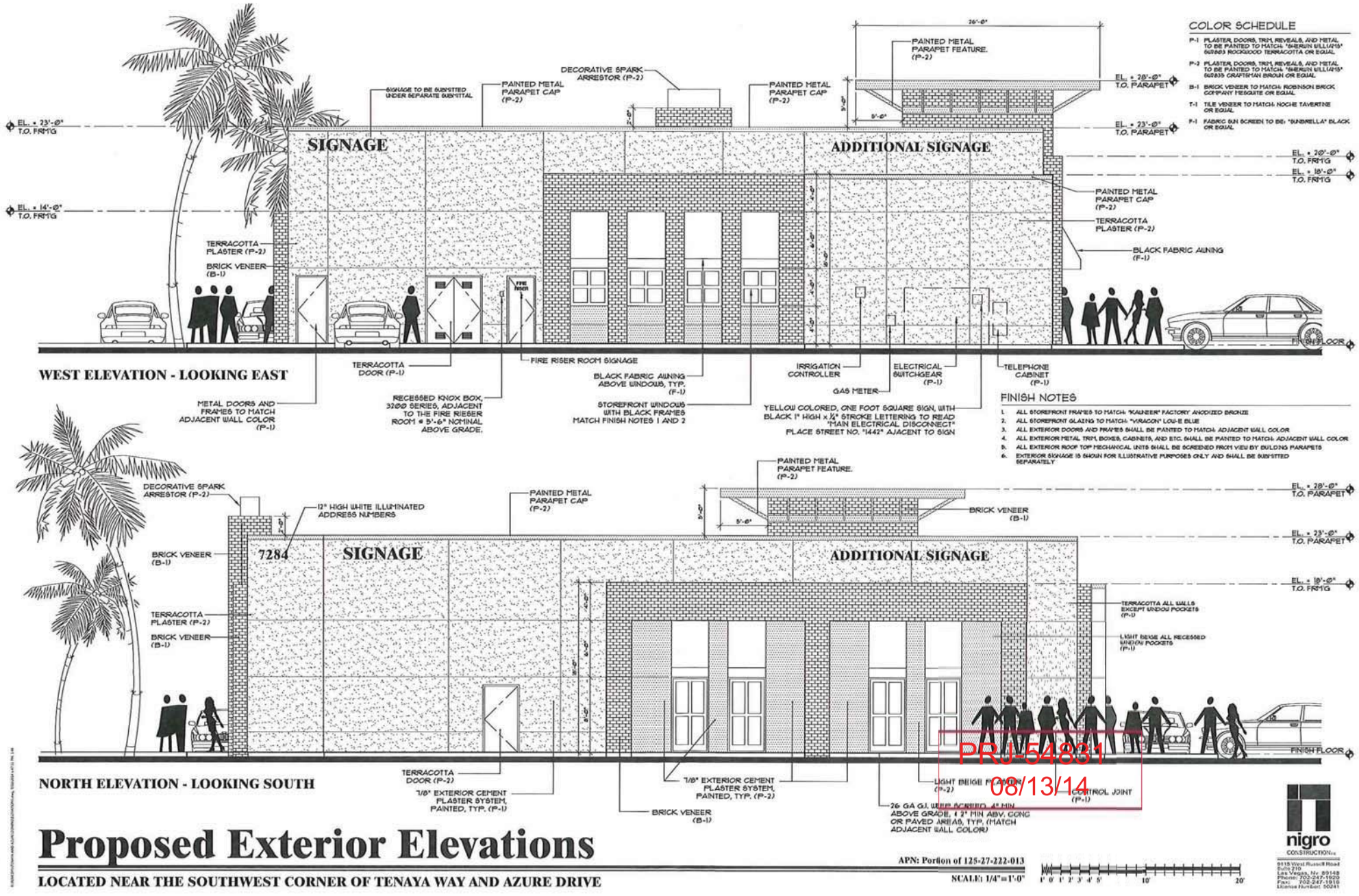
Proposed Exterior Elevations

LOCATED NEAR THE SOUTHWEST CORNER OF TENAYA WAY AND AZURE DRIVE

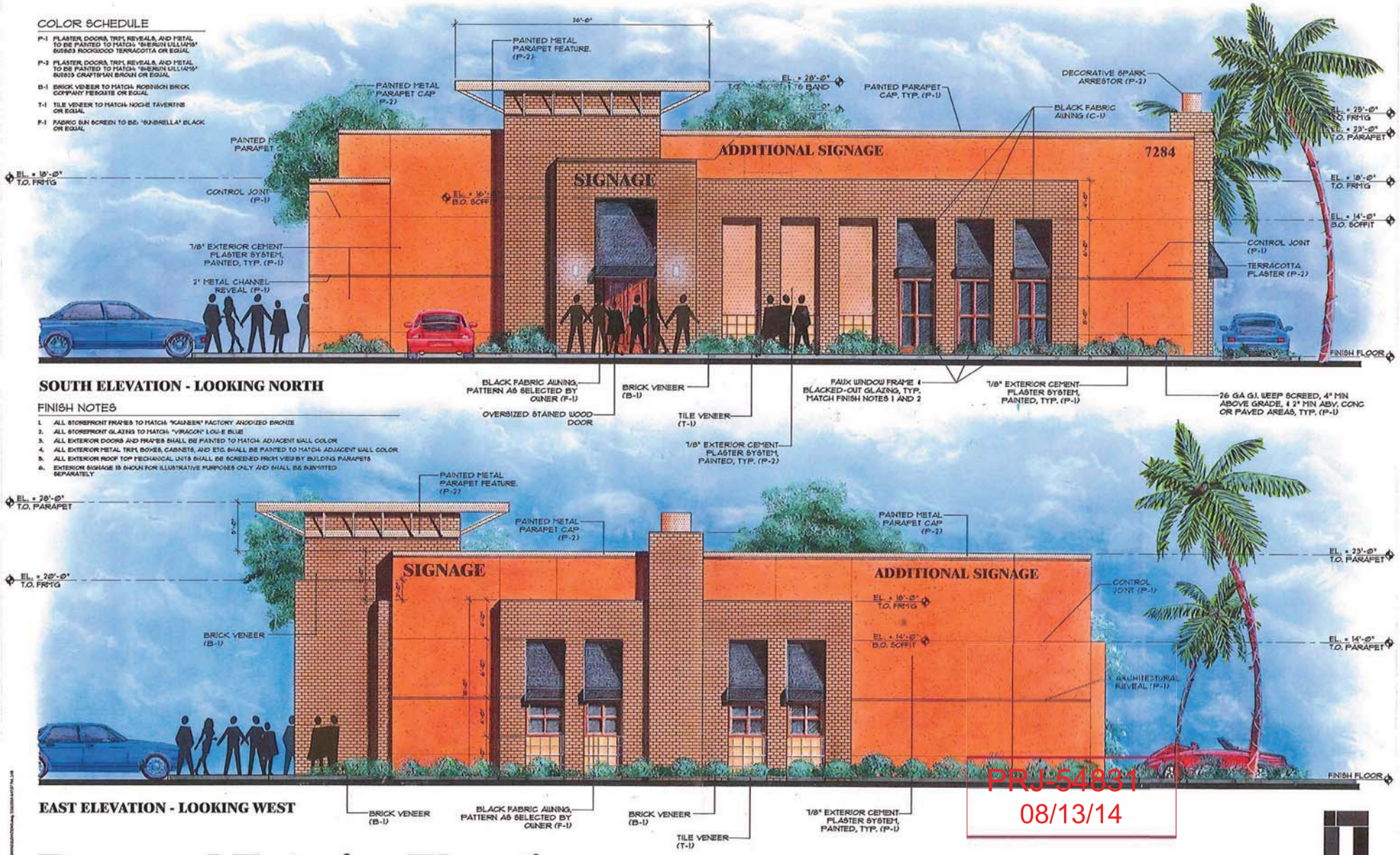
APN: Portion of 125-27-222-013

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

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



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



PRJ-54831
08/13/14

Proposed Exterior Elevations

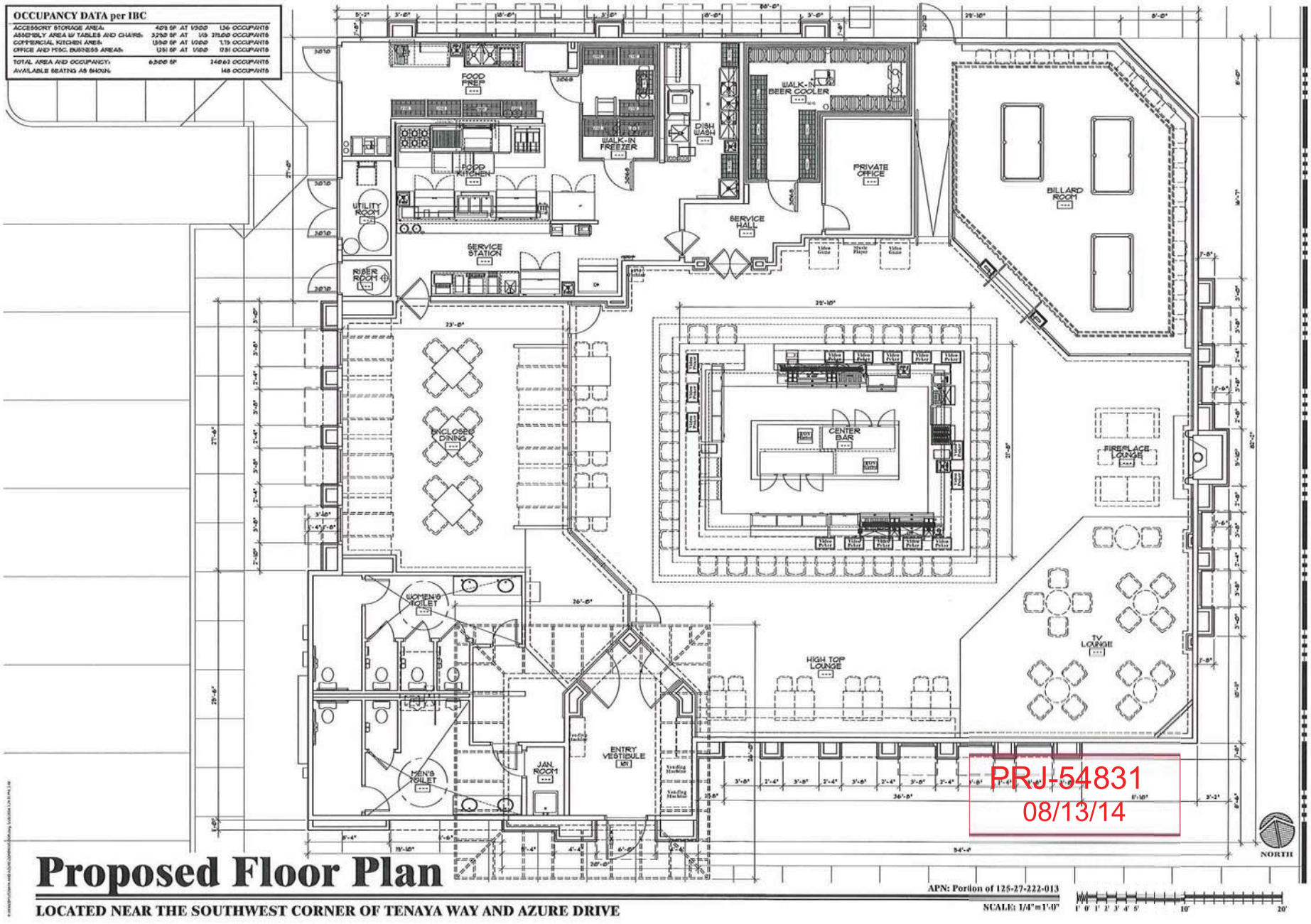
LOCATED NEAR THE SOUTHWEST CORNER OF TENAYA WAY AND AZURE DRIVE

APN: Portion of 125-27-222-013

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

nigro CONSTRUCTION
9115 West Russell Road
Suite 210
Las Vegas, Nv 89148
Phone: 702-247-1920
Fax: 702-247-1916
License Number: 50241

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



PRJ-54831
08/13/14

Proposed Floor Plan

LOCATED NEAR THE SOUTHWEST CORNER OF TENAYA WAY AND AZURE DRIVE

APN: Portion of 125-27-222-013

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

nigro CONSTRUCTION
9115 West Russell Road
Suite 210
Las Vegas, Nv 89148
Phone: 702-247-1920
Fax: 702-247-1910
License Number: 50241

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

KAEMPFER CROWELL

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

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

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

LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

July 17, 2014

VIA HAND DELIVERY

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

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

To Whom It May Concern:

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

Major Modification

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

Site Plan Review & Variance to Reduce Parking

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

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

PRJ-54831
07/22/14

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

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

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

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

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

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

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

PRJ-54831
07/22/14

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

Sincerely,

KAEMPFER CROWELL

Anthony J. Celeste

AJC/

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

PRJ-54831
07/22/14



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

07/31/14



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

07/31/14



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

07/31/14

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

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

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

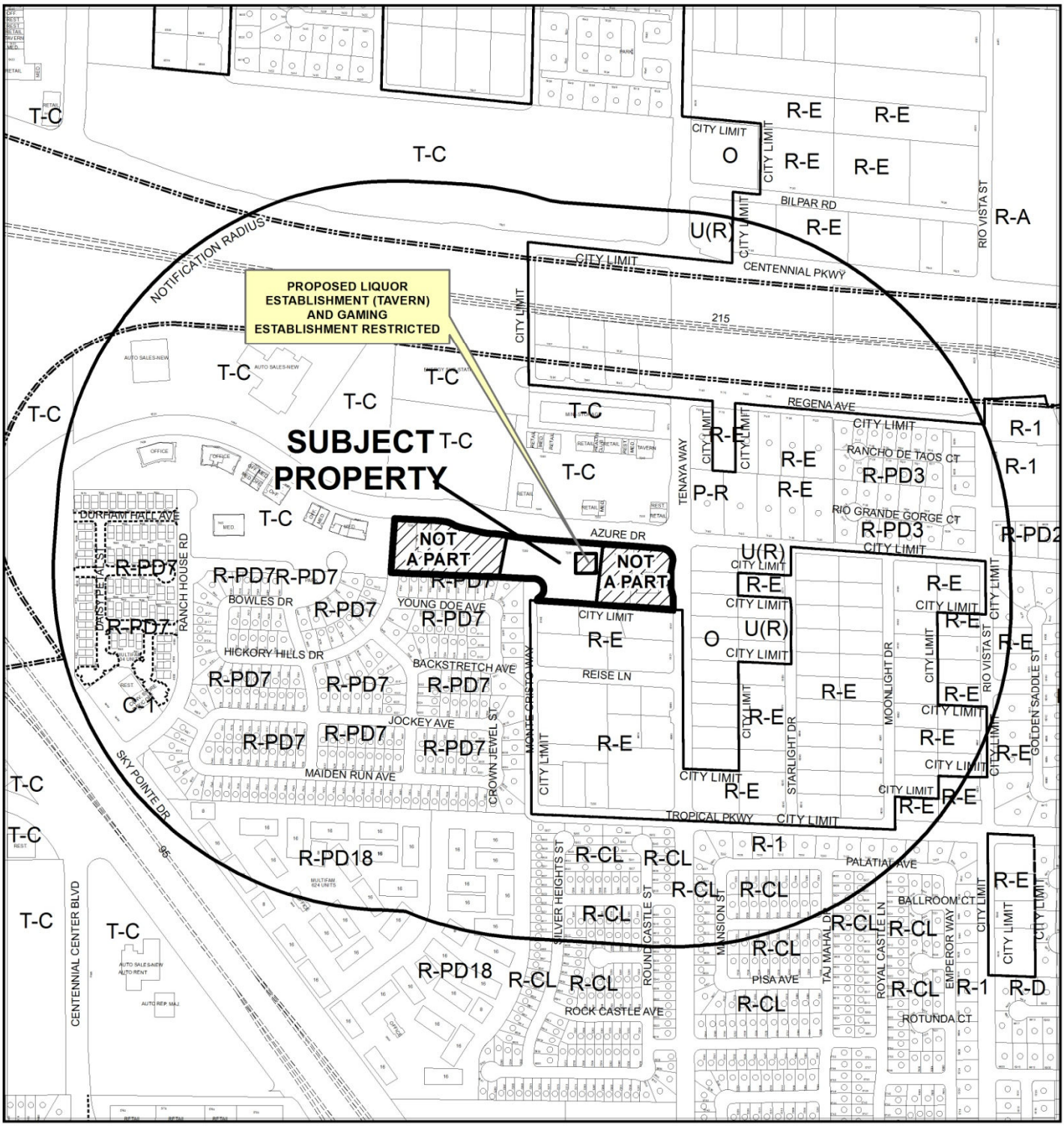
SUBJECT:
VAR-55205 - VARIANCE RELATED TO MOD-55204 - PUBLIC HEARING - APPLICANT/OWNER: SWECKER & LIPP TENAYA AZURE, LLC - For possible action on a request for a Variance TO ALLOW 74 PARKING SPACES WHERE 82 PARKING SPACES ARE REQUIRED on 2.33 acres on the south side of Azure Drive, approximately 330 feet 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

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



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

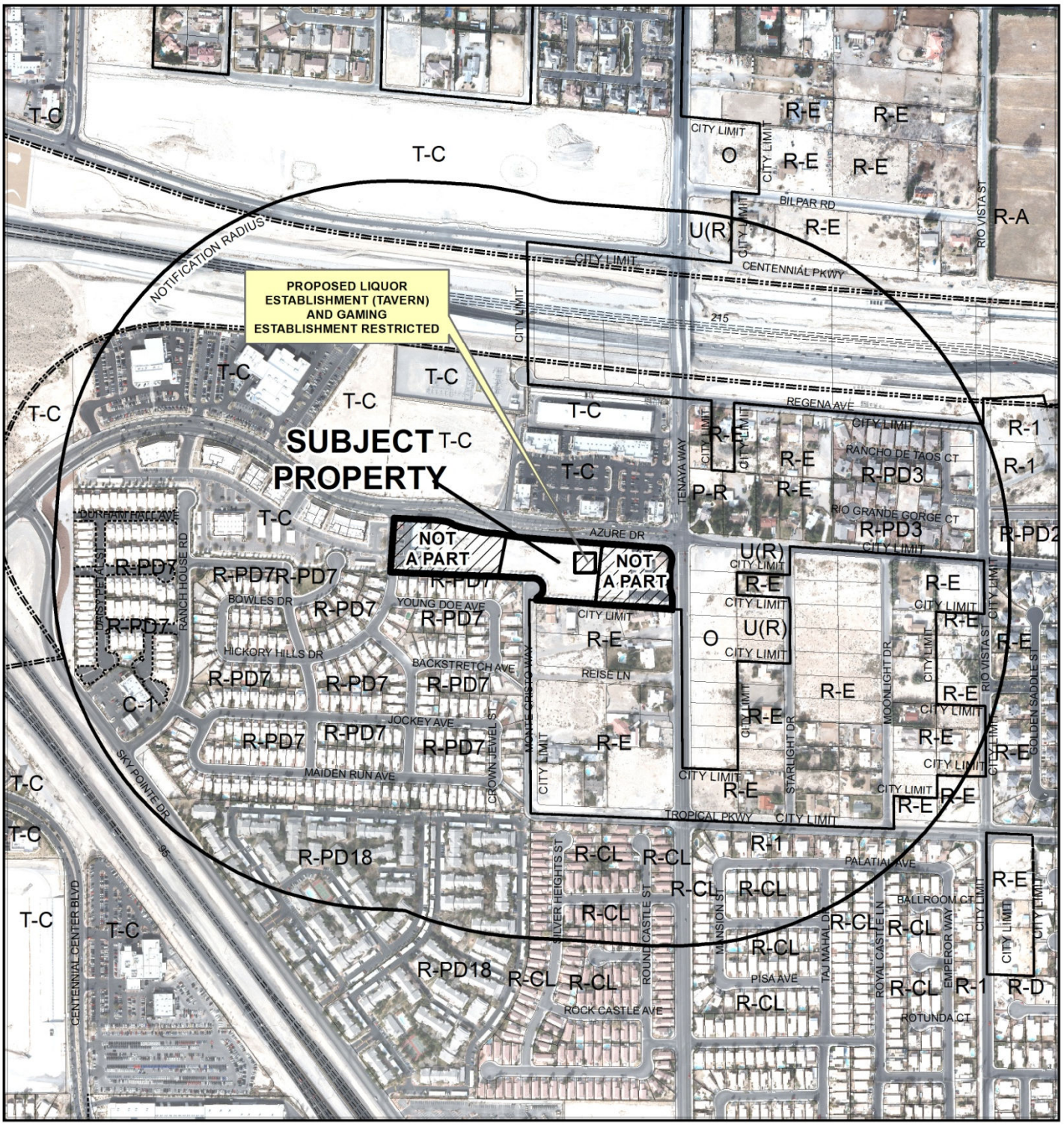
0 500 1,000 Feet

RADIUS: 1500 FEET

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

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

N



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

0 500 1,000 Feet

RADIUS: 1500 FEET

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

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

N

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Swecker & Lipp Tenaya Azure, LLC

Name of Representative: Kaempfer Crowell

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

____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Swecker & Lipp Tenaya Azure LLC

Print Name: Mike Swecker

Subscribed and sworn before me

This 16 day of July, 2014

Clark State of NV

Notary Public in and for said County and State

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

PRJ-54831
07/22/14

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

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

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

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

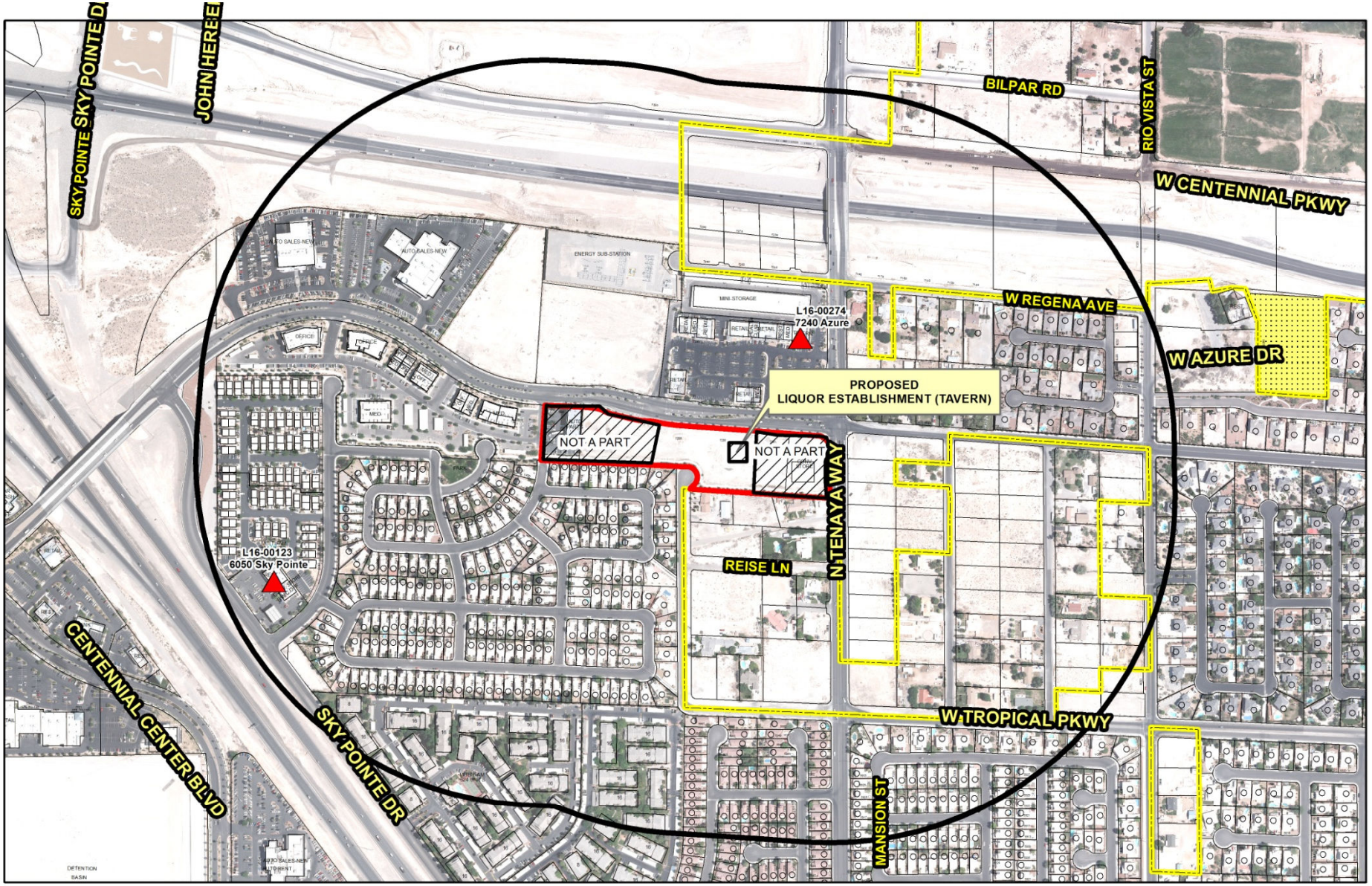
C.C.: 10/15/2014

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

RECOMMENDATION:
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

- Tavern

Protected Uses

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

- Subject Property
- 1500 foot buffer

N

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

Date: Wednesday, July 23, 2014

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Swecker & Lipp Tenaya Azure, LLC

Name of Representative: Kaempfer Crowell

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

____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Swecker & Lipp Tenaya Azure LLC

Print Name: Mike Swecker

Subscribed and sworn before me

This 16 day of July, 2014

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

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

Revised 11-14-06

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

PRJ-54831
07/22/14

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

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

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

SUBJECT:
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].

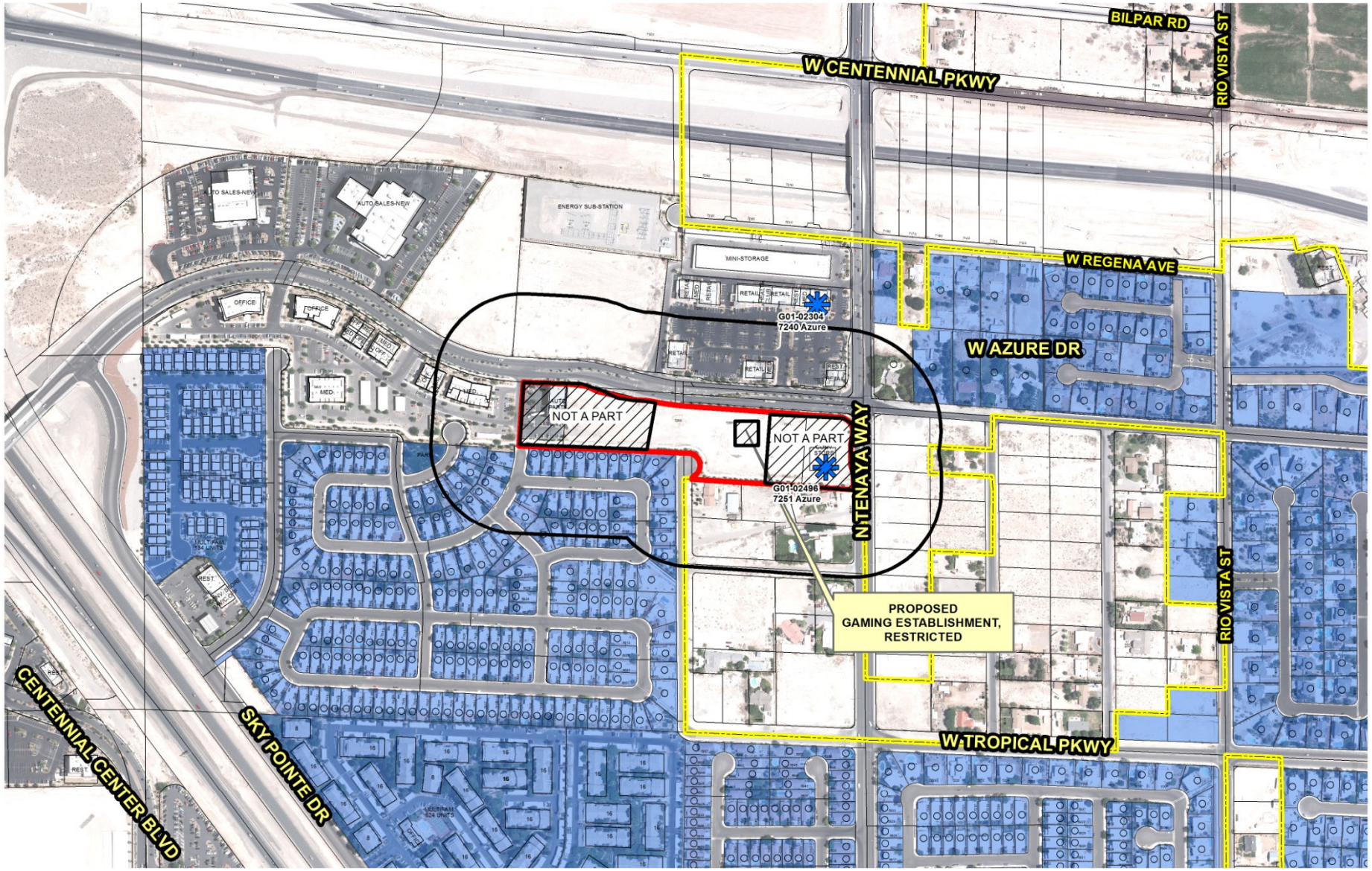
C.C.: 10/15/2014

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

RECOMMENDATION:
DENIAL

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

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



SUP-55203 (PRJ-54831)

Gaming Restricted

Business Licenses

Gaming Restricted

Protected Uses

Residential Property

Subject Property

330 ft Buffer

N

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

Geographic Information System

Planning & Development Dept.

702-229-6301

Date: Thursday, August 07, 2014

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Swecker & Lipp Tenaya Azure, LLC

Name of Representative: Kaempfer Crowell

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

____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Swecker & Lipp Tenaya Azure LLC

Print Name: Mike Swecker

Subscribed and sworn before me

This 16 day of July, 2014

Clark State of NV

Notary Public in and for said County and State

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

PRJ-54831
07/22/14

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

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

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Swecker & Lipp Tenaya Azure, LLC

Name of Representative: Kaempfer Crowell

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

____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Swecker & Lipp Tenaya Azure LLC

Print Name: Mike Swecker

Subscribed and sworn before me

This 16 day of July, 2014

Clark State of NV

Notary Public in and for said County and State

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

PRJ-54831
07/22/14

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

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

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

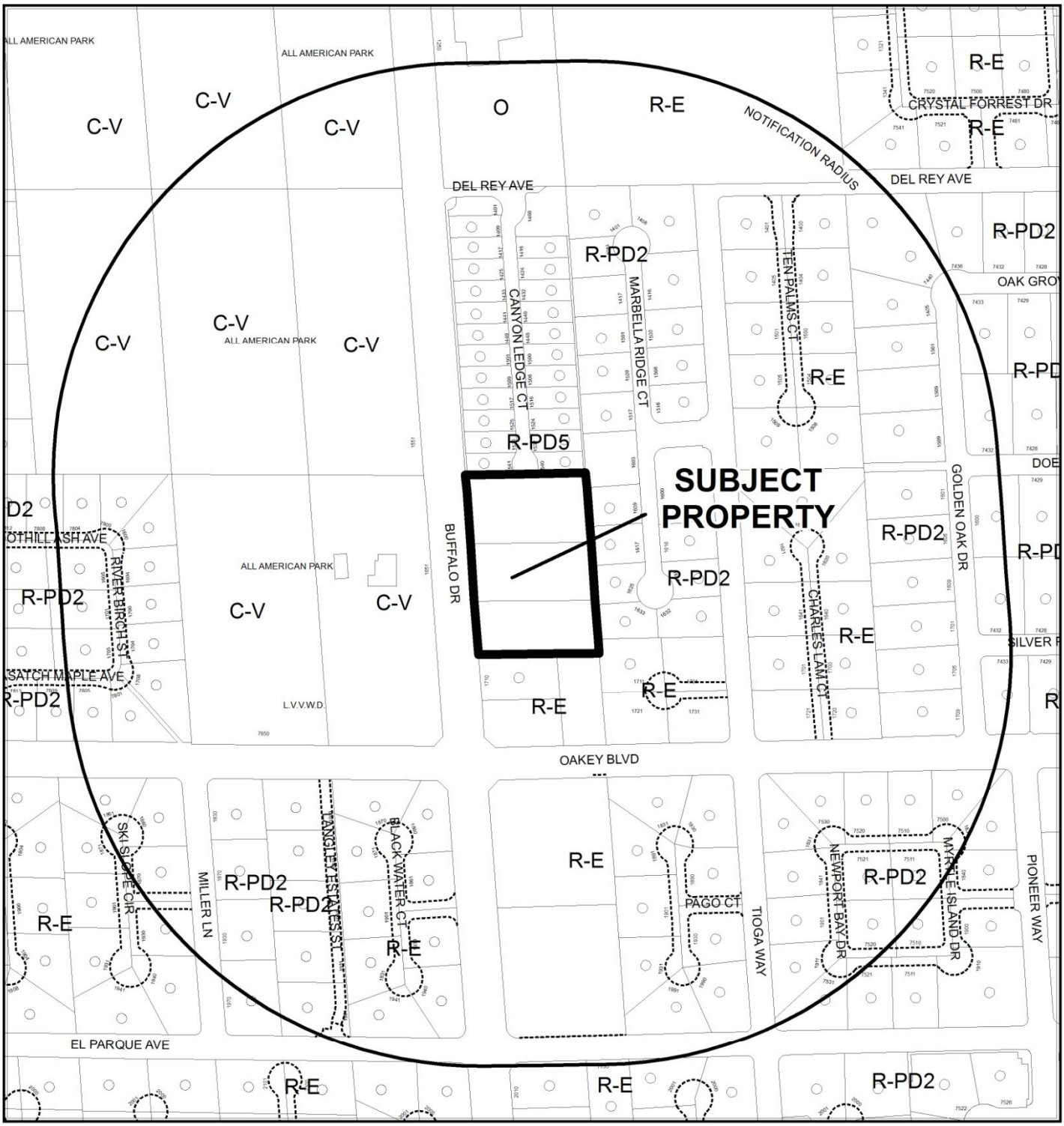
SUBJECT:
VAR-54991 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON PROPOSED LOT 1 on a portion of 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard (APNs 163-03-201-003, 004 and 005), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-54959].

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

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

RECOMMENDATION:
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]



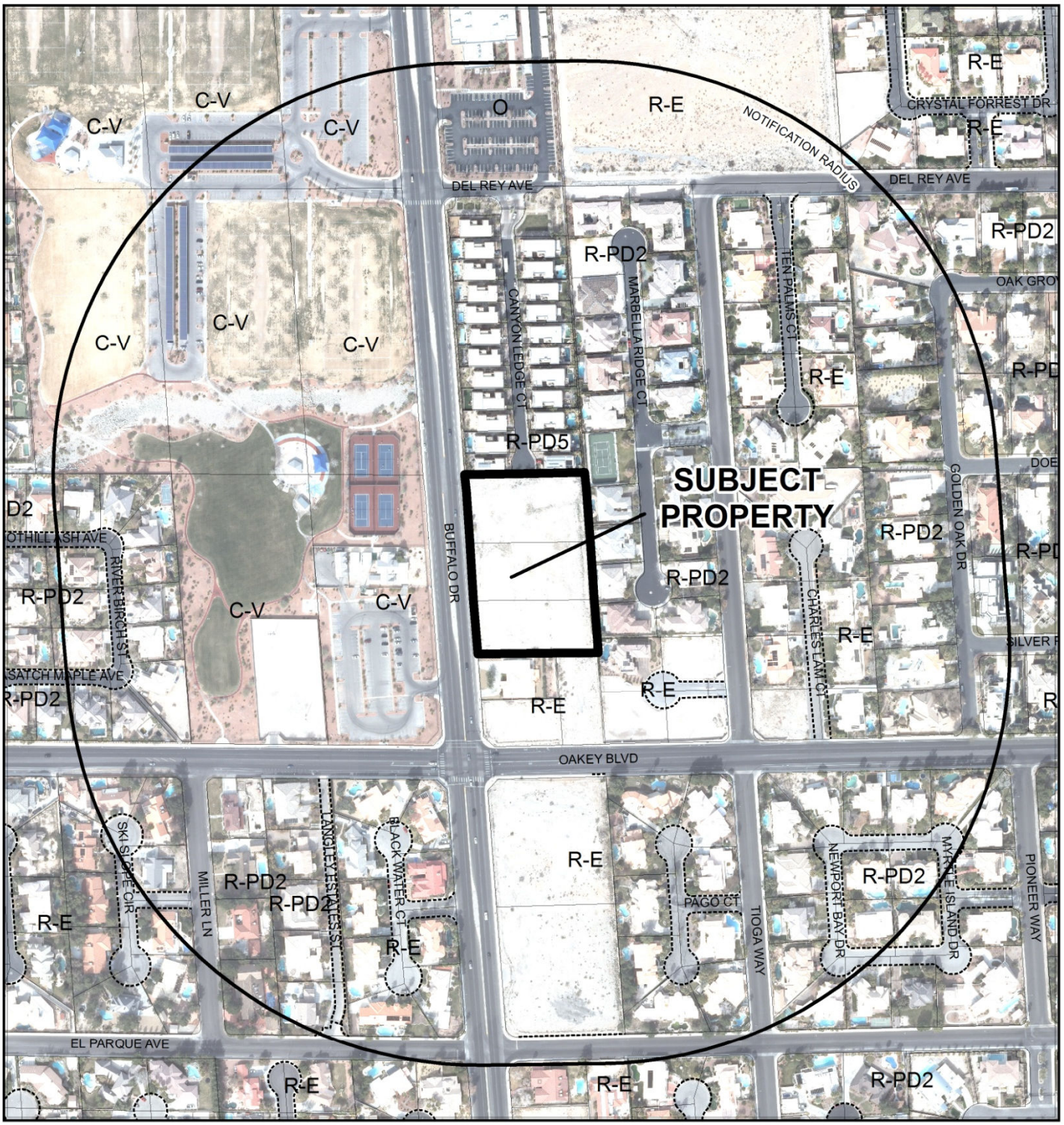
0 300 600 Feet

CASE: **VAR-54991, VAR-54992, VAR-54993, VAR-54994, VAR-54995, VAR-54996, VAR-54997, VAR-54998, VAR-54999, VAR-55000 AND VAR-55001 (PRJ-54959)**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **VAR-54991, VAR-54992, VAR-54993, VAR-54994, VAR-54995, VAR-54996, VAR-54997, VAR-54998, VAR-54999, VAR-55000 AND VAR-55001 (PRJ-54959)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Valencia A13004 Investors LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Carolyn M. Usher, Mgr.

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Notary Public in and for said County and State

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

Revised 11-14-06

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

PRJ-54959
07/10/14

CLV Planning - Application Form

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

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

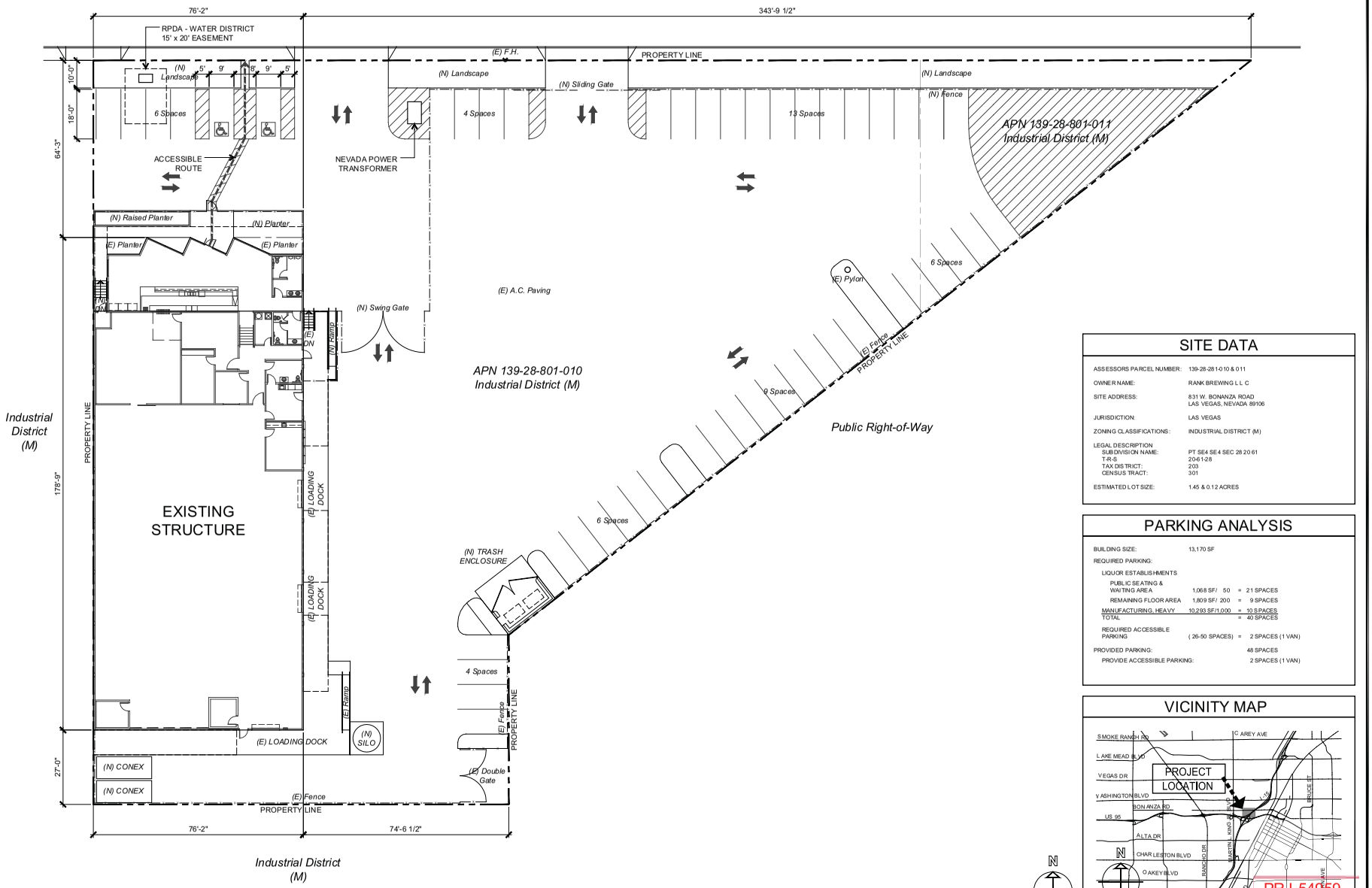
CLV Planning - Application Form

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



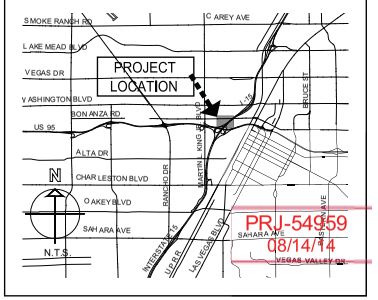
SITE DATA

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

PARKING ANALYSIS

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

VICINITY MAP



PRJ-54959
08/14/14

A SITE PLAN
Scale 1/16"=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

NRS624:
TRADEWINDS CONSTRUCTION
THESE PLANS ARE PREPARED AND SUBMITTED BY THE CONTRACTOR LICENSED BY THE STATE OF NEVADA TO PERFORM WORK UNDER CONTRACTOR LICENSE CATEGORY
AND CONTRACTOR LICENSE: #26748A
SIGNATURE
DATE
SIGN WITH BLUE INK ONLY
1714 W. Bonanza Road, Las Vegas, Nevada 89106
(702) 310-6088 (702) 310-6099 fax

PLEASE RECYCLE

SHEET TITLE
SITE PLAN

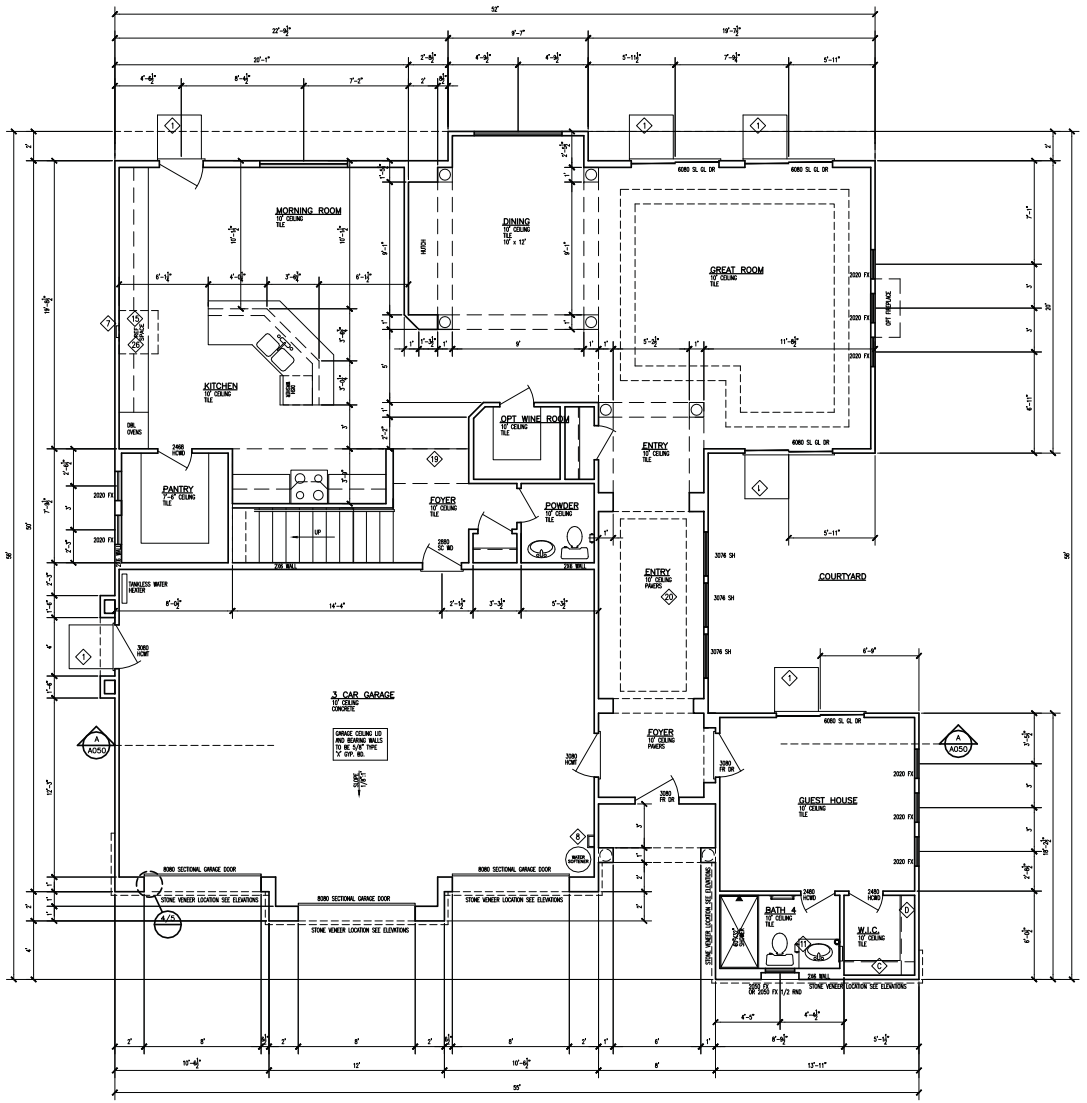
TENAYA CREEK / RANK BREWING
831 W. BONANZA ROAD
LAS VEGAS, NEVADA 89106

REVISION
NO. DATE

DATE
July 28, 2014
DRAWN
GRE
JOB NUMBER
2014

SHEET NUMBER
A1

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



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

KEYNOTES:

1. MIN. 36" WIDE X MIN. 36" DEEP X 4" THICK CONCRETE LANDING. STOOP WIDTH SHALL NOT BE LESS THAN THE DOOR SERVED.
2. DECORATIVE COLUMNS
3. CARPET STRIP.
4. 2X FRAMING WALL BELOW
5. TILE, SEE SPEC. SHEET
6. DRYER EXHAUST VENT, SEE MECHANICAL DRAWINGS.
7. RECESSED WATER VALVE BOX, VERIFY WITH PLUMBING DWGS.
8. SOFT WATER LOOP
9. WATER HEATER PLATFORM @ 18"AFF
10. TEMPERED GLASS SHOWER DOOR
11. BASE CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL.
12. WALL MOUNTED UPPER CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL.
13. MAKE-UP COUNTER @ +28".
14. UNDER COUNTER DISHWASHER.
15. 41 X30 REFRIGERATOR/FREEZER LOCATION, VERIFY W/ D.R.H.
16. RECESSED ICE MAKER BOX WITH VALVE.
17. CONTINUOUS HANDRAIL 36" A.F.F.
18. CENTER WINDOW ON INTERIOR WALL.
19. ARCH. SEE INTERIOR ELEVATION.
20. CEILING LINE.
21. 5/8" GYP BD AT SOFFIT AND ENCLOSED SIDE OF STAIR
22. 5/8" GYP. BD. DRAFTSTOP SHOWN DASHED
23. CULTURED MARBLE SHOWER PAN AND SURROUND
24. FOAM TRIM OR FOAM WAINSCOT OR FOAM TRIM W/STONE BELOW, SEE EXTERIOR ELEVATIONS FOR HEIGHTS & LOCATIONS.
25. COLUMN, SEE STRUCTURAL DRAWINGS.
26. 24" DEEP CABINET ABOVE

GENERAL NOTES:

1. THE GARAGE WALLS & CEILING SHALL BE 5/8" TYPE 'X' GYPSUM BOARD, ALL OTHER CEILINGS SHALL BE 5/8" GYP. BD. D.R.H. CAN USE 1/2" MIN. GYP. BD. ON WALLS THAT ARE NOT RATED WALLS OR REQ'D. BY CODE.

2. THE DOOR BETWEEN THE GARAGE AND THE DWELLING UNITS SHALL BE EITHER SOLID WOOD OR METAL CLAD HONEYCOMB DOORS NOT LESS THAN 1 3/8" THICK OR A 20 MIN. DOOR. DOORS SHALL BE SELF-CLOSING & SELF-LATCHING W/A TIMELY FRAME.

3. REFER TO BUILDER FOR QUANTITY AND LOCATION OF BULLNOSE DRYWALL CORNER'S.

4. ALL BASE SHALL BE REVERSIBLE GRADE.

5. WHEN CERAMIC TILE, CULTURED MARBLE OR LIKE FINISHES ARE INSTALLED A BACKER BOARD OF CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1289, C1325 OR C1178 ARE TO BE USED IN THE TUBS TO A HEIGHT OF THE TILE IN TUB/SHOWER OR IN SHOWER FROM FLOOR TO CEILING AND ON THE CEILING TO THE EDGE OF THE TILE OR EDGE OF TUB/SHOWER, WHICHEVER IS GREATEST.

6. PENETRATIONS WILL NOT BE ALLOWED THROUGH FIRE RESTRICTIVE WALLS, FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES WITHOUT APPROVED DETAILS.

7. ALL APPLIANCES AND PLUMBING FIXTURES SHALL BE SELECTED BY D.R. HORTON.

8. SEE D.R. HORTON FOR ALL CABINETRY SPECIFICATIONS.

9. AT TUBS, SHOWERS, & TUB/SHOWER COMBOS THAT ABUT RATED WALLS, 5/8" TYPE 'X' GYPSUM BOARD MUST BE INSTALLED BETWEEN THE TUB, OR SHOWER, OR TUB/SHOWER COMBO AND THE RATED WALL.

1102. KITCHEN COUNTER TOP @ +36", TYP. U.N.O. SEE D.R. HORTON FOR TYPE & STYLE.

11. MIRROR ABOVE ALL LAV'S. TYP. U.N.O. SEE SPEC. SHEET.

12. GARAGE AND PATIO SHOULD SLOPE ¼" PER FOOT.

13. ALL SLIDING GLASS DOORS AND GLASS IN FRNCH/ATRIUM DOORS SHALL BE TEMPERED.

ATTIC ACCESS, CATWALK & WORKING PLATFORM:
* PROVIDE A 24" WIDE 30" HIGH SOLID CATWALK.
* A WORKING PLATFORM AT CONTROL SIDE OF FAU. 30" IN DEPTH, WIDTH & HEIGHT SHALL BE PROVIDED.
* WHERE THE HEIGHT OF THE PASSAGEWAY IS LESS THAN 6 FT. THE DISTANCE FROM THE ACCESS TO THE FAU. SHALL NOT EXCEED 20 FT. MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY.

DOORS:
* FRONT ENTRY DOOR SHALL HAVE WEATHER-STRIPPING & THRESHOLD, A PEEP HOLE @ +60" AND BE PROVIDED W/A LOCKSET AND DEADBOLT.
* PROVIDE PRIVACY LOCKS AT MASTER BEDROOM & ALL BATHROOM DOORS U.N.O.
* ALL BY-PASS AND BI-FOLD DOORS SHALL BE WHITE ON WHITE U.N.O.
* ALL DOORS TO HAVE 3" JAMBS.

WINDOWS:
1. ALL WINDOWS TO BE THERMAL-PANE GLASS.
2. PROVIDE LOW 'E' WINDOW, VERIFY W/ECC CALCS. BY MECHANICAL ENGINEER.
3. ESCAPE AND RESCUE WINDOWS SHALL HAVE A MIN. SILL HEIGHT OF 44" & MIN. NET CLEAR OPENABLE AREA OF 5.7 S.F. THE MIN. NET CLEAR OPENABLE HEIGHT DIM. SHALL BE 24". THE MIN. NET CLEAR OPENABLE WIDTH DIM. SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A FINISHED SILL.
* EXCEPTIONS:
A. MINIMUM NET CLEAR OPENING FOR A ESCAPE AND RESCUE GRADE FLOOR OPENING SHALL BE 5 S.F.
* CONTRACTOR SHALL INSTALL TEMPERED GLAZING IN HAZARDOUS LOCATIONS:
4. GLAZING IN SWING DOORS, FIXED & SLIDING PANELS OF SLIDING DOORS & PANEL IN SLIDING & BI-FOLD CLOSET DOORS & IN STORM DOORS & UNFRAMED SWINGING DOORS.
5. GLAZING IN DOORS & ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS & SHOWERS. GLAZING WHERE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE A STANDING SURFACE.
6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE IS LESS THAN 60" ABOVE WALKING SURFACE.
* EXCEPTIONS:
A. PANELS WHERE THERE IS A WALL BARRIER BETWEEN THE DOOR & GLAZING.
B. WHERE DOOR IS TO A CLOSET 3'-0" DEEP OR LESS SHALL COMPLY WITH SEC. R308.4 (SEE NOTE 7 BELOW).
C. GLAZING IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION OTHER THAN THE WALL THE DOOR SWINGS TOWARD.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATIONS DESCRIBED ABOVE THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 S.F.
B. EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
C. EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
D. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

SQUARE FOOTAGE

PRJ-54959
07/14/14

LIVING:	1ST FLOOR	–	2564 S.F.
	1ST FLOOR GUEST HOUSE	–	1240 S.F.
	2ND FLOOR	–	2236 S.F.
	TOTAL LIVING:	–	4,000 S.F.
	GARAGE	–	S.F.
	OBSERVATORY OPTION	–	S.F.

LARRY TINDALL
REGISTERED RESIDENTIAL DESIGNER
No. 547 STATE OF NEVADA
FAX (702) 896-8352

4000 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY DESIGNER DO NOT SCALE DRAWINGS.
OFFICE (702) 897-8397

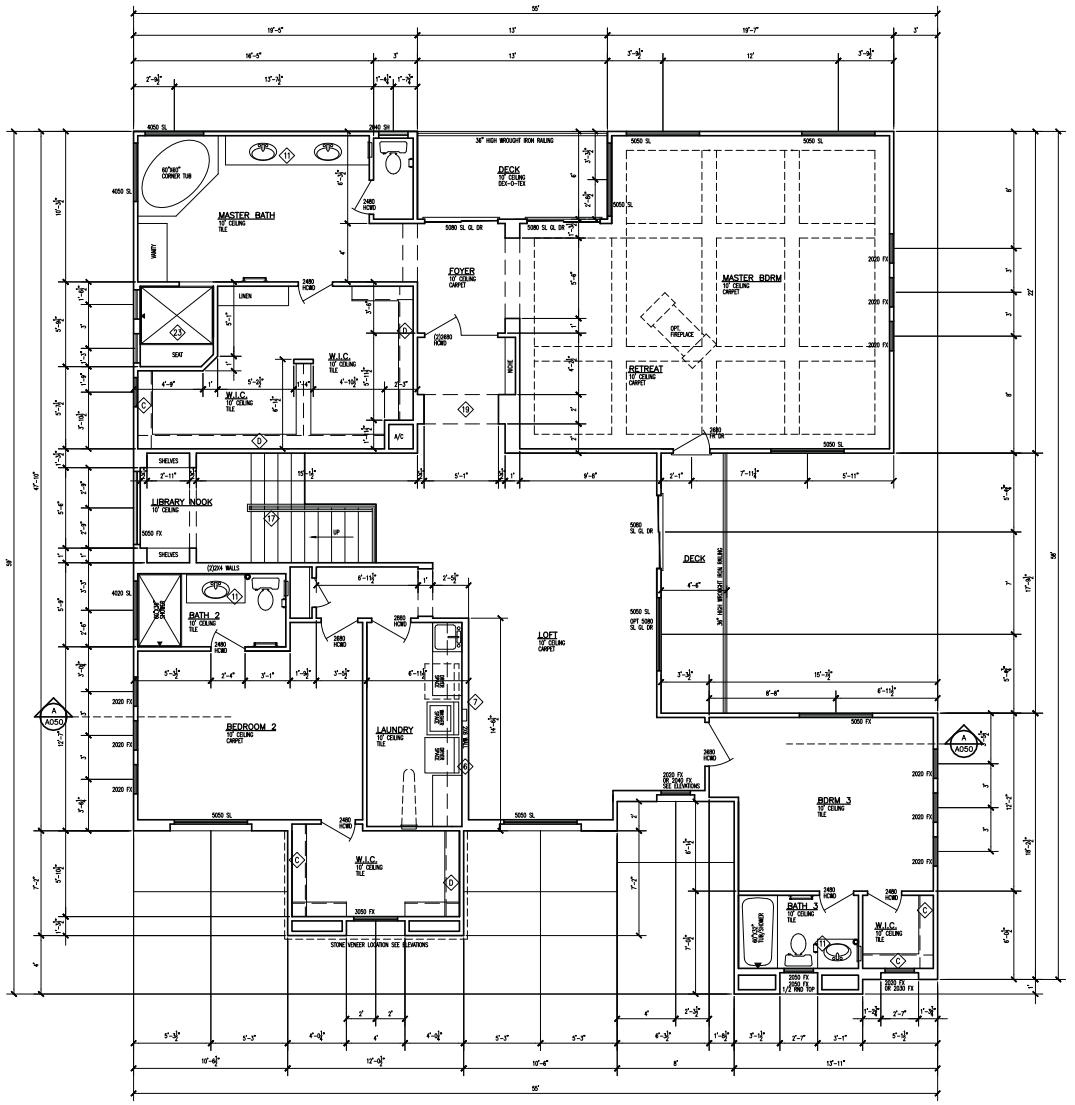
REVISION	DATE	NOTES

FLOOR PLAN
1761 CARLOS DR LAS VEGAS, NEVADA 89123

JOB NO.: 1217
FILE NAME:
DATE: 5-7-13
UPDATE:

A010

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



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

ANDALUSIAN ELEVATION
AND TUSCAN ELEVATION

KEYNOTES:

1. MIN. 36" WIDE X MIN. 36" DEEP X 4" THICK CONCRETE LANDING. STOOP WIDTH SHALL NOT BE LESS THAN THE DOOR SERVED.
2. DECORATIVE COLUMNS
3. CARPET STRIP.
4. 2X FRAMING WALL BELOW
5. TILE, SEE SPEC. SHEET
6. DRYER EXHAUST VENT, SEE MECHANICAL DRAWINGS.
7. RECESSED WATER VALVE BOX, VERIFY WITH PLUMBING DWGS.
8. SOFT WATER LOOP
9. WATER HEATER PLATFORM @ 18"AFF
10. TEMPERED GLASS SHOWER DOOR
11. BASE CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL.
12. WALL MOUNTED UPPER CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL.
13. MAKE-UP COUNTER @ +28".
14. UNDER COUNTER DISHWASHER.
15. 41 X30 REFRIGERATOR/FREEZER LOCATION, VERIFY W/ D.R.H.
16. RECESSED ICE MAKER BOX WITH VALVE.
17. CONTINUOUS HANDRAIL 36" A.F.F.
18. CENTER WINDOW ON INTERIOR WALL.
19. ARCH. SEE INTERIOR ELEVATION.
20. CEILING LINE.
21. 5" GYP BD AT SOFFIT AND ENCLOSED SIDE OF STAIR
22. 5" GYP. BD. DRAFTSTOP SHOWN DASHED
23. CULTURED MARBLE SHOWER PAN AND SURROUND
24. FOAM TRIM OR FOAM WAINSCOT OR FOAM TRIM W/STONE BELOW, SEE EXTERIOR ELEVATIONS FOR HEIGHTS & LOCATIONS.
25. COLUMN, SEE STRUCTURAL DRAWINGS.
26. 24" DEEP CABINET ABOVE

GENERAL NOTES:

1. THE GARAGE WALLS & CEILING SHALL BE 5/8" TYPE 'X' GYPSUM BOARD, ALL OTHER CEILINGS SHALL BE 5/8" GYP. BD. D.R.H. CAN USE 1/2" MIN. GYP. BD. ON WALLS THAT ARE NOT RATED WALLS OR REQ'D. BY CODE.

2. THE DOOR BETWEEN THE GARAGE AND THE DWELLING UNITS SHALL BE EITHER SOLID WOOD OR METAL CLAD HONEYCOMB DOORS NOT LESS THAN 1 3/8" THICK OR A 20 MIN. DOOR. DOORS SHALL BE SELF-CLOSING & SELF-LATCHING W/A TIMELY FRAME.

3. REFER TO BUILDER FOR QUANTITY AND LOCATION OF BULLNOSE DRYWALL CORNER'S.

4. ALL BASE SHALL BE REVERSIBLE GRADE.

5. WHEN CERAMIC TILE, CULTURED MARBLE OR LIKE FINISHES ARE INSTALLED A BACKER BOARD OF CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1289, C1325 OR C1178 ARE TO BE USED IN THE TUBS TO A HEIGHT OF THE TILE IN TUB/SHOWER OR IN SHOWER FROM FLOOR TO CEILING AND ON THE CEILING TO THE EDGE OF THE TILE OR EDGE OF TUB/SHOWER, WHICHEVER IS GREATEST.

6. PENETRATIONS WILL NOT BE ALLOWED THROUGH FIRE RESTRICTIVE WALLS, FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES WITHOUT APPROVED DETAILS.

7. ALL APPLIANCES AND PLUMBING FIXTURES SHALL BE SELECTED BY D.R. HORTON.

8. SEE D.R. HORTON FOR ALL CABINETRY SPECIFICATIONS.

9. AT TUBS, SHOWERS, & TUB/SHOWER COMBOS THAT ABUT RATED WALLS, 5/8" TYPE 'X' GYPSUM BOARD MUST BE INSTALLED BETWEEN THE TUB, OR SHOWER, OR TUB/SHOWER COMBO AND THE RATED WALL.

1102. KITCHEN COUNTER TOP @ +36", TYP. U.N.O. SEE D.R. HORTON FOR TYPE & STYLE.

11. MIRROR ABOVE ALL LAV'S. TYP. U.N.O. SEE SPEC. SHEET.

12. GARAGE AND PATIO SHOULD SLOPE ¼" PER FOOT.

13. ALL SLIDING GLASS DOORS AND GLASS IN FRNCH/ATRIUM DOORS SHALL BE TEMPERED.

ATTIC ACCESS, CATWALK & WORKING PLATFORM:
* PROVIDE A 24" WIDE 1'-30" HIGH SOLID CATWALK.
* A WORKING PLATFORM AT CONTROL SIDE OF FAU. 30" IN DEPTH, WIDTH & HEIGHT SHALL BE PROVIDED.
* WHERE THE HEIGHT OF THE PASSAGEWAY IS LESS THAN 6 FT. THE DISTANCE FROM THE ACCESS TO THE FAU. SHALL NOT EXCEED 20 FT. MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY.

DOORS:
* FRONT ENTRY DOOR SHALL HAVE WEATHER-STRIPPING & THRESHOLD, A PEEP HOLE @ +60" AND BE PROVIDED W/A LOCKSET AND DEADBOLT.
* PROVIDE PRIVACY LOCKS AT MASTER BEDROOM & ALL BATHROOM DOORS U.N.O.
* ALL BY-PASS AND BI-FOLD DOORS SHALL BE WHITE ON WHITE U.N.O.
* ALL DOORS TO HAVE 3" JAMBS.

WINDOWS:
1. ALL WINDOWS TO BE THERMAL-PANE GLASS.
2. PROVIDE LOW 'E' WINDOW, VERIFY W/ECC CALCS. BY MECHANICAL ENGINEER.
3. ESCAPE AND RESCUE WINDOWS SHALL HAVE A MIN. SILL HEIGHT OF 44" & MIN. NET CLEAR OPENABLE AREA OF 5.7 S.F. THE MIN. NET CLEAR OPENABLE HEIGHT DIM. SHALL BE 24". THE MIN. NET CLEAR OPENABLE WIDTH DIM. SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A FINISHED SILL.
* EXCEPTIONS:
A. MINIMUM NET CLEAR OPENING FOR A ESCAPE AND RESCUE GRADE FLOOR OPENING SHALL BE 5 S.F.
* CONTRACTOR SHALL INSTALL TEMPERED GLAZING IN HAZARDOUS LOCATIONS:
4. GLAZING IN SWING DOORS, FIXED & SLIDING PANELS OF SLIDING DOORS & PANEL IN SLIDING & BI-FOLD CLOSET DOORS & IN STORM DOORS & UNFRAMED SWINGING DOORS.
5. GLAZING IN DOORS & ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS & SHOWERS. GLAZING WHERE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE A STANDING SURFACE.
6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE IS LESS THAN 60" ABOVE WALKING SURFACE.
* EXCEPTIONS:
A. PANELS WHERE THERE IS A WALL BARRIER BETWEEN THE DOOR & GLAZING.
B. WHERE DOOR IS TO A CLOSET 3'-0" DEEP OR LESS SHALL COMPLY WITH SEC. R308.4 (SEE NOTE 7 BELOW).
C. GLAZING IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION OTHER THAN THE WALL THE DOOR SWINGS TOWARD.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATIONS DESCRIBED ABOVE THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 S.F.
B. EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
C. EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
D. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

PRJ-54959
08/14/14

LARRY TINDALL
RESIDENTIAL DESIGNER
FAX (702) 896-8352
LAS VEGAS, NEVADA 89123 OFFICE (702) 897-8597
1761 CARLOS DR

© ALL RIGHTS RESERVED BY DESIGNER DO NOT SCALE DRAWINGS.

3825 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER

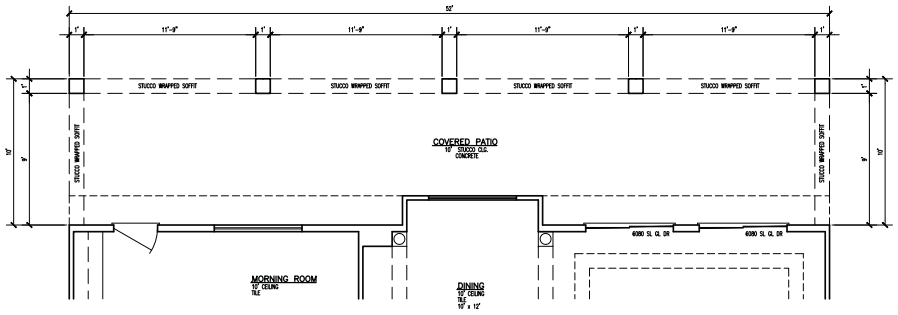
REVISION	DATE	NOTES

FLOOR PLAN

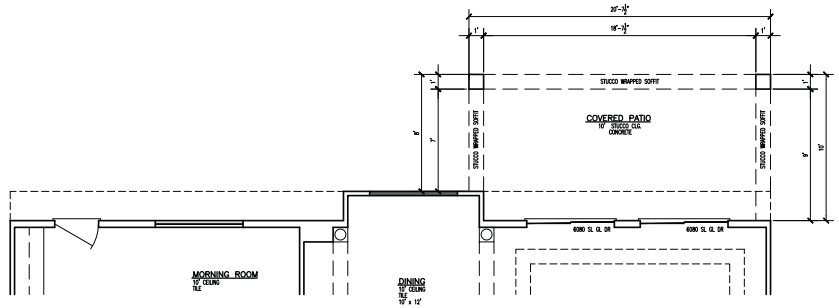
JOB NO.: 1217
FILE NAME:
DATE: 5-7-13
UPDATE:

A011

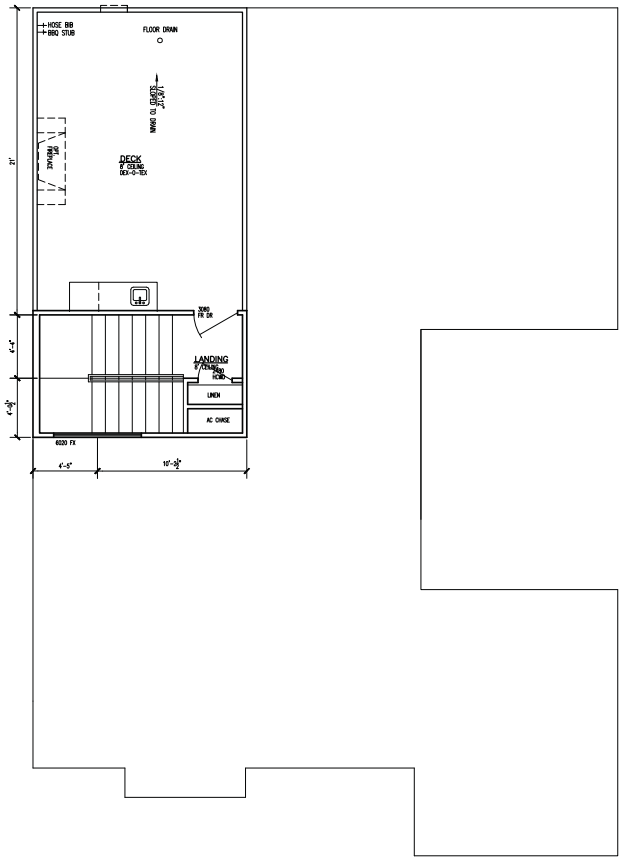
VAR-54991, VAR-54992, VAR-54993, VAR-54994, VAR-54995, VAR-54996, VAR-54997, VAR-54998, VAR-54999, VAR-55000 & VAR-55001 - REVISED



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



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



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

PRJ-54959
08/14/14

LARRY TINDALL
RESIDENTIAL DESIGNER
1761 CARLOS DR
LAS VEGAS, NEVADA 89123
OFFICE (702) 897-8397
FAX (702) 896-8392

3825 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY DESIGNER DO NOT SCALE DRAWINGS.

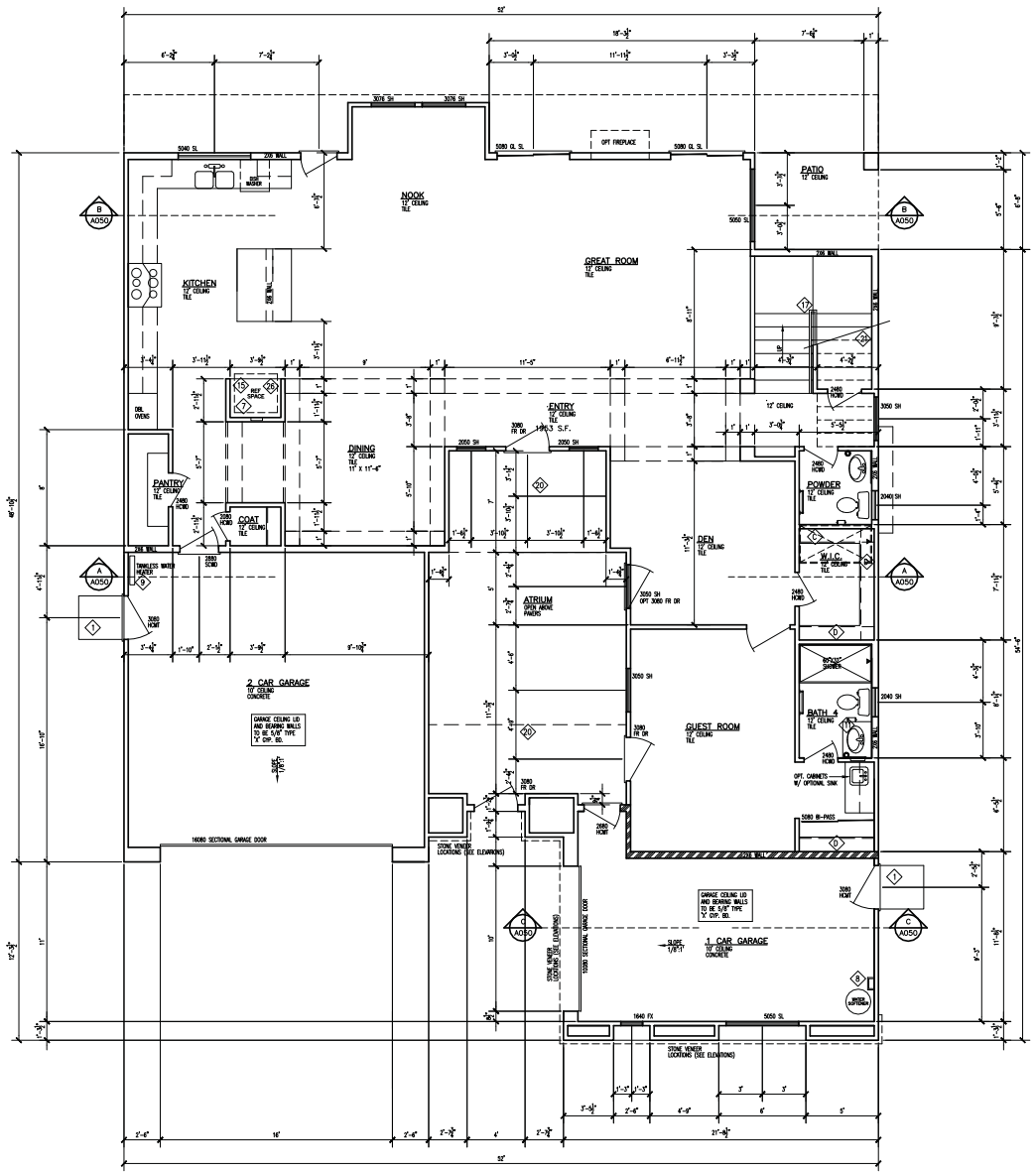
REVISION	DATE	NOTES

FLOOR PLAN

JOB NO.: 1217
FILE NAME:
DATE: 5-7-13
UPDATE:

A012

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"

DOOR & WINDOW SCHEDULE

DOOR LEGEND:

FC	=	FIBER CLASSIC
HC	=	HOLLOW CORE WOOD DOOR
SC	=	SOLID CORE WOOD DOOR
FR	=	FRENCH W/TEMPERED GLAZING
BP	=	BYPASS DOORS
DA	=	DOUBLE ACTING HOLLOW CORE DOOR
MTL	=	METAL DOOR

WINDOW LEGEND:

FX	=	FIXED WINDOW
SL	=	SLIDER
SH	=	SINGLE HUNG
AR	=	ARCHED
TEMP.	=	TEMPERED GLAZING RQ'D IN HAZARDOUS LOC. INSTALL PER I.R.C. CODE.

NOTE:
D.R. HORTON MAY SUBSTITUTE ANY DOOR MATERIAL ON ANY DOOR EXCEPT RATED DOORS AND DOORS REQUIRED BY CODE.

SHELVING OPTIONS:

- (A) (PANTRY) (4) 12" DEEP SHELVES EQUALLY SPACED.
- (B) (LINEN) (5) 16" DEEP SHELVES EQUALLY SPACED. (18" WIDE IN CLOSET)
- (C) (CLOSET) (1) 12" DEEP SHELF AND POLE @ +66".
- (D) (CLOSET) (2) 12" DEEP SHELVES AND POLE @ +42" & +84"
- (E) (LAUNDRY) (1) 12" DEEP SHELF.
- (F) (LINEN) (5) 12" DEEP SHELVES EQUALLY SPACED
- (G) (PANTRY) (4) 16" DEEP SHELVES EQUALLY SPACED.

NOTE:
ALL SHELVES ARE WOOD OR WOOD W/LAMINATE FINISH, VERIFY W/D.R. HORTON, POLES ARE WOOD W/METAL ROSETTES

FRAMING CONTRACTOR / TRUSS MANUFACTURER PLEASE BE AWARE OF CEILING LIGHT LOCATIONS. AND LAYOUT TRUSSES TO ALLOW THE CENTERING OF LIGHTS

WALL SCHEDULE

= GARAGE SEPARATION WALL

KEYNOTES:

1. MIN. 36" WIDE X MIN. 36" DEEP X 4" THICK CONCRETE LANDING. STOOP WIDTH SHALL NOT BE LESS THAN THE DOOR SERVED.
2. DECORATIVE COLUMNS
3. CARPET STRIP.
4. 2X FRAMING WALL BELOW
5. NOT USED
6. DRYER EXHAUST VENT, SEE MECHANICAL DRAWINGS.
7. RECESSED WATER VALVE BOX, VERIFY WITH PLUMBING DWGS.
8. SOFT WATER LOOP
9. TANKLESS WATER HEATER. SEE MECHANICAL.
10. TEMPERED GLASS SHOWER DOOR
11. BASE CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL.
12. WALL MOUNTED UPPER CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL.
13. MAKE-UP COUNTER @ +28".
14. UNDER COUNTER DISHWASHER.
15. 41 X30 REFRIGERATOR/FREEZER LOCATION, VERIFY W/ D.R.H.
16. RECESSED ICE MAKER BOX WITH VALVE.
17. CONTINUOUS HANDRAIL 36" A.F.F.
18. CENTER WINDOW ON INTERIOR WALL.
19. ARCH. SEE INTERIOR ELEVATION.
20. CEILING LINE.
21. ½" GYP BD AT SOFFIT AND ENCLOSED SIDE OF STAIR
22. ½" GYP. BD. DRAFTSTOP SHOWN DASHED
23. 42"X42" SHOWER PAN
24. FOAM TRIM OR FOAM WAINSCOT OR FOAM TRIM W/STONE BELOW, SEE EXTERIOR ELEVATIONS FOR HEIGHTS & LOCATIONS.
25. NOT USED
26. 24" DEEP CABINET ABOVE

GENERAL NOTES:

1. THE GARAGE WALLS & CEILING SHALL BE 5/8" TYPE 'X' GYPSUM BOARD, ALL OTHER CEILINGS SHALL BE 5/8" GYP. BD. D.R.H. CAN USE 1/2" MIN. GYP. BD. ON WALLS THAT ARE NOT RATED WALLS OR REQ'D. BY CODE.
2. THE DOOR BETWEEN THE GARAGE AND THE DWELLING UNITS SHALL BE EITHER SOLID WOOD OR METAL CLAD HONEYCOMB DOORS NOT LESS THAN 1 3/8" THICK OR A 20 MIN. DOOR. DOORS SHALL BE SELF-CLOSING & SELF-LATCHING W/A TIMELY FRAME.
3. REFER TO BUILDER FOR QUANTITY AND LOCATION OF BULLNOSE DRYWALL CORNER'S.
4. ALL BASE SHALL BE REVERSIBLE GRADE.
5. WHEN CERAMIC TILE, CULTURED MARBLE OR LIKE FINISHES ARE INSTALLED A BACKER BOARD OF CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1289, C1325 OR C1178 ARE TO BE USED IN THE TUBS TO A HEIGHT OF THE TILE IN TUB/SHOWER OR IN SHOWER FROM FLOOR TO CEILING AND ON THE CEILING TO THE EDGE OF THE TILE OR EDGE OF TUB/SHOWER, WHICHEVER IS GREATEST.
6. PENETRATIONS WILL NOT BE ALLOWED THROUGH FIRE RESTRICTIVE WALLS, FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES WITHOUT APPROVED DETAILS.
7. ALL APPLIANCES AND PLUMBING FIXTURES SHALL BE SELECTED BY D.R. HORTON.
8. SEE D.R. HORTON FOR ALL CABINETRY SPECIFICATIONS.
9. AT TUBS, SHOWERS, & TUB/SHOWER COMBOS THAT ABUT RATED WALLS, 5/8" TYPE 'X' GYPSUM BOARD MUST BE INSTALLED BETWEEN THE TUB, OR SHOWER, OR TUB/SHOWER COMBO AND THE RATED WALL.

1102. KITCHEN COUNTER TOP @ +36", TYP. U.N.O. SEE D.R. HORTON FOR TYPE & STYLE.

11. MIRROR ABOVE ALL LAV'S. TYP. U.N.O. SEE SPEC. SHEET.
12. GARAGE AND PATIO SHOULD SLOPE ¼" PER FOOT.
13. ALL SLIDING GLASS DOORS AND GLASS IN FINCH/ATRIUM DOORS SHALL BE TEMPERED.

ATTIC ACCESS, CATWALK & WORKING PLATFORM:
* PROVIDE A 30" WIDE X 30" TALL SOLID PASSAGE.
* A WORKING PLATFORM AT CONTROL SIDE OF FAU. 30" IN DEPTH, WIDTH & HEIGHT SHALL BE PROVIDED.
* WHERE THE HEIGHT OF THE PASSAGEWAY IS LESS THAN 6 FT. THE DISTANCE FROM THE ACCESS TO THE FAU. SHALL NOT EXCEED 20 FT. MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY.

DOORS:
* FRONT ENTRY DOOR SHALL HAVE WEATHER-STRIPPING & THRESHOLD, A PEEP HOLE @ +60" AND BE PROVIDED W/A LOCKSET AND DEADBOLT.
* PROVIDE PRIVACY LOCKS AT MASTER BEDROOM & ALL BATHROOM DOORS U.N.O.
* ALL BY-PASS AND BI-FOLD DOORS SHALL BE WHITE ON WHITE U.N.O.
* ALL DOORS TO HAVE 3" JAMBS.

WINDOWS:
1. ALL WINDOWS TO BE THERMAL-PANE GLASS.
2. PROVIDE LOW 'E' WINDOW, VERIFY W/ECC CALCS. BY MECHANICAL ENGINEER.
3. ESCAPE AND RESCUE WINDOWS SHALL HAVE A MIN. SILL HEIGHT OF 44" & MIN. NET CLEAR OPENABLE AREA OF 5.7 S.F. THE MIN. NET CLEAR OPENABLE HEIGHT DIM. SHALL BE 24". THE MIN. NET CLEAR OPENABLE WIDTH DIM. SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A FINISHED SILL.
* EXCEPTIONS:
A. MINIMUM NET CLEAR OPENING FOR A ESCAPE AND RESCUE GRADE FLOOR OPENING SHALL BE 5 S.F.

* CONTRACTOR SHALL INSTALL TEMPERED GLAZING IN HAZARDOUS LOCATIONS:
4. GLAZING IN SWING DOORS, FIXED & SLIDING PANELS OF SLIDING DOORS & PANEL IN SLIDING & BI-FOLD CLOSET DOORS & IN STORM DOORS & UNFRAMED SWINGING DOORS.
5. GLAZING IN DOORS & ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS & SHOWERS. GLAZING WHERE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE A STANDING SURFACE.
6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL. ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE IS LESS THAN 60" ABOVE WALKING SURFACE.
* EXCEPTIONS:
A. PANELS WHERE THERE IS A WALL BARRIER BETWEEN THE DOOR & GLAZING.
B. WHERE DOOR IS TO A CLOSET 3'-0" DEEP OR LESS SHALL COMPLY WITH SEC. R308.4 (SEE NOTE 7 BELOW).
C. GLAZING IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION OTHER THAN THE WALL THE DOOR SWINGS TOWARD.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATIONS DESCRIBED ABOVE THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 S.F.
B. EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
C. EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
D. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

SQUARE FOOTAGE

LIVING:	1ST FLOOR	1640	S.F.
	2ND FLOOR	2435	S.F.
	TOTAL LIVING:	4075	S.F.
	1 CAR GARAGE	–	S.F.
	1 CAR GARAGE	–	S.F.
	OBSERVATORY OPTION	–	S.F.

PRJ-64959
08/14/14

LARRY TINDALL
RESIDENTIAL DESIGNER
1761 CARLOS DR LAS VEGAS, NEVADA 89123 OFFICE (702) 897-8597 FAX (702) 896-8352

© ALL RIGHTS RESERVED BY DESIGNER DO NOT SCALE DRAWINGS.

4125 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER

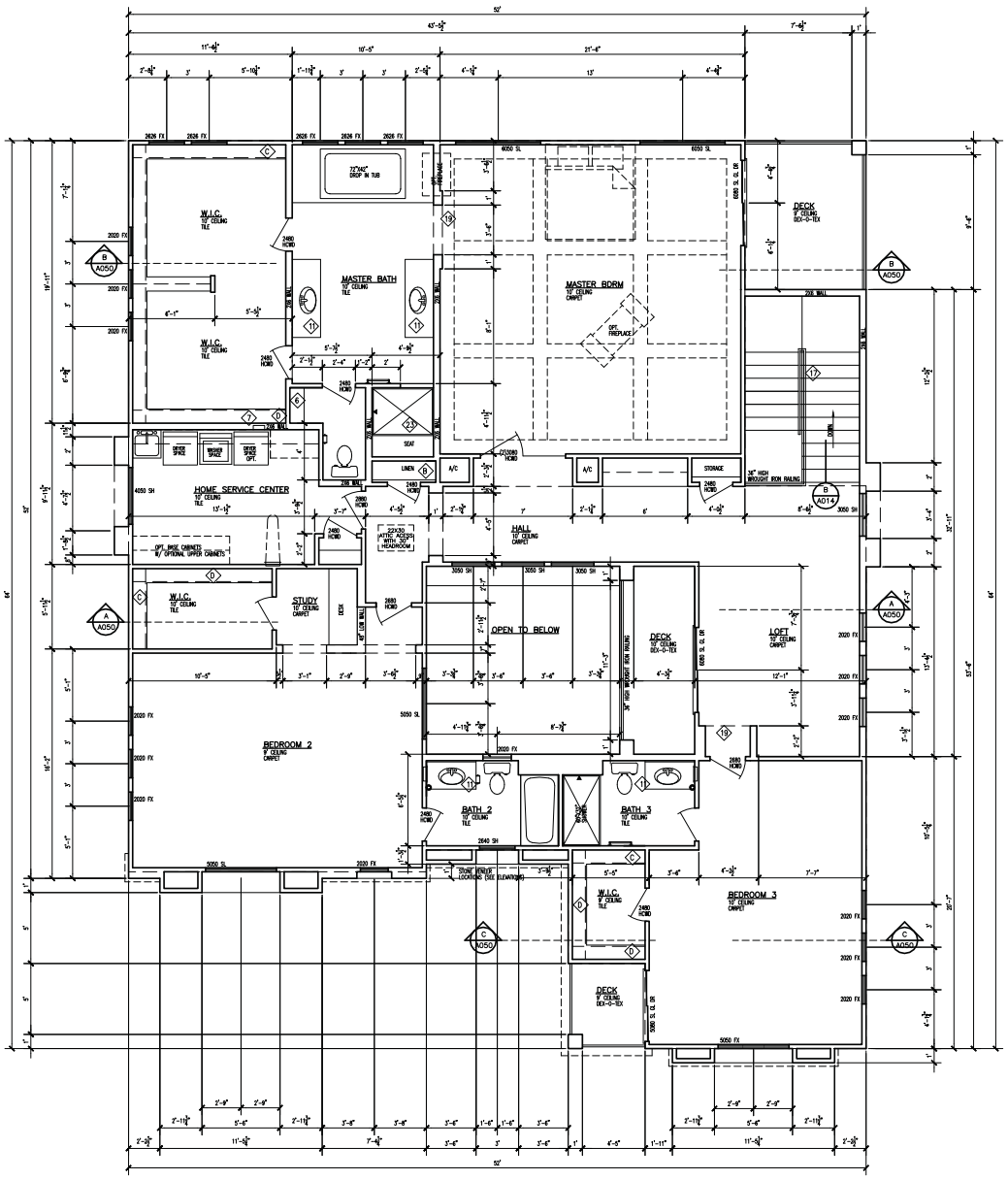
REVISION	DATE	NOTES

FLOOR PLAN

JOB NO.: 1217
FILE NAME:
DATE: 5-7-13
UPDATE:

A010

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



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

ANDALUSIAN ELEVATION
AND TUSCAN ELEVATION

KEYNOTES:

1. MIN. 36" WIDE X MIN. 36" DEEP X 4" THICK CONCRETE LANDING. STOOP WIDTH SHALL NOT BE LESS THAN THE DOOR SERVED.
2. DECORATIVE COLUMNS
3. CARPET STRIP.
4. 2X FRAMING WALL BELOW
5. NOT USED
6. DRYER EXHAUST VENT, SEE MECHANICAL DRAWINGS.
7. RECESSED WATER VALVE BOX, VERIFY WITH PLUMBING DWGS.
8. SOFT WATER LOOP
9. TANKLESS WATER HEATER. SEE MECHANICAL.
10. TEMPERED GLASS SHOWER DOOR
11. BASE CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL.
12. WALL MOUNTED UPPER CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL.
13. MAKE-UP COUNTER @ +28".
14. UNDER COUNTER DISHWASHER.
15. 41 X30 REFRIGERATOR/FREEZER LOCATION, VERIFY W/ D.R.H.
16. RECESSED ICE MAKER BOX WITH VALVE.
17. CONTINUOUS HANDRAIL 36" A.F.F.
18. CENTER WINDOW ON INTERIOR WALL.
19. ARCH. SEE INTERIOR ELEVATION.
20. CEILING LINE.
21. 2" GYP BD AT SOFFIT AND ENCLOSED SIDE OF STAIR
22. 2" GYP. BD. DRAFTSTOP SHOWN DASHED
23. 42"X42" SHOWER PAN
24. FOAM TRIM OR FOAM WAINSCOT OR FOAM TRIM W/STONE BELOW, SEE EXTERIOR ELEVATIONS FOR HEIGHTS & LOCATIONS.
25. NOT USED
26. 24" DEEP CABINET ABOVE

GENERAL NOTES:

1. THE GARAGE WALLS & CEILING SHALL BE 5/8" TYPE 'X' GYPSUM BOARD, ALL OTHER CEILINGS SHALL BE 5/8" GYP. BD. D.R.H. CAN USE 1/2" MIN. GYP. BD. ON WALLS THAT ARE NOT RATED WALLS OR REQ'D. BY CODE.

2. THE DOOR BETWEEN THE GARAGE AND THE DWELLING UNITS SHALL BE EITHER SOLID WOOD OR METAL CLAD HONEYCOMB DOORS NOT LESS THAN 1 3/8" THICK OR A 20 MIN. DOOR. DOORS SHALL BE SELF-CLOSING & SELF-LATCHING W/A TIMELY FRAME.

3. REFER TO BUILDER FOR QUANTITY AND LOCATION OF BULLNOSE DRYWALL CORNER'S.

4. ALL BASE SHALL BE REVERSIBLE GRADE.

5. WHEN CERAMIC TILE, CULTURED MARBLE OR LIKE FINISHES ARE INSTALLED A BACKER BOARD OF CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1289, C1325 OR C1178 ARE TO BE USED IN THE TUBS TO A HEIGHT OF THE TILE IN TUB/SHOWER OR IN SHOWER FROM FLOOR TO CEILING AND ON THE CEILING TO THE EDGE OF THE TILE OR EDGE OF TUB/SHOWER, WHICHEVER IS GREATEST.

6. PENETRATIONS WILL NOT BE ALLOWED THROUGH FIRE RESTRICTIVE WALLS, FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES WITHOUT APPROVED DETAILS.

7. ALL APPLIANCES AND PLUMBING FIXTURES SHALL BE SELECTED BY D.R. HORTON.

8. SEE D.R. HORTON FOR ALL CABINETRY SPECIFICATIONS.

9. AT TUBS, SHOWERS, & TUB/SHOWER COMBOS THAT ABUT RATED WALLS, 5/8" TYPE 'X' GYPSUM BOARD MUST BE INSTALLED BETWEEN THE TUB, OR SHOWER, OR TUB/SHOWER COMBO AND THE RATED WALL.

1102. KITCHEN COUNTER TOP @ +36", TYP. U.N.O. SEE D.R. HORTON FOR TYPE & STYLE.

11. MIRROR ABOVE ALL LAV'S. TYP. U.N.O. SEE SPEC. SHEET.

12. GARAGE AND PATIO SHOULD SLOPE ¼" PER FOOT.

13. ALL SLIDING GLASS DOORS AND GLASS IN FRNCH/ATRIUM DOORS SHALL BE TEMPERED.

ATTIC ACCESS, CATWALK & WORKING PLATFORM:
* PROVIDE A 30" WIDE X 30" HIGH SOLID CATWALK.
* A WORKING PLATFORM AT CONTROL SIDE OF FAU. 30" IN DEPTH, WIDTH & HEIGHT SHALL BE PROVIDED.
* WHERE THE HEIGHT OF THE PASSAGEWAY IS LESS THAN 6 FT. THE DISTANCE FROM THE ACCESS TO THE FAU. SHALL NOT EXCEED 20 FT. MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY.

DOORS:
* FRONT ENTRY DOOR SHALL HAVE WEATHER-STRIPPING & THRESHOLD, A PEEP HOLE @ +60" AND BE PROVIDED W/A LOCKSET AND DEADBOLT.
* PROVIDE PRIVACY LOCKS AT MASTER BEDROOM & ALL BATHROOM DOORS U.N.O.
* ALL BY-PASS AND BI-FOLD DOORS SHALL BE WHITE ON WHITE U.N.O.
* ALL DOORS TO HAVE 3" JAMBS.

WINDOWS:
1. ALL WINDOWS TO BE THERMAL-PANE GLASS.
2. PROVIDE LOW 'E' WINDOW, VERIFY W/ECC CALCS. BY MECHANICAL ENGINEER.
3. ESCAPE AND RESCUE WINDOWS SHALL HAVE A MIN. SILL HEIGHT OF 44" & MIN. NET CLEAR OPENABLE AREA OF 5.7 S.F. THE MIN. NET CLEAR OPENABLE HEIGHT DIM. SHALL BE 24". THE MIN. NET CLEAR OPENABLE WIDTH DIM. SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A FINISHED SILL.
* EXCEPTIONS:
A. MINIMUM NET CLEAR OPENING FOR A ESCAPE AND RESCUE GRADE FLOOR OPENING SHALL BE 5 S.F.

CONTRACTOR SHALL INSTALL TEMPERED GLAZING IN HAZARDOUS LOCATIONS:
4. GLAZING IN SWING DOORS, FIXED & SLIDING PANELS OF SLIDING DOORS & PANEL IN SLIDING & BI-FOLD CLOSET DOORS & IN STORM DOORS & UNFRAMED SWINGING DOORS.
5. GLAZING IN DOORS & ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS & SHOWERS. GLAZING WHERE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE A STANDING SURFACE.
6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL. ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE IS LESS THAN 60" ABOVE WALKING SURFACE.
* EXCEPTIONS:
A. PANELS WHERE THERE IS A WALL BARRIER BETWEEN THE DOOR & GLAZING.
B. WHERE DOOR IS TO A CLOSET 3'-0" DEEP OR LESS SHALL COMPLY WITH SEC. R308.4 (SEE NOTE 7 BELOW).
C. GLAZING IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION OTHER THAN THE WALL THE DOOR SWINGS TOWARD.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATIONS DESCRIBED ABOVE THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 S.F.
B. EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
C. EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
D. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

PRJ-54959
08/14/14

LARRY TINDALL
RESIDENTIAL DESIGNER
FAX (702) 896-8352

4125 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY DESIGNER. DO NOT SCALE DRAWINGS.
OFFICE (702) 897-8997

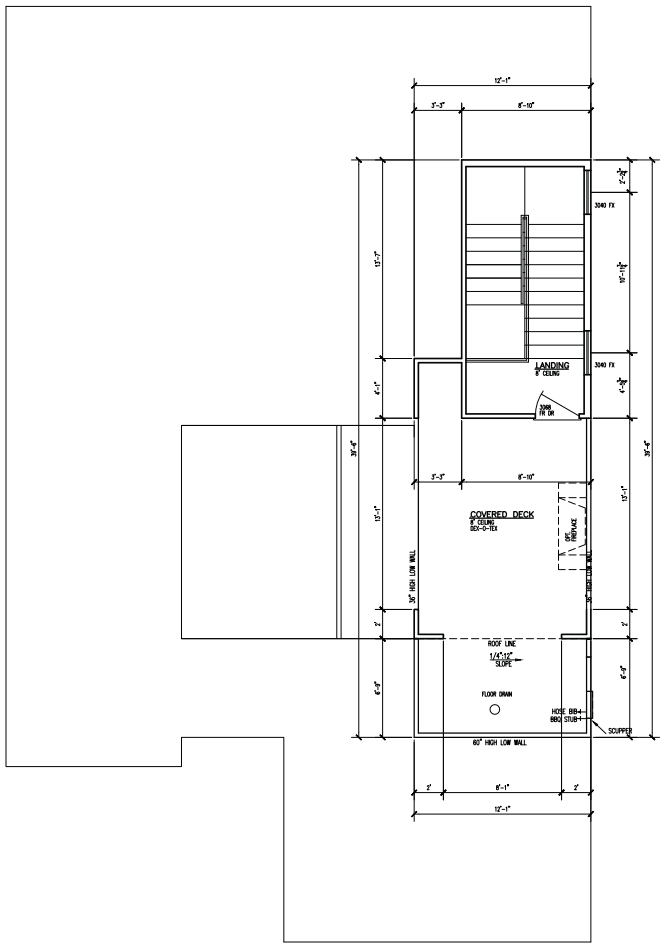
REVISION	DATE	NOTES

FLOOR PLAN
1761 CARLOS DR LAS VEGAS, NEVADA 89123

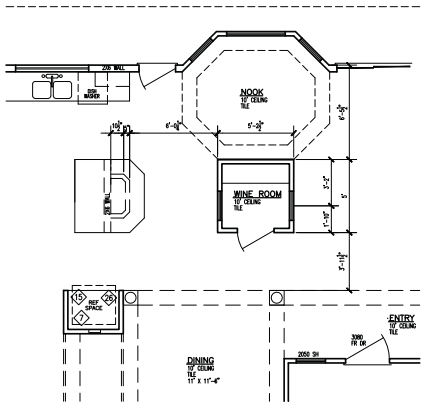
JOB NO.: 1217
FILE NAME:
DATE: 5-7-13
UPDATE:

A011

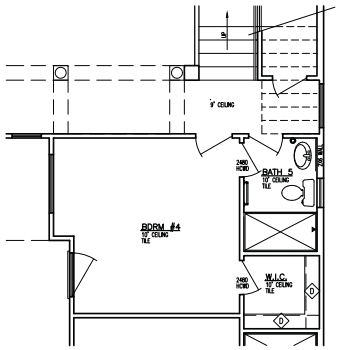
VAR-54991, VAR-54992, VAR-54993, VAR-54994, VAR-54995, VAR-54996, VAR-54997, VAR-54998, VAR-54999, VAR-55000 & VAR-55001 - REVISED



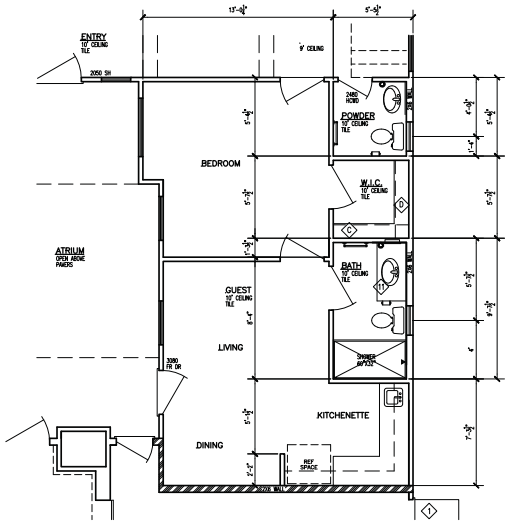
4 DECK OPTION
SCALE: 1/4" = 1'-0"



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



2 BDRM #4 OPT.
SCALE: 1/4" = 1'-0"



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

PRJ-54959
08/14/14

LARRY TINDALL
RESIDENTIAL DESIGNER
FAX (702) 896-8392
OFFICE (702) 897-2997
LAS VEGAS, NEVADA 89123
1761 CARLOS DR

© ALL RIGHTS RESERVED BY DESIGNER DO NOT SCALE DRAWINGS.

4125 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER

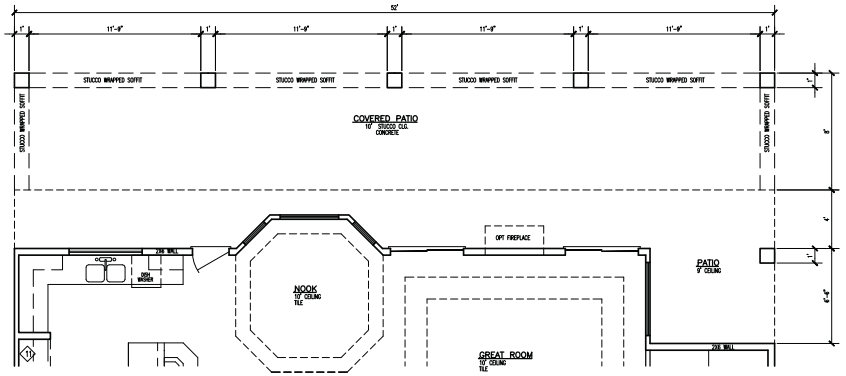
REVISION	DATE	NOTES

FLOOR PLAN

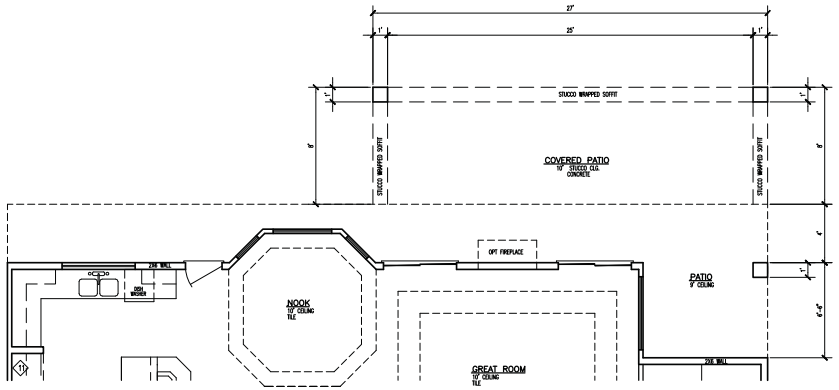
JOB NO.: 1217
FILE NAME:
DATE: 5-7-13
UPDATE:

A012

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

LARRY TINDALL
RESIDENTIAL DESIGNER
FAX (702) 896-8392
OFFICE (702) 897-2997
LAS VEGAS, NEVADA 89123
1761 CARLOS DR

4125 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY DESIGNER DO NOT SCALE DRAWINGS.

REVISION	DATE	NOTES

FLOOR PLAN

JOB NO.: 1217
FILE NAME:
DATE: 5-7-13
UPDATE:

A013

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

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



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

07/31/14

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

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

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

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

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

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

RECOMMENDATION:
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: Carolyn M. Usher, Mgr.

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Notary Public in and for said County and State

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

Revised 11-14-06

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

PRJ-54959
07/10/14

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

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

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

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

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

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

RECOMMENDATION:
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 M. Usher, Mgr.

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Notary Public in and for said County and State

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

Revised 11-14-06

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

PRJ-54959
07/10/14

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

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

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

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

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

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

RECOMMENDATION:
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: Carolyn M. Usher, Mgr.

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Notary Public in and for said County and State

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

Revised 11-14-06

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

PRJ-54959
07/10/14

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

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

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

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

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

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

RECOMMENDATION:
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 M. Usher, Mgr.

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Notary Public in and for said County and State

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

Revised 11-14-06

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

PRJ-54959
07/10/14

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

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

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

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

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

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

RECOMMENDATION:
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 M. Usher, Mgr.

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Notary Public in and for said County and State

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

Revised 11-14-06

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

PRJ-54959
07/10/14

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

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

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

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

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

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

RECOMMENDATION:
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 M. Usher, Mgr.

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Notary Public in and for said County and State

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

Revised 11-14-06

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

PRJ-54959
07/10/14

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

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

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

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

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

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

RECOMMENDATION:
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 M. Usher Mgr

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Notary Public in and for said County and State

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

Revised 11-14-06

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

PRJ-54959
07/10/14

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

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

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

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

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

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

RECOMMENDATION:
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 M. Usher, Mgr.

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Notary Public in and for said County and State

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

Revised 11-14-06

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

PRJ-54959
07/10/14

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

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

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

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

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

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

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

Name of Property Owner: Valencia A13004 Investors LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Carolyn M. Usher, Mgr.

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Notary Public in and for said County and State

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

Revised 11-14-06

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

PRJ-54959
07/10/14

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

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

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

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

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

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

RECOMMENDATION:
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 M. Usher, Mgr.

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Notary Public in and for said County and State

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

Revised 11-14-06

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

PRJ-54959
07/10/14

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

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

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

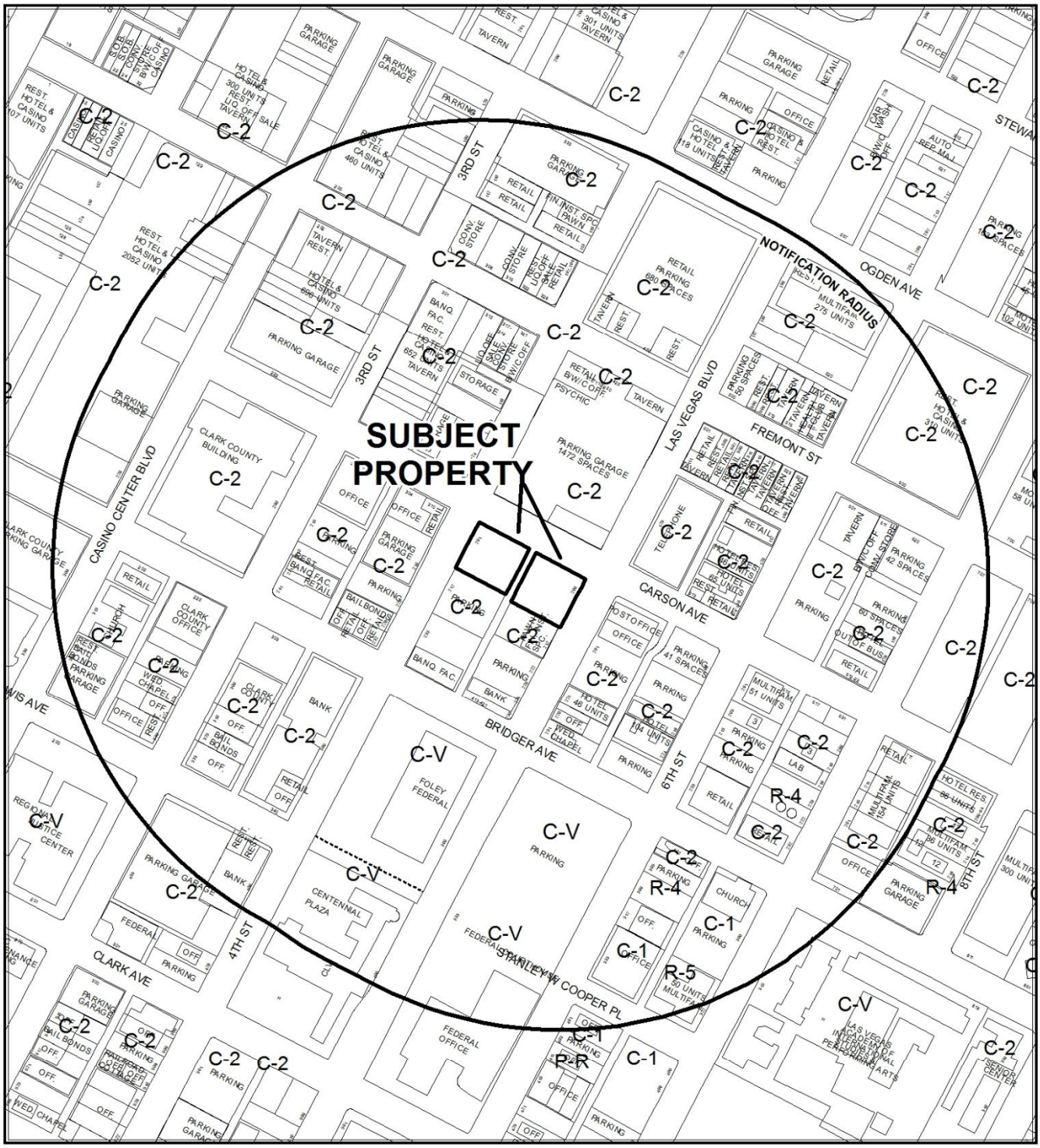
SUBJECT:
VAR-55335 - VARIANCE - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: PROVIEW SERIES 17, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIGN SETBACK WHERE FIVE FEET IS REQUIRED AND TO ALLOW TWO SIGNS TO BE MOUNTED TO A FENCE WHERE SUCH IS NOT ALLOWED on 0.85 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

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



0 300 600 Feet

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

RADIUS: 1000 FEET

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

N



0 300 600 Feet

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

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-55335

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

Name of Property Owner: Proview Series 17, LLC

Name of Applicant: City of Las Vegas

Name of Representative: Brandy Stanley

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Kamran D. Fouladbakhsh

Subscribed and sworn before me

This 23 day of July, 2014

_____

Notary Public in and for said County and State

State of Nevada
County of Clark.

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

Revised 11-14-06

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

PRJ-54636
07/24/14

CLV Planning - Application Form

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

VAR-55335

PRJ-54636
07/24/14

CLV Planning - Application Form

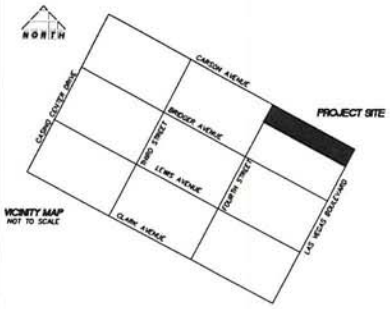
I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application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

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

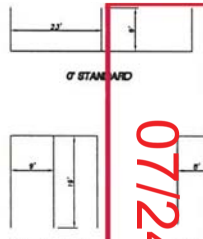
CLVEPLAN Applicant	Company	Title	Email
Brandy Stanley	City of Las Vegas	Parking Services Manager	bstanley@lasvegasnevada.gov

VAR-55335

PRJ-54636
07/24/14



VICINITY MAP
NOT TO SCALE



PARKING DIMENSIONS

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

PER CITY OF LAS VEGAS UNIFIED DEVELOPMENT CODE CHAPTER 19.06

PRJ-54636
07/24/14

LEGAL DESCRIPTION

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

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

BENCHMARK

CLV #0013488
CITY OF LAS VEGAS RIVET AND PLATE IN TOP OF CURB AT THE NORTHEAST CORNER OF MAIN STREET AND LEWIS AVENUE.
ELEVATION:
2039.06 FEET
617.345 METERS
CITY OF LAS VEGAS BENCHMARK BOOK 2008 ADJUSTMENT
UPDATED MAY 24, 2010

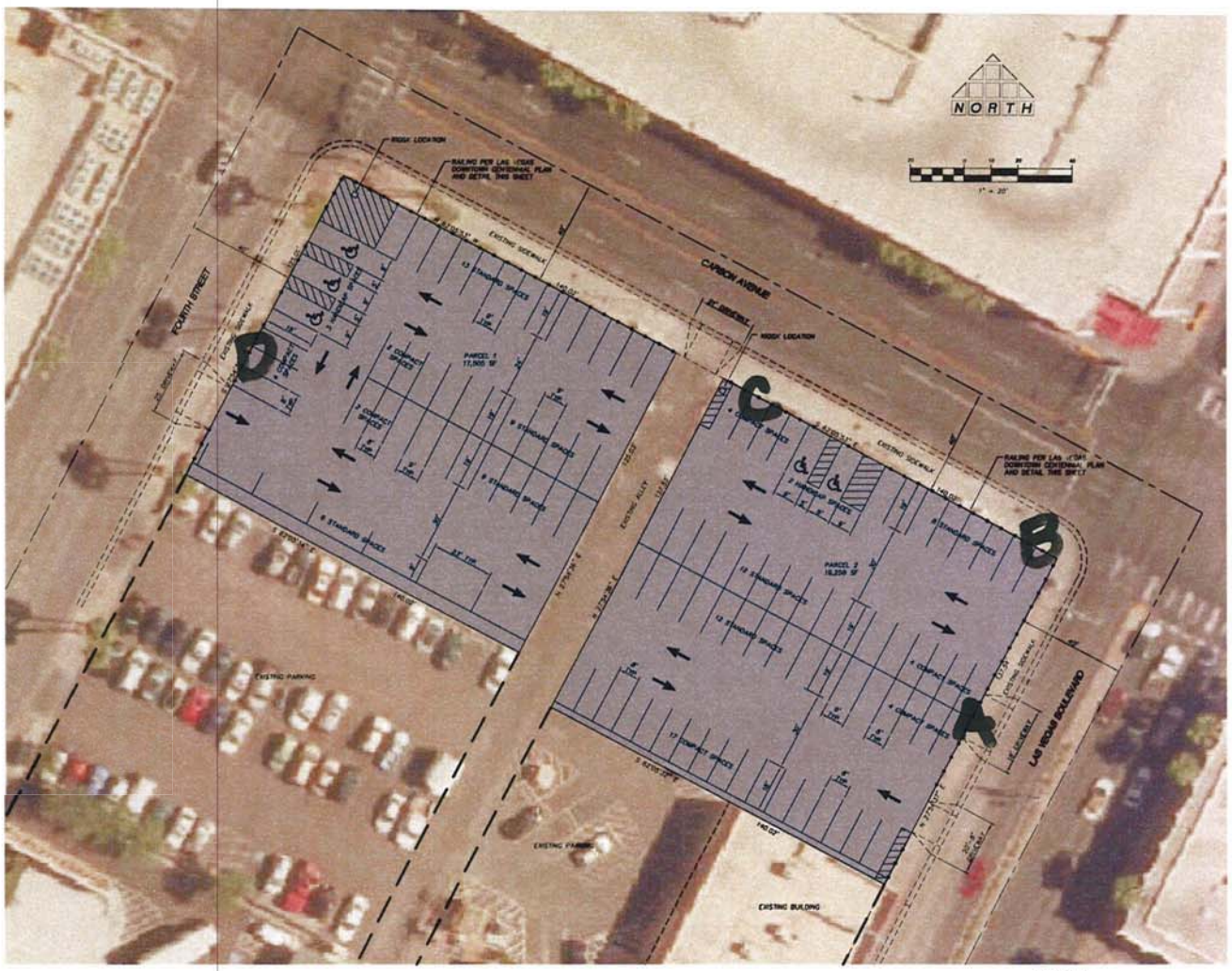
BASIS OF BEARINGS

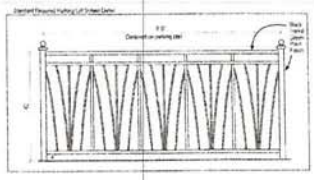
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF LAS VEGAS BOULEVARD BETWEEN BRIDGER AVENUE AND CARSON AVENUE WHICH BEARS SOUTH 27° 54'36" WEST AS SHOWN ON THE RECORD OF SURVEY FOR CITY OF LAS VEGAS IN FILE 67 OF SURVEYS ON PAGE 79 OF CLARK COUNTY OFFICIAL RECORDS.

Call before you Dig
Call 811 or 1-800-227-2600
1-702-645-7544

Call before you Overhead
1-702-227-2929

Call before you UnderGround
1-702-385-2011
1-702-385-2100





PARKING LOT SCREEN DETAIL
PER LAS VEGAS DOWNTOWN CENTENNIAL PLAN

Sign locations

VAR-55335

SITE DATA

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

PARKING ANALYSIS

STANDARD	69
COMPACT	37
HANDICAP	5
TOTAL	111

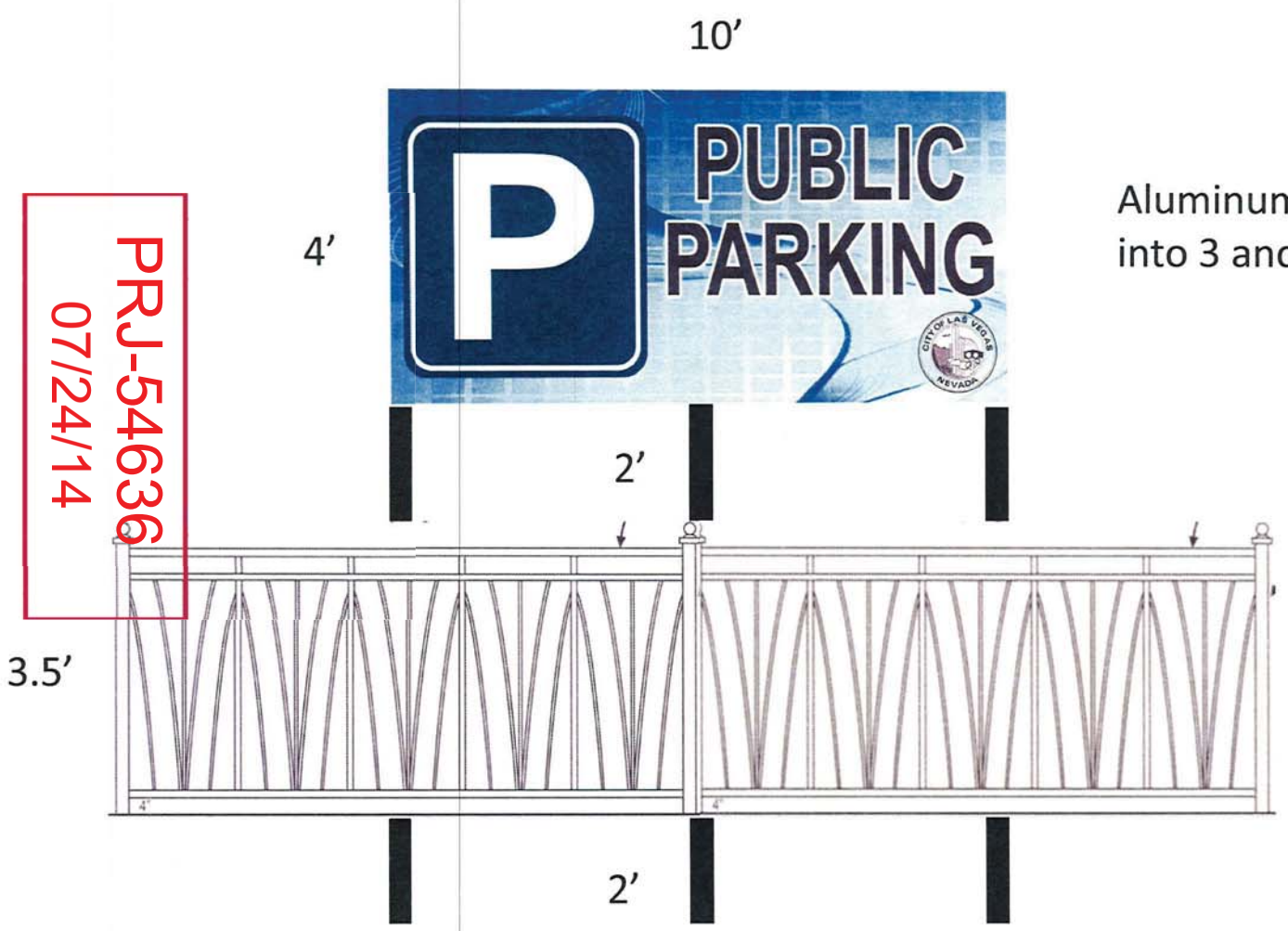
THOMASON CONSULTING ENGINEERS
3277 E. WARM SPRINGS ROAD, SUITE 400
LAS VEGAS, NEVADA 89120
702-932-6122 FAX 702-932-6129

E TECH CONSTRUCTION

CARSON AVENUE PARKING
SITE PLAN

SHEET 2 OF 2

Elevation – Las Vegas Blvd (A)



Aluminum sign bolted into 3 anchor posts

PRJ-54636
07/24/14

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

VAR-55335

Elevation – Carson Ave (B)

PRJ-54636
07/24/14
3



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

VAR-55335

Elevation – Carson Ave (C)

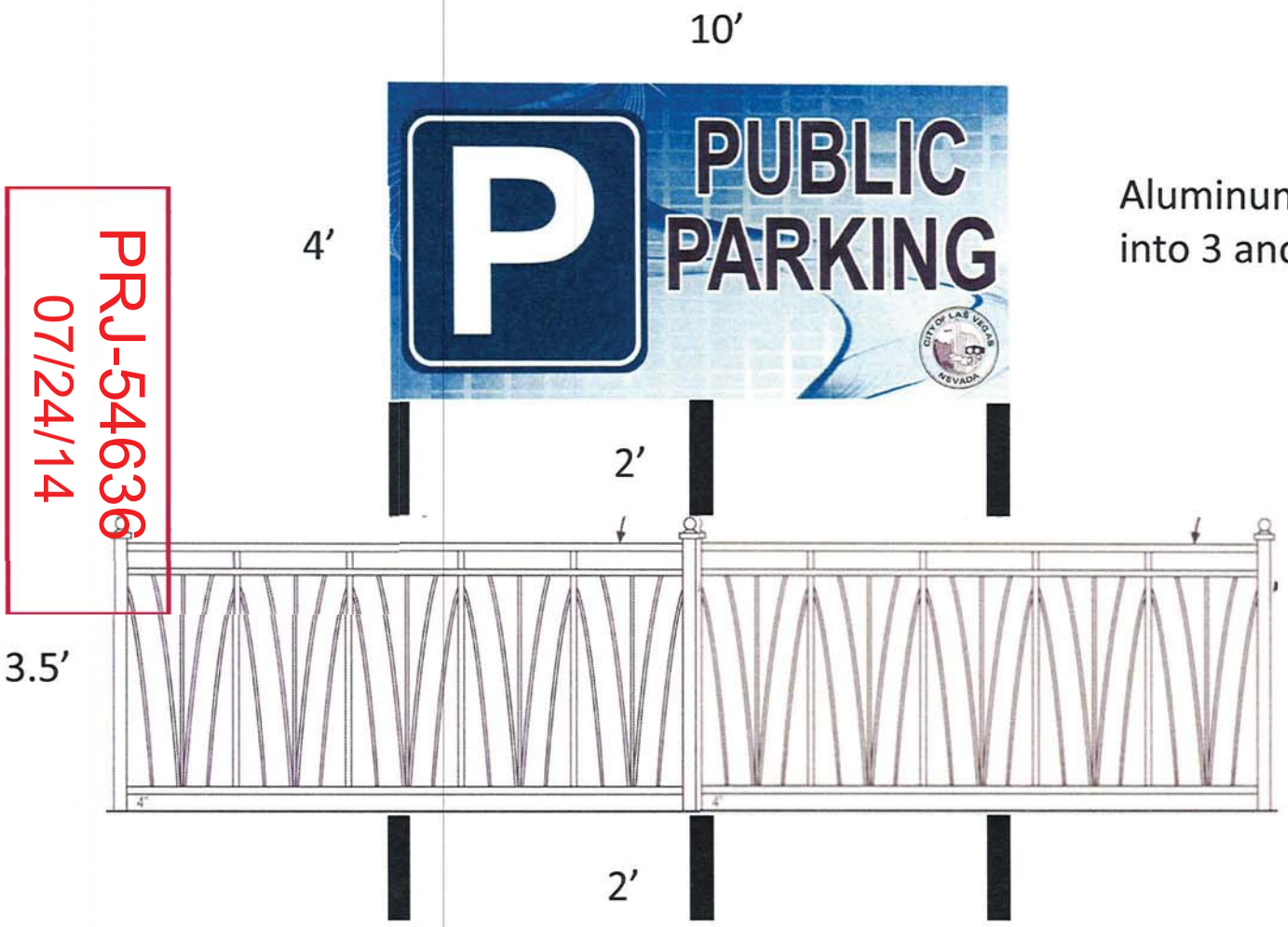
PRJ-54636
07/24/14



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

VAR-55335

Elevation – 4th Street (D)



Aluminum sign bolted into 3 anchor posts

PRJ-54636
07/24/14

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

VAR-55335

Carson Lot Signage - PRJ54636_EX001

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

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

VAR-55335

PRJ-54636
07/24/14

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

June 23, 2014

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

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

Dear Mr. Swanton:

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

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

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

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

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

Sincerely,

Brandy Stanley

Brandy Stanley
Parking Services Manager

CC: Kamran Foulad

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

VAR-55335

PRJ-54636
07/24/14



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

07/31/14



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

07/31/14



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

07/31/14



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

07/31/14



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

07/31/14



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

07/31/14

City of Las Vegas Agenda Item No.: **34.**

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

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

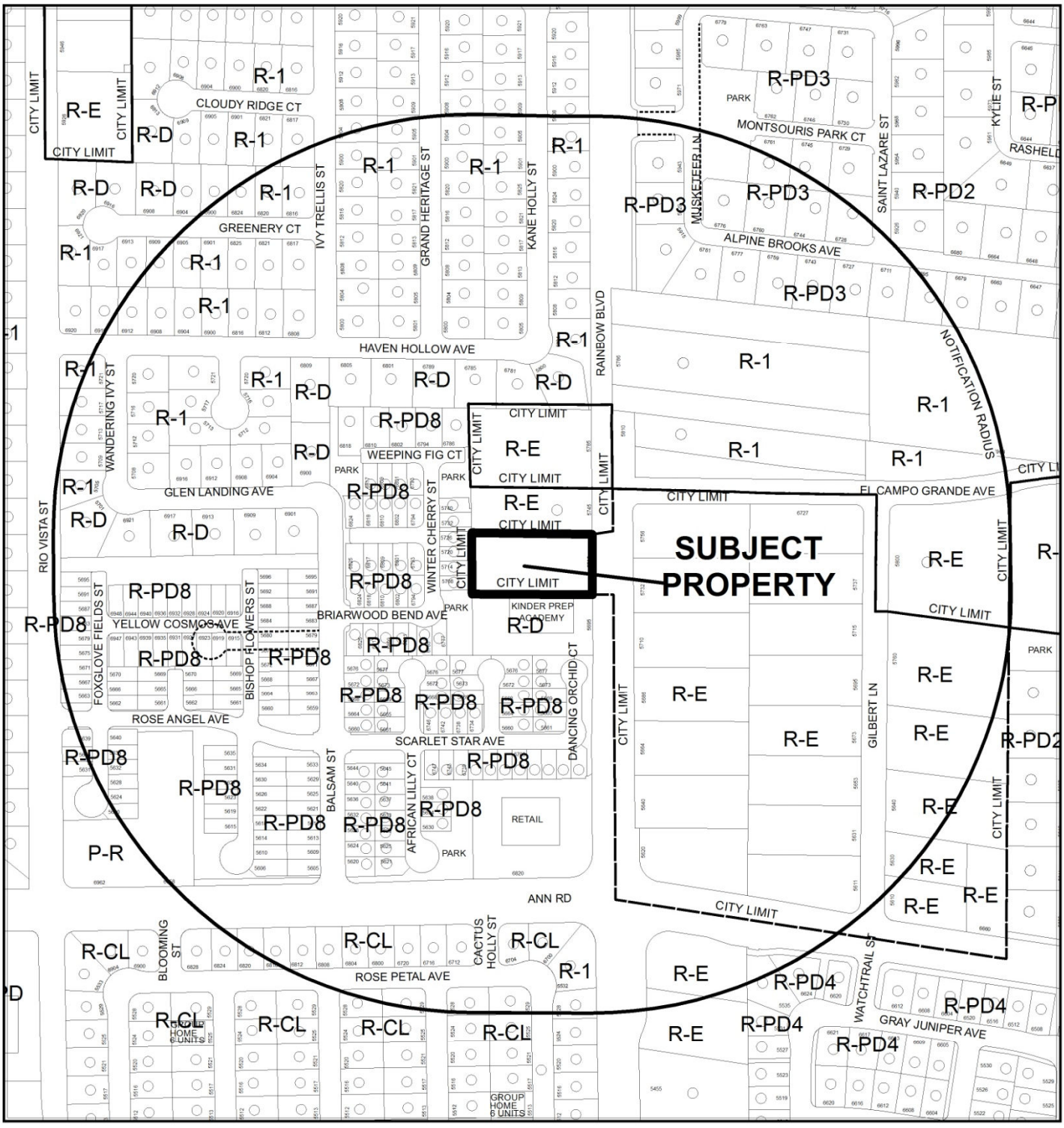
SUBJECT:
SUP-55031 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/ OWNER: CCOB FAMILY TRUST - For possible action on a request for a Special Use Permit FOR A PRIVATE SCHOOL, PRIMARY USE at 5705 North Rainbow Boulevard (APN 125-27-803-004), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-55030].

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

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

RECOMMENDATION:
APPROVAL

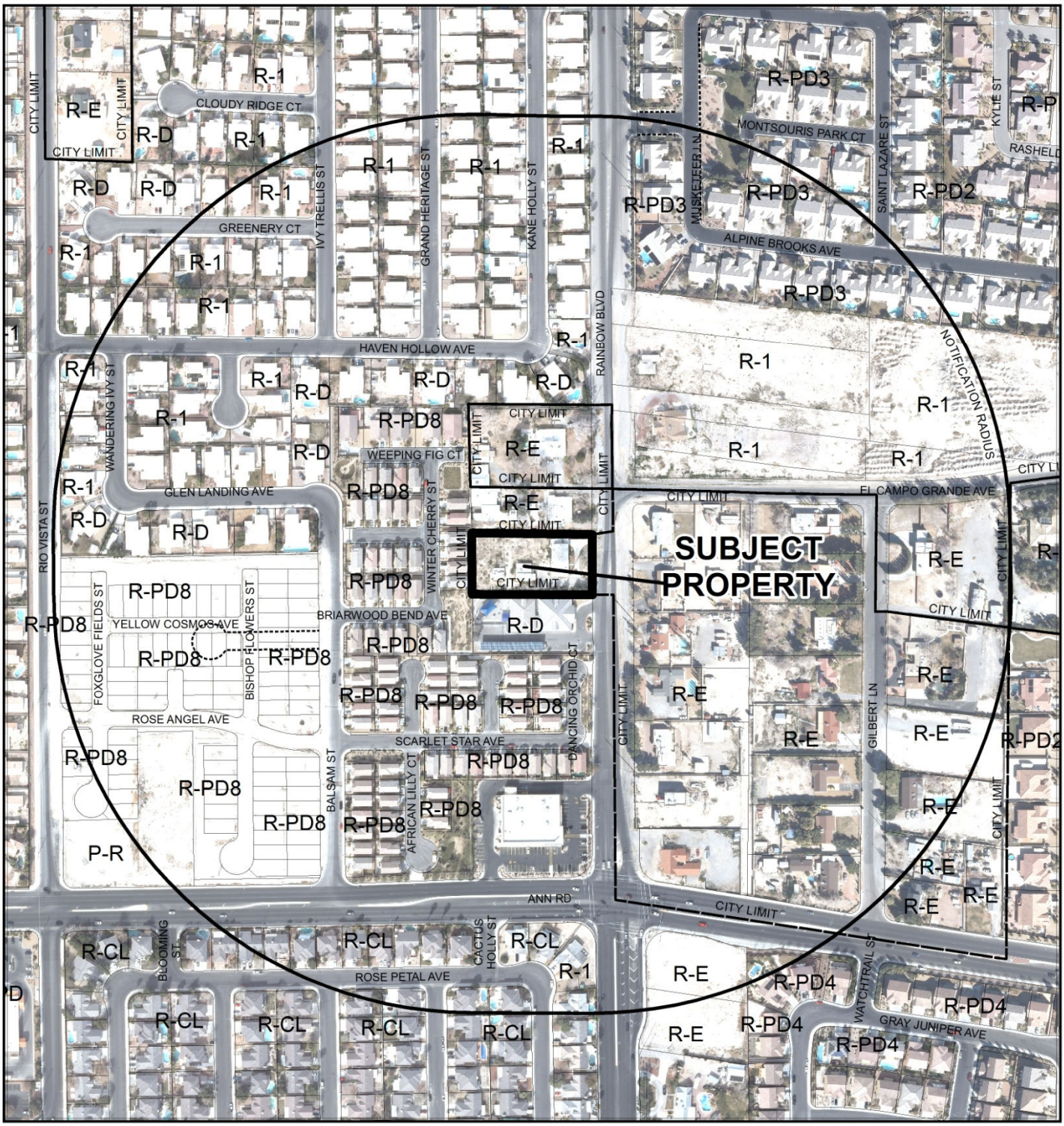
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-55031 and SDR-55043 [PRJ-55030]
2. Conditions and Staff Report - SUP-55031 and SDR-55043 [PRJ-55030]
3. Supporting Documentation - SUP-55031 and SDR-55043 [PRJ-55030]
4. Photos - SUP-55031 and SDR-55043 [PRJ-55030]
5. Justification Letter - SUP-55031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

0 300 600 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-55031

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

Name of Property Owner: Carey Clopot

Name of Applicant: _____

Name of Representative: _____

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Carey Clopot

Print Name: Carey Clopot

Subscribed and sworn before me

This 5 day of June, 2014

Jeff Weir

Notary Public in and for said County and State

State of Nevada
County of Clark

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

PRJ-55030
07/16/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT

Project Address (Location) 5705 N RAINBOW AVENUE. LV, NV, 89149

Project Name PRIVATE ELEMENTARY SCHOOL SUP **Proposed Use** PRIVATE SCHOOL

Assessor's Parcel #(s) 12527803004 **Ward #** X

General Plan: existing X proposed CAR **Zoning:** existing 313 LAGI proposed 5945 N

Commercial Square Footage MAGGIE BRAY **Floor Area Ratio** LAS VEGAS

Gross Acres NV **Lots/Units** 89107 **Density** NV

Additional Information LAS VEGAS

89149

PROPERTY OWNER BEN@310LISTING.COM **Contact** MAGGIERNMAY@HOTMAI

Address 313 LACEY LANE **Phone:** 210-3040 **Fax:**

City **State** **Zip**

E-mail Address

APPLICANT **Contact**

Address **Phone:** 300-9287 **Fax:**

City **State** **Zip**

E-mail Address

REPRESENTATIVE **Contact**

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

City **State** **Zip**

E-mail Address

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

Property Owner Signature* Carey Clapt

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

Print Name CACEY CLAPT

Subscribed and sworn before me

This 12 day of July, 2014.

John Caccitolo

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

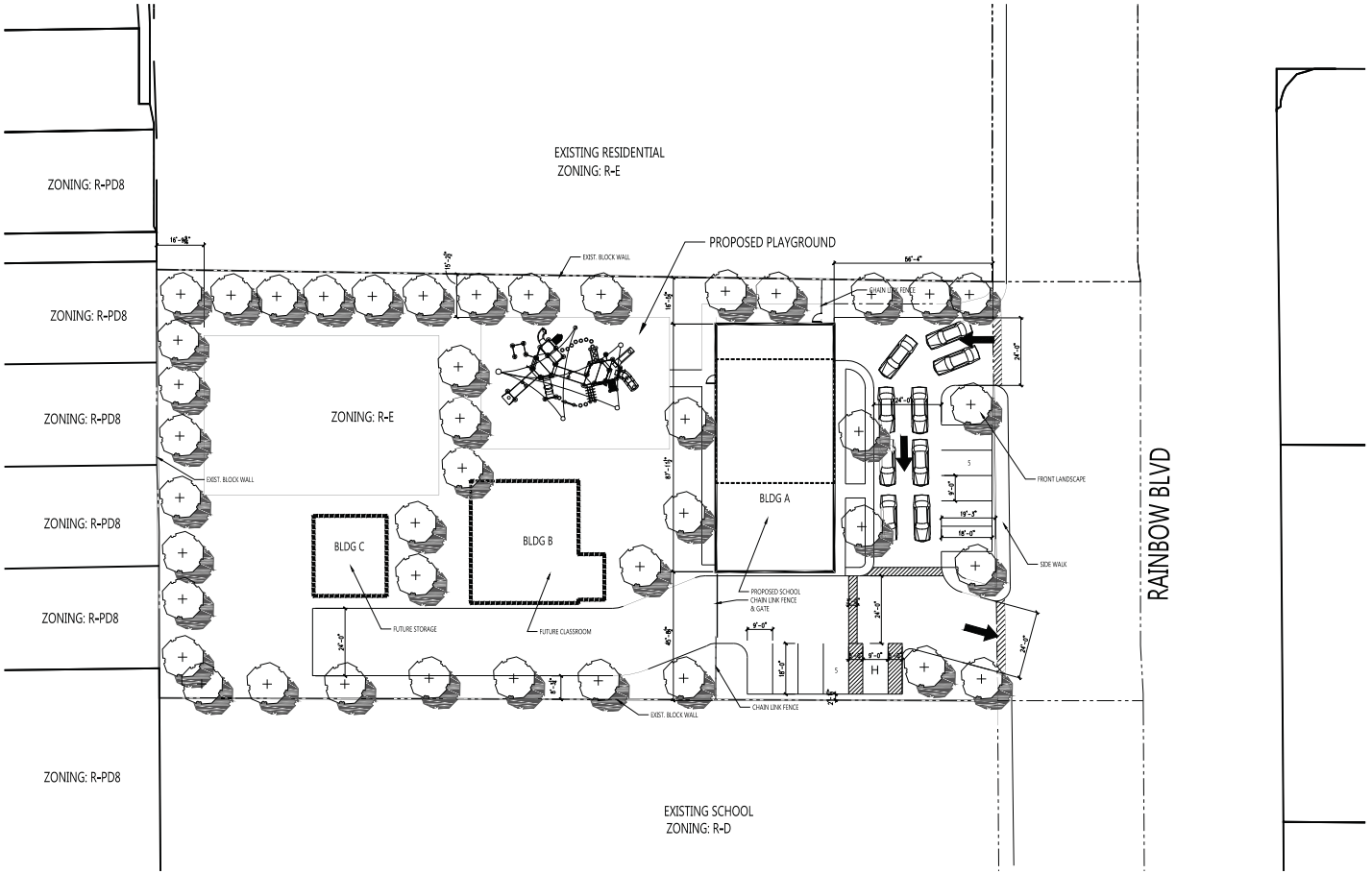
Case #	SUP-55031
Meeting Date:	09/09/14 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-55030
07/16/14

Revised 10/27/08

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



PROJECT DATA:

GROSS SITE AREA:	±0.94 AC
EXISTING ZONING:	R-E
APN:	125-27-803-004
BLDG A GROUND FLOOR:	±3,656 SF
BLDG A SECOND FLOOR: (FUTURE)	±1,845 SF
BLDG B: (FUTURE)	±1,806 SF
BLDG C: (FUTURE)	±737 SF
TOTAL BUILDING AREA:	±8,044 SF
PROPOSED SCHOOL AREA:	3,656 SF
TOTAL CLASSROOMS:	2
TOTAL STUDENTS:	50 MAX
TOTAL TEACHERS & STAFF:	2

PARKING ANALYSIS:

SCHOOL PARKING REQUIRED: (3/CLASSROOM)
SCHOOL PARKING REQUIRED: (1/TEACHER)

TOTAL REQUIRED:	8 CARS
TOTAL PROVIDED:	10 CARS
HANDICAP SPACE:	1 CARS
DENSITY:	19.6%
COVERAGE:	15.1%

NOTE:

---- DENOTES PROPERTY LINE

H DENOTES HANDICAPPED PARKING STALLS 9'x18' WITH 5' LOADING

V DENOTES VAN PARKING STALLS 9'x18' WITH 8' LOADING

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

INNOVATION ACADEMY
LAS VEGAS, NEVADA

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

N

PRJ-55030
07/16/14

SUP-55031 & SDR-55043



PROJECT DATA:

GROSS SITE AREA:	±0.94 AC
EXISTING ZONING:	R-E
APN:	125-27-803-004
BLDG A GROUND FLOOR:	±3,656 SF
BLDG A SECOND FLOOR: (FUTURE)	±1,845 SF
BLDG B: (FUTURE)	±1,806 SF
BLDG C: (FUTURE)	±737 SF
TOTAL BUILDING AREA:	±8,044 SF
PROPOSED SCHOOL AREA:	3,656 SF
TOTAL CLASSROOMS:	2
TOTAL STUDENTS:	50 MAX
TOTAL TEACHERS & STAFF:	2

PARKING ANALYSIS:

SCHOOL PARKING REQUIRED: (3/CLASSROOM)
SCHOOL PARKING REQUIRED: (1/TEACHER)

TOTAL REQUIRED:	8 CARS
TOTAL PROVIDED:	10 CARS
HANDICAP SPACE:	1 CARS
DENSITY:	19.6%
COVERAGE:	15.1%

NOTE:

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

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

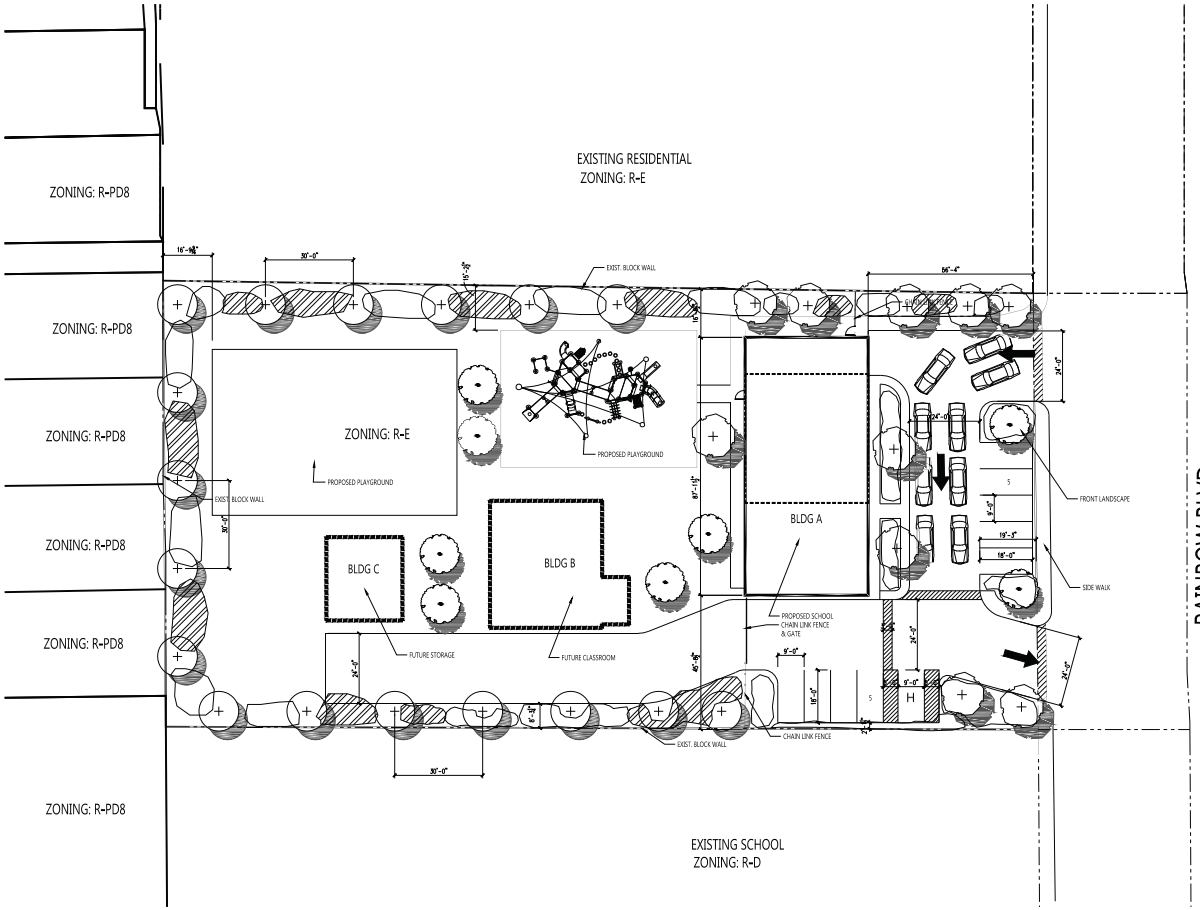
INNOVATION ACADEMY
LAS VEGAS, NEVADA

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

N

SUP-55031 & SDR-55043

PRJ-55030
07/16/14



TREE LEGEND

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

SHRUB LEGEND

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

GROUND COVER / ACCENT PLANT LEGEND

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

ROCK MULCH

APPLY A 2" DEEP LAYER OF 3/4" SIZE SCREENED 'PALOMINO TAN' ROCK MULCH IN ALL PLANTING AREAS. THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE ROCK MULCH TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THERE ARE TO BE NO BARE AREAS WITHOUT ROCK MULCH. TOP OF ROCK MULCH SHALL BE 1" BELOW FINISH SURFACE OF ADJACENT PAVING.

ALL SLOPES 2-1/2:1 OR GREATER SHALL HAVE 2" TO 4" ROCK TO MATCH THE 'PALOMINO TAN' ROCK SOURCE.

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

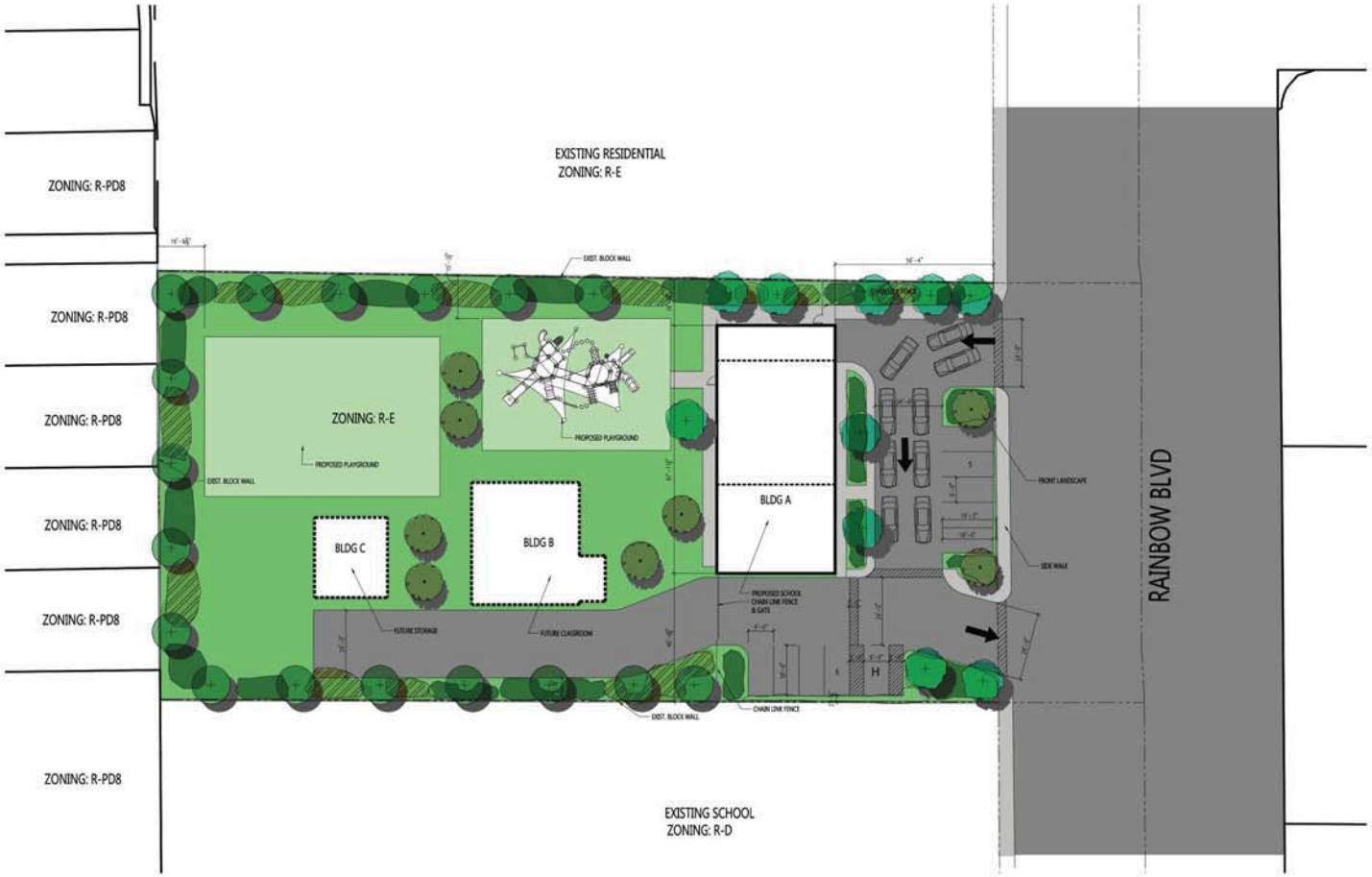
INNOVATION ACADEMY
LAS VEGAS, NEVADA

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

N

PRJ-55030
07/16/14

SUP-55031 & SDR-55043



TREE LEGEND

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

SHRUB LEGEND

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

GROUND COVER / ACCENT PLANT LEGEND

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

ROCK MULCH

APPLY A 2" DEEP LAYER OF 3/4" SIZE SCREENED "PALOMINO TAN" ROCK MULCH IN ALL PLANTING AREAS. THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE ROCK MULCH TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THERE ARE TO BE NO BARE AREAS WITHOUT ROCK MULCH. TOP OF ROCK MULCH SHALL BE 1" BELOW FINISH SURFACE OF ADJACENT PAVING.

ALL SLOPES 2-1/2:1 OR GREATER SHALL HAVE 2" TO 4" ROCK TO MATCH THE "PALOMINO TAN" ROCK SOURCE.

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

INNOVATION ACADEMY
LAS VEGAS, NEVADA

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

N

SUP-55031 & SDR-55043

PRJ-55030
07/16/14



1 EXISTING BLDG ELEVATION
N.T.S

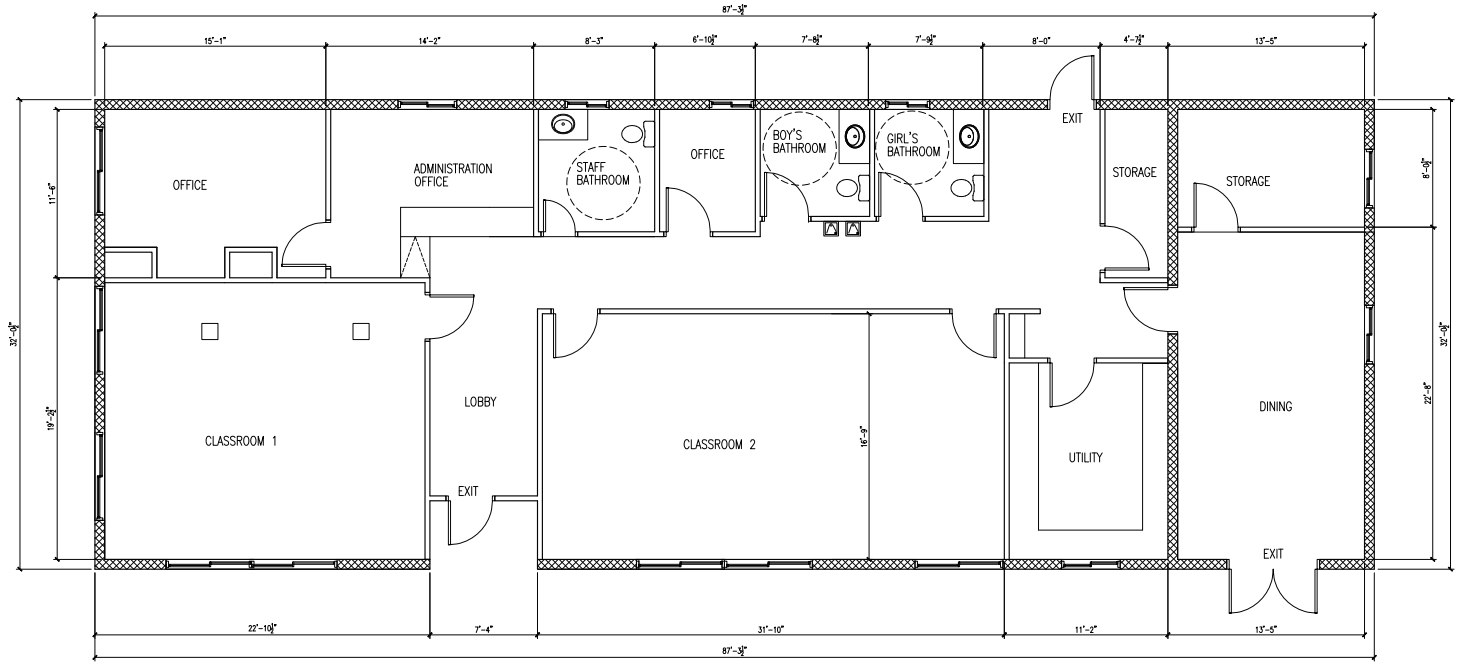
YIHONG LIU + ASSOCIATES
1669 HORIZON RIDGE PARKWAY,
SUITE 120,
HENDERSON, NV 89012
702. 778.8711
702.946.0933

INNOVATION ACADEMY
LAS VEGAS, NEVADA

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

SUP-55030
07/28/14

SUP-55031 & SDR-55043



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

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

INNOVATION ACADEMY
LAS VEGAS, NEVADA

A. 002
FLOOR PLAN

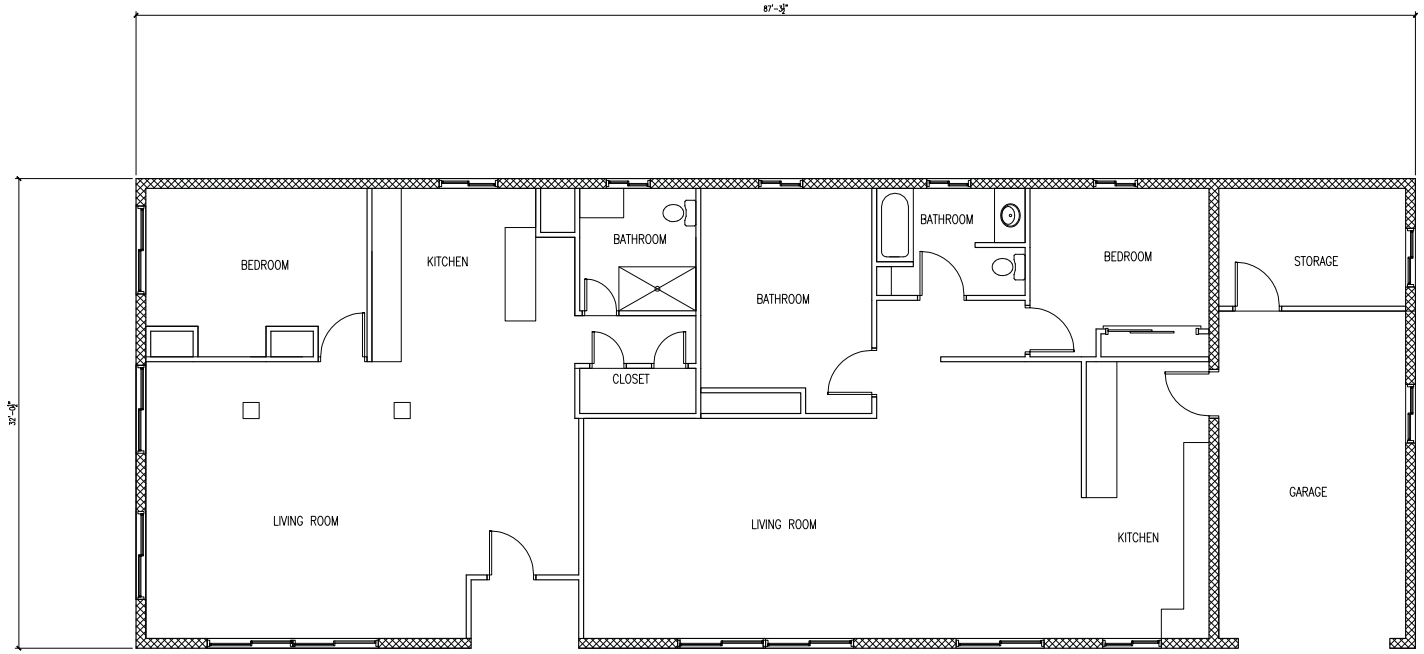
PRJ-55030
10/16/14

7-11-2014

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

N

SUP-55031 & SDR-55043



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

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

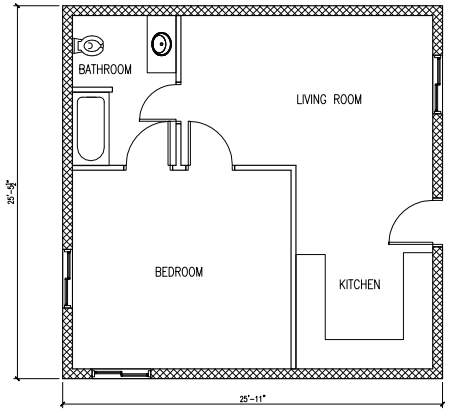
INNOVATION ACADEMY
LAS VEGAS, NEVADA

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

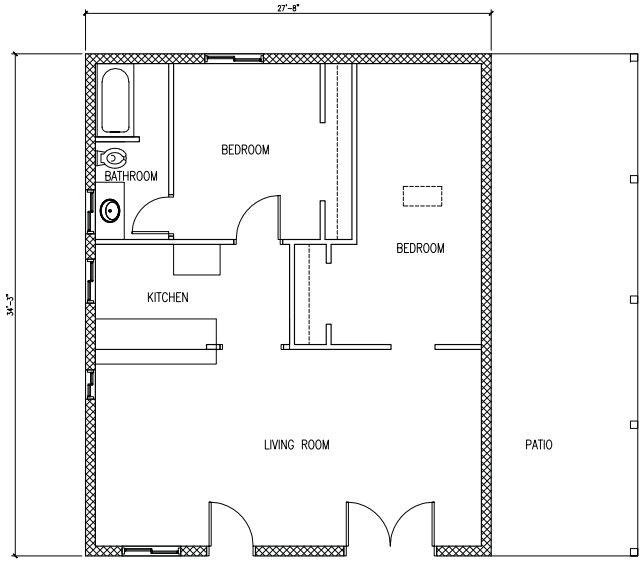
PRJ-55030
07/16/14

N

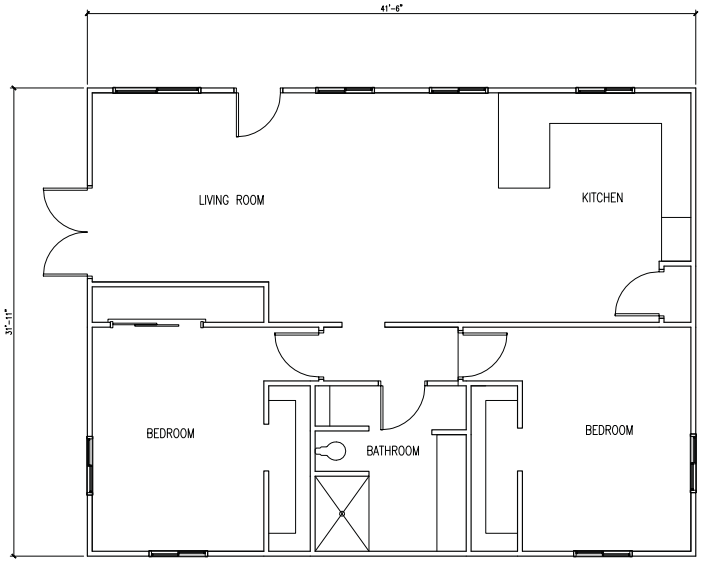
SUP-55031 & SDR-55043



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



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



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

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

INNOVATION ACADEMY
LAS VEGAS, NEVADA

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

N

SUP-55031 & SDR-55043

YIHONG LIU & ASSOCIATES

7/14/2014

ARCHITECTURE PLANNING INTERIOR

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

To Whom it may concern:

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

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

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

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

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

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

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

SUP-55031 & SDR-55043

PRJ-55030
07/16/14

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

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

Sincerely,

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

PRJ-55030
07/16/14

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



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

07/31/14



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

07/31/14



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

07/31/14



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

07/31/14



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

07/31/14



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

07/31/14

City of Las Vegas Agenda Item No.: **35.**

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

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup - Refer to SUP-55031
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-55043

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

Name of Property Owner: Carey Clopot

Name of Applicant: _____

Name of Representative: _____

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Carey Clopot

Print Name: Carey Clopot

Subscribed and sworn before me

This 5 day of June, 2014

Jeff Weir

Notary Public in and for said County and State

State of Nevada
County of Clark

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

PRJ-55030
07/16/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT DESIGN REVIEW WITH WAIVER

Project Address (Location) 5705 N RAINBOW AVENUE. LV, NV, 89149

Project Name PRIVATE ELEMENTARY SCHOOL SUP **Proposed Use** PRIVATE SCHOOL

Assessor's Parcel #(s) 12527803004 **Ward #** X

General Plan: existing X proposed CAR **Zoning:** existing 313 LAGI proposed 5945 N

Commercial Square Footage MAGGIE BRAY **Floor Area Ratio** LAS VEGAS

Gross Acres NV **Lots/Units** 89107 **Density** NV

Additional Information LAS VEGAS

89149

PROPERTY OWNER BEN@310LISTING.COM **Contact** MAGGIERNMAY@HOTMAI

Address 313 LACEY LANE **Phone:** 210-3040 **Fax:**

City **State** **Zip**

E-mail Address

APPLICANT **Contact**

Address **Phone:** 300-9287 **Fax:**

City **State** **Zip**

E-mail Address

REPRESENTATIVE **Contact**

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

City **State** **Zip**

E-mail Address

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

Property Owner Signature* Carey Clapt

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

Print Name CAREY CLAPT

Subscribed and sworn before me

This 12 day of July, 2014.

John Caccitolo

Notary Public in and for said County and State

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

PRJ-55030
07/16/14

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

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

City of Las Vegas Agenda Item No.: **36.**

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

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

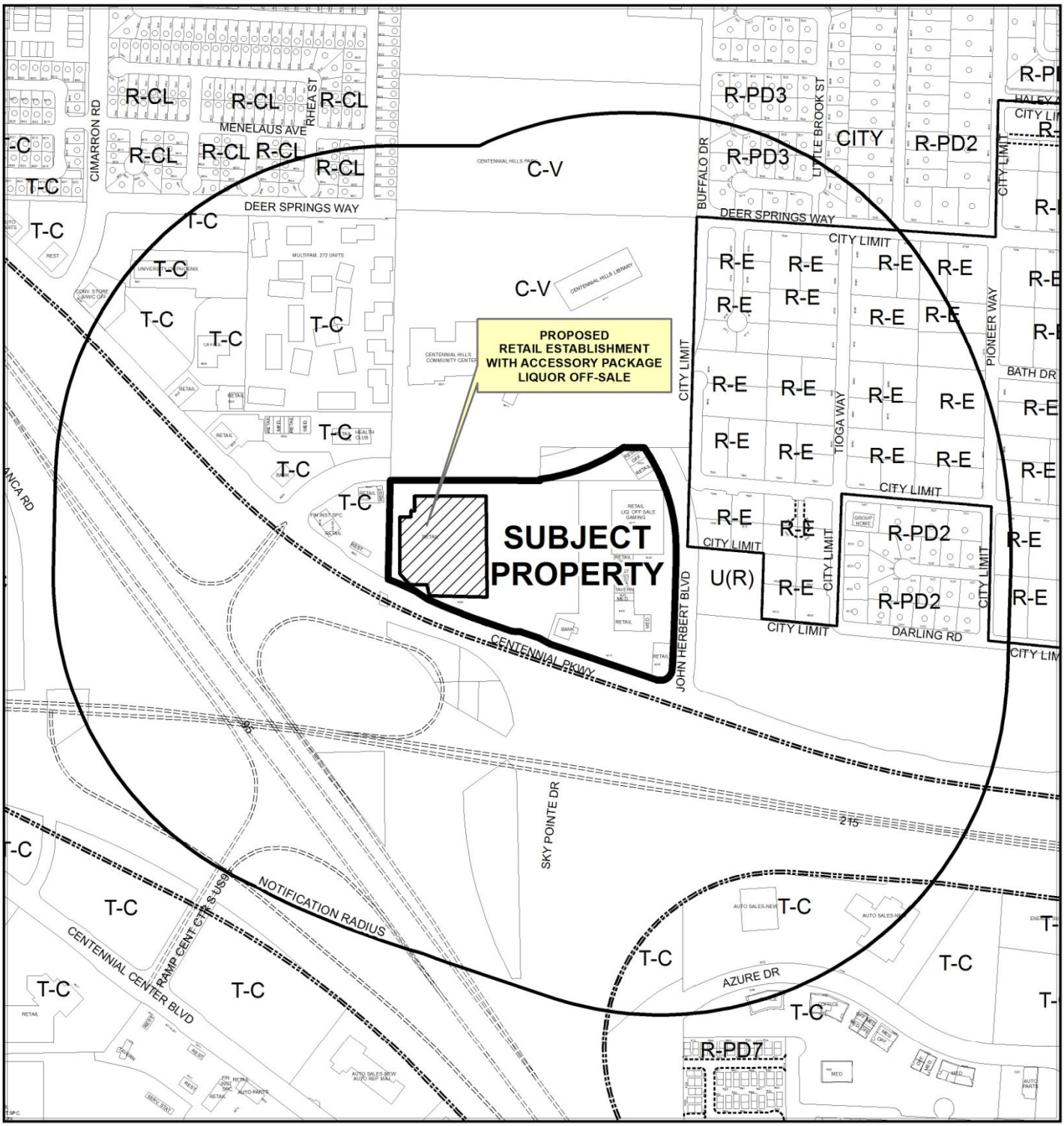
SUBJECT:
SUP-55236 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TARGET CORPORATION - For possible action on a request for a Special Use Permit FOR AN ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 141,892 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT WITH A WAIVER TO ALLOW A 153-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 6480 Sky Pointe Drive (APN 125-21-813-003), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54926].

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

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

RECOMMENDATION:
DENIAL

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



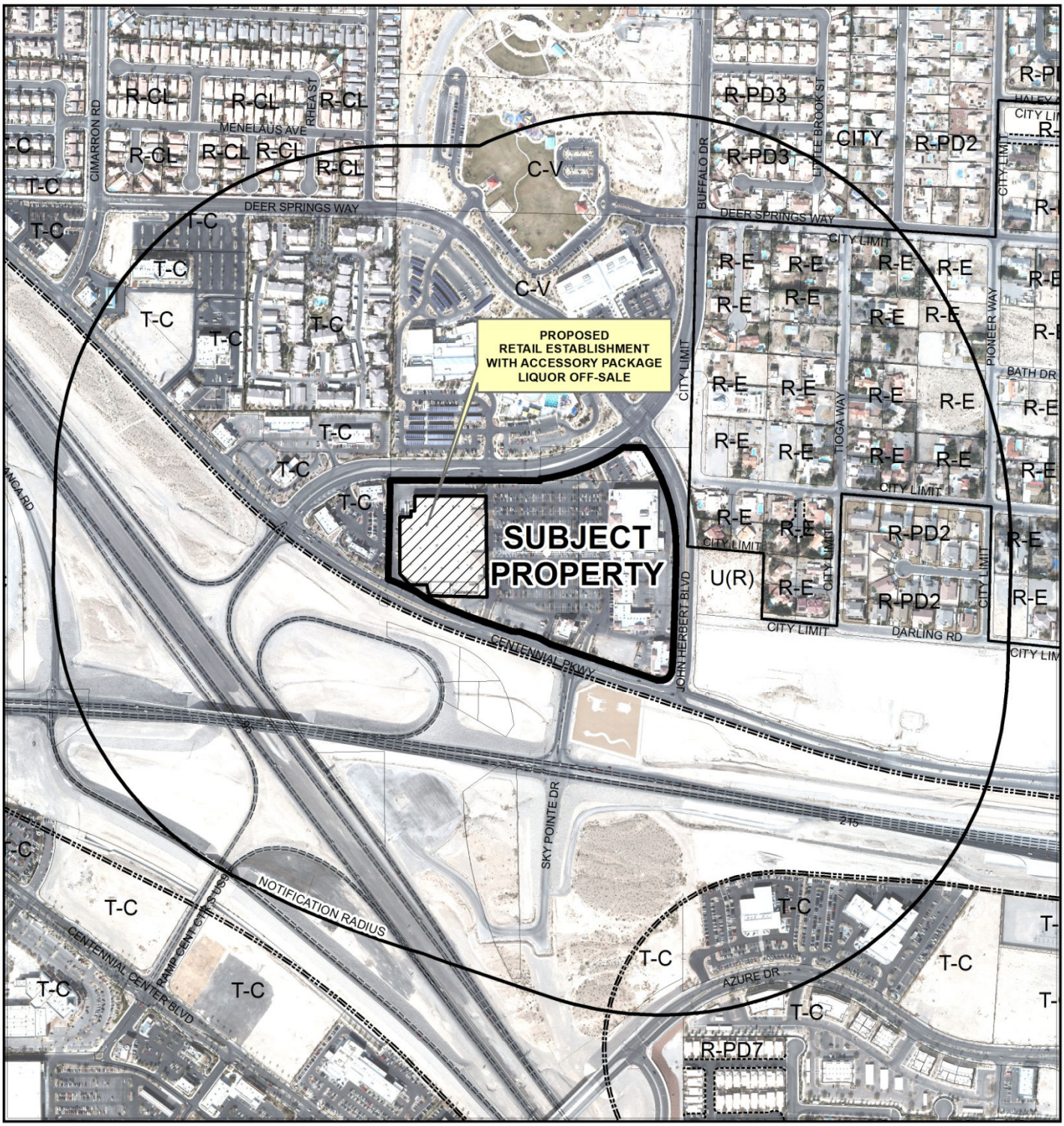
0 500 1,000 Feet

CASE: **SUP-55236 (PRJ-54926)**

RADIUS: 1500 FEET

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

N



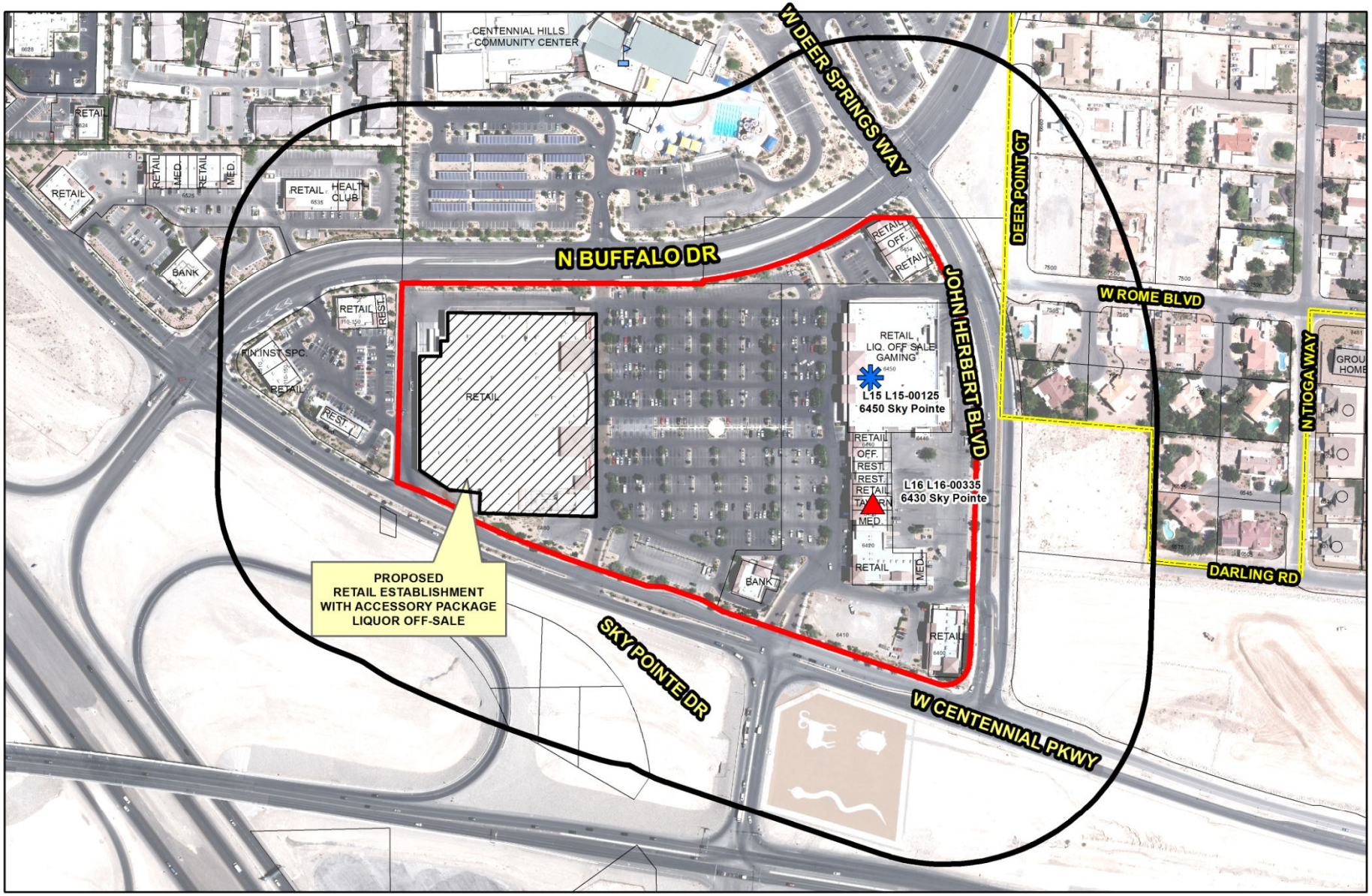
0 500 1,000 Feet

CASE: **SUP-55236 (PRJ-54926)**

RADIUS: 1500 FEET

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

N



SUP-55236 (PRJ-54926)

Package Liquor Off-Sale

Business Licenses

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler Off-Sale
- Beer/Wine/Cooler On- and Off-Sale
- Package Liquor Off-Sale
- Restaurant With Alcohol/ Restaurant Service Bar
- Tavern

Protected Uses

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

- Subject Property
- 400 foot buffer

N

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

Date: Monday, July 28, 2014

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-55236 APN: 125-21-813-003

Name of Property Owner: Target Corporation

Name of Applicant: Target Corporation

Name of Representative: Kolesar & Leatham

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Nikhil Nayar

Print Name: Nikhil Nayar, Vice President

Subscribed and sworn before me

This 30th day of April, 2014

Shannon Marie Cleveland

Notary Public in and for said County and State

Minnesota Hennepin

SHANNON MARIE CLEVELAND
NOTARY PUBLIC - MINNESOTA
My Commission Expires January 31, 2018

PRJ-54926
07/28/14

CLV Planning - Application Form

Application Number:	PRJ-54926
Application/Petition For:	SUP for Retail Establishment with Accessory Package Liquor Off-Sale at 6480 Sky Pointe Drive
ProjectAddress (Location):	6480 SKY POINTE DRIVE
Project Name	ACCESSORY PACKAGE LIQUOR SUP
Assessors Parcel #(s):	12521813003
Ward #:	WARD 6 (STEVEN D. ROSS)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	
Lots/Units:	
Additional Information:	
Applicant First Name:	Kristen
Applicant Last Name:	Ruud, Liquor License Specialist
Applicant Address:	1000 Nicollet Mall, TPN-0910
Applicant City:	Minneapolis
Applicant State:	MN
Applicant Zip:	55403
Applicant Phone:	612-761-7165
Applicant Fax:	
Applicant Email:	liquor.licensing@target.com
Rep First Name:	Benjamin
Rep Last Name:	Volmer, Esq.
Rep Address:	400 S. Rampart Blvd., Suite 400
Rep City:	Las Vegas
Rep State:	NV
Rep Zip:	89145
Rep Phone:	702-362-7800
Rep Fax:	702-362-9472
Rep Email:	bvolmer@klnevada.com

SUP-55236

CLV Planning - Application Form

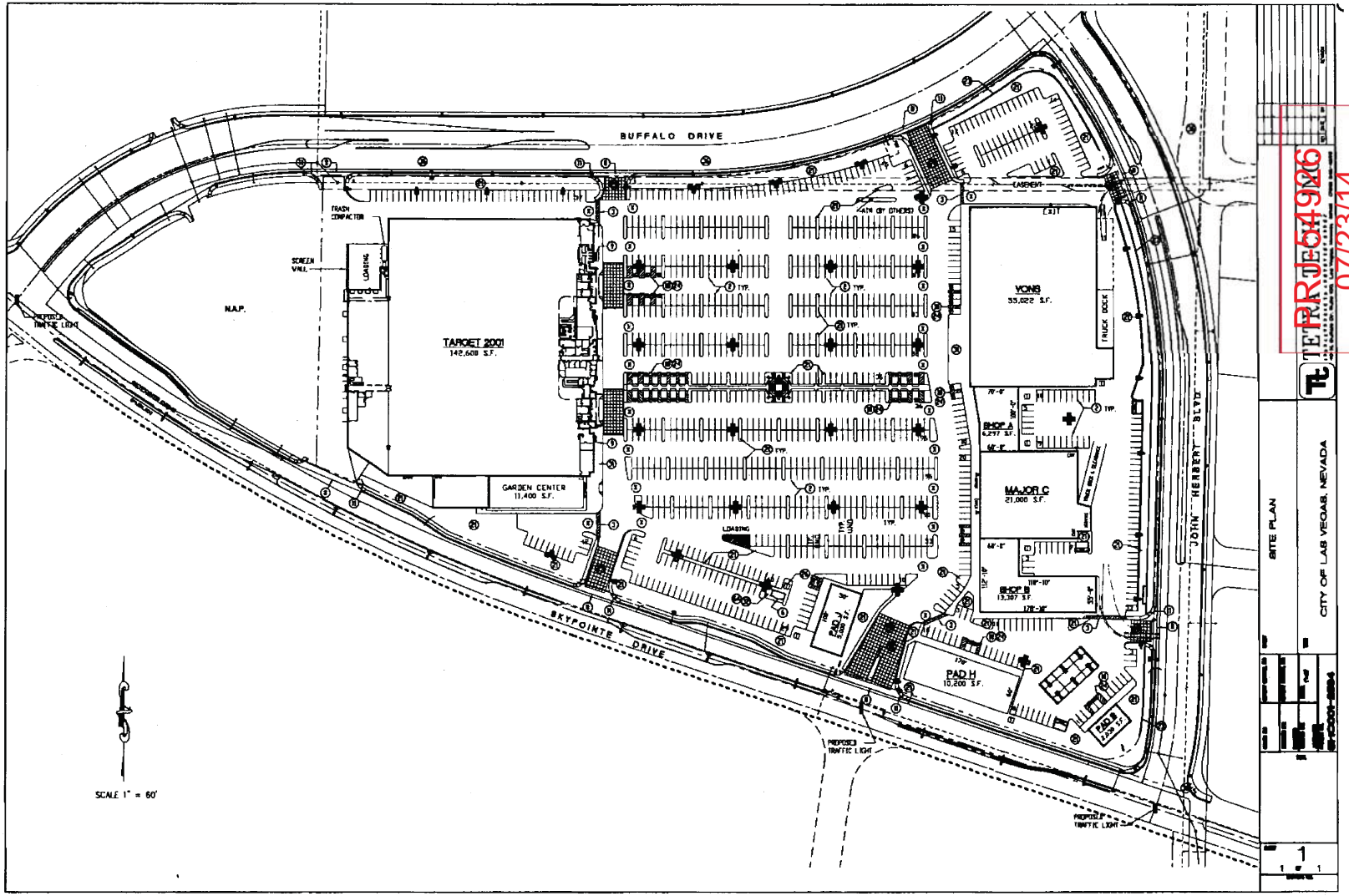
I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application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

Owner(s)	ADDR1	ADDR2
TARGET CORPORATION	P O BOX 9456	MINNEAPOLIS, MN 55440-9456

CLVEPLAN Applicant	Company	Title	Email
Benjamin Volmer	Kolesar & Leatham	Esq.	bvolmer@klnevada.com

SUP-55236

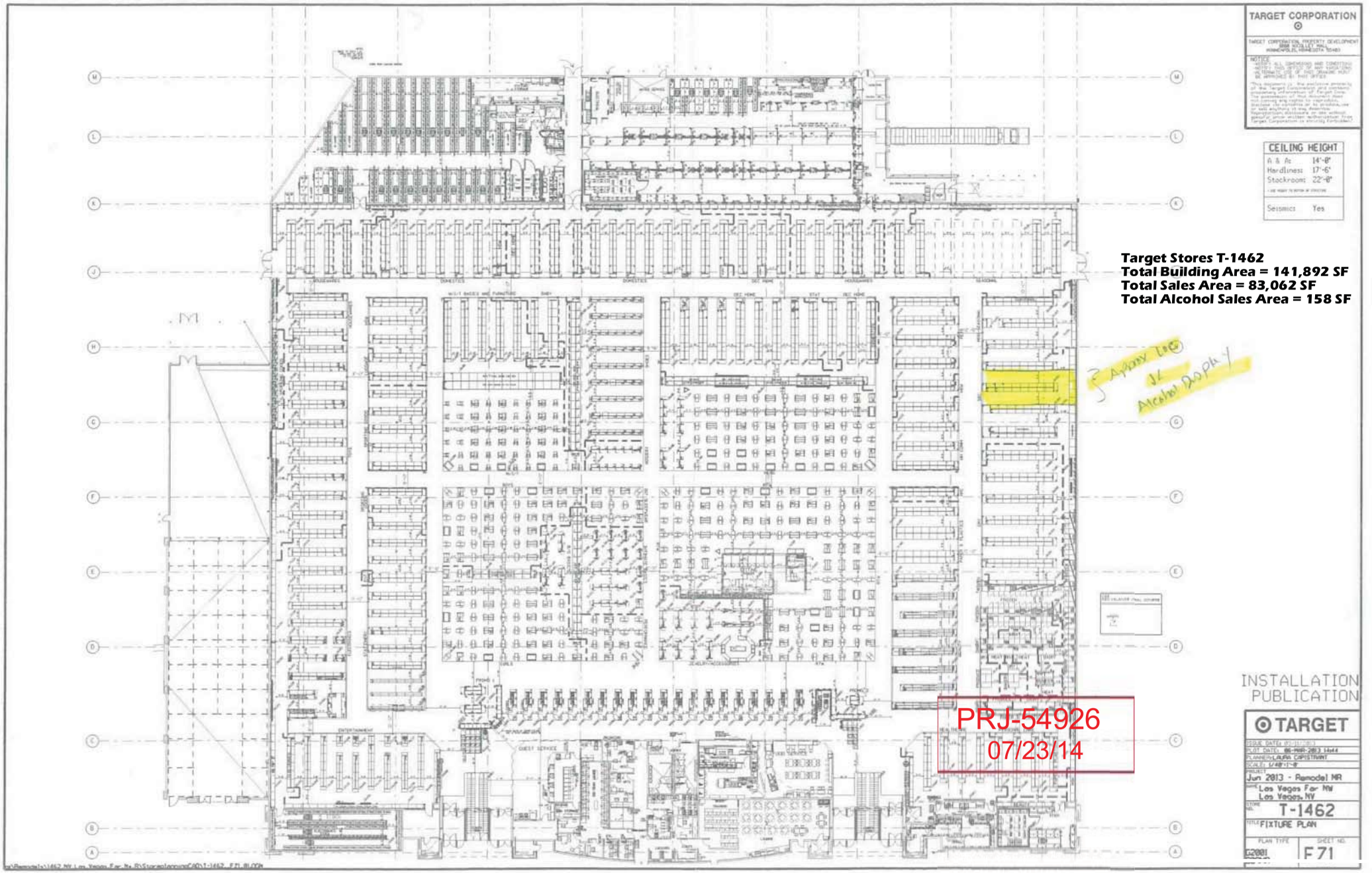
EXHIBIT B



RECEIVED
07/23/14

SUP-55236

T1462


TARGET CORPORATION
CEILING HEIGHT
A & Ac 14'-8"
Hardlines 17'-6"
Stockrooms 22'-8"
Seismics Yes
Target Stores T-1462
Total Building Area = 141,892 SF
Total Sales Area = 83,062 SF
Total Alcohol Sales Area = 158 SF
F Appy to
JL
Alcohol Dopply
PRJ-54926
07/23/14
INSTALLATION
PUBLICATION
TARGET
Jun 2013 - Remodel NR
Las Vegas Far NW
Las Vegas, NV
T-1462
FIXTURE PLAN
F71

SUP-55236

KOLESAR & LEATHAM

ATTORNEYS AT LAW

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

klnevada.com

July 22, 2014

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

Re: Special Use Permit Application

Applicant:	**Target Corporation**
Proposed Use:	**Retail Establishment with Accessory Package Liquor**
Project Name:	**Target Stores T-1462**
Project Address:	**6480 Sky Pointe Dr., Las Vegas, NV 89131**
APN:	**125-21-813-003**

Dear Sir/Madam:

This firm represents Target Corporation (the "Applicant") at the above-referenced Target business location (the "Business"). The Applicant operates retail department and grocery store businesses in 49 states and Washington D.C. and has been a long-time anchor tenant in the Crossroads Plaza Shopping Center. The Applicant has recently expanded its business to include the sale of general grocery and food products to many of its stores throughout the Las Vegas valley. In that regard, the Applicant desires to complement its grocery business to allow for the sale of package beer, wine and liquor as a convenience to its customers and to remain competitive with other grocery stores in the valley.

The addition of alcoholic beverage sales to the Applicant's Business will demonstrate a uniform presence for Target stores in the community by providing similar goods that will soon be offered at numerous other Nevada Target locations that sell grocery and related food items. The Applicant acknowledges that no more than ten percent (10%) of the retail floor space of the Business may be dedicated to the display of alcoholic beverages. The Applicant has enclosed a Floor Plan which includes an outline of the initial area dedicated for the display of alcoholic beverages. The Applicant plans to devote approximately 158 square feet to the display of alcoholic beverages.

The Business provides a benefit to the community and neighboring businesses in the Crossroads Plaza Shopping Center and the surrounding area. As an anchor tenant and national retail brand, the Business draws vital customer traffic to the neighboring businesses in the community. The Business is committed to ensuring compliance with all local and State laws

PRJ-54926
07/23/14

SUP-55236

regarding the sale of alcoholic beverage products for off-premises consumption. The Business has implemented and will adhere to strict internal policies to prevent the sale of alcoholic beverage products to minors and to ensure that alcoholic beverage products are not consumed on the premises of the Business or in the parking area.

The proposed package liquor off-sale establishment use is harmonious and compatible with adjacent development and with existing land uses in the immediate vicinity. We do not believe that any additional public services, utilities or parking accommodations will be necessary to accommodate the proposed use at the Business. The site provides adequate pedestrian and vehicle ingress/egress to and from the Centennial Crossroads Plaza Shopping Center in which the Business is located, from N. Buffalo Dr. and Sky Pointe Dr. Please note that the Business operates every day between the hours of 8:00 a.m. and 10:00 p.m. and employs approximately 141 employees.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

KOLESAR & LEATHAM

Matthew Saltzman

Matthew D. Saltzman, Esq.

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

SUP-55236

PRJ-54926
07/23/14



SUP-55236 [PRJ-54926] - APPLICANT/OWNER: TARGET CORPORATION
6480 SKY POINTE DRIVE

07/31/14



SUP-55236 [PRJ-54926] - APPLICANT/OWNER: TARGET CORPORATION
6480 SKY POINTE DRIVE

07/31/14

City of Las Vegas Agenda Item No.: **37.**

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

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

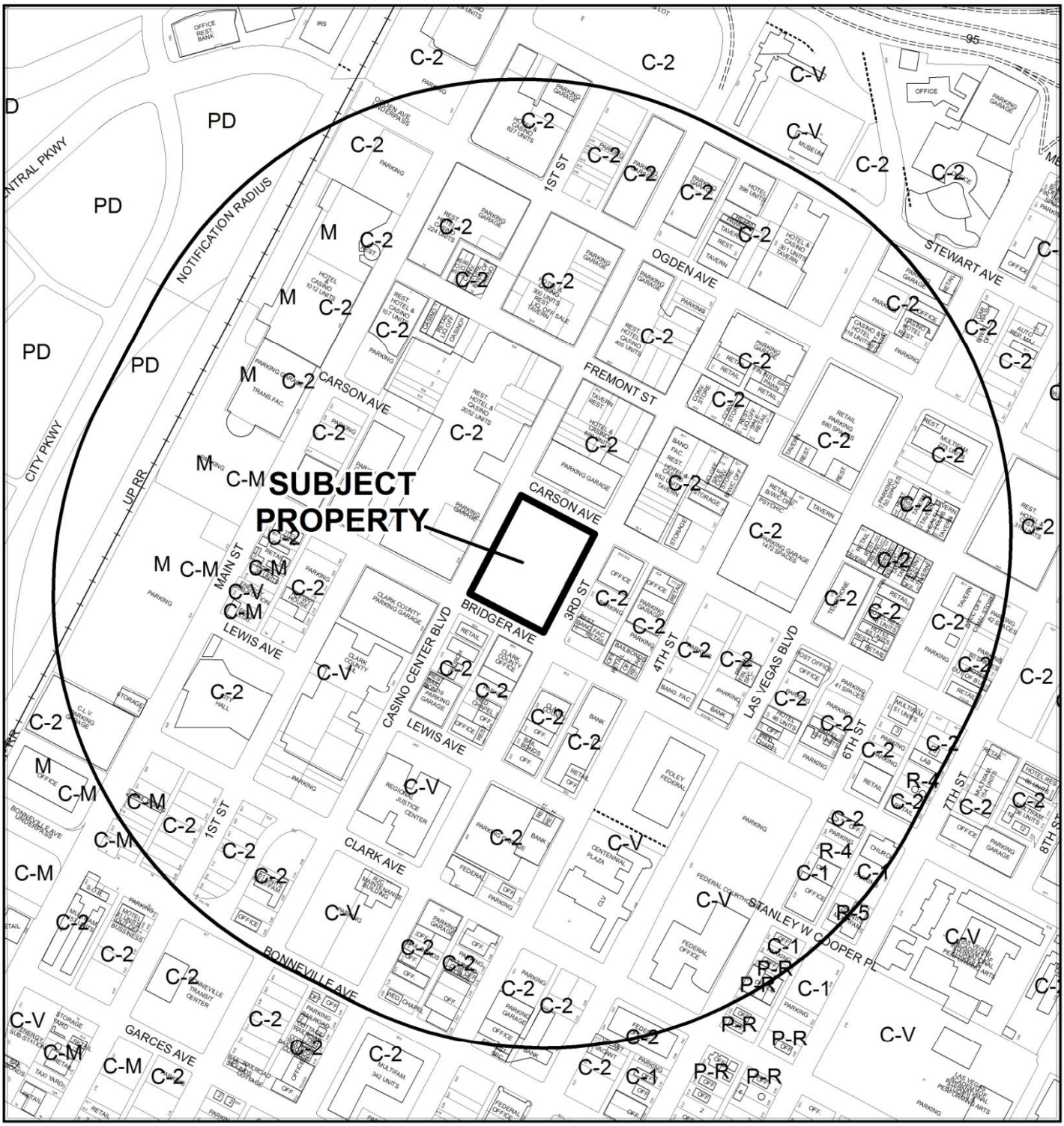
SUBJECT:
SUP-55328 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DROCK 3RD STREET, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED TAVERN-LIMITED ESTABLISHMENT ON A 107,158 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) USE at 200 South 3rd Street, (APN 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

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



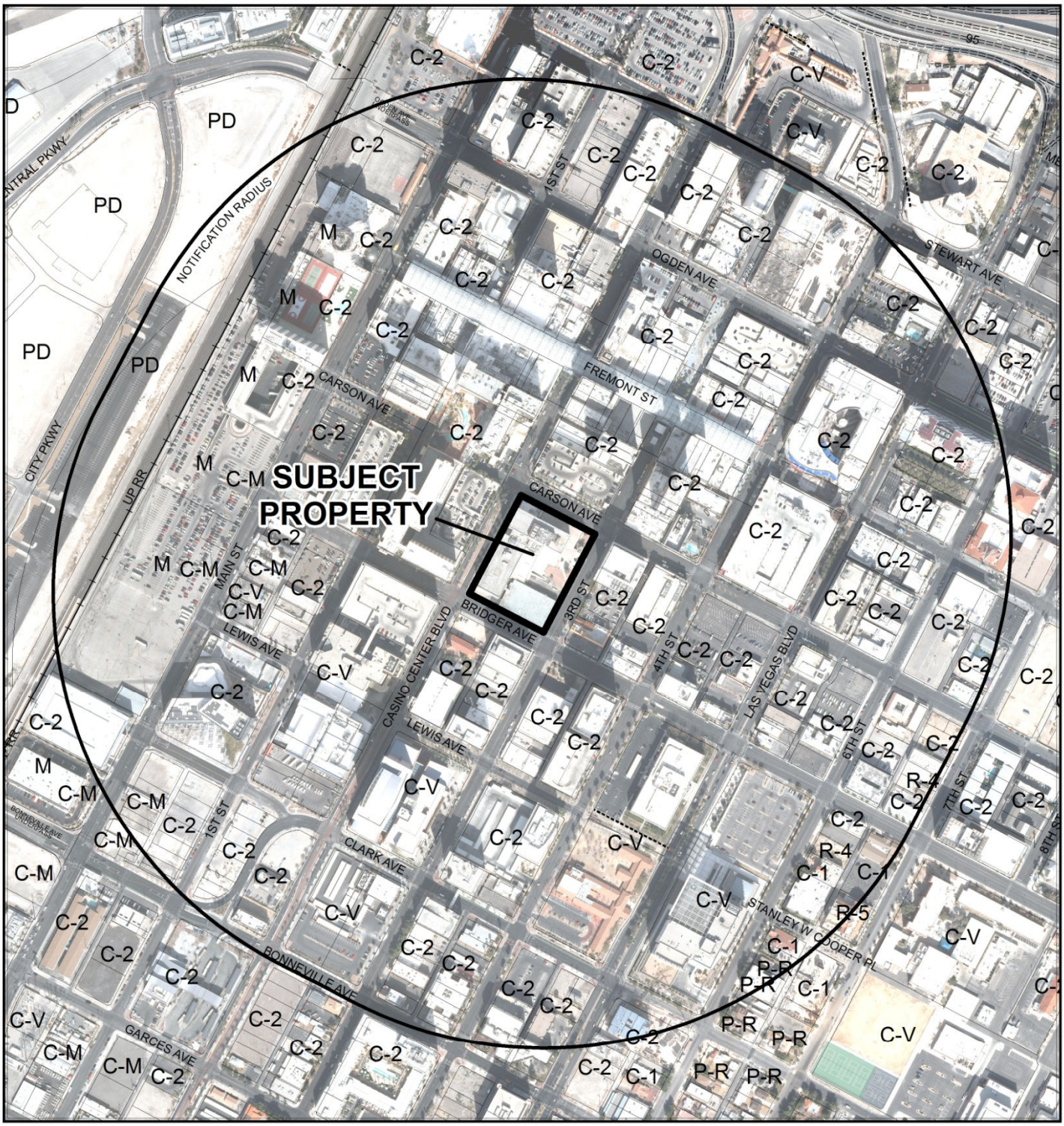
0 400 800 Feet

CASE: **SUP-55328 (PRJ-55231)**

RADIUS: 1500 FEET

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

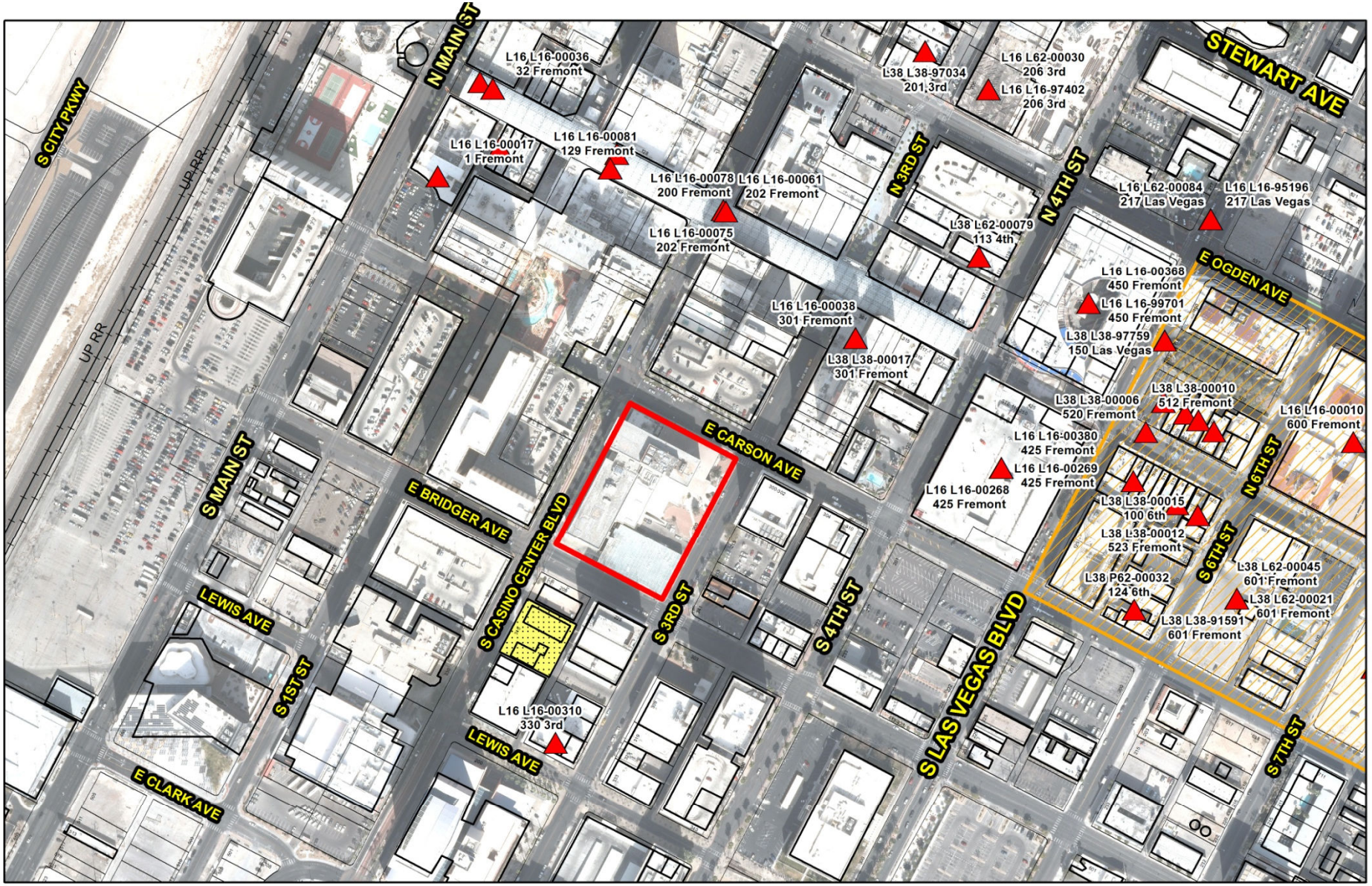
N



CASE: **SUP-55328 (PRJ-55231)**

RADIUS: 1500 FEET

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



SUP-55328 (PRJ-55231)

Tavern-Limited Establishment

Business Licenses

- Tavern

Protected Uses

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

- Subject Property
- 1500 foot buffer

N

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

Date: Thursday, July 31, 2014

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-55328 APN: 139-34-210-047

Name of Property Owner: Drock 3rd Street LLC

Name of Applicant: Downtown Las Vegas Events Center, LLC

Name of Representative: Lucy Stewart, LAS Consulting

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Derek Stevens

Subscribed and sworn before me

This 21st day of July, 2014

_____
Notary Public in and for said County and State

YIVIANI E. ARB
Notary Public-State of Nevada
APPT. NO. 06-102362-1
My App. Expires March 07, 2017

PRJ-55231
07/24/14

CLV Planning - Application Form

Application Number:	PRJ-55231
Application/Petition For:	SUP for Tavern Limited use at 200 S. 3rd Street
ProjectAddress (Location):	200 S. 3RD STREET
Project Name	TAVERN LIMITED 200 S. 3RD STREET
Assessors Parcel #(s):	13934210047
Ward #:	WARD 1 (LOIS TARKANIAN), WARD 3 (BOB COFFIN)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	
Lots/Units:	
Additional Information:	
Applicant First Name:	Downtown Las Vegas Events Center
Applicant Last Name:	Susan Hitch
Applicant Address:	
Applicant City:	
Applicant State:	
Applicant Zip:	
Applicant Phone:	
Applicant Fax:	
Applicant Email:	stewplan@aol.com
Rep First Name:	lucy
Rep Last Name:	stewart
Rep Address:	
Rep City:	
Rep State:	
Rep Zip:	
Rep Phone:	
Rep Fax:	
Rep Email:	stewplan@aol.com

SUP-55328

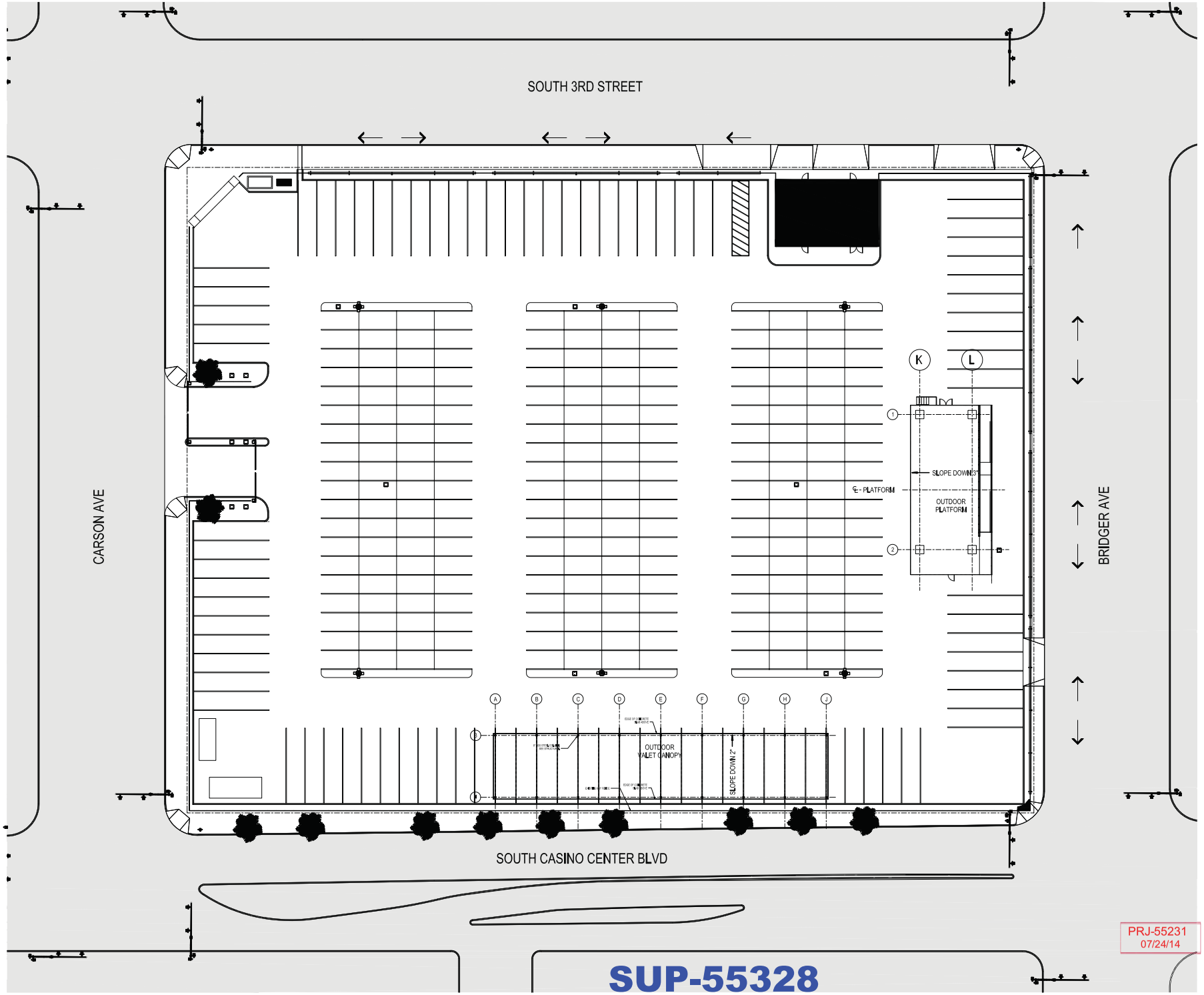
CLV Planning - Application Form

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

Owner(s)	ADDR1	ADDR2
DROCK 3RD STREET L L C	21777 HOOVER RD	WARREN, MI 48089-2544

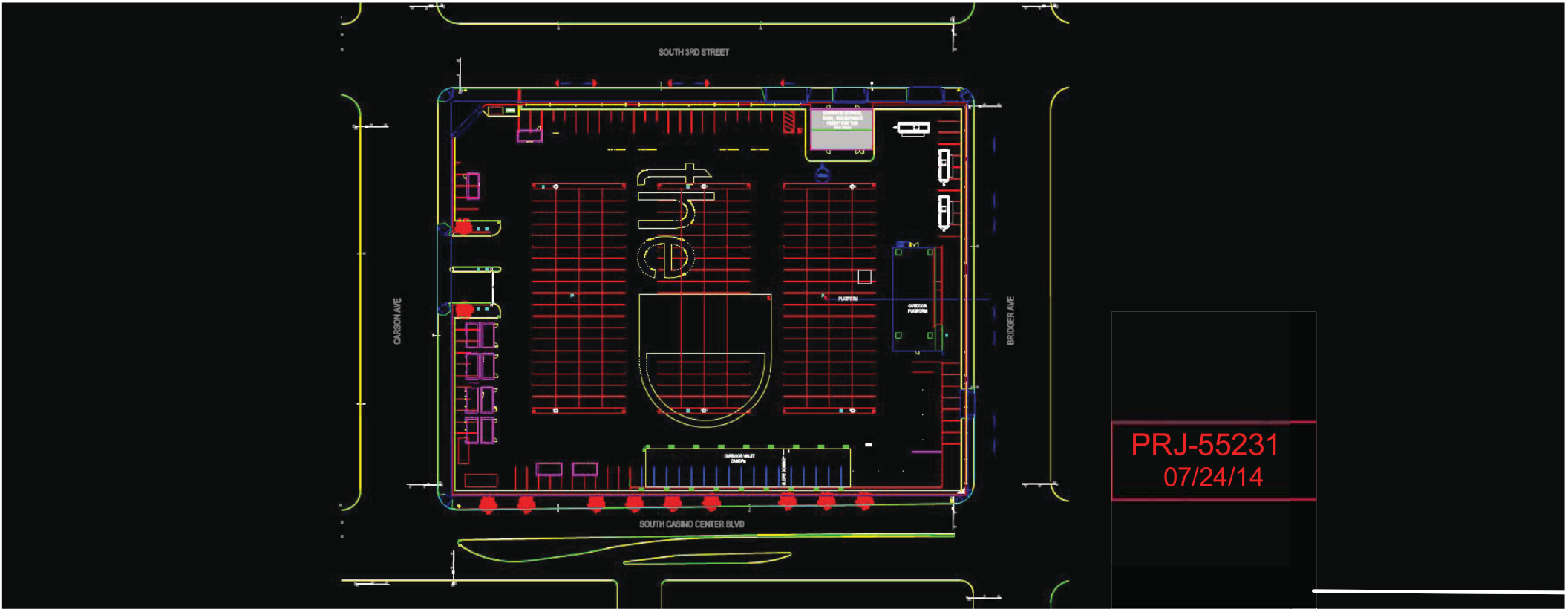
CLVEPLAN Applicant	Company	Title	Email
Lucy Stewart	LAS Consulting	Principal	stewplan@aol.com

SUP-55328



PRJ-55231
07/24/14

SUP-55328


SOUTH 3RD STREET
CARSON AVE
BRIDGER AVE
SOUTH CASINO CENTER BLVD
PRJ-55231
07/24/14

SUP-55328



SUP-55328



SUP-55328

LAS Consulting
1916 Trail Peak Lane
Las Vegas, NV 89134
(702) 499-6469-cell.
(702) 946-0857-fax

July 24, 2014

Greg Kapovich, Planner I
City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

RE: 200 S. 3rd, APN: 139-34-210-047
PRJ55231_JF001

Dear Mr. Kapovich:

Derek & Greg Stevens (the applicant) purchased the Clark County Courthouse land October 1, 2013 under the entity DROCK 3rd Street, LLC. Currently, the site is being used a temporary valet parking lot for the D Las Vegas (known as the D). We (the applicant) are proposing to hold special events at this location that would be operated by Downtown Las Vegas Events Center, LLC (DLVEC) also owned by the applicant. DROCK 3rd Street, LLC has a land lease with DLVEC to utilize the property for special events. The number of special events will exceed the maximum allowed per year under a special events license. We are requesting to serve alcohol in conjunction with the special events and are requesting a special use permit for a tavern, limited. The lot will not be a tavern but will be used for special events (similar to Cashman). The size of the properly is 300x400 (120,000 sq feet) and therefore we qualify for the general on sale liquor license based on size greater than 100,000 sq feet.

The special events are permissible in the C-2 (General Commercial) zone as a Commercial Recreation/Amusement Outdoor use. The use is defined as an outdoor facility or area for sport, entertainment, games of skill or recreation that is open to use by the general public for a fee. This use includes without limitation-game courts, water slides, golf courses, outdoor miniature golf courses, drive-in theatres, batting cages, practice/instructional fields, amusement parks, amphitheaters, and sports events. Planning staff considers the special events (concerts, food festivals, etc) as an amphitheatre.

The original intent of the applicant was to maybe have an event or two there if ever an event space of that size was needed. The applicant has determined there is a desire for a space of this size & location for hosting 3rd party events as well as a venue for events planned by DLVEC. The lot has permanent slide-able fencing, power & water

SUP-55328

PRJ-55231
07/24/14

distributed throughout while maintaining sewer access. The DLVEC has also built in a stage platform and purchased a semi-permanent roof system for that stage.

In addition, DLVEC purchased top-of-the-line audio products for a concert quality stage presence and is in the process of procuring tour quality lighting & video systems for the stage. The DLVEC is in negotiations to purchase "containers" or cubes and have them customized internally as restroom facilities to support the venue for a better client experience. The DLVEC will also be purchasing and customizing cubes as bars to provide a more permanent and controllable environment for alcohol distribution for the best possible customer experience.

So while the original intent was to be a parking lot more than an events center, the applicant has tipped the scale slightly with the event infrastructure created. As a result, the DLVEC has more interest in utilizing the venue for its own signature events to encourage downtown visitation. The DLVEC has had increased interest from 3rd party event promoters interested in hosting an event at a venue where the infrastructure is intact. The DLVEC hopes to host many types of events including, but not limited to food festivals, headline concert events, private corporate-type dinners, weddings, sporting events such as boxing matches or mixed martial arts and so much more. The DLVEC hopes to be able to maintain a semi-modular venue, much like a convention space, that can be sized according to the number of guests and the layout can be changed to support multiple types of events & performances.

Many of the above referenced events will have alcohol sales as a component of the event. A Special Use Permit is required to serve alcohol at the special events. We are requesting a Special Use Permit for a Tavern Limited use.

The interest in the property is so significant that the site has been reserved for future venues. The tentative calendar of events for the remainder of 2014 that have either been agreed upon and are waiting to contract or are still being negotiated is below:

Date	Event Name	Estimated number of people
F 9/6 & Sa 9/7	Gridiron Grilloff	5000/day
Sa 9/20	Concert	5000
Fri 9/26, Sa 9/27 & Su 9/28	" Ramen Yokocho " (Ramen Street)	Target attendance 20K
10/2-5 – BikeFest	Secured Motorcycle parking	
10/11	Greek artist concert (set cabaret style)	1000-1500

10/12	WFC MMA Industry event	1300-2000
10/18 & 19	Grand Opening Concert	15,000 per night
11/7	Charity Concert*	6000
11/12 – 11/15 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.*

c. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use; *This site is surrounded on four sides with streets, making access easy to the site easy*. and

d. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan. *A venue with alcohol sales supports the general plan and the public health and safety and welfare. It provides jobs to the community, provides additional security in the area with security guards when there are events. This will provide for another opportunity to attract tourists and locals to events in the downtown area. Approval of the SUP should be an enhancement to the area and community in general.*

We believe this to be an excellent addition to the downtown area and respectfully request approval of our SUP. Please do not hesitate to contact me with any questions you might have.

Yours truly,

Lucy Stewart

Lucy Stewart

SUP-55328

PRJ-55231
07/24/14



SUP-55328 [PRJ-55231] - APPLICANT/OWNER: DROCK 3RD STREET, LLC
200 SOUTH 3RD STREET

07/31/14



SUP-55328 [PRJ-55231] - APPLICANT/OWNER: DROCK 3RD STREET, LLC
200 SOUTH 3RD STREET

07/31/14

City of Las Vegas Agenda Item No.: **38.**

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

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

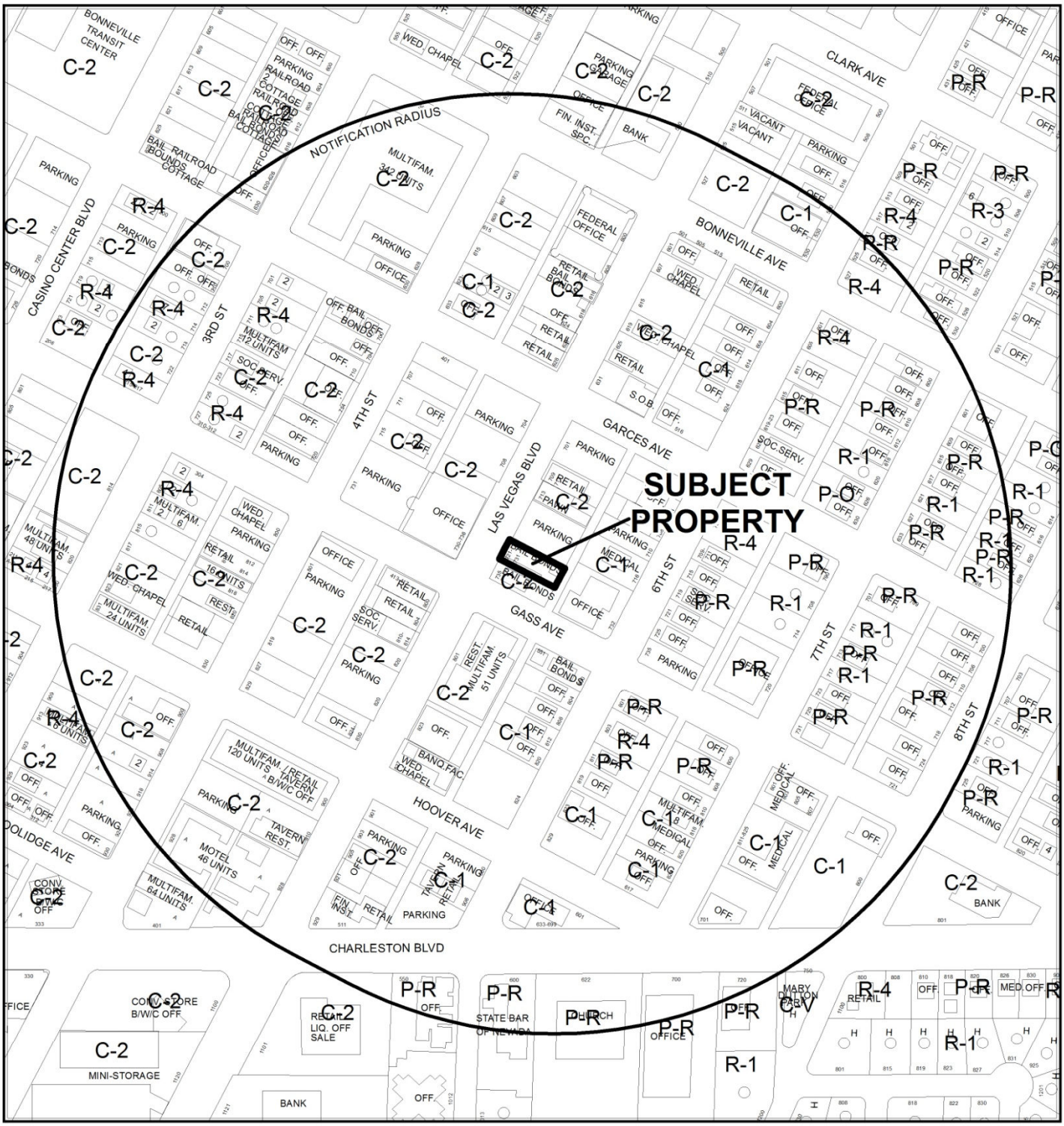
SUBJECT:
SDR-55324 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HARRISON PROPERTIES, LTD - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 11,708 SQUARE-FOOT COMMERCIAL BUILDING WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN ARCHITECTURAL DESIGN 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

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



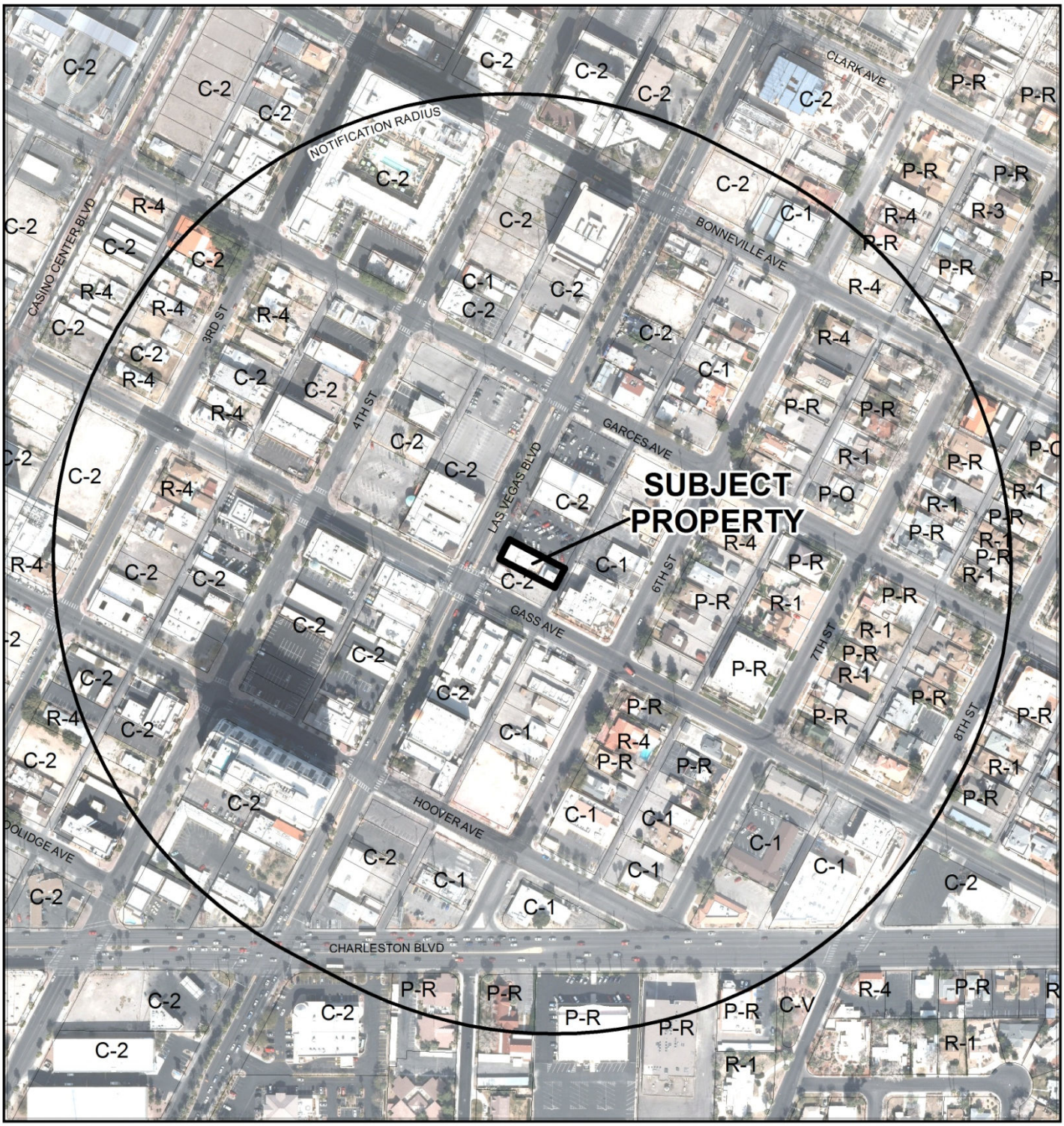
0 300 600 Feet

CASE: **SDR-55324 (PRJ-54961)**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **SDR-55324 (PRJ-54961)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-55324

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

Name of Property Owner: Harrison Properties

Name of Applicant: Harrison Properties

Name of Representative: Law Office of Jay Brown

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Rick Harrison

Subscribed and sworn before me

This 15th day of July, 2014

_____

Notary Public in and for said County and State

Monica Sainz
Notary Public
State of Nevada
Appt. No.: 12-7216-1
My Commission Expires Feb. 28, 2016

PRJ-54961
07/24/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 725/729/731 Las Vegas Blvd South

Project Name Gold and Silver Retail Center **Proposed Use** retail

Assessor's Parcel #(s) 139-34-410-176, 177 **Ward #** 3 - Coffin

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

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

Gross Acres 16 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Harrison Properties **Contact** Theo Spyer

Address 713 Las Vegas Blvd S. **Phone:** (702) 385-7912 **Fax:** _____

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

E-mail Address theos@gspawn.com

APPLICANT Harrison Properties **Contact** Theo Spyer

Address 713 Las Vegas Blvd S. **Phone:** (702) 385-7912 **Fax:** (801) 521-9741

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

E-mail Address theos@gspawn.com

REPRESENTATIVE Law Office of Jay Brown **Contact** Lora Dreja

Address 520 S. 4th Street **Phone:** (702) 384-5563 **Fax:** (702) 385-1023

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

E-mail Address Lora@brownlawlv.com

Property Owner Signature* _____

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

Print Name Richard K Harrison

Subscribed and sworn before me

This 15 day of July, 20 14.

_____

Notary Public in and for said County and State

THEO SPYER
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-08-18
Certificate No: 10-2488-1

Clark COUNTY NEVADA State

FOR DEPARTMENT USE ONLY

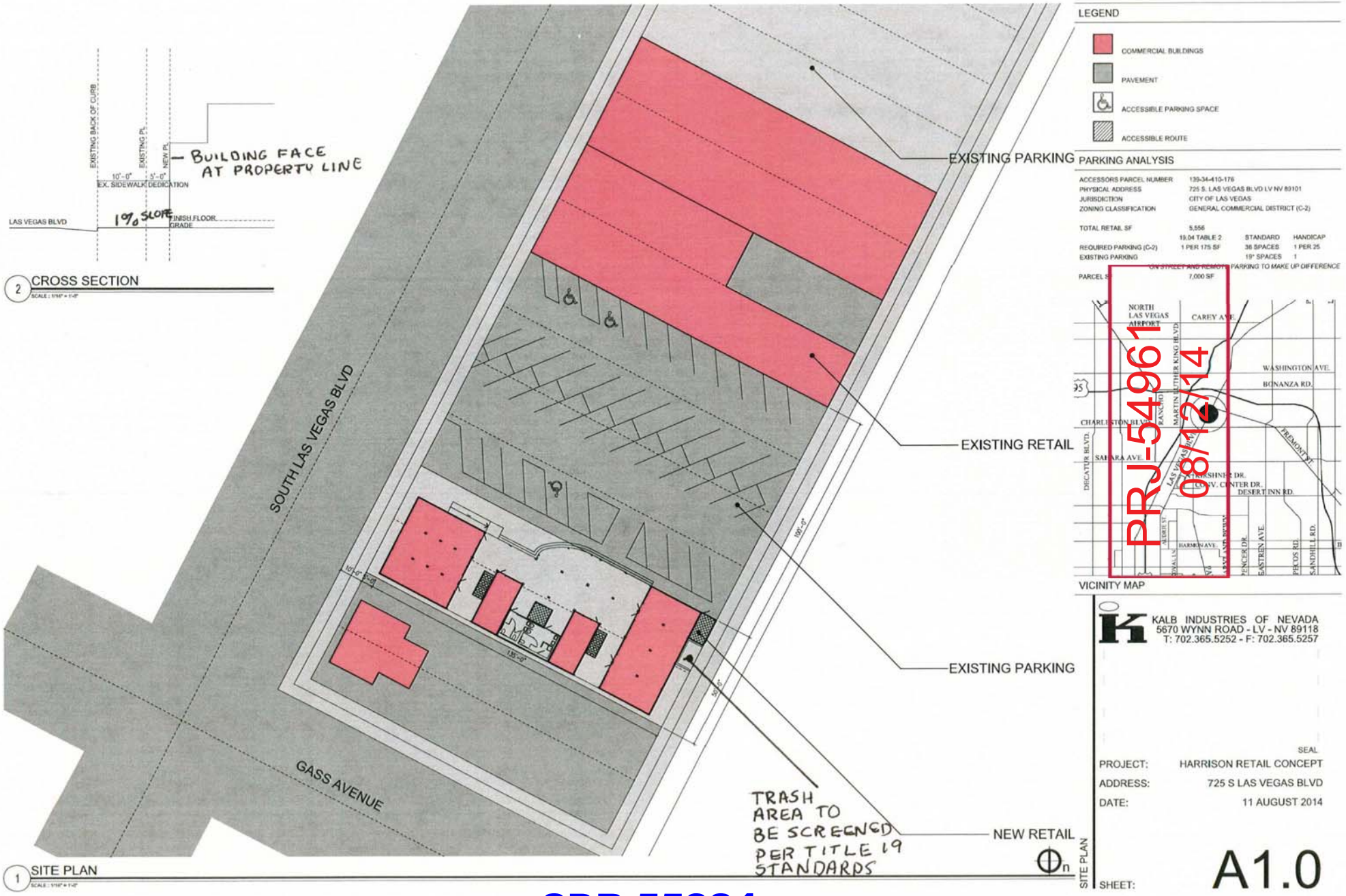
Case #	SDR-55324
Meeting Date:	09/09/14 PC
Total Fee:	
Date Received:*	
Received By:	

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

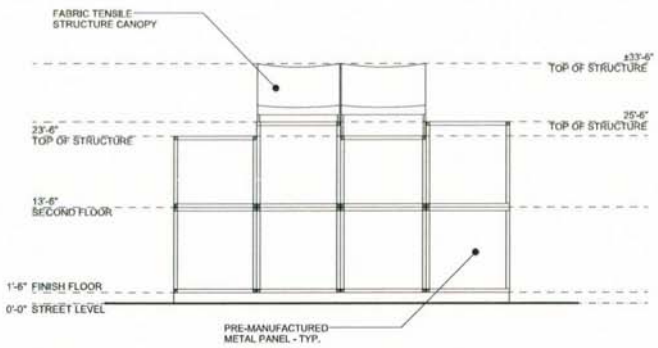
PRJ-54961
07/24/14

Rev

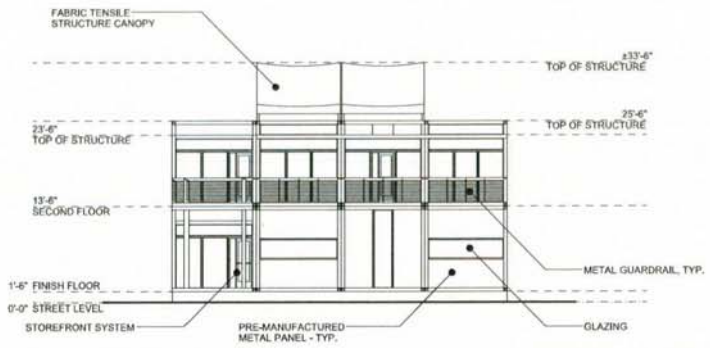
f:\depot\Application Packet\Application Form.pdf



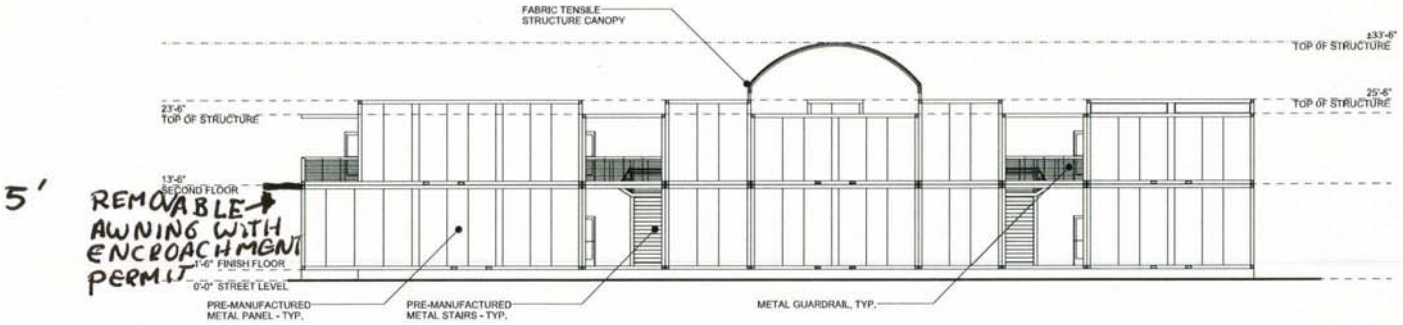
SDR-55324 - SDR-55324



3 EAST ELEVATION



4 WEST ELEVATION



2 SOUTH ELEVATION



1 NORTH ELEVATION

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

PRJ-54961
08/12/14

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

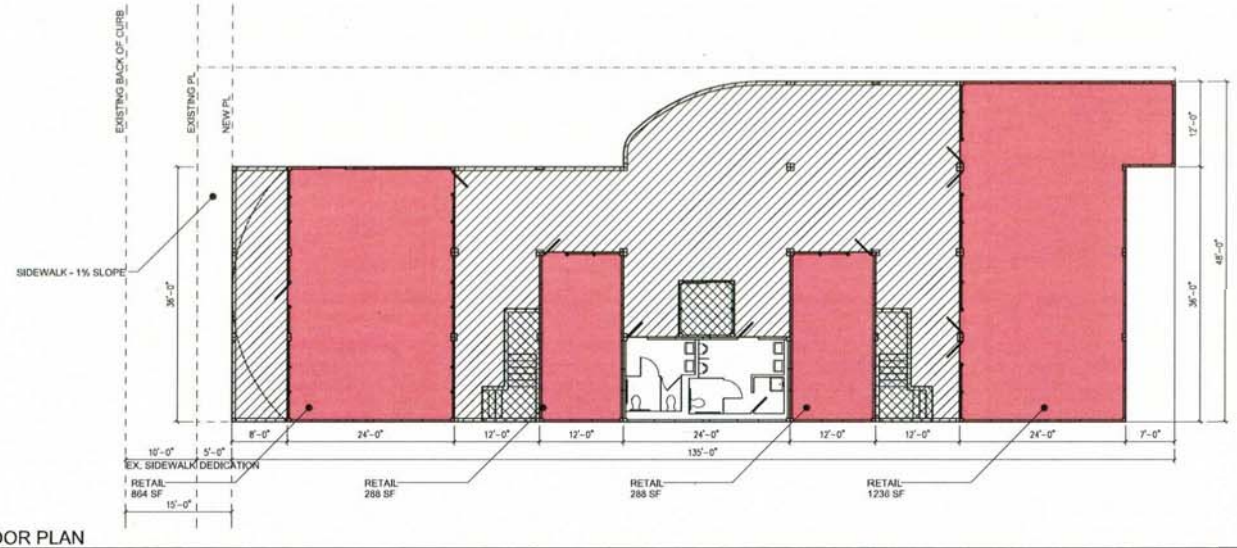
EXTERIOR ELEVATIONS

SEAL

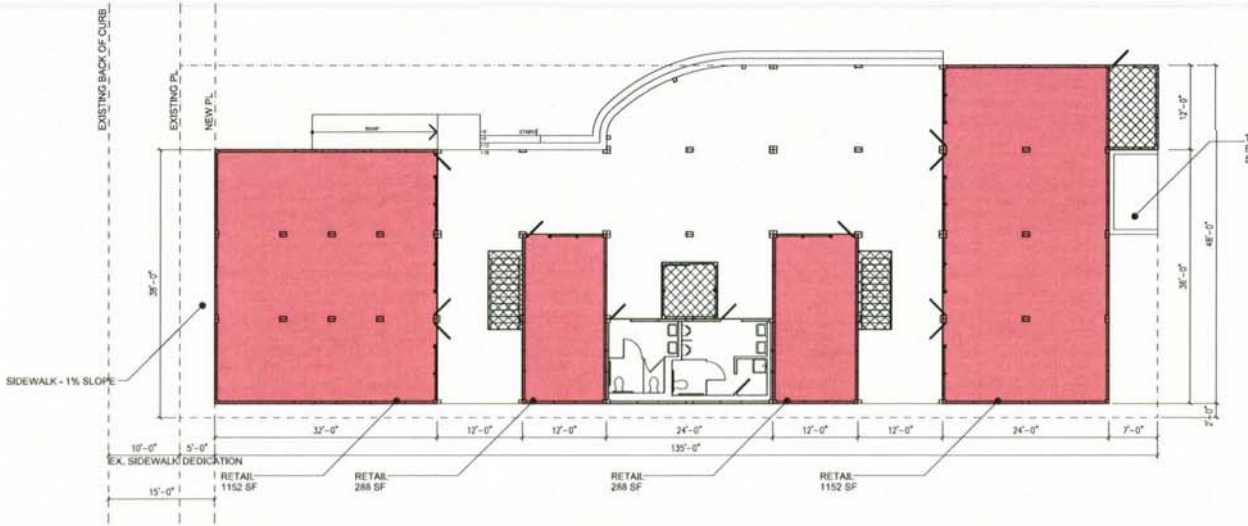
PROJECT: HARRISON RETAIL CONCEPT
ADDRESS: 725 S LAS VEGAS BLVD
DATE: 11 AUGUST 2014

SHEET: A3.0

SDR-55324 REVISED



2 SECOND FLOOR PLAN



1 FIRST FLOOR PLAN

LEGEND

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

SQUARE FOOTAGE

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

USE AND OCCUPANCY		IBC CHAPTER 3
OCCUPANCY TYPE	FACTOR	LOAD
MERCANTILE (M)	30 (1ST FLOOR)	96
	60 (2ND FLOOR)	45
	TOTAL OCCUPANT LOAD	141

PLUMBING FIXTURE COUNT		IBC CHAPTER 29
MERCANTILE (M)	FACTOR	REQUIRED
WATER CLOSET	1 PER 500	1
LAVATORY	1 PER 750	1
DRINKING FOUNTAIN	1 PER 1000	1
SERVICE SINK		1

PRJ-54966
08/12/14

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

SEAL

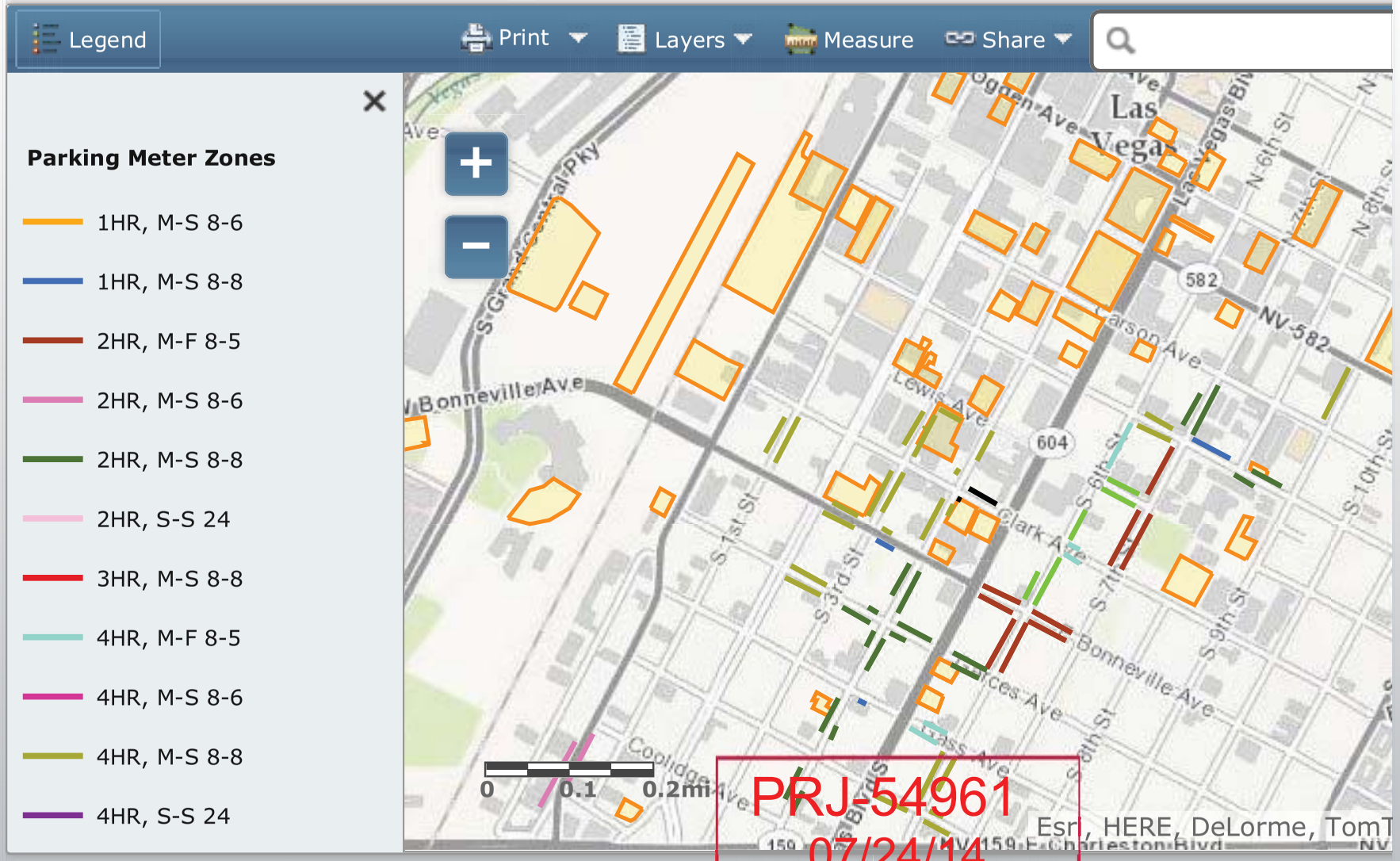
PROJECT: HARRISON RETAIL CONCEPT
ADDRESS: 725 S LAS VEGAS BLVD
DATE: 11 AUGUST 2014

FLOOR PLANS

SHEET: A2.0

SDR-55324 REVISED

Downtown Parking Finder

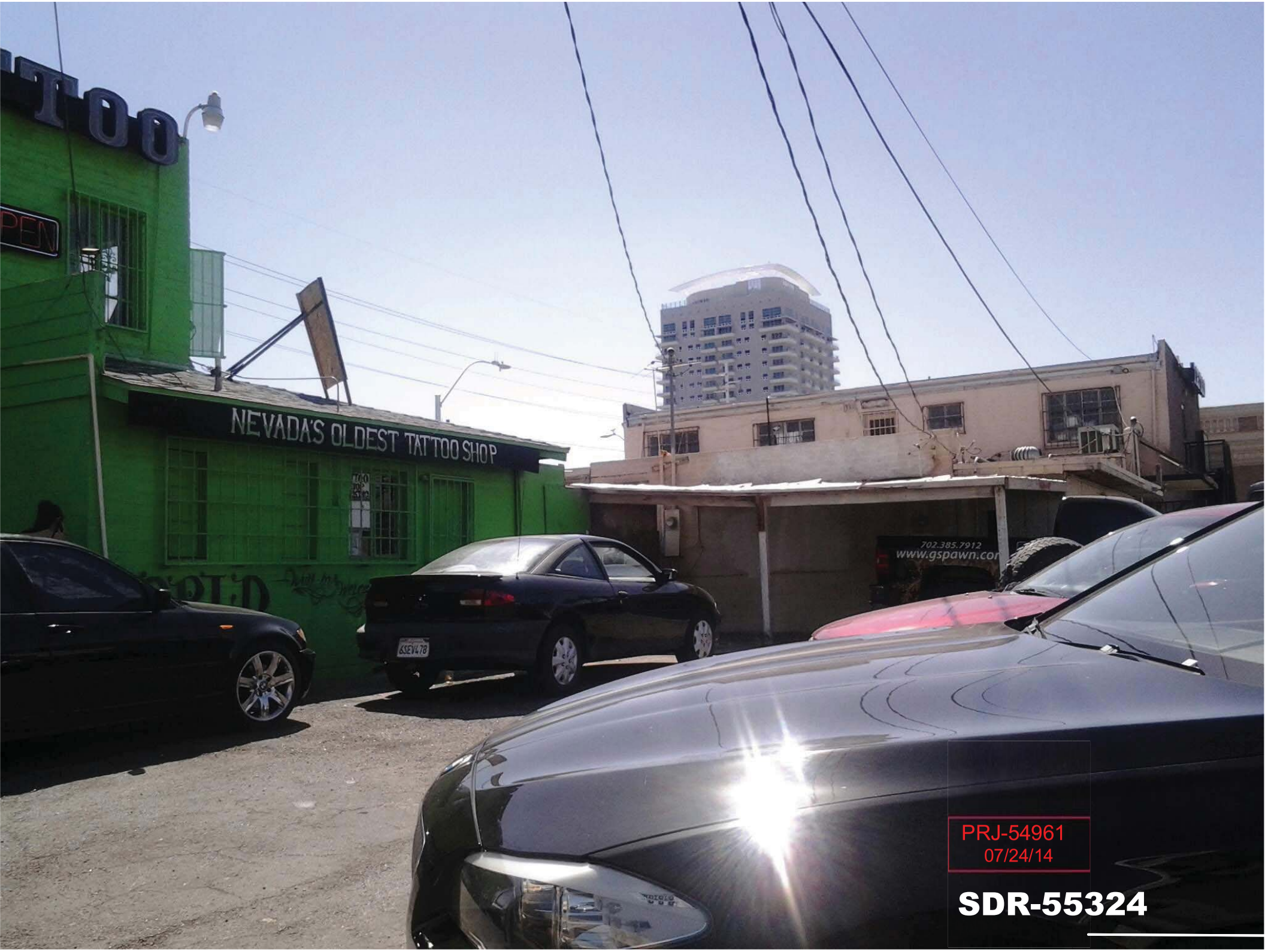


SDR-55324



SDR-55324


ALARMCO
729
Push
PRJ-54961
07/24/14
SDR-55324


NEVADA'S OLDEST TATTOO SHOP
PRJ-54961
07/24/14
SDR-55324

Inst #: 201007060001160
Fees: $16.00
N/C Fee: $25.00
07/06/2010 10:50:19 AM
Receipt #: 413841
Requestor:
RICHARD HARRISON
Recorded By: AEA Pgs: 3
DEBBIE CONWAY
CLARK COUNTY RECORDER

C3

APN# 13934101 78

11-digit Assessor's Parcel Number may be obtained at:
http://redrock.co.clark.nv.us/assrrealprop/ownr.aspx

13934101 76

PARKING AGREEMENT

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

Recording Requested By:
RICHARD HARRISON

Return Documents To:

Name RICHARD HARRISON

Address 713 LAS VEGAS BLVD SO.

City/State/Zip LAS VEGAS, NV. 89101

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

(An additional recording fee of $1.00 will apply)

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

CCOR_Coversheet.pdf ~ 06/06/07

PRJ-54961
07/24/14

SDR-55324

Parking Agreement-Shared Parking

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

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

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

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

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

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

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

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

SDR-55324

PRJ-54961
07/24/14

Parking Agreement-Shared Parking

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

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

Richard K Harrison
(Property owner)

(signature)

RICHARD HARRISON
(printed name)

OWNER
(title)

Harrison Properties
(Property Owner)

(signature)

Richard Harrison
(printed name)

OWNER
(title)

STATE OF NEVADA
COUNTY OF Clark } SS:

On 7-6-10, personally appeared before me, a Notary Public in and for said County and State, Richard Harrison, who acknowledged to me that he executed the same.

WITNESS my hand and official seal.

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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
YESENIA DIAZ
No: 08-7190-1
My Appointment Expires July 6, 2012

PRJ-54961
07/24/14

SDR-55324

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

LAW OFFICE
Jay H. Brown, Ltd.
A PROFESSIONAL CORPORATION

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 - REVISED

PRJ-54961
08/12/14



SDR-55324 [PRJ-54961] - APPLICANT/OWNER: HARRISON PROPERTIES, LTD
725,729 AND 731 SOUTH LAS VEGAS BOULEVARD

07/31/14



SDR-55324 [PRJ-54961] - APPLICANT/OWNER: HARRISON PROPERTIES, LTD
725,729 AND 731 SOUTH LAS VEGAS BOULEVARD

07/31/14



SDR-55324 [PRJ-54961] - APPLICANT/OWNER: HARRISON PROPERTIES, LTD
725,729 AND 731 SOUTH LAS VEGAS BOULEVARD

07/31/14



SDR-55324 [PRJ-54961] - APPLICANT/OWNER: HARRISON PROPERTIES, LTD
725,729 AND 731 SOUTH LAS VEGAS BOULEVARD

07/31/14

City of Las Vegas Agenda Item No.: **39.**

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
None

City of Las Vegas Agenda Item No.: **40.**

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

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

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

This Item Will be Forwarded to City Council In Ordinance Form

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

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Proposed Amendments and Staff Report

City of Las Vegas Agenda Item No.: **41.**

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

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Proposed Amendments and Staff Report

City of Las Vegas Agenda Item No.: **42.**

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, Ward 3 (Coffin).

This Item Will be Forwarded to City Council In Ordinance Form

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

RECOMMENDATION:
NO RECOMMENDATION

BACKUP DOCUMENTATION:
1. Proposed Amendments and Staff Report

City of Las Vegas Agenda Item No.: **43.**

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

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

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

This Item Will be Forwarded to City Council In Ordinance Form

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

RECOMMENDATION:
NO RECOMMENDATION

BACKUP DOCUMENTATION:
1. Proposed Amendments and Staff Report

City of Las Vegas Agenda Item No.: **44.**

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