



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

LAS VEGAS CITY COUNCIL

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

COMMISSIONERS

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

Facilities are provided throughout City Hall for convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.

March 12, 2013

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.

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

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

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's condition, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

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

CONSENT ITEMS:

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

ONE MOTION - ONE VOTE

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

PUBLIC HEARING ITEMS

6. TMP-48085 - TENTATIVE MAP - MARBLE CANYON ESTATES - APPLICANT: D R HORTON, INC. - OWNER: GREAT WESTERN BANK - For possible action on a request for a Tentative Map FOR A 17-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.15 acres adjacent to the north side of Farm Road, approximately 280 feet west of Grand Canyon Drive (APN 125-18-201-008), PD (Planned Development) Zone [L (Low Density Residential) Grand Teton Village Special Land Use Designation], Ward 6 (Ross).
7. VAR-48169 - VARIANCE - PUBLIC HEARING - APPLICANT: D.R. HORTON, INC. - OWNER: PAY DIRT

IRREVOCABLE BUSINESS TRUST ET AL, ET AL - For possible action on a request for a Variance TO ALLOW A MINIMUM LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED, TO ALLOW A 10-FOOT FRONT YARD SETBACK ON LOTS 1, 10 AND 11 WHERE 20 FEET IS REQUIRED AND TO ALLOW A 10-FOOT CORNER SIDE YARD SETBACK ON LOTS 1, 24, 25 and 31 WHERE 15 FEET IS REQUIRED on 7.40 acres adjacent to the north side of Dorrell Lane, approximately 420 feet west of Decatur Boulevard (APNs 125-24-503-004, 008, 009, 011 & 017), R-1 (Single Family Residential) Zone, Ward 6 (Ross).

8. TMP-48166 - TENTATIVE MAP RELATED TO VAR-48169 - DECATUR & DORRELL - PUBLIC HEARING - APPLICANT: D.R. HORTON, INC. - OWNER: PAY DIRT IRREVOCABLE BUSINESS TRUST ET AL, ET AL - For possible action on a request for a Tentative Map FOR A 31-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 7.40 acres adjacent to the north side of Dorrell Lane, approximately 420 feet west of Decatur Boulevard (APNs 125-24-503-004, 008, 009, 011 & 017), R-1 (Single Family Residential) Zone, Ward 6 (Ross).
9. SUP-48035 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT - HOOKAH MASTER'S LOUNGE - OWNER: CHARLESTON MARKETPLACE MALCAI, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED NIGHT CLUB WITHIN AN EXISTING 5,775 SQUARE-FOOT RESTAURANT at 5900 West Charleston Boulevard, Suite #8 (APN 138-36-406-006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
10. SUP-48036 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT - HOOKAH MASTER'S LOUNGE - OWNER: CHARLESTON MARKETPLACE MALCAI, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SUPPER CLUB WITHIN AN EXISTING 5,775 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A 380-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 5900 West Charleston Boulevard, Suite #8 (APN 138-36-406-006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
11. SUP-48083 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DURANGO MARKET - OWNER: KENNA III, LLC - For possible action on a request for a Special Use Permit FOR A PACKAGE LIQUOR OFF-SALE ESTABLISHMENT USE WITHIN AN EXISTING 2,326 SQUARE-FOOT GENERAL RETAIL STORE at 6955 North Durango Drive, Suite #1114 (APNs 125-20-215-269 and 270), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).
12. SUP-48091 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 307/319 MAIN STREET, LLC - For possible action on a request for a Special Use Permit FOR A PACKAGE LIQUOR ESTABLISHMENT USE WITHIN A PROPOSED 1,176 SQUARE-FOOT GENERAL RETAIL STORE at 311 Main Street (APN 139-34-210-003), C-2 (General Commercial) Zone, Ward 3 (Coffin).
13. SUP-48141 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BYRON BROOKS - OWNER: MOUNTAIN SPRINGS DEVELOPMENT, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE USE at 316 East Bridger Avenue, Suite #101 (APN 139-34-210-078), C-2 (General Commercial) Zone, Ward 3 (Coffin).
14. SUP-48146 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OHJAH JAPANESE STEAKHOUSE SUSHI AND HIBACHI - OWNER: PK I RAINBOW PROMENADE, LLC - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 4,992 SQUARE-FOOT RESTAURANT at 2051 North Rainbow Boulevard, Suite #102 (APN 138-22-603-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).
15. SUP-48149 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GALLAGHER AND ASSOCIATES, LLC - OWNER: HUALAPAI COMMONS LTD, LLC - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 2,664 SQUARE-FOOT RESTAURANT at 9921 West Charleston Boulevard, Suite #6 (APN 163-06-111-008), C-1 (Limited Commercial) Zone, Ward 2 (Beers).
16. SUP-48160 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FARMER BOYS FOOD, INC - OWNER: INLAND DIVERSIFIED LAS VEGAS CENTENNIAL CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED RESTAURANT (WITH DRIVE-THROUGH) at 7701 West Tropical Parkway (APN 125-28-713-007), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).
17. SDR-48158 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-48160 - PUBLIC HEARING -

APPLICANT: FARMER BOYS FOOD, INC - OWNER: INLAND DIVERSIFIED LAS VEGAS CENTENNIAL CENTER, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 3,195 SQUARE-FOOT RESTAURANT (WITH DRIVE-THROUGH) on 7.86 acres at 7701 West Tropical Parkway (APN 125-28-713-007), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

18. SUP-48167 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ASAKI RESTAURANT TWO, LLC - OWNER: NP/I&G MONTECITO MARKETPLACE PHASE II, LLC - For possible action on a request for a Special Use Permit FOR PROPOSED BEER AND WINE SALES (BEER/WINE/COOLER ON-SALE ESTABLISHMENT) WITHIN AN EXISTING 2,490 SQUARE-FOOT RESTAURANT at 7010 North Durango Drive, Suite #101 (APN 125-20-510-020), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).
19. SUP-48168 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: C-A-L RANCH STORES - OWNER: D & W INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED 19,000 SQUARE-FOOT BUILDING & LANDSCAPE MATERIAL/LUMBER YARD USE at 232 North Jones Boulevard (APN 138-25-404-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
20. SUP-48171 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT - CENTENNIAL GATEWAY, L L C - OWNER: INLAND DIVERSIFIED LAS VEGAS CENTENNIAL GATEWAY, L L C - For possible action on a request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER at 5643 Centennial Center Boulevard, Suite #110 (APN 125-27-411-013), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).
21. SUP-48174 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CUSTOM MOTOR CREATIONS, LLC. - OWNER: HUGHES PROPERTY MANAGEMENT III, LLC. - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO SALES (NEW AND/OR USED) USE at 10050 Banbury Cross Drive, Suite 157 (APN 138-30-218-002), P-C (Planned Community - Employment Center) Zone, Ward 2 (Beers).
22. SUP-48175 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA RESTAURANT SERVICES, INC. - OWNER: INLAND DIVERSIFIED LAS VEGAS CENTENNIAL GATEWAY, LLC. - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,936 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH A WAIVER TO ALLOW SUCH USE TO BE LOCATED ON A 16 ACRE PARCEL WITHIN THE SERVICE COMMERCIAL DISTRICT WHERE THE MINIMUM PARCEL SIZE IS 50 ACRES at 5643 Centennial Center Boulevard, Suite #160 (APN 125-27-411-013), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).
23. SUP-48176 - SPECIAL USE PERMIT RELATED TO SUP-48175- PUBLIC HEARING - APPLICANT: NEVADA RESTAURANT SERVICES, INC. - OWNER: INLAND DIVERSIFIED LAS VEGAS CENTENNIAL GATEWAY, LLC. - For possible action on a request for a Special Use Permit FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED WITH A WAIVER TO ALLOW NO SEPARATION DISTANCE WHERE A MINIMUM 330-FOOT SEPARATION DISTANCE FROM RESIDENTIALLY ZONED PROPOERTY IS REQUIRED at 5643 Centennial Center Boulevard, Suite #160 (APN 125-27-411-013), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).
24. SUP-48177 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HAYAT MARKET - OWNER: THE T.D. JAK FAMILY LP - For possible action on a request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,684 SQUARE-FOOT CONVENIENCE STORE at 2558 South Valley View Boulevard (APN 162-08-101-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
25. SUP-48178 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARKET & SMOKES, INC. - OWNER: TP 1000, LLC. - For possible action on a request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,340 SQUARE-FOOT CONVENIENCE STORE at 1000 Torrey Pines Drive (APN 138-35-402-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
26. SUP-48179 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PUBLICUS, LLC - OWNER: MISSION SPRING PROPERTIES, LLC - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A EXISTING 3,100 SQUARE-FOOT RESTAURANT at 1126 Fremont Street

(APN 139-35-317-001), C-2 (General Commercial) Zone, Ward 3 (Coffin).

27. SUP-48180 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ELITE MEDIA/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR AN OFF-PREMISE SIGN at 3951 East Bonanza Road (APN 140-31-102-002), C-V (Civic) Zone, Ward 3 (Coffin).
28. SUP-48181 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ELITE MEDIA/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR AN OFF-PREMISE SIGN at 650 North Mojave Road (APN 139-25-802-006), C-V (Civic) Zone, Ward 3 (Coffin).
29. SUP-48182 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ELITE MEDIA/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR AN OFF-PREMISE SIGN at 1400 North Decatur Boulevard (APN 139-30-101-006), C-V (Civic) Zone, Ward 5 (Barlow).
30. SUP-48183 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ELITE MEDIA/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR AN OFF-PREMISE SIGN at 431 East Bonanza Road (APN 139-27-803-006), C-V (Civic) Zone, Ward 5 (Barlow).
31. SUP-48184 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT - IVY GRILL, LLC/OWNER: WFT NV, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SUPPER CLUB WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 2620 Regatta Drive, Suite #117 (APN 138-16-717-002), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).
32. SDR-48185 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-48184 - PUBLIC HEARING - APPLICANT - IVY GRILL, LLC/OWNER: WFT NV, LLC - For possible action on a request for a Site Development Plan Review FOR A _____ SQUARE-FOOT ADDITION TO AN EXISTING _____ SQUARE-FOOT RESTAURANT on 4.36 acres at 2620 Regatta Drive, Suite #117 (APN 138-16-717-002), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).
33. SUP-48191 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ASHLEY RESTIVO - OWNER: RARBARA ZINK - For possible action on a request for a Special Use Permit FOR A HORSE CORRAL OR STABLE (COMMERCIAL) USE ON 4.14 acres at 6666 West Ann Road (APN 125-26-403-014), R-E (Residential Estates) Zone, Ward 6 (Ross).
34. SDR-48148 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LONNIE WALSTON - For possible action on a request for a Site Development Plan Review FOR A 1,900 SQUARE-FOOT ADDITION TO AN EXISTING 9,471 SQUARE-FOOT RETAIL BUILDING on 1.61 acres at 1100 Martin L King Boulevard (APN 139-28-604-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).
35. SDR-48152 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: WELLS FARGO BANK - For possible action on a request for a Site Development Plan Review FOR A 1,044 SQUARE-FOOT ADDITION TO AN EXISTING 4,821 SQUARE-FOOT OFFICE on 1.1 acres at 1121 South Las Vegas Boulevard (APN 162-03-114-003), C-2 (General Commercial) Zone, Ward 3 (Coffin).

DIRECTOR'S BUSINESS:

36. DIR-48086 - DIRECTOR'S BUSINESS - PUBLIC HEARING - THE BOARD OF REGENTS OF THE NEVADA SYSTEM OF HIGHER EDUCATION - For possible action on a request for a Development Agreement for the College of Southern Nevada development on approximately 42.02 acres at the northwest corner of Elkhorn Road and Grand Montecito Parkway (APNs 125-17-401-006 and 125-17-801-004), Ward 6 (Ross)

CITIZENS PARTICIPATION:

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 12, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

TMP-48085 - TENTATIVE MAP - MARBLE CANYON ESTATES - APPLICANT: D R HORTON, INC. - OWNER: GREAT WESTERN BANK - For possible action on a request for a Tentative Map FOR A 17-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.15 acres adjacent to the north side of Farm Road, approximately 280 feet west of Grand Canyon Drive (APN 125-18-201-008), PD (Planned Development) Zone [L (Low Density Residential) Grand Teton Village Special Land Use Designation], Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 4/17/2013

OR MAY BE FINAL ACTION (Unless Appealed Within 7 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

NONE

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Action Letter for SDR-47230



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TM- 48085 APN: 125-18-201-008

Name of Property Owner: Great Western Bank

Name of Applicant: D.R. Horton

Name of Representative: Impulse Civil 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: Sarah J. Kantor

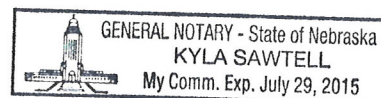
Print Name: Sarah J. Kantor, OREO Specialist

Subscribed and sworn before me

This 15 day of January, 2013

Kyla Sawtell

Notary Public in and for said County and State



RECEIVED

JAN 22 2013



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Farm / Jensen
 Project Address (Location) N. Side of Farm Rd approx. 280' W. of Grand Canyon
 Project Name Marble Canyon Estates Proposed Use _____
 Assessor's Parcel #(s) 125-18-201-008 Ward # _____
 General Plan: existing PCD proposed _____ PCD Zoning: existing PD proposed PD
 Commercial Square Footage N/A Floor Area Ratio N/A
 Gross Acres 5.15 Lots/Units 17 Density 3.30
 Additional Information _____

PROPERTY OWNER Great Western Bank Contact Kyla Sawtell
 Address 1235 N St. Phone: 402-473-6190 Fax: _____
 City Lincoln State NE Zip 68508
 E-mail Address kyla.sawtell@greatwesternbank.com

APPLICANT D.R. Horton Contact Jeanette Jeffery
 Address 330 Carousel Parkway Phone: (702) 635-3673 Fax: (800) 276-4817
 City Henderson State NV Zip 89014
 E-mail Address jjeffery@drhorton.com

REPRESENTATIVE Impulse Civil Engineering Contact Pete Laas
 Address 625 Dinard Way Phone: (702) 308-7115 Fax: (702) 478-8535
 City North Las Vegas State NV Zip 89031
 E-mail Address impulse-ce@cox.net

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.

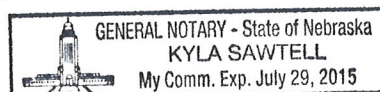
Property Owner Signature* Sarah J. Kantor
 * An authorized agent may sign in lieu of the property owner. Sarah J. Kantor, QREO Specialist
 Print Name _____

Subscribed and sworn before me
 This 15 day of January, 20 13.
Kyla Sawtell

Notary Public in and for said County and State

Revised 10/27/08

City of Las Vegas
Dept. of Planning



FOR DEPARTMENT USE ONLY

Case #	<u>TMP-48085</u>
Meeting Date	<u>03/12/13</u>
Total Fee:	<u>750.00</u>
Date Received:*	<u>01/22/13</u>
Received By:	<u>Jonathan B.</u>

*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

Call before you UnderGround

1-702-455-7511

CLARK COUNTY WATER OPERATIONS
AND
1-702-432-5300

SEWAGE AND WASTEWATER TREATMENT PLANT



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TM- 48085 APN: 125-18-201-008

Name of Property Owner: Great Western Bank

Name of Applicant: D.R. Horton

Name of Representative: Impulse Civil 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: _____

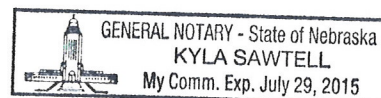
Signature of Property Owner: Sarah J. Kantor

Print Name: Sarah J. Kantor, OREO Specialist

Subscribed and sworn before me

This 15 day of January, 20 13

Kyla Sawtell
Notary Public in and for said County and State



RECEIVED

JAN 22 2013



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Farm / Jensen
 Project Address (Location) N. Side of Farm Rd approx. 280' W. of Grand Canyon
 Project Name Marble Canyon Estates Proposed Use _____
 Assessor's Parcel #(s) 125-18-201-008 Ward # _____
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 Gross Acres 5.15 Lots/Units 17 Density 3.30
 Additional Information _____

PROPERTY OWNER Great Western Bank Contact Kyla Sawtell
 Address 1235 N St. Phone: 402-473-6190 Fax: _____
 City Lincoln State NE Zip 68508
 E-mail Address kyla.sawtell@greatwesternbank.com

APPLICANT D.R. Horton Contact Jeanette Jeffery
 Address 330 Carousel Parkway Phone: (702) 635-3673 Fax: (800) 276-4817
 City Henderson State NV Zip 89014
 E-mail Address jjeffery@drhorton.com

REPRESENTATIVE Impulse Civil Engineering Contact Pete Laas
 Address 625 Dinard Way Phone: (702) 308-7115 Fax: (702) 478-8535
 City North Las Vegas State NV Zip 89031
 E-mail Address impulse-ce@cox.net

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.

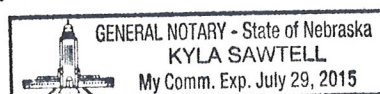
Property Owner Signature* Sarah J. Kantor
 * An authorized agent may sign in lieu of the property owner. Sarah J. Kantor, QREO Specialist
 Print Name _____

Subscribed and sworn before me
 This 15 day of January, 20 13.
Kyla Sawtell

Notary Public in and for said County and State

Revised 10/27/08

City of Las Vegas
Dept. of Planning



FOR DEPARTMENT USE ONLY

Case #	<u>TMP-48085</u>
Meeting Date	<u>03/12/13</u>
Total Fee:	<u>750.00</u>
Date Received:*	<u>01/22/13</u>
Received By:	<u>Jonathan B.</u>

*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

TMP-48085

1 of 3

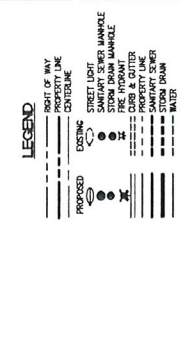
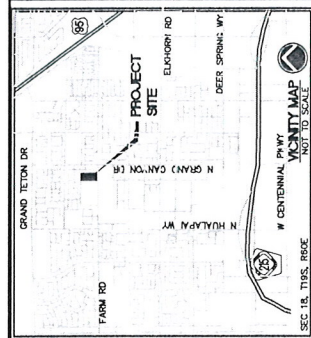
Impulse

Civil Engineering & Planning
I = F/d
Karl L. Hooton, Inc.
1000 N. Las Vegas Blvd., Suite 100
Las Vegas, NV 89101
Tel: 702-735-1000
Fax: 702-735-1001
www.karlhooton.com



MARBLE CANYON ESTATES
TENTATIVE MAP
CITY OF LAS VEGAS, NEVADA

DATE	REVISION
1/10/13	1
1/10/13	2
1/10/13	3
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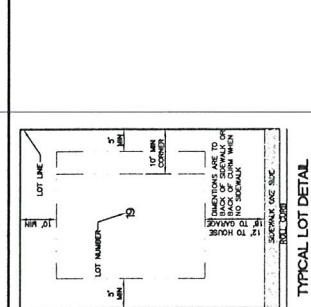
SITE DATA	
APN	008-001-001
OWNER	Marble Canyon Estates, LLC
DEVELOPER	Karl L. Hooton, Inc.
DESIGNER	Karl L. Hooton, Inc.
DATE	1/10/13
SCALE	1" = 100'
PROJECT	Marble Canyon Estates, Tentative Map
CITY	City of Las Vegas
COUNTY	Clark County
STATE	Nevada
ZONE	RS-MD
ADJACENT PROPERTIES	008-001-002, 008-001-003, 008-001-004, 008-001-005, 008-001-006, 008-001-007, 008-001-008, 008-001-009, 008-001-010, 008-001-011, 008-001-012, 008-001-013, 008-001-014, 008-001-015, 008-001-016, 008-001-017, 008-001-018, 008-001-019, 008-001-020, 008-001-021, 008-001-022, 008-001-023, 008-001-024, 008-001-025, 008-001-026, 008-001-027, 008-001-028, 008-001-029, 008-001-030, 008-001-031, 008-001-032, 008-001-033, 008-001-034, 008-001-035, 008-001-036, 008-001-037, 008-001-038, 008-001-039, 008-001-040, 008-001-041, 008-001-042, 008-001-043, 008-001-044, 008-001-045, 008-001-046, 008-001-047, 008-001-048, 008-001-049, 008-001-050, 008-001-051, 008-001-052, 008-001-053, 008-001-054, 008-001-055, 008-001-056, 008-001-057, 008-001-058, 008-001-059, 008-001-060, 008-001-061, 008-001-062, 008-001-063, 008-001-064, 008-001-065, 008-001-066, 008-001-067, 008-001-068, 008-001-069, 008-001-070, 008-001-071, 008-001-072, 008-001-073, 008-001-074, 008-001-075, 008-001-076, 008-001-077, 008-001-078, 008-001-079, 008-001-080, 008-001-081, 008-001-082, 008-001-083, 008-001-084, 008-001-085, 008-001-086, 008-001-087, 008-001-088, 008-001-089, 008-001-090, 008-001-091, 008-001-092, 008-001-093, 008-001-094, 008-001-095, 008-001-096, 008-001-097, 008-001-098, 008-001-099, 008-001-100

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Dept. of Planning

OWNER
DEVELOPER
DESIGNER

GRAPHIC SCALE
1" = 100'

CAUTION TO CONTRACTOR!
This map is a tentative map and is not a final map. It is subject to change without notice. The City of Las Vegas is not responsible for any errors or omissions in this map. The user of this map is advised to verify the information contained herein with the City of Las Vegas before using it for any purpose.



LEGAL DESCRIPTION
BENCH MARK
BASIS OF BEARING

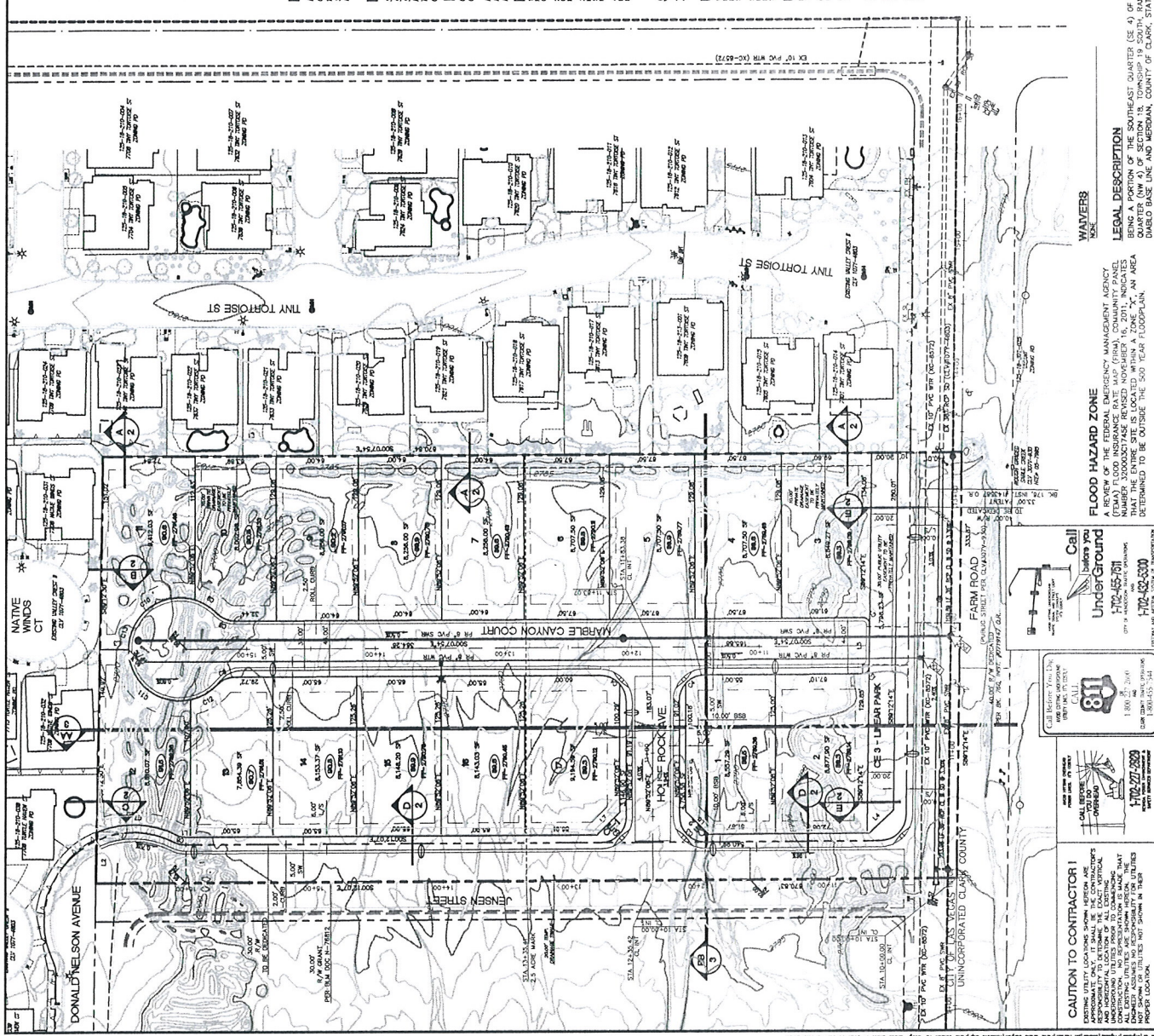
SEWER CONTRIBUTION
UTILITY DISTRIBUTION SYSTEM
UTILITY COMPANIES

CONNECTIVITY CALCULATION

WARRANTS

LEGAL DESCRIPTION

CAUTION TO CONTRACTOR!
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 ENGINEERING COUNCIL OF INDIA PETER A. J. ENGIN ESTD 1947	$I = F \cdot d_i$ UNIT CHARGES - PAID DATE PAID: 12/01/2008 NO. 1	Civil Engineering & Planning <i>Impulse</i>
	SCALE: NOT TO SCALE	2 3
	DATE: 12/01/2008	2 3
	BY: [Signature]	2 3
	NO. 1	2 3

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Dept. of Planning

SOR-47230
TIPS, ROOE S13

[illegible][illegible]

TENTATIVE MAP SECTION/DETAIL SHEET	PROJECT
MARBLE CANYON ESTATES CITY OF LAS VEGAS, NEVADA	

[illegible]

ROAD SECTION

SECTION A-A

SECTION A-A

1970

1971

FARM HOUSE NO. 107
NOT TO SCALE

C TYPE 8 INSULATION

2' 6"

8' 0"

2' 0"

GRADE TO SHOW
SLOPE OF
ROOF

[illegible]

Section B-B of the retaining wall. The diagram shows a cross-section of the wall with a base width of 12' 0". The wall height is 10' 0". The wall is constructed with concrete and includes reinforcement bars (rebar) extending into the soil. The soil is labeled "EXISTING SOIL" and "EXISTING GROUND". The wall is labeled "EXISTING 8' SOIL WALL" and "EX RETAINING WALL HEIGHT VARIES". The wall is shown in two sections: a top section and a bottom section. The top section is labeled "EXISTING GROUND" and "PROPOSED" with a dashed line indicating the proposed ground level. The bottom section is labeled "EXISTING GROUND" and "PROPOSED" with a dashed line indicating the proposed ground level. The wall is shown in two sections: a top section and a bottom section. The top section is labeled "EXISTING GROUND" and "PROPOSED" with a dashed line indicating the proposed ground level. The bottom section is labeled "EXISTING GROUND" and "PROPOSED" with a dashed line indicating the proposed ground level.

PROPOSED DRAINAGE

EXISTING

EXISTING 6" SCREEN WALL

PROPOSED GRADE

24" MIN

EXISTING GROUND

EXISTING RETAINING WALL

SECTION A-A

NOT TO SCALE

SDR-47230
T19S, R60E, S18

TMP-48085

January 14, 2013

City of Las Vegas Planning Department
333 North Rancho Drive
Las Vegas, Nevada 89107

**Re: Justification Letter for
Marble Canyon Estates, Tentative Map**

Steve Swanton:

Impulse Civil Engineering represents D.R. Horton (the Applicant). We are respectfully requesting a Tentative Map for a proposed seventeen (17) lot single family residential development generally located on the northeast corner of Farm Road and Jensen Street, particularly known as APN: 125-18-201-008 (the Site). The Site is approximately 5.15 acres (gross) within the Grand Teton Village Special Area. This property was tentatively mapped before with twenty one (21) 50-foot wide lots under SDR-5490 and WVR-6606. Most recently, SDR-47230 was approved at the January 8th, 2013 Planning Commission hearing.

Our proposal maintains the general configuration previously approved application except we are proposing seventeen (17) 64-foot wide lots. The required open space is 0.03 times the net area of the development (4.39 acres) which for this project would be 5,736 square feet. We are providing of all of the required open space (5,798.23 square feet) in the way of a 20-foot wide linear park along the entire southern edge of the property. Due to the size of the property, the size of the planned product, and the required density to make this a viable project, we feel this proposal is better than a small pocket park because there is an existing 8.68 acre park at the southeast corner of Hualapai Way and Gilcrease Avenue about one-half of a mile away. A small pocket park on this project site would not be big enough to be usable beyond minor uses. This request will allow us to provide larger back yards for each lot (up to 40-feet deep and 64-feet wide), which is almost half of the required open space for the entire project.

The south portion of the property is restricted to 3 dwelling units per acre (du/ac) which we are providing with 7 lots on 2.5± acres (2.8 du/ac). The northern portion of the site is restricted to 5.5 du/ac which we are providing with 10 lots on 2.5± acres (4.0 du/ac).

The existing ground slopes generally from west to east at 4%. In accordance with Title 18, a maximum retaining wall height of 6-feet is allowed which we do not exceed. In addition, Title 18 Section 18.12.510.A.1 requires "for each six feet of vertical wall height, a minimum of four-foot horizontal offset shall be provided". We are not providing retaining walls on the east side of the property.

The perimeter walls proposed for this project will consist of smooth brown concrete masonry with split-faced on top of fluted as the top two courses which is consistent with the existing walls and the Grand Teton Master Plan. The western lots will be lower than Jensen Street while the eastern lots will be higher than the existing development to the east. While retaining walls could be utilized, we propose to mitigate the required wall heights by utilizing Type "B" grading on the western lots. The lot drainage will drain into a private drainage easement to be privately maintained and ultimately out to Farm Road. The worst case slope is 15% in the back yard which could easily be mitigated by creative landscape design.

This project will extend the 36" storm drain in Farm Road to our western boundary. Sewer and water are proposed in the proposed Marble Canyon Court. There are sewer and water stubs in Jensen Street and existing sewer and water mains in Farm Road. The existing sewer stub in Jensen Street does not need to be extended adjacent to our site because the parcel to the west is planned for a park and has sewer available in Farm Road. The existing water stub in Jensen Street is on the other side of the centerline so we are not proposing to extend it either. We are installing streets lights with this development on Farm Road, Jensen Street, and the internal site streets.

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,
Impulse Civil Engineering



Peter J. Laas, P.E.
Principal

cc: Jeanette Jeffery, D.R. Horton



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

January 9, 2013

Mr. Eric Gillen
Great Western Bank
1235 N Street
Lincoln, Nebraska 68508

**RE: ABEYANCE - SDR-47230 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF JANUARY 8, 2013**

Dear Applicant:

Your request for a Site Development Plan Review FOR A PROPOSED 19-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND A WAIVER TO ALLOW NO OPEN SPACE WHERE 5,736 SQUARE FEET IS REQUIRED on 5.15 acres adjacent to the north side of Farm Road, approximately 280 feet west of Grand Canyon Drive (APN 125-18-201-008), PD (Planned Development) Zone [L (Low Density Residential) Grand Teton Village Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on January 8, 2013.

The Planning Commission voted to **APPROVE** of your request, subject to the following:

Planning

1. Conformance to the Conditions of Approval for Rezoning (ZON-5488) shall be required.
2. Conformance to the requirements of the Grand Teton Village Master Development Plan and Design Standards.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan and landscape plan date stamped 12/05/12, and building elevations date stamped 10/22/12, except as amended by conditions herein.
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702 229 6301

FAX 702 474 0352

TTY 702 386 9108

www.lasvegasnevada.gov

TMP-48085

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**City of Las Vegas
Dept. of Planning**

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
 7. The Tentative and Final Map shall indicate a pedestrian access easement for public use of the walkway through the open space area to Farm Road from the end of the proposed stub street.
-
8. The standards for this development shall include a minimum lot size of 7,800 square feet and building height shall not exceed two stories or 35 feet, whichever is less.
 9. The setbacks for this development shall be a minimum of 12 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 10 feet in the rear.
 10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following change from the conceptual landscape plan:

A minimum of two (2) 15-gallon trees in the front yard of each lot shall be indicated on the landscape plan, in conformance with Section 5.4 of the Grand Teton Village Design Standards. These trees shall be installed at the time that the individual residences are constructed.
 11. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
 12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
 13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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City of Las Vegas
Dept. of Planning

TMP-48085

Public Works

14. Dedicate 40 feet of right-of-way adjacent to this site for Farm Road, 30 feet for Jensen Street, a 20-foot radius at the northeast corner of Farm Road and Jensen Street and an appropriate radius for the completion of the knuckle at the northwest corner of this site prior to the issuance of any permits.
15. Construct half-street improvements including appropriate overpaving (if legally able) on Farm Road and Jensen Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the northern and western boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
16. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any "non-model" units within this development.
17. The private streets for this site must be granted as Public Utility Easements, Public Sewer Easements, and Public Drainage Easements to be Privately Maintained. All public sewer lines must be in a Public Sewer Easement. All Public Sewer Easements must meet the access criteria of the "Design and Construction Standards for Wastewater Collection Systems" Section 1.5.
18. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements, installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. Grant Pedestrian Access Easements for all public sidewalk not located within the public right-of-way.
20. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

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Dept. of Planning

TMP-48085

Mr. Eric Gillen
SDR-47230 - Page Four
January 9, 2013

21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
22. Comply with all previous conditions of approval for ZON-5488 and all other subsequent site development review actions.

This action by the Planning Commission on **January 8, 2013** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **January 21, 2013**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Ms. Jeanette Jeffery
DR Horton
330 Carousel Parkway
Henderson, Nevada 89014

Mr. Pete Laas
Impulse Civil Engineering
625 Dinard Way
North Las Vegas, Nevada 89031

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JAN 22 2013

**City of Las Vegas
Dept. of Planning**

TMP-48085



LAS VEGAS
CITY COUNCIL

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January 9, 2013

Mr. Eric Gillen
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1235 N Street
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PLANNING COMMISSION MEETING OF JANUARY 8, 2013**

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The Planning Commission voted to **APPROVE** of your request, subject to the following:

Planning

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2. Conformance to the requirements of the Grand Teton Village Master Development Plan and Design Standards.
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4. All development shall be in conformance with the site plan and landscape plan date stamped 12/05/12, and building elevations date stamped 10/22/12, except as amended by conditions herein.
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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**City of Las Vegas
Dept. of Planning**

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 7. The Tentative and Final Map shall indicate a pedestrian access easement for public use of the walkway through the open space area to Farm Road from the end of the proposed stub street.
-
8. The standards for this development shall include a minimum lot size of 7,800 square feet and building height shall not exceed two stories or 35 feet, whichever is less.
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City of Las Vegas
Dept. of Planning

TMP-48085

Public Works

14. Dedicate 40 feet of right-of-way adjacent to this site for Farm Road, 30 feet for Jensen Street, a 20-foot radius at the northeast corner of Farm Road and Jensen Street and an appropriate radius for the completion of the knuckle at the northwest corner of this site prior to the issuance of any permits.
15. Construct half-street improvements including appropriate overpaving (if legally able) on Farm Road and Jensen Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the northern and western boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
16. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any "non-model" units within this development.
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City of Las Vegas
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TMP-48085

Mr. Eric Gillen
SDR-47230 - Page Four
January 9, 2013

21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
22. Comply with all previous conditions of approval for ZON-5488 and all other subsequent site development review actions.

This action by the Planning Commission on **January 8, 2013** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **January 21, 2013**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Ms. Jeanette Jeffery
DR Horton
330 Carousel Parkway
Henderson, Nevada 89014

Mr. Pete Laas
Impulse Civil Engineering
625 Dinard Way
North Las Vegas, Nevada 89031

RECEIVED

JAN 22 2013

**City of Las Vegas
Dept. of Planning**

TMP-48085

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 12, 2013

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

VAR-48169 - VARIANCE - PUBLIC HEARING - APPLICANT: D.R. HORTON, INC. - OWNER: PAY DIRT IRREVOCABLE BUSINESS TRUST ET AL, ET AL - For possible action on a request for a Variance TO ALLOW A MINIMUM LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED, TO ALLOW A 10-FOOT FRONT YARD SETBACK ON LOTS 1, 10 AND 11 WHERE 20 FEET IS REQUIRED AND TO ALLOW A 10-FOOT CORNER SIDE YARD SETBACK ON LOTS 1, 24, 25 and 31 WHERE 15 FEET IS REQUIRED on 7.40 acres adjacent to the north side of Dorrell Lane, approximately 420 feet west of Decatur Boulevard (APNs 125-24-503-004, 008, 009, 011 & 017), R-1 (Single Family Residential) Zone, Ward 6 (Ross).

C.C.: 4/17/2013**PROTESTS RECEIVED BEFORE:****Planning Commission Mtg.****City Council Meeting****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****City Council Meeting****RECOMMENDATION:**

NONE

BACKUP DOCUMENTATION:

1. Location and Aerial Maps for VAR-48169 and TMP-48166
2. Conditions and Staff Report for VAR-48169 and TMP-48166
3. Supporting Documentation for VAR-48169 and TMP-48166
4. Photos for VAR-48169 and TMP-48166
5. Justification Letter for VAR-48169 and TMP-48166



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-48169

Case Number: _____ APN: 125-24-503-004

Name of Property Owner: Iverson William C Jr

Name of Applicant: D R Horton

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: _____

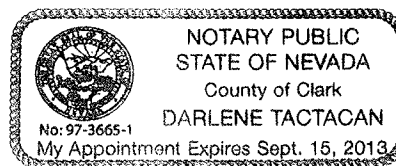
Signature of Property Owner: _____

Print Name: William C Iverson Jr

Subscribed and sworn before me

This 5th day of January, 2013

Darlene Tactacan
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-48169** APN: 125-24-503-008 & 009, 011 & 017

Name of Property Owner: Pay Dirt Irrevocable Business Trust

Name of Applicant: DR Horton, Inc.

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): _____

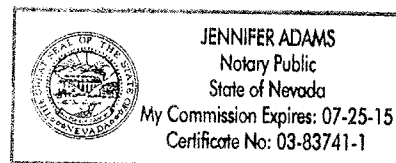
APN: _____

Signature of Property Owner: Aspen Financial Services as Servicing Agent for Trusts (owners) Elaine Elliott, V.P.

Print Name: Elaine Elliott Vic President

Subscribed and sworn before me

This 10th day of September, 2012
Jennifer Adams
 Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance - Setback/Lot Width
 Project Address (Location) Decatur and Dorrell
 Project Name Decatur and Dorrell Proposed Use Single Family
 Assessor's Parcel #(s) 125-24-503-004 Ward # 6
 General Plan: existing _____ proposed _____ Zoning: existing R-1 proposed R-1
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 7.4 Lots/Units 31 Density 4.19
 Additional Information _____

PROPERTY OWNER Iverson William C Jr Contact _____
 Address 7121 W CRAIG RD #113 PMB Phone: _____ Fax: _____
 City LAS VEGAS NV State NV Zip 89129
 E-mail Address _____

APPLICANT D R Horton Contact Bradley Burns
 Address 330 Carousel Pkwy Phone: (702) 635-3600 Fax: _____
 City Henderson State NV Zip 89014
 E-mail Address BBurns@DRHorton.com

REPRESENTATIVE Taney Engineering Contact Robert Cunningham
 Address 6030 South Jones Blvd #100 Phone: (702) 362-8844 Fax: (702) 362-5233
 City Las Vegas State NV Zip 89118
 E-mail Address RC@taneycorp.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* [Signature]

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

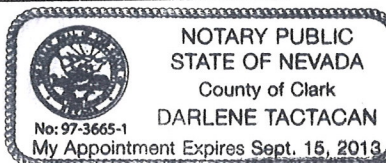
Print Name William C Iverson Jr

Subscribed and sworn before me

This 5th day of January, 20 13.

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>VAR-48169</u>
Meeting Date:	<u>3/12/13</u>
Total Fee:	<u>\$830 -</u>
Date Received:*	<u>1/24/13</u>
Received By:	<u>[Signature]</u>

*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.



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance
Project Address (Location) Northwest Corner of Decatur Blvd and Dorell Lane
Project Name Decatur and Dorell Proposed Use SFR
Assessor's Parcel #(s) 125-24-503-008 & 009, 011 & 017 Ward # 6
General Plan: existing _____ proposed _____ Zoning: existing R1 proposed R1
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 11.70 Lots/Units _____ Density _____
Additional Information Variance to reduce the lots width

PROPERTY OWNER Pay Dirt Irrevocable Business Tr Contact _____
Address 7900 W. Sahara Avenue, Ste. 200 Phone: _____ Fax: _____
City Las Vegas State NV Zip 89117-7921
E-mail Address _____

APPLICANT DR Horton Inc Contact Barbara Bross
Address 330 Carousel Parkway Phone: _____ Fax: _____
City Henderson State NV Zip 89014
E-mail Address babross@drhorton.com

REPRESENTATIVE Taney Engineering Contact Jody M. Mudano
Address 6030 S. Jones Blvd, Ste. 100 Phone: _____ Fax: _____
City Las Vegas State NV Zip 89118
E-mail Address jodym@taneycorp.com

Aspen Financial Services as Servicing
Agent for Trusts (owners)
Property Owner Signature* Elaine Elliott, N.P.

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

Print Name Elaine Elliott

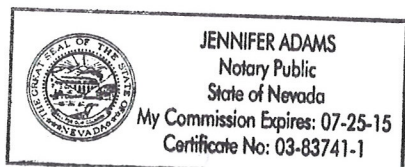
Subscribed and sworn before me

This 10th day of September, 20 12

Jennifer Adams

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>VAR-48169</u>
Meeting Date:	<u>3/12/13</u>
Total Fee:	<u>\$830.-</u>
Date Received:*	<u>1/24/13</u>
Received By:	<u>[Signature]</u>

*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.

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VAR-48169
TMP-48166

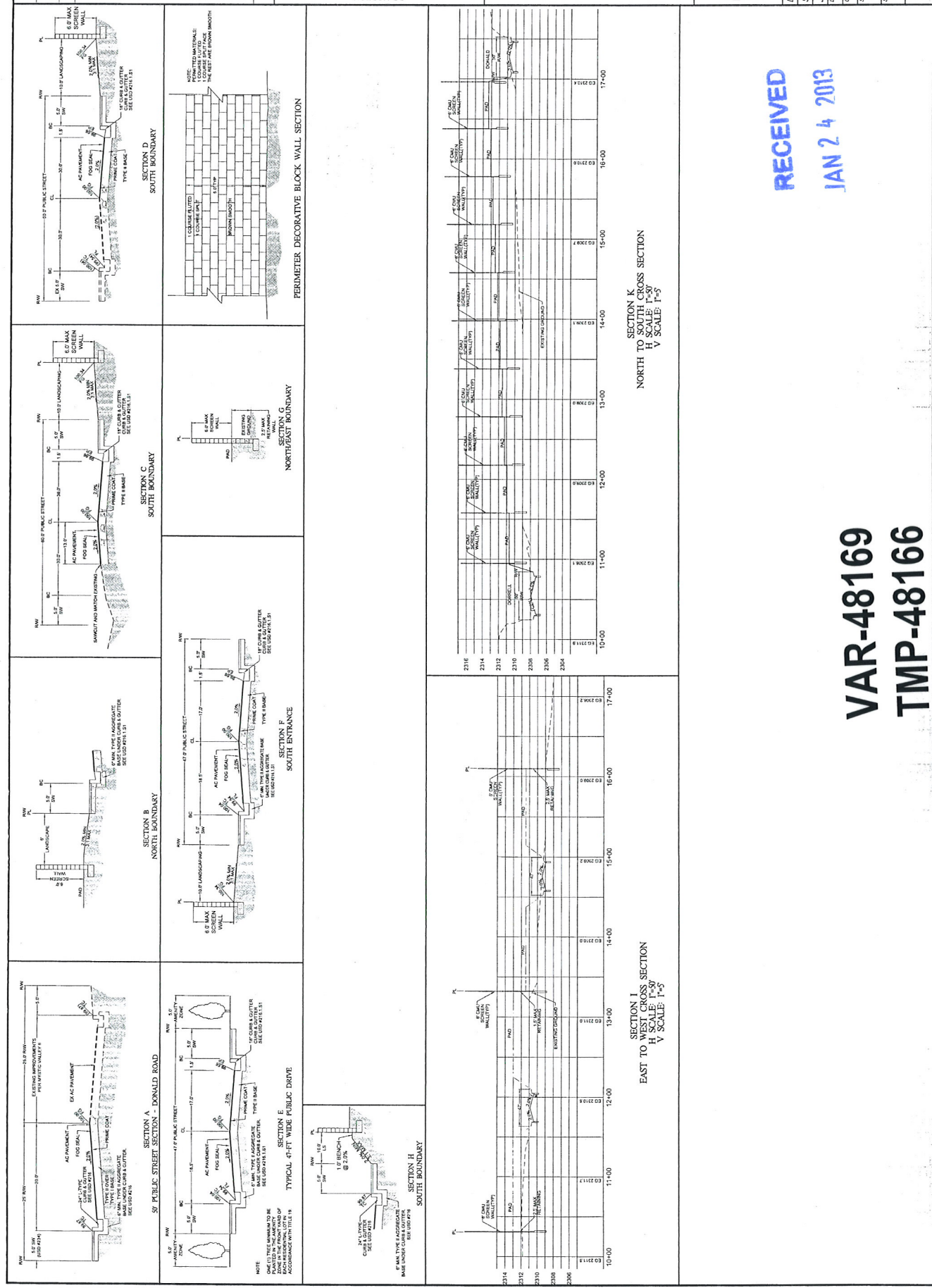
RECEIVED
JAN 24 2013

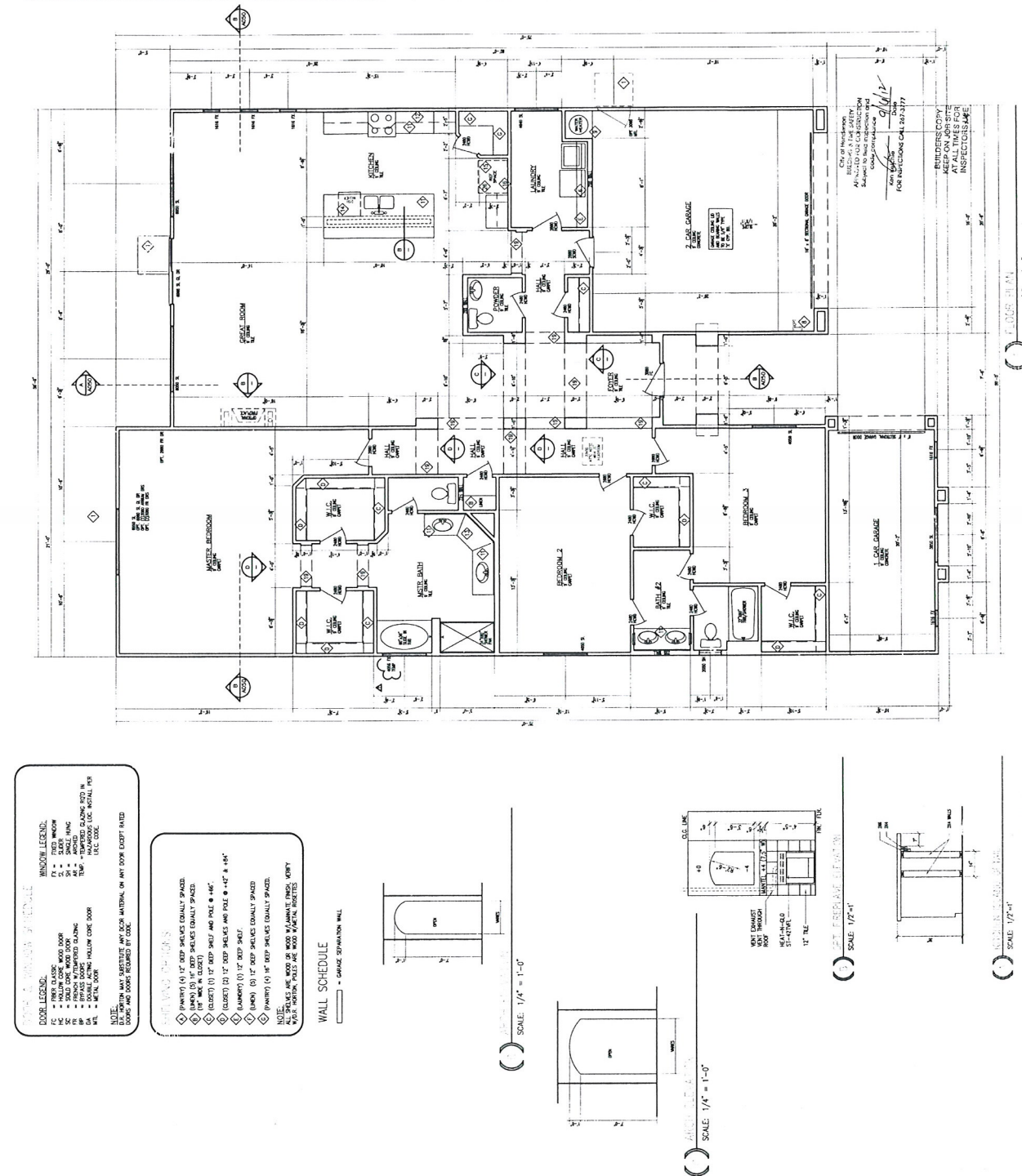
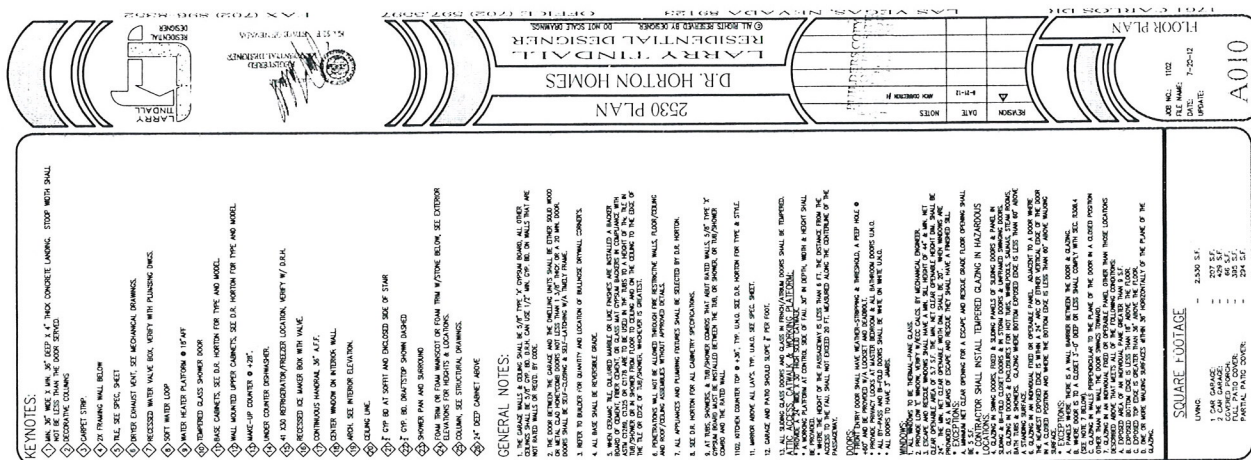
DATE:	01.03.13
SCALE:	NTS
JOB NO:	DRH-12-045
DESIGNED BY:	MC
CHECKED BY:	ROC
SHEET NAME:	TM2
SHEET:	2 OF 2

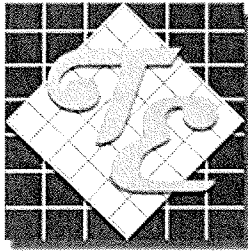
DECATUR AND DORRELL
A RESIDENTIAL SUBDIVISION
TENTATIVE MAP

DR HORTON
LANDSCAPE ARCHITECT
1000 N. JONES BLVD. SUITE 100
KANSAS CITY, MO 64116
(816) 452-1000 FAX (816) 452-1033

NO.	DESCRIPTION	DATE	APPROV.
1	REVISIONS		







TANEY ENGINEERING

6030 SOUTH JONES BLVD. #100

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

January 24, 2013

City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106
Phone: (702) 229-6301
Fax: (702) 474-7463

RE: Justification letter for Tentative Map and Variance Request for Decatur & Dorrell (APN: 125-24-503-004, 008, 009, 011, & 017; 31 lots on 7.4 gross acres)

To Whom It May Concern:

Taney Engineering, on behalf of the applicant, D.R. Horton, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site. The subject site is generally located northwest of Decatur Blvd and Dorrell Lane. The Assessor's Parcel Numbers are 125-24-503-004, 008, 009, 011 & 017 and contains approximately 7.4 gross acres.

The purpose of this Tentative Map is to develop the site to a single family residential development. The proposed development consists of 31 single family homes on 7.4 gross acres with a density of 4.19 units per acre. The proposed site is currently zoned R-1 which is consistent with the proposed development. The proposed development will have typical lot sizes of 60X110 with a minimum lot size of 6,600 square feet. The proposed development meets the City of Las Vegas connectivity Ratio of 1.33. The development complies with R-1 lot square footage and front, rear, and side setbacks. The proposed development will require a variance for minimum lot width, corner yard setbacks and front yard setbacks.

Requested waivers and justifications:

1). Required: Minimum lot width of 65 feet

Proposed: Minimum lot width of 60 feet

Justification: the proposed typical lot size is 60 X 110 which with an average lot size of 7,000 square feet. Although the minimum lot width is 60 feet the proposed development minimum lot size exceeds the R-1 zone districts minimum lot square footage of 6,500 square feet.

VAR-48169

TMP-48166

2). Required: Corner yard setback of 15 feet

Proposed: Corner yard setback of 10 feet

Justification: the proposed waiver will impact 4 lots (Lot 1, 24, 25, and 31) approx. 12.9% of the 31 lot development. The side corners will be landscaped to provide buffering from the corner wall. Additionally, the corner walls will be constructed of decorative masonry wall to enhance the block and conditions.

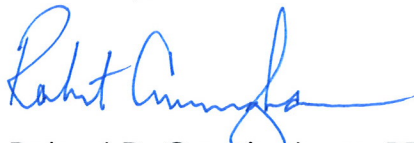
3). Required: Front yard setback of 20 foot

Proposed: Front yard setback of 10 feet

Justification: These variance is requested only on 3 lots (1, 10 & 11) approx. 10% of the total lots in the development. These lots have a slightly irregular shape; they are all side corner lots that don't have parallel side property lines. This results in the lots being narrower at one end. We are requesting the variance to allow a 10-ft front setback, this will allow the side loaded garage portion of the home to be at a 10-ft setback and still provide a 20-ft deep driveway to the non-side loaded garage.

If you have any questions or need any additional information please do not hesitate to contact this office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert D. Cunningham".

Robert D. Cunningham, PE
Taney Engineering

VAR-48169
TMP-48166

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 12, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

TMP-48166 - TENTATIVE MAP RELATED TO VAR-48169 - DECATUR & DORRELL - PUBLIC HEARING - APPLICANT: D.R. HORTON, INC. - OWNER: PAY DIRT IRREVOCABLE BUSINESS TRUST ET AL, ET AL - For possible action on a request for a Tentative Map FOR A 31-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 7.40 acres adjacent to the north side of Dorrell Lane, approximately 420 feet west of Decatur Boulevard (APNs 125-24-503-004, 008, 009, 011 & 017), R-1 (Single Family Residential) Zone, Ward 6 (Ross).

C.C.: 4/17/2013

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

NONE

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

TMP-48166

Case Number: _____ APN: 125-24-503-008 & 009, 011 & 017

Name of Property Owner: Pay Dirt Irrevocable Business Trust

Name of Applicant: DR Horton, Inc.

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: _____

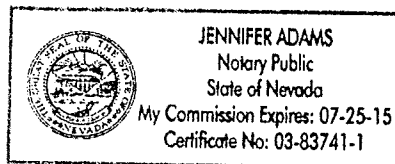
Signature of Property Owner: Aspen Financial Services as Servicing Agent for Trusts (owners) Elaine Elliott, U.P.

Print Name: Elaine Elliott Vic President

Subscribed and sworn before me

This 10th day of September, 2012

Jennifer Adams
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-48166** APN: 125-24-503-004

Name of Property Owner: Iverson William C Jr

Name of Applicant: D R Horton

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: _____

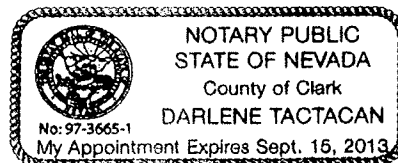
Signature of Property Owner: [Signature]

Print Name: William C Iverson Jr

Subscribed and sworn before me

This 5th day of January, 2013

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





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map
Project Address (Location) Northwest Corner of Decatur Blvd and Dorell Lane
Project Name Decatur and Dorell Proposed Use SFR
Assessor's Parcel #(s) 125-24-503-008 & 009, 011 & 017 Ward # 6
General Plan: existing _____ proposed _____ Zoning: existing R1 proposed R1
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 11.70 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Pay Dirt Irrevocable Business Tr Contact _____
Address 7900 W. Sahara Avenue, Ste. 200 Phone: _____ Fax: _____
City Las Vegas State NV Zip 89117-7921
E-mail Address _____

APPLICANT DR Horton Inc Contact Barbara Bross
Address 330 Carousel Parkway Phone: _____ Fax: _____
City Henderson State NV Zip 89014
E-mail Address babross@drhorton.com

REPRESENTATIVE Taney Engineering Contact Jody M. Mudano
Address 6030 S. Jones Blvd, Ste. 100 Phone: _____ Fax: _____
City Las Vegas State NV Zip 89118
E-mail Address jodym@taneycorp.com

Aspen Financial Services as servicing agent for Trusts(owners)

Property Owner Signature* Elaine Elliott, V.P.

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

Print Name Elaine Elliott

Subscribed and sworn before me

This 10th day of September, 20 12

Jennifer Adams

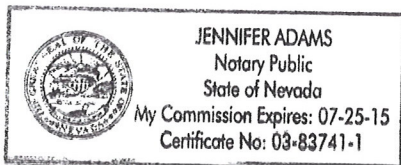
Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>TMP-48166</u>
Meeting Date:	<u>3/12/13</u>
Total Fee:	<u>750.-</u>
Date Received:*	<u>1/24/13</u>
Received By:	<u>D. J. K.</u>

*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





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map
 Project Address (Location) Decatur and Dorrell
 Project Name Decatur and Dorrell Proposed Use Single Family
 Assessor's Parcel #(s) 125-24-503-004 Ward # 6
 General Plan: existing _____ proposed _____ Zoning: existing R-1 proposed R-1
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 7.4 Lots/Units 31 Density 4.19
 Additional Information _____

PROPERTY OWNER Iverson William C Jr Contact _____
 Address 7121 W CRAIG RD #113 PMB Phone: _____ Fax: _____
 City LAS VEGAS NV State NV Zip 89129
 E-mail Address _____

APPLICANT D R Horton Contact Bradley Burns
 Address 330 Carousel Pkwy Phone: (702) 635-3600 Fax: _____
 City Henderson State NV Zip 89014
 E-mail Address BBurns@DRHorton.com

REPRESENTATIVE Taney Engineering Contact Robert Cunningham
 Address 6030 South Jones Blvd #100 Phone: (702) 362-8844 Fax: (702) 362-5233
 City Las Vegas State NV Zip 89118
 E-mail Address RC@taneycorp.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.

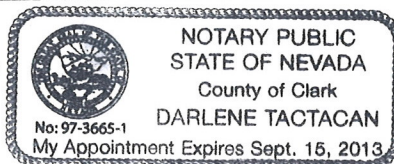
Print Name William C Iverson Jr.

Subscribed and sworn before me

This 5th day of January, 20 13.

Darlene Tactacan

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # THP-48166
 Meeting Date: 3/12/13
 Total Fee: 750.-
 Date Received:* 1/24/13
 Received By: [Signature]

*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.

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AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 12, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-48035 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT - HOOKAH MASTER'S LOUNGE - OWNER: CHARLESTON MARKETPLACE MALCAI, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED NIGHT CLUB WITHIN AN EXISTING 5,775 SQUARE-FOOT RESTAURANT at 5900 West Charleston Boulevard, Suite #8 (APN 138-36-406-006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 4/17/2013

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

NONE

BACKUP DOCUMENTATION:

1. Location and Aerial Maps for SUP-48035 and SUP-48036
2. Conditions and Staff Report for SUP-48035 and SUP-48036
3. Supporting Documentation for SUP-48035 and SUP-48036
4. Photos for SUP-48035 and SUP-48036
5. Justification Letter for SUP-48035 and SUP-48036



DEPARTMENT OF PLANNING

RECEIVED

JAN 15 2013

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-48035 APN: 13836406006

Name of Property Owner: CHARLESTON MARKETPLACE MALCAI

Name of Applicant: HOOKAH MASTER'S LOUNGE

Name of Representative: SARKIS ARSHAKUNI

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: _____

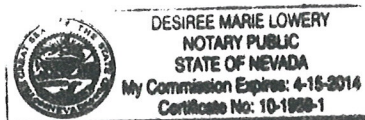
Signature of Property Owner: _____

Print Name: MASAO ISHIHAMA

Subscribed and sworn before me

This 15 day of JANUARY, 20 13

Desiree Lowery
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: NIGHT CLUB
 Project Address (Location) 5900 W CHARLESTON BLVD #8
 Project Name HOOKAH MASTER'S LOUNGE Proposed Use NIGHT CLUB
 Assessor's Parcel #(s) 13836406006 Ward # 1 - Tarkanian
 General Plan: existing _____ proposed _____ Zoning: existing C-1 proposed C-1
 Commercial Square Footage 5,775 Floor Area Ratio _____
 Gross Acres 2.12 Lots/Units _____ Density _____ **RECEIVED**
 Additional Information _____

JAN 15 2013

PROPERTY OWNER Charleston Marketplace Malcai Contact _____
 Address PO BOX 70310 Phone: _____ Fax: _____
 City PASADENA State CA Zip 91117-7310
 E-mail Address _____

APPLICANT HOOKAH MASTER'S LOUNGE Contact SARKIS ARSHAKUNI
 Address 5900 W CHARLESTON BLVD #8 Phone: (702) 776-8000 Fax: _____
 City LAS VEGAS State NV Zip 89146
 E-mail Address SARKIS@HOOKAHMASTERSLOUNGE.COM

REPRESENTATIVE SARKIS ARSHAKUNI Contact _____
 Address 5900 W CHARLESTON BLVD #8 Phone: (702) 302-1317 Fax: _____
 City LAS VEGAS State NV Zip 89146
 E-mail Address SARKIS@HOOKAHMASTERSLOUNGE.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* Masao Ishihama

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

Print Name MASAO ISHIHAMA

Subscribed and sworn before me

This 15 day of JANUARY, 20 13

Desiree Lowery

Notary Public in and for said County and State



DESIREE MARIE LOWERY
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 4-15-2014
 Certificate No: 10-1988-1

FOR DEPARTMENT USE ONLY

Case # SUP 48035

Meeting Date: 3/12/2013

Total Fee: 1030.00

Date Received: 1/15/2013

Received By: [Signature]

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.

JAN 15 2013

5900 West Charleston Blvd #8, Suite 5 Thru 9
City Of Las Vegas, Nevada 89146



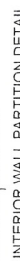
ATS

OPEN - NO CEILING, EXPOSE ROOF STRUCTURE

5900 West Charleston Blvd., Suite #5, 6, 7, 8 & 9, Las Vegas, Nevada 89146

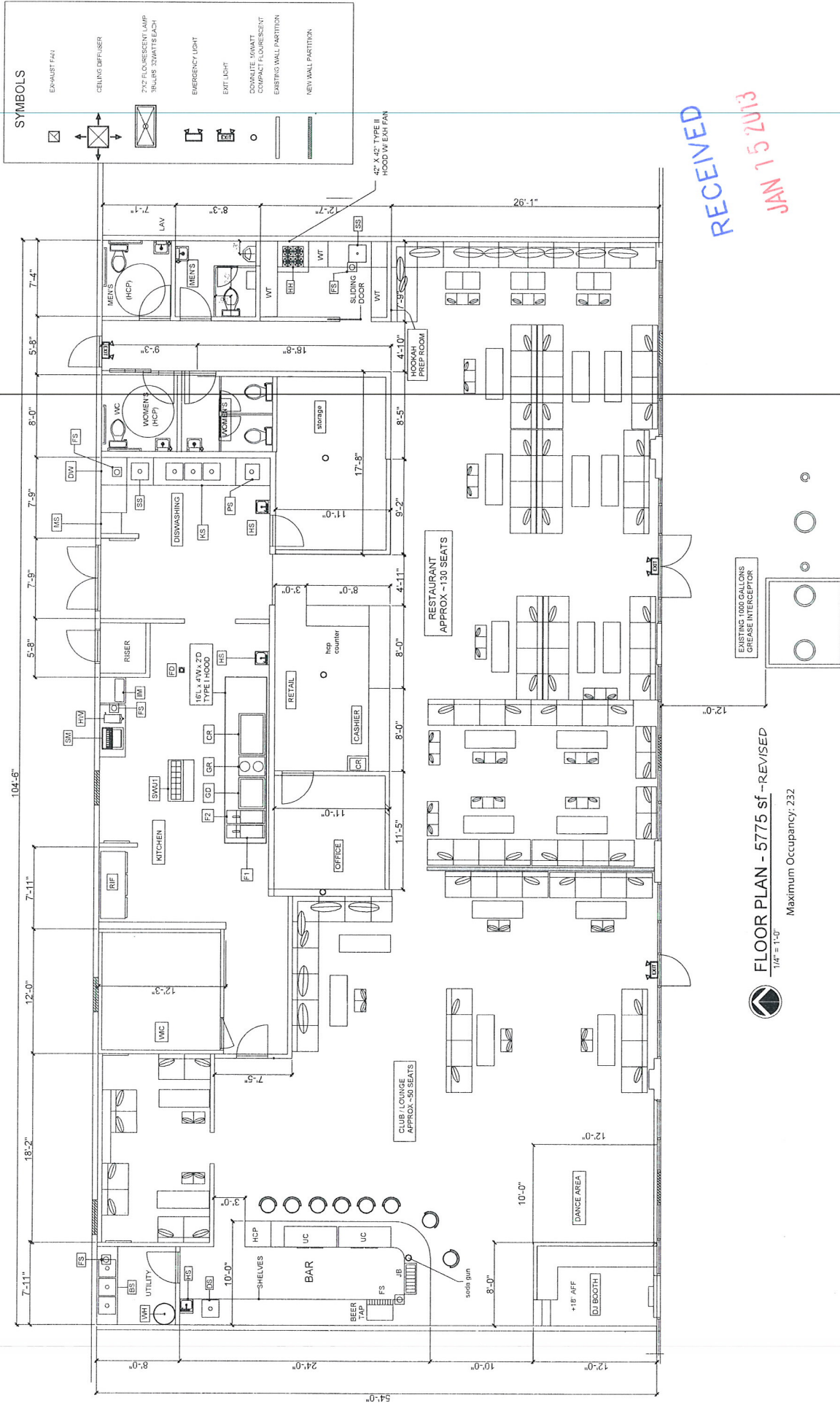
SUP-48035

SUP-48036

[illegible]

A-1	TITLE SHEET	
A-2	FLOOR AND REFLECTED CEILING PLAN	
A-3	REFLECTED CEILING DETAILS	
M-1	HVAC PLAN SYMBOLS, SCHEDULE, NOTES & DIAGRAM	
M-2	HVAC ROOF PLAN	
M-3	KITCHEN HOOD DETAILS	
P-1	PLUMBING SYMBOLS, SCHEDULES, NOTES & DIAGRAM	
P-2	PLUMBING PLAN	
E-1	ELECTRICAL SYMBOLS, SCHEDULES, NOTES & DIAGRAM	
E-2	ELECTRICAL PLAN	
EC-1	2008 ENERGY COMPLIANCE REPORT	

CODE ANALYSIS (PROJECT DATA)	
BUILDING DEPARTMENT	CITY OF LAS VEGAS
CONSTRUCTION TYPE	V-B
FIRE SPRINKLERS	YES
OCCUPANCY CLASSIFICATION:	42, 9AB (LOUNGE)
AREA	5755 SF
TOTAL OCCUPANT LOAD	232
RESTAURANT (3895 sf)	220
KITCHENSERVICE (1860sf)	12
EXIT ANALYSIS	
(2) EXITS REQUIRED UNDER 50 PEOPLE	
(3) EXITS PROVIDED	
BUILDING CODES : 2009 IBC, UBC, IFC, IECC, NFPA, UFG, 2009 NEC	
CITY OF LAS VEGAS AND SOUTH NEVADA CODE AMENDMENTS.	
AND 2003 ICCANS (A117.1)	



RECEIVED
JAN 15 2013

Hookah Master's Lounge

5900 West Charleston Blvd. Suite #5, 6, 7, 8 & 9, Las Vegas, Nevada 89146

PARCEL# 138-36-406-006

SUP-48035
SUP-48036

A2

Hookah Master's Lounge



www.HookahMastersLounge.com

5900 W Charleston Blvd #8

Las Vegas, NV 89146

(702) 776-8000

Justification Letter

RECEIVED

JAN 15 2013

To Whom It May Concern:

I would like to request Special Use Permits for a Night Club and Supper Club for Hookah Master's Lounge located at 5900 W Charleston Blvd #8. Seating for restaurant is approximately ~130 seats with hours of operation Sunday-Thursday of 11:00am-2:00am; Friday & Saturday 11:00am-4:00am. I feel that this use would be harmonious with existing surrounding land uses and a benefit to the community.

Original license for Night Club approved on April 17, 2012 LIC#D19-98417-4-159198.

Thank you,

Sarkis Arshakuni - CEO

Hookah Master's Lounge

SUP-48035
SUP-48036

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 12, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-48036 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT - HOOKAH MASTER'S LOUNGE - OWNER: CHARLESTON MARKETPLACE MALCAI, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SUPPER CLUB WITHIN AN EXISTING 5,775 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A 380-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 5900 West Charleston Boulevard, Suite #8 (APN 138-36-406-006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 4/17/2013

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

NONE

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

RECEIVED
JAN 15 2013

Case Number: SUP-48036 APN: 13836406006

Name of Property Owner: CHARLESTON MARKETPLACE MALCAI

Name of Applicant: HOOKAH MASTER'S LOUNGE

Name of Representative: SARKIS ARSHAKUNI

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: _____

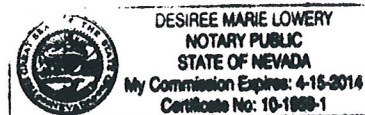
Signature of Property Owner: Masao Ishihama

Print Name: MASAO ISHIHAMA

Subscribed and sworn before me

This 15 day of JANUARY, 20 13

Desiree Lowery
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUPPER CLUB
 Project Address (Location) 5900 W CHARLESTON BLVD #8
 Project Name HOOKAH MASTER'S LOUNGE Proposed Use SUPPER CLUB
 Assessor's Parcel #(s) 13836406006 Ward # 1 - Tarkanian
 General Plan: existing _____ proposed _____ Zoning: existing C-1 proposed C-1
 Commercial Square Footage 5,775 Floor Area Ratio RECEIVED
 Gross Acres 2.12 Lots/Units _____ Density _____
 Additional Information _____

JAN 15 2013

PROPERTY OWNER Charleston Marketplace Malcai Contact _____
 Address PO BOX 70310 Phone: _____ Fax: _____
 City PASADENA State CA Zip 91117-7310
 E-mail Address _____

APPLICANT HOOKAH MASTER'S LOUNGE Contact SARKIS ARSHAKUNI
 Address 5900 W CHARLESTON BLVD #8 Phone: (702) 776-8000 Fax: _____
 City LAS VEGAS State NV Zip 89146
 E-mail Address SARKIS@HOOKAHMASTERSLOUNGE.COM

REPRESENTATIVE SARKIS ARSHAKUNI Contact _____
 Address 5900 W CHARLESTON BLVD #8 Phone: (702) 302-1317 Fax: _____
 City LAS VEGAS State NV Zip 89146
 E-mail Address SARKIS@HOOKAHMASTERSLOUNGE.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* Masao Johikama

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

Print Name MASAO JOHIKAMA

Subscribed and sworn before me

This 15 day of JANUARY, 20 13.
Desiree Lowery

Notary Public in and for said County and State



DESIREE MARIE LOWERY
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 4-15-2014
 Certificate No: 10-1888-1

FOR DEPARTMENT USE ONLY

Case # SUP-48036

Meeting Date: 3/12/2013

Total Fee: 1280.00

Date Received: 1/15/2013

Received By: [Signature]

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.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 12, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-48083 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DURANGO MARKET - OWNER: KENNA III, LLC - For possible action on a request for a Special Use Permit FOR A PACKAGE LIQUOR OFF-SALE ESTABLISHMENT USE WITHIN AN EXISTING 2,326 SQUARE-FOOT GENERAL RETAIL STORE at 6955 North Durango Drive, Suite #1114 (APNs 125-20-215-269 and 270), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 4/17/2013

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

NONE

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special use permit / package liquor
 Project Address (Location) 6955 N. Durango 1113/1114
 Project Name Durango market Proposed Use _____
 Assessor's Parcel #(s) 125-20-215-269 } 1 unit Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Kenna III, LLC Contact Laura Bewick
 Address PO Box 370875 Phone: 702-234-3751 Fax: 702-341-0062
 City Las Vegas State NV Zip 89137
 E-mail Address KennaLLC@cox.net

APPLICANT Nick Ablahad / Durango market Contact _____
 Address 6955 N. Durango Dr # 1114 Phone: 702-647-0290 Fax: _____
 City Las Vegas NV State NV Zip 89149
 E-mail Address NICK ABLAHAD@cox.net

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* Donna Ahlers

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

Print Name Donna Ahlers

Subscribed and sworn before me

This 9th day of January, 20 13

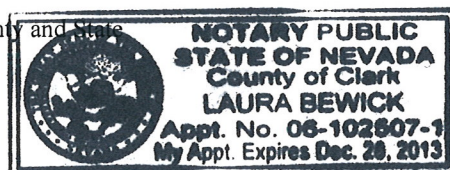
Donna Ahlers

Notary Public in and for said County and State

Clark County,

Revised 10/27/08

NV



FOR DEPARTMENT USE ONLY

Case # SUP-48083

Meeting Date: 3/12/13

Total Fee: \$1,280.00

Date Received: 1/22/13

Received By: [Signature]

*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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-48083** APN: 125-20-215-269
125-20-215-270

Name of Property Owner: Kenna III, LLC

Name of Applicant: Nick Ablahad / Durango Market

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: Donna Ahlers

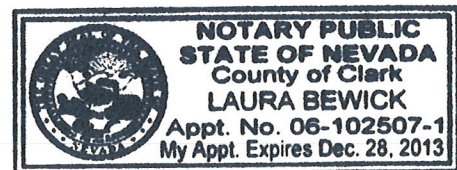
Print Name: Donna Ahlers

Subscribed and sworn before me

This 9th day of January, 2013

Laura Bewick

Notary Public in and for said County and State

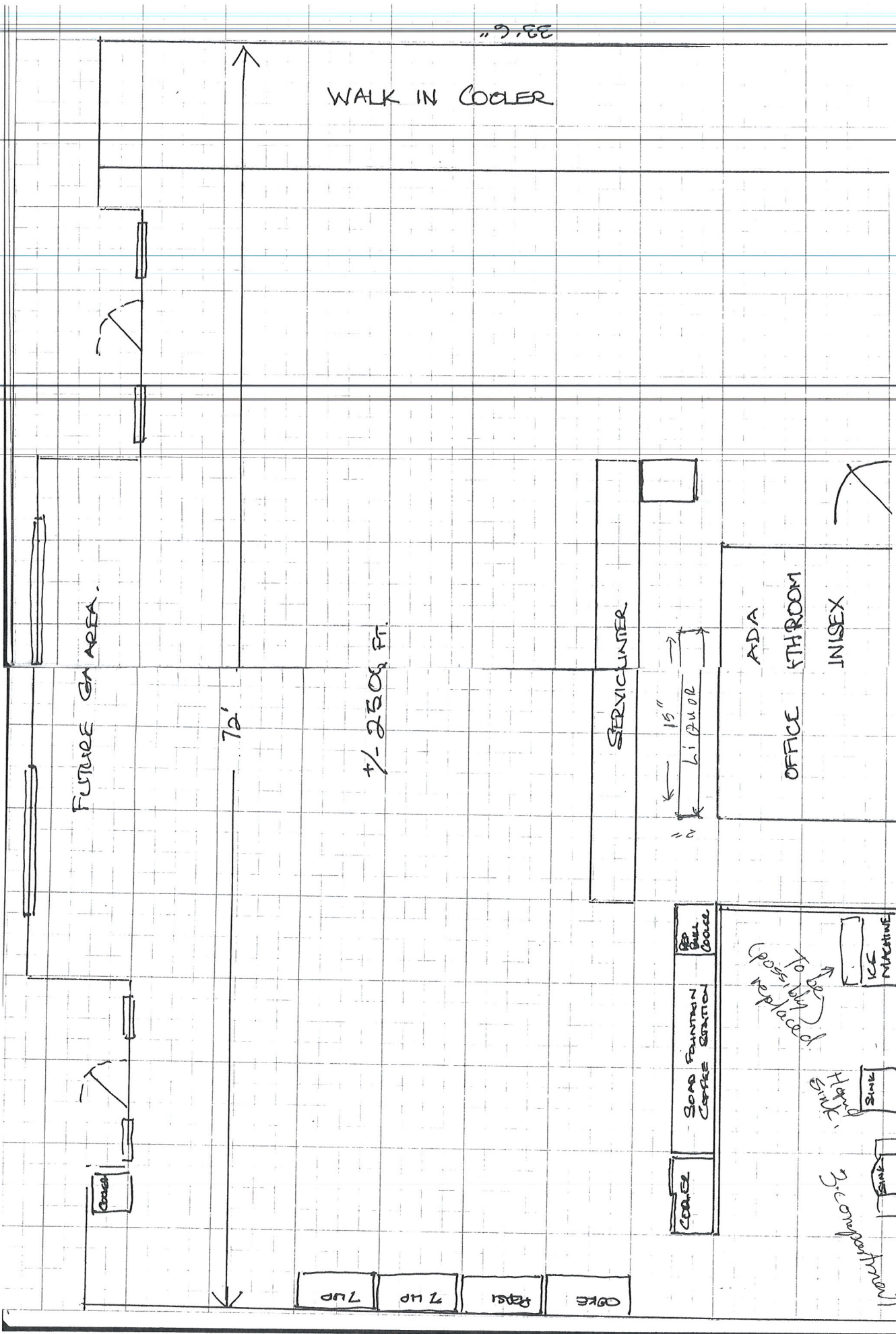


RECEIVED

12-2 JAN 2 2013

RECEIVED
JAN 2 2 2013

SUP-48083



DURANGO MARKET IS CONVINON STORE LOCATE AT 6955 N DURANGO DR #1114 .

LASVEGAS ,NV , 89149 PHONE # 702-647-0290 MY NAME IS NICK ABLAHAD....IAM

REQUESTING FOR ADD LIQUOR PACKAGE AS 10% TO MY STORE ..I DO HAVE BEER &

WINE LICENSE WITH GROCERY ALSO .SO PLEASE I NEED YOUR ASSTANCE HOW

TO APPLY AND TO GET THE LICENSE ...ALSO I WANT TELL YOU MY 10% WILL BE USED

BEHIND MY SERVICE COUNTER I DONT NEED TO MUCH SPACE...YOU CAN SEE IT IN

MY FLOOR PLAN ..THANK YOU ,,,NICK ABLAHAD....OWNER OF DURANGO MARKET

Nick Ablahad
12-12-12

SUP-48083

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 12, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-48091 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 307/319 MAIN STREET, LLC - For possible action on a request for a Special Use Permit FOR A PACKAGE LIQUOR ESTABLISHMENT USE WITHIN A PROPOSED 1,176 SQUARE-FOOT GENERAL RETAIL STORE at 311 Main Street (APN 139-34-210-003), C-2 (General Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 4/17/2013

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

NONE

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-48091

Case Number:

APN: 13934210003

Name of Property Owner: 307/319 Main St., L.L.C.

Name of Applicant: 307/319 Main St., L.L.C.

Name of Representative: MR. KEVIN PLENCNER

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: _____

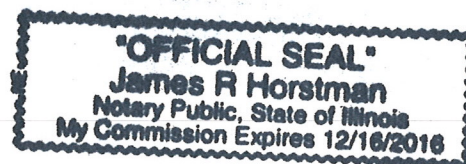
Signature of Property Owner: _____

Print Name: Kim Marvin Plencner, Managing Partner

Subscribed and sworn before me

This 18th day of January, 2013

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Convenience Liquor Store
Project Address (Location) 311 Main Street
Project Name Main Street Convenience Proposed Use Convenience Store
Assessor's Parcel #(s) 13934210003 Ward # 3
General Plan: existing _____ proposed _____ Zoning: existing L-2 proposed L-2
Commercial Square Footage 1,176 Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER 307/319 Main Street L.L.C. Contact Kevin Plencner
Address 1000 Royce Boulevard Phone: (630) 268-4000 Fax: (630) 268-4444
City Oakbrook Terrace State Illinois Zip 60181
E-mail Address KVPLNCN@AOL.COM

APPLICANT 307/319 Main Street L.L.C. Contact Kevin Plencner
Address 1000 Royce Boulevard Phone: (630) 268-4000 Fax: (630) 268-4444
City Oakbrook Terrace State Illinois Zip 60181
E-mail Address KVPLNCN@AOL.COM

REPRESENTATIVE Kevin Plencner Contact same
Address 1000 Royce Realty Phone: (630) 268-4000 Fax: (630) 268-4444
City Oakbrook Terrace State Illinois Zip 60181
E-mail Address _____

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 Kim Marvin Plencner, Managing Member

Subscribed and sworn before me

This 18th day of January, 2013

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # SUP-48091
Meeting Date: 3/12/13
Total Fee: \$1,280.-
Date Received:* 1/22/13
Received By: [Signature]

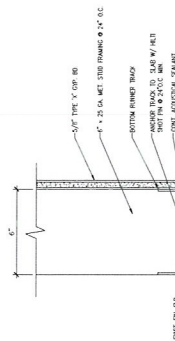


*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Report Application Packet\Application Form.pdf

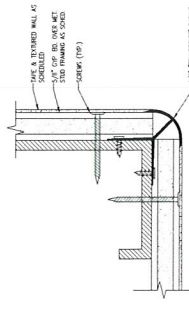


02 SITE PLAN
SCALE: NTS

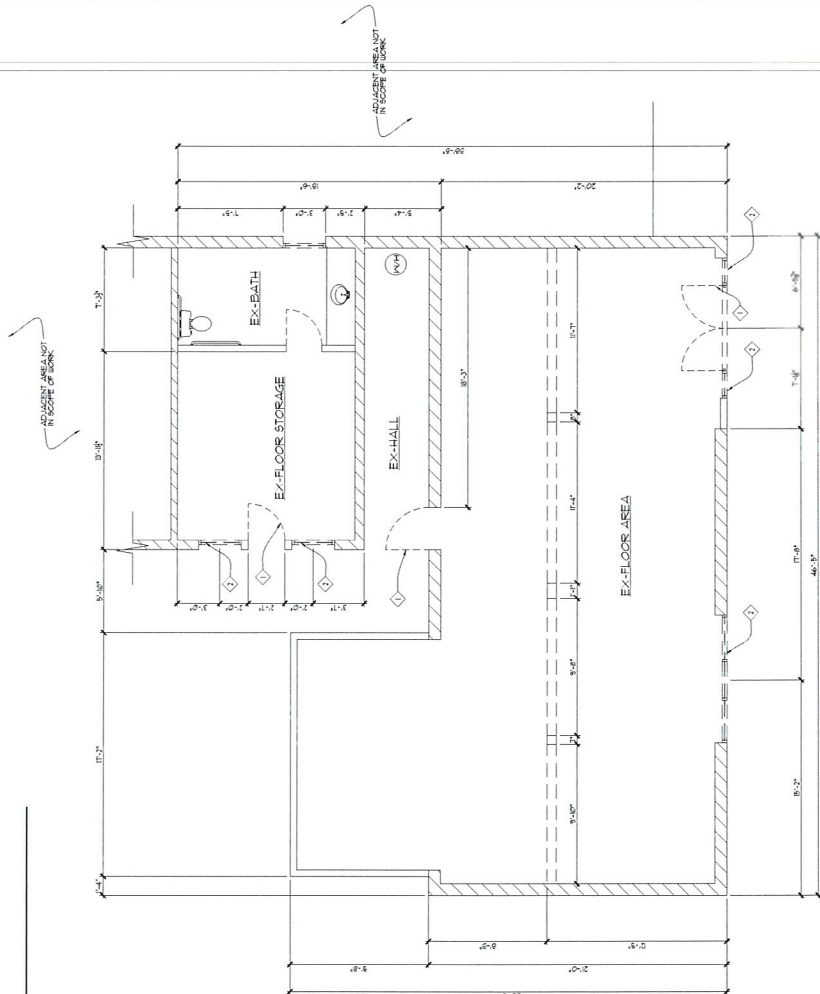


- NOTES:
1. PROVIDE 1/2\"/>

01 WALL TYPE "E" FURRING WALL
SCALE: 3/4" = 1'-0"



02 RADIUS CORNER DETAIL
SCALE: 3/4" = 1'-0"



SUP-48091

01 ARCHITECTURAL PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND

SYMBOL	WALL TYPE	DETAIL
	EXISTING FULL WALL SYSTEM - TO REMAIN	1
	EXISTING FULL WALL SYSTEM - TO BE REMOVED	2
	NEW INTERIOR PARTITION WALL 5/8\"/>	3
	EXISTING FULL WALL SYSTEM - TO BE REMOVED	4

KEYNOTES

- EXISTING DOOR - TO REMAIN
- EXISTING GLAZING - TO REMAIN
- EXISTING COLUMN - TO REMAIN

CONSTRUCTION NOTES

1. VERIFY AND COORDINATE ALL NEW AND EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO, EXISTING FOUNDATIONS, EXISTING WALLS, EXISTING ROOFING, EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS, AND EXISTING UTILITIES. NOTIFY THE CONTRACTOR IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR OMISSIONS. VERIFY ALL CONDITIONS BEFORE BEGINNING CONSTRUCTION.

2. DRAWINGS OF EXISTING CONDITIONS HAVE BEEN OBTAINED FROM EXISTING DATA SUPPLIED BY THE OWNER. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THIS DATA AND NOTIFY THE OWNER IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR OMISSIONS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

4. ALL INTERIORS SHALL BE FINISHED TO THE OWNER'S SATISFACTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF MATERIALS AND FINISHES. THE CONTRACTOR SHALL SUBMIT A MATERIAL SAMPLE BOOK TO THE OWNER FOR APPROVAL BEFORE BEGINNING INTERIOR FINISHES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. ANY DAMAGE TO EXISTING SYSTEMS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES. ANY DAMAGE TO EXISTING STRUCTURES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. ANY DAMAGE TO EXISTING SYSTEMS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES. ANY DAMAGE TO EXISTING STRUCTURES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. ANY DAMAGE TO EXISTING SYSTEMS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES. ANY DAMAGE TO EXISTING STRUCTURES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. ANY DAMAGE TO EXISTING SYSTEMS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES. ANY DAMAGE TO EXISTING STRUCTURES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

NOTE:
ALL WALLS SHALL NOT BE ALIGNED FROM EXISTING CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. ANY DAMAGE TO EXISTING SYSTEMS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

RECEIVED
JAN 2 2 2013

TENANT IMPROVEMENT PLANS

SHEET
A2.00

PLOT:
12.13.12

DRAWN:
KLS

PROJECT ADDRESS:
307 S. Main St
TENANT IMPROVEMENT
311 S. Main St

PROJECT:
307 S. Main St
TENANT IMPROVEMENT

LAS VEGAS, NV 89101

REVISIONS:

[illegible]

PROJECT NUMBER	00000
PROJECT MANAGER	X X
ARCHIVING	
SCALE	AS NOTED
DRAWN BY:	X X
CHECKED BY:	

1

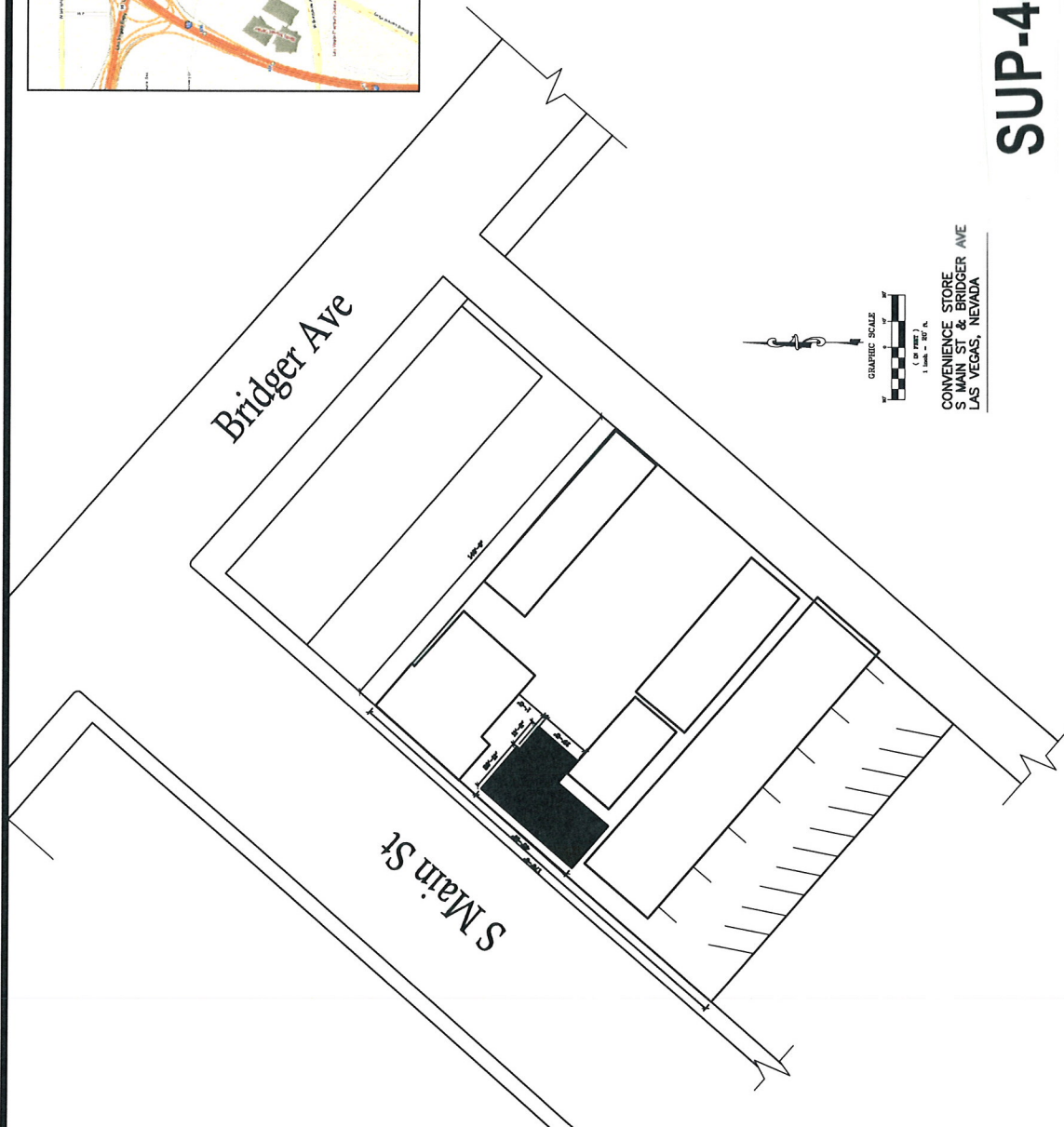
3

VICINITY MAP

SITE DATA:	1,176.9 SQ. FT.
BUILDING SIZE:	23,800 SQ. FT.
PROPERTY SIZE:	17 SPACES

RECEIVED
JAN 22 2013

SUP-48091



GRAPHIC SCALE

(IN FEET)
1 inch = 20' N

CONVENIENCE STORE
S MAIN ST & BRIDGER AVE
LAS VEGAS, NEVADA

Owner	JOYCE REALTY & INVESTMENTS 4000 Royce Blvd. Waterloo Terrace, L. 6G1B1 30.255.6000
-------	---

Design Architect

Architect of Record

Civil Engineer

Structural Engineer

MEP / FP Engineer

consultant

consultant

OAKBROOK
REALTY AND INVESTMENT,
LLC

307/319 MAIN ST. L.L.C.

January 18, 2013

Las Vegas Redevelopment Agency

495 S. Main Street,

Las Vegas, NV 89101

Re: Justification Letter:

Dear Planning and Development Department:

We are submitting a special use permit application for a convenience liquor store for our property at 311 Main Street, Downtown, and Las Vegas.

Prior to our closing of the property, the previous owner had the tenants vacate the property, which we did not understand as the convenience store was a successful sales and tax generator for business.

With the entire New City Hall next store, the area is in dire need of more open businesses to revitalize the area.

Previously I had a meeting with Councilman Coffin, who represents the above stated ward. At that time, he had stated that he had no objection to a convenience store opening again at that location.

We are anxious to return the properties we own on the 300 block of Main Street to viable businesses instead of vacant boarded up buildings. This is just one step of that process. The adjacent parking lot shown on our site plan will be utilized for parking (17 plus spaces).

If you have any questions or comments, please feel free to call me at 1-847-609-4663.

Respectfully,



Kevin M. Plencner

*1000 Royce Boulevard
Oakbrook Terrace, Illinois 60181
630•268•4000
FAX: 630•268•4444*

SUP-48091

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 12, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-48141 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BYRON BROOKS - OWNER: MOUNTAIN SPRINGS DEVELOPMENT, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE USE at 316 East Bridger Avenue, Suite #101 (APN 139-34-210-078), C-2 (General Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 4/17/2013

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

NONE

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: BYRON BROOKS
 Project Address (Location): 316 E. BRIDGER AVE., STE 101
 Project Name: CABOC GROUP Proposed Use: BAIL BONDS
 Assessor's Parcel #(s): 139-34-210-078 Ward #: _____
 General Plan: existing Commercial proposed Commercial Zoning: existing C-2 proposed C-2
 Commercial Square Footage: 12,230 SF Floor Area Ratio: _____
 Gross Acres: 0.15 Lots/Units: 1 Density: _____
 Additional Information: _____

RECEIVED

JAN 23 2013

PROPERTY OWNER Mountain Springs Development, LLC		Contact: Jon Field as Manager of Johns Management
Address: 316 E. Bridger Ave. Ste 200,	Phone: 489-4440	Fax: 489-4443
City: Las Vegas	State: NV	Zip: 89101
E-mail Address: jon@fieldlawltd.com		

APPLICANT BYRON BROOKS		Contact: Byron Brooks
Address: 2657 Windmill Pky suite 586	Phone: (762) 908-5117	Fax: _____
City: Henderson	State: NV	Zip: 89074
E-mail Address: tac 858@yahoo.com		

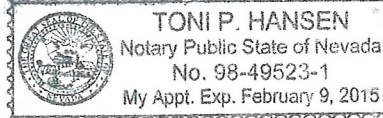
REPRESENTATIVE Jon Field		Contact: Jon Field
Address: 316 E. BRIDGER AVE Suite 200	Phone: 489.4440	Fax: 489.4443
City: LAS VEGAS	State: NV	Zip: 89101
E-mail Address: _____		

I, the undersigned, being the owner of the property described herein, do hereby certify that the information presented herein is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein. I further certify that I am the owner of the property described herein and that I am the owner of the property described herein. I further certify that I am the owner of the property described herein and that I am the owner of the property described herein.

Property Owner Signature* [Signature]
 * An authorized agent may sign this form on the property owner's behalf. State, County, City, and Zip of Signer
 Print Name: Jon Field
 Subscribed and sworn before me
 This 21st day of January, 2013
[Signature]

Notary Public in and for said County and State

Notary Public Seal



FOR DEPARTMENT USE ONLY

Case # SUP-48141
 Meeting Date: 3/12/2013
 Total Fee: \$1030.00
 Date Received: 1/23/2013
 Received by: [Signature]

The application was not deemed complete until the fee was received. The fee was received by the Department of Planning on the date indicated above. The Department of Planning is not responsible for any errors or omissions on the part of the applicant or the applicant's agent.



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

RECEIVED

JAN 23 2013

Case Number: SUP-48141 APN: 139-34-210-078

Name of Property Owner: Mountain Springs Development, LLC

Name of Applicant: Byron Brooks

Name of Representative: Jon Field

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): _____

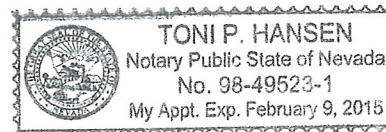
APN: _____

Signature of Property Owner: [Signature]

Print Name: Jon Field as Manager of the Manager

Subscribed and sworn before me

This 21st day of January, 2013
[Signature]
Notary Public in and for said County and State



Suite 101 space is approximately 770 square feet (10x7)

No structural changes will be made to the building interior or exterior

Suite Entrance

Elevator

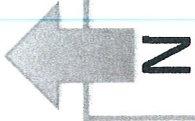
Entrance
into
building

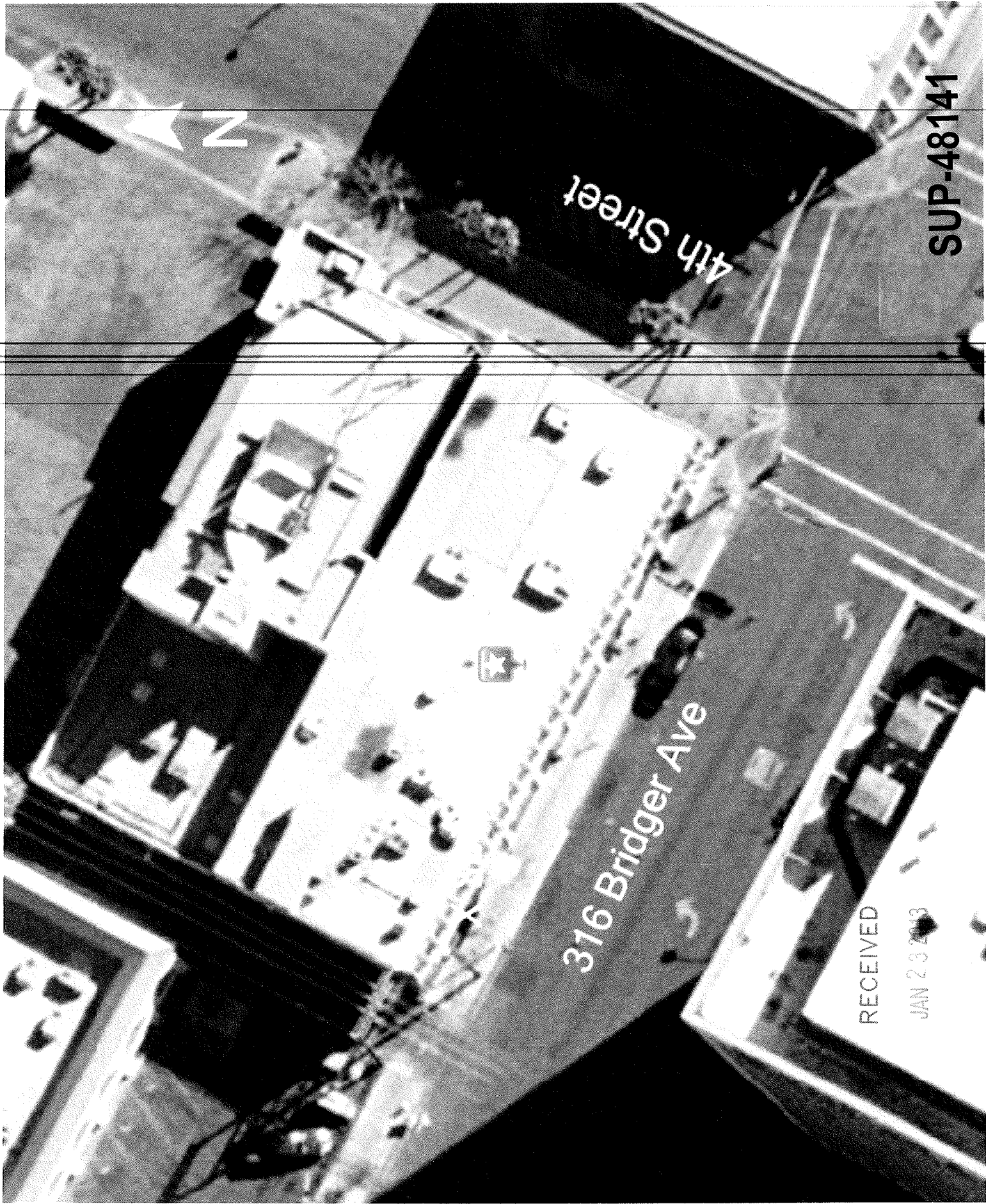
RECEIVED

JAN 23 2013

316 Bridger Ave.

SUP-48141





4th Street

316 Bridger Ave

SUP-48141

RECEIVED

JAN 23 2013

FIELD LAW LIMITED
PRIVATE CLIENT GROUP

316 E. Bridger Avenue
Suite 202
Las Vegas, Nevada 89101

Tel: 702.489.4440
Fax: 702.489.4443
www.fieldlawltd.com

JON EVENSEN FIELD

jon@fieldlawltd.com

January 3, 2012

RECEIVED

JAN 23 2013

VIA HAND DELIVERY

CITY OF LAS VEGAS
DEPARTMENT of PLANNING
333 N. Rancho Drive
Las Vegas, Nevada 89106

**Re: Justification Letter – Brooks Brothers Bail Bonds
Special Use Permit for Bail Bonds Services
316 E. Bridger Ave., STE 101; APN 139-34-210-078**

Ladies and Gentlemen:

Please be advised that our office represents Byron Brooks, an individual, d/b/a Brooks Brothers Bail Bonds (the "Applicant") in connection with this request for a special use permit to operate a bail bonds service (the "Proposed Use") from a certain 770 square foot first floor retail premise (the "Premises") located at 316 E. Bridger Ave., STE 101, Las Vegas, Nevada 89101, as more particularly described Assessor's Parcel number 139-34-210-078 (the "Property"). The Property is zoned General Commercial (C-2) and the Purposed Use requires a special use permit pursuant to Chapter 19.04, Table 2 of the Las Vegas Zoning Code.

The Proposed Use at the Property is justified for the following reasons:

- a) The Premises were previously occupied from January 2004 through October 2008 by a bail bonds services business without incident or occurrence;
- b) Other bail bonds business that are located nearby in similarly situated properties as the Property have received special use permits from the City of Las Vegas, i.e., Aardvark, freedom and Godfather's Bail Bonds;
- c) The Property's C-2 General Commercial zoning classification allows for the broadest scope of compatible uses for both the general and travelling public that are likely to use bail bonds services at a location nearby the state and federal courts and associated detention centers; and
- d) Applicant is of good moral character and fitness as a military veteran to operate a bail bonds service from the Premises.

Should you have any questions or require additional information, please contact me to discuss.

Respectfully,

Field Law, limited



Jon E. Field

c.c. Byron Brooks

SUP-48141

FIELD LAW, LIMITED

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 12, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-48146 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OHJAH JAPANESE STEAKHOUSE SUSHI AND HIBACHI - OWNER: PK I RAINBOW PROMENADE, LLC - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 4,992 SQUARE-FOOT RESTAURANT at 2051 North Rainbow Boulevard, Suite #102 (APN 138-22-603-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 4/17/2013

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

NONE

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-48146** APN: 138-22-603-001

Name of Property Owner: PK I RAINBOW PROMENADE LLC

Name of Applicant: ZHI GANG WANG

Name of Representative: WENDY LU

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:

PK I Rainbow Promenade LLC
By: KIM-BIG 2 JV LP, its sole member
By: KIM-BIG 2 JV SP, Inc., its general partner

By: _____

Print Name: Scott Gerber

Title: Vice President

Subscribed and sworn before me

This 20th day of September, 2012

Teresa Cicchetti
Notary Public in and for said County and State

TERESA CIOCHETTI
Notary Public, State of New York
No. 01C14971574, Suffolk County
Commission Expires Sept. 4, 2014



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zhi Gang Wang

Project Address (Location) 2051 N Rainbow Blvd, Ste#102-103

Project Name Ohjah Japanese Steakhouse Sushi & Hibachi Proposed Use Beer/Wine/Cooler on site

Assessor's Parcel #(s) 138-22-603-001 Ward # 5-Barlow

General Plan: existing _____ proposed _____ Zoning: existing C-1 proposed no change

Commercial Square Footage 4992 sqft Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER PKI RAINBOW PROMENADE LA Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

APPLICANT ZHI GANG WANG Contact _____

Address 8595 S DECATUR BLVD #102 Phone: (702) 888-8888 Fax: (702) 868-9988

City LAS VEGAS State NV Zip 89139

E-mail Address _____

REPRESENTATIVE WENDY LU Contact _____

Address 4811 W DESERT INN RD. Phone: (702) 438-6955 Fax: (702) 436-8923

City LAS VEGAS State NV Zip 89102

E-mail Address wendy.lu@cox.net

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* See Next Page

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

Print Name _____

Subscribed and sworn before me

This _____ day of _____, 20 _____

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SUP-48146</u>
Meeting Date:	<u>3/12/13</u>
Total Fee:	<u>\$1280.-</u>
Date Received:*	<u>1/23/13</u>
Received By:	<u>[Signature]</u>

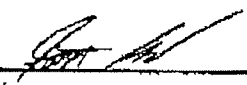
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

(\\desol\\application Packet\\Application Form.pdf)

Signature page for City of Las Vegas Department of Planning Application/Petition Form
For Ohiah Japanese Steakhouse Sushi & Hibachi

Property Owner Signature:

PK I Rainbow Promenade LLC
By: KIM-BIG 2 JV LP, its sole member
By: KIM-BIG 2 JV GP, Inc., its general partner

By: 
Name: _____
Title: _____

Scott Gerber
Vice President

Subscribed and sworn before me
This 20th day of Sept, 2012


Notary Public

TERESA CICHETTI
Notary Public, State of New York
No. 01014971574, Suffolk County
Commission Expires Sept. 4, 2014

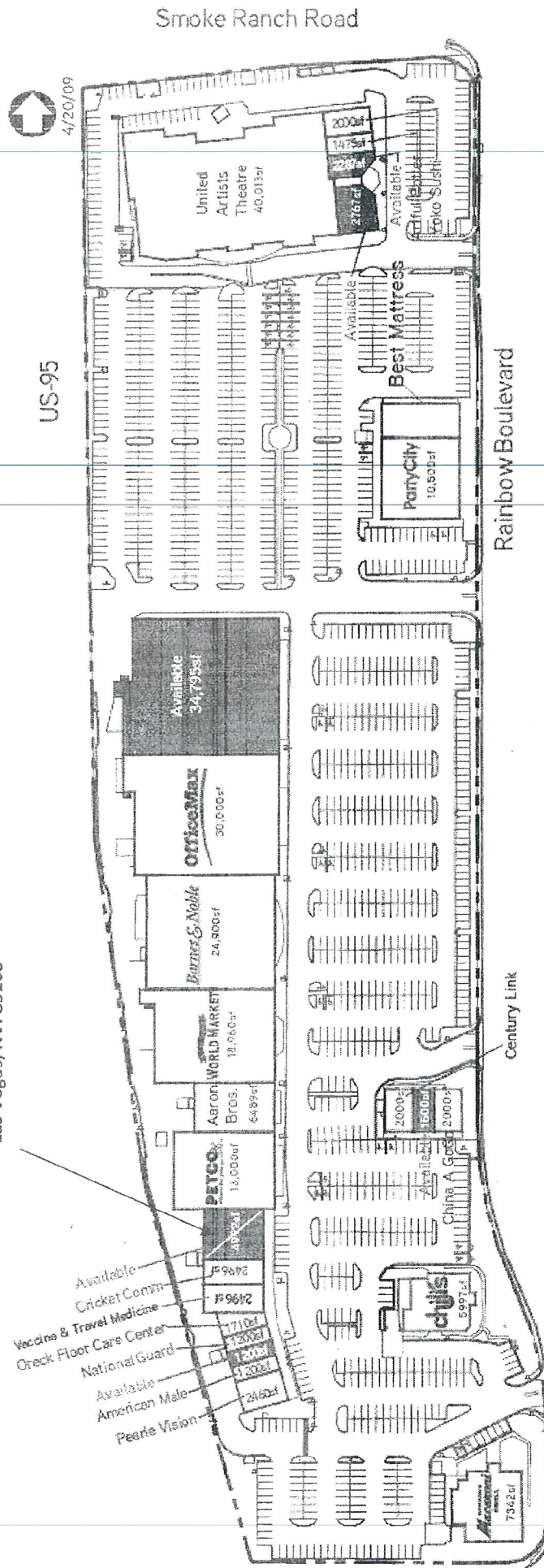
SUP-48146

HAN CHENG LLC

OHJAH JAPANESE STEAKHOUSE SUSHI & HIBACHI

2051 N. Rainbow Blvd #102 & 103

Las Vegas, NV. 89108

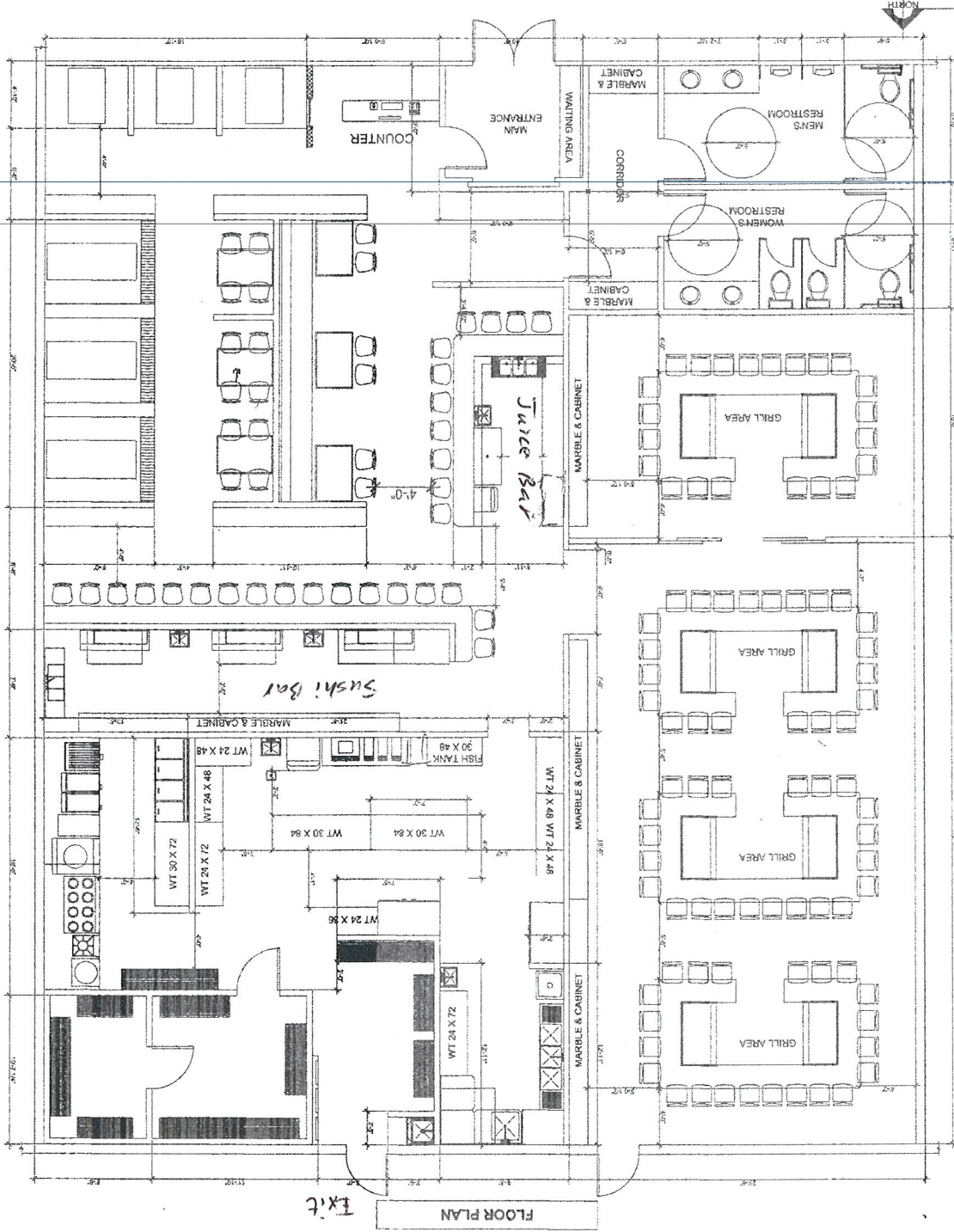


RECEIVED

JAN 23 2013

SUP-48146

Han Cheng LLC dba Ohjah Japanese Steakhouse Sushi & Hibachi
 2051 N Rainbow Blvd. #102 & 103
 Las Vegas, NV 89108



Restaurant area: 4992 sqft.
 Seating: 170

RECEIVED
 JAN 23 2013

SUP-48146

Justification Letter

January 8, 2013

Zhi Gang Wang
2051 N Rainbow Blvd. #102-103
Las Vegas, NV 89108
Mailing Address:
4811 W Desert Inn Rd.
Las Vegas, NV 89102

City of Las Vegas
Planning and Development Department

Re: zoning application for Beer/Wine/Cooler on sale establishment

To Whom It May Concern:

This letter is to request approval of Beer/Wine/Cooler on sale zoning for above location of a Japanese Steakhouse Sushi & Hibachi.

This restaurant is located at corner of N. Rainbow Blvd. / W. Lake Mead Blvd. Total square feet is 4992 inside with Dining area around 2992 SQ Ft., Kitchen area around 1100 SQ Ft., Restrooms, storage & Hallway total around 900 SQ Ft. Total seating is around 170. Hours operation is 11 am to 11pm. There are about 12 Employees on site all the time.

We serve beer, wine and sake (fewer than 22% alcohol level) with food by our servers. There is a sushi bar where sushi chefs make sushi inside the bar. There is a juice bar where servers make boba tea, thai tea, fresh fruit juice, red/green beans drinks and where draft beer, non-alcoholic drinks are stored.

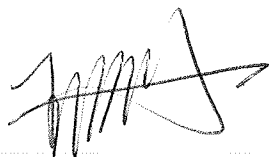
I have a NYE County, NV Liquor license since 03/08/2010 and a Clark County, NV Liquor Business license (2002377 LIQ-143) since 11/15/2011 for the similar Japanese Restaurants. And we have never had any problems with all liquor licenses.

Please kindly approve our zoning request so we can better serve our customers.

Thanks.

Sincerely,

Zhi Gang Wang



SUP-48146

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 12, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-48149 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GALLAGHER AND ASSOCIATES, LLC - OWNER: HUALAPAI COMMONS LTD, LLC - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 2,664 SQUARE-FOOT RESTAURANT at 9921 West Charleston Boulevard, Suite #6 (APN 163-06-111-008), C-1 (Limited Commercial) Zone, Ward 2 (Beers).

MAY GO TO CITY COUNCIL ON 4/17/2013

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

NONE

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-48149** APN: 163-06-111-008

Name of Property Owner: Hualapai Commons Ltd., LLC

Name of Applicant: Gallagher and Associates, LLC

Name of Representative: Benjamin J. Volmer, Esq. / 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

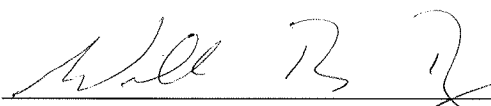
☒ No

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): _____

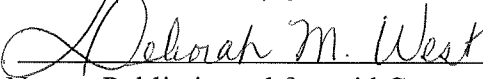
APN: _____

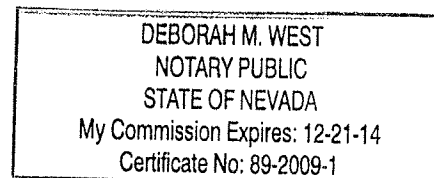
Signature of Property Owner: 

Print Name: William B. Bayne

Subscribed and sworn before me

This 17th day of December, 2012


Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP for proposed beer/wine/cooler on-sale establishment / Waiver of Distance Sep
 Project Address (Location) 9921 W. Charleston Blvd., Suite 6, Las Vegas, NV 89117
 Project Name Posh Burger Bistro Proposed Use Beer/Wine/Cooler On-sale Establishment
 Assessor's Parcel #(s) 163-06-111-008 Ward # 2 - Bob Beers
 General Plan: existing SC proposed SC Zoning: existing C1 proposed C1
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 14.69 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Hualapai Commons Ltd LLC Contact William B Bayne
 Address 851 S. Rampart, #220 Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89145-4887
 E-mail Address _____

APPLICANT Gallagher and Associates, LLC Contact Conrad Gallagher
 Address 3290 Mission Creek Phone: (702) 806-9556 Fax: _____
 City Las Vegas State Nevada Zip 89135
 E-mail Address _____

REPRESENTATIVE Kolesar & Leatham Contact Benjamin J. Volmer, Esq.
 Address 400 S. Rampart Blvd., Suite 400 Phone: (702) 362-7800 Fax: (702) 362-9472
 City Las Vegas State Nevada Zip 89145
 E-mail Address bvolmer@klnevada.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* William B. Bayne

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

Print Name William B. Bayne

Subscribed and sworn before me

This 17th day of December, 20 12

Deborah M. West

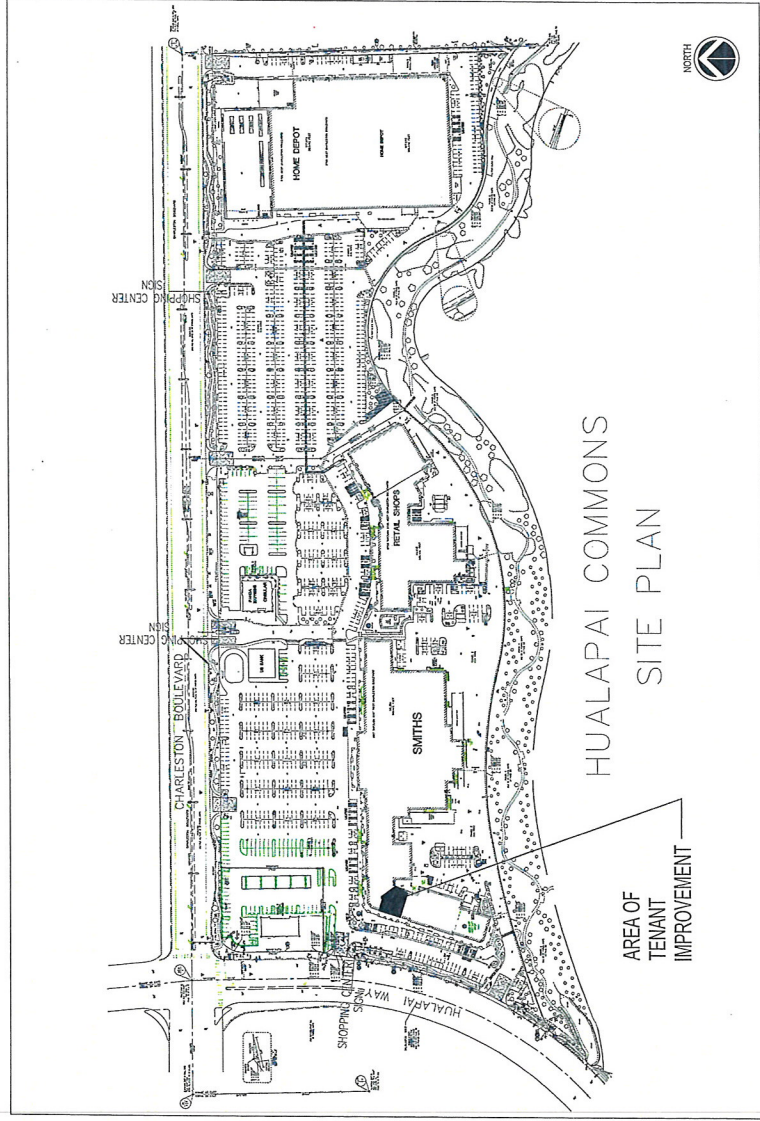
Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-48149</u>
Meeting Date:	<u>3/12/13</u>
Total Fee:	<u>1280.-</u>
Date Received:*	<u>1/23/13</u>
Received By:	<u>[Signature]</u>

*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.



HUALAPAI COMMONS
SITE PLAN

AREA OF
TENANT
IMPROVEMENT

SITE PLAN FROM ORIGINAL SHELL BUILDING CONSTRUCTION DOCUMENTS - FOR REFERENCE ONLY

FIRE NOTES	CONTRACTOR NOTE	FLOOR PLAN GENERAL NOTES:	SHEET INDEX
1. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF AT LEAST 10A:10B:10C WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING. THESE PLANS ARE SUBJECT TO INTERFERE & CONFLICT WITH ANY EXISTING OR FUTURE CONSTRUCTION. ON THESE DRAWINGS ARE SUGGESTED. FINAL LOCATIONS ARE TO BE DETERMINED BY THE FIRE INSPECTOR. 2. EVERY EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE OF THE BUILDING. SPECIAL LOCKING DEVICES SHALL BE APPROVED BY THE FIRE INSPECTOR. SPECIAL LOCKS SHALL HAVE APPROVED EVER HANDLES. 3. PROVIDE ILLUMINATION FROM EXIT SIGNS AS REQUIRED BY BUILDING CODES. REFER ALSO TO ELECTRICAL DRAWINGS.	Contractor acknowledges that he/she is familiar with every aspect of the project and that he/she is responsible for coordinating all trades. These plans are subject to interfere & conflict with any existing or future construction. On these drawings are suggested. Final locations are to be determined by the fire inspector. Subject to the most recent set of plans prior to finalization of all building components and systems.	1. ALL DIMENSIONS ARE TO FACE OF STUDS - UNLESS NOTED OTHERWISE. CLEAR DIMENSIONS ARE TO FACE OF FINISH. 2. CONTRACTOR SHALL CHECK AND VERIFY SIZE AND LOCATION OF ALL OPENINGS AND PLUMBING RUNS WITH MECHANICAL DRAWINGS BEFORE FRAMING WALLS, ROOFS, ETC. 3. PROVIDE SMALL CHECK AND VERIFY LOCATION OF TELEPHONE BOARD, ELECTRICAL PANELS, ETC. 4. PROVIDE WALL BACKING AND SUPPORT IN WALLS AND CEILING. PROVIDE FURNITURE EQUIPMENT, FIXTURES, ACCESSORIES AND CASEWORK. OWNER FURNISHED. 5. PROVIDE PANIC HARDWARE AS REQUIRED BY CODE. 6. PROVIDE EXIT LIGHTS AS REQUIRED BY CODE. 7. ALL TENANT WALLS TO BE PER PLAN DETAILS UNLESS OTHERWISE NOTED.	CS PROJECT INFO, SITE INFO, INDEX, NOTES A1 2ND FLOOR PLAN, NOTES A2 3RD FLOOR PLAN, NOTES A3 REFLECTED CEILING PLANS S1 FLOOR FRAMING PLAN M10 SPECIFICATIONS, FUTURE SCHEDULE, LEADING CALCULATIONS M20 MECHANICAL FLOOR & ROOF PLANS P10 SPECIFICATIONS, EQUIPMENT SCHEDULE, LEADING CALCULATIONS P20 PLUMBING RIG PLAN P30 PLUMBING RIG PLAN EG-1 ELECTRICAL GENERAL NOTES EG-2 ELECTRICAL GENERAL NOTES EG-3 ELECTRICAL GENERAL NOTES FS-100 EQUIPMENT PLAN AND SCHEDULE FS-101 EQUIPMENT ELECTRICAL PLAN FS-102 EQUIPMENT ELECTRICAL PLAN FS-103 EQUIPMENT ELECTRICAL PLAN FS-104 EQUIPMENT ELECTRICAL PLAN FS-105 EQUIPMENT RDM FINISH SCHEDULE & DETAILS

SUP-48149

THE TENANT IMPROVEMENTS
FOR THE POSH BURGER BISTRO
APN: 163-06-111-008
9921 W CHARLESTON BLVD. #6
Las Vegas, Nevada 89117

OWNER / BUILDER
GENERAL CONTRACTOR: POSH BURGER BISTRO GALLAGHER AND ASSOCIATES 3290 MISSION CREEK LAS VEGAS NV 89135 PHONE (702) 234-4243 CONTACT: KEVIN HUTCHINGS (702) 806-0850 kevin@hordtlie.com

PROJECT DESCRIPTION
THIS PROJECT CONSISTS OF MAJOR TENANT IMPROVEMENTS TO THE EXISTING SUITE #2 AT 9775 W CHARLESTON BLVD., LAS VEGAS, NEVADA

CODE ANALYSIS
CITY OF LAS VEGAS CURRENT ZONING C-1 LIMITED COMMERCIAL DISTRICT 2009 LAS VEGAS & JUNE 2008 NEC CODEBOOKS A101 - RESTAURANT A2 - RESTAURANT IN AN M - MERCANTILE GROUP STRIP BUILDING N-B ALLOWABLE: 40' / 1' ACTUAL: 40' / 1' 2,664 SF 120 TOTAL OCCUPANTS REQUIRED - 2 PROVIDED - 3 PLUMBING FIXTURE CALCULATIONS FOR A-2 RESTAURANT OCCUPANCY 120 OCCUPANTS / 2 = 60 WOMEN, 60 MEN 1 WATER CLOSET PER 75 OCCUPANTS 1 LAV PER 100 OCCUPANTS 1 MEN / 1 WOMEN REQUIRED - 1 WC, 1 LAV PROVIDED 1 WC, 1 LAV REQUIRED - 1 WC, 1 LAV PROVIDED 1 WC, 1 LAV



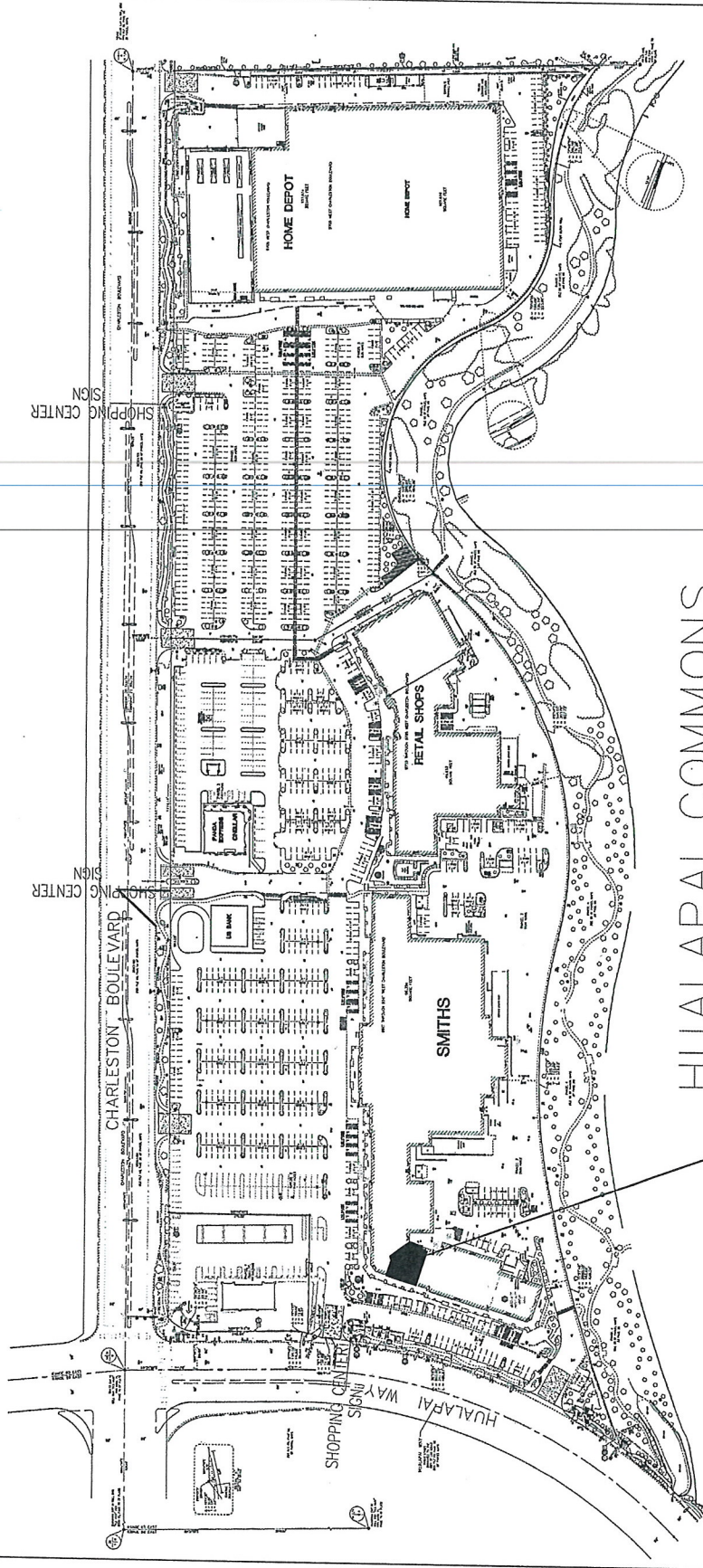
Architectural
Solution
7009 Alameda Way
Las Vegas, Nevada 89128
702.330.3019
info@architecturalsolution.com

POSH BURGER BISTRO
HUALAPAI COMMONS
W. CHARLESTON & HUALAPAI
LAS VEGAS, NV

PROJECT INFO, SITE PLAN,
NOTES, INDEX,
CODE ANALYSIS

1.10.13
1.3.13

CS



HUALAPAI COMMONS

SITE PLAN

AREA OF
TENANT
IMPROVEMENT

RECEIVED

JAN 23 2013

SUP-48149



SITE PLAN FROM ORIGINAL SHELL BUILDING CONSTRUCTION DOCUMENTS - FOR REFERENCE ONLY

FIRE NOTES

CONTRACTOR NOTE

FLOOR PLAN GENERAL NOTES:

SHEET II

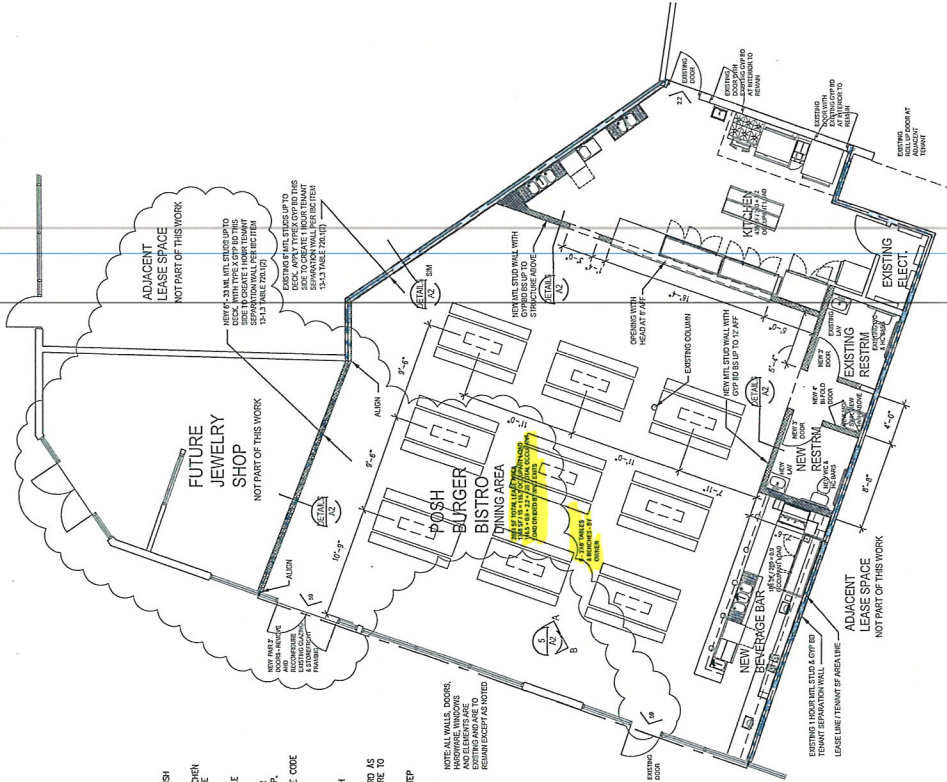
NOTES

- DO NOT SCALE DRAWINGS. VERIFY ALL LOCATIONS OF ALL EQUIPMENT, EXISTING AND NEW, AND ALL DIMENSIONS. VERIFY ALL DIMENSIONS, EXCEPT HEIGHT SHALL BE VERIFIED ON EACH WALL. IF NOT STATED ON THIS PROJECT, ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- WATER RESISTANT CEMENT BOARD IS REQUIRED AROUND TOILETS, SINKS, AND WATER PRODUCING AREAS PER SEC. 2502.2
- IT IS THE INTENT OF THESE DRAWINGS TO ESTABLISH A STANDARD OF WORKMANSHIP AND QUALITY OF MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF ALL MATERIALS AND EQUIPMENT TO CONFORM TO THE LATEST EDITIONS OF ALL APPLICABLE CODES AND STANDARDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF ALL MATERIALS AND EQUIPMENT TO CONFORM TO THE LATEST EDITIONS OF ALL APPLICABLE CODES AND STANDARDS.
- CONTRACTOR SHALL VERIFY AND CORRECT ALL EXISTING CONDITIONS, PERMITS AND INSPECTIONS. OWNER TO PROVIDE AND PAY FOR ALL HEALTH, SAFETY AND ENVIRONMENTAL PERMITS AND INSPECTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF ALL MATERIALS AND EQUIPMENT TO CONFORM TO THE LATEST EDITIONS OF ALL APPLICABLE CODES AND STANDARDS.
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INTERIOR FINISHES

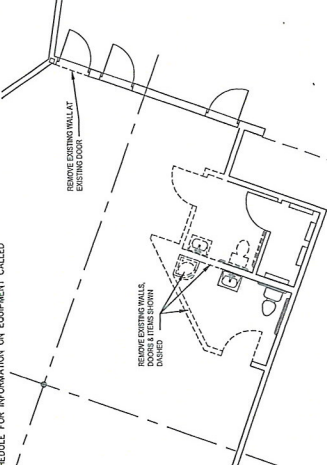
- UNLESS NOTED OTHERWISE, ALL SELECTIONS AND SPECIFICATIONS FOR FINISH MATERIALS TO BE BY OTHER.
- WALL BELOW HOOD IN KITCHEN TO BE STAINLESS STEEL. ALL OTHER KITCHEN WALLS TO BE WHITE SUBWAY STYLE CERAMIC TILE. FLOOR IN KITCHEN TO BE CERAMIC TILE.
- FLOOR IN DINING AREA TO BE CERAMIC TILE. WALLS AT DINING AND BAR AREAS TO HAVE 4" CERAMIC TILE. HANDBOOK WITH HOOD CHAIR RAIL AT TOP.
- ALL FLOOR MATERIALS TO BE S.P. RESISTANT AND MEET OR EXCEED THE REQUIREMENT FOR COEFFICIENT OF FRICTION.
- EXPOSED STRUCTURE AND DUCTS TO BE PAINTED FLAT BLACK.
- COUNTERTOPS TO BE SOLID OAK. VERIFY COUNTERTOP SPECIFICATIONS WITH OWNER.
- WALLS TO BE PAINTED CRYSTAL BOND OR WALL PAPER ON CRYSTAL BOND AS DIRECTED BY OWNER. ALL C/P BOARD CEILINGS AND EXPOSED STRUCTURE TO BE PAINTED.
- ALL WALLS SHALL INCLUDE SOLID OAK BOTTLE DISPLAY SHELVES AND A 3 STEP OAK CANT AT THE BACK BAR.

NOTE: ALL WALLS, DOORS, AND CEILING ARE TO BE PAINTED WITH A WHITE PEARL FINISH. ALL ELEMENTS ARE TO BE PAINTED WITH A WHITE PEARL FINISH. ALL ELEMENTS ARE TO BE PAINTED WITH A WHITE PEARL FINISH. ALL ELEMENTS ARE TO BE PAINTED WITH A WHITE PEARL FINISH.



PARTIAL DEMO FLOOR PLAN

3/16" = 1'-0"



FLOOR PLAN

3/16" = 1'-0"

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JAN 23 2013

SUP-48149



FLOOR PLAN
DEMOLITION PLAN
NOTES

Δ 1.10.13
1.3.13

A1

POSH BURGER BISTRO
W. CHARLESTON & HUALAPAI
LAS VEGAS, NV

APPN: 163-06-111-008
9921 W. Charleston Blvd. #6

Architectural
Solution
7009 Alamosa Way
Las Vegas, Nevada 89128
info@architecturalsolution.com

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	261,982 SF	1:250 SF	1,048				
TOTAL SPACES REQUIRED			1,048		1,203		Y
Regular and Handicap Spaces Required			1,027	21	1,166	37	Y

SUP-48149

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JAN 23 2013

KOLESAR & LEATHAM

ATTORNEYS AT LAW

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

January 23, 2013

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

Via Hand-Delivery

**Re: Application for Special Use Permit for a Beer/Wine/Cooler On-Sale
Establishment Use**

Applicant: Gallagher and Associates, LLC
APN: 163-06-111-008
Business/Address: 9921 W. Charleston Ave., Suite #6
Las Vegas, NV 89117

Dear Sir/Madam:

This firm represents Gallagher and Associates, LLC (the "Applicant") with respect to liquor licensing matters in Nevada. Enclosed, please find a Special Use Permit Application (the "Application") to allow the sale of beer, wine and coolers for on premises consumption at the above-referenced business location (the "Premises").

The Applicant proposes to open a restaurant known as "Posh Burger Bistro" (the "Business") within the tenant space at the Hualapai Commons Shopping Center (the "Shopping Center") located at the Southeast Corner of Charleston and Hualapi. The Premises contains a total lease area of 2,664 square feet and provides occupancy for 120 persons. The Business will provide table seating for up to 72 customers. Please note that alcohol service will be provided to customers by servers and the Business will not include self-service of alcohol products. The Applicant is committed to ensuring compliance with all local and State laws regarding the sale of alcoholic beverages for on-premises consumption.

The introduction of on-sale beer, wine and coolers at the Business will not affect the environment or character of the immediate community, nor will it have a detrimental impact on adjacent properties or other tenants located within the Shopping Center. No additional public services, utilities or parking accommodations will be necessary to accommodate the proposed use at the Business within the Shopping Center. There is adequate employee and customer parking available and the site provides adequate pedestrian and vehicle ingress/egress to and from the

SUP-48149

City of Las Vegas Department of Planning and Development
January 23, 2013
Page 2

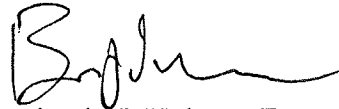
Shopping Center from Hualapai and Charleston. The Business currently anticipates operating 7 days a week, from 11:00 AM until 11:00 PM, and will employ approximately 10-15 employees.

Please note that a waiver of the 400 foot distance separation requirement between the Premises and Faith Lutheran School (the "School") is not required. Final Map #FMP-43761, recorded on November 21, 2012, reduced the size of the shopping center parcel and thereby increased the distance between the Premises and the School to approximately 406 feet. As such, a waiver is not required.

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



Benjamin J. Volmer, Esq.

BJV:dms

Enclosures - as stated

cc: Conrad Gallagher (w/o enc.)
Matthew D. Saltzman, Esq. (w/o enc.)
Jonathan J. Winn, Esq. (w/o enc.)
Dianne M. Sheridan, Paralegal (w/o enc.)

SUP-48149

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 12, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-48160- SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FARMER BOYS FOOD, INC - OWNER: INLAND DIVERSIFIED LAS VEGAS CENTENNIAL CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED RESTAURANT (WITH DRIVE-THROUGH) at 7701 West Tropical Parkway (APN 125-28-713-007), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

C.C.: 4/17/2013

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

NONE

BACKUP DOCUMENTATION:

1. Location and Aerial Maps for SUP-48160 and SDR-48158
2. Conditions and Staff Report for SUP-48160 and SDR-48158
3. Supporting Documentation for SUP-48160 and SDR-48158
4. Photos for SUP-48160 and SDR-48158
5. Justification Letter for SUP-48160 and SDR-48158



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-48160 APN: 125-28-713-007

Name of Property Owner: Inland Diversified Las Vegas Centennial Center, LLC

Name of Applicant: Farmer Boy's Food, Inc.

Name of Representative: John David Burke, Architect

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: By R.S. president

Print Name: BARRY L. LAZARUS

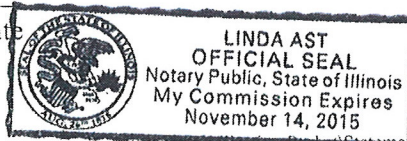
Subscribed and sworn before me

This 18 day of January, 2013

Linda Ast

Notary Public in and for said County and State

De Page, IL



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JAN 24 2013

City of Las Vegas
Dept. of Planning



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review
 Project Address (Location) 7701 W. Tropical Parkway
 Project Name Farmer Boys Proposed Use Restaurant
 Assessor's Parcel #(s) 125-28-713-007 Ward # 6
 General Plan: existing T-C proposed T-C Zoning: existing T-C proposed T-C
 Commercial Square Footage 104,867sf/3,195sf Floor Area Ratio 30.6
 Gross Acres 7.86 Lots/Units n/a Density n/a
 Additional Information allow a single story 3,195sf convenience restaurant with drive thru service

PROPERTY OWNER Inland Diversified Las Vegas Centennial Center, llc Contact Barry L. LAZARUS
 Address 2901 Butterfield Rd. Phone: (630) 218-8000 Fax: _____
 City Oakbrook State IL Zip 60523
 E-mail Address : blazarus@inlandgroup.com

APPLICANT Farmer Boys Food, Inc. Contact Kevin Kelly
 Address 3452 University Ave Phone: (951) 823-8510 Fax: _____
 City Riverside State CA Zip 92501
 E-mail Address kkelly@farmerboys.com

REPRESENTATIVE John David Burke, Architect Contact John David Burke, Architect
 Address 3471 W. Oquendo Rd. #301 Phone: (702) 876-4863 Fax: (702) 876-9355
 City Las Vegas State NV Zip 89118
 E-mail Address jburke@jburkearchitect.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* [Signature]

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

Print Name Barry L. LAZARUS

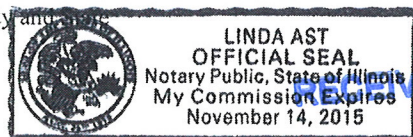
Subscribed and sworn before me

This 18 day of January, 20 13.

[Signature]

Notary Public in and for said County of San Diego, IL

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # SUP-48160
 Meeting Date: 03/12/13
 Total Fee: 1030.00
 Date Received*: 01/24/13
 Received By: Jonathan

*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.

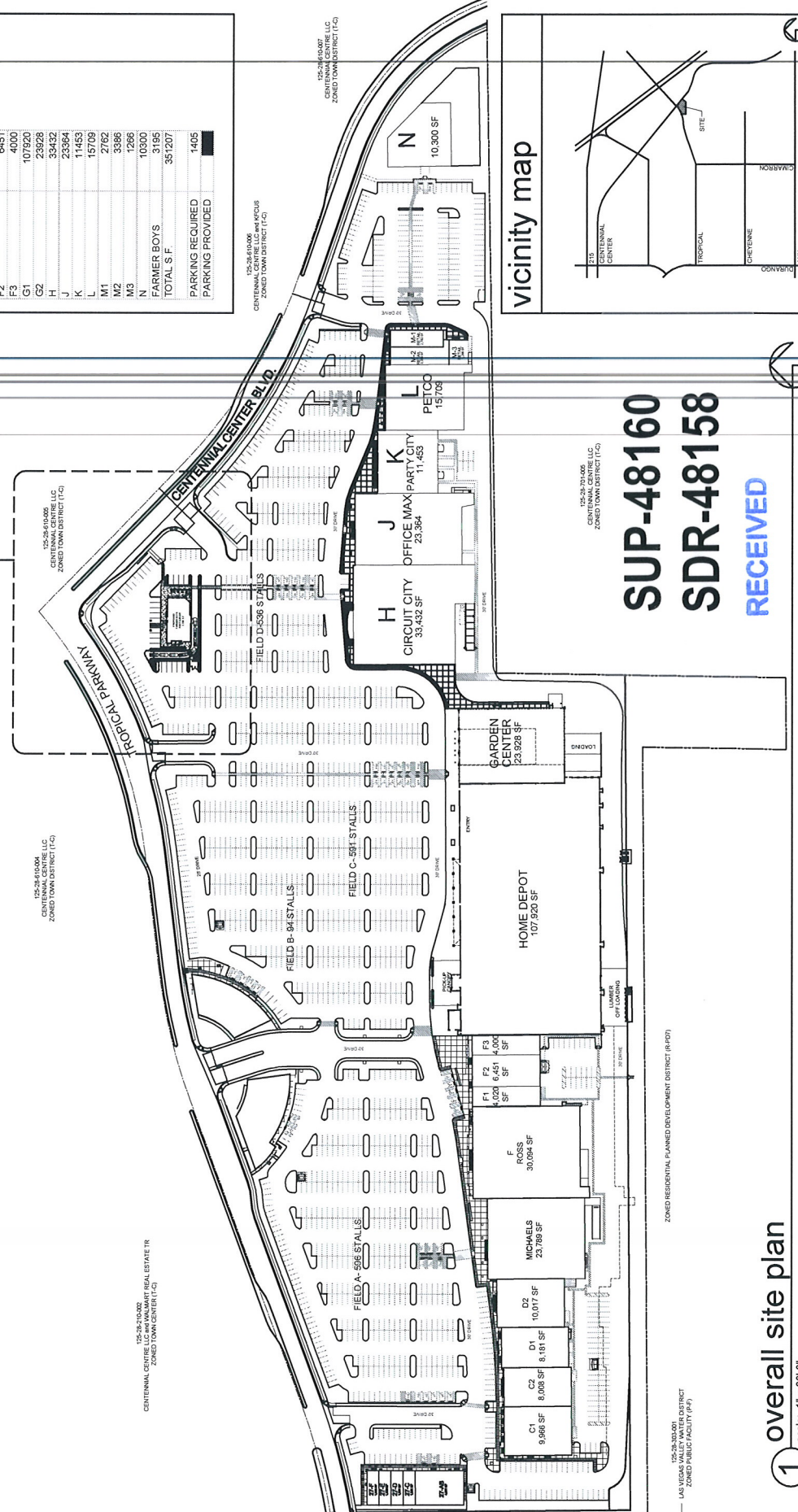
F:\depot\Application Packet\Application Form.pdf

JAN 24 2013

City of Las Vegas
 Dept. of Planning

PROJECT DATA

PARKING ANALYSIS (ENTIRE SHOPPING CENTER)		
PAD	AREA (S.F.)	
AB	4977	
C	1241	
D	1241	
E	1235	
F	1272	
C1	9966	
C2	8008	
D1	8181	
D2	10017	
E	23789	
F	30094	
F1	4020	
F2	6451	
F3	4000	
G1	107920	
G2	23928	
H	33432	
J	23384	
K	11453	
L	15709	
M1	2762	
M2	3386	
M3	1266	
N	10300	
FARMER BOYS		3195
TOTAL S.F.		351207
PARKING REQUIRED		1405
PARKING PROVIDED		



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SDR-48158
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City of Las Vegas
Dept. of Planning

1 overall site plan

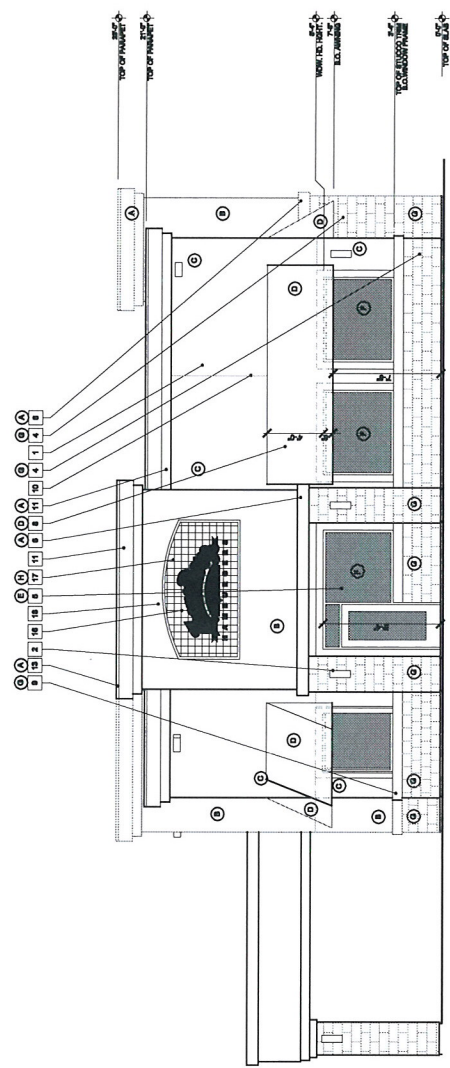
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Keynotes

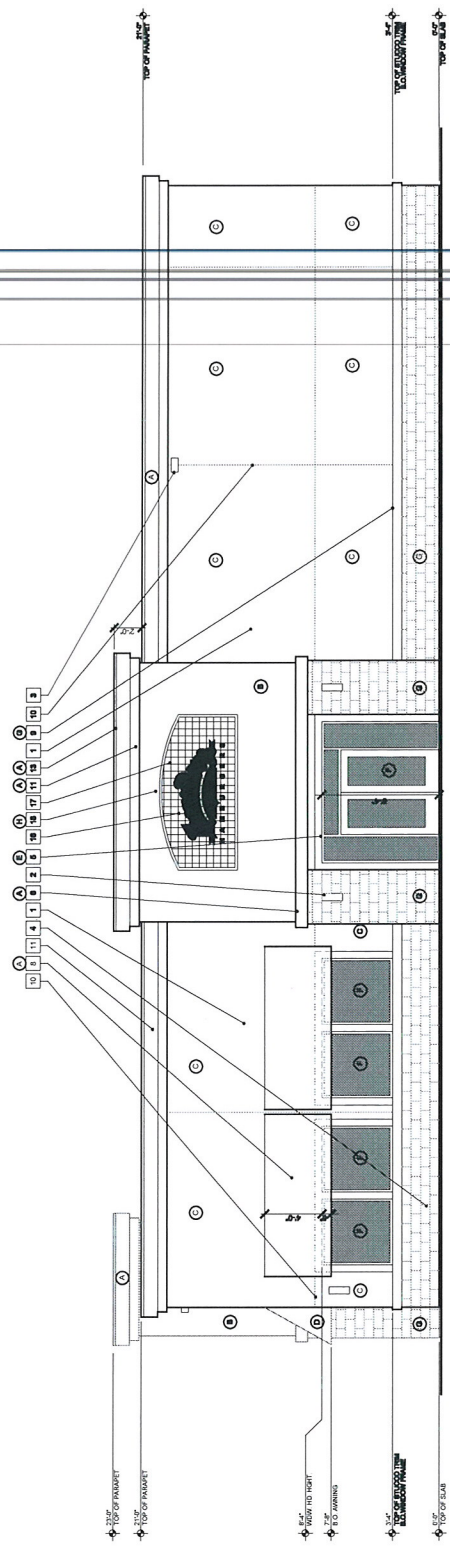
#	Description
1	7/8" STUCCO WITH SAND FINISH AND (2) COATS OF ELASTOMERIC EXTERIOR LATEX PAINT
2	WALL MOUNTED SCONCE LIGHTING
3	EXTERIOR WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
4	MASONRY VENEER - INSTALL PER SECTION 1405 OF THE 2009 I.B.C. & ESR-205
5	ALUMINUM STOREFRONT
6	STUCCO TRIM CAP
7	STEEL DOOR W/ STEEL DOOR FRAME
8	AWNING BY SUBIRELLA GREQUAL
9	STUCCO MANICOT CAP TRIM
10	STUCCO CONTROL JOINT
11	CUSTOM CORNICE W/ PLASTER (STUCCO) - SEE DETAILS
12	STUCCO GANTRY
13	FLASHING CORNER
14	SPRINKLER SYSTEM WITH BACKFLOW PREVENTER (FPMIT)
15	PAINTED STEEL TUBE TRUSS BEAM & RAFTERS
16	BRIDGE - PROVIDE JACK UNDER SEPARATE PERMIT
17	GLAZED CERAMIC WALL TILE BY DALL TILE OR INTERCERAMIC
18	2X6 STUCCO PLANT ON BORDER

Color Scheme

Sym.	Color Material	Location
A	PAINTED STEEL TUBE TRUSS BEAM & RAFTERS - SW 6725	CORNICE TRIM & TRUSS
B	SHERWIN WILLIAMS - SW 7065	STUCCO TOWER
C	SHERWIN WILLIAMS - SW 6807	STUCCO FIELD
D	COMPATIBLE CREAM	CANVAS AWNINGS
E	BROWN ANOZED	STOREFRONT FRAMES
F	GLASS INSULATED	GLAZING
G	PRC SOLARBAN TOTAL	CULTURED STONE VENEER
H	WALNUT CREEK	GLAZED CERAMIC WALL TILE
I	DALL TILE	FLASHING CORNER



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



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

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SUP-48160
SDR-48158

City of Las Vegas
Dept. of Planning

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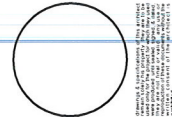
sheet no.

date	1/24/2012
proj. no.	201272
drawn by	
checked by	

Farmer Boy's
for: Farmer Boy's
City of Las Vegas
Nevada

jdb
architect

REV	DESCRIPTION
1	ISSUED

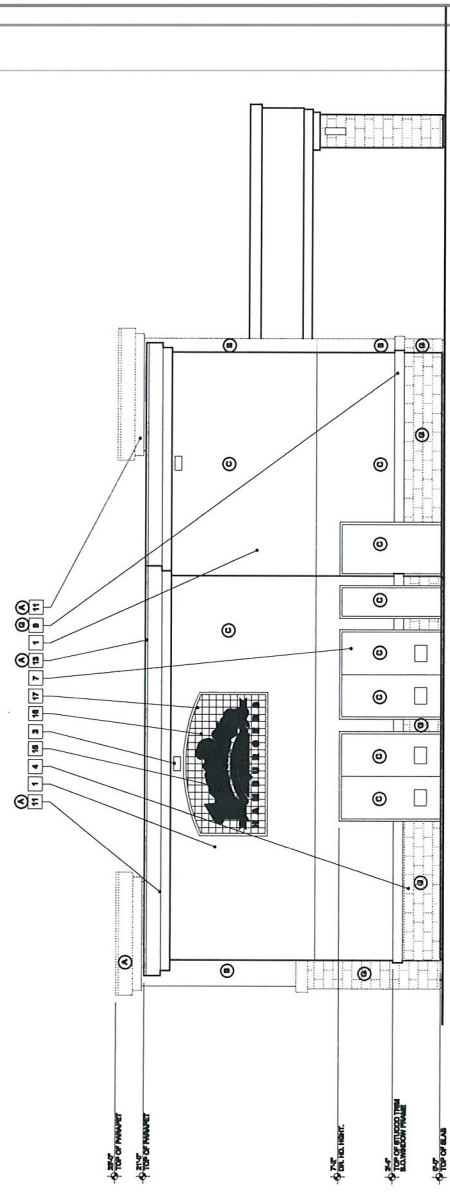


Keynotes

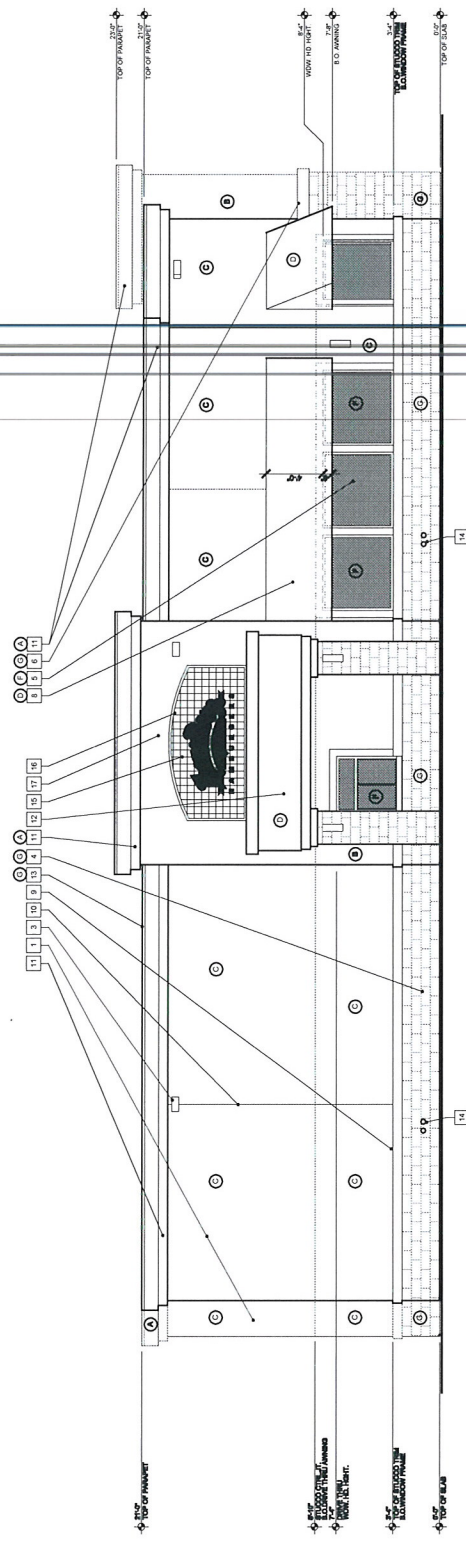
#	Description
1	PR STUCCO WITH SAND FINISH AND 2 COATS OF ELASTOMERIC EXTERIOR LATEX PAINT
2	WALL MOUNTED SCONCE LIGHTING
3	EXTERIOR WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
4	MASONRY VENEER - INSTALL PER SECTION 1405 OF THE 2009 I.B.C. & ESR-205
5	ALUMINUM STORE FRONT
6	STUCCO TRIM CAP
7	STEEL DOORS W/ STEEL DOOR FRAME
8	AWNING BY "SUNBELLA" OR EQUAL
9	STUCCO MANICOT CAP TRIM
10	STUCCO CONTROL JOINT
11	CUSTOM CORNICE W/ PLASTER (STUCCO) - SEE DETAIL
12	STUCCO GALLERY
13	FLASHING/ROOFING
14	ROOF DRAIN & OVERFLOW - DOWNSPOUT NOZZLES (1" SMITH OR EQUAL)
15	SKIDAGE - PROVIDE JACK (UNDER SEPARATE PERMIT)
16	GLAZED CERAMIC WALL TILE BY DALTILE OR INTERCERAMIC
17	2X6 STUCCO PLANT-ON BORDER

COLOR SCHEME

Sym	Color/Material	Location
A	SHERWIN WILLIAMS - SW6125	CORNICE, TRIM & PELLIS
B	SHERWIN WILLIAMS - SW7205	STUCCO TOWER
C	SHERWIN WILLIAMS - SW6507	STUCCO FIELD
D	SHERWIN WILLIAMS - SW6507	CANVAS AWNINGS
E	SHERWIN WILLIAMS - SW6507	STUCCO CONTROL JOINT
F	BRONZE ANODIZED	STOREFRONT FRAMES
G	EXPOSED C.M.U. VENEER	GLAZING
H	PRIC SOLARSHED 70 XL	CULTURED STONE
I	DALTILE - GREY	GLAZED CERAMIC WALL TILE
J	DALTILE - TIMBERLINE	GLAZED CERAMIC WALL TILE



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



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

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City of Las Vegas
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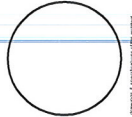
A2

date	1/22/2013
proj. no.	2012/22
drawn by	
checked by	

Farmer Boy's
for: Farmer Boy's
City of Las Vegas
Nevada

jdB architect
1711 West Sahara Avenue, Suite 100, Las Vegas, NV 89102
702.735.1111
info@jdbarchitect.com

revisions	
1	1/22/2013
2	1/22/2013
3	1/22/2013
4	1/22/2013
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100	1/22/2013



Keynotes

#	Description
1	STEEL TUBE POST INSIDE PONY WALL - SEE DETAILS A & B ON SHEET M
2	DASHED LINE OF ANKING ABOVE - SEE EXTERIOR ELEVATIONS
3	ROOF ACCESS LADDER - SEE DETAIL 2M
4	TILED ROOF HATCH ABOVE - SEE DETAIL 3M
5	NEW WALL CONSTRUCTION - SEE WALL LEGEND BELOW
6	GRANITE WALL CAP FOLLOW WALL PER DETAIL 4M
7	ADAMANTI ACCESSIBLE ALUMINUM THRESHOLD
8	NOT USED
9	1/2" STUCCO SKIM (U.N.O.) COAT @ 24" S2, GUN PLASTER W/ 1/4" S2 VERTICAL & 45 DEGREES @ 24" S2 HORIZONTAL - SOLID GROUTED TYPICAL OF 3
10	DINING BOOTHS, TABLES & CHAIRS TO BE PROVIDED BY OWNERS (O)
11	SAVES TO BE PROVIDED BY OWNER - GO TO COORDINATE
12	ALUMINUM STOREFRONT DOOR OR WINDOW - SEE SCHEDULE SHEET
13	CASH REGISTER - SEE KITCHEN EQUIPMENT DRAWINGS
14	GRANITE COUNTERTOP PER ID
15	MILWORK - SEE EXTERIOR ELEVATIONS SHEET A12
16	DASHED LINE OF STUCCO CANOPY ABOVE - SEE EXTERIOR ELEVATIONS
17	EMPLOYEE LOCKERS - PROVIDE A MINIMUM 1% OF HANDICAP ACCESSIBLE
18	DASHED LINE OF SHELVE ABOVE - SEE EXTERIOR ELEVATIONS
19	PRE MANUFACTURED WALK-IN COOLER - BY OTHERS

Existing Summary

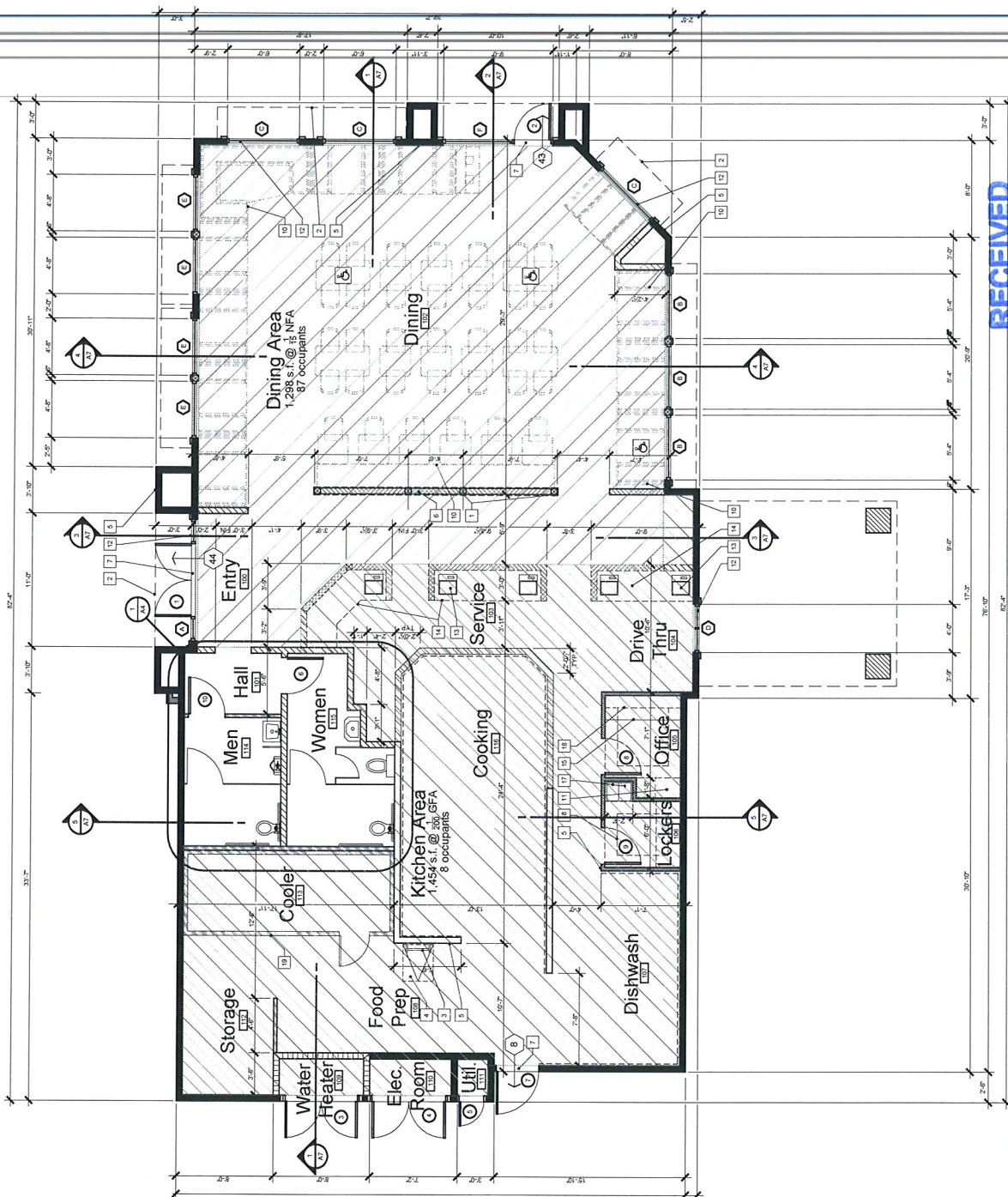
OCCUPANCY LOADS
(FROM THE FOLLOWING)
KITCHEN
DINING

Existing Legend

NUMBER OF OCCUPANTS EXISTING BUILDING

Wall Legend

2X6 EXTERIOR WOOD STUDS (L&D) WITH EXTERIOR PLYWOOD WALLS - 1/2" AIR SPACE INTERIOR GYP. BOARD & 1/2" BATT @ 24"
2X6 EXTERIOR WOOD STUDS (L&D) WITH EXTERIOR PLYWOOD WALLS - 1/2" AIR SPACE INTERIOR GYP. BOARD & 1/2" BATT @ 24"
2X4 WOOD STUDS (L&D) WITH 1/2" AIR SPACE INTERIOR GYP. BOARD & 1/2" BATT @ 24"
1/2" BATT INSULATION - SEE FINISH SCHEDULE
1/2" BATT INSULATION - SEE FINISH SCHEDULE
(1) LAYERED MET TYPE "X" GYP. BOARD EACH SIDE 2X6 STUDS @ 24" O.C. TABLE 125.12 (2) 1/2" BATT @ 24" O.C. - HEIGHT 12' 0" (SEE PLAN FOR WIDTH)
EXTERIOR GLAZING (1/4" HEIGHT) SILL AT 1" 4" AFF
WALK-IN COOLER - PROVIDED BY MANUFACTURER
1/2" CEMENT BOARD, 1/2" HIGH IF KITCHEN BASE AS SHOWN & FULL DESCRIPTION
SEE PLAN FOR LOCATIONS - SEE DETAIL 2M FOR FLOOR PLAN
SEE FLOOR PLAN & EXTERIOR ELEVATIONS
8" 20 GA. METAL STUDS @ 24" O.C. TO 5'0" HIGH
8" 20 GA. METAL STUDS @ 24" O.C. FULL HEIGHT



1 Floor Plan
scale: 1/4" = 1'-0"

RECEIVED

JAN 24 2013

City of Las Vegas
Dept. of Planning

SUP-48160

SDR-48158

jdb
architect

2000 South Lake Avenue, Suite 100, Las Vegas, NV 89118 (702) 834-8300
info@jdbarchitect.com

Farmer Boy's
for: Farmer Boy's
City of Las Vegas

proj. no. 2013-72
date 12/20/12

A3
sheet no.

John David Burke, Architect

a Professional Corporation

January 23, 2013

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING & DEVELOPMENT
333 North Rancho Drive
Las Vegas, Nevada

Re: Justification Letter –Site Development Plan Review and Special Use Permit
Proposed Farmer Boys Restaurant with drive through service
South corner of Centennial Center Blvd. & Tropical Parkway
Tax Assessor's Parcel No.: 125-28-713-007

The Site Development Plan Review request we are submitting for today depicts a proposed single story Farmer Boys restaurant with drive through service. The approximate 3,195 square foot structure is intended to be fully consistent with the architectural design of the Centennial Center Shopping Center within which it will be located. This application is fully consistent with the intended uses at this site and parking provided is far in excess of what is required by the City of Las Vegas. The site will be landscaped in accordance with City requirements and will match back to that of the existing center.

The Special Use Permit request is to allow drive through service at this convenience restaurant. This request is also fully compatible with the intended uses at the center.

We respectfully request your consideration in this matter. If you have any questions or comments, please call.

Sincerely,



JOHN DAVID BURKE, Architect

SUP-48160
SDR-48158

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JAN 24 2013

City of Las Vegas
Dept. of Planning

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 12, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SDR-48158 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-48160 - PUBLIC HEARING - APPLICANT: FARMER BOYS FOOD, INC - OWNER: INLAND DIVERSIFIED LAS VEGAS CENTENNIAL CENTER, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 3,195 SQUARE-FOOT RESTAURANT (WITH DRIVE-THROUGH) on 7.86 acres at 7701 West Tropical Parkway (APN 125-28-713-007), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

C.C.: 4/17/2013

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

NONE

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-48158 APN: 125-28-713-007

Name of Property Owner: Inland Diversified Las Vegas Centennial Center, LLC

Name of Applicant: Farmer Boy's Food, Inc.

Name of Representative: John David Burke, Architect

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: _____

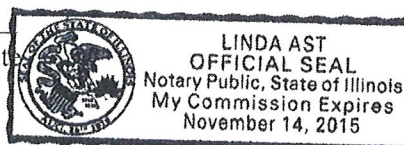
Signature of Property Owner: Barry L. Lazarus, President

Print Name: Barry L. LAZARUS

Subscribed and sworn before me

This 18 day of January, 2013

Linda Ast
Notary Public in and for said County and State of Illinois
DuPage, IL



RECEIVED
JAN 24 2013
City of Las Vegas
Dept. of Planning



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit
 Project Address (Location) 7701 W. Tropical Parkway
 Project Name Farmer Boys Proposed Use Restaurant
 Assessor's Parcel #(s) 125-28-713-007 Ward # 6
 General Plan: existing T-C proposed T-C Zoning: existing T-C proposed T-C
 Commercial Square Footage 104,867sf/3,195sf Floor Area Ratio 30.6
 Gross Acres 7.86 Lots/Units n/a Density n/a
 Additional Information allow a single story 3,195sf convenience restaurant with drive thru service

PROPERTY OWNER Inland Diversified Las Vegas Centennial Center, llc Contact Barry L. LAZARUS
 Address 2901 Butterfield Rd. Phone: (630) 218-8000 Fax: _____
 City Oakbrook State IL Zip 60523
 E-mail Address blazarus@inlandgroup.com

APPLICANT Farmer Boys Food, Inc. Contact Kevin Kelly
 Address 3452 University Ave Phone: (951) 823-8510 Fax: _____
 City Riverside State CA Zip 92501
 E-mail Address kkelly@farmerboys.com

REPRESENTATIVE John David Burke, Architect Contact John David Burke, Architect
 Address 3471 W. Oquendo Rd. #301 Phone: (702) 876-4863 Fax: (702) 876-9355
 City Las Vegas State NV Zip 89118
 E-mail Address jburke@jburkearchitect.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* [Signature] President

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

Print Name Barry L. LAZARUS

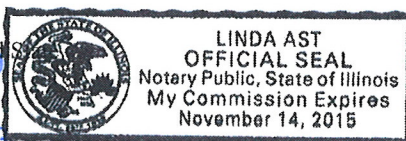
Subscribed and sworn before me

This 18 day of January, 20 13

[Signature]

Notary Public in and for said County and State of Illinois
Dr. Page, IL

Revised 10/27/08



JAN 24 2013

City of Las Vegas
Dept. of Planning

FOR DEPARTMENT USE ONLY

Case # SDR-48158

Meeting Date: 03/12/13

Total Fee: 1030.00

Date Received*: 01/24/13

Received By: Jonathan B

*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.

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AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 12, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-48167 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ASAKI RESTAURANT TWO, LLC - OWNER: NP/I&G MONTECITO MARKETPLACE PHASE II, LLC - For possible action on a request for a Special Use Permit FOR PROPOSED BEER AND WINE SALES (BEER/WINE/COOLER ON-SALE ESTABLISHMENT) WITHIN AN EXISTING 2,490 SQUARE-FOOT RESTAURANT at 7010 North Durango Drive, Suite #101 (APN 125-20-510-020), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 4/17/2013

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

NONE

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-48167 APN: 125-20-510-020
Name of Property Owner: NP/I & G MONTECITO MARKETPLACE PHASE II, LLC
Name of Applicant: Asaki Restaurant Two LLC
Name of Representative: RICHARD CUVEN AIA, ARCHITECT

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: Brian T. Finnegan

Subscribed and sworn before me

This _____ day of _____, 20____ SEE ATTACHED

Notary Public in and for said County and State

Revised 11-14-06

RECEIVED

(\\depot\\Application Packet\\Statement of Financial Interest.pdf

JAN 24 2013

City of Las Vegas
Dept. of Planning

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

On October 3, 2012 before me, Suzanne Marie Girard, Notary Public

personally appeared Brian T. Finnigan, Sr. V.P. Asset Manager

West



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Suzanne Marie Girard

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

RECEIVED

JAN 24 2013

City of Las Vegas
Dept. of Planning

SUP-48167



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: RACHEL'S KITCHEN RESTAURANT
 Project Address (Location) 7010 N. DURANGO DR. 89149, BLDG T, SUITE 101
 Project Name RACHELS KITCHEN RESTAURANT Proposed Use RESTAURANT
 Assessor's Parcel #(s) 125-20-510-020 Ward # _____
 General Plan: existing T-C proposed T-C Zoning: existing _____ proposed _____
 Commercial Square Footage 2460 SF. Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information TENANT IMPROVEMENT IN EXISTING CENTER

PROPERTY OWNER UP/IF G MONTECITO MARKETPLACE PHASE II, LLC / SCOTT KERN
 Address 3636 NOBEL DRIVE SUITE #300 Phone: 858-202-1104 Fax: 858-451-1848
 City SAN DIEGO State CA Zip 92122
 E-mail Address SCOTT.KERN@BRLX.MOR.COM

APPLICANT Asaki Restaurant Two LLC Contact Kent Asaki
 Address 10218 Early Morning Ave Phone: 702-812-7698 Fax: 702-317-7006
 City Las Vegas State NV Zip 89135
 E-mail Address Kentasaki@rachelskitchen.com

REPRESENTATIVE RICHARD CUSN, AIA Contact RICHARD CUSN
 Address 3202 BROOKFIELD DR. Phone: 932-3517 Fax: 932-3518
 City LAS VEGAS, State NV. Zip 89120
 E-mail Address RICHARDCUSN@YAHOO.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 _____

Subscribed and sworn before me

This _____ day of _____, 20 _____

Notary Public in and for said County and State

SEE ATTACHED

Revised 02.14.11

FOR DEPARTMENT USE ONLY

Case # SUP-48167
 Meeting Date: 03/12/13
 Total Fee: \$2030.00
 Date Accepted: 01/24/13
 Accepted By: Jonathan B.

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

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RECEIVED

JAN 24 2013

City of Las Vegas
 Dept. of Planning

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

On October 3, 2012
Date

before me,

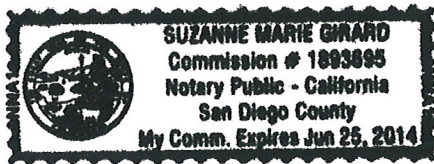
Suzanne Marie Girard Notary Public
Here Insert Name and Title of the Officer

personally appeared

Brian T. Finnegan Sr. V.P. Asset Mgr.
Name(s) of Signer(s)

West

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Suzanne Marie Girard

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

RECEIVED

JAN 24 2013

City of Las Vegas
Dept. of Planning

SUP-48167





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

January 24, 2013

Re: Special Use Permit for Beer/Wine/Cooler On-Sale Establishment
7010 N. Durango, Suite 140 Las Vegas, NV 89149

JUSTIFICATION LETTER

Rachel's Kitchen Restaurants have three existing locations. One on Hualapai Way, and one at The District in Green Valley, and a third location at 9691 Trailwood Dr. There is a fourth location opening soon at The Ogden downtown. This location at 7010 N. Durango will be the 5th location in the area. The space is within the existing Montecito Marketplace Phase II in a unit of 2490 square feet.

Other restaurants in the Montecito Marketplace serve beer and wine, as does the Rachel's Kitchen at The District. Therefore, this offering should be consistent with the expectations of customers in at the Marketplace as well as the Rachel's Kitchen menu. The sale of beer and wine has been approved by the landlord, NP/I&G Montecito Marketplace Phase II, LLC.

Respectfully,

Kent J. Asaki
Owner, Asaki Restaurant Two, LLC
DBA Rachel's Kitchen

RECEIVED

JAN 24 2013

SUP-48167

**City of Las Vegas
Dept. of Planning**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 12, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-48168 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: C-A-L RANCH STORES - OWNER: D & W INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED 19,000 SQUARE-FOOT BUILDING & LANDSCAPE MATERIAL/LUMBER YARD USE at 232 North Jones Boulevard (APN 138-25-404-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 4/17/2013

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

NONE

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-48168** APN: 138-25-404-004
Name of Property Owner: JORDS 95, LLC (D+W, INC)
Name of Applicant: C-A-L RANCH STORES
Name of Representative: WILLIAM (BILL) BUNKER

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: *[Signature]*

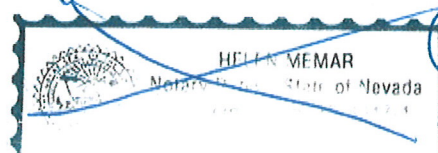
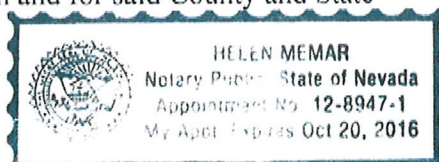
Print Name: GOLDA TOBLER

Subscribed and sworn before me

This 24th day of January, 2013

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

State of Nevada
County of Clark





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: C-A-L Ranch Stores
 Project Address (Location) 232 N. Jones Blvd, Las Vegas, NV 89107
 Project Name CAL Ranch Stores Proposed Use Outdoor Sales display
 Assessor's Parcel #(s) 138-25-404-004 Ward # _____
 General Plan: existing SC proposed C-1 Zoning: existing _____ proposed _____
 Commercial Square Footage 19,000 Floor Area Ratio N/A
 Gross Acres N/A Lots/Units N/A Density N/A
 Additional Information _____

PROPERTY OWNER D+W Inc Contact Golda Tobler
 Address PO Box 617905 Phone: 702-460-6101 Fax: _____
 City Chicago State IL Zip 60661
 E-mail Address _____

APPLICANT C-A-L Ranch Stores Contact William Bunker
 Address PO Box 1866 Phone: 208-523-3359 Fax: 208-552-6667
 City Idaho Falls State ID Zip 83403
 E-mail Address BBunker@calranch.com

REPRESENTATIVE William Bunker Contact _____
 Address 665 E. Anderson St. Phone: 801-918-0808 Fax: _____
 City Idaho Falls State ID Zip 83401
 E-mail Address BBunker@calranch.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 * X Golda Tobler

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

Print Name GOLDA TOBLER

Subscribed and sworn before me

This 24th day of January, 20 13.

Helen Memar

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # SUP-48168
 Meeting Date: 3/12/13
 Total Fee: \$1030.00
 Date Received: * 1/24/13
 Received By: Mike Howe

*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.

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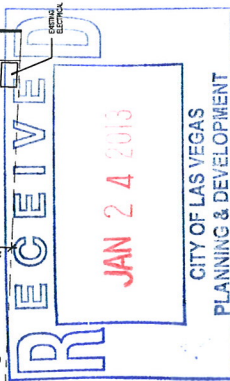
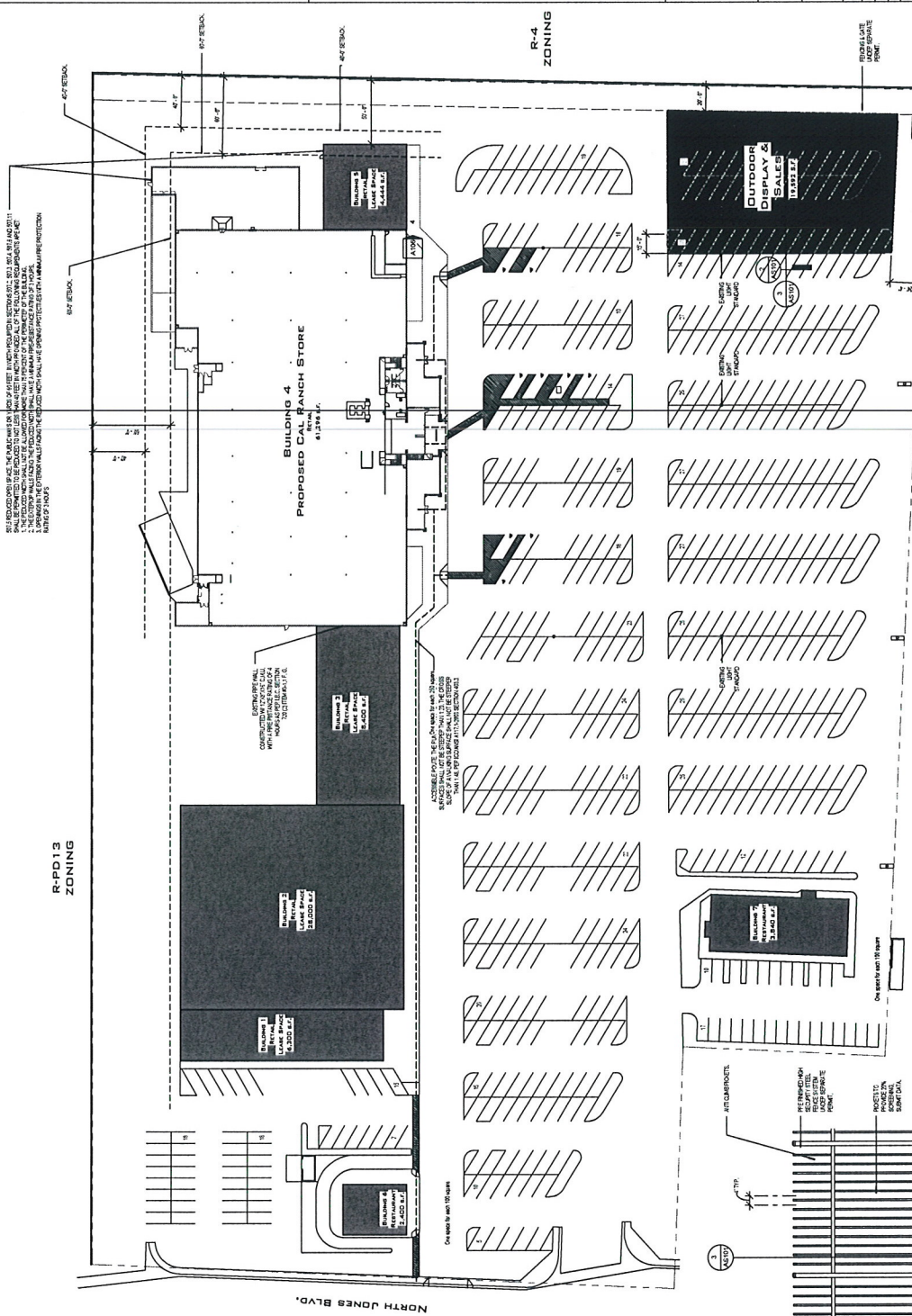
CONTRACTOR:
K&N CONSTRUCTION INC.
 4300 SPRING MOUNTAIN RD #115
 LAS VEGAS, NEVADA 89102
 (702) 616-2662 FAX
 KNCNCONSTRUCTION.COM
 NV LICENSE NUMBER: 88884 CLASS C1



PROJECT:
**REMODEL FOR A NEW
 CAL RANCH STORE**
 232 N. JONES BLVD.
 LAS VEGAS, NEVADA

MARK	DATE	DESCRIPTION
1	10/24/13	REV 000001 1025-40 AM
2	10/24/13	REV 000002 1025-40 AM
3	10/24/13	REV 000003 1025-40 AM
4	10/24/13	REV 000004 1025-40 AM
5	10/24/13	REV 000005 1025-40 AM
6	10/24/13	REV 000006 1025-40 AM
7	10/24/13	REV 000007 1025-40 AM
8	10/24/13	REV 000008 1025-40 AM
9	10/24/13	REV 000009 1025-40 AM
10	10/24/13	REV 000010 1025-40 AM

ISSUE: 10/20/13 1025-40 AM	PROJECT NO:
DRAWN BY:	CHECKED BY:
SHEET TITLE:	SHEET NUMBER:
AS 101	



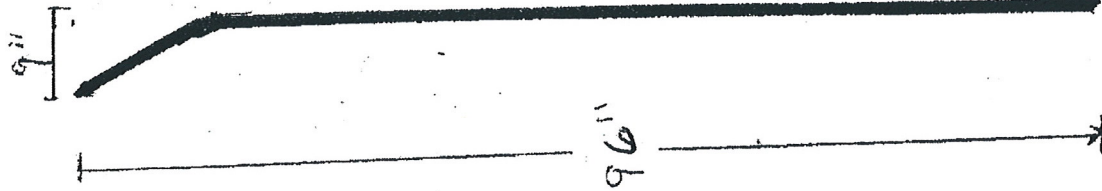
PARKING ANALYSIS
 43K SPACES REQUIRED
 20 SPACES REQUIRED
 10,000 S.F. (OUTDOOR RETAIL) 10,000
 6,000 S.F. (RESTAURANT) 1,000
 519 TOTAL SPACES REQUIRED
 558 SPACES PROVIDED

1 SITE
 1" = 40'-0"

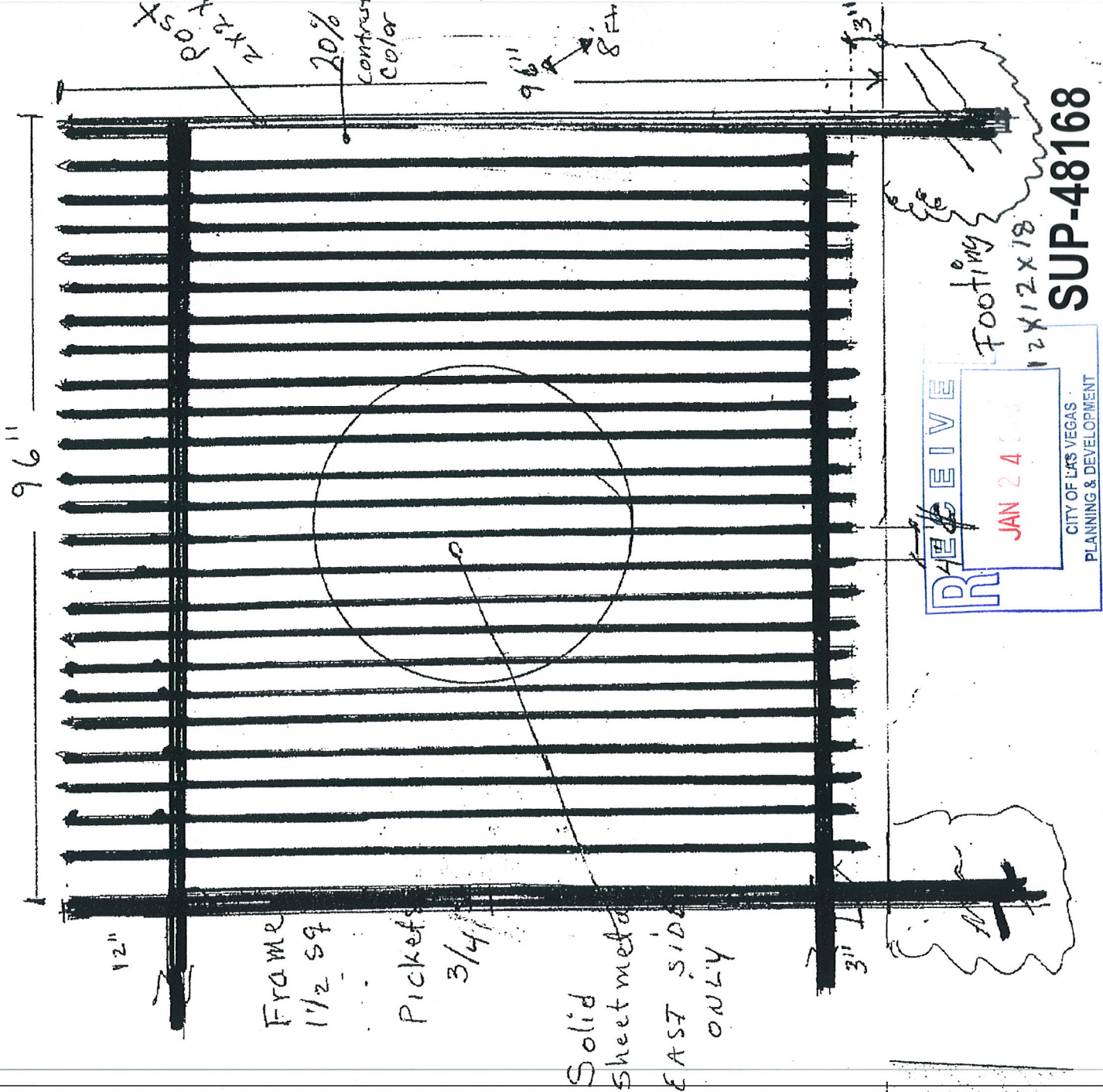
2 DISPLAY FENCE 2
 1/2" = 1'-0"

3 DISPLAY FENCE 1
 1/2" = 1'-0"

SUP-48168



Intrepid
Metal
Works Inc.



SUP-48168



January 14, 2013

City of Las Vegas Nevada
Department of Planning
333 North Rancho – 3rd Floor
Las Vegas NV 89106

RE: C-A-L Ranch Store Located at 232 N. Jones Blvd., Las Vegas NV 89107 –
Special Use Permit for Outdoor Display and Sales Area

To Whom It May Concern,

C-A-L Ranch Stores is a chain of retail stores founded in 1959 in Idaho Falls Idaho. We currently operate in Idaho, Utah, Nevada and Arizona. Now, after 54 years of business, we are happy to open our 20th store located in Las Vegas.

C-A-L Ranch Stores appeals to consumers who live the Farm, Ranch and Western lifestyle. Our mix of merchandise includes ranch and farm supplies, livestock, equine, pet feed and accessories, work & western apparel and footwear as well as shop equipment, tools, hardware, lawn & garden supplies, and outdoor sporting goods.

One of the great ways that we draw customers into our stores is by displaying some of the more bulky merchandise that is difficult to display inside, outside, in a fenced in area. In the case of our new Las Vegas store, we plan to have this area located in the southeast corner of our parking lot. In this outdoor display and sales area we will have fencing panels, lawn and garden tools and equipment, animal kennels, livestock water tanks, feed equipment and so on.

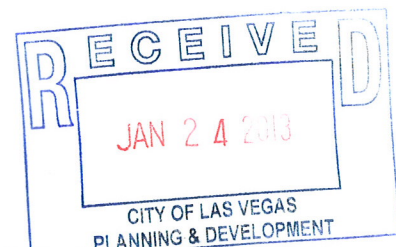
This area is monitored by our staff and remains locked unless there is an employee accompanying a customer. We make a point of keeping it neat and orderly at all times and have had great success from this marketing method.

Thank you for your consideration

Sincerely,

Kevin Bell
C-A-L Ranch Stores

SUP-48168



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 12, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-48171 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT - CENTENNIAL GATEWAY, L L C - OWNER: INLAND DIVERSIFIED LAS VEGAS CENTENNIAL GATEWAY, L L C - For possible action on a request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER at 5643 Centennial Center Boulevard, Suite #110 (APN 125-27-411-013), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 4/17/2013

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

NONE

BACKUP DOCUMENTATION:

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



11433.3



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Secondhand Sales
 Project Address (Location) 5643 Centennial Center Blvd, Suite 100-120
 Project Name Home Consignment Proposed Use Secondhand sales
 Assessor's Parcel #(s) 125-27-411-013 Ward # 6
 General Plan: existing TC proposed n/a Zoning: existing TC proposed n/a
 Commercial Square Footage 11,000 +/- Floor Area Ratio _____
 Gross Acres _____ Lots/Units 1 Density _____
 Additional Information _____

PROPERTY OWNER <u>Inland Diversified Las Vegas Centennial Gateway, L.L.C.</u>		Contact <u>Barry L. Lazarus</u>
Address <u>2901 Butterfield Rd.</u>	Phone: <u>(630) 218-8000</u>	Fax: _____
City <u>Oakbrook</u>	State <u>IL</u>	Zip <u>60523</u>
E-mail Address <u>n/a blazarus@inlandgroup.com</u>		

APPLICANT <u>Centennial Gateway, LLC</u>		Contact <u>Terri Sturm</u>
Address <u>5785 Centennial Center Blvd. #230</u>	Phone: <u>(702) 822-8200</u>	Fax: <u>(702) 822-8201</u>
City <u>Las Vegas</u>	State <u>NV</u>	Zip <u>89149</u>
E-mail Address <u>tsturm@territoryinc.com</u>		

REPRESENTATIVE <u>Kaempfer Crowell</u>		Contact <u>Jennifer Lazovich</u>
Address <u>8345 West Sunset Road, Suite 250</u>	Phone: <u>792-7000</u>	Fax: <u>796-7181</u>
City <u>Las Vegas</u>	State <u>NV</u>	Zip <u>89113</u>
E-mail Address <u>jll@kcnvlaw.com</u>		

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 Barry L. LAZARUS

Subscribed and sworn before me

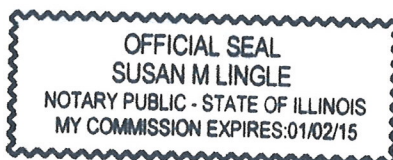
This 23 day of January, 20 13

Susan M. Lingle

Notary Public in and for said County and State

Revised 10/27/08

1211762.1



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-48171</u>
Meeting Date:	<u>3/12/13</u>
Total Fee:	<u>\$1030.-</u>
Date Received:*	<u>1/24/13</u>
Received By:	<u>[Signature]</u>

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

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

Home Consignment Center - Site Detail

Site Plan

Revised For: 01.03.2013
Review:

Drawn: BLS
Checked: BLS
Approved: BLS

KITRELL-JENSEN
CONTRACTORS

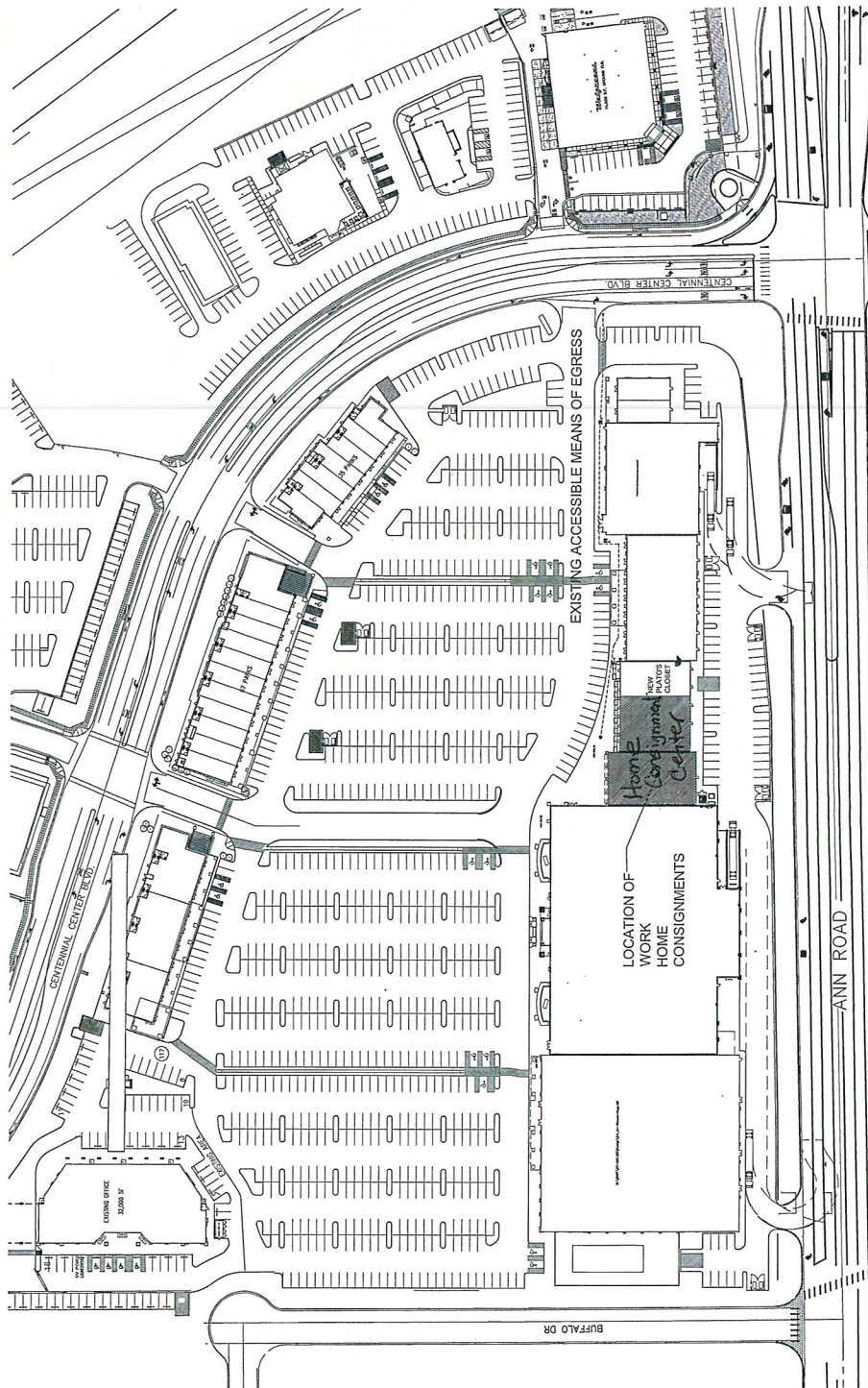


Project Title:
Home Consignments/
Plato's Closet Remodel
5643 Centennial Center
Parkway

Sheet Title:
Site Plan

Project Number:
212074B

Sheet Number:
AS1.1



SITE PLAN
SCALE 1\"/>

RECEIVED

JAN 24 2013

SUP-48171

A1.1

**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

jlazovich@kcrlaw.com
702.792.7050

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

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 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

January 23, 2013

VIA HAND DELIVERY

Mr. Dan Donley
CITY OF LAS VEGAS
PLANNING & ZONING
333 No. Rancho Drive, 3rd Flr.
Las Vegas, NV 89106

Re: Relocation of Home Consignment Center within Centennial Gateway

Dear Dan:

Please be advised, this office represents the applicant in the above referenced matter. On behalf of the applicant, we are submitting this justification letter requesting a special use permit for Home Consignment Center which sells, on a consignment basis, secondhand goods such as jewelry, furniture and other housing accessories.

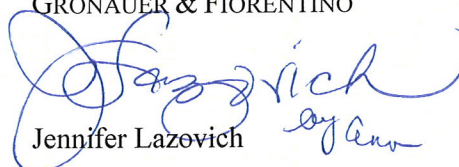
Home Consignment Center currently operates a 13,761 sf space inside the Centennial Gateway Commercial Center on the north side of Centennial Center Blvd. (5760 Centennial Center Blvd.). The new location will be south of Centennial Center Blvd., in an approximately 11,000 sf space which is adjacent to Sportman's Warehouse (5643 Centennial Center Blvd., Suite 110). Both locations are within the SC-TC zoning district of Town Center.

This use has operated harmoniously within the Centennial Gateway shopping center for several years. The proposed location will continue to be harmonious with the surrounding area and will not have a detrimental impact on adjacent properties.

We respectfully request that the special use permit application be placed on the March 12, 2013 Planning Commission agenda.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO


Jennifer Lazovich

JJL/mlt

cc: Jonathan Schwartz
Terri Sturm

SUP-48171

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 12, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-48174 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CUSTOM MOTOR CREATIONS, LLC. - OWNER: HUGHES PROPERTY MANAGEMENT III, LLC. - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO SALES (NEW AND/OR USED) USE at 10050 Banburry Cross Drive, Suite 157 (APN 138-30-218-002), P-C (Planned Community - Employment Center) Zone, Ward 2 (Beers).

MAY GO TO CITY COUNCIL ON 4/17/2013

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

NONE

BACKUP DOCUMENTATION:

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

RECEIVED

JAN 24 2013

Case Number: SUP-48174 APN: Ptn. of 138-30-218-002

Name of Property Owner: Hughes Property Management III, LLC

Name of Applicant: Custom Motor Creations, LLC

Name of Representative: Fennemore Craig Jones Vargas

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: Garth KloeHN

Print Name: GARTH KLOEHN

Subscribed and sworn before me

This 21 day of January, 2013

County of Clark, State of Nevada

Notary Public in and for said County and State

Raylene Ball





RECEIVED

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Custom Motor Creations, LLCProject Address (Location) 10050 Banbury Cross Dr., Suite 157, Las Vegas, NV 89144Project Name Custom Motor Creations, LLCProposed Use Auto Sales (New/Used)Assessor's Parcel #(s) Ptn. of 138-30-218-002Ward # Ward 2 - Councilman BeersGeneral Plan: existing SC proposed SC Zoning: existing P-C proposed P-CCommercial Square Footage approx 4,000 s.f. Floor Area Ratio _____Gross Acres 2.38 acres Lots/Units n/a Density n/aAdditional Information Project is located within the Employment Center - Summerlin Land Use DistrictPROPERTY OWNER Hughes Property Management III, LLCContact Garth KloehnAddress 10050 Banbury Cross Dr., Suite 208Phone: (702) 242-0002 Fax: (702) 243-2961City Las VegasState NevadaZip 89144E-mail Address gkloehn@kloehn.comAPPLICANT Custom Motor Creations, LLCContact Garth KloehnAddress 10050 Banbury Cross Dr., Suite 157Phone: (702) 242-0002 Fax: (702) 243-2961City Las VegasState NevadaZip 89144E-mail Address gkloehn@kloehn.comREPRESENTATIVE Fennemore Craig Jones VargasContact Mark Hawkins, Esq. / Jeff DonatoAddress 300 S. Fourth St., Suite 1400Phone: (702) 692-8000 Fax: (702) 692-8099City Las VegasState NevadaZip 89101E-mail Address mhawkins@fclaw.com / jdonato@fclaw.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* Garth Kloehn

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

Print Name GARTH KLOEHN

Subscribed and sworn before me

This 21 day of January, 20 13County of Clark, State of NevadaNotary Public in and for said County and State Roryn Bue

RAYLENE BALL
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 3-30-2016
Certificate No: 12-7201-1

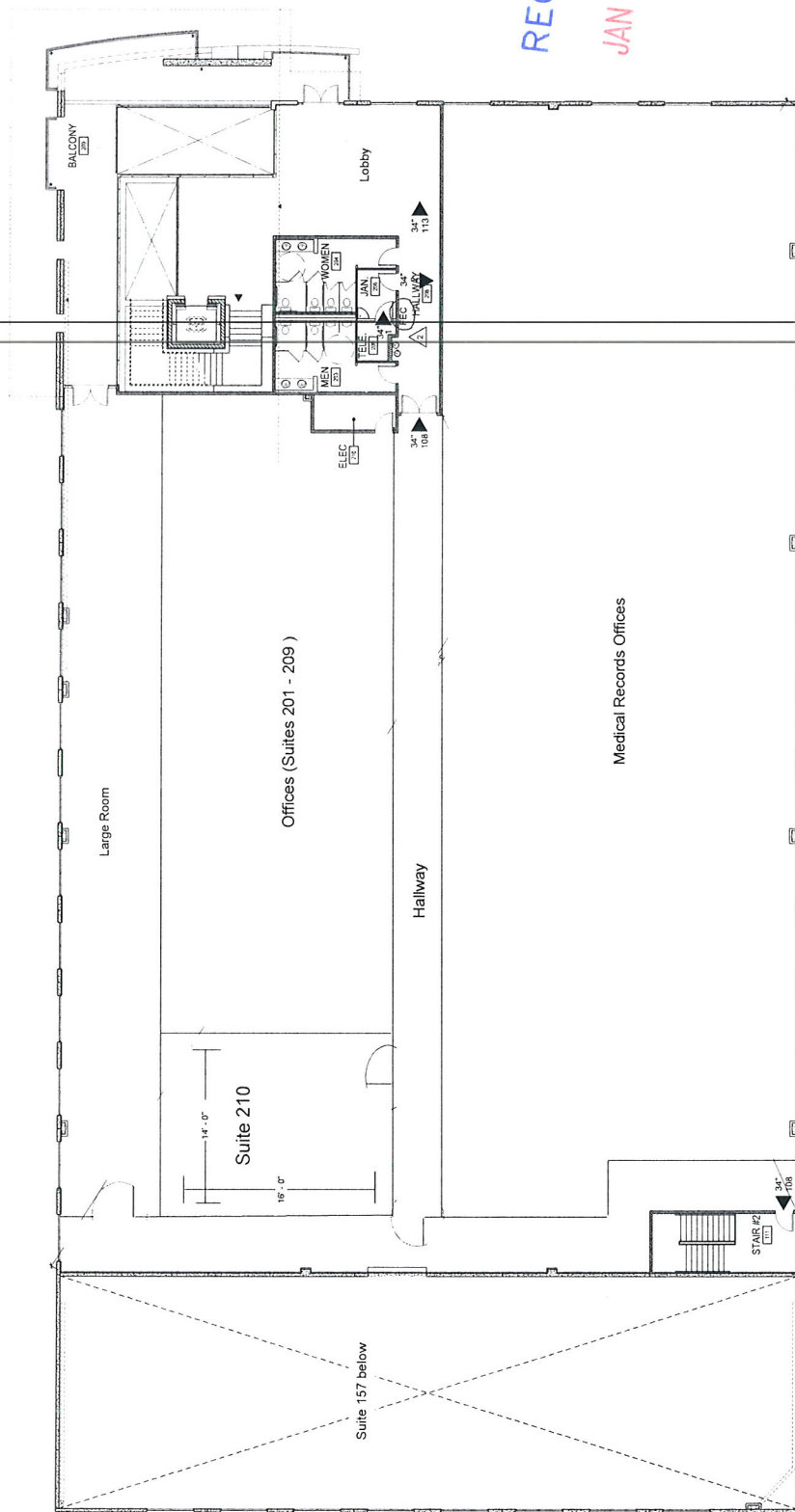
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # SJP 48174Meeting Date: 3/12/2013Total Fee: 1030⁰⁰Date Received: 11/24/2013Received By: [Signature]

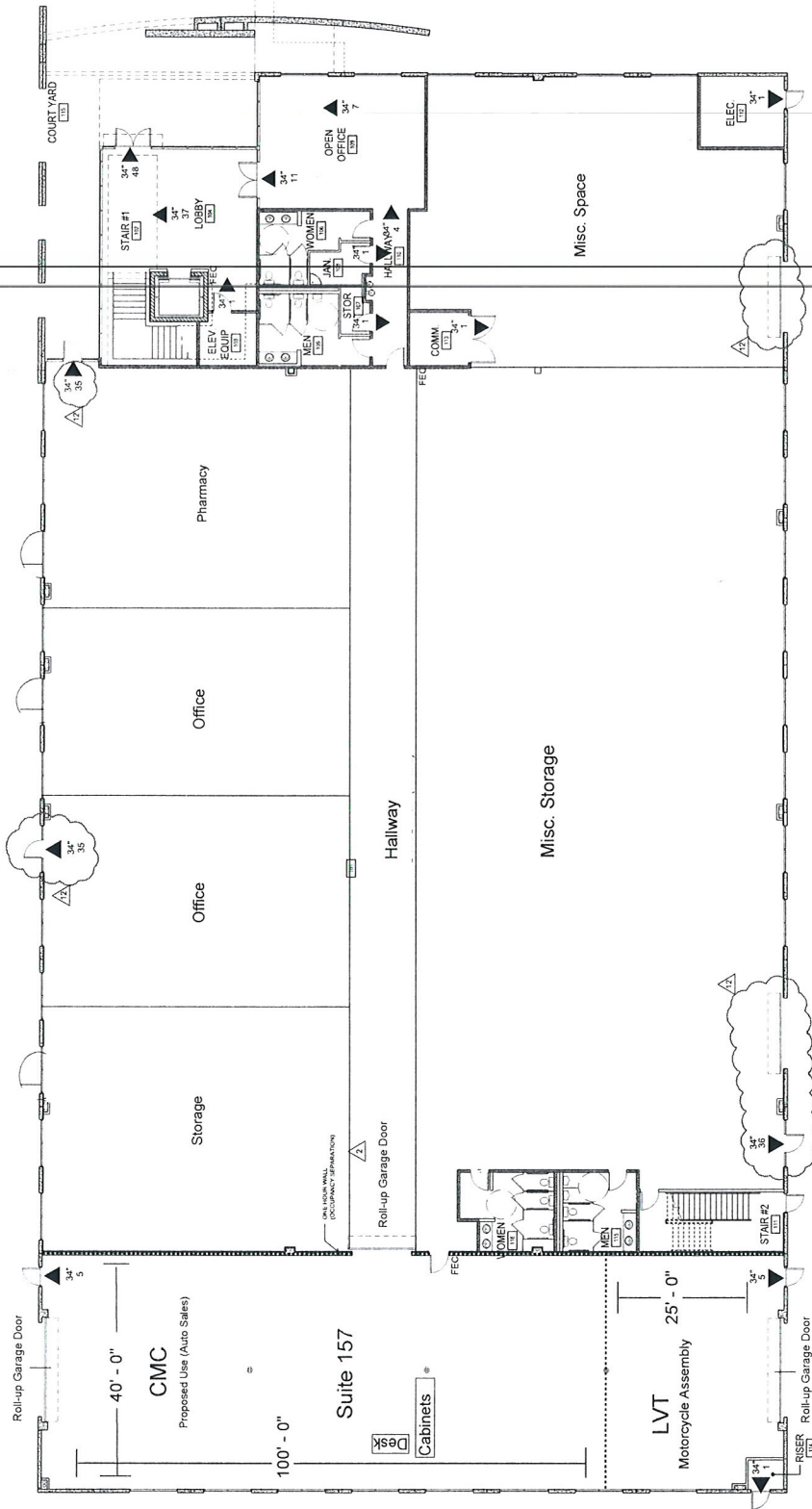
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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



RECEIVED
JAN 24 2013

SUP-48174



RECEIVED
JAN 24 2013

SUP-48174

FENNEMORE CRAIG JONES VARGAS

Suite 1400 Bank of America Plaza
300 South Fourth Street
Las Vegas, Nevada 89101
(702) 692-8000

Mark Hawkins
Direct Phone: (702) 692-8012
Direct Fax: (702) 692-8072
mhawkins@fclaw.com

RECEIVED

JAN 24 2013

Law Offices

Denver (303) 291-3200
Las Vegas (702) 692-8000
Nogales (520) 281-3480
Phoenix (602) 916-5000
Reno (775) 786-5000
Tucson (520) 879-6800

January 24, 2013

BY HAND DELIVERY

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

Re: Justification Letter for Special Use Permit
Motor Vehicle Sales (New and/or Used)

To Whom It May Concern:

Please be advised that this law firm represents Custom Motor Creations, LLC, a Nevada limited liability company (the "Applicant" or "CMC"), with regard to its request for a Special Use Permit to allow Motor Vehicle Sales (New and/or Used) on a portion of 2.38 acres in a P-C (Planned Community) District. The real property is located at 10050 Banburry Cross Drive, Las Vegas, Nevada (the "Property"), as further described as Assessor's Parcel Number 138-30-218-002. The Applicant, with the property owner's consent, hereby requests a special use permit that would entitle the Property to conduct new and/or used motor vehicle sales at the subject location.

In particular, the Applicant is proposing and desires to utilize a portion of the Property for the display and sale or leasing of new and/or used motor vehicles, including custom built trikes (the "Proposed Use"). The Proposed Use will be conducted wholly within Suite 157 (the "Suite") while the business office for the Proposed Use will be located in Suite 210, as identified on the plans submitted herewith. No operations will take place outside the leased premises. The suite utilized for the Proposed Use contains approximately 5,000 square feet of gross floor space of which up to 4,000 square feet will be utilized by the Applicant as the sales and display area for the business. The Applicant will not perform any auto mechanical repairs and/or related services in conjunction with its business operations, and the anticipated hours of operation are Monday through Saturday from 8:00 a.m. to 7:00 p.m. It is important to note that the Proposed Use targets a niche market of adventuresome clients with discretionary income. Generally, a trike is customized to a buyer's specifications; therefore, the Applicant does not anticipate displaying

SUP-48174

FENNEMORE CRAIG JONES VARGAS

City of Las Vegas
Department of Planning
January 24, 2013
Page 2

and maintaining a large inventory of custom trikes on the sales floor. Due to its unique clientele, there is ample onsite parking to accommodate the limited traffic that may be generated by the Proposed Use.

Although not part of this application, the Applicant would like to disclose that the remaining gross floor space of the Suite will be utilized by Las Vegas Trikes ("LVT"), a company that currently holds an active City of Las Vegas motorcycle assembly license at the Suite. Essentially, LVT assembles/manufactures the custom trikes that will be sold at retail by CMC. As you may be aware, the Summerlin Development Standards (the "SDS") define light manufacturing as operations that are permitted to produce products for retail sale and such use is permitted by right on the Property. Since LVT's use is permitted by right, this application only pertains to the approval of the Proposed Use.

Pursuant to the SDS, the Proposed Use is permitted in the Employment Center land use district with the approval of a Special Use Permit. In order to approve a Special Use Permit application, per Title 19.16.110(L), the Planning Commission must affirm the following:

1. 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 Proposed Use can be conducted in a manner that is harmonious with the neighborhood because the Proposed Use will conform to all the standard conditions/requirements as set-forth by the SDS, including the following: (a) the Applicant will not install nor use an outside public address or bell system; (b) all used or discarded motorcycle parts or equipment will be located wholly within an enclosed building; (c) all exterior lighting will be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land; and (d) the facility will be closed for business between the hours of 10:00 p.m. and 7:00 a.m.

2. The subject site is physically suitable for the type and intensity of land use being proposed.

- The Property meets or exceeds the parking standards as set forth by the SDS and the business operations can and will be conducted wholly within an enclosed building; therefore, the Property is physically suitable for the type and intensity of the Proposed Use.

3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

SUP-48174

FENNEMORE CRAIG JONES VARGAS

City of Las Vegas
Department of Planning
January 24, 2013
Page 3

- The Proposed Use has direct access to Banburry Cross Drive, which is a 60 foot right-of-way. The Proposed Use will not generate an inordinate amount of traffic and the street providing access to and from the Property is adequate in size to handle any additional traffic that may be generated by the Proposed Use.

4. 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.

- As with any use, the Proposed Use will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety and welfare.

It is important to note that all existing site improvements, exterior building elevations and landscape improvements are to remain the same.

For the reasons provided above, the Applicant respectfully requests that Staff recommends approval of the Special Use Permit to allow the Proposed Use to be conducted on a portion of the Property.

Thank you in advance for your consideration with regards to this application. If you have any questions, please do not hesitate to contact me.

Sincerely,

FENNEMORE CRAIG JONES VARGAS



Mark Hawkins

JDON/jjd

7813805.3/022258.0006

SUP-48174

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 12, 2013

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

SUP-48175 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA RESTAURANT SERVICES, INC. - OWNER: INLAND DIVERSIFIED LAS VEGAS CENTENNIAL GATEWAY, LLC. - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,936 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH A WAIVER TO ALLOW SUCH USE TO BE LOCATED ON A 16 ACRE PARCEL WITHIN THE SERVICE COMMERCIAL DISTRICT WHERE THE MINIMUM PARCEL SIZE IS 50 ACRES at 5643 Centennial Center Boulevard, Suite #160 (APN 125-27-411-013), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 4/17/2013**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:

NONE

BACKUP DOCUMENTATION:

1. Location and Aerial Maps for SUP-48175 and SUP-48176
2. Conditions and Staff Report for SUP-48175 and SUP-48176
3. Supporting Documentation for SUP-48175 and SUP-48176
4. Photos for SUP-48175 and SUP-48176
5. Justification Letter for SUP-48175 and SUP-48176



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-48175 APN: 125-27-411-013

Name of Property Owner: Inland Diversified Las Vegas Centennial Gateway, LLC

Name of Applicant: Nevada Restaurant Services, Inc.

Name of Representative: G.C. Garcia, Inc.

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: Bz RS president

Print Name: Barry L. Lazarus

Subscribed and sworn before me

This 23 day of January, 20 13

Susan M. Lingle
Notary Public in and for said County and State



RECEIVED

JAN 24 2013



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit
 Project Address (Location) 5643 Centennial Center Blvd, Suite 160
 Project Name Tavern @ Centennial Center Proposed Use Tavern
 Assessor's Parcel #(s) 125-27-411-013 Ward # 6
 General Plan: existing SC-TC proposed NC Zoning: existing T-C proposed NC
 Commercial Square Footage 2,936 sq ft Floor Area Ratio _____
 Gross Acres 16.79+/- Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Inland Diversified Las Vegas Centennial Gateway, LLC Contact Barry L. LAZARUS
 Address 2901 Butterfield Road Phone: 630-218-8000 Fax: _____
 City OAK Brook State IL Zip 60523
 E-mail Address blazarus@inlandgroup.com

APPLICANT Nevada Restaurant Services, Inc. Contact Mike Eide
 Address 835 W. Bonanza Rd. Phone: (702) 531-7161 Fax: (702) 383-2903
 City Las Vegas State NV Zip 89106
 E-mail Address MEide@dottys.com

REPRESENTATIVE G.C. Garcia, Inc. Contact George Garcia
 Address 1711 Whitney Mesa Dr., Suite 110 Phone: (702) 435-9909 Fax: (702) 435-0457
 City Henderson State NV Zip 89014
 E-mail Address acole@gcgarciainc.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* Barry Lazarus Pres.

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

Print Name Barry Lazarus

Subscribed and sworn before me

This 23 day of January, 20 13.

Susan M. Lingle

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # SUP-48175

Meeting Date: 03/12/13

Total Fee: \$1280.00

Date Received: 01/24/13

Received By: Jonathan B.

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

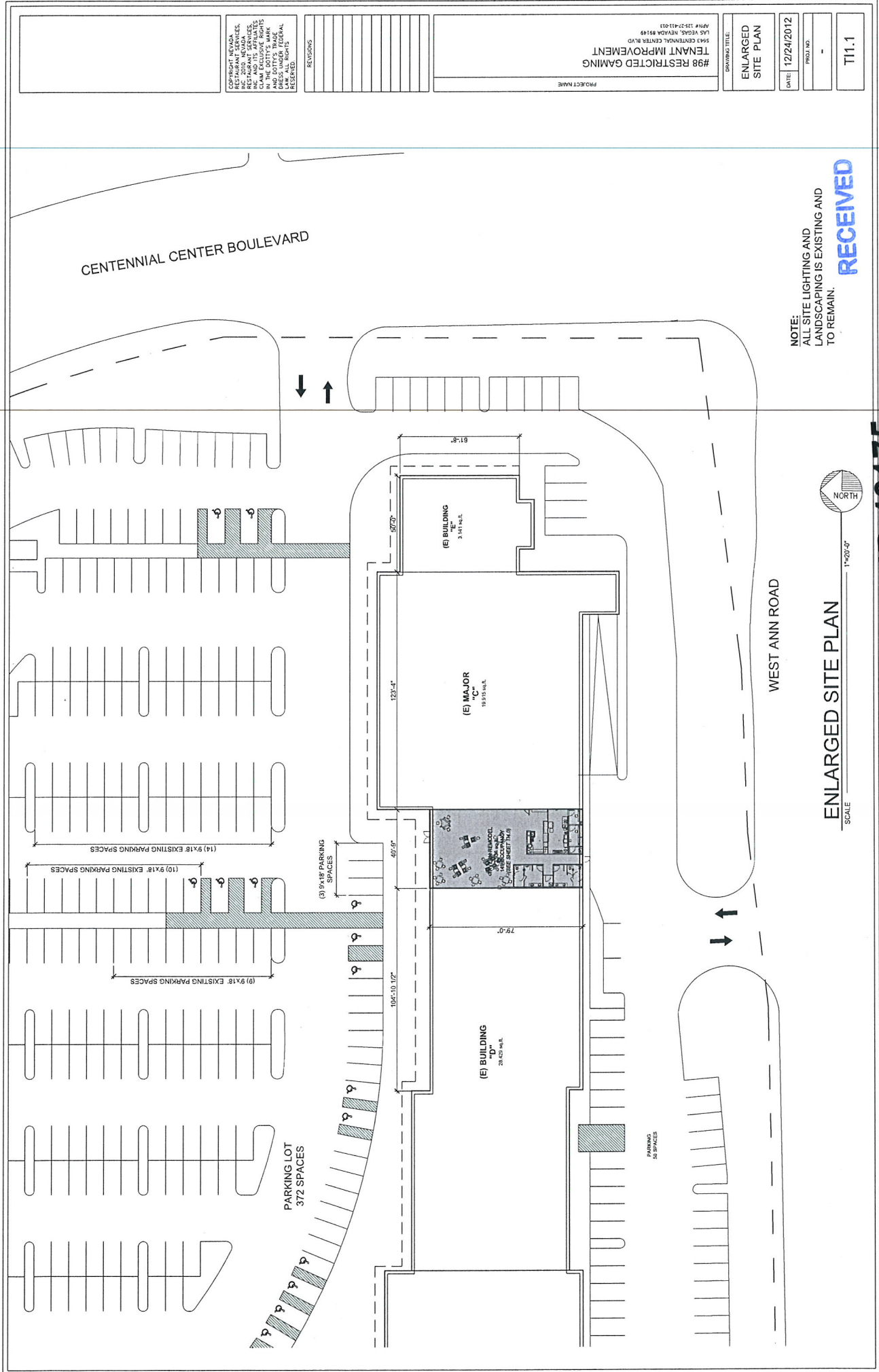
F:\depot\Application Packet\Application Form.pdf

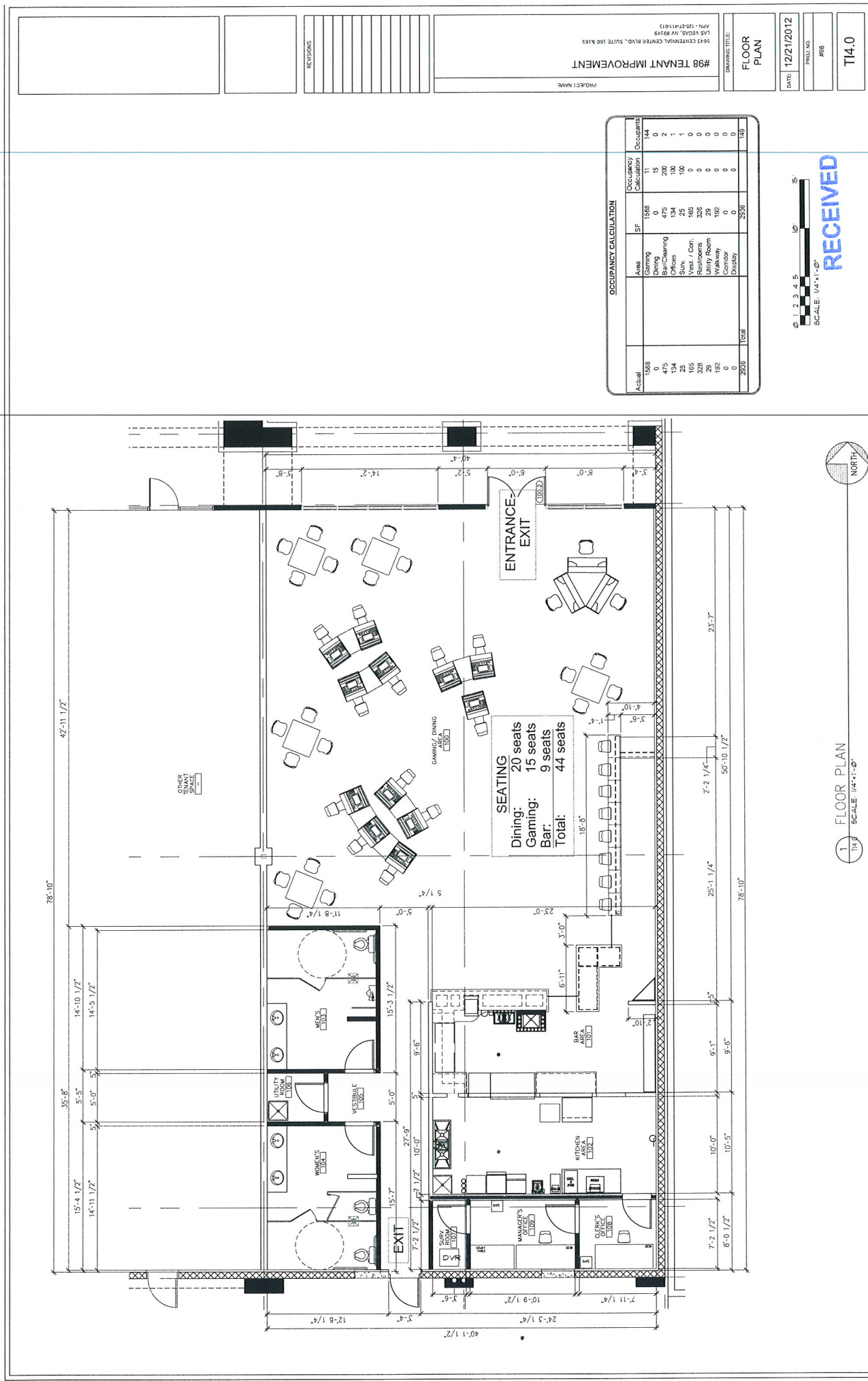
Revised 10/27/08

JAN 24 2013

City of Las Vegas
Dept. of Planning







January 23, 2013



Flinn Fagg, Director
Planning and Development Department
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Justification Letter – Dotty's Tavern at Centennial Center Blvd & Ann
Request SUP & Waivers: Liquor Establishment with Restricted Gaming
At 5643 Centennial Center Boulevard, Suite 160
APN#s: 125-27-411-013

Dear Mr. Fagg:

On behalf of our client, Nevada Restaurant Services Inc., please accept this justification letter for a Special Use Permit to allow a Liquor Establishment with Restricted Gaming in an existing shopping center on the northwest corner of Centennial Center Boulevard and Ann Road.

The site is a SC-TC (Service Commercial -Town Center) zoned site located within a 16.79 +/- net acre fully developed commercial parcel. The location of the Liquor Establishment is within the in-line building which backs up along Ann Road but faces Centennial Center Blvd. The tenant space is a little less than 3,000 square feet and depicted on the attached site plan.

The requested use requires waivers to the Town Center Development Standards for 50 acres for a Tavern and property line distance separation of 330 feet to residential but will otherwise conform to the Code requirements of the City.

Approval Criteria for a Special Use Permit LVMC 19.16.110

L. Special Use Permit Determinations—Approval

In order to approve a proposed SUP, the Planning Commission or City Council must determine that:

1. 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 use would be part of a well-established commercial shopping center that has ample parking, approved design, on-going property management and recognized ability to have multiple commercial uses operating in a harmonious manner. The actual tenant space is about double the minimum distance from any residential use. The substantial intervening commercial buildings act as a major buffer as does the major arterial, golf course and orientation of the commercial to Centennial Center Blvd. Additionally, this particular tenant does not have any greater impact than other retail establishments.

SUP-48175

SUP-48176



GCGARCIA

RECEIVED

JAN 24 2013

**City of Las Vegas
Dept. of Planning**

A Planning & Development Services Corporation

1711 Whitney Mesa Drive, Suite 110, Henderson, Nevada 89014-2158

Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarcia@gcgarciainc.com

Furthermore, the use will help sustain and promote the existing commercial facilities and other businesses. The use is done in a manner consistent with the zoning and General Plan. The use and design will therefore comply with the SUP, conditions of approval and other Code requirements.

- b. The subject site is physically suitable for the type and intensity of land use being proposed;

The site is planned and zoned for the existing shopping center. The location will fill an existing tenant space so no major external changes are anticipated. The location of the approved use is near a major freeway interchange; is designed and suitable for the use with ample parking, major surface streets and regional roadways; within a major commercial node and not abutting any residential; buffered by buildings and roads; and offering goods and services where liquor establishments are typically and suitably located. The use will be done in compliance with City requirements.

- 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; and

The use does not generate any higher level of traffic than tenants typically found in a shopping center of this size, type and location and will not create any additional demand on the street or highway infrastructure. All necessary off-site infrastructures to serve use are already built, in place and approved.

- 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.

The proposed business will not compromise the health, safety and welfare or objectives of the Plan. It meets the spirit and intent of Town Center as there is no concentration of Taverns. It meets the requirements for separation from any church, school or daycare for twelve children. IT will comply with the provisions of 6.50 of the Municipal Code.

This specific user has no greater impact than other retail uses and less than many as to parking, noise, light and traffic. The new investment into the building will help maintain the economic vitality of property and promote business economic well being and not visibly impact the residential or infrastructure of the City and will thus serve to protect the health, safety and welfare.

WAIVERS REQUESTED: Waiver of Town Center Design Standards

D. Waiver – Development Standards

Approval Criteria: A waiver of any of these standards may be approved upon the request of an applicant if the applicant can show through convincing and substantial evidence that the waiver will not be contrary to the overall purpose and intent of the standards or the Town Center Land Use Plan.

Request to Waive Town Center Development Uses – Special Use Permit Requirements:

- 1) #26 Gaming Establishment, Restricted License: May not locate within 330 feet of any single-family detached dwelling.

Request & Justification: *The shopping center parcel line is less than the minimum distance from residential. The actual tenant space is substantially greater than the minimum at nearly twice the distance.*

JAN 24 2013

Additionally, there is a substantial buffering provided by commercial buildings, golf course and arterial roads. Additionally the site activity is oriented along a major commercial corridor so as to minimize any residential impacts.

- 2) #33(e) Liquor Establishment (Tavern): No tavern shall be located within and Service Commercial District unless it is part of a development with an aggregate exceeding 50 acres with a majority of the acreage located within a zone that allows taverns.

Request & Justification: The shopping center is nearly 17 acres in size and in an intense commercial node close to a freeway interchange. This location is less than the 50 acre minimum but the entire area north of Ann along Centennial Center is all Service Commercial and collectively exceeds the minimum although no individual property does.

Based on the above, there is convincing and substantial evidence that the proposed use and waivers meet the intent of the Town Center Land Use Plan and not contrary to the intended purpose.

SUMMARY JUSTIFICATION

In summary, we believe the requested SUP for a Liquor Establishment with restricted gaming will help enhance the commercial center and provide additional goods and services to the area and help attract customers that help support other business.

We respectfully request your favorable consideration of this request. Please contact me if you have any questions or need additional information.

Sincerely,


for George Garcia,
President

SUP-48175
SUP-48176

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 12, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-48176 - SPECIAL USE PERMIT RELATED TO SUP-48175- PUBLIC HEARING -
APPLICANT: NEVADA RESTAURANT SERVICES, INC. - OWNER: INLAND
DIVERSIFIED LAS VEGAS CENTENNIAL GATEWAY, LLC. - For possible action on a
request for a Special Use Permit FOR A PROPOSED GAMING ESTABLISHMENT,
RESTRICTED WITH A WAIVER TO ALLOW NO SEPARATION DISTANCE WHERE A
MINIMUM 330-FOOT SEPARATION DISTANCE FROM RESIDENTIALLY ZONED
PROPOERTY IS REQUIRED at 5643 Centennial Center Boulevard, Suite #160 (APN 125-27-
411-013), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land
Use Designation], Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 4/17/2013

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

NONE

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-48176 APN: 125-27-411-013

Name of Property Owner: Inland Diversified Las Vegas Centennial Gateway, LLC

Name of Applicant: Nevada Restaurant Services, Inc.

Name of Representative: G.C. Garcia, Inc.

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: By R L president

Print Name: Barry L. Lazarus

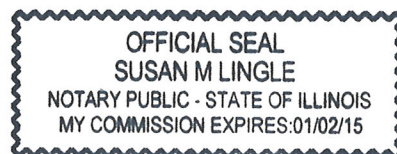
Subscribed and sworn before me

This 23 day of January, 2013

Susan M. Lingle

Notary Public in and for said County and State

RECEIVED





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit
 Project Address (Location) 5643 Centennial Center Blvd, Suite 160
 Project Name Tavern @ Centennial Center Proposed Use Gaming
 Assessor's Parcel #(s) 125-27-411-013 Ward # 6
 General Plan: existing SC-TC proposed NC Zoning: existing T-C proposed NC
 Commercial Square Footage 2,936 sq ft Floor Area Ratio _____
 Gross Acres 16.79+/- Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Inland Diversified Las Vegas Centennial Gateway, LLC Contact Barry L. LAZARUS
 Address 2901 Butterfield Road Phone: 630-218-8000 Fax: _____
 City OAK BROOK State IL Zip 60523
 E-mail Address blazarus@inlandgroup.com

APPLICANT Nevada Restaurant Services, Inc. Contact Mike Eide
 Address 835 W. Bonanza Rd. Phone: (702) 531-7161 Fax: (702) 383-2903
 City Las Vegas State NV Zip 89106
 E-mail Address MEide@dottys.com

REPRESENTATIVE G.C. Garcia, Inc. Contact George Garcia
 Address 1711 Whitney Mesa Dr., Suite 110 Phone: (702) 435-9909 Fax: (702) 435-0457
 City Henderson State NV Zip 89014
 E-mail Address acole@gcgarciainc.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* Barry L. Lazarus pres.

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

Print Name Barry Lazarus

Subscribed and sworn before me

This 23 day of January, 20 13.

Susan M. Lingle

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # SUP-48176

Meeting Date: 03/12/13

Total Fee: \$1030.00

Date Received: 01/24/13

Received By: Jonathan B.

JAN 24 2013

City of Las Vegas
Dept. of Planning

OFFICIAL SEAL
SUSAN M LINGLE
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 01/02/15

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.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 12, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-48177 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HAYAT MARKET - OWNER: THE T.D. JAK FAMILY LP - For possible action on a request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,684 SQUARE-FOOT CONVENIENCE STORE at 2558 South Valley View Boulevard (APN 162-08-101-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 4/17/2013

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

NONE

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-48177** APN: _____

Name of Property Owner: THE T.D. JAK FAMILY LP

Name of Applicant: THE Hayat Market

Name of Representative: Lucy Stewart

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: DAVID KHAL

Subscribed and sworn before me

This 24th day of January, 2013
Kristin M Althen
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP for liquor sales
 Project Address (Location) 2558 S. Valley View
 Project Name Hayat Market Proposed Use Conv. Store
 Assessor's Parcel #(s) 162-08-101-005 Ward # 1
 General Plan: existing NC proposed NV Zoning: existing C-1 proposed C-1
 Commercial Square Footage 2684 Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information Add liquor sales behind the counter

PROPERTY OWNER THE T.D. JAK FAMILY LP Contact _____
 Address 1626 SW WALTER DR Phone: _____ Fax: _____
 City GRESHAM State OR Zip 97080
 E-mail Address _____

APPLICANT Hayat Market Contact Jessey Onan
 Address 2558 S. Valley View Phone: (702) 426-9591 Fax: _____
 City Las Vegas State NV Zip 89102
 E-mail Address jesseyonan@gmail.com

REPRESENTATIVE LAS Consulting Contact Lucy Stewart
 Address 1916 Trail Peak Lane Phone: (702) 499-6469 Fax: (702) 946-0857
 City Las Vegas State NV Zip 89134
 E-mail Address stewplan@aol.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.

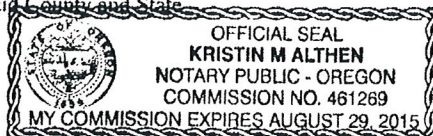
Property Owner Signature: [Signature]
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps
 Print Name: DAVID KHAL

Subscribed and sworn before me

This 24th day of January, 20 13
[Signature]

Notary Public in and for said County and State

Revised 10/27/08

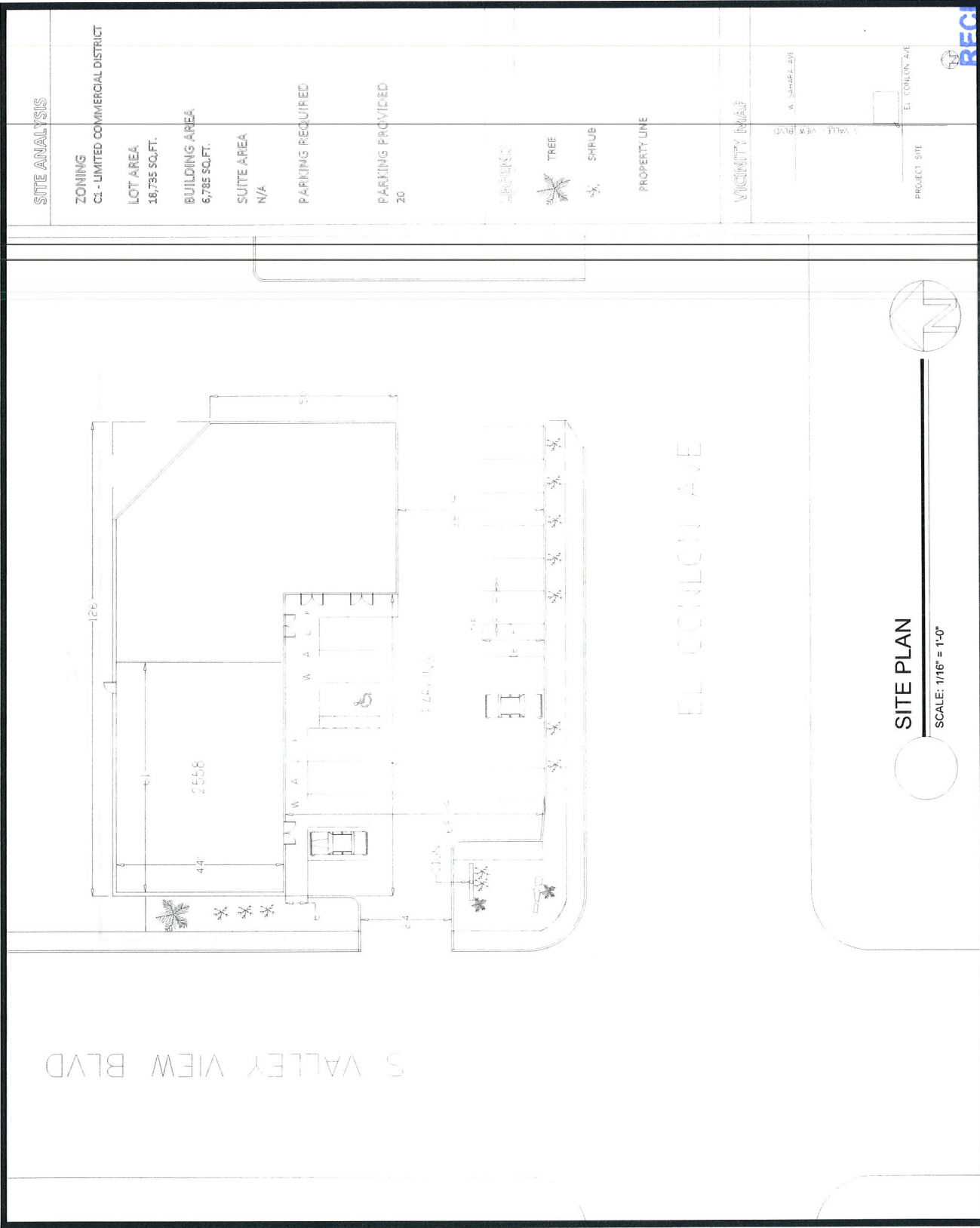


FOR DEPARTMENT USE ONLY

Case # SUP-48177
 Meeting Date: 3/12/13
 Total Fee: \$1280.-
 Date Received: * 1/24/13
 Received By: [Signature]

*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:\depo\Application Packet\Application Form.pdf



DATE: 01-01-13		DRAWN BY: MS	
PREPARED FOR: HAYAT MARKET		2558 S VALLEY VIEW BLVD, LAS VEGAS, NV 89102	
CONTACT: Lucy Stewart (702) 499-6469 cell (702) 946-0857 fax StewPlan@aol.com			

SITE PLAN
SCALE: 1/16" = 1'-0"

SUP-48177

JAN 24 2013

RECEIVED

15

16208101008

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CITY

16

16208101005

16208101006

125.33

R=15

130.63

SUP-48177

RECEIVED

JAN 24 2013

*Lucy Stewart
1916 Trail Peak Lane
Las Vegas, NV 89134
(702) 499-6469-cell.
(702) 946-0857-fax*

January 23, 2013

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

RE: 2558 Valley View, 162-08-101-005

Dear Sir or Madam:

Please accept this letter as our justification for a Special Use Permit (SUP) for the above referenced property. We are requesting a permit to allow the sale of liquor in conjunction with an existing convenience store. Title 19.12 requires;

– *“Minimum Special Use Permit Requirements:*

** 1. Except as otherwise provided, no package liquor off-sale establishment (hereinafter “establishment”) shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City park.*

** 2. Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term “property line” refers to property lines of fee interest parcels and does not include the property line of:*

a. Any leasehold parcel; or

SUP-48177

b. Any parcel which lacks access to a public street or has no area for on site parking and which has been created so as to avoid the distance limitation described in Requirement"

This property meets the separation requirements. The store currently sells beer and wine and the owner has cameras installed in the store and outside the store. The cameras allow him to police activities in the parking lot. The owner has a policy that if it appears a customer is attempting to purchase beer or wine for a minor, they are permanently banned from the store.

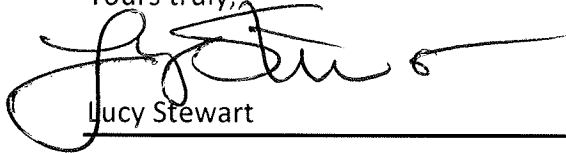
Many of the current clientele walk to the store and have asked about the ability to purchase liquor at this location. ~~The store is beginning to stock items geared towards seniors, and is they are researching the possibility of delivering items to the seniors (not liquor).~~

By including liquor sales as part of the service provided to its customers, the convenience store can only display 10% of its display area as alcohol sales, including beer and wine. The square footage of the convenience store would allow for 154 square feet of display area. The display area that is shown is 90 square feet. The liquor display will be behind the counter a customer will have to request their liquor and purchase it before they take possession of it.

Within the convenience store is a fried chicken restaurant in conjunction with the store. They intend to keep the restaurant active and know they need to acquire an additional liquor license for the off-premise sales of liquor. They are indicating 50 seats for the restaurant portion on their floor plan.

We believe this to be a good use of the property and provide an additional service to our customers. Thank you for your consideration in this matter; please do not hesitate to contact me with any questions.

Yours truly,



Lucy Stewart

SUP-48177

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 12, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-48178 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARKET & SMOKES, INC. - OWNER: TP 1000, LLC. - For possible action on a request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,340 SQUARE-FOOT CONVENIENCE STORE at 1000 Torrey Pines Drive (APN 138-35-402-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 4/17/2013

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

NONE

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-48178

Case Number: _____ APN: 138-35-402-011

Name of Property Owner: T P 1000 L L C

Name of Applicant: MARKET & SMOKES

Name of Representative: Lucy Stewart

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: _____

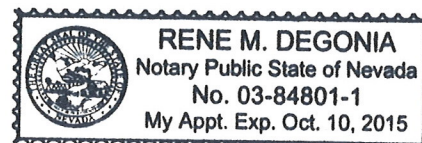
Signature of Property Owner: _____

Print Name: Ernest A. Becker, JR.

Subscribed and sworn before me

STATE OF NEVADA, COUNTY OF CLARK
This 26 day of January, 20 13

Rene M. Degonia
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP for liquor sales
 Project Address (Location): 1000 Torrey Pines
 Project Name: Market & Smokes Proposed Use: Conv. Store
 Assessor's Parcel #(s): 138-35-402-011 Ward #: 1
 General Plan: existing NC proposed NV Zoning: existing C-1 proposed C-1
 Commercial Square Footage: 2334 Floor Area Ratio: _____
 Gross Acres: _____ Lots/Units: _____ Density: _____
 Additional Information: Add liquor sales behind the counter

PROPERTY OWNER TP 1000 LLC Contact: Ernest A. Becker, Jr
 Address: 8090 Durango #115 Phone: 395-9244 Fax: 395-4155
 City: Las Vegas State: NV Zip: 89113-4427
 E-mail Address: eabj@beksgroup.com

APPLICANT Market & Smokes Contact: Sam Kajue
 Address: 1000 N. Torrey Pines Suite A Phone: (702) 487-2787 Fax: _____
 City: Las Vegas State: NV Zip: 89102
 E-mail Address: samkajue@gmail.com

REPRESENTATIVE LAS Consulting Contact: Lucy Stewart
 Address: 1916 Trail Peak Lane Phone: (702) 499-6469 Fax: (702) 946-0857
 City: Las Vegas State: NV Zip: 89134
 E-mail Address: stewplan@aol.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: Ernest A. Becker, Jr

Manager

Subscribed and sworn before me

This 24 day of JANUARY, 20 13

Rene M. Degonia

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # SUP-48178

Meeting Date: 3/12/13

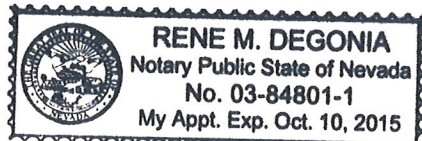
Total Fee: 1280-

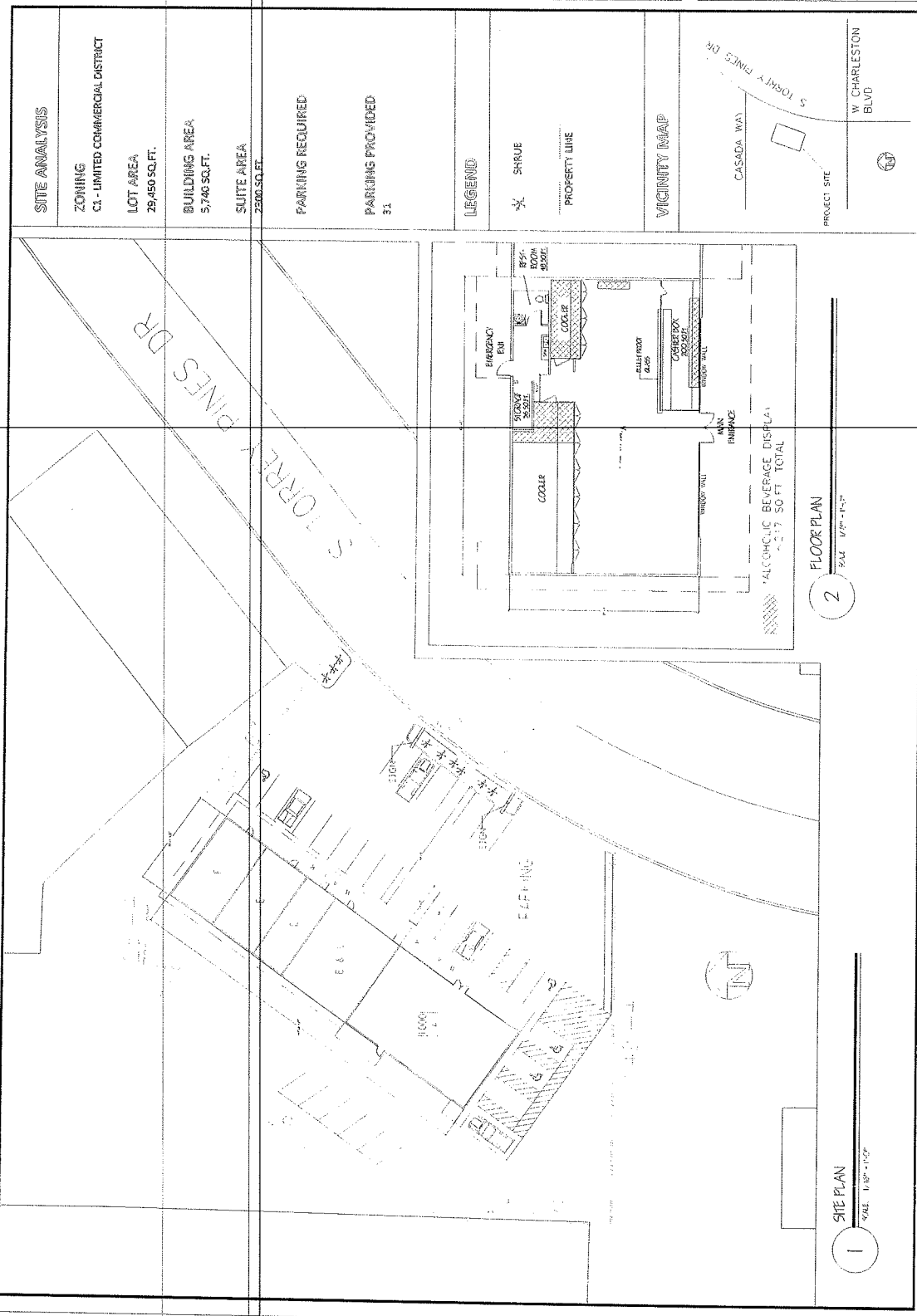
Date Received: 1/24/13

Received By: [Signature]

*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.

\\depot\Application Packet\Application Form.pdf





CONTACT: Lucy Stewart (702) 499-6469 cell (702) 946-0857 fax lsw@lucystewart.com		PREPARED FOR: MARKET & SMOKES 1000 S TORREY PINES DR, LAS VEGAS, NV 89107	DRAWN BY: MS DATE: 01-22-2013
---	--	--	----------------------------------

RECEIVED
 SUP-48178 JAN 24 2013

*Lucy Stewart
1916 Trail Peak Lane
Las Vegas, NV 89134
(702) 499-6469-cell.
(702) 946-0857-fax*

January 24, 2013

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

RE: 1000 Torrey Pines

Dear Sir or Madam:

Please accept this letter as our justification for a Special Use Permit (SUP) for the above referenced property. We are requesting a permit to allow the sale of liquor in conjunction with an existing convenience store. Title 19.12 requires:

– *“Minimum Special Use Permit Requirements:*

** 1. Except as otherwise provided, no package liquor off-sale establishment (hereinafter “establishment”) shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City park.*

** 2. Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term “property line” refers to property lines of fee interest parcels and does not include the property line of:*

- a. Any leasehold parcel; or*
- b. Any parcel which lacks access to a public street or has no area for on site parking and which has been created so as to avoid the distance limitation described in Requirement”*

This property meets the separation requirements. Across Charleston, approximately a quarter mile is a high school. Charleston provides a natural barrier to the high students

SUP-48178

and this store. The store currently sells beer and wine and the owner has cameras installed in the store and outside the store. The cameras allow him to police activities in the parking lot. The owner has a policy that if it appears a customer is attempting to purchase beer or wine for a minor, they are permanently banned from the store.

Many of the current clientele walk to the store and have asked about the ability to purchase liquor at this location (see attached supporting petitions). Lee's Liquor, at Oakey and Rainbow, is the nearest location for liquor and is not convenient to the patrons who are walking.

By including liquor sales as part of the service provided to its customers, the convenience store can only display 10% of its display area as alcohol sales, including beer and wine. The square footage of the convenience store would allow for 234 square feet of display area. The display area that is shown is 217 square feet. The liquor display will be behind the counter, behind the glass so a customer will have to request their liquor and purchase it before they take possession of it.

We believe this to be a good use of the property and provide an additional service to our customers. Thank you for your consideration in this matter; please do not hesitate to contact me with any questions.

Yours truly,



Lucy Stewart

SUP-48178

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 12, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-48179 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PUBLICUS, LLC
- OWNER: MISSION SPRING PROPERTIES, LLC - For possible action on a request for a
Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A
EXISTING 3,100 SQUARE-FOOT RESTAURANT at 1126 Fremont Street (APN 139-35-317-
001), C-2 (General Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 4/17/2013

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

NONE

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-48179** APN: 139-35-317-001

Name of Property Owner: Mission Spring Properties, LLC

Name of Applicant: Nicholas PK Akiona

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

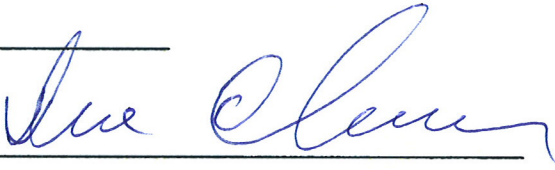
☐ No

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): _____

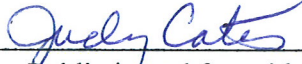
APN: _____

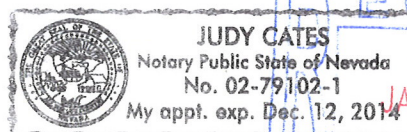
Signature of Property Owner: 

Print Name: David Charron

Subscribed and sworn before me

This 24th day of January, 20 13


Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Beer/Wine/Cooler On-Sale Establishment

Project Address (Location) 1126 Fremont Street

Project Name PublicUs

Proposed Use Restaurant

Beer W.
Cooler
On-sale

Assessor's Parcel #(s) 139-35-317-001

Ward # 3

General Plan: existing Commercial proposed Commercial Zoning: existing C-2 proposed C-2

Commercial Square Footage 3,176

Floor Area Ratio

Gross Acres 1.72

Lots/Units

Density

Additional Information Downtown Centennial Plan

PROPERTY OWNER Mission Spring Properties LLC

Contact Dave Charron

Address 3870 E. Flamingo Road

Phone: (702) 521-3198 Fax:

City Las Vegas

State NV

Zip 89121

E-mail Address dave@missionspring.net

APPLICANT PublicUs LLC

Contact Nicholas PK Akiona

Address 1106 E. Carson Avenue

Phone: (702) 596-8642 Fax:

City Las Vegas

State NV

Zip 89101

E-mail Address kimoakiona@yahoo.com

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 Dave Charron

Subscribed and sworn before me

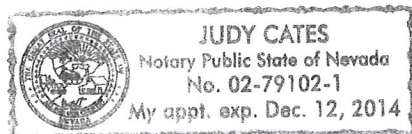
This 23rd day of January, 20 13

[Signature]

Notary Public in and for said County and State

Clark, NV

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # SUP-48179

Meeting Date: 3/12/2013

Total Fee: 1280.00

Date Received: * 1/24/2013

Received By: [Signature]

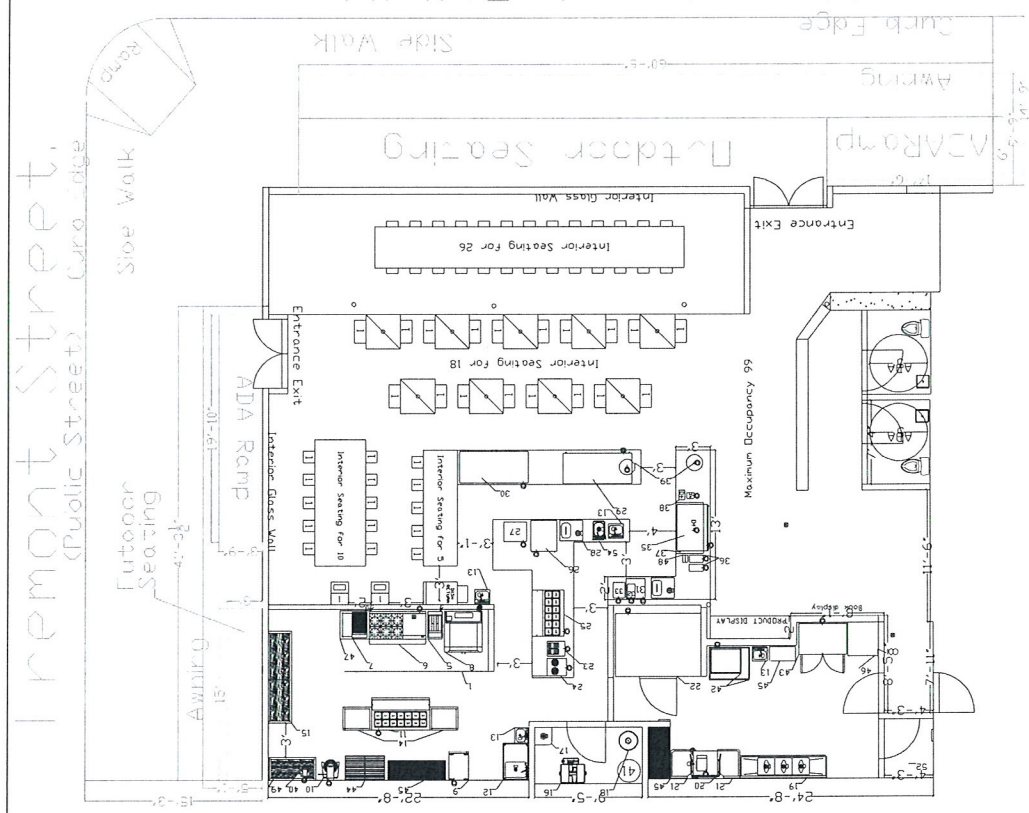
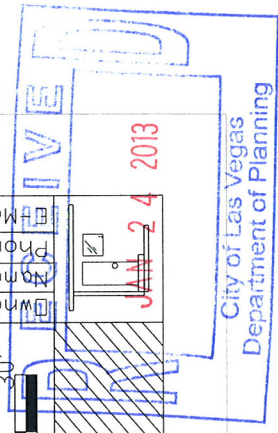
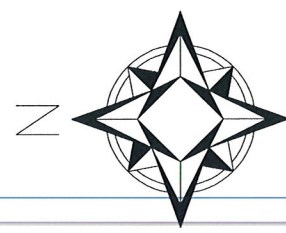
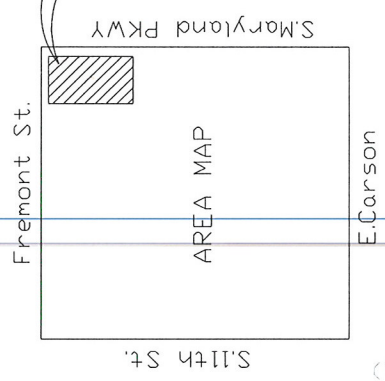
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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

Date
1/17/13

Name of Establishment: PublicUs
Address: 1126 Fremont Street,
Las Vegas, Nevada, 89101
East Village District

Owner Info: Entrepreneur
Name: Nicholas PK Akiona
Phone: (702) 596-8642
Email:



Floor Plan

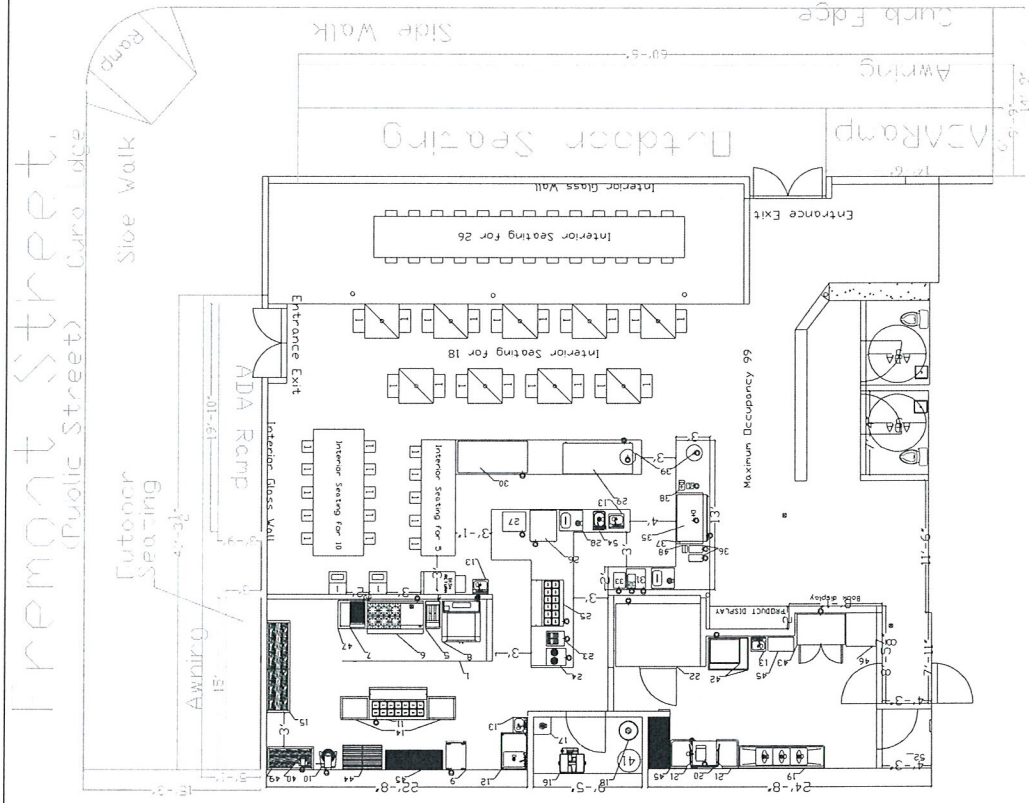
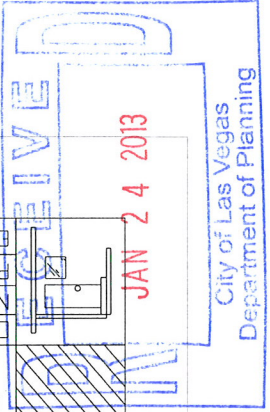
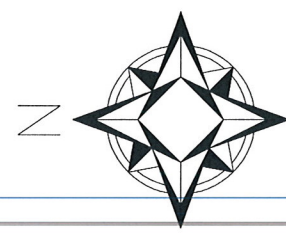
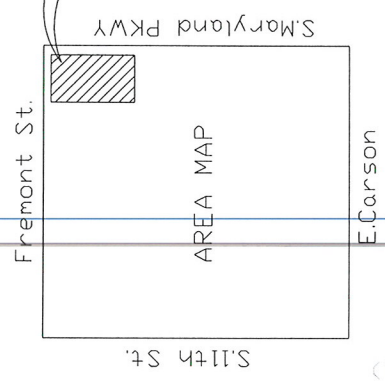
Special Use Permit

SUP-48179

Date
1/17/13

Name of Establishment: Publius
Address: 1126 Fremont Street,
Las Vegas, Nevada, 89101
East Village District

Owner Info: Entrepreneur
Name: Nicholas PK Akiona
Phone: (702) 596-8642
E-Mail:



FLOOR PLAN

Special Use Permit

SUP-48179

Notes:

Wall= Resurfaced gray concrete.
 Awning= Gray Paint
 Brick= Gray Paint
 Glass= Clear
 Outdoor Seating= Metal/Wood Deck
 ADA Ramp= Wood
 Sign= Gray Metal

Date
1/17/13

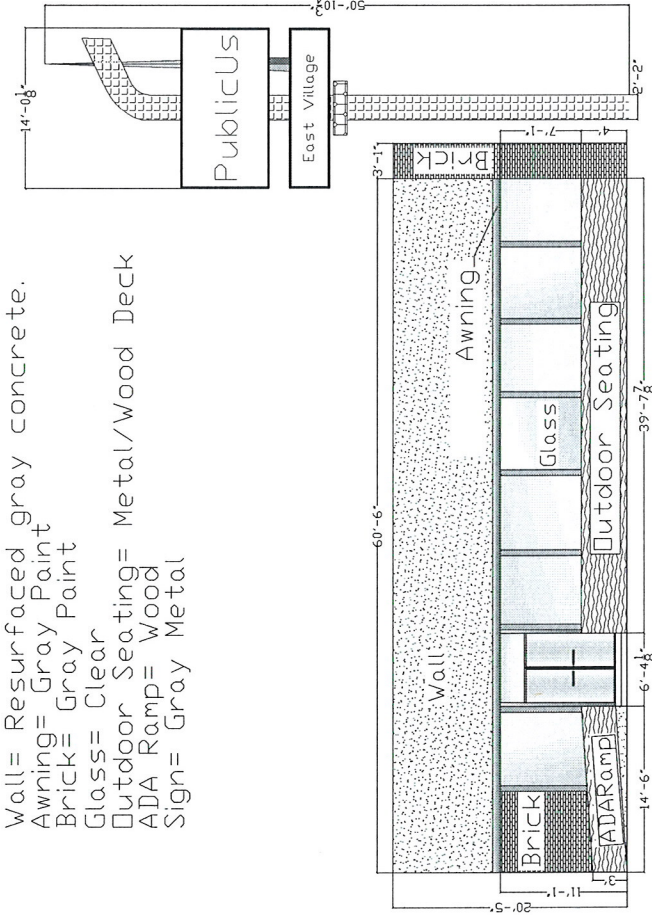
Fremont St.

S.Maryland PKWY

AREA MAP

E.Carson

S.11th St.



Name of Establishment: Publicus
 Address: 1126 Fremont Street,
 Las Vegas, Nevada, 89101
 East Village District

Owner Info: Entrepreneur
 Name: Nicholas PK Akiona
 Phone: (702) 596-8642
 E-Mail:



Special Use Permit

Maryland PKWY
West Elevation

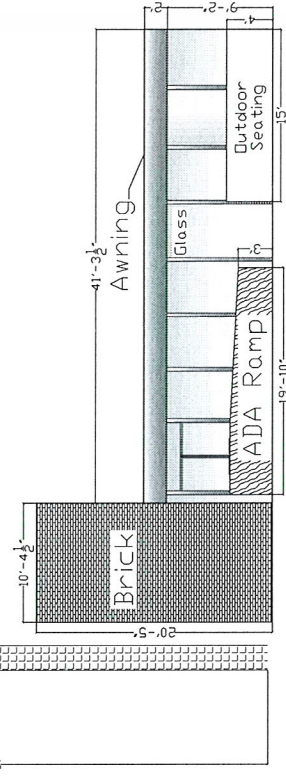
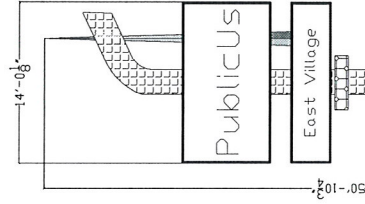
JAN 24 2013

SUP-48179

City of Las Vegas
 Department of Planning

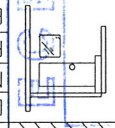
Notes:

Awning= Gray Painted Metal
 Brick= Gray Paint
 Glass= Clear
 Outdoor Seating= Wood
 ADA Ramp= Wood
 Sign= Gray Metal
 Outdoor Seating= Zone



Special Use Permit

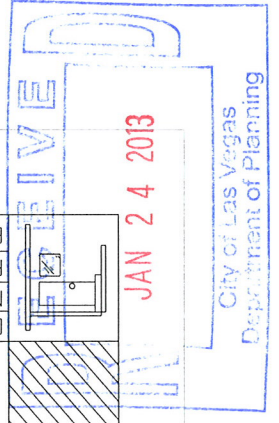
Fremont St.
 North Elevation



Owner Info: Entrepreneur
 Name: Nicholas PK Akiona
 Phone: (702) 596-8642
 E-Mail:

Name of Establishment: Publicus
 Address: 1126 Fremont Street,
 Las Vegas, Nevada, 89101
 East Village District

Date
 1/17/13



SUP-48179

Nicholas PK Akiona
PublicUs LLC dba PublicUs
1126 Fremont Street
Las Vegas, NV 89101

December 28, 2012

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

Re: JUSTIFICATION LETTER
SUP Application

Dear Mr. Fagg:

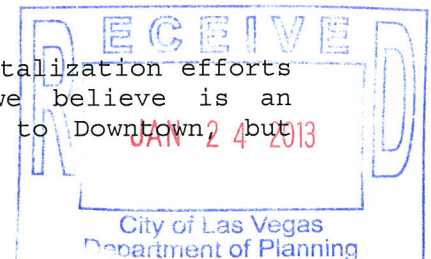
Please accept this letter as our official Justification Letter for a Special Use Permit for a Beer Wine Cooler On-Sale license in conjunction with our Restaurant business operation to be located at 1126 Fremont Street. The Restaurant is located within the East Village District and is part of the Downtown Overlay District as defined by Map 17 of the Downtown Centennial Plan. The Application is for a **SUP FOR A BEER WINE COOLER ON-SALE ESTABLISHMENT** on 1.72 acres at 1126 Fremont Street, Las Vegas, Nevada 89101 zoned C-2 (General Commercial).

We intend to serve beer, wine and coolers in conjunction with meals on the premises and will also provide outdoor seating. 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 Restaurant is approximately 3,100 square feet and we plan to employ approximately 10 to 15 employees. The hours of operation will be from 6:00am to 11:00pm Monday through Sunday. The Restaurant will not increase the demand for parking, as the prior use was also a restaurant operation.

We are requesting a Waiver to allow for a Beer Wine Cooler On-Sale business, which is approximately 330 feet from a protected use (Church located at 1229 E. Carson Avenue) where 400 feet is required. While the request is to allow 330 feet where 400 feet is required, the area of the parcel that is within the 400 feet distance separation area is a portion of the parking lot located at the southwest corner of the parcel. The actual distance from the Church parcel to our tenant space is approximately 475 feet, and over 500 feet when measuring to our closest entrance. Our parcel is also separated from the Church by two major roadways, Maryland Parkway and Carson Avenue. For these reasons, we believe this Waiver request is meeting the spirit of the 400 feet distance separation requirement.

This Restaurant will further enhance the various revitalization efforts underway in Downtown Las Vegas by adding what we believe is an additional element in not only attracting visitors to Downtown, but

SUP-48179



adding to the quality of life for current and future Downtown residents. We appreciate your support for this project and look forward to working with the City of Las Vegas Staff during the entitlement process. If you have any questions and / or concerns, please do not hesitate to contact me.

With Kind Regards,

Nicholas PK Akiona

SUP-48179



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 12, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-48180 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ELITE MEDIA/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR AN OFF-PREMISE SIGN at 3951 East Bonanza Road (APN 140-31-102-002), C-V (Civic) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 4/17/2013

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

NONE

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-48180** APN: 140-31-102-002

Name of Property Owner: City of Las Vegas

Name of Applicant: Elite Media

Name of Representative: YESCO LLC

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: _____

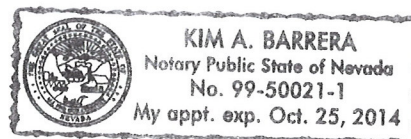
Signature of Property Owner: Elizabeth N. Fretwell

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 22 day of January, 2013
Kim Barrera

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit
 Project Address (Location) 3951 E. Bonanza RD
 Project Name Parquee - Mike Morgan Park Proposed Use Off-Premise Sign
 Assessor's Parcel #(s) 140-31-102-002 Ward # 3
 General Plan: existing PR-OS proposed N/A Zoning: existing C-V proposed N/A
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information Off-Premise Sign (Parquee) @ Mike Morgan Park

PROPERTY OWNER City of Las Vegas Contact Elizabeth N. Fretwell
 Address 495 S. Main St Phone: (702) 229-6501 Fax: (702) 388-1807
 City Las Vegas State NV Zip 89101
 E-mail Address _____

APPLICANT Elite Media Contact Chad McCullough
 Address 145 Brightmoor Ct. Phone: (702) 492-0654 Fax: (702) 974-2774
 City Henderson State NV Zip 89074
 E-mail Address chad@elitemediainc.com

REPRESENTATIVE YESCO LLC Contact Michael LeBlue
 Address 5119 S. Cameron St Phone: (702) 348-7414 Fax: (702) 944-4500
 City Las Vegas State NV Zip 89118
 E-mail Address mleblue@yesco.com

Property Owner Signature Elizabeth N. Fretwell

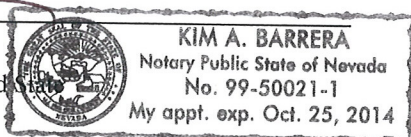
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 22 day of January, 20 13

Kim A. Barrera



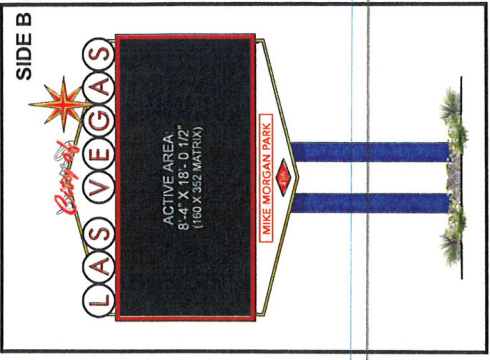
Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>SOP-48180</u>
Meeting Date:	<u>03/12/13</u>
Total Fee:	<u>\$ 1030.00</u>
Date Received:*	<u>01/29/13</u>
Received By:	<u>Jonathan</u>

*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.

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL



OPEN CHANNEL LETTERS PAINTED RED (485C)
WITH D/T 15MM CLEAR RED NEON. CLEAR PLEX FACES.

CABINET AND RETAINER PAINTED
YELLOW (PMS 1225C) WITH WHITE SM FACE.

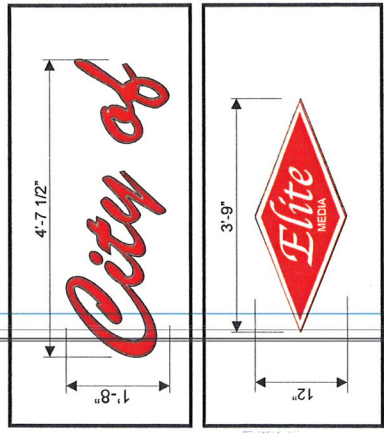
NON-ILLUM. SM DISCS PAINTED BLUE (300C)
WITH WHITE PAINTED FACE

INTERNALLY LED ILLUM. PAN CH LTRS
WITH RED PLEX FACES. RED LED ILLUMINATION
PAINTED RED TO MATCH PMS485C

LED CABINET PAINTED RED TO MATCH PMS 485C

16MM FULL COLOR MESSAGE UNIT
(160 X 352 MATRIX)

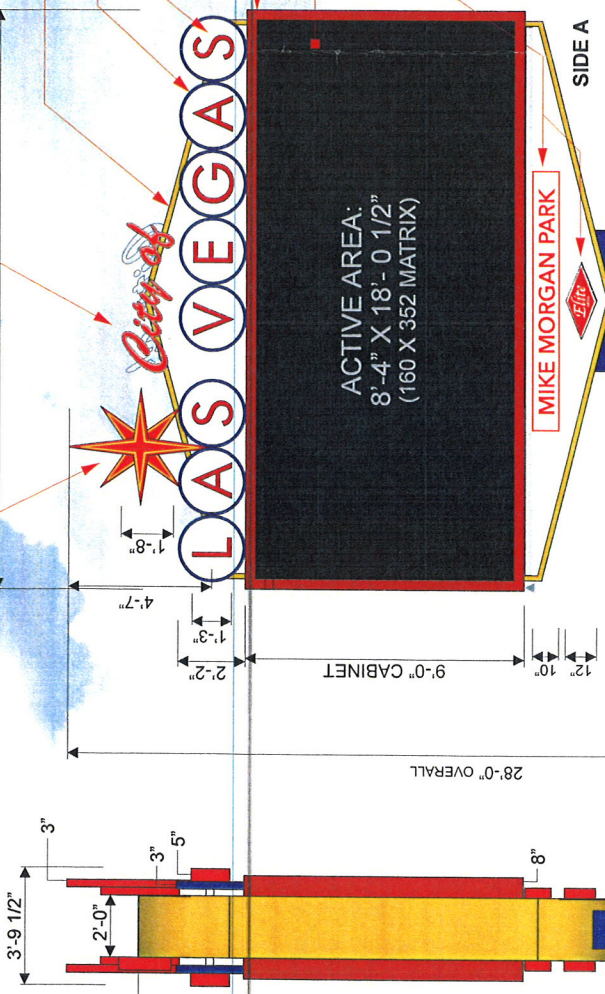
4" DEEP INTERNALLY ILLUM PLANT ON CABINETS.
PAINTED RED (PMS 485C). WHITE PLEX FACE
WITH F/S RED VINYL ILLUM. WITH WARM WHITE LEDS



RECEIVED
JAN 24 2013

OPEN CHANNEL STAR CABINET (2 LEVELS)
PAINTED RED (485C) WITH 15MM-30MA P73
NOVAL GOLD NEON TO ALTERNATE
FLASHING BETWEEN UNITS

18'-9" OVERALL



PY-1 D/F ILLUM. PYLON SIGN
SCALE: 1/4" = 1'-0"

SCOPE OF WORK:
YESCO TO MFG & INSTALL ONE (1) D/F INTERNALLY ILLUMINATED PYLON SIGN.

TOTAL SQ FT:
525

SUP-48180

125A - 12208 3 Phase
* Disconnect to sign location *

END VIEW

LOC-1
WARD 3A

3951 E BONANZA

CENTER LINE

E. BONANZA

PY-1

5' MIN

PROPERTY LINE

N. HONOLULU ST

N. SANDHILL

RECEIVED
JAN 2 2013

PARCEL # 140-31-102 002

SUP-48180

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

YESCO
YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
AN CONSTRUCTION LICENSE #A001919 & A001428

Client Name & Address
CITY OF LAS VEGAS
LAS VEGAS, NV

Project Number
423039

Project Name
CITY OF LAS VEGAS

Account Executive
BOB STOCKHAM / JIM COOK

Designer
MALCOLM SHAW / JIM GIETZEN

Checked by

Creative Director

Estimating

Account Executive

Client

Rev / Date / Designer

09/21/11 - MS

09/06/12 - MS

10/11/12 - MS

11/13/12 - MS

Description
**NON-ILLUM
FOAM LTR**

Classification
SP-1

Reference Design

Sheet
1.1

LOC-1
WARD 3A

3951 E BONANZA



SUP-48180

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
YESCO
YESCO LLC has been awarded a contract to provide design services for the City of Las Vegas. The contract is for the design of a new sign for the City of Las Vegas. The contract is for the design of a new sign for the City of Las Vegas. The contract is for the design of a new sign for the City of Las Vegas.

Client Name & Address:
CITY OF LAS VEGAS
LAS VEGAS, NV
Project Name:
CITY OF
LAS VEGAS
Project Number:
423039

Account Executive:
BOB STOCKHAM/
JIM COOK
Designer:
MALCOLM SHAW
JIM GIETZEN
Checked by:
Creative Director:
Estimating:
Account Executive:
Client:

Rev. Date Designer
09/21/11 - MS
06/08/12 - MS
08/11/12 - MS
11/13/12 - MS
Description:
NON-ILLUM
FOAM LTR
Classification:
PY-1
Reference Design:
GLE # 2013-01
Sheet:
1.2



Elite Media Inc
145 Brightmoor Ct.
Henderson, NV 89074
Phone (702) 492-0654
Fax (702) 269-0761

January 23, 2013

City of Las Vegas
Planning Division
Mr. Doug Rankin
Manager
495. S. Main St.
Las Vegas, NV 89101

Subject: JUSTIFICATION LETTER FOR SPECIAL USE PERMIT

Reference: Digital Parquees™ - Mike Morgan Family Park, 391 East Bonanza Road

Dear Mr. Rankin,

Issue:

To obtain the necessary Planning Department approval and permits to move forward with the project in regards to the approved Digital Parquee™ License Agreement between the City of Las Vegas, the State of Nevada and Elite Media, Inc regarding advertising, sponsorship and other items related thereto for the above location.

Per the agreement Elite Media will be installing on a total of 4 sites, 5 digital Parquee™ structures with 9 total LED screens, the above location listed as one of the four sites. The below lists all of the locations as per the approved agreement with the City of Las Vegas.

- **Mike Morgan Family Park:** One double sided digital Parquee™ sign with LED sizes 18'9"W x 28'H (two total LED screens)
- **Ed Fountain Park:** One double sided digital Parquee™ sign with LED sizes 18'9"W x 28'H (two total LED screens)
- **Dula Center:** Two double sided digital Parquee™ signs with LED sizes 34'10"W x 65'H (four total LED screens)
- **East Service Yard:** One single sided digital Parquee™ sign with LED sizes 18'9"W x 28'H (One total LED screen)

Information:

Elite Media has 5 employees that provide sales and administrative functions only. Elite Media will contract Yesco Electronics with specialization in the fabrication and installation of these signs. These Parquee™ structures will be the first of their kind in the City of Las Vegas. Yesco has over 100 years of experience in fabrication and installation of signs. (See attached information on Yesco).

Required State Licenses: YESCO NV Contractors License Nos.0074289,0074290,0075739

SUP-48180



Sustainability: The Parquee TM structures are designed with the latest in LED technology. These displays provide energy efficiencies requiring 36%+ less power than older displays.

Findings: Pursuant to the contract with the City, this project meets/supports existing City regulations whereas this site and surrounding uses are harmonious and compatible.

- a. The proposed digital Parquees™ have an exciting design that complements the City of Las Vegas properties, by emulating the design of the famous “Welcome to Las Vegas” sign originally designed by Yesco. These signs will bring important City information to the public as well as sponsorship opportunities that generate revenue for the City.
- b. The physical site locations for the Parquee™ structures have been preliminary evaluated according to the City maps and zoning restrictions. These sites are determined to be in compliance with the appropriate restrictions.
- c. Street and highway access to the physical site locations is adequate in size to meet the requirements.
- d. The Digital Parquees™ have no impact on public health, safety and welfare.

Thank you for this opportunity. Please let me know if you require any additional information for this special use request.

Sincerely,

Chad McCullough
Elite Media, Inc

SUP-48180

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 12, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-48181 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ELITE MEDIA/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR AN OFF-PREMISE SIGN at 650 North Mojave Road (APN 139-25-802-006), C-V (Civic) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 4/17/2013

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

NONE

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

RECEIVED

STATEMENT OF FINANCIAL INTEREST

JAN 24 2013

Case Number: SUP-48181 APN: 139-25-802-006

Name of Property Owner: City of Las Vegas

Name of Applicant: Elite Media

Name of Representative: YESCO LLC

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): _____

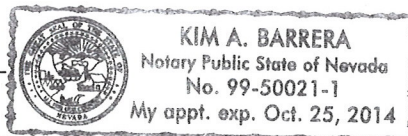
APN: _____

Signature of Property Owner: Elizabeth N. Fretwell

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 22 day of January, 2013
Kim A. Barrera



Notary Public in and for said County and State



DEPARTMENT OF PLANNING

RECEIVED

APPLICATION / PETITION FORM

JAN 24 2013

Application/Petition For: Special Use Permit
 Project Address (Location) 650 N. Mojave Rd
 Project Name Parquee - CLV East Service Yard Proposed Use Off-Premise Sign
 Assessor's Parcel #(s) 139-25-802-006 Ward # 3
 General Plan: existing PF proposed N/A Zoning: existing C-V proposed N/A
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information Off-Premise Sign (Parquee) @ CLV East Service Yard

PROPERTY OWNER City of Las Vegas Contact Elizabeth N. Fretwell
 Address 495 S. Main St Phone: (702) 229-6501 Fax: (702) 388-1807
 City Las Vegas State NV Zip 89101
 E-mail Address _____

APPLICANT Elite Media Contact Chad McCullough
 Address 145 Brightmoor Ct. Phone: (702) 492-0654 Fax: (702) 974-2774
 City Henderson State NV Zip 89074
 E-mail Address chad@elitemediainc.com

REPRESENTATIVE YESCO LLC Contact Michael LeBlue
 Address 5119 S. Cameron St Phone: (702) 348-7414 Fax: (702) 944-4500
 City Las Vegas State NV Zip 89118
 E-mail Address mleblue@yesco.com

Property Owner Signature* Elizabeth N. Fretwell

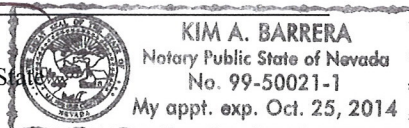
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 20 day of January, 20 13.

Kim A. Barrera



Notary Public in and for said County and State

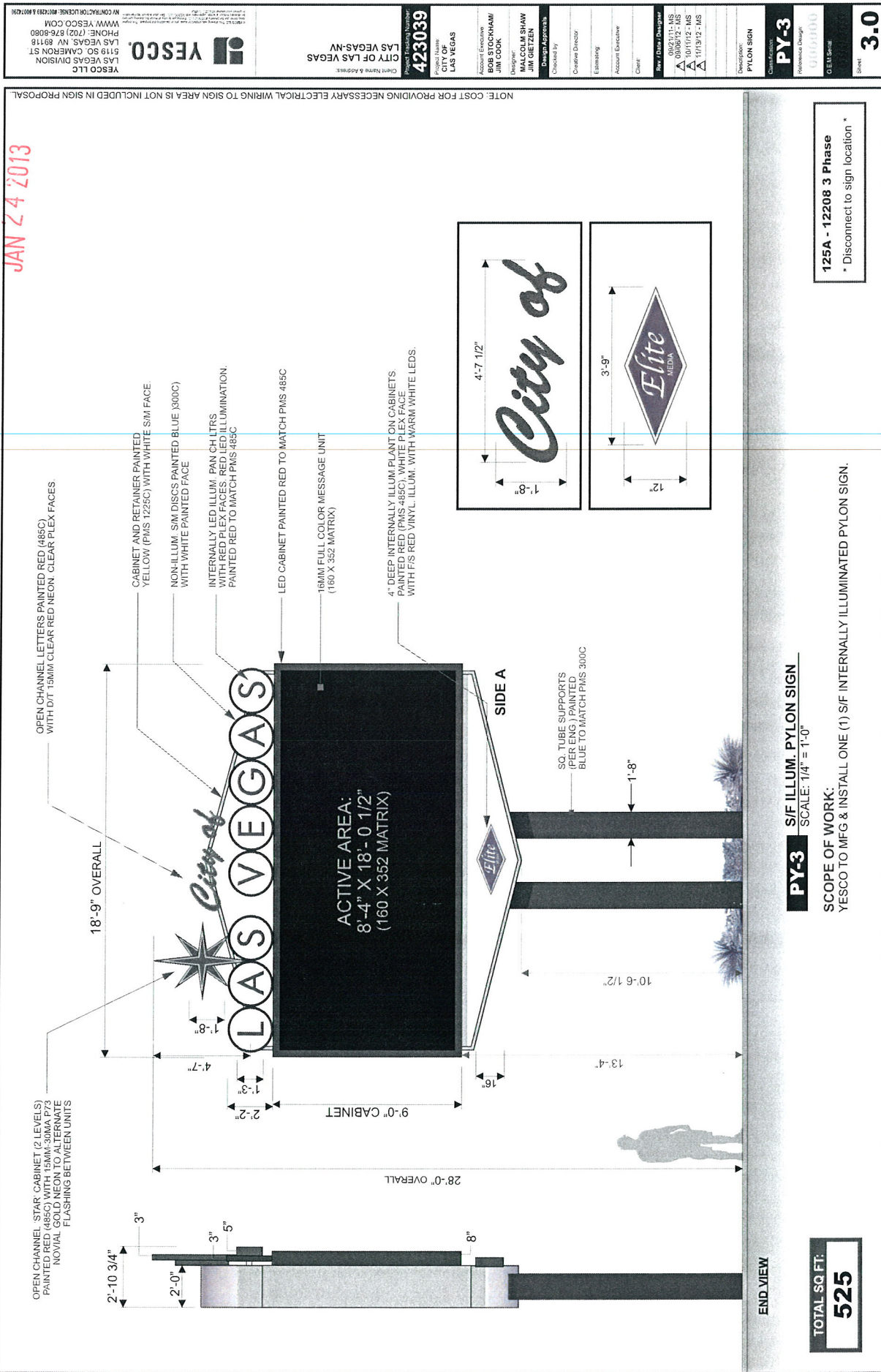
FOR DEPARTMENT USE ONLY

Case #	<u>SUP 48181</u>
Meeting Date:	<u>03/12/13</u>
Total Fee:	<u>\$1030.00</u>
Date Received:*	<u>01/24/13</u>
Received By:	<u>Jonathan B</u>

*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.

RECEIVED

JAN 24 2013



NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL

YESCO LLC
LAS VEGAS DIVISION
5119 S. CAMERON ST.
LAS VEGAS, NV 89116
PHONE: (702) 876-8080
WWW.YESCO.COM
NY CONTRACTOR LICENSE: 801293 A-001209

Client Name & Address:
CITY OF LAS VEGAS
LAS VEGAS, NV

Project Name:
423039

City Of:
LAS VEGAS

Account Executive:
BOB STOCKHAM/
JIM COOK

Designer:
JAMES K. SHAW
JIM GETZEN

Checked by:
Estimating:
Account Executive:
Client:

Drawn by:
Creative Director:
Estimating:
Account Executive:
Client:

Rev / Date Designer:
09/21/11 - MS
09/06/12 - MS
10/11/12 - MS
11/13/12 - MS

Customer:
Pylon Sign

Contract No:
PY-3

Reference Design:
100000000

GLEB Sign:
3.0

125A - 12208 3 Phase
* Disconnect to sign location *

PY-3 S/F ILLUM. PYLON SIGN
SCALE: 1/4" = 1'-0"

SCOPE OF WORK:
YESCO TO MFG & INSTALL ONE (1) S/F INTERNALLY ILLUMINATED PYLON SIGN.

TOTAL SQ FT:
525

SUP-48181

RECEIVED

JAN 24 2013

LOC-3
WARD 3B

650 MOJAVE &
3415 E BONANZA

N MOJAVE



PROPERTY LINE

E BONANZA RD
CENTER LINE

PARCEL # 139-25-802-006

SUP-48181

YESCO
LAS VEGAS DIVISION
5195 SO CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
IN CONTRACTOR LICENSE: 8001283 & 8007459

CITY OF LAS VEGAS
LAS VEGAS, NV

Project Tracking Number
423039

Project Name
CITY OF
LAS VEGAS

Account Executive
BOB STOCKHAM/
JIM COOK

Designer
JAMES M. SHAW
JIM GETZEN

Checked by
Design Approvals

Creative Director

Estimating

Account Executive

Client

Rev. Date Designer

09/21/11 - MS
09/06/12 - MS
10/11/12 - MS
11/13/12 - MS

Description
NON-ILLUM
FOAM LITS

Construction
SP-1

Revisions & Design

00000000

00000000

Sheet
3.1

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.



Elite Media Inc
145 Brightmoor Ct.
Henderson, NV 89074
Phone (702) 492-0654
Fax (702) 269-0761

January 23, 2013

City of Las Vegas
Planning Division
Mr. Doug Rankin
Manager
495. S. Main St.
Las Vegas, NV 89101

RECEIVED

JAN 24 2013

Subject: JUSTIFICATION LETTER FOR SPECIAL USE PERMIT

Reference: Digital Parquees™ - City of Las Vegas | East Service Yard, 3415 East Bonanza Road

Dear Mr. Rankin,

Issue:

To obtain the necessary Planning Department approval and permits to move forward with the project in regards to the approved Digital Parquee™ License Agreement between the City of Las Vegas, the State of Nevada and Elite Media, Inc regarding advertising, sponsorship and other items related thereto for the above location.

Per the agreement Elite Media will be installing on a total of 4 sites, 5 digital Parquee™ structures with 9 total LED screens, the above location listed as one of the four sites. The below lists all of the locations as per the approved agreement with the City of Las Vegas.

- **Mike Morgan Family Park:** One double sided digital Parquee™ sign with LED sizes 18'9"W x 28'H (two total LED screens)
- **Ed Fountain Park:** One double sided digital Parquee™ sign with LED sizes 18'9"W x 28'H (two total LED screens)
- **Dula Center:** Two double sided digital Parquee™ signs with LED sizes 34'10"W x 65'H (four total LED screens)
- **East Service Yard:** One single sided digital Parquee™ sign with LED sizes 18'9"W x 28'H (One total LED screen)

Information:

Elite Media has 5 employees that provide sales and administrative functions only. Elite Media will contract Yesco Electronics with specialization in the fabrication and installation of these signs. These Parquee™ structures will be the first of their kind in the City of Las Vegas. Yesco has over 100 years of experience in fabrication and installation of signs. (See attached information on Yesco).

Required State Licenses: YESCO NV Contractors License Nos.0074289,0074290,0075739

SUP-48181



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JAN 24 2013

Sustainability: The Parquee TM structures are designed with the latest in LED technology. These displays provide energy efficiencies requiring 36%+ less power than older displays.

Findings: Pursuant to the contract with the City, this project meets/supports existing City regulations whereas this site and surrounding uses are harmonious and compatible.

- a. The proposed digital Parquees™ have an exciting design that complements the City of Las Vegas properties, by emulating the design of the famous "Welcome to Las Vegas" sign originally designed by Yesco. These signs will bring important City information to the public as well as sponsorship opportunities that generate revenue for the City.
- b. The physical site locations for the Parquee™ structures have been preliminary evaluated according to the City maps and zoning restrictions. These sites are determined to be in compliance with the appropriate restrictions.
- c. Street and highway access to the physical site locations is adequate in size to meet the requirements.
- d. The Digital Parquees™ have no impact on public health, safety and welfare.

Thank you for this opportunity. Please let me know if you require any additional information for this special use request.

Sincerely,

Chad McCullough
Elite Media, Inc

SUP-48181

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 12, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-48182 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ELITE MEDIA/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR AN OFF-PREMISE SIGN at 1400 North Decatur Boulevard (APN 139-30-101-006), C-V (Civic) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 4/17/2013

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

NONE

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-48182 APN: 139-30-101-006

Name of Property Owner: City of Las Vegas

Name of Applicant: Elite Media

Name of Representative: YESCO LLC

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: _____

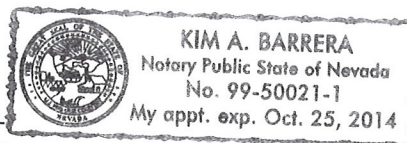
Signature of Property Owner: Elizabeth N. Fretwell

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 22 day of January, 2013

Kim A. Barrera
Notary Public in and for said County and State



RECEIVED

JAN 24 2013

City of Las Vegas
Dept. of Planning



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit
Project Address (Location) 1400 N. Decatur Blvd
Project Name Parquee - Ed Fountain Park Proposed Use Off-Premise Sign
Assessor's Parcel #(s) 139-30-101-006 Ward # 5
General Plan: existing PR-OS proposed N/A Zoning: existing C-V proposed N/A
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information Off-Premise Sign (Parquee) @ Ed Fountain Park

PROPERTY OWNER City of Las Vegas Contact Elizabeth N. Fretwell
Address 495 S. Main St Phone: (702) 229-6501 Fax: (702) 388-1807
City Las Vegas State NV Zip 89101
E-mail Address _____

APPLICANT Elite Media Contact Chad McCullough
Address 145 Brightmoor Ct. Phone: (702) 492-0654 Fax: (702) 974-2774
City Henderson State NV Zip 89074
E-mail Address chad@elitemediainc.com

REPRESENTATIVE YESCO LLC Contact Michael LeBlue
Address 5119 S. Cameron St Phone: (702) 348-7414 Fax: (702) 944-4500
City Las Vegas State NV Zip 89118
E-mail Address mleblue@yesco.com

Property Owner Signature* Elizabeth N. Fretwell

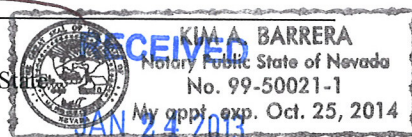
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 20 day of January, 20 13.

Notary Public in and for said County and State



Revised 10/27/08

City of Las Vegas
Dept. of Planning

FOR DEPARTMENT USE ONLY

Case #	<u>SUP-48182</u>
Meeting Date:	<u>03/12/13</u>
Total Fee:	<u>\$ 1030.00</u>
Date Received:*	<u>01/24/13</u>
Received By:	<u>Jonathan B.</u>

*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

LOC-2
WARD 5B

**1400 N DECATUR
NORTHBOUND**

CENTER LINE

VEGAS DR

PROPERTY LINE

N DECATUR

PY-2

5' MIN

PARCEL # 139-30-101-006

SUP-48182

RECEIVED

JAN 24 2013
City of Las Vegas
Dept. of Planning

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

YESCO

YESCO LLC
LAS VEGAS DIVISION
5119 SO CAMERON ST
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM

AN CONTRACTOR LICENSE #0012183 & 0012184

Project Tracking Number:
423039

Client Name & Address:
CITY OF LAS VEGAS
LAS VEGAS, NV

Project Address:
CITY OF
LAS VEGAS

Account Executive:
BOB STOCKHAM/
JIM COOK

Designer:
MALCOLM SHAW
JIM COOK

Checked/Approved:
JIM COOK

Created By:
Creative Director

Estimating:

Account Executive:

Client:

Rev / Date / Designer:
09/21/11 - MS
09/06/12 - MS
10/11/12 - MS
11/13/12 - MS

Description:
NON-ILLUM
FOAM LTFS

Classification:
SP-1

Reference Design:
0000000

OLET Serial:
0000000

Sheet:
2.1

LOC-2
WARD 5B

**1400 N DECATUR
NORTHBOUND**



RECEIVED

JAN 24 2013
City of Las Vegas
Dept. of Planning

SUP-48182

YESCO LLC LAS VEGAS DIVISION 5119 SO CAMERON ST LAS VEGAS, NV 89118 PHONE: (702) 876-8080 WWW.YESCO.COM AN CONTRACTOR LICENSE #801293 & 801294		YESCO.		Client Name & Address CITY OF LAS VEGAS LAS VEGAS, NV		Project Tracking Number: 423039		Project Name: CITY OF LAS VEGAS		Account Executive: BOB STOCKHAM/ JIM COOK		Designer: MALCOLM SHAW JIM GUTTEN		Checked by: Creative Director		Estimating: Account Executive		Client: City of Las Vegas		New / Date Disposal: 08/31/11 - MS 09/06/12 - MS 10/11/12 - MS 11/13/12 - MS		Description: NON-ILLUM FOAM LTBS		Classification: PY-2		Reference Number: 0000000		O.E.M. Serial: 0000000		Sheet: 2.2	
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NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.



Elite Media Inc
145 Brightmoor Ct.
Henderson, NV 89074
Phone (702) 492-0654
Fax (702) 269-0761

January 23, 2013

City of Las Vegas
Planning Division
Mr. Doug Rankin
Manager
495. S. Main St.
Las Vegas, NV 89101

Subject: JUSTIFICATION LETTER FOR SPECIAL USE PERMIT

Reference: Digital Parquees™ - Ed Fountain Family Park, 1400 N. Decatur Blvd

Dear Mr. Rankin,

Issue:

To obtain the necessary Planning Department approval and permits to move forward with the project in regards to the approved Digital Parquee™ License Agreement between the City of Las Vegas, the State of Nevada and Elite Media, Inc regarding advertising, sponsorship and other items related thereto for the above location.

Per the agreement Elite Media will be installing on a total of 4 sites, 5 digital Parquee™ structures with 9 total LED screens, the above location listed as one of the four sites. The below lists all of the locations as per the approved agreement with the City of Las Vegas.

- **Mike Morgan Family Park:** One double sided digital Parquee™ sign with LED sizes 18'9"W x 28'H (two total LED screens)
- **Ed Fountain Park:** One double sided digital Parquee™ sign with LED sizes 18'9"W x 28'H (two total LED screens)
- **Dula Center:** Two double sided digital Parquee™ signs with LED sizes 34'10"W x 65'H (four total LED screens)
- **East Service Yard:** One single sided digital Parquee™ sign with LED sizes 18'9"W x 28'H (One total LED screen)

Information:

Elite Media has 5 employees that provide sales and administrative functions only. Elite Media will contract Yesco Electronics with specialization in the fabrication and installation of these signs. These Parquee™ structures will be the first of their kind in the City of Las Vegas. Yesco has over 100 years of experience in fabrication and installation of signs. (See attached information on Yesco).

Required State Licenses: YESCO NV Contractors License Nos. 0074289, 0074290, 0075739

RECEIVED

JAN 24 2013

SUP-48182

City of Las Vegas
Dept. of Planning



Sustainability: The Parquee TM structures are designed with the latest in LED technology. These displays provide energy efficiencies requiring 36%+ less power than older displays.

Findings: Pursuant to the contract with the City, this project meets/supports existing City regulations whereas this site and surrounding uses are harmonious and compatible.

- a. The proposed digital Parquees™ have an exciting design that complements the City of Las Vegas properties, by emulating the design of the famous “Welcome to Las Vegas” sign originally designed by Yesco. These signs will bring important City information to the public as well as sponsorship opportunities that generate revenue for the City.
- b. The physical site locations for the Parquee™ structures have been preliminary evaluated according to the City maps and zoning restrictions. These sites are determined to be in compliance with the appropriate restrictions.
- c. Street and highway access to the physical site locations is adequate in size to meet the requirements.
- d. The Digital Parquees™ have no impact on public health, safety and welfare.

Thank you for this opportunity. Please let me know if you require any additional information for this special use request.

Sincerely,

Chad McCullough
Elite Media, Inc

RECEIVED

JAN 24 2013

City of Las Vegas
Dept. of Planning

SUP-48182

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 12, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-48183 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ELITE MEDIA/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR AN OFF-PREMISE SIGN at 431 East Bonanza Road (APN 139-27-803-006), C-V (Civic) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 4/17/2013

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

NONE

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-48183 APN: 139-27-803-006

Name of Property Owner: City of Las Vegas

Name of Applicant: Elite Media

Name of Representative: YESCO LLC

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: _____

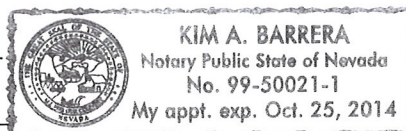
Signature of Property Owner: Elizabeth N. Fretwell

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 22 day of January, 2013

Kim A. Barrera
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-48183 APN: 139-27-803-006

Name of Property Owner: City of Las Vegas

Name of Applicant: Elite Media

Name of Representative: YESCO LLC

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: _____

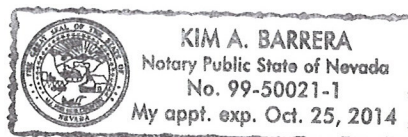
Signature of Property Owner: Elizabeth N. Fretwell

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 22 day of January, 2013

Kim A. Barrera
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit
Project Address (Location) 431 E. Bonanza Rd
Project Name Parquee - CLV Dula Rec. Center Proposed Use Off-Premise Sign
Assessor's Parcel #(s) 139-27-803-006 Ward # 5
General Plan: existing PF proposed N/A Zoning: existing C-V proposed N/A
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information Off-Premise Sign (Parquee) @ CLV Dula Rec. Center

PROPERTY OWNER City of Las Vegas Contact Elizabeth N. Fretwell
Address 495 S. Main St Phone: (702) 229-6501 Fax: (702) 388-1807
City Las Vegas State NV Zip 89101
E-mail Address _____

APPLICANT Elite Media Contact Chad McCullough
Address 145 Brightmoor Ct. Phone: (702) 492-0654 Fax: (702) 974-2774
City Henderson State NV Zip 89074
E-mail Address chad@elitemediainc.com

REPRESENTATIVE YESCO LLC Contact Michael LeBlue
Address 5119 S. Cameron St Phone: (702) 348-7414 Fax: (702) 944-4500
City Las Vegas State NV Zip 89118
E-mail Address mleblue@yesco.com

Property Owner Signature* Elizabeth N. Fretwell

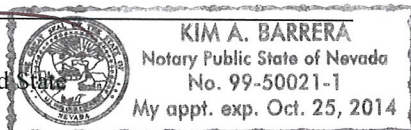
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 22 day of January, 20 13.

Kim A. Barrera



Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #

SUP-48183

Meeting Date:

03/12/13

Total Fee:

\$ 1030.00

Date Received:*

01/24/13

Received By:

Jonathan

*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.



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit
Project Address (Location) 431 E. Bonanza Rd
Project Name Parquee - CLV Fire Station 1 Proposed Use Off-Premise Sign
Assessor's Parcel #(s) 139-27-803-006 Ward # 5
General Plan: existing PF proposed N/A Zoning: existing C-V proposed N/A
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information Off-Premise Sign (Parquee) @ CLV Fire Station 1

PROPERTY OWNER City of Las Vegas Contact Elizabeth N. Fretwell
Address 495 S. Main St Phone: (702) 229-6501 Fax: (702) 388-1807
City Las Vegas State NV Zip 89101
E-mail Address _____

APPLICANT Elite Media Contact Chad McCullough
Address 145 Brightmoor Ct. Phone: (702) 492-0654 Fax: (702) 974-2774
City Henderson State NV Zip 89074
E-mail Address chad@elitemediainc.com

REPRESENTATIVE YESCO LLC Contact Michael LeBlue
Address 5119 S. Cameron St Phone: (702) 348-7414 Fax: (702) 944-4500
City Las Vegas State NV Zip 89118
E-mail Address mleblue@yesco.com

Property Owner Signature* Elizabeth N. Fretwell

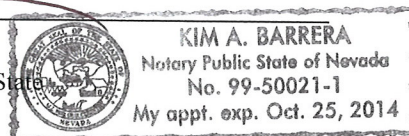
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 22 day of January, 20 13.
Kim A. Barrera

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # SUP-48183

Meeting Date:

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.

OPEN CHANNEL CABINET (2 LEVELS) PAINTED RED (485C) WITH 15MM-30MA P73 NOVAL GOLD NEON TO ALTERNATE FLASHING BETWEEN UNITS

6" DEEP OPEN CHANNEL LETTERS PAINTED RED (485C) WITH D/T 15MM CLEAR RED NEON. CLEAR PLEX FACES

CABINET AND RETAINER PAINTED YELLOW (PMS 1225C) WITH WHITE S/M FACE

NON-ILLUM. S/M DISCS PAINTED BLUE (300C) WITH WHITE PAINTED FACE

INTERNALLY LED ILLUM. PAN CH LTRS WITH RED PLEX FACES. RED LED ILLUMINATION. PAINTED RED TO MATCH PMS 485C

FULL COLOR MESSAGE UNIT: 20MM (240 X 512 MATRIX)

SECTION DETAIL (A)

PLAN VIEW

TOTAL SQ FT: 2090

125A - 12208 3 Phase (Per side)
* Disconnect to sign location *

PY-4
PY-5

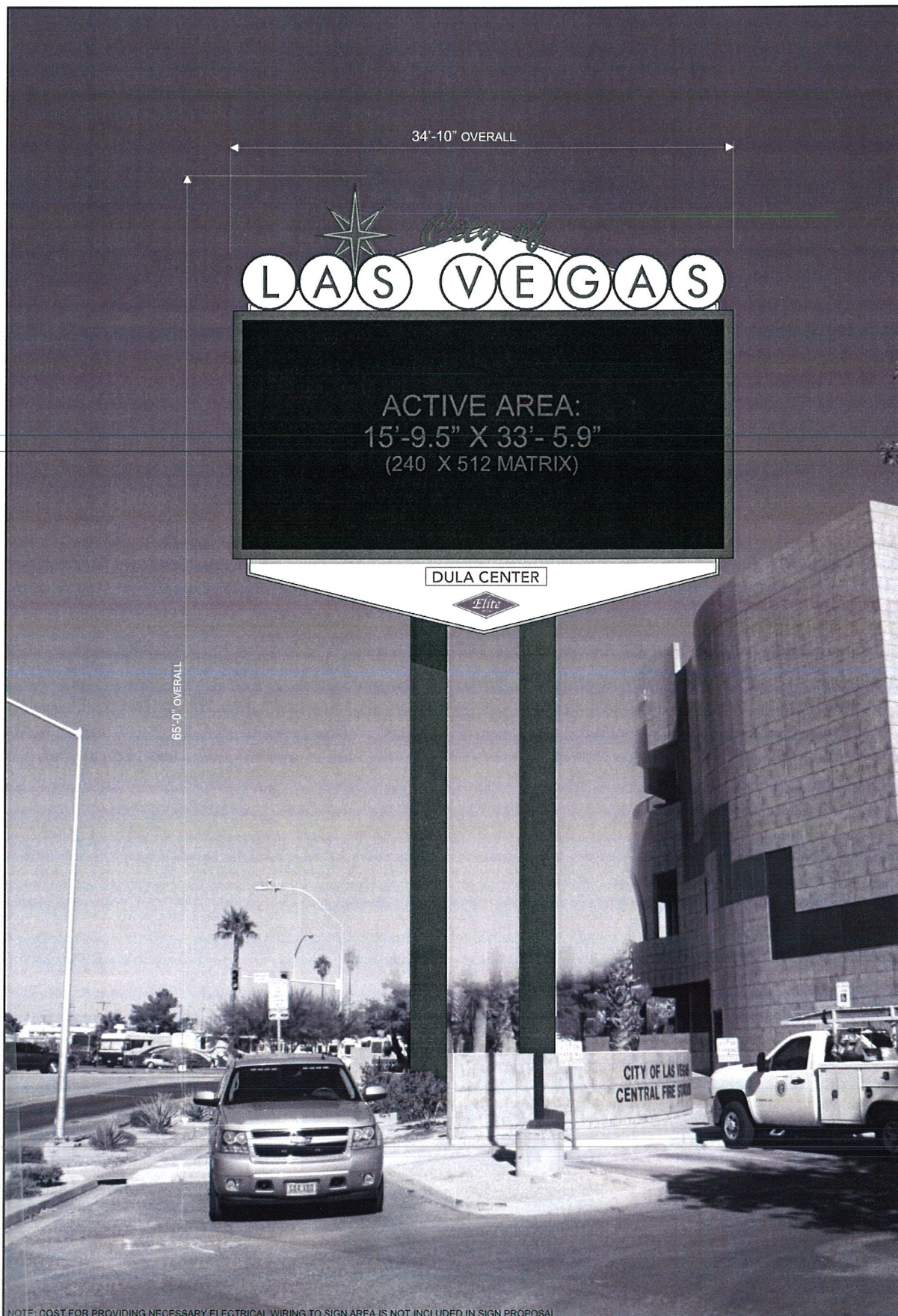
D/F V-SHAPED PYLON SIGNS
SCALE: 3/16" = 1'-0"

SCOPE OF WORK:
YESCO TO MFG & INSTALL TWO (2) V-SHAPED D/F INTERNALLY ILLUMINATED PYLON SIGNS.

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

RECEIVED
JAN 24 2013

SUP-48183



NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL

Sheet
4.2

DATE: 01/11/11

Reference Design
PY 4-5

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423039

Project Name:
LAS VEGAS

Client Name & Address:
CITY OF LAS VEGAS
LAS VEGAS-NV

Project Number:
423039

Project Name:
LAS VEGAS

Client Name & Address:
CITY OF LAS VEGAS
LAS VEGAS-NV

Project Number:
423039

Project Name:
LAS VEGAS

Client Name & Address:
CITY OF LAS VEGAS
LAS VEGAS-NV

Project Number:
423039

Project Name:
LAS VEGAS

Client Name & Address:
CITY OF LAS VEGAS
LAS VEGAS-NV

Project Number:
423039

Project Name:
LAS VEGAS

Client Name & Address:
CITY OF LAS VEGAS
LAS VEGAS-NV

Project Number:
423039

Project Name:
LAS VEGAS

Client Name & Address:
CITY OF LAS VEGAS
LAS VEGAS-NV

Project Number:
423039

Project Name:
LAS VEGAS

Client Name & Address:
CITY OF LAS VEGAS
LAS VEGAS-NV

Project Number:
423039

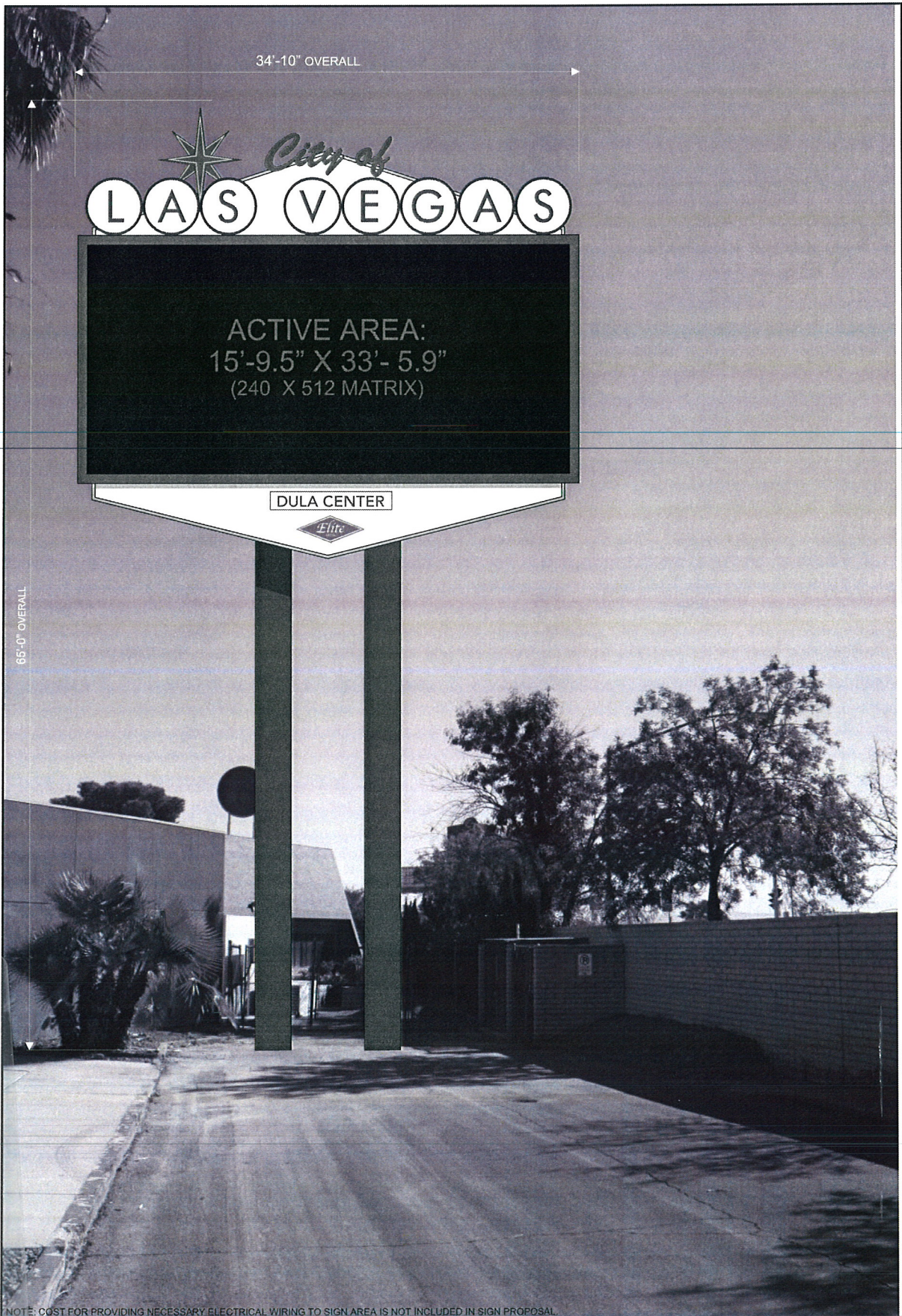
Project Name:
LAS VEGAS

Client Name & Address:
CITY OF LAS VEGAS
LAS VEGAS-NV

YESCO.

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE: #0074289 & #0074290

RECEIVED
JAN 24 2013



NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

SUP-48183

Sheet 4.3	O.E. M. 10/10/10 PY 4-5 Reference Design: 01000172.MS	New / Show / Design 01021711.MS 01000172.MS	Checked by Designer Estimator Account Executive Client	Design Approved Account Executive Designer Estimator Account Executive Client	Client Name & Address: CITY OF LAS VEGAS LAS VEGAS-NV 423039	YESCO. YESCO LLC LAS VEGAS DIVISION 5119 SO. CAMERON ST. LAS VEGAS, NV 89118 PHONE: (702) 876-8080 WWW.YESCO.COM NV CONTRACTOR LICENSE: #017439 & #017439
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RECEIVED

JAN 24 2013

LOC.4,5

N CASINO CENTER BLVD

E BONANZA RD

N 95

PROPERTY LINE

750' MIN

PY-5

PY-4

N LAS VEGAS BLVD

PARCEL # 139-25-802-006

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.



YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST
LAS VEGAS, NV 89116
PHONE: (702) 876-8080
WWW.YESCO.COM

Client Name & Address:
CITY OF LAS VEGAS
LAS VEGAS-NV

Project Number:
423039

Project Name:
LAS VEGAS

Designer:
BOB STOCKHAM
JIM COOK

Checker:
MALCOLM SHAW
JIM GLEITZEN

Customer Director:
JIM GLEITZEN

Estimator:
JIM GLEITZEN

Account Executive:
JIM GLEITZEN

Client:
CITY OF LAS VEGAS

Drawn By:
JIM GLEITZEN

Scale:
1" = 100'

Date:
01/11/13

Description:
NON-ILLUM
SIGNAGE

Reference Design:
SP 4-5

Quantity:
0000000

Sheet:
4.1

RECEIVED

SUP-48183

JAN 24 2013



Elite Media Inc
145 Brightmoor Ct.
Henderson, NV 89074
Phone (702) 492-0654
Fax (702) 269-0761

January 23, 2013

City of Las Vegas
Planning Division
Mr. Doug Rankin
Manager
495. S. Main St.
Las Vegas, NV 89101

Subject: JUSTIFICATION LETTER FOR SPECIAL USE PERMIT

Reference: Digital Parquees™ - Dula Center, 441 East Bonanza Road

Dear Mr. Rankin,

Issue:

To obtain the necessary Planning Department approval and permits to move forward with the project in regards to the approved Digital Parquee™ License Agreement between the City of Las Vegas, the State of Nevada and Elite Media, Inc regarding advertising, sponsorship and other items related thereto for the above location.

Per the agreement Elite Media will be installing on a total of 4 sites, 5 digital Parquee™ structures with 9 total LED screens, the above location listed as one of the four sites. The below lists all of the locations as per the approved agreement with the City of Las Vegas.

- **Mike Morgan Family Park:** One double sided digital Parquee™ sign with LED sizes 18'9"W x 28'H (two total LED screens)
- **Ed Fountain Park:** One double sided digital Parquee™ sign with LED sizes 18'9"W x 28'H (two total LED screens)
- **Dula Center:** Two double sided digital Parquee™ signs with LED sizes 34'10"W x 65'H (four total LED screens)
- **East Service Yard:** One single sided digital Parquee™ sign with LED sizes 18'9"W x 28'H (One total LED screen)

Information:

Elite Media has 5 employees that provide sales and administrative functions only. Elite Media will contract Yesco Electronics with specialization in the fabrication and installation of these signs. These Parquee™ structures will be the first of their kind in the City of Las Vegas. Yesco has over 100 years of experience in fabrication and installation of signs. (See attached information on Yesco).

Required State Licenses: YESCO NV Contractors License Nos.0074289,0074290,0075739

SUP-48183



Sustainability: The Parquee TM structures are designed with the latest in LED technology. These displays provide energy efficiencies requiring 36%+ less power than older displays.

Findings: Pursuant to the contract with the City, this project meets/supports existing City regulations whereas this site and surrounding uses are harmonious and compatible.

- a. The proposed digital Parquees™ have an exciting design that complements the City of Las Vegas properties, by emulating the design of the famous “Welcome to Las Vegas” sign originally designed by Yesco. These signs will bring important City information to the public as well as sponsorship opportunities that generate revenue for the City.
- b. The physical site locations for the Parquee™ structures have been preliminary evaluated according to the City maps and zoning restrictions. These sites are determined to be in compliance with the appropriate restrictions.
- c. Street and highway access to the physical site locations is adequate in size to meet the requirements.
- d. The Digital Parquees™ have no impact on public health, safety and welfare.

Thank you for this opportunity. Please let me know if you require any additional information for this special use request.

Sincerely,

Chad McCullough
Elite Media, Inc

SUP-48183

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 12, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-48184 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT - IVY GRILL, LLC/OWNER: WFT NV, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SUPPER CLUB WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 2620 Regatta Drive, Suite #117 (APN 138-16-717-002), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

MAY GO TO CITY COUNCIL ON 4/17/2013

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

NONE

BACKUP DOCUMENTATION:

1. Location and Aerial Maps for SUP-48184 and SDR-48185
2. Conditions and Staff Report for SUP-48184 and SDR-48185
3. Supporting Documentation for SUP-48184 and SDR-48185
4. Photos for SUP-48184 and SDR-48185
5. Justification Letter for SUP-48184 and SDR-48185



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-48184

Case Number: _____ APN: 138-16-717-002

Name of Property Owner: WFT NV LLC

Name of Applicant: Ivy Grill

Name of Representative: Lucy Stewart

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

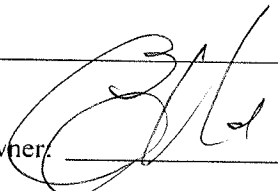
☒ No

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): _____

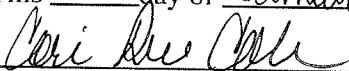
APN: _____

Signature of Property Owner:  m.m

Print Name: ERIC R WATTS / H U WATTS

Subscribed and sworn before me

This 24th day of January, 2013



Notary Public in and for said County and State

Clark County State, NEVADA





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP for supper club
Project Address (Location) 2620 Regatta Dr
Project Name Lakeside Center Proposed Use Supper Club
Assessor's Parcel #(s) 138-16-717-002 Ward #
General Plan: existing proposed C Zoning: existing C-1 proposed C-1
Commercial Square Footage Floor Area Ratio
Gross Acres Lots/Units Density
Additional Information

PROPERTY OWNER WFT NV LLC Contact
Address 435 N. Oakhurst Phone: Fax:
City Beverly Hills State CA Zip 90210-3981
E-mail Address

APPLICANT Ivy Grill LLC Contact Erik Watts
Address 2620 Regatta Dr. #116 Phone: (702) 240-5220 Fax: (702) 853-0697
City Las Vegas State NV Zip 89128
E-mail Address ewatts@trendshift.com

REPRESENTATIVE Lucy Stewart Contact same
Address 1916 Trail Peak Lane Phone: (702) 499-6469 Fax: (702) 946-0857
City Las Vegas State NV Zip 89134
E-mail Address stewplan@aol.com

Property Owner Signature* [Signature] M.M.

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

Print Name ERIK R WATTS / H V WATTS

Subscribed and sworn before me

This 24th day of January, 20 13.

[Signature]

Notary Public in and for said County and State
County Clark, State Nevada

Revised 10/27/08



CORI SUE COLE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-14-15
Certificate No: 11-5465-1

FOR DEPARTMENT USE ONLY

Case #	<u>SUP-48184</u>
Meeting Date:	<u>3/12/13</u>
Total Fee:	<u>\$1280.-</u>
Date Received:*	<u>1/24/13</u>
Received By:	<u>[Signature]</u>

*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

JAN 24 2013

JAN 24 2013

SUP-48184

SUP-48184
SDR-48185

OFF
Rear - White Shuco

Lakeside Center

Desert Shores/Summerlin
2620 Regatta Drive
Las Vegas, NV 89128



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For Retail/Commercial Space

Call for a Tour

Lakeside Business Center
www.lakesidecenter.com

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SUP-48184
SDR-48185



Address **Regatta**

Address is approximate

Int - off White
Street



SUP-48184
SDR-48185

RECEIVED

JAN 24 2013

*Lucy Stewart
1916 Trail Peak Lane
Las Vegas, NV 89134
(702) 499-6469-cell.
(702) 946-0857-fax*

January 24, 2013

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

RE: 2620 Regatta

Dear Sir or Madam:

Please accept this letter as our justification for a Special Use Permit (SUP) for the above referenced property. This site was originally approved as a shopping center with a tavern, and subsequently two restaurants have been approved and built with a service and also a Chabad (place of worship) was built on a pad site on the corner.

One of the restaurants (Garfields) has expanded and would like to convert to a supper club. The banquet facility holds private parties and the center has a wedding chapel license and holds receptions on site through a caterer's license.

The request is for:

An SDR for the areas of the building that have been enclosed.

Expansion of the restaurant (Garfields) to a Supper Club to include additional space, and including a waiver of separation from the Chabad.

The parking for the site will remain the same, but the parking is calculated using the uses and the various times the individual places are busy (see plan). The center is the social focus of the community (Desert Shores) and many of the patrons of the tenants walk to the center or drive over to the community center and walk over to the shopping center. In addition, the Chabad requires no parking because all attendees are forbidden to drive their cars within a certain distance of the place of worship and they tend to park some distance away and walk towards the facility.

SUP-48184
SDR-48185

The architect has been working with the building department to try and get permits for all of the unpermitted work that has occurred (see attached minutes from meeting).

We believe this to be a good use of the property; it clarifies the uses of the property and gets all work permitted. Thank you for your consideration in this matter; please do not hesitate to contact me with any questions.

Yours truly,

A handwritten signature in dark ink, appearing to read 'Lucy Stewart', written over a horizontal line.

Lucy Stewart

SUP-48184
SDR-48185

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 12, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SDR-48185 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-48184 - PUBLIC HEARING - APPLICANT - IVY GRILL, LLC/OWNER: WFT NV, LLC - For possible action on a request for a Site Development Plan Review FOR A _____ SQUARE-FOOT ADDITION TO AN EXISTING _____ SQUARE-FOOT RESTAURANT on 4.36 acres at 2620 Regatta Drive, Suite #117 (APN 138-16-717-002), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

C.C.: 4/17/2013

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

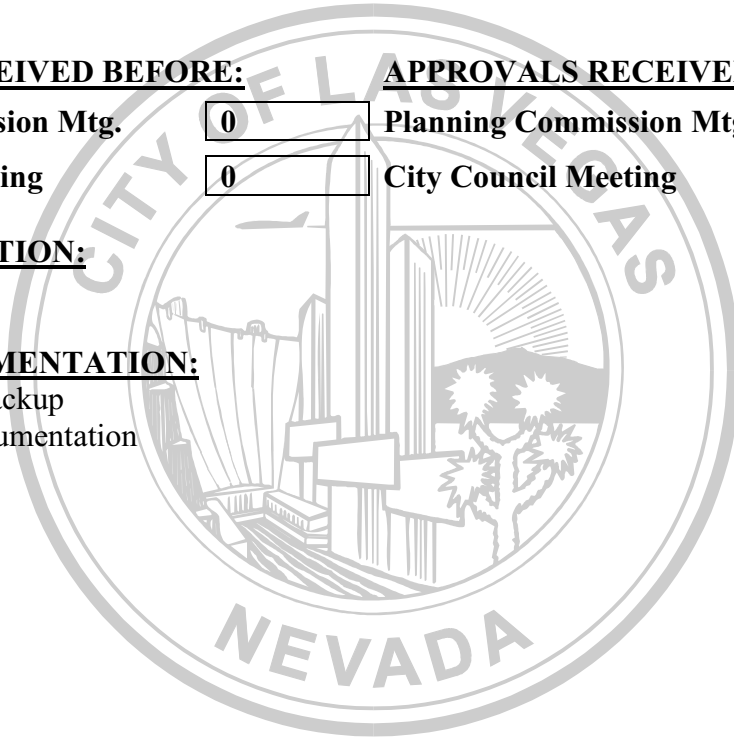
0

RECOMMENDATION:

NONE

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation



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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-48185** APN: 138-16-717-002

Name of Property Owner: WFT NV LLC

Name of Applicant: Ivy Grill

Name of Representative: Lucy Stewart

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

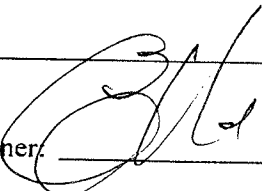
☒ No

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:  m.m.

Print Name: ERIC R. WATTS / H U WATTS

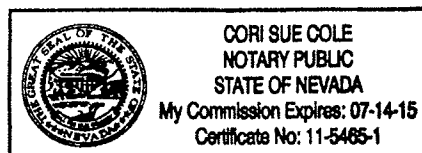
Subscribed and sworn before me

This 24th day of January, 2013

Cori Sue Cole

Notary Public in and for said County and State

Clark County State, Nevada





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: ~~SUP~~ SDR FOR ENCLOSED AREAS
 Project Address (Location) 2620 Regatta Dr
 Project Name Lakeside Center Proposed Use Supper Club
 Assessor's Parcel #(s) 138-16-717-002 Ward # _____
 General Plan: existing _____ proposed C Zoning: existing C-1 proposed C-1
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER WFT NV LLC Contact _____
 Address 435 N. Oakhurst Phone: _____ Fax: _____
 City Beverly Hills State CA Zip 90210-3981
 E-mail Address _____

APPLICANT Ivy Grill LLC Contact Erik Watts
 Address 2620 Regatta Dr. #116 Phone: (702) 240-5220 Fax: (702) 853-0697
 City Las Vegas State NV Zip 89128
 E-mail Address ewatts@trendshift.com

REPRESENTATIVE Lucy Stewart Contact same
 Address 1916 Trail Peak Lane Phone: (702) 499-6469 Fax: (702) 946-0857
 City Las Vegas State NV Zip 89134
 E-mail Address stewplan@aol.com

Property Owner Signature* [Signature] M.M.

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

Print Name ERIK R WATTS / H V WATTS

Subscribed and sworn before me

This 24th day of January, 20 13.

[Signature]

Notary Public in and for said County and State
County Clark, State Nevada

Revised 10/27/08



CORI SUE COLE
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 07-14-15
 Certificate No: 11-5485-1

FOR DEPARTMENT USE ONLY

Case # SDR-48185
 Meeting Date: 3/12/13
 Total Fee: 1030.-
 Date Received:* 1/24/13
 Received By: [Signature]

*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: MARCH 12, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-48191 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ASHLEY RESTIVO - OWNER: RARBARA ZINK - For possible action on a request for a Special Use Permit FOR A HORSE CORRAL OR STABLE (COMMERCIAL) USE ON 4.14 acres at 6666 West Ann Road (APN 125-26-403-014), R-E (Residential Estates) Zone, Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 4/17/2013

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

NONE

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-48191** APN: N/A
Name of Property Owner: Barbara Zink
Name of Applicant: Ashley Restivo
Name of Representative: Barbara Zink

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: _____

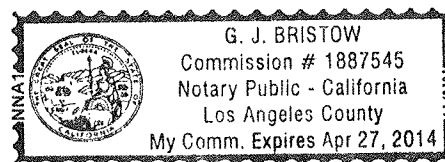
Signature of Property Owner: Barbara E Zink

Print Name: BARBARA E ZINK

State of California County of Los Angeles
Subscribed and sworn before me

This 7 day of January, 2013

GJBris
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit
 Project Address (Location) 6666 W Ann Rd, Las Vegas, nv 89130
 Project Name Restivo Performance Horses Proposed Use Horse Corral Commercial
 Assessor's Parcel #(s) 12526403014 Ward # _____
 General Plan: existing RE proposed DR Zoning: existing R-E proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Barbara Zink Contact _____
 Address 421 N. Milton DR. Phone: _____ Fax: _____
 City SAN GABRIEL, State CA Zip 91775
 E-mail Address _____

APPLICANT Ashley Restivo Contact 4028178154
 Address 6666 W Ann Rd Phone: (402) 817-8154 Fax: _____
 City Las Vegas State NV Zip 89130
 E-mail Address asdonahue23@gmail.com

REPRESENTATIVE Ashley Restivo Contact 402-817-8154
 Address 6666 W Ann Rd Phone: (402) 817-8154 Fax: _____
 City Las Vegas State NV Zip 89130
 E-mail Address asdonahue23@gmail.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* Barbara E Zink

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

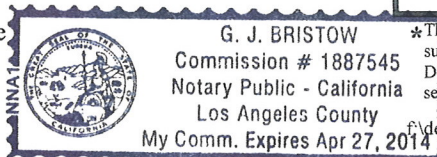
Print Name BARBARA E ZINK

State of California County of Los Angeles
 Subscribed and sworn before me

This 7 day of January, 20 13

GJB

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # SUP-48191

Meeting Date: 3/12/13

Total Fee: 1030.-

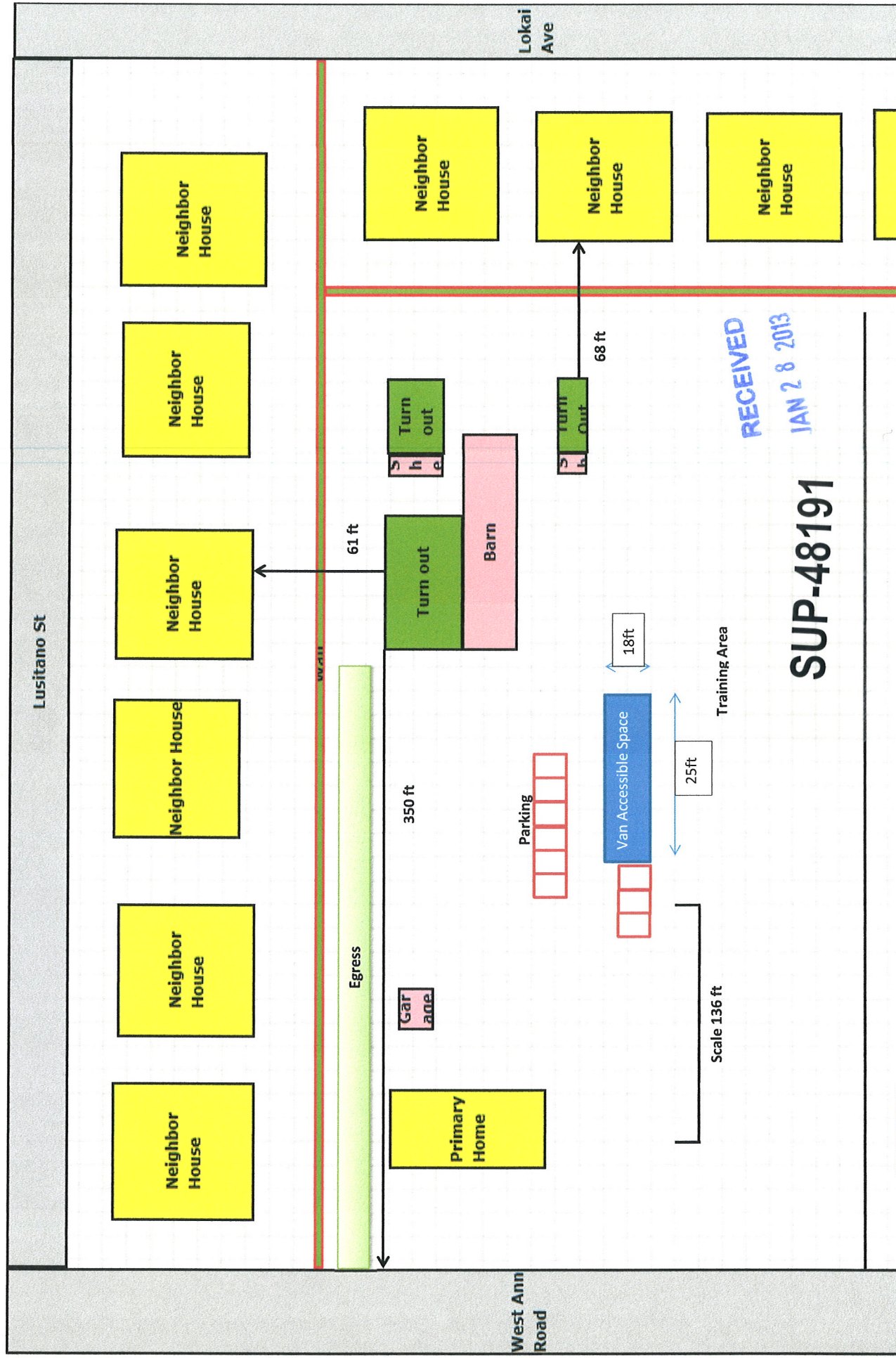
Date Received:* 1/28/13

Received By: [Signature]

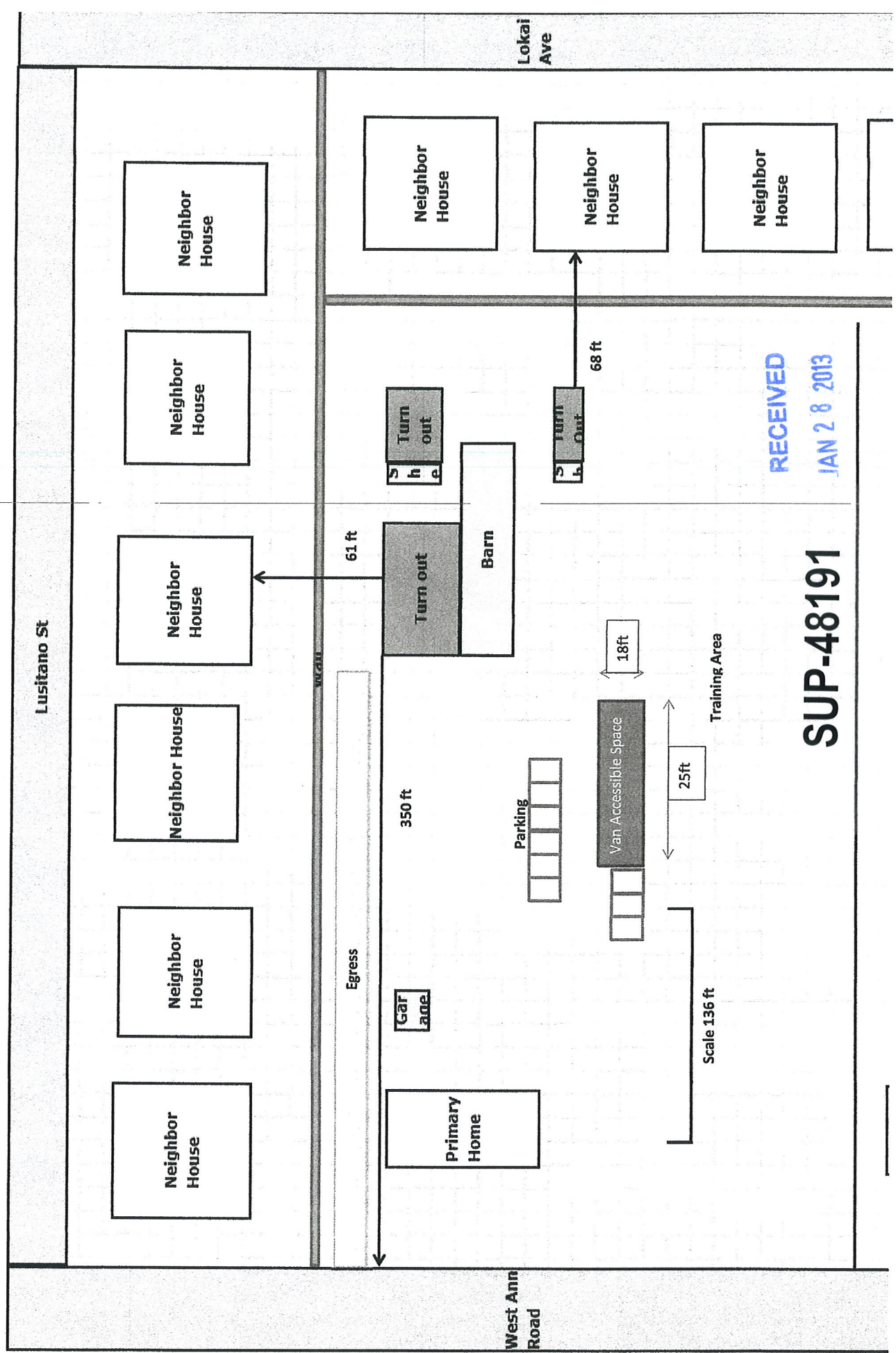
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

\\dot\Application Packet\Application Form.pdf

Restivo Performance Horses, Las Vegas Site Layout



Restivo Performance Horses, Las Vegas Site Layout



RECEIVED
JAN 28 2013

SUP-48191

Ashley Restivo
6666 West Ann Road
Las Vegas, NV

City of Las Vegas
Department of Planning

Subject: Justification Letter for Restivo Performance Horses Business Location

Issue

The subject property (6666 West Ann Road) will be used as a business location for Restivo Performance Horses. This property is owned and leased by Barbara Zink to Ashley and Joe Restivo for the purpose of training performance horses. The property already has all the necessary accommodations to conduct the said business. This special use permit determination justification letter is being submitted to request use of the property for its original design purpose; a site layout or plan is attached.

Information

- No employees only the Restivo's living in the Residential home.
- Hours of operation- By appointment only
- Any existing similar uses owned or operated by the applicant and their location- None in Las Vegas
- Any required state licenses specific to the use requested- Business license.

Sustainability (if applicable – if yes, please explain)	Yes	No
Will this project participate in the City of Las Vegas Green Building Program? (Not Applicable: There are no new constructed buildings)		X
Will this project be constructed to LEED or other equivalent standards? (Not Applicable: There are no new constructed buildings)		X
Will this project utilize alternative energy sources or water savings measures?		X
Is there connectivity to adjacent parcels?		X
Will the proposed project qualify as a walkable community (for Residential and mixed Use projects only)? (Not Applicable)		X
Is the project using any means of sustainable construction? (Not Applicable)		X
Will the project meet the intent of the Urban Forestry Initiative? (No landscape waiver has been requested)		X
Will the project provide any bicycle parking? (yes we provide parking for anyone willing to ride a bicycle to our property)		X
Will the project provide any electric vehicle recharging stations? (The property currently doesn't have any electrical hook-ups for cars)		X

Findings

The said property has been operated as a training facility for horses periodically over the past ~30 years and is therefore inherently harmonious and compatible with existing surroundings. It should also be

SUP-48191

noted that there are several multiple horse facilities and general live stock in the general and neighboring area and has been for decades. Las Vegas provides a diversified and entertaining environment to attract a broad cross section of individuals bolstering the infrastructure of this community.

Many things have been done to help with any dust pollution such as; watering the arenas daily and all driveways that are used to help with dust control, we have also groomed the landscaping and provided tree lines along our neighboring properties as a barrier, we have also brought in new gravel and added wood chips in horses corrals for added dust control and smell reduction. With removal of animal waste stalls are cleaned twice a day and disposed of twice a week, aiding in keeping the smell down that is associated with having livestock and the production of flies down as well. All animals are sprayed with fly spray twice a day for our fly system and we use fly predators to aide us in keeping the environment friendly to our animals and neighbors.

Providing horse training and riding lessons expands the community's diversification and entertainment to include clients interested in an American fundamental pastime and competitive sport (horseback riding of all types). Equine activities also create an atmosphere that teaches children and adults' self-help, responsibility, leadership, communication, teamwork, and self-respect, adding to this community greatly. Being part of a equine training facility is also very therapeutic and has helped many people achieve things they never thought possible such as; empowering abused women and children and children/adults with disabilities by proving themselves to be "set free", emotionally, spiritually, and become physically independent, with the help of our equines. Having this equine business available to the public of Las Vegas would create stronger community bonds and teach people the ability of leadership and communication amongst their peers.

This facility has ample parking and appropriate egress (see attached site layout) behind large walls for the clients vehicles making it well suited for this business. West Ann Road has four lanes and ample space to facilitate the negligible egress needed for this facility; rarely are there more than one or two vehicles needing the egress at one time.

Sincerely,

Ashley Restivo

402-817-8154

Asdonahue23@gmail.com

SUP-48191

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 12, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SDR-48148 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: LONNIE WALSTON - For possible action on a request for a Site
Development Plan Review FOR A 1,900 SQUARE-FOOT ADDITION TO AN EXISTING
9,471 SQUARE-FOOT RETAIL BUILDING on 1.61 acres at 1100 Martin L King Boulevard
(APN 139-28-604-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

C.C.: 4/17/2013

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

NONE

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4848 APN: 139-28-604-003,001

Name of Property Owner: LONNIE WALSTON

Name of Applicant: LONNIE WALSTON CENTER

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: Lonnie Walston

State of Nevada
County of Clark

Print Name: LONNIE WALSTON

Subscribed and sworn before me

This 23rd day of Jan, 2013

Jacqueline R. Jamerson
Notary Public in and for said County and State



RECEIVED

JAN 23 2013

City of Las Vegas
Dept. of Planning



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: LONNIE WALSTON
 Project Address (Location): 1100 MARTIN L KING BLVD
 Project Name: LONNIE WALSTON CENTER Proposed Use: RETAIL CENTER
 Assessor's Parcel #(s): 139-28-604-003, 001 Ward #: 5
 General Plan: existing ☒ proposed ☒ Zoning: existing ☐ proposed C-1
 Commercial Square Footage: 9,471 Floor Area Ratio: 0.134
 Gross Acres: 1.61 Lots/Units: 2 Density:
 Additional Information:

PROPERTY OWNER: LONNIE WALSTON Contact: OWNER
 Address: 1930 FAIR AVE Phone: 702.742.1887 Fax:
 City: LAS VEGAS State: NV Zip: 89106
 E-mail Address:

APPLICANT: NAME AS ABOVE Contact:
 Address: Phone: Fax:
 City: State: Zip:
 E-mail Address:

REPRESENTATIVE: JAMES GRAY Contact: CONTRACTOR
 Address: 701 SUNNY PLACE Phone: 702.688.1210 Fax: 702.688.4471
 City: LAS VEGAS State: NV Zip: 89106
 E-mail Address: JGENTERPRISE1942@GMAIL.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* Lonnie Walston FOR DEPARTMENT USE ONLY

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

Print Name: LONNIE WALSTON
 State of Nevada
 County of Clark
 Subscribed and sworn before me

This 23rd day of Jan, 20 13.
[Signature]

Notary Public in and for said County and State

Revised 10/27/08



Case #	<u>SDR 48148</u>
Meeting Date:	<u>04/09/13</u>
Total Fee:	<u>1030.00</u>
Date Received:*	<u>01/23/13</u>
Received By:	<u>Jonathan B.</u>

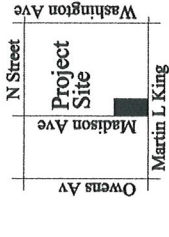
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

RECEIVED

JAN 23 2013

City of Las Vegas
Dept. of Planning

\\depot\Application Packet\Application Form.pdf



Location Map



VICINITY MAP

Site Information

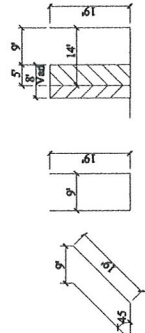
ZONING	Commercial District
AREA (Approximate)	70,206 sf
Net Area	1.01 acres
BUILDING AREA	7,471 sq ft
Existing Building	1,500 sq ft
New Addition	5,971 sq ft
Total Building Area	9,471 sq ft
FAR	0.134

Parking Analysis

EX-BUILDING 7571 SQ. FT. PER 175 SQ. (RETAIL) = 44 SPACES NEED
ADDITION 1900 SQ. FT. PER 175 SQ. (RETAIL) = 11 SPACES NEED
TOTAL REQUIRED PARKING = 55 SPACES NEED

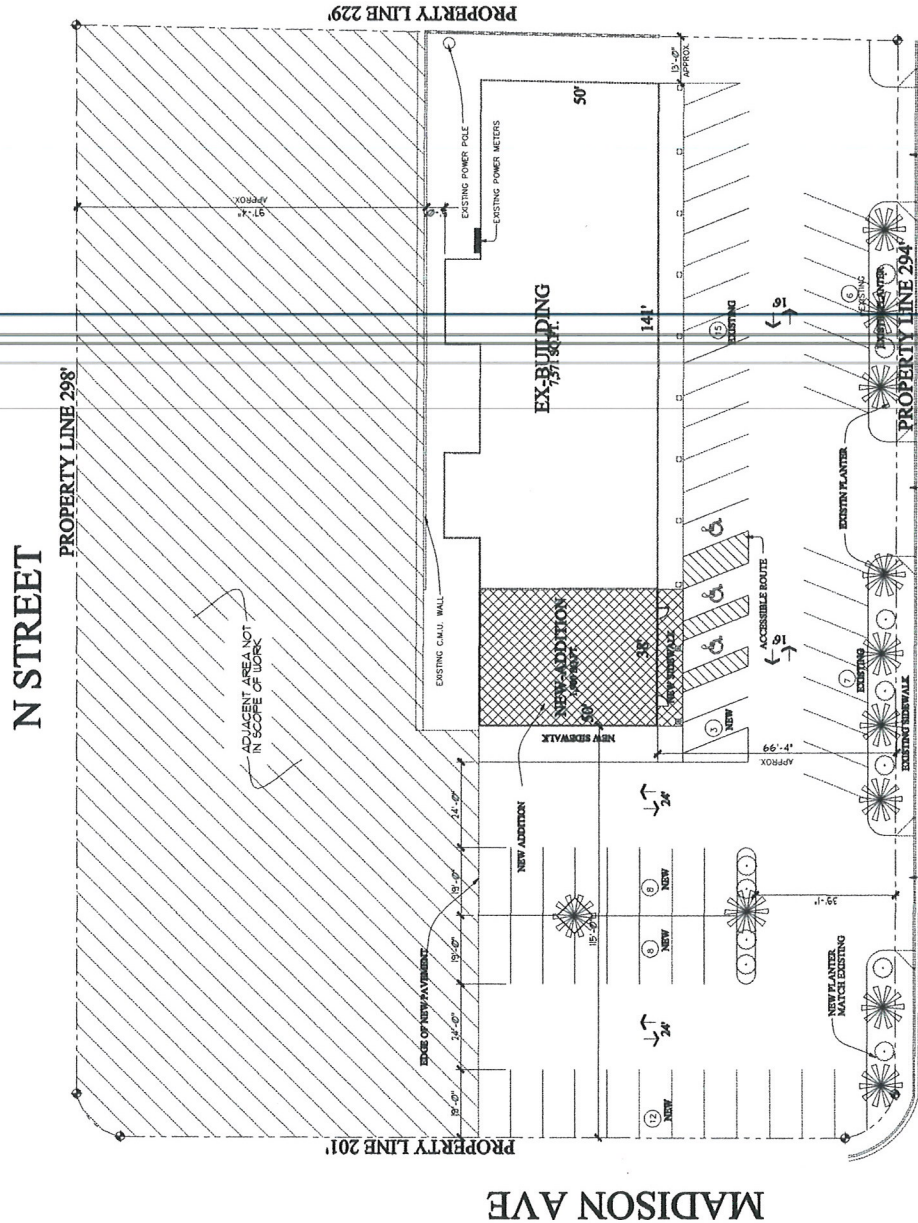
TOTAL PROVIDED PARKING

28 EXISTING PARKING STALLS
29 PARKING STALLS
59 TOTAL PARKING STALLS
566 STD + 30 HANDICAP = 59 TOTAL PARKING STALLS



Typical Parking Spaces

Note:
This plan has been prepared without benefit of a complete survey.
No Guarantee of its accuracy is implied.



HATCH INDICATES AREA OF WORK

MARTIN L KING BLVD

SITE PLAN PHASE I

SCALE: 1/16" = 1'-0"

EX-TREE / PLANT SCHEDULE

NO.	SP. NO.	SIZE	SPACING	LOCATION NAME	PLANT NAME	PLANT HEIGHT	PLANT TYPE
1	1	12"	12"	12"	12"	12"	12"
2	2	12"	12"	12"	12"	12"	12"
3	3	12"	12"	12"	12"	12"	12"
4	4	12"	12"	12"	12"	12"	12"
5	5	12"	12"	12"	12"	12"	12"
6	6	12"	12"	12"	12"	12"	12"
7	7	12"	12"	12"	12"	12"	12"
8	8	12"	12"	12"	12"	12"	12"
9	9	12"	12"	12"	12"	12"	12"
10	10	12"	12"	12"	12"	12"	12"

RECEIVED

JAN 23 2013

City of Las Vegas
Dept. of Planning

SDR-48148

PROJECT: 1100 N. MARTIN L KING BLVD PROJECT ADDRESS: 1100 N. MARTIN L KING BLVD LAS VEGAS, NV		J G ENTERPRISE SIGNATURE: _____ FLOT: 06/012 DRAWN: RLS	
REVISIONS:		SHEET A1.00	

SITE PLAN / LANDSCAPE PLAN

[illegible]

CHAPTER ONE - CODE ADMINISTRATION	ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING MODEL CODES
BUILDING	2009 INTERNATIONAL BUILDING CODE WITH SOUTHERN NEVADA AMENDMENTS
MECHANICAL	2009 INTERNATIONAL MECHANICAL CODE WITH SOUTHERN NEVADA AMENDMENTS
PLUMBING	2009 INTERNATIONAL PLUMBING CODE WITH SOUTHERN NEVADA AMENDMENTS
ELECTRICAL	2009 NATIONAL ELECTRICAL CODE WITH SOUTHERN NEVADA AMENDMENTS
ACCESSIBILITY	2008 ICC/ANSI A117
ENERGY	2009 INTERNATIONAL ENERGY CONSERVATION CODE
FIRE LIFE SAFETY	2009 FIRE CODE

CHAPTER FIVE - GENERAL REQUIREMENTS		CHAPTER SIX - CONSTRUCTION REQUIREMENTS		CHAPTER SEVEN - PLANS OF BUSINESS	
ALLOWABLE AREA	100 SF	SPACE 1	100 SF	OCCUPANT LOADS	50 OCC - 100 SF
PROPOSED AREA	100 SF	SPACE 2	100 SF	SPACE 1	50 OCC - 100 SF
SPACE 1	100 SF	CHAPTER SIX - CONSTRUCTION REQUIREMENTS		RECEPTION (PER 50 OCC - 60 SF)	50
SPACE 2	100 SF	TYPE B (NON-SPRINKLED)		RECEPTION (PER 50 OCC - 75 SF)	50

MEANS OF EGRESS:

	EXIT DISTANCE
EXITS REQUIRED 2 PER TENANT SPACE 90'-0" x 25'-0" MIN DISTANCE	
EXITS PROVIDED 2 EXIT PROVIDED	25'-0" PROVIDED

GENERAL DESCRIPTION
AGSESSOR'S PARCEL NO: 178-18-310-002
ADDRESS: 1100 MARTIN L KING BLVD

LOCATION: MARTIN L. KING BLVD. & WASHINGTON AVE.

EXISTING
1 STORES EXISTING (14'-8" HIGH) @ (1400 S.F.)
CITY OF LAS VEGAS
CONSTRUCTION

DESCRIPTION: A 1202 SF, TENANT IMPROVEMENT WITHIN AN EXISTING 75TH SF, ONE STORY PROFESSIONAL BUILDING

BUILDING SETBACKS UNCHANGED FRONT 66'-0"

	REAR	SIDE
9T-Q*		
B-Q*		

CHAPTER THREE - OCCUPANCY REQUIREMENTS

OCCUPANCY TYPE(S)		OCCUPANCY*	
REQUIRED SEPARATIONS			
B			

1

OPENING			DOOR			FRAME			HARDWARE			REMARKS		
MARK	WIDTH	HEIGHT	NOTICE	TAIL	FINISH	GLAZ	RINGS	"AT"	FINISH	GROUP	FINISH			
1A	3' 0"	1' 0"	1/4"	-	A	1000	PINTO	-	-	-	-	-	-	HEAVY FRAMES OR APPROX. 200L
1B	3' 0"	1' 0"	1/4"	-	B	1000	PINTO	-	-	-	-	-	-	HEAVY FRAMES OR APPROX. 200L



SYMBOL	WALL TYPE	DETAIL
	NEW INTERIOR HALF WALL S&S ON BOTH SIDES	1
	NEW INTERIOR HALF WALL S&S ON BOTH SIDES	2

- ① EXISTING WALL - TO REMAIN REMOVE EXISTING STUCCO EXTERIOR
- ② EXISTING SIDEWALK - TO REMAIN
- ③ EXISTING STUCCO SOFFIT - TO REMAIN
- ④ EXISTING COLUMN - TO REMAIN

PROJECT : 110

C

SIGNATURE:	DRAWN:
	PLS
	PLOT:
	06.04.12

SHEET
A2.00

~~BUILDING ADDITION/TENANT IMPROVEMENT PLANS~~

JAN 23 2013

City of Las Vegas
Dept. of Planning

SDR-48148

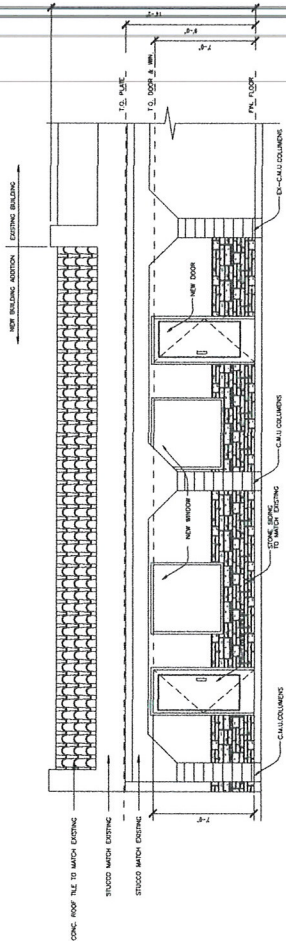
ARCHITECTURAL FLOOR PLAN

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

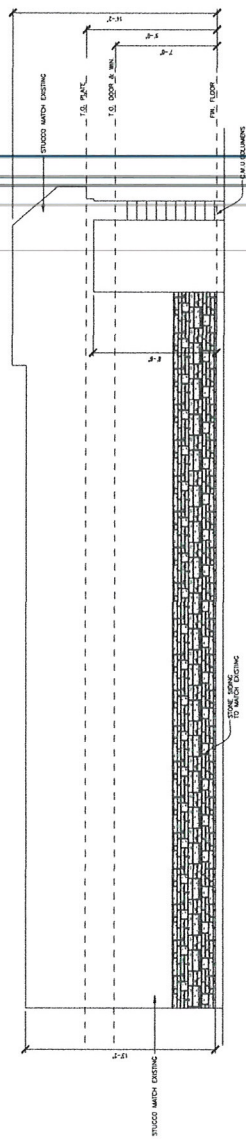
North

REVISIONS: 	PROJECT ADDRESS: 1100 N. MARTIN L KING BLVD TENANT IMPROVEMENT LAS VEGAS, NV 1100 N. MARTIN L KING BLVD	J G ENTERPRISE SIGNATURE: DATE: 1/23/13 DRAWN: RJS PLOT: 860412	SHEET A3.00
	PROJECT: 1100 N. MARTIN L KING BLVD TENANT IMPROVEMENT LAS VEGAS, NV 1100 N. MARTIN L KING BLVD	J G ENTERPRISE SIGNATURE: DATE: 1/23/13 DRAWN: RJS PLOT: 860412	SHEET A3.00
	PROJECT ADDRESS: 1100 N. MARTIN L KING BLVD TENANT IMPROVEMENT LAS VEGAS, NV 1100 N. MARTIN L KING BLVD	J G ENTERPRISE SIGNATURE: DATE: 1/23/13 DRAWN: RJS PLOT: 860412	SHEET A3.00

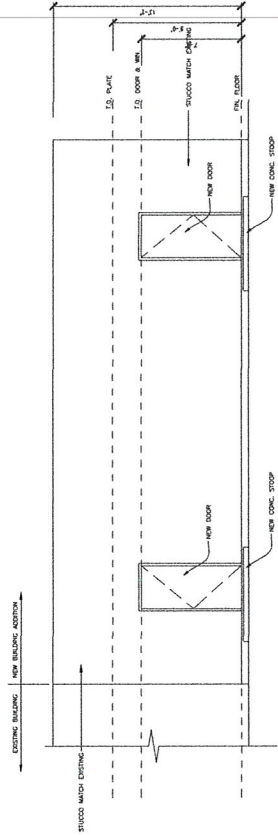
BUILDING ADDITION/TENANT ELEVATION



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



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



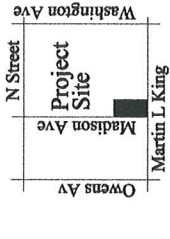
WEST ELEVATION
SCALE: 1/4" = 1'-0"

RECEIVED

JAN 23 2013

City of Las Vegas
Dept. of Planning

SDR-48148



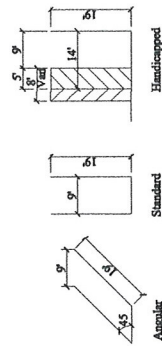
Location Map



VICINITY MAP

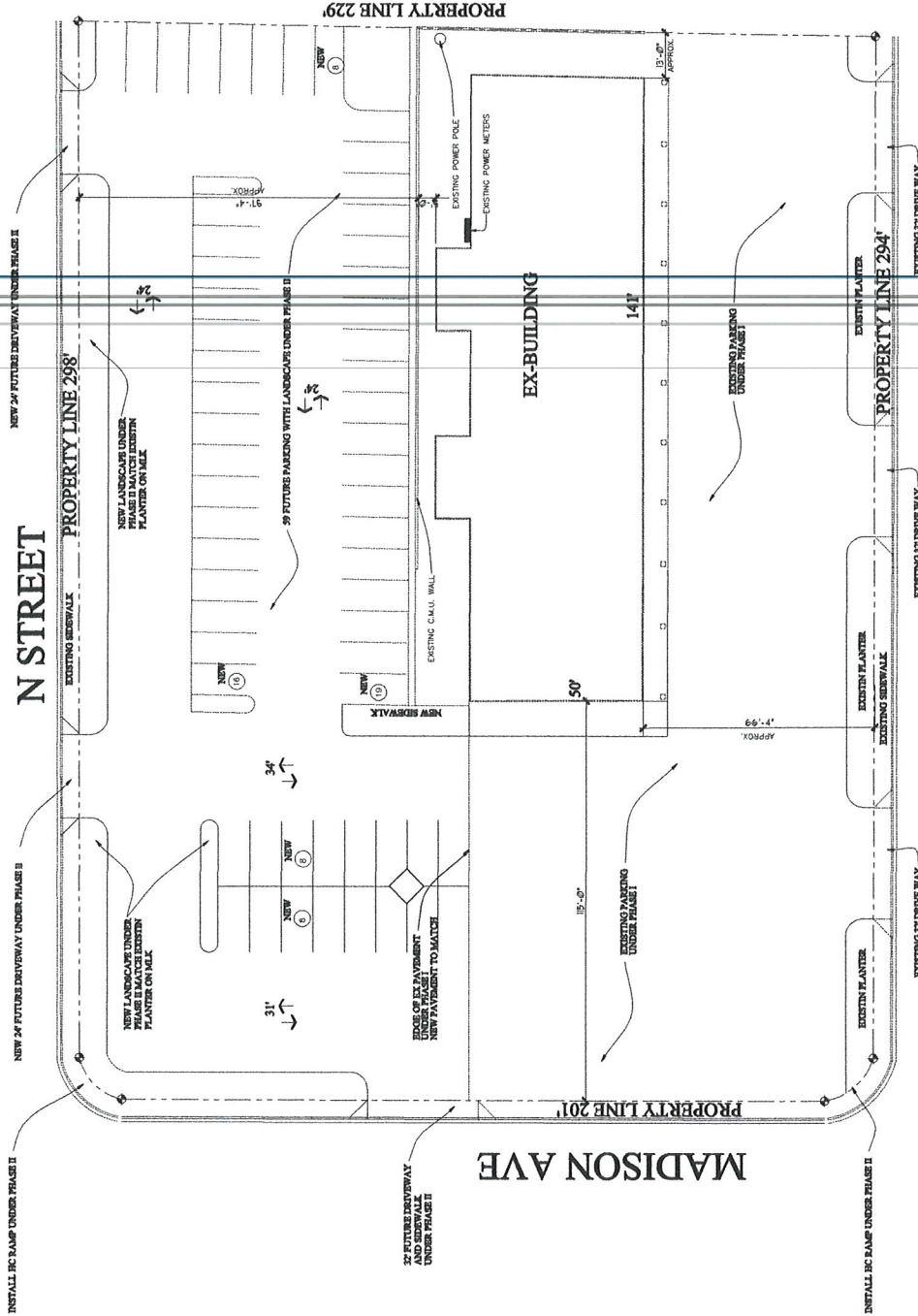
Site Information

ZONING	Commercial District
AREA (Approximate)	70,296 sq ft
Net Area	1.61 acres
BUILDING AREA	7,571 sq ft
Net Addition	1,900 sq ft
Total Building Area	9,471 sq ft
FAR	0.134



Typical Parking Spaces

Note:
This plan has been prepared without benefit of a complete survey.
No Guarantee of its accuracy is implied.



MARTIN L KING BLVD

SITE PLAN PHASE II

SCALE: 1/16" = 1'-0"



RECEIVED

JAN 23 2013

City of Las Vegas
Dept. of Planning

SDR-48148

PROJECT: 1100 N. MARTIN L KING BLVD PROJECT ADDRESS: 1100 N. MARTIN L KING BLVD LAS VEGAS, NV		J G ENTERPRISE SIGNATURE: _____ DATE: 06/04/13	
REVISIONS:		SUBJECT: A1.10	

SITE PLAN PHASE II

MATERIAL & SAMPLES REFERENCE



COLOR SCHEME

	ROOF MONIER LIFE TILE MADEIRA - CONCRETE RAJOON TREATMENT
	BODY 1 BELTAIN MOORE COLOR # 1223 BRENT WOOD PAINTED STUCCO
	BODY 2 PRAISE COLOR # 1754 SAFARI TAN PAINTED STUCCO
	ACCENT SHERWIN WILLIAMS COLOR # SW 7004 PAINTED SHUTTERS LRY 63
	STONE COUNTRY LEDGE STONE CULTURED STONE EUCALYPTUS

**LONNIE WALSTON PLAZA
1100 MARTIN L KING BLVD**

RECEIVED

JAN 23 2013

SDR-48148

**City of Las Vegas
Dept. of Planning**

January 21, 2013

**City of Las Vegas
333 N. Rancho Drive
Las Vegas, Nevada**

Re: Justification Letter for Application

APN 139-28-604-003 – 1100 N. Martin Luther King

Phase I

We are planning on expanding the existing building to the North. The building is currently against the property line and we have rezoned the adjacent property to be compatible with this parcel. We are currently in review for a One (1) Lot Parcel Map to combine both parcels into a single parcel.

The improvements will be identical to the existing building and enable the existing business to expand into the additional (19000 Sqft) space created by the building expansion. It would also help to create additional jobs for the existing business and enable them to serve more customer's. This in turn would bring more people into the area, helping other business's in the area

Phase II

We are also intending to do future expansion on the vacant site and will incorporate some of our future plans into the site development additional parking ,New landscape that will match existing landscape on Martin L King Blvd, New Driveways, utility services and improvements.

The intended expansion is compatible with properties that are similar and fronting onto Martin Luther King. Future development is both needed and wanted in this area of Las Vegas (Ward 5). This parcel would also be considered some what of and in fill parcel, since the property to the north and south are developed.

If I can be of further assistance, please contact me at your earliest convenience.

Thank you,

**Lonnie Walston
Property Owner**

RECEIVED

JAN 23 2013

**City of Las Vegas
Dept. of Planning**

SDR-48148

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 12, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SDR-48152 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: WELLS FARGO BANK - For possible action on a request for a Site
Development Plan Review FOR A 1,044 SQUARE-FOOT ADDITION TO AN EXISTING
4,821 SQUARE-FOOT OFFICE on 1.1 acres at 1121 South Las Vegas Boulevard (APN 162-03-
114-003), C-2 (General Commercial) Zone, Ward 3 (Coffin).

C.C.: 4/17/2013

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

NONE

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-48152** APN: 162-03-114-003

Name of Property Owner: Wells Fargo Bank, N.A.

Name of Applicant: Wells Fargo

Name of Representative: Nadel Nevada, Inc.

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: Amanda Allen

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State

SEE ATTACHED
NOTARY CERTIFICATE

JAN 23 2013

City of Las Vegas
Department of Planning

State of California

County of Placer

Subscribed and sworn to (or affirmed) before me on this 17
day of January, 2013, by Amanda Allen

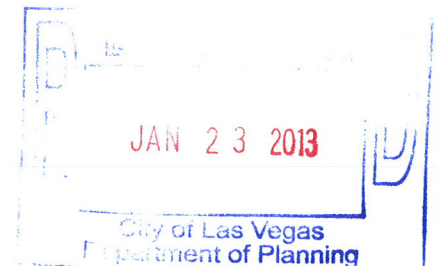
proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature

SDR-48152





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Major Admendment to the Approved Site Development Plan Review
Project Address (Location) 1121 S. Las Vegas Boulevard
Project Name Wells Fargo Proposed Use Existing Financial
Assessor's Parcel #(s) 162-03-114-003 Ward # 3-Coffin
General Plan: existing C proposed N/C Zoning: existing C-2 proposed N/C
Commercial Square Footage 5,898 S.F. Floor Area Ratio .123
Gross Acres 1.1 Lots/Units 1 Density .9
Additional Information Original site development review SD-26-97 approved 12/04/1997

PROPERTY OWNER Wells Fargo Bank, N.A. Contact _____
Address 333 Market Street, 11th Floor Phone: _____ Fax: _____
City San Francisco State CA Zip 94105
E-mail Address _____

APPLICANT Wells Fargo Contact Bob Hesse
Address 3511 Boulder Highway Phone: (702) 791-6622 Fax: (702) 791-6608
City Las Vegas State NV Zip 89121
E-mail Address hesser@wellsfargo.com

REPRESENTATIVE Nadel Nevada, Inc. Contact Mark Mikelson
Address 175 E. Warm Springs Road Phone: (702) 896-2000 Fax: (702) 896-7170
City Las Vegas State NV Zip 89119
E-mail Address mmikelson@nadelarc.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* [Signature]

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

Print Name Amanda Allen

Subscribed and sworn before me

This _____ day of _____, 20 _____.

Notary Public in and for said County and State

SEE ATTACHED
NOTARY CERTIFICATE

FOR DEPARTMENT USE ONLY

Case # SDR-48152

Meeting Date: 3/12/2013

Total Fee: 1030.00

Date Received:* 1/23/2013

Received By: [Signature]

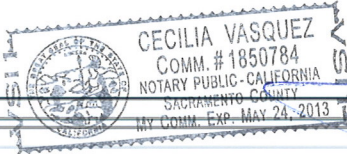
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

State of California

County of Placer

Subscribed and sworn to (or affirmed) before me on this 17
day of January, 2013, by Amanda Allen

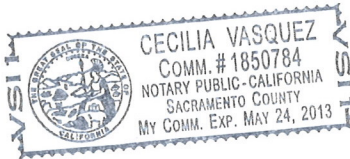
proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature

[Handwritten signature in blue ink]



SDR-48152



Summary

SAHJ: CITY OF LAS VEGAS

Zoning:
Existing:

C-2

APN: 162-03-114-003

1.1 AC $\pm 47,916$ SF

5,898 SF

Floor Area Ratio: .123

Parking Analysis: (APN: 124-20-612-005)

Total Financial :

(New + Existing):

Total Parking:

Required: 29.49 spaces

(Bank: 1 PER 200 SF)

Provided: 48 STD+2 HC=50 spaces

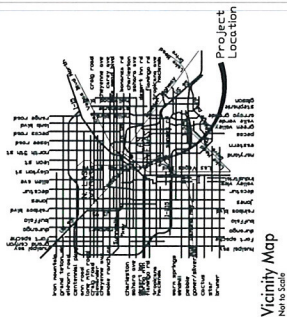
(4 Spaces removed due to proposed construction)

construction.)

Total Accessible (HC) Parking:

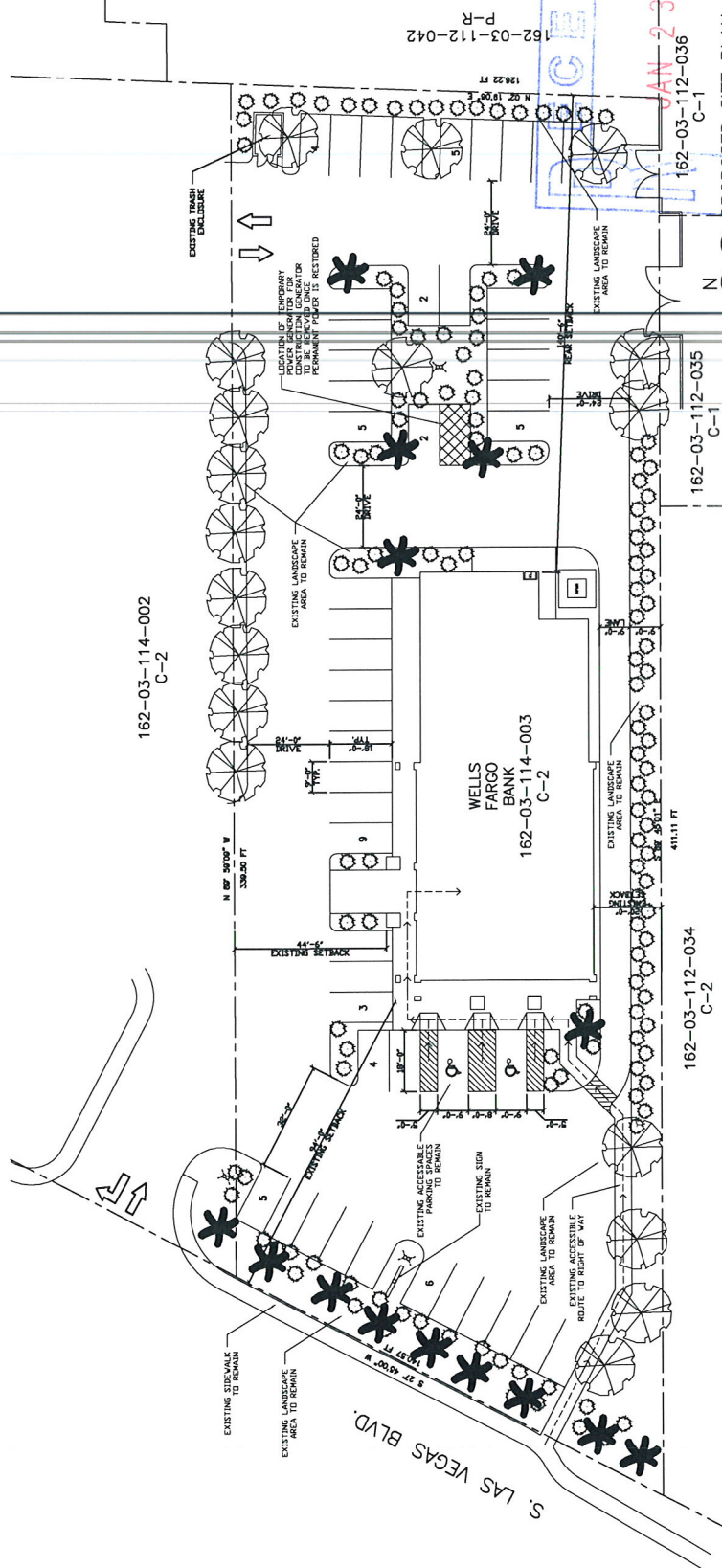
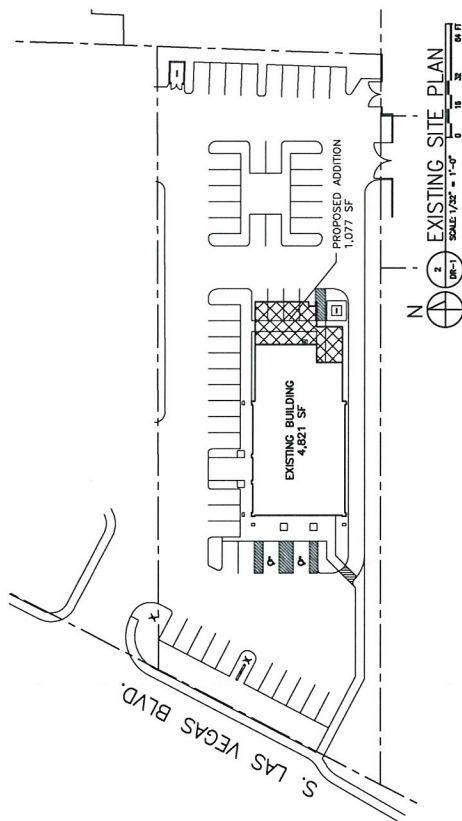
Total Accessible (TIC) Parking:	2 spaces
Required	

Required:	2 spaces
Provided:	2 spaces



Vicinity Map

Not to Scale



SDR-48152

[illegible]

DATE ISSUED:	01-24-2013
REVIEWED BY:	JS
DRAWN BY:	JS
DESIGNED BY:	JS

SHEET TITLE

TF PLAN

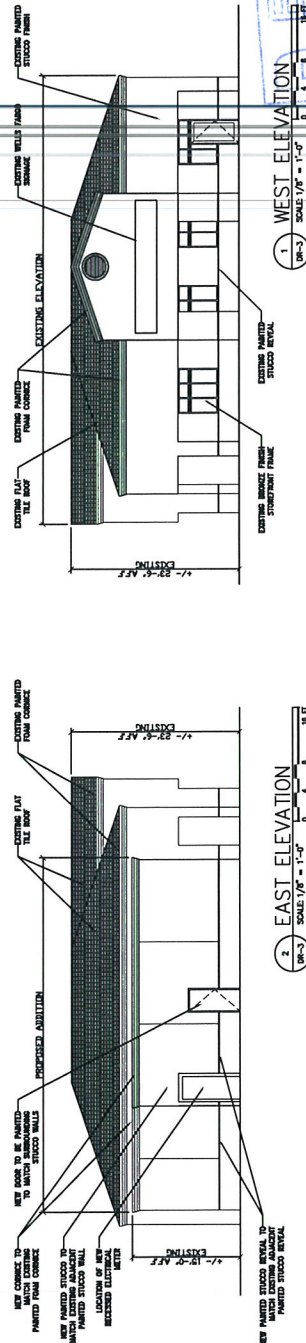
HEET NUMBER

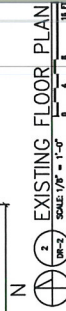
OR-1

PROPOSED SITE PLAN

16" = 1'-0"

Department of Planning





SDR-48152



NADEL

January 23, 2013

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

Re: Wells Fargo Bank
1121 S. Las Vegas Blvd
APN: 162-03-114-003
Major Amendment
Nadel #:12338

Planning Department:

175 East Warm Springs Road
Suite 100
Las Vegas, NV 89119

T. 702.896.2000
F. 702.896.7170
www.nadelarc.com

On behalf of our client Wells Fargo, this letter is to serve as a statement of justification for a major amendment to the approved site plan review for the property at 1121 S. Las Vegas Blvd.

Project Description:

Site:

The project site is zoned for commercial use (C-2) and is the location of an existing 4,821 SF Wells Fargo Bank. The original site development review, SD-26-97, for the bank was approved on December the 4th 1997.

Proposed Development:

The purpose of this application is to amend the original site development review to add a 1,044 SF addition to the existing 4,821 SF Wells Fargo Bank. As part of this addition a total of four parking spaces are being removed and the existing electrical service is being relocated. Wells Fargo must continue to provide their services to the community while the addition is being constructed so they will require a temporary generator be located on the site until permanent power is restored to the building.

We feel that this addition will have a minimal impact to the site and while four of the original fifty four parking spaces are lost, twenty spaces will be provided in addition to the required thirty parking spaces. We also feel that the use of the temporary generator will not have a dramatic impact to the site and the surrounding areas.

We respectfully submit the above requests for your consideration. Nadel Architects and Wells Fargo mutually look forward to working with the City of Las Vegas Planning to obtain the necessary approvals and are available at your convenience to answer any questions or to provide additional information.

Respectfully,
NADEL NEVADA, INC

Mark Mikelson – AIA, LEED AP
Division Director, Senior Vice President

G:\2012\12338-Wells Fargo-Charleston & Las Vegas Blvd\Admin\105 Public Agency Correspondence\Design Review_Entitlement\12338-0002-Justification Letter_01-22-2013.doc



SDR-48152

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 12, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

DIR-48086 - DIRECTOR'S BUSINESS - PUBLIC HEARING - THE BOARD OF REGENTS OF THE NEVADA SYSTEM OF HIGHER EDUCATION - For possible action on a request for a Development Agreement for the College of Southern Nevada development on approximately 42.02 acres at the northwest corner of Elkhorn Road and Grand Montecito Parkway (APNs 125-17-401-006 and 125-17-801-004), Ward 6 (Ross)

C.C.: 4/17/2013

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

NONE

BACKUP DOCUMENTATION:

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