



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

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

**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, 3<sup>RD</sup> FLOOR, (702)-229-6301 OR ON THE CITY'S WEBPAGE AT [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov).

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

City Hall, 495 South Main Street, 1<sup>st</sup> 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 JULY 8, 2014 AND 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 FOR A 107,158 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) USE at 200 South 3rd Street, (APN 139-34-210-047), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-55231].
38. SDR-55324 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HARRISON PROPERTIES, LTD - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 11,708 SQUARE-FOOT COMMERCIAL BUILDING WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN ARCHITECTURAL DESIGN STANDARDS on 0.16 acres at 725, 729 and 731 South Las Vegas Boulevard (APN 139-34-410-176), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-54961].

### **DIRECTOR'S BUSINESS:**

39. ABEYANCE - TXT-54664 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action regarding a request to amend LVMC Chapter 19.12 related to Permitted Uses and Chapter 19.18 related to Definitions and Measures to consolidate various liquor uses and to provide for other related matters. Staff recommends APPROVAL.
40. TXT-51717 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action on a request to amend LVMC Chapter 19.12 regarding the Utility Transmission Line and Electric Generating Plant uses. Revisions include adding new language and an appeals process as required by the Nevada Revised Statutes.
41. TXT-54945 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action on a request to amend LVMC Chapter 19.00 and 19.10.100(D) related to the Downtown Design Review Committee name and scope of review, and to provide for other related matters.
42. TXT-55360 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action on a request to update the Downtown Centennial Plan to add Medical Marijuana Establishment uses to 18b The Las Vegas Arts District, 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

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

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

**SUBJECT:**  
**CALL TO ORDER**



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

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

**SUBJECT:**

ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW



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

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**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

**SUBJECT:**  
**ROLL CALL**





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

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

**SUBJECT:**

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



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

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

**SUBJECT:**

FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF JULY 8, 2014 AND AUGUST 12, 2014



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

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**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

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



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

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

SUP-55212 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TENAYA CREEK BREWERY - OWNER: RANK BREWING, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,877 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 13,170 SQUARE-FOOT MANUFACTURING, HEAVY USE (BREWERY) at 831 West Bonanza Road (APN 139-28-801-010 and 011), M (Industrial) Zone, Ward 5 (Barlow) [PRJ-55210].

MAY GO TO CITY COUNCIL ON 10/15/2014

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

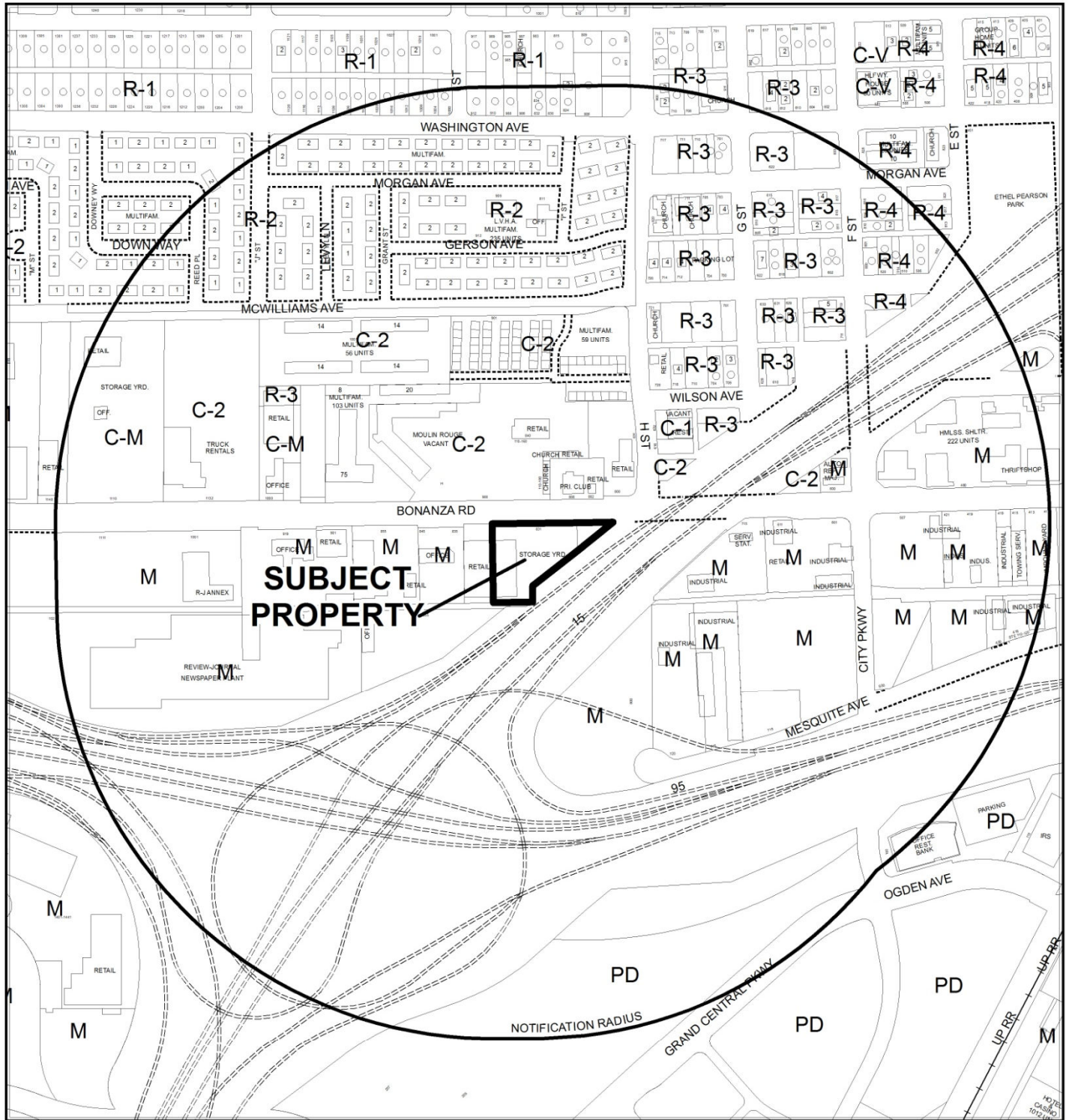
City Council Meeting

**RECOMMENDATION:**

APPROVAL

**BACKUP DOCUMENTATION:**

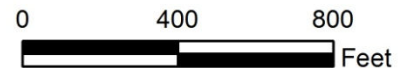
1. Location, Aerial and Special Maps - SUP-55212 and SUP-55214 [PRJ-55210]
2. Conditions and Staff Report - SUP-55212 and SUP-55214 [PRJ-55210]
3. Supporting Documentation - SUP-55212 and SUP-55214 [PRJ-55210]
4. Photos - SUP-55212 and SUP-55214 [PRJ-55210]
5. Justification Letter - SUP-55212 and SUP-55214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



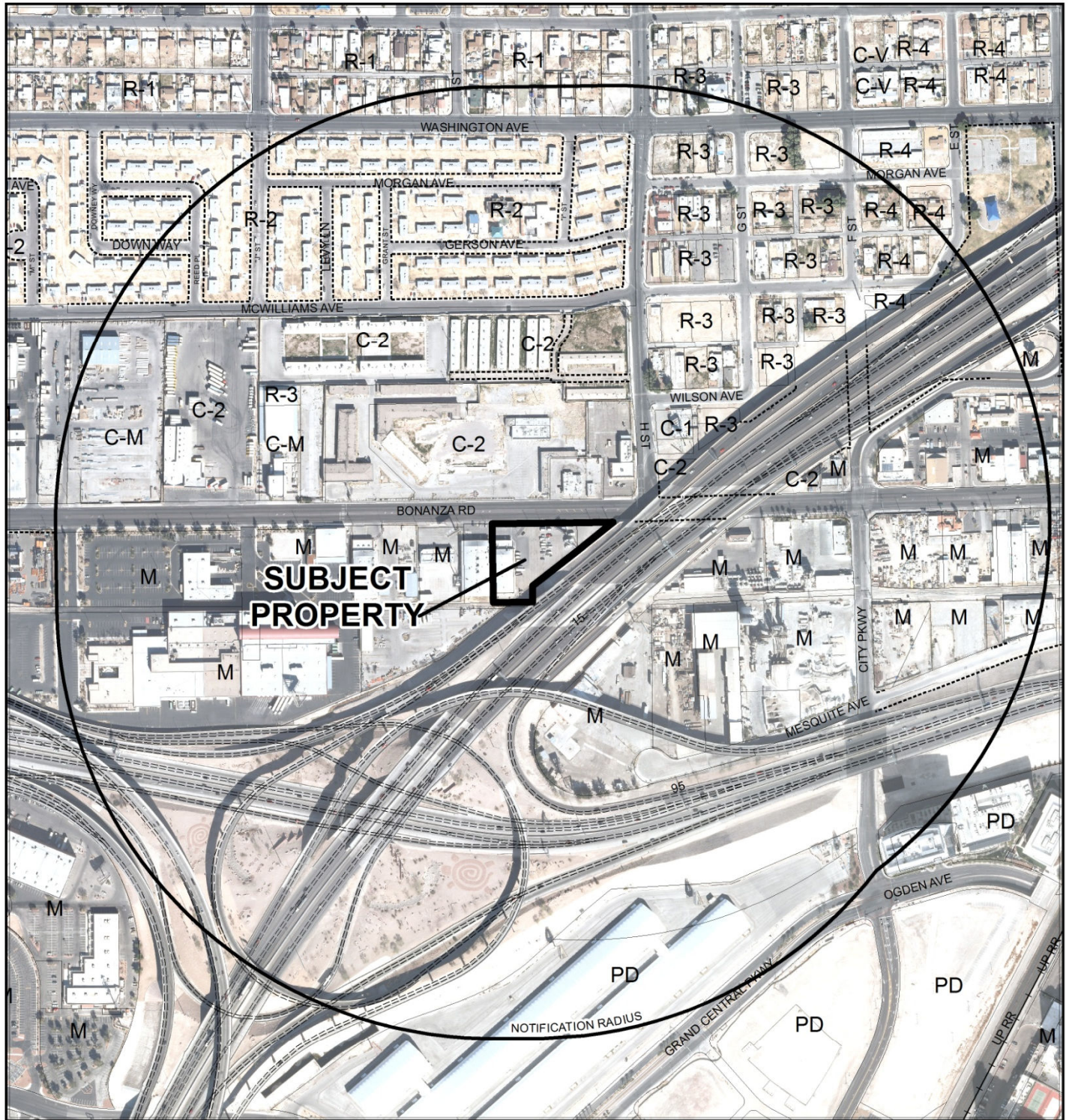
**CASE: SUP-55212 AND SUP-55214 (PRJ-55210)**

**RADIUS: 1500 FEET**

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



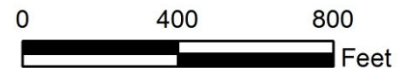




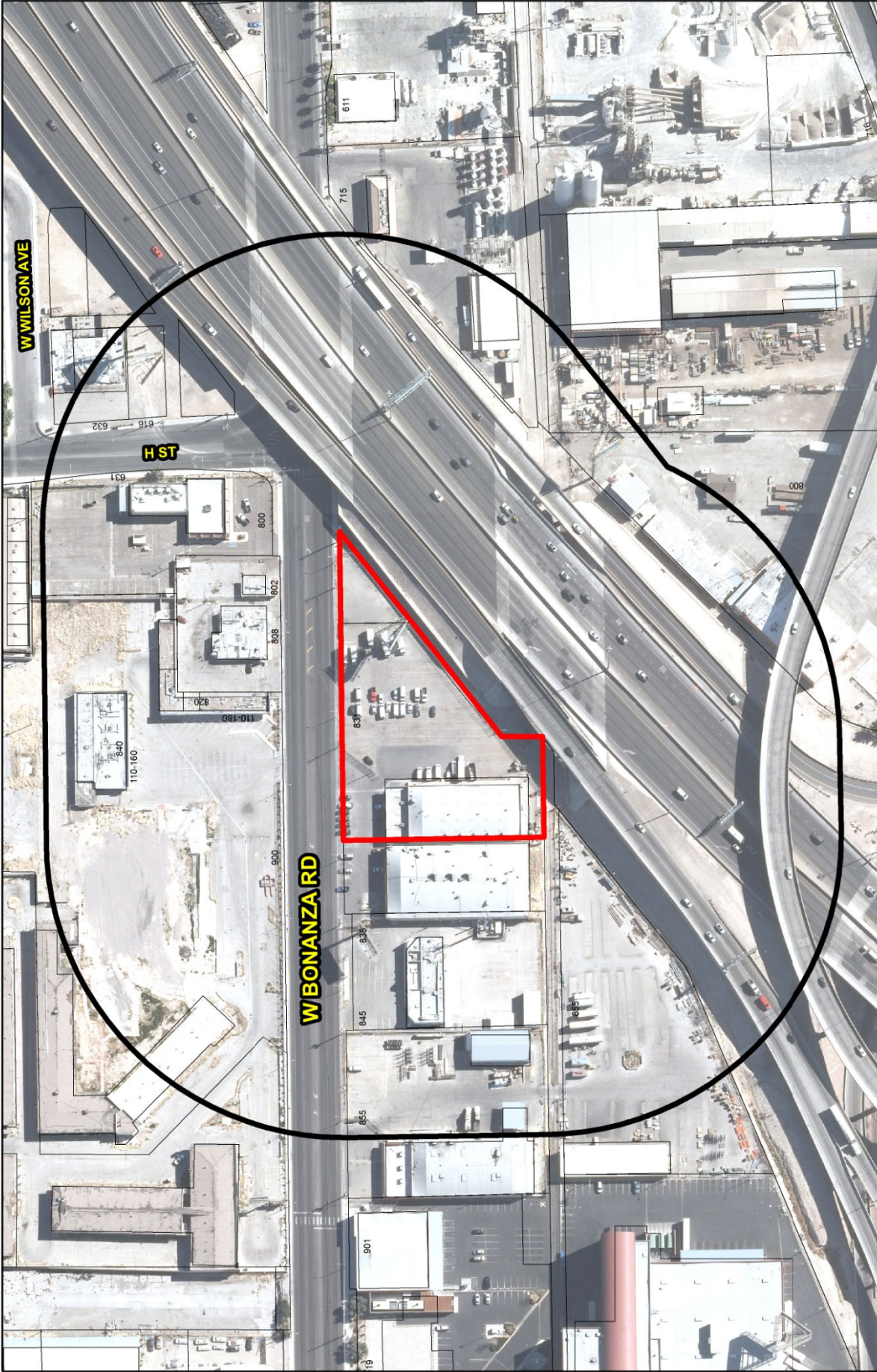
**CASE: SUP-55212 AND SUP-55214 (PRJ-55210)**

**RADIUS: 1500 FEET**

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







GIS maps are normally produced  
for planning and development activity  
due to continuous development activity  
this map is for reference only.  
**Geographic Information System**  
Planning & Development Dept.  
702-229-6301

Date: Monday, July 28, 2014



### Protected Uses

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

### Business Licenses

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

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

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



# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: RANIK BREWING, LLC

Name of Applicant: TENAYA CREEK BREWERY

Name of Representative: CHRISTINA ROUSH

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

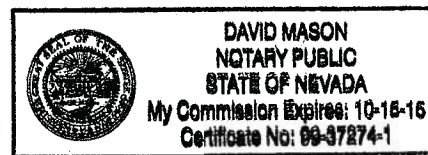
Signature of Property Owner: \_\_\_\_\_

Print Name: RICHARD A. ETTER

Subscribed and sworn before me

This 21st day of July, 2014

Notary Public in and for said County and State







# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

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

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

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

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

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

Property Owner Signature: Richard A. Etter

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

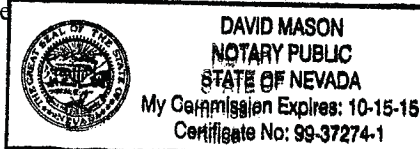
Print Name RICHARD A. ETTER

Subscribed and sworn before me

This 21st day of JULY, 20 14

[Signature]

Notary Public in and for said County and State



### FOR DEPARTMENT USE ONLY

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

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





PRJ-55210  
07/22/14

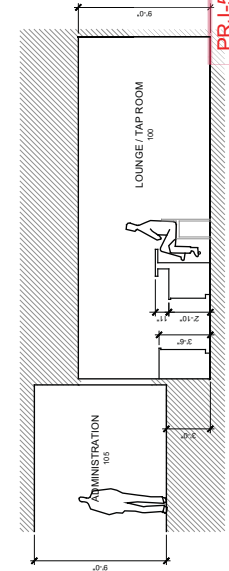
TENAYA CREEK BREWERY  
exterior design

**SUP-55212 & SUP-55214**

**atwood**  
DESIGN



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



PRJ-55210  
08/05/14

SECTION 8

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



July 15, 2014

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

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

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

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

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

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

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

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

**SUP-55212 & SUP-55214**

PRJ-55210  
07/22/14



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

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

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

Sincerely,



Tim Etter - Applicant  
702.496.2145



Christina Roush - Applicant  
702.210.6300



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

07/31/14





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

**07/31/14**

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

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**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

SUP-55214 - SPECIAL USE PERMIT RELATED TO SUP-55212 - PUBLIC HEARING -  
APPLICANT: TENAYA CREEK BREWERY - OWNER: RANK BREWING, LLC - For  
possible action on a request for a Special Use Permit FOR A PROPOSED 1,877 SQUARE-  
FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN A PROPOSED  
13,170 SQUARE-FOOT MANUFACTURING, HEAVY USE (BREWERY) at 831 West  
Bonanza Road (APN 139-28-801-010 and 011), M (Industrial) Zone, Ward 5 (Barlow) [PRJ-  
55210].

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

APPROVAL

**BACKUP DOCUMENTATION:**

1. Consolidated Backup
2. Supporting Documentation

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





## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: RANIK BREWING, LLC

Name of Applicant: TENAYA CREEK BREWERY

Name of Representative: CHRISTINA ROUSH

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

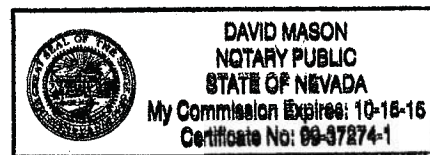
Signature of Property Owner: \_\_\_\_\_

Print Name: RICHARD A. ETTER

Subscribed and sworn before me

This 21st day of July, 2014

Notary Public in and for said County and State





# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

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

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

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

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

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

Property Owner Signature: Richard A. Etter

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

Print Name RICHARD A. ETTER

Subscribed and sworn before me

This 21st day of JULY, 20 14

Notary Public in and for said County and State



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

### FOR DEPARTMENT USE ONLY

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

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

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

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

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

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

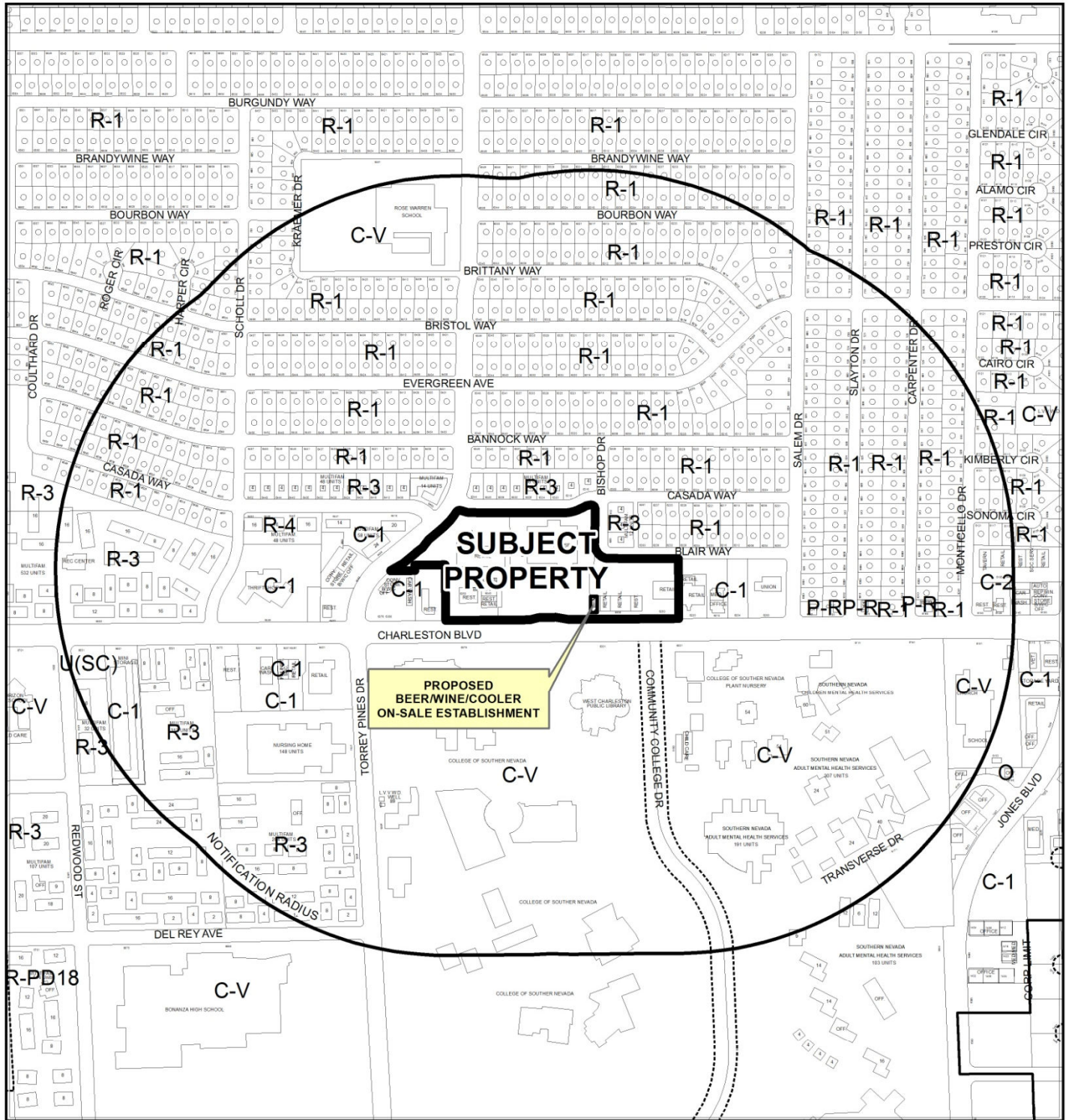
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**RECOMMENDATION:**

APPROVAL

**BACKUP DOCUMENTATION:**

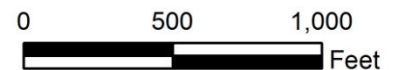
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



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

**RADIUS: 1500 FEET**

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







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

**RADIUS: 1500 FEET**

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







## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: National Solutions, LLC

Name of Applicant: Design Parameters, LLC

Name of Representative: Jeffrey Baker

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

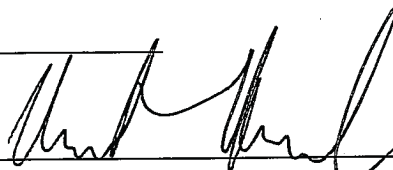
☐ Yes

☒ No

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

City Official: N/A

Partner(s): N/A N/A

APN: N/A  
Signature of Property Owner: 

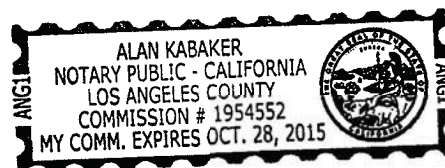
Print Name: National Solutions, LLC, Robert Hanasab, Manager

Subscribed and sworn before me

This 10<sup>th</sup> day of JULY, 2014

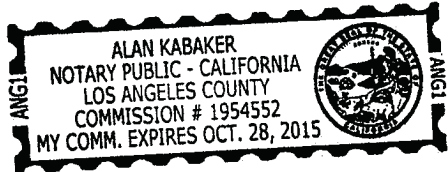


Notary Public in and for said County and State



State of California  
County of LOS ANGELES

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



(Seal)

Signature 

**SUP-54967**

PRJ-54670  
07/14/14



## DEPARTMENT OF PLANNING

### APPLICATION / PETITION FORM

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

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

APPLICANT 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\* \_\_\_\_\_

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

Print Name By: ROBERT HAVASAB, MANAGER

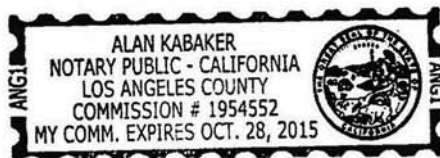
Subscribed and sworn before me

This 10<sup>TH</sup> day of JULY, 20 14

\_\_\_\_\_  
*[Signature]*

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # **SUP-54967**

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

Total Fee: \_\_\_\_\_

Date Received:\* \_\_\_\_\_

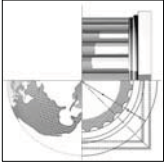
Received By: \_\_\_\_\_

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

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

**PRJ-54670**  
**07/14/14**





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

# SMASHBURGER

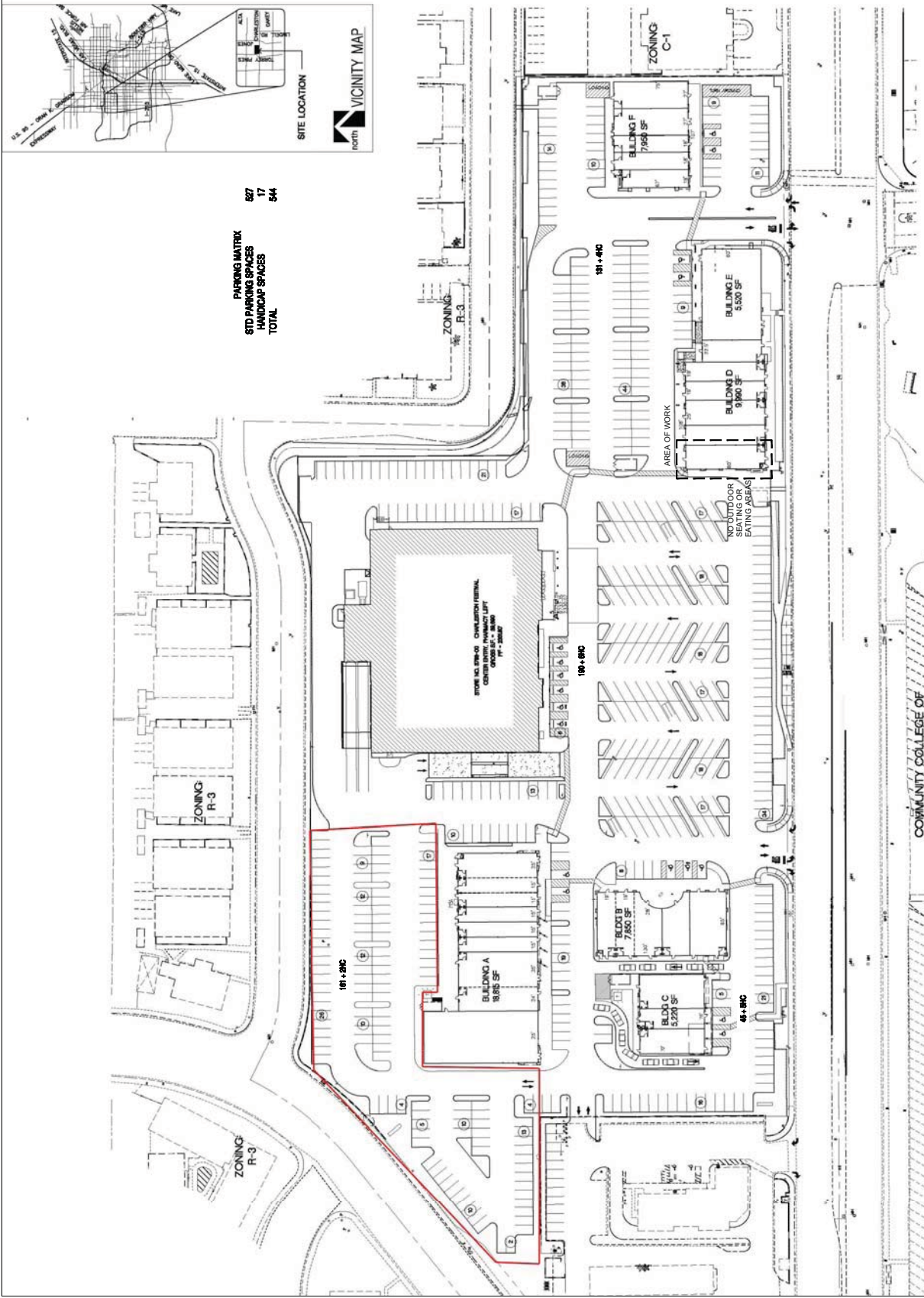
## TENANT FINISH FOR:

### CHARLESTON & TORREY PINES

6300 W CHARLESTON SUITE 170  
LAS VEGAS, NV

|            |             |            |
|------------|-------------|------------|
| PROJECT NO | CDP30       |            |
| START DATE | 10/22/2013  |            |
| DRAWN BY   | JKB         |            |
| CHECKED BY | JKB         |            |
| NO.        | DESCRIPTION | DATE       |
| 1          | PERMIT      | 10.16.2013 |
| 2          | PLANNING    | 06.03.2014 |

SITE PLAN  
PRJ-54670  
07/14/14  
G002  
copyright 2013  
by Design Parameters, LLC



SUP-54967

1 SITE PLAN  
2013





# DESIGN PARAMETERS, LLC

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



July 8, 2014

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

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

To Whom it May Concern:

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

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

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

Jeffrey Baker, Architect

A handwritten signature in black ink, appearing to read 'Jeffrey Baker', is written over the printed name and company name.

Design Parameters, LLC

**SUP-54967**

PRJ-54670  
07/14/14



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

07/31/14





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

07/31/14



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

---

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

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

MAY GO TO CITY COUNCIL ON 10/15/2014

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

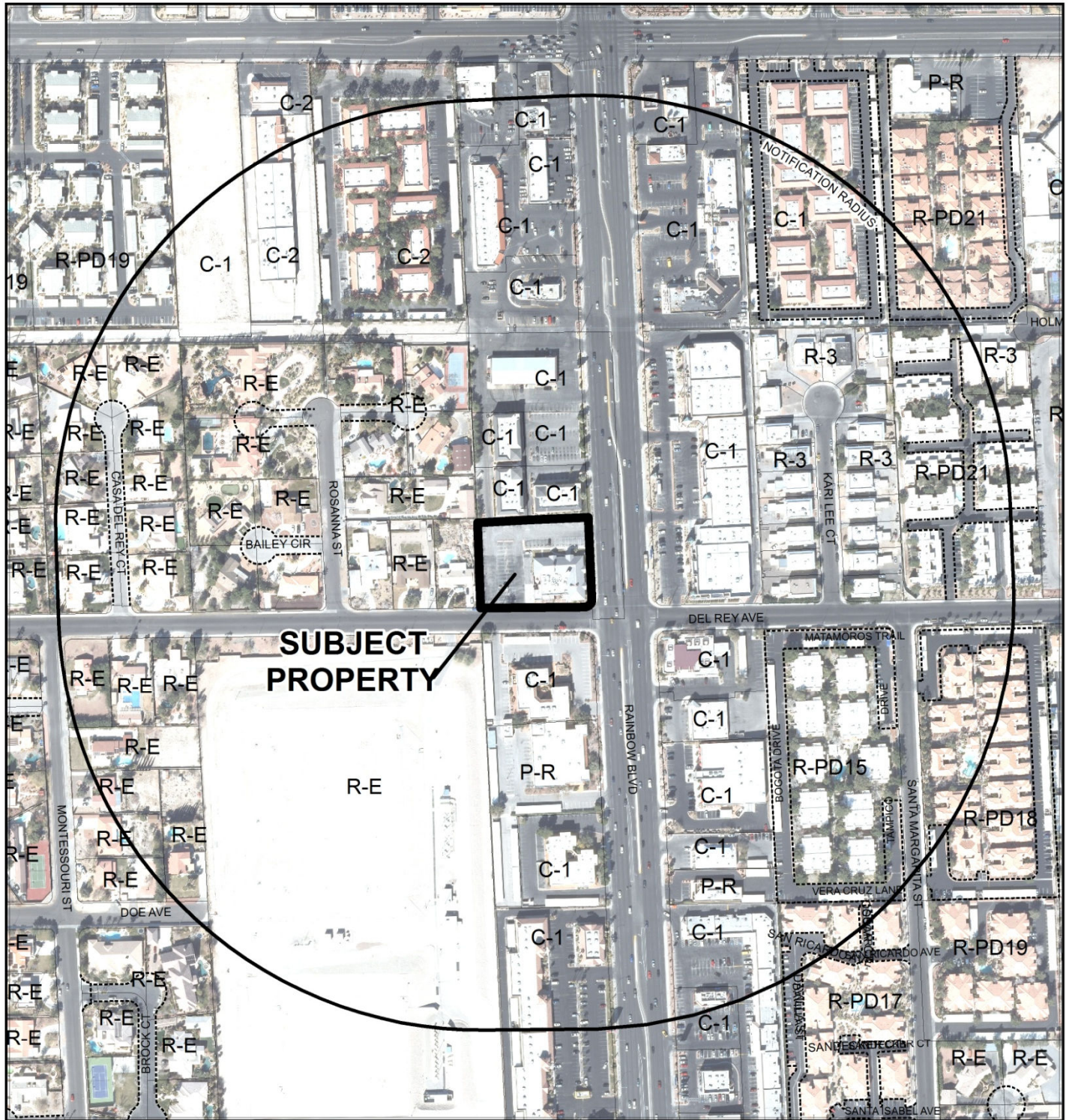
APPROVAL

**BACKUP DOCUMENTATION:**

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



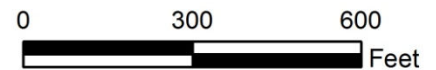




**CASE: SUP-55195 (PRJ-55088)**

**RADIUS: 1000 FEET**

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





# 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 Miller  
by Charles R Hart, Jr.

Print Name: CHARLES R HART, JR

Subscribed and sworn before me

This 18 day of July, 2014

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





STATE OF CALIFORNIA )

COUNTY OF LOS ANGELES)

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

Signature Bret R. Carter

(Seal)

Bret R. Carter  
Name (Typed or Printed)



Notary Public in and for said County and State

**SUP-55195**

PRJ-55088  
07/22/14

# CLV Planning - Application Form

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

**SUP-55195**

PRJ-55088  
07/28/14

# CLV Planning - Application Form

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

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

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

**SUP-55195**

PRJ-55088  
07/28/14

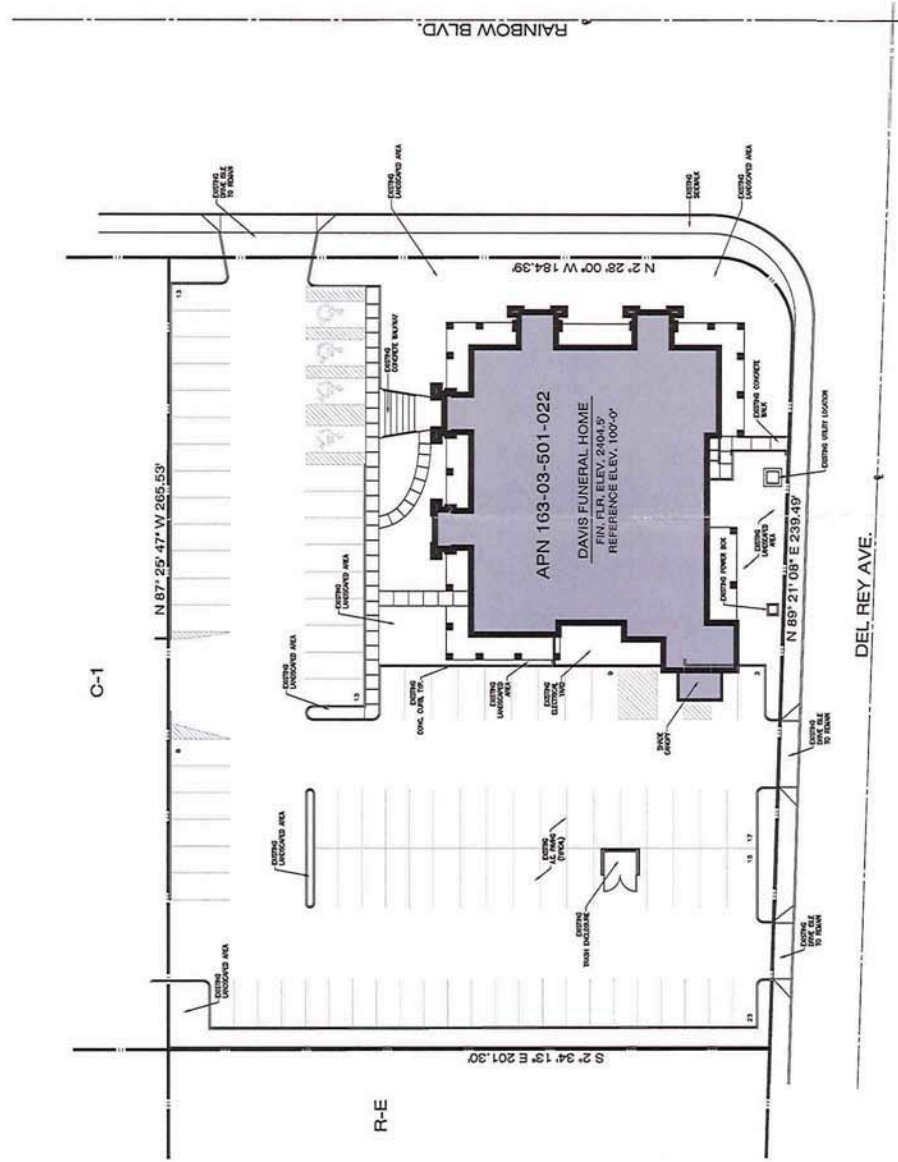


|                                                                                                                                                         |                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| SITE DATA                                                                                                                                               |                                |
| APN:                                                                                                                                                    | 163-03-501-022                 |
| JURISDICTION:                                                                                                                                           | CITY OF LAS VEGAS              |
| CURRENT ZONING:                                                                                                                                         | C-1                            |
| LOT SIZE:                                                                                                                                               | 1.75 ACRES                     |
| SQUARE FOOTAGE:                                                                                                                                         | 54,450 SF                      |
| SETBACKS:                                                                                                                                               |                                |
| FRONT:                                                                                                                                                  | 10 ft.                         |
| REAR:                                                                                                                                                   | 10 ft.                         |
| SIDE HORR SIDE:                                                                                                                                         | 20 ft.                         |
| LANDSCAPE:                                                                                                                                              |                                |
| FRONT:                                                                                                                                                  | 15 ft.                         |
| SIDE HORR SIDE:                                                                                                                                         | 15 ft.                         |
| REAR:                                                                                                                                                   | 8 ft.                          |
| BUILDING COVERAGE:                                                                                                                                      | 55%                            |
| MINIMUM:                                                                                                                                                | 19.9%                          |
| ACTUAL:                                                                                                                                                 | 5                              |
| PARKING:                                                                                                                                                |                                |
| REQUIRED:                                                                                                                                               | 14 SPACES (11,100SF)           |
| PROVIDED:                                                                                                                                               | 10 GATHERING SPACES (1,323 SF) |
| ACCESSIBLE REQUIRED:                                                                                                                                    | 4                              |
| ACCESSIBLE PROVIDED:                                                                                                                                    | 4                              |
| GENERAL NOTE:                                                                                                                                           |                                |
| ALL EXISTING SITE ELEMENTS INCLUDING BUT NOT LIMITED TO: EXISTING BUILDING, DRIVEWAYS, PARKING, TRASH ENCLOSURE, AC PAVING, AND LIGHTING ARE TO REMAIN. |                                |



VICINITY MAP

**S** ARCHITECTURE  
1401 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146  
P: 702.353.2222 F: 702.353.6000 www.ds-arch.com



PRJ-55088  
07/22/14

SITE PLAN  
1/8" = 1' NORTH

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

DATE: 07-16-2014 SHEET: 1 OF 4 SH PROJECT NO.: 140026

**SUP-55195**





SITE DATA

AP#: 163-03-501-022  
JURISDICTION: CITY OF LAS VEGAS  
CURRENT ZONING: C-1

LOT SIZE: 1.25 ACRE  
SQUARE FOOTAGE: 54,450 SF

SETBACKS:  
BUILDING:  
FRONT: 10 ft.  
SIDE: 10 ft.  
REAR: 20 ft.

LANDSCAPE:  
FRONT: 15 ft.  
SIDE: 15 ft.  
REAR: 8 ft.

BUILDING COVERAGE:  
MAXIMUM: 50%  
ACTUAL: 19.9%

PARKING:  
REQUIREMENTS: 14 SPACES (1:1,000 SF)  
PROVIDED: 95 SPACES

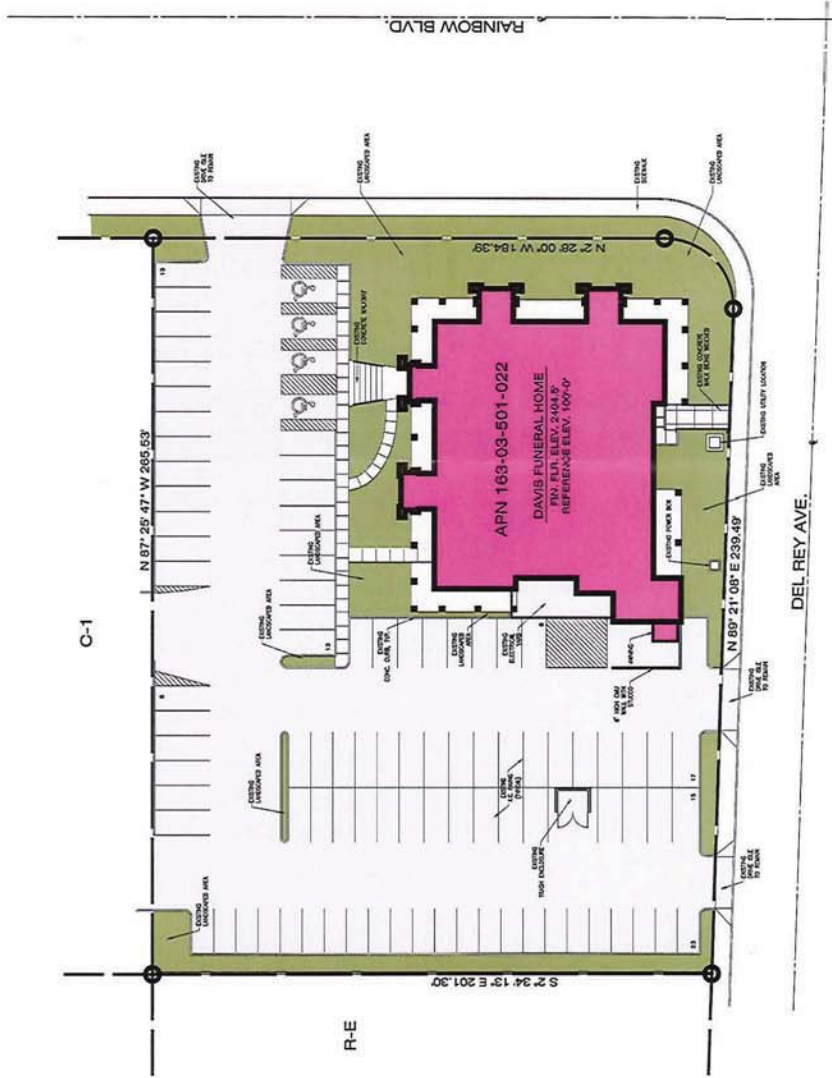
ACCESSIBLE REQUIRED: 4  
ACCESSIBLE PROVIDED: 4

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



VICINITY MAP

PRJ-55088  
07/22/14



SITE PLAN  
1/8" = 1' NORTH

DAVIS FUNERAL HOME  
1401 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89116  
LEGACY FUNERAL GROUP

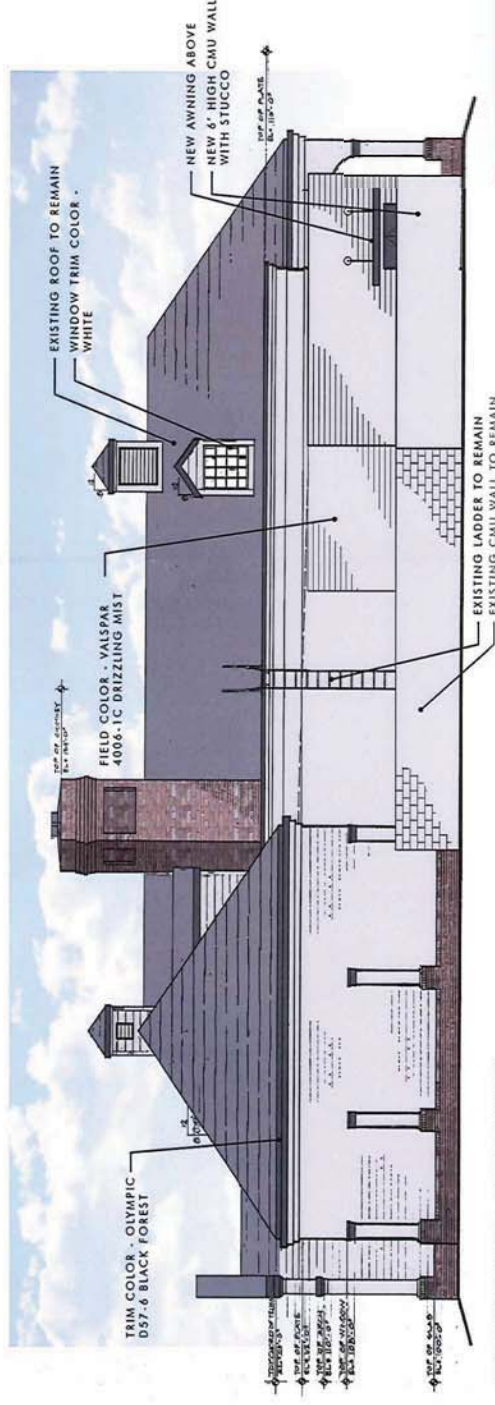
DATE: 07.21.2014 SHEET: 1 OF 5 SH PROJECT NO.: 140026

SH ARCHITECTURE  
7300 S. RAINBOW BOULEVARD, SUITE 100, LAS VEGAS, NV 89118  
P: 702.363.2271 F: 702.363.8600 WWW.SHARCHITECTURE.COM

SUP-55195



NORTH CONCEPTUAL COLOR SCHEME



WEST CONCEPTUAL COLOR SCHEME

CONCEPTUAL COLOR SCHEME ELEVATIONS

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

**PRJ-55088**  
**07/22/14**

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

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

**SUP-55195**

**SH**  
**ARCHITECTURE**  
7750 Alameda Avenue, Suite 200, Las Vegas, Nevada 89128  
PH: 702.733.7777 FAX: 702.733.7778



**STRUCTURE**  
7350 Peak Drive, Suite 216, Las Vegas, Nevada 89128  
tel: 702-363-2722 / 702-363-6060 [www.sh-architect.com](http://www.sh-architect.com)



1. WEST PARKING LOT



2. TRASH ENCLOSURE



3. SOUTHEAST CORNER



4. SOUTHEAST CORNER



5. NORTHEAST CORNER



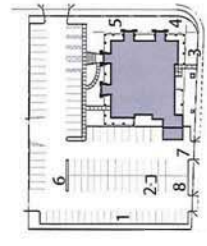
5. NORTHWEST CORNER



7. SOUTHWEST CORNER



8. DEL REY LANDSCAPE



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

SH ARCHITECTURE  
7750 Park Drive, Suite 216, Las Vegas, Nevada 89128  
PH: 702.555.1222 FAX: 702.555.1223 www.sharchitecture.com

PRJ-55088  
07/22/14

SITE PHOTOS  
THIS

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

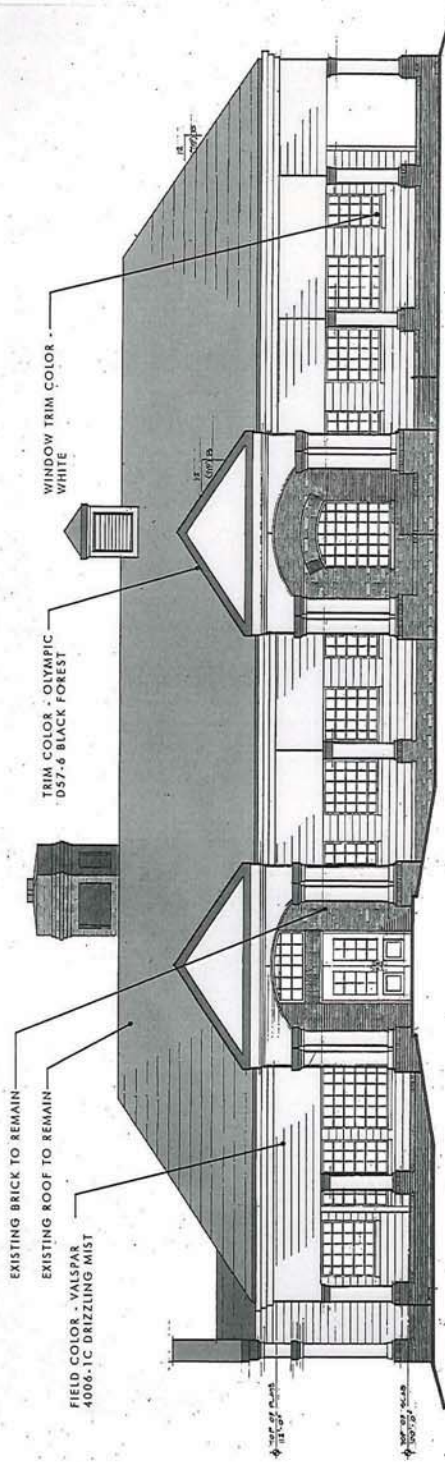
DATE: 07.21.2014 SHEET: 5 OF 5 SH PROJECT NO.: 140026

SUP-55195

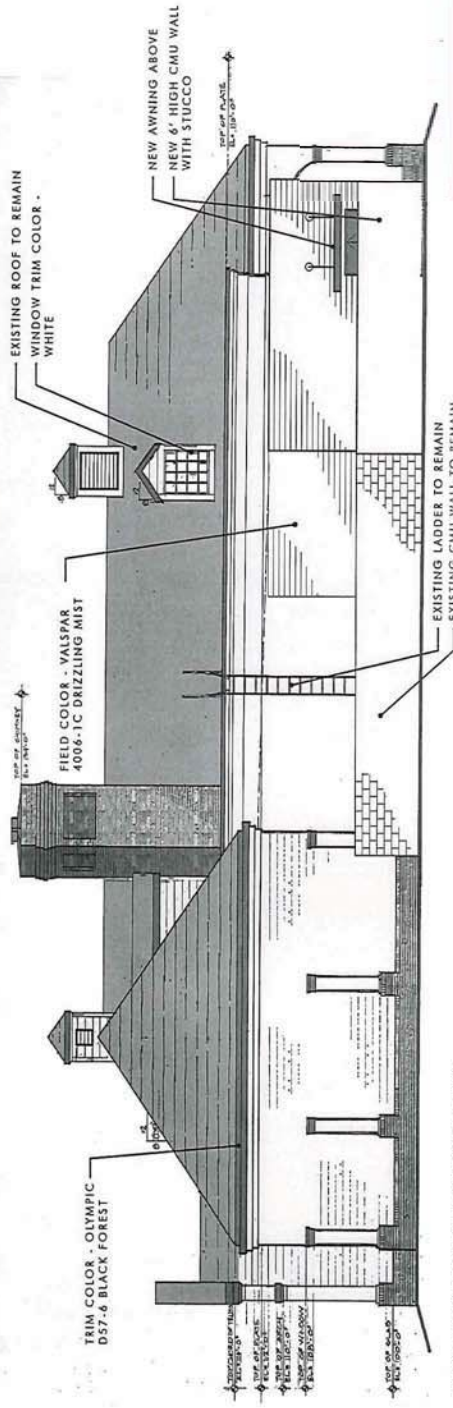
SH  
ARCHITECTURE  
7750 Park Drive, Suite 216, Las Vegas, Nevada 89128  
PH: 702.555.1222 FAX: 702.555.1223 www.sharchitecture.com

DAVIS  
FUNERAL HOMES & MEMORIAL PARK





NORTH CONCEPTUAL COLOR SCHEME



WEST CONCEPTUAL COLOR SCHEME

CONCEPTUAL COLOR SCHEME ELEVATIONS

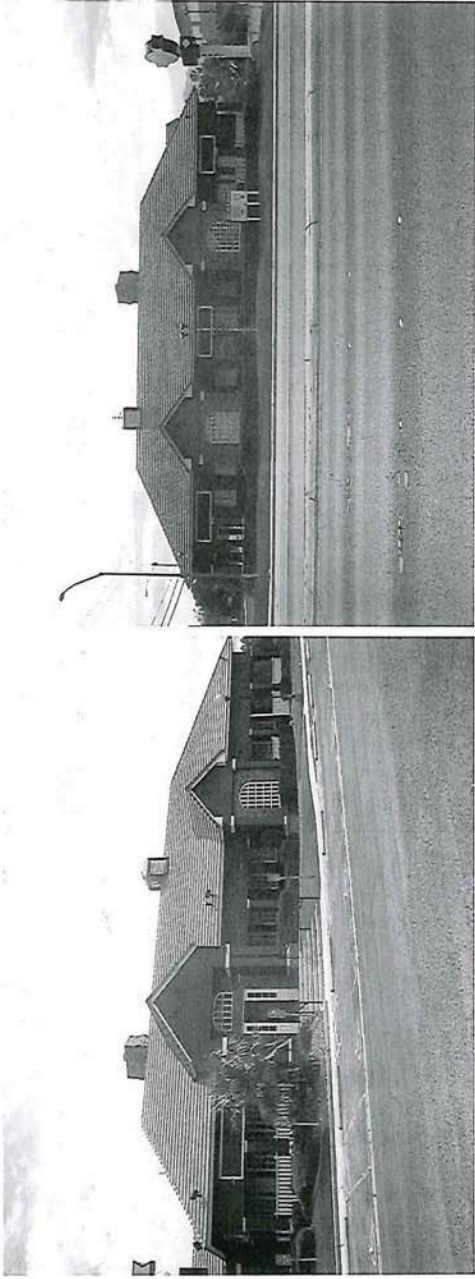
**DAVIS FUNERAL HOME**  
1013 RANDOLPH BOULEVARD, LAS VEGAS, NV 89146  
LEGACY FUNERAL GROUP

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

**SUP-55195**

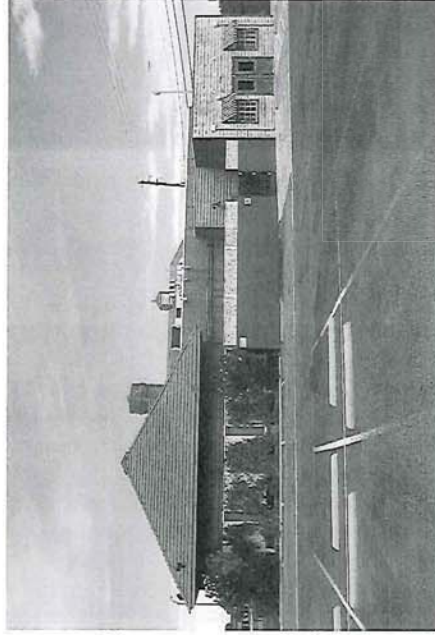
GENERAL NOTE:  
ALL EXISTING SITE ELEMENTS INCLUDING BUT NOT LIMITED TO LANDSCAPING, DRIVE ISLES, PARKING, TRASH ENCLOSURE, AC PAVING, AND LIGHTING ARE TO REMAIN.  
ALL EXISTING AND REMAINING ELEMENTS ARE TO REMAIN AND BE MAINTAINED AS SUCH.

**PRJ-55088**  
**07/22/14**



NORTH ELEVATION

EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

EXTERIOR ELEVATION(S)  
INS

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

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

**SUP-55195**

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

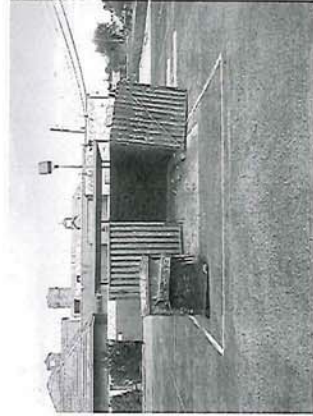
ALL UTILITIES WITH KNOWLEDGE AND PERMITS ARE TO REMAIN AND ARE TO BE PROTECTED BY THE CONTRACTOR AND THE ARCHITECT.

**PRJ-55088**  
**07/22/14**





1. WEST PARKING LOT



2. TRASH ENCLOSURE



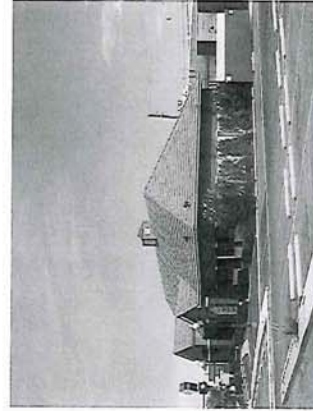
3. SOUTHEAST CORNER



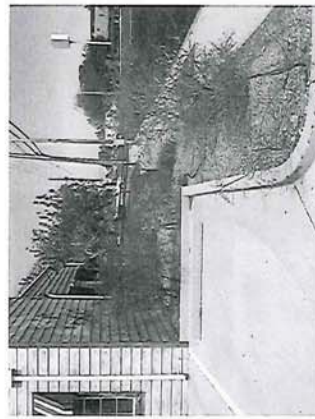
4. SOUTHEAST CORNER



5. NORTHEAST CORNER



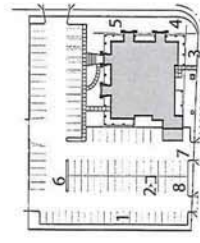
5. NORTHWEST CORNER



7. SOUTHWEST CORNER



8. DEL REY LANDSCAPE



GENERAL NOTE:

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

ALL EXISTING AND REMAINING UTILITIES ARE TO REMAIN AND ARE TO BE PROTECTED BY THE CONTRACTOR.

**PRJ-55088**  
**07/22/14**

SITE PHOTOS

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

DATE: 07-21-2014 SHEET: 5 OF 5 SH PROJECT NO.: 140026

**SUP-55195**



**PLAN DATA**

BUILDING AREA: 10,812 SF

BUILDING USE: A-3

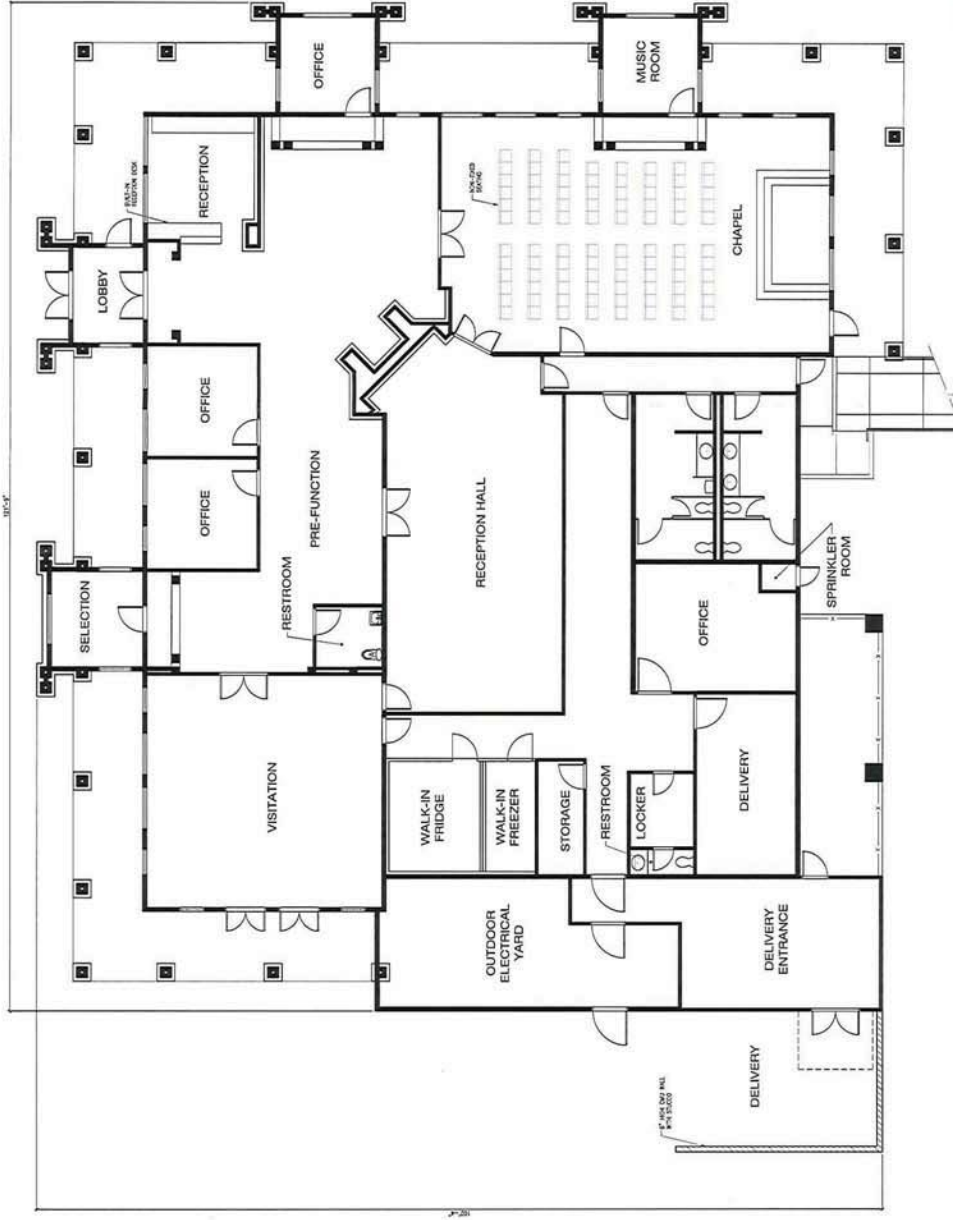
OCCUPANCY TYPE: A-3

NUMBER OF STORIES: 1

PROVIDED

**GENERAL NOTE:**

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



PRJ-55088  
07/22/14

FLOOR PLAN  
5.3'

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

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



SUP-55195



**KAEMPFER**

**CROWELL**

LAS VEGAS OFFICE

JENNIFER LAZOVICH

jlazovich@kcnvlaw.com  
702.792.7050

July 17, 2014

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

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

To Whom It May Concern:

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

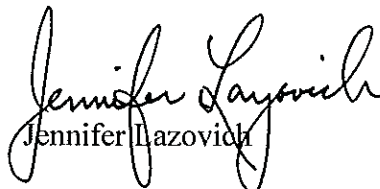
The Applicant intends to use the existing building but will be updating the look of the building with new paint colors. The funeral home will be used for funeral services, memorials, viewing services as well as ancillary uses to meet this need. There will be approximately 4-5 employees on site. The typical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

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

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JJL/sfm

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

RENO OFFICE  
50 West Liberty Street  
Suite 800  
Reno, NV 89501  
Tel: 775.852.3900  
Fax: 775.327.2011

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

**SUP-55195**

**PRJ-55088**  
07/22/14



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

07/31/14





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

07/31/14





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

07/31/14

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

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

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

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

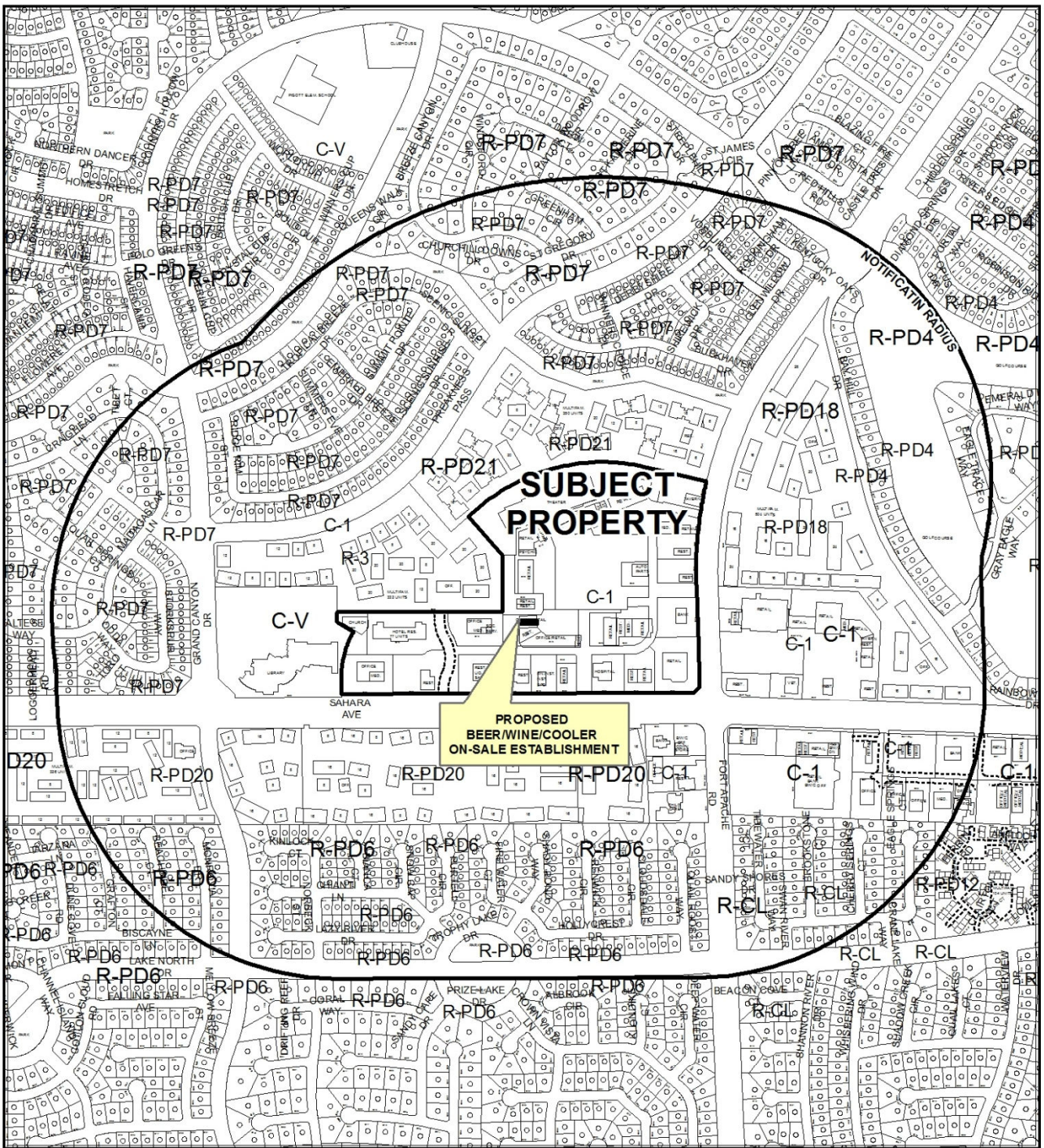
**RECOMMENDATION:**

APPROVAL

**BACKUP DOCUMENTATION:**

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

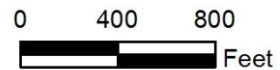




**CASE: SUP-55200 (PRJ-54873)**

**RADIUS: 1500 FEET**

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











## 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

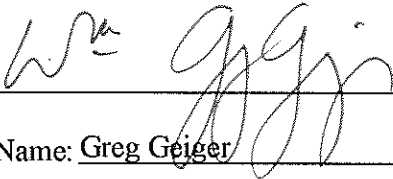
☒ No

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): \_\_\_\_\_

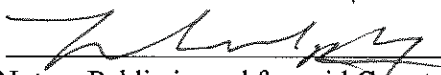
APN: \_\_\_\_\_

Signature of Property Owner: 

Print Name: Greg Geiger

Subscribed and sworn before me

This 17<sup>th</sup> day of July, 20 14

  
Notary Public in and for said County and State



# CLV Planning - Application Form

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

**SUP-55200**



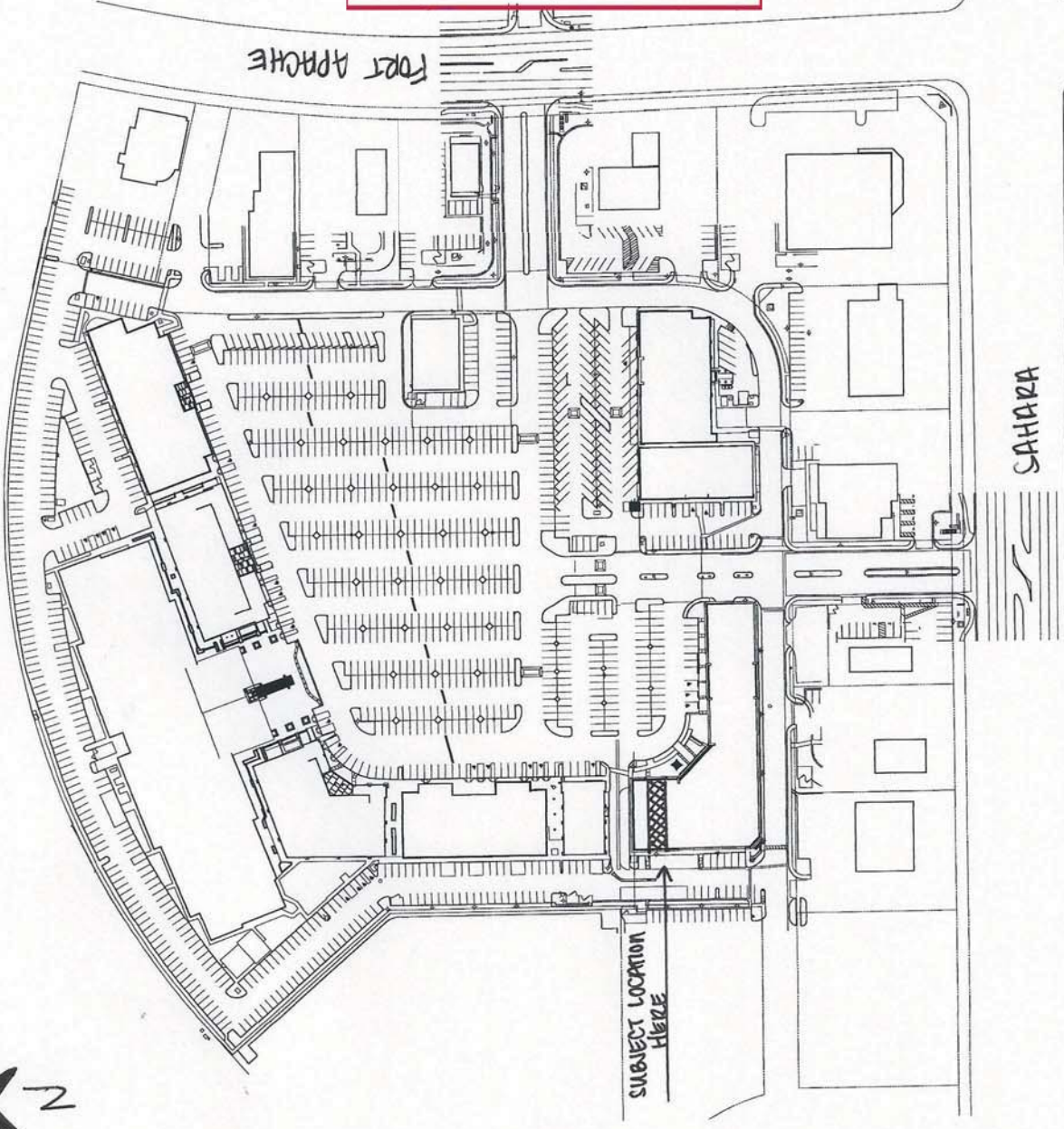
# CLV Planning - Application Form

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

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

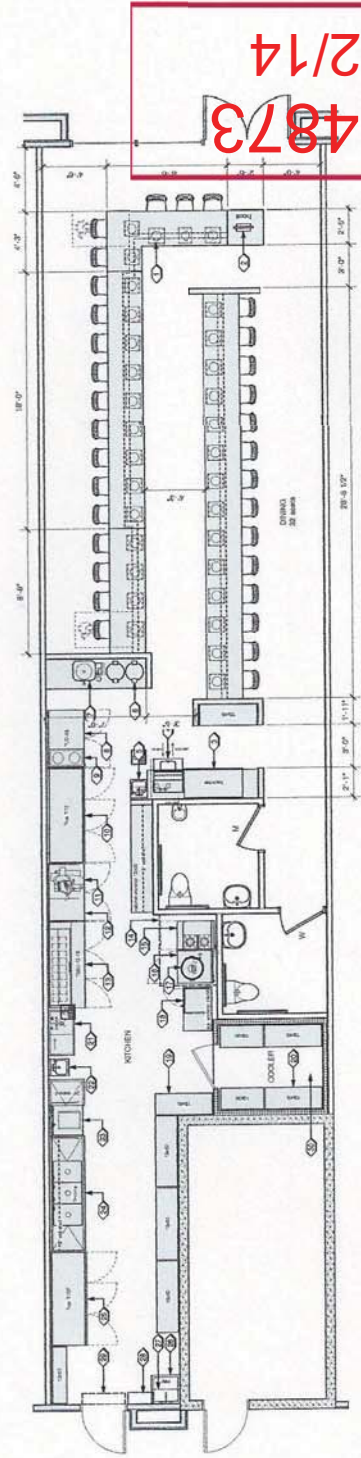
| CLVEPLAN Applicant | Company                      | Title           | Email           |
|--------------------|------------------------------|-----------------|-----------------|
| Antonio Guerrero   | Infinite Investments GD, LLC | Managing member | anton@yojie.com |

**SUP-55200**



PRJ-54873  
07/22/14

SUP-55200



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

Water Heater Calculations

| EQUIPMENT |              |     |              |           |       |        |    |       |     | EQUIPMENT SCHEDULE |      |      |      |      |      |      |      |      |      |
|-----------|--------------|-----|--------------|-----------|-------|--------|----|-------|-----|--------------------|------|------|------|------|------|------|------|------|------|
| ID        | Equipment    | Qty | Manufacturer | Model No. | Level | Branch | HP | Phem. | VR  | Flow               | Size | Flow | Size | Flow | Size | Flow | Size | Flow | Size |
| 1         | Refrigerator | 1   | Whisper      | WHS-1118  | 1     | 100    | -  | 1     | 115 | -                  | -    | -    | -    | -    | -    | -    | -    | -    | -    |
| 2         | Refrigerator | 2   | TBD          | TBD       | 2     | 115    | -  | 1     | 115 | -                  | -    | -    | -    | -    | -    | -    | -    | -    | -    |
| 3         | Refrigerator | 1   | TBD          | TBD       | 3     | 115    | -  | 1     | 115 | -                  | -    | -    | -    | -    | -    | -    | -    | -    | -    |
| 4         | Refrigerator | 1   | TBD          | TBD       | 4     | 115    | -  | 1     | 115 | -                  | -    | -    | -    | -    | -    | -    | -    | -    | -    |
| 5         | Refrigerator | 1   | TBD          | TBD       | 5     | 115    | -  | 1     | 115 | -                  | -    | -    | -    | -    | -    | -    | -    | -    | -    |
| 6         | Refrigerator | 1   | TBD          | TBD       | 6     | 115    | -  | 1     | 115 | -                  | -    | -    | -    | -    | -    | -    | -    | -    | -    |
| 7         | Refrigerator | 1   | TBD          | TBD       | 7     | 115    | -  | 1     | 115 | -                  | -    | -    | -    | -    | -    | -    | -    | -    | -    |
| 8         | Refrigerator | 1   | TBD          | TBD       | 8     | 115    | -  | 1     | 115 | -                  | -    | -    | -    | -    | -    | -    | -    | -    | -    |
| 9         | Refrigerator | 1   | TBD          | TBD       | 9     | 115    | -  | 1     | 115 | -                  | -    | -    | -    | -    | -    | -    | -    | -    | -    |
| 10        | Refrigerator | 1   | TBD          | TBD       | 10    | 115    | -  | 1     | 115 | -                  | -    | -    | -    | -    | -    | -    | -    | -    | -    |
| 11        | Refrigerator | 1   | TBD          | TBD       | 11    | 115    | -  | 1     | 115 | -                  | -    | -    | -    | -    | -    | -    | -    | -    | -    |
| 12        | Refrigerator | 1   | TBD          | TBD       | 12    | 115    | -  | 1     | 115 | -                  | -    | -    | -    | -    | -    | -    | -    | -    | -    |
| 13        | Refrigerator | 1   | TBD          | TBD       | 13    | 115    | -  | 1     | 115 | -                  | -    | -    | -    | -    | -    | -    | -    | -    | -    |
| 14        | Refrigerator | 1   | TBD          | TBD       | 14    | 115    | -  | 1     | 115 | -                  | -    | -    | -    | -    | -    | -    | -    | -    | -    |
| 15        | Refrigerator | 1   | TBD          | TBD       | 15    | 115    | -  | 1     | 115 | -                  | -    | -    | -    | -    | -    | -    | -    | -    | -    |
| 16        | Refrigerator | 1   | TBD          | TBD       | 16    | 115    | -  | 1     | 115 | -                  | -    | -    | -    | -    | -    | -    | -    | -    | -    |
| 17        | Refrigerator | 1   | TBD          | TBD       | 17    | 115    | -  | 1     | 115 | -                  | -    | -    | -    | -    | -    | -    | -    | -    | -    |
| 18        | Refrigerator | 1   | TBD          | TBD       | 18    | 115    | -  | 1     | 115 | -                  | -    | -    | -    | -    | -    | -    | -    | -    | -    |
| 19        | Refrigerator | 1   | TBD          | TBD       | 19    | 115    | -  | 1     | 115 | -                  | -    | -    | -    | -    | -    | -    | -    | -    | -    |
| 20        | Refrigerator | 1   | TBD          | TBD       | 20    | 115    | -  | 1     | 115 | -                  | -    | -    | -    | -    | -    | -    | -    | -    | -    |
| 21        | Refrigerator | 1   | TBD          | TBD       | 21    | 115    | -  | 1     | 115 | -                  | -    | -    | -    | -    | -    | -    | -    | -    | -    |
| 22        | Refrigerator | 1   | TBD          | TBD       | 22    | 115    | -  | 1     | 115 | -                  | -    | -    | -    | -    | -    | -    | -    | -    | -    |
| 23        | Refrigerator | 1   | TBD          | TBD       | 23    | 115    | -  | 1     | 115 | -                  | -    | -    | -    | -    | -    | -    | -    | -    | -    |
| 24        | Refrigerator | 1   | TBD          | TBD       | 24    | 115    | -  | 1     | 115 | -                  | -    | -    | -    | -    | -    | -    | -    | -    | -    |
| 25        | Refrigerator | 1   | TBD          | TBD       | 25    | 115    | -  | 1     | 115 | -                  | -    | -    | -    | -    | -    | -    | -    | -    | -    |
| 26        | Refrigerator | 1   | TBD          | TBD       | 26    | 115    | -  | 1     | 115 | -                  | -    | -    | -    | -    | -    | -    | -    | -    | -    |
| 27        | Refrigerator | 1   | TBD          | TBD       | 27    | 115    | -  | 1     | 115 | -                  | -    | -    | -    | -    | -    | -    | -    | -    | -    |
| 28        | Refrigerator | 1   | TBD          | TBD       | 28    | 115    | -  | 1     | 115 | -                  | -    | -    | -    | -    | -    | -    | -    | -    | -    |
| 29        | Refrigerator | 1   | TBD          | TBD       | 29    | 115    | -  | 1     | 115 | -                  | -    | -    | -    | -    | -    | -    | -    | -    | -    |
| 30        | Refrigerator | 1   | TBD          | TBD       | 30    | 115    | -  | 1     | 115 | -                  | -    | -    | -    | -    | -    | -    | -    | -    | -    |

SUP-55200

Village Square  
Pad P, Suite 112A  
Las Vegas NV

Equipment Plan

A1.4

Nov 28, 2014  
11:33:25 AM



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

To: Las Vegas Department of Planning,

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

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

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

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

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

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

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

Sincerely,  
Antonio Guerrero  
Infinite Investments GD, LLC

**SUP-55200**

PRJ-54873  
07/22/14



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

07/31/14





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

07/31/14



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

---

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

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

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

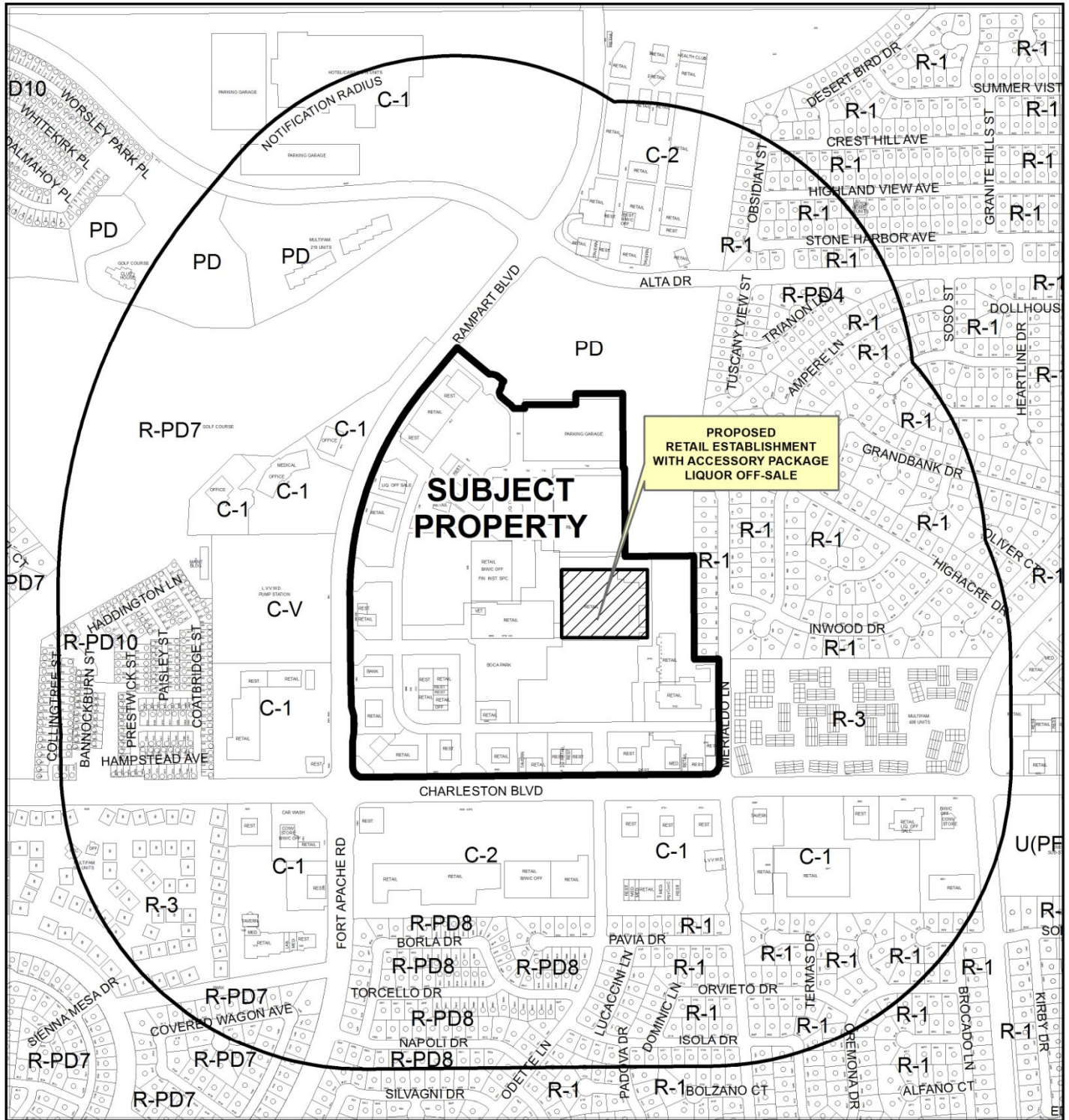
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**RECOMMENDATION:**

APPROVAL

**BACKUP DOCUMENTATION:**

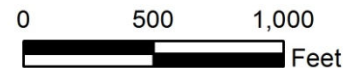
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



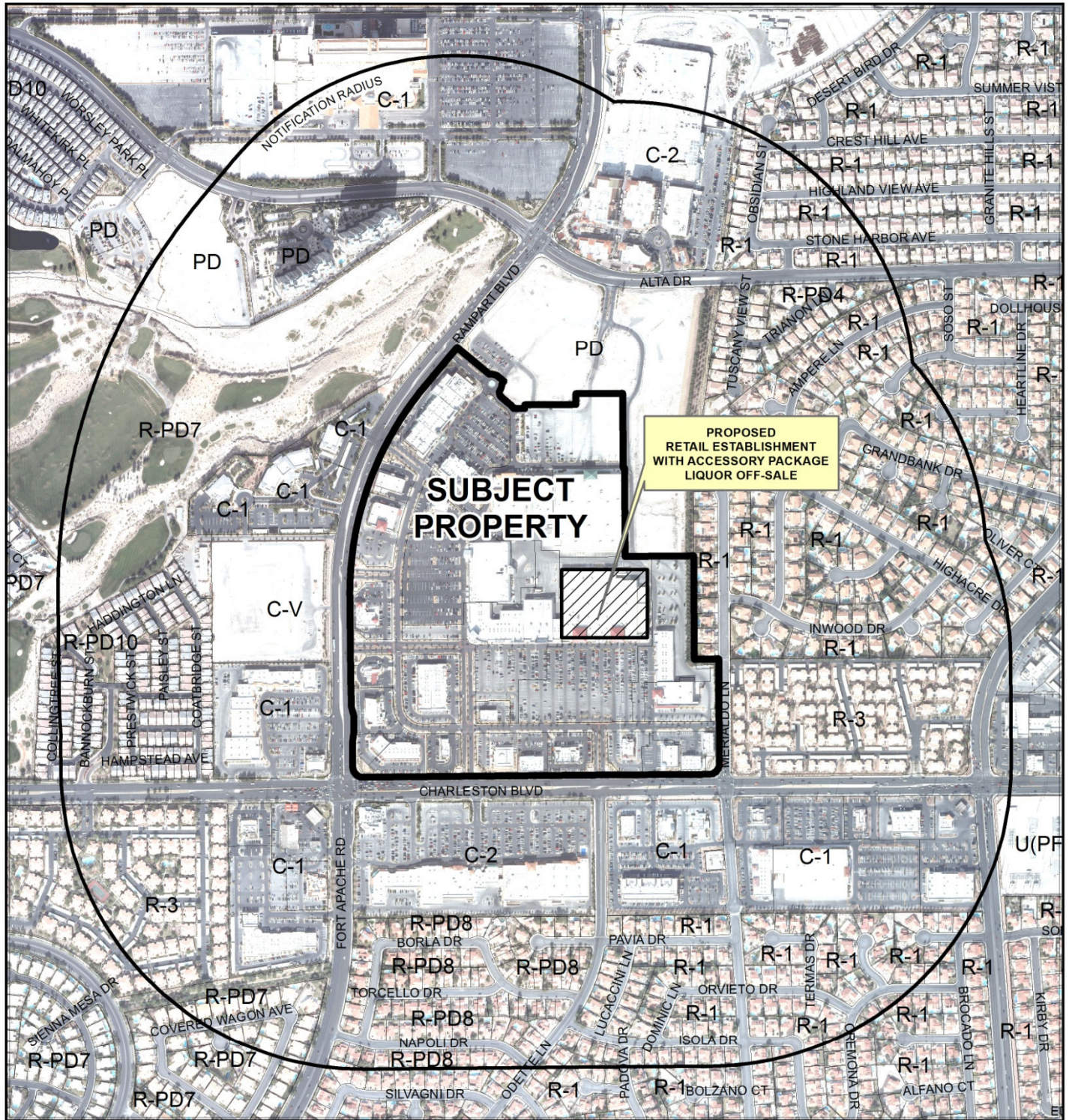
**CASE: SUP-55235 (PRJ-54924)**

**RADIUS: 1500 FEET**

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







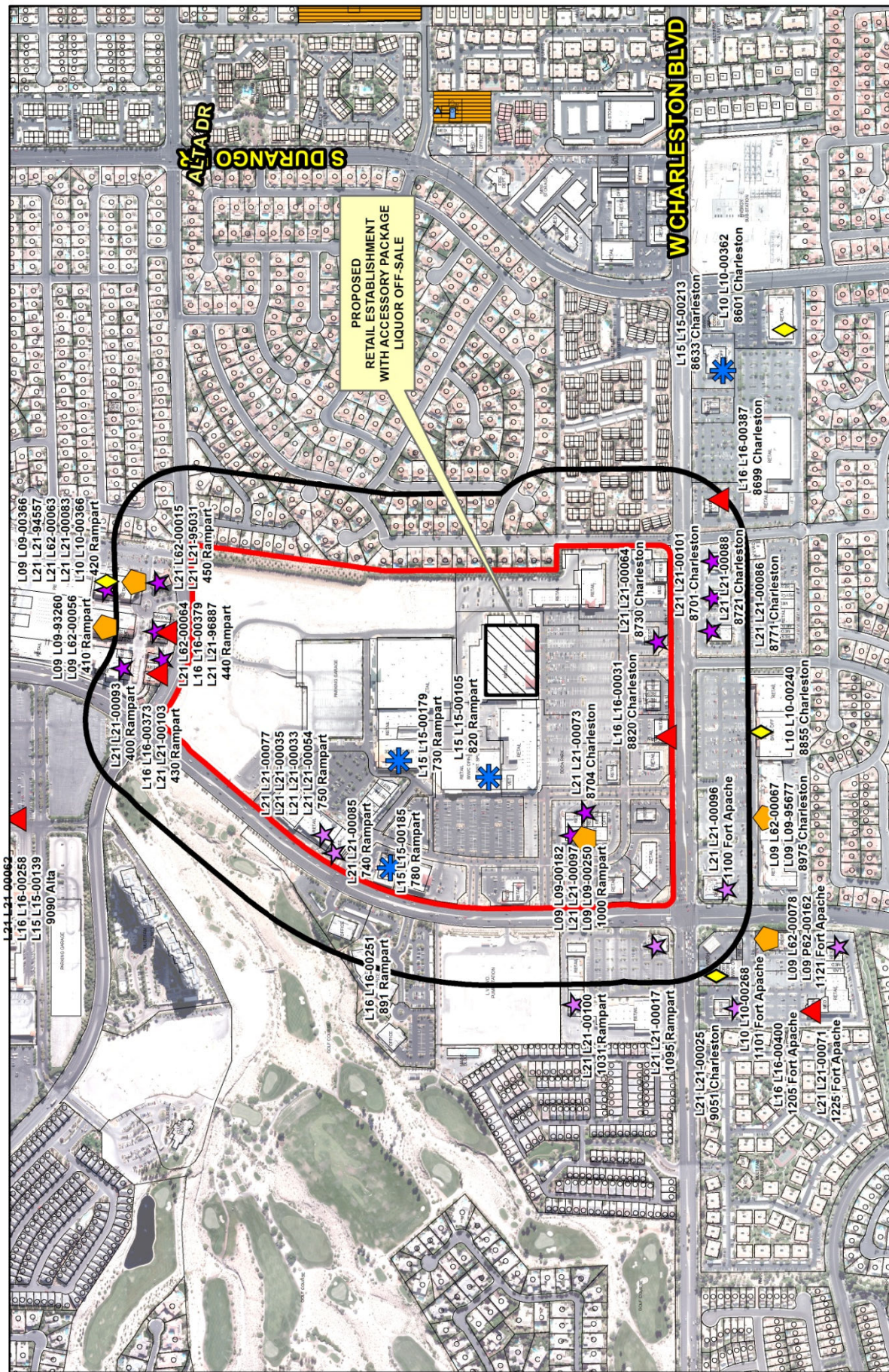
**CASE: SUP-55235 (PRJ-54924)**

**RADIUS: 1500 FEET**

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







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

## Package Liquor Off-Sale

## Business Licenses

- | Beer/Wine/Cooler<br>On-Sale                                                           | Beer/Wine/Cooler<br>On- and Off-Sale                                                  | Restaurant                                                                            |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  |  |  |
|  |  |  |
| Beer/Wine/Cooler<br>Off-Sale                                                          | Package Liquor<br>Off-Sale                                                            | Tavern                                                                                |

## Protected Uses

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

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

**Geographic Information System**  
Planning & Development Dept.  
702-279-6301

Date: Monday, July 28, 2014





## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Target Corporation

Name of Representative: Kolesar & Leatham

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

Signature of Property Owner: 

Print Name: Nikhil Nayar, Vice President

Subscribed and sworn before me

This 30<sup>th</sup> day of April, 2014

Shannon Marie Cleveland

Notary Public in and for said County and State

Minnesota, Hennepin



# CLV Planning - Application Form

|                                         |                                                                                                |
|-----------------------------------------|------------------------------------------------------------------------------------------------|
| Application Number:                     | PRJ-54924                                                                                      |
| Application/Petition For:               | SUP for Retail Establishment with Accessory Package Liquor Off-Sale at 8750 W. Charleston Blvd |
| ProjectAddress (Location):              | 8750 WEST CHARLESTON BOULEVARD                                                                 |
| Project Name                            | ACCESSORY PACKAGE LIQUOR SUP                                                                   |
| Assessors Parcel #(s):                  | 13832412003                                                                                    |
| Ward #:                                 | WARD 2 (BOB BEERS)                                                                             |
| Is the Application Information Correct: | Yes                                                                                            |
| If no, ...change what                   |                                                                                                |
| General Plan Designation: Proposed:     | Select                                                                                         |
| Zoning District: Proposed:              | Select                                                                                         |
| Gross Acres:                            |                                                                                                |
| Lots/Units:                             |                                                                                                |
| Additional Information:                 |                                                                                                |
| Applicant First Name:                   | Kristen                                                                                        |
| Applicant Last Name:                    | Ruud, Liquor License Specialist                                                                |
| Applicant Address:                      | 1000 Nicollet Mall, TPN-0910                                                                   |
| Applicant City:                         | Minneapolis                                                                                    |
| Applicant State:                        | MN                                                                                             |
| Applicant Zip:                          | 55403                                                                                          |
| Applicant Phone:                        | 612-761-7165                                                                                   |
| Applicant Fax:                          |                                                                                                |
| Applicant Email:                        | liquor.licensing@target.com                                                                    |
| Rep First Name:                         | Benjamin                                                                                       |
| Rep Last Name:                          | Volmer, Esq.                                                                                   |
| Rep Address:                            | 400 S. Rampart Blvd., Suite 400                                                                |
| Rep City:                               | Las Vegas                                                                                      |
| Rep State:                              | NV                                                                                             |
| Rep Zip:                                | 89145                                                                                          |
| Rep Phone:                              | 702-362-7800                                                                                   |
| Rep Fax:                                | 702-362-9472                                                                                   |
| Rep Email:                              | bvolmer@klnevada.com                                                                           |

**SUP-55235**



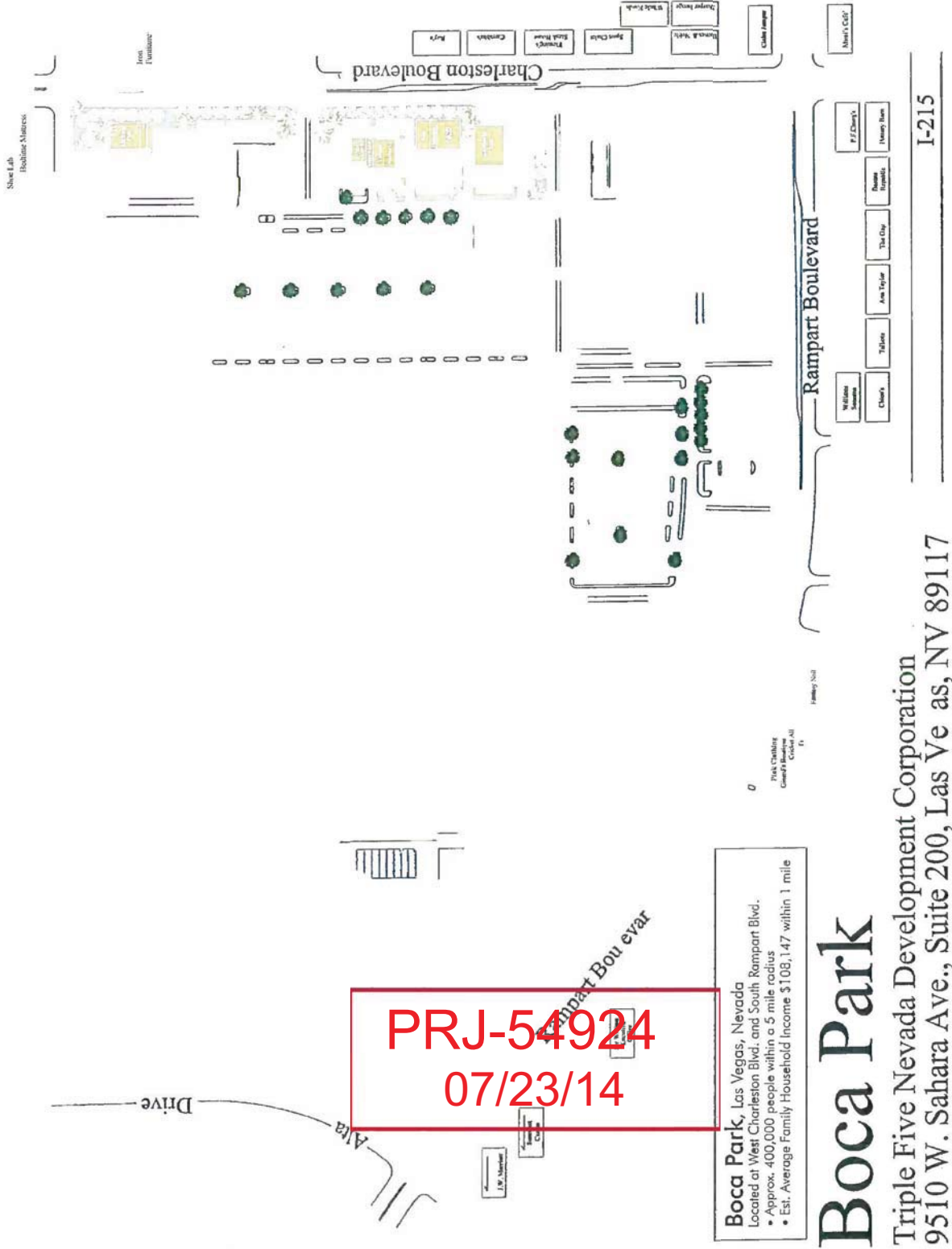
# CLV Planning - Application Form

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

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

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

**SUP-55235**



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

Master Site Plan

Date: November 1, 2004  
Project Number: 100055

**SUP-55235**

## SITE INFORMATION

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

### BUILDING AREA

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

|                                                                                                                     |                                                      |
|---------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| Office Area<br>Office 12 (3 stories)<br>Storage 12 (lower level)<br>Storage Building 8<br>Total Office/Storage Area | 108,000 gsf<br>7,250 gsf<br>9,828 gsf<br>125,078 gsf |
| Total Building Area                                                                                                 | 641,664 gsf                                          |
| FAR (net 1,823,760 sq ft)                                                                                           | 0.352                                                |

### PARKING REQUIREMENTS

|                         |                 |                     |
|-------------------------|-----------------|---------------------|
| Anchor Required:        | 1 per 250 sq ft | 108,000/250 = 432   |
| Retail Required:        | 1 per 250 sq ft | 302,500/250 = 1,210 |
| Restaurant Required:    | 1 per 250 sq ft | 14,000/250 = 56     |
| Office Required:        | 1 per 250 sq ft | 108,000/250 = 432   |
| Storage Required:       | 1 per 250 sq ft | 12,460/250 = 50     |
| Total Parking Required: |                 | 2,180               |

|                   |                              |                 |
|-------------------|------------------------------|-----------------|
| Parking Provided: | Total of 2,180 (1,110) 1,070 | 645             |
|                   | Upper Deck                   | 409             |
|                   | Lower Deck                   | 482             |
|                   | Parking Garage (3 story)     | 500             |
|                   | Future Expansion             | 300             |
|                   | Net of Center (140)          | 307             |
| Total Provided:   |                              | 2,180           |
| Parking Ratio:    | 4.1 per 1000                 | 1 per 245 sq ft |

PRJ-54924  
2200 CORPORATE CIRCLE, SUITE 200  
HOUSTON, TEXAS 77058  
713.555.5555

© COPYRIGHT 2004 BY BOCALHOUSE STRUCTURES, INC.

## **Target Stores T-1207**

**Total Sales Area = 82,256**

Page 1 of 1



**© TARGET**

| PLANT TYPE   | CROCKET |
|--------------|---------|
| FIXTURE PLAN |         |

$\frac{1}{2}$ 
 $\frac{1}{2}$

44\new\207\271207.Finl.ins\l.Pub\T\207.F\l.O\l.N

**SUP-55235**



# KOLESAR & LEATHAM

ATTORNEYS AT LAW

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

July 22, 2014

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

**Re: Special Use Permit Application**

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

Dear Sir/Madam:

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

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

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

**SUP-55235**

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

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

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

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

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

Very truly yours,

**KOLESAR & LEATHAM**



Matthew D. Saltzman, Esq.

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

**SUP-55235**



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

**07/31/14**





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

07/31/14

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

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

SUP-55239 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER:  
TARGET CORPORATION - For possible action on a request for a Special Use Permit FOR AN  
ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 131,810  
SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT at 6371 North Decatur Boulevard  
(APN 125-25-512-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross) [PRJ-54928].

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

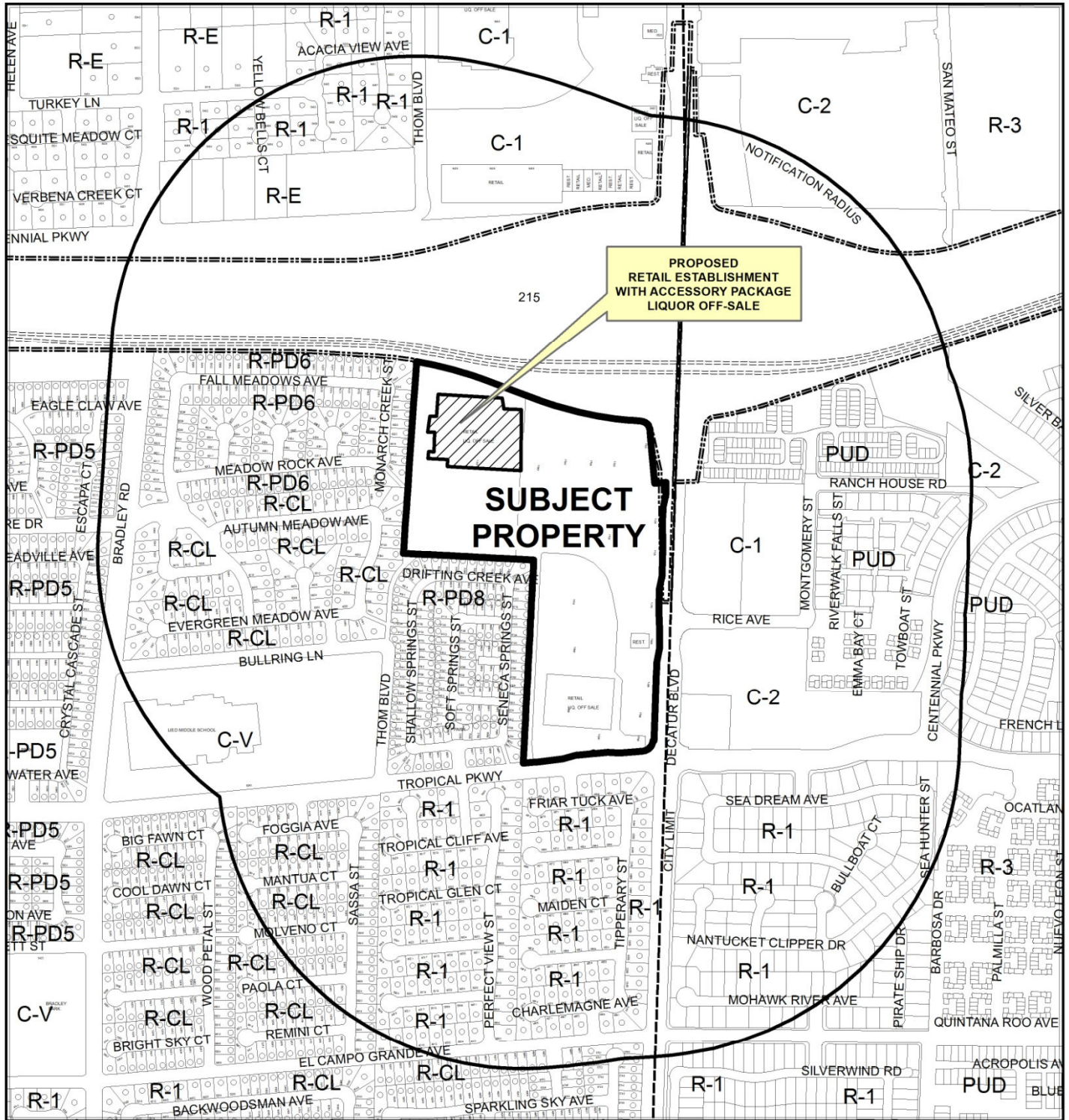
**RECOMMENDATION:**

APPROVAL

**BACKUP DOCUMENTATION:**

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





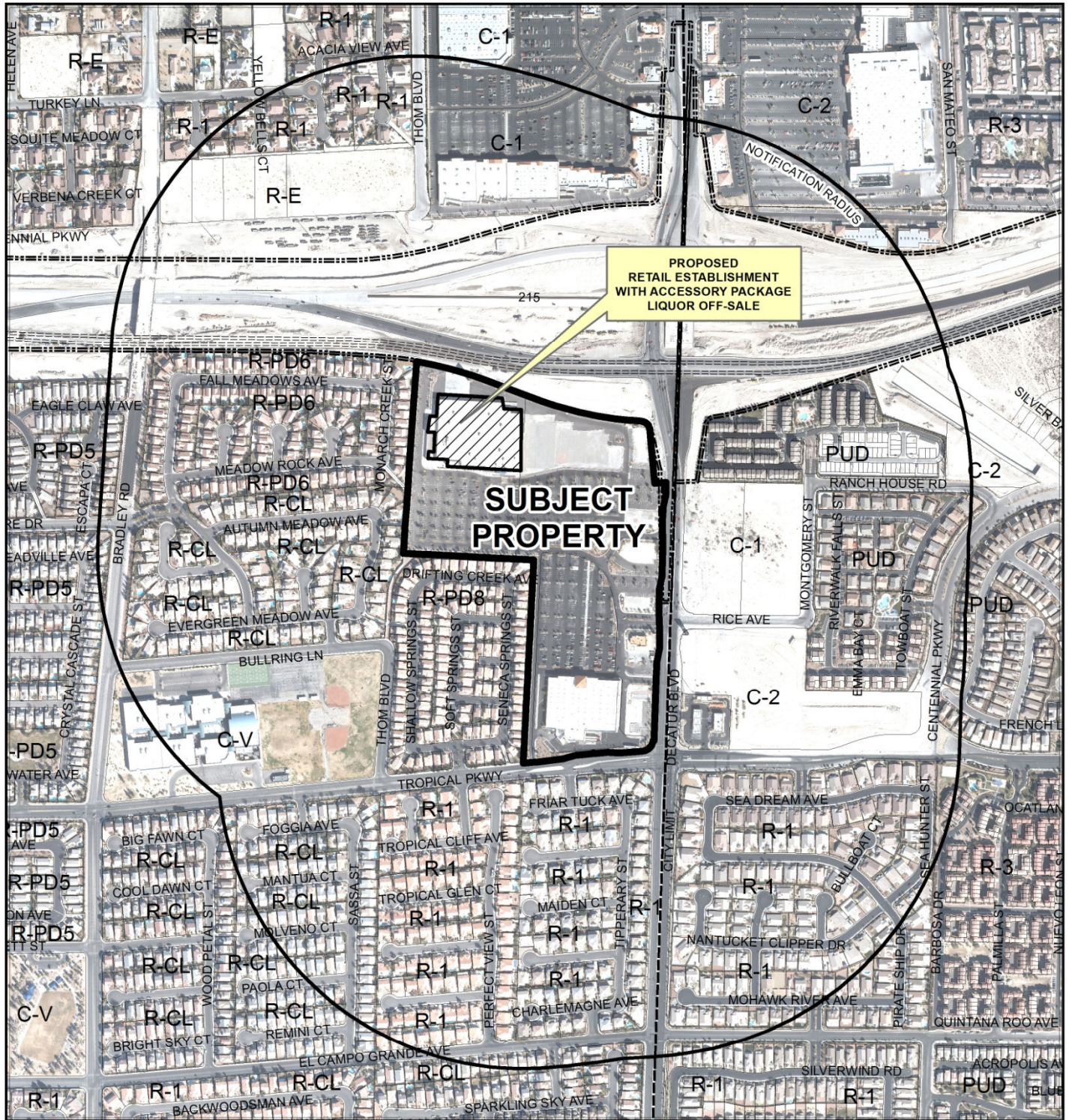
**CASE: SUP-55239 (PRJ-54928)**

**RADIUS: 1500 FEET**

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







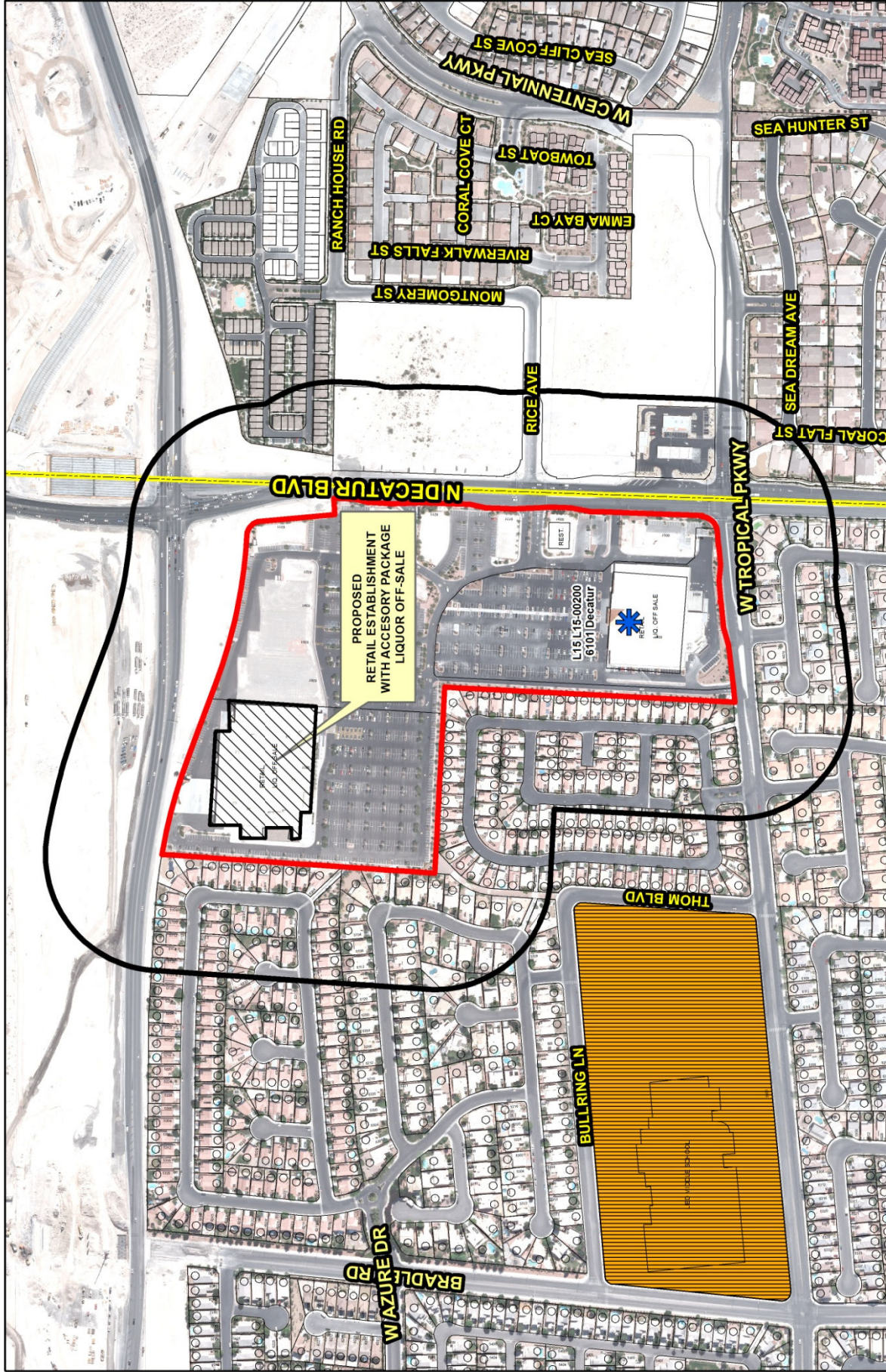
**CASE: SUP-55239 (PRJ-54928)**

**RADIUS: 1500 FEET**

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







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

### Package Liquor Off-Sale

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

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

### Business Licenses

### Protected Uses

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



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

Date: Monday, July 28, 2014





## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Target Corporation

Name of Applicant: Target Corporation

Name of Representative: Kolesar & Leatham

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

Signature of Property Owner: 

Print Name: Nikhil Nayar, Vice President

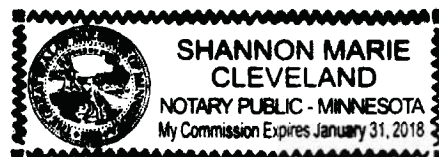
Subscribed and sworn before me

This 30<sup>th</sup> day of April, 2014

Shannon Marie Cleveland

Notary Public in and for said County and State

Minnesota Hennepin





# CLV Planning - Application Form

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

**SUP-55239**

# CLV Planning - Application Form

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

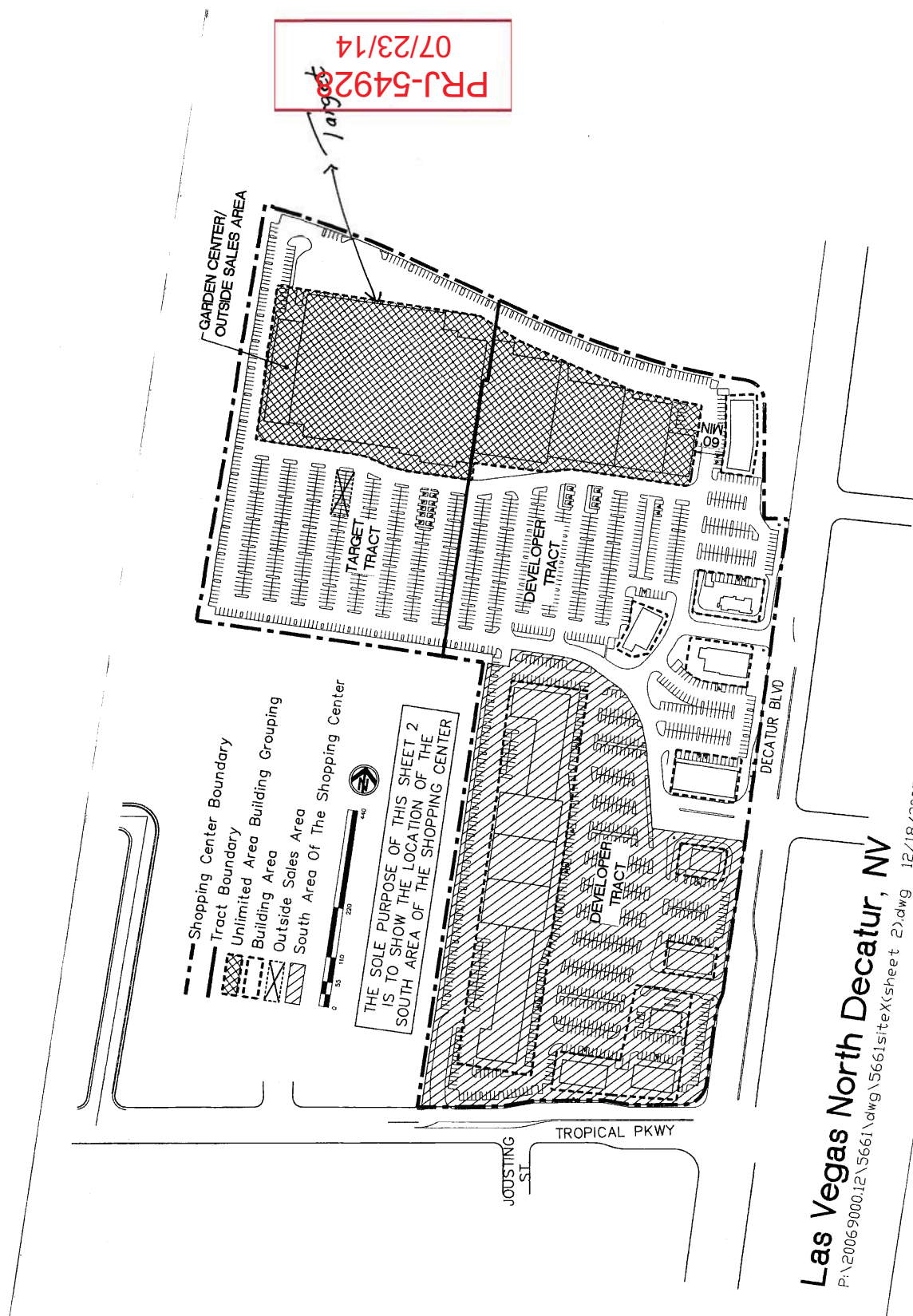
| Owner(s)           | ADDR1              | ADDR2                      |
|--------------------|--------------------|----------------------------|
| TARGET CORPORATION | 1000 NICOLLET MALL | MINNEAPOLIS, MN 55403-2542 |

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

**SUP-55239**







Las Vegas North Decatur, NV  
P:\20069000\12\5661\dwg\5661siteX(sheet 2).dwg 12/18/2007 8:54:37 AM CST

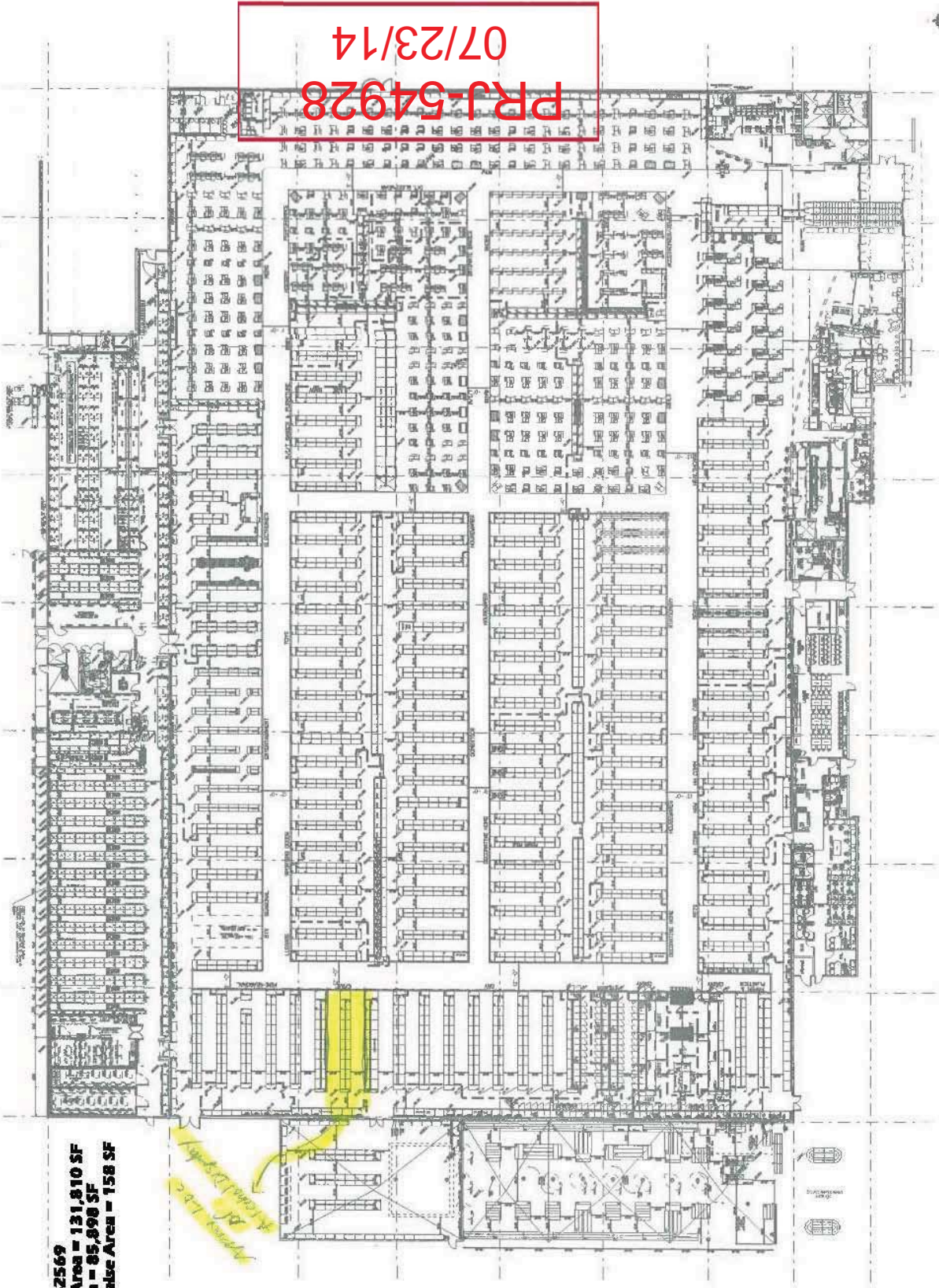
Exhibit X  
Site Plan  
Sheet 2 of 2

SUP-55239

725-4

|                                  |                     |
|----------------------------------|---------------------|
| TARGET CORPORATION               | ION                 |
| PROJECT: CORPUS CHRISTI, TEXAS   | DATE: 07/23/14      |
| REVISION: 1                      | BY: [Signature]     |
| DESCRIPTION: TARGET STORE T-2569 | SCALE: 1/8" = 1'-0" |
| CEILING HEIGHT: 14'-0"           | STOCK ROOM: 20'-8"  |
| STOCK ROOM: 14'-0"               | STOCK ROOM: 14'-0"  |
| STOCK ROOM: 20'-8"               | STOCK ROOM: 20'-8"  |

|                                  |                     |
|----------------------------------|---------------------|
| PROCUREMENT/INSTALL PUB          | TARGET              |
| DATE: 07/23/14                   | BY: [Signature]     |
| PROJECT: CORPUS CHRISTI, TEXAS   | SCALE: 1/8" = 1'-0" |
| DESCRIPTION: TARGET STORE T-2569 | SCALE: 1/8" = 1'-0" |
| CEILING HEIGHT: 14'-0"           | STOCK ROOM: 20'-8"  |
| STOCK ROOM: 14'-0"               | STOCK ROOM: 14'-0"  |
| STOCK ROOM: 20'-8"               | STOCK ROOM: 20'-8"  |
| STOCK ROOM: 14'-0"               | STOCK ROOM: 14'-0"  |
| STOCK ROOM: 20'-8"               | STOCK ROOM: 20'-8"  |



PRJ-54928  
07/23/14

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

SUP-55239

# KOLESAR & LEATHAM

ATTORNEYS AT LAW

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

July 22, 2014

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

**Re: Special Use Permit Application**

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

Dear Sir/Madam:

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

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

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

**SUP-55239**



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

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

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

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

Very truly yours,

**KOLESAR & LEATHAM**



Matthew D. Saltzman, Esq.

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

**SUP-55239**



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

07/31/14





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

07/31/14



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

---

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

SUP-55245 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER:  
TARGET CORPORATION - For possible action on a request for a Special Use Permit FOR AN  
ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 132,281  
SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT at 3210 North Tenaya Way (APN  
138-10-815-002), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-54923].

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

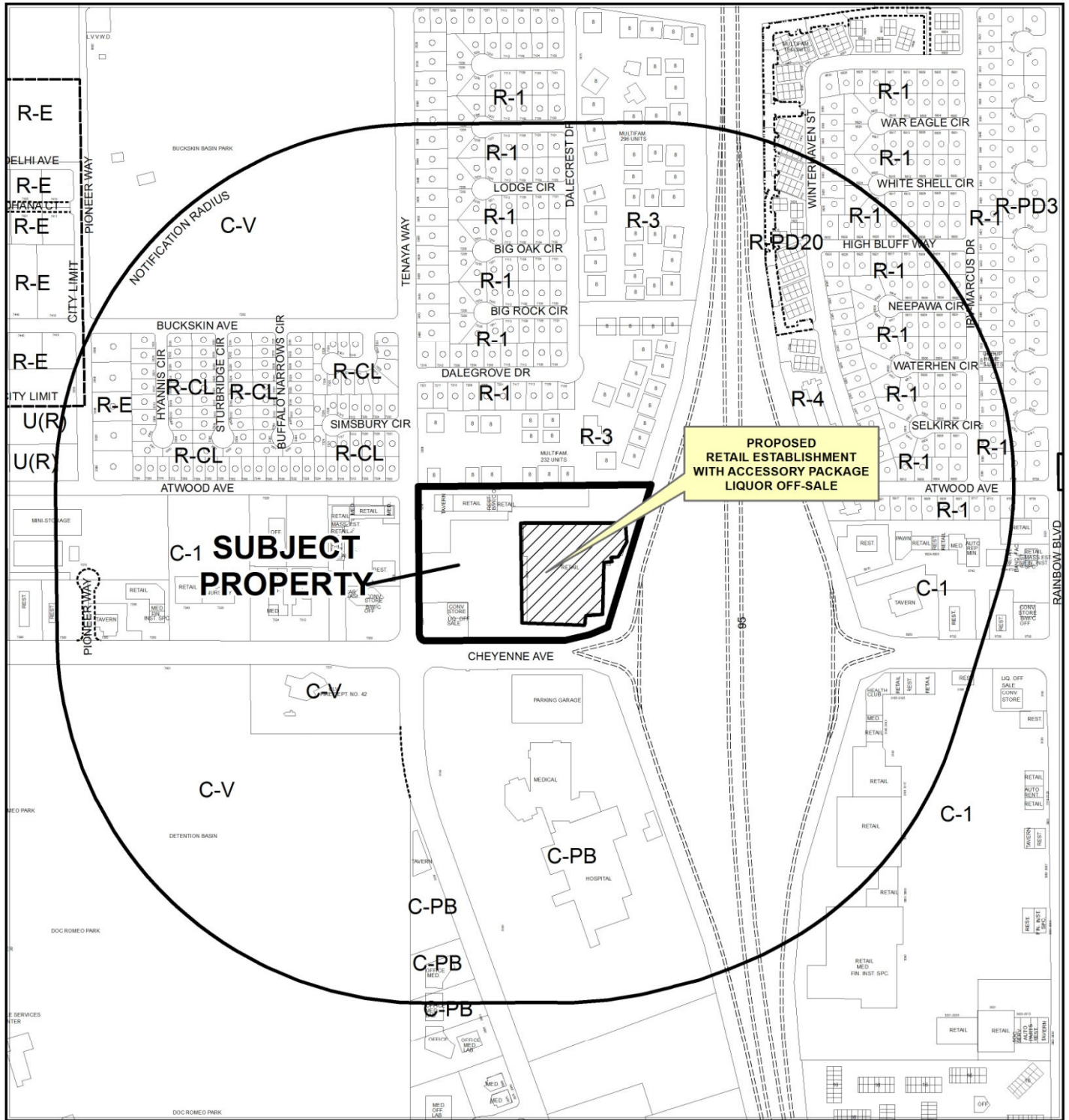
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**RECOMMENDATION:**

APPROVAL

**BACKUP DOCUMENTATION:**

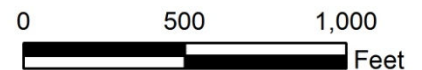
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



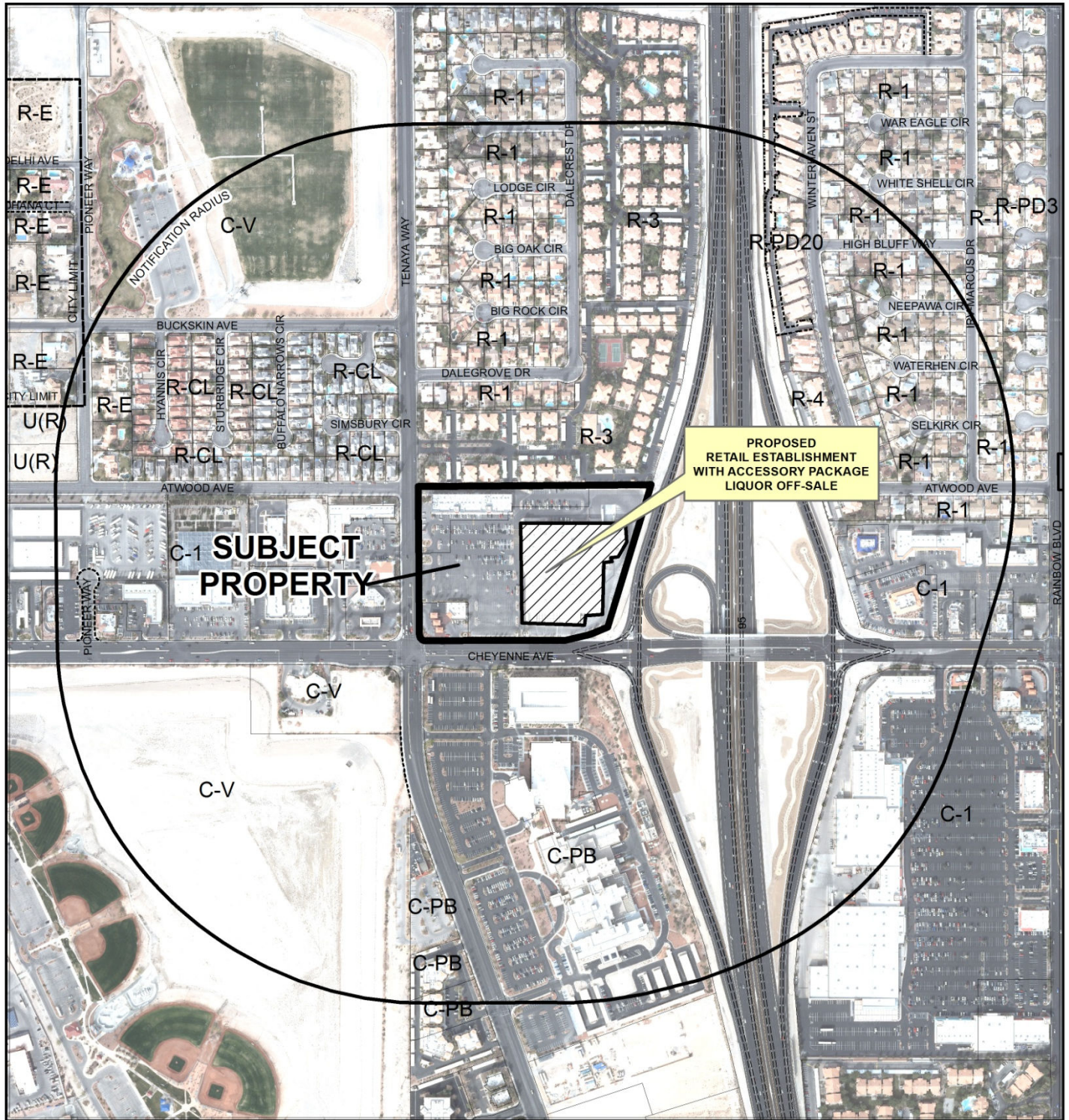
**CASE: SUP-55245 (PRJ-54923)**

**RADIUS: 1500 FEET**

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



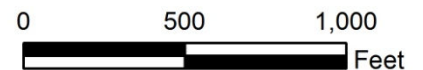




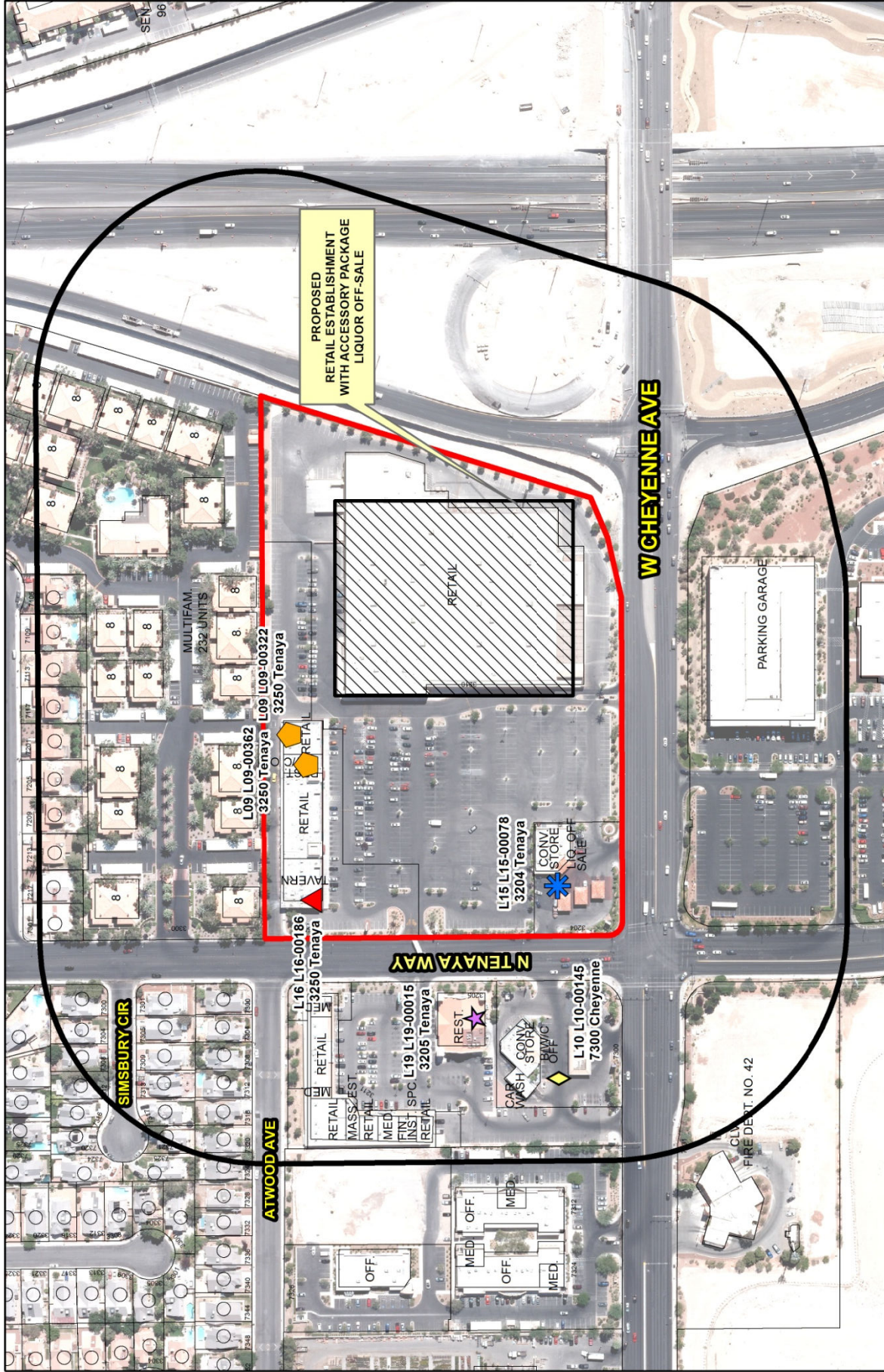
**CASE: SUP-55245 (PRJ-54923)**

**RADIUS: 1500 FEET**

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







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

**Package  
Liquor Off-Sale**

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

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

**Business Licenses**

**Protected Uses**

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



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

Date: Monday, July 28, 2014



## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Target Corporation

Name of Representative: Kolesar & Leatham

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

☐ Yes

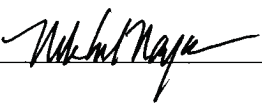
☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

Signature of Property Owner: 

Print Name: Nikhil Nayar, Vice President

Subscribed and sworn before me

This 30<sup>th</sup> day of April, 2014

Shannon Marie Cleveland

Notary Public in and for said County and State

Minnesota, Hennepin



PRJ-54923

# CLV Planning - Application Form

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

**SUP-55245**



# CLV Planning - Application Form

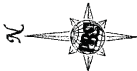
|                                                                                                                                                                                                                                                                                                           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

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

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

**SUP-55245**

# SITE PLAN



TOTAL NET AREA  
PARKING REQ'D  
PARKING PROVIDED  
C. TO EXPANSION AREA  
& LOT COVERAGE  
APN:  
ZONING

SPICE WOOD PLAZA PLAT BOOK 37, PAGE 93, PT  
LOT 1, BLOCK 1, BEINGS A PORTION OF THE SW 1/4,  
E 1/4 OF SECTION 10, TOWNSHIP 20S, RANGE 60 EAST,  
44.D.M., CLARK COUNTY, NEVADA.

ANALYSIS 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  
OF RECORDS SURVEY PAGE 88

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



CHEYENNE

**SUP-55245**

Extension Site Plan 7-026

PRJ-54923

07/23/14

## CHEYENNE CROSSINGS TARGET EXPANSION

## SITE PLAN

|              |        |               |
|--------------|--------|---------------|
| DESIGNED BY: | BUM    | 03/06/98      |
| CHECKED BY:  | BUM    | 03/06/98      |
| PROJECT NO:  | 51-473 | SCALE: 1"=40' |

[illegible]





# 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**

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

Dear Sir/Madam:

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

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

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

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

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

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

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

Very truly yours,

**KOLESAR & LEATHAM**



Matthew D. Saltzman, Esq.

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



**SUP-55245 [PRJ-54923] - APPLICANT/OWNER: TARGET CORPORATION**

**3210 NORTH TENAYA WAY**

**07/31/14**





SUP-55245 [PRJ-54923] - APPLICANT/OWNER: TARGET CORPORATION

3210 NORTH TENAYA WAY

07/31/14

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

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**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

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

C.C.: 10/15/2014

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

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City Council Meeting

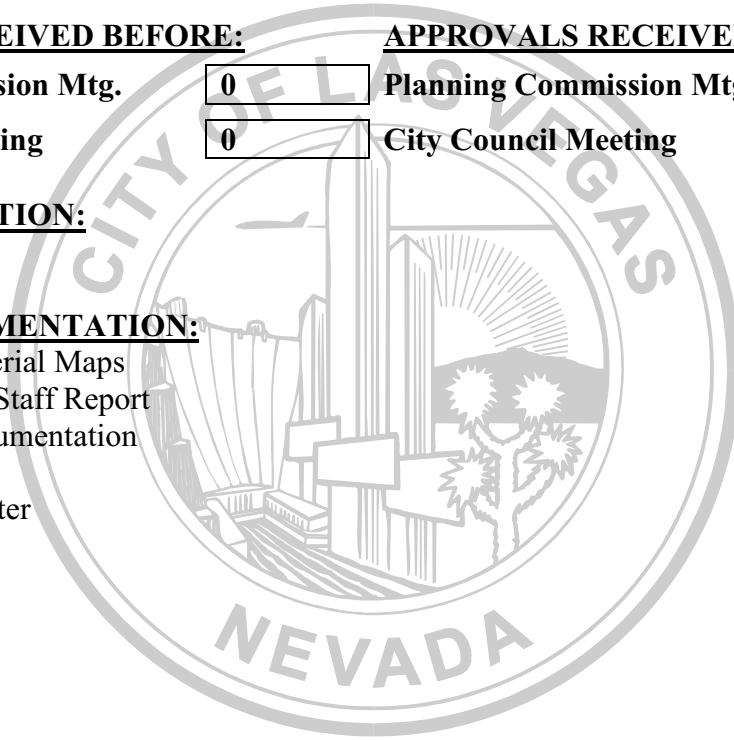
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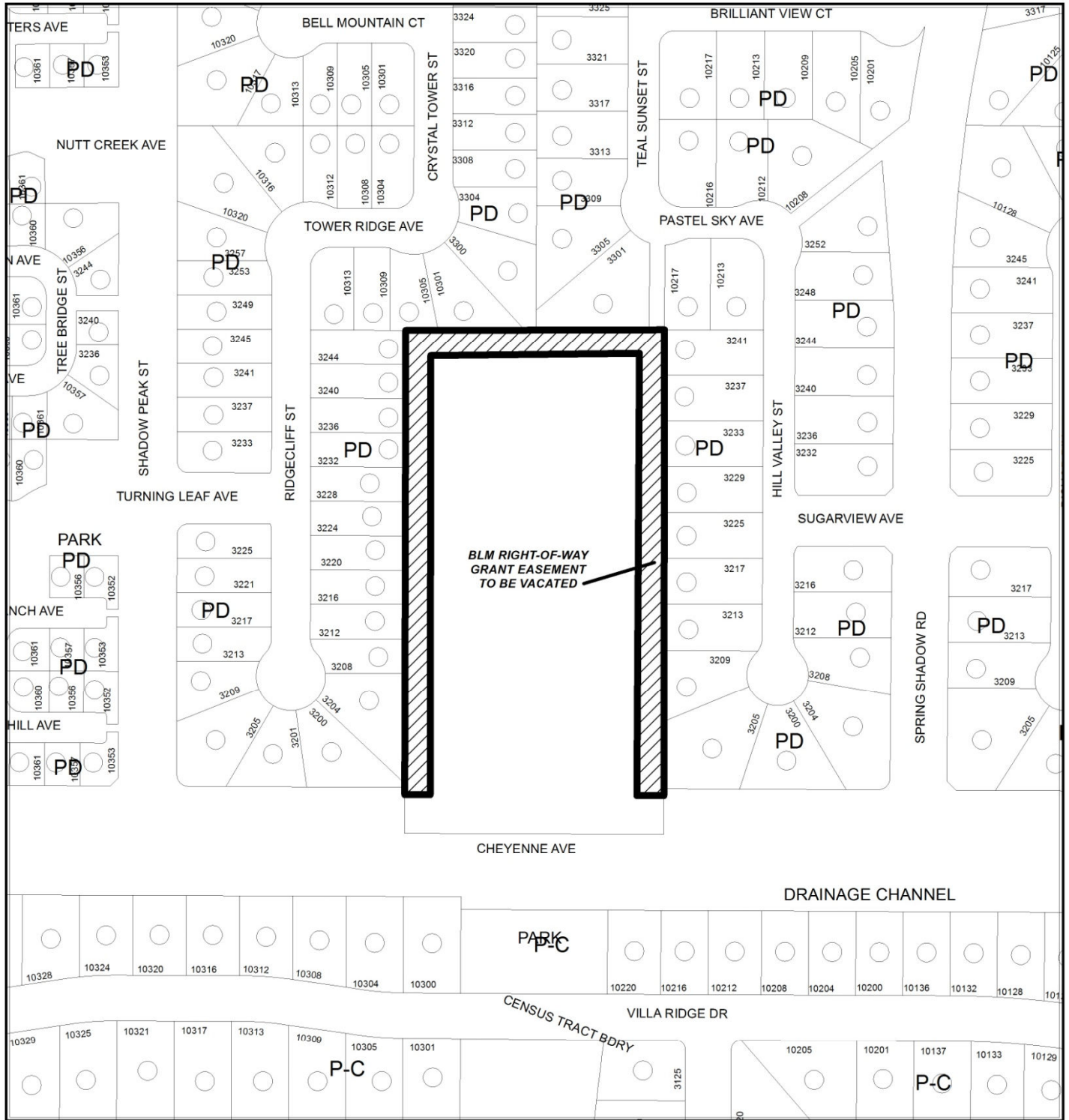
**RECOMMENDATION:**

APPROVAL

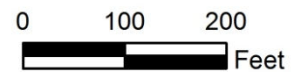
**BACKUP DOCUMENTATION:**

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





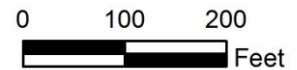
CASE: VAC-55329 (PRJ-54949)







CASE: VAC-55329 (PRJ-54949)





## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Cheyenne Summit LLC

Name of Applicant: Adaven Homes

Name of Representative: Taney Engineering

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

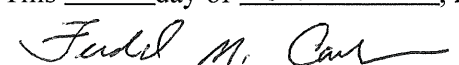
APN: \_\_\_\_\_

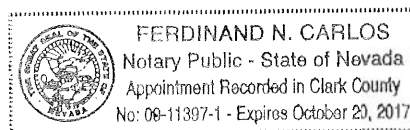
Signature of Property Owner: 

Print Name: NATHAN WHITE

Subscribed and sworn before me

This 19<sup>th</sup> day of June, 2014

  
Notary Public in and for said County and State





# CLV Planning - Application Form

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

**VAC-55329**



# CLV Planning - Application Form

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

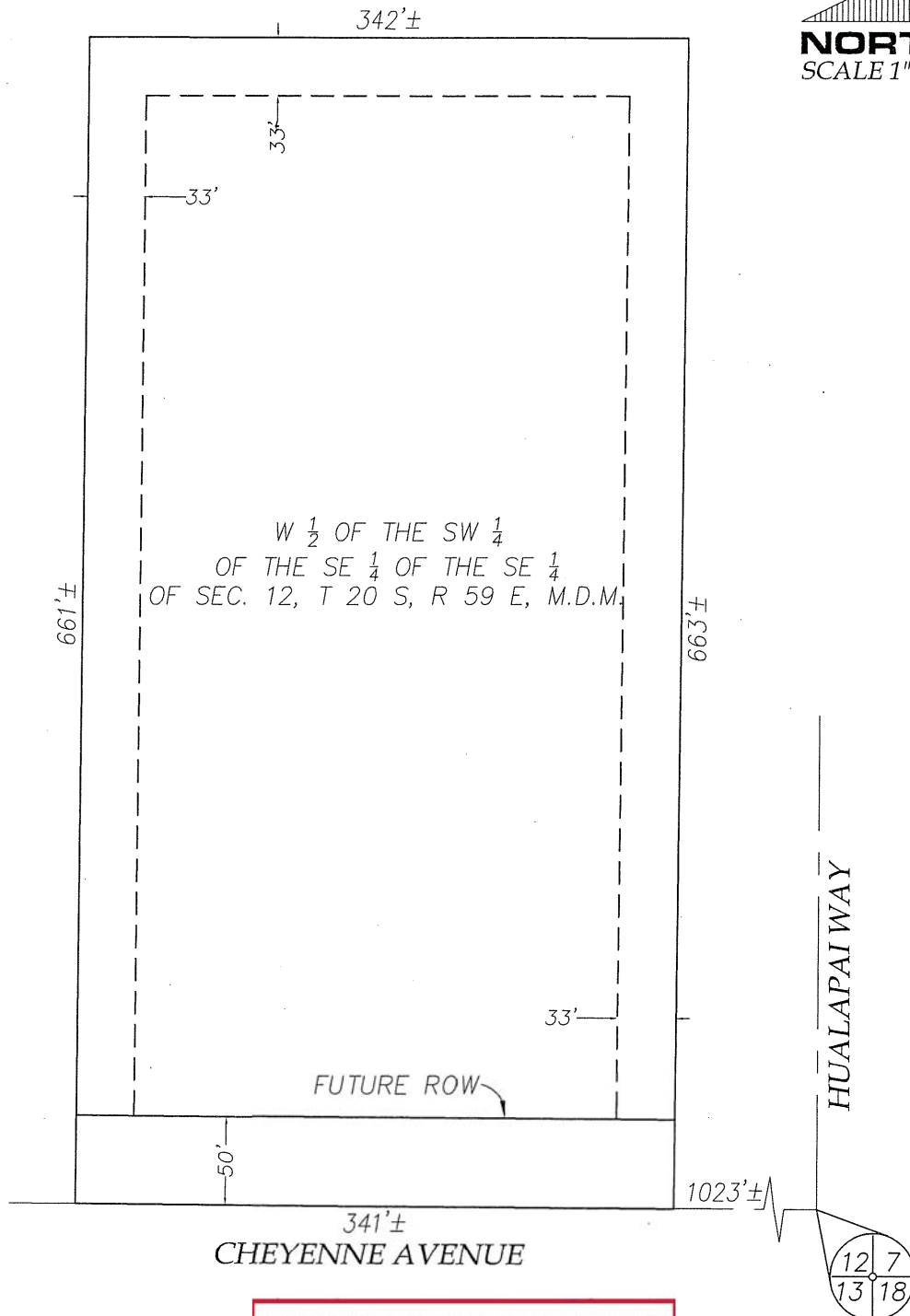
| Owner(s)              | ADDR1            | ADDR2                    |
|-----------------------|------------------|--------------------------|
| SUMMIT CHEYENNE L L C | 9112 DOLENTE AVE | LAS VEGAS, NV 89129-6110 |

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

**VAC-55329**

137-12-801-004  
SUMMIT CHEYENNE, LLC

EXHIBIT B



PATENT EASEMENT  
VACATION EXHIBIT

PRJ-54946

07/24/14



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

**VAC-55329**

137-12-801-004  
SUMMIT CHEYENNE, LLC

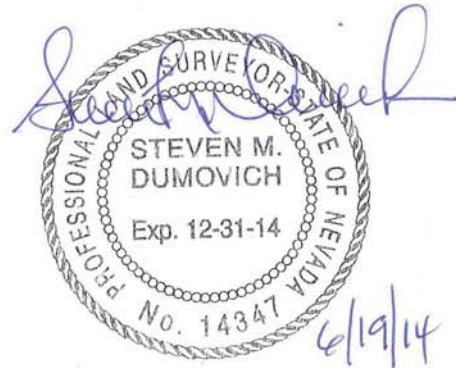
## EXHIBIT A

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

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

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

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



**VAC-55329**

PRJ-54946  
08/13/14





## TANEY ENGINEERING

6030 SOUTH JONES BLVD. #100

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

July 7, 2014

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

**RE: Cheyenne West of Hualapai  
Vacation**

To Whom It May Concern:

Taney Engineering, on behalf of the applicant, Adaven Homes, is submitting a vacation for existing patent easements on Parcel APN 137-12-801-004 that are remaining from previous BLM sales. As the parcels are being developed, right-of-way will be dedicated to the City of Las Vegas where necessary, making the patent easements no longer necessary. Right of way will be dedicated where appropriate on the associated Final Map for this project. The Patent Easement we are requesting vacation of is:

- Patent Easement Doc#104618

We are hopeful that this letter satisfactorily describes our intent. If you have any questions or need any additional information please do not hesitate to contact this office.

Sincerely,

Rebecca Chiriboga  
Taney Engineering

**VAC-55329**

PRJ-54946  
07/24/14



VAC-55329 [PRJ-54946] - APPLICANT/OWNER: SUMMIT CHEYENNE, LLC  
10302 WEST CHEYENNE AVENUE

07/31/14

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

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**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

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

C.C.: 10/15/2014

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

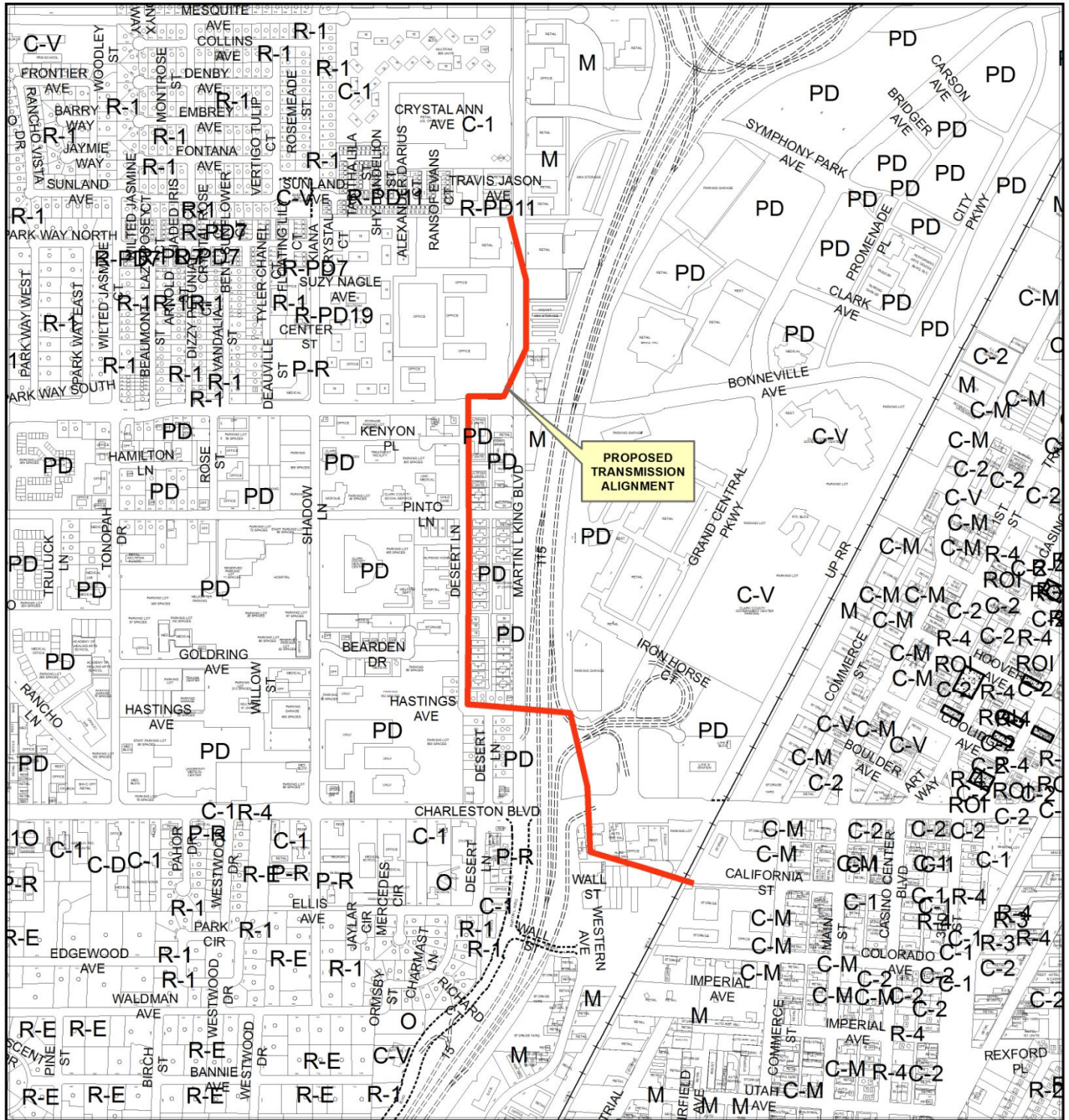
**RECOMMENDATION:**

APPROVAL

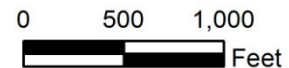
**BACKUP DOCUMENTATION:**

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











# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

Application/Petition For: GPA for transmission line  
 Project Address (Location) \_\_\_\_\_  
 Project Name Transmission Line Relocation Proposed Use Utility Line  
 Assessor's Parcel #(s) see attached list Ward # 1,3,5  
 General Plan: existing various proposed N/A Zoning: existing various proposed N/A  
 Commercial Square Footage N/A Floor Area Ratio N/A  
 Gross Acres N/A Lots/Units N/A Density N/A  
 Additional Information Relocation of transmission lines

PROPERTY OWNER State of Nevada, ET AL Contact R-O-W Division  
 Address 1263 S. Stewart Street Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 City Carson City State NV Zip 89712  
 E-mail Address \_\_\_\_\_

APPLICANT NV Energy Contact Randal D. Cagle, SR/WA  
 Address 6226 W. Sahara Avenue Phone: (702) 402-5484 Fax: \_\_\_\_\_  
 City Las Vegas State NV Zip 89146  
 E-mail Address rcagle@nvenergy.com

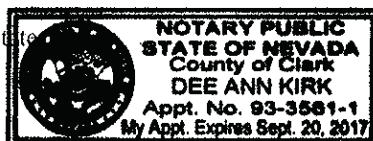
REPRESENTATIVE Cardno, Inc. Contact Scott Ruedy, AICP  
 Address 7115 Amigo Street, Suite 100 Phone: (702) 990-9300 Fax: \_\_\_\_\_  
 City Las Vegas State 89119 Zip 89146  
 E-mail Address scott.ruedy@cardno.com

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

Property Owner Signature\* Randal D. Cagle  
 \*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.  
 Print Name RANDAL D. CAGLE, MANAGER PROP. SVCS.

Subscribed and sworn before me  
 This 17TH day of July, 20 14  
Heather Hink

Notary Public in and for said County and State



Revised 10/27/08

### FOR DEPARTMENT USE ONLY

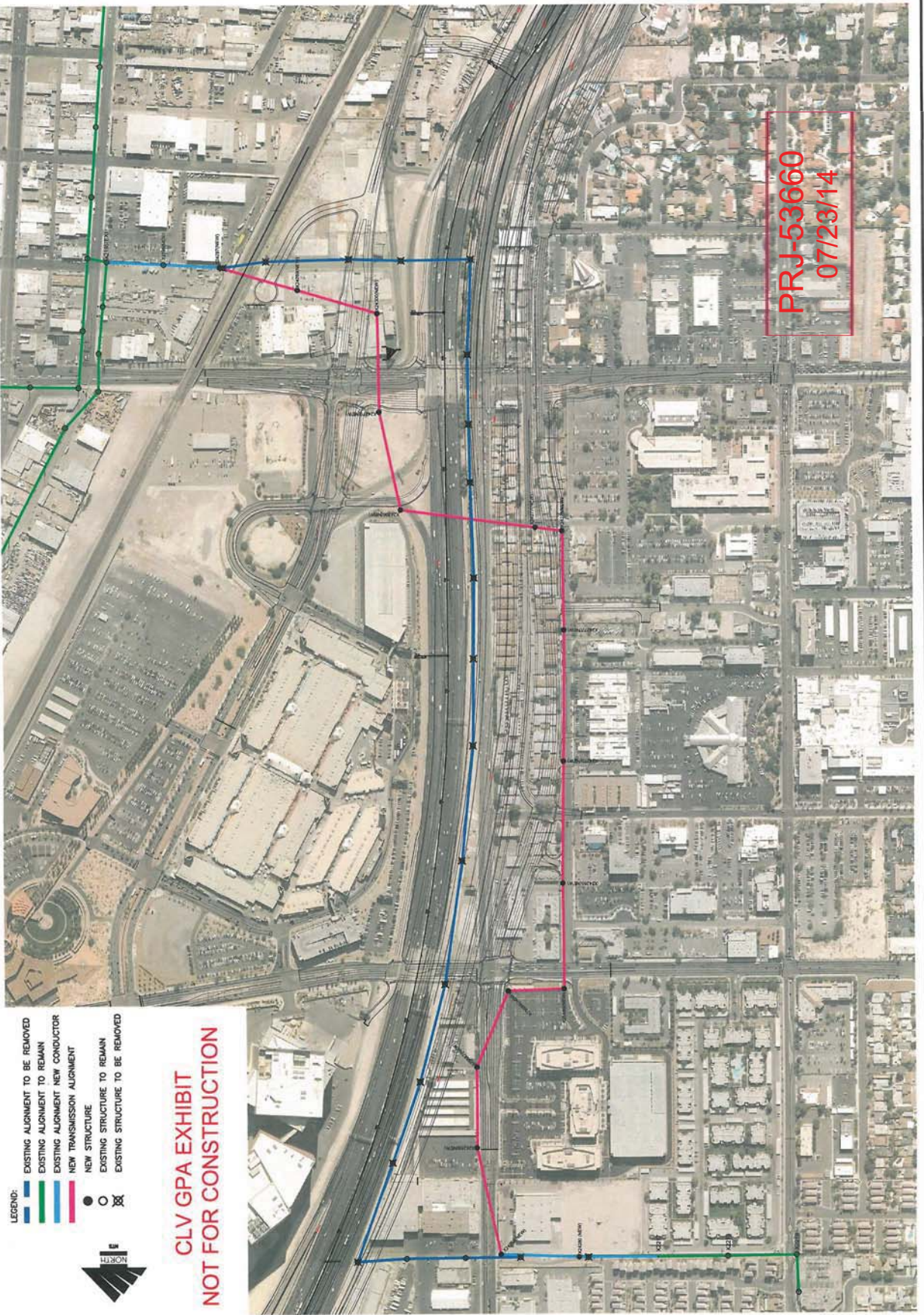
|                 |                    |
|-----------------|--------------------|
| Case #          | <b>GPA-55281</b>   |
| Meeting Date:   | <b>09/09/14 PC</b> |
| Total Fee:      |                    |
| Date Received:* |                    |
| Received By:    |                    |

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

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



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



LEGEND:

- EXISTING ALIGNMENT TO BE REMOVED
- EXISTING ALIGNMENT TO REMAIN
- EXISTING ALIGNMENT NEW CONDUCTOR
- NEW TRANSMISSION ALIGNMENT
- NEW STRUCTURE
- EXISTING STRUCTURE TO REMAIN
- EXISTING STRUCTURE TO BE REMOVED

**CLV GPA EXHIBIT  
NOT FOR CONSTRUCTION**

**GPA-55281**



DWG. NO.  
17841

PROJ. ID. T1841

SCALE: N.T.S.

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

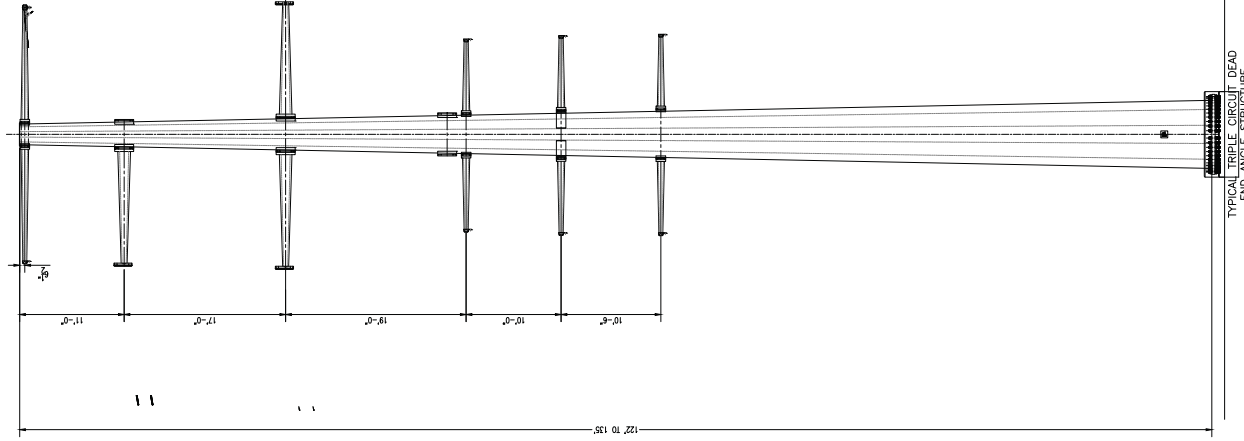
REV. #

| REV. | DESCRIPTION                                     |
|------|-------------------------------------------------|
| 1    | FINAL NDOT P3 ROUTE ISSUED FOR ROUTING APPROVAL |
| 2    | CITY OF LAS VEGAS GPA EXHIBIT                   |
| 3    |                                                 |
| 4    |                                                 |
| 5    |                                                 |
| 6    |                                                 |

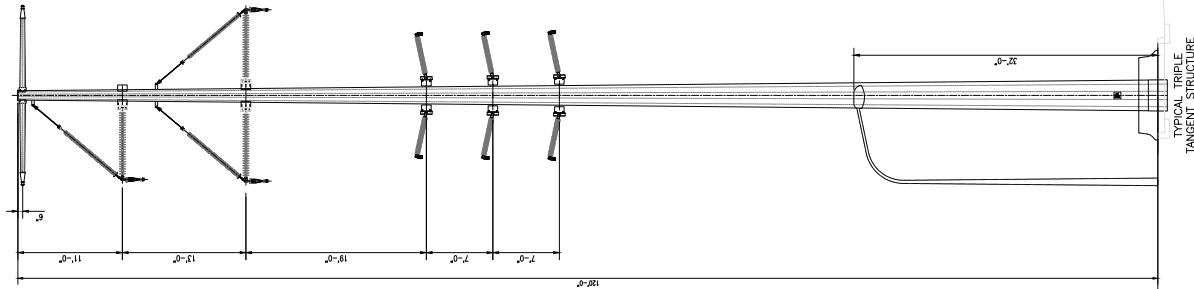
REVISIONS

| DRAWN | CHECKED | DATE    | DATE    | DATE    | DATE    | DATE    | DATE    | DATE    | DATE    |
|-------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| DLM   | DLM     | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 |
| DES   | DLM     | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 |
| DATE  | DLM     | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 |
| DATE  | DLM     | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 |
| DATE  | DLM     | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 |
| DATE  | DLM     | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 |
| DATE  | DLM     | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 |
| DATE  | DLM     | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 |
| DATE  | DLM     | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 | 7/16/14 |

PRJ-53660  
07/23/14



TYPICAL TRIPLE CIRCUIT DEAD  
END ANGLE STRUCTURE



TYPICAL TRIPLE  
TANGENT STRUCTURE



July 11, 2014



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

Cardno

7115 Amigo Street  
Suite 100  
Las Vegas, NV 89119  
USA

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

[www.cardno.com](http://www.cardno.com)

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

Dear Staff,

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

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

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

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

1. Address whether there has been unanticipated growth and development of the community in the area surrounding the application site or growth and development not specifically considered when the General Plan was adopted.
  - *The driver of the transmission line route relocation is the need to accommodate the improvement (widening) to the I-15 Corridor, as the current electrical transmission route conflicts with the proposed NDOT widening plans; and thus the impact to the General Plan from the relocated transmission route is merely an ancillary result of the NDOT project.*



2. Address whether the proposed amendment to the General Plan will allow a zoning classification which imposes burdens similar to the burdens imposed by the classification currently provided for under the General Plan.
  - *The zoning classifications of the properties along this relocated transmission line route will remain the same. NV Energy is not requesting any changes in zoning.*
  - *The relocated transmission line route will require easements from the property owners along the route; and these easements have typical restrictions in order to satisfy the National Electrical Safety Code.*
3. Address whether the amendment to the General Plan continues to promote the objectives of the General Plan as designated in NRS 278.
  - *NV Energy will continue to work closely with the City of Las Vegas Planning Department throughout the General Plan Amendment submittal and approval process to ensure that all the objectives of the General Plan (as designated in NRS 278) are promoted. Additionally, NV Energy is always focused on public health and safety and follows the National Electrical Safety Code.*

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

1. Is the density and intensity of the proposed GPA compatible with the existing adjacent land use designations?
  - *The existing land use designations of the properties adjacent to this relocated transmission line route are a mixture of Industrial District, Light Industrial Research, Commercial Industrial District, Limited Commercial District, Planned Development District, and Office. There are three (3) Overlay Districts along the proposed relocated route – Planned Development, Live/Work Overlay, and Downtown Centennial Plan (Industrial Corridor, Downtown South, & 18b Las Vegas Arts District). Since power lines are compatible with all types of land use and districts, we are not requesting any changes in zoning.*
2. Will the zoning designations allowed by the proposed amendment be compatible with the existing adjacent land uses or zoning districts?
  - *NV Energy is not requesting any changes in zoning. The zoning classifications of the properties along this relocated transmission line route are a mixture, all of which are compatible with the Utility Transmission Line Use.*
3. Are there adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan designation?
  - *This relocated utility transmission line project serves the community in a different manner than the operation and function of a traditional development. There will be no permanent staff assigned to this transmission line after it is constructed, yet the hours of operation are continuous. This particular determination would not appear to be applicable for this transmission line project.*
  - *Future access to the power lines and poles for maintenance would be available via public roads and the transmission line easements and/or permits.*
4. Does the proposed amendment conform to other applicable adopted plans and policies?
  - *NV Energy has developed several other transmission lines throughout the City of Las Vegas over the years to meet the needs of our customers. Specifically, NV Energy was directly involved in the Centennial Hills General Plan which indicated both existing and proposed transmission line routes and electrical substations. The proposed amendment is consistent with the forgoing.*

PRJ-53660  
07/23/14

[www.cardno.com](http://www.cardno.com)

**GPA-55281**



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

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

Sincerely,

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

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

PRJ-53660  
07/23/14

**GPA-55281**

[www.cardno.com](http://www.cardno.com)



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

**07/31/14**





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

07/31/14





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

**07/31/14**





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

**07/31/14**





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

**07/31/14**

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

---

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

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

C.C.: 10/15/2014

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

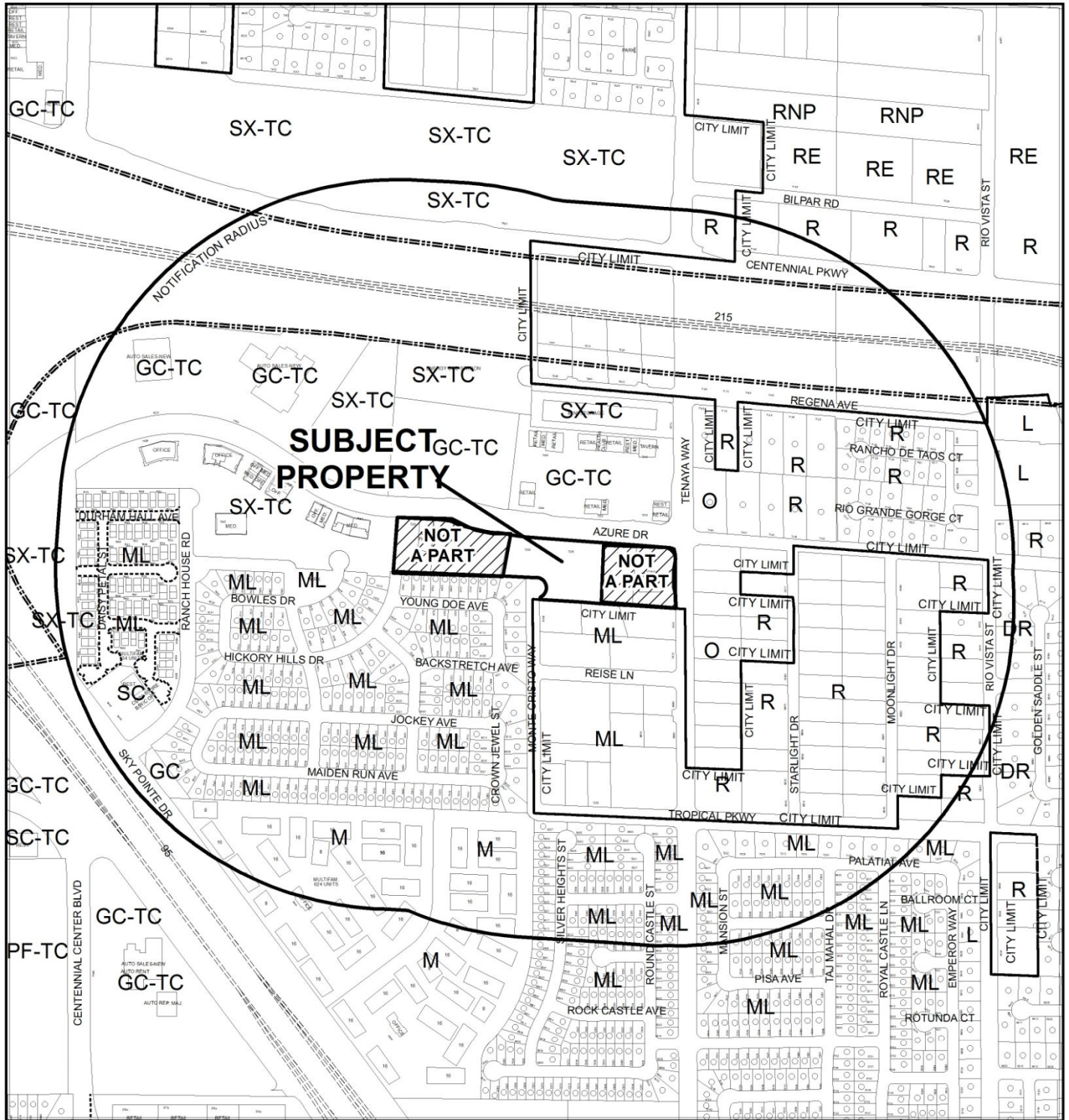
**RECOMMENDATION:**

DENIAL

**BACKUP DOCUMENTATION:**

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





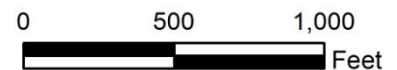
**CASE: MOD-55204 (PRJ-54831)**

**RADIUS: 1500 FEET**

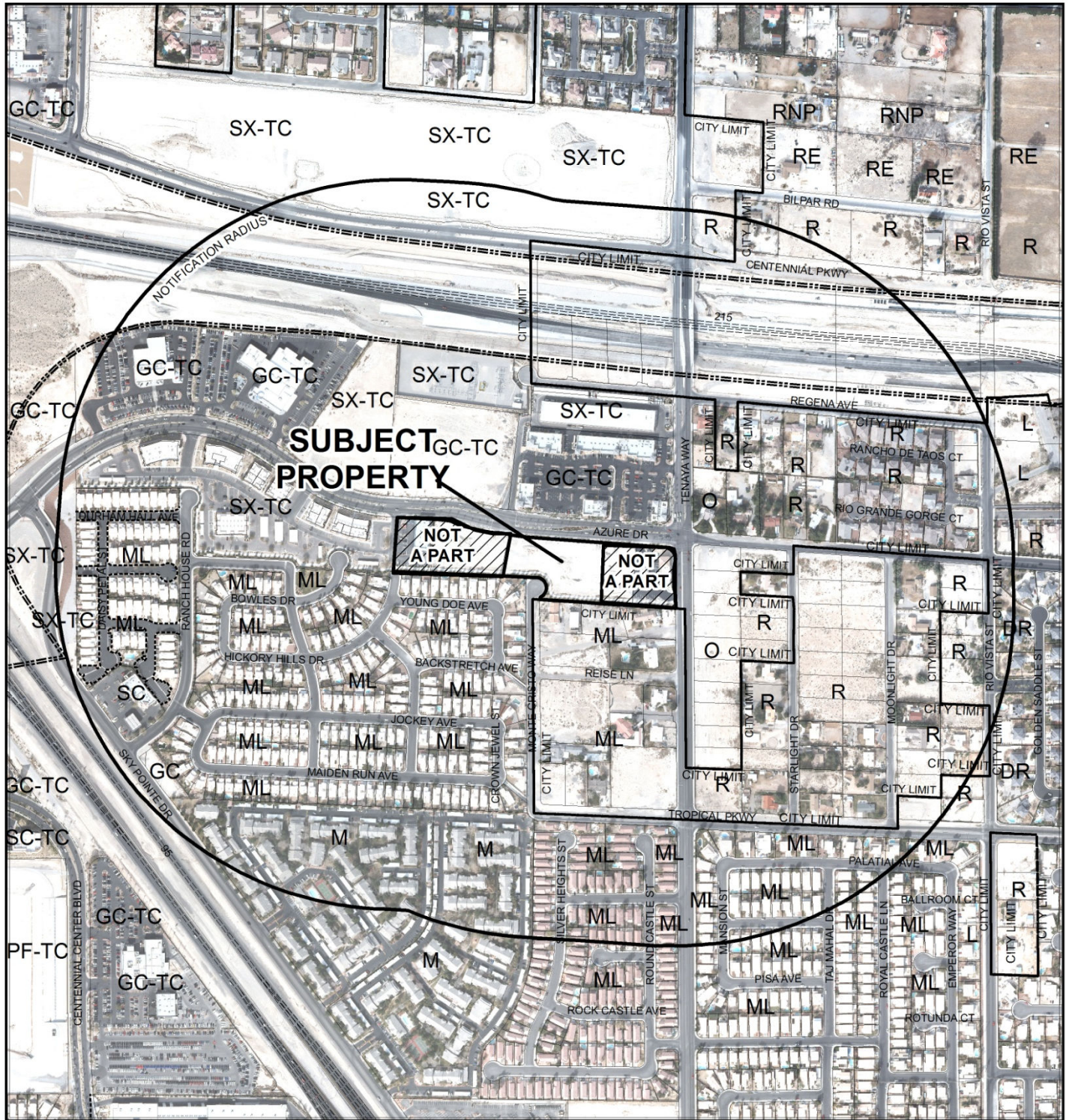
**ZONING OF SUBJECT PROPERTY:** T-C (TOWN CENTER) [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

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

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

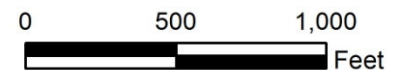






**CASE: MOD-55204 (PRJ-54831)**

**RADIUS: 1500 FEET**



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

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

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







## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Swecker & Lipp Tenaya Azure, LLC

Name of Representative: Kaempfer Crowell

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

☐ Yes ☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

Signature of Property Owner: \_\_\_\_\_

Print Name: \_\_\_\_\_

mike Swecker

Swecker & Lipp Tenaya Azure LLC

Subscribed and sworn before me

This 16 day of July, 2014

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



# CLV Planning - Application Form

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

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



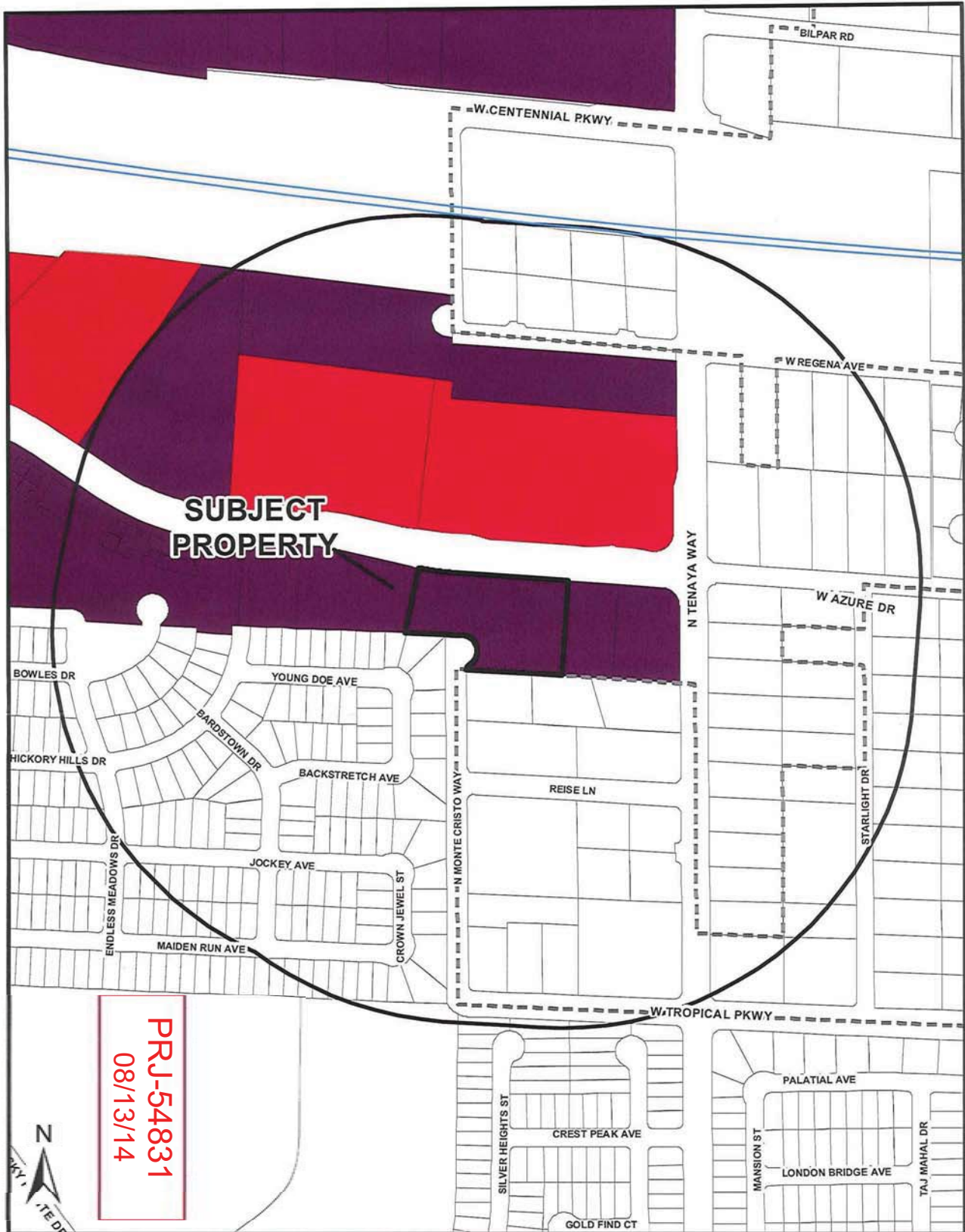
# CLV Planning - Application Form

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

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

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

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



Town Center Land Use

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

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

Subject Property

1000ft Buffer

City Limits



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

Date: Monday, June 30, 2014

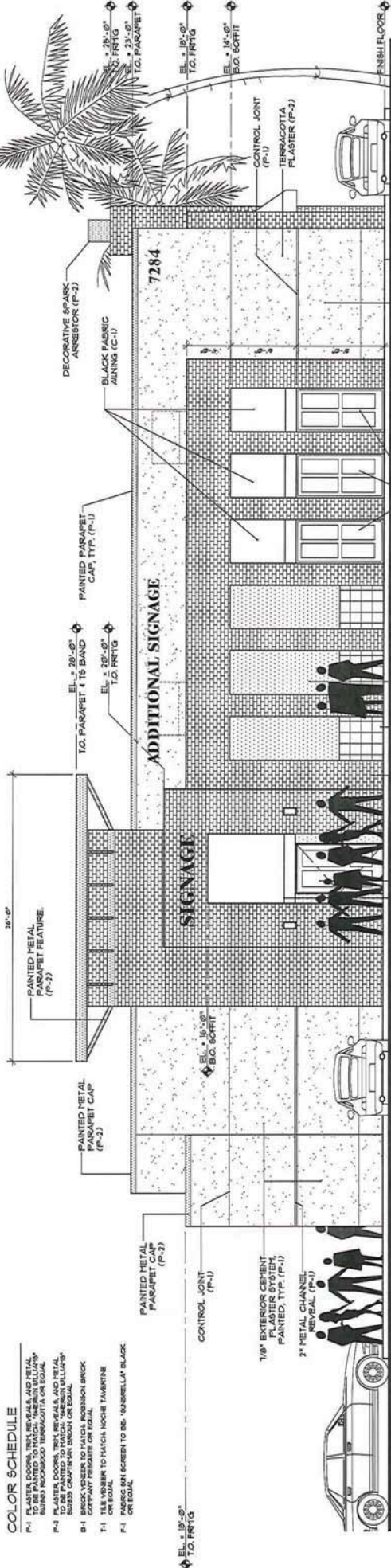






# COLOR SCHEDULE

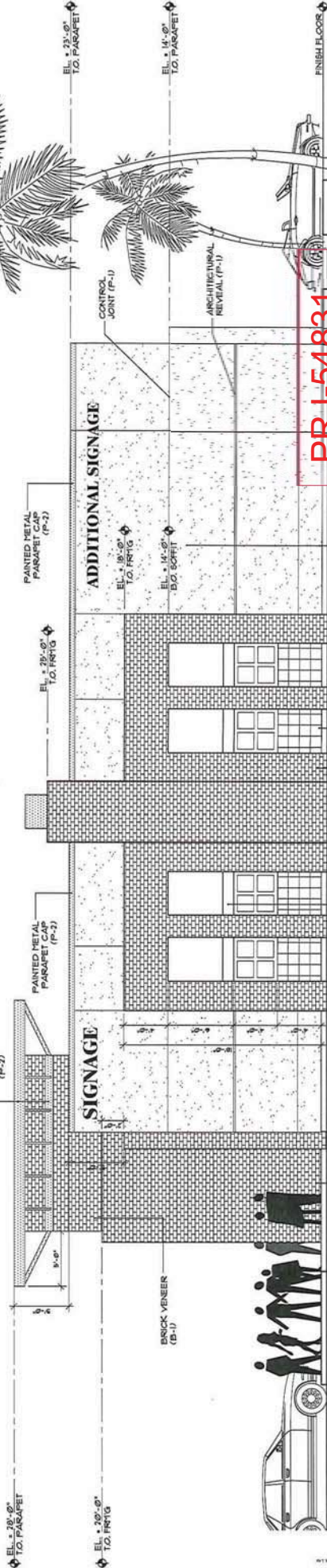
- P-1 PLASTER DOORS, TRIM REVEALS AND TRIM TO BE PAINTED TO MATCH "DESIGN GALLERY" BRICK OR EQUAL TERRAZZOTA OR EQUAL
- P-2 ALL EXTERIOR METAL TRIM, BOARDS, CABINETS, AND BIC SHALL BE PAINTED TO MATCH "DESIGN GALLERY" BRICK OR EQUAL TERRAZZOTA OR EQUAL
- B-1 BRICK VENEER TO MATCH "DESIGN GALLERY" BRICK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



## SOUTH ELEVATION - LOOKING NORTH

### FINISH NOTES

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



## EAST ELEVATION - LOOKING WEST

# Proposed Exterior Elevations

LOCATED NEAR THE SOUTHWEST CORNER OF TENAYA WAY AND AZURE DRIVE



nigro  
CONSTRUCTION  
11111 N. 111th Street  
Phoenix, AZ 85028  
Phone: 602.247.1555  
Fax: 602.247.1556  
Email: info@nigroconstruction.com

APN: Portion of 115-375-222-013

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



PRJ-54831

08/13/14

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





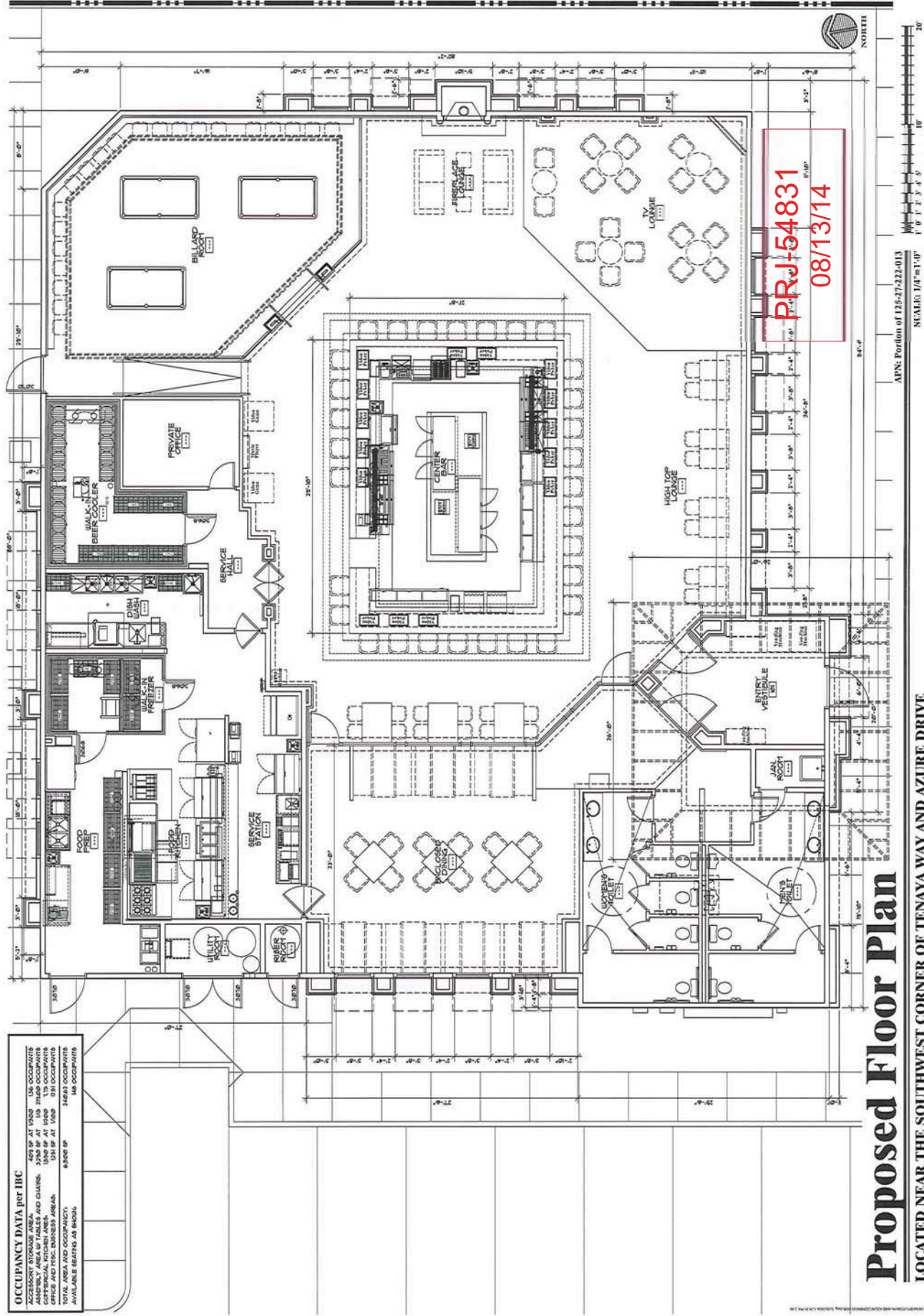
LOCATED NEAR THE SOUTHWEST CORNER OF TENAYA WAY AND AZURE DRIVE

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









# Proposed Floor Plan

LOCATED NEAR THE SOUTHWEST CORNER OF TENAYA WAY AND AZURE DRIVE

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

**OCCUPANCY DATA per IBC**

|                                 |                  |                |
|---------------------------------|------------------|----------------|
| ACCESSORY STORAGE AREA          | 492 SF AT 1/500  | 136 OCCUPANTS  |
| RESTROOMS AND CHANGING ROOMS    | 334 SF AT 1/500  | 334 OCCUPANTS  |
| CORRIDOR AND CLOSET AREAS       | 1340 SF AT 1/500 | 1340 OCCUPANTS |
| OFFICE AND FISC. BUSINESS AREAS | 131 SF AT 1/500  | 131 OCCUPANTS  |
| TOTAL AREA AND OCCUPANCY:       | 6,850 SF         | 1467 OCCUPANTS |
| AVAILABLE SEATING AS SHOWN      |                  | 144 OCCUPANTS  |

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

LAS VEGAS OFFICE

ANTHONY J. CELESTE  
aceleste@kcnvlaw.com  
702.693.4215

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

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

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

July 17, 2014

**VIA HAND DELIVERY**

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

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

To Whom It May Concern:

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

**Major Modification**

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

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

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

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

**PRJ-54831**  
**07/22/14**



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

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

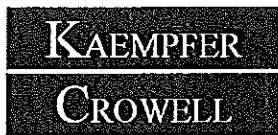
Additionally, the Property exceeds the minimum distance separation requirements between a tavern use and churches and parks. The Applicant, however, is seeking a separation requirement between a tavern use and a school use. The separation requirement between a tavern use and school use is 400'. Here,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

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

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

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

**MOD-55204, VAR-55205, SUP-55202,  
SUP-55203 and SDR-55201**PRJ-54831  
07/22/14



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

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

Sincerely,

KAEMPFER CROWELL

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

Anthony J. Celeste

AJC/

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

PRJ-54831  
07/22/14



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

07/31/14





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

**07/31/14**





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

**07/31/14**

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

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**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

VAR-55205 - VARIANCE RELATED TO MOD-55204 - PUBLIC HEARING -  
APPLICANT/OWNER: SWECKER & LIPP TENAYA AZURE, LLC - For possible action on a request for a Variance TO ALLOW 74 PARKING SPACES WHERE 82 PARKING SPACES ARE REQUIRED on 2.33 acres on the south side of Azure Drive, approximately 330 feet west of Tenaya Way (APN 125-27-222-013), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54831].

C.C.: 10/15/2014

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

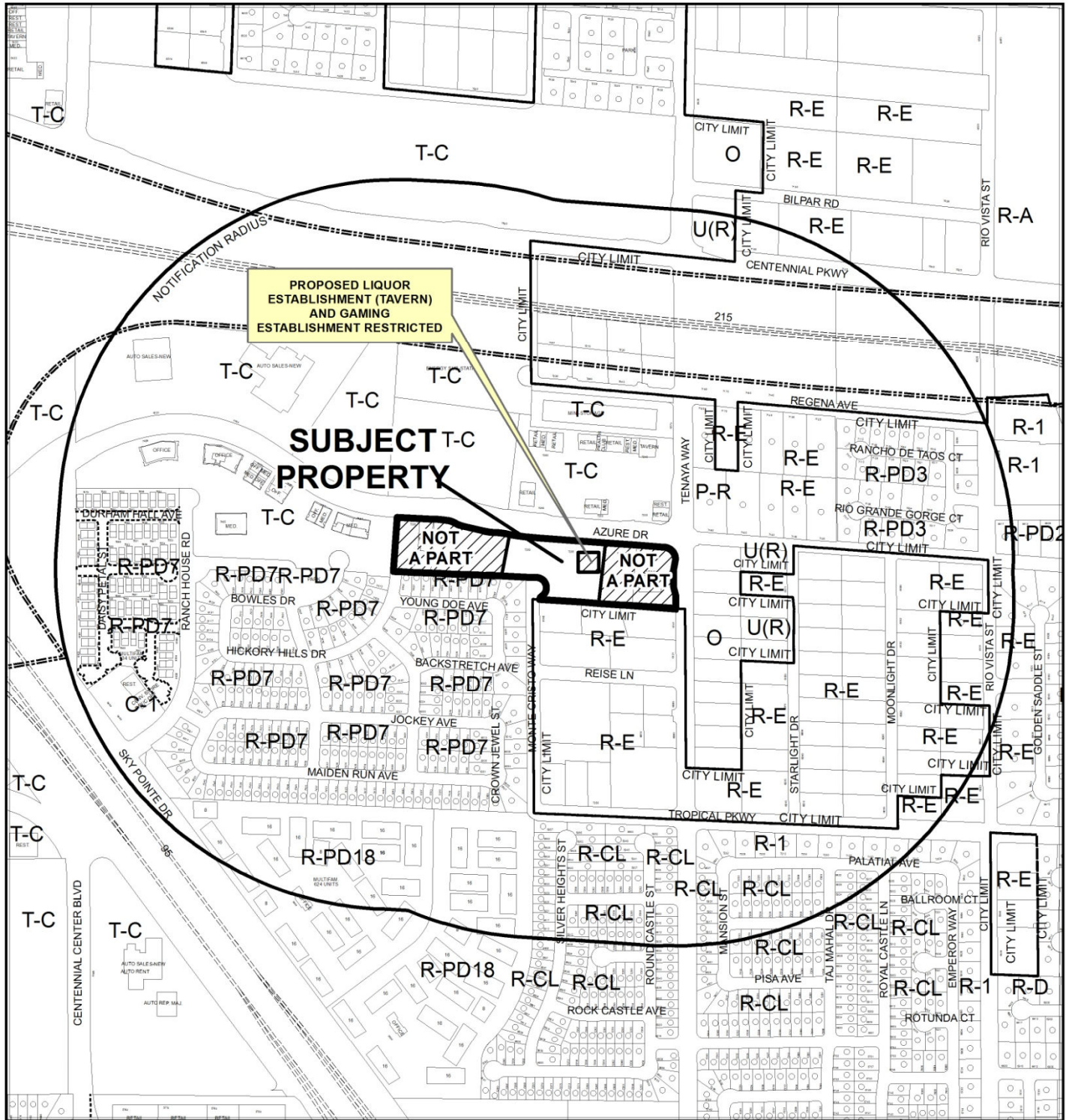
**RECOMMENDATION:**

DENIAL

**BACKUP DOCUMENTATION:**

1. Consolidated Backup - Refer to 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**









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





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

---

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

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

C.C.: 10/15/2014

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

0

**City Council Meeting**

0

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

0

**City Council Meeting**

0

**RECOMMENDATION:**

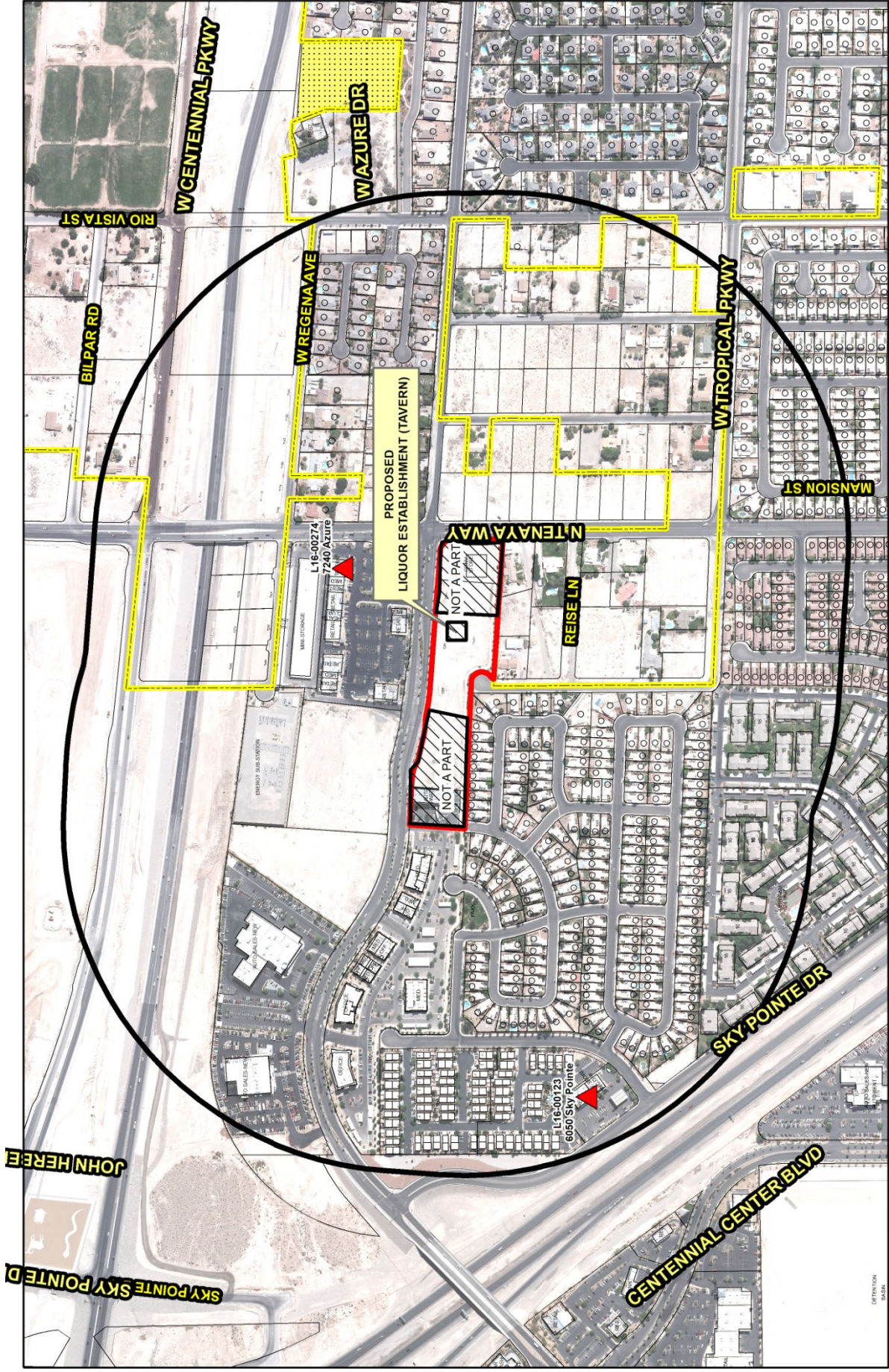
DENIAL

**BACKUP DOCUMENTATION:**

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

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

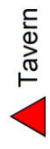




**SUP-55202 (PRJ-54831)**

**Liquor  
Establishment  
(Tavern)**

**Business Licenses**



**Protected Uses**

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

- Subject Property
- 1500 foot buffer



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

Date: Wednesday, July 23, 2014





## 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 ☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

Signature of Property Owner: \_\_\_\_\_

Print Name: \_\_\_\_\_

mike Swecker

Swecker & Lipp Tenaya Azure LLC

Subscribed and sworn before me

This 16 day of July, 2014

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



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

---

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

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

C.C.: 10/15/2014

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

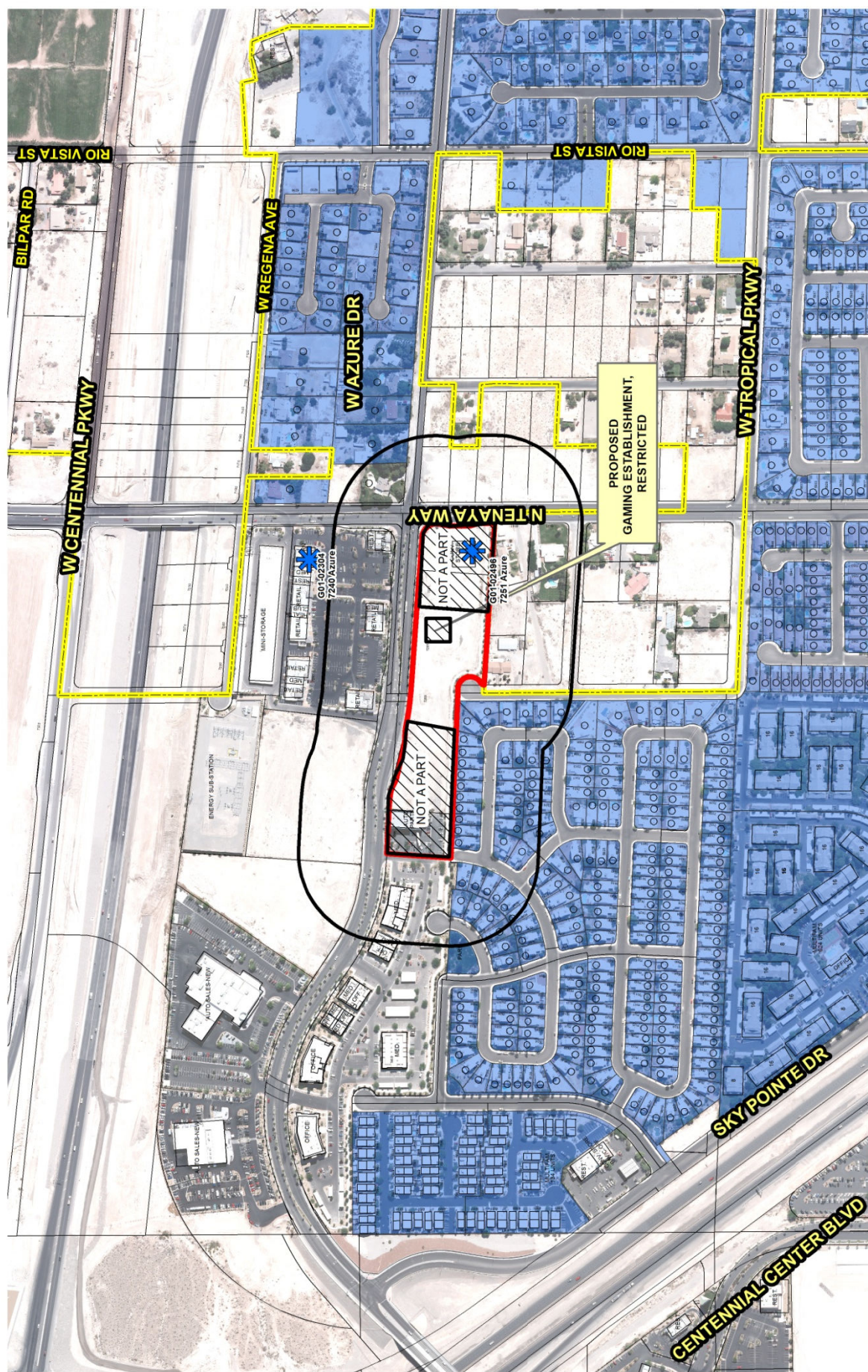
DENIAL

**BACKUP DOCUMENTATION:**

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



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



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

## Gaming Restricted



## Protected Uses



Residential Property



Subject Property



330 ft Buffer



Date: Thursday, August 07, 2014







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

---

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

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

C.C.: 10/15/2014

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

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.**





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

---

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

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

MAY GO TO CITY COUNCIL ON 10/15/2014

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

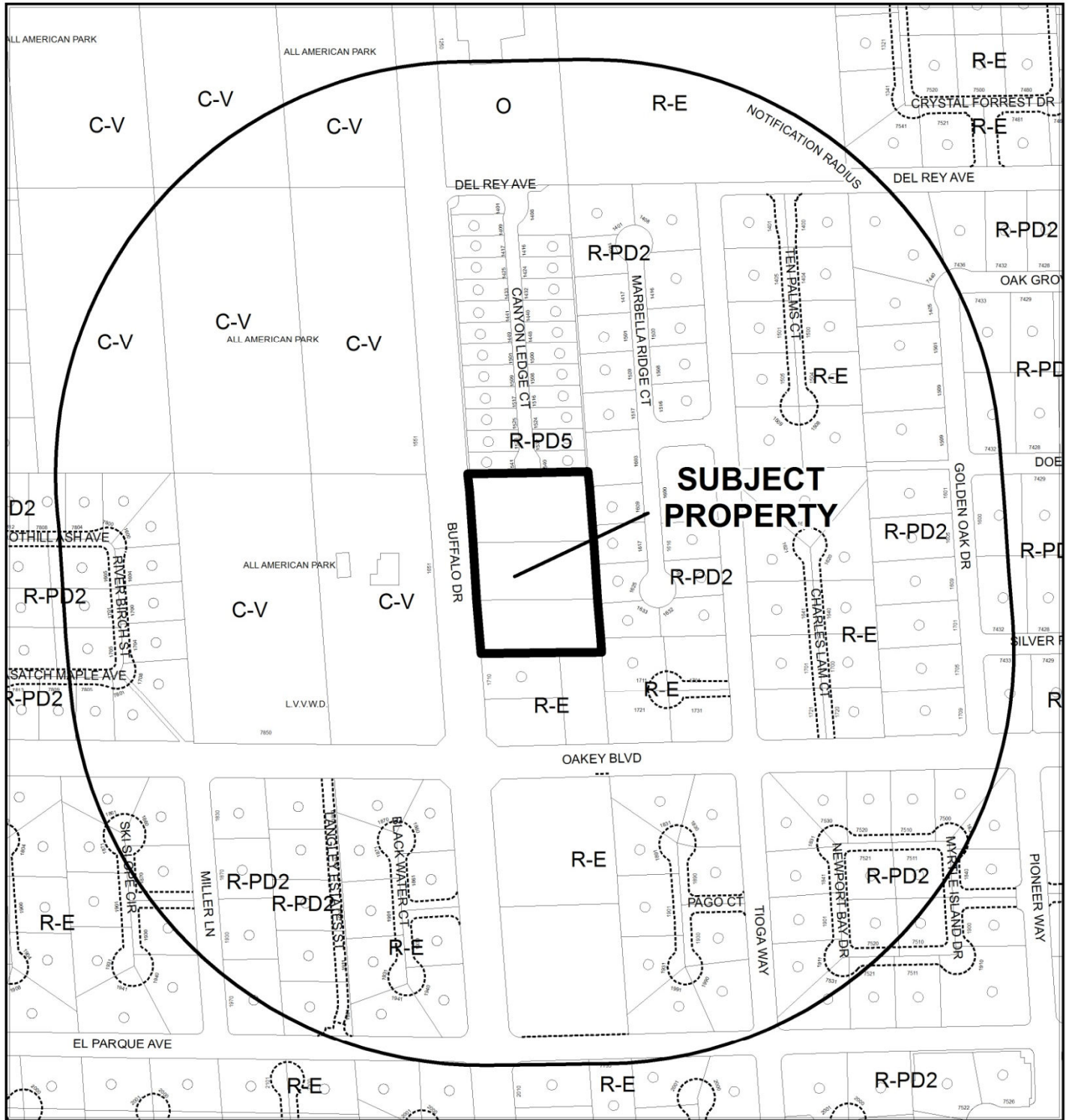
City Council Meeting

**RECOMMENDATION:**

DENIAL

**BACKUP DOCUMENTATION:**

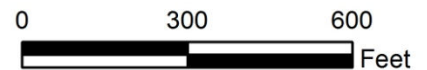
1. Location and Aerial Maps - VAR-54991, VAR-54992, VAR-54993, VAR-54994, VAR-54995, VAR-54996, VAR-54997, VAR-54998, VAR-54999, VAR-55000 and VAR-55001 [PRJ-54959]
2. Conditions and Staff Report - VAR-54991, VAR-54992, VAR-54993, VAR-54994, VAR-54995, VAR-54996, VAR-54997, VAR-54998, VAR-54999, VAR-55000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



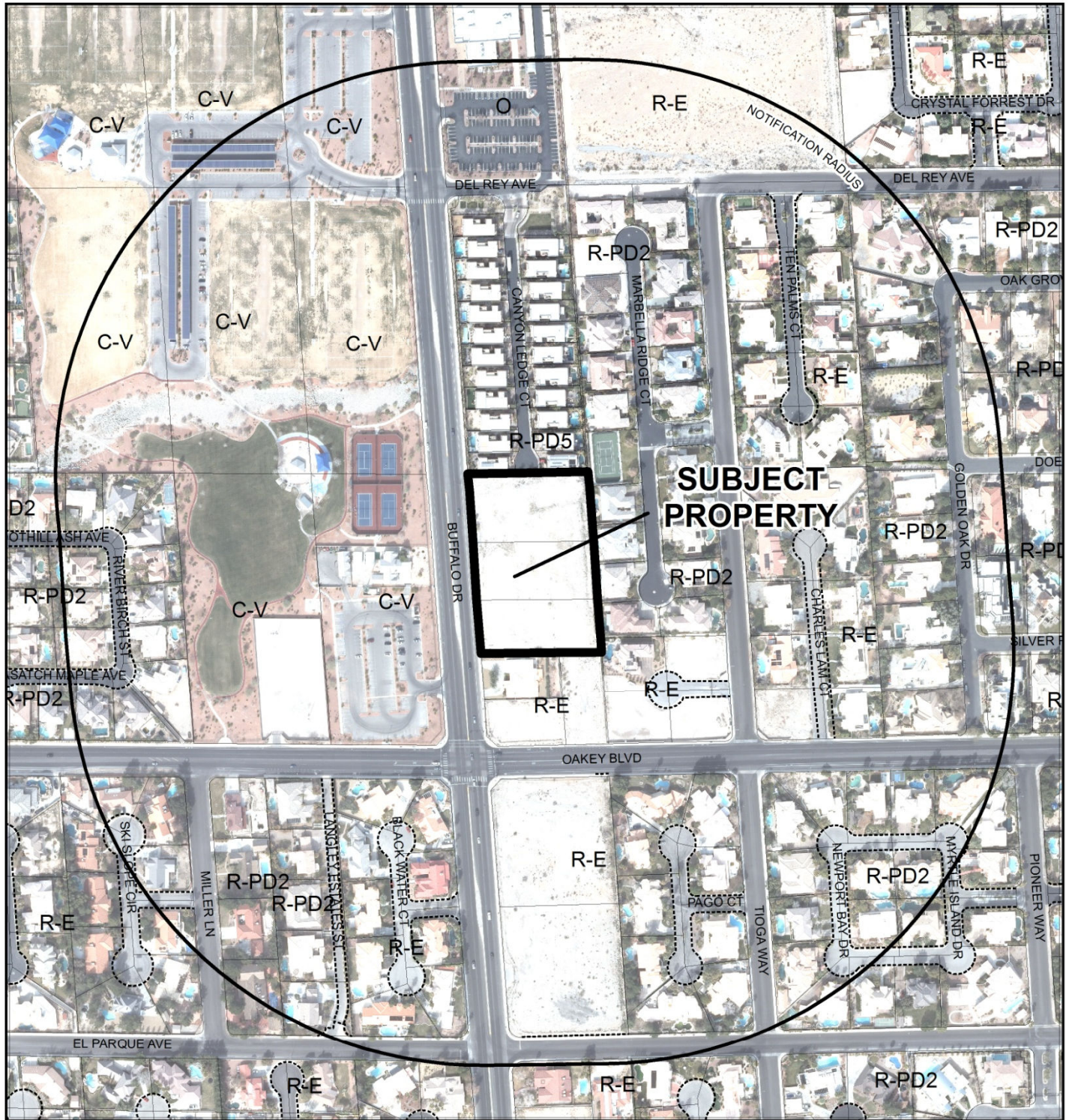
**CASE: VAR-54991, VAR-54992, VAR-54993,  
VAR-54994, VAR-54995, VAR-54996,  
VAR-54997, VAR-54998, VAR-54999,  
VAR-55000 AND VAR-55001 (PRJ-54959)**

**RADIUS: 1000 FEET**

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







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

**RADIUS: 1000 FEET**

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







## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Valencia A13004 Investors LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

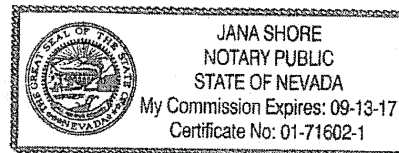
Signature of Property Owner: *Carolyn Marie Usher, Trgs*

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

*Jana Shore*  
Notary Public in and for said County and State



# CLV Planning - Application Form

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

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



# CLV Planning - Application Form

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

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

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

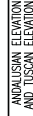
**VAR-54991, VAR-54992, VAR-54993, VAR-54994, VAR-54995, VAR-54996, VAR-54997, VAR-54998, VAR-54999, VAR-55000 & VAR-55001**







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



- [illegible]

GENERAL NOTES:

- [illegible]

\* ALL DOORS TO HAVE 3 JAMBS.  
WINDOWS:

- [illegible]

|       |      |        |
|-------|------|--------|
| NOTES | DATE | VISION |
|-------|------|--------|

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

A011

3825 PLAIN

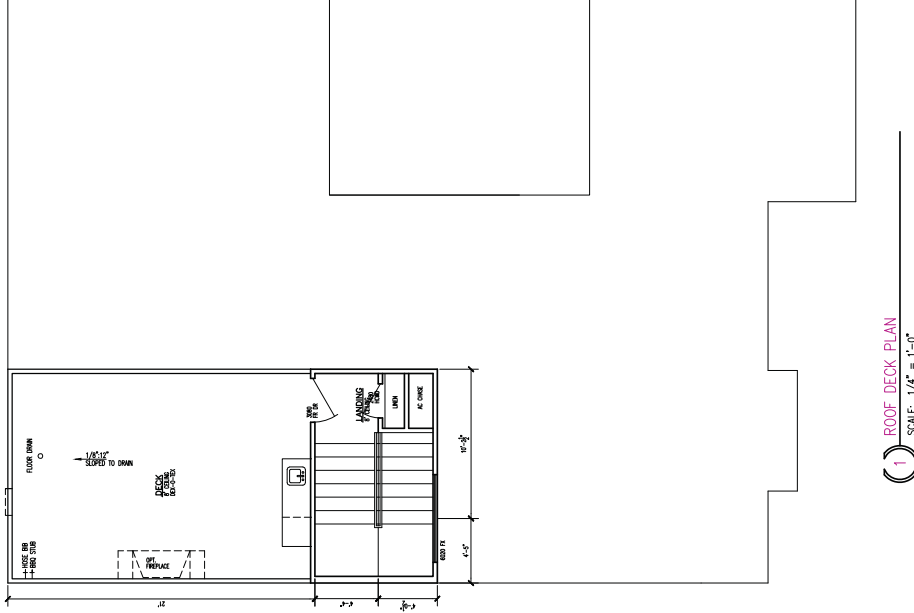
D.R. HORTON HOMES

LARRY TINDALL  
RESIDENTIAL DESIGNER  
© All rights reserved by architect  
No part may be reproduced

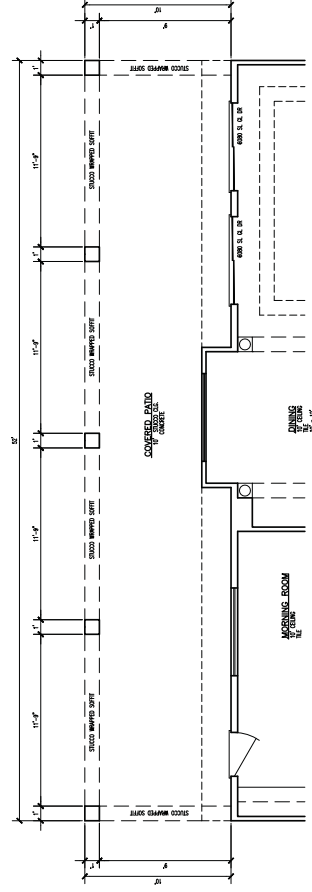
7-

FAX (702) 896-8352

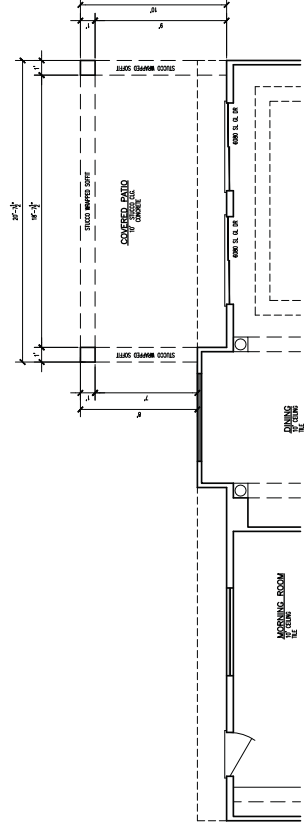
VAR-54991, VAR-54992, VAR-54993, VAR-54994, VAR-54995, VAR-54996, VAR-54997, VAR-54998, VAR-54999, VAR-55000 & VAR-55001 - REVISED



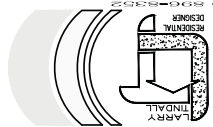
1) ROOF DECK PLAN  
SCALE: 1/4" = 1'-0"



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



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



3825 PLAN

D.R. HORTON HOMES

LARRY TINDALL  
RESIDENTIAL DESIGNER

© ALL RIGHTS RESERVED BY DESIGNER  
DO NOT SCALE DIMENSIONS

OFFICE (702) 597-5597

| REVISION | DATE | NOTES |
|----------|------|-------|
|          |      |       |
|          |      |       |
|          |      |       |
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1701 CARLOS DR  
LAS VEGAS, NEVADA 89124

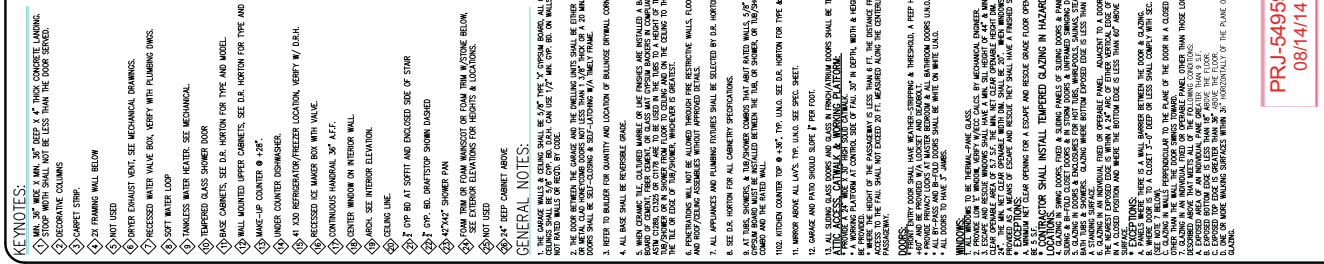
FLOOR PLAN

A012

JOB NO.: 1217  
CLIENT NAME: S-1-13  
DATE: 5-1-13  
UPDATE: 08/14/14

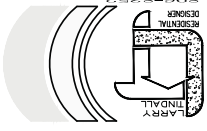






PRJ-54959  
08/14/14

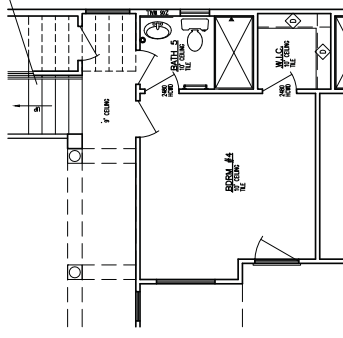
**VAR-54991, VAR-54992, VAR-54993, VAR-54994, VAR-54995, VAR-54996, VAR-54997, VAR-54998, VAR-54999, VAR-55000 & VAR-55001 - REVISED**



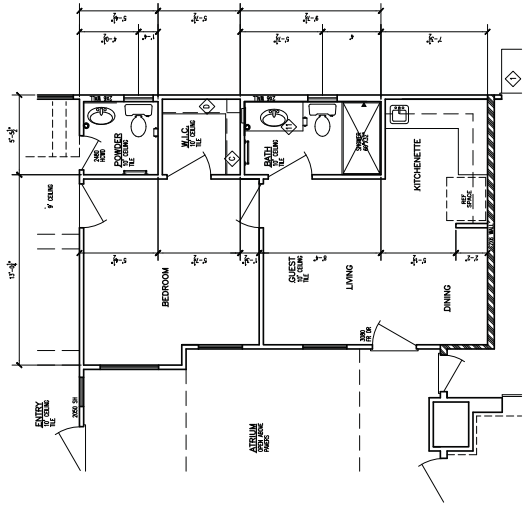
4125 PLAN  
D.R. HORTON HOMES  
LARRY TINDALL  
RESIDENTIAL DESIGNER  
© ALL RIGHTS RESERVED BY DESIGNER  
DO NOT SCALE DIMENSIONS  
OFFICE (702) 597-5597  
LAS VEGAS, NEVADA 89128

| REASON | DATE | NOTES |
|--------|------|-------|
|        |      |       |
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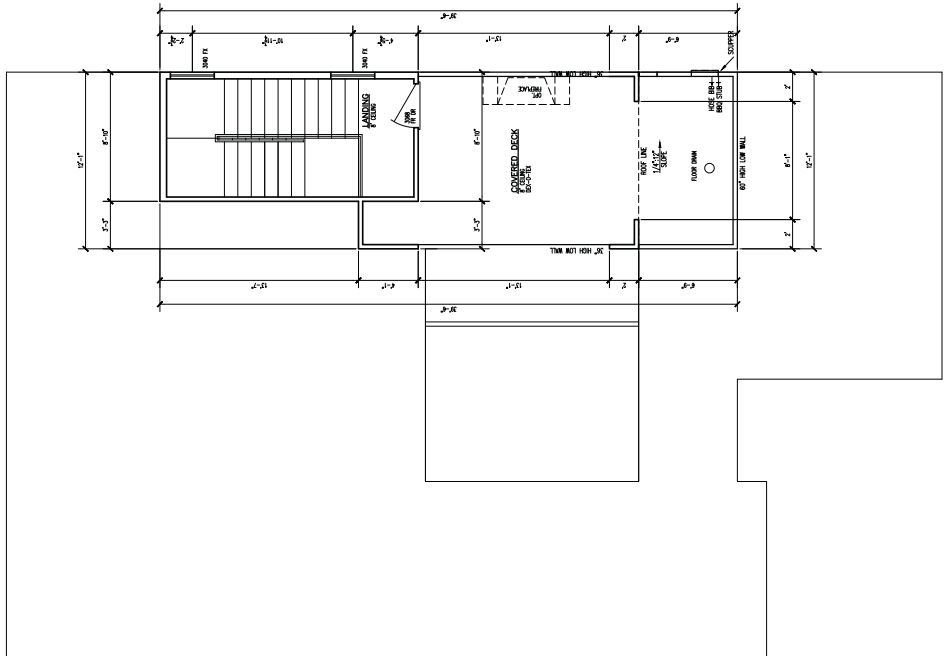
FLOOR PLAN  
JOB NO.: 1217  
PROJECT NAME: 5-1-13  
DATE:    
UPDATE:    
A012



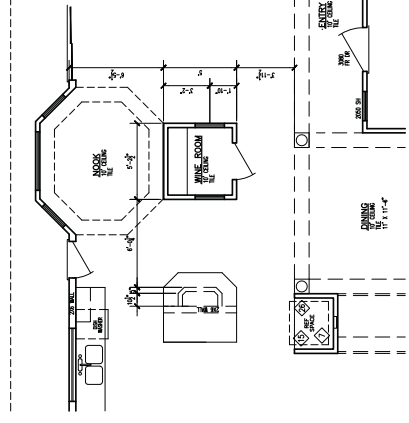
(2) BEDRM #4 OPT.  
SCALE: 1/4" = 1'-0"



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



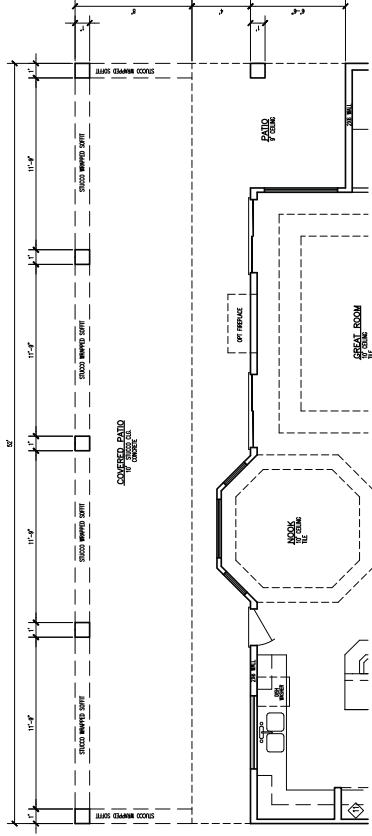
(4) DECK OPTION  
SCALE: 1/4" = 1'-0"



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

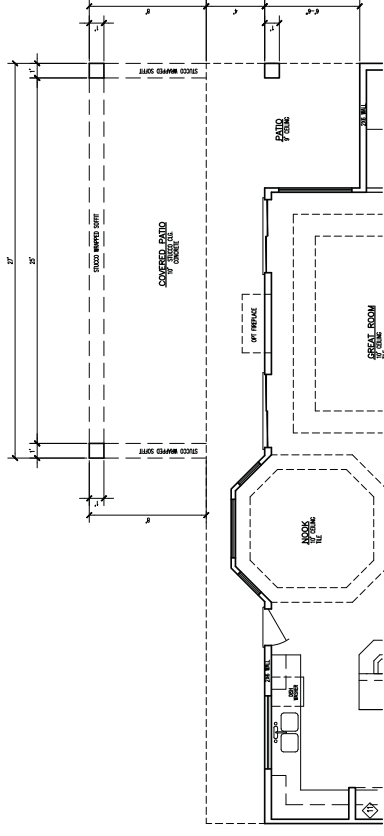
VAR-54991, VAR-54992, VAR-54993, VAR-54994, VAR-54995, VAR-54996,  
VAR-54997, VAR-54998, VAR-54999, VAR-55000 & VAR-55001 - REVISED

PRJ-54959  
08/14/14



(1) FULL PATIO OPTION

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



(1) PARTIAL PATIO OPTION

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

PRJ-54959  
08/14/14

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



# Triton Engineering

July 9, 2014

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

**Re: Buffalo/Oakey Residential Subdivision**

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

Dear Mr. Rankin:

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

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

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

Sincerely,



Aimee Ignatowicz-English  
Project Coordinator

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

PRJ-54959  
07/10/14



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

07/31/14

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

---

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

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

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

DENIAL

**BACKUP DOCUMENTATION:**

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



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



## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-54992** APN: 163-03-201-003 - 005

Name of Property Owner: Valencia A13004 Investors LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

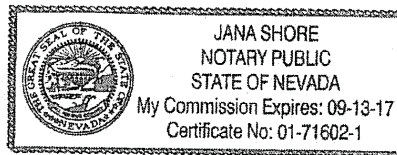
Signature of Property Owner: \_\_\_\_\_

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Jana Shore  
Notary Public in and for said County and State



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

---

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

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

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

DENIAL

**BACKUP DOCUMENTATION:**

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



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



## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-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: \_\_\_\_\_

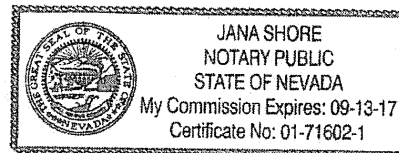
Signature of Property Owner: \_\_\_\_\_

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Jana Shore  
Notary Public in and for said County and State



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

---

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

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

MAY GO TO CITY COUNCIL ON 10/15/2014

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

DENIAL

**BACKUP DOCUMENTATION:**

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



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



## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-54994** APN: 163-03-201-003 - 005

Name of Property Owner: Valencia A13004 Investors LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

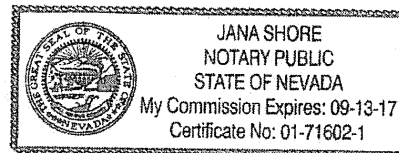
Signature of Property Owner: \_\_\_\_\_

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Jana Shore  
Notary Public in and for said County and State



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

---

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

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

MAY GO TO CITY COUNCIL ON 10/15/2014

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

DENIAL

**BACKUP DOCUMENTATION:**

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



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



## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-54995** APN: 163-03-201-003 - 005

Name of Property Owner: Valencia A13004 Investors LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

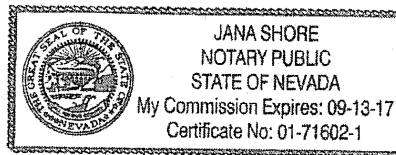
Signature of Property Owner: \_\_\_\_\_

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Jana Shore  
Notary Public in and for said County and State



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

---

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

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

MAY GO TO CITY COUNCIL ON 10/15/2014

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

DENIAL

**BACKUP DOCUMENTATION:**

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



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



## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-54996** APN: 163-03-201-003 - 005

Name of Property Owner: Valencia A13004 Investors LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

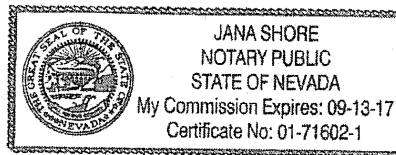
Signature of Property Owner: *Carolyn Marie Usher, Trgs*

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

*Jana Shore*  
Notary Public in and for said County and State



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

---

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

VAR-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

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**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

DENIAL

**BACKUP DOCUMENTATION:**

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



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



## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-54997** APN: 163-03-201-003 - 005

Name of Property Owner: Valencia A13004 Investors LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

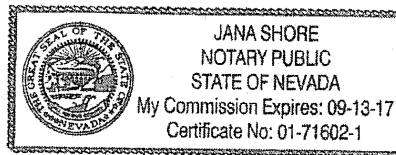
Signature of Property Owner: *Carolyn Marie Usher, Trgs*

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

*Jana Shore*  
Notary Public in and for said County and State



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

---

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

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

MAY GO TO CITY COUNCIL ON 10/15/2014

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

DENIAL

**BACKUP DOCUMENTATION:**

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



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



## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-54998** APN: 163-03-201-003 - 005

Name of Property Owner: Valencia A13004 Investors LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

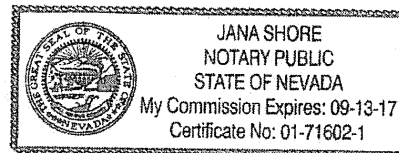
Signature of Property Owner: *Carolyn Marie Usher, Trgs*

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

*Jana Shore*  
Notary Public in and for said County and State



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

---

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

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

MAY GO TO CITY COUNCIL ON 10/15/2014

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

DENIAL

**BACKUP DOCUMENTATION:**

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



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



## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Valencia A13004 Investors LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

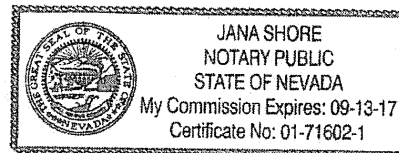
Signature of Property Owner: *Carolyn Marie Usher, Trgs*

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

*Jana Shore*  
Notary Public in and for said County and State



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

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**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

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

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

DENIAL

**BACKUP DOCUMENTATION:**

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



**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: \_\_\_\_\_

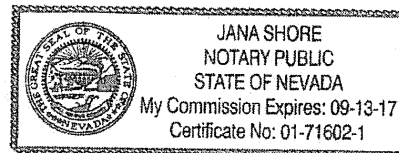
Signature of Property Owner: *Carolyn Marie Usher, Trgs*

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

*Jana Shore*  
Notary Public in and for said County and State



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

---

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

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

MAY GO TO CITY COUNCIL ON 10/15/2014

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

DENIAL

**BACKUP DOCUMENTATION:**

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



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



## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-55001** APN: 163-03-201-003 - 005

Name of Property Owner: Valencia A13004 Investors LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

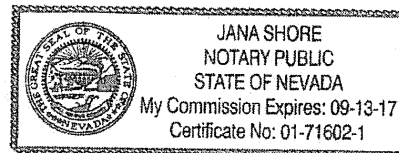
Signature of Property Owner: *Carolyn Marie Usher, Trgs*

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

*Jana Shore*  
Notary Public in and for said County and State



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

---

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

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

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

DENIAL

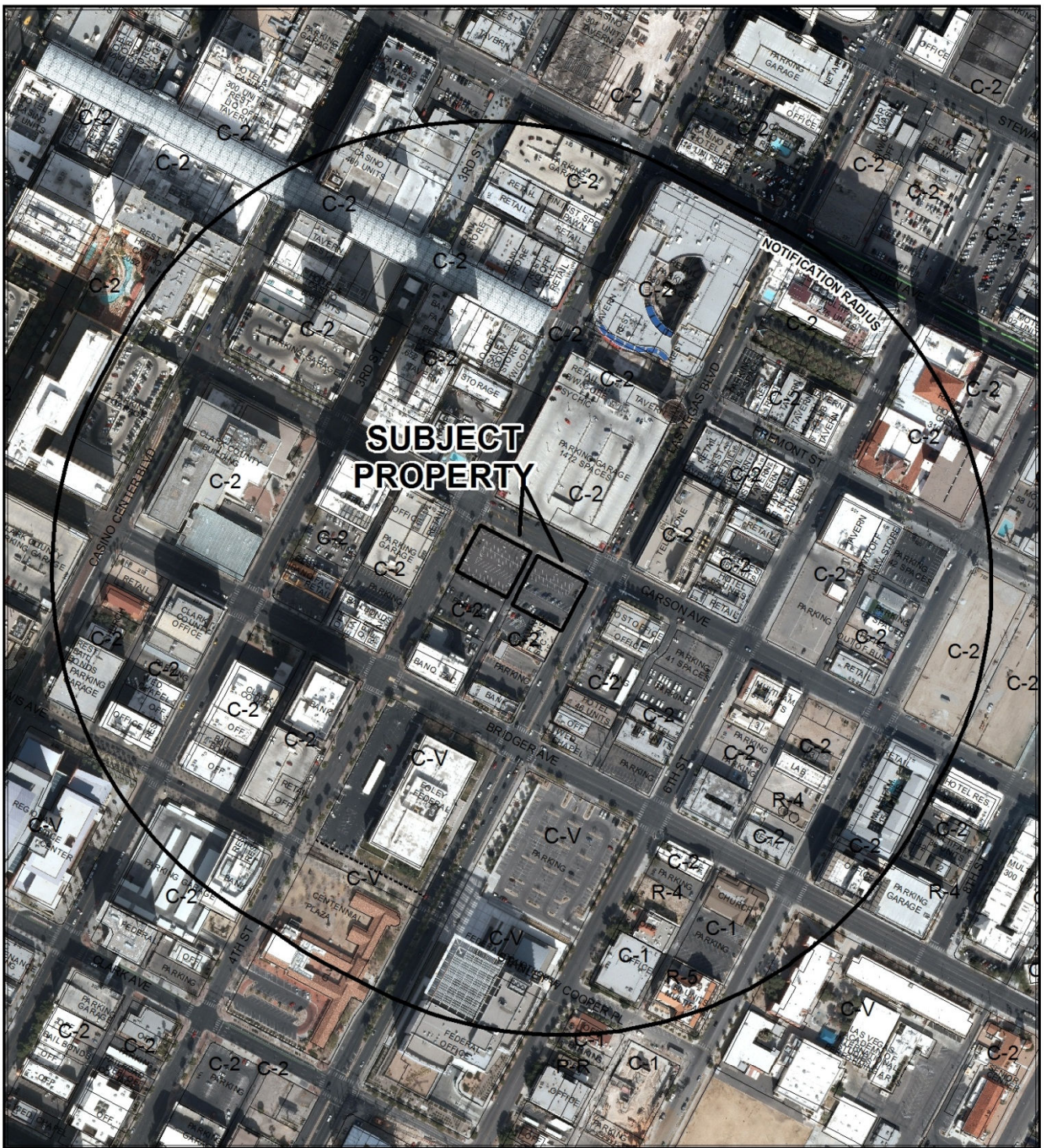
**BACKUP DOCUMENTATION:**

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









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

**RADIUS: 1000 FEET**

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







## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

# VAR-55335

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

Name of Property Owner: Proview Series 17, LLC

Name of Applicant: City of Las Vegas

Name of Representative: Brandy Stanley

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

Signature of Property Owner: \_\_\_\_\_

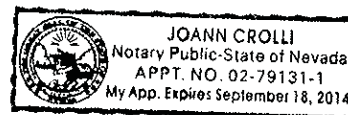
Print Name: Kamran D. Fouladbalchsh

Subscribed and sworn before me

This 23 day of July, 2014

Notary Public in and for said County and State

Joann Crolli  
State of Nevada  
County of Clark.





# CLV Planning - Application Form

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

**VAR-55335**

PRJ-54636  
07/24/14

# CLV Planning - Application Form

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

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

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

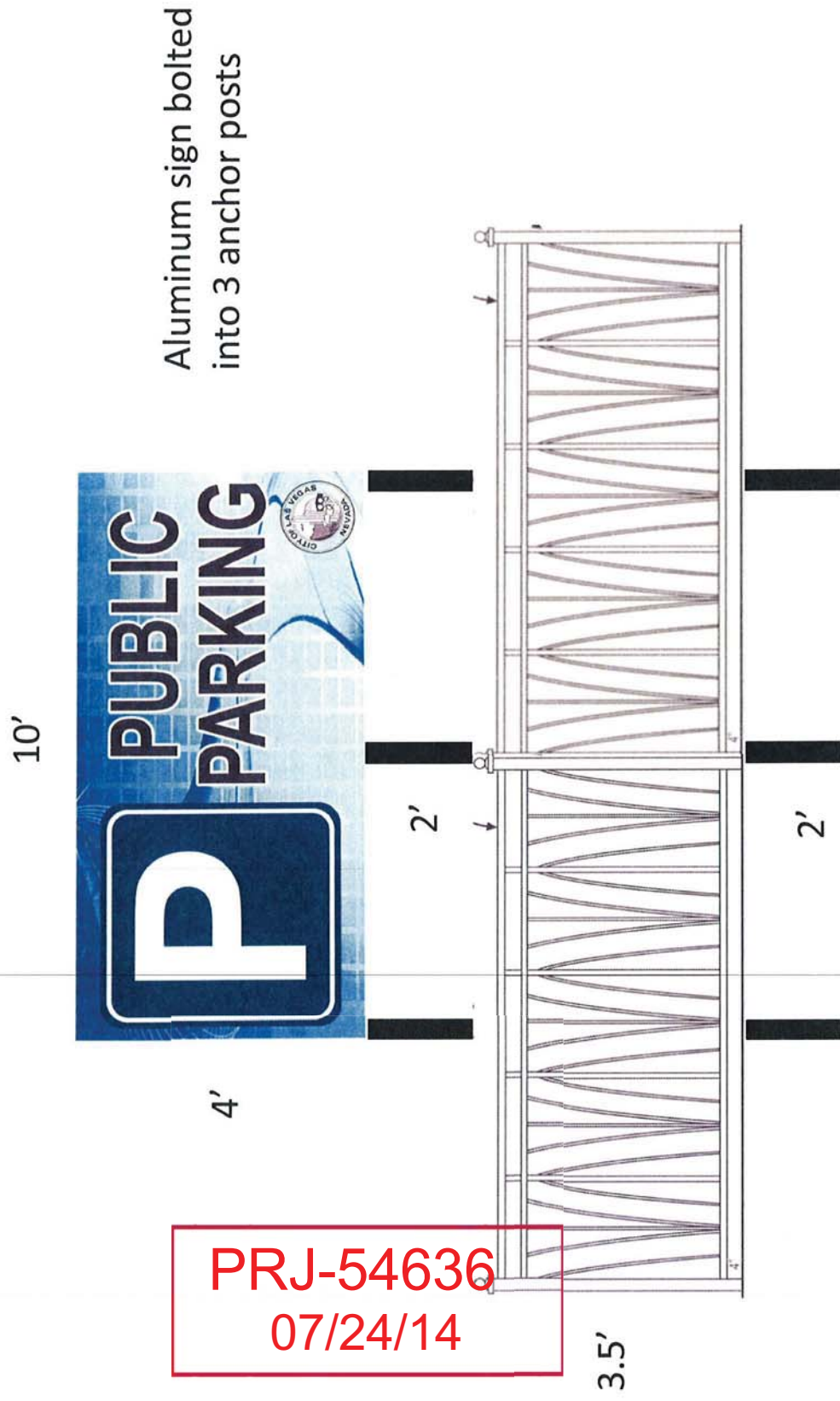
**VAR-55335**

PRJ-54636  
07/24/14

[illegible]



# Elevation – Las Vegas Blvd (A)



PRJ-54636  
07/24/14

Posts: 4" x 4" black steel tubing, set 24" deep in 18" round concrete  
**VAR-55335**

# Elevation – Carson Ave (B)



PRJ-54636  
07/24/14

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

**VAR-55335**

# Elevation – Carson Ave (C)



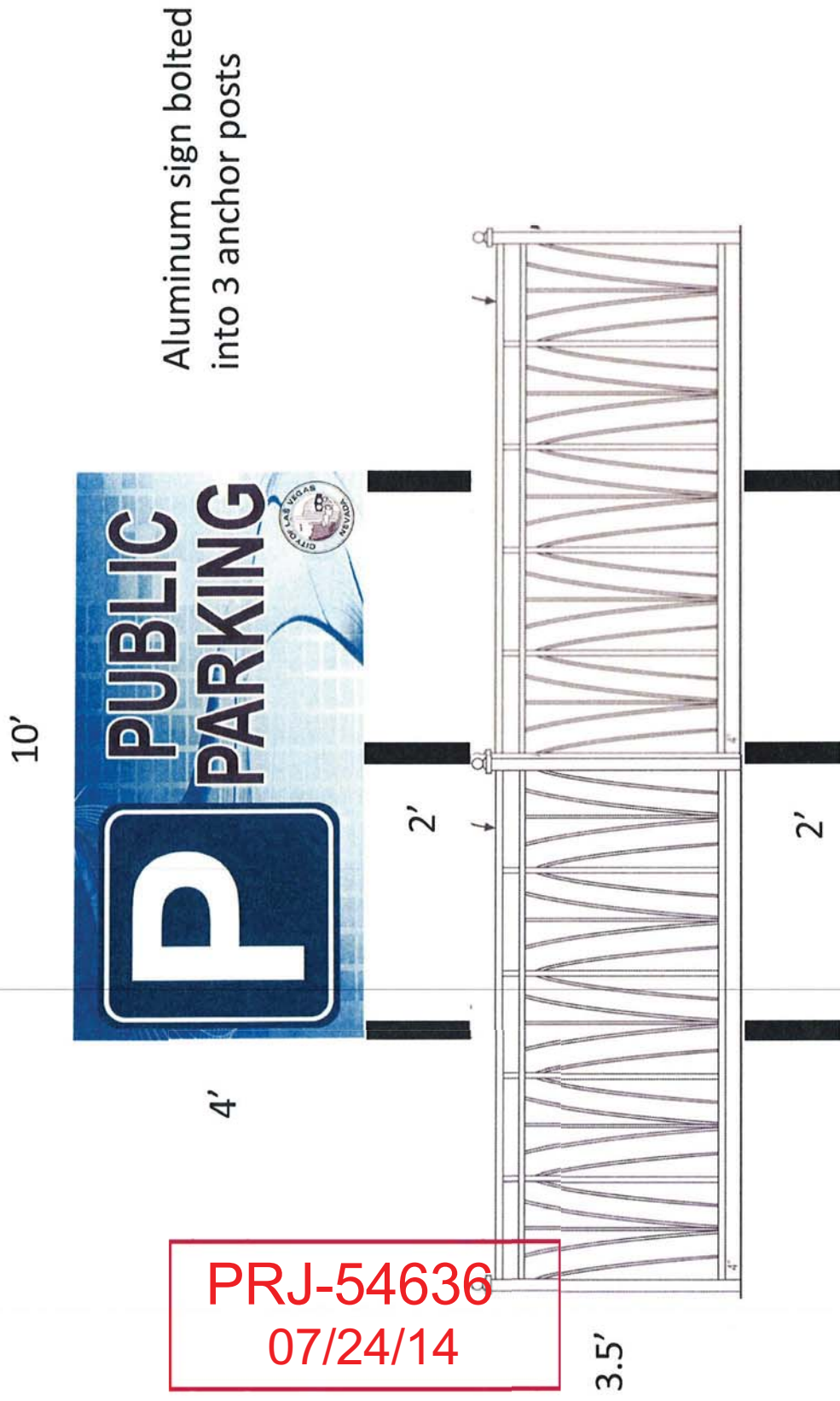
PRJ-54636  
07/24/14

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

**VAR-55335**



# Elevation – 4<sup>th</sup> Street (D)



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

**VAR-55335**

**Carson Lot Signage - PRJ54636\_EX001**

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

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

**VAR-55335**

PRJ-54636  
07/24/14



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



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. 4<sup>th</sup> 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 4<sup>th</sup> Streets. The free standing signs will abut the existing fence inside the property line, as moving them back into the lot to comply with the setback requirement will result in the loss of a total of 6 parking spaces.

Sincerely,

A handwritten signature in cursive script that reads "Brandy Stanley".

Brandy Stanley  
Parking Services Manager

CC: Kamran Foulad

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

VOICE 702.229.6011  
TTY 702.386.9108  
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

**VAR-55335**

PRJ-54636  
07/24/14





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

---

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

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

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

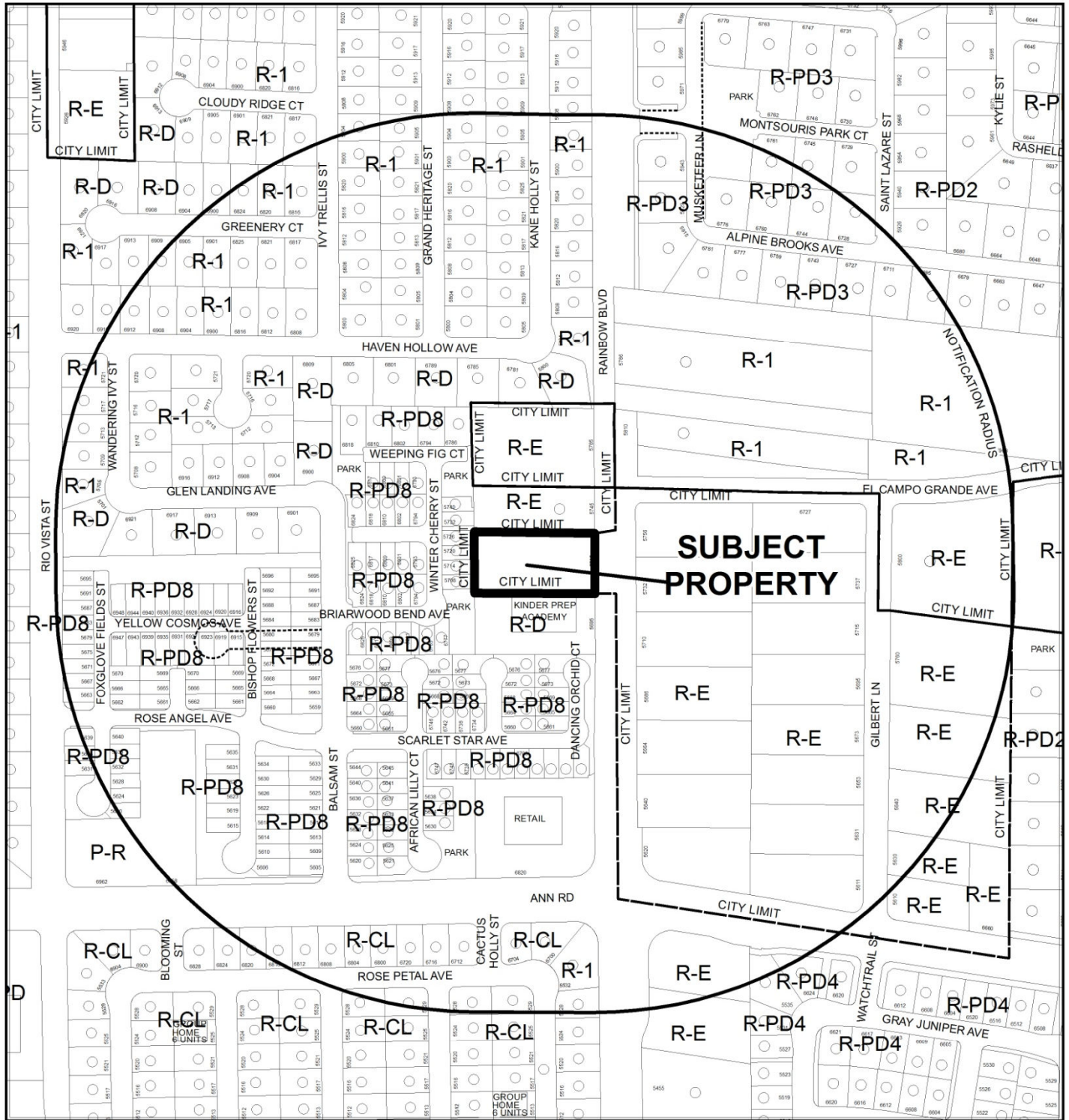
0

**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]



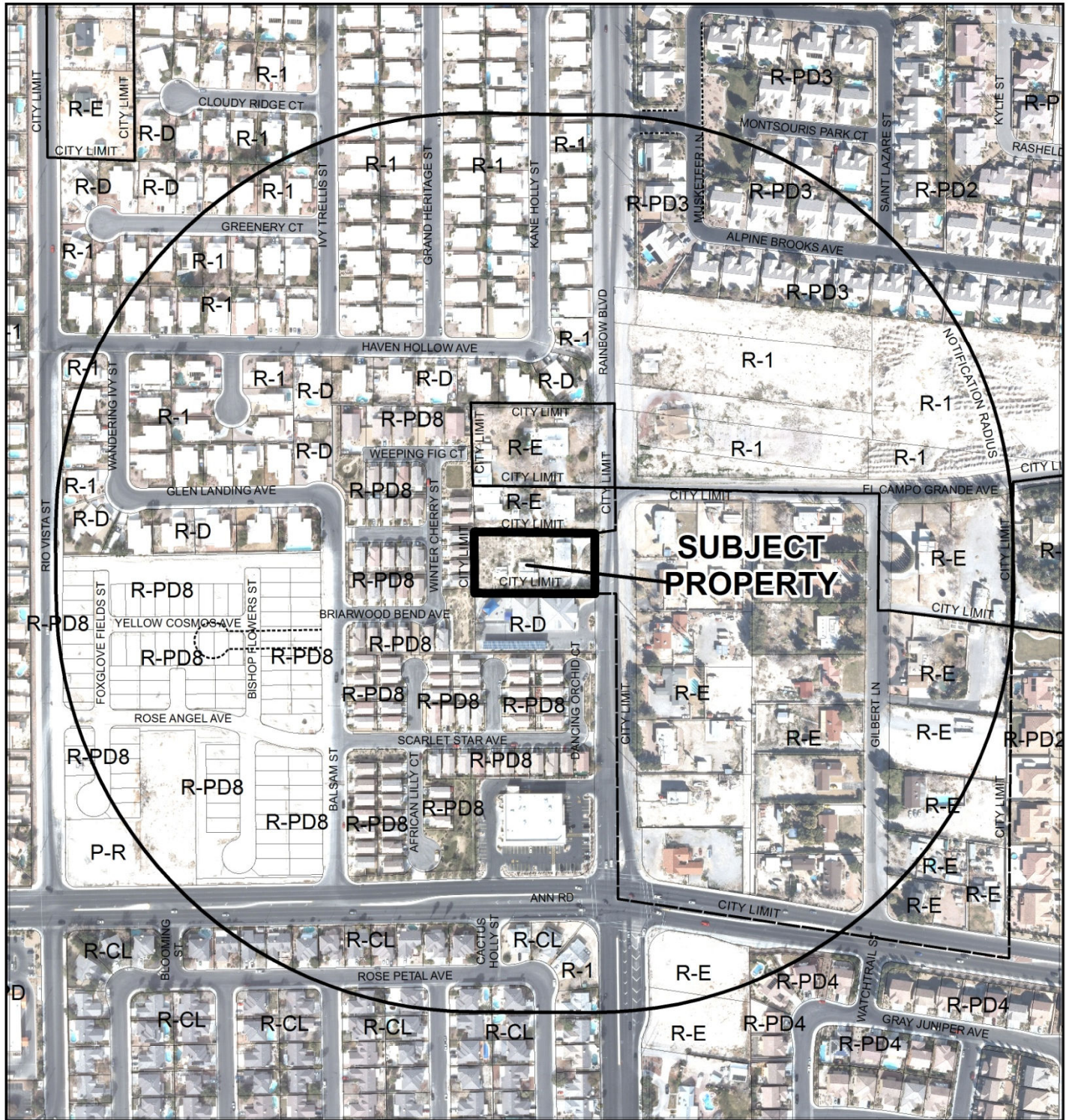
**CASE: SUP-55031 AND SDR-55043 (PRJ-55030)**

**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)**







# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

# SUP-55031

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

Name of Property Owner: CAREY CLOPOT

Name of Applicant: \_\_\_\_\_

Name of Representative: \_\_\_\_\_

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

Signature of Property Owner: Carey Clapot

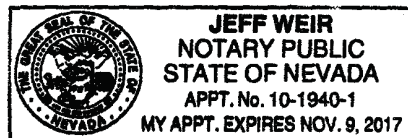
Print Name: CAREY CLOPOT

Subscribed and sworn before me

This 5 day of June, 2014

Jeff Weir  
Notary Public in and for said County and State

State of Nevada  
County of Clark





# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

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

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

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

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

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

Property Owner Signature\* [Signature]

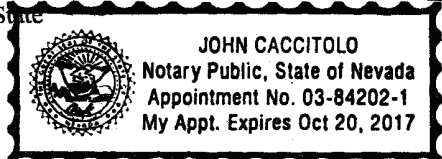
\* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.  
 Print Name CAREY CLOPOT

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

[Signature]

Notary Public in and for said County and State

Revised 10/27/08

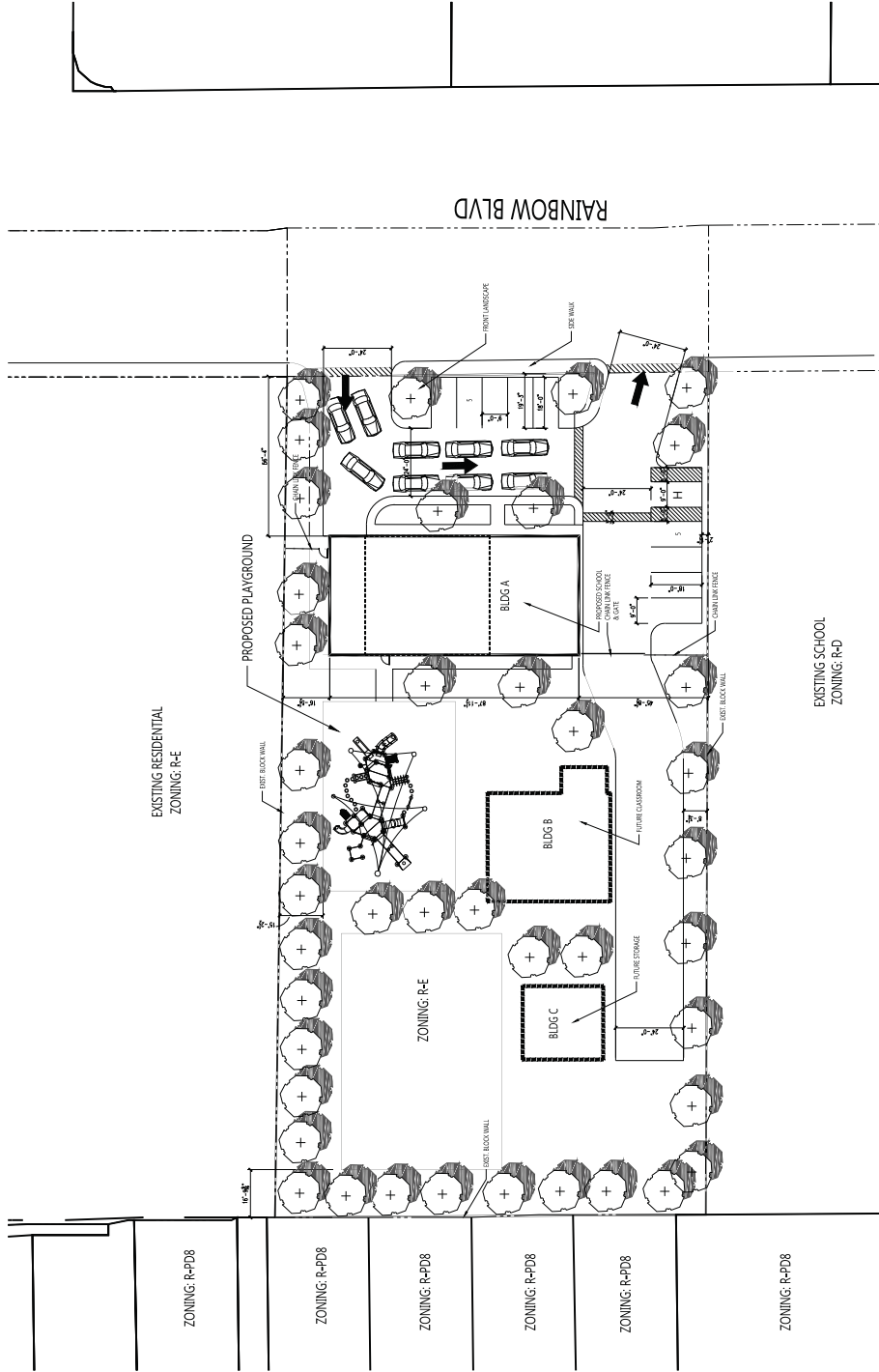


### FOR DEPARTMENT USE ONLY

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

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

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



PROJECT DATA:

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

PARKING ANALYSIS:

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

NOTE:

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



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

INNOVATION ACADEMY  
LAS VEGAS, NEVADA

A.001  
OVERALL SITE  
PLAN  
7-11-2014  
SCALE: 1"=20'-0"  
PRJ-55030  
REV: 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: ±1,656 SF  
 BLDG A SECOND FLOOR: (FUTURE) ±1,845 SF  
 BLDG B: (FUTURE) ±1,805 SF  
 BLDG C: (FUTURE) ±737 SF

TOTAL BUILDING AREA: ±6,044 SF  
 PROPOSED SCHOOL AREA: 3,656 SF  
 TOTAL CLASSROOMS: 2  
 TOTAL STUDENTS: 50 MAX  
 TOTAL TEACHERS & STAFF: 2

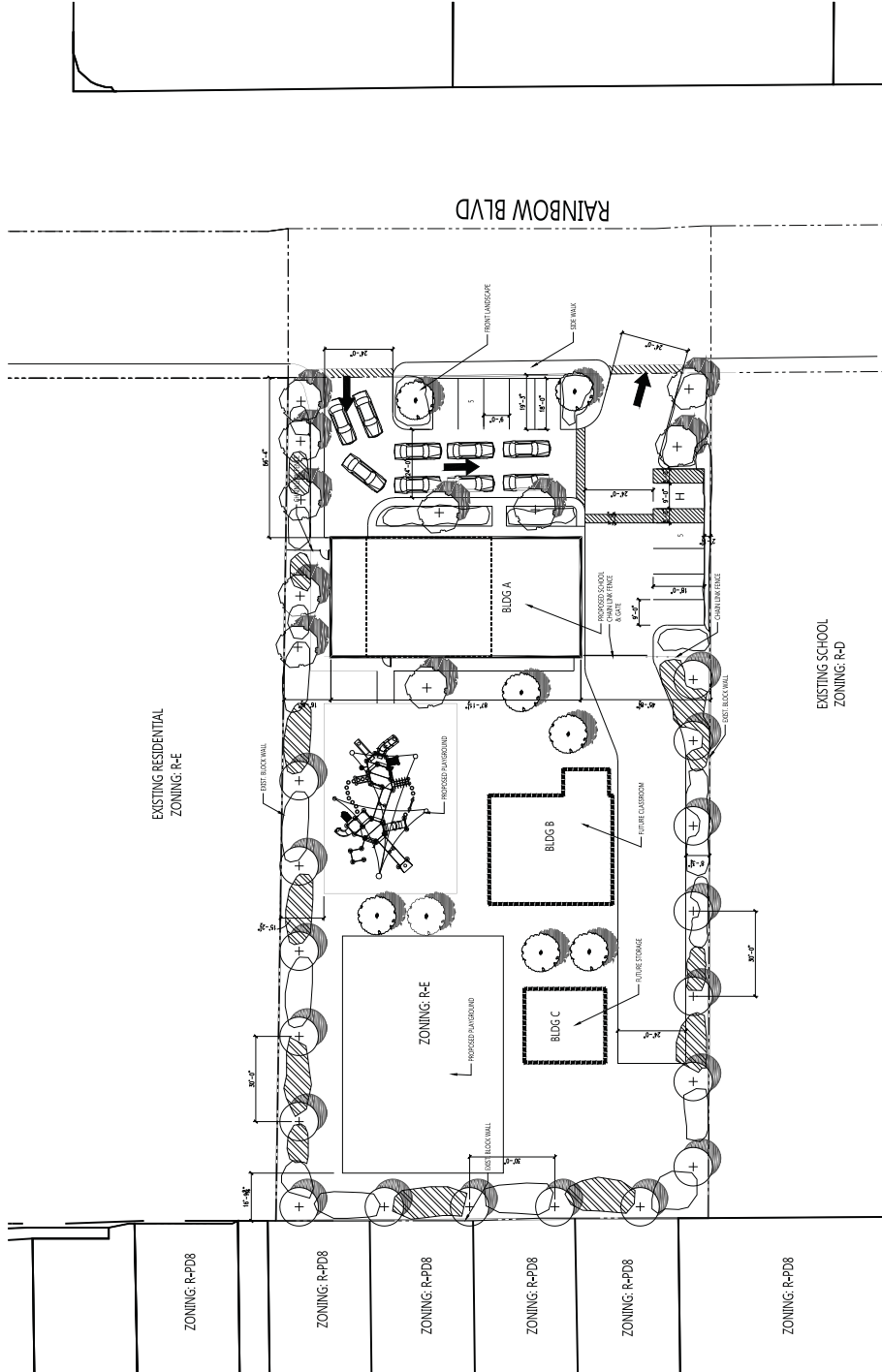
**PARKING ANALYSIS:**

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

**NOTE:**

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





TREE LEGEND

| SYM. | BOTANICAL/COMMON NAME                     | SIZE                        | COMMENTS  |
|------|-------------------------------------------|-----------------------------|-----------|
| (+)  | OHIAIA 1. YASHWENTENS OHIAIA              | 36" BOX AT BLDG.<br>24" BOX | STD. U.S. |
| (+)  | BALES LANCEA AFRICAN SUMAC                | 24" BOX                     | STD. U.S. |
| (+)  | PROSPER CHINESE TORBLOSS CHINESE MESQUITE | 24" BOX                     | STD. U.S. |

SHRUB LEGEND

| SYM. | BOTANICAL/COMMON NAME         | SIZE  | COMMENTS |
|------|-------------------------------|-------|----------|
| (+)  | CAESALPINIA PULCHERRIMA       | 5 GAL | 72" O.C. |
| (+)  | RED BIRD OF PARADISE          | 5 GAL | 60" O.C. |
| (+)  | LEUCOPHYLLUM F. 'GREEN CLOUD' | 5 GAL | 42" O.C. |
| (+)  | CONFESSIONAL                  | 5 GAL | 48" O.C. |
| (+)  | SLABBERY                      | 5 GAL | 36" O.C. |
| (+)  | RED YUCCA                     | 5 GAL | 30" O.C. |
| (+)  | LEUCOPHYLLUM F. 'COMPACTA'    | 5 GAL | 48" O.C. |
| (+)  | LEUCOPHYLLUM F. 'GREEN CLOUD' | 5 GAL | 36" O.C. |
| (+)  | REGAL MIST                    | 5 GAL | 36" O.C. |
| (+)  | MAHONIA RICHENS               | 5 GAL | 36" O.C. |
| (+)  | PERSEUSIA SETACUM 'CUPREUM'   | 5 GAL | 36" O.C. |
| (+)  | SAVIA DREYERIANA              | 5 GAL | 24" O.C. |

GROUND COVER / ACCENT PLANT LEGEND

| SYM. | BOTANICAL/COMMON NAME     | SIZE  | COMMENTS                                   |
|------|---------------------------|-------|--------------------------------------------|
| (+)  | ACACIA B. 'SERRA CARPET'  | 1 GAL | 54" O.C. PLANT 4" BACK OF CURBS AND WALKS  |
| (+)  | DALEA CAPATA 'SERRA GOLD' | 1 GAL | 30" O.C. PLANT 30" BACK OF CURBS AND WALKS |
| (+)  | LANTANA CAMARA 'NEW GOLD' | 1 GAL | 30" O.C. PLANT 30" BACK OF CURBS AND WALKS |
| (+)  | NEW GOLD LANTANA          | 1 GAL | 30" O.C. PLANT 30" BACK OF CURBS AND WALKS |
| (+)  | DIAPYSPERMA 'DIAPYSPERMA' | 1 GAL | 30" O.C. PLANT 30" BACK OF CURBS AND WALKS |

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



YIHONG LIU + ASSOCIATES  
1669 HORIZON RIDGE PARKWAY,  
SUITE 120,  
HENDERSON, NV 89012  
TEL: 702.446.0531  
702.446.0533

INNOVATION ACADEMY  
LAS VEGAS, NEVADA

A. 007  
LANDSCAPE  
PLAN  
7-11-2014  
PRJ-55030  
SCALE: 1"=10'-0"



SUP-55031 & SDR-55043







Innovation Academy

1 EXISTING BLDG ELEVATION

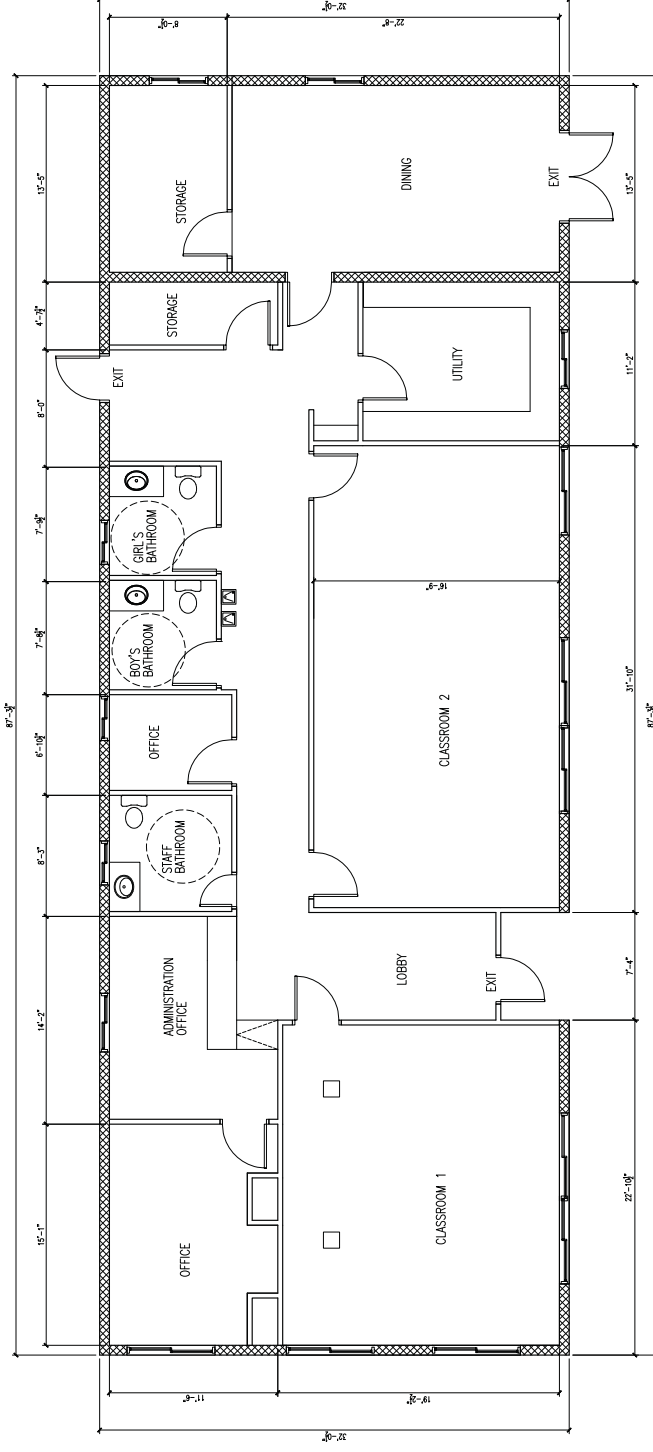
YIHONG LIU + ASSOCIATES  
1689 HORIZON RIDGE PARKWAY,  
SUITE 120  
LAS VEGAS, NV 89112  
702.779.8711  
702.946.0533



INNOVATION ACADEMY  
LAS VEGAS, NEVADA

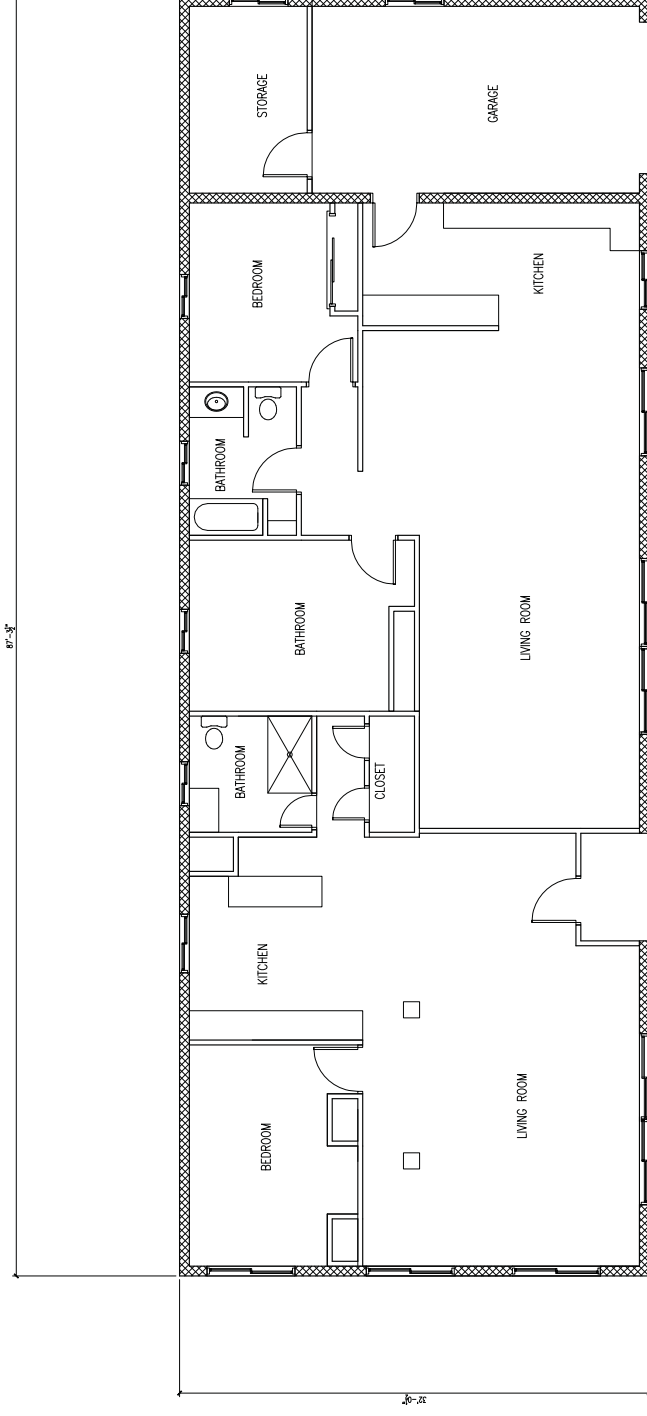
A. 005  
ELEVATION  
EXISTING PHOTO  
7-11-2014  
SCALE: 1/4" = 1'-0"

**SUP-55031 & SDR-55043**



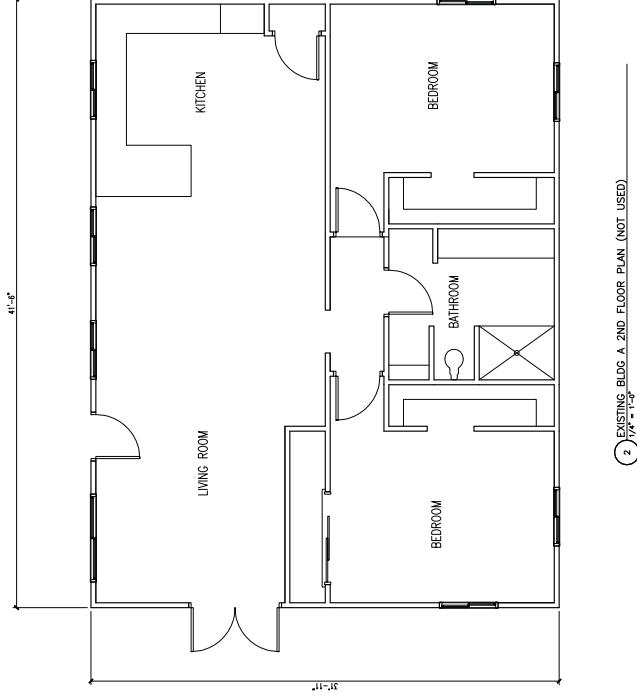
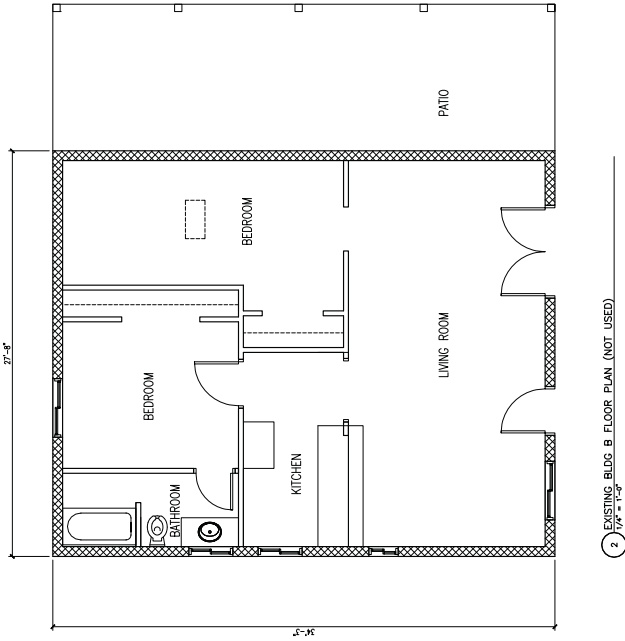
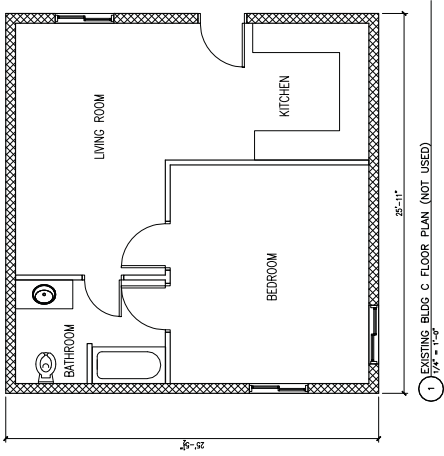
1 PROPOSED SCHOOL LAYOUT ( BLDG A 1ST FLOOR PLAN )  
74'-4 1/2" x 87'-3"





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





YHONG LIU + ASSOCIATES  
1669 HORIZON RIDGE PARKWAY,  
SUITE 120  
LAS VEGAS, NV 89112  
702.778.8711  
702.946.0533

INNOVATION ACADEMY  
LAS VEGAS, NEVADA

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

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

SUP-55031 & SDR-55043



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

To Whom it may concern:

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

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

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

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

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

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

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

**SUP-55031 & SDR-55043**

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

PRJ-55030

07/16/14



**ARCHITECTURE**

**PLANNING**

**INTERIOR**

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

Sincerely,

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

**SUP-55031 & SDR-55043**

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

PRJ-55030  
07/16/14





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

**07/31/14**





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

**07/31/14**





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

**07/31/14**





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

**07/31/14**





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

**07/31/14**





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

**07/31/14**



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

---

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

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

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

**RECOMMENDATION:**

APPROVAL

**BACKUP DOCUMENTATION:**

1. Consolidated Backup - Refer to SUP-55031
2. Supporting Documentation

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



## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

# SDR-55043

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

Name of Property Owner: CAREY CLOPOT

Name of Applicant: \_\_\_\_\_

Name of Representative: \_\_\_\_\_

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

Signature of Property Owner: Carey Clapot

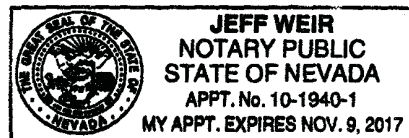
Print Name: CAREY CLOPOT

Subscribed and sworn before me

This 5 day of June, 2014

Jeff Weir  
Notary Public in and for said County and State

State of Nevada  
County of Clark







# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

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

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

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

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

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

Property Owner Signature\* [Signature]

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

Print Name CAREY CLOPOT

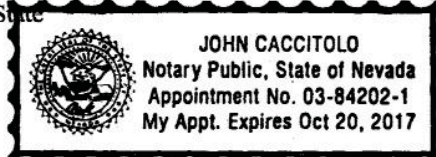
Subscribed and sworn before me

This 12 day of July, 2014

[Signature]

Notary Public in and for said County and State

Revised 10/27/08



### FOR DEPARTMENT USE ONLY

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

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

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

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

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

SUP-55236 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER:  
TARGET CORPORATION - For possible action on a request for a Special Use Permit FOR AN  
ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 141,892  
SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT WITH A WAIVER TO ALLOW A  
153-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS  
REQUIRED at 6480 Sky Pointe Drive (APN 125-21-813-003), T-C (Town Center) Zone [SX-  
TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-  
54926].

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

DENIAL

**BACKUP DOCUMENTATION:**

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









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









## 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

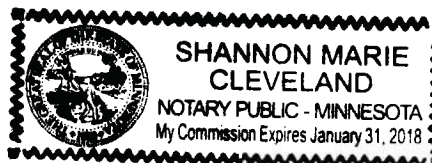
Subscribed and sworn before me

This 30<sup>th</sup> day of April, 2014

Shannon Marie Cleveland

Notary Public in and for said County and State

Minnesota Hennepin





# CLV Planning - Application Form

|                                         |                                                                                              |
|-----------------------------------------|----------------------------------------------------------------------------------------------|
| Application Number:                     | PRJ-54926                                                                                    |
| Application/Petition For:               | SUP for Retail Establishment with Accessory Package Liquor Off-Sale at 6480 Sky Pointe Drive |
| ProjectAddress (Location):              | 6480 SKY POINTE DRIVE                                                                        |
| Project Name                            | ACCESSORY PACKAGE LIQUOR SUP                                                                 |
| Assessors Parcel #(s):                  | 12521813003                                                                                  |
| Ward #:                                 | WARD 6 (STEVEN D. ROSS)                                                                      |
| Is the Application Information Correct: | Yes                                                                                          |
| If no, ...change what                   |                                                                                              |
| General Plan Designation: Proposed:     | Select                                                                                       |
| Zoning District: Proposed:              | Select                                                                                       |
| Gross Acres:                            |                                                                                              |
| Lots/Units:                             |                                                                                              |
| Additional Information:                 |                                                                                              |
| Applicant First Name:                   | Kristen                                                                                      |
| Applicant Last Name:                    | Ruud, Liquor License Specialist                                                              |
| Applicant Address:                      | 1000 Nicollet Mall, TPN-0910                                                                 |
| Applicant City:                         | Minneapolis                                                                                  |
| Applicant State:                        | MN                                                                                           |
| Applicant Zip:                          | 55403                                                                                        |
| Applicant Phone:                        | 612-761-7165                                                                                 |
| Applicant Fax:                          |                                                                                              |
| Applicant Email:                        | liquor.licensing@target.com                                                                  |
| Rep First Name:                         | Benjamin                                                                                     |
| Rep Last Name:                          | Volmer, Esq.                                                                                 |
| Rep Address:                            | 400 S. Rampart Blvd., Suite 400                                                              |
| Rep City:                               | Las Vegas                                                                                    |
| Rep State:                              | NV                                                                                           |
| Rep Zip:                                | 89145                                                                                        |
| Rep Phone:                              | 702-362-7800                                                                                 |
| Rep Fax:                                | 702-362-9472                                                                                 |
| Rep Email:                              | bvolmer@klnevada.com                                                                         |

**SUP-55236**

# CLV Planning - Application Form

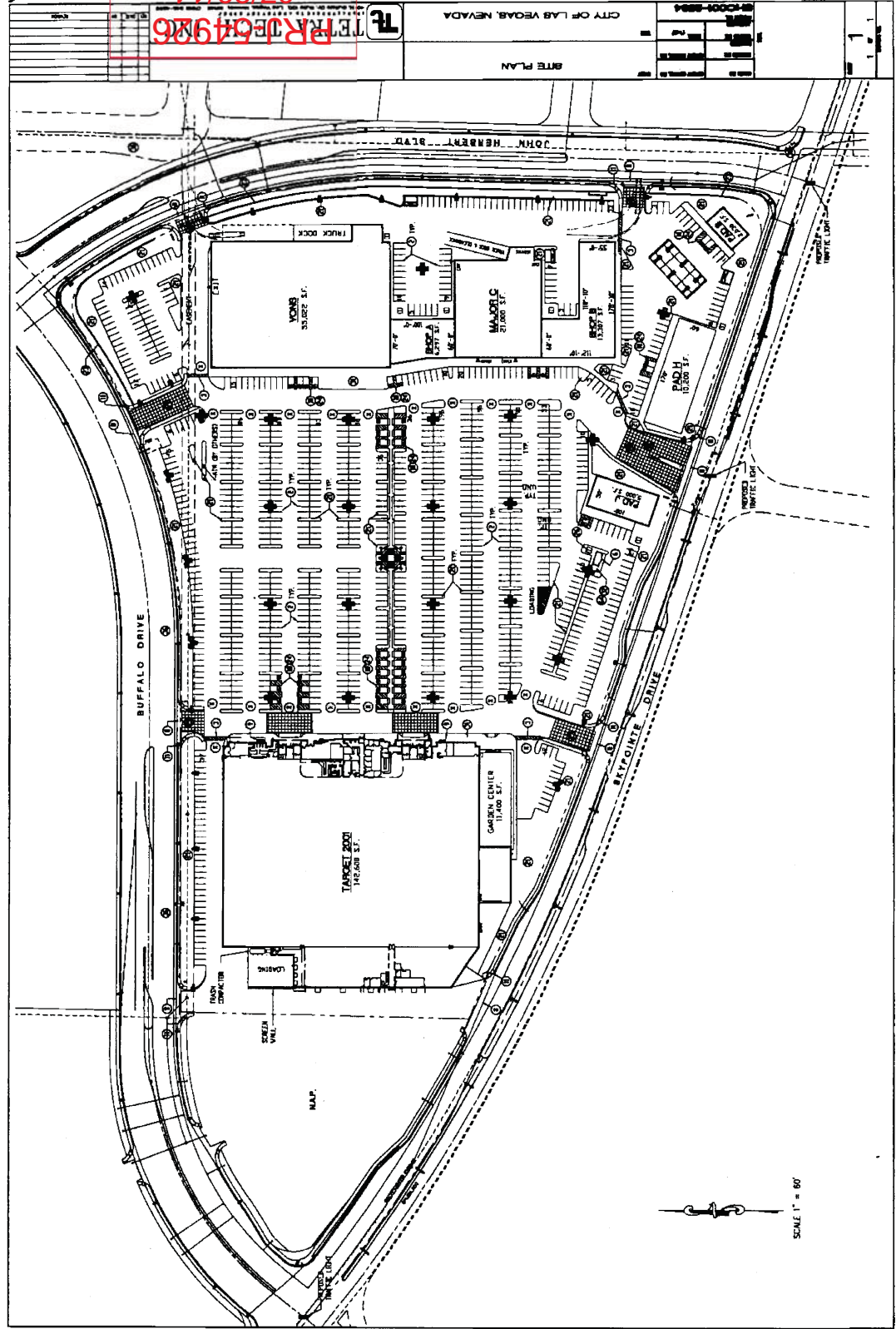
|                                                                                                                                                                                                                                                                                                           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

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

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

**SUP-55236**

**EXHIBIT B**



**SUP-55236**

T1462



**Target Stores T-1462**  
**Total Building Area = 141,892 SF**  
**Total Sales Area = 83,062 SF**  
**Total Alcohol Sales Area = 158 SF**

|                                                                                          |                                                                               |                        |                  |
|------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|------------------------|------------------|
| ORDER DATE: 06-11-2013<br>ORDER NO: 2013-14444<br>NAME: JALAN CARPENTRY<br>DATE: 1/28/13 | Jun 2013 - Ramcode   MR<br>Los Vegas For NW<br>Los Vegas, NV<br>Los Vegas, NV | T-1462<br>FIXTURE PLAN | SHEET NO.<br>F71 |
|------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|------------------------|------------------|

**SUP-55236**

PRJ-54926  
07/23/14

# 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**

|                         |                                                           |
|-------------------------|-----------------------------------------------------------|
| <b>Applicant:</b>       | <b>Target Corporation</b>                                 |
| <b>Proposed Use:</b>    | <b>Retail Establishment with Accessory Package Liquor</b> |
| <b>Project Name:</b>    | <b>Target Stores T-1462</b>                               |
| <b>Project Address:</b> | <b>6480 Sky Pointe Dr., Las Vegas, NV 89131</b>           |
| <b>APN:</b>             | <b>125-21-813-003</b>                                     |

Dear Sir/Madam:

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

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

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

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

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

The proposed package liquor off-sale establishment use is harmonious and compatible with adjacent development and with existing land uses in the immediate vicinity. We do not believe that any additional public services, utilities or parking accommodations will be necessary to accommodate the proposed use at the Business. The site provides adequate pedestrian and vehicle ingress/egress to and from the Centennial Crossroads Plaza Shopping Center in which the Business is located, from N. Buffalo Dr. and Sky Pointe Dr. Please note that the Business operates every day between the hours of 8:00 a.m. and 10:00 p.m. and employs approximately 141 employees.

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

Very truly yours,

**KOLESAR & LEATHAM**



Matthew D. Saltzman, Esq.

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

**SUP-55236**





SUP-55236 [PRJ-54926] - APPLICANT/OWNER: TARGET CORPORATION  
6480 SKY POINTE DRIVE

07/31/14





**SUP-55236 [PRJ-54926] - APPLICANT/OWNER: TARGET CORPORATION**

**6480 SKY POINTE DRIVE**

**07/31/14**

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

---

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

SUP-55328 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER:  
DROCK 3RD STREET, LLC - For possible action on a request for a Special Use Permit FOR A  
PROPOSED TAVERN-LIMITED ESTABLISHMENT FOR A 107,158 SQUARE-FOOT  
COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) USE at 200 South 3rd Street,  
(APN 139-34-210-047), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-55231].

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

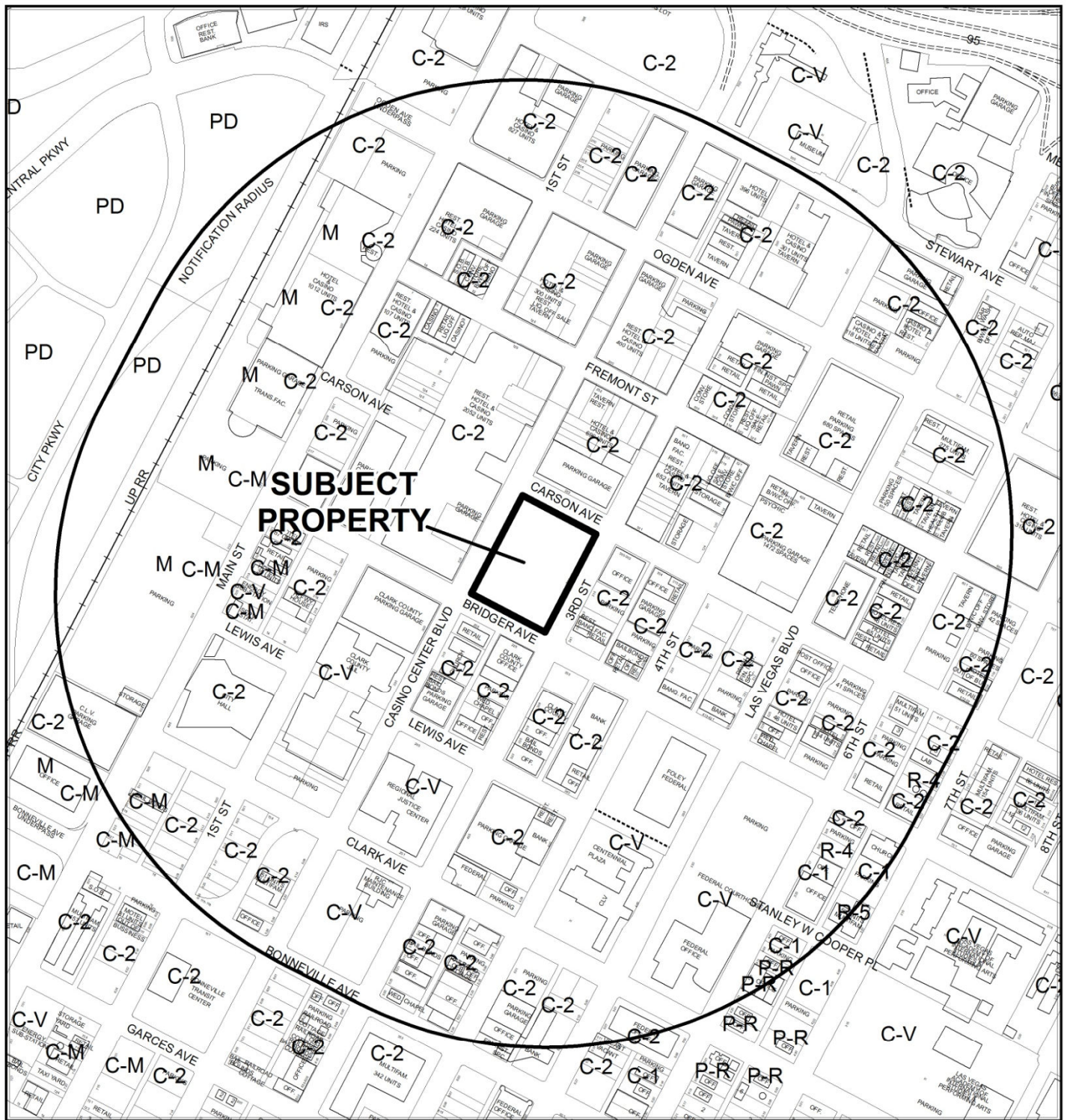
**RECOMMENDATION:**

APPROVAL

**BACKUP DOCUMENTATION:**

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

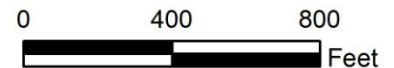




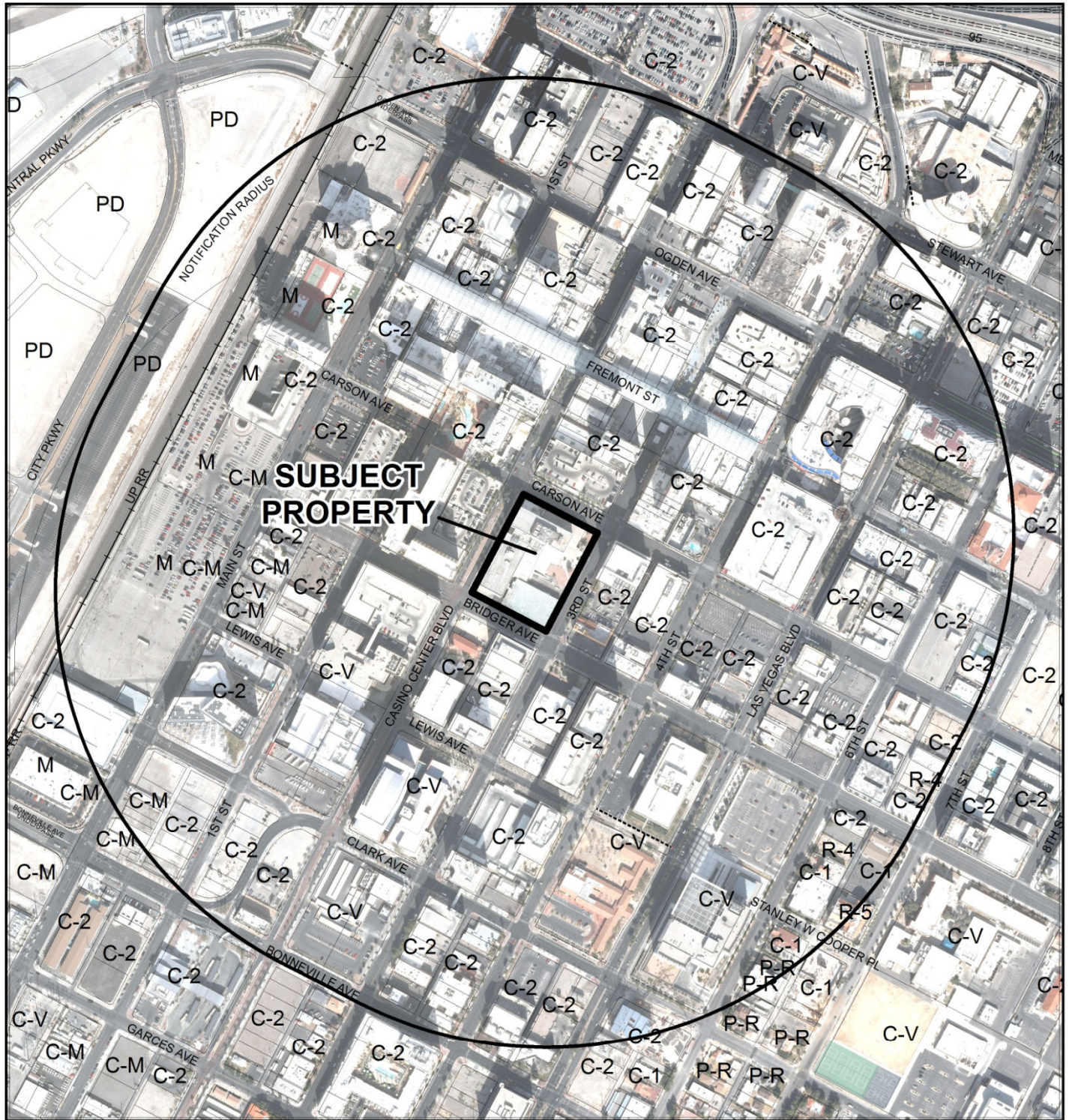
**CASE: SUP-55328 (PRJ-55231)**

**RADIUS: 1500 FEET**

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



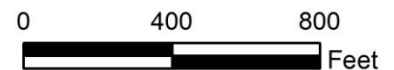




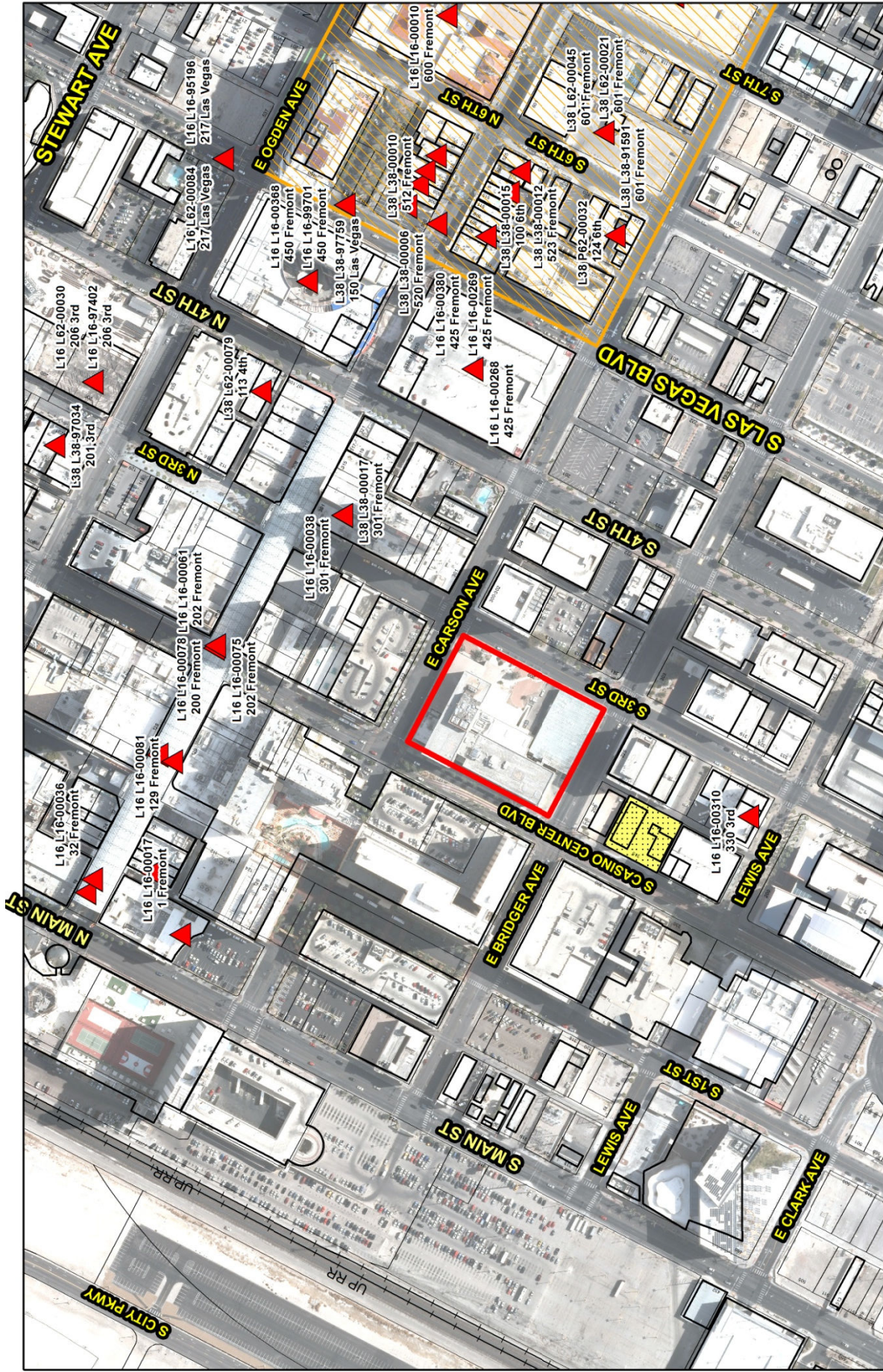
**CASE: SUP-55328 (PRJ-55231)**

**RADIUS: 1500 FEET**

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







SUP-55328 (PRJ-55231)

Tavern-Limited  
Establishment

### Protected Uses

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

### Business Licenses

-  Tavern

-  Subject Property
-  1500 foot buffer



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

Date: 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

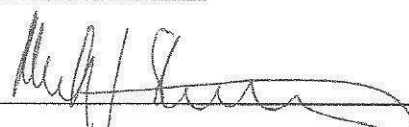
☒ No

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): \_\_\_\_\_

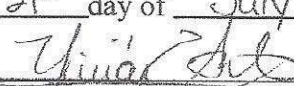
APN: \_\_\_\_\_

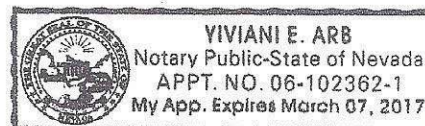
Signature of Property Owner: 

Print Name: Derek Stevens

Subscribed and sworn before me

This 21<sup>st</sup> day of July, 2014

  
Notary Public in and for said County and State



# CLV Planning - Application Form

|                                         |                                                 |
|-----------------------------------------|-------------------------------------------------|
| Application Number:                     | PRJ-55231                                       |
| Application/Petition For:               | SUP for Tavern Limited use at 200 S. 3rd Street |
| ProjectAddress (Location):              | 200 S. 3RD STREET                               |
| Project Name                            | TAVERN LIMITED 200 S. 3RD STREET                |
| Assessors Parcel #(s):                  | 13934210047                                     |
| Ward #:                                 | WARD 1 (LOIS TARKANIAN), WARD 3 (BOB COFFIN)    |
| Is the Application Information Correct: | Yes                                             |
| If no, ...change what                   |                                                 |
| General Plan Designation: Proposed:     | Select                                          |
| Zoning District: Proposed:              | Select                                          |
| Gross Acres:                            |                                                 |
| Lots/Units:                             |                                                 |
| Additional Information:                 |                                                 |
| Applicant First Name:                   | Downtown Las Vegas Events Center                |
| Applicant Last Name:                    | Susan Hitch                                     |
| Applicant Address:                      |                                                 |
| Applicant City:                         |                                                 |
| Applicant State:                        |                                                 |
| Applicant Zip:                          |                                                 |
| Applicant Phone:                        |                                                 |
| Applicant Fax:                          |                                                 |
| Applicant Email:                        | stewplan@aol.com                                |
| Rep First Name:                         | lucy                                            |
| Rep Last Name:                          | stewart                                         |
| Rep Address:                            |                                                 |
| Rep City:                               |                                                 |
| Rep State:                              |                                                 |
| Rep Zip:                                |                                                 |
| Rep Phone:                              |                                                 |
| Rep Fax:                                |                                                 |
| Rep Email:                              | stewplan@aol.com                                |

**SUP-55328**

# CLV Planning - Application Form

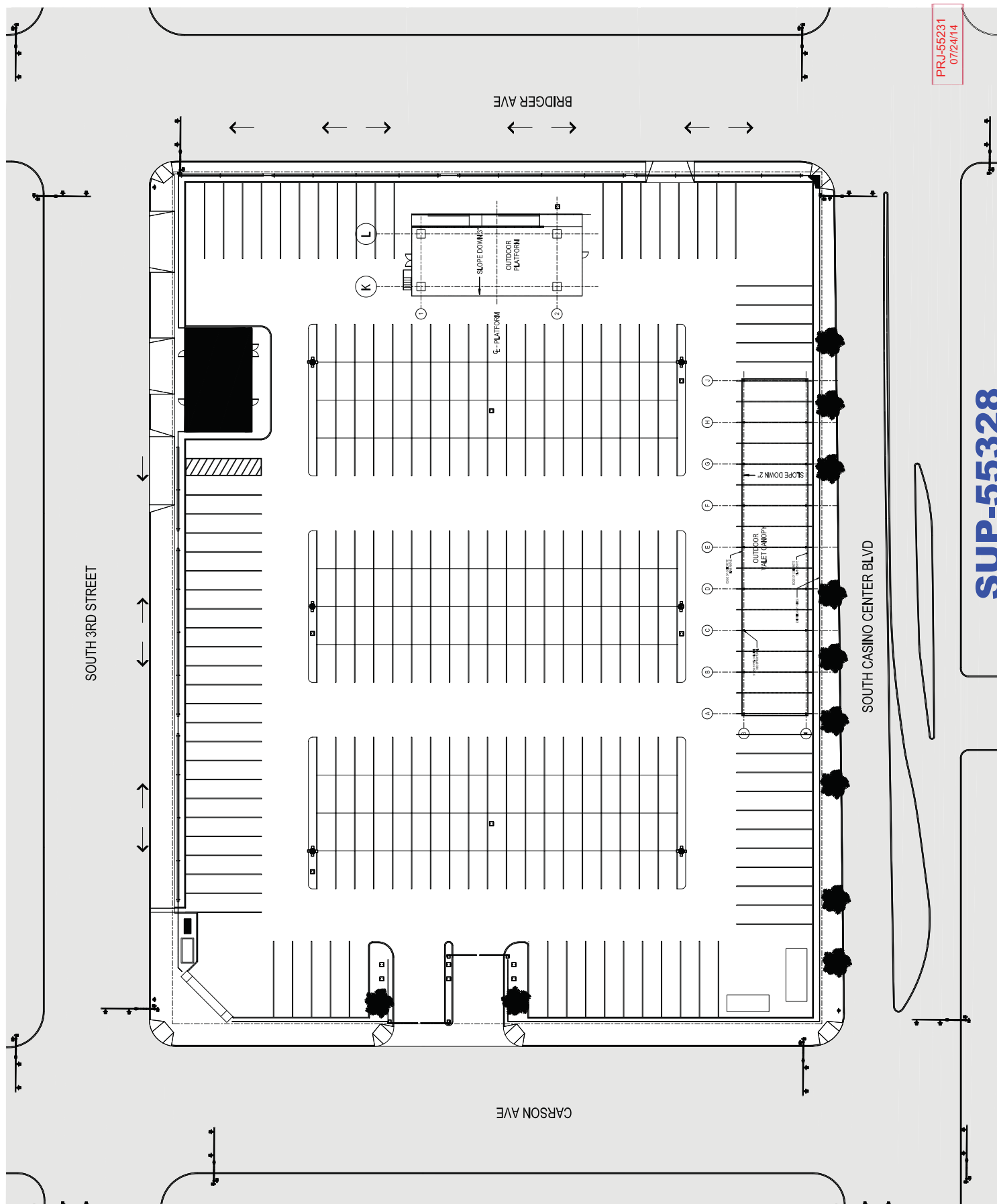
|                                                                                                                                                                                                                                                                                                           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

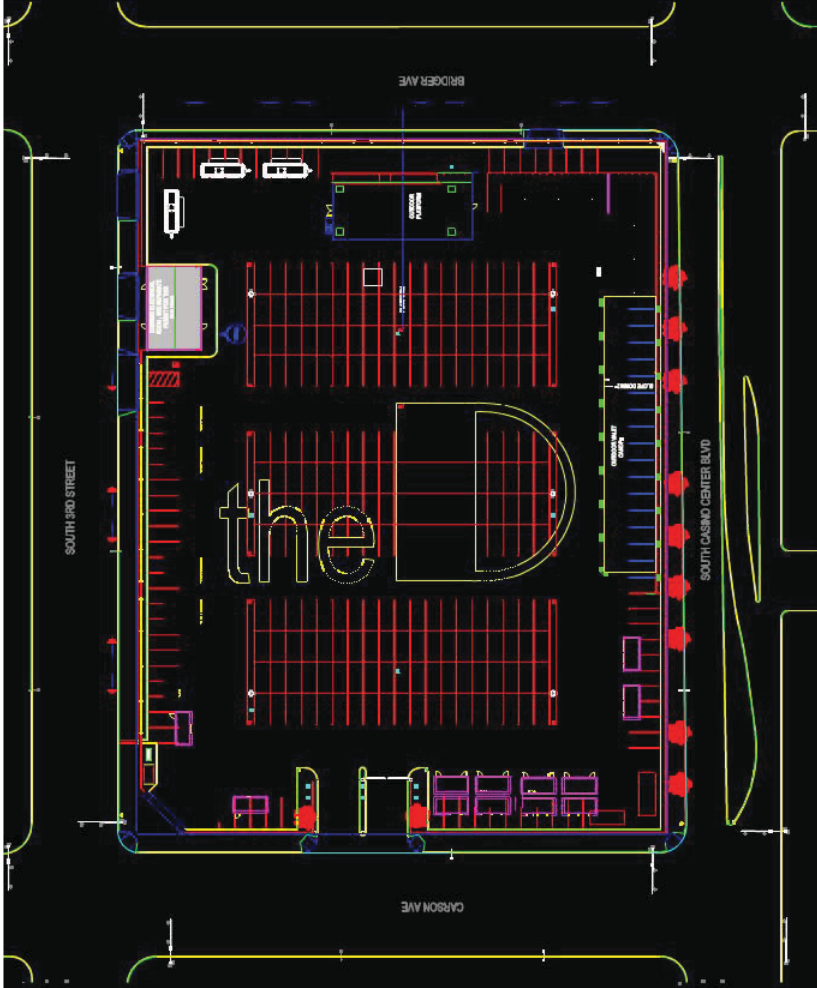
| Owner(s)               | ADDR1           | ADDR2                 |
|------------------------|-----------------|-----------------------|
| DROCK 3RD STREET L L C | 21777 HOOVER RD | WARREN, MI 48089-2544 |

| CLVEPLAN Applicant | Company        | Title     | Email            |
|--------------------|----------------|-----------|------------------|
| Lucy Stewart       | LAS Consulting | Principal | stewplan@aol.com |

**SUP-55328**







PRJ-55231  
07/24/14

SUP-55328



**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. 3<sup>rd</sup>, 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 3<sup>rd</sup> 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 3<sup>rd</sup> Street, LLC has a land lease with DLVEC to utilize the property for special events. The number of special events will exceed the maximum allowed per year under a special events license. We are requesting to serve alcohol in conjunction with the special events and are requesting a special use permit for a tavern, limited. The lot will not be a tavern but will be used for special events (similar to Cashman). The size of the property is 300x400 (120,000 sq feet) and therefore we qualify for the general on sale liquor license based on size greater than 100,000 sq feet.

The special events are permissible in the C-2 (General Commercial) zone as a Commercial Recreation/Amusement Outdoor use. The use is defined as an outdoor facility or area for sport, entertainment, games of skill or recreation that is open to use by the general public for a fee. This use includes without limitation-game courts, water slides, golf courses, outdoor miniature golf courses, drive-in theatres, batting cages, practice/instructional fields, amusement parks, amphitheatres, and sports events. Planning staff considers the special events (concerts, food festivals, etc) as an amphitheatre.

The original intent of the applicant was to maybe have an event or two there if ever an event space of that size was needed. The applicant has determined there is a desire for a space of this size & location for hosting 3<sup>rd</sup> 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 3<sup>rd</sup> party event promoters interested in hosting an event at a venue where the infrastructure is intact. The DLVEC hopes to host many types of events including, but not limited to food festivals, headline concert events, private corporate-type dinners, weddings, sporting events such as boxing matches or mixed martial arts and so much more. The DLVEC hopes to be able to maintain a semi-modular venue, much like a convention space, that can be sized according to the number of guests and the layout can be changed to support multiple types of events & performances.

Many of the above referenced events will have alcohol sales as a component of the event. A Special Use Permit is required to serve alcohol at the special events. We are requesting a Special Use Permit for a Tavern Limited use.

The interest in the property is so significant that the site has been reserved for future venues. The tentative calendar of events for the remainder of 2014 that have either been agreed upon and are waiting to contract or are still being negotiated is below:

| Date                        | Event Name                               | Estimated number of people |
|-----------------------------|------------------------------------------|----------------------------|
| F 9/6 & Sa 9/7              | Gridiron Grilloff                        | 5000/day                   |
| Sa 9/20                     | Concert                                  | 5000                       |
| Fri 9/26, Sa 9/27 & Su 9/28 | " Ramen Yokocho " ( Ramen Street )       | Target attendance 20K      |
| 10/2-5 – BikeFest           | Secured Motorcycle parking               |                            |
| 10/11                       | Greek artist concert (set cabaret style) | 1000-1500                  |

**SUP-55328**

PRJ-55231  
07/24/14



|                          |                                    |                                                                                                                                 |
|--------------------------|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| 10/12                    | WFC MMA Industry event             | 1300-2000                                                                                                                       |
| 10/18 & 19               | Grand Opening Concert              | 15,000 per night                                                                                                                |
| 11/7                     | Charity Concert*                   | 6000                                                                                                                            |
| 11/12 – 11/15<br>Wed-Sun | World Food Championships           | Per day estimates from WFC as follows<br><br>11/13 – 2000-5000<br>11/14 – 5000-7500<br>11/15 – 7500-10,000<br>11/16 – 2000-5000 |
| 12/4-12/13               | NFR Viewing Parties (tented event) | 1000 per day (max)                                                                                                              |
| 12/6                     | Country concert for NFR            | TBD                                                                                                                             |
| 12/12-12/14              | Downtown Throwdown BBQ event       | Zero – only FSE BBQ contest participants in the area                                                                            |

Any event held prior to approval of the Special Use Permit we will request a special events permit. Attached is a site plan including the basics of the site as well as a sample concert set-up.

**In order to approve a proposed Special Use Permit application, the Planning Commission or City Council must determine that:**

a. The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan; *The general plan is commercial and the property is zoned C-2. The property is also in the Centennial plan. The downtown area is an attraction for tourists and local alike. The events held at this location, with the addition of alcohol in a control, contained environment meets the several of the policies of the plans for the tourist area.*

b. The subject site is physically suitable for the type and intensity of land use being proposed; *The site is a vacant property. It is ideal for this type of venue.*

**SUP-55328**

**PRJ-55231**  
07/24/14

c. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use; *This site is surrounded on four sides with streets, making access easy to the site easy.* and

d. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan. *A venue with alcohol sales supports the general plan and the public health and safety and welfare. It provides jobs to the community, provides additional security in the area with security guards when there are events. This will provide for another opportunity to attract tourists and locals to events in the downtown area. Approval of the SUP should be an enhancement to the area and community in general.*

We believe this to be an excellent addition to the downtown area and respectfully request approval of our SUP. Please do not hesitate to contact me with any questions you might have.

Yours truly,

*Lucy Stewart*

Lucy Stewart

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**SUP-55328**

PRJ-55231  
07/24/14



SUP-55328 [PRJ-55231] - APPLICANT/OWNER: DROCK 3RD STREET, LLC  
200 SOUTH 3RD STREET

07/31/14





SUP-55328 [PRJ-55231] - APPLICANT/OWNER: DROCK 3RD STREET, LLC  
200 SOUTH 3RD STREET

07/31/14

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

---

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

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

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

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

MAY GO TO CITY COUNCIL ON 10/15/2014

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

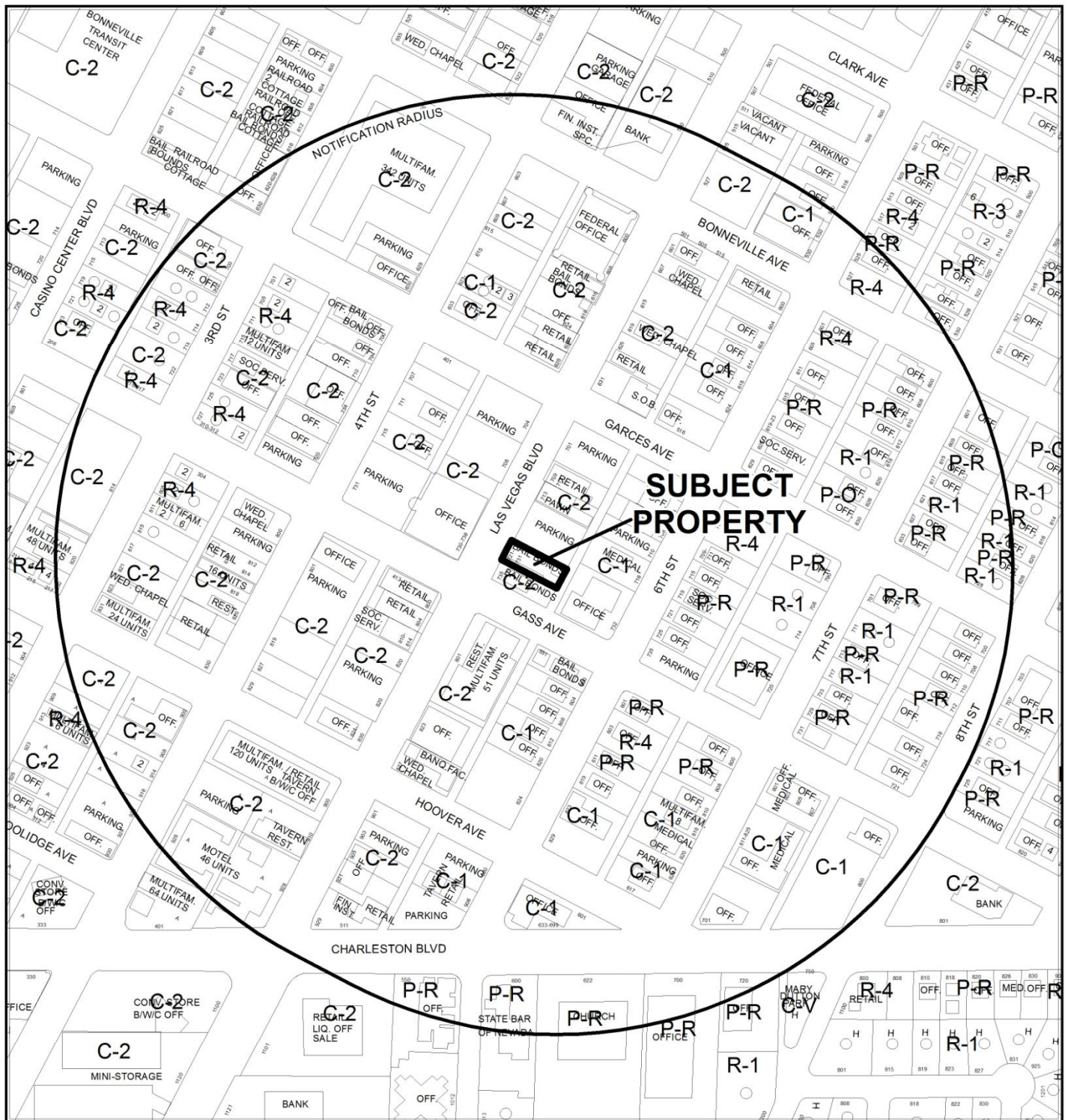
**RECOMMENDATION:**

APPROVAL

**BACKUP DOCUMENTATION:**

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

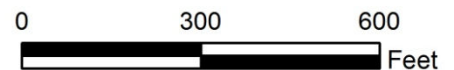




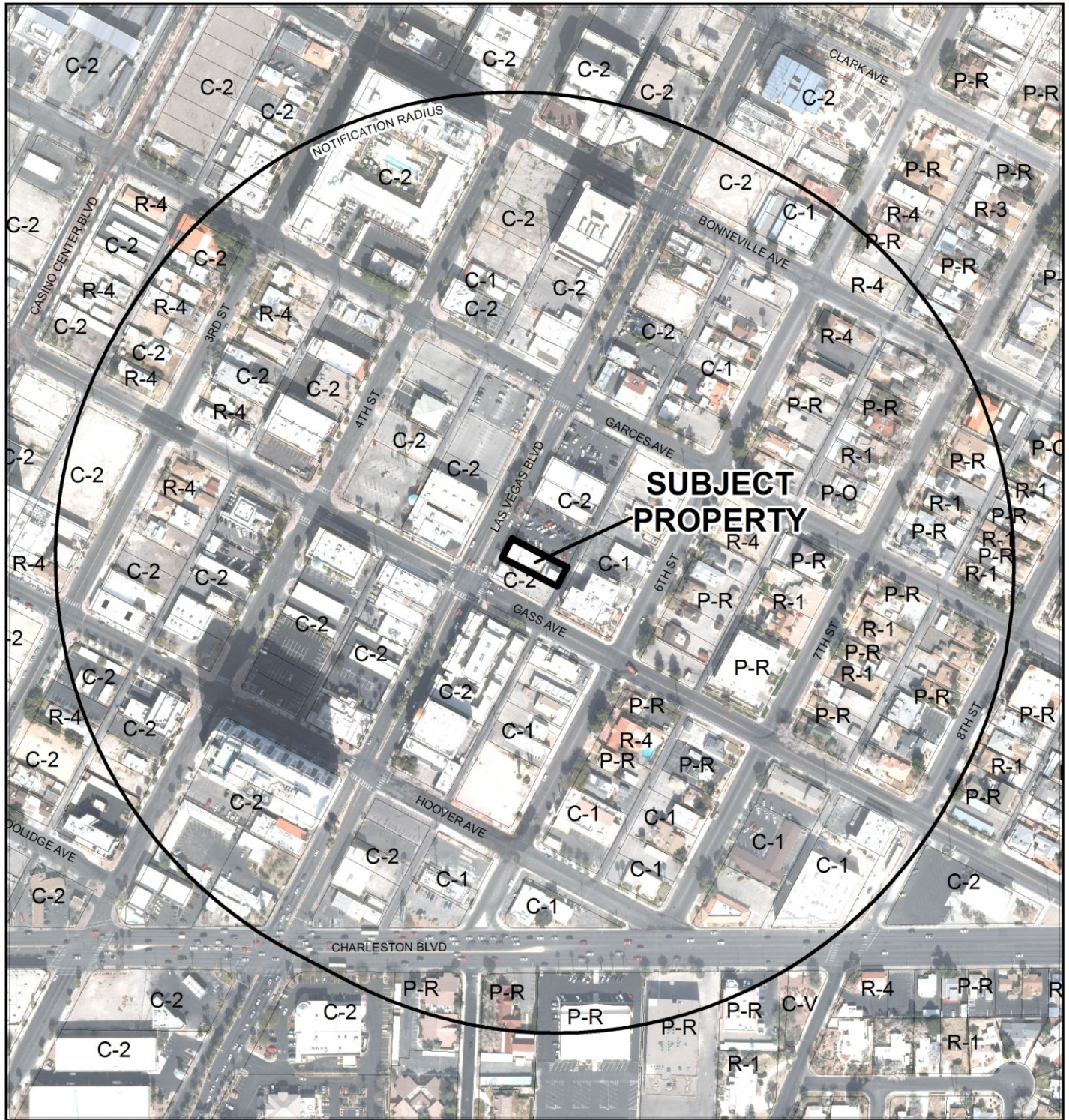
**CASE: SDR-55324 (PRJ-54961)**

**RADIUS: 1000 FEET**

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



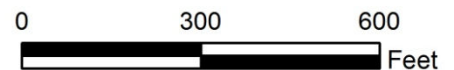




**CASE: SDR-55324 (PRJ-54961)**

**RADIUS: 1000 FEET**

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







## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

**SDR-55324**

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

Name of Property Owner: Harrison Properties

Name of Applicant: Harrison Properties

Name of Representative: Law Office of Jay Brown

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

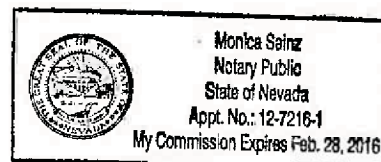
Signature of Property Owner: \_\_\_\_\_

Print Name: Rick Harrison

Subscribed and sworn before me

This 15th day of July, 2014

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





## DEPARTMENT OF PLANNING

### APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature\* [Signature]

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

Print Name Richard K Harrison

Subscribed and sworn before me

This 15 day of July, 20 14.

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

Clark county  
NEVADA state

#### FOR DEPARTMENT USE ONLY

Case # **SDR-55324**

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

Total Fee:

Date Received:\*

Received By:

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

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





SAMPLE COLOR PALETTE

RED (METAL PANEL)

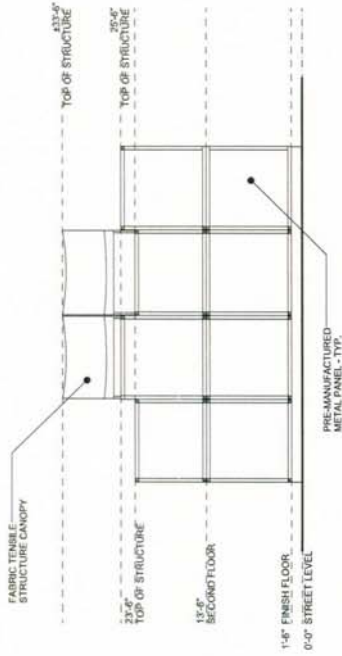
YELLOW (METAL PANEL)

BLUE (METAL PANEL)

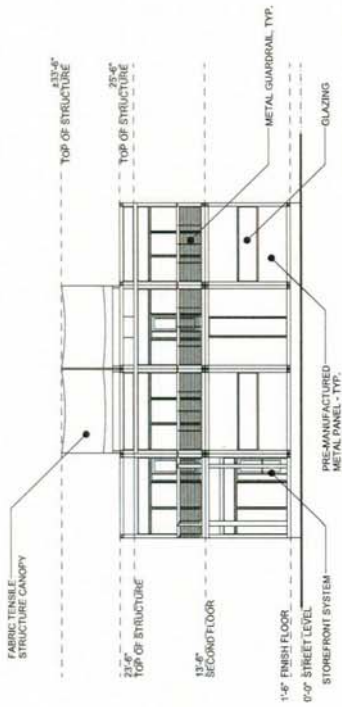
ALUMINUM GUARDRAILS (STOREFRONT)

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

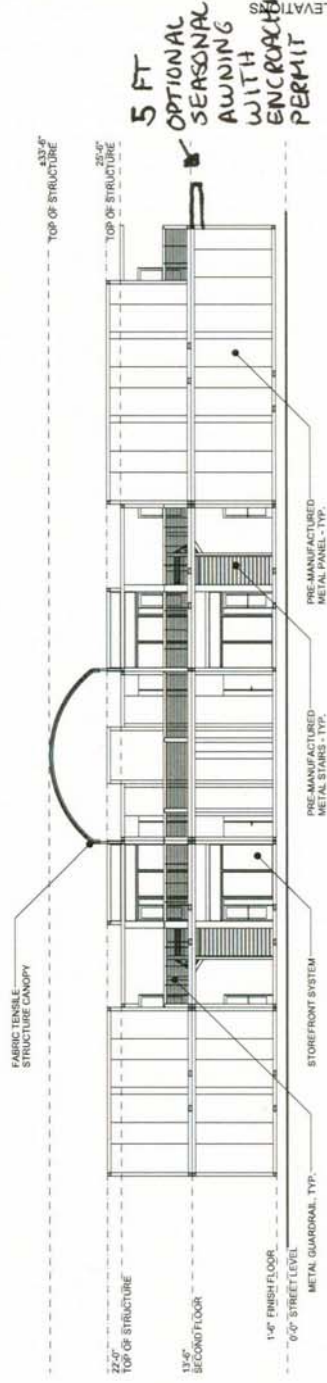
3 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



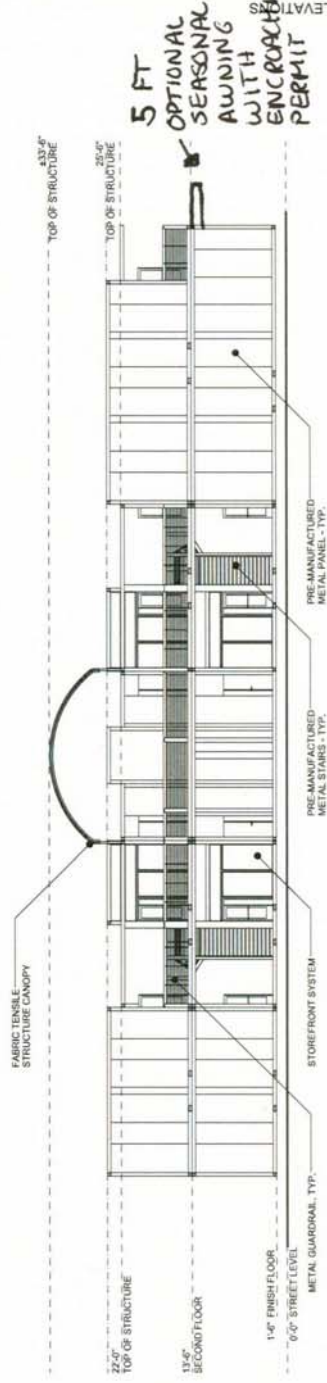
4 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



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



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



PRJ-54961  
08/12/14

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

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

A3.0

SDR-55224 REVISED



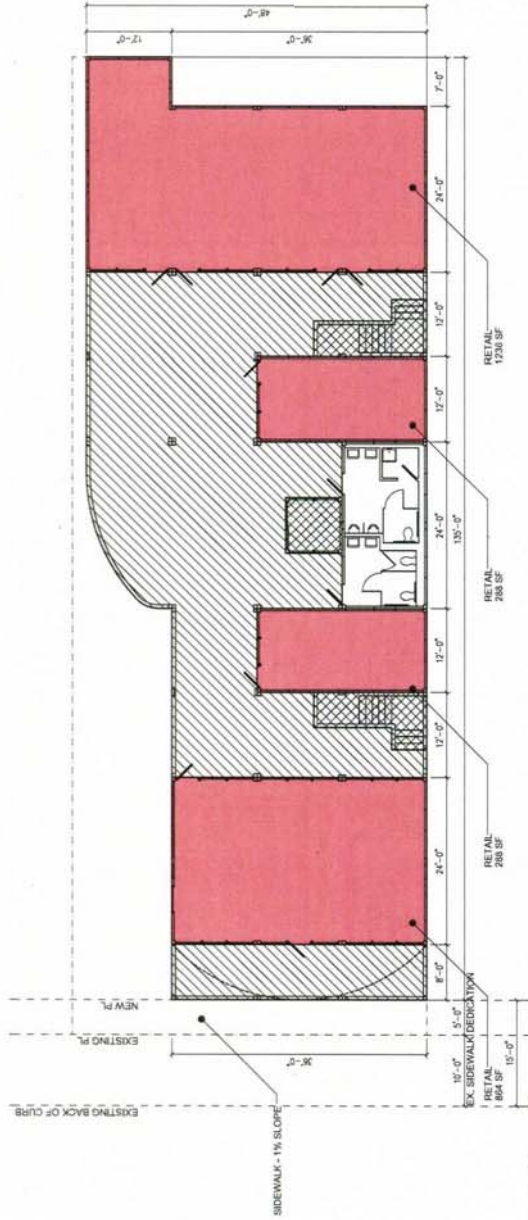
LEGEND



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  |
| DECK TYPE              | TYPE           |
| MECCANTILE (M)         | 96 (1ST FLOOR) |
|                        | 45 (2ND FLOOR) |
| TOTAL OCCUPANT LOAD    | 141            |
| PLUMBING FIXTURE COUNT | IBC CHAPTER 29 |
| MECCANTILE (M)         | REQUIRED       |
| WATER FLOSET           | 1 PER 500      |
| LAVATORY               | 1 PER 750      |
| DRINKING FOUNTAIN      | 1 PER 1000     |
| SERVICE SINK           | 1              |

2 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



08/12/14  
PRJ 5496

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

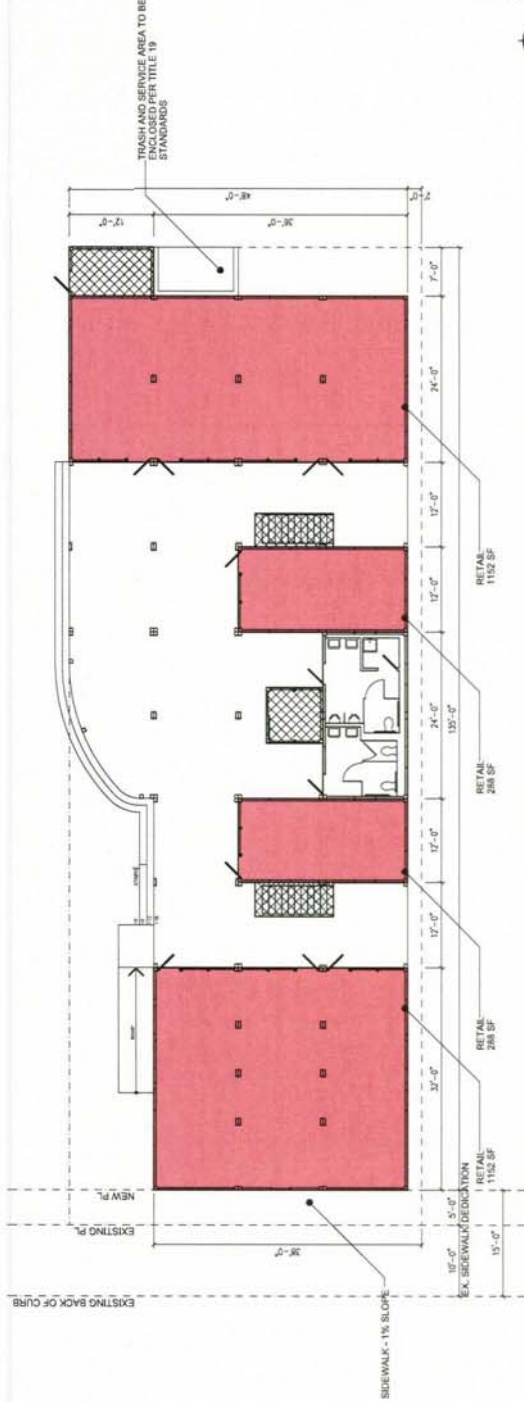


PROJECT: HARRISON RETAIL CONCEPT  
ADDRESS: 725 S LAS VEGAS BLVD  
DATE: 11 AUGUST 2014

SHEET:

A2.0

1 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



SSDR 55324 REVISED







**SDR-55324**



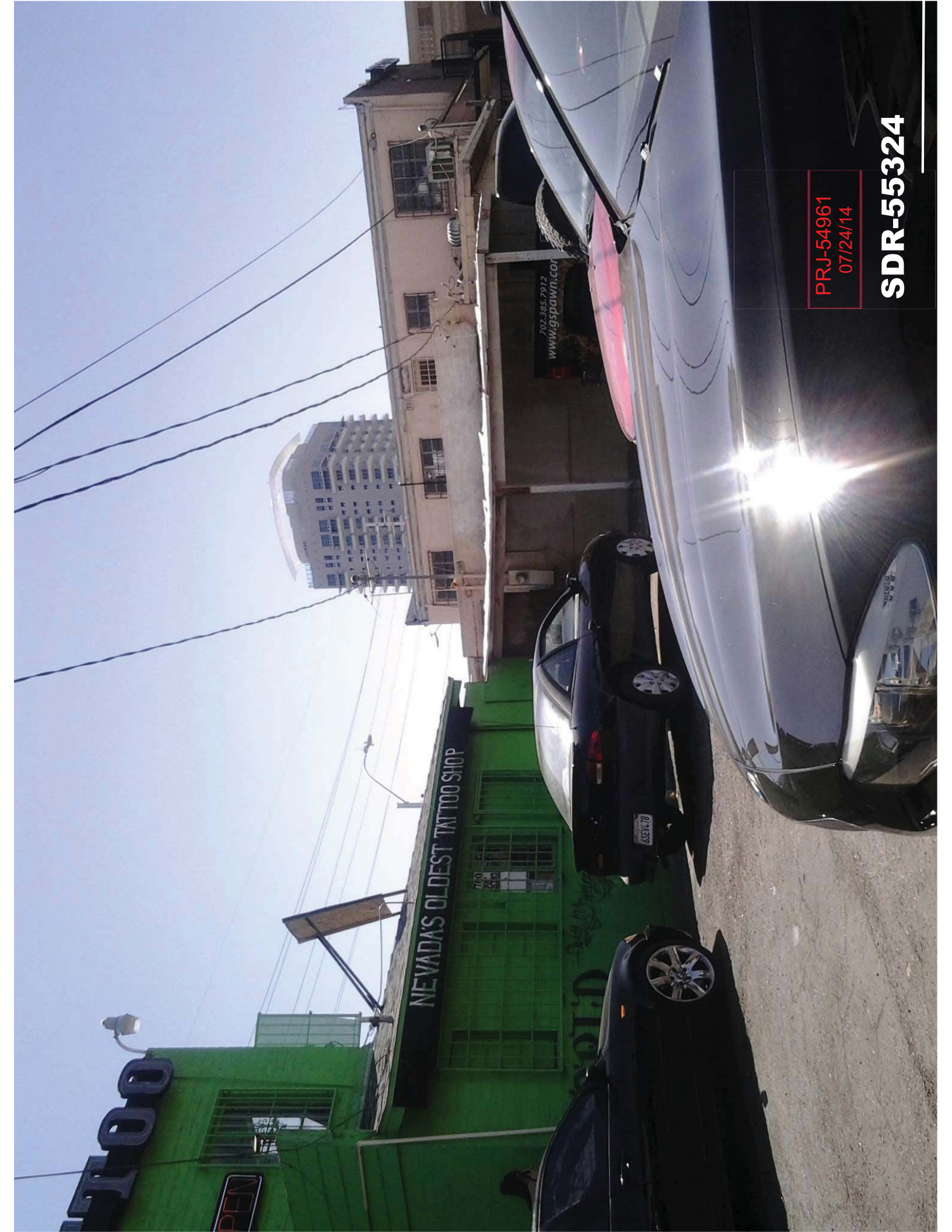


PRJ-54961

07/24/14

SDR-55324





PRJ-54961

07/24/14

SDR-55324

Inst #: 201007060001160

Fees: \$16.00

N/C Fee: \$25.00

07/06/2010 10:50:19 AM

Receipt #: 413841

Requestor:

RICHARD HARRISON

Recorded By: AEA Pgs: 3

DEBBIE CONWAY

CLARK COUNTY RECORDER

C3

APN# 13934410178

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

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

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

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

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

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

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

CCOR\_Coversheet.pdf ~ 06/06/07

**SDR-55324**PRJ-54961  
07/24/14



## **Parking Agreement-Shared Parking**

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

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

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

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

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

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

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

Maintenance & Liability: by applicants

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

**SDR-55324**

PRJ-54961  
07/24/14



## Parking Agreement-Shared Parking

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

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

Richard K Harrison  
(Property owner)

[Signature]  
(signature)

RICHARD HARRISON  
(printed name)

OWNER  
(title)

Harrison Properties  
(Property Owner)

[Signature]  
(signature)

Richard Harrison  
(printed name)

OWNER  
(title)

STATE OF NEVADA

COUNTY OF Clark } SS:

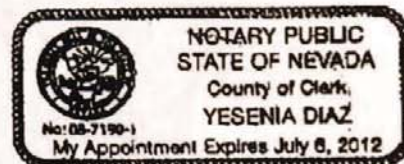
On 7-6-10, personally appeared before me, a Notary Public

in and for said County and State, Richard Harrison,

who acknowledged to me that he executed the same.

WITNESS my hand and official seal.

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



**SDR-55324**

PRJ-54961  
07/24/14



LAW OFFICE

*Jay H. Brown, Ltd.*

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

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

August 8, 2014

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

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

Dear Mr. Boyles:

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

The site plan design meets the intent of the Centennial Plan guidelines by maintaining a comfortable pedestrian environment. Five feet of frontage spanning the property line of Las Vegas Blvd land will be dedicated to the City to ensure an adequate pedestrian realm. The massing of the building is scalable in that it is only 50 feet wide and 26 feet tall. The building is sufficiently narrow with an articulated entrance so as not to have a "monolithic facade." The longer walls on shared property lines use several different colors and have breezeways to ensure all sides of the building are visually appealing. HVAC units will not be visible from grade as they are screened within the different heights of units within the center. A second story balcony along the Las Vegas Blvd will provide visual interest from the ROW. Following approval of a LVB encroachment permit, the applicant may install a 5 foot awning along the first floor roofline, to shade visitors from different weather conditions; this also provides visual interest as seen from the ROW. Trash collection will not disturb the public as dumpsters are located between the building and the adjacent alley.

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

**SDR-55324 - REVISED**

PRJ-54961  
08/12/14

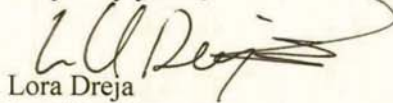
**Waiver of Architectural Standards (Articulated roofline, Roof top colors)** - The streetside elevations indicate a semi-circular metal awning on the upper floor. The north and south sides do not see perimeter articulation yet mitigate a redundant shape with a vertical semi-circular canopy projecting over the rooflines. The rear wall has no articulation thereby requiring a waiver to roofline articulation on all sides. While the published standards cannot be met with this construction type, the alternative measures use provide visual interest to the building.

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

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

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

Very truly yours,

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





SDR-55324 [PRJ-54961] - APPLICANT/OWNER: HARRISON PROPERTIES, LTD  
725,729 AND 731 SOUTH LAS VEGAS BOULEVARD

07/31/14





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

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

---

**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

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

**THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

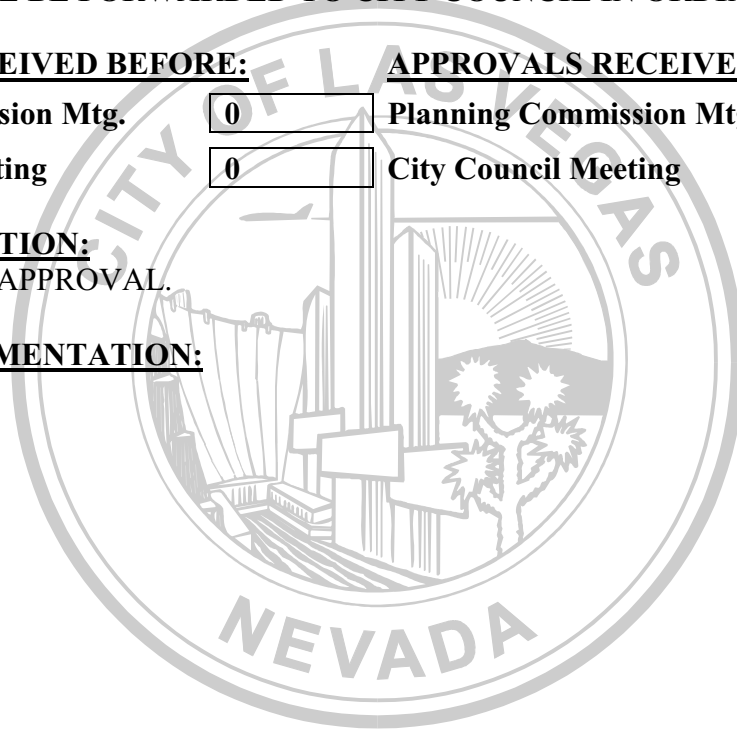
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**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

None



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

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**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

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

This Item Will be Forwarded to City Council In Ordinance Form

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

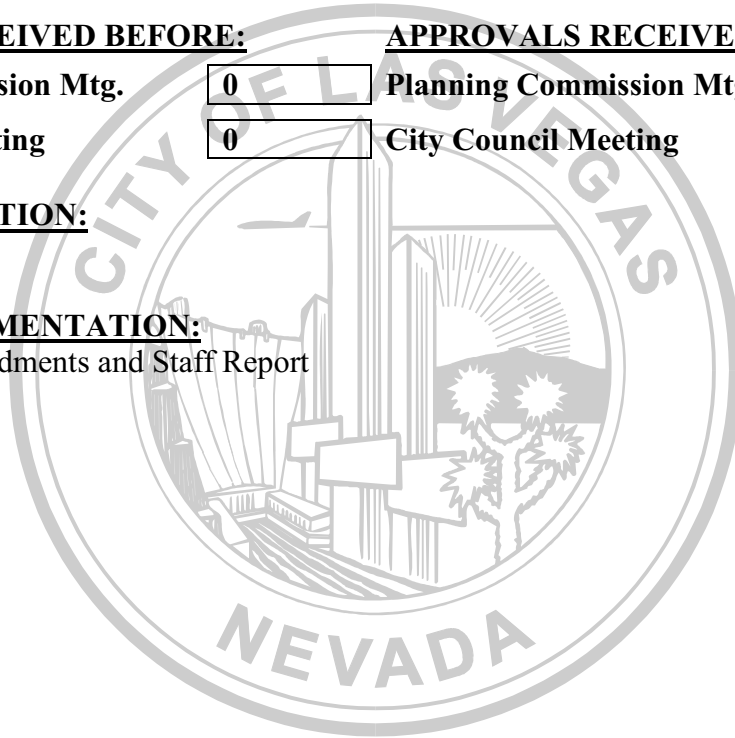
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**RECOMMENDATION:**

APPROVAL

**BACKUP DOCUMENTATION:**

1. Proposed Amendments and Staff Report





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

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**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

TXT-54945 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action on a request to amend LVMC Chapter 19.00 and 19.10.100(D) related to the Downtown Design Review Committee name and scope of review, and to provide for other related matters.

This Item Will be Forwarded to City Council In Ordinance Form

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

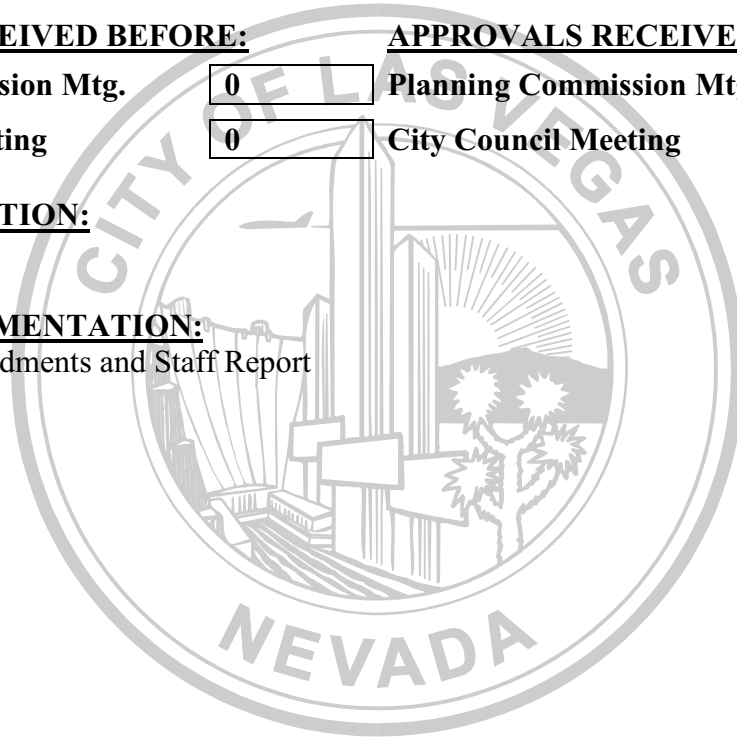
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**RECOMMENDATION:**

APPROVAL

**BACKUP DOCUMENTATION:**

1. Proposed Amendments and Staff Report



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

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**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:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

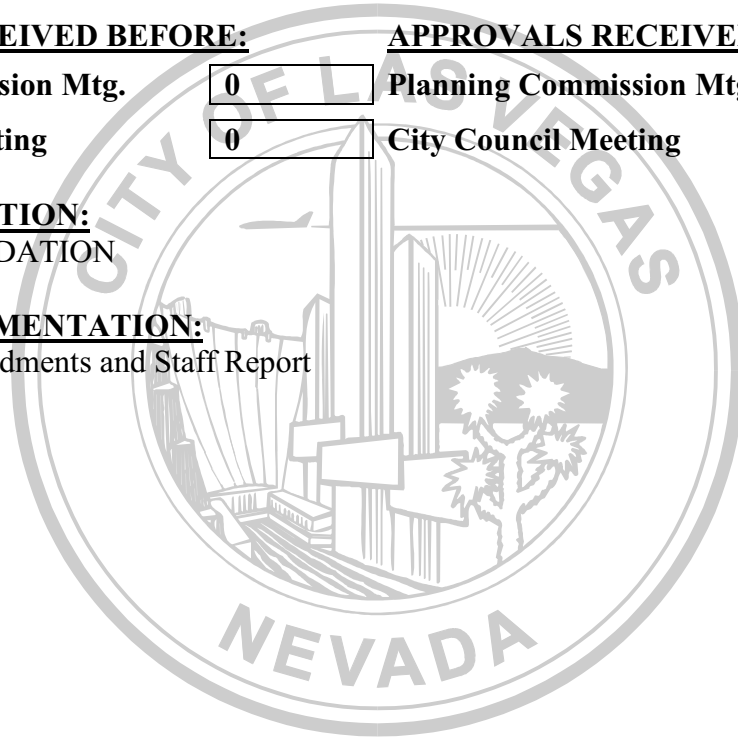
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**RECOMMENDATION:**

NO RECOMMENDATION

**BACKUP DOCUMENTATION:**

1. Proposed Amendments and Staff Report



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

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**DEPARTMENT: PLANNING**

**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:**

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

This Item Will be Forwarded to City Council In Ordinance Form

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

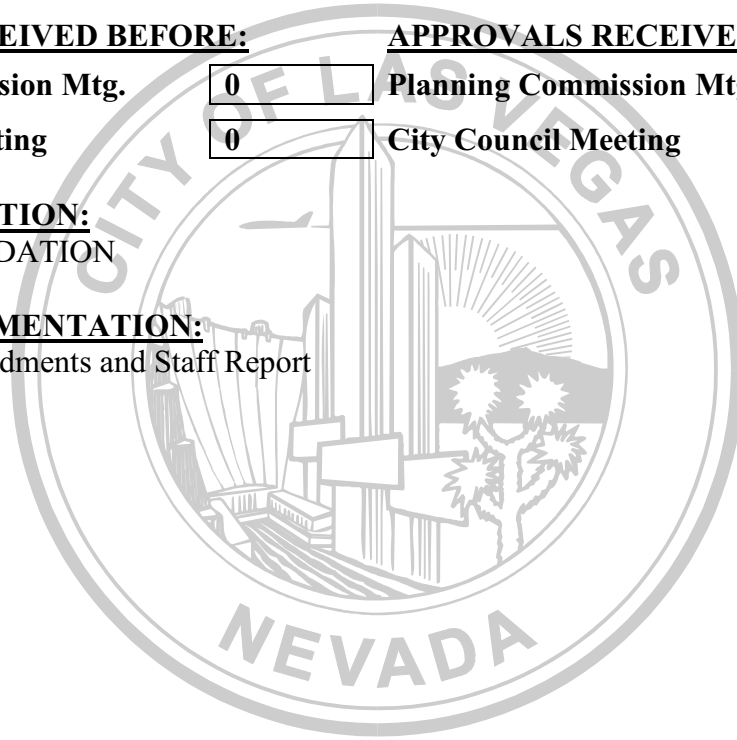
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**RECOMMENDATION:**

NO RECOMMENDATION

**BACKUP DOCUMENTATION:**

1. Proposed Amendments and Staff Report





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

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**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

