City of Las Vegas

PLANNING COMMISSION AGENDA

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

LAS VEGAS CITY COUNCIL

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

COMMISSIONERS

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

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

BUSINESS ITEMS:

1. CALL TO ORDER

2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

3. ROLL CALL

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

5. FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF FEBRUARY 12, 2013

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

CONSENT ITEMS:

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

ONE MOTION - ONE VOTE

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

7. TMP-48085 - TENTATIVE MAP - MARBLE CANYON ESTATES - APPLICANT: DR 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). Staff recommends APPROVAL.

8. 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). Staff recommends APPROVAL.

9. 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 #140 (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). Staff recommends APPROVAL.

10. SUP-48171 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT - CENTENNIAL GATEWAY, LLC - OWNER: INLAND DIVERSIFIED LAS VEGAS CENTENNIAL GATEWAY, LLC - 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). Staff recommends APPROVAL.

11. 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 PROPOSED 3,310 SQUARE-FOOT RESTAURANT at 1126 Fremont Street (APN 139-35-317-001), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

12. SDR-48152 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: WELLS FARGO BANK - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SD-0026-97) FOR A 1,044 SQUARE-FOOT ADDITION TO AN EXISTING 4,821 SQUARE-FOOT BANK on 1.1 acres at 1121 South Las Vegas Boulevard (APN 162-03-114-003), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

13. SDR-48272 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: WESTCLIFF PINES 2, LP - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 80-UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE A SIX-FOOT BUFFER IS REQUIRED on 3.38 acres adjacent to the south side of Summerlin Parkway at the west end of Silver Sky Drive (APN 138-28-401-015), R-3 (Medium Density Residential) Zone, Ward 2 (Beers). Staff recommends APPROVAL.

14. SDR-48273 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: WESTCLIFF

PINES 2, LP - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 40-UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE WHERE A SIX-FOOT BUFFER IS REQUIRED on 1.79 acres adjacent to the south side of Summerlin Parkway at the west end of Silver Sky Drive (APN 138-28-401-015), R-3 (Medium Density Residential) Zone, Ward 2 (Beers). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

15. ABEYANCE - VAR-47839 - VARIANCE - PUBLIC HEARING - APPLICANT: ASTORIA RESIDENTIAL - OWNER: T H M ENTERPRISES, LLC - For possible action on a request for a Variance TO ALLOW A MINIMUM LOT SIZE TO BE 15,260 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED AND TO ALLOW A 28-FOOT FRONT YARD SETBACK ON LOTS 1 AND 5 WHERE 30 FEET IS REQUIRED on 2.5 acres generally located on the southeast corner of Juliano Road and Hickam Avenue (APN 138-05-801-006), U (Undeveloped) Zone [RE (Residential Estates) General Plan Designation], Ward 4 (Anthony). Staff recommends DENIAL.

16. ABEYANCE - VAR-47840 - VARIANCE RELATED TO VAR-47839 - PUBLIC HEARING - APPLICANT: ASTORIA RESIDENTIAL - OWNER: T H M ENTERPRISES, LLC - For possible action on a request for a Variance TO ALLOW A PRIVATE STREET TO NOT COMPLY WITH MINIMUM STANDARDS FOR A PUBLIC STREET, INCLUDING NO SIDEWALKS OR STREETLIGHTS WHERE SUCH ARE REQUIRED AND A WIDTH OF 40 FEET WHERE A MINIMUM OF 47 FEET IS REQUIRED on 2.5 acres generally located on the southeast corner of Juliano Road and Hickam Avenue (APN 138-05-801-006), U (Undeveloped) Zone [RE (Residential Estates) General Plan Designation], Ward 4 (Anthony). Staff recommends DENIAL.

17. ABEYANCE - WVR-47976 - WAIVER RELATED TO VAR-47839 AND VAR-47840 - PUBLIC HEARING - APPLICANT: ASTORIA RESIDENTIAL - OWNER: T H M ENTERPRISES, LLC - For possible action on a request for a Waiver TO ALLOW A REDUCED SEPARATION DISTANCE BETWEEN EXTERNAL INTERSECTIONS FROM 220 FEET TO 175 FEET on 2.5 acres generally located on the southeast corner of Juliano Road and Hickam Avenue (APN 138-05-801-006), U (Undeveloped) Zone [RE (Residential Estates) General Plan Designation], Ward 4 (Anthony). Staff recommends DENIAL.

18. ABEYANCE - TMP-47838 - TENTATIVE MAP RELATED TO VAR-47839, VAR-47840 AND WVR-47976 - PUBLIC HEARING - APPLICANT: ASTORIA RESIDENTIAL - OWNER: T H M ENTERPRISES, LLC - For possible action on a request for a Tentative Map FOR A FIVE-LOT RESIDENTIAL SUBDIVISION on 2.5 acres generally located on the southeast corner of Juliano Road and Hickam Avenue (APN 138-05-801-006), U (Undeveloped) Zone [RE (Residential Estates) General Plan Designation], Ward 4 (Anthony). Staff recommends DENIAL.

19. ABEYANCE - SUP-47591 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MAXI MART - OWNER: TUESDAY 18, 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 3,000 SQUARE-FOOT CONVENIENCE STORE at 2212 East Charleston Boulevard (APN 162-01-101-004), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

20. VAR-48169 - VARIANCE - PUBLIC HEARING - APPLICANT: DR 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 and 017), R-1 (Single Family Residential) Zone, Ward 6 (Ross). Staff recommends DENIAL.

21. TMP-48166 - TENTATIVE MAP RELATED TO VAR-48169 - DECATUR & DORRELL - PUBLIC HEARING - APPLICANT: DR 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 and 017), R-1 (Single Family Residential) Zone, Ward 6 (Ross). Staff recommends DENIAL.

22. 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). Staff recommends APPROVAL.

23. 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 at 5900 West Charleston Boulevard, Suite #8 (APN 138-36-406-006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

24. 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 AN ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,326 SQUARE-FOOT CONVENIENCE 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). Staff recommends APPROVAL.

25. 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). Staff recommends APPROVAL.

26. 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). Staff recommends APPROVAL.

27. 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). Staff recommends APPROVAL.

28. 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 the southwest corner of Tropical Parkway and Centennial Center Boulevard (APN 125-28-713-007), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL.

29. 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 the southwest corner of Tropical Parkway and Centennial Center Boulevard (APN 125-28-713-007), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL.

30. 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 AND LANDSCAPE MATERIAL/ LUMBER YARD USE at 232 North Jones Boulevard (APN 138-25-404-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

31. 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, INDOORS at 10050 Banburry Cross Drive, Suite #157 and #210 (APN 138-30-218-002), P-C (Planned Community - Employment Center) Zone, Ward 2 (Beers). Staff recommends APPROVAL.

32. 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). Staff recommends APPROVAL.

33. 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 South Torrey Pines Drive, Suite A (APN 138-35-402-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

34. 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). Staff recommends APPROVAL.

35. 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). Staff recommends APPROVAL.

36. 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). Staff recommends APPROVAL.

37. 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 8,621 SQUARE-FOOT 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 #118 (APN 138-16-717-002), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

38. 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 1,962 SQUARE-FOOT ADDITION TO AN EXISTING SHOPPING CENTER on 4.36 acres at 2620 Regatta Drive (APN 138-16-717-002), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

39. SUP-48191 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ASHLEY RESTIVO - OWNER: BARBARA 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). Staff recommends APPROVAL.

40. 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 WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG A 116-FOOT PORTION AND AN EIGHT-FOOT LANDSCAPE BUFFER ALONG A 102-FOOT PORTION OF THE NORTH PROPERTY LINE, AN EIGHT-FOOT WIDE LANDSCAPE BUFFER ALONG THE EAST AND WEST PROPERTY LINES WHERE A MINIMUM 15-FOOT WIDE BUFFER IS REQUIRED AND A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE AN EIGHT-FOOT LANDSCAPE BUFFER IS REQUIRED on 1.61 acres at 1100 Martin L King Boulevard (APNs 139-28-604-001 and 003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

41. ABEYANCE - TXT-46131 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to update the Town Center Development Standards to make various clarifications and update code references related to changes made to LVMC Title 19 with the adoption of the Unified Development Code. Staff recommends APPROVAL.

42. 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 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). Staff recommends APPROVAL.

43. TXT-48308 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS -

Discussion and possible action to update the Downtown Centennial Plan to add the tavern-limited use to the 18b Arts District and Symphony Park. Staff recommends APPROVAL.

44. TXT-48318 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend the LVMC Title 19, Unified Development Code (UDC) of the City of Las Vegas, to prohibit auto repair facility employees from test driving customer vehicles on a residential street. Staff has NO RECOMMENDATION.

CITIZENS PARTICIPATION:

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

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
CALL TO ORDER

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ROLL CALL

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

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

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

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

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:

FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF FEBRUARY 12, 2013

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 12, 2013

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

SUBJECT:

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

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

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

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

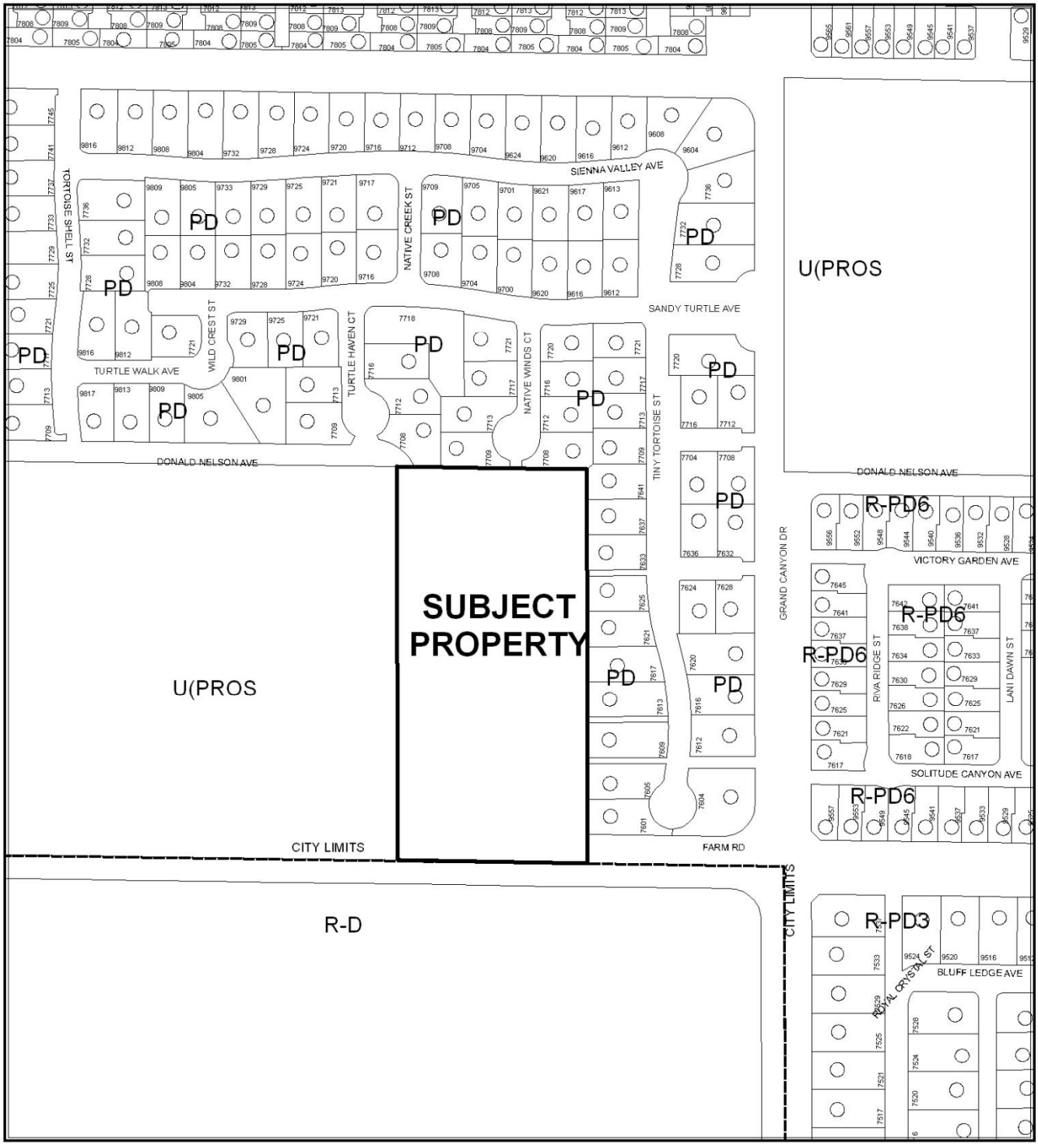
SUBJECT:
TMP-48085 - TENTATIVE MAP - MARBLE CANYON ESTATES - APPLICANT: DR HORTON, INC. - OWNER: GREAT WESTERN BANK - For possible action on a request for a Tentative Map FOR A 17-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.15 acres adjacent to the north side of Farm Road, approximately 280 feet west 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). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 4/17/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 7 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Planning Commission Approval Letter for SDR-47230
6. Justification Letter

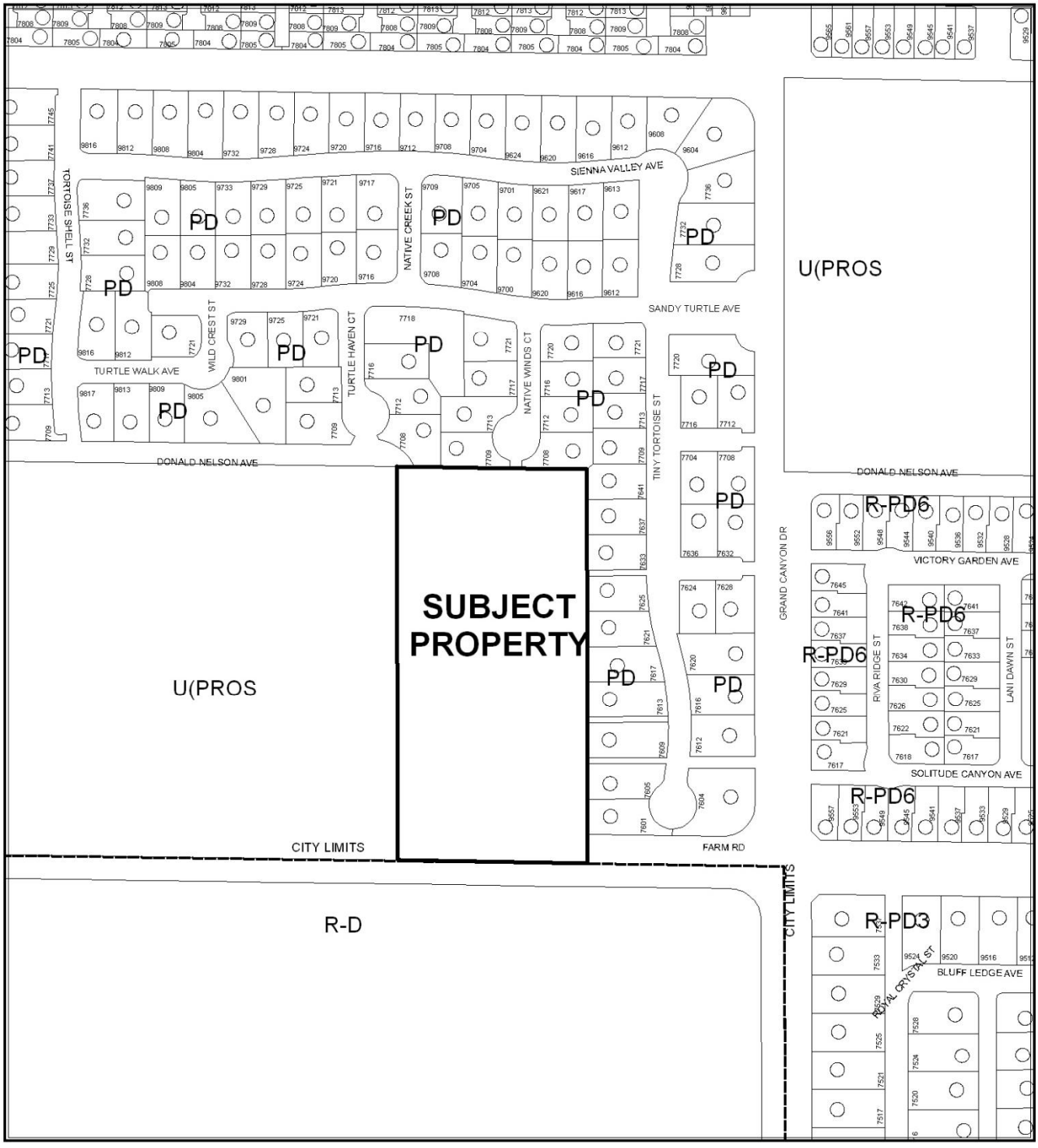


0 150 300 Feet

CASE: TMP-48085

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT) [L (LOW DENSITY RESIDENTIAL) Grand Teton Village Special Land use Designation]

N



0 150 300 Feet

CASE: TMP-48085

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT) [L (LOW DENSITY RESIDENTIAL) Grand Teton Village Special Land use Designation]

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP - 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

GENERAL NOTARY - State of Nebraska
KYLA SAWTELL
My Comm. Exp. July 29, 2015

RECEIVED

JAN 22 2013

City of Las Vegas
Dept. of Planning

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, OREO 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

RECEIVED
JAN 22 2013
City of Las Vegas
Dept. of Planning

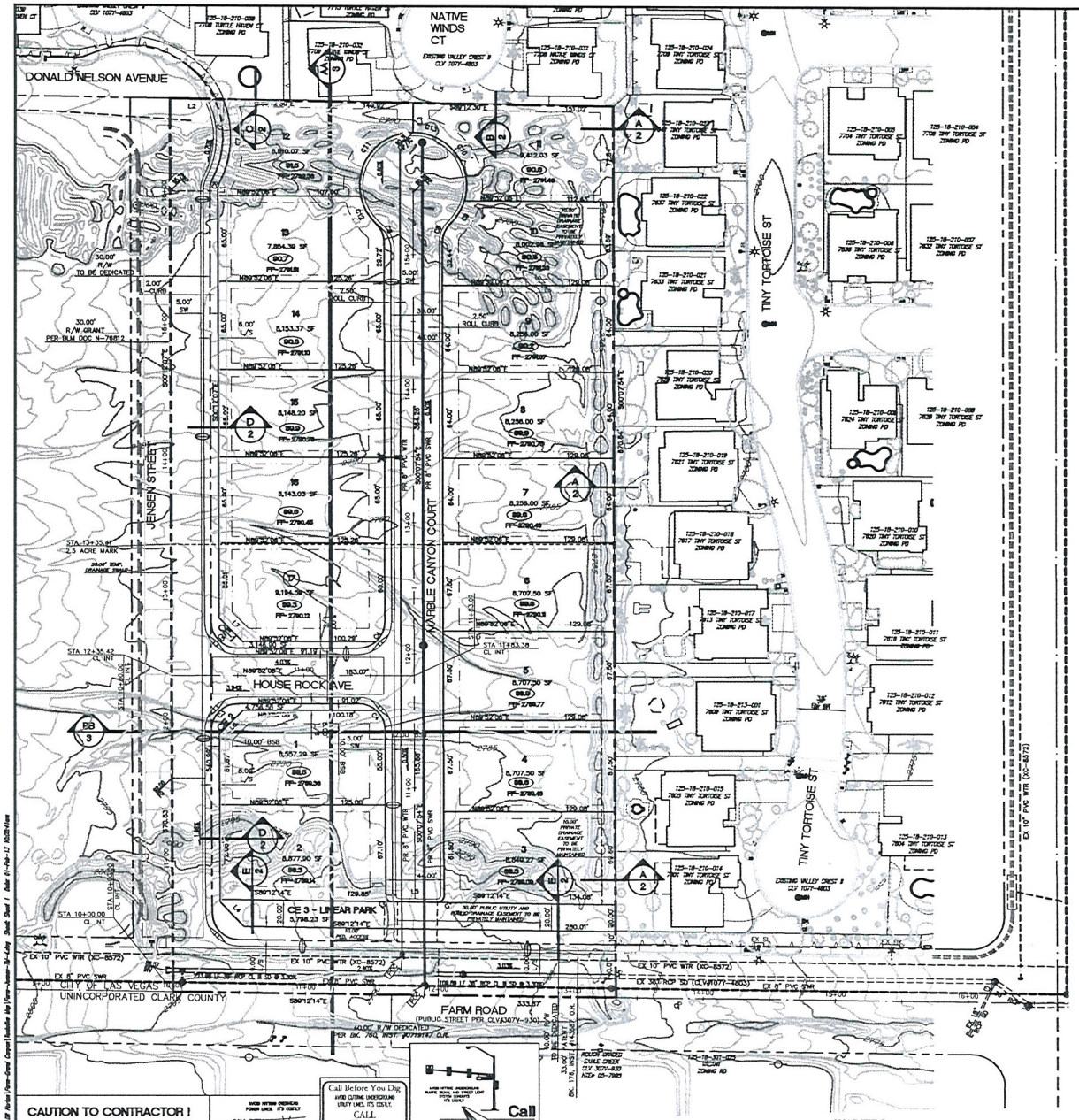
GENERAL NOTARY - State of Nebraska
KYLA SAWTELL
My Comm. Exp. July 29, 2015

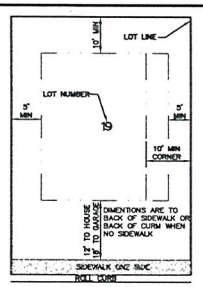
Revised 10/27/08

FOR DEPARTMENT USE ONLY

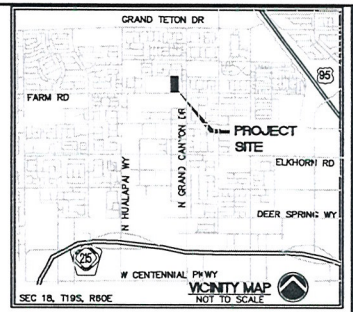
Case #	TMP-21808S
Meeting Date	03/12/13
Total Fee:	750.00
Date Received:*	01/22/13
Received By:	Jonathan B.

*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.





TYPICAL LOT DETAIL
NOT TO SCALE



LEGAL DESCRIPTION

BEING THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

BASIS OF BEARING

SOUTH 89°12'14" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE 123, PAGE 32 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK No. 6LV9018C4: RIVET & PLATE TOP CURB SE CORNER GRAND CANYON DR & FARM RD.

NAD 83
FEET = 2766.35
METERS = 843.186

DEVELOPMENT NOTES

1. THE SUBDIVIDER INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND DEED RESTRICTIONS WHICH WILL BE COMPILED INTO A SEPARATE DOCUMENT.

2. THE SITE CONTAINS NO KNOWN FAULTS AND FISSURES. A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.

3. THIS SITE HAS NO KNOWN GROUNDWATER DEPTHS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE. A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.

4. THE PRIVATE STREETS PROPOSED ON THIS MAP WILL BE DEDICATED AS PUBLIC UTILITY EASEMENTS AND PRIVATE DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED.

SEWER CONTRIBUTION

17 LOTS x 250 GPD/LOT = 4,250 GPD (AVERAGE)
17 LOTS x 250 GPD/LOT X 3.5 PEAK FACTOR = 14,875 GPD (PEAK)

UTILITY DISTRIBUTION SYSTEM

WATER – THE NEAREST WATER CONNECTION IS AN EXISTING 10" PUBLIC MAIN IN THE FARM ROAD RIGHT-OF-WAY ADJACENT TO THE SOUTH BOUNDARY LINE ON THE PROJECT SITE – CITY OF LAS VEGAS UTILITIES SERVICES IS THE PURVEYOR.

SEWER – THE NEAREST SEWER CONNECTION IS AN EXISTING 8" PUBLIC MAIN IN THE FARM ROAD RIGHT-OF-WAY ADJACENT TO THE SOUTH BOUNDARY LINE ON THE PROJECT SITE – CITY OF LAS VEGAS UTILITIES SERVICES IS THE PURVEYOR.

UTILITY COMPANIES

NV ENERGY
7155 LINDELL ROAD 367-5555

CENTURY LINK TELEPHONE COMPANY
6700 VIA AUSTI PARKWAY

COX COMMUNICATIONS
121 S. MARTIN L. KING BLVD. 598-2100

SOUTHWEST GAS CORP.
6385 SHATZ STREET. 365-2111

REPUBLIC SERVICES INC. (SOLID WASTE)
770 E. SAHARA AVE. 736-5101

CITY OF LAS VEGAS UTILITY SERVICES
(WATER & SEWER)
333 RANCHO DRIVE

CONNECTIVITY CALCULATION

NUMBER OF LINKS:
ENTRY = 1
CUL-DE-SAC = 1
PEDESTRIAN ACCESS = 0.3
INTERNAL STREET = 1
3.3

NUMBER OF NODES:
INTERNAL INTERSECTION = 1
CUL-DE-SAC TERMINUS = 1
INTERNAL STREET TERMINUS = 1
3.0

CONNECTIVITY RATIO
= LINKS / NODES
=3.3 / 3.0
= 1.2

LEGEND

RIGHT OF WAY
PROPERTY LINE
CENTERLINE

PROPOSED	EXISTING
	STREET LIGHT
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	FIRE HYDRANT
	CURB & GUTTER
	PROPERTY LINE
	SANITARY SEWER
	STORM DRAIN
	WATER

SITE DATA

SITE
EXISTING ZONING — PLANNED DEVELOPMENT DISTRICT (PD)
EXISTING LANDUSE — PLANNED COMMUNITY DEVELOPMENT (PCD)
PROPOSED ZONING — PD
SPECIAL AREA PLAN — GRAND TETON VILLAGE
APN — 125-18-201-008
NET AREA — 4.39 AC±
TOTAL NUMBER OF UNITS — 17
GROSS AREA — 5.15 AC±
DENSITY (GROSS) — 17 UNITS / 5.15 AC = 3.30 UNITS / AC

SETBACKS
FRONT – HOUSE — 15'
FRONT – GARAGE — 18'
INTERIOR SIDE — 5'
CORNER — 15'
REAR — 10'
HEIGHT — 2 STORIES / 35'

OPEN SPACE
– OPEN SPACE REQUIRED — 5,736 SF
REQUIRED — 0.03 ACRES PER ACRE
0.03 X 4.39 = 0.13 ACRES = 5,736 SF
– OPEN SPACE PROVIDED — 5,798 SF

PARKING ANALYSIS

PARKING REQUIRED: 2 UNIMPEDED PARKING STALLS PER LOT

PARKING PROVIDED:
3 GARAGE SPACES PER LOT.
1 DRIVEWAY SPACE PER LOT.
4 PARKING SPACES PER LOT.

LINE TABLE

No.	BEARING	DISTANCE
L1	S00°47'46"E	3.00'
L2	S89°12'14"E	33.79'
L3	S00°47'46"E	22.88'
L4	N89°12'14"W	22.88'
L5	S89°12'14"E	34.04'
L6	S44°59'59"E	28.28'
L7	S45°00'01"W	28.28'

CURVE TABLE

No.	RADIUS	DELTA	LENGTH	TANGENT
C1	5.00'	89°57'28"	7.85'	5.00'
C2	5.00'	89°04'32"	7.77'	4.93'
C3	20.00'	90°04'12"	31.44'	20.00'
C4	20.00'	90°00'00"	31.42'	20.00'
C5	20.00'	89°55'48"	31.39'	19.96'
C6	14.00'	27°15'12"	6.66'	3.39'
C7	75.00'	40°30'49"	52.57'	35.00'
C8	20.00'	48°02'07"	16.07'	8.56'
C9	40.50'	28°38'14"	20.20'	10.34'
C10	40.50'	107°25'31"	75.90'	55.12'
C11	40.50'	101°46'29"	71.94'	48.81'
C12	40.50'	54°18'38"	38.39'	19.48'
C13	40.50'	237°48'36"	168.10'	

OWNER

GREAT WESTERN BANK
1235 N STREET LINCOLN,
NEBRASKA 68508

DEVELOPER

DR HORTON
America's Builder
330 CAROUSEL PARKWAY
HENDERSON, NV 89014
(702) 835-7230

WAIVERS

NONE

LEGAL DESCRIPTION

BEING A PORTION OF THE SOUTHEAST QUARTER (SE 4) OF THE NORTHWEST QUARTER (NW 4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, MOUNT DIABLO BASE LINE AND MERIDIAN, COUNTY OF CLARK, STATE OF NEVADA.

FLOOD HAZARD ZONE

A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 32000C1174SE REVISED NOVEMBER 16, 2011, INDICATES THAT THE ENTIRE SITE IS LOCATED WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

CAUTION TO CONTRACTOR !

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

CALL BEFORE YOU DIG
1-702-227-2929

Call Before You Dig
811
1-800-227-2600
CLARK COUNTY TRAFFIC OPERATIONS
1-800-455-7544

Call before you UnderGround
1-702-455-7511
CITY OF HENDERSON TRAFFIC OPERATIONS
1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

NO.	REVISION	BY	DATE	APPVD

TENTATIVE MAP

MARBLE CANYON ESTATES
CITY OF LAS VEGAS, NEVADA

TMP-48085
REVISED

PETER J. LAAS
Exp:12/31/13
CIVIL

Impulse
Civil Engineering & Planning
I=/F dt
CIVIL ENGINEERS - PLANNERS
525 GRAND WAY
HENDERSON, NEVADA 89015
(702) 336-7118
FAX (702) 579-8636

W.O. # : 2012080
BY: REH
DATE : 1/10/13
SCALE : 1"=40'

SHEET 1 OF 3 SHEETS

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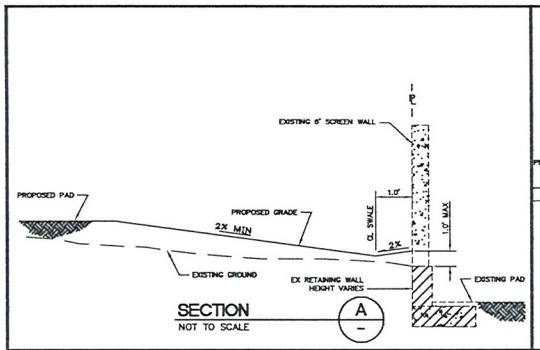
FEB - 4 2013
City of Las Vegas
Dept. of Planning

SDR-47230
T19S. R60E. S18



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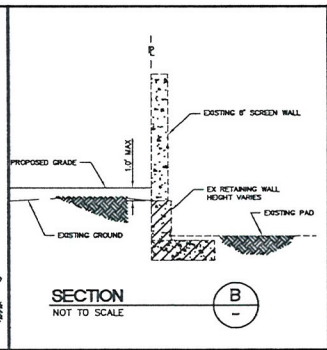

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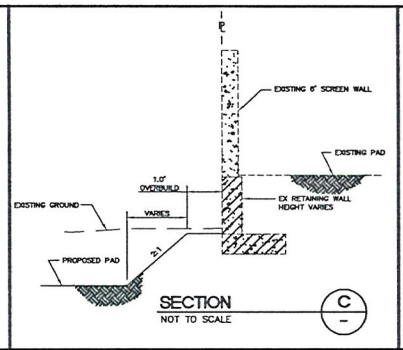

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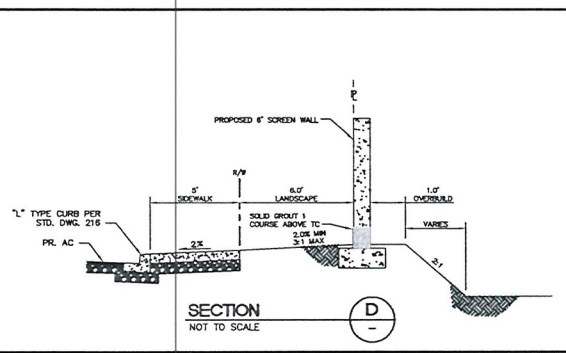

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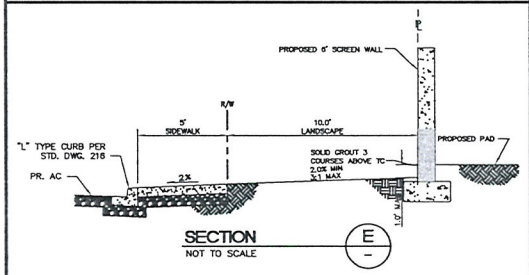

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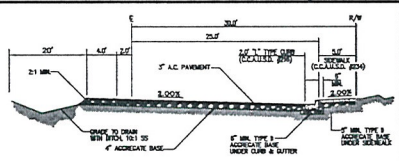

JENSEN STREET SECTION
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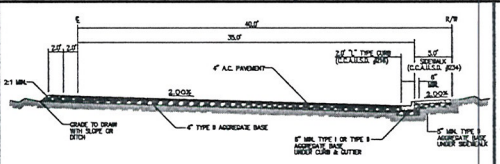

FARM ROAD SECTION
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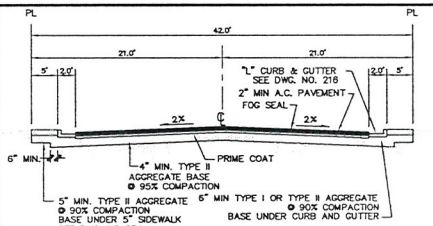

HOUSE ROCK AVE SECTION
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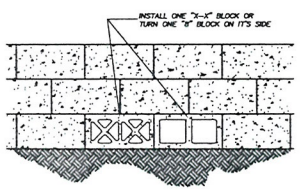
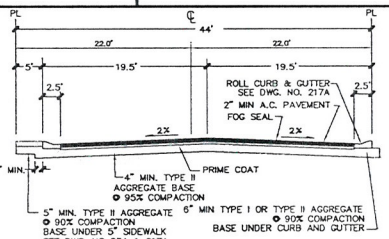


SINGLE BLOCKWALL OPENING
NOT TO SCALE



MARBLE CANYON CT SECTION
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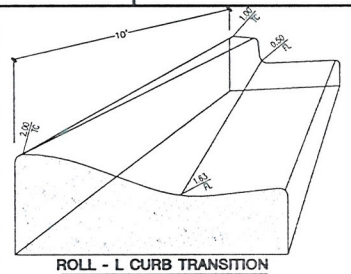
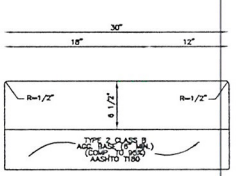
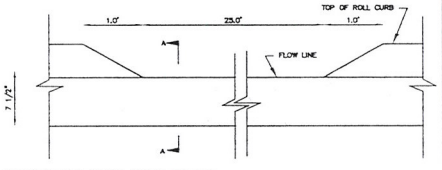


ROLL - L CURB TRANSITION
NOT TO SCALE



SECTION A - A

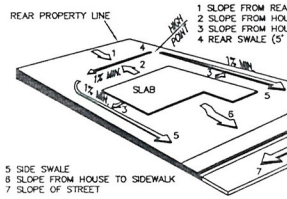


DEPRESSED ROLL CURB DETAIL
NOT TO SCALE

TITLE: TENTATIVE MAP
SECTION/DETAIL SHEET

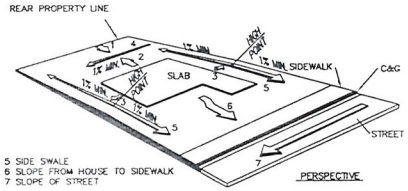
PROJECT: MARBLE CANYON ESTATES
CITY OF LAS VEGAS, NEVADA

APPR'VL	REV	DATE	BY	REVISION



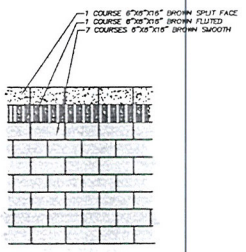
1 SLOPE FROM REAR TO SWALE
2 SLOPE FROM HOUSE TO SWALE
3 SLOPE FROM HOUSE TO SIDE SWALE
4 REAR SWALE (5' MIN. FROM REAR OF HOUSE)
5 SIDE SWALE
6 SLOPE FROM HOUSE TO SIDEWALK
7 SLOPE OF STREET

F.H.A. TYPE "A" DRAINAGE
NOT TO SCALE



1 SLOPE FROM REAR TO SWALE
2 SLOPE FROM HOUSE TO SWALE
3 SLOPE FROM HOUSE TO SIDE SWALE
4 REAR SWALE (5' MIN. FROM REAR OF HOUSE)
5 SIDE SWALE
6 SLOPE FROM HOUSE TO SIDEWALK
7 SLOPE OF STREET

F.H.A. TYPE "B" DRAINAGE
NOT TO SCALE



DECORATIVE BLOCK WALL
NOT TO SCALE

CAUTION TO CONTRACTOR !

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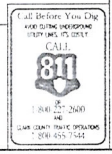



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SDR-47230
T19S, R60E, S18

PETER J. LAAS
Exp:12/31/13
CIVIL
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEVADA
No. 14444

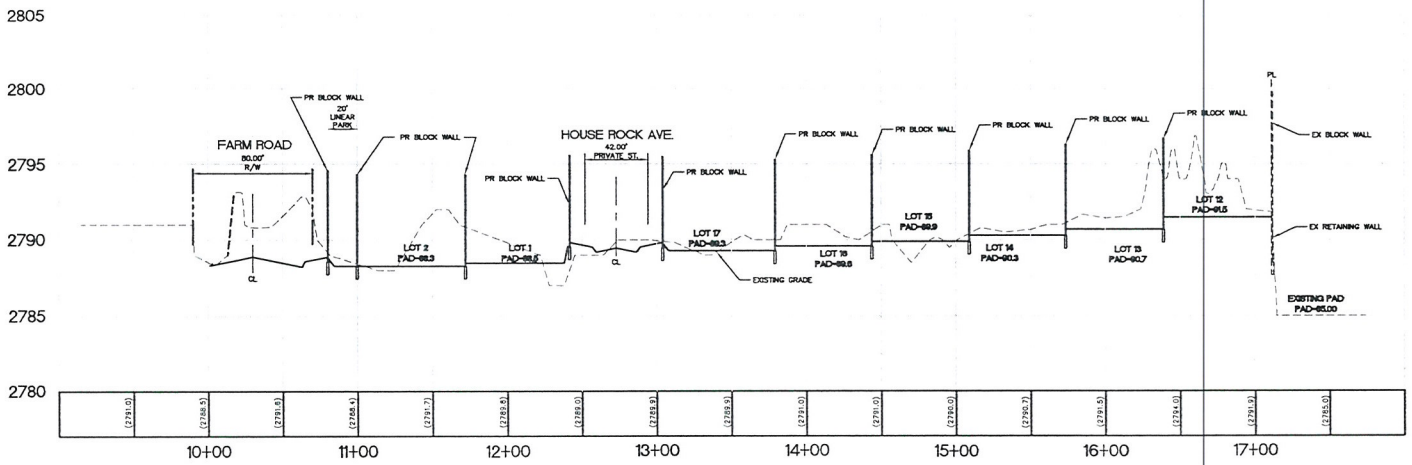
Impulse
Civil Engineering & Planning
I=/Fdt
CIVIL SITE PLANNING SURVEYING
9228 GRAND SIERRA WAY
NORTH LAS VEGAS, NEVADA 89031
PHONE (702) 376-8626
FAX (702) 376-8628

W.O. # : 201208D
BY : REH
DATE : 1/10/13
SCALE : NOT TO SCALE

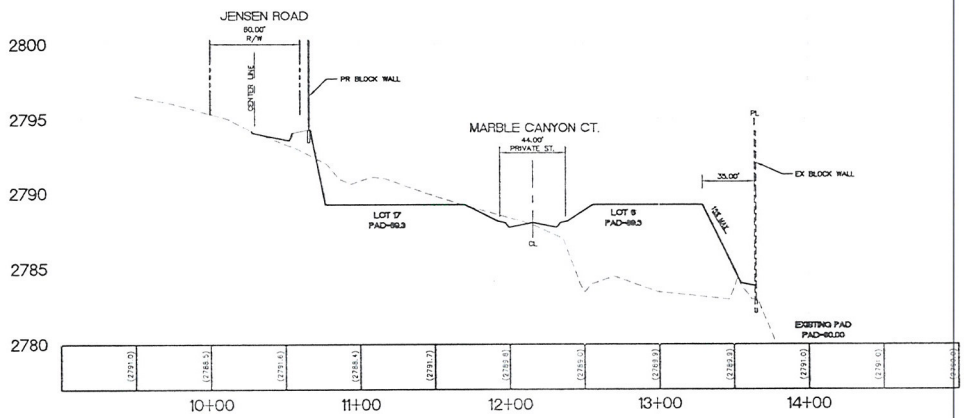
SHEET 2 OF 3 SHEETS

TMP-48085

File: C:\Impulse\Projects\Drawings\2012\Marble Canyon Estates\Marble Canyon Estates-3D-4.dwg Sheet: Sheet 1 Date: 14-Jan-13 10:17:55am



CROSS SECTION "AA"



CROSS SECTION "BB"

CAUTION TO CONTRACTOR !

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

CALL BEFORE YOU DO OVERHEAD
1-702-227-2929

Call Before You Dig
CALL 811
1-800-227-2600
1-800-455-7544

Call before you UnderGround
1-702-455-7511
1-702-432-5300

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Dept. of Planning

SDR-47230
T19S, R60E, S18

TMP-48085

APPRVL	REV	DATE	BY	REVISION

TENTATIVE MAP
CROSS-SECTION SHEET

MARBLE CANYON ESTATES
CITY OF LAS VEGAS, NEVADA

REGISTERED PROFESSIONAL ENGINEER STATE OF NEVADA
PETER J. LAAS
Exp:12/31/13
CIVIL
No. 14444

Impulse
Civil Engineering & Planning

I=∫F·dt

W.O. # : 2012080
BY : REH
DATE : 1/10/13
SCALE : NOT TO SCALE

SHEET 3 OF 3 SHEETS



TMP-48085 - APPLICANT: DR HORTON, INC. - OWNER: GREAT WESTERN BANK
NORTH SIDE OF FARM ROAD, APPROXIMATELY 280 FEET WEST OF GRAND CANYON DRIVE

01/31/13



TMP-48085 - APPLICANT: DR HORTON, INC. - OWNER: GREAT WESTERN BANK
NORTH SIDE OF FARM ROAD, APPROXIMATELY 280 FEET WEST OF GRAND CANYON DRIVE

01/31/13



TMP-48085 - APPLICANT: DR HORTON, INC. - OWNER: GREAT WESTERN BANK
NORTH SIDE OF FARM ROAD, APPROXIMATELY 280 FEET WEST OF GRAND CANYON DRIVE

01/31/13

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

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Dept. of Planning

TMP-48085

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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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

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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Dept. of Planning

TMP-48085

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP - 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

GENERAL NOTARY - State of Nebraska
KYLA SAWTELL
My Comm. Exp. July 29, 2015

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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, OREO 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

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JAN 22 2013
City of Las Vegas
Dept. of Planning

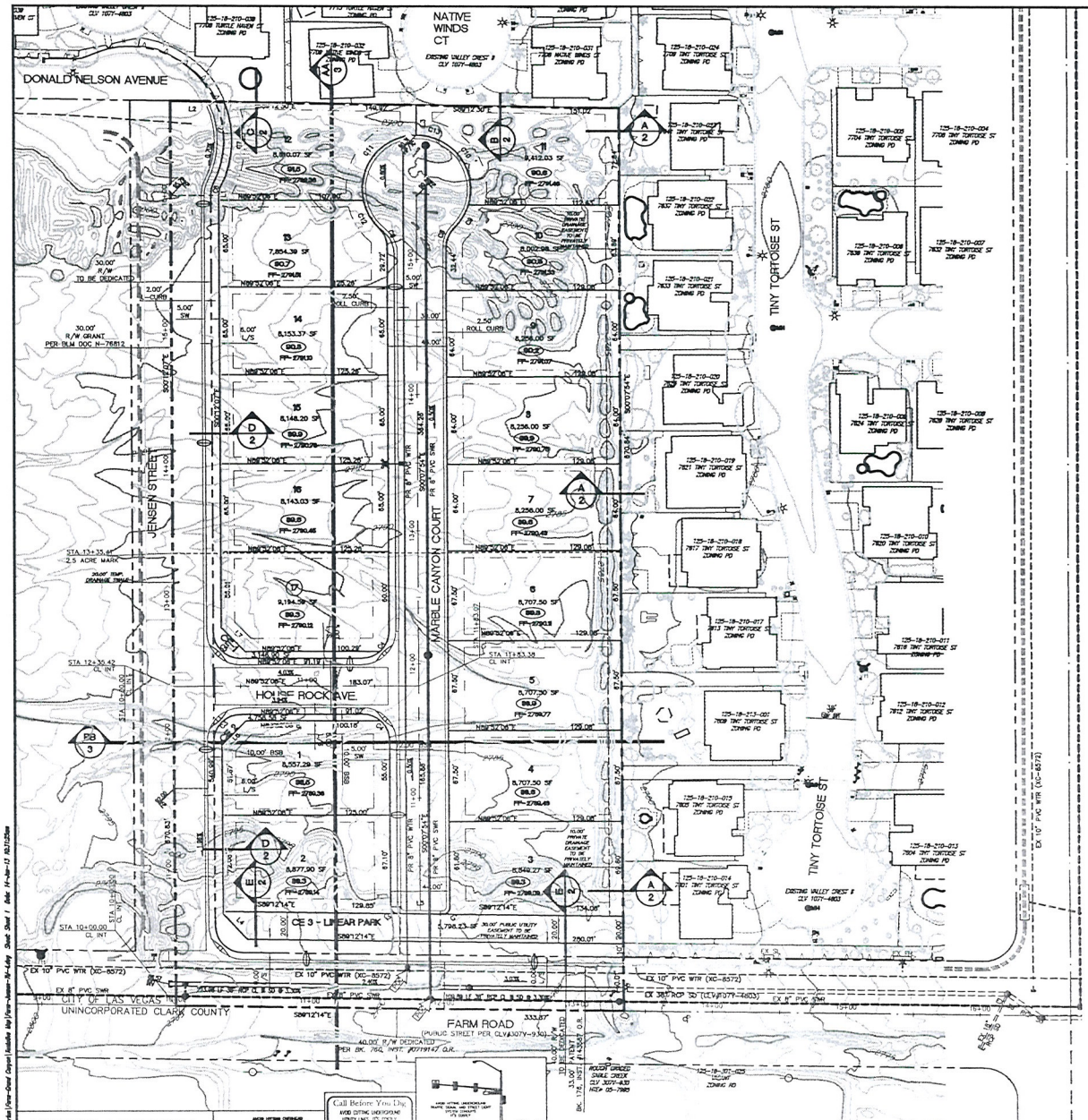
GENERAL NOTARY - State of Nebraska
KYLA SAWTELL
My Comm. Exp. July 29, 2015

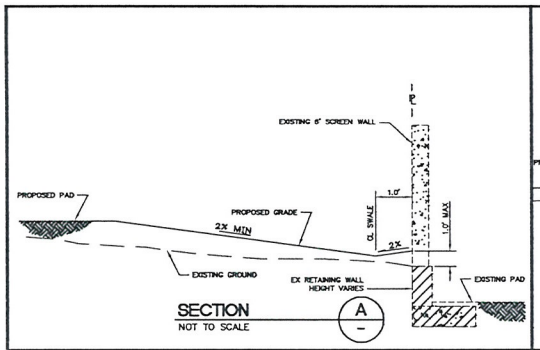
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	TMP-21808S
Meeting Date	03/12/13
Total Fee:	750.00
Date Received:*	01/22/13
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.


DONALD NELSON AVENUE
NATIVE WINDS CT
TINY TORTOISE ST
JENSEN STREET
MARBLE CANYON COURT
HOUSE ROCK AVE.
CE 3 - LINEAR PARK
FARM ROAD
(PUBLIC STREET PER CLV/307Y-9/30)
CITY OF LAS VEGAS
UNINCORPORATED CLARK COUNTY
EX 10" PVC WTR (XC-8572)
EX 8" PVC SWR
EX 36"RCP SD (CLV/077-4803)
EXISTING VALLEY CREST II CLV 7077-4803
STA 13+35.87 2.5 ACRE MARK
STA 12+30.42 CL INT
STA 11+53.38 CL INT
STA 10+00.00 CL INT
30.00' R/W GRANT PER BLM DOC N-76812
30.00' R/W TO BE DEDICATED
40.00' R/W DEDICATED PER BK. 760, INST. #0719147 O.R.
10.00' PUBLIC UTILITY EASEMENT TO BE PRIVATELY MAINTAINED
10.00' RSE
5.00' SW
8.00' L/S
2.00' CURB
2.50' ROLL CURB
7.50' ROLL CURB
S89°12'14"E 750.01'
S89°12'14"E 333.87'
S89°12'14"E 129.85'
S89°12'14"E 134.06'
S89°12'14"E 1,790.23'
N89°52'06"E 1,320.00'
S00°07'54"E 1,320.00'
N89°52'06"E 1,320.00'
N89°52'06"E 1,320.00'
N89°52'06



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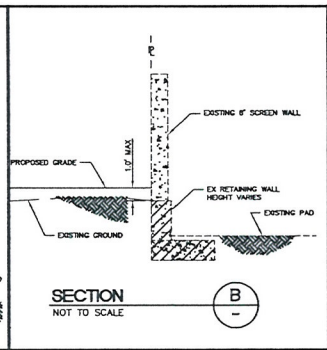

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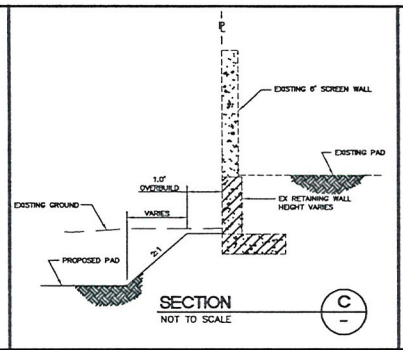

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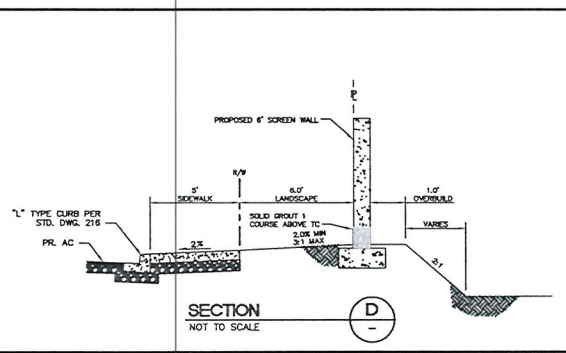

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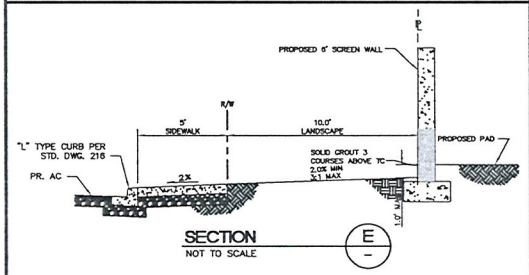

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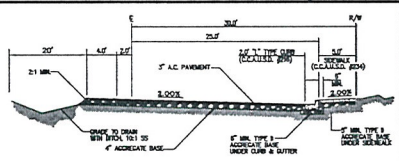

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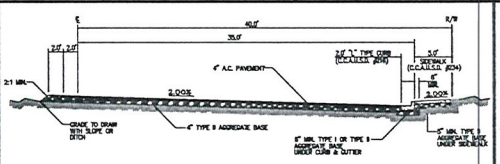

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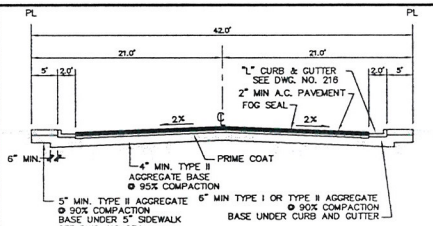

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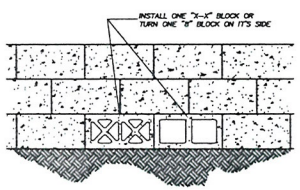

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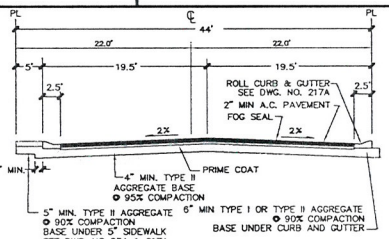

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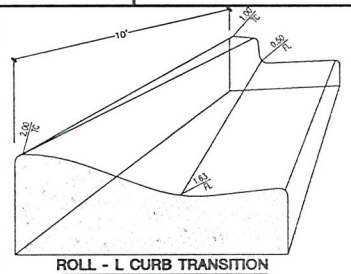

ROLL - L CURB TRANSITION
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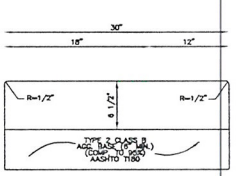
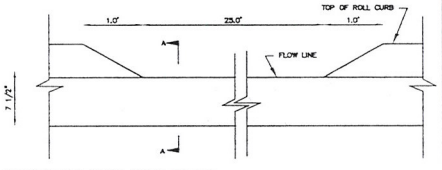


SECTION A - A

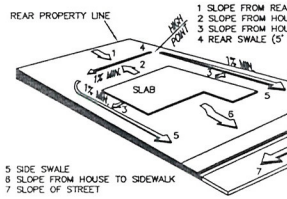


DEPRESSED ROLL CURB DETAIL
NOT TO SCALE

TITLE: TENTATIVE MAP
SECTION/DETAIL SHEET

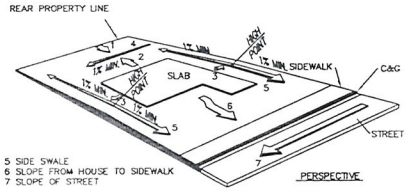
PROJECT: MARBLE CANYON ESTATES
CITY OF LAS VEGAS, NEVADA

APPR'VL	REV	DATE	BY	REVISION



1 SLOPE FROM REAR TO SWALE
2 SLOPE FROM HOUSE TO SWALE
3 SLOPE FROM HOUSE TO SIDE SWALE
4 REAR SWALE (5' MIN. FROM REAR OF HOUSE)
5 SIDE SWALE
6 SLOPE FROM HOUSE TO SIDEWALK
7 SLOPE OF STREET

F.H.A. TYPE "A" DRAINAGE
NOT TO SCALE



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2 SLOPE FROM HOUSE TO SWALE
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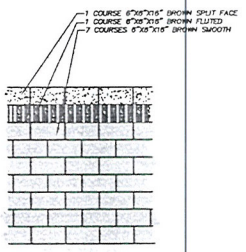
5 SIDE SWALE
6 SLOPE FROM HOUSE TO SIDEWALK
7 SLOPE OF STREET

F.H.A. TYPE "B" DRAINAGE
NOT TO SCALE

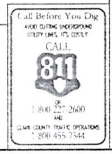


DECORATIVE BLOCK WALL
NOT TO SCALE

CAUTION TO CONTRACTOR !

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.







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SDR-47230
T19S, R60E, S18

PETER J. LAAS
Exp:12/31/13
CIVIL
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEVADA
No. 14444

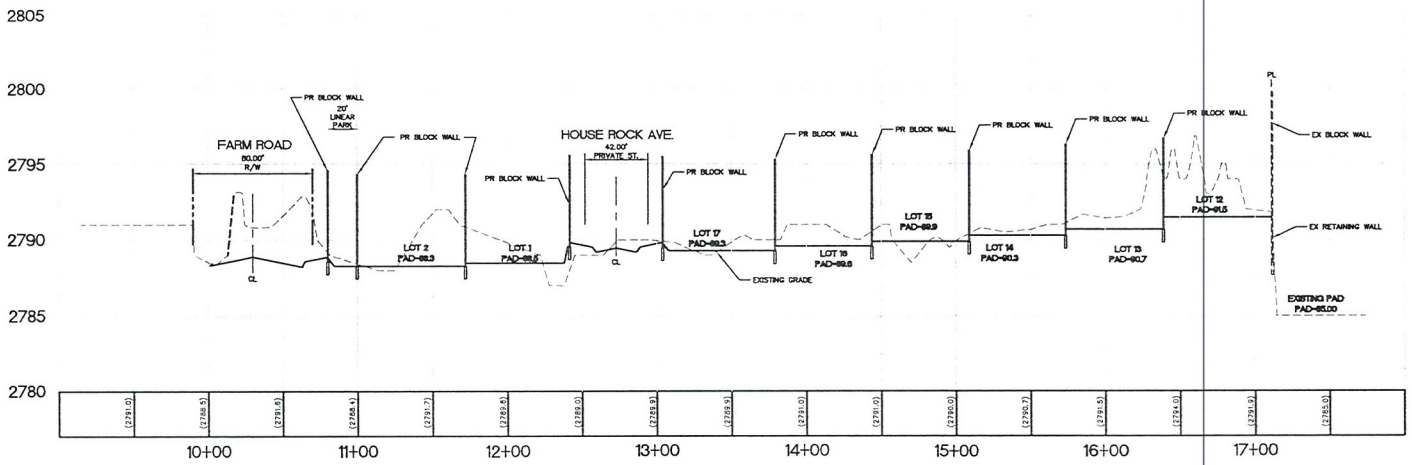
Impulse
Civil Engineering & Planning
I=/Fdt
CIVIL SITE PLANNING SURVEYING
9228 GRAND SIERRA WAY
NORTH LAS VEGAS, NEVADA 89031
PHONE (702) 376-8626
FAX (702) 376-8628

W.O. # : 201208D
BY : REH
DATE : 1/10/13
SCALE : NOT TO SCALE

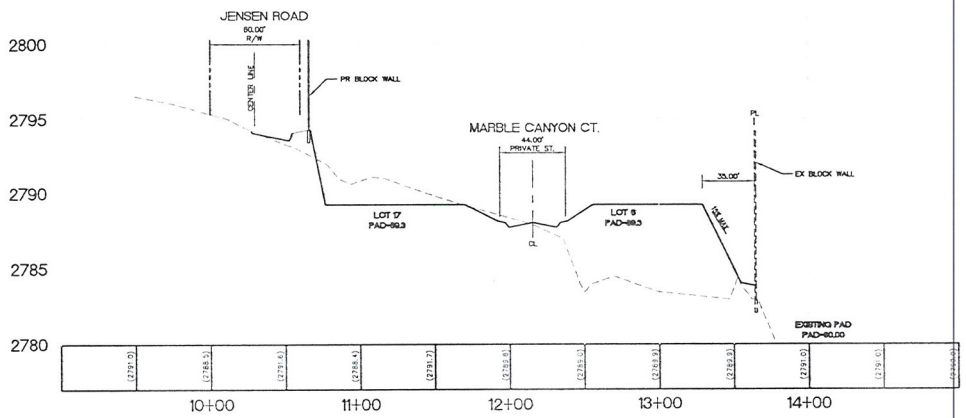
SHEET 2 OF 3 SHEETS

TMP-48085

File: C:\Impulse\Projects\Drawings\2012\Marble Canyon Estates\Marble Canyon Estates-3D-4.dwg Sheet: Sheet 1 Date: 14-Jan-13 10:17:55am



CROSS SECTION "AA"



CROSS SECTION "BB"

CAUTION TO CONTRACTOR !

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

CALL BEFORE YOU DO OVERHEAD
1-702-227-2929

Call Before You Dig
CALL 811
1-800-227-2600
1-800-455-7544

Call before you UnderGround
1-702-455-7511
1-702-432-5300

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Dept. of Planning

SDR-47230
T19S, R60E, S18

TMP-48085

APPRVL	REV	DATE	BY	REVISION

TENTATIVE MAP
CROSS-SECTION SHEET

MARBLE CANYON ESTATES
CITY OF LAS VEGAS, NEVADA

REGISTERED PROFESSIONAL ENGINEER STATE OF NEVADA
PETER J. LAAS
Exp:12/31/13
CIVIL
No. 14444

Impulse
Civil Engineering & Planning

I=∫F·dt

W.O. # : 2012080
BY : REH
DATE : 1/10/13
SCALE : NOT TO SCALE

SHEET 3 OF 3 SHEETS

Impulse
Civil Engineering & Planning
625 Dinard Way
North Las Vegas, NV 89031
PHONE 702-308-7115
FAX 702-478-8535

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 tentative 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.

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$$I = \int F \cdot dt$$

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

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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

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Dept. of Planning

TMP-48085

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

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

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

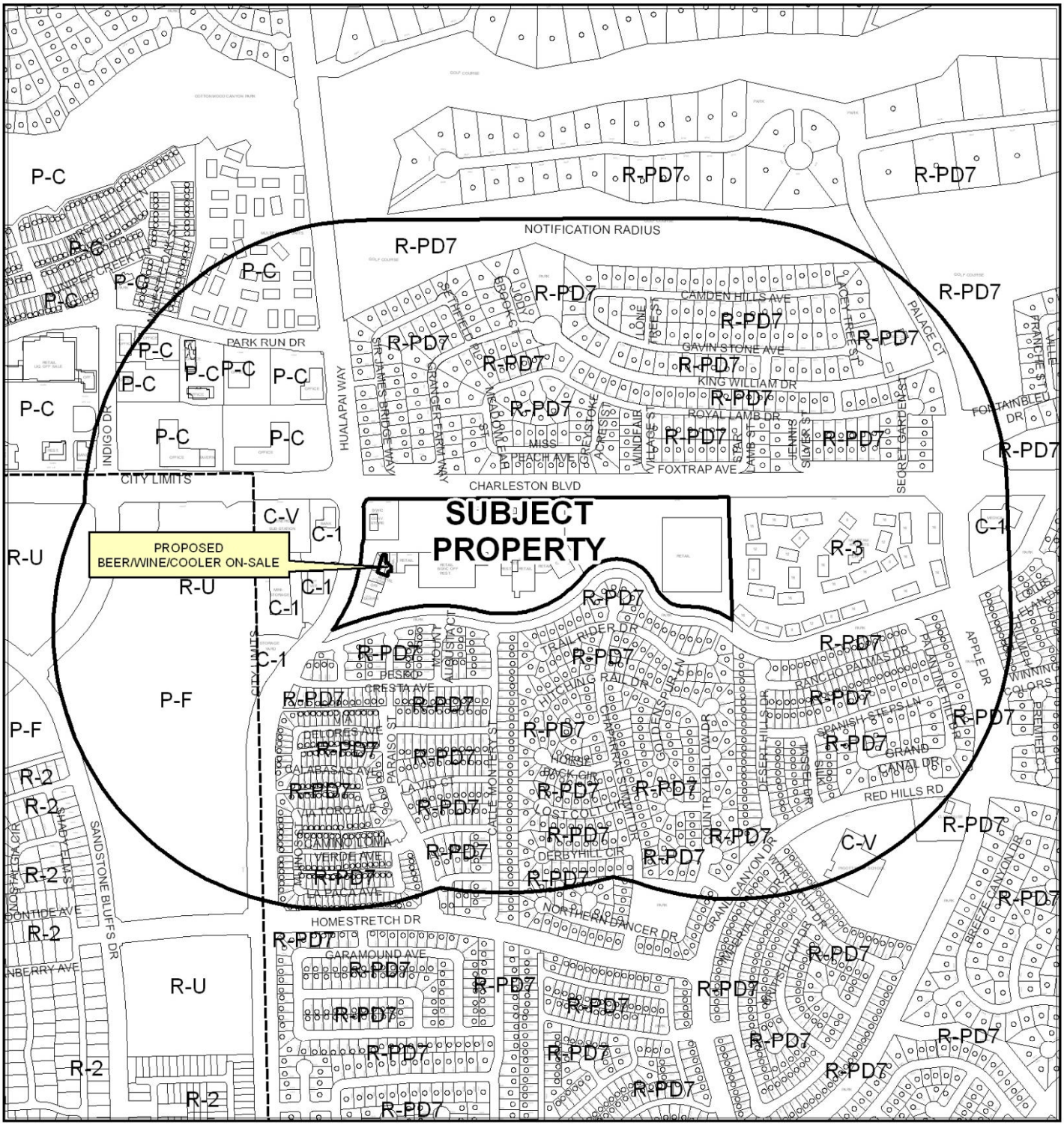
SUBJECT:
SUP-48149 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GALLAGHER AND ASSOCIATES, LLC - OWNER: HUALAPAI COMMONS LTD, LLC - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 2,664 SQUARE-FOOT RESTAURANT at 9921 West Charleston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

MAY GO TO CITY COUNCIL ON 4/17/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



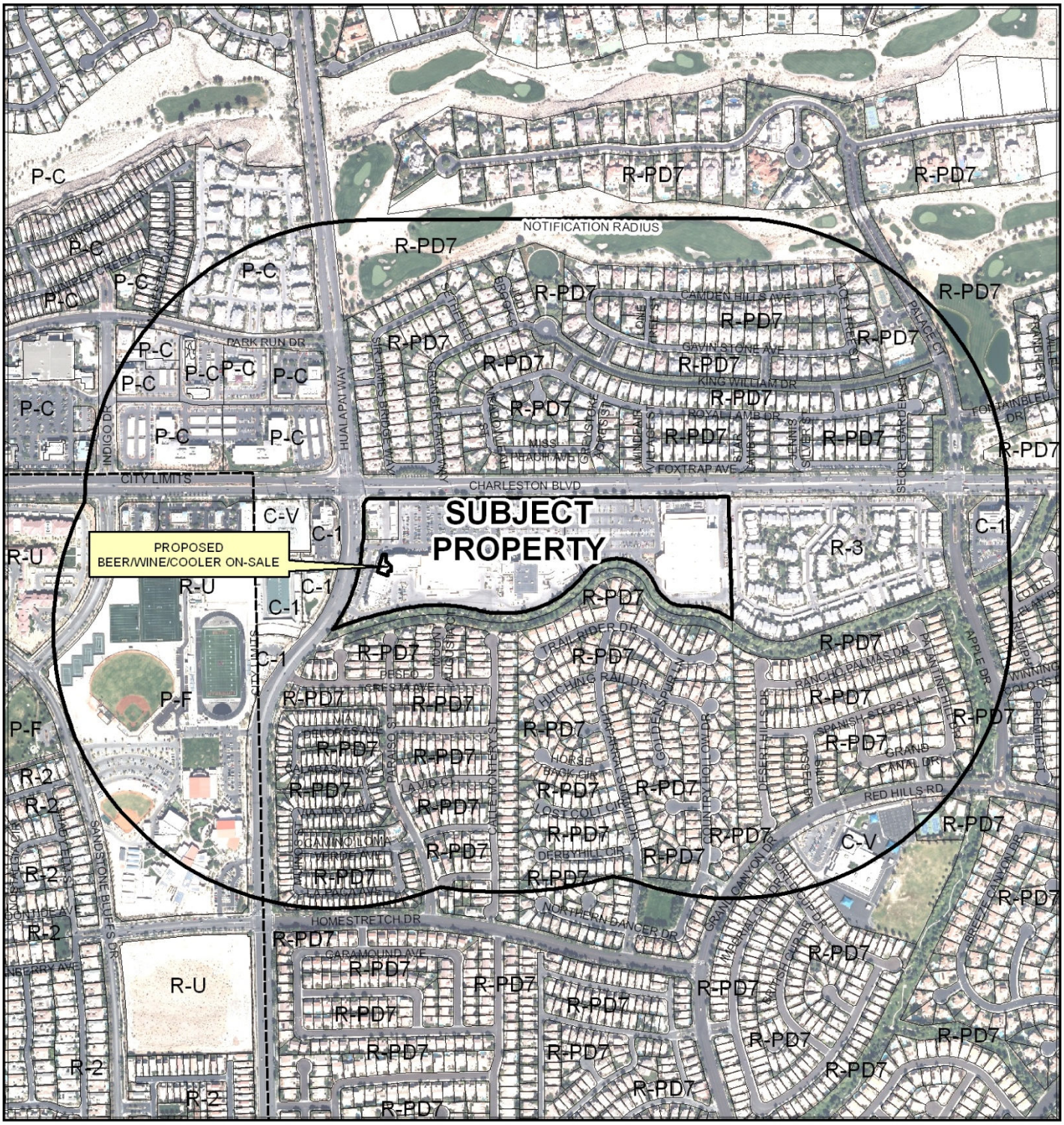
0 600 1,200 Feet

CASE: **SUP-48149**

RADIUS: 1500 FEET

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

N



CASE: **SUP-48149**

RADIUS: 1500 FEET

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



SUP-48149
Beer/Wine/Cooler On-Sale

Business Licenses

- Tavern
- Supper Club/ Restaurant Service Bar
- Beer/Wine/Cooler On Sale
- Child Care/ Children Facility

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

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

Deborah M. West

Notary Public in and for said County and State

DEBORAH M. WEST
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 12-21-14
Certificate No: 89-2009-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP for proposed beer/wine/cooler on-sale establishment / ~~Waiver of~~ Distance Sep. (dms)

Project Address (Location) 9921 W. Charleston Blvd., Suite G 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* _____

*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, 2012.

Deborah M. West

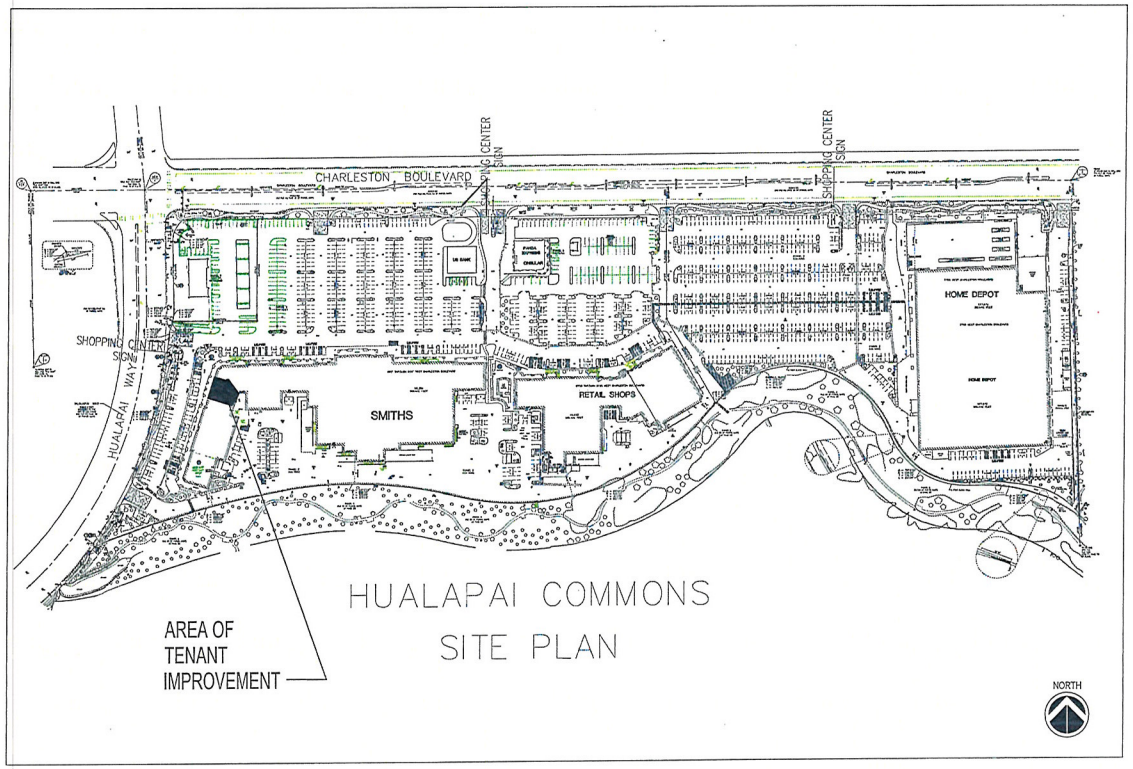
Notary Public in and for said County and State

DEBORAH M. WEST
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 12-21-14
Certificate No: 89-2009-1

FOR DEPARTMENT USE ONLY

Case #	SUP-48149
Meeting Date:	3/12/13
Total Fee:	1280.-
Date Received:*	1/23/13
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.



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

THE TENANT IMPROVEMENTS FOR THE POSH BURGER BISTRO

APN: 163-06-111-008

9921 W CHARLESTON BLVD, #6
Las Vegas, Nevada 89117

OWNER / BUILDER

CONTACT INFORMATION:

TENANT/OWNER:
POSH BURGER BISTRO
GALLAGHER AND ASSOCIATES
3290 MISSION CREEK
LAS VEGAS NV 89135
CONTACT: CONRAD GALLAGHER
(702) 806-9556
Conrad@conradgallagher.com

GENERAL CONTRACTOR:
THOR DEVELOPMENT, LLC
P. O. BOX 336534
NORTH LAS VEGAS, NV 89033
PHONE(702) 234-8243
LIC. NV CL#: 0076719
CONTACT: KEVIN HUTCHINGS
Kevin@thordllc.com

PROJECT DESCRIPTION

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

CODE ANALYSIS

LOCAL JURISDICTION:	City of Las Vegas
ZONING:	CURRENT ZONING C-1 LIMITED COMMERCIAL DISTRICT
CODES UTILIZED:	2009 IBC, UPC, & UMC, 2008 NEC, 2003 NFPA, 2003 ANSI A117.1, 2006 IECC, SNA, & COMMENTARIES.
PROPOSED USE:	RESTAURANT
OCCUPANCY GROUP CLASS	A2 – RESTAURANT IN AN M – MERCANTILE GROUP STRIP BUILDING
CONSTRUCTION TYPE	V-B
FIRE SPRINKLERS:	NO
HEIGHT / STORIES:	ALLOWABLE: 40'/1 ACTUAL: <20'/1
AREA:	
ALLOWABLE:	6,000 SF / 9,000 SF
SUITE LEASEABLE AREA	2,664 SF
OCCUPANT LOAD (SEE PLAN):	120 TOTAL OCCUPANTS
EXITS:	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 200 OCCUPANTS

MEN	REQUIRED – 1 WC, 1 LAV	PROVIDED 1 WC, 1 LAV
WOMEN	REQUIRED – 1 WC, 1 LAV	PROVIDED 1 WC, 1 LAV

FIRE NOTES

1. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING, ALSO DURING CONSTRUCTION. ALL LOCATIONS SHOWN 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 WITHOUT THE USE OF A KEY OR ANY SPECIAL EFFORT OR KNOWLEDGE. SPECIAL LOCKING DEVICES SHALL BE APPROVED TYPE. ALL DOORS SHALL HAVE HANDICAP LEVER HANDLES.
3. PROVIDE ILLUMINATION EXIT SIGNS AS REQUIRED BY BUILDING CODES. REFER ALSO TO ELECTRICAL DRAWINGS.

CONTRACTOR NOTE

Contractor acknowledges that he/she is familiar with every sheet in this set, as information shown on one sheet applies to all sheets. These plans are subject to internal & City/County Plan Check Corrections and Owner requested changes. General Contractor and all Subcontractors to verify with owner and architect that they are in possession of the most recent set of plans prior to finalizing contract, purchase, fabrication, and installation of all building components and systems.

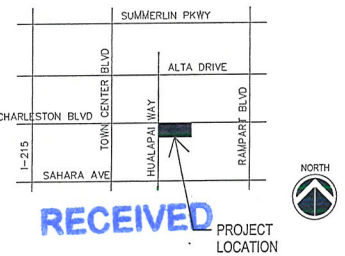
FLOOR PLAN GENERAL NOTES:

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 DUCT OPENINGS AND PLUMBING RUNS WITH MECHANICAL DRAWINGS BEFORE FRAMING WALLS, ROOFS, ECT.
3. CONTRACTOR SHALL CHECK AND VERIFY LOCATION OF TELEPHONE BOARD, ELECTRICAL PANELS, ECT. PROVIDE BLOCKING IN WALL AND SUPPORT.
4. PROVIDE WALL BACKING AND SUPPORT IN WALLS AND CEILING FOR ALL WALL HUNG AND CEILING MOUNTED, FURNITURE EQUIPMENT, FIXTURES, ACCESSORIES AND CASEWORK COORDINATE OWNER FURNISHED ITEMS WITH OWNER.
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.

SHEET INDEX

CS PROJECT INFO, SITE INFO, INDEX, NOTES
A1 DEMO PLAN, FLOOR PLAN, NOTES
A2 INTERIOR ELEVATIONS, DETAILS
A3 REFLECTED CEILING PLANS
S1 FLOOR FRAMING PLAN
M1.0 SPECIFICATIONS, FIXTURE SCHEDULE, LEGEND, CALCULATIONS
M2.0 MECHANICAL FLOOR & ROOF PLANS
P1.0 SPECIFICATIONS, EQUIPMENT SCHEDULE, LEGEND, CALCULATIONS
P2.0 PLUMBING FLOOR PLAN
P3.0 PLUMBING ROOF PLAN
EG-1 ELECTRICAL GENERAL NOTES
EG-2 ONE-LINE AND LOAD CALCULATIONS
E-1 ELECTRICAL PLAN
FS-100 EQUIPMENT PLAN AND SCHEDULE
FS-101 EQUIPMENT ELEVATIONS
FS-102 EQUIPMENT ELECTRICAL PLAN
FS-103 EQUIPMENT EXHAUST SYSTEM PLAN
FS-104 EQUIPMENT PLUMBING ROUGH-IN PLAN
FS-105 EQUIPMENT ROOM FINISH SCHEDULE & DETAILS

VICINITY MAP



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SUP-48149

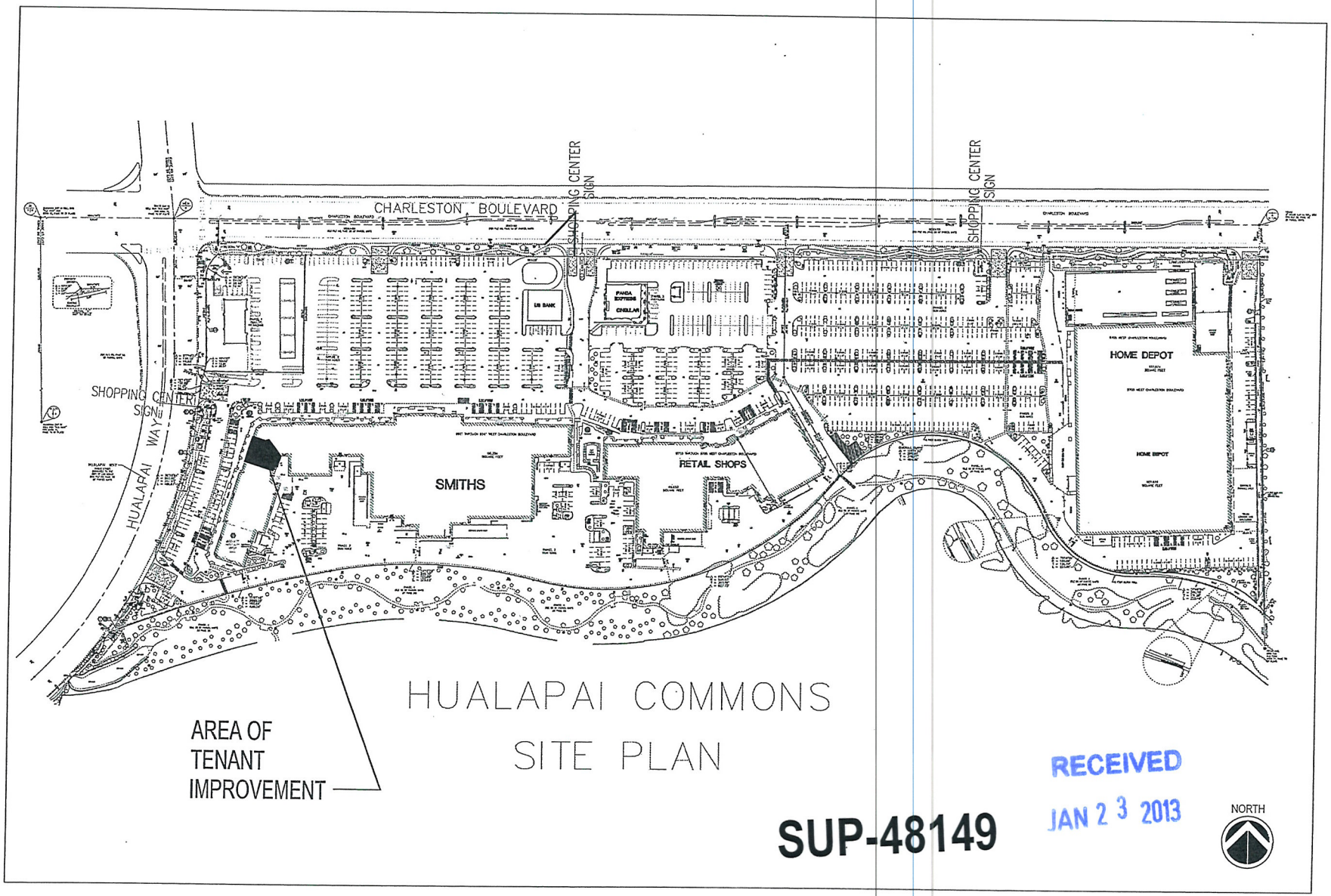
Architectural Solution
7009 Alamosa Way
Las Vegas, Nevada 89128
702.339.3019
info@architecturalsolution.com

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

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

1. DO NOT SCALE DRAWINGS. VERIFY ALL LOCATIONS OF ALL EQUIPMENT, DEVICES, FIXTURES, ETC., IF DIMENSIONS ARE NOT ON PLAN. ADDITIONALLY, EVERY OUTLET HEIGHT SHALL BE VERIFIED ON EACH WALL IF NOT STATED ON ELECTRICAL PLAN. ALL SYMBOLS OR NOTES ARE NOT NECESSARILY USED IN THIS PROJECT.

2. WATER RESISTANT GYPSUM BOARD IS REQUIRED AROUND TOILETS, SINKS, AND WATER PRODUCING AREAS PER IBC 2509.2

3. IT IS THE INTENT OF THESE DRAWINGS TO ESTABLISH A STANDARD OF QUALITY. ALL WORK SHALL BE PERFORMED IN A WORKMAN LIKE MANNER IN ACCORDANCE WITH ALL APPLICABLE CODES. ALL WORK MATERIALS AND EQUIPMENT SHALL CONFORM TO THE LATEST EDITIONS OF ALL APPLICABLE CODES AND ORDINANCES.

4. ALL SYSTEMS SHALL BE TESTED FOR PROPER OPERATION. IF TESTS SHOW THAT WORK IS DEFECTIVE, CONTRACTOR SHALL MAKE ALL NECESSARY CORRECTIONS AT NO ADDITIONAL COSTS TO THE OWNER/TENANT(S).

5. CONTRACTOR SHALL VISIT JOB SITE PRIOR TO BID AND VERIFY EXISTING CONDITIONS AND INCLUDE IN BASE BID ALL COSTS REQUIRED FOR BUILDING PERMITS AND INSPECTIONS. OWNER TO PROVIDE AND PAY FOR ALL HEALTH DISTRICT & UTILITY CONNECTIONS FEES AND DEPOSITS, AND NV ENERGY COST FOR WORK DONE FROM THE MAIN GEAR TO POWER POLE (THESE COSTS WILL BE ESTIMATED AT TIME OF NV ENERGY PLAN APPROVAL, IF REQUIRED)

6. CONTRACTOR WILL BE RESPONSIBLE FOR ALL DEMOLITION AND REMOVAL OF ALL CONSTRUCTION DEBRIS, AS WELL AS, DAILY CLEAN-UP REQUIREMENTS. INCLUDE ALL COSTS FOR DUST CONTROL, TRASH BOX, AND BARRIERS AS REQUIRED FOR THE DURATION OF THE PROJECT. PERFORM ALL WORK PER PLAN.

7. CONTRACTOR SHALL GUARANTEE ALL WORK AGAINST DEFECTS IN MATERIALS PROVIDED BY CONTRACTOR AND WORKMANSHIP WHICH MAY OCCUR UNDER NORMAL USE FOR A PERIOD OF ONE YEAR AFTER OWNERS ACCEPTANCE. ALL DEFECTS SHALL BE PROMPTLY CORRECTED BY CONTRACTOR WITHOUT ADDITIONAL CHARGE TO OWNER.

8. AT BUILDING FINAL & PRIOR TO COMPLETION, CONTRACTOR SHALL SWEEP AND WASH ALL STAGING AREAS, ETC., TO REMOVE ALL CONSTRUCTION DEBRIS AND PRESSURE CLEAN ALL SIDEWALKS IN FRONT OF BUILDING.

9. GENERAL CONTRACTOR SHALL INCLUDE IN BASE BID ALL COSTS TO PROVIDE A CERTIFICATE OF GENERAL LIABILITY INSURANCE. AT OWNERS REQUEST AND TO BE PAID FOR BY OWNER, CONTRACTOR IS TO SECURE A BUILDERS RISK INSURANCE POLICY COVERING THE FULL VALUE OF THE PROJECT AND BETTERMENT'S (AMOUNT OF CONSTRUCTION CONTRACT) NAMING THE OWNER AS ADD INSURED.

10. ALL DIMENSIONS ARE TO FACE OF STUDS – UNLESS NOTED OTHERWISE. CLEAR DIMENSIONS ARE TO FACE OF FINISH.

11. CONTRACTOR SHALL CHECK AND VERIFY SIZE AND LOCATION OF MECHANICAL & ELECTRICAL DEVICES & OPENINGS AND PLUMBING RUNS BEFORE FRAMING WALLS, ROOFS, ETC.

12. CONTRACTOR SHALL CHECK AND VERIFY LOCATION OF TELEPHONE BOARD, ELECTRICAL PANELS, ETC. PROVIDE BLOCKING IN WALL AND SUPPORT. PROVIDE WALL BACKING AND SUPPORT IN WALLS AND CEILING FOR ALL WALL HUNG AND CEILING MOUNTED, FURNITURE EQUIPMENT, FIXTURES, ACCESSORIES AND CASEWORK COORDINATE OWNER FURNISHED ITEMS WITH OWNER.

13. COORDINATE DOOR AND FRAME FINISH WITH BUILDING OWNER. DOOR HARDWARE, CONTRACTOR GRADE OR BETTER. PROVIDE PANIC HARDWARE AS REQUIRED BY CODE. COORDINATE ALL KEYING REQUIREMENTS WITH BUILDING OWNER. ALL DOORS IN MEANS OF EGRESS SYSTEM TO BE OPENABLE FROM THE INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE OR EFFORT. THE MAXIMUM EFFORT TO OPERATE DOORS CANNOT EXCEED 8.5 POUNDS FOR EXTERIOR DOORS AND 5.0 POUNDS FOR INTERIOR DOORS. THE BOTTOM 10" ON THE PUSH SIDE OF THE DOOR SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE THAT ALLOWS THE DOOR TO BE OPENED BY A WHEEL CHAIR FOOTREST WITHOUT CREATING TRAP OR HAZARDOUS CONDITIONS. DOOR TO RESTROOM TO BE 34" CLEAR PER A.N.S.I. STANDARDS – FIELD VERIFY AND REPLACE IF NECESSARY. ALL SURFACE MOUNTED CLOSER/HINGES FOR THE EXTERIOR DOORS SHALL BE INSTALLED ON THE INSIDE OF THE BUILDING TYPICAL 1/4" DOOR UNDERCUT, UNLESS NOTED OTHERWISE. (UNDERCUT AT LABELED DOORS SHALL CONFORM TO THE STATE FIRE MARSHAL REQUIREMENTS).

14. SEE EQUIPMENT SCHEDULE FOR INFORMATION ON EQUIPMENT CALLED OUT ON PLANS.

15. ANSI SEC. 902 SEATING AT TABLES, COUNTERS, AND WORK SURFACES: 902.1 GENERAL, ACCESSIBLE SEATING AT FIXED TABLES, COUNTERS, AND WORK SURFACES, SHALL COMPLY WITH SECTIONS 902, 902.2.

902.3 HEIGHT: THE TOPS OF TABLES, COUNTERS, AND WORK SURFACES SHALL BE 28" MIN. AND 34" MAX. FROM THE FLOOR OR THE GROUND

CLEAR FLOOR OR GROUND SPACE: CLEAR FLOOR OR GROUND SPACE SHALL COMPLY WITH SEC. 305 KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 306 SHALL BE PROVIDED.

16. RESTROOM NOTES:
a. FIXTURES, FINISHES & COLORS TO BE SELECTED BY OWNER
b. TOILETS AND URINALS TO BE AMERICAN STANDARD WITH SLOAN AUTO FLUSH VALVES
c. SLOAN AUTOMATIC FAUCET AT LAV
d. HAND DRYER TO BE BOBRICK – 115V, 16 AMPS
e. SWITCH FOR LIGHT FIXTURE AT NEW MENS ROOM TO HAVE MOTION SENSOR.
f. DOOR AT RESTROOMS TO HAVE KICK PLATE AT PUSH SIDE.
g. TOWEL, SOAP DISPENSER TO BE SELECTED BY OWNER.

INTERIOR FINISHES

1. UNLESS NOTED OTHERWISE, ALL SELECTIONS AND SPECIFICATIONS FOR FINISH MATERIALS TO BE BY OWNER.

2. WALL BEHIND HOOD IN KITCHEN TO BE STAINLESS STEEL. ALL OTHER KITCHEN WALLS TO BE WHITE SUBWAY STYLE CERAMIC TILE. FLOOR IN KITCHEN TO BE QUARRY TILE.

3. RESTROOMS TO HAVE 48" HIGH CERAMIC TILE WAINSCOT AND CERAMIC TILE FLOOR, ALL 2 X 2 TILE.

4. FLOOR IN DINING ROOM TO BE CERAMIC TILE. WALLS AT DINING AND BAR AREAS TO HAVE 48" CERAMIC TILE WAINSCOT WITH WOOD CHAIR RAIL AT TOP.

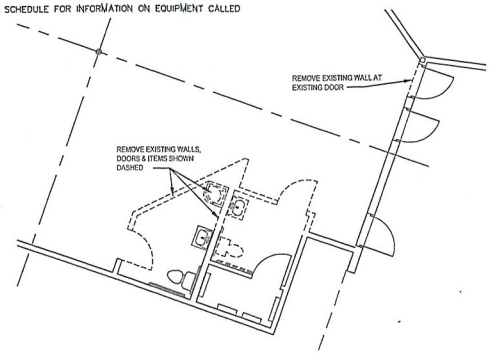
5. ALL FLOOR MATERIALS TO BE SLIP RESISTANT AND MEET OR EXCEED THE CODE REQUIREMENT FOR COEFFICIENT OF FRICTION.

6. EXPOSED STRUCTURE AND DUCTS TO BE PAINTED FLAT BLACK.

7. COUNTERTOPS TO BE SOLID OAK. VERIFY CASEWORK SPECIFICATIONS WITH OWNER.

8. WALLS TO BE PAINTED GYPSUM BOARD OR WALL PAPER ON GYPSUM BOARD AS DIRECTED BY OWNER. ALL GYP BOARD CEILINGS AND AND EXPOSED STRUCTURE TO BE PAINTED.

9. SHELVING WILL INCLUDE SOLID OAK BOTTLE DISPLAY SHELVES AND A 3 STEP OAK UNIT AT THE BACK BAR.



PARTIAL DEMO FLOOR PLAN
3/16" = 1'-0"



FLOOR PLAN
3/16" = 1'-0"

NORTH

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JAN 23 2013

SUP-48149

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

Architectural Solution
7009 Alamosa Way
Las Vegas, Nevada 89128
702.339.3019
info@architecturalsolution.com

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

FLOOR PLAN
DEMOLITON PLAN
NOTES

⚠1.10.13
1.3.13

A1

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

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SUP-48149 - APPLICANT: GALLAGHER AND ASSOCIATES, LLC - OWNER: HUALAPAI COMMONS LTD, LLC
9921 WEST CHARLESTON BOULEVARD, SUITE #6

01/31/13



SUP-48149 - APPLICANT: GALLAGHER AND ASSOCIATES, LLC - OWNER: HUALAPAI COMMONS LTD, LLC

9921 WEST CHARLESTON BOULEVARD, SUITE #6

01/31/13



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01/31/13



SUP-48149 - APPLICANT: GALLAGHER AND ASSOCIATES, LLC - OWNER: HUALAPAI COMMONS LTD, LLC

9921 WEST CHARLESTON BOULEVARD, SUITE #6

01/31/13

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

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

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

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

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

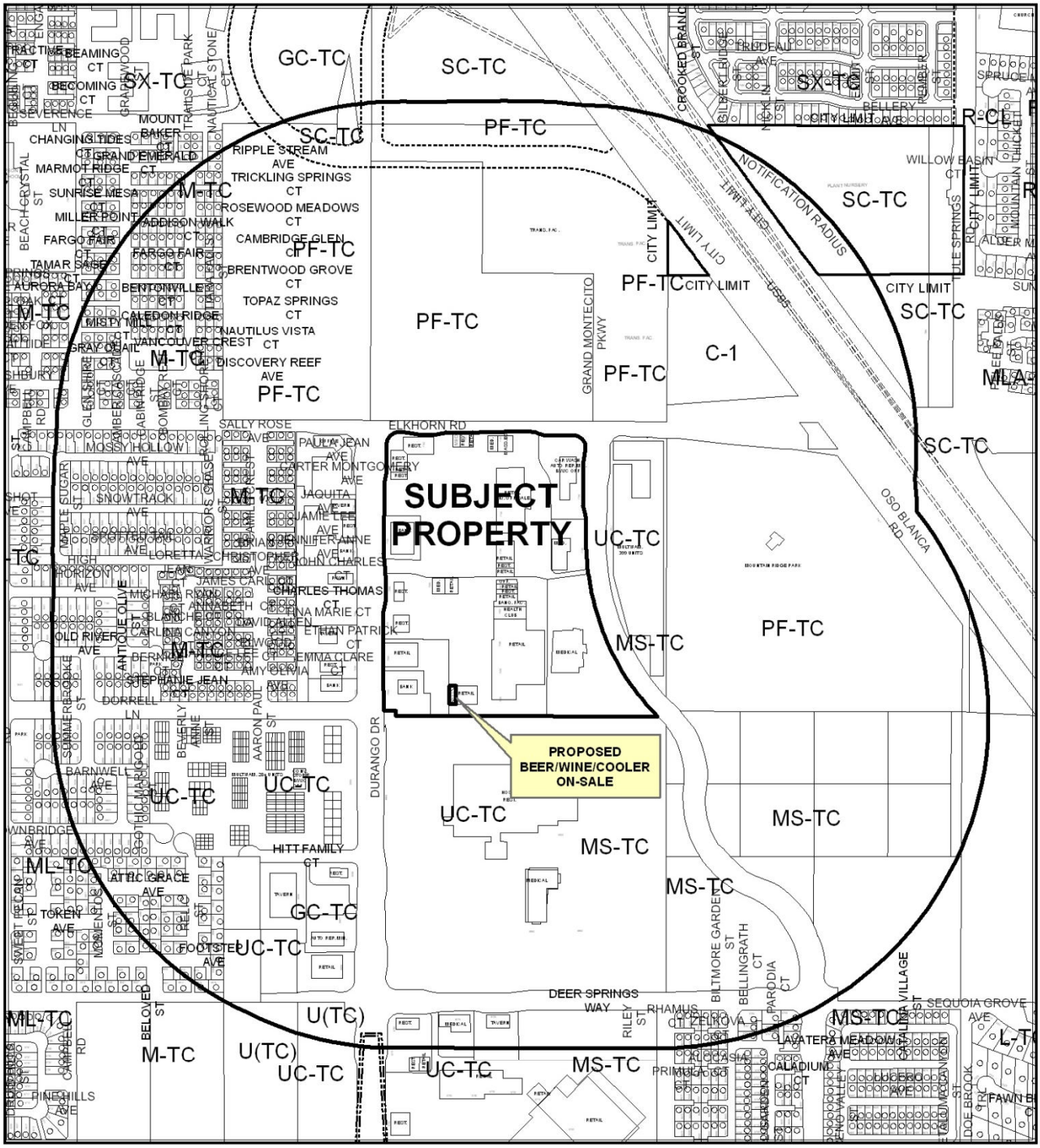
SUBJECT:
SUP-48167 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ASAKI RESTAURANT TWO, LLC - OWNER: NP/I&G MONTECITO MARKETPLACE PHASE II, LLC - For possible action on a request for a Special Use Permit FOR PROPOSED BEER AND WINE SALES (BEER/WINE/COOLER ON-SALE ESTABLISHMENT) WITHIN AN EXISTING 2,490 SQUARE-FOOT RESTAURANT at 7010 North Durango Drive, Suite #140 (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). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 4/17/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **SUP-48167**

RADIUS: 1000 FEET

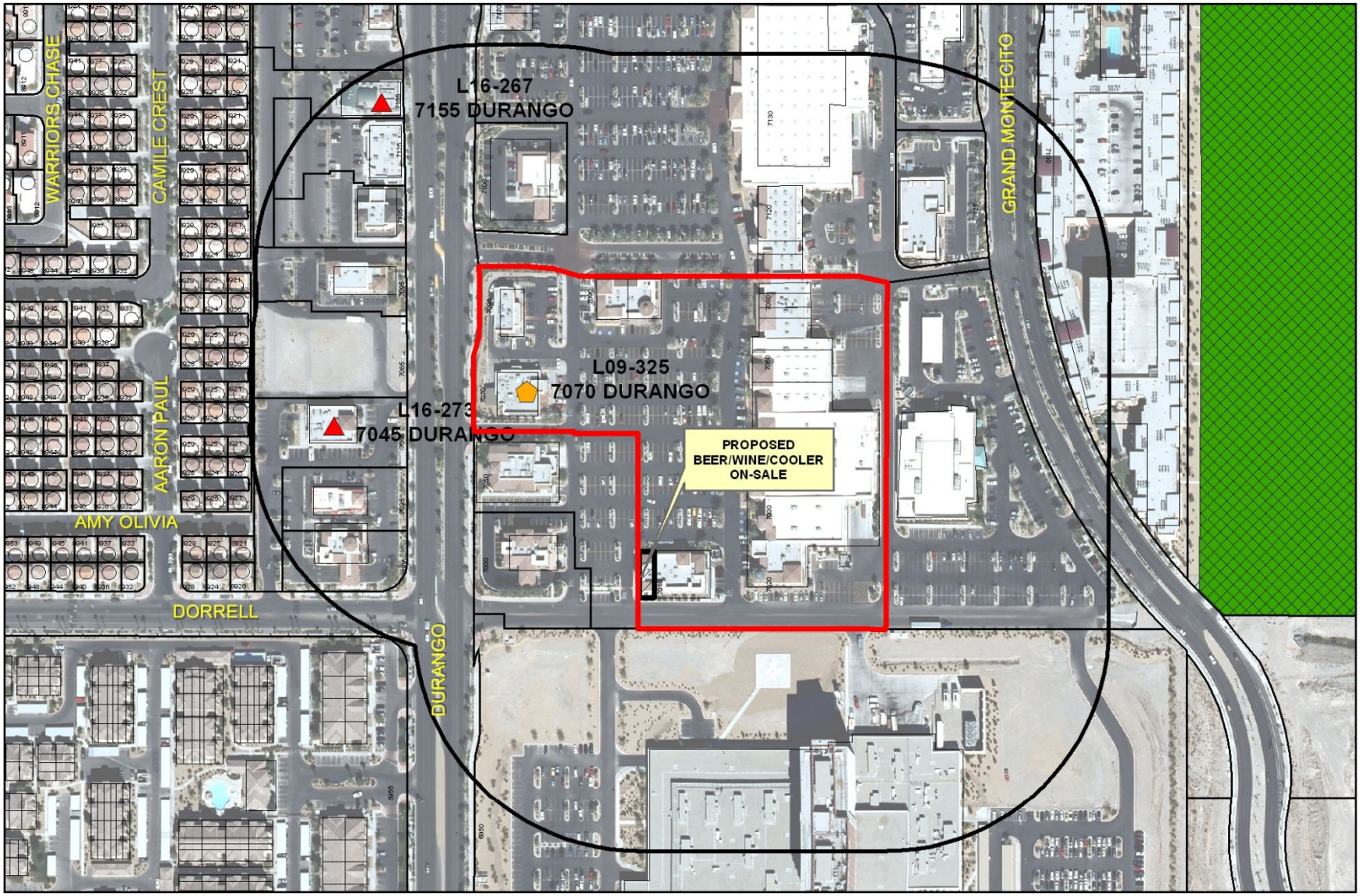
ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) Special Land Use Designation]



CASE: **SUP-48167**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) Special Land Use Designation]



SUP-48167

Business Licenses

- Tavern
- Supper Club/ Restaurant Service Bar
- Beer/Wine/Cooler On Sale
- Child Care/ Children Facility
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer
- N

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 CUEN 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

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

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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. Finnigan, Sr. V.P Asset Manager (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.

SUZANNE MARIE GIRARD
Commission # 1893695
Notary Public - California
San Diego County
My Comm. Expires Jun 25, 2014

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: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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SUP-48167

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Item #5907

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 RACHEL'S 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 NP/I&G MONTECITO MARKETPLACE PHASE II, LLC / Contact SCOTT KERN

Address 3636 NOBEL DRIVE SUITE # 300 Phone: 858-202-1104 Fax: 858-457-1848

City SAN DIEGO State CA Zip 92122

E-mail Address SCOTT.KERN@BRIXMOR.COM

APPLICANT Asaki Restaurant Two LLC Contact Kent Asaki

Address 10218 Early Morning Ave Phone: 702-812-7648 Fax: 702-317-7806

City Las Vegas State NV Zip 89135

E-mail Address Kentasaki@rachelskitchen.com

REPRESENTATIVE RICHARD CUSN, AIA Contact RICHARD CUEN

Address 3202 BROOKFIELD DR. Phone: 932.3517 Fax: 932.3518

City LAS VEGAS, State NV. Zip 89120

E-mail Address RICHARDCUEN@YAHOO.COM

Property Owner Signature* _____

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

Print Name _____

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

SEE ATTACHED

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JAN 24 2013

City of Las Vegas
Dept. of Planning

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.

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. West (Name(s) of Signer(s)),

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.

SUZANNE MARIE GIRARD
Commission # 1893895
Notary Public - California
San Diego County
My Comm. Expires Jun 25, 2014

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: _____

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Item #5907

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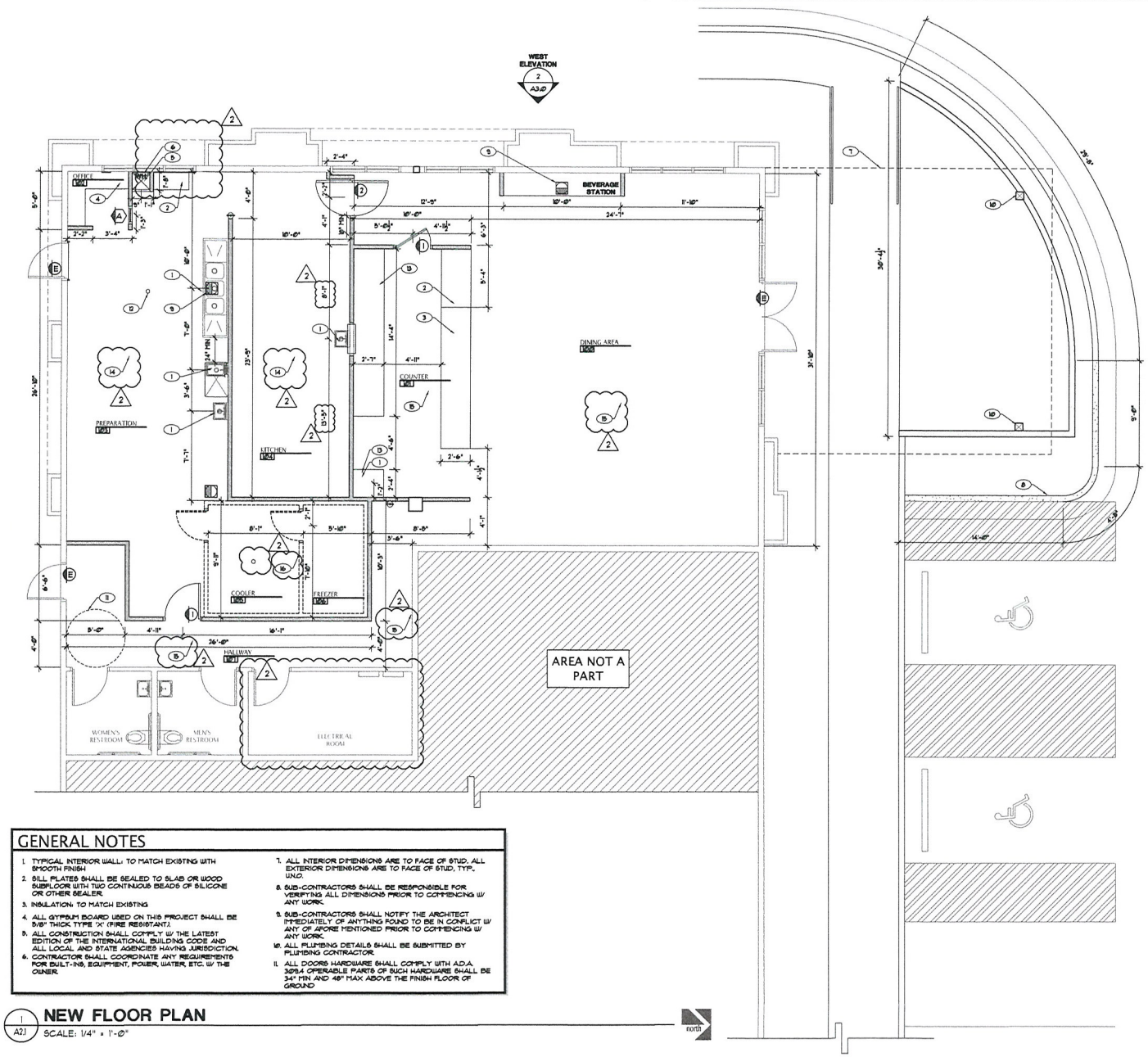

LEGEND

1. NEW 3' X 7' STOREFRONT DOOR AND FRAME TO MATCH EXISTING
2. NEW 3' X 7' DOUBLE SWING HOLLOW METAL DOOR AND FRAME TO MATCH EXISTING PROVIDE KICK PLATE ON BOTH SIDES
A. NEW 2'-0"x3' WINDOW TO MATCH EXISTING
NEW INTERIOR WALL TO MATCH EXISTING, 4/A7.0
NEW 42" HIGH, 6" CMU WALL, SEE STRUCTURAL DWGS'

KEYNOTES:

1. NEW SINK BY OWNER, SEE PLUMBING AND EQUIPMENT DWGS'
2. NEW 34" HIGH COUNTER
3. NEW 42" HIGH COUNTER
4. 34" H BUILT-IN DESK
5. MOP SINK, SEE PLUMBING DWGS'
6. WATER HEATER PROJECTION
7. PROJECTION OF CANVAS AWNING OVER TUBE STEEL FRAME, SEE STRUCTURAL DWGS'
8. NEW CONCRETE CURB AND GUTTER TO MATCH EXISTING
9. NEW FLOOR SINK SEE PLUMBING DWGS'
10. NEW COLUMN, SEE STRUCTURAL DWGS'
11. PROJECTION OF A.D.A. TURNING RADIOUS REQUIREMENT
12. NEW FLOOR DRAIN, SEE PLUMBING DWGS'
13. NEW STAINLESS STEEL COUNTERTOP
14. PAINTED EPOXY COATING ON ALL FLOORS IN KITCHEN AREA. COATING TO BE SELECTED BY OWNER
15. STAINED ALL SEALED CONCRETE FLOORING AT P.O.S. SERVICE AREA, DINING ROOM AND CORRIDOR
16. COOLER AND FREEZER WALL PANELS PROJECTION. SEE EQUIPMENT SCHEDULE ON SHEET A2.2

GENERAL NOTES

1. TYPICAL INTERIOR WALL: TO MATCH EXISTING WITH SMOOTH FINISH
2. SILL PLATES SHALL BE SEALED TO SLAB OR WOOD SUBFLOOR WITH TWO CONTINUOUS BEADS OF SILICONE OR OTHER SEALER.
3. INSULATION: TO MATCH EXISTING
4. ALL GYPSUM BOARD USED ON THIS PROJECT SHALL BE 5/8" THICK TYPE 'X' (FIRE RESISTANT).
5. ALL CONSTRUCTION SHALL COMPLY W/ THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE AND ALL LOCAL AND STATE AGENCIES HAVING JURISDICTION.
6. CONTRACTOR SHALL COORDINATE ANY REQUIREMENTS FOR BUILT-INS, EQUIPMENT, POWER, WATER, ETC. W/ THE OWNER.
7. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD, ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUD, TYP., U.N.O.
8. SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS PRIOR TO COMMENCING W/ ANY WORK.
9. SUB-CONTRACTORS SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANYTHING FOUND TO BE IN CONFLICT W/ ANY OF AFORE MENTIONED PRIOR TO COMMENCING W/ ANY WORK.
10. ALL PLUMBING DETAILS SHALL BE SUBMITTED BY PLUMBING CONTRACTOR.
11. ALL DOORS HARDWARE SHALL COMPLY WITH A.D.A. 309.4 OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" MIN AND 48" MAX ABOVE THE FINISH FLOOR OF GROUND

1 / A2.1 **NEW FLOOR PLAN**
SCALE: 1/4" = 1'-0"

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City of Las Vegas
Dept. of Planning

SUP-48167

REVISIONS
1 26 OCTOBER 2012
2 21 NOVEMBER 2012

RICHARD M. CUEN REGISTERED 2263 ARCHITECT STATE OF NEVADA

RMC DESIGN AND PLANNING, INC.
ARCHITECTURE
RMC D&P INC
3202 BROOKFIELD DR.
LAS VEGAS, NV. 89120
PH. 702 - 932 - 3517
FX. 702 - 932 - 3518
E-MAIL: richardmcuen@yahoo.com
rmcarchitect.com
RICHARD M. CUEN AIA
President

RACHEL'S KITCHEN RESTAURANT
AT MONTECITO CENTER
7010 N. Durango Dr. Building "T" Suite 140
Las Vegas, NV 89149

ALL RIGHTS RESERVED
RICHARD M. CUEN ARCHITECT
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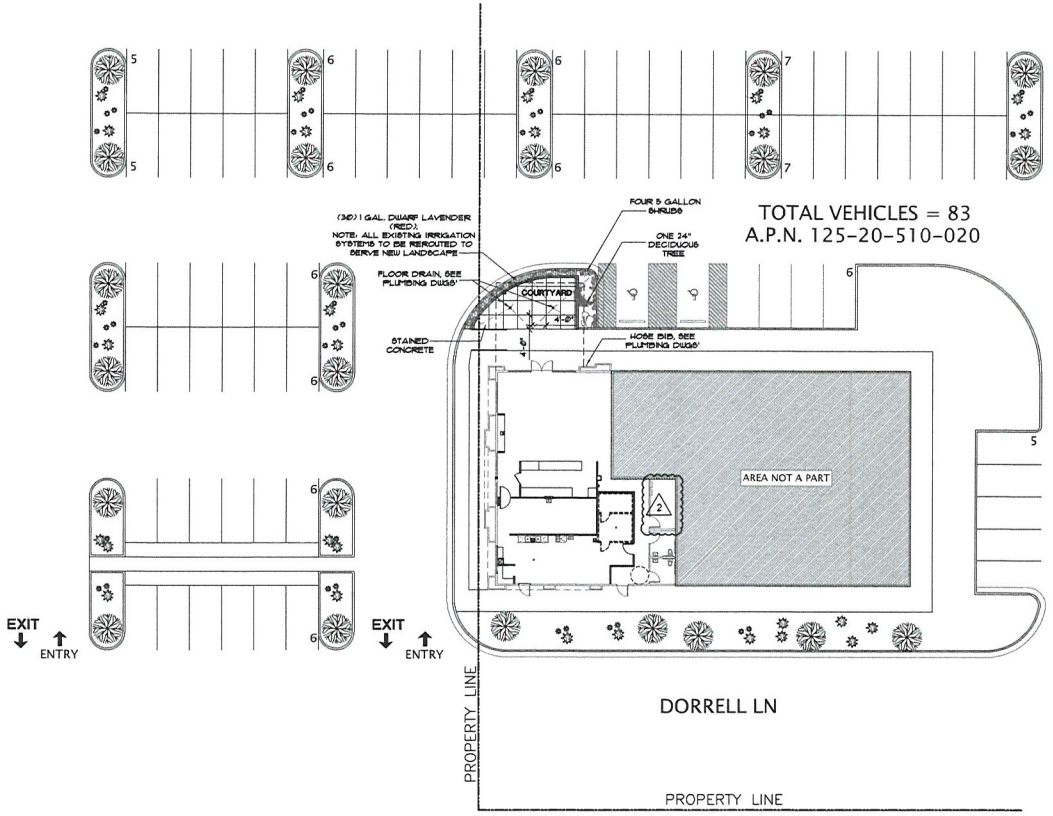
SHEET NAME	NEW FLOOR PLAN
JOB #	2012-7
OWNER	
SCALE	AS SHOWN
SUBMITTAL DATE	09-27-2012
SHEET NUMBER	A2.1



1 / A1 **SITE PLAN**
SCALE: 1/16" = 1'-0"

north

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

SUP-48167

REVISIONS
1 26 OCTOBER 2012
2 21 NOVEMBER 2012

RICHARD M. CUEN REGISTERED 2263 ARCHITECT STATE OF NEVADA

RMC DESIGN AND PLANNING, INC. ARCHITECTURE
RMC D&P INC
3202 BROOKFIELD DR.
LAS VEGAS, NV. 89120
PH. 702 - 932 - 3517
FX. 702 - 932 - 3518
E-MAIL: richardmcuen@yahoo.com
rmcarchitect.com
RICHARD M. CUEN AIA
President

RACHEL'S KITCHEN RESTAURANT
AT MONTECITO CENTER
7010 N. Durango Dr. Building "T" Suite 140
Las Vegas, NV 89149

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RICHARD M. CUEN ARCHITECT
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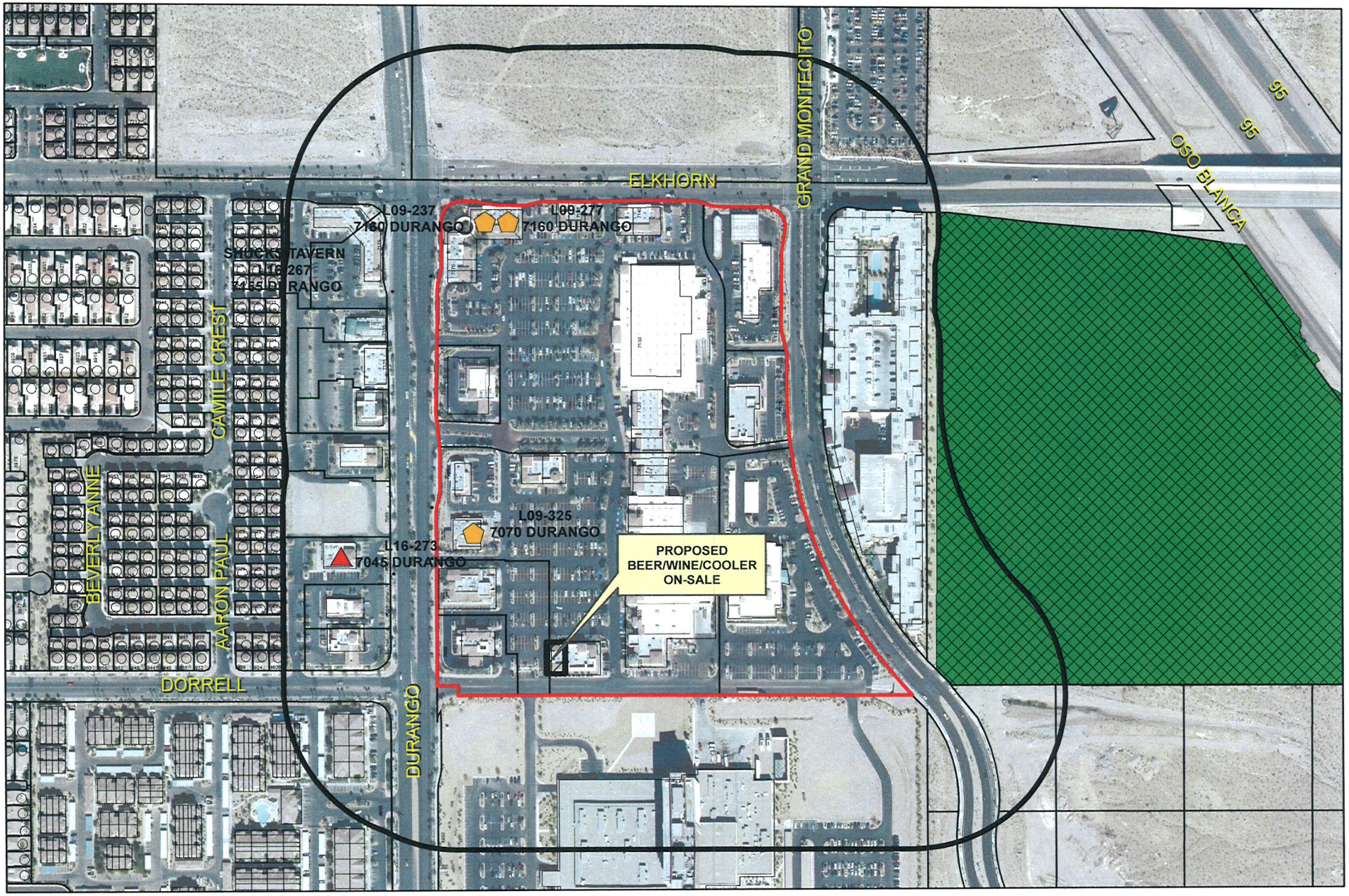
SHEET NAME: LANDSCAPE PLAN / DINING PATIO

JOB #	2012-7
OWNER	
SCALE	AS SHOWN
SUBMITTAL DATE	09-27-2012

SHEET NUMBER
A1.1



125-20-510-020

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City of Las Vegas
Dept. of Planning

Business Licenses

- Tavern
- Supper Club/ Restaurant Service Bar
- Beer/Wine/Cooler On Sale
- Child Care/ Children Facility

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

SUP-48167



SUP-48167 - APPLICANT: ASAKI RESTAURANT TWO, LLC - OWNER: NP/I&G MONTECITO MARKETPLACE PHASE II, LLC
7010 NORTH DURANGO DRIVE, SUITE #140

01/31/13



SUP-48167 - APPLICANT: ASAKI RESTAURANT TWO, LLC - OWNER: NP/I&G MONTECITO MARKETPLACE PHASE II, LLC
7010 NORTH DURANGO DRIVE, SUITE #140

01/31/13

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

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JAN 24 2013
City of Las Vegas
Dept. of Planning

SUP-48167

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

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

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

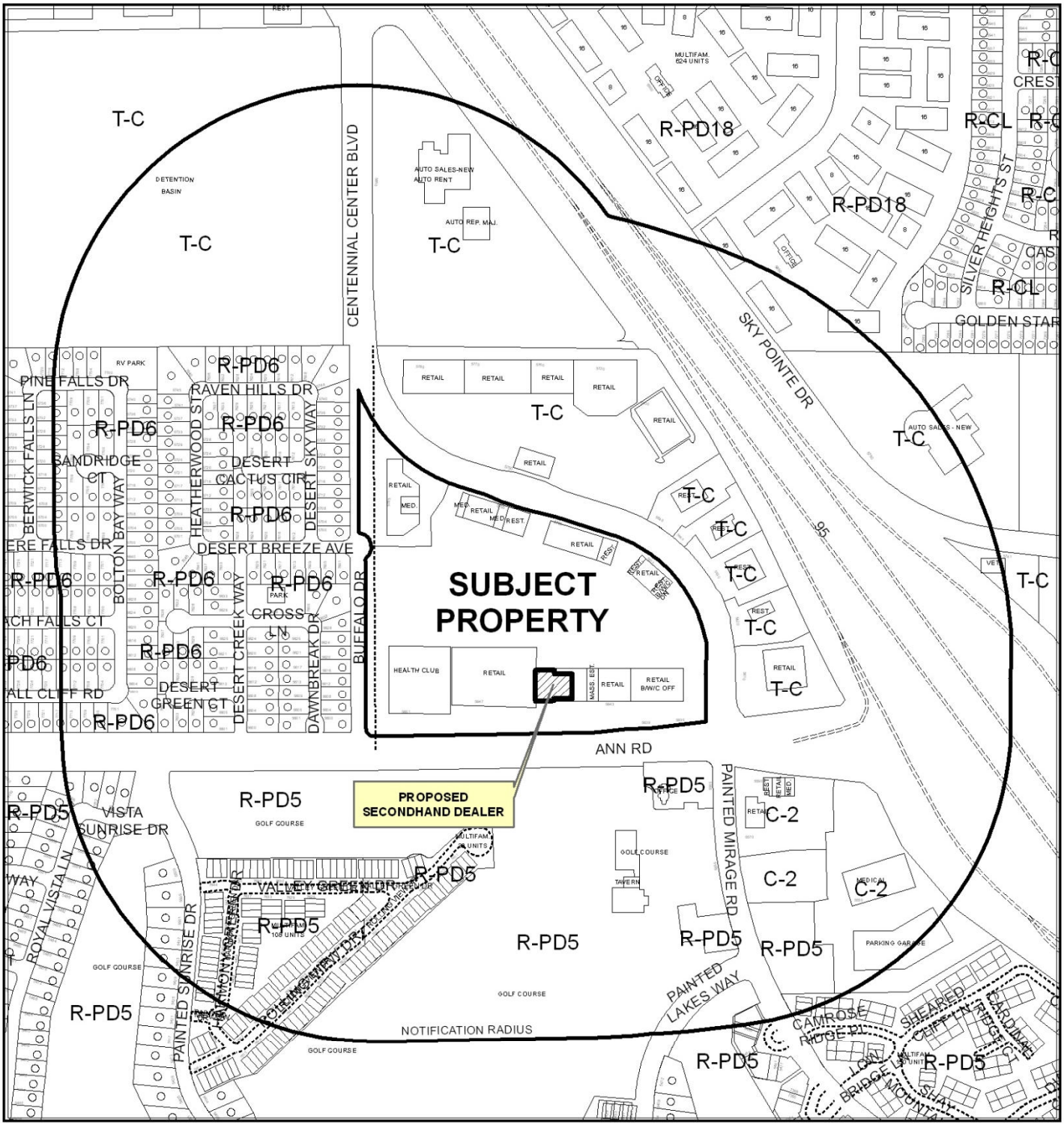
SUBJECT:
SUP-48171 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT - CENTENNIAL GATEWAY, LLC - OWNER: INLAND DIVERSIFIED LAS VEGAS CENTENNIAL GATEWAY, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER at 5643 Centennial Center Boulevard, Suite #110 (APN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

MAY GO TO CITY COUNCIL ON 4/17/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

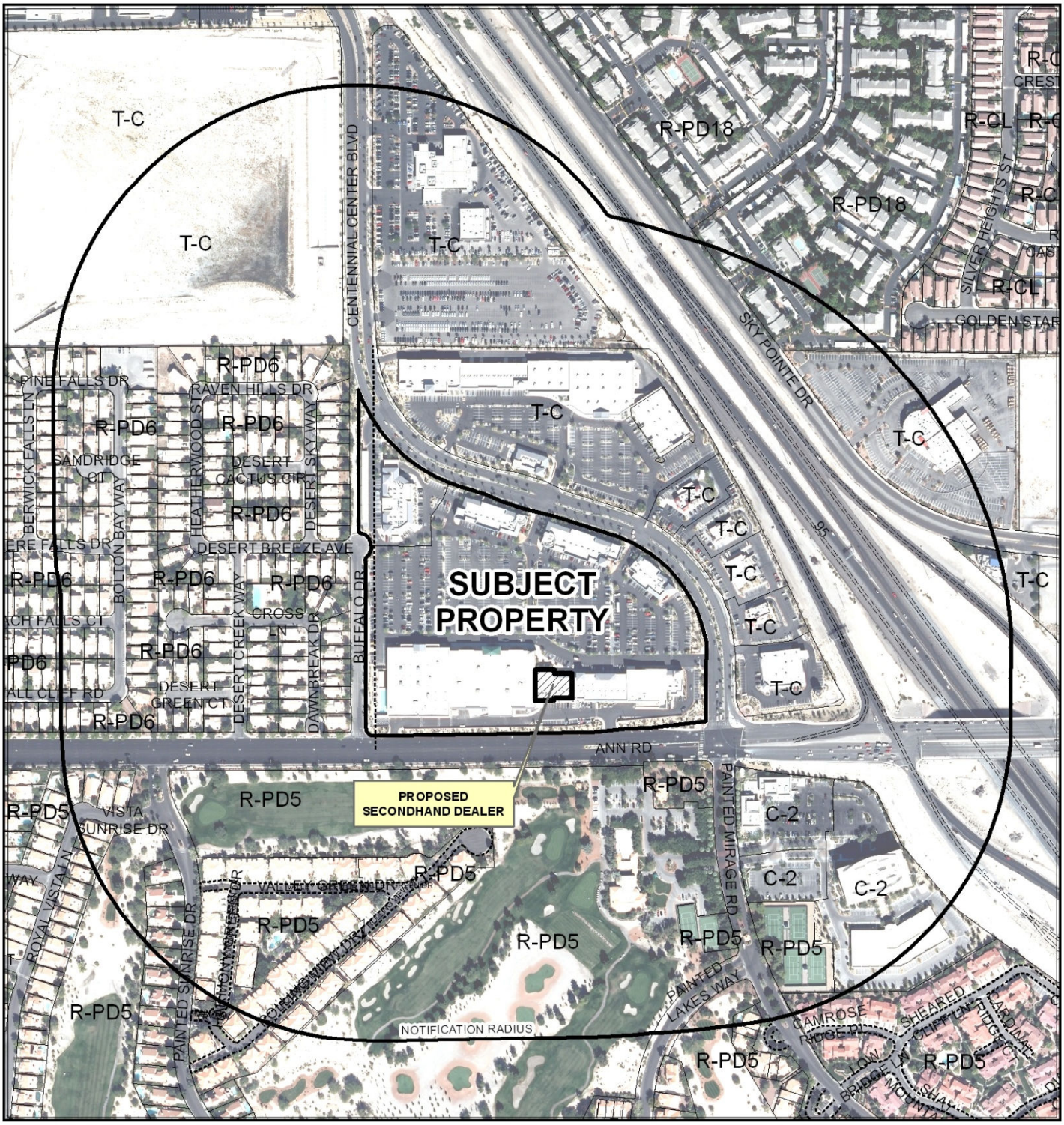
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo
5. Justification Letter



CASE: **SUP-48171**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)
[SC-TC (SERVICE COMMERCIAL - TOWN CENTER)
SPECIAL LAND USE DESIGNATION]



CASE: **SUP-48171**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)
[SC-TC (SERVICE COMMERCIAL - TOWN CENTER)
SPECIAL LAND USE DESIGNATION]

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-48171** APN: 125-27-411-013

Name of Property Owner: Inland Diversified Las Vegas Centennial Gateway, L.L.C.

Name of Applicant: Centennial Gateway, LLC

Name of Representative: Jennifer Lazovich - Kaempfer Crowell

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

____ Yes X No

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

City Official: ____

Partner(s): ____

APN: ____

Signature of Property Owner: By B.L. pres.

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

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

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 Inland Diversified Las Vegas Centennial Gateway, L.L.C. Contact Barry L. Lazarus

Address 2901 Butterfield Rd. Phone: (630) 218-8000 Fax:

City Oakbrook State IL Zip 60523

E-mail Address n/a blazarus@inlandgroup.com

APPLICANT Centennial Gateway, LLC Contact Terri Sturm

Address 5785 Centennial Center Blvd. #230 Phone: (702) 822-8200 Fax: (702) 822-8201

City Las Vegas State NV Zip 89149

E-mail Address tsturm@territoryinc.com

REPRESENTATIVE Kaempfer Crowell Contact Jennifer Lazovich

Address 8345 West Sunset Road, Suite 250 Phone: 792-7000 Fax: 796-7181

City Las Vegas State NV Zip 89113

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* By RG pres.

*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, 2013.

Susan M. Lingle

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	SUP-48171
Meeting Date:	3/12/13
Total Fee:	$1030.-
Date Received:*	1/24/13
Received By:	

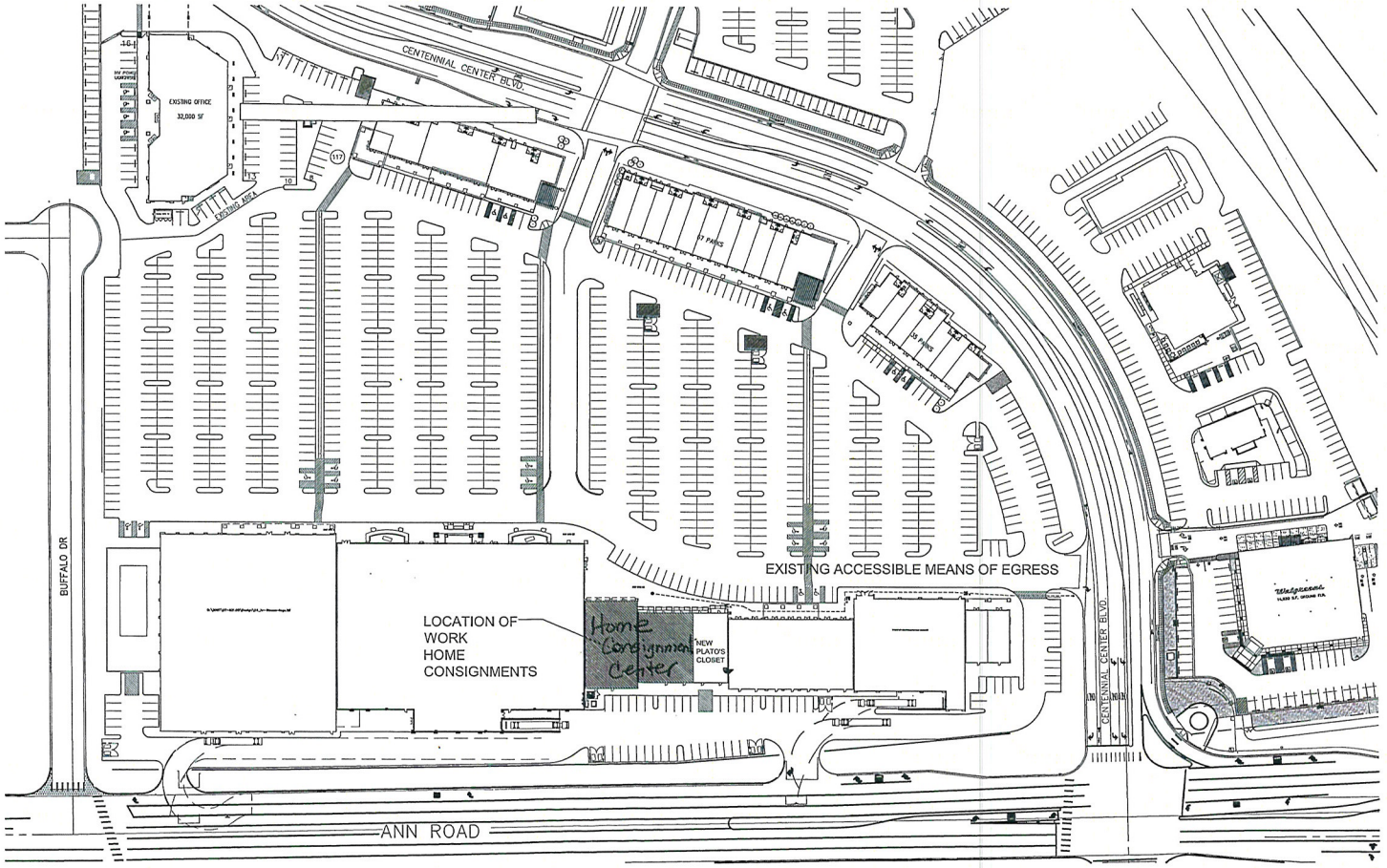
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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

Revised 10/27/08

1211762.1

Home Consignment Center - Site Detail



SITE PLAN
SCALE: 1" = 80'-0"

RECEIVED
JAN 2 4 2013

SUP-48171

Key Plan

Issued For:	Date:
Review	01.03.2013

Drawn	BJG
Checked	BJG
Approved	BJG

KITTRELL JENSEN CONTRACTORS

DESIGN GROUP

801 Las Vegas Blvd. S. Ste 150
Las Vegas, Nevada 89101
P.(702) 835-7000
F.(702) 835-7001

Project Title

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

Sheet Title

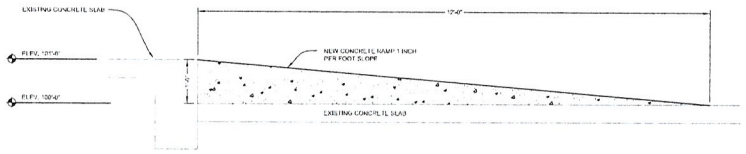
Site Plan

Project Number

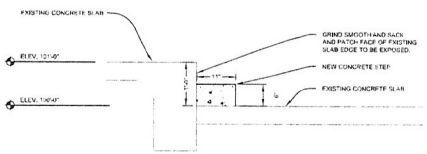
212074B

Sheet Number

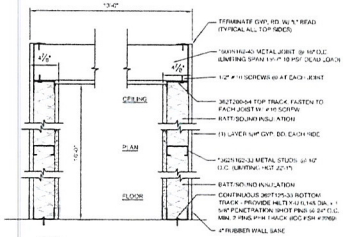
AS1.1



3 A1.0 RAMP SECTION
SCALE: 1" = 1'-0"



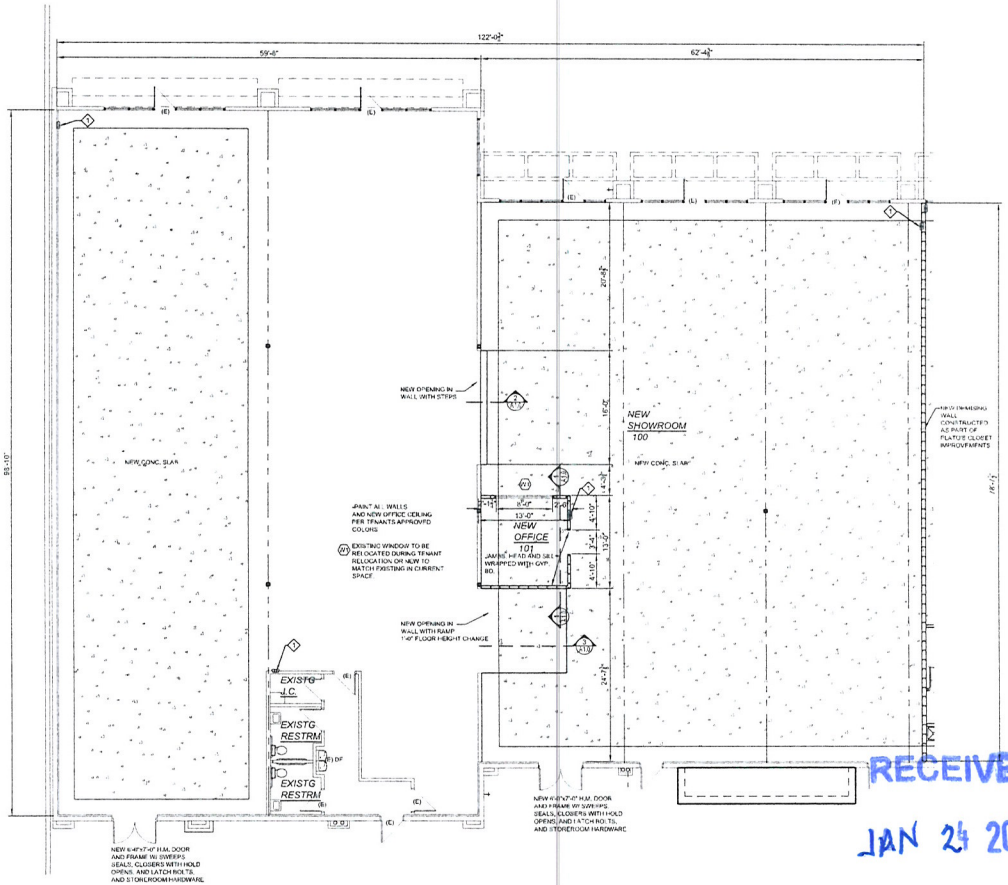
2 A1.0 STAIR SECTION
SCALE: 3/4" = 1'-0"



1 A1.0 FREE STANDING OFFICE SECTION
SCALE: N.T.S

KEY NOTES

1. LARSEN SCM4RECESSED FIRE EXTINGUISHER CABINET 2409-6R W/ MP10 EXTINGUISHER - INSTALL PER MANUFACTURER RECOMMENDED HANDICAP ACCESSIBLE HEIGHT.



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

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JAN 24 2013

SUP-48171

Key Plan

Issued for:	Date:
Review	09.20.2012
Review #2	01.03.2013
Permit	01.17.2013

Check: BJG
Checked: BJG
Approved: BJG

KITRELL JENSEN CONTRACTORS

DESIGN GROUP

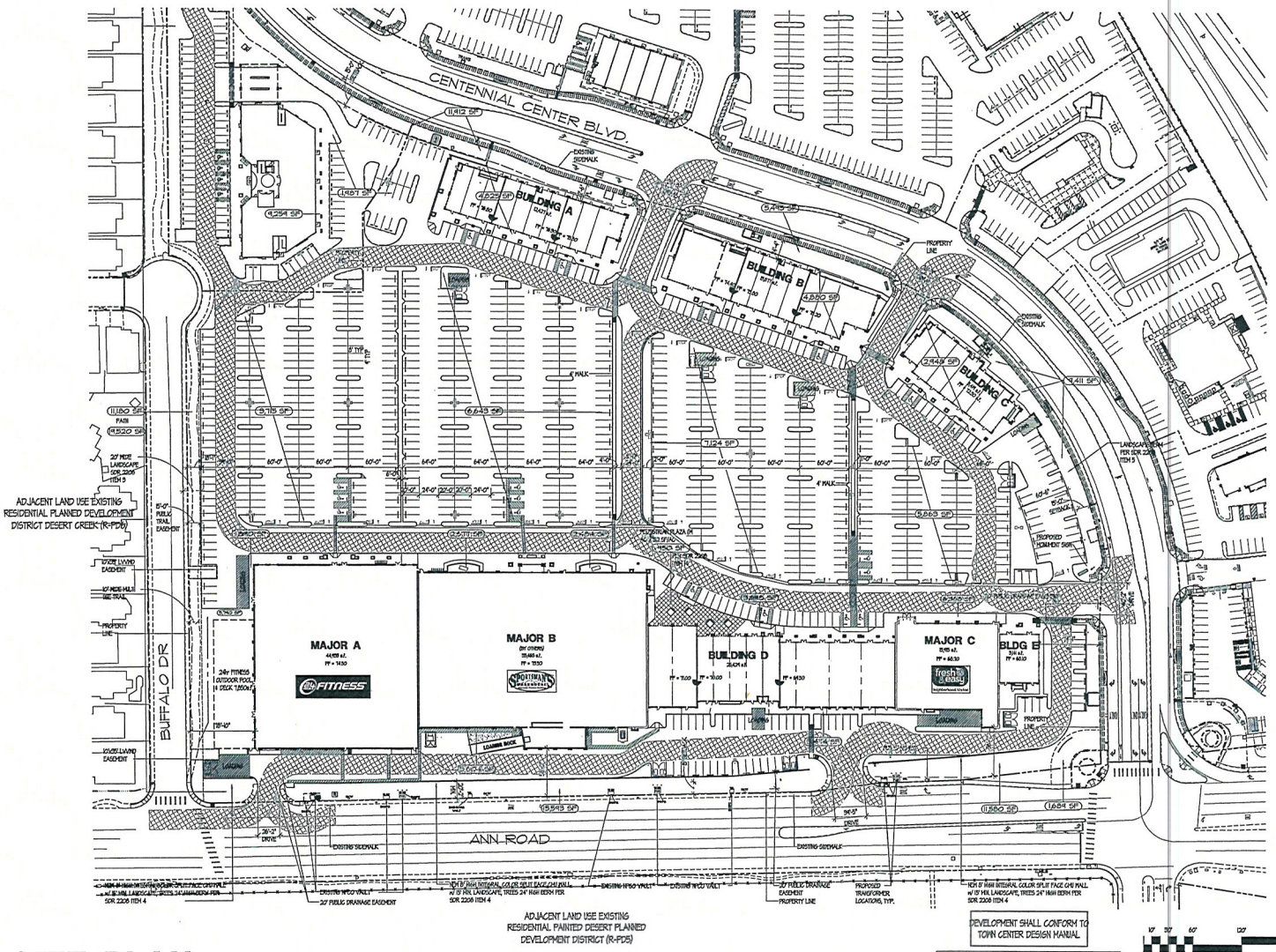
801 Las Vegas Blvd. S. Ste. 150
Las Vegas, Nevada 89101
P.(702) 805-7000
F.(702) 935-7001

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

Sheet Title:
Floor Plan

Project Number:
212074B

Sheet Number:
A1.1



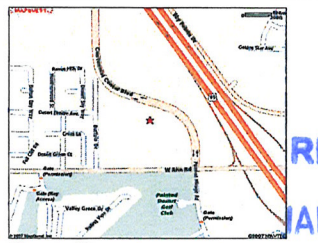
Summary

Land	18.73 AC	815,323 SF
Building Area		211,606 SF
20% Open Space Req'd		163,000 SF
Open Space Provided		163,573 SF
Plaza Area Req'd		950 SF
Plaza Area Provided		990 SF
Land-to-Bldg Ratio		3.88/1
Coverage		25.87%
Retail Shops 'A-E'		65,293 SF
Sportsman Warehouse		55,465 SF
24 Hr Fitness Center		44,933 SF
Fresh & Easy Market		13,915 SF
Sub Total Shopping Ctr		179,606 SF
Existing Office		32,000 SF
Total Building Area		211,606 SF

PARKING BY CODE REQUIREMENTS:

CODE REQUIRED:			
SHOPPING CENTER	179,308sf	1/250	717 SPACES
EXISTING OFFICE	32,000sf	1/300	106 SPACES
TOTAL REQUIRED			823 SPACES

PARKING BY USE			
EXISTING OFFICE	32,000sf	1/300	106 SPACES
24 HR FITNESS	44,933sf	1/200	224 SPACES
SPORTSMAN W.H.	55,465sf	1/250	222 SPACES
FRESH & EASY MARKET	13,915sf	1/250	55 SPACES
RETAIL "A"	12,427sf	1/250	50 SPACES
RETAIL "B"	15,877sf	1/250	63 SPACES
RETAIL "C"	8,419sf	1/250	33 SPACES
RETAIL "D"	25,429sf	1/250	102 SPACES
RETAIL "E"	3,141sf	1/250	12 SPACES
TOTAL REQUIRED			867 SPACES
TOTAL PROVIDED:			1,002
H.C. REQUIRED			20
H.C. PROVIDED:			21 - 5 VAN



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JAN 24 2013

Vicinity Map
Not to Scale

ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE.

THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION FURNISHED TO NADEL ARCHITECTS NEVADA, LLP AND IS SUBJECT TO VERIFICATION BY LEGALS, SURVEYS AND GOVERNING AGENCIES ETC. THIS EXHIBIT IS NOT NECESSARILY A REPRESENTATION AS TO IDENTITY, TYPE, SIZE, LOCATION, TIMING OR OCCUPANCY OF ANY BUILDING WITHIN THIS CENTER.

SITE PLAN

CENTENNIAL GATEWAY phase II

LAS VEGAS, NEVADA

SUP-48171

TERRITORY INCORPORATED

0' 30' 60' 120' 180'
60

North

DATE: JANUARY 14, 2008
NADEL JOB # 07821

NADEL ARCHITECTS NEVADA, LLP
7100 S. DEAN MARTIN DR., SUITE 600
LAS VEGAS, NV 89118
T.702.896.2000 F.702.896.7170
WWW.NADELARC.COM

NADEL RETAIL

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SUP-48171 - APPLICANT: CENTENNIAL GATEWAY, LLC - OWNER: INLAND DIVERSIFIED LAS VEGAS CENTENNIAL GATEWAY, LLC
5643 CENTENNIAL CENTER BOULEVARD, SUITE #110

01/31/13

KAEMPFER CROWELL

ATTORNEYS AT LAW

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

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

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

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

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

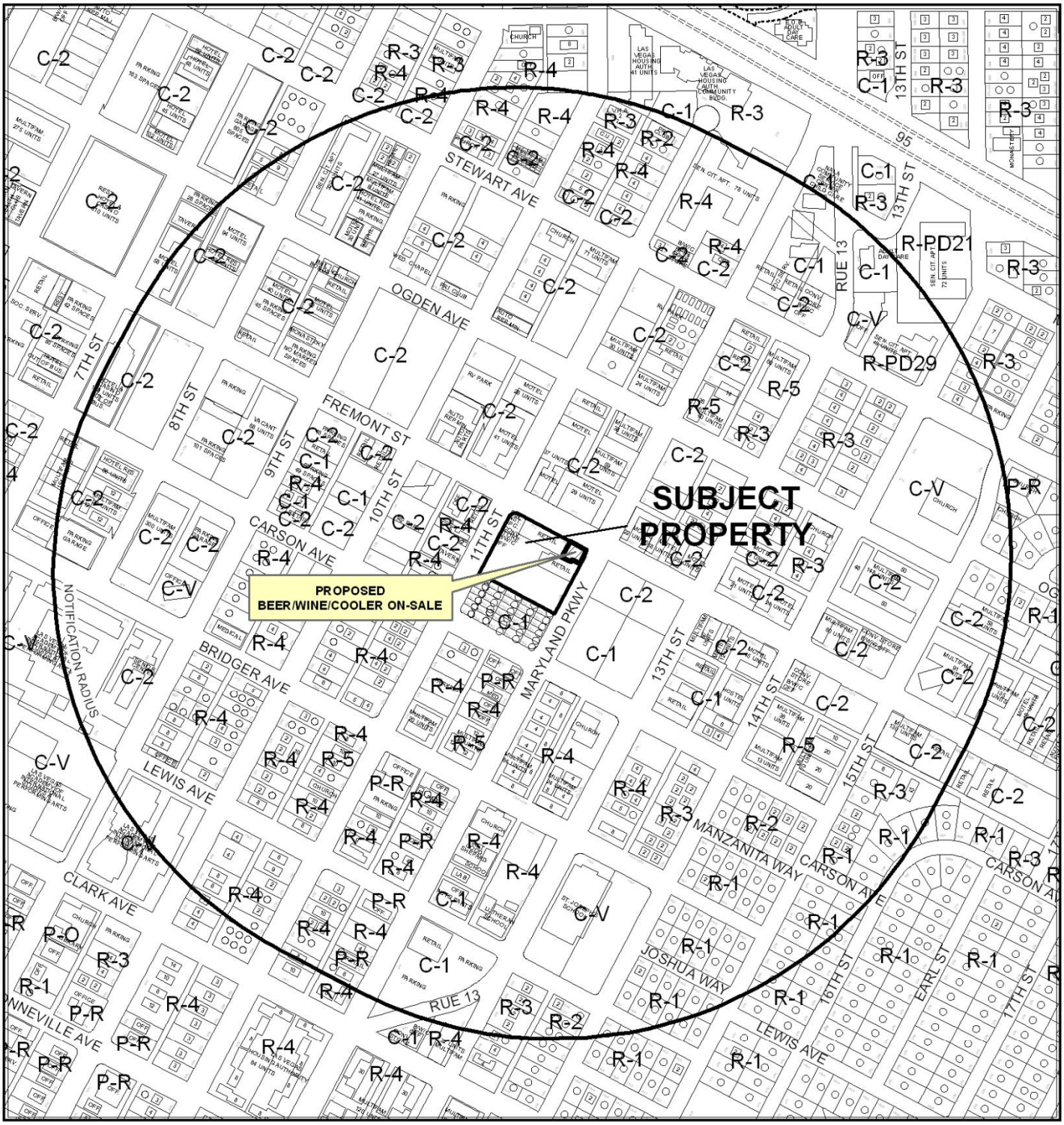
SUBJECT:
SUP-48179 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PUBLICUS, LLC - OWNER: MISSION SPRING PROPERTIES, LLC - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 3,310 SQUARE-FOOT RESTAURANT at 1126 Fremont Street (APN 139-35-317-001), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 4/17/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



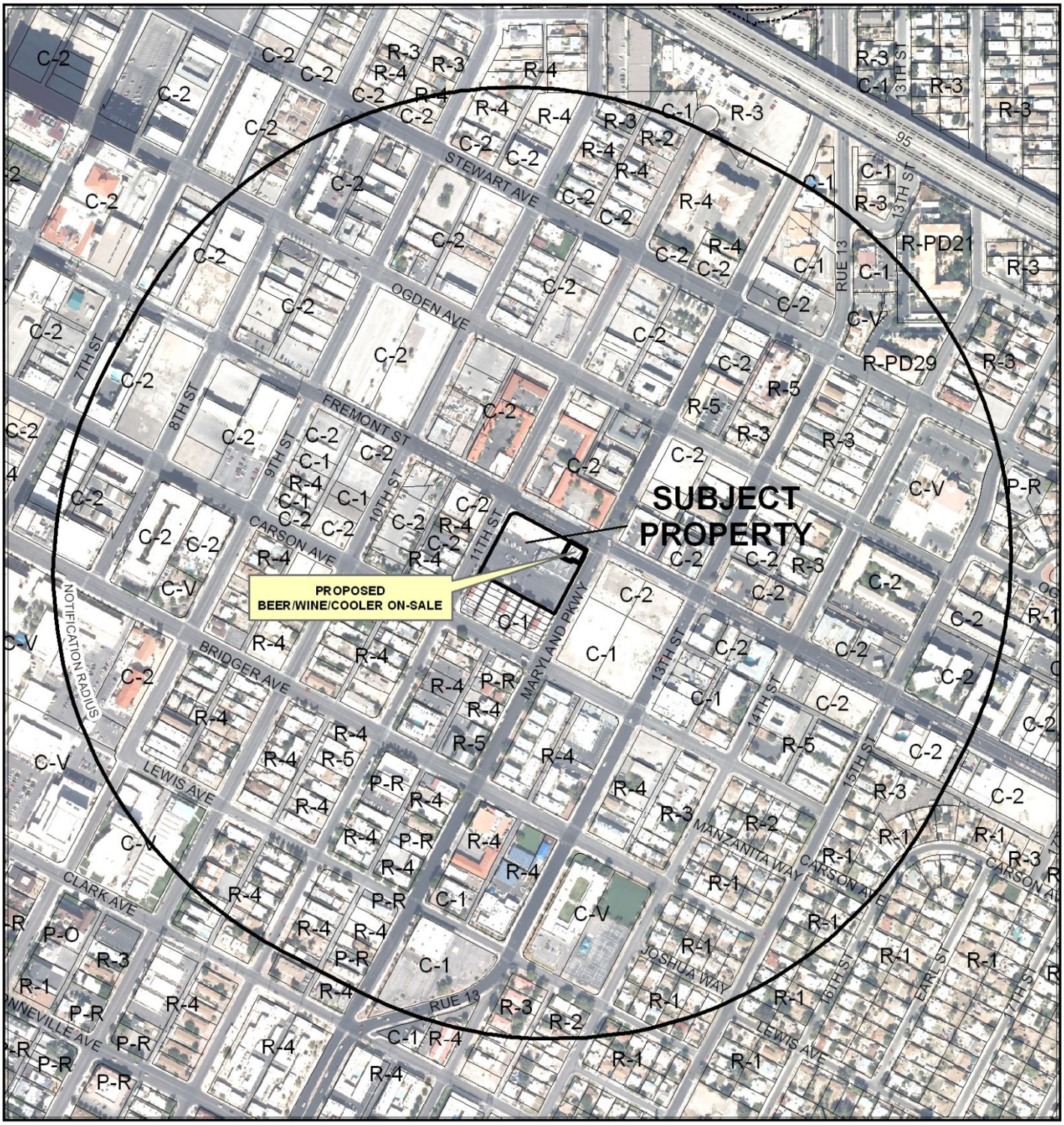
0 400 800 Feet

CASE: SUP-48179

RADIUS: 1500 FEET

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

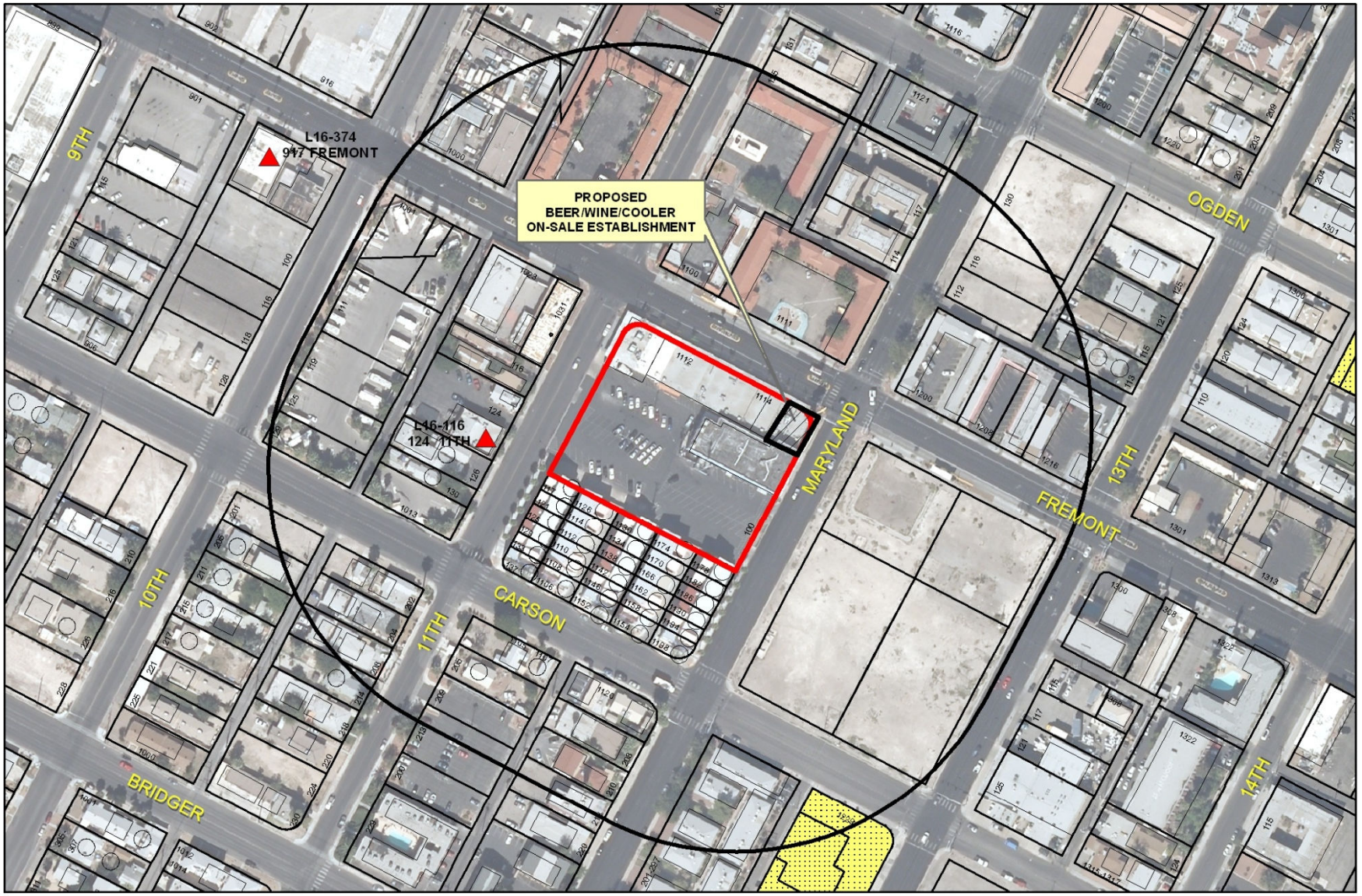
N



CASE: **SUP-48179**

RADIUS: 1500 FEET

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



SUP-48179

Business Licenses

- Tavern
- Supper Club/ Restaurant Service Bar
- Beer/Wine/Cooler On Sale
- Child Care/ Children Facility
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

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, 2013

_____
Notary Public in and for said County and State

JUDY CATES
Notary Public State of Nevada
No. 02-79102-1
My appt. exp. Dec. 12, 2014

RECEIVED
JAN 24 2013
City of Las Vegas
Department of Planning

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/Wine Cooler On-sale

Assessor's Parcel #(s) 139-35-317-001 **Ward #** 3

General Plan: existing (Downtown Commercial) proposed (No change) **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 David Charron

Subscribed and sworn before me

This 23rd day of January, 2013.

[signature]

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

JUDY CATES
Notary Public State of Nevada
No. 02-79102-1
My appt. exp. Dec. 12, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-48179
Meeting Date:	3/12/2013
Total Fee:	1280 00
Date Received:*	1/24/203
Received By:	MKelly

*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

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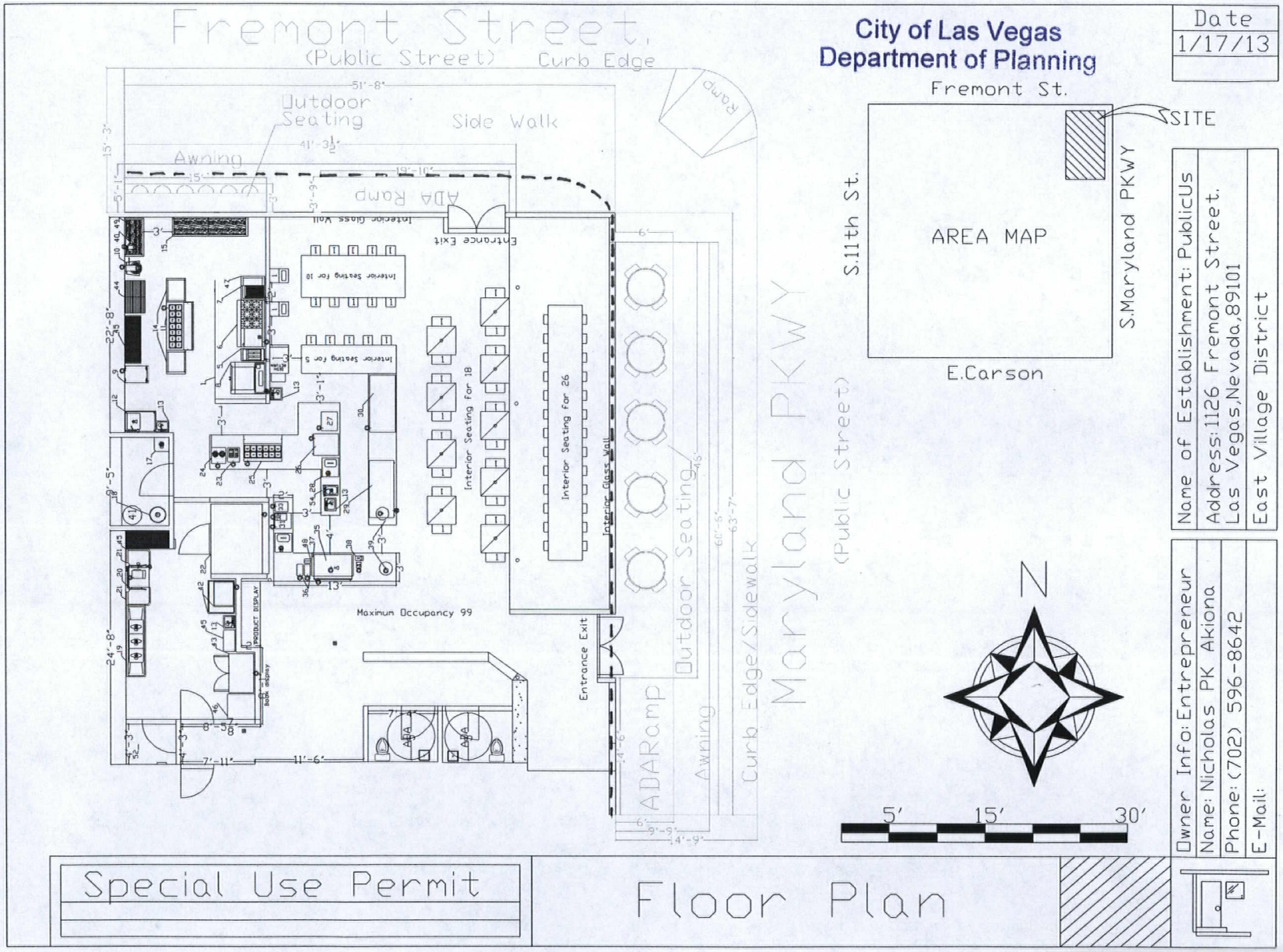
FEB 0 6 2013

City of Las Vegas
Department of Planning



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
E-Mail:

Special Use Permit

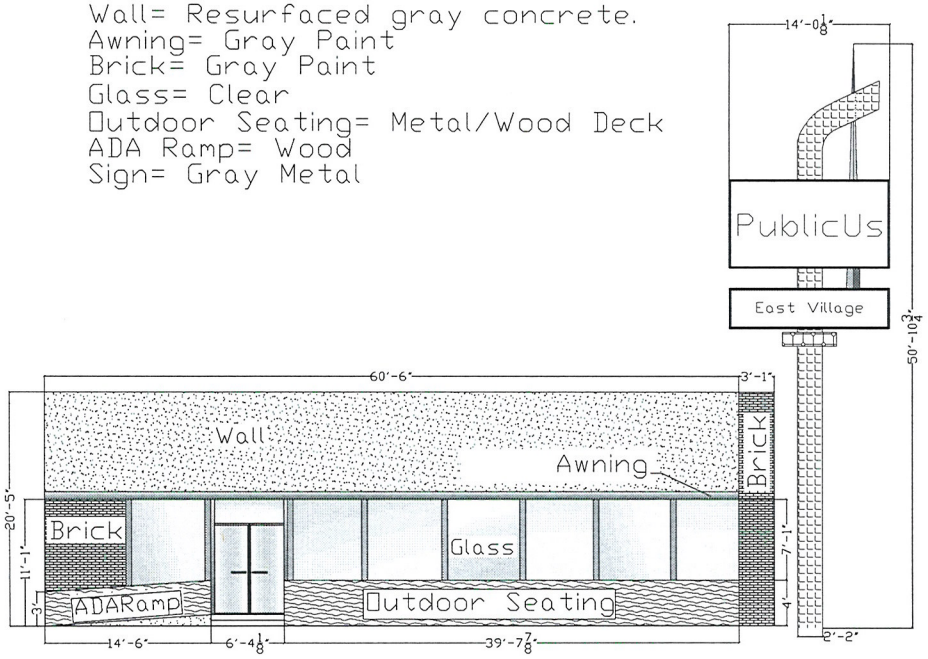
Floor Plan

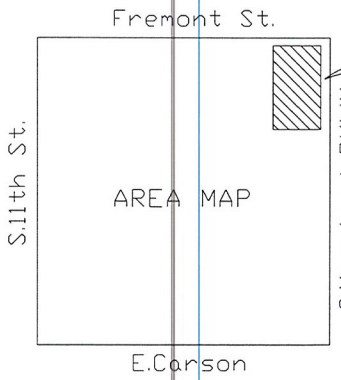
SUP-48179
REVISED

Date
1/17/13

Notes:

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



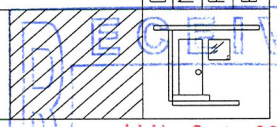


Name of Establishment: PublicUs
Address: 1126 Fremont Street. Las Vegas, Nevada, 89101
East Village District

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

5' 15' 30'

Special Use Permit	Maryland PKWY West Elevation



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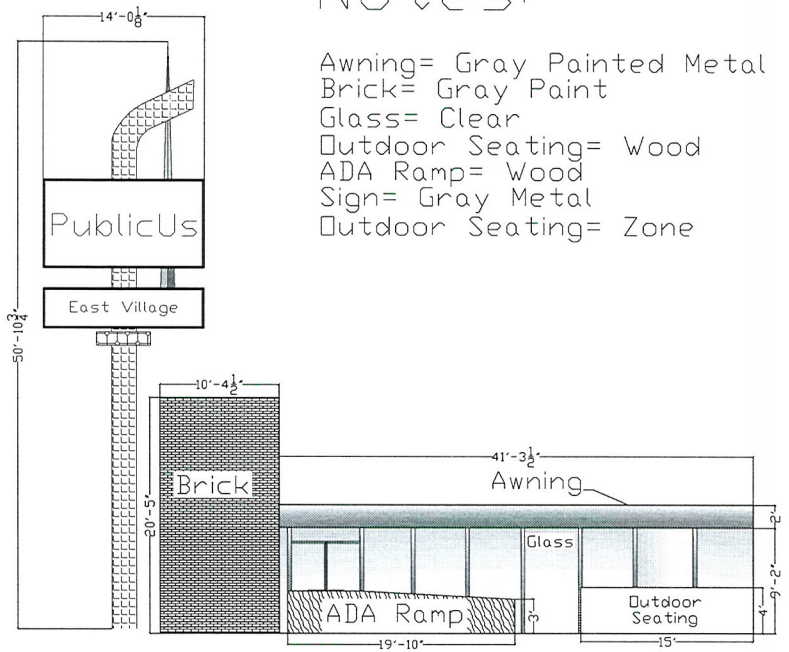
JAN 24 2013
City of Las Vegas
Department of Planning

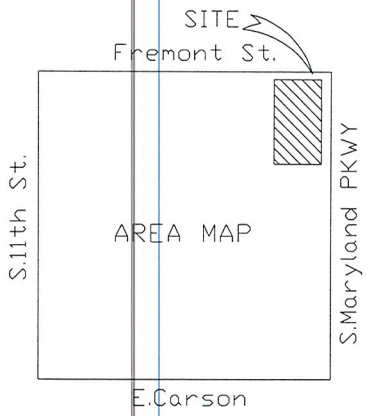
SUP-48179

Date
1/17/13

Notes:

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



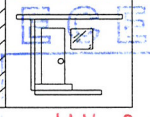


Name of Establishment: PublicUs
Address: 1126 Fremont Street. Las Vegas, Nevada, 89101
East Village District

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

5' 15' 30'

Special Use Permit	Fremont St. North Elevation



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Department of Planning

SUP-48179



SUP-48179 - APPLICANT: PUBLICUS, LLC - OWNER: MISSION SPRING PROPERTIES, LLC
1126 FREMONT STREET

01/31/13



SUP-48179 - APPLICANT: PUBLICUS, LLC - OWNER: MISSION SPRING PROPERTIES, LLC
1126 FREMONT STREET

01/31/13

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 employee 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

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City of Las Vegas
Department of Planning

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

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Department of Planning

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

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

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

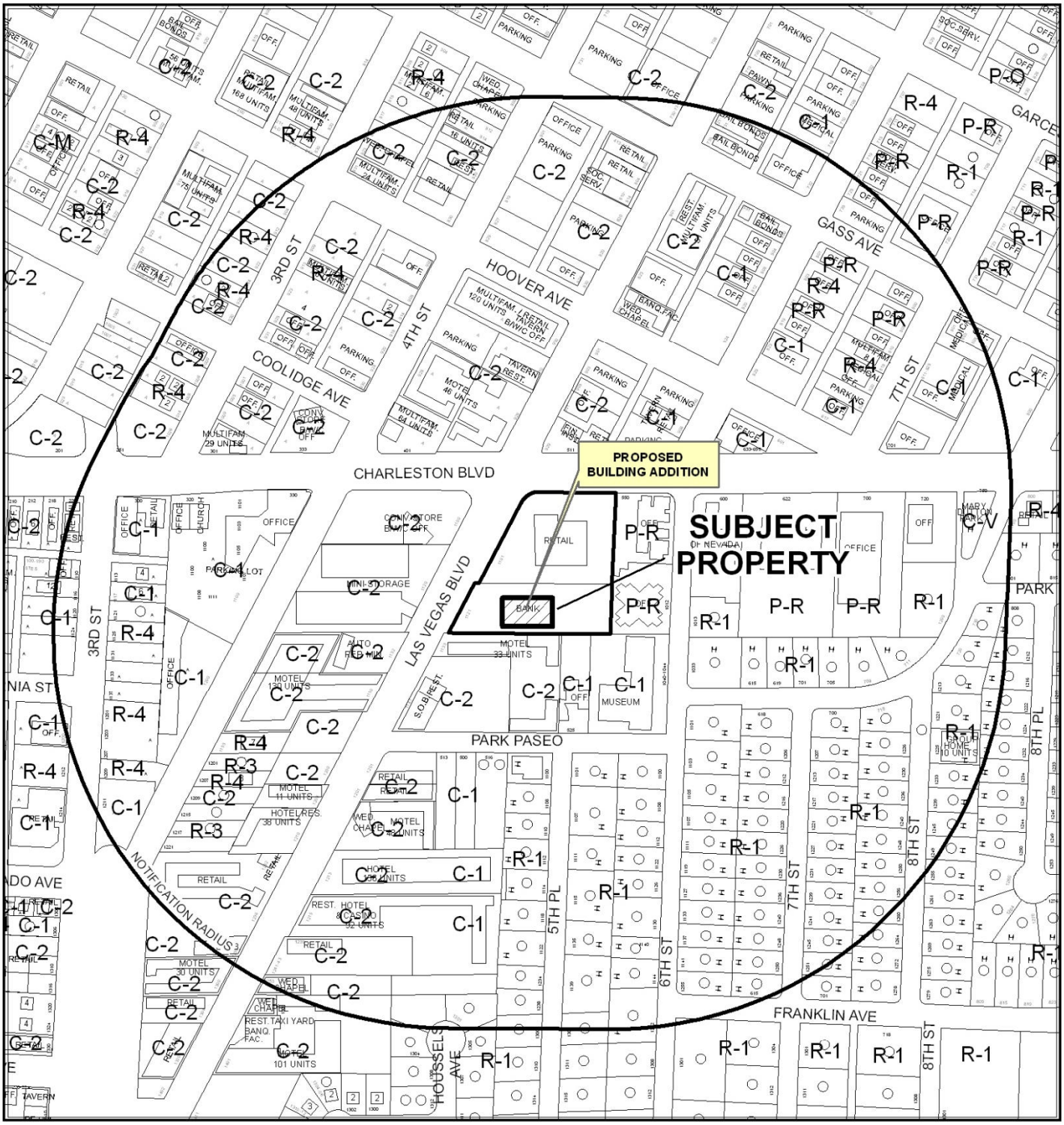
SUBJECT:
SDR-48152 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: WELLS FARGO BANK - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SD-0026-97) FOR A 1,044 SQUARE-FOOT ADDITION TO AN EXISTING 4,821 SQUARE-FOOT BANK on 1.1 acres at 1121 South Las Vegas Boulevard (APN 162-03-114-003), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

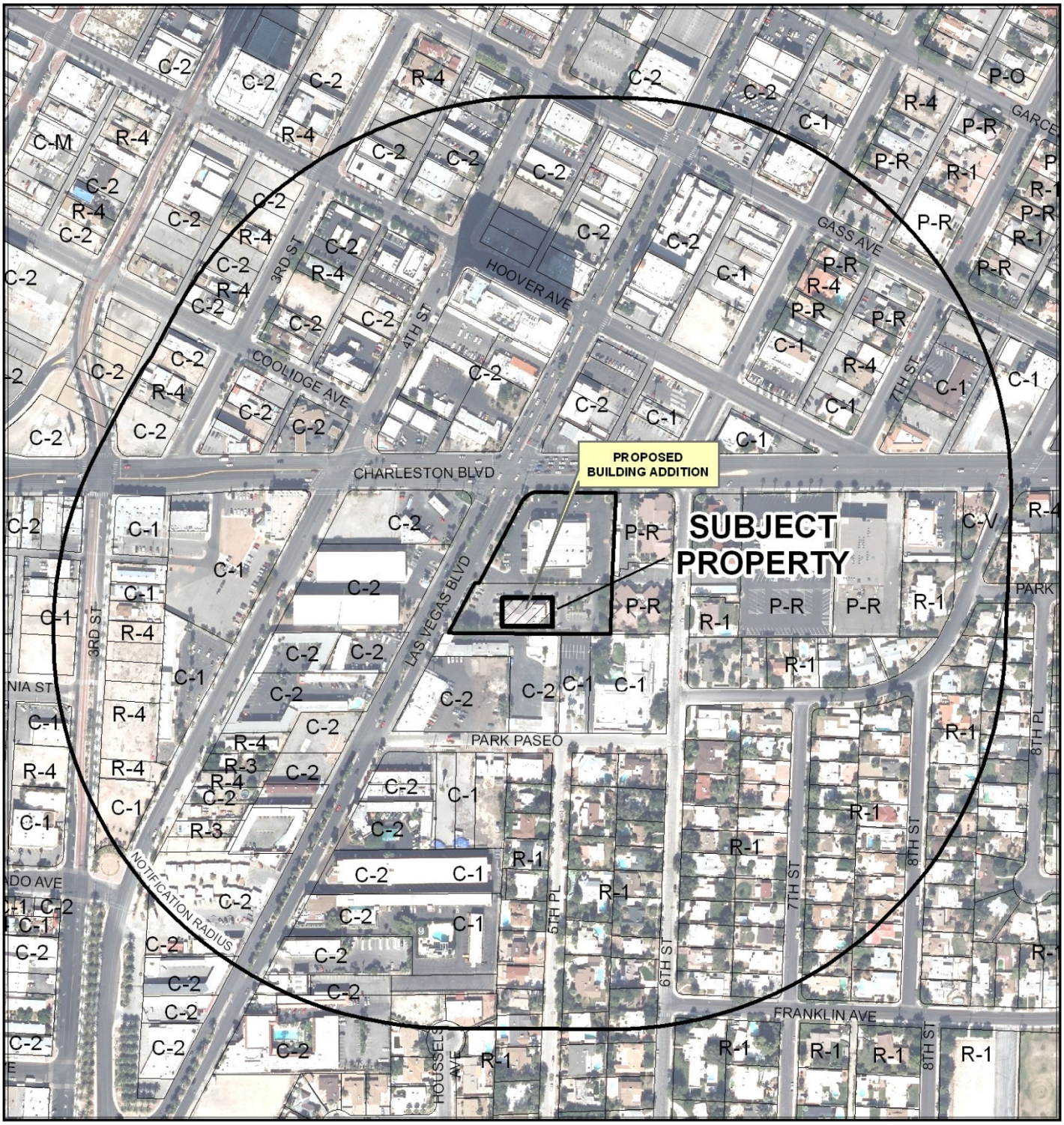
MAY GO TO CITY COUNCIL ON 04/17/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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


PROPOSED BUILDING ADDITION
SUBJECT PROPERTY
CHARLESTON BLVD
HOOVER AVE
GASS AVE
COOLIDGE AVE
FRANKLIN AVE
PARK PASEO
LAS VEGAS BLVD
3RD ST
4TH ST
5TH PL
6TH ST
7TH ST
8TH ST
8TH PL
HOUSSELS AVE
NOTIFICATION RADIUS
BANK
MUSEUM
MOTEL 33 UNITS
MOTEL 46 UNITS
MOTEL 30 UNITS
MOTEL 101 UNITS
MOTEL 11 UNITS
MOTEL 13 UNITS
HOTEL RES. 38 UNITS
REST. HOTEL CASINO 92 UNITS
MULTIFAM. 168 UNITS
MULTIFAM. 75 UNITS
MULTIFAM. 74 UNITS
MULTIFAM. 64 UNITS
MULTIFAM. 29 UNITS
MULTIFAM. 120 UNITS - RETAIL TAVERN - BANQ. FAC. - BANK - BANQUET FAC. - BAR - BAIL BONDS - BAIL BONDS - BAIL BONDS



CASE: SDR-48152

RADIUS: 1000 FEET

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

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

of Las Vegas
ent 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.

CECILIA VASQUEZ
COMM. # 1850784
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
MY COMM. EXP. MAY 24, 2013

(Seal) Signature

SDR-48152

JAN 23 2013
City of Las Vegas
Department of Planning

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* Amanda Allen

*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:	MR

*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.

CECILIA VASQUEZ
COMM. # 1850784
NOTARY PUBLIC-CALIFORNIA
SACRAMENTO COUNTY
MY COMM. EXP. MAY 24, 2013

(Seal) Signature

CECILIA VASQUEZ
COMM. # 1850784
NOTARY PUBLIC-CALIFORNIA
SACRAMENTO COUNTY
MY COMM. EXP. MAY 24, 2013

SDR-48152

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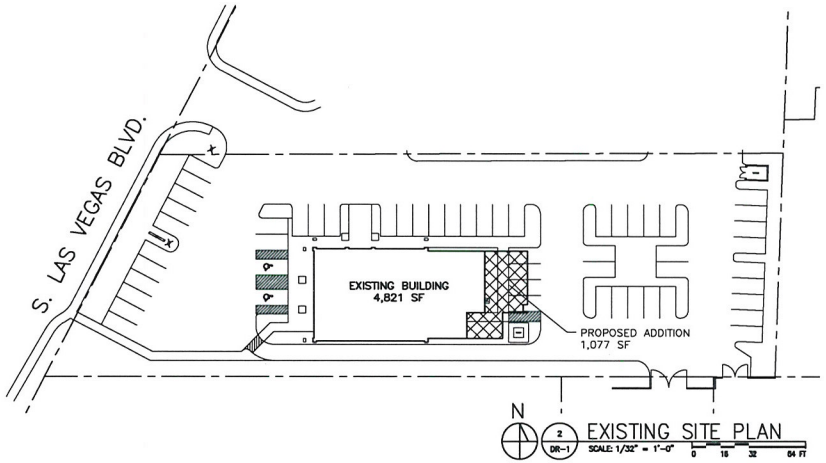




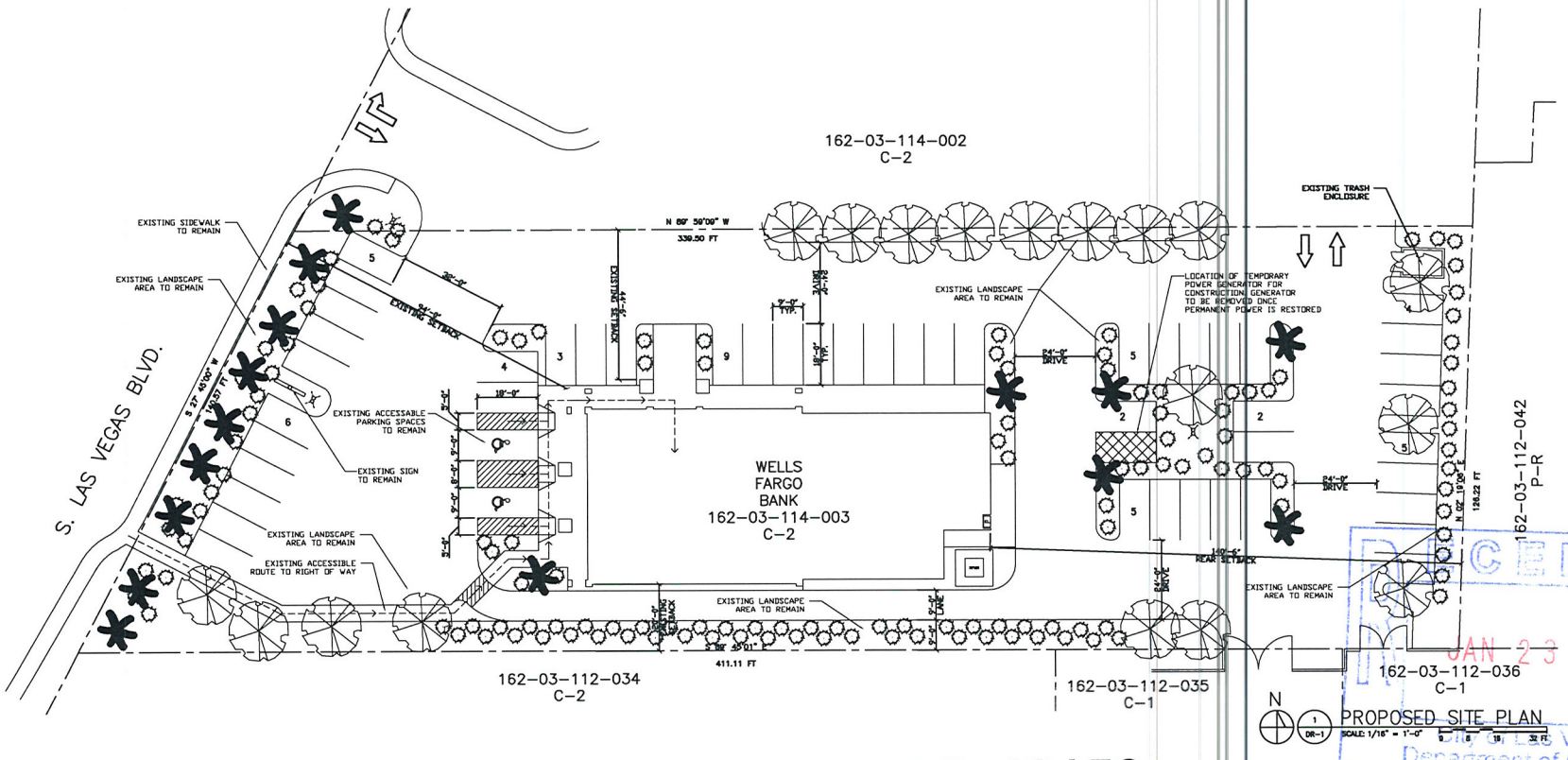
Vicinity Map
Not to Scale

Summary

AHJ:	CITY OF LAS VEGAS
Zoning:	
Existing:	C-2
APN:	162-03-114-003
Land:	1.1 AC ±47,916 SF
Building:	5,898 SF
Floor Area Ratio:	.123

Parking Analysis: (APN: 124-20-612-005)

Total Financial :	
(New + Existing):	5,898 SF
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.)	
Total Accessible (HC) Parking:	
Required	2 spaces
Provided:	2 spaces



SDR-48152

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Department of Planning

WELLS FARGO

WELLS FARGO:
BANK ADDITION
1121 S. LAS VEGAS BLVD.
LAS VEGAS, NV 89104

ARCHITECT OF RECORD
Nadel Studio One, Inc.
3050 Pullman Street
Costa Mesa, CA 92626
T. 714.540.5000
F. 714.755.3013
www.nadelarc.com
NADEL

ENGINEER OF RECORD

SEAL

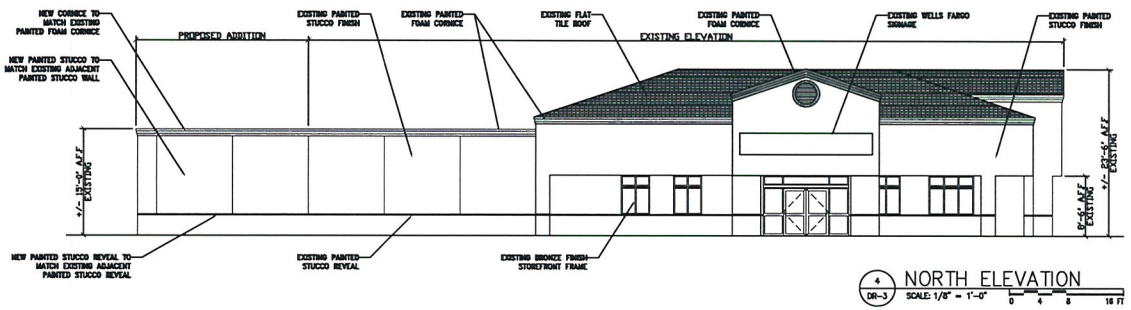
REVISIONS

NO.	DESCRIPTION	DATE

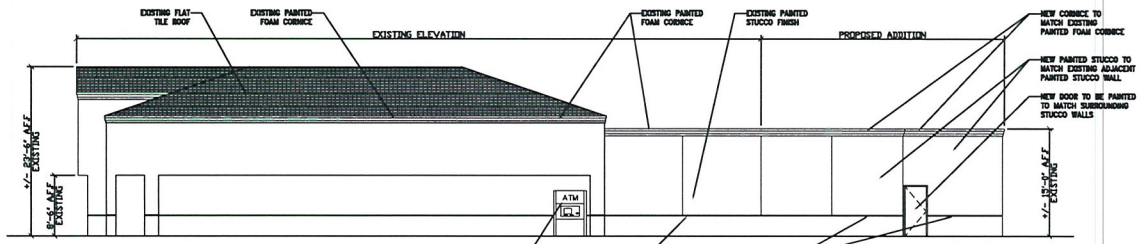
DATE ISSUED: 01-24-2013
REVIEWED BY: JS
DRAWN BY: JS
DESIGNED BY: JS
PROJECT #
12-338

SHEET TITLE
SITE PLAN

SHEET NUMBER
DR-1



4 DR-3 NORTH ELEVATION
SCALE: 1/8" = 1'-0" 0 4 8 16 FT



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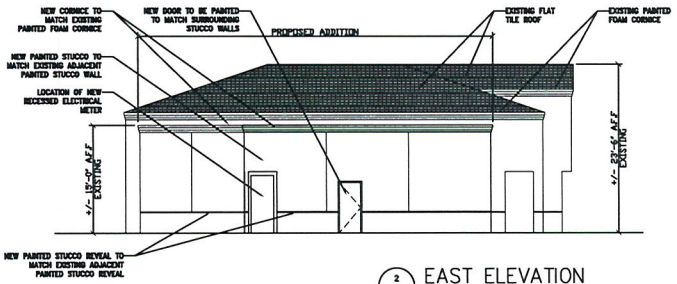

2 DR-3 EAST ELEVATION
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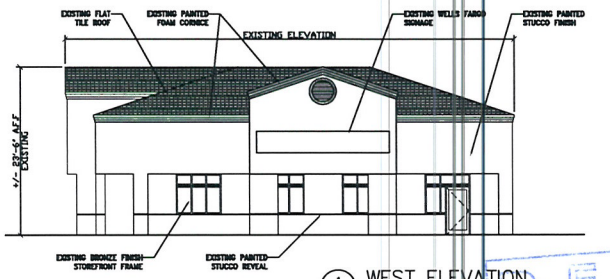

1 DR-3 WEST ELEVATION
SCALE: 1/8" = 1'-0" 0 4 8 16 FT

SDR-48152

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City of Las Vegas
Department of Planning

WELLS FARGO

WELLS FARGO:
BANK ADDITION
1121 S. LAS VEGAS BLVD.
LAS VEGAS, NV 89104

ARCHITECT OF RECORD
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3050 Pullman Street
Costa Mesa, CA 92626
T. 714.540.5000
F. 714.755.3013
www.nadelarc.com
NADEL

ENGINEER OF RECORD

SEAL

REVISIONS

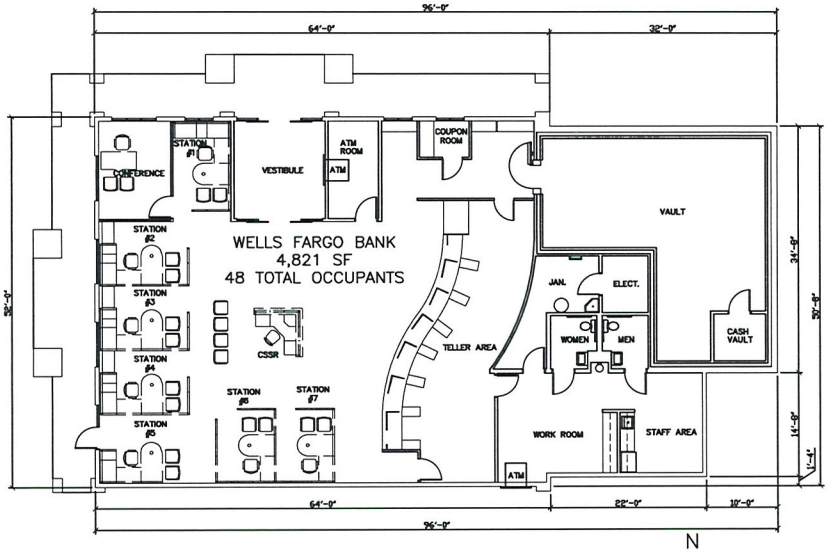
NO.	DESCRIPTION	DATE

DATE ISSUED: 01-24-2013
REVIEWED BY: JS
DRAWN BY: JS
DESIGNED BY: JS

PROJECT #
12-338

SHEET TITLE
ELEVATIONS

SHEET NUMBER
DR-3



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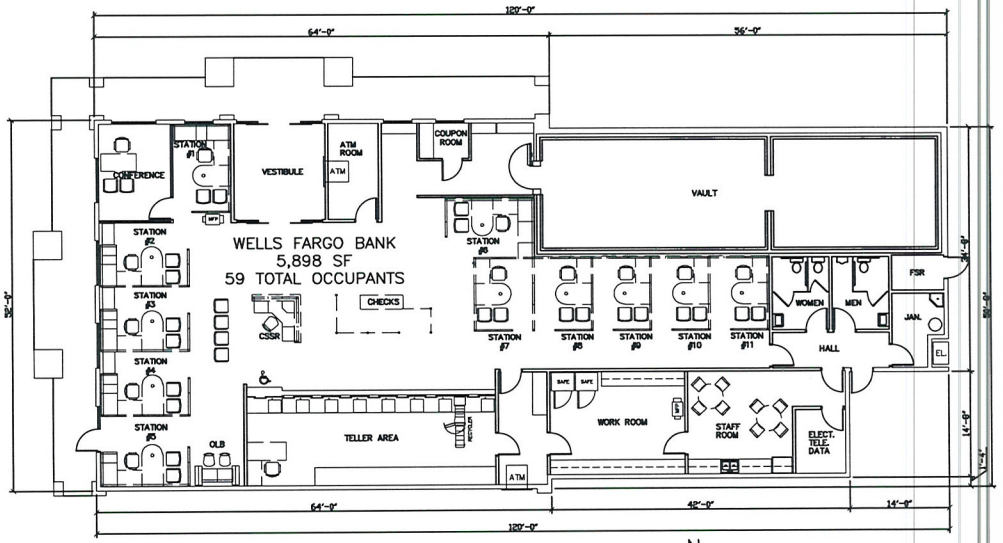
2 DR-2 EXISTING FLOOR PLAN

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



N

1 DR-2 PROPOSED FLOOR PLAN

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

SDR-48152

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City of Las Vegas
Dept. of Planning

WELLS FARGO

WELLS FARGO:
BANK ADDITION
1121 S. LAS VEGAS BLVD.
LAS VEGAS, NV 89104

ARCHITECT OF RECORD

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NADEL

ENGINEER OF RECORD

SEAL

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 01-24-2013
REVIEWED BY: JS
DRAWN BY: JS
DESIGNED BY: JS

PROJECT #
12-338

SHEET TITLE

FLOOR PLANS

SHEET NUMBER
DR-2



SDR-48152 – APPLICANT/OWNER: WELLS FARGO BANK
1121 SOUTH LAS VEGAS BOULEVARD

01/31/13



SDR-48152 – APPLICANT/OWNER: WELLS FARGO BANK
1121 SOUTH LAS VEGAS BOULEVARD

01/31/13



SDR-48152 – APPLICANT/OWNER: WELLS FARGO BANK
1121 SOUTH LAS VEGAS BOULEVARD

01/31/13

January 23, 2013

NADEL

175 East Warm Springs Road
Suite 100
Las Vegas, NV 89119

T. 702.896.2000
F. 702.896.7170
www.nadelarc.com

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:

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

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JAN 23 2013
City of Las Vegas
Department of Planning

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

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

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

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

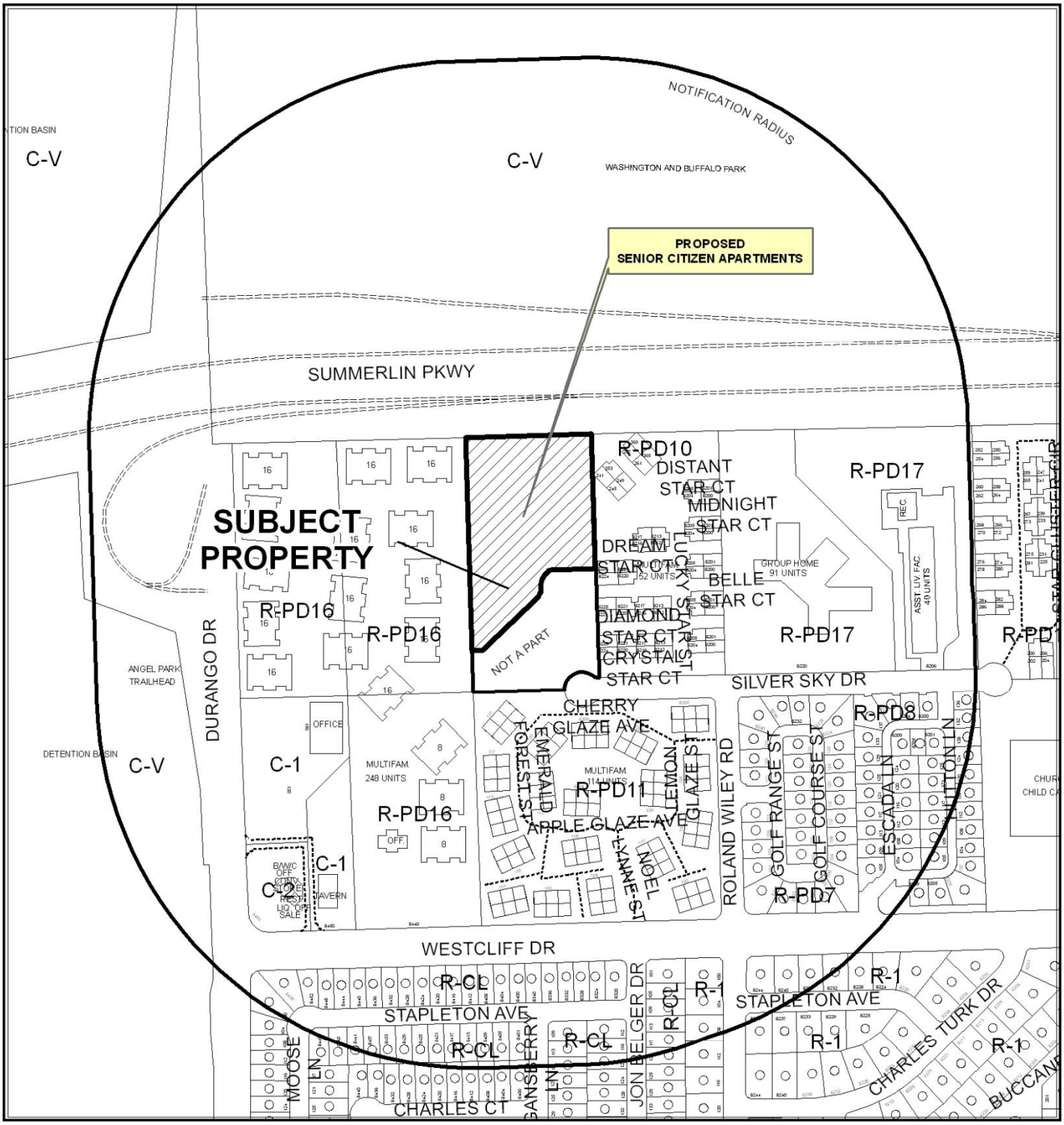
SUBJECT:
SDR-48272 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: WESTCLIFF PINES 2, LP - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 80-UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE A SIX-FOOT BUFFER IS REQUIRED on 3.38 acres adjacent to the south side of Summerlin Parkway at the west end of Silver Sky Drive (APN 138-28-401-015), R-3 (Medium Density Residential) Zone, Ward 2 (Beers). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 04/17/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



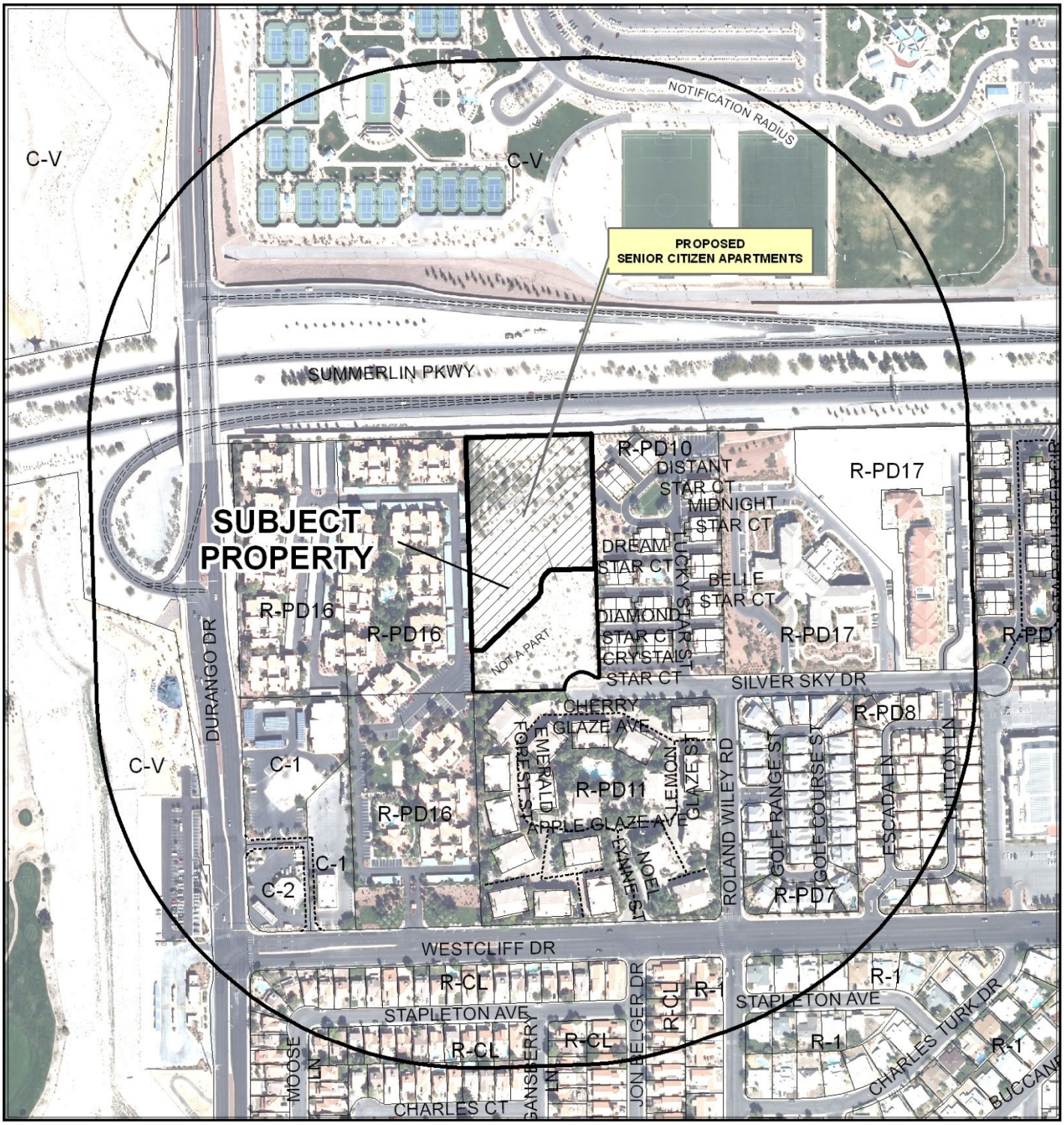
0 300 600 Feet

CASE: SDR-48272

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

N



CASE: **SDR-48272**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-48272 APN: 138-28-401-015

Name of Property Owner: Westcliff Pines 2 LP

Name of Applicant: Same

Name of Representative: LR Nelson

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: Michael Mullin

Print Name: Michael Mullin

Subscribed and sworn before me

This 6th day of February, 2013

MERIDA CONTRERAS
Notary Public State of Nevada
No. 03-81766-1
My appt. exp. April 9, 2015

Notary Public in and for said County and State

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 8286 Silver Sky Drive

Project Name Westcliff Pines Phase 2 **Proposed Use** Senior Apts.

Assessor's Parcel #(s) 138-28-401-015 (portion of) **Ward #** 2

General Plan: existing R-M proposed R-M **Zoning:** existing R-3 proposed R-3

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

Gross Acres 3.375 **Lots/Units** 80 **Density** 23.70

Additional Information

PROPERTY OWNER Westcliff Pines 2 LP **Contact** Robert D. Feibleman

Address 295 E. Warm Springs Road, Suite 101 **Phone:** (702) 739-3345 **Fax:** (702) 739-3005

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address rfeibleman@nevadahand.org

APPLICANT Same as owner **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE LR Nelson **Contact** Richard E. Turner

Address 6765 West Russell Road, Suite 200 **Phone:** (702) 798-7978 **Fax:** (702) 451-2296

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address richard.turner@lrneng.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* Michael Mullin

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

Print Name Michael Mullin

Subscribed and sworn before me

This 6th day of February, 2013.

Notary Public in and for said County and State

MERIDA CONTRERAS
Notary Public State of Nevada
No. 03-81766-1
My appt. exp. April 9, 2015

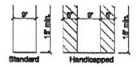
FOR DEPARTMENT USE ONLY

Case #	SDR-48272
Meeting Date:	03/12/13
Total Fee:	$1030.00
Date Received:*	02/05/13
Received By:	M. 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.

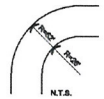
Revised 10/27/08

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

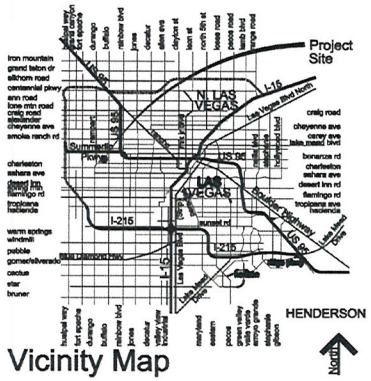


Typical Parking Spaces

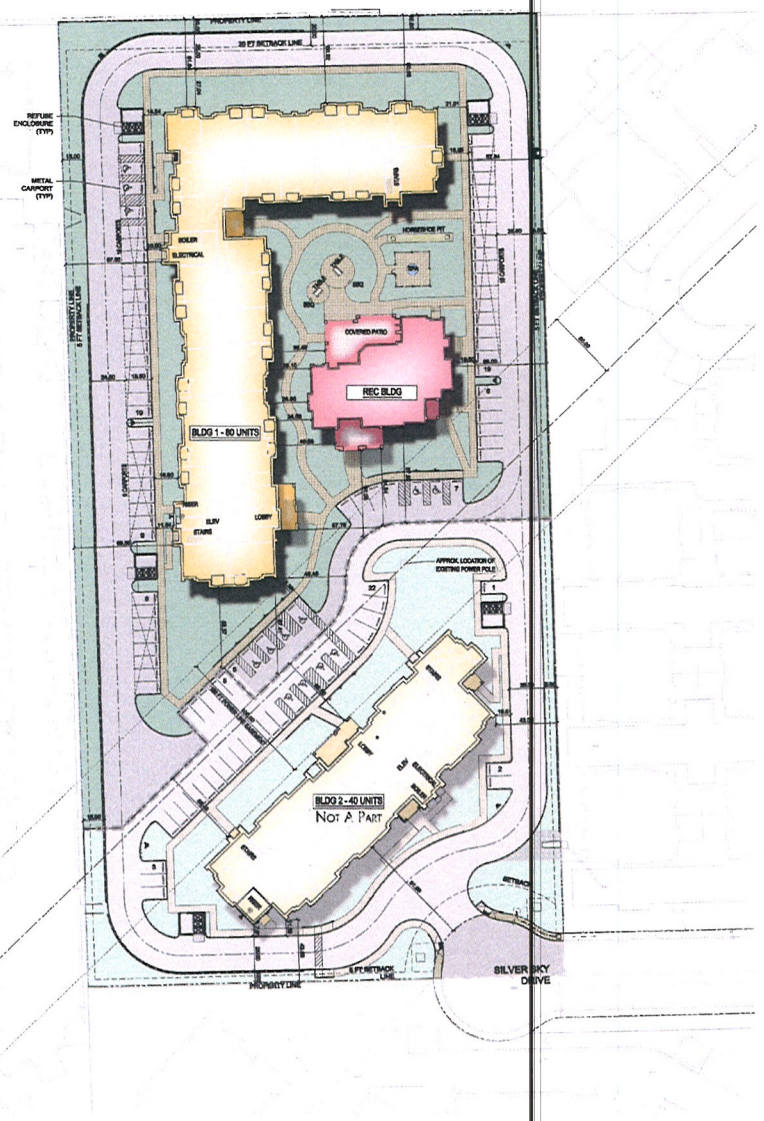




Typical Fire Turning Radius



Vicinity Map



Site Plan

ZONING
R-3 - Medium Density Residential

LOT AREA

Gross Area	± 147,015 S.F.	± 3.375 Acres
Net Area	± 147,015 S.F.	± 3.375 Acres

DENSITY 23.70 DU/Acre

Setbacks

	Required	Provided
Front	20 Feet	N/A
Corner Side	5 Feet	N/A
Side	5 Feet	66.46 Feet
Rear	20 Feet	60.10 Feet

Height

Permitted	3 Stories or 40 Feet
Provided	3 Stories, Max 40'-0"

Lot Coverage

Provided	26.1%

BUILDING AREA

Gross Footprint Area	
Bldg 1	30,823 S.F.
Rec Bldg	7,522 S.F.
Total	38,345 S.F.

Dwelling Units (Senior Apartments)

Total Units	
1 BD	48 Units
2 BD	32 Units
Total	80 Units

PARKING REQUIREMENTS

DWELLING UNITS

Required			
1 BD		48 Units	
2 BD		32 Units	
Total	.75 per Unit	x 80 Units	60
Total Dwelling Unit Parking Required			60
Provided			
Total On Site Surface Parking			73
H.C. Required - Standard:		1 per HC Unit	4
H.C. Required - Van:		1 per 6 Spaces	2
Total Required			6
H.C. Provided - Standard:			7
H.C. Provided - Van:			2
Total Provided			9

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Dept. of Planning

North

Scale: 1" = 40'-0"
0 40 80 160

PROJECT No. 912008 February 5, 2013

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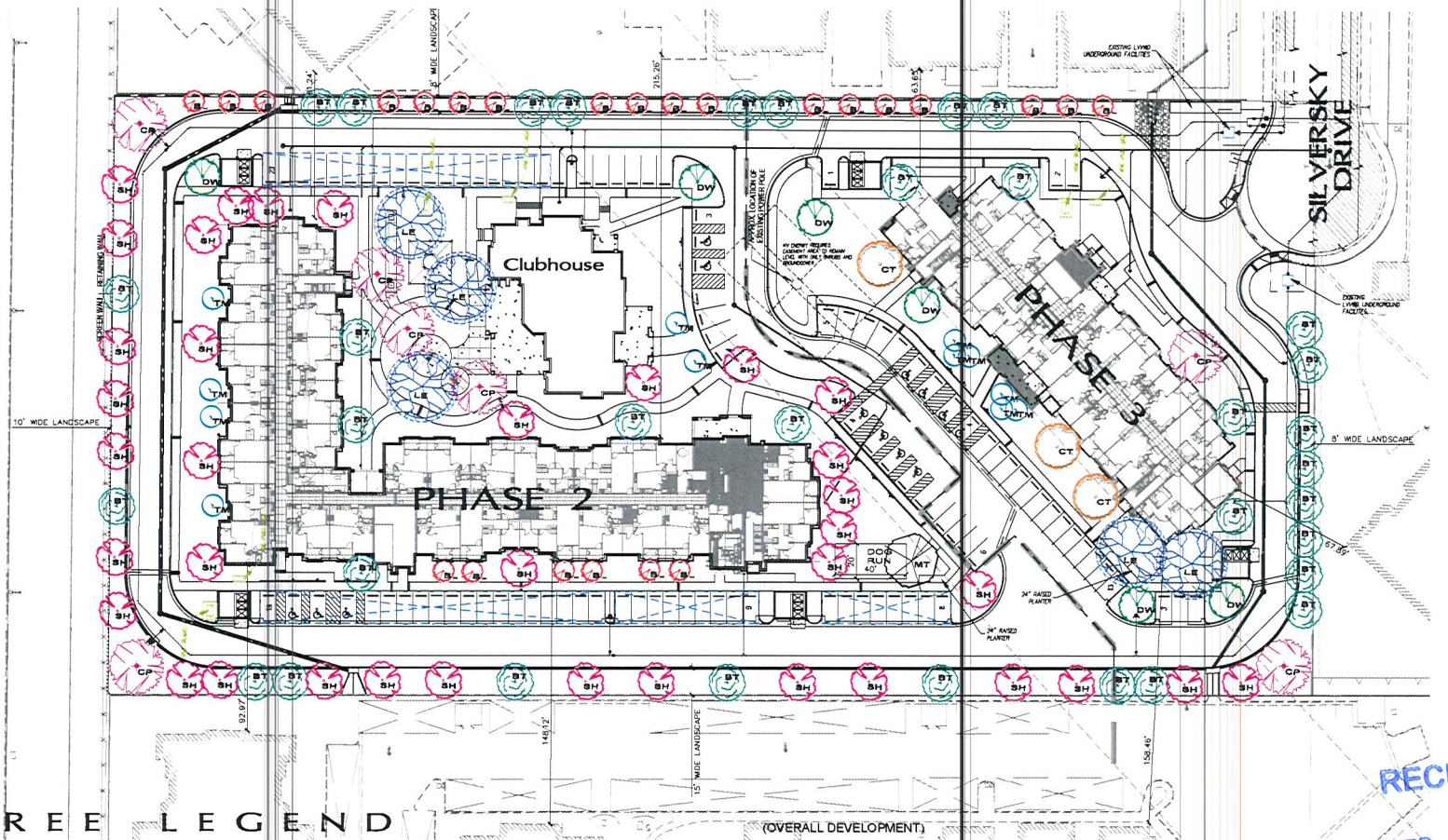
NEVADA HAND

Westcliff Pines Phase 2

Las Vegas , Nevada

SDR-48272

PAZ DESIGN GROUP
PAZ DESIGN GROUP
450 FREMONT STREET #233
LAS VEGAS, NEVADA 89101
702.202.3571 702.979.1326 fax



TREE LEGEND

(OVERALL DEVELOPMENT)

TREE PALETTE						
	Botanical Name	Common Name	Size	Height	Width	QTY
CT	Vitex agnus-castus	Chaste Tree	15 gal.	25	25	3
DW	Chilopsis linearis	Desert Willow	15 gal.	25	20	6
BL	Laurus nobilis	Laurel, Bay (standard)	15 gal.	12	12	25
MT	Prosopis juliflora	Mesquite, Native (thornless)	15 gal.	30	30	1
TM	Sophora secundiflora	Texas Mountain Laurel	24" Box	15	12	12

TREE PALETTE						
	Botanical Name	Common Name	Size	Height	Width	QTY
UP	Ulmus parvifolia	Elm, Lacebark	24" Box	40	40	5
CP	Pistacia chinensis	Pistache, Chinese	24" Box	35	30	7
SH	Acacia stenophylla	Acacia, Shoestring	15 gal.	40	20	37
BT	Brachychiton populneus	Bottle Tree	24" Box	30	20	34

Title 19 Required Trees

City of Las Vegas Unified Development Code Title 19 requirements:

Code reference	Description	Area	Required (tree/shrub) W2	Required (tree/shrub) W3	Proposed (tree/shrub) W2	Proposed (tree/shrub) W3
19.06.040 F.8.a	20'oc	South buffer	0/0	12/48	0/0	8/32
19.06.040 F.8.a	20'oc	East buffer	17/68	15/60	17/68	5/20
19.06.040 F.8.a	30'oc	North buffer	12/48	0/0	10/40	0/0
19.06.040 F.8.a	20'oc	West buffer	28/112	5/20	16/64	11/44
19.08.110 C.12.a.i.B	One per six	Uncovered parking	3/12	6/24	4/16	6/24
19.08.110 C.12.a.i.A	One each end	End of parking row	10/40	8/32	6/24	6/24
Additional onsite trees (not required by code)			0/0	0/0	36/144	10/40
		Totals	70/280	46/184	89/356	46/184

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LANDSCAPE PLAN – TREE LAYOUT

SDR-48272

DESIGNED BY: DS/MG | DRAWN BY: MGR | CHKD BY:
JOB NUMBER 818-021-112 | DATE: 02-05-13 | DATE APPR.
NO. REVISION

L. R. NELSON CONSULTING ENGINEERS, INC.
•STRUCTURAL •CIVIL •PLANNING •SURVEY
6765 West Russell Road, Suite 200
Las Vegas, Nevada 89118
(702) 798-7978
(702) 451-2296 FAX

LANDSCAPE PLAN OF
WESTCLIFF PINES 2 & 3
FOR
NEVADA H.A.N.D., INC.
CITY OF LAS VEGAS NEVADA

SHEET NUMBER 1
OF 1 SHEETS
818-021-112



SOUTH ELEVATION

Scale: 3/32" = 1'-0"



EAST ELEVATION

Scale: 3/32" = 1'-0"



WEST ELEVATION

Scale: 3/32" = 1'-0"



NORTH ELEVATION

Scale: 3/32" = 1'-0"

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Dept. of Planning

Scale: 3/32" = 1'-0"

0 4 8 16 32

PROJECT No. 912008 FEBRUARY 5, 2013

Conceptual Elevations - Building 1

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NEVADA HAND

Westcliff Pines Phase 2

Las Vegas , Nevada

469 FREMONT STREET, STE. 2X1
LAS VEGAS, NEVADA 89101
PHONE:702.202.3571 FAX 702.979.1326

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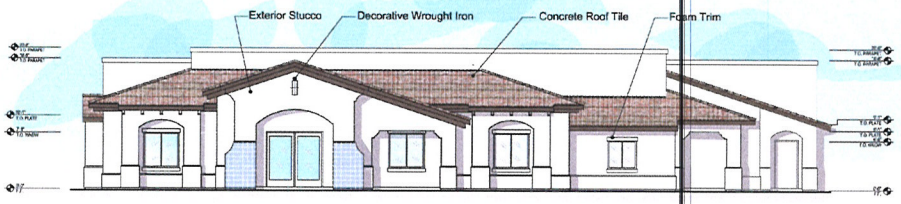
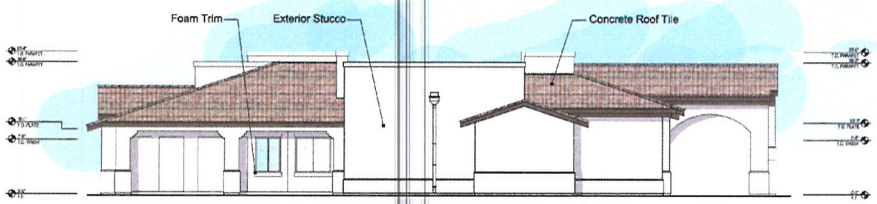
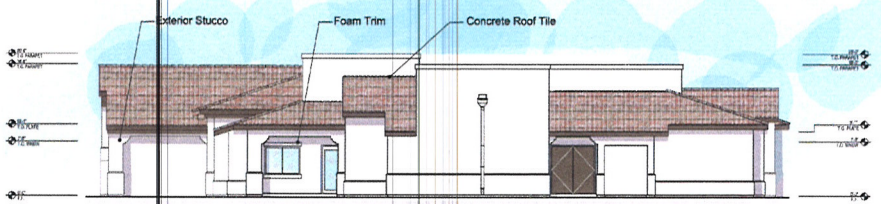


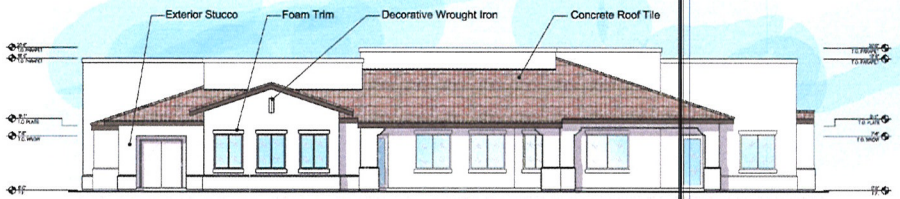
South Elevation



West Elevation



East Elevation



North Elevation

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0 4 8 16 32

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Conceptual Recreation Building Elevations

NEVADA HAND

Westcliff Pines Phase 2

Las Vegas , Nevada

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450 FREMONT STREET #2033
LAS VEGAS, NEVADA 89101
702.202.3571 702.979.1326 fax

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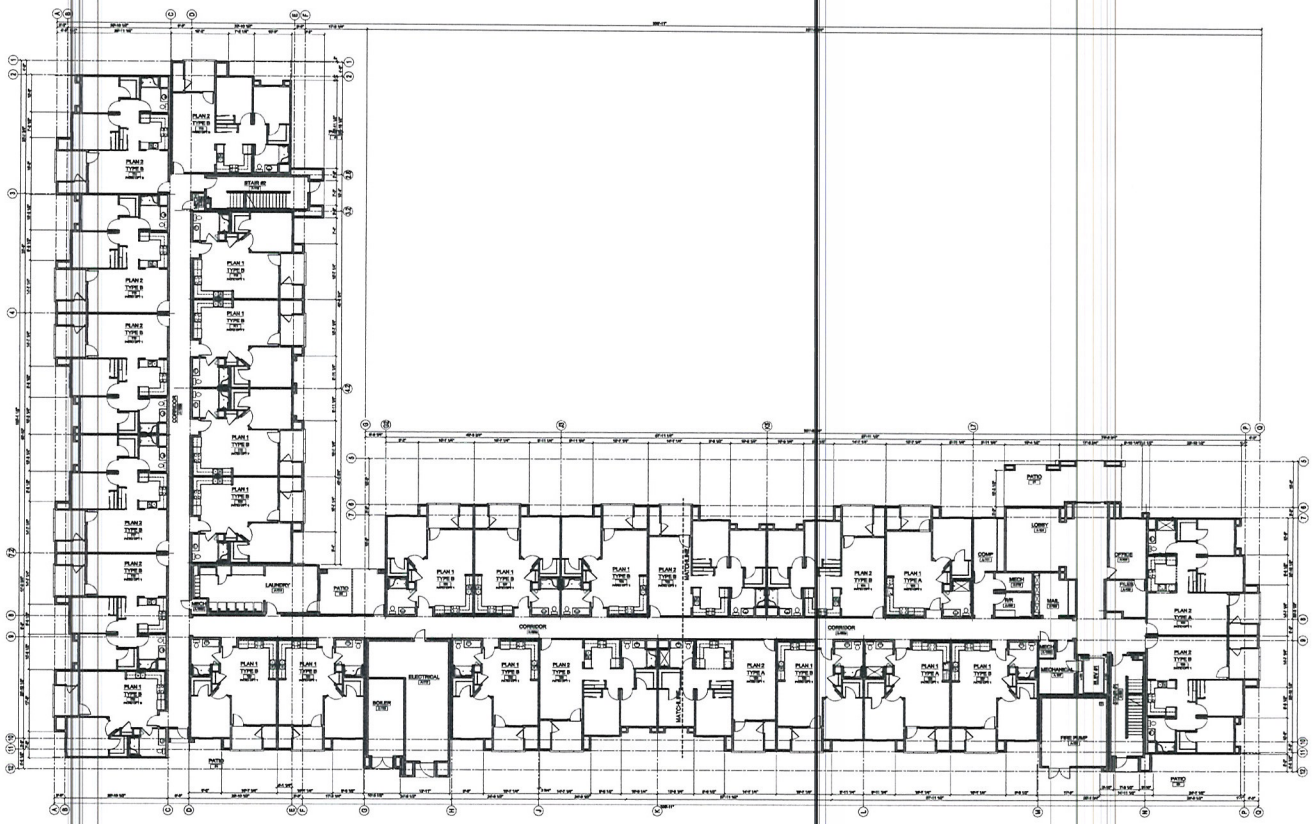

1st FLOOR

Unit Type	2 Bd	1 Bd	Total
1st Floor	12	15	27
2nd Floor	12	17	29
3rd Floor	8	16	24
All Floors	32	48	80

FIRST FLOOR	
CORRIDOR/MISC	= 3,870 S.F.
COMMON AREAS	= 1,892 S.F.
DWELLING UNITS	= 20,052 S.F.
UTILITY	= 1,452 S.F.
EXT. PATIO - UNITS	= 2,864 S.F.
EXT.PATIO - COMMON	= 887 S.F.
TOTAL	= 30,817 S.F.

TOTAL BUILDING	
CORRIDOR/MISC	= 10,373 S.F.
COMMON AREAS	= 4,014 S.F.
DWELLING UNITS	= 58,665 S.F.
UTILITY	= 1,584 S.F.
EXT. PATIO - UNITS	= 7,974 S.F.
EXT.PATIO - COMMON	= 1,389 S.F.
GRAND TOTAL	= 83,999 S.F.

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Scale: 1/16" = 1'-0"
0 16 32 64

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Conceptual Building Plan - Bldg 1

PROJECT No. 912008 February 5, 2013

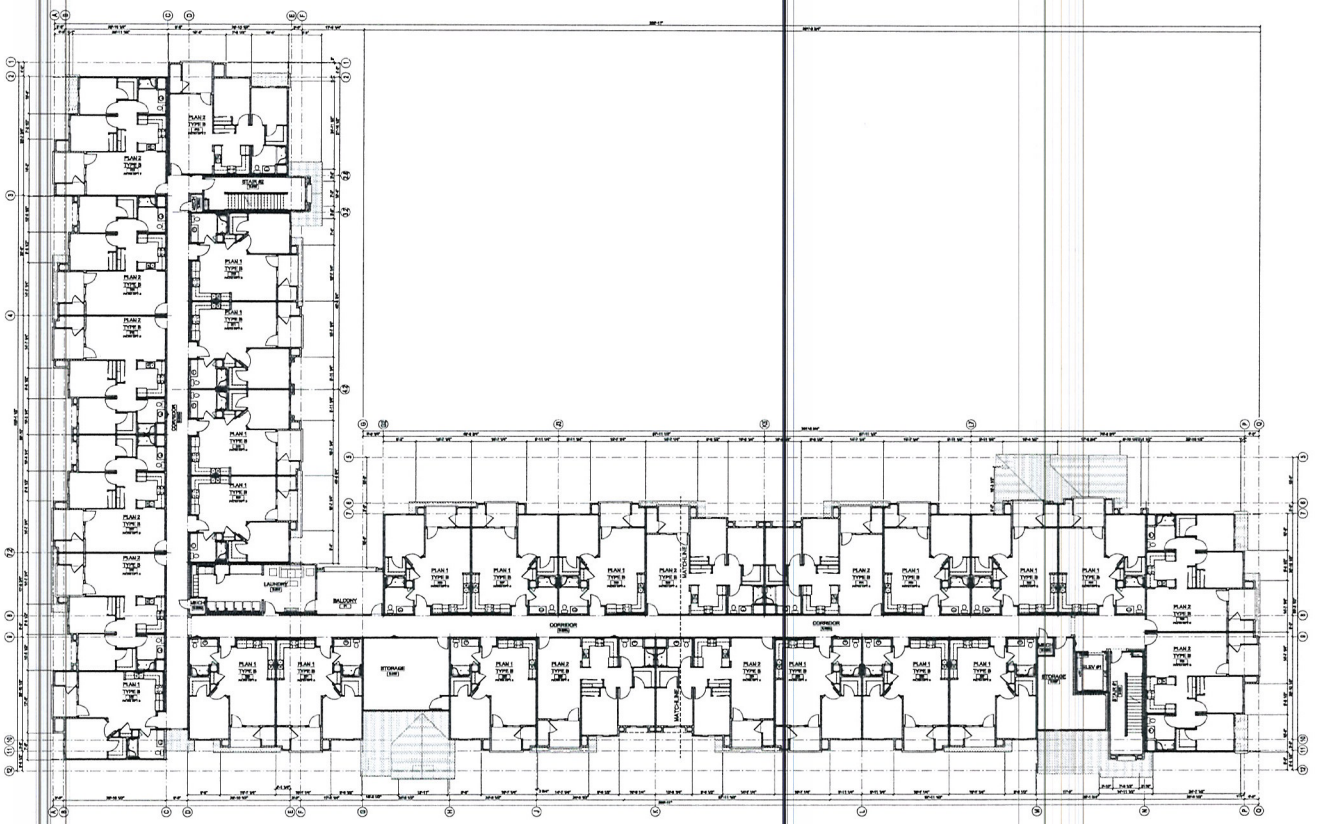
NEVADA HAND

Westcliff Pines Phase 2

Las Vegas , Nevada

PAZ DESIGN GROUP
PAZ DESIGN GROUP
400 FREMONT STREET #233
LAS VEGAS, NEVADA 89101
702.202.3571 702.979.1326 fax

SDR-48272



2nd FLOOR

Unit Type	2 Bd	1 Bd	Total
1st Floor	12	15	27
2nd Floor	12	17	29
3rd Floor	8	16	24
All Floors	32	48	80

SECOND FLOOR	
CORRIDOR/MISC	= 3,456 S.F.
COMMON AREAS	= 1,380 S.F.
DWELLING UNITS	= 21,340 S.F.
UTILITY	= 86 S.F.
EXT. PATIO - UNITS	= 2,855 S.F.
EXT.PATIO - COMMON	= 251 S.F.
TOTAL	= 29,348 S.F.

TOTAL BUILDING	
CORRIDOR/MISC	= 10,373 S.F.
COMMON AREAS	= 4,014 S.F.
DWELLING UNITS	= 58,885 S.F.
UTILITY	= 1,584 S.F.
EXT. PATIO - UNITS	= 7,974 S.F.
EXT.PATIO - COMMON	= 1,389 S.F.
GRAND TOTAL	= 83,980 S.F.

Scale: 1/16" = 1'-0"

0 16 32 64

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Conceptual Building Plan - Bldg 1

PROJECT No. 912008 February 5, 2013

NEVADA HAND

Westcliff Pines Phase 2

Las Vegas , Nevada

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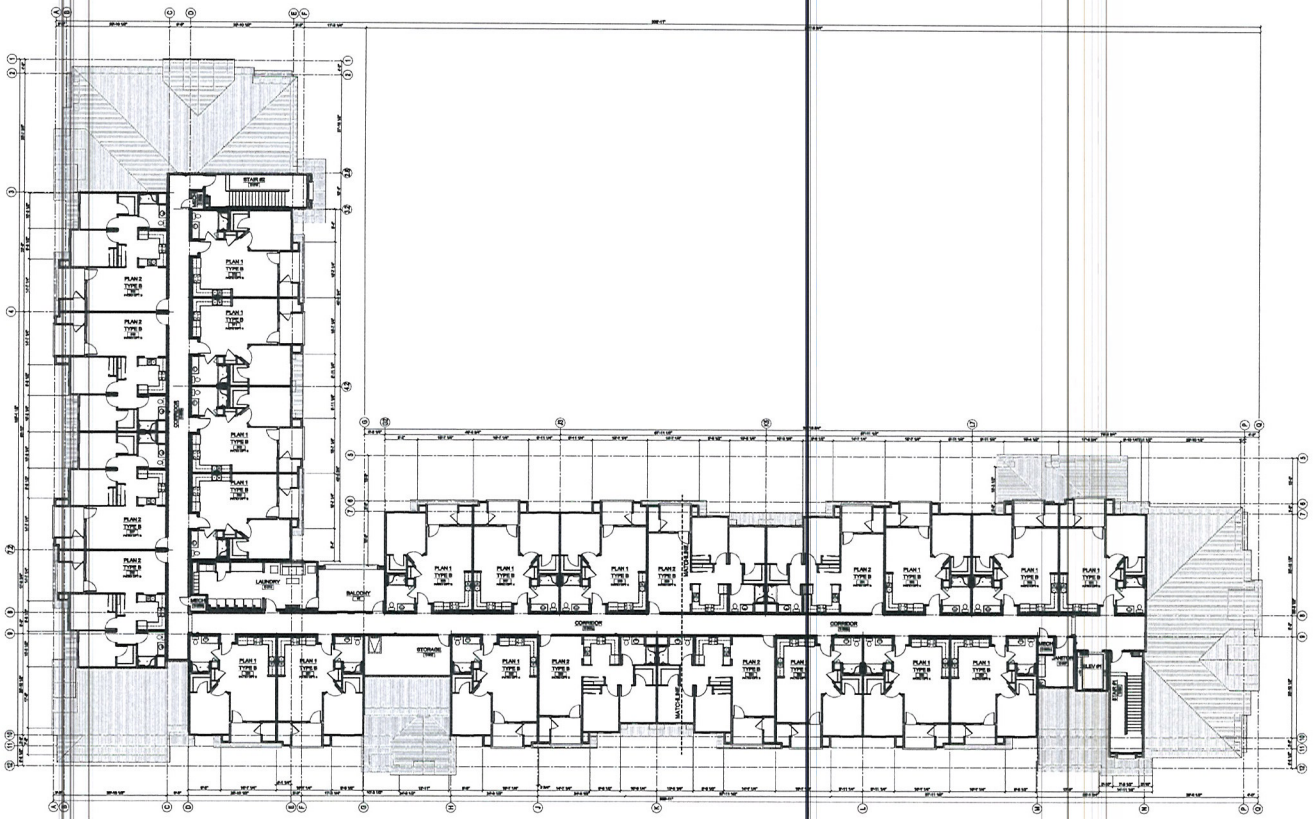
702.202.3571 702.979.1326 fax

SDR-48272



3rd FLOOR

	Unit Type		
	2 Bd	1 Bd	Total
1st Floor	12	15	27
2nd Floor	12	17	29
3rd Floor	8	16	24
All Floors	32	48	80

THIRD FLOOR	
CORRIDOR/MISC	= 3,047 S.F.
COMMON AREAS	= 942 S.F.
DWELLING UNITS	= 17,273 S.F.
UTILITY	= 66 S.F.
EXT. PATIO - UNITS	= 2,255 S.F.
EXT.PATIO - COMMON	= 251 S.F.
TOTAL	= 23,834 S.F.

TOTAL BUILDING	
CORRIDOR/MISC	= 10,373 S.F.
COMMON AREAS	= 4,014 S.F.
DWELLING UNITS	= 58,665 S.F.
UTILITY	= 1,584 S.F.
EXT. PATIO - UNITS	= 7,974 S.F.
EXT.PATIO - COMMON	= 1,389 S.F.
GRAND TOTAL	= 83,990 S.F.

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0 16 32 64

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Conceptual Building Plan - Bldg 1

PROJECT No. 912008 February 5, 2013

NEVADA HAND

Westcliff Pines Phase 2

Las Vegas , Nevada

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PAZ DESIGN GROUP
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LAS VEGAS, NEVADA 89101
702.202.3571 702.979.1326 fax

SDR-48272

STUCCO BODY COLOR
FRAZEE #CLW 1013 W
"AKAMINA"

STUCCO FACIA AND TRIM
FRAZEE #CL 2687 N
"SEPIA"



CONCRETE ROOF TILE
HANSEN - REGAL #R-621
'SANTA CATERINA"

SDR-48272

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Color & Material Board

Project # 912008 February 5th, 2013

NEVADA HAND

Westcliff Pines Phase 2

Las Vegas, Nevada

450 FREMONT STREET, STE 203
LAS VEGAS, NEVADA 89101
PHONE 702.202.0671 FAX 702 979 1226
PAZ DESIGN GROUP



SDR-48272 – APPLICANT/OWNER: WESTCLIFF PINES 2, LP
SOUTH SIDE OF SUMMERLIN PARKWAY AT THE WEST END OF SILVER SKY DRIVE

02/14/13



SDR-48272 – APPLICANT/OWNER: WESTCLIFF PINES 2, LP
SOUTH SIDE OF SUMMERLIN PARKWAY AT THE WEST END OF SILVER SKY DRIVE

02/14/13



SDR-48272 – APPLICANT/OWNER: WESTCLIFF PINES 2, LP
SOUTH SIDE OF SUMMERLIN PARKWAY AT THE WEST END OF SILVER SKY DRIVE

02/14/13

LARRY R. NELSON, P.E.
President

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

Project #: 818-021-111

February 5, 2013

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

Attn: Mike Howe

Re: Westcliff Pines Phase 2 – Senior Apartments
(SDR-44166)
APN# 138-28-401-021 (portion of)

Dear Mr. Howe,

On behalf of our client Nevada H.A.N.D., Inc. we are pleased to submit this justification letter for a Site Development Plan Review for the proposed Westcliff Pines Phase 2 development. Westcliff Pines Phase 2 is a proposed 3.375 acre 80-unit (23.70 du) senior apartment building located on the north side of Silver Sky Drive approximately 330 ft. West of Roland Wiley Drive.

Nevada H.A.N.D. is proposing to develop 80 one and two-bedroom senior rental apartments in one three-story building specifically designed for low-income senior citizens in the Las Vegas valley. Westcliff Pines Phase 2 is the second phase of a three phase project which includes Westcliff Pines a 40-unit building and a 4,500 s.f. recreational building that serves only the residents. Westcliff Pines exists approximately 900 feet to the east. Westcliff Pines Phase 2 will have its own 5,456 s.f. recreation building.

Nevada H.A.N.D. is requesting waivers of some landscape requirements. (see attached letter). These waivers are being requested base on experience with Nevada H.A.N.D.s existing developments in the Vegas area. We feel that this development will be compatible with the surrounding area, and is in conformance with the master plan designation for this parcel. The parcel is currently zoned R-3 which allows up to 25.49 units per acre. Therefore we respectfully request that staff recommend approval for this Site Development Plan Review.

If you have any questions or comments, please feel free to contact me at your earliest convenience.

Sincerely,
L. R. NELSON CONSULTING ENGINEERS, INC.

Richard Turner
Department Manager

NEVADA

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6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1885

Phone 702 / 798-7978
FAX 702 / 451-2296
Email lrnelson@lrneng.com

UTAH

L. R. NELSON
CONSULTING ENGINEERS, L.L.C.
51 West 9000 South
Sandy, UT 84070-2008

Phone 801 / 565-8580
FAX 801 / 565-9340
Email lrnengineers@lrnslc.com

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SDR-48272

We consider landscaping to be one of the most important features of our apartment communities, both from an aesthetics point of view, but also as a green or sustainable element.

We have been creating communities in the Las Valley for seventeen years, and have learned many things. For example, there is a plant palette that thrives in the desert environment; there are long term issues that can be ameliorated with attention to detail at the time of front-end planning; you need patience to let plants grow healthily; and your resident needs and behaviors should be taken into account.

For these reasons we are requesting exceptions and waivers by way of reductions from requirements related to landscape islands, plant quantities, and spacing.

This site development includes three building; an 80 unit senior apartment building, a 40 unit apartment building, and a recreational leasing building commonly shared by all. The 100' wide diagonal utility easement across the site presents challenges.

We have been before you several times already as this development was evolved. The parcel map split is a condition of financing and which we're working towards finalizing this spring. As this plan has taken final shape, we have had new constraints place on the property. For example, NVEnergy informed us that there are planting limitations within their overhead transmission easement. Additionally, they notified us of service vehicle pad zones that have restrictions. This has caused us to revisit the landscape design in its entirety, and take into account all utilities, structures, and the City of Las Vegas Unified Development Code-Title 19.

So we started over and went through the following process:

1. A specific plant palette was established; plants that do well in this climate; variety in size and shape; deciduous and evergreen; fall color show; seasonal flowering; pest resistance; low maintenance.
2. We plotted in background all underground utilities to avoid planting over top of piping that may need servicing in the future.
3. Identified areas where it was desirable for shade, privacy, and screening.
4. Plant size "at maturity" was determined and that sizing is shown on the plans.
5. Security issues expressed by seniors were taken into account, thus shrub hedging has been discouraged (see photo #).

City of Las Vegas Unified Development Code Title 19 requirements:

Code reference	Description	Area	Required Tree/Shrub		Proposed Tree/Shrub	
			W2	W3	W2	W3
19.06.040 F.8.a	Buffer 20'oc	South perimeter	0/0	12/48	0/0	8/32
19.06.040 F.8.a	Buffer 20'oc	East perimeter	17/68	15/60	17/68	5/20
19.06.040 F.8.a	Buffer 30'oc	North perimeter	12/48	0/0	10/40	0/0
19.06.040 F.8.a	Buffer 20'oc	West perimeter	28/112	5/20	16/64	11/44

19.08.110 C.12.a.i.B	One per six	Uncovered parking	3/12	6/24	4/16	6/24
19.08.110 C.12.a.i.A	One each end	End of parking row	10/40	8/32	6/24	6/24
N/A	Not required	Interior areas	0/0	0/0	36/144	10/40
		Totals	70/280	46/184	89/356	46/184

Please consider for approval of the following items:

1. Relocate 50% of the required perimeter landscape buffer shrubs to interior spaces. *Most of the shrubs selected have a mature width of 4' to 6' when matured and non-shaped. We're discouraging hedging for security reasons. If canopy coverage is the under-riding theme, we'll accomplish this by maintaining the overall count.*
2. Increase the west perimeter landscape buffer tree spacing from 20'oc to 40'oc, adjacent (400lf+-) to neighboring carports. *There is sufficient separation (160lf+-) between residential structures.*
3. Eliminate east perimeter landscape buffer tree requirements from the first 80lf (south to north) due to utility, drainage, and marketing view from street. *This area is full of underground utilities and drainage channels, thus root and utility service damaged can be reduced.*
4. Eliminate south perimeter landscape buffer tree and shrub requirements from the first 30lf (east to west) due to utility conflicts. *This area is full of underground utilities, thus root and utility service damage can be reduced.*
5. Waive requirement for landscape buffer requirements between two parcels. *Whereas there are two legal owners, the property is operated as one with cross access agreements and sharing of common facilities. The intent of landscape buffering is not applicable.*

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 12, 2013

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

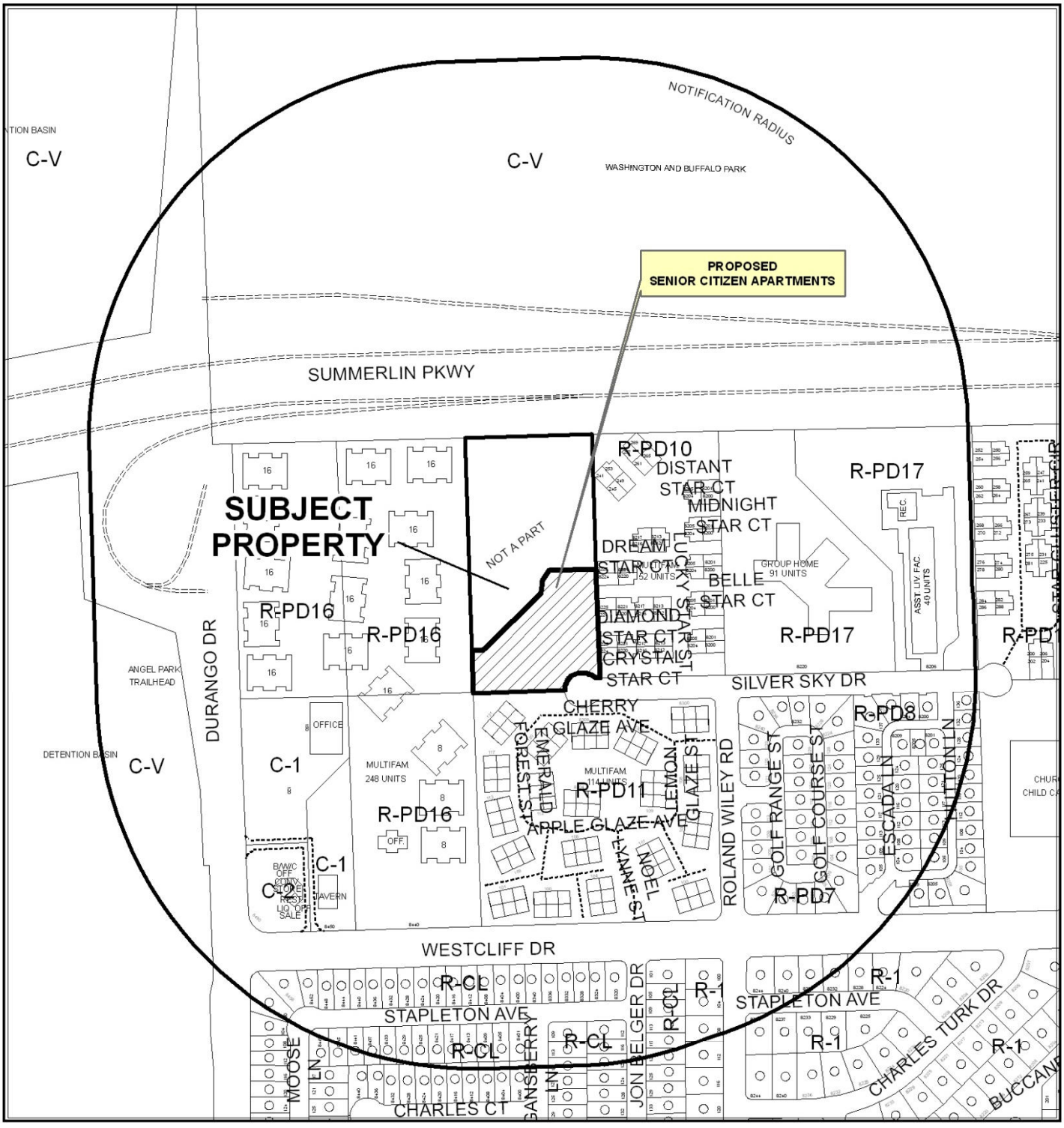
SUBJECT:
SDR-48273 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: WESTCLIFF PINES 2, LP - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 40-UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE WHERE A SIX-FOOT BUFFER IS REQUIRED on 1.79 acres adjacent to the south side of Summerlin Parkway at the west end of Silver Sky Drive (APN 138-28-401-015), R-3 (Medium Density Residential) Zone, Ward 2 (Beers). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 04/17/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

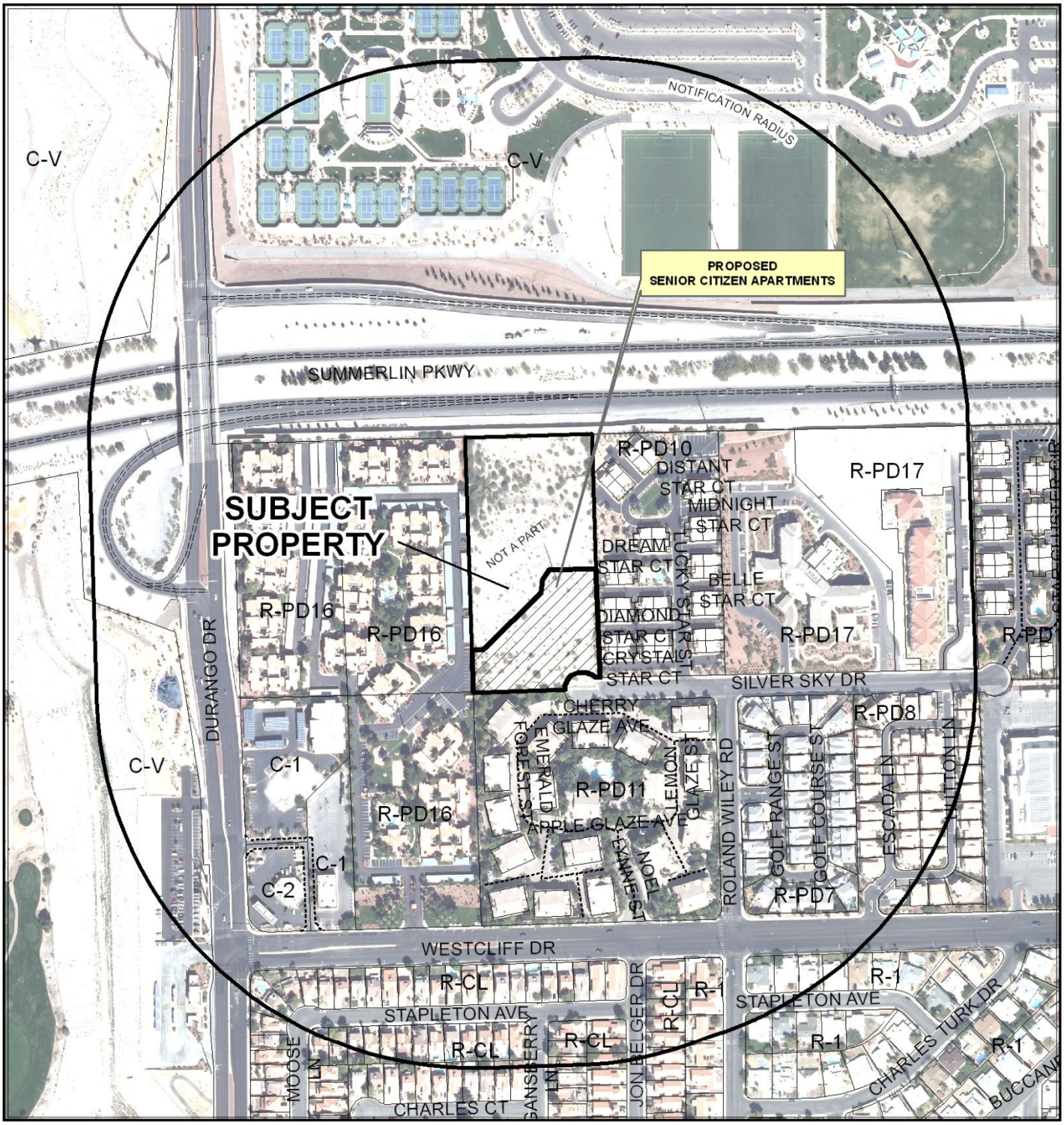
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SDR-48273**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)



0 300 600 Feet

CASE: SDR-48273

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-48273 APN: 138-28-401-015

Name of Property Owner: Westcliff Pines 2 LP

Name of Applicant: Same

Name of Representative: LR Nelson

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: Michael Mullin

Subscribed and sworn before me

This 6th day of February, 2013

_____

Notary Public in and for said County and State

MERIDA CONTRERAS
Notary Public State of Nevada
No. 03-81766-1
My appt. exp. April 9, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 8286 Silver Sky Drive

Project Name Westcliff Pines Phase 3 **Proposed Use** Senior Apts.

Assessor's Parcel #(s) 138-28-401-015 (portion of) **Ward #** 2

General Plan: existing R-M proposed R-M **Zoning:** existing R-3 proposed R-3

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

Gross Acres 1.786 **Lots/Units** 40 **Density** 22.40

Additional Information

PROPERTY OWNER Westcliff Pines 2 LP **Contact** Robert D. Feibleman

Address 295 E. Warm Springs Road, Suite 101 **Phone:** (702) 739-3345 **Fax:** (702) 739-3005

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address rfeibleman@nevadahand.org

APPLICANT Same as owner **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE LR Nelson **Contact** Richard E. Turner

Address 6765 West Russell Road, Suite 200 **Phone:** (702) 798-7978 **Fax:** (702) 451-2296

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address richard.turner@lrneng.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* Michael Mullin

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

Print Name Michael Mullin

Subscribed and sworn before me

This 6th day of February, 2013.

Notary Public in and for said County and State

MERIDA CONTRERAS
Notary Public State of Nevada
No. 03-81766-1
My appt. exp. April 9, 2015

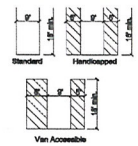
Revised 10/27/08

FOR DEPARTMENT USE ONLY

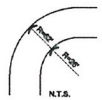
Case #	SDR-48273
Meeting Date:	03/12/13
Total Fee:	$1030 cc
Date Received:*	02/05/13
Received By:	M. Howe

*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.

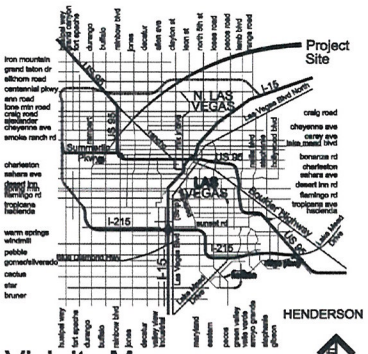
f:\depot\Application Packet\Application Form.pdf



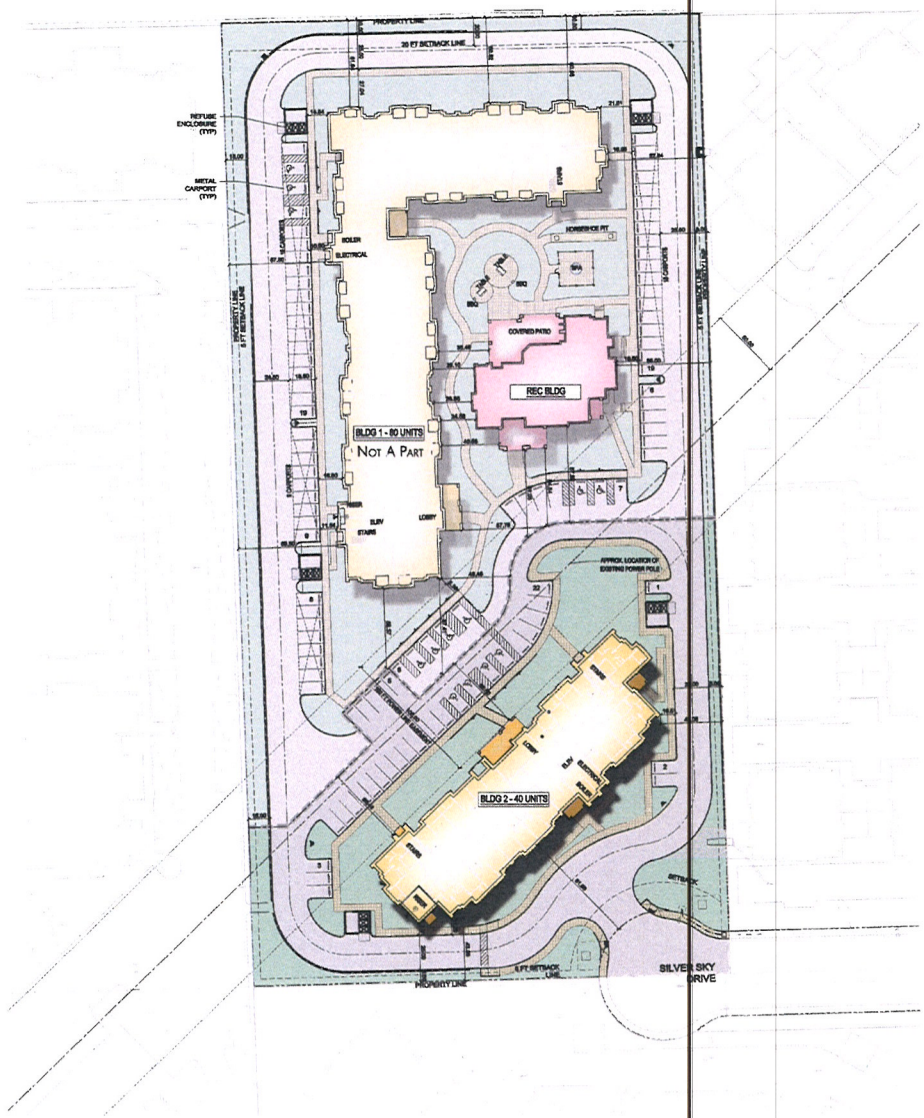
Typical Parking Spaces



Typical Fire Turning Radius



Vicinity Map



Site Plan

ZONING

R-3 - Medium Density Residential

LOT AREA

Gross Area	± 81,199 S.F.	± 1.864 Acres
Net Area	± 77,788 S.F.	± 1.786 Acres

DENSITY 21.46 DU/Acre

Setbacks

	Required	Provided
Front	20 Feet	81.55 Feet
Corner Side	5 Feet	N/A
Side	5 Feet	43.06 Feet
Rear	20 Feet	60.10 Feet

Height

Permitted	3 Stories or 40 Feet
Provided	3 Stories, Max 40'-0"

Lot Coverage

Provided	20.9%

BUILDING AREA

Gross Footprint Area

Bldg 2	16,260 S.F.
Total	16,260 S.F.

Dwelling Units (Senior Apartments)

Total Units

1 BD	24 Units
2 BD	16 Units
Total	40 Units

PARKING REQUIREMENTS

DWELLING UNITS

Required

1 BD		24 Units	
2 BD		16 Units	
Total	.75 per Unit	x 40 Units	30
Total Dwelling Unit Parking Required			30

Provided

Total On Site Surface Parking		33
H.C. Required - Standard:	1 per HC Unit	2
H.C. Required - Van:	1 per 6 H.C. Spaces	1
Total Required		3
H.C. Provided - Standard:		3
H.C. Provided - Van:		1
Total Provided		4

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City of Las Vegas
Dept. of Planning

North

Scale: 1" = 40'-0"

0 40 80 160

PROJECT No. 912008 February 5, 2013

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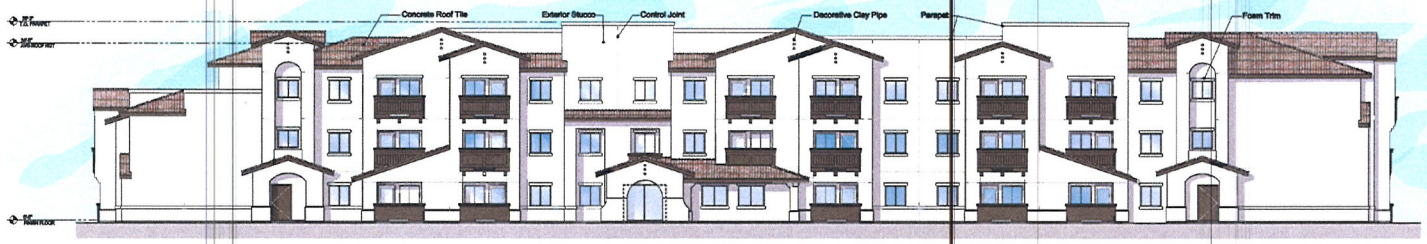
NEVADA HAND

Westcliff Pines Phase 3

Las Vegas , Nevada

SDR-48273

PAZ DESIGN GROUP
PAZ DESIGN GROUP
450 FREMONT STREET #233
LAS VEGAS, NEVADA 89101
702.202.3571 702.979.1326 fax



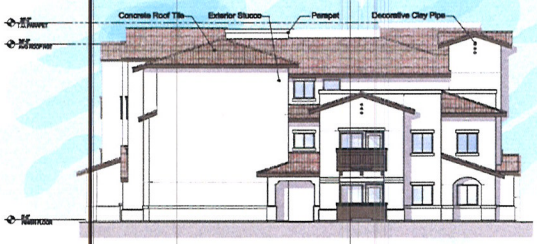
NORTHWEST H ELEVATION

Scale: 3/32" = 1'-0"



SOUTHWEST ELEVATION

Scale: 3/32" = 1'-0"



NORTHEAST ELEVATION

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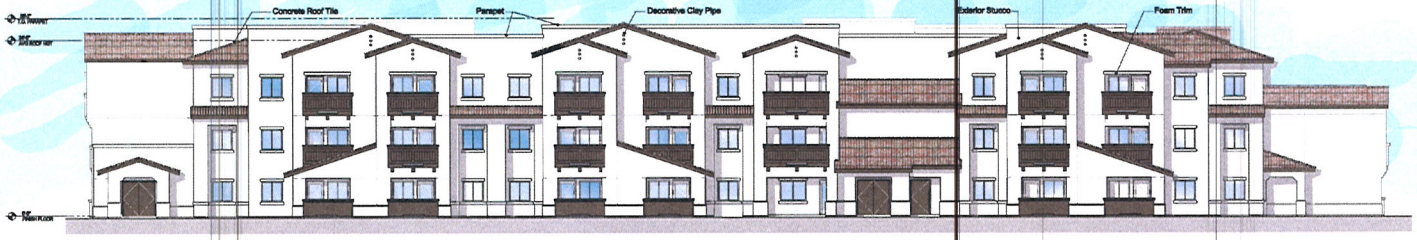

SOUTHEAST ELEVATION

Scale: 3/32" = 1'-0"

Scale: 3/32" = 1'-0"

0 4 8 16 32

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Conceptual Elevations - Building 2

PROJECT No. 912008 FEBRUARY 5, 2013

NEVADA HAND

Westcliff Pines Phase 3

Las Vegas , Nevada

SDR-48273

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Dept. of Planning

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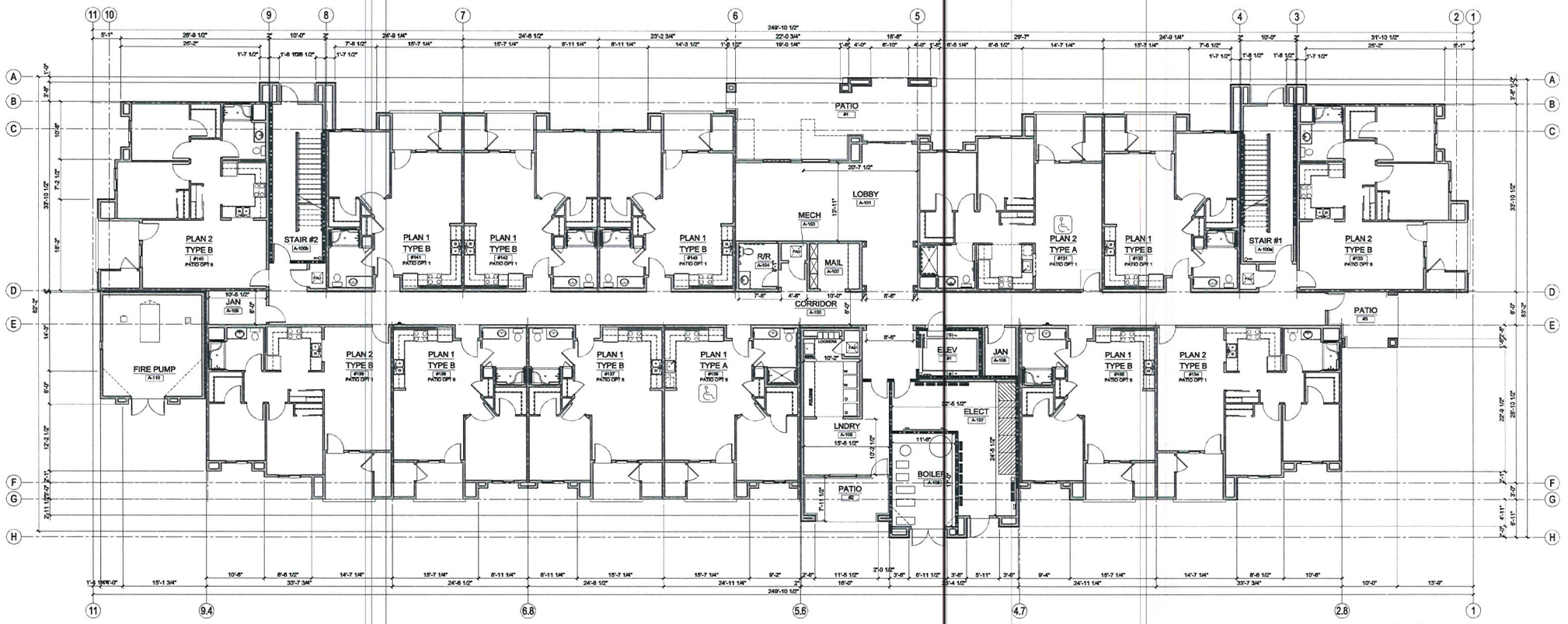
702.202.3571 702.979.1326 fax



1st FLOOR

FIRST FLOOR	
CORRIDOR/MISC	= 2,119 S.F.
COMMON AREAS	= 1,179 S.F.
DWELLING UNITS	= 9,521 S.F.
UTILITY	= 1,199 S.F.
EXT. PATIO - UNITS	= 1,341 S.F.
EXT.PATIO - COMMON	= 901 S.F.
TOTAL	= 16,260 S.F.

Unit Type	2 Bd	1 Bd	Total
1st Floor	5	8	13
2nd Floor	6	8	14
3rd Floor	5	8	13
All Floors	16	24	40

TOTAL BUILDING	
CORRIDOR/MISC	= 5,653 S.F.
COMMON AREAS	= 2,288 S.F.
DWELLING UNITS	= 29,401 S.F.
UTILITY	= 1,552 S.F.
EXT. PATIO - UNITS	= 3,940 S.F.
EXT.PATIO - COMMON	= 1,160 S.F.
GRAND TOTAL	= 43,994 S.F.

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

0 8 16 32

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Conceptual Building Plan - Bldg 2

PROJECT No. 912008 February 5, 2013

NEVADA HAND

Westcliff Pines Phase 3

Las Vegas , Nevada

SDR-48273

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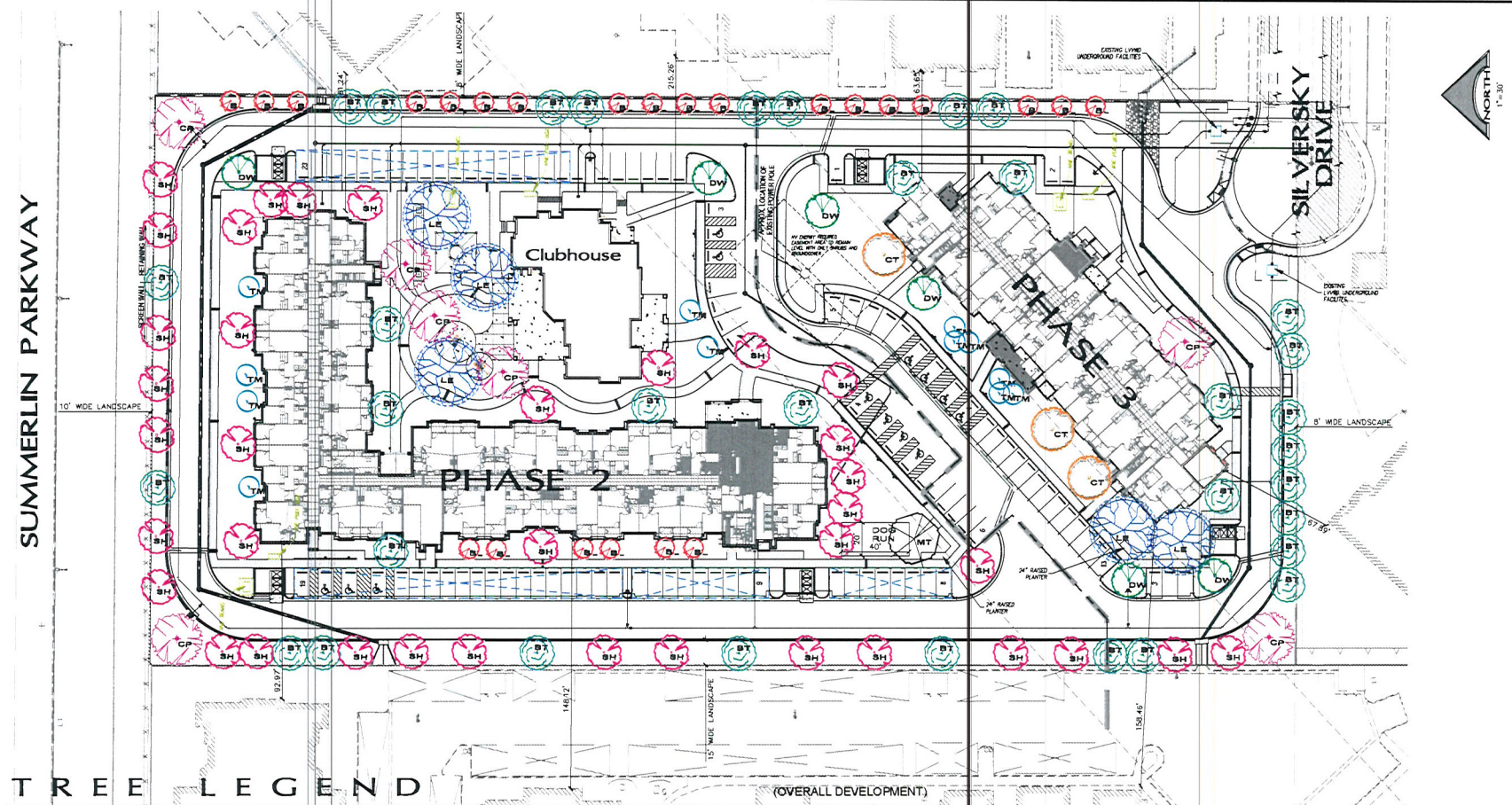

TREE LEGEND

(OVERALL DEVELOPMENT)

TREE PALETTE						
	Botanical Name	Common Name	Size	Height	Width	QTY
CT	*Vitex agnus-castus*	*Chaste Tree*	*15 gal.*	*25*	*25*	*3*
DW	*Chilopsis linearis*	*Desert Willow*	*15 gal.*	*25*	*20*	*6*
BL	*Laurus nobilis*	*Laurel, Bay (standard)*	*15 gal.*	*12*	*12*	*25*
MT	*Prosopis juliflora*	*Mesquite, Native (thornless)*	*15 gal.*	*30*	*30*	*1*
TM	*Sophora secundiflora*	*Texas Mountain Laurel*	*24" Box*	*15*	*12*	*12*

TREE PALETTE						
	Botanical Name	Common Name	Size	Height	Width	QTY
LE	*Ulmus parvifolia*	*Elm, Lacebark*	*24" Box*	*40*	*40*	*5*
CP	*Pistacia chinensis*	*Pistache, Chinese*	*24" Box*	*35*	*30*	*7*
SH	*Acacia stenophylla*	*Acacia, Shoestring*	*15 gal.*	*40*	*20*	*37*
BT	*Brachychiton populneus*	*Bottle Tree*	*24" Box*	*30*	*20*	*34*

Title 19 Required Trees

City of Las Vegas Unified Development Code Title 19 requirements:

Code reference	Description	Area	Required (tree/shrub) W2	Required (tree/shrub) W3	Proposed (tree/shrub) W2	Proposed (tree/shrub) W3
19.06.040 F.8.a	20'oc	South buffer	0/0	12/48	0/0	8/32
19.06.040 F.8.a	20'oc	East buffer	17/68	15/60	17/68	5/20
19.06.040 F.8.a	30'oc	North buffer	12/48	0/0	10/40	0/0
19.06.040 F.8.a	20'oc	West buffer	28/112	5/20	16/64	11/44
19.08.110 C.12.a.i.B	One per six	Uncovered parking	3/12	6/24	4/16	6/24
19.08.110 C.12.a.i.A	One each end	End of parking row	10/40	8/32	6/24	6/24
Additional onsite trees (not required by code)			0/0	0/0	36/144	10/40
		Totals	70/280	46/184	89/356	46/184

LANDSCAPE PLAN – TREE LAYOUT

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City of Las Vegas
Dept. of Planning

SDR-48273

DESIGNED BY: DS/MGB | DRAWN BY: MGB | CHKD BY:
JOB NUMBER: 818-021-112 | DATE: 02-05-13
NO | REVISION | DATE | APPL

L. R. NELSON CONSULTING ENGINEERS, INC.
•STRUCTURAL •CIVIL •PLANNING •SURVEY
6765 West Russell Road, Suite 200
Las Vegas, Nevada 89118
(702) 798-7978
(702) 451-2296 FAX

LANDSCAPE PLAN OF
WESTCLIFF PINES 2 & 3
FOR
NEVADA H.A.N.D., INC.
CITY OF LAS VEGAS NEVADA

SHEET NUMBER
1
OF 1 SHEETS
818-021-112

STUCCO BODY COLOR
FRAZEE #CLW 1013 W
"AKAMINA"

STUCCO FACIA AND TRIM
FRAZEE #CL 2687 N
"SEPIA"



CONCRETE ROOF TILE
HANSEN - REGAL #R-621
'SANTA CATERINA"

SDR-48273

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Color & Material Board

Project # 912008 February 5th, 2013

Westcliff Pines Phase 3

Las Vegas, Nevada

NEVADA HAND

450 FREMONT STREET, STE 203
LAS VEGAS, NEVADA 89101
PHONE 702.202.2671 FAX 702 979 1326
PAZ DESIGN GROUP



SDR-48273 – APPLICANT/OWNER: WESTCLIFF PINES 2, LP
SOUTH SIDE OF SUMMERLIN PARKWAY AT THE WEST END OF SILVER SKY DRIVE

02/14/13



SDR-48273 – APPLICANT/OWNER: WESTCLIFF PINES 2, LP
SOUTH SIDE OF SUMMERLIN PARKWAY AT THE WEST END OF SILVER SKY DRIVE

02/14/13



SDR-48273 – APPLICANT/OWNER: WESTCLIFF PINES 2, LP
SOUTH SIDE OF SUMMERLIN PARKWAY AT THE WEST END OF SILVER SKY DRIVE

02/14/13

LARRY R. NELSON, P.E.
President

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

Project #: 818-021-111

February 5, 2013

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

Attn: Mike Howe

Re: Westcliff Pines Phase 3 – Senior Apartments
(SDR-44166)
APN# 138-28-401-021 (portion of)

Dear Mr. Howe,

On behalf of our client Nevada H.A.N.D., Inc. we are pleased to submit this justification letter for a Site Development Plan Review for the proposed Westcliff Pines Phase 3 development. Westcliff Pines Phase 3 is a proposed 1.786 acre 40-unit (22.40 du) senior apartment building located on the north side of Silver Sky Drive approximately 330 ft. West of Roland Wiley Drive.

Nevada H.A.N.D. is proposing to develop 40 one and two-bedroom senior rental apartments in one three-story building specifically designed for low-income senior citizens in the Las Vegas valley. Westcliff Pines Phase 3 is the third phase of a three phase project which includes Westcliff Pines a 40-unit building and a 4,500 s.f. recreational building that serves only the residents. Westcliff Pines exists approximately 900 feet to the east and Westcliff Pines Phase 2 an 80-unit building which has its own 5,456 s.f. recreation building. Westcliff Pines Phase 3 will share amenities with Westcliff Pines Phase 2.

Nevada H.A.N.D. is requesting waivers of some landscape requirements. (see attached letter). These waivers are being requested base on experience with Nevada H.A.N.D.s existing developments in the Vegas area. We feel that this development will be compatible with the surrounding area, and is in conformance with the master plan designation for this parcel. The parcel is currently zoned R-3 which allows up to 25.49 units per acre. Therefore we respectfully request that staff recommend approval for this Site Development Plan Review.

If you have any questions or comments, please feel free to contact me at your earliest convenience.

Sincerely,
L. R. NELSON CONSULTING ENGINEERS, INC.

Richard Turner
Department Manager

NEVADA

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Las Vegas, NV 89118-1885

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FAX 702 / 451-2296
Email lrnelson@lrneng.com

UTAH

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51 West 9000 South
Sandy, UT 84070-2008

Phone 801 / 565-8580
FAX 801 / 565-9340
Email lrnengineers@lrnslc.com

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SDR-48273

We consider landscaping to be one of the most important features of our apartment communities, both from an aesthetics point of view, but also as a green or sustainable element.

We have been creating communities in the Las Valley for seventeen years, and have learned many things. For example, there is a plant palette that thrives in the desert environment; there are long term issues that can be ameliorated with attention to detail at the time of front-end planning; you need patience to let plants grow healthily; and your resident needs and behaviors should be taken into account.

For these reasons we are requesting exceptions and waivers by way of reductions from requirements related to landscape islands, plant quantities, and spacing.

This site development includes three building; an 80 unit senior apartment building, a 40 unit apartment building, and a recreational leasing building commonly shared by all. The 100' wide diagonal utility easement across the site presents challenges.

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So we started over and went through the following process:

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19.06.040 F.8.a	Buffer 20'oc	South perimeter	0/0	12/48	0/0	8/32
19.06.040 F.8.a	Buffer 20'oc	East perimeter	17/68	15/60	17/68	5/20
19.06.040 F.8.a	Buffer 30'oc	North perimeter	12/48	0/0	10/40	0/0
19.06.040 F.8.a	Buffer 20'oc	West perimeter	28/112	5/20	16/64	11/44

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Dept. of Planning

SDR-48273

19.08.110 C.12.a.i.B	One per six	Uncovered parking	3/12	6/24	4/16	6/24
19.08.110 C.12.a.i.A	One each end	End of parking row	10/40	8/32	6/24	6/24
N/A	Not required	Interior areas	0/0	0/0	36/144	10/40
		Totals	70/280	46/184	89/356	46/184

Please consider for approval of the following items:

1. Relocate 50% of the required perimeter landscape buffer shrubs to interior spaces. *Most of the shrubs selected have a mature width of 4' to 6' when matured and non-shaped. We're discouraging hedging for security reasons. If canopy coverage is the under-riding theme, we'll accomplish this by maintaining the overall count.*
2. Increase the west perimeter landscape buffer tree spacing from 20'oc to 40'oc, adjacent (400lf+-) to neighboring carports. *There is sufficient separation (160lf+-) between residential structures.*
3. Eliminate east perimeter landscape buffer tree requirements from the first 80lf (south to north) due to utility, drainage, and marketing view from street. *This area is full of underground utilities and drainage channels, thus root and utility service damaged can be reduced.*
4. Eliminate south perimeter landscape buffer tree and shrub requirements from the first 30lf (east to west) due to utility conflicts. *This area is full of underground utilities, thus root and utility service damage can be reduced.*
5. Waive requirement for landscape buffer requirements between two parcels. *Whereas there are two legal owners, the property is operated as one with cross access agreements and sharing of common facilities. The intent of landscape buffering is not applicable.*

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City of Las Vegas
Dept. of Planning

SDR-48273

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

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

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

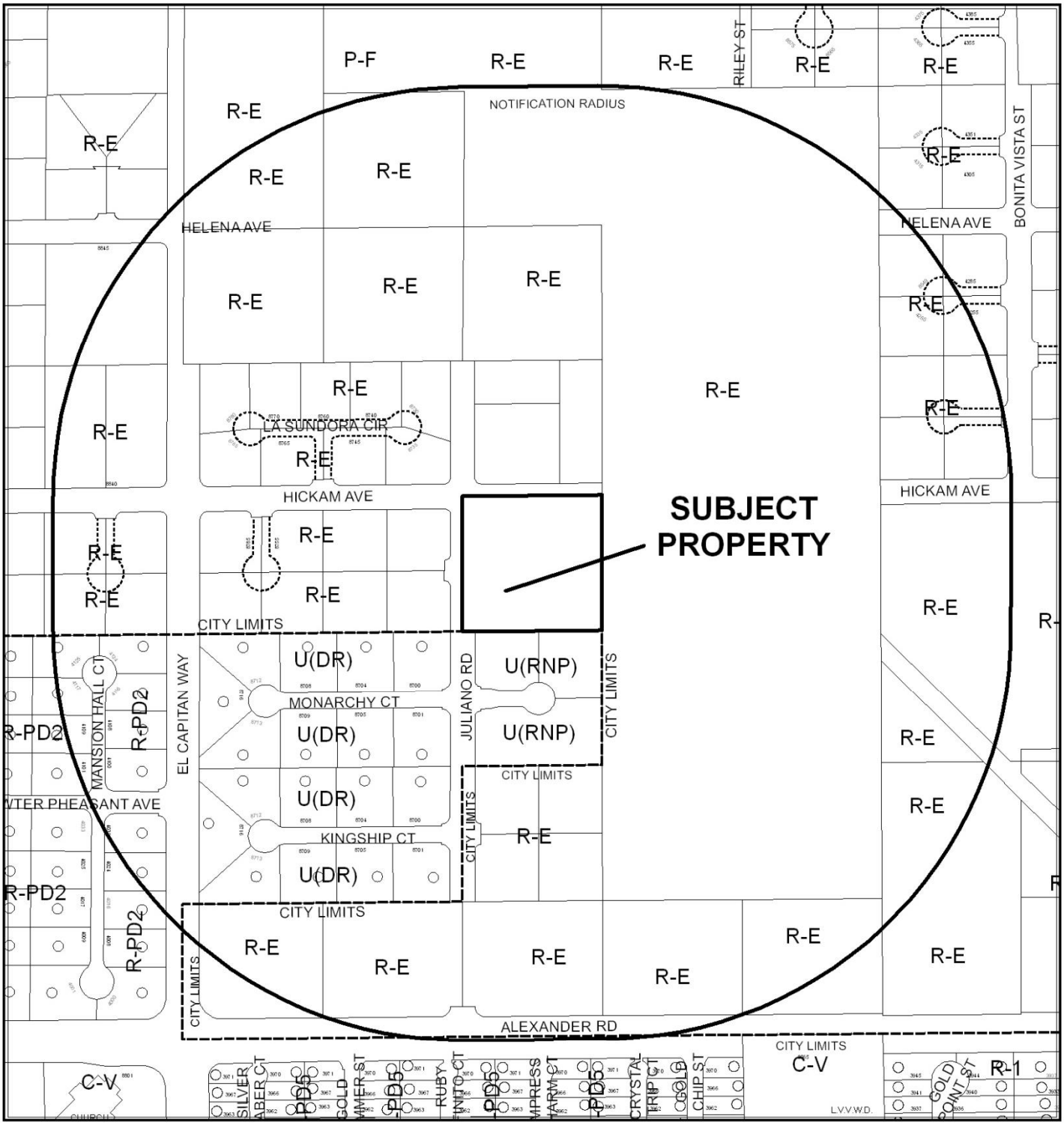
SUBJECT:
ABEYANCE - VAR-47839 - VARIANCE - PUBLIC HEARING - APPLICANT: ASTORIA RESIDENTIAL - OWNER: T H M ENTERPRISES, LLC - For possible action on a request for a Variance TO ALLOW A MINIMUM LOT SIZE TO BE 15,260 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED AND TO ALLOW A 28-FOOT FRONT YARD SETBACK ON LOTS 1 AND 5 WHERE 30 FEET IS REQUIRED on 2.5 acres generally located on the southeast corner of Juliano Road and Hickam Avenue (APN 138-05-801-006), U (Undeveloped) Zone [RE (Residential Estates) General Plan Designation], Ward 4 (Anthony). Staff recommends DENIAL.

C.C.: 04/17/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**8**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL

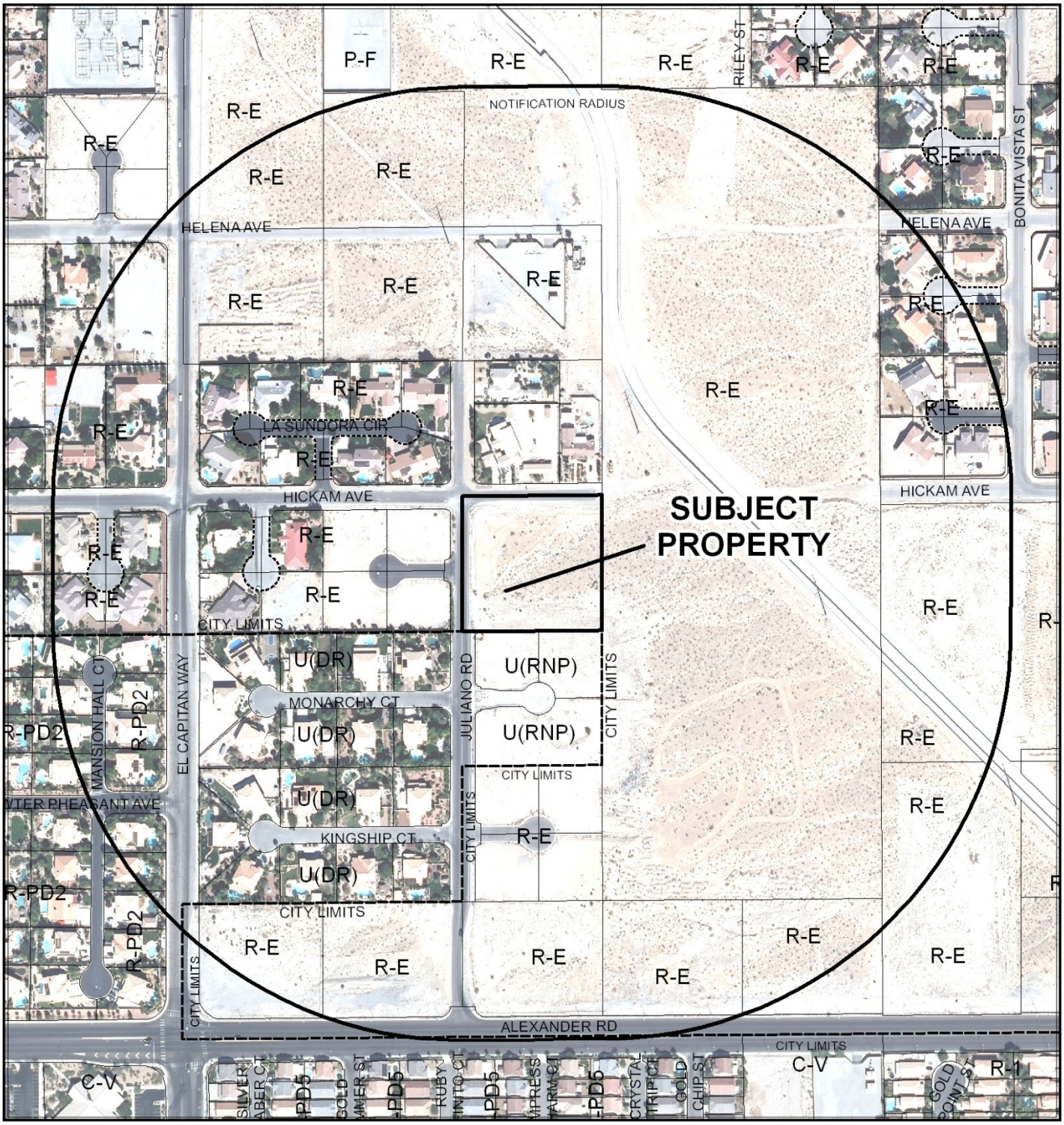
BACKUP DOCUMENTATION:
1. Location and Aerial Maps – VAR-47839, VAR-47840, WVR-47976 and TMP-47838
2. Conditions and Staff Report – VAR-47839, VAR-47840, WVR-47976 and TMP-47838
3. Supporting Documentation – VAR-47839, VAR-47840 and TMP-47838
4. Photos – VAR-47839, VAR-47840, WVR-47976 and TMP-47838
5. Justification Letter – VAR-47839, VAR-47840 and TMP-47838
6. Protest Postcards - VAR-47839 and VAR-47840



CASE: **VAR-47839, VAR-47840, WVR-47976 & TMP-47838**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [RE (RURAL ESTATES)]



0 300 600 Feet

CASE: **VAR-47839, VAR-47840, WVR-47976 & TMP-47838**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [RE (RURAL ESTATES)]

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-47839** APN: 138-05-801-006

Name of Property Owner: THM Enterprises

Name of Applicant: Astoria Residential

Name of Representative: Brad Boe

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: Tom McCormick

Subscribed and sworn before me

This 18 day of December, 2012

Anna Schlieper

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNA SCHLIEPER
Appt. No. 12-6479-1
My Appt. Expires Nov. 18, 2015

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DEC 20 2012
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE - Lot Size & Setback

Project Address (Location) Hickam Ave & Juliano Rd (SEC)

Project Name Juliano & Hickam **Proposed Use** Single Family

Assessor's Parcel #(s) 138-05-801-006 **Ward #** 4

General Plan: existing undev proposed undev **Zoning:** existing U/RE proposed U/RE

Commercial Square Footage 0 **Floor Area Ratio** 0

Gross Acres 2.5 **Lots/Units** 5 **Density** 2 DU per acre

Additional Information

PROPERTY OWNER T H M Enterprises, LLC **Contact**

Address 10655 Park Run Drive, #230 **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89144-4590

E-mail Address

APPLICANT Astoria Residential **Contact** Brad Boe

Address 10655 Park Run Drive, Ste. 230 **Phone:** (702) 257-1188 **Fax:** (702) 257-1672

City Las Vegas **State** NV **Zip** 89144

E-mail Address bboe@astoriaresidential.com

REPRESENTATIVE Taney Engineering **Contact** Robert Cunningham

Address 6030 South Jones Blvd, Ste. 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 Tom McCormick

Subscribed and sworn before me

This 18 day of DECEMBER, 20 12.

ANNA SCHLIEPER

Notary Public in and for said County and State

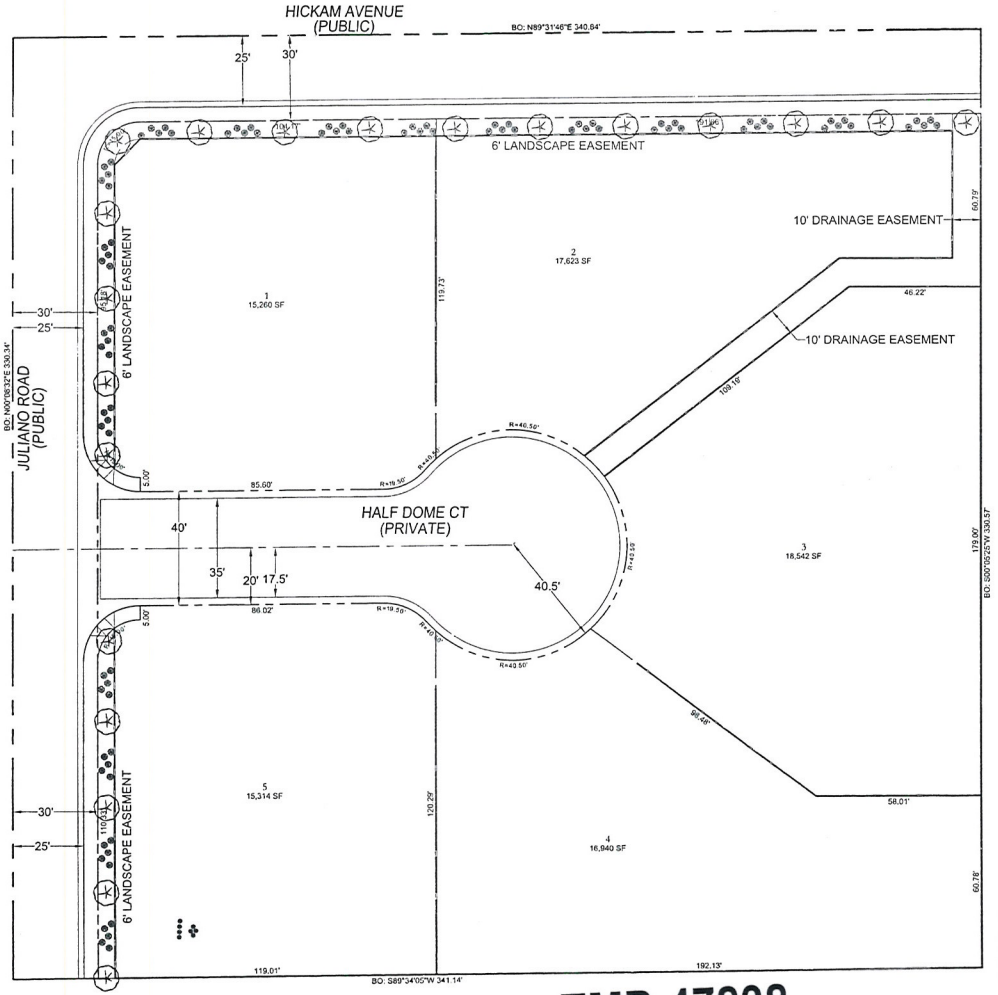
NOTARY PUBLIC * STATE OF NEVADA County of Clark ANNA SCHLIEPER Appt. No. 12-6479-1 My Appt. Expires Nov. 18, 2015

FOR DEPARTMENT USE ONLY

Case #	VAR-47839
Meeting Date:	2/12/2013
Total Fee:	830.00
Date Received:*	12/20/2012
Received By:	MRO

* 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.

Revised 10/27/08



TMP-47838
VAR-47839
VAR-47840

LEGEND

RIGHT-OF-WAY
BOUNDARY LINE
PROPERTY LINE
EASEMENT
STREET CENTERLINE
LOT NUMBER 1
CURB AND GUTTER
BLOCK WALL

SETBACK REQUIREMENTS

FRONT YARD	50' (FRONTS PUBLIC STREET) 20' (FRONTS PRIVATE STREET)
SIDE YARD	20' (FRONTS CUL-DE-SAC)
CORNER YARD	10'
REAR YARD	15' 35'

OWNER

ASTORIA RESIDENTIAL C/O BRAD BOE
10655 PARK RUN DR. STE: 230
LAS VEGAS, NV 89144
TEL: 732-453-4022

DEVELOPER

ASTORIA RESIDENTIAL
10655 PARK RUN DR. STE: 230
LAS VEGAS, NV 89144

DEVELOPMENT STANDARDS

PER TITLE 19 (TABLE 19.06.040) FOR RE ZONING:
DENSITY ALLOWED - 2 UNITS/ACRE
MIN. LOT AREA - 20,000 SQ. FT.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
BC	BACK OF CURB
BCR	BACK OF CURB RADIUS
BM	BENCHMARK
BVC	BEGIN VERTICAL CURVE
BW	BOTTOM OF EXISTING WALL
CATV	CABLE TELEVISION
CC	CLARK COUNTY
CL	CENTERLINE
CLV	CITY OF LAS VEGAS
CMP	CORRUGATED METAL PIPE
CNLV	CITY OF NORTH LAS VEGAS
COL	CLEAN OUT (SEWER)
COH	CITY OF HENDERSON
CY	CUBIC YARD
DG	DESIGN GRADE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
EC	END OF CURVE
EP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
EX	EXISTING
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FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FT	FEET
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
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INV	INVERT
LF	LINEAR FEET
LT	LEFT
LVVWD	LAS VEGAS VALLEY WATER DISTRICT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
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OC	ON CENTER
PB	PULL BOX
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PCC	POINT OF COMPOUND CURVE
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PI	POINT OF INTERSECTION
PL	PROPERTY LINE
POC	POINT OF CONNECTION
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
RT	RIGHT
SD	STORM DRAIN
SL	STREETLIGHT
SNWA	SOUTHERN NEVADA WATER AUTHORITY
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
SWZ	SIGHT VISIBILITY ZONE
TB	BIDDY VLV
TC	TOP OF CURB
TF	TOP OF FOOTING
TR	TOP OF RETAINING
TW	TOP OF WALL
TYP	TYPICAL
USD	UNIFORM STANDARD DRAWING
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VG	VALLEY GUTTER
W	WATER
ZC	ZERO LIP CURB

TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	Approx. 153	LARGE	20' On Center	MONDEL PINE	Pinus eldarica
	Approx. 565	1 - 5 Gallon	N/A	DESERT BROOM	Baccharis sarothroides
	Approx. 469	1 - 5 Gallon	N/A	DESERT MARIGOLD	Baileya multiradiata
	Approx. 17	SMALL	PER PLAN	LITTLE LEAF ASH	Fraxinus greggii

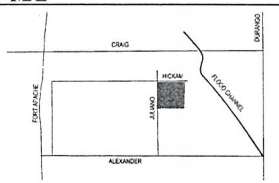
LANDSCAPING STANDARDS:
PLANTINGS SHOULD BE PROVIDED IN ACCORDANCE WITH THE LONE MOUNTAIN WEST (LMW) MASTER PLAN DOCUMENT, APPENDIX B, AND THE SOUTHERN NEVADA REGIONAL PLANTING COALITION REGIONAL PLANT LIST.

LANDSCAPING FOR INDIVIDUAL LOTS:
PER SECTION 6.4 OF THE LONE MOUNTAIN WEST (LMW) MASTER PLAN, ONE 24" BOX TREE SHALL BE PROVIDED IN THE FRONT YARD OF EACH SINGLE FAMILY UNIT. SINGLE FAMILY FRONT YARD LANDSCAPING TO FOLLOW LMW SECTION 6.4 SUBSECTIONS A-G REQUIREMENTS.

VICINITY MAP



KEY MAP



GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE CLARK COUNTY STANDARDS AND SPECIFICATIONS.
2. UTILITIES:

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CLARK COUNTY WATER RECLAMATION DISTRICT
POWER	NEVADA ENERGY COMPANY
TELEPHONE	CENTURY LINK
GAS	SOUTHWEST GAS CORPORATION
CATV	COX CABLE
REFUSE	REPUBLIC SERVICES

3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES
4. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY AND IT IS PART OF CITY OF LAS VEGAS.
5. PEAK SEWAGE CONTRIBUTION FOR NEW SINGLE FAMILY HOMES .0002 MGD - AVERAGE DAILY FLOW .0008 MGD - PEAK FLOW
6. FIRM PANEL 32033C2910 F, REVISED NOVEMESER 16, 2011 ENTIRE AREA WITHIN FEMA ZONE "X".
7. PROTECTIVE COVENANTS AND/OR DEED RESTRICTIONS ARE TO BE GENERATED INTO A SEPARATE DOCUMENT AND RECORDED.
8. THERE ARE NO KNOWN EXISTING FAULTS OR FISSURES ON THE SITE.
9. GROUND WATER IS HISTORICALLY LOCATED AT A DEPTH GREATER THAN 20 FEET IN THIS AREA.
10. PERIMETER AND ENTRY LANDSCAPE TO BE MAINTAINED BY MOUNTAINS EDGE THE HOMEOWNERS ASSOCIATION. INTERIOR LANDSCAPE TO BE MAINTAINED BY SUBDIVISION HOA.

SITE INFORMATION

ASSESSORS PARCEL NUMBERS	138-05-801-006
PROPOSED LUE OF PROPERTY	RE (RURAL ESTATES)
EXISTING ZONING	RE (RURAL ESTATES)
PROPOSED ZONING	RE (RURAL ESTATES)
TOTAL PROPOSED LOTS	5 RURAL ESTATE LOTS
GROSS ACREAGE	2.59 ACRES
NET ACREAGE	1.86 ACRES
PROPOSED DENSITY RURAL ESTATES (BASED ON GROSS ACREAGE)	1.93 LOTS/ACRE
PARKING REQUIRED	2 PER UNIT + 5 SPACES
PARKING PROVIDED	15 SPACES IN 2 CAR GARAGES, DRIVEWAYS, AND ON-STREET PARKING
LARGEST LOT SIZE	18,542 SF
SMALLEST LOT SIZE	15,260 SF
AVERAGE LOT SIZE	16,000 SF

LEGAL DESCRIPTION

THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SW ¼) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

SAID PARCEL CONTAINS 2.59 ACRES, MORE OR LESS.

BASIS OF BEARINGS

NORTH 89°41'05" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP IN FILE 105, PAGE 99 OF PARCEL MAPS IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER.

SCALE

20 0 20 40 80
(IN FEET)
1 inch = 20 ft.

DEC 20 2012

City of Las Vegas
Department of Planning

NO	DESCRIPTION	BY	DATE	APPR
	REVISIONS			

ASTORIA RESIDENTIAL
10655 PARK RUN DR. STE: 230
LAS VEGAS, NV 89144
FAX

TANEY ENGINEERING
8816 S. JONES BLVD STE# 108
LAS VEGAS, NV 89113
(702) 362-8844 FAX: (702) 362-9339

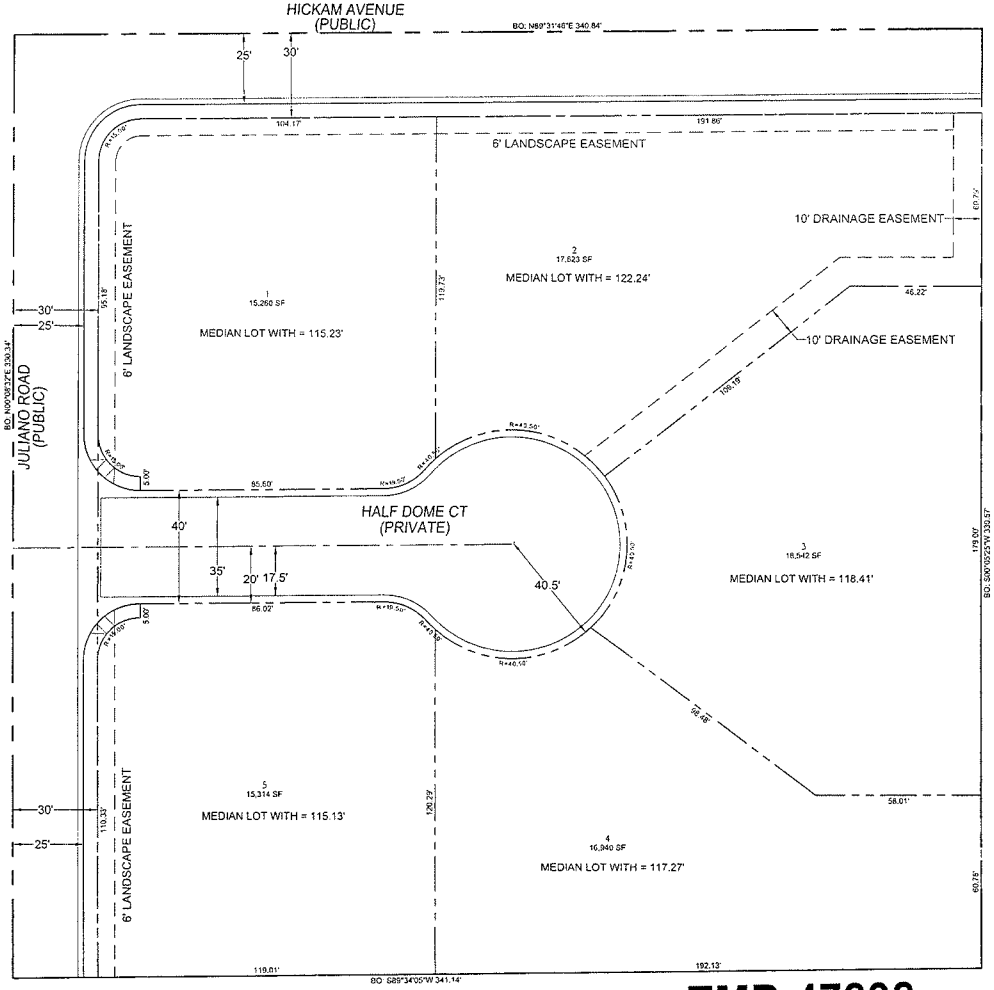
JULIANO AND HICKAM
A RURAL ESTATES SUBDIVISION

LANDSCAPE PLAN

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. CUNNINGHAM
Exp. 12-31-12
CIVIL
No. 15724
STATE OF NEVADA
ENGINEER'S SEAL

DATE:	12.20.12
SCALE:	1"=20'
JOB NO:	AST-12-001
DESIGNED BY:	B.S
CHECKED BY:	M.C
SHEET NAME:	LS
SHEET	1 OF 1

FILE NAME: TM.DWG



TMP-47838
VAR-47839
VAR-47840

LEGEND

RIGHT-OF-WAY
BOUNDARY LINE
PROPERTY LINE
EASEMENT
STREET CENTERLINE
LOT NUMBER
CURB AND GUTTER

SETBACK REQUIREMENTS

FRONT YARD	20' (FRONTS PUBLIC STREET) 20' (FRONTS PRIVATE STREET) 20' (FRONTS CUL-DE-SAC)
SIDE YARD	10'
CORNER YARD	15'
REAR YARD	30'

OWNER

ASTORIA RESIDENTIAL CID SRAD BOE
10955 PARK RUN DR. STE 230
LAS VEGAS, NV 89144
TEL: 702-853-34329

DEVELOPER

ASTORIA RESIDENTIAL
10955 PARK RUN DR. STE 230
LAS VEGAS, NV 89144

DEVELOPMENT STANDARDS

PER TITLE 19 (TABLE 19.06.060) FOR RE ZONING.
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MIN. LOT AREA - 20,000 SQ. FT.

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VC	VERTICAL CURVE
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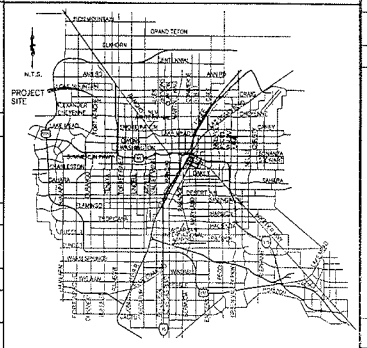
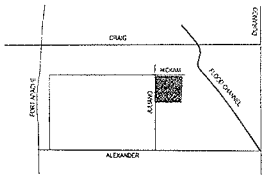
ZC	ZERO LIP CURB

VICINITY MAP



KEY MAP



GENERAL NOTES

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GAS	SOUTHWEST GAS CORPORATION
CATV	COX CABLE
REFUSE	REPUBLIC SERVICES

3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES
4. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY AND IT IS PART OF CITY OF LAS VEGAS
5. PEAK SEWAGE CONTRIBUTION FOR NEW SINGLE FAMILY HOMES — 0002 MGD - AVERAGE DAILY FLOW; 0008 MGD - PEAK FLOW
6. FIRM PANEL 32001C2910 F, REVISED NOVEMEDER 16 2011 ENTIRE AREA WITHIN FEMA ZONE "X".
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SITE INFORMATION

ASSESSORS PARCEL NUMBERS	138-05-801-005
PROPOSED USE OF PROPERTY	RE (RURAL ESTATES)
EXISTING ZONING	RE (RURAL ESTATES)
PROPOSED ZONING	RE (RURAL ESTATES)
TOTAL PROPOSED LOTS	5 RURAL ESTATE LOTS
GROSS ACREAGE	2.54 ACRES
NET ACREAGE	1.86 ACRES
PROPOSED DENSITY RURAL ESTATES (BASED ON GROSS ACREAGE)	1.8 LOTS/ACRE
PARKING REQUIRED	2 PER UNIT = 5 SPACES
PARKING PROVIDED	15 SPACES IN 2 CAR GARAGES, DRIVEWAYS, AND ON-STREET PARKING
LARGEST LOT SIZE	15,543 SF
SMALLEST LOT SIZE	15,260 SF
AVERAGE LOT SIZE	16,000 SF

LEGAL DESCRIPTION

THE NORTHWEST QUARTER (NW¼) OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHEAST QUARTER (SW¼ SE¼) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

SAID PARCEL CONTAINS 2.54 ACRES, MORE OR LESS.

BASIS OF BEARINGS

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SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NO	DESCRIPTION	BY	DATE	APPR
	REVISIONS			

TANEY ENGINEERING
8816 SPANISH RIDGE AVENUE
LAS VEGAS, NEVADA 89148
(702) 362-8844 FAX: (702) 362-0330

ASTORIA RESIDENTIAL
10955 PARK RUN DR. STE 230
LAS VEGAS, NV 89144
FAX

JULIANO AND HICKAM
A RURAL ESTATES SUBDIVISION

SITE PLAN

PROFESSIONAL ENGINEER
ROBERT D. CUNNINGHAM
Exp. 12-31-12
CIVIL
No. 16735
STATE OF NEVADA
ENGINEER'S SEAL

DATE:	12.20.12
SCALE:	1"=20'
JOB NO:	AST-12-001
DESIGNED BY:	B.S
CHECKED BY:	M.C
SHEET NAME:	SP1
SHEET:	1 OF 2

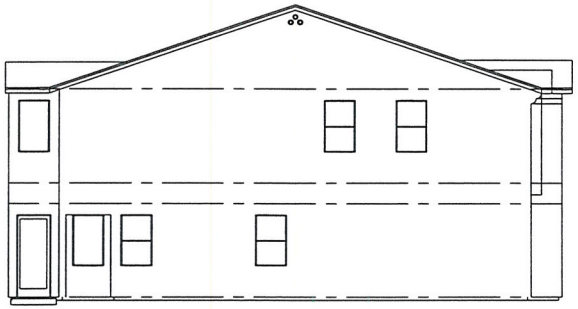
FILE NAME: TM DWG



Rear



Right



Left



Front
Scale: 3/16" = 1'-0"

EXTERIOR ELEVATION -A
Plan 19

THM
ENTERPRISE, LLC
10655 Park Run Drive, Suite 230, Las Vegas, NV 89144. 702.257.1188

JULIANO
and HICKMAN

DATE: 12-20-12

TMP-47838
VAR-47839
VAR-47840

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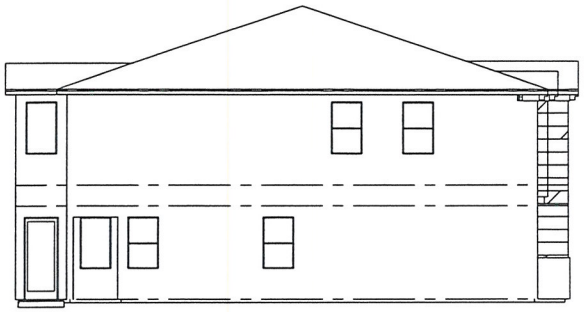
DEC 20 2012



Rear



Right



Left



Front
Scale: 3/16" = 1'-0"

EXTERIOR ELEVATION -B
Plan 19

THM
ENTERPRISE, LLC
10655 Park Run Drive, Suite 230. Las Vegas, NV 89144. 702.257.1188

JULIANO and HICKMAN

DATE: 12-20-12

TMP-47838
VAR-47839
VAR-47840

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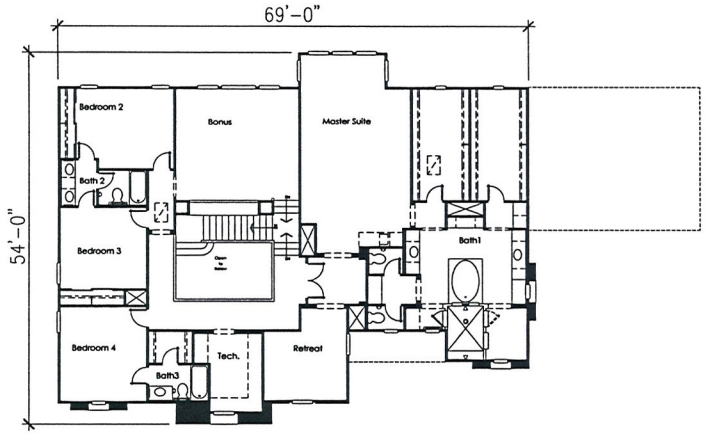
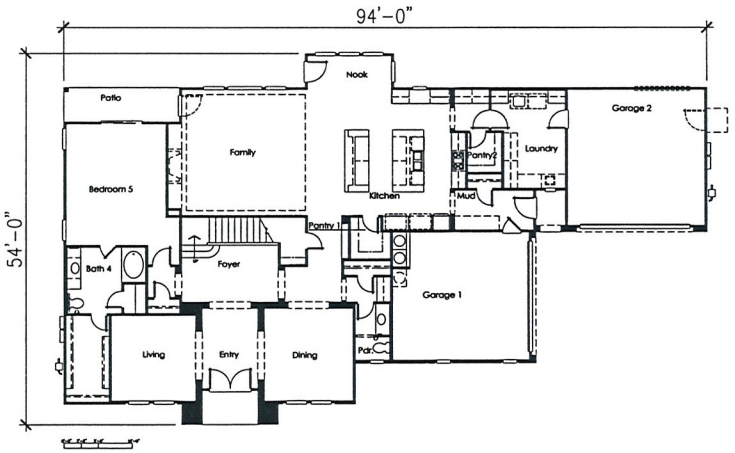


Second Floor



First Floor
Scale: 1/8" = 1'-0"

PLAN 19
SQ.FT. 5,516

CODE ANALYSIS

TYPE OF CONSTRUCTION:	TYPE V-8
OCCUPANCY CLASSIFACATION:	R-3/4
OCCUPANCY LOAD:	27.58
REQUIRED EXITS:	1

CODE REFERENCE

2009 IRC
2009 IBC
2009 IECC
2008 NEC
2009 UMC
2009 UPC

TMP-47838
VAR-47839
VAR-47840

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DEC 20 2012

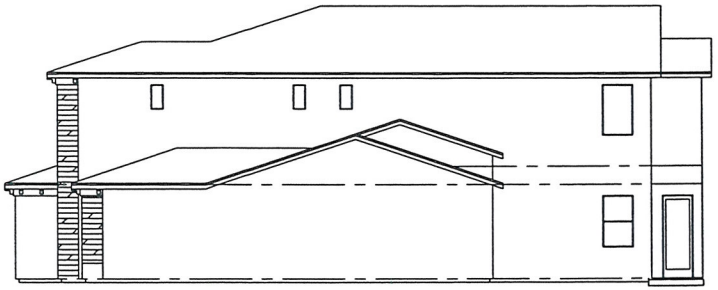
T H M
ENTERPRISE, LLC
10655 Park Run Drive, Suite 230. Las Vegas, NV 89144. 702.257.1188

JULIANO and HICKMAN

DATE: 12-20-12



Rear



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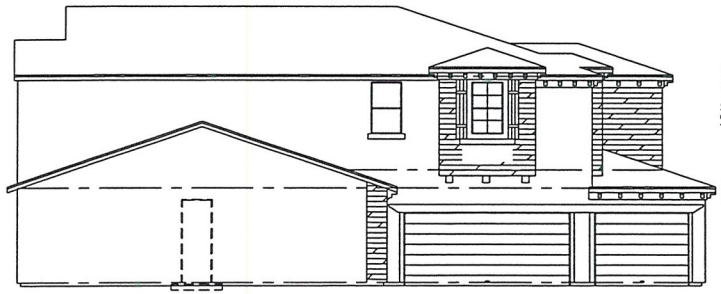


Left



Front
Scale: 3/16" = 1'-0"

EXTERIOR ELEVATION -B
Plan 20

THM
ENTERPRISE, LLC
10655 Park Run Drive, Suite 230, Las Vegas, NV 89144, 702.257.1188

JULIANO
and HICKMAN

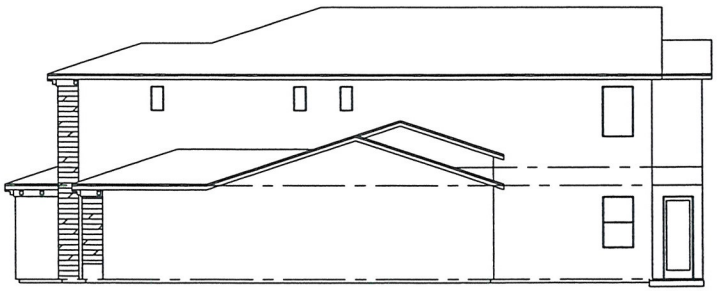
DATE: 12-20-12

TMP-47838
VAR-47839
VAR-47840

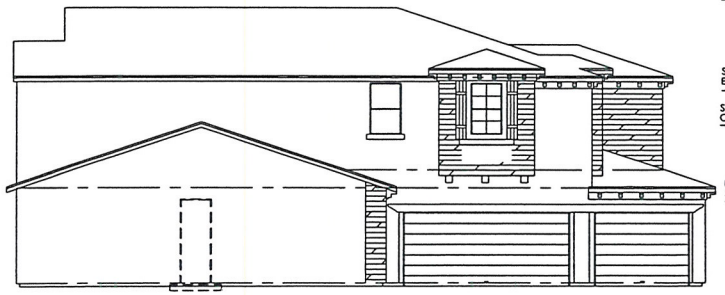
RECEIVED
DEC 20 2012



Rear



Right



Left



Front
Scale: 3/16" = 1'-0"

EXTERIOR ELEVATION -B
Plan 20

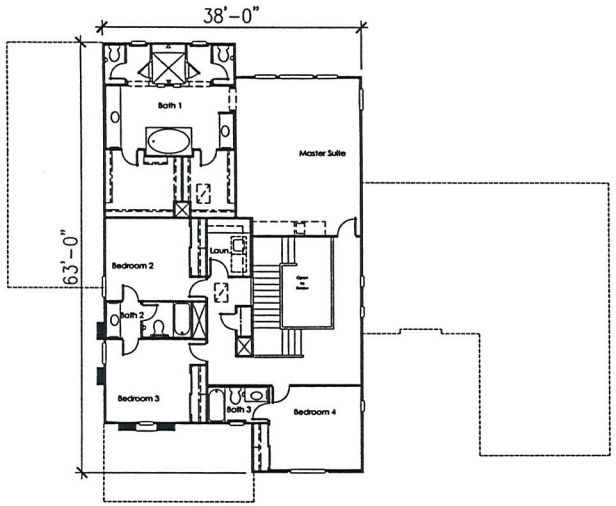
THM
ENTERPRISE, LLC
10655 Park Run Drive, Suite 230, Las Vegas, NV 89144, 702.257.1188

JULIANO
and HICKMAN

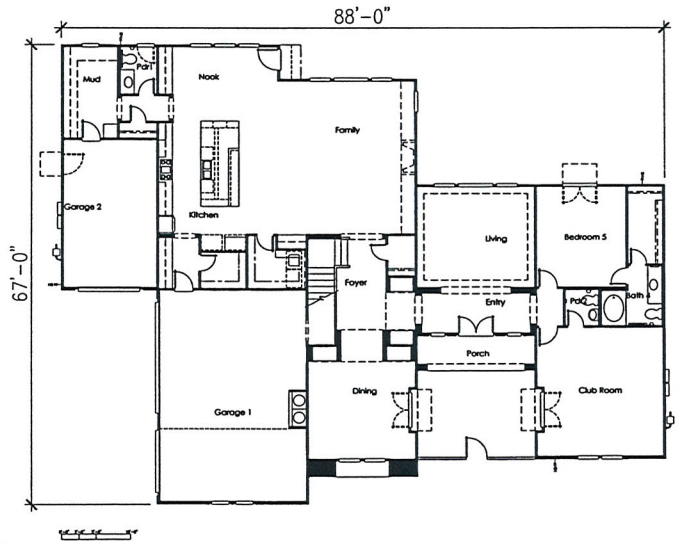
DATE: 12-20-12

TMP-47838
VAR-47839
VAR-47840

RECEIVED
DEC 20 2012



Second Floor



First Floor
Scale: 1/8" = 1'-0"

PLAN 20
SQ.FT. 4,988

CODE ANALYSIS

TYPE OF CONSTRUCTION:	TYPE V-8
OCCUPANCY CLASSIFACATION:	R-3/4
OCCUPANCY LOAD:	24.94
REQUIRED EXITTS:	1

CODE REFERENCE

2009 IRC
2009 IBC
2009 IECC
2008 NEC
2009 UMC
2009 UPC

TMP-47838
VAR-47839
VAR-47840

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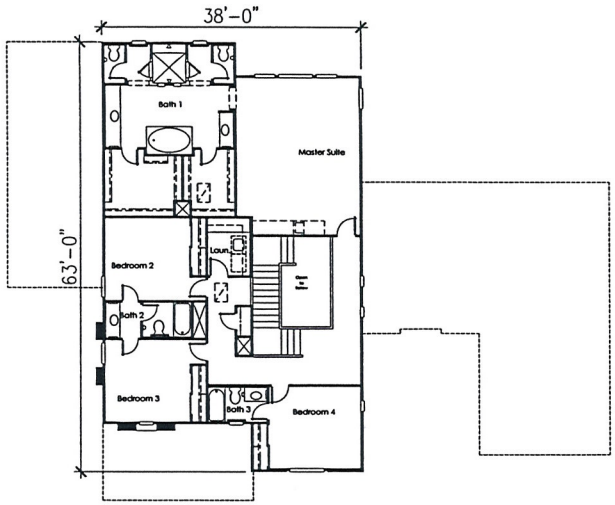
City of Las Vegas
Department of Planning

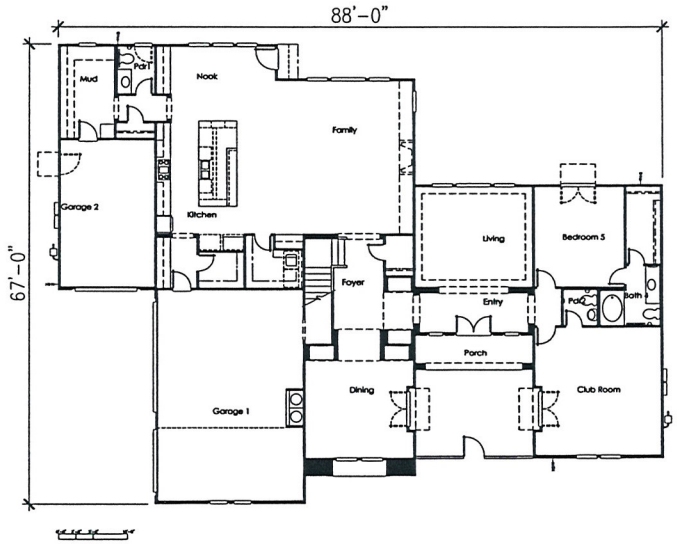
THM
ENTERPRISE, LLC
10655 Park Run Drive, Suite 230, Las Vegas, NV 89144, 702.257.1188

JULIANO
and HICKMAN

DATE: 12-20-12



Second Floor



First Floor
Scale: 1/8" = 1'-0"

PLAN 20
SQ.FT. 4,988

CODE ANALYSIS

TYPE OF CONSTRUCTION:	TYPE V-8
OCCUPANCY CLASSIFACATION:	R-3/4
OCCUPANCY LOAD:	24.94
REQUIRED EXITTS:	1

CODE REFERENCE

2009 IRC
2009 IBC
2009 IECC
2008 NEC
2009 UMC
2009 UPC

THM
ENTERPRISE, LLC
10655 Park Run Drive, Suite 230, Las Vegas, NV 89144, 702.257.1188

JULIANO and HICKMAN

DATE: 12-20-12

TMP-47838
VAR-47839
VAR-47840

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City of Las Vegas
Department of Planning



VAR-47839, VAR-47840, WVR-47976 & TMP-47838 – APPLICANT: ASTORIA RESIDENTIAL – OWNER: T H M ENTERPRISES, LLC
SOUTHEAST CORNER OF JULIANO ROAD AND HICKAM AVENUE

01/03/13

TANEY ENGINEERING
6030 SOUTH JONES BLVD. #100
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

December 20, 2012

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 Juliano & Hickam (APN: 138-05-801-006; 5 lots on 2.5 gross acres)

To Whom It May Concern:

Taney Engineering, on behalf of the applicant, Astoria Residential, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site. The subject site is generally located southeast of Juliano & Hickam right-of-ways.

The purpose of this Tentative Map is to develop the site to a single family residential development. The proposed development consists of 5 single family homes on 2.5 gross acres with a density of 2.0 units per acre. The proposed site is currently zoned R-E which is consistent with the proposed developments density. The proposed development will require a variance for minimum lot size, setbacks, and street improvements.

Requested waivers and justifications:

1). Required: Minimum lot size of 20,000-sf

Proposed: Minimum lot size 15,260-sf

Justification: If the area of the adjacent private roadway was included in the lot sizes (as Clark County allows on adjacent properties) the lots would be comparable in size to the adjacent county properties. A 5-lot cul-de-sac very similar to the one proposed, exists at the northwest corner of Helena & El Captain in Clark County, approx. 1300-ft from the proposed development.

Required: Minimum Front Setback 30.0'

Proposed: Front Setback 28.0' (Lots 1 and 5 only)

Justification: Providing a 6.0' landscape easement on the north side of the project reduces the usable lot depth. This request is a 6.7% deviation from the required setback. Many homes on adjacent lots are setback 20' from back of curb to the home. Based on this a 28.0' front setback is being requested on 2 of the 5 lots in the subdivision.

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TMP-47838
VAR-47839
VAR-47840

2). Required: Private streets to be built to public street standards.

Proposed: 40.0' wide Private street with roll curb not meeting public street standards, (i.e: No sidewalk, streetlights).

Justification: In the surrounding subdivisions the private streets are built without sidewalk, streetlights, and with roll curb. We are requesting this variance to match the surrounding subdivisions & maintain a consistent look to the rural neighborhood.

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

Sincerely,

Michael Cunningham, PE
Taney Engineering

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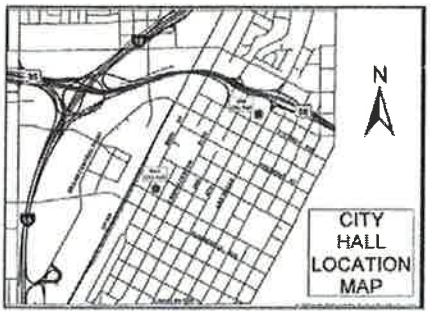
VAR-47839
VAR-47840

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
0004279218 JAN 31 2013
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-47839 & VAR-47840
Planning Commission Meeting of 02/12/2013

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City of Las Vegas
Dept. of Planning

Case: VAR-47839
13805701044
MYERS SCOTT T & JUDY E
4275 N BONITA VISTA ST
LAS VEGAS NV 89129-0410 89129-0410

#30-31P

69 LRDFMMP 89129

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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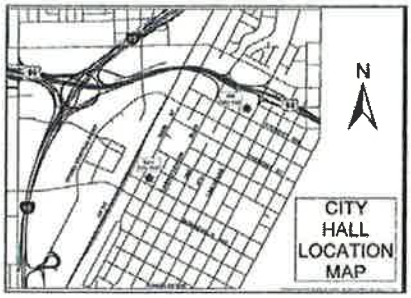

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-47839 & VAR-47840
Planning Commission Meeting of 02/12/2013

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City of Las Vegas
Dept. of Planning

Case: VAR-47839
13805811003
BEECHER STEPHEN S TRUST
BEECHER STEPHEN S TRS
8708 KINSHIP CT
LAS VEGAS NV 89129 89129-0000

2/12/13 #30-31

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69 LRDFMMP 89129

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

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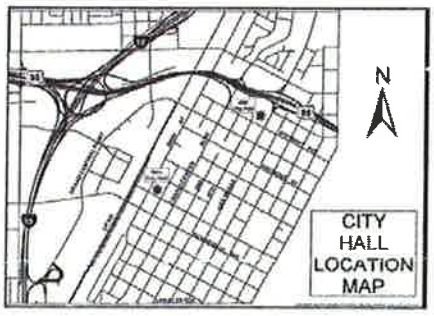

Restrictions exist for a reason, and, in this particular case, I can see no reason to waive the minimum lot size requirement.

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-47839 & VAR-47840
Planning Commission Meeting of 02/12/2013

Case: VAR-47839
13805801002
STUART FAMILY TRUST
8755 HICKAM AVE
LAS VEGAS NV 89129-0408 89129-0408

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FEB 11 2013
City of Las Vegas
Dept. of Planning

#30-31 P

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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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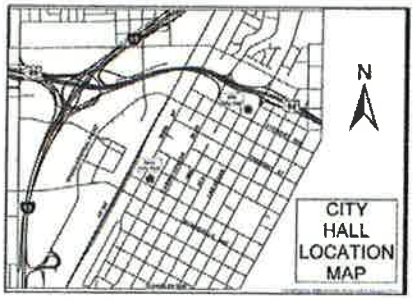

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-47839 & VAR-47840
Planning Commission Meeting of 02/12/2013

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City of La
Dept. of

Case: VAR-47839
13805801054
PHILLIPS 2011 TRUST
PHILLIPS ROBERT L & LYNN CO-TRS
8704 MONARCHY CT
LAS VEGAS NV 89129-0415 89129-0415

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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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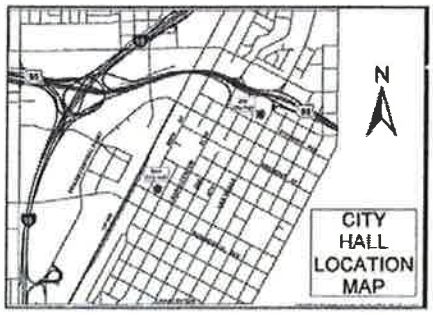

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FEB 11 2013
City of Las Vegas
Dept. of Planning

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City of Las
Dept. of Pla

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-47839 & VAR-47840
Planning Commission Meeting of 02/12/2013

Case: VAR-47839
13805810002
PHILLIPS 2011 TRUST
PHILLIPS ROBERT L & LYNN P TRS
8704 MONARCHY CT
LAS VEGAS NV 89129-0415 89129-0415

#30-31 P

69 LRDFMMP 89129

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

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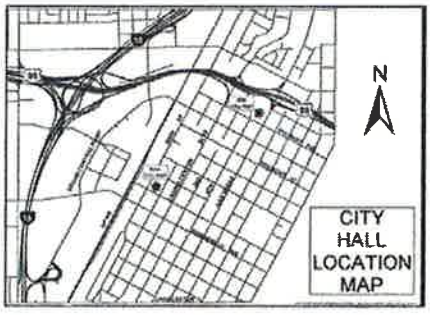

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Dept. of Planning

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☐ I SUPPORT this Request ☒ I OPPOSE this Request Robert M. Sagers

Please use available blank space on card for your comments.

VAR-47839 & VAR-47840
Planning Commission Meeting of 02/12/2013

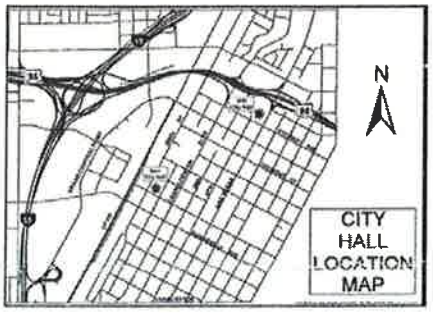
Case: VAR-47839
13805701029
SAGERS FAMILY TRUST
SAGERS ROBERT M & DELIA B TRS
8740 LA SUNDORA CIR
LAS VEGAS NV 89129-0400 89129-0400

#30-31 P

69 LRDFMMP 89129

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-47839 & VAR-47840
Planning Commission Meeting of 02/12/2013

PRESORTED FIRST CLASS
UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
0004279218 JAN 31 2013
MAILED FROM ZIP CODE 89101

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FEB 11 2013
City of Las Vegas
Dept. of Planning

This request violates the NW Preservation Zoning. They should have to comply just like everyone else!

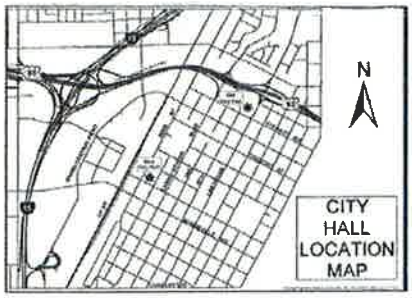
Case: VAR-47839
13805811006
J A S QUAL PERS RES TR
SMALL JAMES A TRS
6955 N DURANGO DR #1115-245
LAS VEGAS NV 89149-4411 89149-4411

#30-31 P

31 LRDFMMP 89149

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-47839 & VAR-47840
Planning Commission Meeting of 02/12/2013

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UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
0004279218 JAN 31 2013
MAILED FROM ZIP CODE 89101

I would like to see 4 Homes on the Property.

Case: VAR-47839
13805701047
CONSTANTINE RICHARD R & CHRISTY
4240 N JULIANO RD
LAS VEGAS NV 89129-0411 89129-0411

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City of Las Vegas
Dept. of Planning

#30-31 P

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 12, 2013

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

SUBJECT:
ABEYANCE - VAR-47840 - VARIANCE RELATED TO VAR-47839 - PUBLIC HEARING - APPLICANT: ASTORIA RESIDENTIAL - OWNER: T H M ENTERPRISES, LLC - For possible action on a request for a Variance TO ALLOW A PRIVATE STREET TO NOT COMPLY WITH MINIMUM STANDARDS FOR A PUBLIC STREET, INCLUDING NO SIDEWALKS OR STREETLIGHTS WHERE SUCH ARE REQUIRED AND A WIDTH OF 40 FEET WHERE A MINIMUM OF 47 FEET IS REQUIRED on 2.5 acres generally located on the southeast corner of Juliano Road and Hickam Avenue (APN 138-05-801-006), U (Undeveloped) Zone [RE (Residential Estates) General Plan Designation], Ward 4 (Anthony). Staff recommends DENIAL.

C.C.: 04/17/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**8**	**Planning Commission Mtg.**	
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Back-up
2. Supporting Documentation

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-47840** APN: 138-05-801-006

Name of Property Owner: THM Enterprises

Name of Applicant: Astoria Residential

Name of Representative: Brad Boe

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: Tom McCormick

Subscribed and sworn before me

This 18 day of DECEMBER, 2012

Anna Schlieper

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNA SCHLIEPER
Appt. No. 12-6479-1
My Appt. Expires Nov. 18, 2015

RECEIVED
DEC 20 2012
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE - Non-Standard Private Streets

Project Address (Location) Hickam Ave & Juliano Rd (SEC)

Project Name Juliano & Hickam **Proposed Use** Single Family

Assessor's Parcel #(s) 138-05-801-006 **Ward #** 4

General Plan: existing undev proposed undev **Zoning:** existing U/RE proposed U/RE

Commercial Square Footage 0 **Floor Area Ratio** 0

Gross Acres 2.5 **Lots/Units** 5 **Density** 2 DU per acre

Additional Information

PROPERTY OWNER T H M Enterprises, LLC **Contact**

Address 10655 Park Run Drive, #230 **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89144-4590

E-mail Address

APPLICANT Astoria Residential **Contact** Brad Boe

Address 10655 Park Run Drive, Ste. 230 **Phone:** (702) 257-1188 **Fax:** (702) 257-1672

City Las Vegas **State** NV **Zip** 89144

E-mail Address bboe@astoriaresidential.com

REPRESENTATIVE Taney Engineering **Contact** Robert Cunningham

Address 6030 South Jones Blvd, Ste. 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 Tom McCormick

Subscribed and sworn before me

This 18 day of DECEMBER, 20 12.

ANNA SCHLIEPER

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNA SCHLIEPER
Appt. No. 12-6479-1
My Appt. Expires Nov. 18, 2015

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-47840
Meeting Date:	2/12/2013
Total Fee:	$830.00
Date Received:*	2/20/2012
Received By:	MRex

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

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

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

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

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

SUBJECT:
ABEYANCE - WVR-47976 - WAIVER RELATED TO VAR-47839 AND VAR-47840 - PUBLIC HEARING - APPLICANT: ASTORIA RESIDENTIAL - OWNER: T H M ENTERPRISES, LLC - For possible action on a request for a Waiver TO ALLOW A REDUCED SEPARATION DISTANCE BETWEEN EXTERNAL INTERSECTIONS FROM 220 FEET TO 175 FEET on 2.5 acres generally located on the southeast corner of Juliano Road and Hickam Avenue (APN 138-05-801-006), U (Undeveloped) Zone [RE (Residential Estates) General Plan Designation], Ward 4 (Anthony). Staff recommends DENIAL.

C.C.: 04/17/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**7**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Back Up
2. Supporting Documentation
3. Justification Letter
4. Protest Postcards - WVR-47976 and TMP-47838

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-47976 APN: 138-05-801-006

Name of Property Owner: TIIM Enterprises

Name of Applicant: Astoria Residential

Name of Representative: Brad Boe

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: Tom McCormick

Subscribed and sworn before me

This 18 day of December, 2012

Anna Schlieper

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNA SCHLIEPER
Appt. No. 12-6479-1
My Appt. Expires Nov. 18, 2015

RECEIVED
DEC 20 2012
PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: WAIVER - Allow Intersection Less than 220-feet

Project Address (Location) Hickam Ave & Juliano Rd (SEC)

Project Name Juliano & Hickam **Proposed Use** Single Family

Assessor's Parcel #(s) 138-05-801-006 **Ward #** 4

General Plan: existing undev proposed udev **Zoning:** existing U/RE proposed U/RE

Commercial Square Footage 0 **Floor Area Ratio** 0

Gross Acres 2.5 **Lots/Units** 5 **Density** 2 DU per acre

Additional Information

PROPERTY OWNER THM Enterprises, LLC **Contact** Brad Boe

Address 10655 Park Run Drive, #230 **Phone:** (702) 257-1188 **Fax:** (702) 257-1672

City Las Vegas **State** NV **Zip** 89144

E-mail Address bboe@astoriaresidential.com

APPLICANT THM Enterprises, LLC **Contact** Brad Boe

Address 10655 Park Run Drive, #230 **Phone:** (702) 257-1188 **Fax:** (702) 257-1672

City Las Vegas **State** NV **Zip** 89144

E-mail Address bboe@astoriaresidential.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

Property Owner Signature* [signature]

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

X **Print Name** Thomas McCormick

Subscribed and sworn before me

This 7th day of January, 20 13.

Anna Schlieper

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNA SCHLIEPER
Appt. No. 12-6479-1
My Appt. Expires Nov. 18, 2015

FOR DEPARTMENT USE ONLY

Case #	WVR-47976
Meeting Date:	02/12/2013
Total Fee:	$830.00
Date Received:*	01/09/13
Received By:	Jonathan B

*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.

Revised 10/27/08

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

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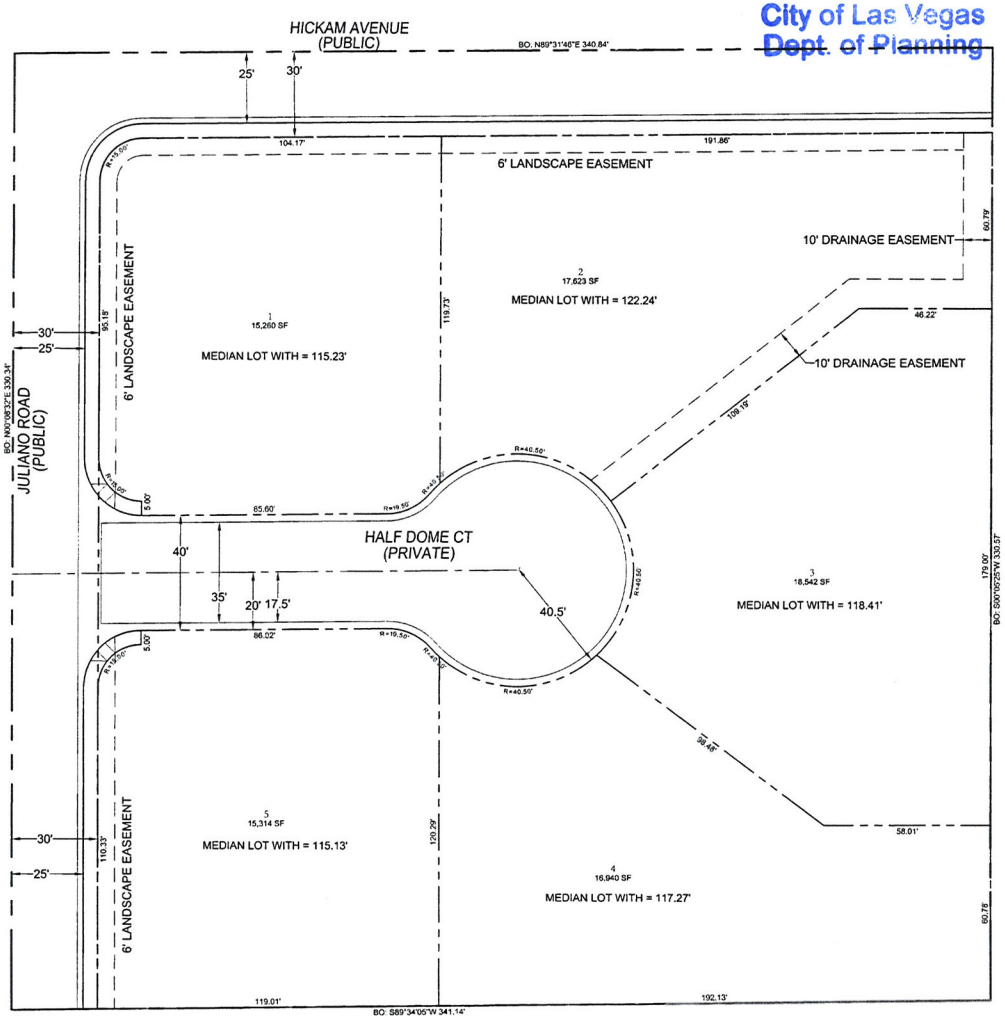
JAN 09 2013
City of Las Vegas
~~Dept. of Planning~~



WVR-47976

LEGEND

RIGHT-OF-WAY
BOUNDARY LINE
PROPERTY LINE
EASEMENT
STREET CENTERLINE
LOT NUMBER 1
CURB AND GUTTER

SETBACK REQUIREMENTS

FRONT YARD	50' (FRONTS PUBLIC STREET) 20' (FRONTS PRIVATE STREET) 20' (FRONTS CUL-DE-SAC)
SIDE YARD	10'
CORNER YARD	15'
REAR YARD	35'

OWNER

ASTORIA RESIDENTIAL C/O BRAD BOE
10655 PARK RUN DR, STE: 230
LAS VEGAS, NV 89144
TEL: 702-853-8520

DEVELOPER

ASTORIA RESIDENTIAL
10655 PARK RUN DR, STE: 230
LAS VEGAS, NV 89144

DEVELOPMENT STANDARDS

PER TITLE 19 (TABLE 19.06.060) FOR RE ZONING:
DENSITY ALLOWED - 2 UNITS/ACRE
MIN. LOT AREA - 20,000 SQ. FT.

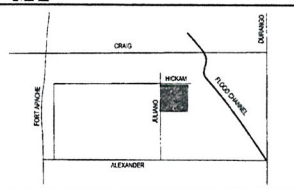
ABBREVIATIONS

AC	ASPHALTIC CONCRETE
BC	BACK OF CURB
BCR	BACK OF CURB RADIUS
BM	BENCHMARK
BVC	BEGIN VERTICAL CURVE
BW	BOTTOM OF EXISTING WALL
CATV	CABLE TELEVISION
CO	CLARK COUNTY
CL	CENTERLINE
CLV	CITY OF LAS VEGAS
CMP	CORRUGATED METAL PIPE
CNLV	CITY OF NORTH LAS VEGAS
CO	CLEAN OUT, SEWER
COH	CITY OF HENDERSON
CY	CUBIC YARD
DG	DESIGN GRADE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
EC	END OF CURVE
EP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
EX	EXISTING
FF	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FT	FEET
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
LT	LEFT
LVVWD	LAS VEGAS VALLEY WATER DISTRICT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
NTS	NOT TO SCALE
OC	ON CENTER
PG	PULL BOX
PC	POINT OF CURVE
PCC	POINT OF COMPOUND CURVE
PE	POLYETHYLENE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
POC	POINT OF CONNECTION
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
RT	RIGHT
SD	STORM DRAIN
SL	STREETLIGHT
SNWA	SOUTHERN NEVADA WATER AUTHORITY
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
SVZ	SIGHT VISIBILITY ZONE
SW	SIDEWALK
TC	TOP OF CURB
TF	TOP OF FOOTING
TR	TOP OF RETAINING
TW	TOP OF WALL
TYP	TYPICAL
USD	UNIFORM STANDARD DRAWING
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VG	VALLEY GUTTER
W	WATER
ZC	ZERO LIP CURB

VICINITY MAP



KEY MAP



GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE CLARK COUNTY STANDARDS AND SPECIFICATIONS.
2. UTILITIES:

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CLARK COUNTY WATER RECLAMATION DISTRICT
POWER	NEVADA ENERGY COMPANY
TELEPHONE	CENTURY LINK
GAS	SOUTHWEST GAS CORPORATION
CATV	COX CABLE
REFUSE	REPUBLIC SERVICES

3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY AND IT IS PART OF CITY OF LAS VEGAS.
5. PEAK SEWAGE CONTRIBUTION FOR NEW SINGLE FAMILY HOMES .0062 MGD - AVERAGE DAILY FLOW .0008 MGD - PEAK FLOW
6. FIRM PANEL 32003C2910 F, REVISED NOVEMBER 16, 2011 ENTIRE AREA WITHIN FEMA ZONE "X".
7. PROTECTIVE COVENANTS AND/OR DEED RESTRICTIONS ARE TO BE GENERATED INTO A SEPARATE DOCUMENT AND RECORDED.
8. THERE ARE NO KNOWN EXISTING FAULTS OR FISSURES ON THE SITE.
9. GROUND WATER IS HISTORICALLY LOCATED AT A DEPTH GREATER THAN 20-FEET IN THIS AREA.
10. PERIMETER AND ENTRY LANDSCAPE TO BE MAINTAINED BY MOUNTAIN'S EDGE THE HOMEOWNERS ASSOCIATION. INTERIOR LANDSCAPE TO BE MAINTAINED BY SUBDIVISION HOA.

SITE INFORMATION

ASSESSORS PARCEL NUMBERS	138-05-801-008
PROPOSED USE OF PROPERTY	RE (RURAL ESTATES)
EXISTING ZONING	RE (RURAL ESTATES)
PROPOSED ZONING	RE (RURAL ESTATES)
TOTAL PROPOSED LOTS	5 RURAL ESTATE LOTS
GROSS ACREAGE	2.58 ACRES
NET ACREAGE	1.99 ACRES
PROPOSED DENSITY RURAL ESTATES (BASED ON GROSS ACREAGE)	1.93 LOTS/ACRE
PARKING REQUIRED	2 PER UNIT = 5 SPACES
PARKING PROVIDED	15 SPACES IN 2 CAR GARAGES, DRIVEWAYS, AND ON-STREET PARKING
LARGEST LOT SIZE	18,542 SF
SMALLEST LOT SIZE	15,260 SF
AVERAGE LOT SIZE	16,000 SF

LEGAL DESCRIPTION

THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SW ¼ ¼) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

SAID PARCEL CONTAINS 2.58 ACRES, MORE OR LESS.

BASIS OF BEARINGS

NORTH 89°41'00" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTH-EAST QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA. AS SHOWN ON THAT CERTAIN MAP IN FILE 105, PAGE 88 OF PARCEL MAPS IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER

SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NO	DESCRIPTION	BY	DATE	APPR
	REVISIONS			

ASTORIA RESIDENTIAL
10655 PARK RUN DR, STE 230
LAS VEGAS, NV 89144
FAX

TANEY ENGINEERING
6030 S. JONES BLVD STE # 100
LAS VEGAS, NV 89118
(702) 362-8844 FAX: (702) 362-9225

JULIANO AND HICKAM
A RURAL ESTATES SUBDIVISION

SITE PLAN

ROBERT D. CUNNINGHAM
Exp. 12-31-12
CIVIL
No. 15735
STATE OF NEVADA
REGISTERED PROFESSIONAL ENGINEER
ENGINEER'S SEAL

DATE: 12.20.12
SCALE: 1"=20'
JOB NO: AST-12-001
DESIGNED BY: B.S
CHECKED BY: M.C
SHEET NAME: SP1
SHEET: 1 OF 2

FILE NAME: TM.DWG

TANEY ENGINEERING
6030 SOUTH JONES BLVD. #100
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

January 9, 2013

RECEIVED
JAN 09 2013
City of Las Vegas
Dept. of Planning

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 Waiver Request for Juliano & Hickam (APN: 138-05-801-006; 5 lots on 2.5 gross acres)

To Whom It May Concern:

Taney Engineering, on behalf of the applicant, Astoria Residential, respectfully submits this justification letter in support of a Tentative Map and a Waiver on the subject site. The subject site is generally located southeast of Juliano & Hickam right-of-ways.

The purpose of this Tentative Map is to develop the site to a single family residential development. The proposed development consists of 5 single family homes on 2.5 gross acres with a density of 2.0 units per acre. The proposed site is currently zoned R-E which is consistent with the proposed developments density. The proposed development will require a waiver for street intersection offset.

Requested waivers and justifications:

1). Required: 220-ft between intersections

Proposed: 175-ft between intersections

Justification: Based on the size and location of the lot the entrance road to the subdivision is less than the required 220-ft. This layout has been proposed to be consistent with the other 2.5-acre subdivision within the area and to match the intersection directly across from the project. There are multiple 2.5 acre cul de sacs in the surrounding area with approximately the same distance between intersections.

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

Sincerely,

Michael Cunningham, PE
Taney Engineering

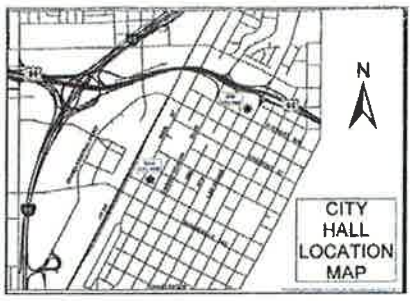
WVR-47976

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
0004279218 JAN 31 2013
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

WVR-47976 & TMP-47838
Planning Commission Meeting of 02/12/2013

RECEIVED
FEB 07 2013
City of Las Vegas
Dept. of Planning

Case: WVR-47976
13805701047
CONSTANTINE RICHARD R & CHR ST
4240 N JULIANO RD
LAS VEGAS NV 89129-0411 89129-0

#32-33 P

69 LRDFMP 89129

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

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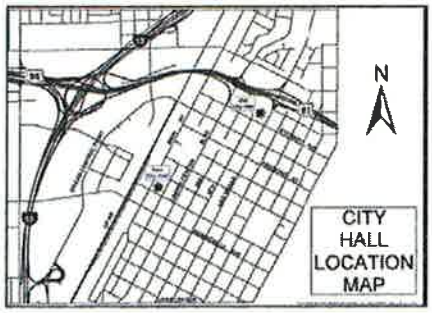

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WVR-47976 & TMP-47838
Planning Commission Meeting of 02/12/2013

RECEIVED
FEB 04 2013
City of Las Vegas
Dept. of Planning

Case: WVR-47976
13805701044
MYERS SCOTT T & JUDY E
4275 N BONITA VISTA ST
LAS VEGAS NV 89129-0410 89129-0410

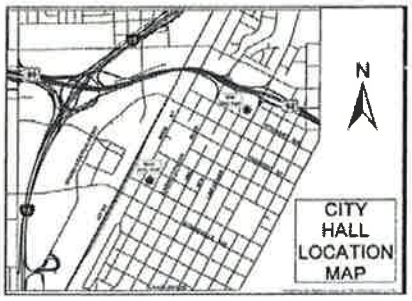
#32-33 P

2/12/13 #3033

69 LRDFMP 89129

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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WVR-47976 & TMP-47838
Planning Commission Meeting of 02/12/2013

PRESORTED FIRST CLASS
UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
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MAILED FROM ZIP CODE 89101

RECEIVED
FEB 06 2013
City of Las Vegas Dept. of Planning

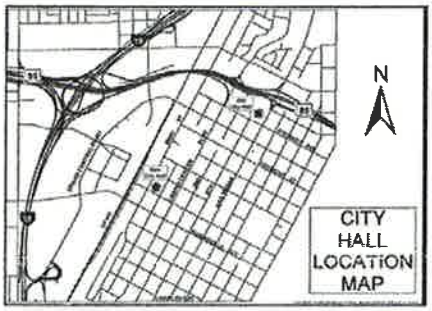
Case: WVR-47976
13805811003
BEECHER STEPHEN S TRUST
BEECHER STEPHEN S TRS
8708 KINSHIP CT
LAS VEGAS NV 89129 89129-0000

#32-33 P

69 LRDFNMP 89129

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

WVR-47976 & TMP-47838
Planning Commission Meeting of 02/12/2013

PRESORTED FIRST CLASS
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0004279218 JAN 31 2013
MAILED FROM ZIP CODE 89101

Restrictions exist for a reason, and in this particular case, I can see no reason to allow lots smaller than 20,000 sq ft.

RECEIVED
FEB 11 2013
City of Las Vegas Dept. of Planning

Case: WVR-47976
13805801002
STUART FAMILY TRUST
8755 HICKAM AVE
LAS VEGAS NV 89129-0408 89129-0408

#32-33 P

69 LRDFNMP 89129

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

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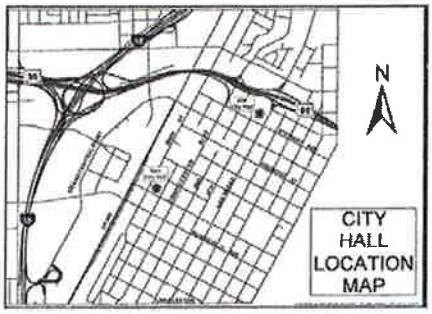

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

WVR-47976 & TMP-47838
Planning Commission Meeting of 02/12/2013

RECEIVED
FEB 11 2013
City of Las Vegas
Dept. of Planning

Case: WVR-47976
13805810002
PHILLIPS 2011 TRUST
PHILLIPS ROBERT L & LYNN P TRS
8704 MONARCHY CT
LAS VEGAS NV 89129-0415 89129-0415

#32-33 P

69 LRDFNMP 89129

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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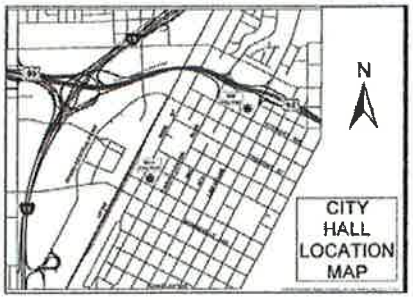
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

WVR-47976 & TMP-47838
Planning Commission Meeting of 02/12/2013

RECEIVED
FEB 11 2013
City of Las Vegas
Dept. of Planning

Case: WVR-47976
13805801054
PHILLIPS 2011 TRUST
PHILLIPS ROBERT L & LYNN CO-TRS
8704 MONARCHY CT
LAS VEGAS NV 89129-0415 89129-0415

#32-33 P

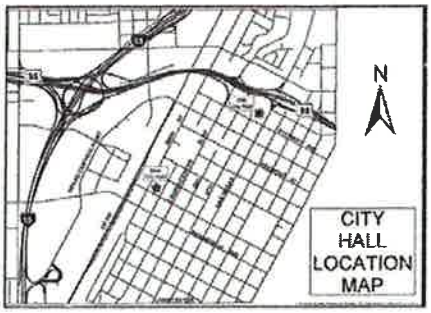
69 LRDFNMP 89129

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
0004279218 JAN 31 2013
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
FEB 1 1 2013
City of Las Vegas
Dept. of Planning

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request Della B. Sagers

Case: WVR-47976

13805701029
SAGERS FAMILY TRUST
SAGERS ROBERT M & DELIA B TRS
8740 LA SUNDORA CIR
LAS VEGAS NV 89129-0400 89129-0400

Please use available blank space on card for your comments.
WVR-47976 & TMP-47838
Planning Commission Meeting of 02/12/2013
Please keep zoning to match surrounding properties

#32-33 P

69 LRDFNMP 89129

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

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

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

SUBJECT:
ABEYANCE - TMP-47838 - TENTATIVE MAP RELATED TO VAR-47839, VAR-47840 AND WVR-47976 - PUBLIC HEARING - APPLICANT: ASTORIA RESIDENTIAL - OWNER: T H M ENTERPRISES, LLC - For possible action on a request for a Tentative Map FOR A FIVE-LOT RESIDENTIAL SUBDIVISION on 2.5 acres generally located on the southeast corner of Juliano Road and Hickam Avenue (APN 138-05-801-006), U (Undeveloped) Zone [RE (Residential Estates) General Plan Designation], Ward 4 (Anthony). Staff recommends DENIAL.

C.C.: 04/17/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**7**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Back-up
2. Supporting Documentation
3. School Development Tracking Form

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-47838** APN: 138-05-801-006

Name of Property Owner: THM Enterprises

Name of Applicant: Astoria Residential

Name of Representative: Brad Boe

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: Tom McCormick

Subscribed and sworn before me

This 18 day of DECEMBER, 2012

Anna Schlieper

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNA SCHLIEPER
Appt. No. 12-6479-1
My Appt. Expires Nov. 18, 2015

RECEIVED
DEC 20 2012
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: TENTATIVE MAP

Project Address (Location) Hickam Ave & Juliano Rd (SEC)

Project Name Juliano & Hickam **Proposed Use** Single Family

Assessor's Parcel #(s) 138-05-801-006 **Ward #** 4

General Plan: existing under proposed under **Zoning:** existing U/RE proposed U/RE

Commercial Square Footage 0 **Floor Area Ratio** 0

Gross Acres 2.5 **Lots/Units** 5 **Density** 2 DU per acre

Additional Information

PROPERTY OWNER T H M Enterprises, LLC **Contact**

Address 10655 Park Run Drive, #230 **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89144-4590

E-mail Address

APPLICANT Astoria Residential **Contact** Brad Boe

Address 10655 Park Run Drive, Ste. 230 **Phone:** (702) 257-1188 **Fax:** (702) 257-1672

City Las Vegas **State** NV **Zip** 89144

E-mail Address bboe@astoriaresidential.com

REPRESENTATIVE Taney Engineering **Contact** Robert Cunningham

Address 6030 South Jones Blvd, Ste. 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 Tom McCormich

Subscribed and sworn before me

This 18 day of DECEMBER, 20 12.

ANNA SCHLIEPER

Notary Public in and for said County and State

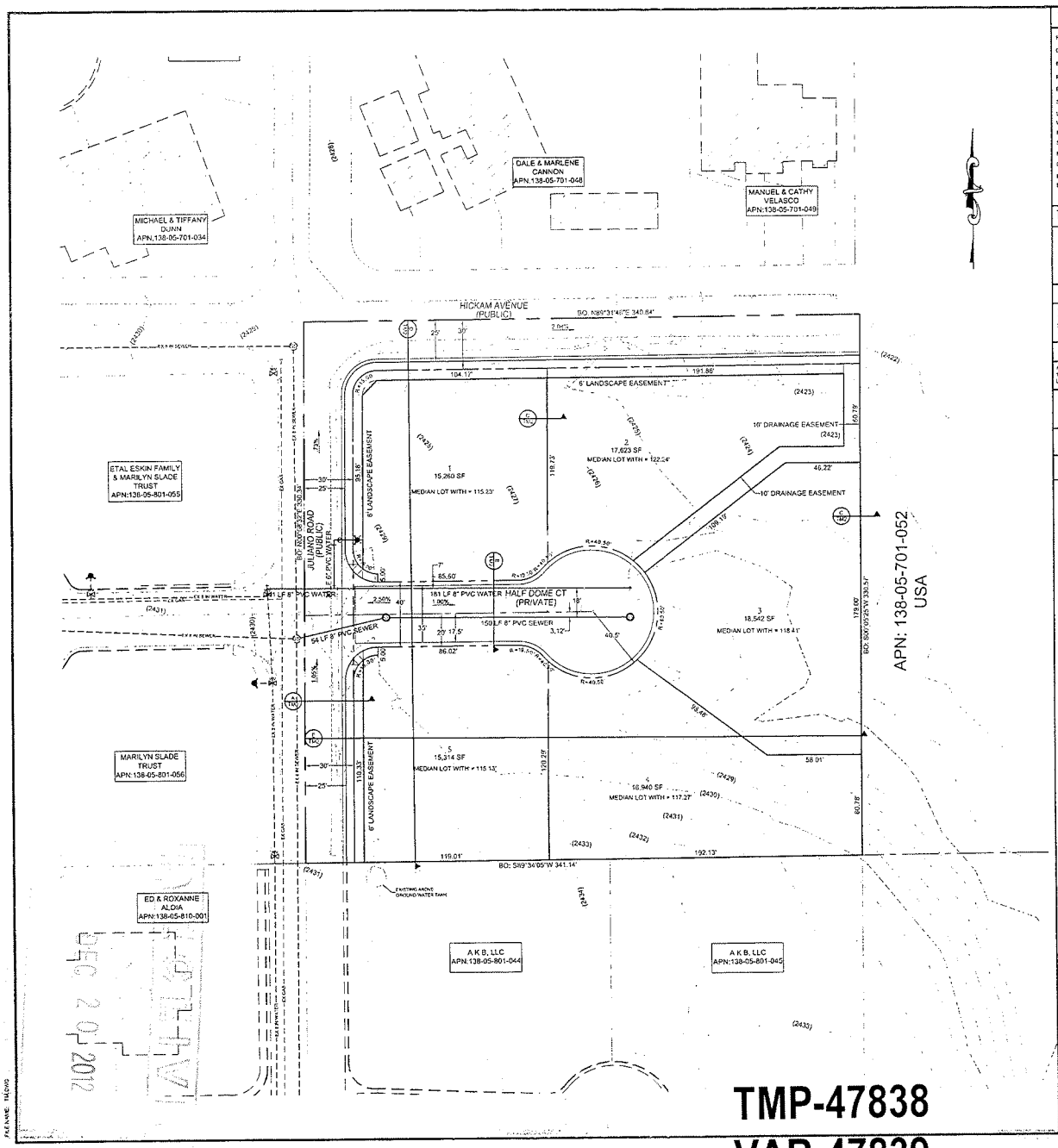
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNA SCHLIEPER
Appt. No. 12-6479-1
My Appt. Expires Nov. 18, 2015

FOR DEPARTMENT USE ONLY

Case #	TMP-47838
Meeting Date:	2/12/2013
Total Fee:	1250
Date Received:*	12/20/2012
Received By:	MRey

*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.

Revised 10/27/08



TMP-47838
VAR-47839
VAR-47840

LEGEND

- RIGHT-OF-WAY
- EX. RIGHT OF WAY
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT
- STREET CENTERLINE
- LOT NUMBER
- WATER LINE
- EXISTING WATER LINE
- SEWER LINE W/ MANHOLE
- EX. SEWER LINE W/ MANHOLE
- CURB AND GUTTER
- EX. CURB AND GUTTER
- BLOCK WALL

UTILITY LOCATIONS

WATER - THE NEAREST WATER CONNECTION IS AN EXISTING 8" PUBLIC MAIN IN JULIANO AVE - LAS VEGAS VALLEY WATER DISTRICT IS THE PURVEYOR

SEWER - THE NEAREST SEWER CONNECTION IS AN EXISTING 8" SEWER PROVIDED IN JULIANO AVE - CLARK COUNTY WATER RECLAMATION DISTRICT IS THE PURVEYOR

OWNER

ASTORIA RESIDENTIAL DEVELOPMENT
10055 PARK RUN DR, STE: 230
LAS VEGAS, NV 89144
TEL: 702.353-0349

DEVELOPER

ASTORIA RESIDENTIAL
10055 PARK RUN DR, STE: 230
LAS VEGAS, NV 89144

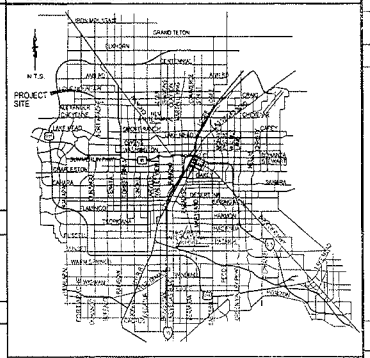
DEVELOPMENT STANDARDS

PER TITLE 19 (TABLE 19.06.040) FOR RE ZONING:
DENSITY ALLOWED - 2 UNITS/ACRE
MIN. LOT AREA - 20,000 SQ. FT.

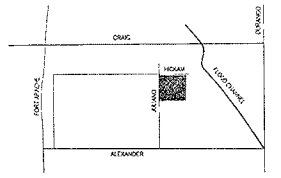
ABBREVIATIONS

AC	ASPHALTIC CONCRETE
BC	BACK OF CURB
BCR	BACK OF CURB RADIUS
BM	BENCHMARK
BVC	BEGIN VERTICAL CURVE
BW	BOTTOM OF EXISTING WALL
CATV	CABLE TELEVISION
CC	CLARK COUNTY
CL	CENTERLINE
CLV	CITY OF LAS VEGAS
CMP	CORRUGATED METAL PIPE
CNLV	CITY OF NORTH LAS VEGAS
CO	CLEAN OUT, SEWER
COH	CITY OF HENDERSON
CY	CUBIC YARD
DG	DESIGN GRADE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
EC	END OF CURVE
EP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
EX	EXISTING
FF	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FS
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
LT	LEFT
LVWD	LAS VEGAS VALLEY WATER DISTRICT
MAR	MARKHOUSE
MH	MANHOLE
MIN	MINIMUM
NTS	NOT TO SCALE
OC	ON CENTER
PB	PULL BOX
PC	POINT OF CURVE
PCC	POINT OF COMPOUND CURVE
PE	POLYETHYLENE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
POC	POINT OF CONNECTION
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT-OF-WAY
RT	RIGHT
SD	STORM DRAIN
SL	STREETLIGHT
SNWA	SOUTHERN NEVADA WATER AUTHORITY
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
SVZ	SIGHT VISIBILITY ZONE
SW	SIDEWALK
TC	TOP OF CURB
TF	TOP OF FOOTING
TR	TOP OF RETAINING
TW	TOP OF WALL
TYP	TYPICAL
USD	UNIFORM STANDARD DRAWING
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VG	VALLEY GUTTER
W	WATER
ZC	ZERO LIP CURB

VICINITY MAP



KEY MAP



GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE CLARK COUNTY STANDARDS AND SPECIFICATIONS.
2. UTILITIES:

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CLARK COUNTY WATER RECLAMATION DISTRICT
POWER	NEVADA ENERGY COMPANY
TELEPHONE	CENTURY LINK
GAS	SOUTHWEST GAS CORPORATION
CATV	COX CABLE
REFUSE	REPUBLIC SERVICES

3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY AND IT IS PART OF CITY OF LAS VEGAS
5. PEAK SEWAGE CONTRIBUTION FOR NEW SINGLE FAMILY HOMES: .0060 MGD = AVERAGE DAILY FLOW; .0024 MGD = PEAK FLOW
6. FIRM PANEL 32003C2310 F. REVISED NOVEMBER 16, 2011. ENTIRE AREA WITHIN FEMA ZONE "X"
7. PROTECTIVE COVENANTS AND/OR DEED RESTRICTIONS ARE TO BE GENERATED INTO A SEPARATE DOCUMENT AND RECORDED.
8. THERE ARE NO KNOWN EXISTING FAULTS OR FISSURES ON THE SITE.
9. GROUND WATER IS HISTORICALLY LOCATED AT A DEPTH GREATER THAN 20 FEET IN THIS AREA.
10. PERIMETER AND ENTRY LANDSCAPE TO BE MAINTAINED BY MOUNTAINS EDGE THE HOMEOWNERS ASSOCIATION. INTERIOR LANDSCAPE TO BE MAINTAINED BY SUBDIVISION HOA.

SITE INFORMATION

ASSESSORS PARCEL NUMBERS	138-05-801-006
PROPOSED USE OF PROPERTY	RE (RURAL ESTATES)
EXISTING ZONING	RE (RURAL ESTATES)
PROPOSED ZONING	RE (RURAL ESTATES)
TOTAL PROPOSED LOTS	5 RURAL ESTATE LOTS
GROSS ACREAGE	2.59 ACRES
NET ACREAGE	1.88 ACRES
PROPOSED DENSITY RURAL ESTATES (BASED ON GROSS ACREAGE)	1.93 LOTS/ACRE
PARKING REQUIRED	2 PER UNIT = 5 SPACES
PARKING PROVIDED	15 SPACES IN 3 CAR GARAGES, DRIVEWAYS, AND ON-STREET PARKING
LARGEST LOT SIZE	18,542 SF
SMALLEST LOT SIZE	15,000 SF
AVERAGE LOT SIZE	16,000 SF

LEGAL DESCRIPTION

THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SW 1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

SAID PARCEL CONTAINS 2.59 ACRES, MORE OR LESS.

BASIS OF BEARINGS

NORTH 89°31'00" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA. AS SHOWN ON THAT CERTAIN MAP IN FILE 105, PAGE 89 OF PARCEL MAPS IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER.

SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NO.	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

TANEY ENGINEERING
6030 S. JONES BLVD STE# 100
LAS VEGAS, NV 89118
(702) 362-8844 / FAX: (702) 362-0573

ASTORIA RESIDENTIAL
10055 PARK RUN DR. STE: 230
LAS VEGAS, NV 89144
FAX:

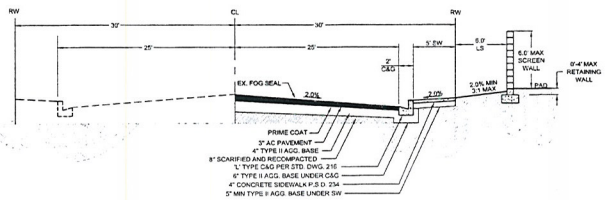
JULIANO AND HICKAM
A RURAL ESTATES SUBDIVISION

TENTATIVE MAP

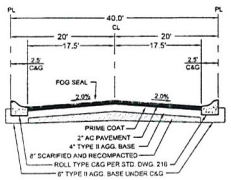
ROBERT D. CUNNINGHAM
Exp. 10-31-13
CIVIL
NO. 15178
STATE OF NEVADA
PROFESSIONAL ENGINEER
ENGINEER'S SEAL

DATE:	12.20.12
SCALE:	1"=30'
JOB NO:	AST-12-001
DESIGNED BY:	B.S
CHECKED BY:	M.C
SHEET NAME:	TM1
SHEET:	1 OF 2

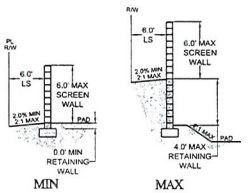
FILE NAME: TM.DWG



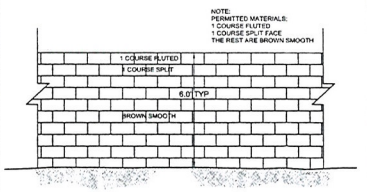
SECTION A
30-FT HALF STREET SECTION (JULIANO) (HICKAM)
NTS



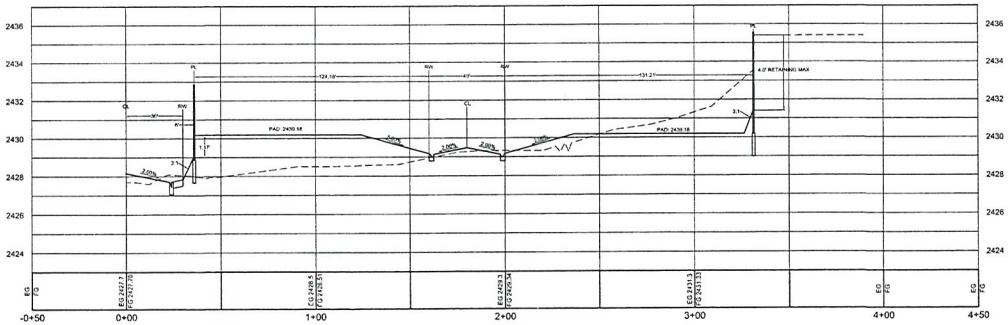
SECTION B
TYPICAL 40-FT STREET SECTION (HALF DOME CT.)
NTS



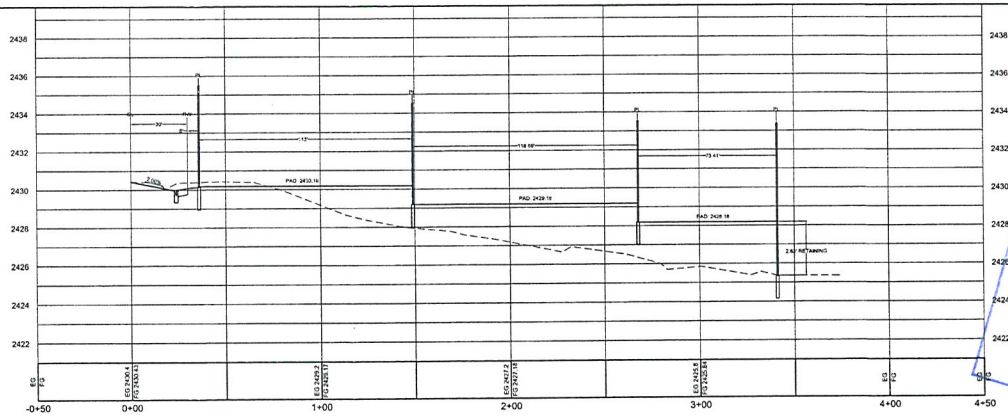
SECTION C
TYPICAL WALL DETAIL
NTS



DETAIL A
PERIMETER DECORATIVE BLOCK WALL SECTION
NTS



SECTION D
PROPERTY SECTION (NORTH - SOUTH)
1"=30'



SECTION E
PROPERTY SECTION (EAST - WEST)
1"=30'

RECEIVED
DEC 20 2012
City of Las Vegas
Department of Planning

TMP-47838
VAR-47839
VAR-47840

NO	DESCRIPTION	BY	DATE	APPR

REVISIONS

ASTORIA RESIDENTIAL
10655 PARK RUN DR. STE. 230
LAS VEGAS, NV 89144
FAX:

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

JULIANO AND HICKAM
A RURAL ESTATES SUBDIVISION

TENTATIVE MAP

REGISTERED PROFESSIONAL ENGINEER STATE OF NEVADA
ROBERT D. CUNNINGHAM
Exp 12-31-12
CIVIL
No. 15726
ENGINEER'S SEAL

DATE:	12.20.12
SCALE:	1"=30'
JOB NO:	AST-12-001
DESIGNED BY:	B.S
CHECKED BY:	M.C
SHEET NAME:	TM2
SHEET:	2 OF 2

FILE NAME: TM.DWG

TMP 47383
Astoria Residential

SEC Juliano & Hammer

Proposed 5 unit single family residential development.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	5	9.57	48
AM Peak Hour			0.75	4
PM Peak Hour			1.01	5

Existing traffic on all nearby streets:

Alexander Road	
Average Daily Traffic (ADT)	6,413
PM Peak Hour (heaviest 60 minutes)	513

El Capitan Way	
Average Daily Traffic (ADT)	1,888
PM Peak Hour (heaviest 60 minutes)	151

	Adjacent Street ADT Capacity
Alexander Road	34,500
El Capitan Way	16,300

This project is expected to add about 48 trips per day on Juliano Rd., Hammer Ave., Alexander Rd. & El Capitan Way. Currently, Alexander is at about 19 percent of capacity and El Capitan is at about 12 percent of capacity. With this project, Alexander is expected to remain at about 19 percent of capacity and El Capitan to remain at about 12 percent of capacity. Counts are not available in this vicinity for Juliano or Hammer, but they are believed to be under capacity.

Based on Peak Hour use, this project will add about 5 trips in the peak hour, or about one every twelve minutes.

Note that this report assumes all traffic from this development uses all named streets.

CCSD
Real Property Management
4190 McLeod Drive, 2nd Floor
Las Vegas, NV 89121

School Development Tracking Form

Date Filed 12/28/2012 **Application Number** TMP47838 VAR47840 VAR47839 **Entity** LV

Company Name THM Enterprises LLC

Contact Name Steve Gebeke

Contact Mailing Address

City **State** **Zip Code**

Phone **Mobile** **Fax** 385-7268 **Email**

Project Name Juliano & Hickam

Project Description Huliano & Hickam

APN's 138-05-801-006

Student Yield		Elementary School	Middle School	High School
Single-Family Units (1)	5	x 0.213 = 1	x 0.109 = 1	x 0.139 = 1
Multi-Family Units (2)		x 0.107 = 0	x 0.047 = 0	x 0.052 = 0
Resort Condo Units (3)				
Total		1	1	1

(1) *Single Family unit is defined as single family detached home, mobile home, and town homes.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
Tarr ES	9400 Gilmore	K-5	780	651	11/16/12
Leavitt MS	4701 Quadrel	6-8	1,614	1,498	11/16/12
Centennial HS	10200 Centennial	9-12	2,596	2,931	11/16/12

CCSD Comments* Centennial HS is over-capacity for the 2012-13 school year. No new schools are planned for the area.

☐ Approved ☐ Disapproved

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

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

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

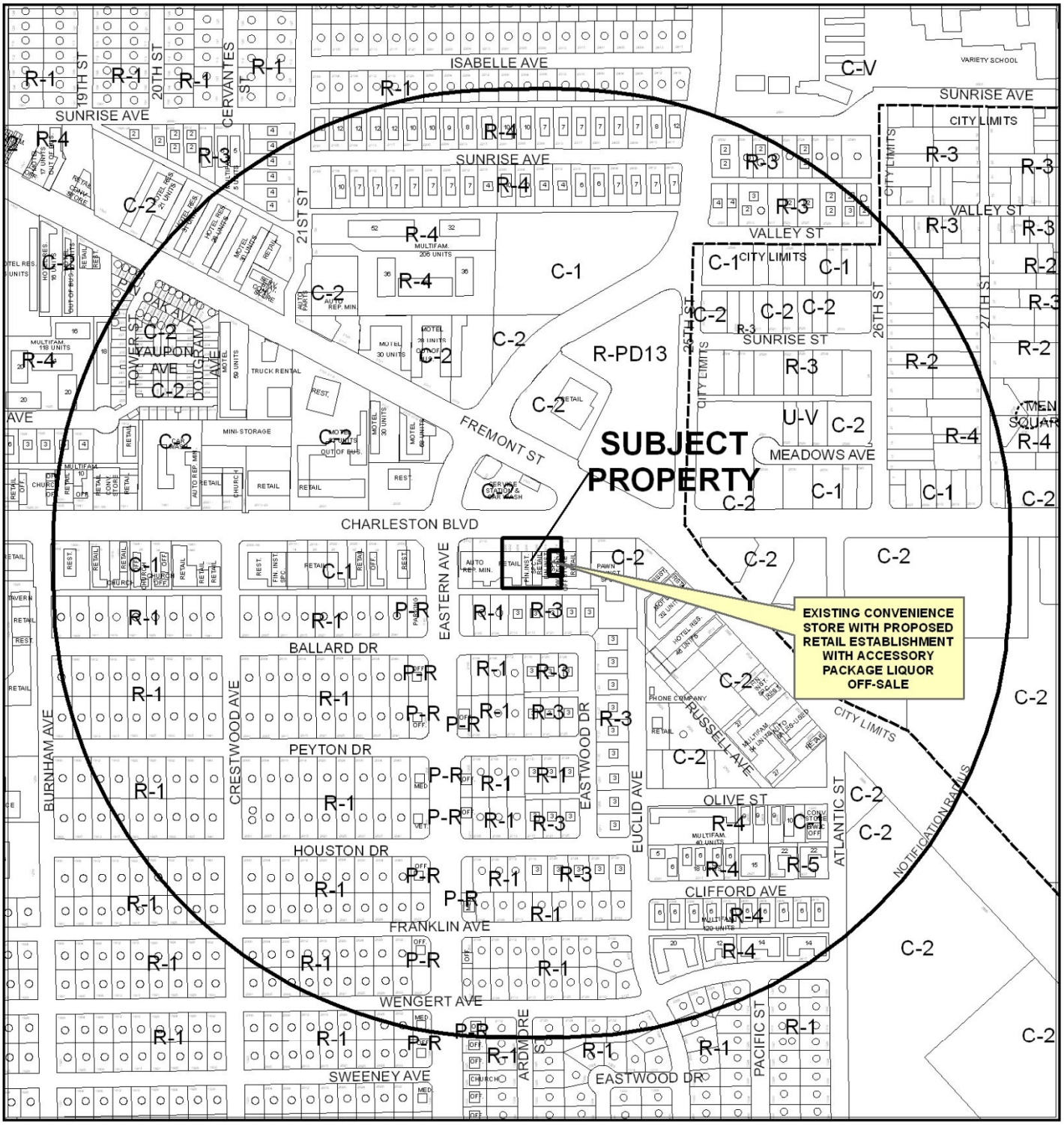
SUBJECT:
ABEYANCE - SUP-47591 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MAXI MART - OWNER: TUESDAY 18, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 3,000 SQUARE-FOOT CONVENIENCE STORE at 2212 East Charleston Boulevard (APN 162-01-101-004), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 04/19/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL.

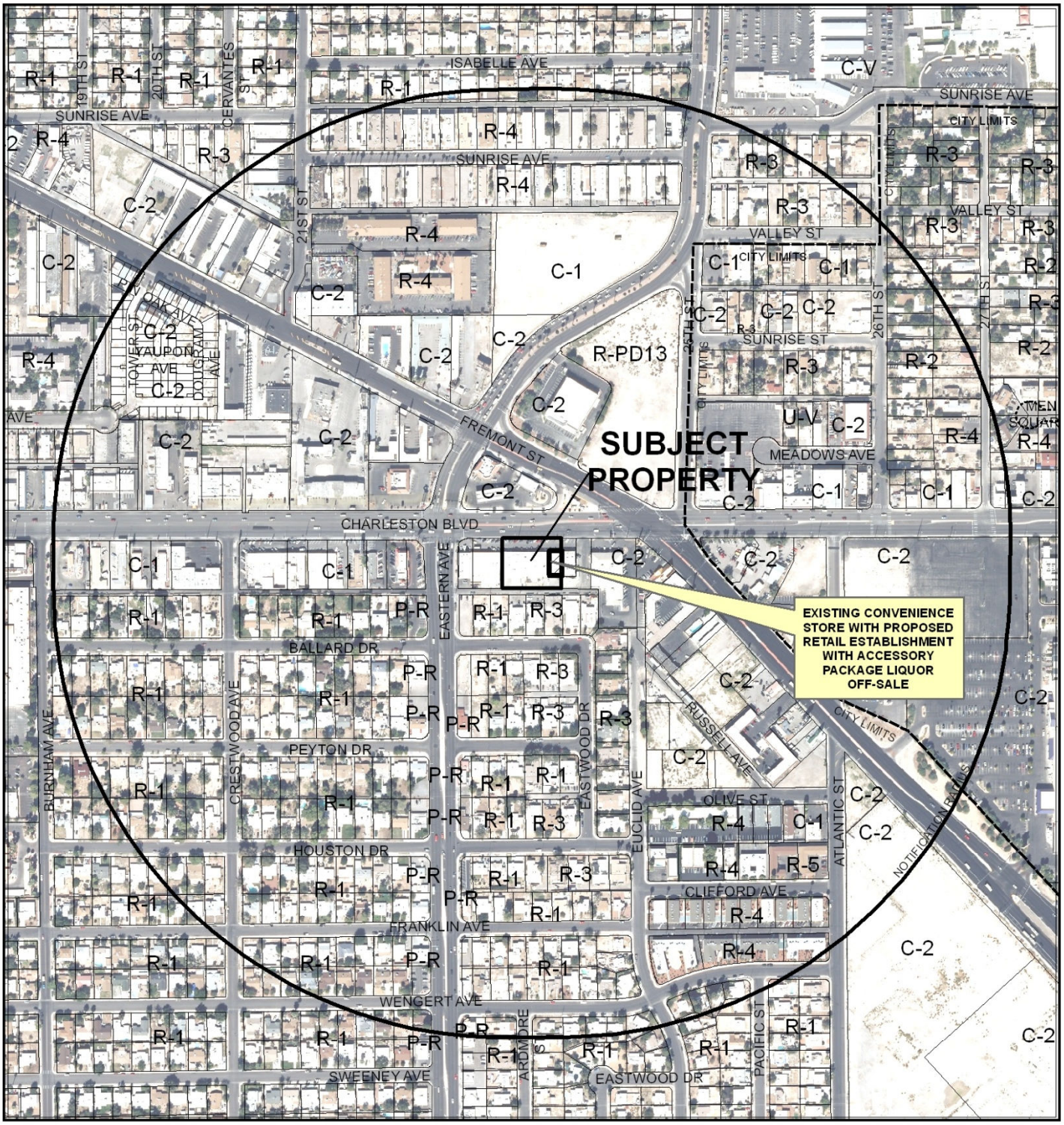
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Information on Prior Conditions by David Mason
7. Protest Postcard



CASE: **SUP-47591**

RADIUS: 1500 FEET

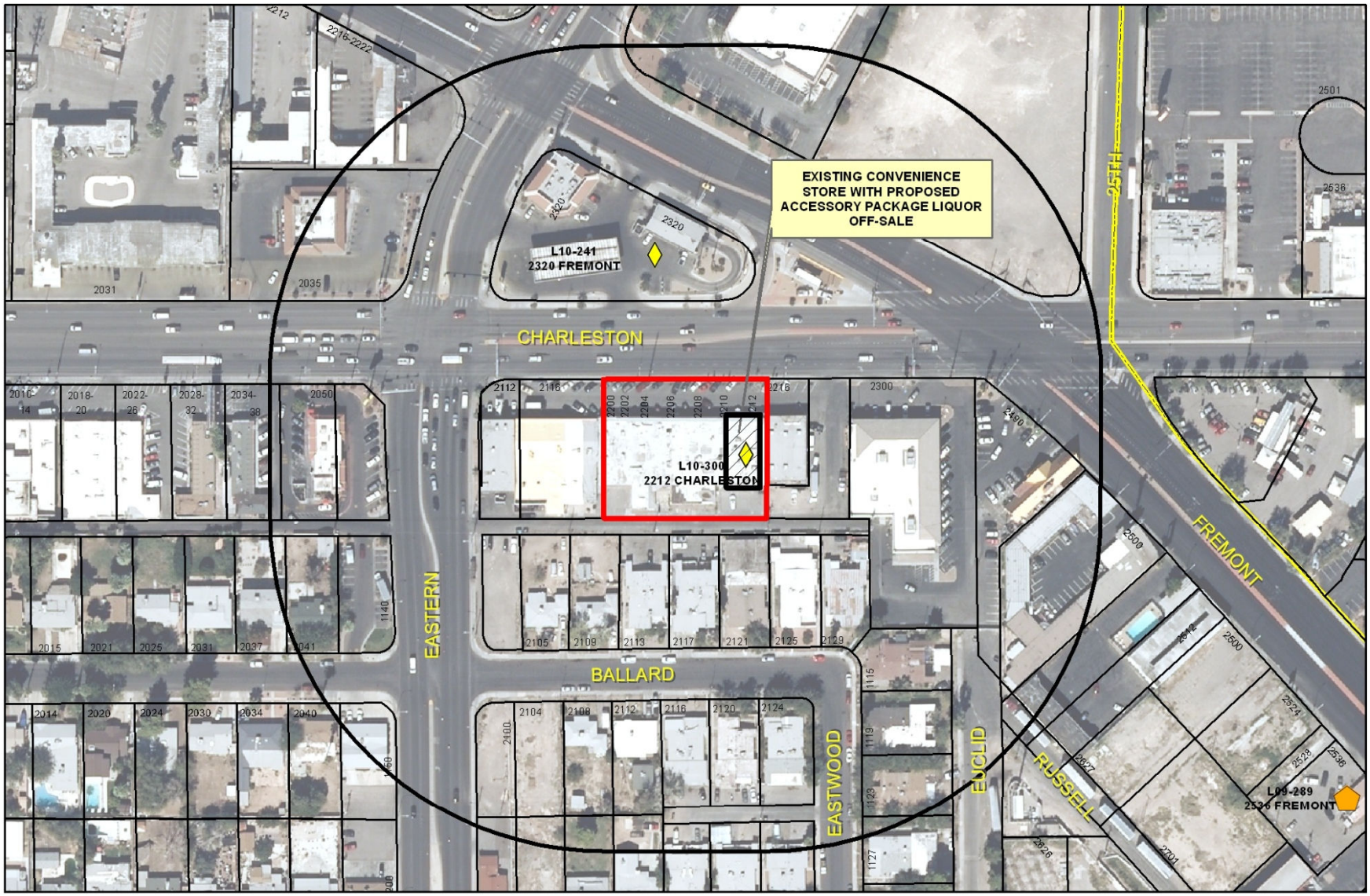
ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



CASE: **SUP-47591**

RADIUS: 1500 FEET

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



SUP-47591

Package Liquor Sales

Business Licenses

- Child Care/ Children Facility
- Beer/Wine/Cooler On Sale
- Beer/Wine/Cooler Off Sales
- Beer/Wine/Cooler On-Off Sale
- Package Liquor Sales
- Supper Club/ Restaurant Service Bar
- Tavern
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-47591** APN: 162-01-101-004

Name of Property Owner: Tuesday 18 LLC

Name of Applicant: Maxi Mart

Name of Representative: Brown, Brown & Premsrirut contact: Lora Dreja

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: Nimrod Barashy

Subscribed and sworn before me

This 30th day of October, 2012

Sue Gaines

Notary Public in and for said County and State

SUE GAINES
Notary Public, State of Nevada
Appointment No. 99-58738-1
My Appt. Expires Sept. 15, 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit Retail with Accessory Package Liquor Off Sale

Project Address (Location) 2212 E. Charleston Boulevard

Project Name Maxi Mart **Proposed Use** _____

Assessor's Parcel #(s) 162-01-101-004 **Ward #** 3 - Coffin

General Plan: existing _____ proposed _____ ~~**Zoning:** existing~~ C-2 proposed same

Commercial Square Footage 3000 **Floor Area Ratio** n/a

Gross Acres 1.78 **Lots/Units** _____ **Density** _____

Additional Information Currently holds beer and wine license

PROPERTY OWNER Tuesday 18 LLC **Contact** Shawn Barashy

Address P.O. Box 80652 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89180

E-mail Address sbarashy@leelasvegas.com

APPLICANT Maxi Mart **Contact** Khoshaba Israel

Address 2212 East Charleston **Phone:** (702) 384-5750 **Fax:** (702) 384-5753

City Las Vegas **State** NV **Zip** 89104

E-mail Address _____

REPRESENTATIVE Brown, Brown and Premsrirut **Contact** Lora Dreja

Address 520 S. 4th Street **Phone:** (702) 384-5563 **Fax:** (702) 385-1023

City Las Vegas **State** NV **Zip** 89101

E-mail Address Lora@brownlawlv.com

Property Owner Signature* _____

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

Print Name NIMROD BARASHY

Subscribed and sworn before me

This 30th day of October, 20 12.

Sue Gaines

Notary Public in and for said County and State

SUE GAINES
Notary Public, State of Nevada
Appointment No. 99-58738-1
My Appt. Expires Sept. 15, 2013

FOR DEPARTMENT USE ONLY

Case #	SUP-47591
Meeting Date:	1/8/13
Total Fee:	$1280.00
Date Received:*	11/21/12
Received By:	

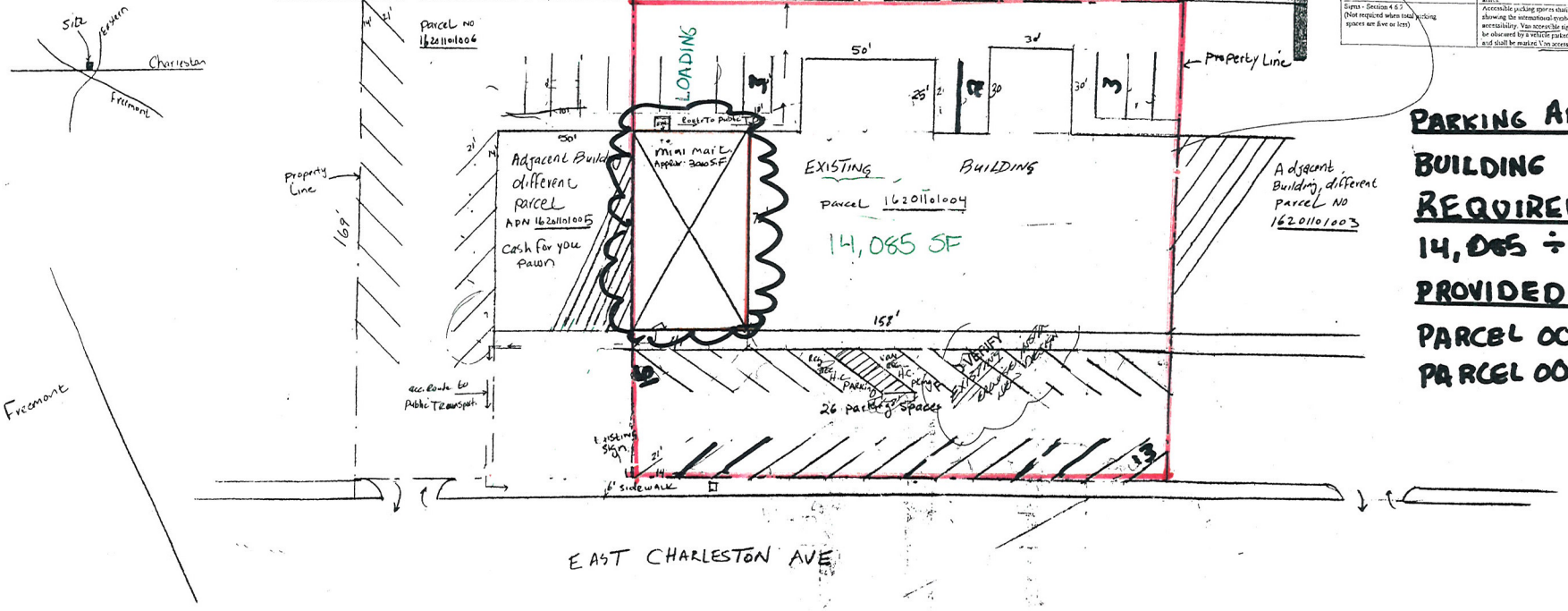
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

162-01-101-004
ACCESSORY PACKAGE LIQUOR - OFFSALE

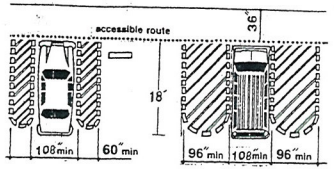
Site Plan 1/2" = 10'

Parcel 162011010004 and 162011010006
2214 E. Charleston



This design includes requirements from the City of Las Vegas Planning Department

WHEEL STOPS AT HANDICAP PARKING SPACES SHALL NOT BE PLACED SUCH THAT VEHICLE OVERHANG WILL IMPEDE HANDICAP PEDESTRIAN TRAFFIC WITHIN THE HANDICAP ACCESS ROUTE.



Van Accessible Space

CABO/ANSI A117.1-1992 with City Of Las Vegas Planning Department modifications	
Surface Slope - Section 4.6.1	Accessible parking spaces shall be located on a surface with a slope not exceeding 1:48
Dimensions of parking spaces - Section 4.6.2	108" wide plus two adjacent 60" wide access aisles. Van accessible space is 108" wide plus two adjacent 96" wide access aisles with a clear height of 98" min. Two accessible parking spaces may share a common access aisle. Curb ramps are not allowed in access aisles.
Signs - Section 4.6.4 (Not required when total parking spaces are five or less)	Accessible parking spaces shall have a sign showing the international symbol of accessibility. Van accessible signs shall not be obscured by a vehicle parked in the space and shall be marked Van accessible.

PARKING ANALYSIS

BUILDING 14,085 SF

REQUIRED PARKING

14,085 ÷ 175 = 80 SPACES

PROVIDED PARKING

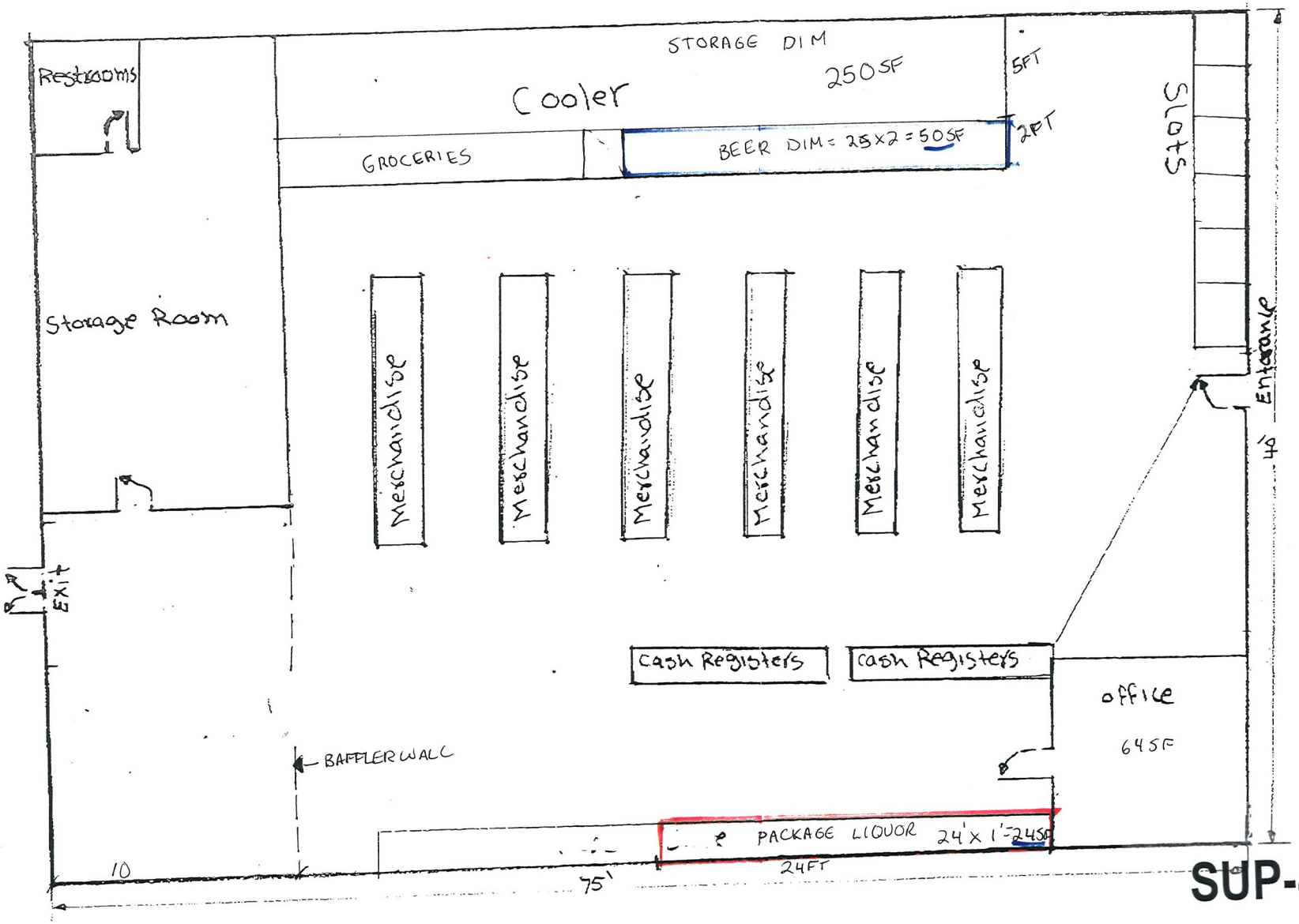
PARCEL 004 = 34 SPACES
PARCEL 006 = 13 SPACES
(TO BE STRIPED)

RECEIVED
NOV 21 2012

SUP-47591

Received: 10/11/05 14:58; 3845753 3614 > HP LaserJet 3100; Page 1
11/10/2005 15:38 3845753-3614 MAXI MART PAGE 01

Maxi Market
2212 E. Charleston Blvd.
Las Vegas, NV 89104



RETAIL SPACE
3000 SF
400> BOH
64> SF OFFICE
250> FREEZER STORAGE
2286 SF RETAIL

ALLOWABL ALCOHOL
AREA = 228SF
PROPOSED . ALCOHOL
AREA = 74SF

RECEIVED
NOV 2 1 2012

SUP-47591



SUP-47591 - APPLICANT: MAXI MART - OWNER: TUESDAY 18, LLC
2212 EAST CHARLESTON BOULEVARD

11/29/12



SUP-47591 - APPLICANT: MAXI MART - OWNER: TUESDAY 18, LLC
2212 EAST CHARLESTON BOULEVARD

11/29/12

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

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

November 20, 2012

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

Re: Use Permit to allow retail use with Off-sale Accessory Packaged Liquor. 162-01-101-004

Dear Madam/Sir:

Please consider this request to sell packaged liquor within a convenience store located at 2212 East Charleston Blvd. The proprietor, Khoshaba Israel has been an owner/manager of this store since 1998. The site currently sells beer and wine and has operated well within the community. The property is currently zoned C-2 which allows the sale of accessory packaged liquor with a use permit. While a business across the street sells beer and wine, there is no identifiable vendor of packaged liquor in the nearby vicinity. At this time there have been no protected uses identified within a 400 foot radius. All constraints in terms of operations and floor area will conform to title 6. For example, less than 10% of retail area will be dedicated to alcohol display.

The site plan indicates the parcel is parking impaired however, this use will not add to the parking requirement.

Please call me at (702) 598-1408 if you have concerns or questions.

Very truly yours,

Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut

SUP-47591

NOTICE OF PUBLIC HEARING

SPECIAL USE PERMIT

GORDON HARRY & GERALDINE TR
ROSMAN ELLIOT S TRS ETAL
2216 E CHARLESTON BLVD
LAS VEGAS NV 89104-2049

MEETING: CITY COUNCIL
DATE: MARCH 1, 2006
TIME: 1:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SUP-10786

APPLICANT: MAXI MART - OWNER: NIMROD BARASHY - REQUEST FOR A SPECIAL USE PERMIT FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED (CHECK CASHING) AND WAIVERS OF THE 200-FOOT MINIMUM DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE AND 1,000-FOOT DISTANCE SEPARATION REQUIREMENT FROM AN AUTO TITLE LOAN, PAWNBROKER, OR ANOTHER FINANCIAL INSTITUTION, SPECIFIED AT 2212 EAST CHARLESTON BOULEVARD (APN 162-01-101-004), C-2 (GENERAL COMMERCIAL) ZONE, WARD 3 (REESE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada, 89101. For further information, please call (702) 229-6301 (TDD 386-9108) http://www.lasvegasnevada.gov

APPROVED SUBJECT TO AMMENDED CONDITIONS

#89

FAX 382-4803

BARBARA JO RONEMUS
CITY CLERK

SEE LOCATION MAP ON REVERSE SIDE

Submitted at Planning Commission

Date 1/8/2013 Item 51

Mar. 1, 2006

Attention City council

RE: Special use permit

SUP-10786

Item #89

Gordon family trust-rosman Elliot trust.

In regards to the request for a check cashing business to be located in the Maxi mart, The parking problem will not go away by adding a service that requires an even lengthier stay to complete paperwork. My tenant C J tile has but about 4 spaces to service its customers, as you may be aware it is a time consuming ordeal to pick out tile.

I believe any further impact on my tenant may impose upon his ability to prosper, being trapped between two financial institutions may cause grievous harm.

If we were to receive some relief from the city to allow parking on the east side of 2216 e. Charleston it might cure some of the problem, but I think it would have to be as a condition before approval is given.

I believe this was a condition that was approved once before when the Maxi Mart was first allowed to open, but I have no documentation on this.

Respectfully yours
Gordon trust Rosman Elliot trust
James Shoughro managing partner -trustee



Dave Mason Realty

Commercial Real Estate

May 10, 2011

To: Shawn N Barashy
PO box 80652
Las Vegas Nevada 89180

Regarding: 2216 E. Charleston, Las Vegas Nevada

Dear Shawn,

Per our conversation a few months back regarding the owners of 2216 East Charleston compensating you for our proposed tenant using the driveway to the East of our space. We agreed on $ 150 per month,on a month to month basis. The tenant was just approved by the Business Licensing Department and has just opened. If he makes it to his fist months rent, the end of June, we will start that process.

I want to be very clear that we are not responsible to pay you anything and are agreeing to do so, to not create a conflict and just to make life easier. I have attached a copy of you approval in 1998 saying you had to provide an Access easement through that area.

Respectfully Yours,

David Mason
Agent for Jim Shoughro

CC Jim Shoughro

1137 S. Rancho Dr., Ste. 120
Las Vegas, NV 89102
Ph: (702) 386-8686 Fax: (702) 386-9839

January 31st, 2012

California Tire & Accessories
Ishmael Zubia
2216 E Charleston Blvd
Las Vegas, NV 89104

Re: Unauthorized activities on Tuesday Properties LLC Parcel.

Mr. Zubia,

On multiple occasions over the past few months I have asked you to stop working, displaying tires, bumper and other goods on my property and not to park in any other place but along the east wall of 2216 E Charleston. We had an agreement that for $150 per month you are permitted to park three vehicles on my property along the east wall of 2216 E Charleston only. I received a letter from Dave Mason that he decided to reduce the $150 to $120 due to rent reduction your landlord granted you. Since then I received no payment.

On Friday January 27, 2012 I posted violation stickers on your vehicles and placed a new sign for unauthorized parking giving you until Monday January 30th, 2012 to remove all vehicles and displayed material from my lot. I spoke to you that day and asked you to remove all vehicles and material from my lot. You asked for a written notice. Although I have no obligation to give you any written notice for the unauthorized parking on my lot I am giving this courtesy notice one time. **Please remove all tires and material from my property, remove all your trucks and other vehicles immediately. Do not perform any automotive or other work on my lot. Any vehicle on my property will be towed at your expense by Monday February 6, 2012. Any of your products remaining on my property will be removed.**

Sincerely,

Tuesday Properties LLC

CC:
Gordon Harry & Geraldine TR
Rosman Elliot S TRS
3113 Connors Dr
Las Vegas, NV 89107

Dave Mason Realty
516 South 6th Street
Suite 400
Las Vegas, NV 89101

NOTICE OF PUBLIC HEARING

SPECIAL USE PERMIT

MEETING: PLANNING COMMISSION
DATE: JANUARY 22, 1998 494-7794
TIME: 7:00 P.M.
LOCATION: COUNCIL CHAMBERS, CITY HALL
400 STEWART AVENUE WAYNE BELIEVES
LAS VEGAS, NEVADA BARASHY NEED PROPASIS
~~2224~~ TO FULFILL PARKING CODE

U-143-97

TEL. 494-7794

REQUEST BY NIMROD BARASHY FOR A SPECIAL USE PERMIT ON PROPERTY LOCATED AT 2224 EAST CHARLESTON BOULEVARD FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE, C-2 (GENERAL COMMERCIAL) ZONE, WARD 3 (REESE), APN: 162-01-101-004 AND 006.

WE ARE 085

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTHWEST QUARTER (NW¼), OF THE NORTHWEST QUARTER (NW¼), OF SECTION 01, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B.&M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. This request may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after discussion of the item. You will receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108).

PLANNING AND DEVELOPMENT DEPARTMENT
CITY OF LAS VEGAS

PRELIMINARY TITLE REPORT

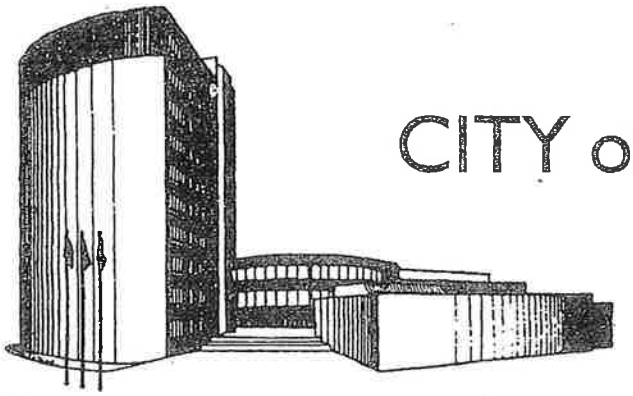
KIRA WAUWIE, SENIOR PLANNER
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

MAYOR
AN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MICHAEL J. MCDONALD
GARY REESE
LARRY BROWN

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

March 24, 1998

Mr. Nimrod Barashy
7708 Wolfcreek Road
Las Vegas, Nevada 89128

RE: U-143-97 - SPECIAL USE PERMIT

Dear Mr. Barashy:

The City Council at a regular meeting held February 23, 1998 APPROVED the request for a Special Use Permit on property located at 2224 East Charleston Boulevard FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE, C-2 (General Commercial) Zone, subject to:

1. The sale of quart beer containers is prohibited.

2. Two of the parking spaces located along East Charleston Boulevard shall be removed and replaced with landscaping. Landscaping shall be installed in conformance with the Landscape, Wall, and Buffer Standards of the Urban Design Guidelines and Standards within one (1) year of the approval of this application. Failure to install and maintain the landscaping shall result in the revocation of the operator's business license.

3. Grant a 20 foot wide perpetual, non-revocable public access easement through the parking lot (Parcel 162-01-101-006 of this application) connecting the existing public alley to the existing driveway accessing Charleston Boulevard prior to occupancy of this site as required by the Department of Public Works.

4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

5. All City Code requirements and design standards of all City departments must be satisfied.

CITY OF LAS VEGAS NEVADA

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)

6. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.

7. 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.

8. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Sincerely,

BARBARA JO RONEMUS
City Clerk

/ac

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services
Land Development Services

Mr. Falah E Hamika
Mr. Ismael Z. Isreal
1866 Trilly Lane
Las Vegas, Nevada 89115

Mr. Sam Hamika
1938 Trilly Lane
Las Vegas, Nevada 89115

DECLARATION OF RECIPROCAL EASEMENT

THIS DECLARATION OF EASEMENT is made this _____ day of June, 2002, by and between NIMROD BARASHY, 7708 Wolfcreek Road, Las Vegas, Nevada 89128, hereafter referred to as "Barashy," and the GORDON TRUST, 3113 Conners Drive, Las Vegas, Nevada 89107, hereafter referred to as "the Trust," involving three (3) parcels of real property located on East Charleston near Fremont Street, more particularly described below.

Recitals:

1. Barashy is the owner of certain land in Las Vegas, Clark County, Nevada, more particularly described as Assessor Parcel Nos. 16201101006 and 16201101004.
2. Barashy operates a market with beer and wine sales on APN 16201101004 (the "Market Parcel"). The front of the Market Parcel contains parking for the store.
3. Barashy uses APN 16201101006 for parking (the "Parking Parcel").
4. The Gordon Trust is the owner of that certain land in Las Vegas, Clark County, Nevada, more particularly described as Assessor Parcel No. 16201101005 (the "Gordon Parcel"). The Gordon Parcel has parking in front of its store, which area is necessary for ingress and egress by the Market Parcel and for access to the market from the Parking Parcel.
5. Attached as Exhibit "1" is a diagram of the parcels owned by the parties. The diagram illustrates the common driveway for ingress and egress, as well as a common front parking areas of the Parcels. The highlighted areas represent the access used by the Gordon Parcel for its loading door and rear exits.
6. In 1997, Barashy applied for a special use permit with the City of Las Vegas for the sale of beer and wine on the Market Parcel, which was approved by the Las Vegas City Council on February 23, 1998.

7. The Gordon Trust and Barashy agreed that if the Gordon Trust did not object to the special use application, Barashy would not interfere with the access to the loading door on the East side or the back doors on the South side of the Gordon Parcel. See the highlighted areas of Exhibit "1."

8. It is essential to the value of the parcels that the parties enter into this reciprocal easement agreement for the benefit of the parcels and their respective tenants.

NOW, THEREFORE, in consideration for the mutual promises set forth herein and other good and valuable consideration, the parties agree as follows:

1. *Easement*. The parties hereby create mutual easements across and onto the Barashy Parcel, the Market Parcel and the Gordon Parcel for ingress and egress, as well as access to the side and rear doors of the Gordon Parcel, as highlighted on Exhibit "1."

2. *Repair and Maintenance of Easement*. Each party shall maintain the area used for vehicular traffic on its parcel in good condition and at its own cost.

3. *Amendments*. The provisions of this agreement may be amended only by a written agreement signed by all of the parties.

4. *Binding Agreement*. The Easement rights and responsibility set forth in this agreement shall be perpetual and shall run with the land, and shall be binding on the successors and assigns of the parcel owners.

IN WITNESS WHEREOF, the parties have executed this Declaration of Reciprocal Easement on the date first above written.

THE GORDON TRUST

NIMROD BARASHY

By: _____
James Shoughro, Trustee

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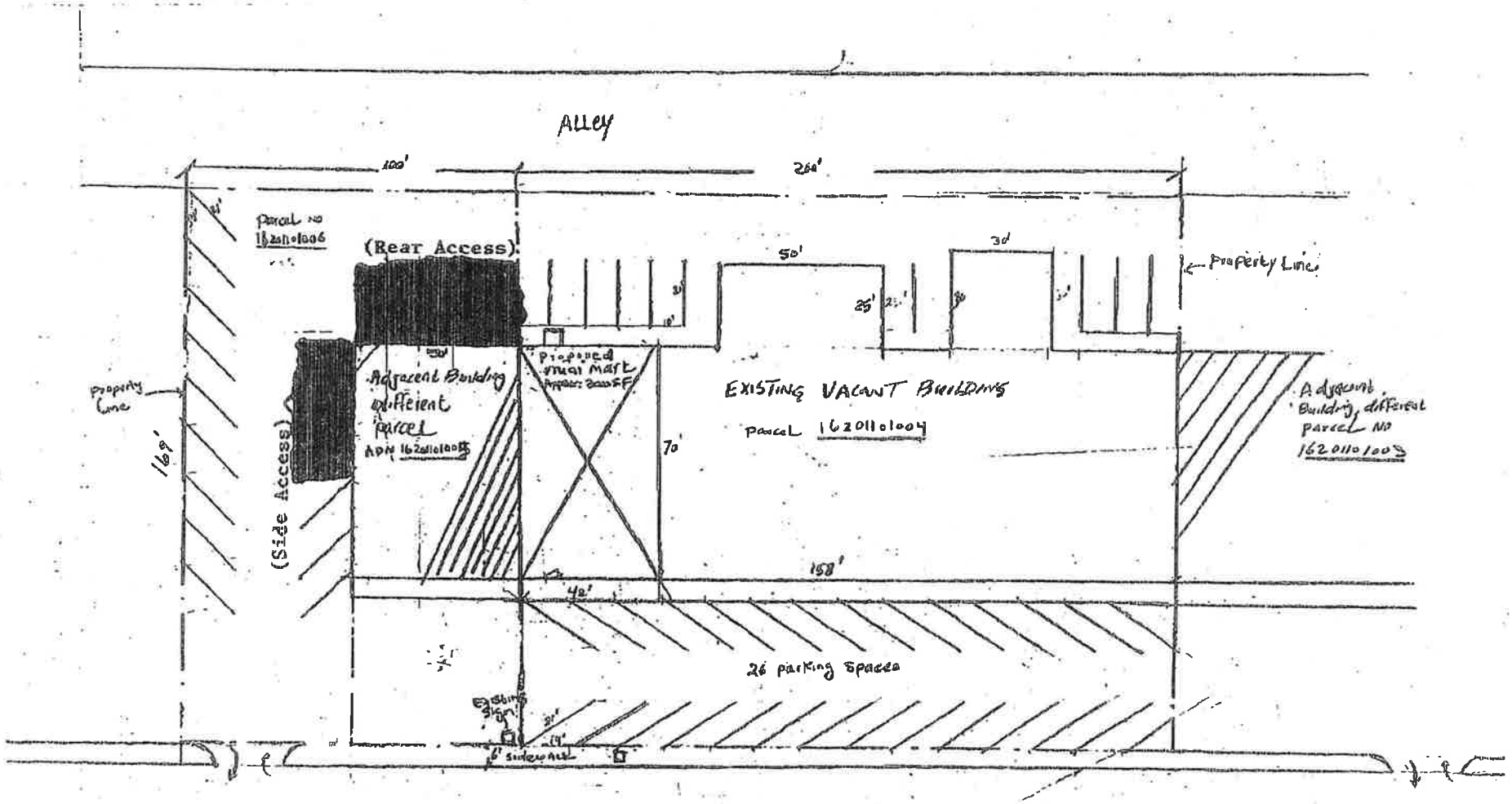
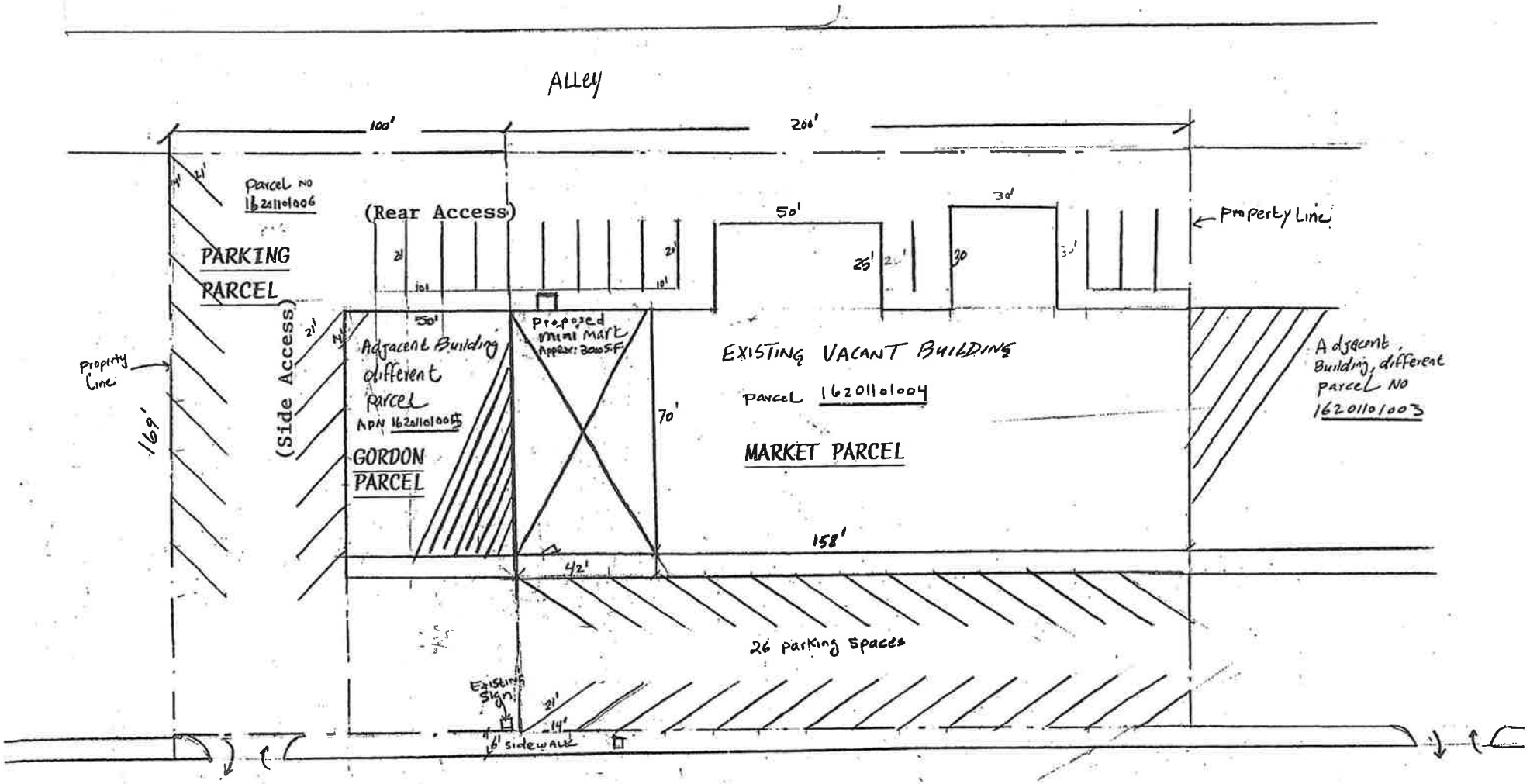


Alley
100'
200'
Parcel No 1620110006
(Rear Access)
50'
30'
Property Line
25'
Proposed Mart
Adjacent Building different parcel
ADN 1620110005
EXISTING VACANT BUILDING
Parcel 1620110004
Adjacent Building, different parcel No 1620110003
property Line
169'
(Side Access)
70'
158'
42'
26 parking Spaces
Existing Sign
6' sidewalk



Alley
100'
200'
Parcel No 16201101006
(Rear Access)
PARKING PARCEL
(Side Access)
Property Line
169'
Adjacent Building different parcel
APN 16201101005
GORDON PARCEL
Proposed mini mart Approx: 3000 S.F.
50'
70'
EXISTING VACANT BUILDING
Parcel 16201101004
MARKET PARCEL
50'
30'
25'
30
Property Line
Adjacent Building, different parcel No 16201101003
158'
42'
26 parking spaces
Existing Sign
21'
14'
6' sidewalk

APN: 16201101004
APN: 16201101005
APN: 16201101006

DECLARATION OF RECIPROCAL EASEMENT

THIS DECLARATION OF RECIPROCAL EASEMENT is made this _____ day of June, 2002, by and between **NIMROD BARASHY**, 7708 Wolfcreek Road, Las Vegas, Nevada 89128, hereafter referred to as "Barashy," and the **GORDON TRUST**, 3113 Conners Drive, Las Vegas, Nevada 89107, hereafter referred to as "the Trust," involving three (3) parcels of real property located on East Charleston near Fremont Street, more particularly described below.

Recitals:

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3. Barashy uses APN 16201101006 for parking (the "Parking Parcel").
4. The Gordon Trust is the owner of that certain land in Las Vegas, Clark County, Nevada, more particularly described as Assessor Parcel No. 16201101005 (the "Gordon Parcel"). The Gordon Parcel has parking in front of its store, which area is necessary for ingress and egress by the Market Parcel and for access to the market from the Parking Parcel.
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6. In 1997, Barashy applied for a special use permit with the City of Las Vegas for the sale of beer and wine on the Market Parcel, which was approved by the Las Vegas City Council on February 23, 1998.

7. The Gordon Trust and Barashy agreed that if the Gordon Trust did not object to the special use application, Barashy would not interfere with the access to the loading door on the East side or the back doors on the South side of the Gordon Parcel. See the highlighted areas of Exhibit "1."

8. It is essential to the value of the parcels that the parties enter into this reciprocal easement agreement for the benefit of the parcels and their respective tenants.

9. This Agreement is necessary to prevent the parties from disrupting the flow of traffic and access that has existed between these parcels for more than thirty years.

10. This Agreement is also necessary to prevent costly and protracted litigation regarding prescriptive easements and easements by contract among the various parties.

NOW, THEREFORE, in consideration for the mutual promises set forth herein and other good and valuable consideration, the parties agree as follows:

1. *Easement*. The parties hereby create mutual easements across and onto the Barashy Parcel, the Market Parcel and the Gordon Parcel for ingress and egress, as well as access to the side and rear doors of the Gordon Parcel, as highlighted on Exhibit "1."

2. *Repair and Maintenance of Easement*. Each party shall maintain the area used for vehicular traffic on its parcel in good condition and at its own cost.

3. *Amendments*. The provisions of this Agreement may be amended only by a written agreement signed by all of the parties.

4. *Binding Agreement*. The easement rights and responsibility set forth in this Agreement shall be perpetual and shall run with the land, and shall be binding on the successors and assigns of the parcel owners.

IN WITNESS WHEREOF, the parties have executed this Declaration of Reciprocal Easement on the date first above written.

THE GORDON TRUST

By: _____
James Shoughro, Trustee

_____
NIMROD BARASHY

STATE OF NEVADA)
) ss:
COUNTY OF CLARK)

This instrument is hereby acknowledged before me by **NIMROD BARASHY** this _____ day of June, 2002.

_____
Notary Public, State of Nevada

STATE OF NEVADA)
) ss:
COUNTY OF CLARK)

This instrument is hereby acknowledged before me by James Shoughro, Trustee of the **GORDON TRUST**, this _____ day of June, 2002.

_____
Notary Public, State of Nevada

AFTER RECORDING, MAIL TO:

The Gordon Trust
c/o Mr. Jim Shoughro
3113 Conners Drive
Las Vegas, Nevada 89107

F:\AMDATA\CHRIS\Gordon Trust\decl.easemnt.wpd

NOTICE OF PUBLIC HEARING

SPECIAL USE PERMIT

GORDON HARRY & GERALDINE TR
ROSMAN ELLIOT S TRS ETAL
2216 E CHARLESTON BLVD
LAS VEGAS NV 89104-2049

MEETING: CITY COUNCIL
DATE: MARCH 1, 2006
TIME: 1:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SUP-10786

APPLICANT: MAXI MART - OWNER: NIMROD BARASHY - REQUEST FOR A SPECIAL USE PERMIT FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED (CHECK CASHING) AND WAIVERS OF THE 200-FOOT MINIMUM DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE AND 1,000-FOOT DISTANCE SEPARATION REQUIREMENT FROM AN AUTO TITLE LOAN, PAWNBROKER, OR ANOTHER FINANCIAL INSTITUTION, SPECIFIED AT 2212 EAST CHARLESTON BOULEVARD (APN 162-01-101-004), C-2 (GENERAL COMMERCIAL) ZONE, WARD 3 (REESE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada, 89101. For further information, please call (702) 229-6301 (TDD 386-9108) http://www.lasvegasnevada.gov

APPROVED SUBJECT TO AMMENDED CONDITIONS

#89

FAX 382-4803

BARBARA JO RONEMUS
CITY CLERK

SEE LOCATION MAP ON REVERSE SIDE.

Mar. 1, 2006

Attention City council

RE: Special use permit

SUP-10786

Item #89

Gordon family trust-rosman Elliot trust.

In regards to the request for a check cashing business to be located in the Maxi mart, The parking problem will not go away by adding a service that requires an even lengthier stay to complete paperwork. My tenant C J tile has but about 4 spaces to service its customers, as you may be aware it is a time consuming ordeal to pick out tile.

I believe any further impact on my tenant may impose upon his ability to prosper, being trapped between two financial institutions may cause grievous harm.

If we were to receive some relief from the city to allow parking on the east side of 2216 e. Charleston it might cure some of the problem, but I think it would have to be as a condition before approval is given.

I believe this was a condition that was approved once before when the Maxi Mart was first allowed to open, but I have no documentation on this.

Respectfully yours
Gordon trust Rosman Elliot trust
James Shoughro managing partner -trustee



Dave Mason Realty

Commercial Real Estate

May 10, 2011

To: Shawn N Barashy
PO box 80652
Las Vegas Nevada 89180

Regarding: 2216 E. Charleston, Las Vegas Nevada

Dear Shawn,

Per our conversation a few months back regarding the owners of 2216 East Charleston compensating you for our proposed tenant using the driveway to the East of our space. We agreed on $ 150 per month,on a month to month basis. The tenant was just approved by the Business Licensing Department and has just opened. If he makes it to his fist months rent, the end of June, we will start that process.

I want to be very clear that we are not responsible to pay you anything and are agreeing to do so, to not create a conflict and just to make life easier. I have attached a copy of you approval in 1998 saying you had to provide an Access easement through that area.

Respectfully Yours,

David Mason
Agent for Jim Shoughro

CC Jim Shoughro

1137 S. Rancho Dr., Ste. 120
Las Vegas, NV 89102
Ph: (702) 386-8686 Fax: (702) 386-9839

January 31st, 2012

California Tire & Accessories
Ishmael Zubia
2216 E Charleston Blvd
Las Vegas, NV 89104

Re: Unauthorized activities on Tuesday Properties LLC Parcel.

Mr. Zubia,

On multiple occasions over the past few months I have asked you to stop working, displaying tires, bumper and other goods on my property and not to park in any other place but along the east wall of 2216 E Charleston. We had an agreement that for $150 per month you are permitted to park three vehicles on my property along the east wall of 2216 E Charleston only. I received a letter from Dave Mason that he decided to reduce the $150 to $120 due to rent reduction your landlord granted you. Since then I received no payment.

On Friday January 27, 2012 I posted violation stickers on your vehicles and placed a new sign for unauthorized parking giving you until Monday January 30th, 2012 to remove all vehicles and displayed material from my lot. I spoke to you that day and asked you to remove all vehicles and material from my lot. You asked for a written notice. Although I have no obligation to give you any written notice for the unauthorized parking on my lot I am giving this courtesy notice one time. **Please remove all tires and material from my property, remove all your trucks and other vehicles immediately. Do not perform any automotive or other work on my lot. Any vehicle on my property will be towed at your expense by Monday February 6, 2012. Any of your products remaining on my property will be removed.**

Sincerely,

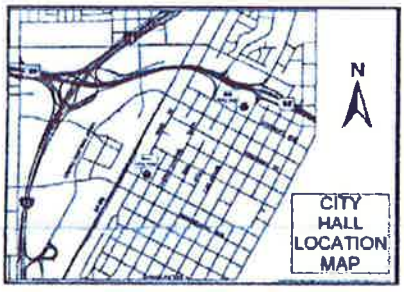
Tuesday Properties LLC

CC:
Gordon Harry & Geraldine TR
Rosman Elliot S TRS
3113 Connors Dr
Las Vegas, NV 89107

Dave Mason Realty
516 South 6th Street
Suite 400
Las Vegas, NV 89101

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-47591
Planning Commission Meeting of 01/08/2013

61 JRDCN11 89169

PRESORTED FIRST CLASS

UNITED STATES POSTAGE

02 1M $ 00.42⁴
0004279218 DEC 27 2012
MAILED FROM ZIPCODE 89101

RECEIVED

JAN 02 2013

City of Las Vegas
Dept. of Planning

Case: SUP-47591
16202512011
ZUNINO OSVALDO LIVING TRUST
ZUNINO OSVALDO TRS
3575 TIOGA WY
LAS VEGAS NV 89169-3340 89169-3340

1/2/2013

#51
P

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

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

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

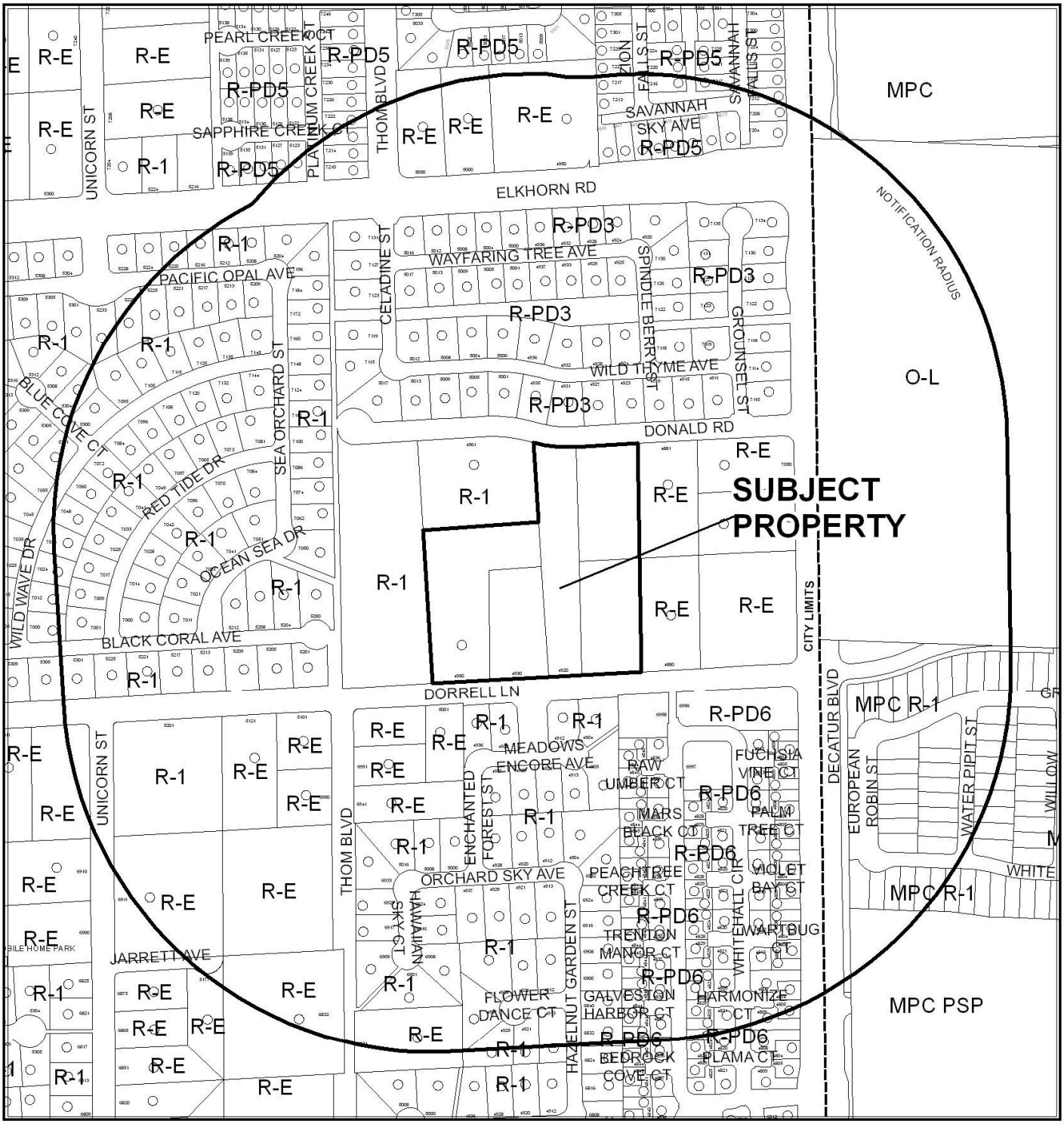
SUBJECT:
VAR-48169 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: PAY DIRT IRREVOCABLE BUSINESS TRUST ET AL, ET AL - For possible action on a request for a Variance TO ALLOW A MINIMUM LOT WIDTH OF 60 FEET WHERE 65 FEET IS REQUIRED, TO ALLOW A 10-FOOT FRONT YARD SETBACK ON LOTS 1, 10 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 and 017), R-1 (Single Family Residential) Zone, Ward 6 (Ross). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 04/17/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL.

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



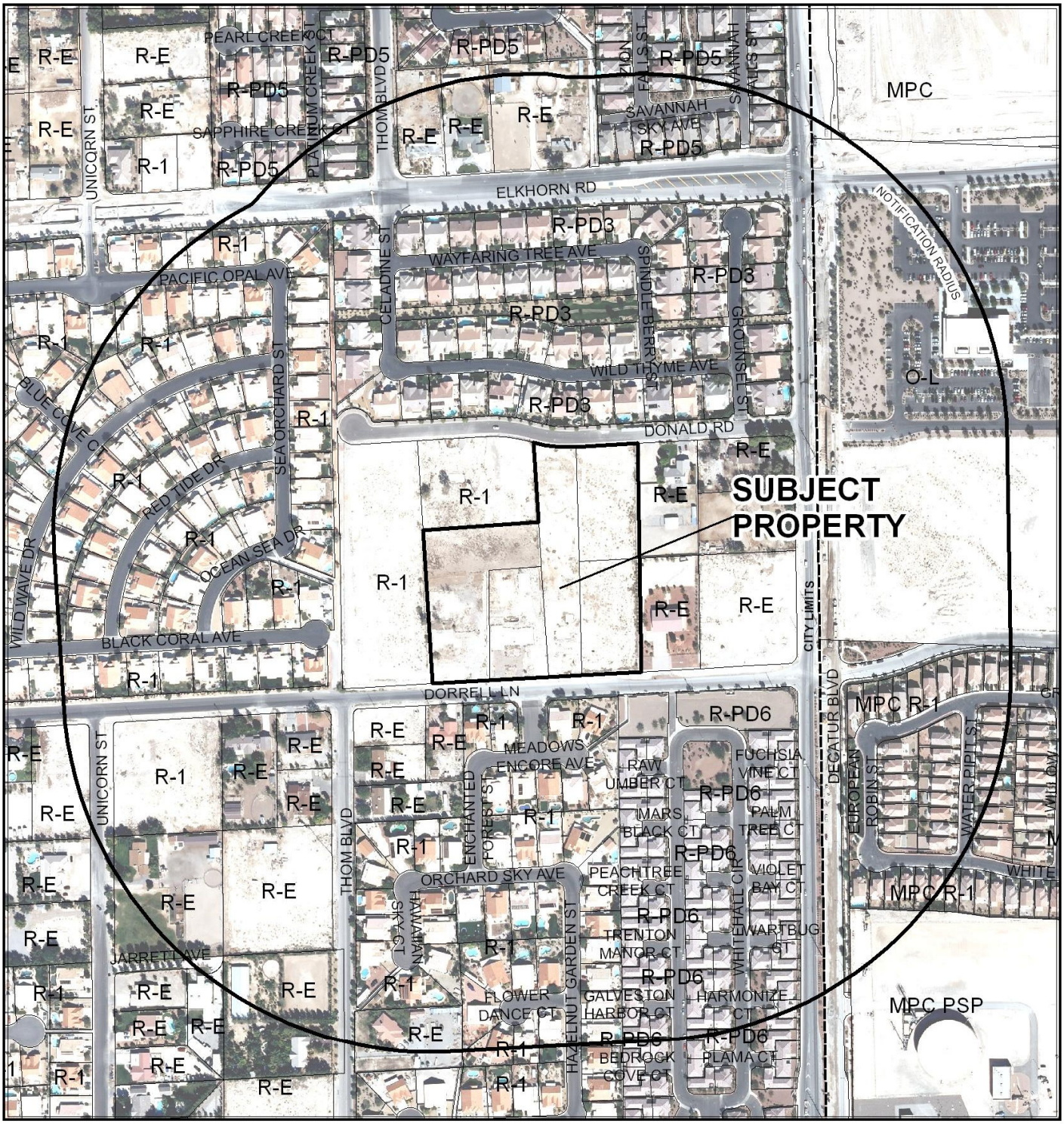
0 300 600 Feet

CASE: VAR-48169 & TMP-48166

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: VAR-48169 & TMP-48166

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-48169 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 3rd day of January, 2013

Darlene Tactacan

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DARLENE TACTACAN
No: 97-3665-1
My Appointment Expires Sept. 15, 2013

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

JENNIFER ADAMS
Notary Public
State of Nevada
My Commission Expires: 07-25-15
Certificate No: 03-83741-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance - Setback/Lot Width

Project Address (Location) Decatur and Dorrelll

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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DARLENE TACTACAN
No: 97-3665-1
My Appointment Expires Sept. 15, 2013

FOR DEPARTMENT USE ONLY

Case #	VAR-48169
Meeting Date:	3/12/13
Total Fee:	$830 -
Date Received:*	1/24/13
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.

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) Elaine Elliott, V.P.

Property Owner Signature* _____

*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 13.

Jennifer Adams

Notary Public in and for said County and State

JENNIFER ADAMS
Notary Public
State of Nevada
My Commission Expires: 07-25-15
Certificate No: 03-83741-1

FOR DEPARTMENT USE ONLY

Case #	VAR-48169
Meeting Date:	3/12/13
Total Fee:	$830.-
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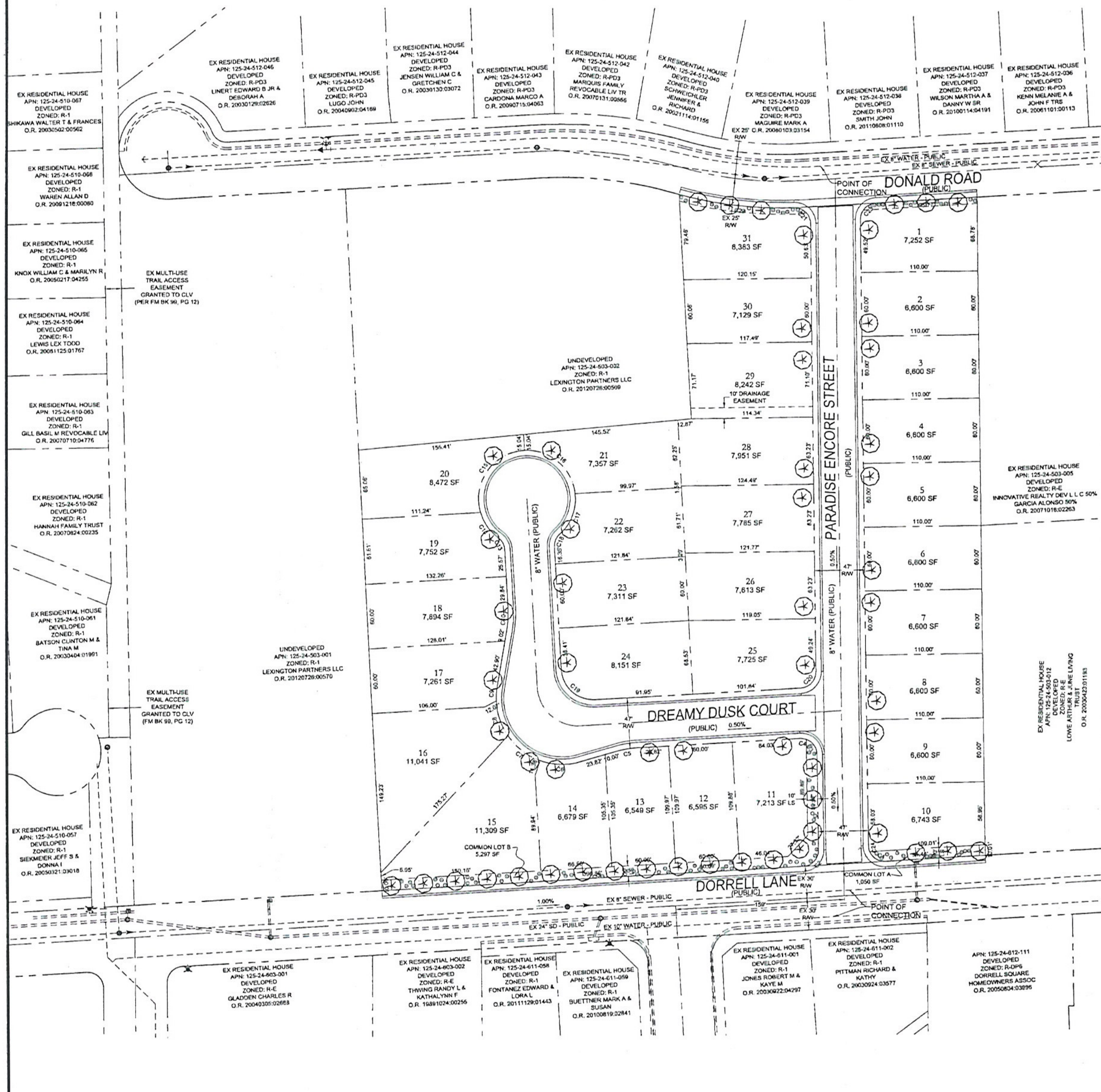
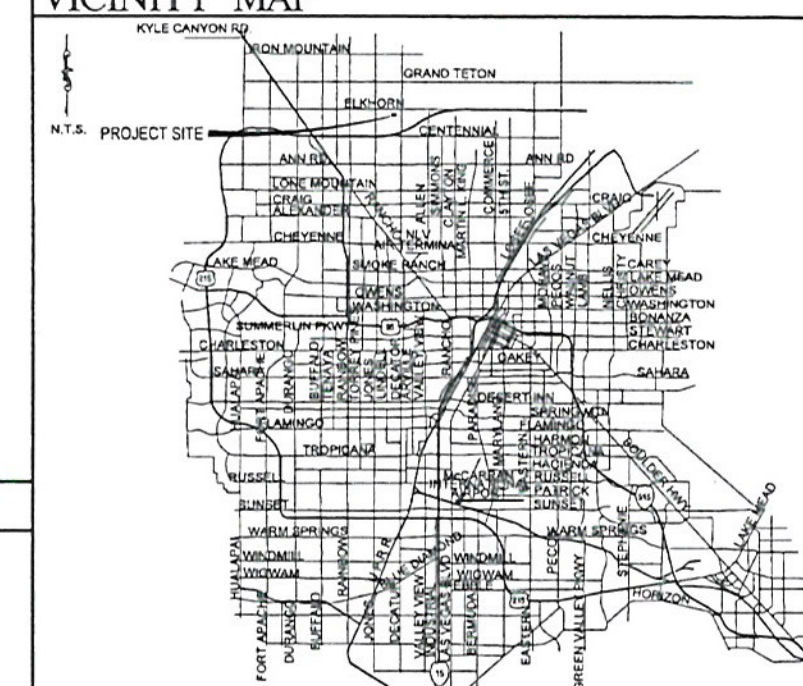


VICINITY MAP



N.T.S. PROJECT SITE

OWNER	OWNER	DEVELOPER
PAYDIRT IRREVOCABLE BUS TRUST 7900 W SAHARA AVE #200 LAS VEGAS NV 89117-7921	IVERSON WILLIAN C JR 7121 W CRAIG RD #113 PMB 102 LAS VEGAS NV 89129-6023	DR HORTON 330 CAROUSEL PKWY HENDERSON, NV 89014

LEGAL DESCRIPTION

ALL OF LOTS 232,233,234,235A, 235B AND 237 OF THE SURVEY TITLED "PLAT OF SURVEY FOR THE CITY OF LAS VEGAS", RECORDED IN FILE 52, PAGE 70 OF THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, SITUATED WITHIN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

SOUTH 00°46'17" EAST

BEING THE CENTERLINE OF DECATUR BOULEVARD AS SHOWN ON THE SURVEY TITLED "PLAT OF SURVEY FOR CITY OF LAS VEGAS", RECORDED IN FILE 52, PAGE 70 OF SURVEYS, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK NUMBER

6LV9013SSE6

ELEVATION 705.5806 METERS (NAVD 88) 2,315.86 FEET

RIVET AND PLATE IN THE TOP OF CURB AT THE NORTHWEST CORNER OF THOM BOULEVARD AND ELKHORN ROAD.

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE CLARK COUNTY STANDARDS AND SPECIFICATIONS.
2. UTILITIES:
   - WATER — LAS VEGAS VALLEY WATER DISTRICT
   - SEWER — CITY OF LAS VEGAS
   - POWER — NV ENERGY
   - TELEPHONE — CENTURYLINK
   - GAS — SOUTHWEST GAS CORPORATION
   - CATV — COX CABLE
   - SOLID WASTE DISPOSAL — REPUBLIC SERVICES
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY AND IS NOT PART OF ANY MASTER PLAN.
5. PEAK SEWAGE CONTRIBUTION — 7,650 GPD AVERAGE, 26,775 GPD PEAK
6. FIRM PANEL 32003C1785 F, REVISED NOVEMBER 16, 2011. ENTIRE AREA WITHIN FEMA ZONE "X".
7. PROTECTIVE COVENANTS AND/OR DEED RESTRICTIONS ARE TO BE GENERATED INTO A SEPARATE DOCUMENT AND RECORDED.
8. THERE ARE NO KNOWN EXISTING FAULTS OR FISSURES ON THE SITE.
9. THERE IS NO KNOW GROUND WATER AT A DEPTH LESS THAN 20-FEET. A SOILS REPORT IS BEING PREPARED TO VERIFY THE DEPTH OF GROUNDWATER.
10. PERIMETER AND ENTRY LANDSCAPE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

CURVE TABLE

Curve #	Length	Radius	Delta
C1	18.46'	15.00'	070°31'44"
C2	22.92'	15.00'	087°32'12"
C3	18.47'	15.00'	070°32'41"
C4	5.74'	15.00'	021°56'08"
C5	21.62'	95.00'	013°02'19"
C6	38.51'	62.00'	035°35'07"
C7	39.02'	62.00'	036°03'36"
C8	34.63'	62.00'	031°59'58"
C9	13.32'	62.00'	012°18'36"
C10	21.55'	95.00'	013°00'00"
C13	12.83'	14.50'	050°42'13"
C14	29.79'	45.50'	037°30'26"
C15	81.95'	45.50'	103°11'47"
C16	69.26'	45.50'	087°12'36"
C17	42.48'	45.50'	053°29'37"
C18	12.83'	14.50'	050°42'13"
C19	47.09'	30.00'	089°55'35"
C20	22.92'	15.00'	087°32'12"
C21	23.85'	15.00'	091°06'10"
C22	109.63'	376.76'	016°40'20"
C23	22.89'	15.00'	087°26'27"
C24	5.74'	15.00'	021°56'05"

UTILITY LOCATIONS

WATER - NEAREST WATER POINT OF CONNECTION IS LOCATED IN DONALD ROAD (8") AND DORRELL ROAD (10"). LVVWD IS THE PURVEYOR.

SEWER - NEAREAST SEWER POINT OF CONNECTION IS AN EXISTING 8" LINE DORRELL ROAD. CITY OF LAS VEGAS IS THE PURVEYOR.

LEGEND

- RIGHT-OF-WAY
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT
- STREET CENTERLINE
- LOT NUMBER
- WATER LINE
- SEWER LINE W/ MANHOLE
- EDGE OF PAVEMENT

SITE INFORMATION

ASSESSORS PARCEL NUMBERS	125-24-503-004, 125-24-503-006, 125-24-503-009, 125-24-503-011 & 125-24-503-017
PROPOSED USE OF PROPERTY	SINGLE FAMILY RESIDENTIAL SUBDIVISION
EXISTING ZONING	R-1
PROPOSED ZONING	R-1
TOTAL PROPOSED LOTS	31 RESIDENTIAL LOTS 2 COMMON LOTS
GROSS ACREAGE	7.4
NET ACREAGE	6.5
DENSITY (BASED ON GROSS ACREAGE)	4.19 LOTS/ACRE
PARKING REQUIRED	2 PER UNIT = 62 SPACES
PARKING PROVIDED	62 SPACES IN 2 CAR GARAGES, DRIVEWAYS, AND ON-STREET PARKING
AVERAGE LOT SIZE	7,500 SF
SMALLEST LOT SIZE	6,600 SF
LARGEST LOT SIZE	11,200 SF

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	NTS	NOT TO SCALE
BC	BACK OF CURB	OC	ON CENTER
BCR	BACK OF CURB RADIUS	PB	PULL BOX
BM	BENCHMARK	PC	POINT OF CURVE
BVC	BEGIN VERTICAL CURVE	PCC	POINT OF COMPOUND CURVE
BW	BOTTOM OF EXISTING WALL	PE	POLYETHYLENE
CATV	CABLE TELEVISION	PI	POINT OF INTERSECTION
CC	CLARK COUNTY	PL	PROPERTY LINE
CL	CENTERLINE	POC	POINT OF CONNECTION
CLV	CITY OF LAS VEGAS	PP	POWER POLE
CMP	CORRUGATED METAL PIPE	PRC	POINT OF REVERSE CURVE
CNLV	CITY OF NORTH LAS VEGAS	PT	POINT OF TANGENCY
CO	CLEAN OUT, SEWER	PVC	POLYVINYL CHLORIDE
COH	CITY OF HENDERSON	R	RADIUS
CY	CUBIC YARD	RCB	REINFORCED CONCRETE BOX
DG	DESIGN GRADE	RCP	REINFORCED CONCRETE PIPE
DI	DROP INLET	R/W	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	RT	RIGHT
EC	END OF CURVE	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SL	STREETLIGHT
EVC	END VERTICAL CURVE	SNWA	SOUTHERN NEVADA WATER AUTHORITY
EX	EXISTING	SS	SANITARY SEWER
FF	FINISH FLOOR ELEVATION	STA	STATION
FG	FINISH GRADE	STD	STANDARD
FH	FIRE HYDRANT	SVZ	SIGHT VISIBILITY ZONE
FL	FLOW LINE	SW	SIDEWALK
FT	FEET	TC	TOP OF CURB
GB	GRADE BREAK	TF	TOP OF FOOTING
GFF	GARAGE FINISH FLOOR	TR	TOP OF RETAINING
HP	HIGH POINT	TW	TOP OF WALL
INV	INVERT	TYP	TYPICAL
LF	LINEAR FEET	USD	UNIFORM STANDARD DRAWING
LT	LEFT	VC	VERTICAL CURVE
LVVWD	LAS VEGAS VALLEY WATER DISTRICT	VCP	VITRIFIED CLAY PIPE
MAX	MAXIMUM	VG	VALLEY GUTTER
MH	MANHOLE	W	WATER
MIN	MINIMUM	ZC	ZERO CURB

TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	Approx. 153	24" BOX	30' On Center	MONDEL PINE	Pinus eldarica
	Approx. 565	1 - 5 Gallon	N/A	DESERT BROOM	Baccharis sarothroides

CONNECTIVITY RATIO

LINKS: 4
NODES: 3
RATIO: 1.33

VAR-48169
TMP-48166

AVOID HITTING OVERHEAD POWER LINES IT'S COSTLY
CALL BEFORE YOU DO OVERHEAD
1-702-227-2929

Call Before You Dig
AVOID CUTTING UNDERGROUND UTILITY LINES, IT'S COSTLY.
CALL 811
OR 1-800-227-2600
AND
CLARK COUNTY TRAFFIC OPERATIONS 1-800-455-7544

NO.	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

DR HORTON
330 CAROUSEL PKWY
HENDERSON, NV 89014
(702) 635-3600 FAX:

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

DECATUR & DORRELL
A RESIDENTIAL SUBDIVISION

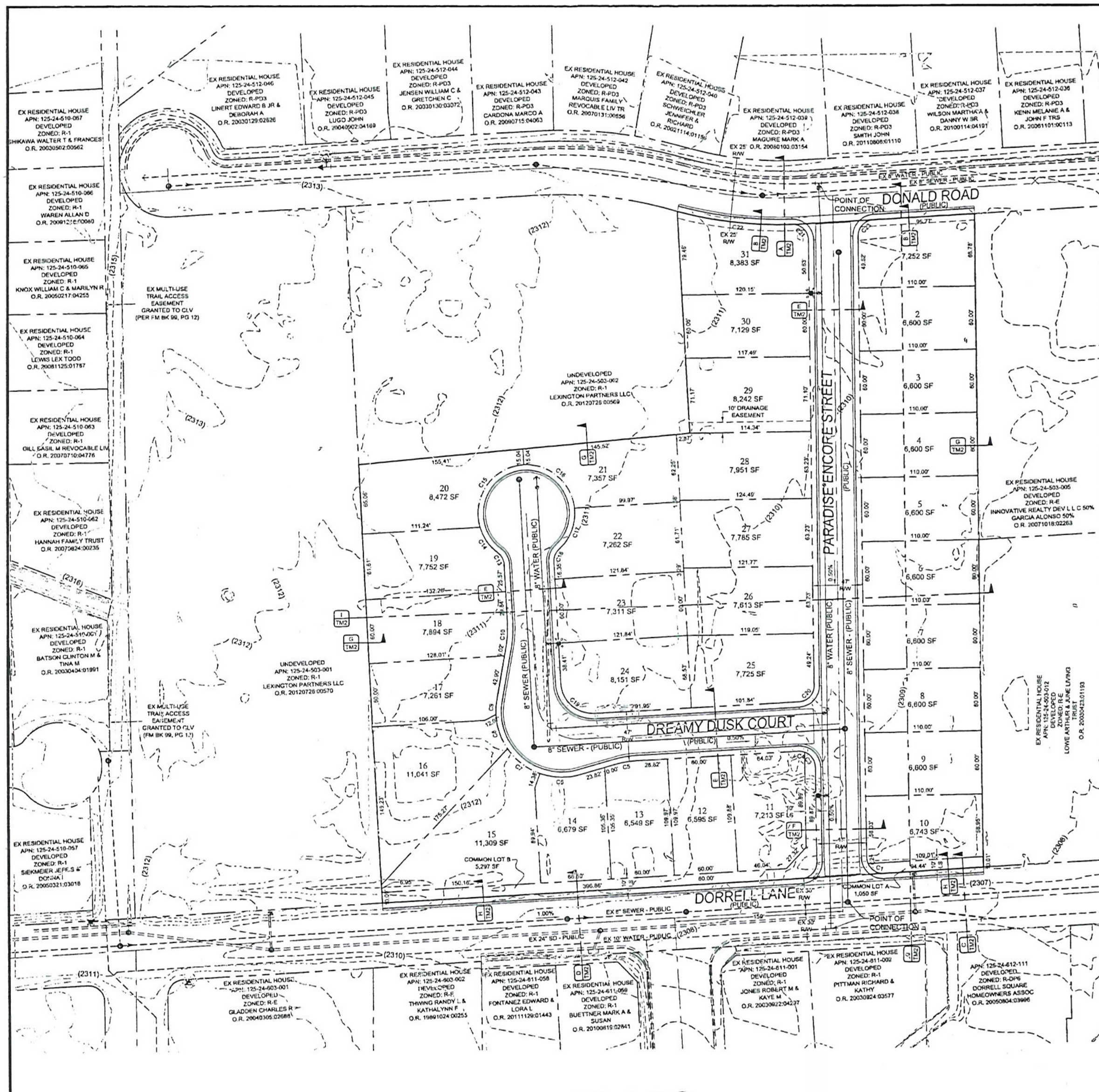
LANDSCAPE PLAN

REGISTERED PROFESSIONAL ENGINEER STATE OF NEVADA
ROBERT D. CUNNINGHAM
Exp. 12-31-14
CIVIL
No. 15726
1/24/13
ENGINEER'S SEAL

DATE:	01.03.13
SCALE:	1"=50'
JOB NO:	DRH-12-049
DESIGNED BY:	MC
CHECKED BY:	RDC
SHEET NAME:	LS1
SHEET:	1 OF 1

FILE NAME: TM.DWG

RECEIVED
JAN 2 4 2013



VAR-48169
TMP-48166

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY
CALL BEFORE YOU DO OVERHEAD
1-702-227-2929

Call Before You Dig
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
CALL 811
OR 1-800-227-2600
AND CLARK COUNTY TRAFFIC OPERATIONS 1-800-455-7544

FILE NAME: TM.DWG

CURVE TABLE

Curve #	Length	Radius	Delta
C1	18.46'	15.00'	070°31'44"
C2	22.92'	15.00'	087°32'12"
C3	18.47'	15.00'	070°32'41"
C4	5.74'	15.00'	021°55'06"
C5	21.62'	95.00'	013°02'19"
C6	38.51'	62.00'	035°35'07"
C7	36.02'	62.00'	030°03'38"
C8	34.63'	62.00'	031°59'58"
C9	13.32'	62.00'	012°18'36"
C10	21.55'	95.00'	013°00'00"
C13	12.83'	14.50'	050°42'13"
C14	29.79'	45.50'	037°30'26"
C15	81.95'	45.50'	103°11'47"
C16	69.26'	45.50'	087°12'36"
C17	42.46'	45.50'	053°29'37"
C18	12.83'	14.50'	050°42'13"
C19	47.00'	30.00'	089°55'35"
C20	22.92'	15.00'	087°32'12"
C21	23.85'	15.00'	091°06'10"
C22	109.63'	376.76'	016°40'20"
C23	22.80'	15.00'	087°26'27"
C24	5.74'	15.00'	021°56'05"

LEGEND

RIGHT-OF-WAY
BOUNDARY LINE
PROPERTY LINE
EASEMENT
STREET CENTERLINE
LOT NUMBER
WATER LINE
SEWER LINE W/ MANHOLE
EDGE OF PAVEMENT

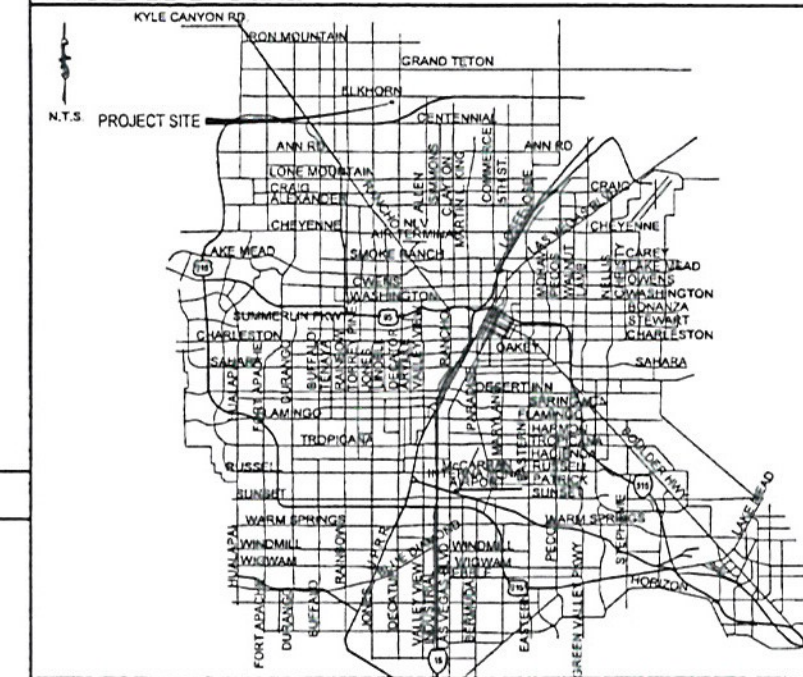
SITE INFORMATION

ASSESSORS PARCEL NUMBERS	125-24-503-004, 125-24-503-008, 125-24-503-009, 125-24-503-011 & 125-24-503-017
PROPOSED USE OF PROPERTY	SINGLE FAMILY RESIDENTIAL SUBDIVISION
EXISTING ZONING	R-1
PROPOSED ZONING	R-1
TOTAL PROPOSED LOTS	31 RESIDENTIAL LOTS 2 COMMON LOTS
GROSS ACREAGE	7.4
NET ACREAGE	6.8
DENSITY (BASED ON GROSS ACREAGE)	4.19 LOTS/ACRE
PARKING REQUIRED	2 PER UNIT = 62 SPACES
PARKING PROVIDED	62 SPACES IN 2 CAR GARAGES, DRIVEWAYS, AND ON-STREET PARKING
AVERAGE LOT SIZE	7,500 SF
SMALLEST LOT SIZE	6,600 SF
LARGEST LOT SIZE	11,200 SF

CONNECTIVITY RATIO

LINKS: 4
NODES: 3
RATIO: 1.33

VICINITY MAP



OWNER

PAYDIRT IRREVOCABLE BUS TRUST
7900 W SAHARA AVE #200
LAS VEGAS NV 89117-7921

OWNER

IVERSON WILLIAN C JR
7121 W CRAIG RD #113 PMB 102
LAS VEGAS NV 89129-6023

DEVELOPER

DR HORTON
330 CAROUSEL PKWY
HENDERSON, NV 89014

LEGAL DESCRIPTION

ALL OF LOTS 232,233,234,235A, 235B AND 237 OF THE SURVEY TITLED "PLAT OF SURVEY FOR THE CITY OF LAS VEGAS", RECORDED IN FILE 52, PAGE 70 OF THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, SITUATED WITHIN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

SOUTH 00°48'17" EAST

BEING THE CENTERLINE OF DECATUR BOULEVARD AS SHOWN ON THE SURVEY TITLED "PLAT OF SURVEY FOR CITY OF LAS VEGAS", RECORDED IN FILE 52, PAGE 70 OF SURVEYS, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK NUMBER

6LV9013SSE6

ELEVATION 705.8608 METERS (NAVD 88) 2,315.86 FEET

RIVET AND PLATE IN THE TOP OF CURB AT THE NORTHWEST CORNER OF THOM BOULEVARD AND ELKHORN ROAD.

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE CLARK COUNTY STANDARDS AND SPECIFICATIONS.
2. UTILITIES:

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS CORPORATION
CATV	COX CABLE
SOLID WASTE DISPOSAL	REPUBLIC SERVICES

3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY AND IS NOT PART OF ANY MASTER PLAN.
5. PEAK SEWAGE CONTRIBUTION 7,650 GPD AVERAGE 26,775 GPD PEAK
6. FIRM PANEL 32003C1765 F, REVISED NOVEMBER 16, 2011. ENTIRE AREA WITHIN FEMA ZONE "X".
7. PROTECTIVE COVENANTS AND/OR DEED RESTRICTIONS ARE TO BE GENERATED INTO A SEPARATE DOCUMENT AND RECORDED.
8. THERE ARE NO KNOWN EXISTING FAULTS OR FISSURES ON THE SITE.
9. THERE IS NO KNOW GROUND WATER AT A DEPTH LESS THAN 20-FEET. A SOILS REPORT IS BEING PREPARED TO VERIFY THE DEPTH OF GROUNDWATER.
10. PERIMETER AND ENTRY LANDSCAPE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

UTILITY LOCATIONS

WATER - NEAREST WATER POINT OF CONNECTION IS LOCATED IN DONALD ROAD (8") AND DORRELL ROAD (10"). LVVWD IS THE PURVEYOR.

SEWER - NEAREAST SEWER POINT OF CONNECTION IS AN EXISTING 8" LINE DORRELL ROAD. CITY OF LAS VEGAS IS THE PURVEYOR.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	NTS	NOT TO SCALE
BC	BACK OF CURB	OC	ON CENTER
BCR	BACK OF CURB RADIUS	PB	PULL BOX
BM	BENCHMARK	PC	POINT OF CURVE
BVC	BEGIN VERTICAL CURVE	PCC	POINT OF COMPOUND CURVE
BW	BOTTOM OF EXISTING WALL	PE	POLYETHYLENE
CATV	CABLE TELEVISION	PI	POINT OF INTERSECTION
CC	CLARK COUNTY	PL	PROPERTY LINE
CL	CENTERLINE	POC	POINT OF CONNECTION
CLV	CITY OF LAS VEGAS	PP	POWER POLE
CMP	CORRUGATED METAL PIPE	PRC	POINT OF REVERSE CURVE
CNLV	CITY OF NORTH LAS VEGAS	PT	POINT OF TANGENCY
CO	CLEAN OUT, SEWER	PVC	POLYVINYL CHLORIDE
COH	CITY OF HENDERSON	R	RADIUS
CY	CUBIC YARD	RCB	REINFORCED CONCRETE BOX
DG	DESIGN GRADE	RCP	REINFORCED CONCRETE PIPE
DI	DROP INLET	R/W	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	RT	RIGHT
EC	END OF CURVE	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SL	STREETLIGHT
EVC	END VERTICAL CURVE	SNWA	SOUTHERN NEVADA WATER AUTHORITY
EX	EXISTING	SS	SANITARY SEWER
FF	FINISH FLOOR ELEVATION	STA	STATION
FG	FINISH GRADE	STD	STANDARD
FH	FIRE HYDRANT	SVZ	SIGHT VISIBILITY ZONE
FL	FLOW LINE	SW	SIDEWALK
FT	FEET	TC	TOP OF CURB
GB	GRADE BREAK	TF	TOP OF FOOTING
GFF	GARAGE FINISH FLOOR	TR	TOP OF RETAINING
HP	HIGH POINT	TW	TOP OF WALL
INV	INVERT	TYP	TYPICAL
LF	LINEAR FEET	USD	UNIFORM STANDARD DRAWING
LT	LEFT	VC	VERTICAL CURVE
LVVWD	LAS VEGAS VALLEY WATER DISTRICT	VCP	VITRIFIED CLAY PIPE
MAX	MAXIMUM	VG	VALLEY GUTTER
MH	MANHOLE	W	WATER
MIN	MINIMUM	ZC	ZERO LIP CURB

NO	DESCRIPTION	BY	DATE	APPR.

REVISIONS

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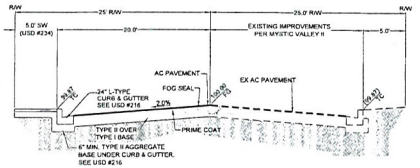
DECATUR & DORRELL
A RESIDENTIAL SUBDIVISION

TENTATIVE MAP

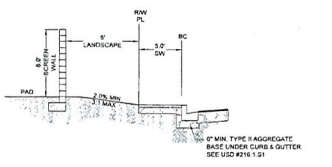
STATE OF NEVADA REGISTERED PROFESSIONAL ENGINEER ROBERT D. CUNNINGHAM Exp. 12-31-14 CIVIL No. 15726
1/24/13
ENGINEER'S SEAL

DATE:	01.03.13
SCALE:	1"=50'
JOB NO:	DRH-12-049
DESIGNED BY:	MC
CHECKED BY:	RDC
SHEET NAME:	TM1
SHEET:	1 OF 2

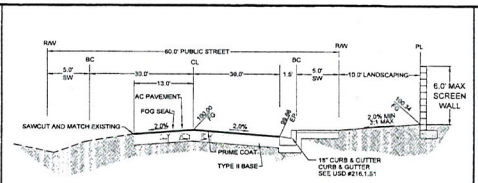
RECEIVED
JAN 2 4 2013



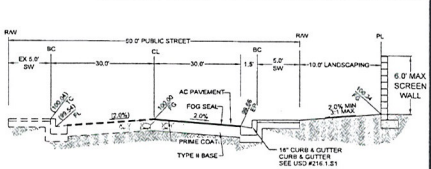
SECTION A
50' PUBLIC STREET SECTION - DONALD ROAD



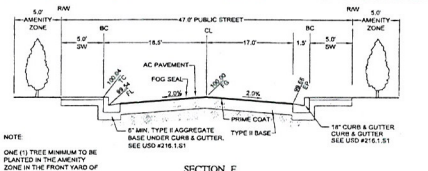
SECTION B
NORTH BOUNDARY



SECTION C
SOUTH BOUNDARY

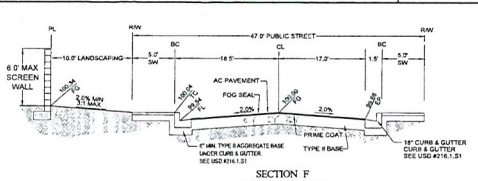


SECTION D
SOUTH BOUNDARY

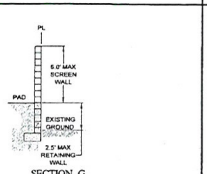


NOTE:
ONE (1) TREE MINIMUM TO BE PLANTED IN THE AMENITY ZONE IN THE FRONT YARD OF EACH RESIDENTIAL LOT IN ACCORDANCE WITH TITLE 19.

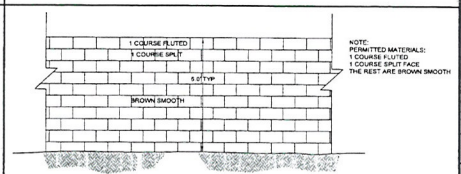
SECTION E
TYPICAL 47-FT WIDE PUBLIC DRIVE



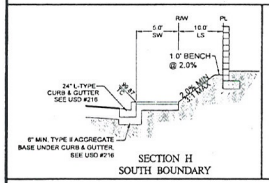
SECTION F
SOUTH ENTRANCE



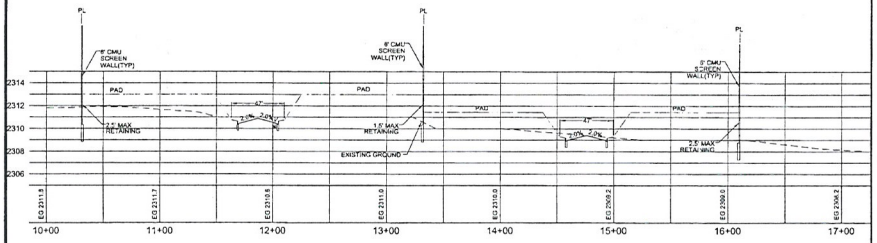
SECTION G
NORTH/EAST BOUNDARY



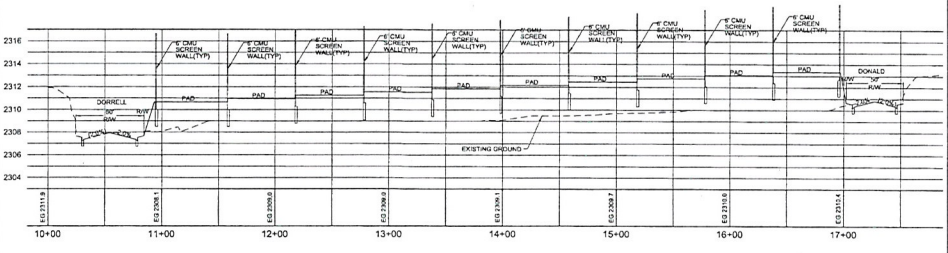
PERIMETER DECORATIVE BLOCK WALL SECTION



SECTION H
SOUTH BOUNDARY



SECTION I
EAST TO WEST CROSS SECTION
H SCALE: 1"=50'
V SCALE: 1"=5'



SECTION K
NORTH TO SOUTH CROSS SECTION
H SCALE: 1"=50'
V SCALE: 1"=5'

VAR-48169
TMP-48166

RECEIVED
JAN 2 4 2013

NO.	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

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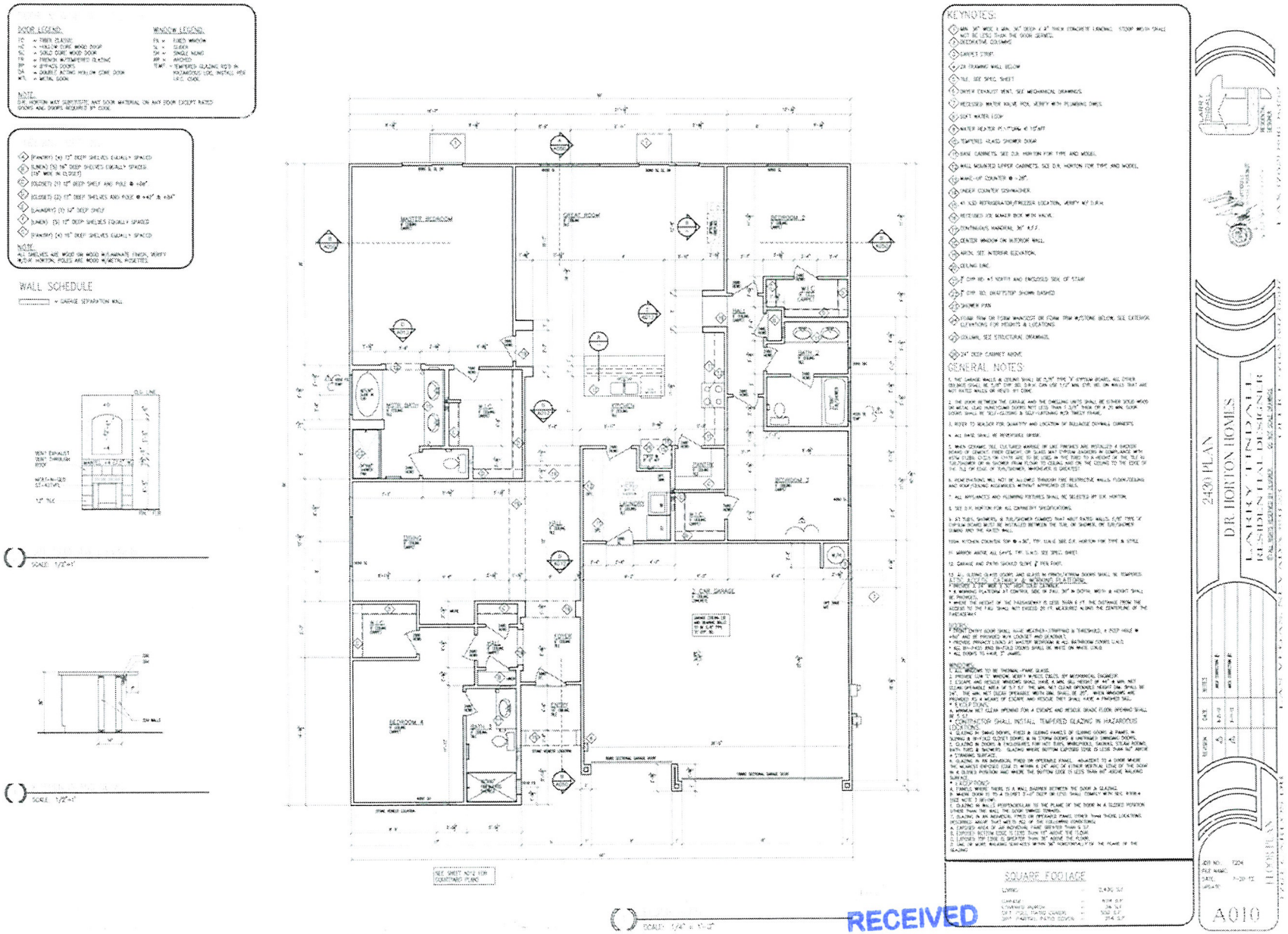
DECATUR AND DORRELL
A RESIDENTIAL SUBDIVISION

TENTATIVE MAP

ROBERT D. CUNNINGHAM
Exp. 12/31/14
CIVIL
No. 15726
ENGINEER'S SEAL

DATE:	01.03.13
SCALE:	NTS
JOB NO:	DRH-12-049
DESIGNED BY:	MC
CHECKED BY:	RDC
SHEET NAME:	TM2
SHEET:	2 OF 2

FILE NAME: TM-2.DWG



RECEIVED
JAN 2 4 2013

VAR-48169
TMP-48166

SCANNED

DOOR & WINDOW SCHEDULE

DOOR LEGEND:

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

WINDOW LEGEND:

FX = FIXED WINDOW
SL = SLIDER
SH = SINGLE HUNG
AR = ARCHED
TEMP. = TEMPERED GLAZING R17 IN HAZARDOUS LOC. INSTALL PER I.R.C. CODE.

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

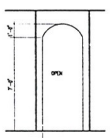
SHELVING OPTIONS

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

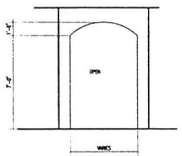
NOTE:
ALL SHELVES ARE WOOD OR WOOD W/LAMINATE FINISH, VERIFY W/D.R. HORTON, POLES ARE WOOD W/METAL ROSETTES

WALL SCHEDULE

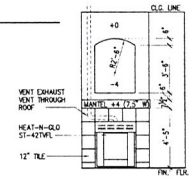
= GARAGE SEPARATION WALL



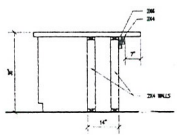
SCALE: 1/4" = 1'-0"



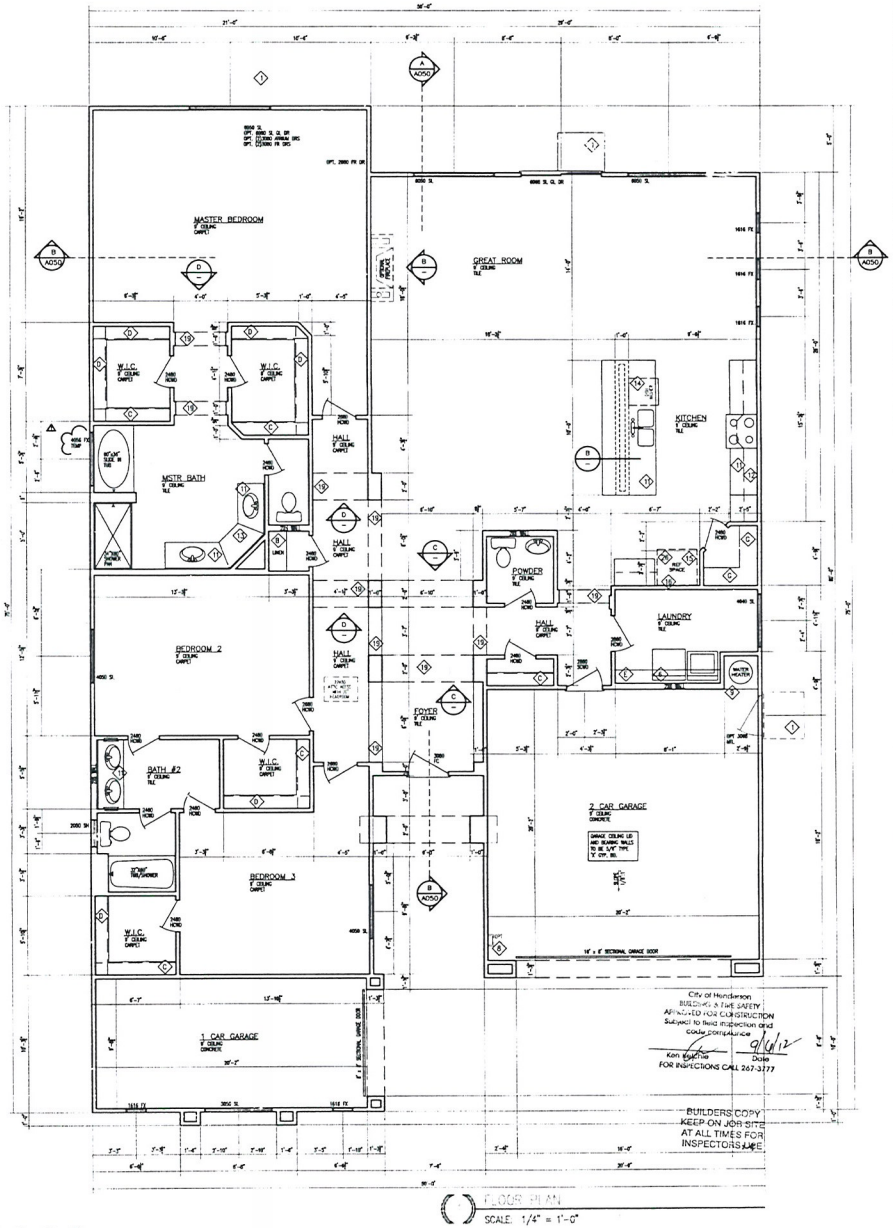
SCALE: 1/4" = 1'-0"



SCALE: 1/2"=1'



SCALE: 1/2"=1'



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

KEYNOTES:

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

GENERAL NOTES:

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

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

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

4. ALL BASE SHALL BE REVERSIBLE GRADE.

5. WHEN CERAMIC TILE, CULTURED MARBLE OR LIKE FINISHES ARE INSTALLED A BACKER BOARD OF CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1288, C1325 OR C1178 ARE TO BE USED IN THE TUBS TO A HEIGHT OF 7'6" TILE IN TUB/SHOWER OR IN SHOWER FROM FLOOR TO CEILING AND ON THE CEILING TO THE EDGE OF THE TILE OR EDGE OF TUB/SHOWER, WHICHEVER IS GREATEST.

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

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

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

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

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

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

12. GARAGE AND PATIO SHOULD SLOPE 2" PER FOOT.

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

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

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

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

SQUARE FOOTAGE

LIVING	=	2,530 S.F.
1 CAR GARAGE	=	207 S.F.
2 CAR GARAGE	=	429 S.F.
COVERED PORCH	=	66 S.F.
FULL PATIO COVER	=	335 S.F.
PARTIAL PATIO COVER	=	294 S.F.

LARRY LINDALL RESIDENTIAL DESIGNER
REGISTERED BUILDING DESIGNER
K.S.F. STATE OF NEVADA
LAS VEGAS, NEVADA 89129 (702) 562-5042

D.R. HORTON HOMES
2530 PLAN
LARRY LINDALL RESIDENTIAL DESIGNER
©ALL RIGHTS RESERVED COPYRIGHT 2012
DO NOT SCALE DRAWINGS

REVISION	DATE	NOTES
4	9-11-12	ADD DIMENSION #1

LAS VEGAS, NEVADA 89129

JOB NO.: 1102
FILE NAME:
DATE: 7-20-12
UPDATE:

FLOOR PLAN

A010

SCANNED

VAR-48169
TMP-48166

RECEIVED
JAN 24 2013



VAR-48169 & TMP-48166 - APPLICANT: DR HORTON, INC. - OWNER: PAY DIRT IRREVOCABLE BUSINESS TRUST ET AL, ET AL
NORTH SIDE OF DORRELL LANE, APPROXIMATELY 420 FEET WEST OF DECATUR BOULEVARD

01/31/13



VAR-48169 & TMP-48166 - APPLICANT: DR HORTON, INC. - OWNER: PAY DIRT IRREVOCABLE BUSINESS TRUST ET AL, ET AL
NORTH SIDE OF DORRELL LANE, APPROXIMATELY 420 FEET WEST OF DECATUR BOULEVARD

01/31/13

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,

Robert D. Cunningham, PE
Taney Engineering

VAR-48169
TMP-48166

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

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: DR 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 and 017), R-1 (Single Family Residential) Zone, Ward 6 (Ross). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 04/17/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-48166** 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 fo 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

JENNIFER ADAMS
Notary Public
State of Nevada
My Commission Expires: 07-25-15
Certificate No: 03-83741-1

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: _____

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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DARLENE TACTACAN
No: 97-3665-1
My Appointment Expires Sept. 15, 2013

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 13.

Jennifer Adams

Notary Public in and for said County and State

JENNIFER ADAMS
Notary Public
State of Nevada
My Commission Expires: 07-25-15
Certificate No: 03-83741-1

FOR DEPARTMENT USE ONLY

Case #	TMP-48166
Meeting Date:	3/12/13
Total Fee:	750.-
Date Received:*	1/24/13
Received By:	D. f

*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: Tentative Map

Project Address (Location) Decatur and Dorrelll

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, 2013.

Darlene Tactacan

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DARLENE TACTACAN
No: 97-3665-1
My Appointment Expires Sept. 15, 2013

FOR DEPARTMENT USE ONLY

Case #	TMP-48166
Meeting Date:	3/12/13
Total Fee:	750.-
Date Received:*	1/24/13
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.

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

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

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

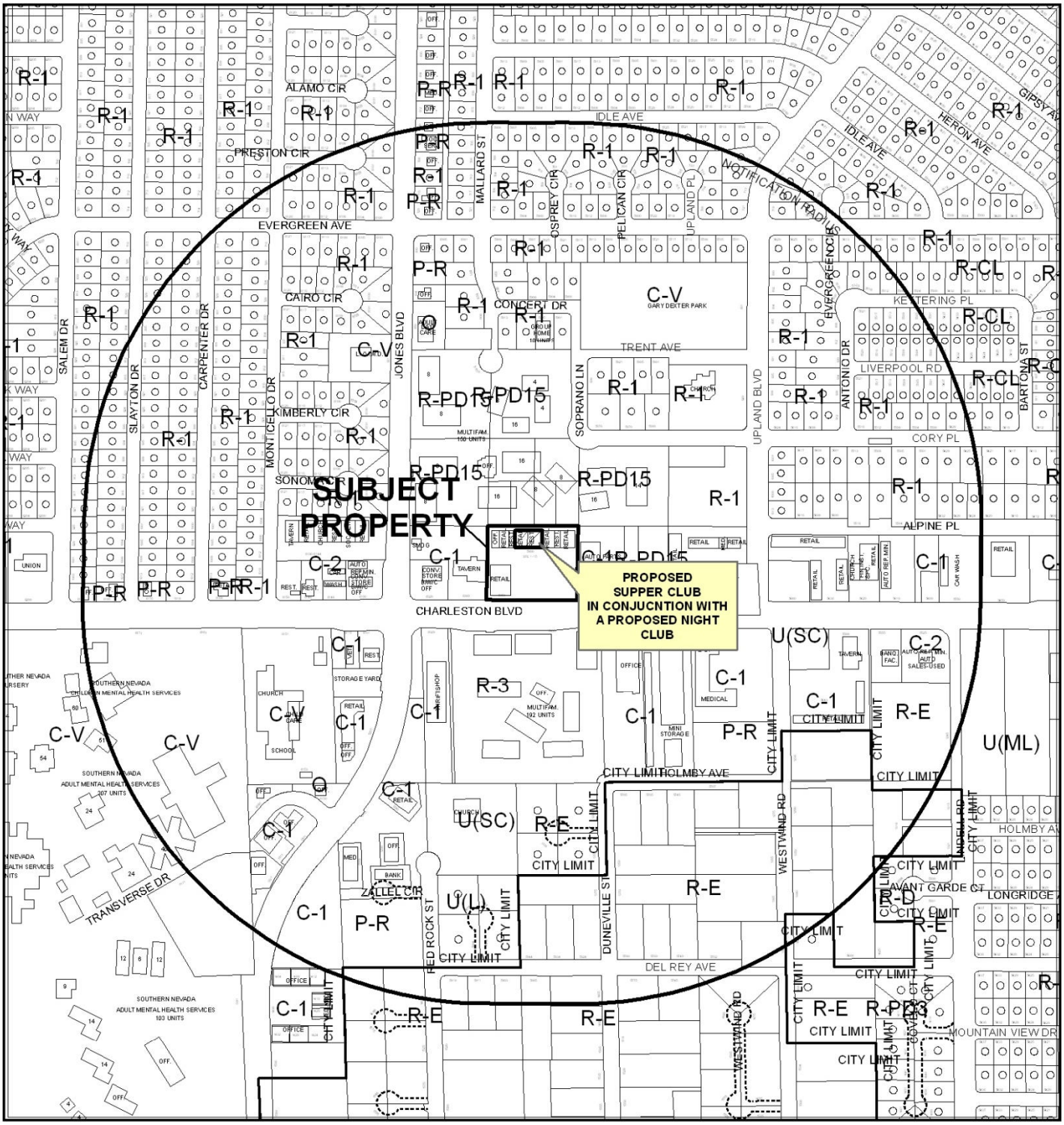
SUBJECT:
SUP-48035 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT - HOOKAH MASTER"S LOUNGE - OWNER: CHARLESTON MARKETPLACE MALCAI, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED NIGHT CLUB WITHIN AN EXISTING 5,775 SQUARE-FOOT RESTAURANT at 5900 West Charleston Boulevard,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

MAY GO TO CITY COUNCIL ON 4/17/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



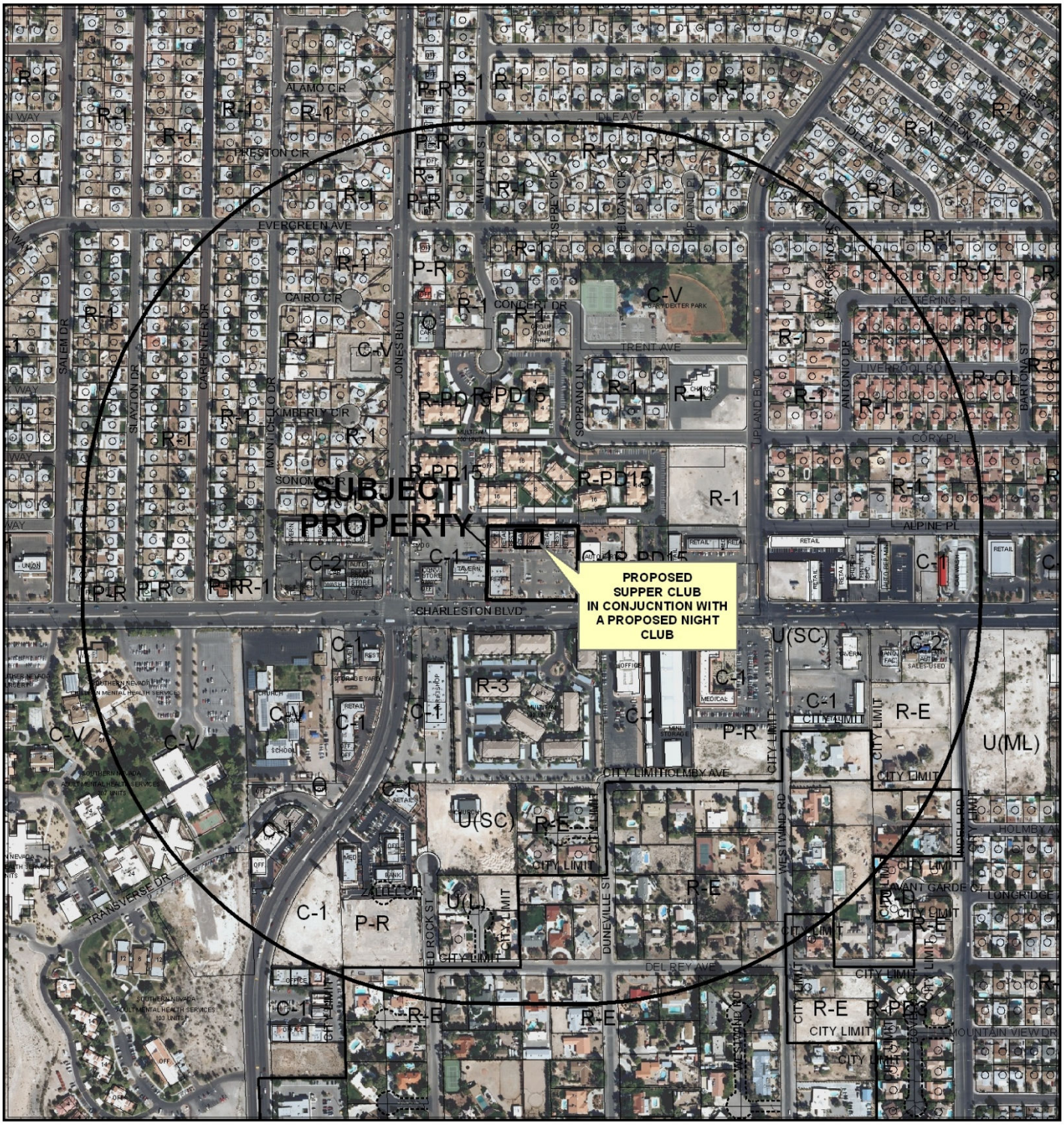
0 400 800 Feet

CASE: **SUP-48035 & SUP-48036**

RADIUS: 1500 FEET

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

N



CASE: **SUP-48035 & SUP-48036**

RADIUS: 1500 FEET

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

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: Masao Ishihama

Print Name: MASAO ISHIHAMA

Subscribed and sworn before me

This 15 day of JANUARY, 2013

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: 10-1999-1

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
JAN 15 2013

Additional Information _____

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 Ishikawa

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

Print Name MASAO ISHIKAWA

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

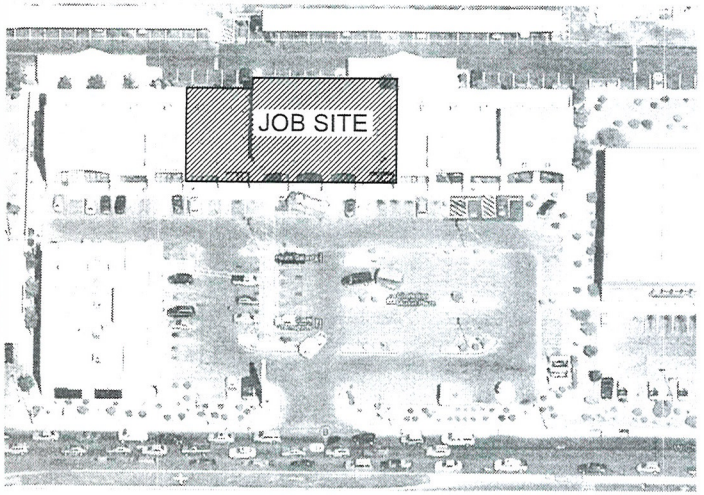
Case #	SUP 48035
Meeting Date:	3/12/2013
Total Fee:	1030.00
Date Received:*	1/15/2013
Received By:	

*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 15 2013

Hookah Master's Lounge

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



SITE PLAN
NTS

VICINITY MAP



REQUIRED PLUMBING FIXTURES PER 2009 IBC TABLE 2902.1 FOR OCCUPANCY A2
MALE & FEMALE : 140 PEOPLE
1WC PER 75 , 1LAV PER 200

PLBG FIXTURES REQUIRED:
2-WC, 1-LAV, 1-SERVICE SINK

PLBG FIXTURES PROVIDED:
2-WC, 2-LAV, 1-SERVICE SINK

DRAWING INDEX

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
EC1	2006 ENERGY COMPLIANCE REPORT

COMMERCIAL KITCHEN NOTES

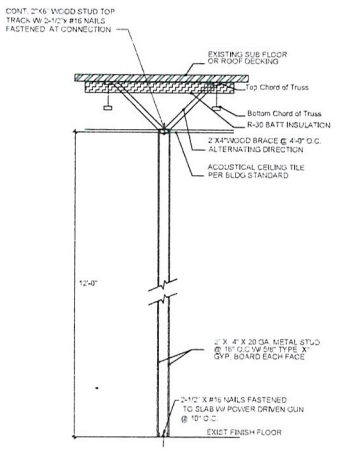
1. ALL WORKS AND MATERIALS SHALL COMPLY WITH 2006 IBC, UMC, UPC, NFPA, IECC, 2005 NEC, CLARK COUNTY HEALT DEPARTMENT, SOUTHERN NEVADA AND CITY OF LAS VEGAS LATEST RULES AND REGULATION.
2. ALL KITCHEN EQUIPMENT SHALL BE U.L. LISTED OR NSF APPROVED.
3. KITCHEN FLOOR SHALL BE TILES.
4. KITCHEN WALLS SHALL HAVE FRP PANELS OR STAINLESS STEEL.
5. KITCHEN CEILING SHALL BE T-BAR WASHABLE TYPE OR GYPSUM BOARD WITH SIMI GLOSE PAINT.
6. KITCHEN LIGHTING SHALL HAVE 50 FOOT CANDLE MINIMUM ILLUMINATION.
7. TYPE-I HOOD SHALL BE U.L. LISTED COMPLETE WITH EXHAUST FAN, GREASE DUCT, MAKE UP AIR UNIT, FIRE SUPRESSION SYSTEN AND STAINLESS STEEL BACKING.
8. ALL GAS COOKING EQUIPMENT SHALL HAVE A QUICK DISCONNECT GAS CONNECTOR.
9. ALL KITCHEN DRAINS AND INDIRECT DRAINS SHALL BE CONNECTED TO THE GREASE INTERCEPTOR.

PROJECT DATA

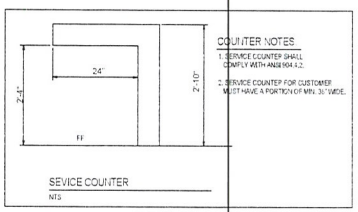
CODE ANALYSIS (PROJECT DATA)

BUILDING DEPARTMENT:	CITY OF LAS VEGAS
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLERS:	YES
OCCUPANCY CLASSIFICATION:	A2 (BAR / LOUNGE)
AREA:	5775 SF
TOTAL OCCUPANT LOAD:	232
RESTAURANT (3895 sf)	220
KITCHEN/SERVICE (1880sf)	12
EXIT ANALYSIS	(2) EXITS REQUIRED UNDER 50 PEOPLE (3) EXITS PROVIDED

BUILDING CODES: 2009 IBC, UPC, UMC, IECC, NFPA, UFC, 2008 NEC CITY OF LAS VEGAS AND SOUTH NEVADA CODE AMMENDMENTS, AND 2003 ICC/ANSI A117.1



INTERIOR WALL PARTITION DETAIL
NTS



INTERIOR FINISH SCHEDULE

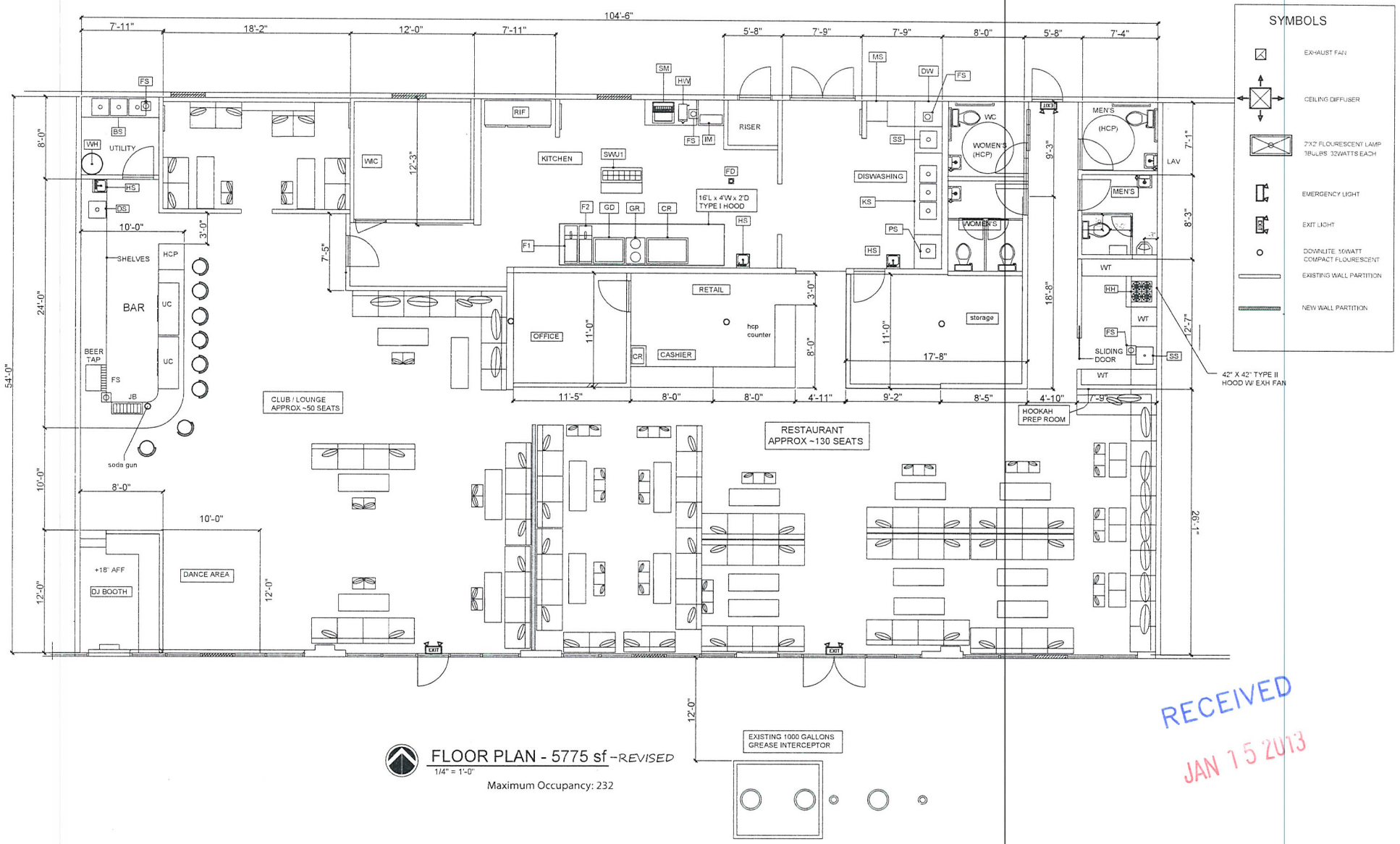
ROOM NAME	FLOOR	WALL	CLG. MAT'L	CLG. HT.
HOOKAH LOUNGE	TILES	GYP. BD. DRY WALL	2'X4' T-BAR CEILING	12'-0"
KITCHEN	TILES	FRP/STAILESS STEEL	2'X4' T-BAR WASHABLE FRP CEILING	9-0"
TOILET	CERAMIC TILES	GYP. BD. DRY WALL WASHABLE LT. COLOR ENAMEL PAINT (SMOOTH)	GYP. BD. CEILING - WHITE COLOR SEMI GLOSS OIL BASE PAINT	9'-0"
OFFICE	TILES	GYP. BD. DRY WALL	2'X4' T-BAR CEILING	12'-0"
CASHIER/CUSTOMER SERVICE	TILES	GYP. BD. DRY WALL	2'X4' T-BAR CEILING	12'-0"

OPEN = NO CEILING. EXPOSE ROOF STRUCTURE

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



FLOOR PLAN - 5775 sf –REVISED

1/4" = 1'-0"

Maximum Occupancy: 232

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



SUP-48035 & SUP-48036 - APPLICANT - HOOKAH MASTER''S LOUNGE - OWNER: CHARLESTON MARKETPLACE MALCAI, LLC
5900 WEST CHARLESTON BOULEVARD, SUITE #8

01/31/13



SUP-48035 & SUP-48036 - APPLICANT - HOOKAH MASTER''S LOUNGE - OWNER: CHARLESTON MARKETPLACE MALCAI, LLC
5900 WEST CHARLESTON BOULEVARD, SUITE #8

01/31/13

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

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

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 at 5900 West Charleston Boulevard, Suite #8 (APN 138-36-406-006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

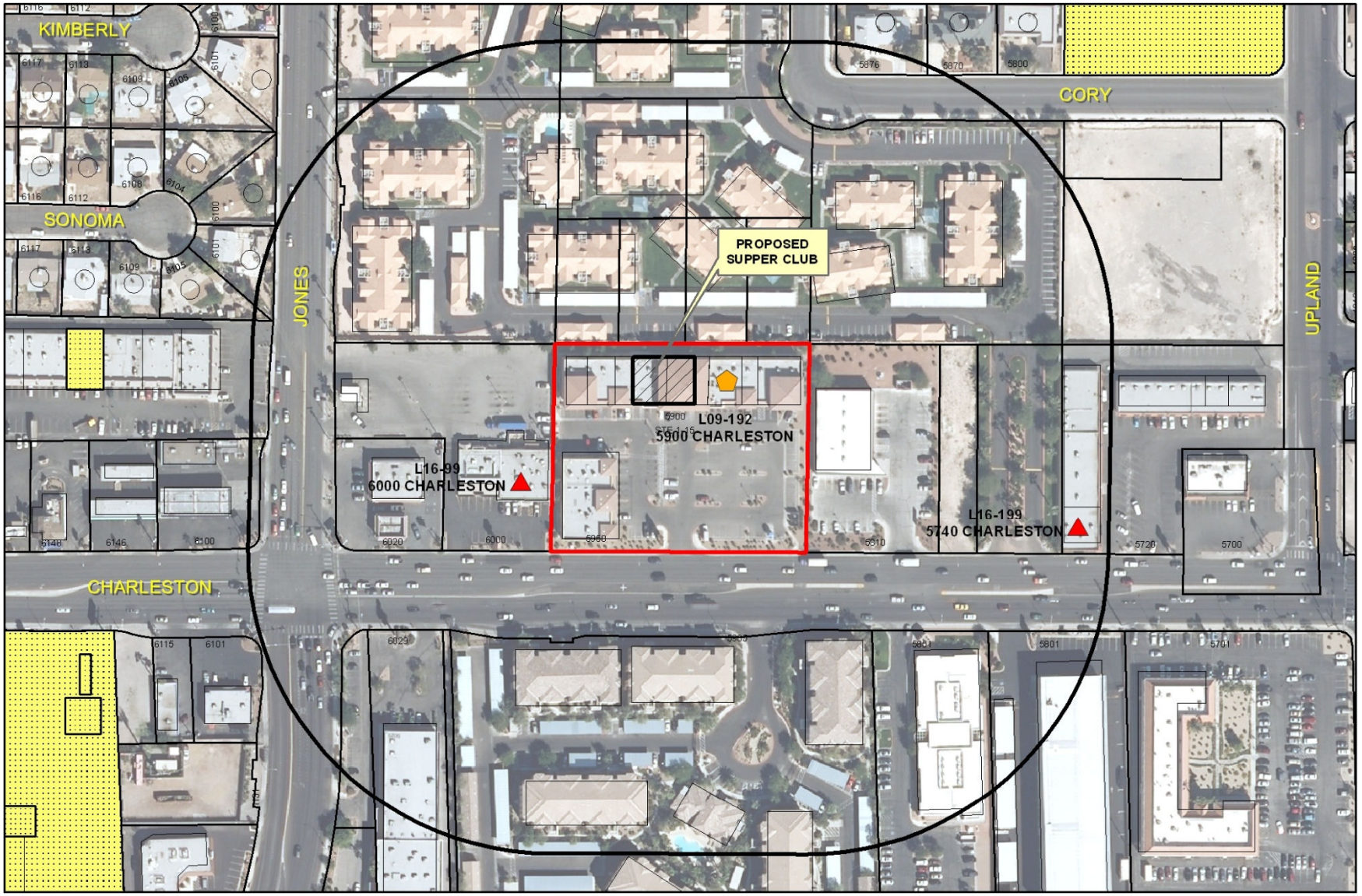
MAY GO TO CITY COUNCIL ON 4/17/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Special Map
3. Supporting Documentation

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



SUP-48036

Business Licenses

- Tavern
- Supper Club/ Restaurant Service Bar
- Beer/Wine/Cooler On Sale
- Child Care/ Children Facility

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

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 Ishikawa

Print Name: MASAO ISHIKAWA

Subscribed and sworn before me

This 15 day of JANUARY, 2013

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: 10-1999-1

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 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.

Deanee 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: 10-1868-1

FOR DEPARTMENT USE ONLY

Case #	SUP-48036
Meeting Date:	3/12/2013
Total Fee:	1280.00
Date Received:*	1/15/2013
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.

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

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

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

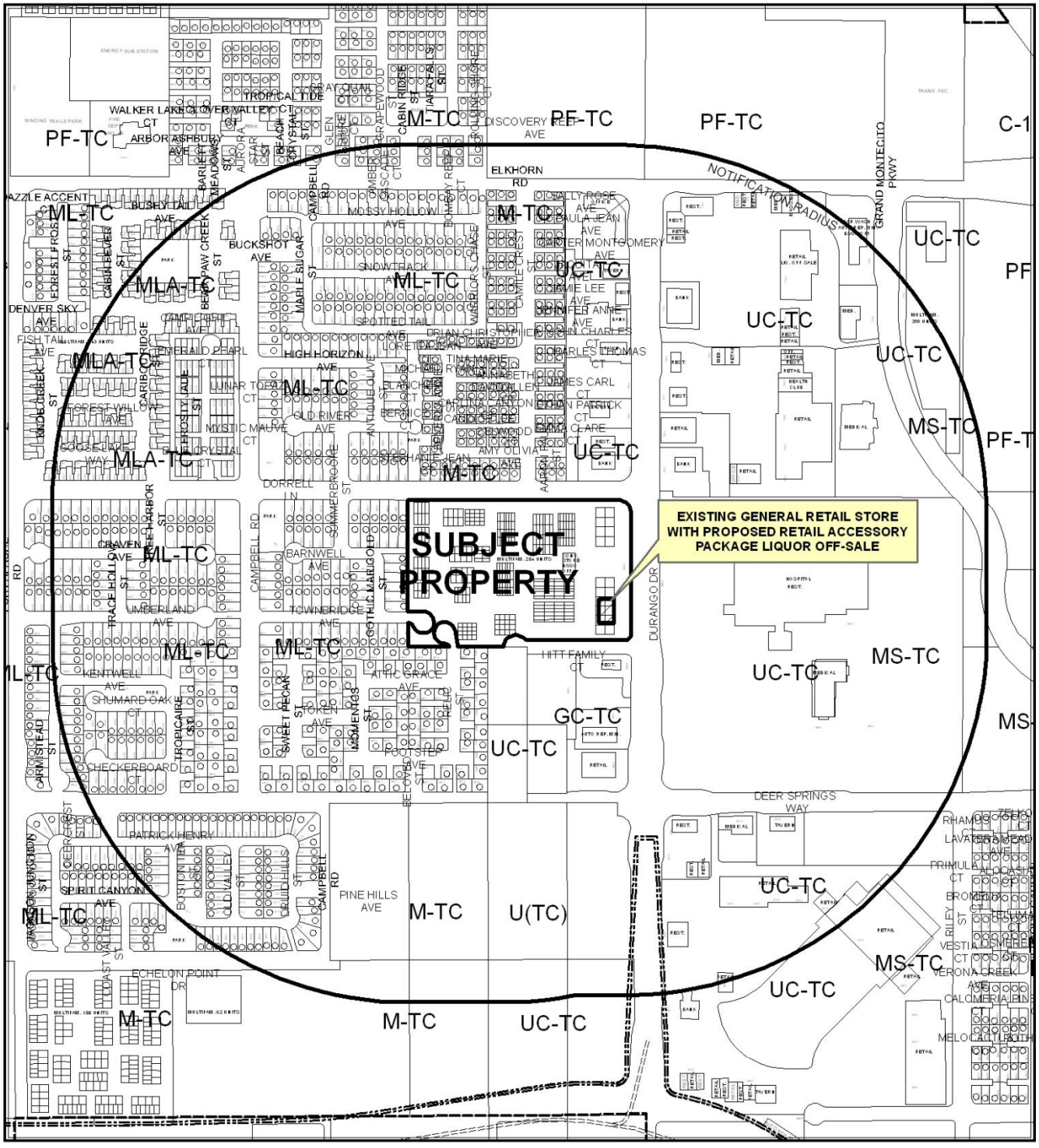
SUBJECT:
SUP-48083 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DURANGO MARKET - OWNER: KENNA III, LLC - For possible action on a request for a Special Use Permit FOR AN ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,326 SQUARE-FOOT CONVENIENCE STORE at 6955 North Durango Drive, Suite #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). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 4/17/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

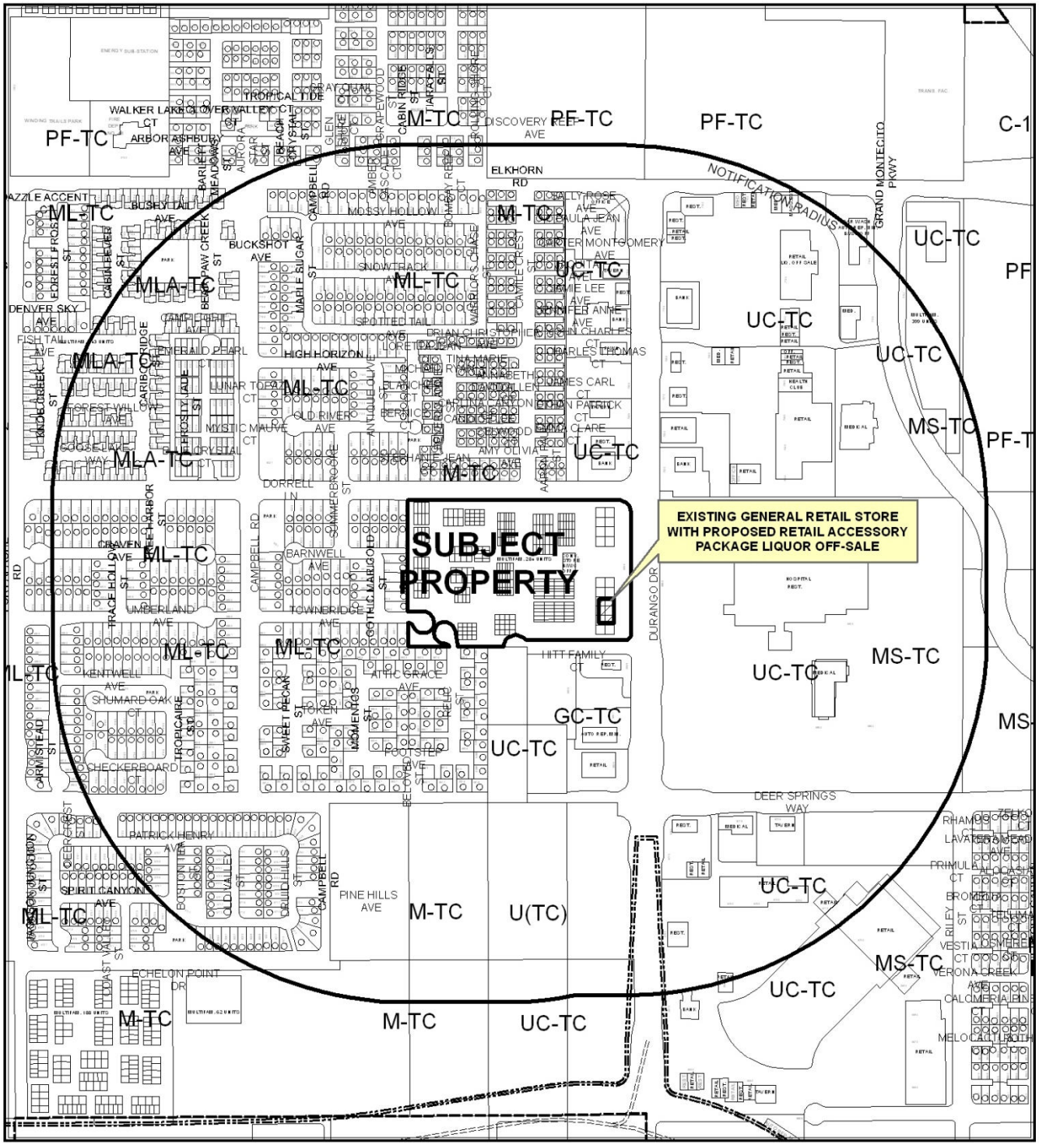
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo
5. Justification Letter



CASE: **SUP-48083**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [UC-TC (URBAN CENTER MIXED USE-TOWN CENTER) Special Land Use Designation]



CASE: **SUP-48083**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [UC-TC (URBAN CENTER MIXED USE-TOWN CENTER) Special Land Use Designation]



SUP-48083

Package Liquor Sales

Business Licenses

- Child Care/ Children Facility
- Beer/Wine/Cooler On Sale
- Beer/Wine/Cooler Off Sales
- Beer/Wine/Cooler On-Off Sale
- Package Liquor Sales
- Supper Club/ Restaurant Service Bar
- Tavern
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer
- N

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 125-20-215-270 **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 89149 **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.

Laura Bewick

Notary Public in and for said County and State

Clark County, NV

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA BEWICK
Appt. No. 06-102607-1
My Appt. Expires Dec. 20, 2013

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-48083
Meeting Date:	3/12/13
Total Fee:	$1,280.00
Date Received:*	1/22/13
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.

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

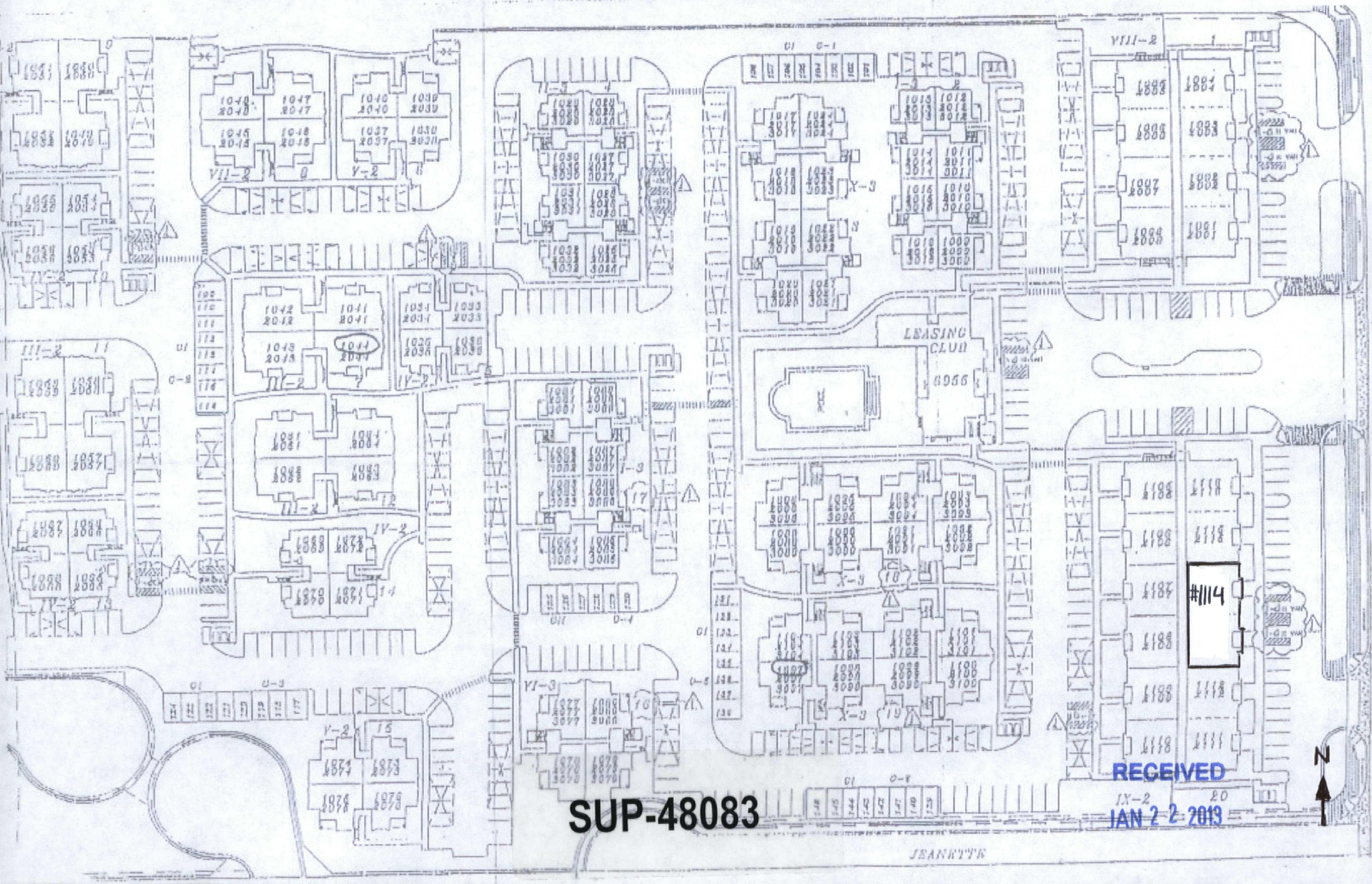
Laura Bewick

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA BEWICK
Appt. No. 06-102507-1
My Appt. Expires Dec. 28, 2013

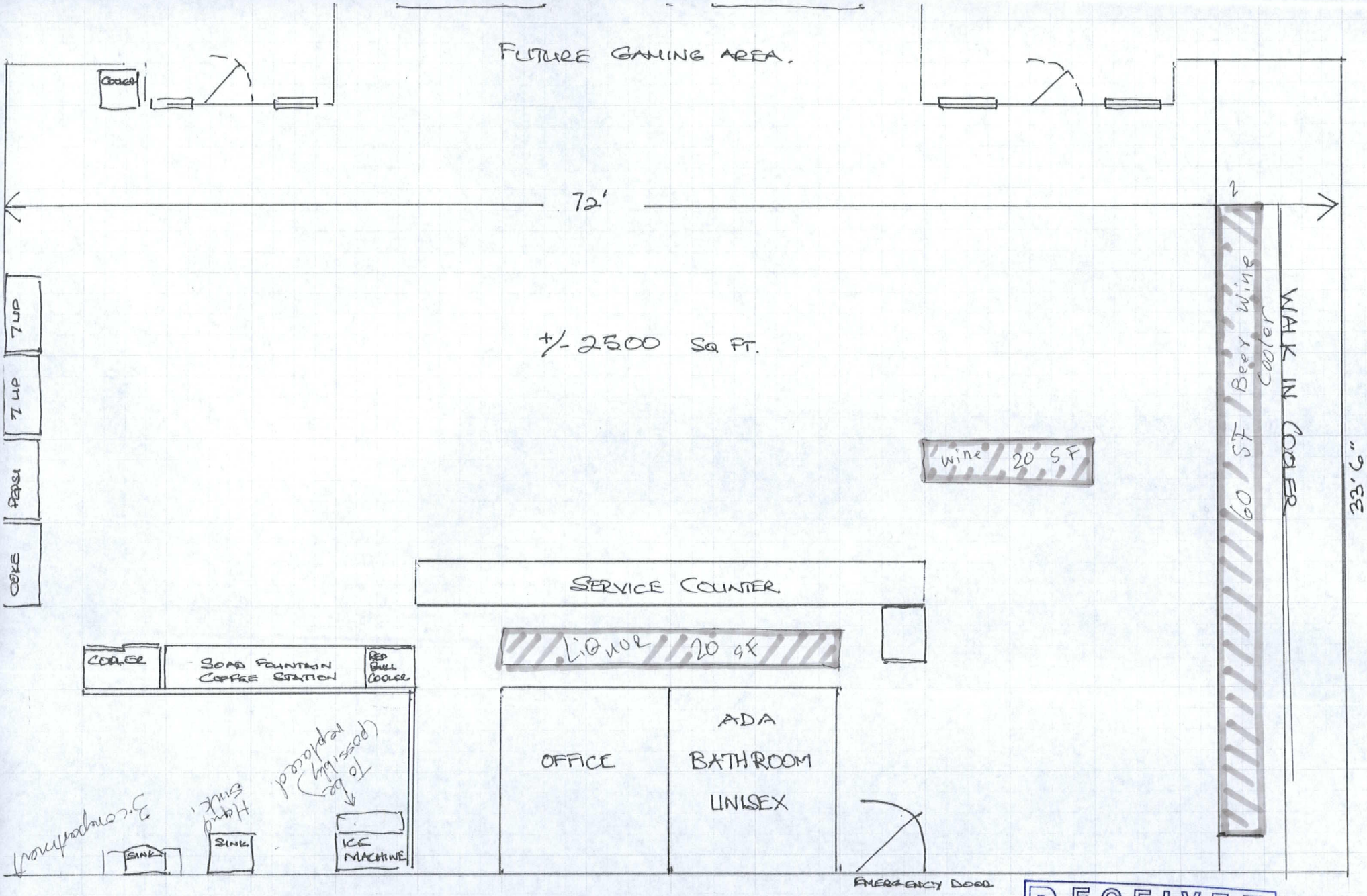
Regent at Town Center

Community Map



SUP-48083

RECEIVED
JAN 2 2 2013



SUP-48083

RECEIVED
JAN 31 2013
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



SUP-48083 - APPLICANT: DURANGO MARKET - OWNER: KENNA III, LLC
6955 NORTH DURANGO DRIVE, SUITE #1114

01/31/13

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

REQUSTING 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

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

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

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

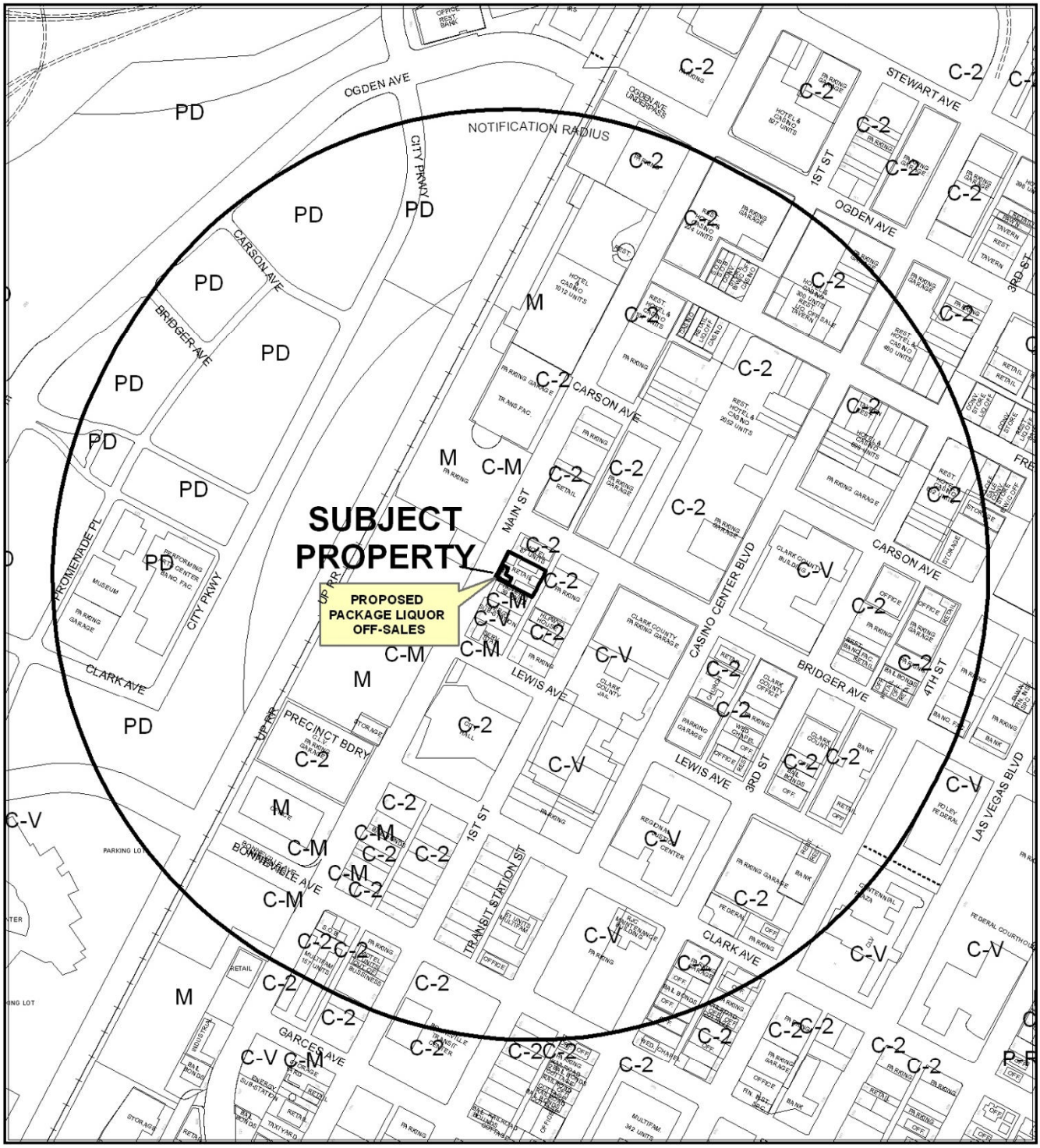
SUBJECT:
SUP-48091 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 307/319 MAIN STREET, LLC - For possible action on a request for a Special Use Permit FOR A PACKAGE LIQUOR ESTABLISHMENT USE WITHIN A PROPOSED 1,176 SQUARE-FOOT GENERAL RETAIL STORE at 311 Main Street (APN 139-34-210-003), C-2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

MAY GO TO CITY COUNCIL ON 4/17/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: SUP-48091

RADIUS: 1500 FEET

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

N



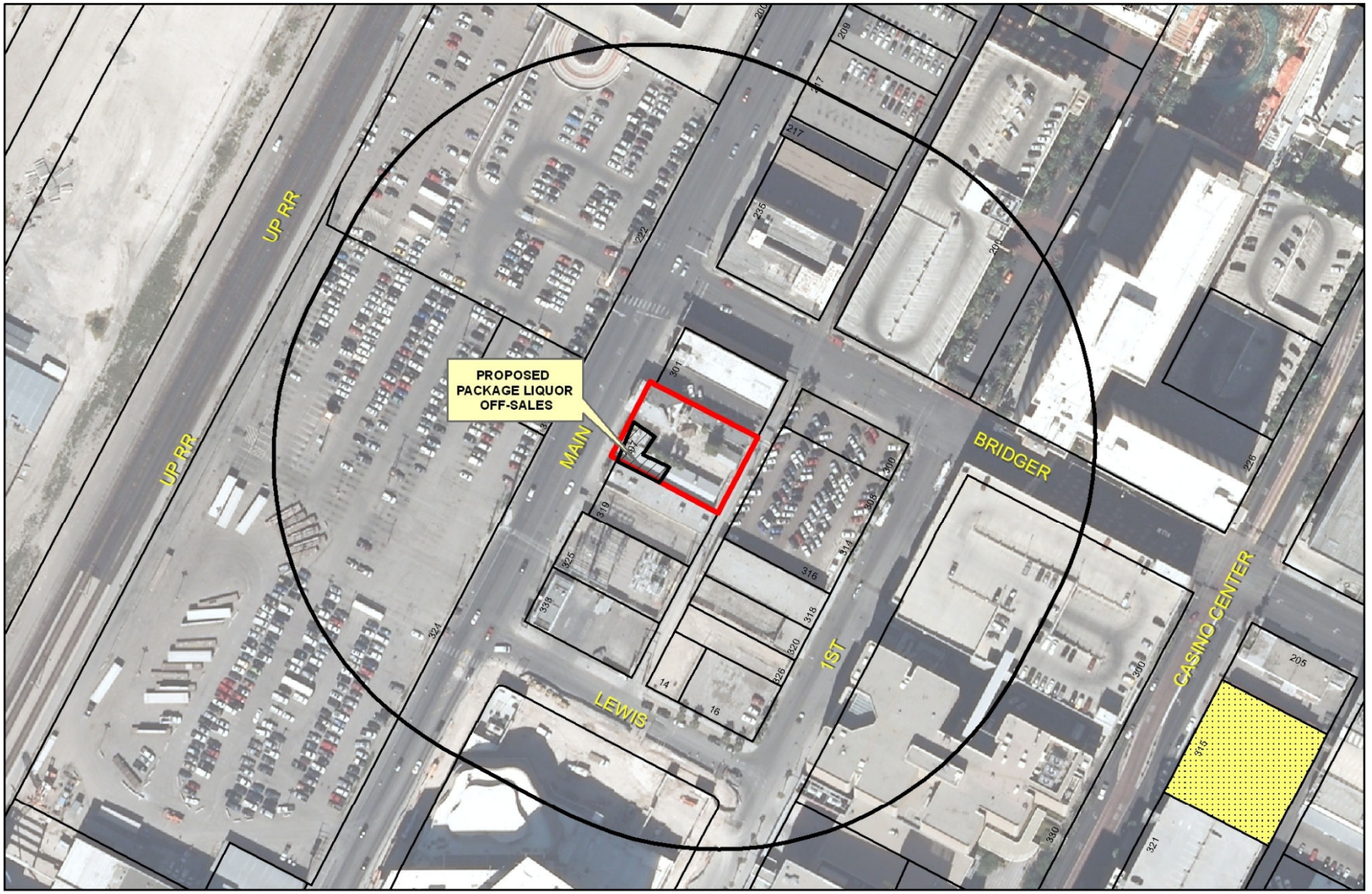
0 300 600 Feet

CASE: SUP-48091

RADIUS: 1500 FEET

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

N



SUP-48091

Package Liquor Sales

Business Licenses

- Child Care/ Children Facility
- Beer/Wine/Cooler On Sale
- Beer/Wine/Cooler Off Sales
- Beer/Wine/Cooler On-Off Sale
- Package Liquor Sales
- Supper Club/ Restaurant Service Bar
- Tavern
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-48091 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

"OFFICIAL SEAL"
James R Horstman
Notary Public, State of Illinois
My Commission Expires 12/16/2016

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* _____

*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.

_____

Notary Public in and for said County and State

"OFFICIAL SEAL"
James R Horstman
Notary Public, State of Illinois
My Commission Expires 12/16/2016

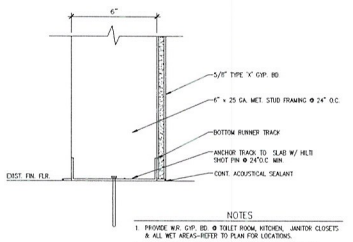
FOR DEPARTMENT USE ONLY

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

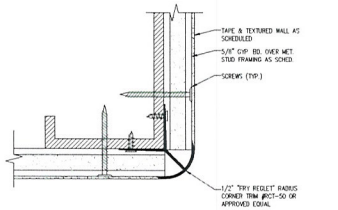


02 SITE PLAN
SCALE : NTS

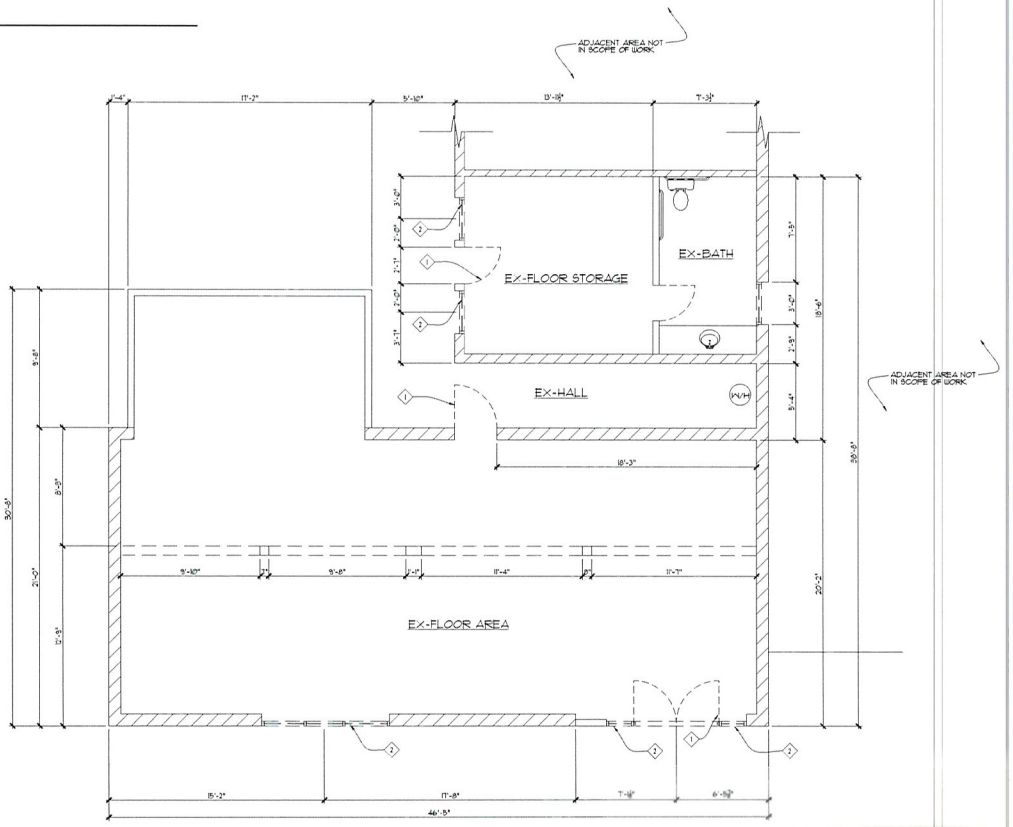


NOTES
1. PROVIDE W.R. GYP. BD. @ TOILET ROOM, KITCHEN, JANITOR CLOSETS & ALL WET AREAS--REFER TO PLAN FOR LOCATIONS.
2. PROVIDE W.R. GYP. @ WET AREAS RECEIVING A CERAMIC TILE, TYP OF LAMINATE FINISH.
3. PROVIDE C.B.B. @ ALL WALLS RECEIVING A STONE OR MARBLE FINISH.

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



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



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

WALL LEGEND

SYMBOL	WALL TYPE	DETAIL
	EXISTING CMU WALL SYSTEM - TO REMAIN NO CHANGES TO EXISTING WALLS, SEE STRUC SPECS ON FILE.	1
	EXISTING 2-HOUR DEMISING WALL - TO REMAIN 2X- STUDS AT 16" O.C. w/ 2 LAYERS OF 5/8" TYPE 'X' GYPSUM BD. BOTH SIDES. SEE DETAIL 'D' / AA1	2
	NEW INTERIOR PONY WALL 54" HIGH 3⅝"- METAL STUDS AT 16" O.C. w/ 5/8" GYP. BD. BOTH SIDES.	3
	EXISTING FULL HT. WALL TO REMAIN 3⅝"- METAL STUDS AT 16" O.C. w/ 5/8" GYP. BD. BOTH SIDES.	4

KEYNOTES

1. EXISTING DOOR - TO REMAIN
2. EXISTING GLAZING - TO REMAIN
3. EXISTING COLUMN - TO REMAIN

CONSTRUCTION NOTES

1. VERIFY AND COORDINATE ALL NEW AND EXISTING CONDITIONS AND DIMENSIONS AT JOB SITE FOR COMPARISON WITH DRAWINGS AND SPECIFICATIONS PRIOR TO BIDDING, PRIOR TO COMMENCING CONSTRUCTION, AND THROUGHOUT CONSTRUCTION ACTIVITIES. IF ANY DISCREPANCIES, INCONSISTENCIES OR OMISSIONS ARE FOUND, NOTIFY THE CONTRACTOR IMMEDIATELY IN WRITING.

2. DRAWINGS OF EXISTING CONDITIONS HAVE BEEN COMPILED FROM EXISTING DATA SUPPLIED BY THE OWNER.

3. THE CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING FLOOR-TO-CEILING ELEVATIONS. NEW CONSTRUCTION SHALL ALIGN IN ELEVATION WITH RESPECTIVE FLOORS IN EXISTING BUILDINGS UNLESS OTHERWISE NOTED.

4. ALL PENETRATIONS THROUGH FIRE-RATED WALL, FLOOR-CEILING, AND ROOF-CEILING ASSEMBLIES SHALL BE INSTALLED PER 2004 IBC REQUIREMENTS.

5. THE OWNER IS RESPONSIBLE FOR THE REMOVAL/REMEDIATION OF ALL HAZARDOUS MATERIAL.

6. IF IT IS ASCERTAINED AT ANY TIME THAT REQUIREMENTS OF THIS CONTRACT CONFLICT WITH, OR ARE IN VIOLATION OF, APPLICABLE LAWS, CODES, REGULATIONS OR ORDINANCES; NOTIFY THE OWNER IMMEDIATELY IN WRITING.

7. SIZE OF MECHANICAL AND ELECTRICAL EQUIPMENT PADS, CURBS AND BASES ARE APPROXIMATE ONLY. VERIFY DIMENSIONS WITH RESPECTIVE EQUIPMENT MANUFACTURER'S DATA.

8. LOCATIONS AND SIZES OF CEILING AND WALL ACCESS PANELS SHALL BE DETERMINED BY POSITION OF VALVES AND OTHER MECHANICAL AND ELECTRICAL DEVICES THAT REQUIRE ACCESS FOR OPERATION AND MAINTENANCE, OR AS REQUIRED BY THE BUILDING CODE, WHETHER INDICATED OR NOT ON THE DRAWINGS. COORDINATE SIZE, LOCATION AND TYPE OF ACCESS PANEL WITH THE WORK OF ALL TRADES. THE CONTRACTOR SHALL REVIEW AND APPROVE THE FINAL LOCATIONS OF ALL ACCESS PANELS PRIOR TO INSTALLATION.

9. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM, AT A MINIMUM, TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE BUILDING CODES, UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED.

10. IN THE EVENT OF CONFLICTING INFORMATION BETWEEN THE SPECIFICATIONS AND DRAWINGS OR WITHIN THE DRAWINGS, THE FOLLOWING GOVERNS: SPECIFICATIONS SHALL GOVERN OVER DRAWINGS; LARGER SCALE DRAWINGS SHALL GOVERN OVER SMALLER.

11. ALL DIMENSIONS OR NOTATIONS REFERRING TO "FINISH FLOOR" OR "ABOVE FINISH FLOOR" ARE FROM THE TOP OF THE EXISTING FINAL FINISH FLOOR MATERIAL AND NOT THE STRUCTURAL FLOOR SLAB.

NOTE:
1) HVAC SYSTEM SHALL NOT BE ALTERED FROM EXISTING.
2) MOVABLE TABLE AND BEANCHES SEE OWNER BUILDER FOR TYPE AND MODEL. *PROVIDE ACCESSIBLE COUNTERS PER IBC 2009 AND ANSI A117-2003*

RECEIVED
JAN 2 2 2013

SUP-48091

TENANT IMPROVEMENT PLANS

REVISIONS:

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

PROJECT ADDRESS:
307 S. Main St.
LAS VEGAS, NV 89101

COPYRIGHT:
TITLE:
DATE:
PROJECT #:
TYPE:
NE-HOA-LIC-NO:

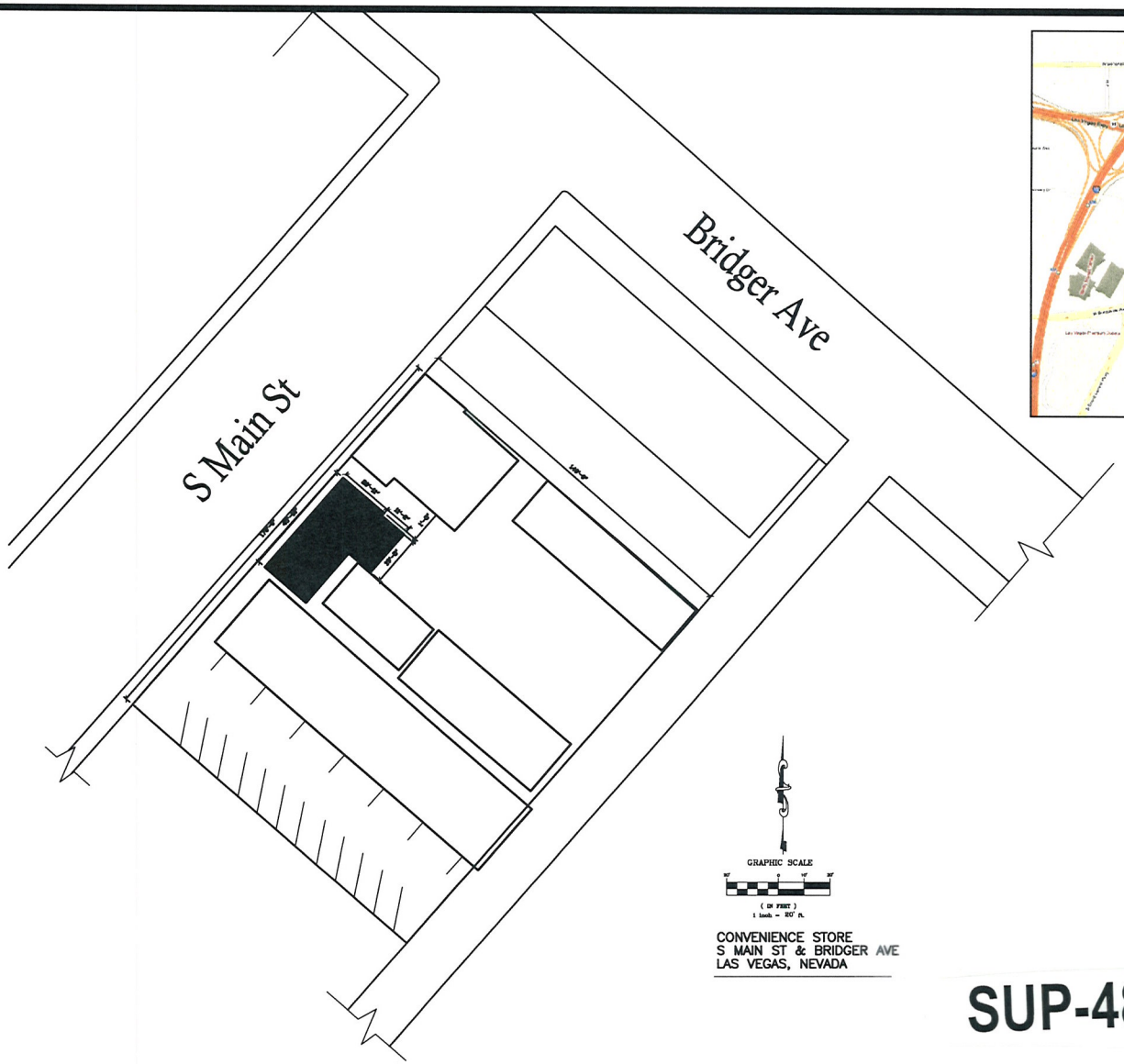
DOCUMENTS PREPARED BY THE DESIGNER ARE REPRESENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND ARE THE PROPERTY OF THE DESIGNER. ALL COPYRIGHTS IN THESE DOCUMENTS ARE RESERVED BY THE DESIGNER. THESE DOCUMENTS SHALL NOT BE USED BY ANY PERSON OR ENTITY FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

THESE PLANS ARE PREPARED BY / GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO BID, LICENSED CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT, AND ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

CONTACT:
PHONE NUMBER:
EMAIL:

PLOT: 12.15.12
DRAWN: RLS

SHEET
A2.00





VICINITY MAP

GRAPHIC SCALE

(IN FEET)
1 inch = 20' ft.

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

SITE DATA:

BUILDING SIZE: 1,176.9 SQ. FT.
PROPERTY SIZE: 23,800 SQ. FT.

PARKING CAPACITY: 17 SPACES

KEYNOTES:

NO. DATE REVISIONS/ISSUANCES

RECEIVED
JAN 2 2 2013

SUP-48091

PROJECT NUMBER
PROJECT MANAGER X. X
ARCH/ENG
SCALE AS NOTED
DRAWN BY X. X
CHECKED BY

Consultant | Consultant | MEP / FP Engineer | Structural Engineer | Civil Engineer | Architect of Record | Design Architect

Owner
ROYCE REALTY & INVESTMENTS
1000 Royce Blvd.
Oakbrook Terrace, IL 60181
630.268.4000

Royce Realty and Management
1000 ROYCE
OAK BROOK MARKET

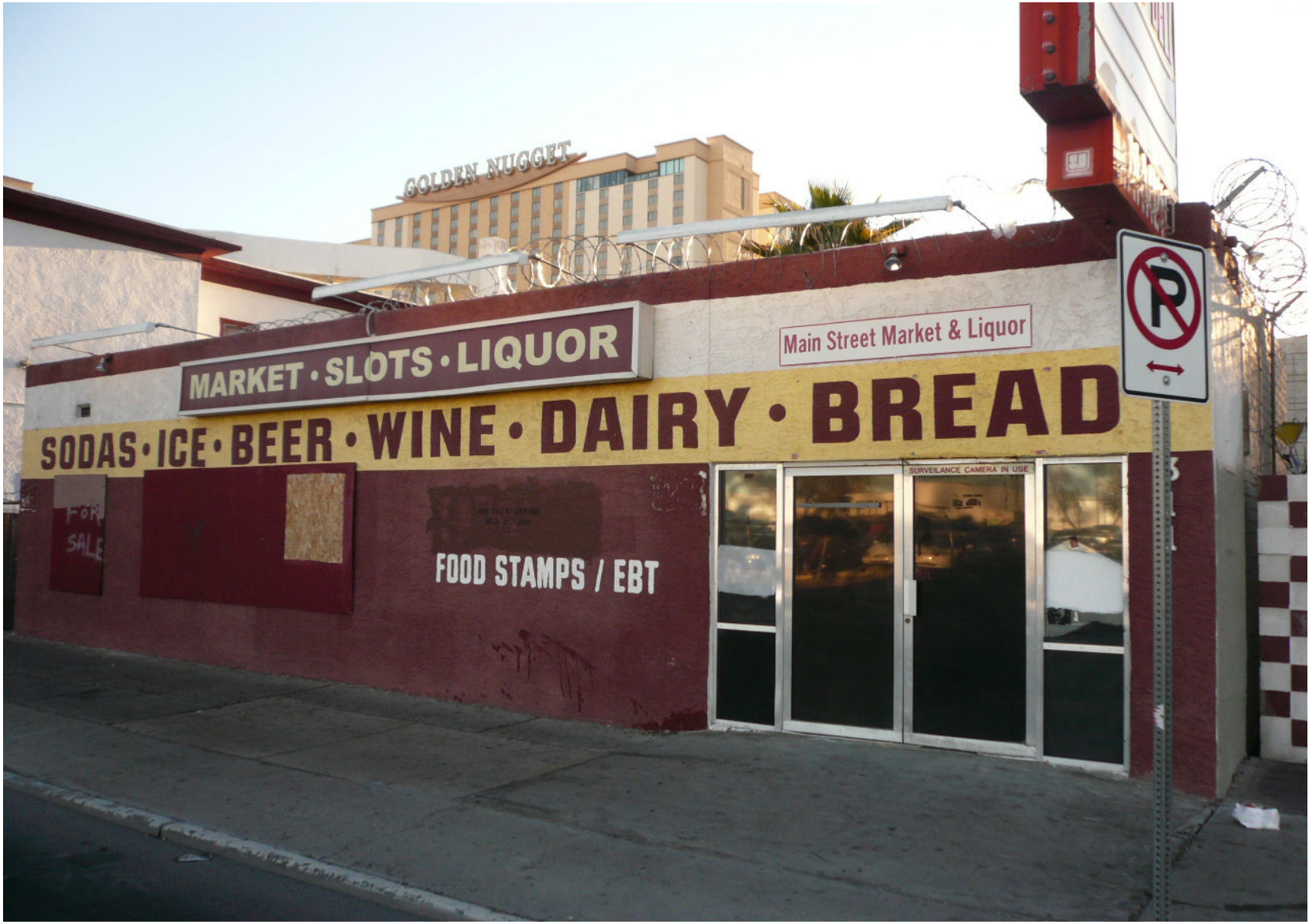
SEAL

Royce Realty and Management All rights reserved.



SUP-48091 - APPLICANT/OWNER: 307/309 MAIN STREET, LLC
311 MAIN STREET

01/31/13



SUP-48091 – APPLICANT/OWNER: 307/309 MAIN STREET, LLC
311 MAIN STREET

01/31/13

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

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

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

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

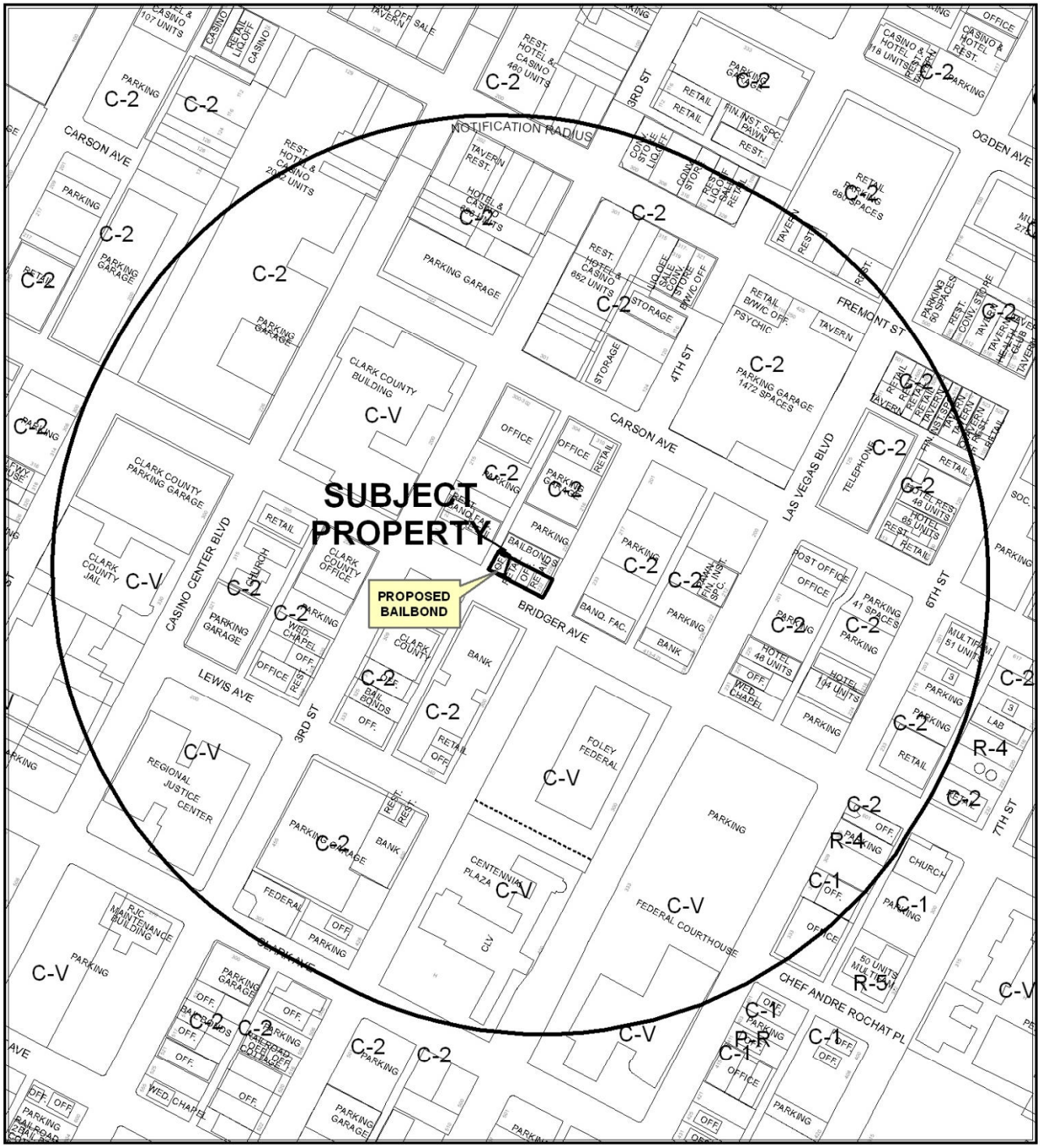
SUBJECT:
SUP-48141 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BYRON BROOKS - OWNER: MOUNTAIN SPRINGS DEVELOPMENT, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE USE at 316 East Bridger Avenue, Suite #101 (APN 139-34-210-078), C-2 (General Commercial)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

MAY GO TO CITY COUNCIL ON 4/17/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



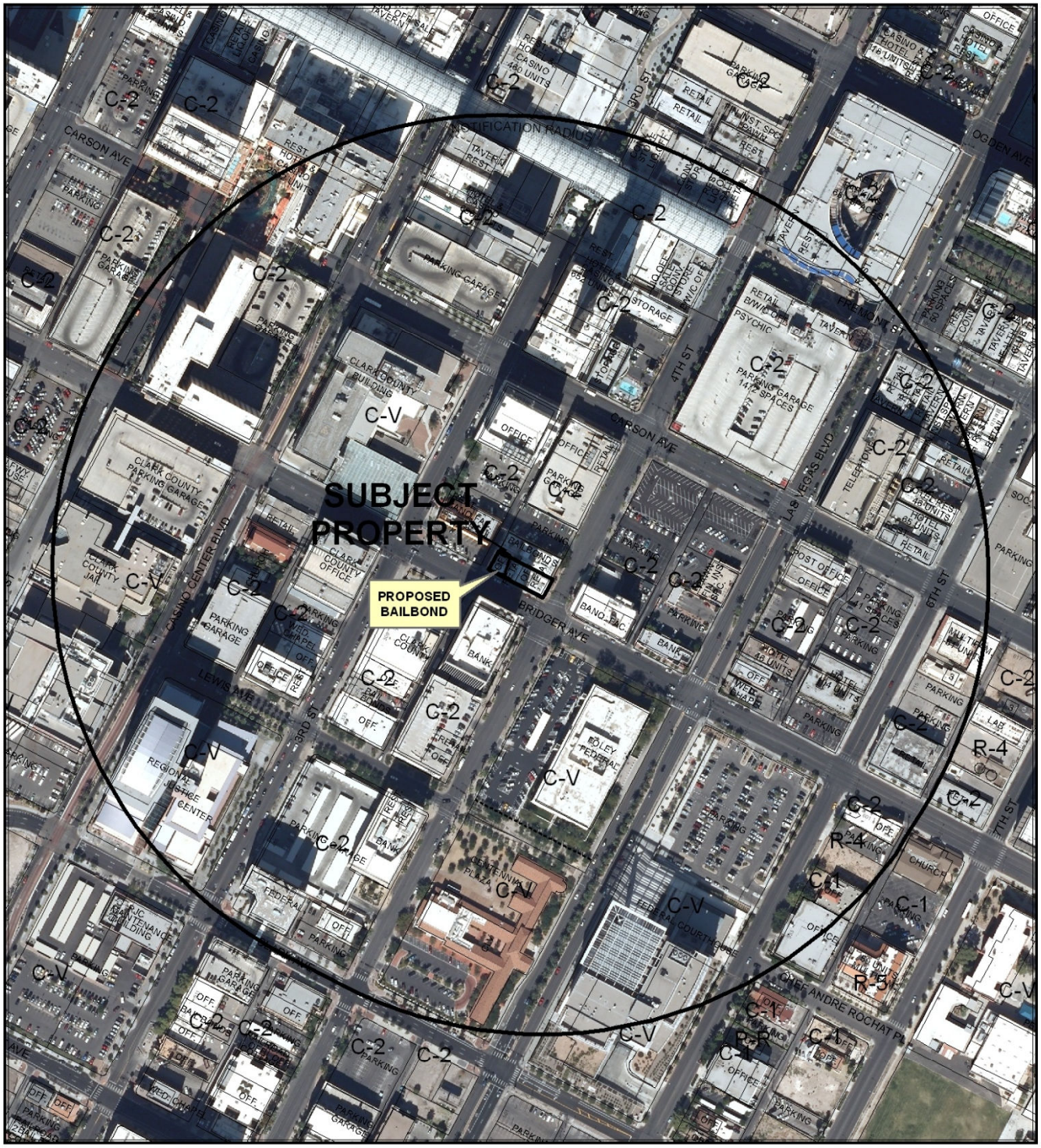
0 305 610 Feet

CASE: SUP-48141

RADIUS: 1000 FEET

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

N



CASE: SUP-48141

RADIUS: 1000 FEET

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: BYRON BROOKS

Project Address (Location) 316 E. BRIDGER AVE., STE 101

Project Name CADOC 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: (760) 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

Property Owner Signature* [signature]

Print Name Jon Field

Subscribed and sworn before me

This 21st day of January, 20 13

Toni P Hansen

Notary Public in and for said County and State

TONI P. HANSEN
Notary Public State of Nevada
No. 98-49523-1
My Appt. Exp. February 9, 2015

FOR DEPARTMENT USE ONLY

Case # SUP-48141

Meeting Date: 3/12/2013

Total Fee: $1030.00

Date Received:* 1/23/2013

Received By: [signature]

DEPARTMENT OF PLANNING

RECEIVED

JAN 23 2013

STATEMENT OF FINANCIAL INTEREST

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

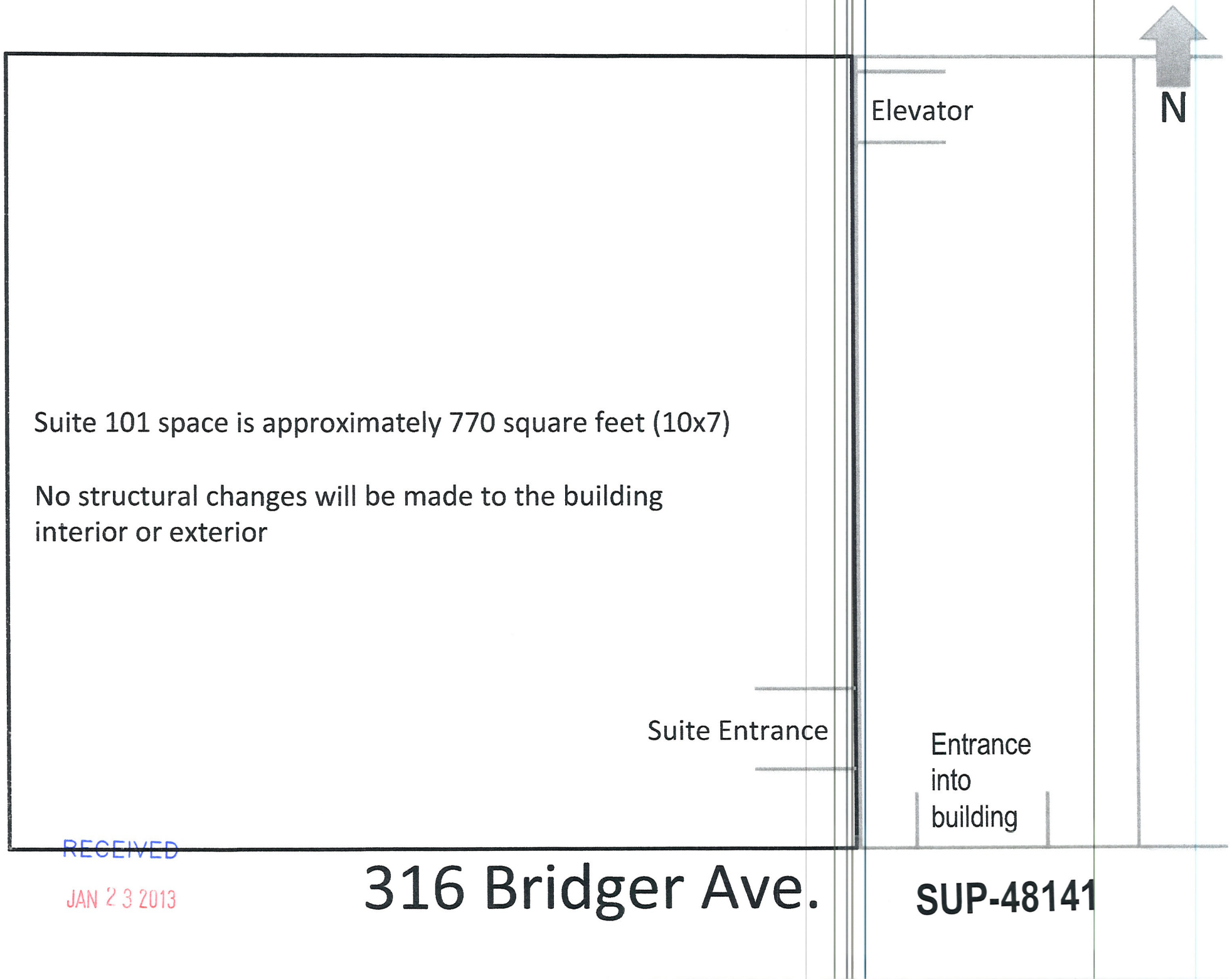
Toni P. Hansen

Notary Public in and for said County and State

TONI P. HANSEN
Notary Public State of Nevada
No. 98-49523-1
My Appt. Exp. February 9, 2015

Revised 1/15/2013

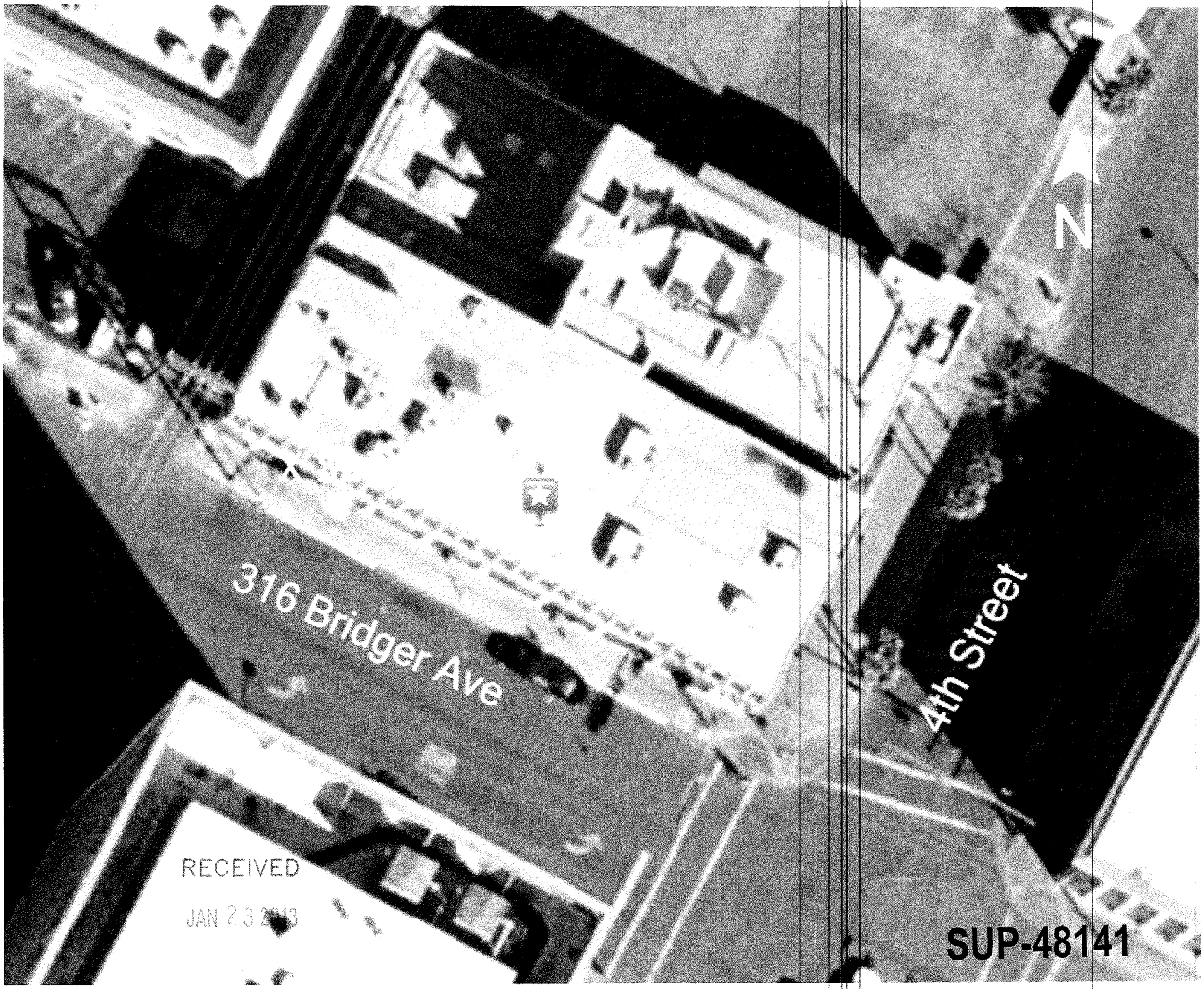
C:\depub\Application Packet\Statement of Financial Interest.pdf



RECEIVED
JAN 23 2013

316 Bridger Ave.

SUP-48141


N
316 Bridger Ave
4th Street
RECEIVED
JAN 2 3 2013
SUP-48141



SUP-48141 - APPLICANT: DURANGO MARKET - OWNER: KENNA III, LLC
316 EAST BRIDGER AVENUE, SUITE #101

01/31/13

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

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

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

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

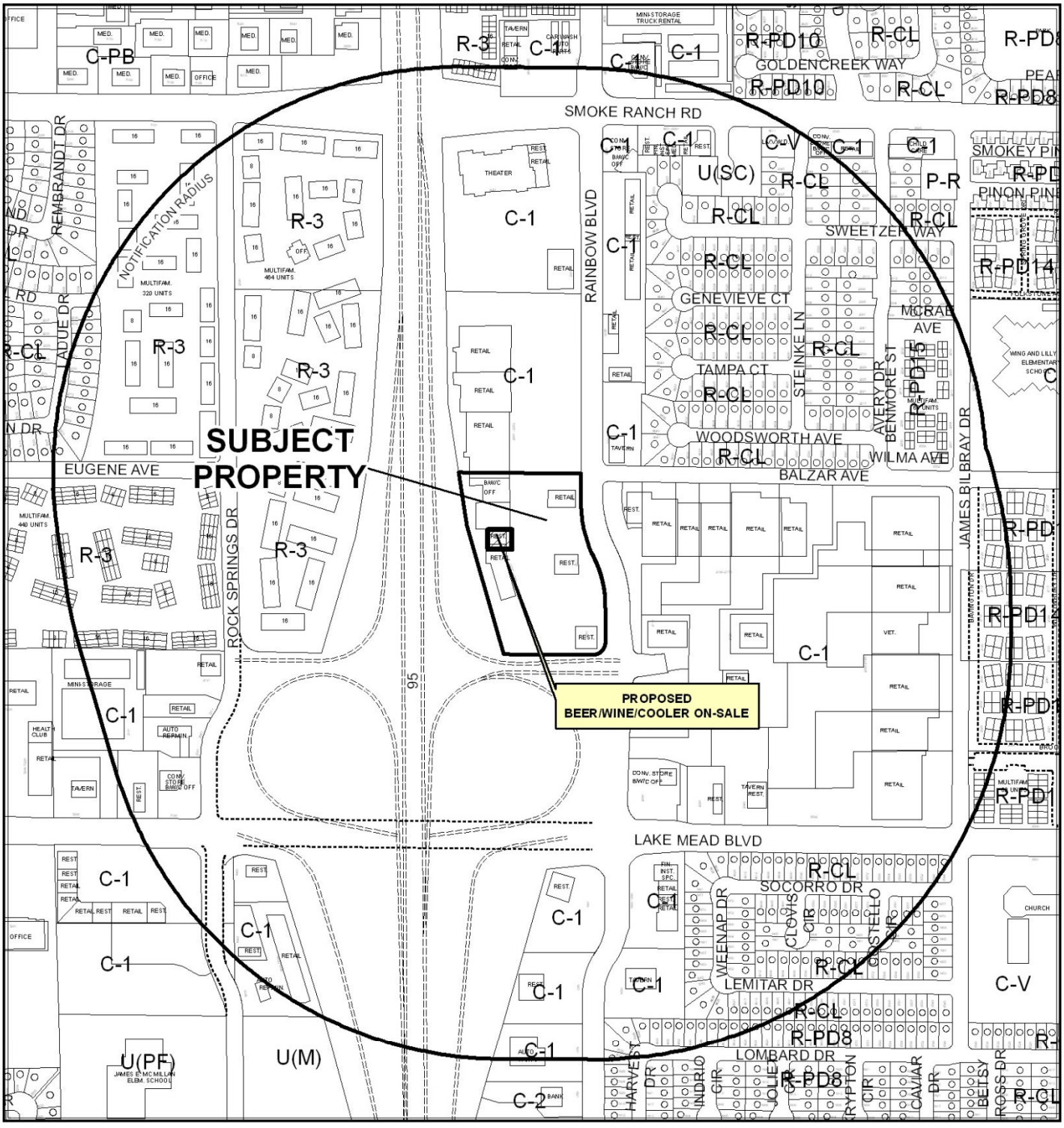
SUBJECT:
SUP-48146 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OHJAH JAPANESE STEAKHOUSE SUSHI AND HIBACHI - OWNER: PK I RAINBOW PROMENADE, LLC - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 4,992 SQUARE-FOOT RESTAURANT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

MAY GO TO CITY COUNCIL ON 4/17/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

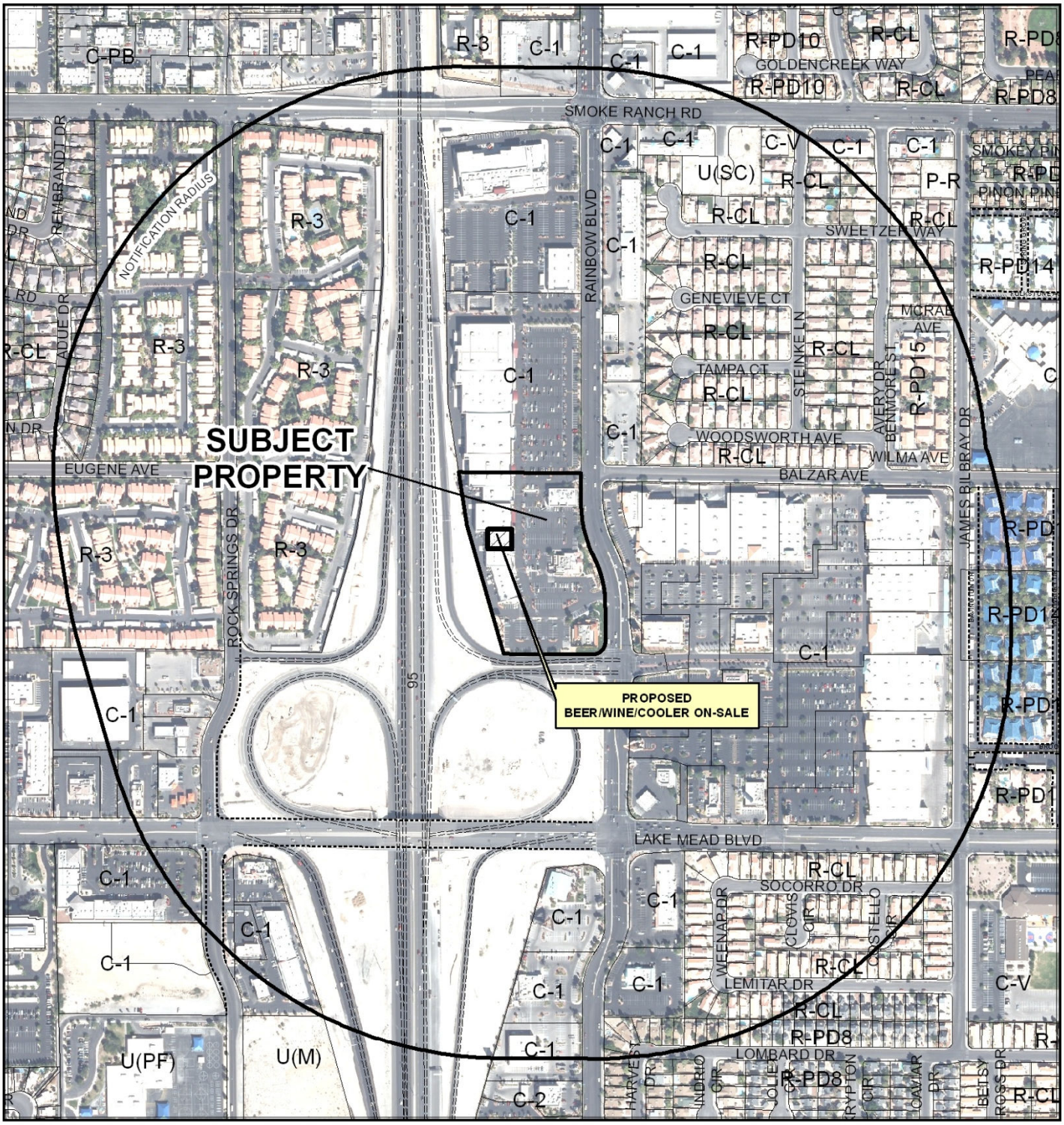
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo
5. Justification Letter



CASE: **SUP-48146**

RADIUS: 1500 FEET

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



CASE: **SUP-48146**

RADIUS: 1500 FEET

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



SUP-48149

Business Licenses

- Tavern
- Supper Club/ Restaurant Service Bar
- Beer/Wine/Cooler On Sale
- Child Care/ Children Facility
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer
- N

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 GP, Inc., its general partner
By: _____

Print Name: Scott Gerber

Title: Vice President

Subscribed and sworn before me

this 25th day of September, 2012

Teresa Cicchetti
Notary Public in and for said County and State

TERESA CICCHETTI
Notary Public, State of New York
No. 01CI4971574, 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 Ohiah 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 chan

Commercial Square Footage 4992 sqft. **Floor Area Ratio** _____

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

Additional Information _____

PROPERTY OWNER PK I RAINBOW PROMENADE LL **Contact** _____

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

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

E-mail Address _____

APPLICANT ZHI GANG WANG **Contact** _____

Address 8595 S DECATUR BLVD #102 **Phone:** (702) 868-9888 **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) 436-6955 **Fax:** (702) 436-6923

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 Parcel Maps.

Print Name _____

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY	
Case #	SUP-48146
Meeting Date:	3/12/13
Total Fee:	$1280.-
Date Received:*	1/23/13
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.

Revised 10/27/08

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

Signature page for City of Las Vegas Department of Planning Application/Petition Form
For Ohjah 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: Scott Gerber
Title: Vice President

Subscribed and sworn before me
This 25th day of Sept., 2012

_____
Notary Public

TERESA CICCHETTI
Notary Public, State of New York
No. 01CI4971574, Suffolk County
Commission Expires Sept. 4, 2014

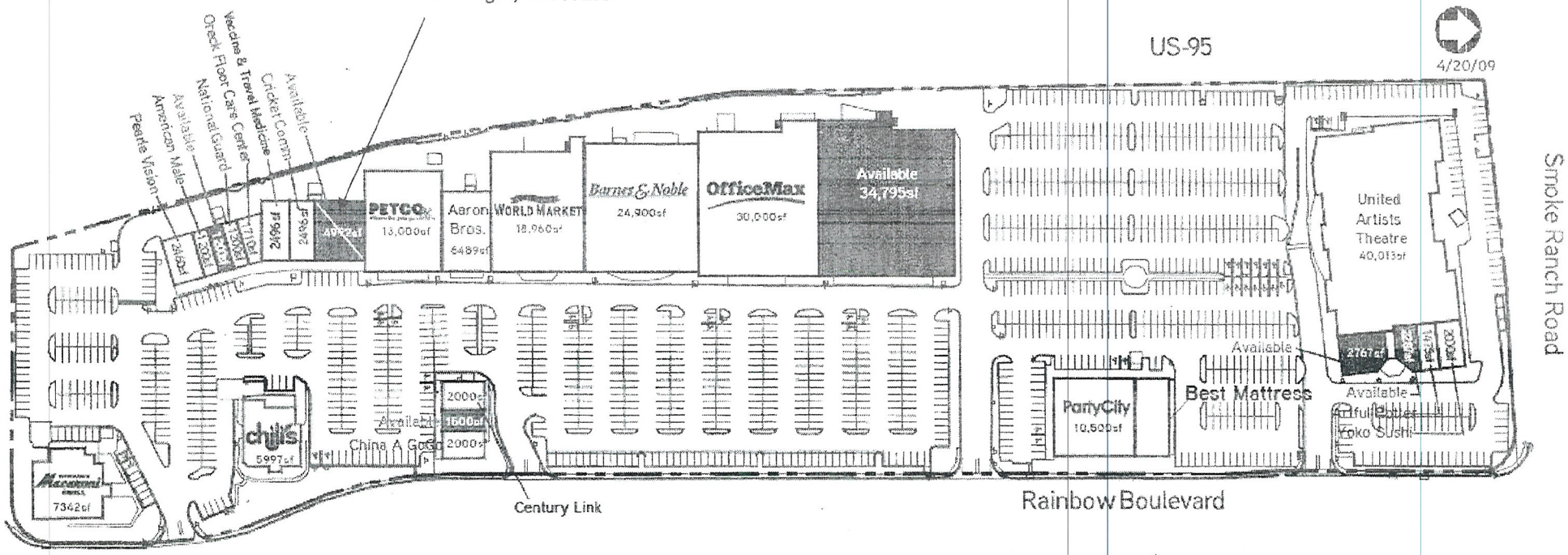
SUP-48146

HAN CHENG LLC

OHJAH JAPANESE STEAKHOUSE SUSHI & HIBACHI

2051 N. Rainbow Blvd #102 & 103

Las Vegas, NV. 89108



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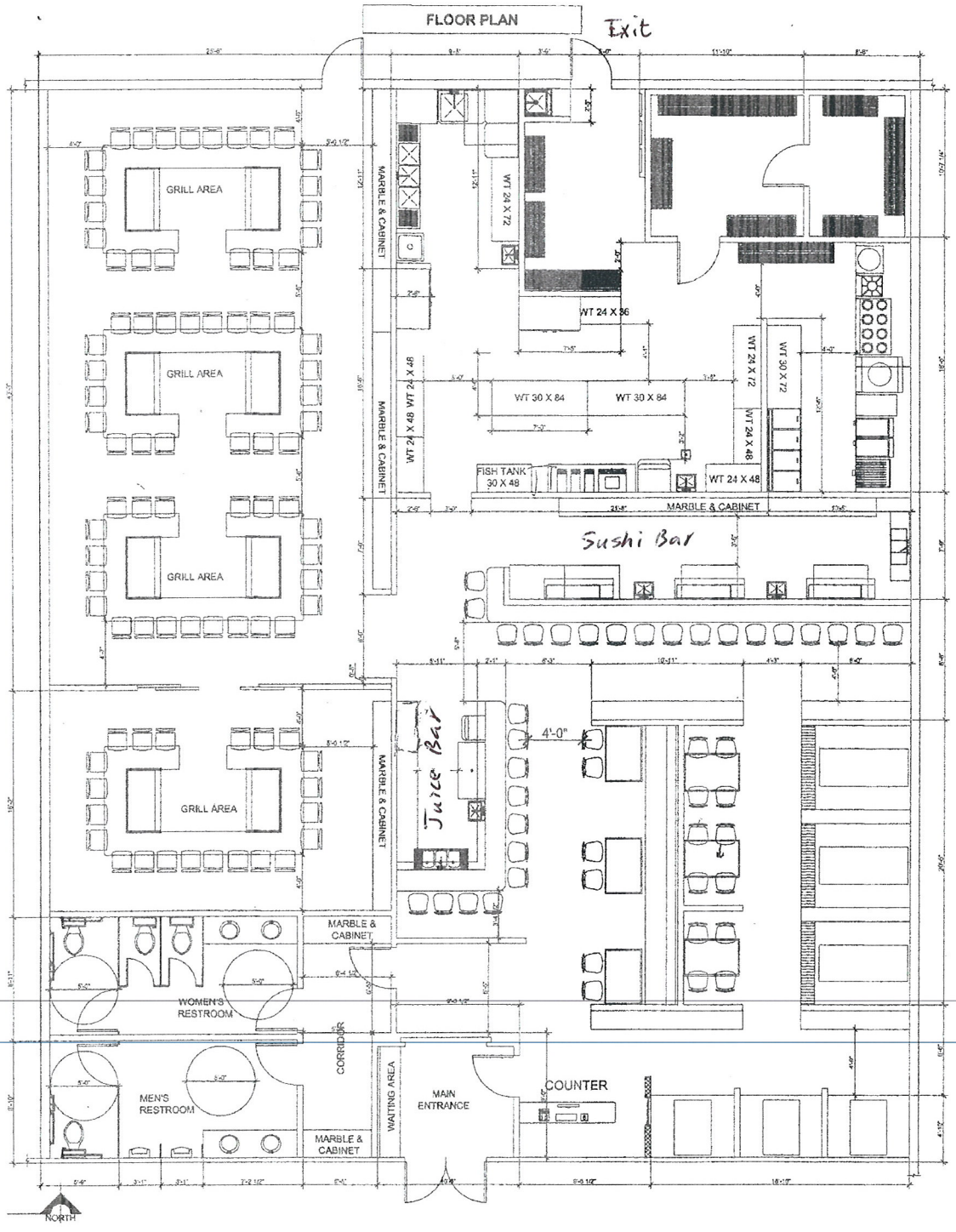
JAN 23 2013

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



SUP-48146 - APPLICANT: OHJAH JAPANESE STEAKHOUSE SUSHI AND HIBACHI - OWNER: PK I RAINBOW PROMENADE, LLC
2051 NORTH RAINBOW BOULEVARD, SUITE #102

01/31/13

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 about12 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

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

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

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

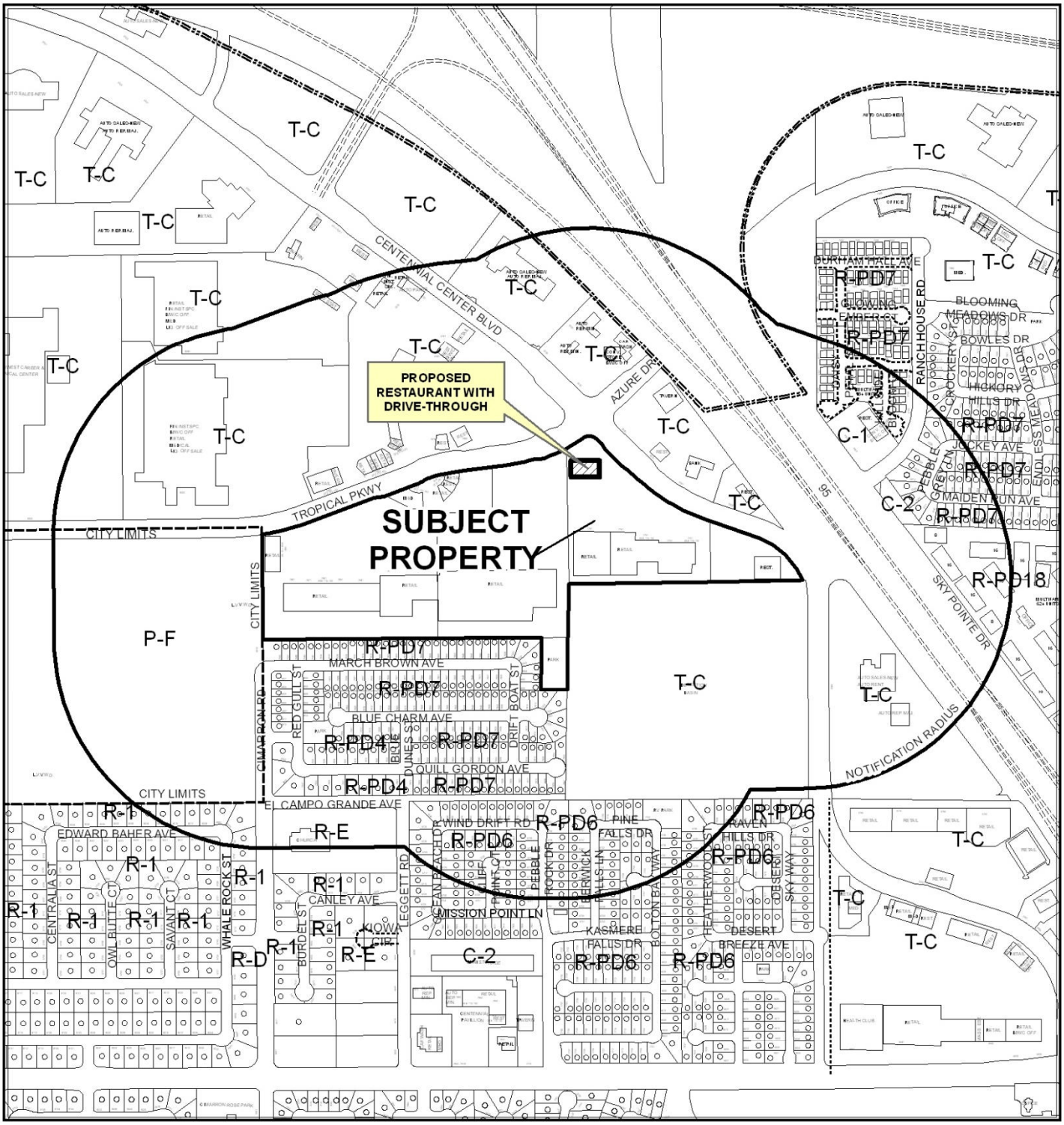
SUBJECT:
SUP-48160- SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FARMER BOYS FOOD, INC. - OWNER: INLAND DIVERSIFIED LAS VEGAS CENTENNIAL CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED RESTAURANT (WITH DRIVE-THROUGH) at the southwest corner of Tropical Parkway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

MAY GO TO CITY COUNCIL ON 04/17/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 500 1,000 Feet

CASE: **SUP-48160 & SDR-48158**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)
[SC-TC (SERVICE COMMERCIAL - TOWN CENTER)
SPECIAL LAND USE DESIGNATION]

N



0 500 1,000 Feet

CASE: **SUP-48160 & SDR-48158**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)
[SC-TC (SERVICE COMMERCIAL - TOWN CENTER)
SPECIAL LAND USE DESIGNATION]

N

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 LS 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

DuPage, IL

LINDA AST
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
November 14, 2015

RECEIVED

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* By RS 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.

Linda Ast

Notary Public in and for said County and State

DuPage, IL

LINDA AST
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
November 14, 2015

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.

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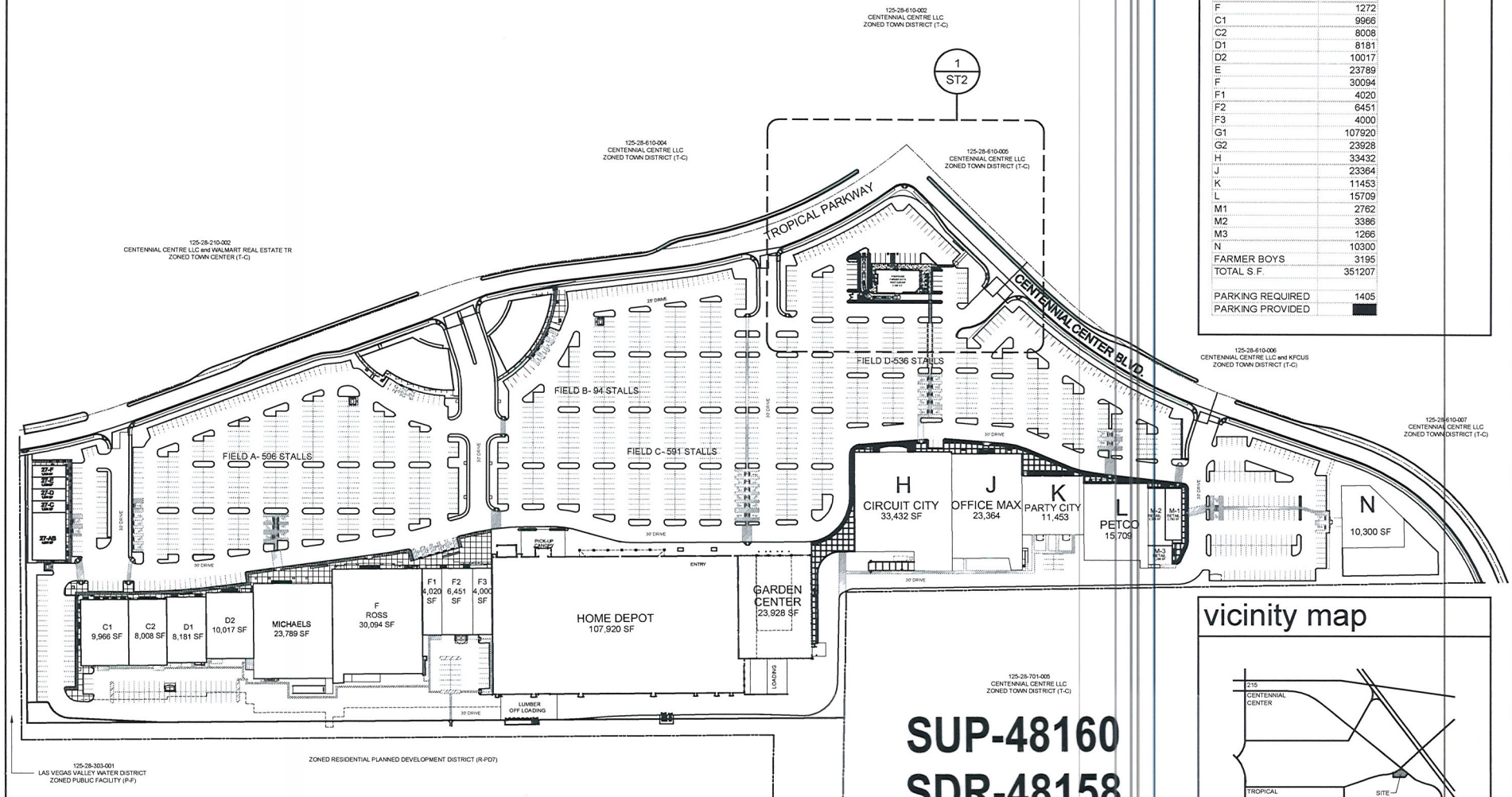


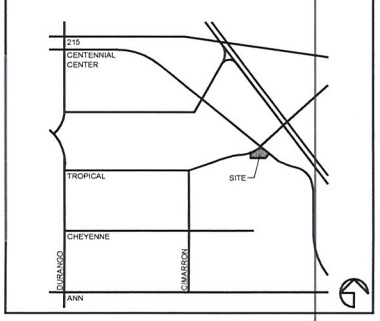
1 overall site plan
scale: 1" = 80'-0"

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	23364
K	11453
L	15709
M1	2762
M2	3386
M3	1266
N	10300
FARMER BOYS	3195
TOTAL S.F.	351207
PARKING REQUIRED	1405
PARKING PROVIDED	[redacted]

vicinity map



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Farmer Boy's
SW corner Centennial Center Blvd. & W. Tropical Pkwy.
for: Farmer Boy's
City of Las Vegas Nevada

date	12/24/2012
proj. no.	2012.72
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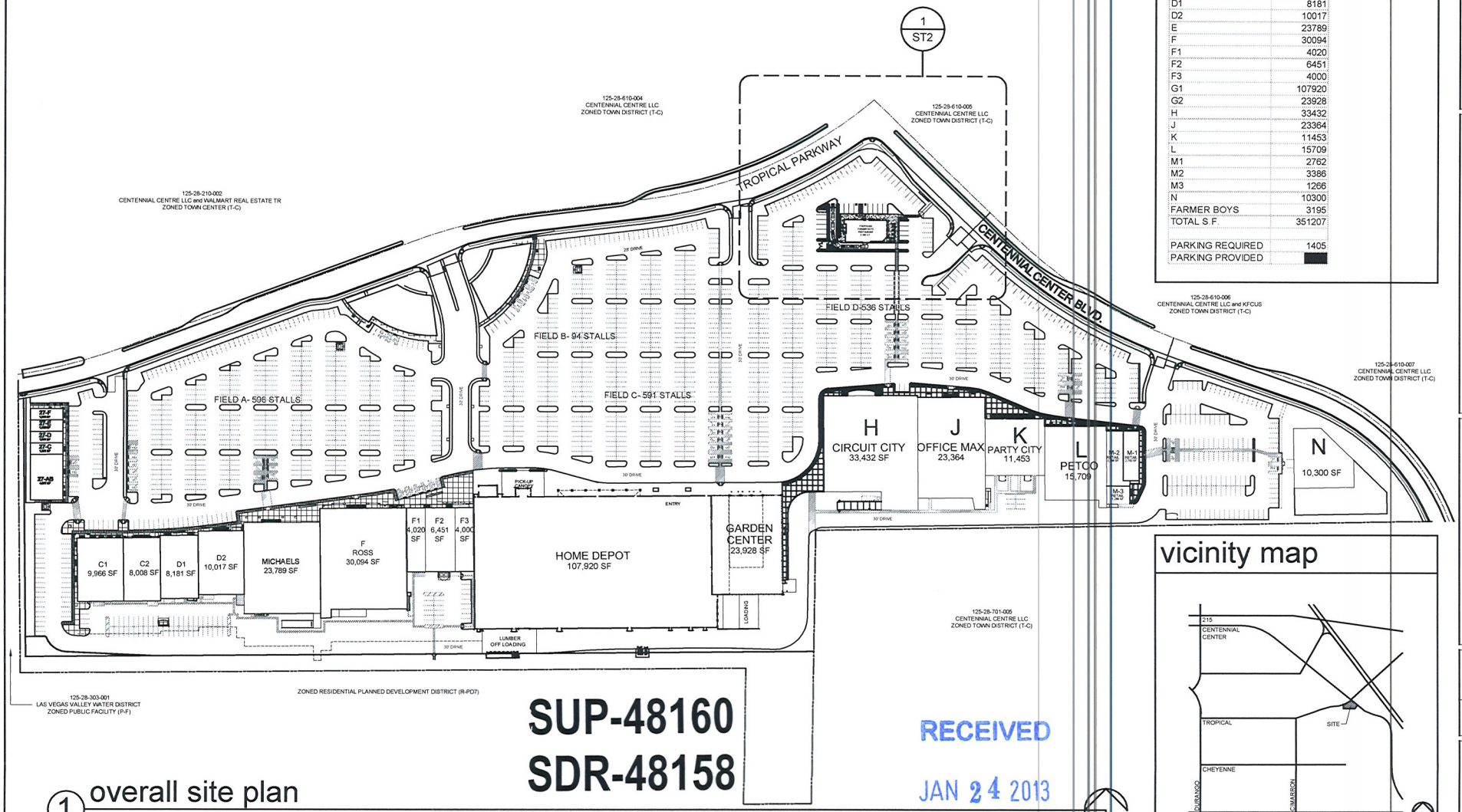
sheet no. ST1



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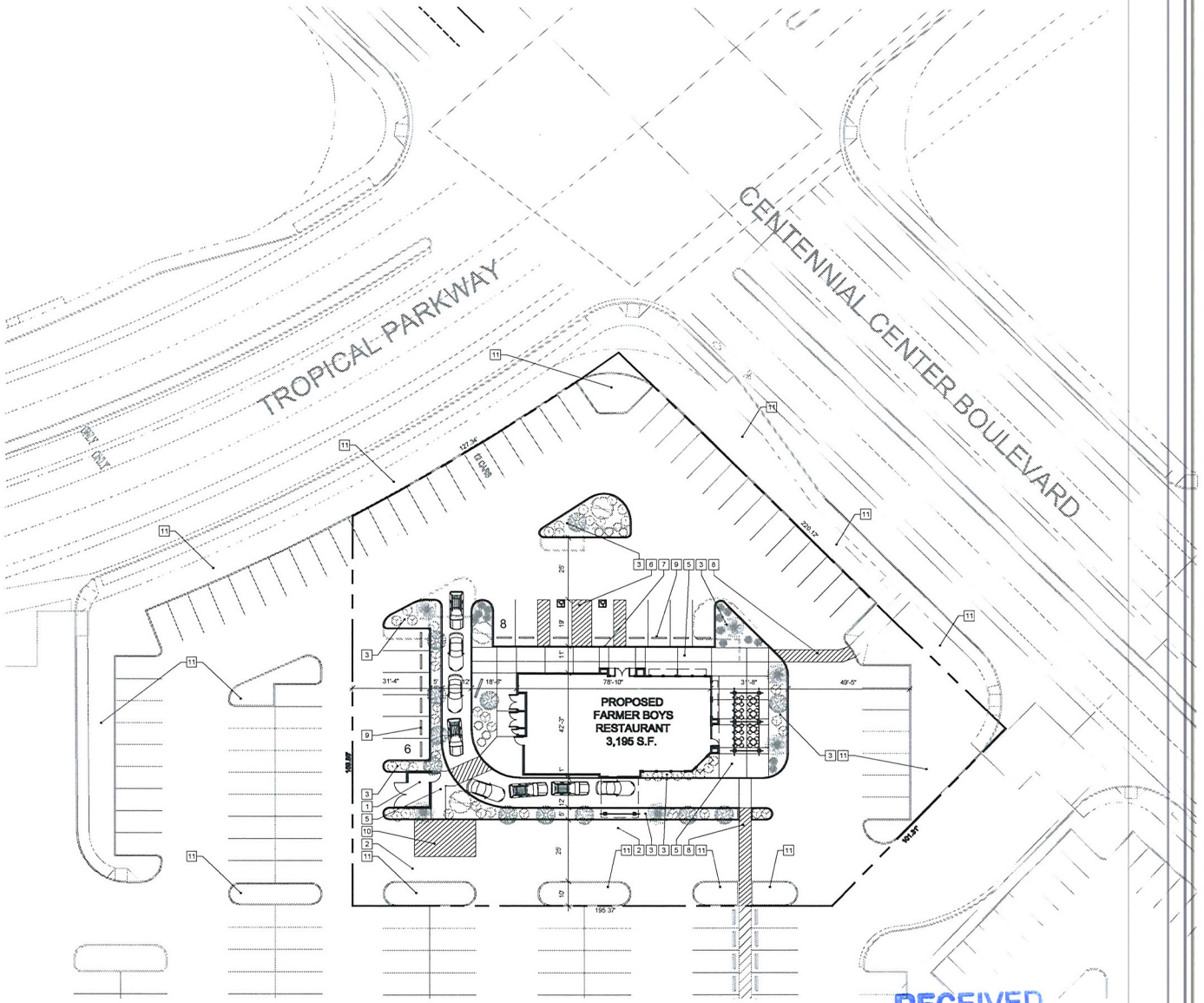

1 enlarged site plan
scale: 1" = 20'-0"

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keynotes

#	description
1	EXISTING 6'-0" HIGH CONCRETE BLOCK TRASH ENCLOSURE WITH PAIR OF WROUGHT IRON GATES WITH STAMPED METAL BACKING AND LIFT PIN LOCK/LATCH (TO REMAIN)
2	2" A.C. PAVING
3	LANDSCAPED AREA
4	PROPOSED NEW SIGN
5	CONCRETE SIDEWALK
6	HANDICAP ACCESSIBLE AISLE
7	HANDICAP ACCESSIBLE RAMP
8	HANDICAP ACCESSIBLE ROUTE
9	CONCRETE TIRE BUMPERS
10	15'x25' LOADING ZONE
11	EXISTING LANDSCAPING TO REMAIN

project data

REQUIRED ZONING: T-C
EXISTING ZONING: T-C

AREA SUMMARY PARKING (OVERALL SITE)

USE	AREA	FACTOR	PARKING REQUIRED	PARKING PROVIDED
SHOPPING CENTER	351,207 S.F.	1/250	1405	1757

SITE ACREAGE: 33.87 ac (1,475,377 s.f.)
F.A.R. (FLOOR AREA RATIO): 23.8%

APN#: a portion of 125-28-713-007

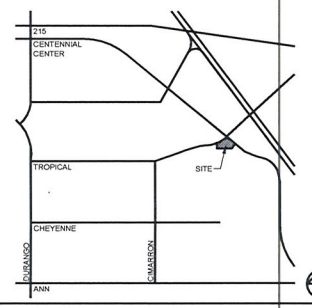
landscape legend

SYMBOL	LARGE TREES	SIZE
	BLUE PALO VERDE Cercidium floridum	24" BOX MULTI 1"CAL 7'H x4'W
	SWEET ACACIA Acacia smalli	24" BOX MULTI 1 1/2"CAL 7'H x4'W
	MESQUITE Prosopsis Chilensis	24" BOX MULTI 1 1/4"CAL 8'H x5'W

SYMBOL	SHRUBS and GROUND COVER	SIZE
	RED YUCCA Hespealoe parvifolia	5 GAL
	FOUNTAIN GRASS Pennisetum setaceum	5 GAL
	DESERT SPOON Dasylirion wheeleri	5 GAL
	ROSEMARY Rosmarinus officinalis	1 GAL
	YELLOW BELLS Tecoma stans	5 GAL
	CHINESE TRUMPET CREEPER Campsis grandiflora	1 GAL

NOTE: ALL INORGANIC LANDSCAPE GROUND COVER TO BE MOJAVE GOLD WASHED GRAVEL TO MATCH EXISTING (VERIFY IN FIELD)

vicinity map



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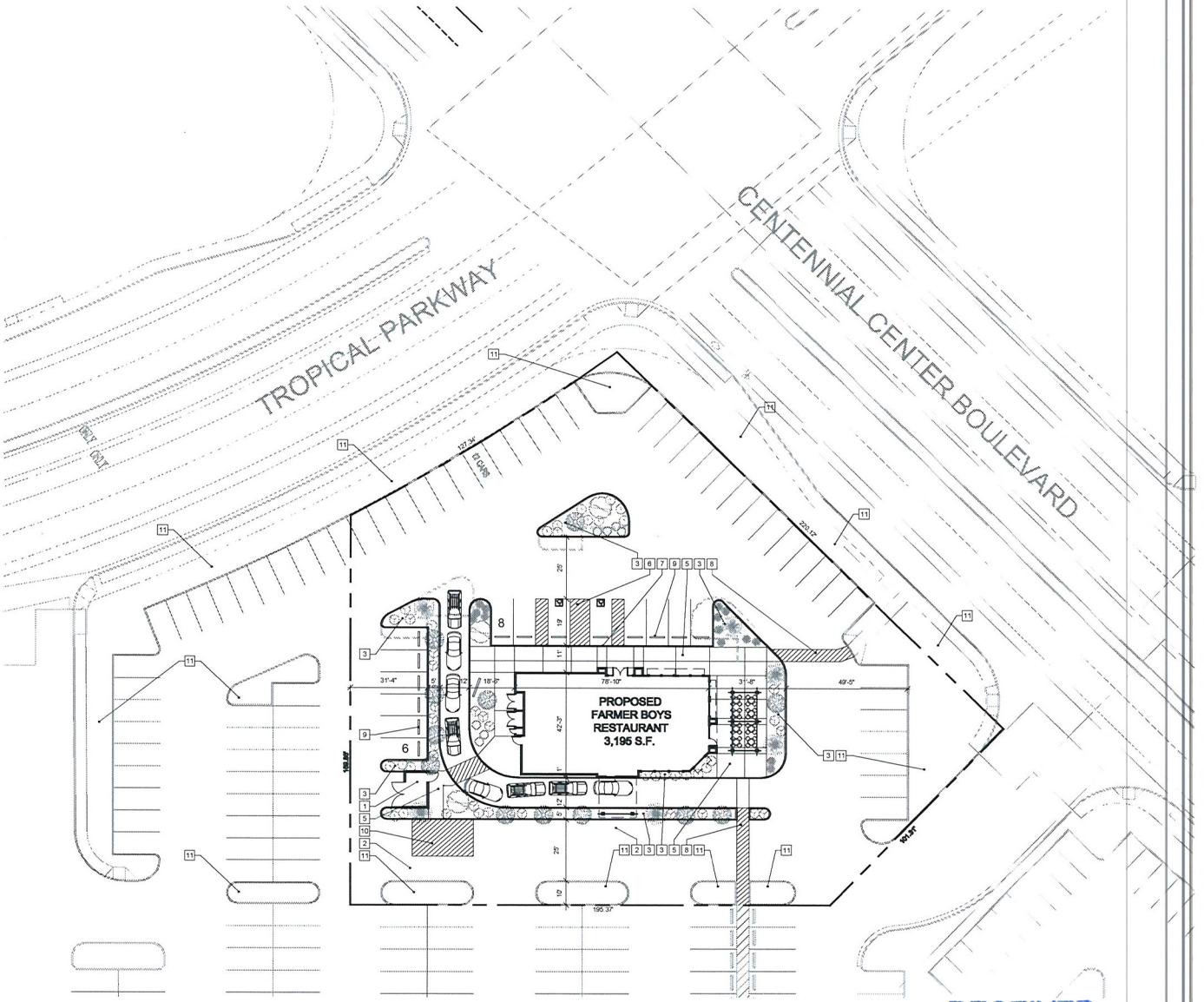

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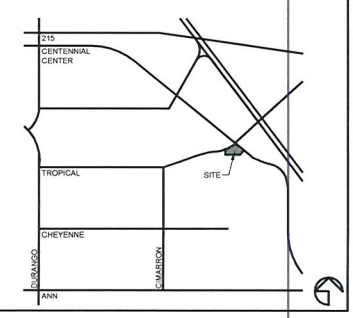

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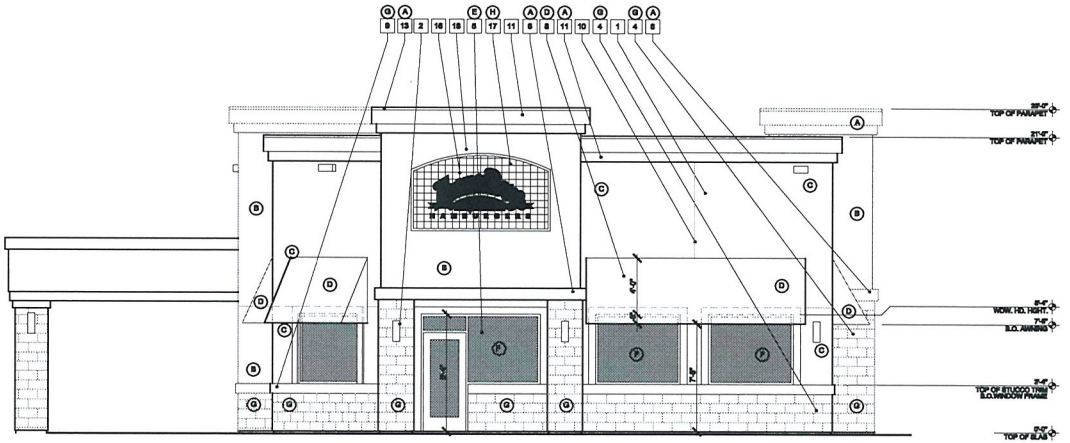
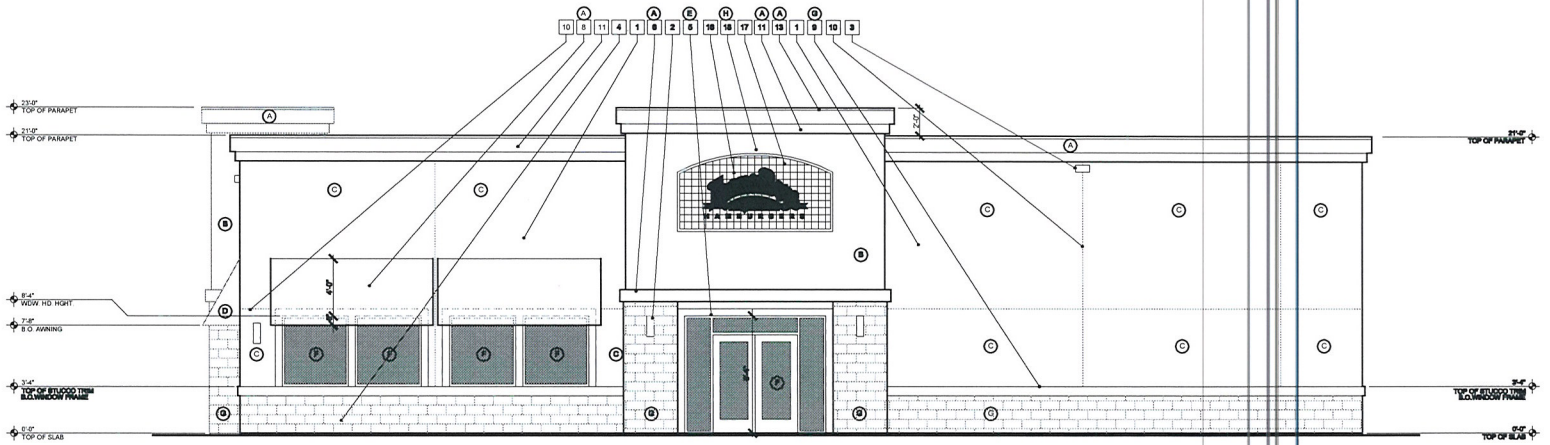


2 Elevation
SCALE: 1/4" = 1'-0"



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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 1405.6 OF THE 2009 I.B.C. & ESR 2826
5	ALUMINUM STOREFRONT
6	STUCCO TRIM CAP
7	STEEL DOORS W/ STEEL DOOR FRAME
8	AWNING BY SUNBRELLA OR EQUAL
9	STUCCO WAINSCOT CAP TRIM
10	STUCCO CONTROL JOINT
11	CUSTOM CORNICE W/ PLASTER (STUCCO) - SEE DETAILS
12	STUCCO CANOPY
13	FLASHING/COPING
14	[illegible] PERMIT)
15	PAINTED STEEL TUBE TRELLIS BEAM & RAFTERS
16	SIGNAGE - PROVIDE J-BOX (UNDER SEPARATE PERMIT)
17	GLAZED CERAMIC WALL TILE BY DALTILE OR INTERCERAMIC
18	[illegible] DALTILE OR INTERCERAMIC
19	2X6 STUCCO PLANT-ON BORDER

Color Scheme

Sym.	Color/Material	Location
A	SHERWIN WILLIAMS - SW 6125 'CRAFT PAPER'	CORNICE, TRIM & TRELLIS
B	SHERWIN WILLIAMS - SW 7585 'SUNDRIED TOMATO'	STUCCO TOWER
C	SHERWIN WILLIAMS - SW 6387 'COMPATIBLE CREAM'	STUCCO FIELD
D	SUNBRELLA - 6005-0000 'HEMLOCK TWEED'	CANVAS AWNINGS
E	BRONZE ANODIZED	STOREFRONT FRAMES AND SIGNAGE
F	CLEAR INSULATED PPG SOLARBAN 70 XL	GLAZING
G	EXPOSED C.M.U. VENEER "WALNUT CREEK"	CULTURED STONE VENEER
H	DALTILE CERAMIC WALL TILE - 'TIMBERLINE'	GLAZED CERAMIC WALL TILE

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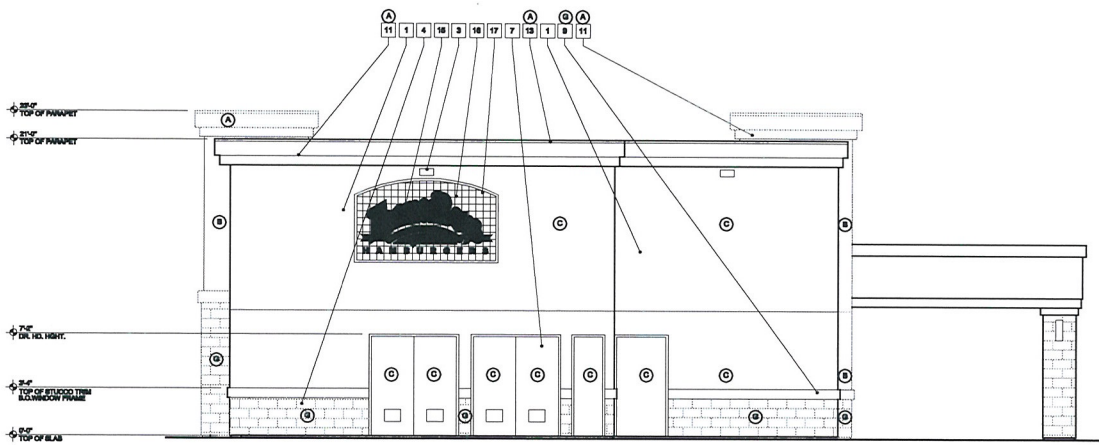

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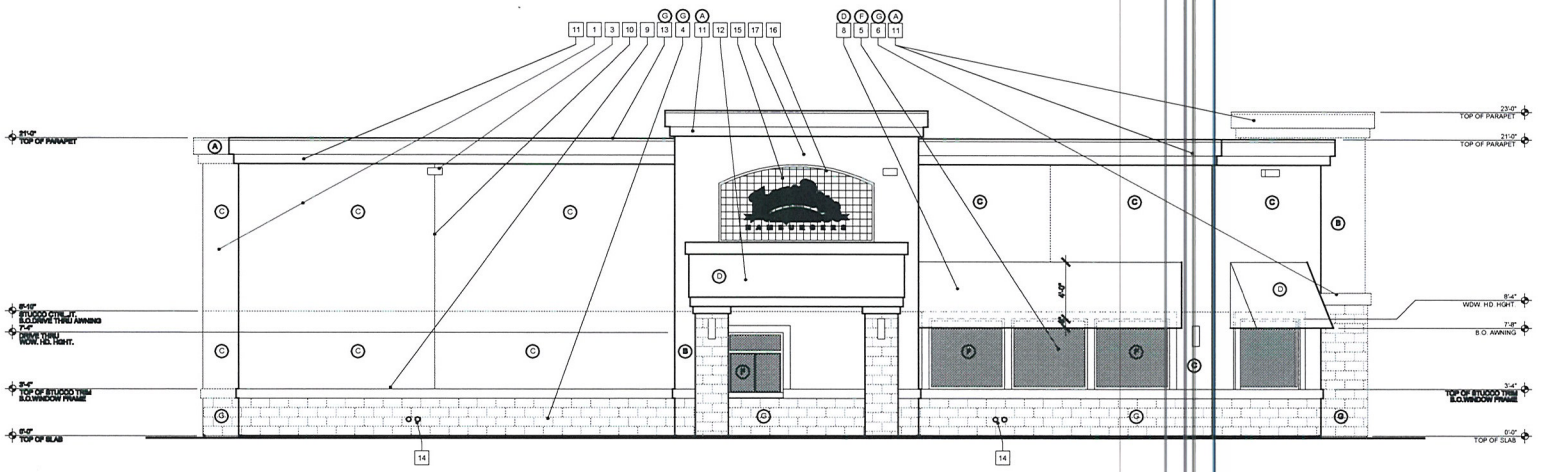

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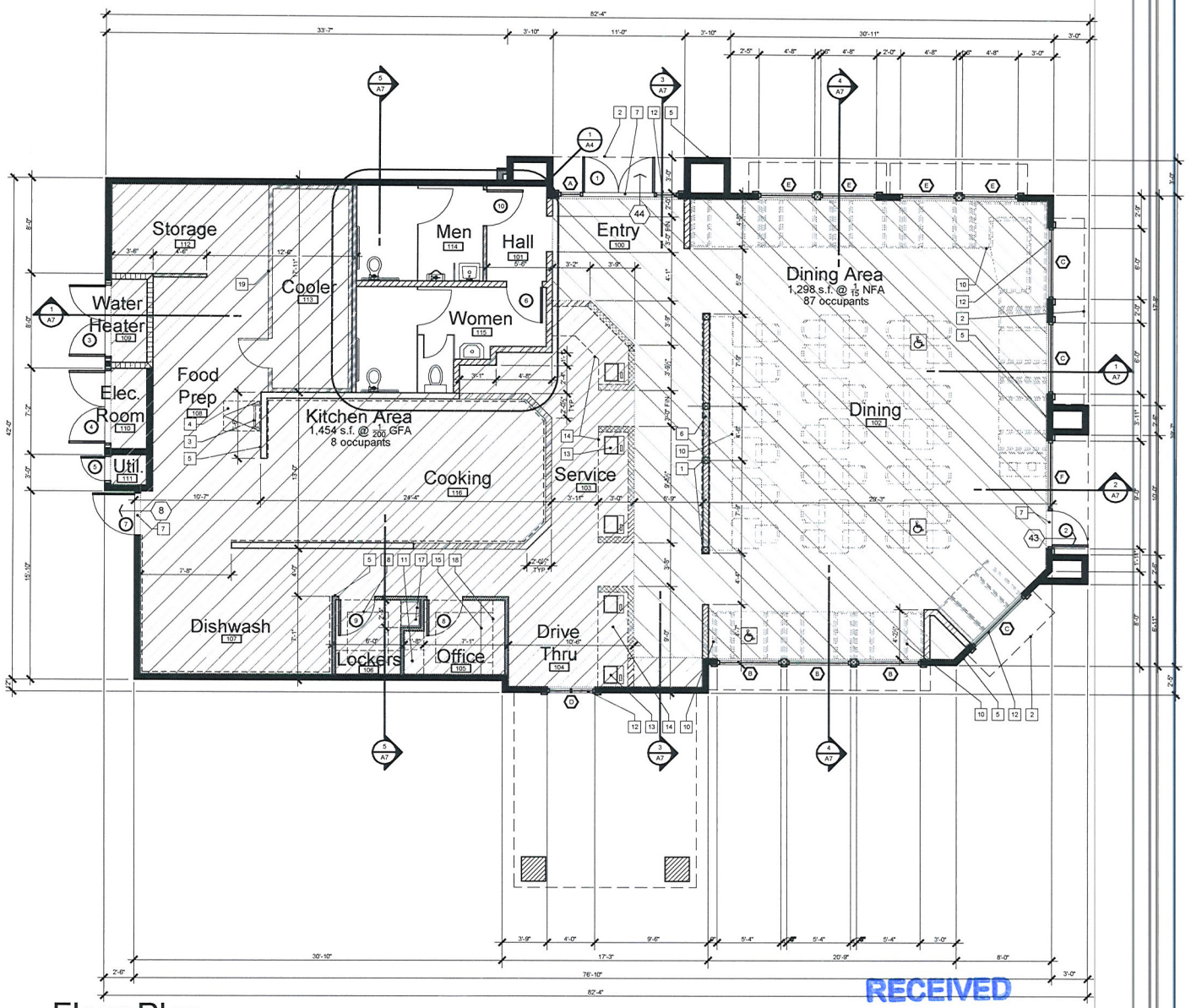

1 Floor Plan
scale: 1/4" = 1'-0"

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Keynotes

#	description
1	STEEL TUBE POST INSIDE PONY WALL - SEE DETAILS 4 & 8 ON SHEET A9
2	DASHED LINE OF AWNING ABOVE - SEE EXTERIOR ELEVATIONS
3	ROOF ACCESS LADDER - SEE DETAIL 2/A6
4	'BILCO' ROOF HATCH ABOVE - SEE DETAIL 2/A6
5	NEW WALL CONSTRUCTION - SEE WALL LEGEND BELOW
6	GRANITE WALL CAP O/LOW WALL PER DETAIL 4/A9
7	ADA/ANSI ACCESSIBLE ALUMINUM THRESHOLD
8	NOT USED
9	1#2" STUCCO SKIM (U.N.O.) COAT O/ 24" SQ. CMU PILASTER W/ (4) #4'S VERTICAL & #3 TIES @ 16" O.C. HORIZONTAL - SOLID GROUTED (TYPICAL OF 3)
10	DINING BOOTHS, TABLES & CHAIRS TO BE PROVIDED BY OWNER'S ID
11	SAFES TO BE PROVIDED BY OWNER - GC TO COORDINATE
12	ALUMINUM STOREFRONT DOOR OR WINDOW - SEE SCHEDULE SHEET
13	CASH REGISTER - SEE KITCHEN EQUIPMENT DRAWINGS
14	GRANITE COUNTERTOP PER ID
15	MILLWORK - SEE INTERIOR ELEVATIONS SHEET A12
16	DASHED LINE OF STUCCO CANOPY ABOVE - SEE EXTERIOR ELEVATIONS
17	EMPLOYEE LOCKERS - PROVIDE A MINIMUM 5% OF HANDICAP ACCESSIBLE
18	DASHED LINE OF SHELVES ABOVE - SEE INTERIOR ELEVATIONS
19	PRE MANUFACTURED WALK-IN COOLER - BY OTHERS

Exiting Summary

OCCUPANCY LOADS:
(Table 1004.1.1)

KITCHEN	1 OCC. / 200 S.F. GFA
DINING	1 OCC. / 15 S.F. NFA

Exiting Legend

X → NUMBER OF OCCUPANTS EXITING BUILDING

Wall Legend

- 2X6 EXTERIOR WOOD STUDS (UNO) WITH EXTERIOR STUCCO FINISH W/ 5/8" INTERIOR GYP. BOARD & R-19 BATTS @ EXT. WALLS
- 2X4 WOOD STUDS @ 16" O.C. COLUMN W/EXTERIOR STUCCO FINISH O/PLYWOOD SHEATHING - SEE STRUCTURAL DRAWINGS
- 2X4" WOOD STUDS (UNO) W/ 5/8" GYP. BOARD BOTH SIDE AND R-11 BATT INSULATION - SEE FINISH SCHEDULE
- 1HR RATED INTERIOR PARTITION @ ELECTRICAL ROOM
- (1) LAYER 5/8" TYPE 'X' GYP. BD. EACH SIDE 2X6 STUDS at 24" O.C. INSULATE W/ R-19 FIBERGLASS BATTS. INSTALL PER ITEM 14-1.3, TABLE 720.1(2) IBC 2006
- EXTERIOR GLAZING (8'-4" HEIGHT) SILL AT 3'-4" A.F.F. (SEE PLAN FOR WIDTH)
- WALK-IN COOLER - PROVIDED BY MANUFACTURER
- ½" CEMENT BOARD - 8" HIGH at KITCHEN BASE AS SHOWN & FULL HEIGHT INSIDE KITCHEN COOK AREA BEHIND ALL HOOD SYSTEMS. SEE PLAN FOR LOCATIONS. SEE DETAIL 2/A7 FOR FURTHER DESCRIPTION.
- LOW WALL - 2 X 6 WOOD STUDS @ 24" O.C. - HEIGHT VARIES A.F.F. SEE FLOOR PLANS & INTERIOR ELEVATIONS
- 6" 20 ga. METAL STUDS @ 24" O.C TO 51½" HIGH.
- 6" 20 ga. METAL STUDS @ 24" O.C FULL HEIGHT

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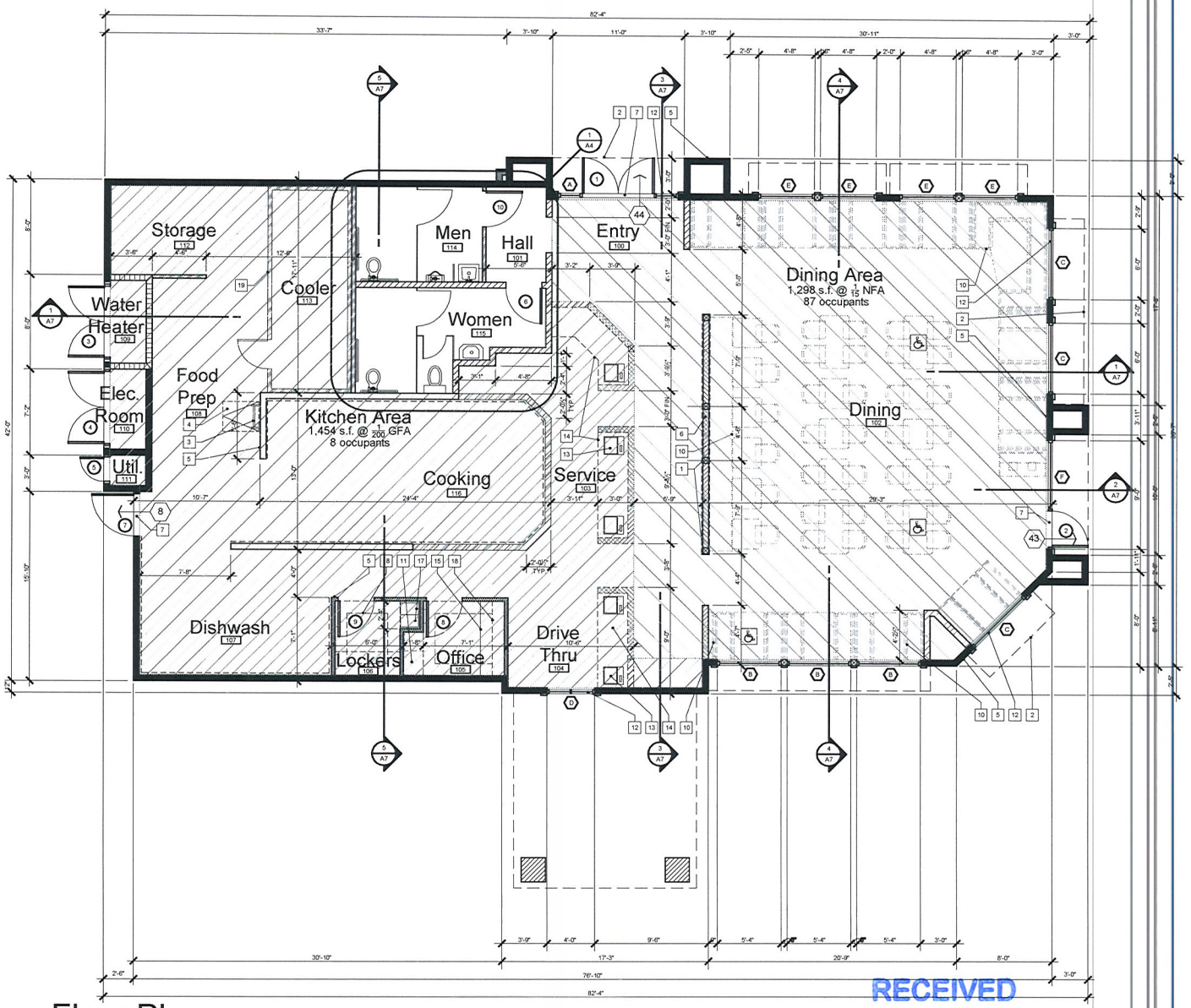
chkd. by	

sheet no. A3



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

SUP-48160
SDR-48158

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Dept. of Planning

Keynotes

#	description
1	STEEL TUBE POST INSIDE PONY WALL - SEE DETAILS 4 & 8 ON SHEET A9
2	DASHED LINE OF AWNING ABOVE - SEE EXTERIOR ELEVATIONS
3	ROOF ACCESS LADDER - SEE DETAIL 2/A6
4	'BILCO' ROOF HATCH ABOVE - SEE DETAIL 2/A6
5	NEW WALL CONSTRUCTION - SEE WALL LEGEND BELOW
6	GRANITE WALL CAP O/LOW WALL PER DETAIL 4/A9
7	ADA/ANSI ACCESSIBLE ALUMINUM THRESHOLD
8	NOT USED
9	1#2" STUCCO SKIM (U.N.O.) COAT O/ 24" SQ. CMU PILASTER W/ (4) #4'S VERTICAL & #3 TIES @ 16" O.C. HORIZONTAL - SOLID GROUTED (TYPICAL OF 3)
10	DINING BOOTHS, TABLES & CHAIRS TO BE PROVIDED BY OWNER'S ID
11	SAFES TO BE PROVIDED BY OWNER - GC TO COORDINATE
12	ALUMINUM STOREFRONT DOOR OR WINDOW - SEE SCHEDULE SHEET
13	CASH REGISTER - SEE KITCHEN EQUIPMENT DRAWINGS
14	GRANITE COUNTERTOP PER ID
15	MILLWORK - SEE INTERIOR ELEVATIONS SHEET A12
16	DASHED LINE OF STUCCO CANOPY ABOVE - SEE EXTERIOR ELEVATIONS
17	EMPLOYEE LOCKERS - PROVIDE A MINIMUM 5% OF HANDICAP ACCESSIBLE
18	DASHED LINE OF SHELVES ABOVE - SEE INTERIOR ELEVATIONS
19	PRE MANUFACTURED WALK-IN COOLER - BY OTHERS

Exiting Summary

OCCUPANCY LOADS:
(Table 1004.1.1)

KITCHEN	1 OCC. / 200 S.F. GFA
DINING	1 OCC. / 15 S.F. NFA

Exiting Legend

X — NUMBER OF OCCUPANTS EXITING BUILDING

Wall Legend

- 2X6 EXTERIOR WOOD STUDS (UNO) WITH EXTERIOR STUCCO FINISH W/ 5/8" INTERIOR GYP. BOARD & R-19 BATTS @ EXT. WALLS
- 2X4 WOOD STUDS @ 16" O.C. COLUMN W/EXTERIOR STUCCO FINISH O/PLYWOOD SHEATHING - SEE STRUCTURAL DRAWINGS
- 2X4" WOOD STUDS (UNO) W/ 5/8" GYP. BOARD BOTH SIDE AND R-11 BATT INSULATION - SEE FINISH SCHEDULE
- 1HR RATED INTERIOR PARTITION @ ELECTRICAL ROOM
- (1) LAYER 5/8" TYPE 'X' GYP. BD. EACH SIDE 2X6 STUDS at 24" O.C. INSULATE W/ R-19 FIBERGLASS BATTS. INSTALL PER ITEM 14-1.3, TABLE 720.1(2) IBC 2006
- EXTERIOR GLAZING (8'-4" HEIGHT) SILL AT 3'-4" A.F.F. (SEE PLAN FOR WIDTH)
- WALK-IN COOLER - PROVIDED BY MANUFACTURER
- ½" CEMENT BOARD - 8" HIGH at KITCHEN BASE AS SHOWN & FULL HEIGHT INSIDE KITCHEN COOK AREA BEHIND ALL HOOD SYSTEMS. SEE PLAN FOR LOCATIONS. SEE DETAIL 2/A7 FOR FURTHER DESCRIPTION
- LOW WALL - 2 X 6 WOOD STUDS @ 24" O.C. - HEIGHT VARIES A.F.F. SEE FLOOR PLANS & INTERIOR ELEVATIONS
- 6" 20 ga. METAL STUDS @ 24" O.C TO 51½" HIGH.
- 6" 20 ga. METAL STUDS @ 24" O.C FULL HEIGHT

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John David Burke, Architect

revisions
date | description

jdB architect
John David Burke, Architect, 3471 West Oquendo Road, #301, Las Vegas, NV 89118 (702)875-4853, jburke@burkearchitect.com

Farmer Boy's
SW corner Centennial Center Blvd. & W. Tropical Pkwy.
for: Farmer Boy's
City of Las Vegas Nevada

date	12/24/2012
proj. no.	2012-72
drwn. by	
chkd. by	

sheet no. A3



SUP-48160 & SDR-48158 - APPLICANT: FARMER BOYS FOOD, INC. - OWNER: INLAND DIVERSIFIED LAS VEGAS CENTENNIAL CENTER, LLC

SOUTHWEST CORNER OF TROPICAL PARKWAY AND CENTENNIAL CENTER BOULEVARD

01/31/13



SUP-48160 & SDR-48158 - APPLICANT: FARMER BOYS FOOD, INC. - OWNER: INLAND DIVERSIFIED LAS VEGAS CENTENNIAL CENTER, LLC
SOUTHWEST CORNER OF TROPICAL PARKWAY AND CENTENNIAL CENTER BOULEVARD

01/31/13

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

3471 West Oquendo Rd., Suite 301, Las Vegas, Nevada 89118, (702)876-4863, fax (702)876-9355, jburke@jburkearchitect.com

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

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 the southwest corner of Tropical Parkway and Centennial Center Boulevard (APN 125-28-713-007), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 04/17/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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: BLS, 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

DuPage, IL

LINDA AST
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
November 14, 2015

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* B R S 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.

Linda Ast

Notary Public in and for said County and State
DuPage, IL

LINDA AST
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
November 14, 2015

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-418158
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.

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

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

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

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

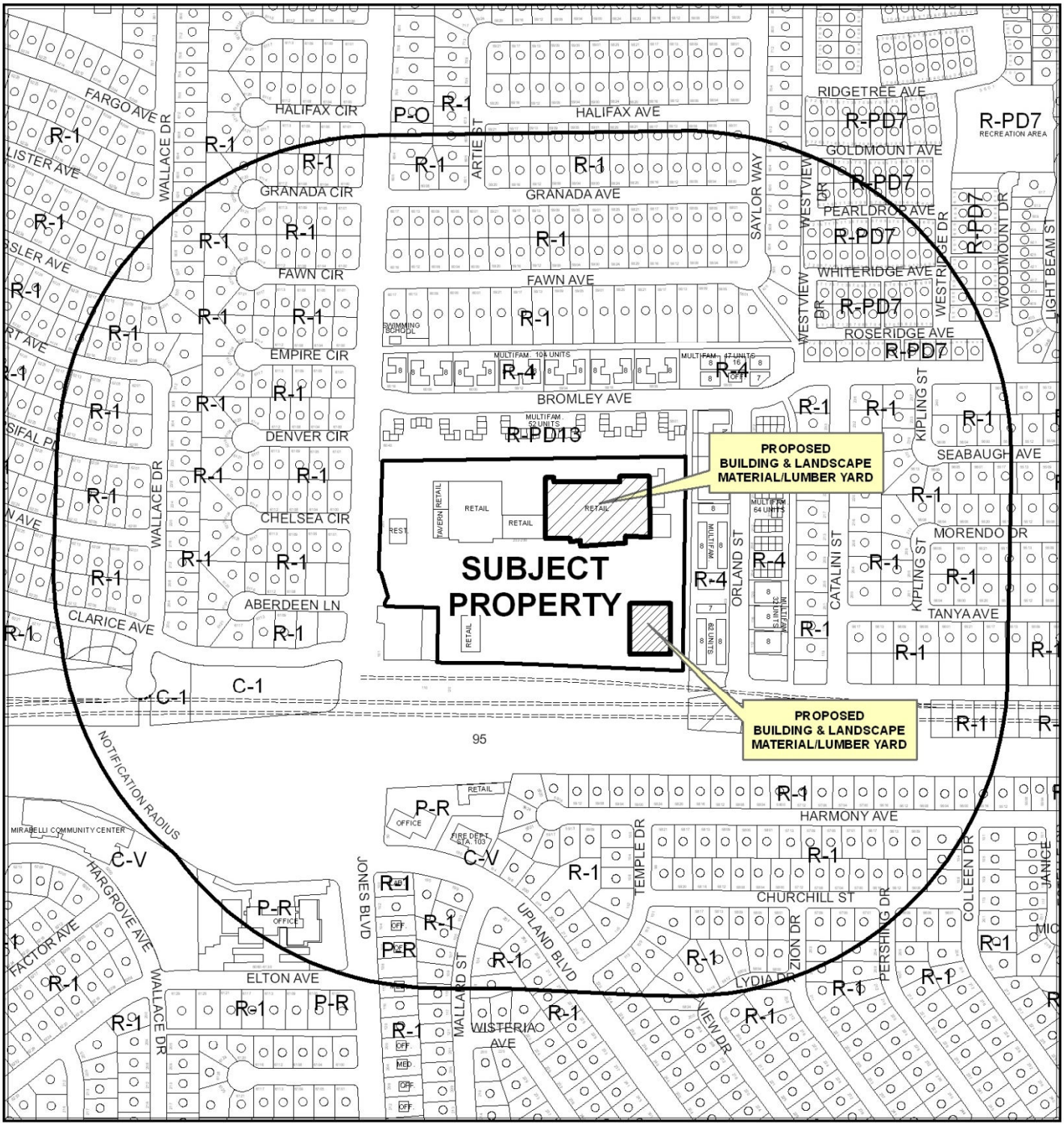
SUBJECT:
SUP-48168 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: C-A-L RANCH STORES - OWNER: D & W, INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED 19,000 SQUARE-FOOT BUILDING AND LANDSCAPE MATERIAL/ LUMBER YARD USE at 232 North Jones Boulevard (APN 138-25-404-004),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

MAY GO TO CITY COUNCIL ON 4/17/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

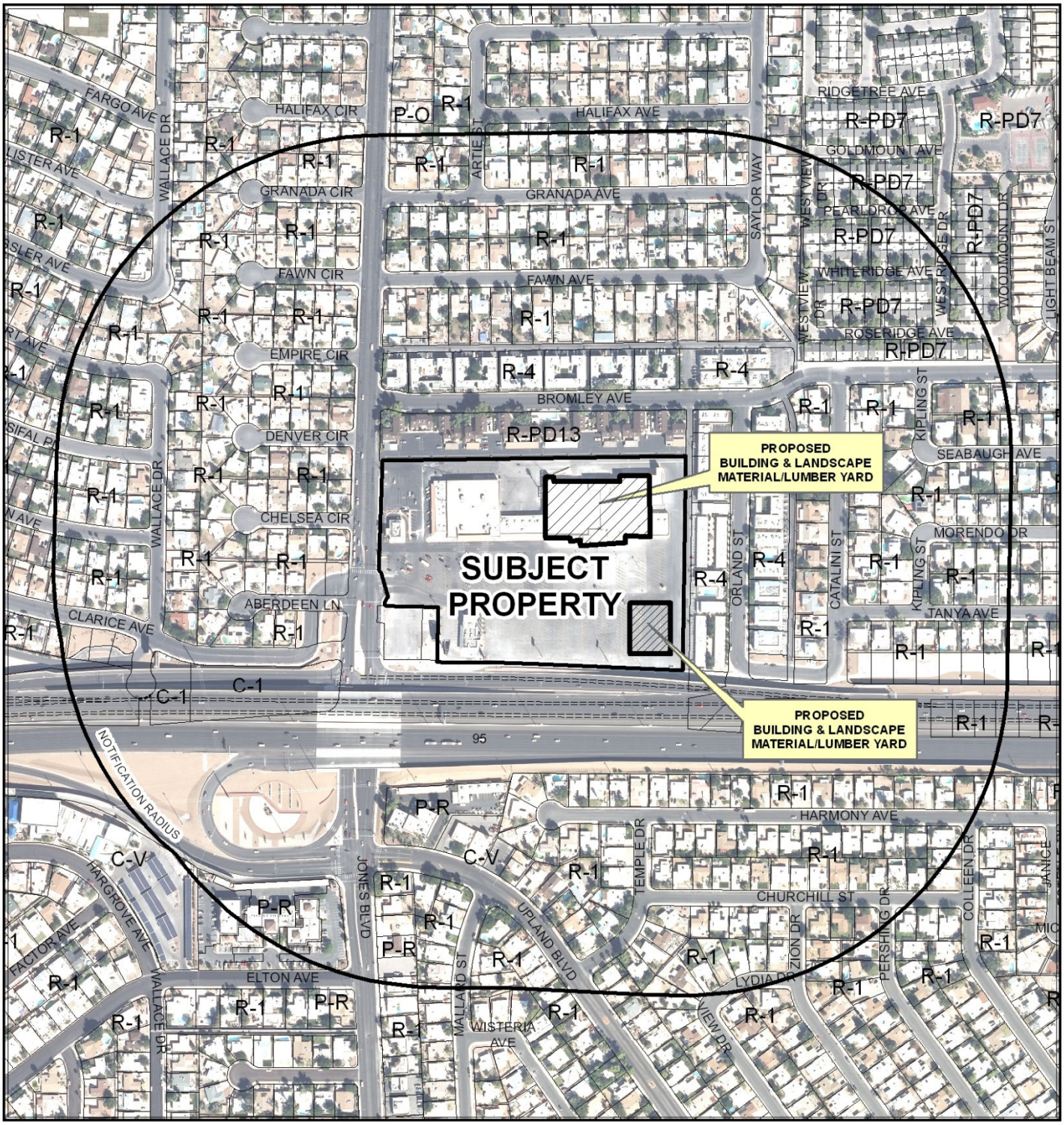
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-48168**

RADIUS: 1000 FEET

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



0 400 800 Feet

CASE: **SUP-48168**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-48168** APN: 138-25-404-004

Name of Property Owner: JDDS 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: X Golda Tobler

Print Name: GOLDA TOBLER

Subscribed and sworn before me

State of Nevada
County of Clark

This 24th day of January, 20 13

Helen Memar

Notary Public in and for said County and State

HELEN MEMAR
Notary Public State of Nevada
Appointment No. 12-8947-1
My Appt. Expires Oct 20, 2016

HELEN MEMAR
Notary Public State of Nevada

Revised 11-14-06

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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** Out door 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:** 702-460-6767 **Fax:** _____

City Chicago **State** IL **Zip** 60661

E-mail Address _____

APPLICANT C-A-L Ranch Stores **Contact** William Bunker

Address PO Box 1806 **Phone:** 208-523-3359 **Fax:** 208-552-6067

City Idaho Falls **State** ID **Zip** 83403

E-mail Address BBunker@Calranch.com

REPRESENTATIVE William Bunker **Contact** _____

Address 1065 E. Anderson St. **Phone:** 801-918-0868 **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

State of Nevada
County of Clark

HELEN MEMAR
Notary Public, State of Nevada
Appointment No. 12-8947-1
My Appt. Expires Oct 20, 2016

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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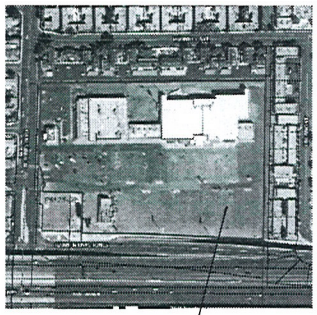
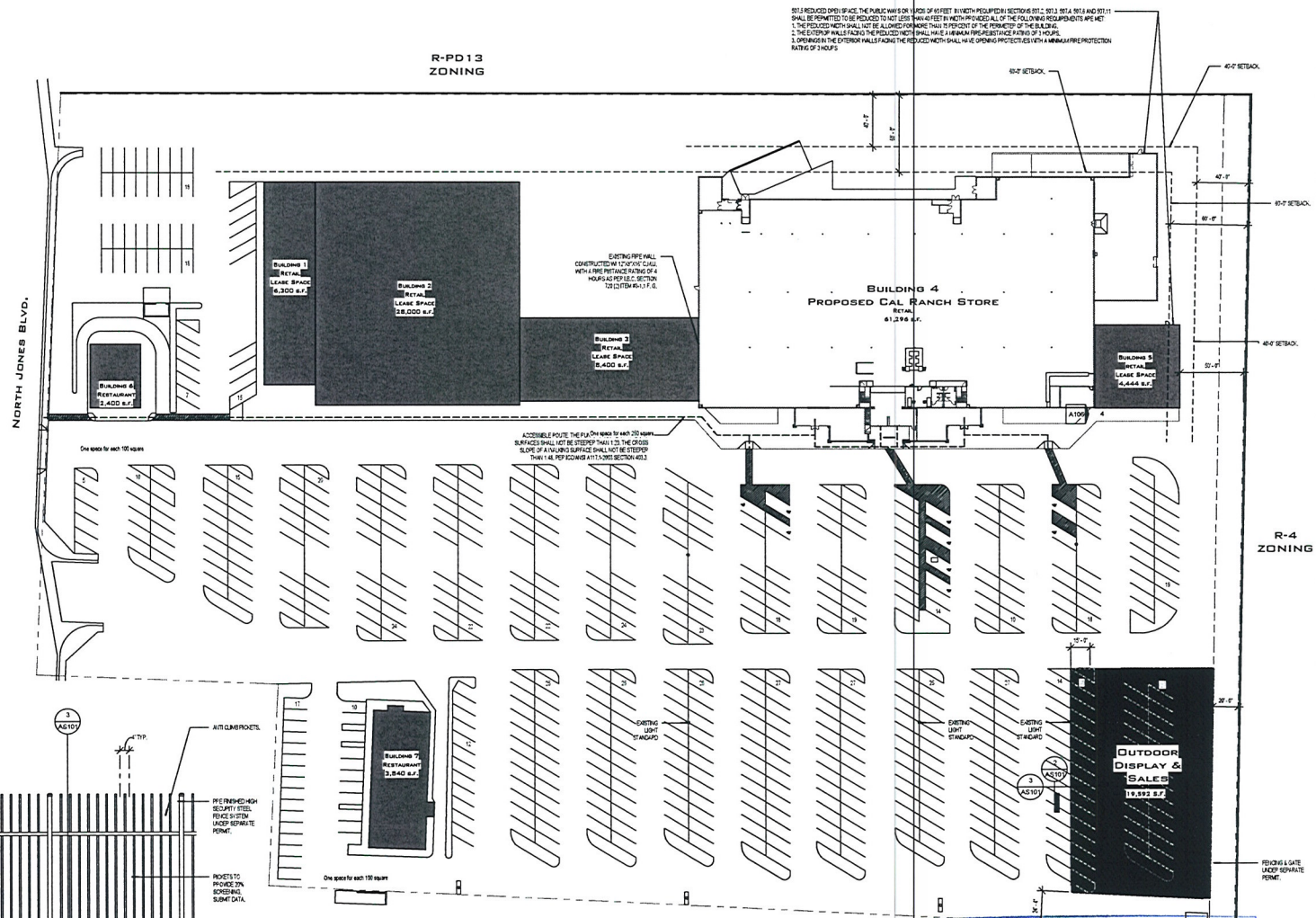
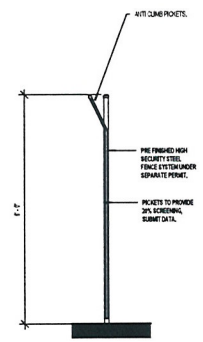
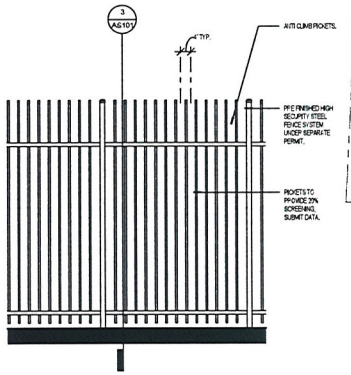


VICINTY MAP





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



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

PARKING ANALYSIS

PARKING REQUIRED:
108,962 S.F. (RETAIL) 1/250
19,592 S.F. (OUTDOOR RETAIL) 1/1000
6,240 S.F. (RESTAURANT) 1/100

PARKING PROVIDED:

436 SPACES REQUIRED
20 SPACES REQUIRED
63 SPACES REQUIRED
519 TOTAL SPACES REQUIRED
558 SPACES PROVIDED

1 SITE
1" = 40'-0"

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SUP-48168

CONTRACTOR:
K&N CONSTRUCTION INC.
4300 SPRING MOUNTAIN RD #115
LAS VEGAS, NEVADA 89102
(702) 367-3799 OFFICE
(702) 616-2662 FAX
KNNCONSTRUCTION.COM
NV LICENSE NUMBER: 0895SA-CLASS B
NV LICENSE NUMBER: 0895B-CLASS C

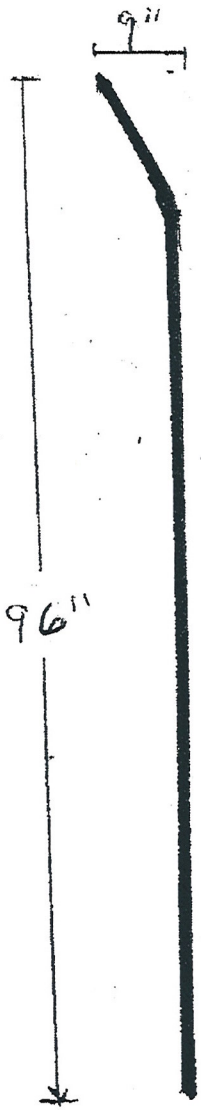
PROJECT:
REMODEL FOR A NEW CAL RANCH STORE
232 N. JONES BLVD.
LAS VEGAS, NEVADA

MARK	DATE	DESCRIPTION
3	10-5-12	CLV COMMENT 9-21-12
2	9-24-12	CLV COMMENT 9-19-12
1	8-23-12	CLV COMMENT 8-21-12

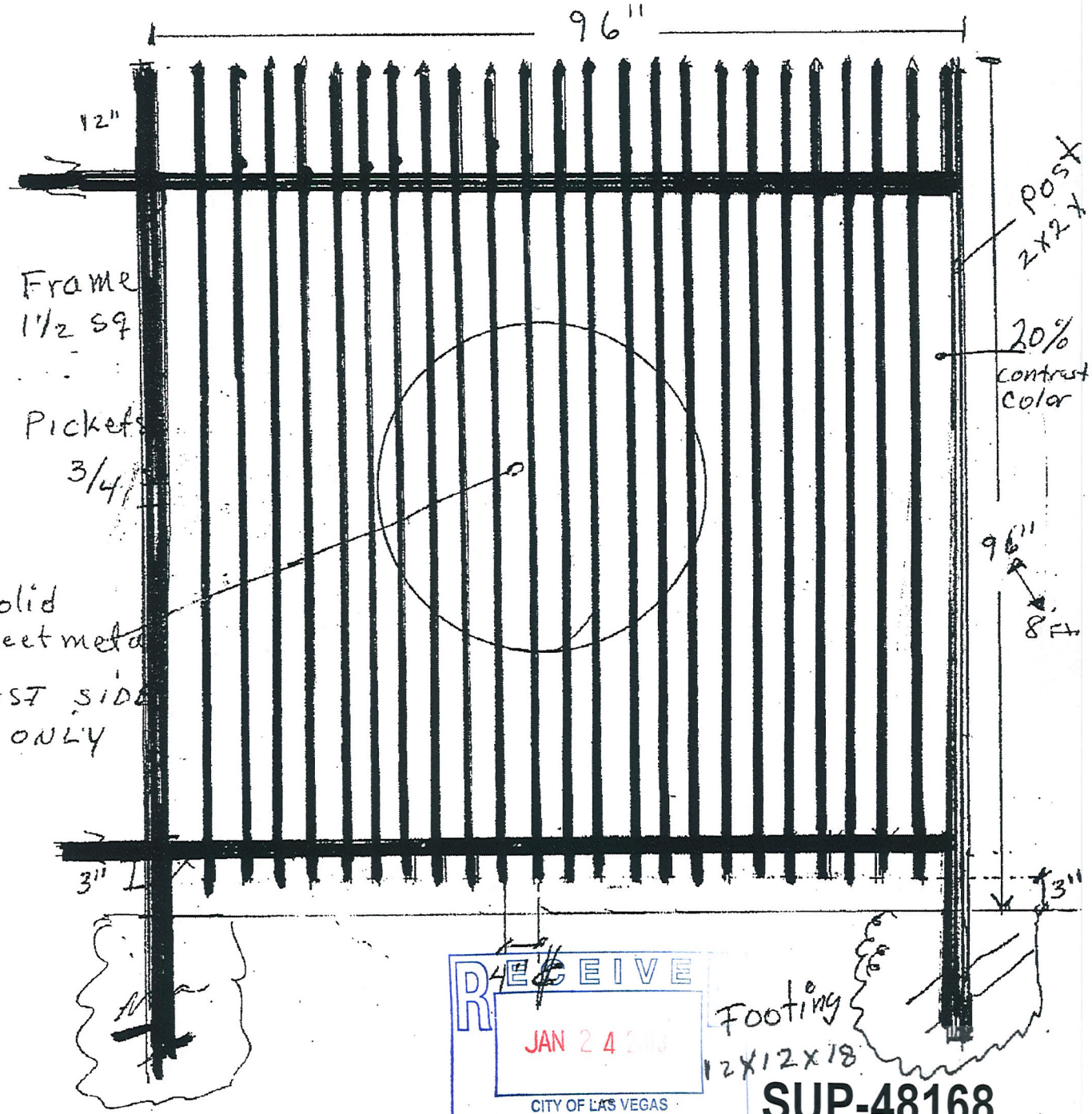
ISSUE: 1/23/2013 10:25:40 AM
PROJECT NO:
FILE:
DRAWN BY:
CHECKED BY:

SHEET TITLE
Site Plan

SHEET NUMBER
AS101



Intrepid Metal Works Inc.



RECEIVED
JAN 24
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SUP-48168



SUP-48168 - APPLICANT: C-A-L RANCH STORES - OWNER: D & W, INC.
232 NORTH JONES BOULEVARD

01/31/13



SUP-48168 - APPLICANT: C-A-L RANCH STORES - OWNER: D & W, INC.
232 NORTH JONES BOULEVARD

01/31/13



SUP-48168 - APPLICANT: C-A-L RANCH STORES - OWNER: D & W, INC.
232 NORTH JONES BOULEVARD

01/31/13

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

RECEIVED
JAN 24 2013
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

C-A-L Ranch Stores 665 East Anderson P.O. Box 1866 Idaho Falls, ID 83403
(208) 523-3359

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

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

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

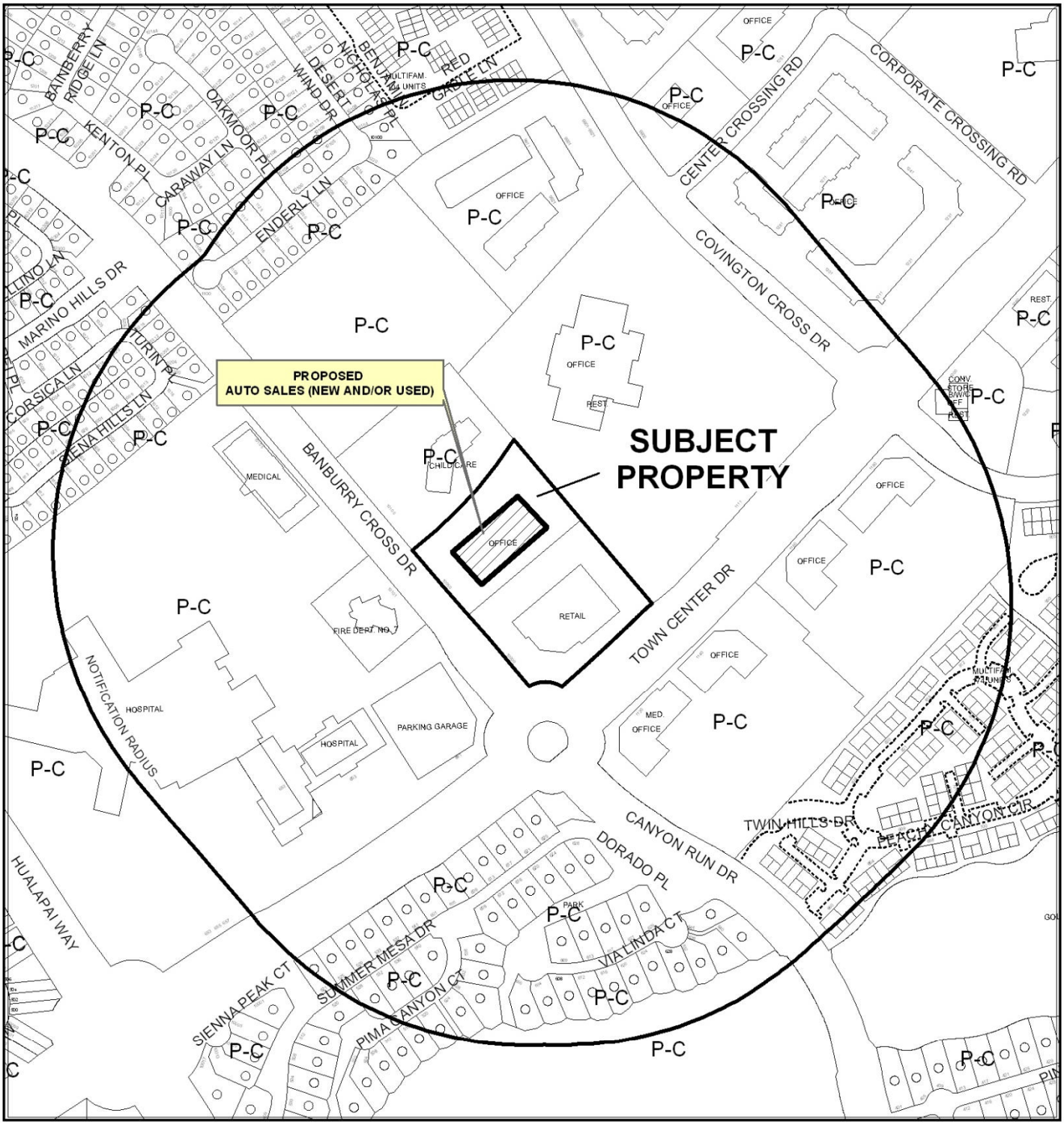
SUBJECT:
SUP-48174 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CUSTOM MOTOR CREATIONS, LLC - OWNER: HUGHES PROPERTY MANAGEMENT III, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO SALES (NEW AND/OR USED) USE, INDOORS at 10050 Banburry Cross Drive, Suite #157 and #210 (APN 138-30-218-002), P-C (Planned Community - Employment Center) Zone, Ward 2 (Beers). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 4/17/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

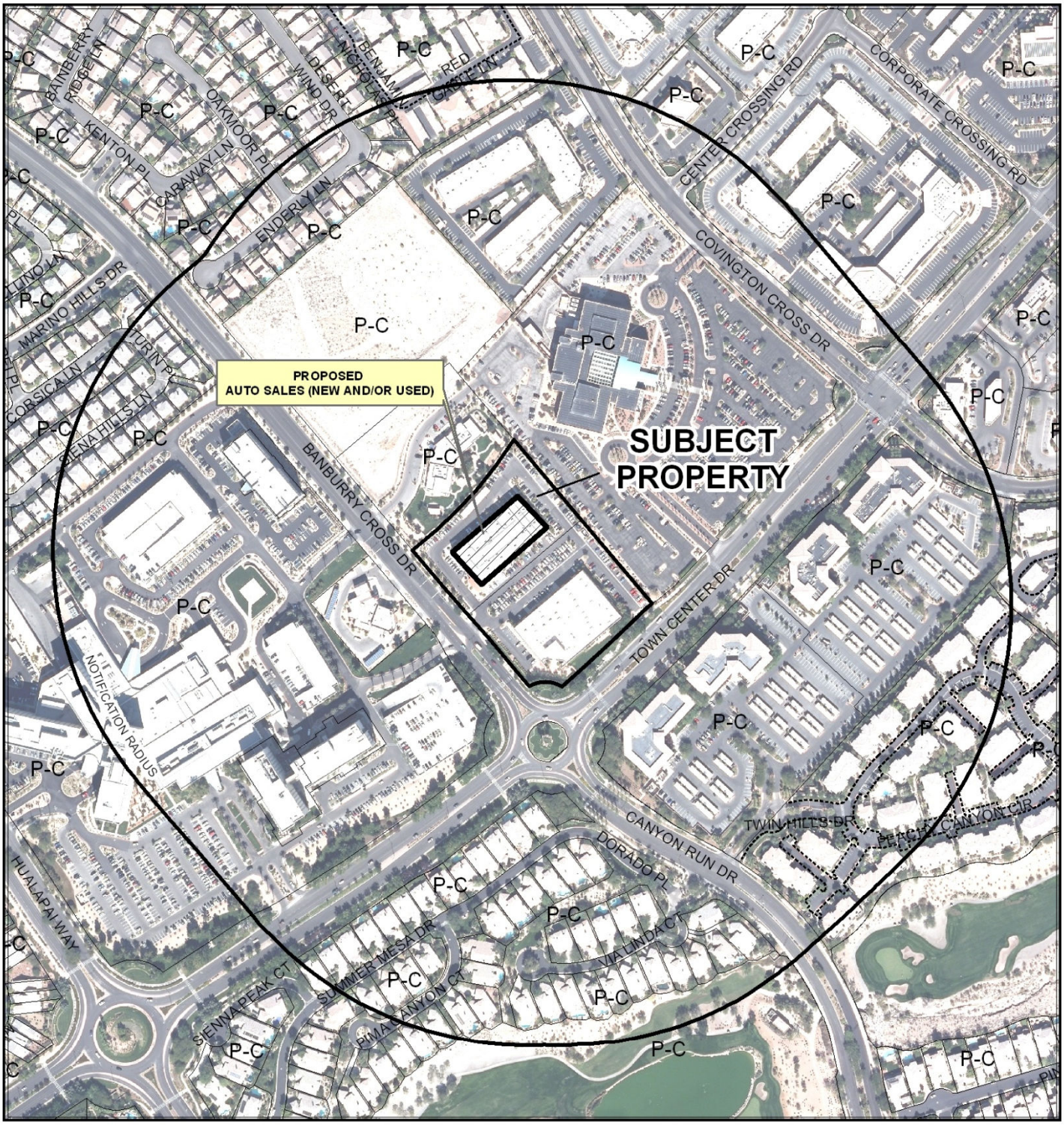
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-48174**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)
[EC (EMPLOYMENT CENTER) SPECIAL LAND USE DESIGNATION]



CASE: **SUP-48174**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)
[EC (EMPLOYMENT CENTER) SPECIAL LAND USE DESIGNATION]

DEPARTMENT OF PLANNING

RECEIVED

JAN 24 2013

STATEMENT OF FINANCIAL INTEREST

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

RECEIVED

JAN

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Custom Motor Creations, LLC

Project Address (Location) 10050 Banburry Cross Dr., Suite 157, Las Vegas, NV 89144

Project Name Custom Motor Creations, LLC **Proposed Use** Auto Sales (New/Used)

Assessor's Parcel #(s) Ptn. of 138-30-218-002 **Ward #** Ward 2 - Councilman Beers

General Plan: existing SC proposed SC **Zoning:** existing P-C proposed P-C

Commercial Square Footage approx 4,000 s.f. **Floor Area Ratio**

Gross Acres 2.38 acres **Lots/Units** n/a **Density** n/a

Additional Information Project is located within the Employment Center - Summerlin Land Use District

PROPERTY OWNER Hughes Property Management III, LLC **Contact** Garth Kloehn

Address 10050 Banburry Cross Dr., Suite 208 **Phone:** (702) 242-0002 **Fax:** (702) 243-2961

City Las Vegas **State** Nevada **Zip** 89144

E-mail Address gkloehn@kloehn.com

APPLICANT Custom Motor Creations, LLC **Contact** Garth Kloehn

Address 10050 Banburry Cross Dr., Suite 157 **Phone:** (702) 242-0002 **Fax:** (702) 243-2961

City Las Vegas **State** Nevada **Zip** 89144

E-mail Address gkloehn@kloehn.com

REPRESENTATIVE Fennemore Craig Jones Vargas **Contact** Mark Hawkins, Esq. / Jeff Donato

Address 300 S. Fourth St., Suite 1400 **Phone:** (702) 692-8000 **Fax:** (702) 692-8099

City Las Vegas **State** Nevada **Zip** 89101

E-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, 2013.

County of Clark, State of Nevada

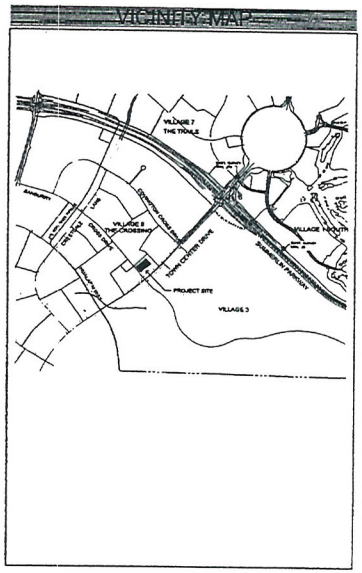
Notary Public in and for said County and State Raylene Ball

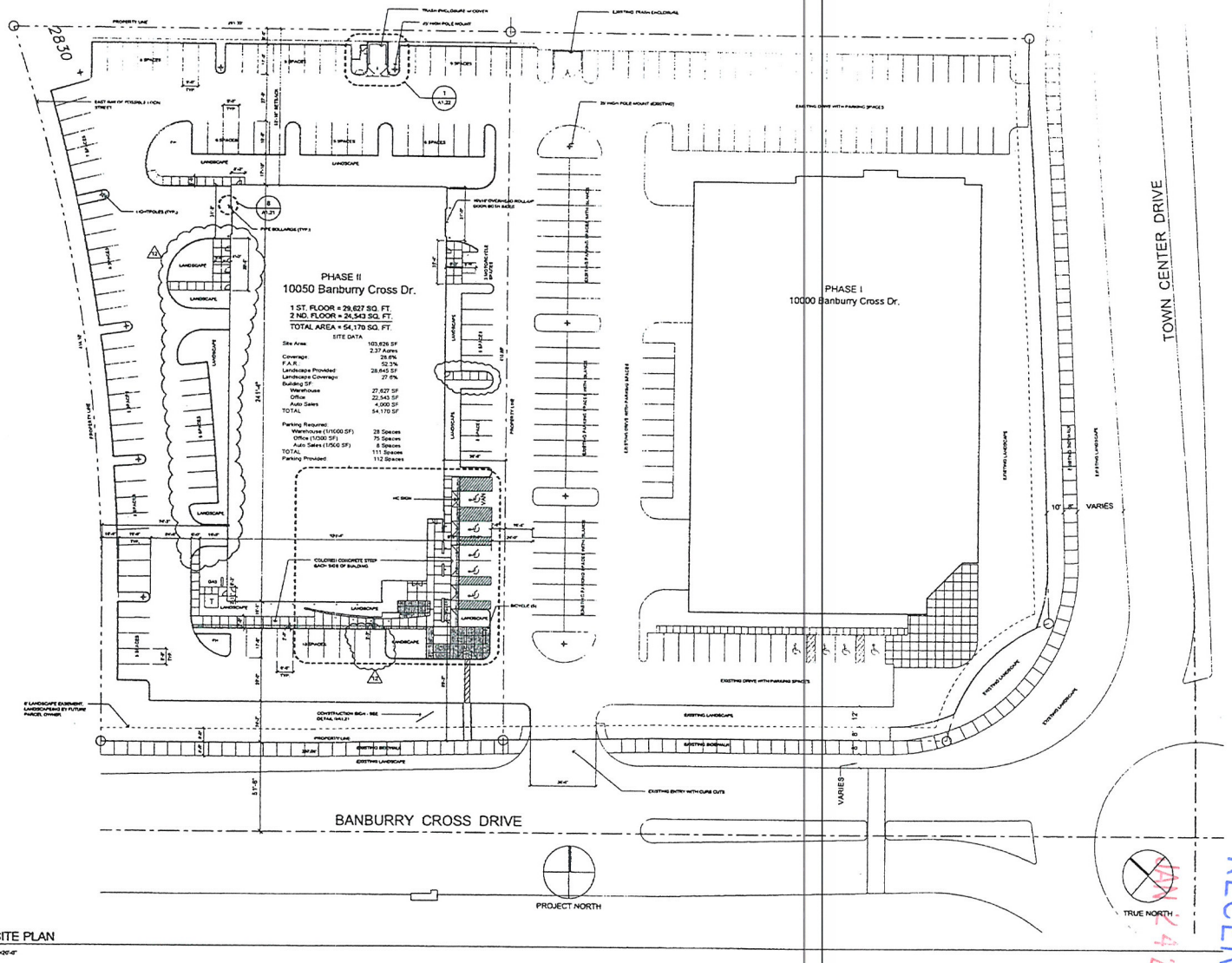
RAYLENE BALL
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 3-30-2016
Certificate No: 12-7201-1

FOR DEPARTMENT USE ONLY

Case #	SUP 48174
Meeting Date:	3/12/2013
Total Fee:	1030.00
Date Received:*	1/24/2013
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.

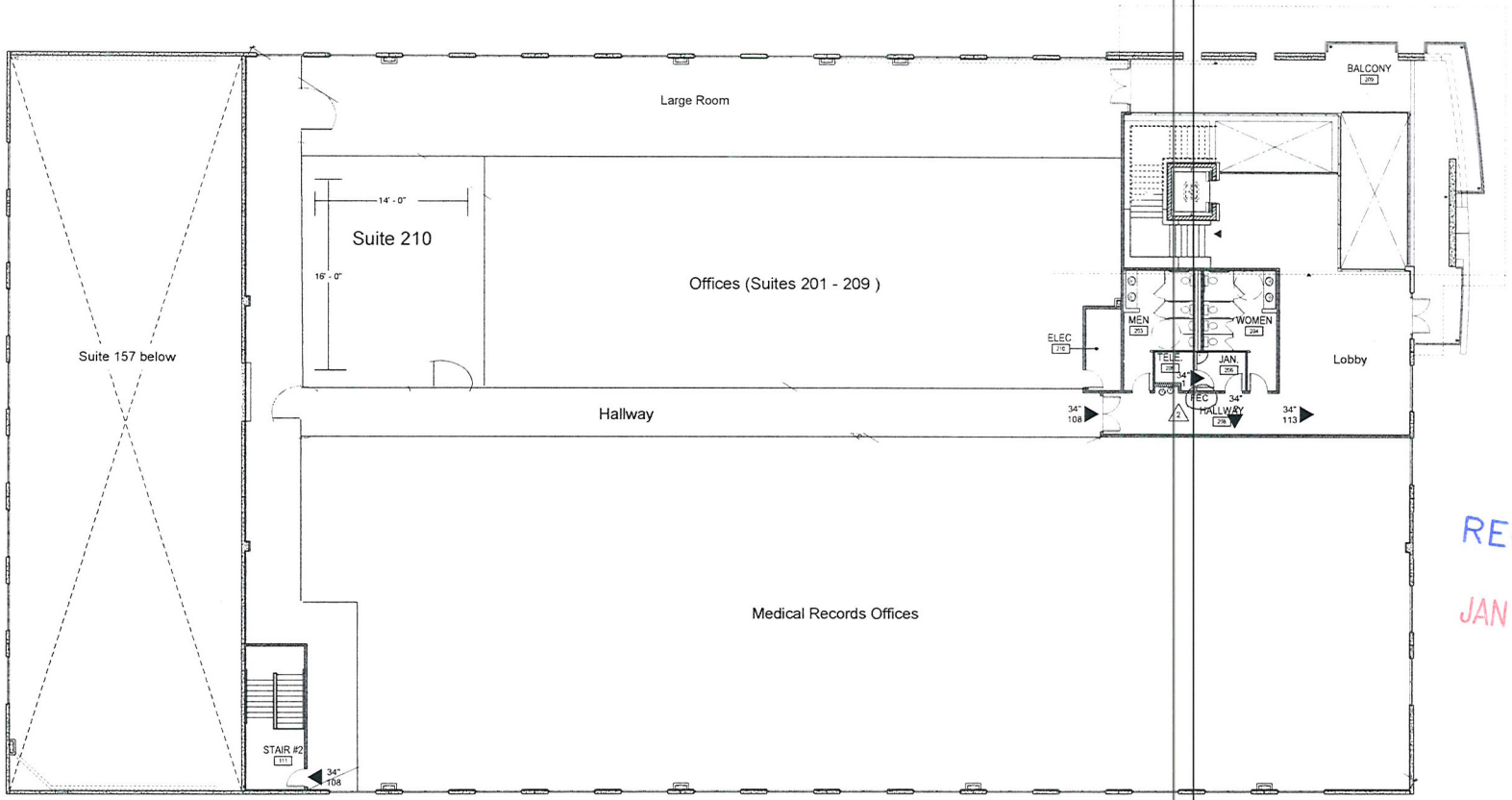




A SITE PLAN
1"=20'-0"

RECEIVED
JAN 24 2013

SUP-48174



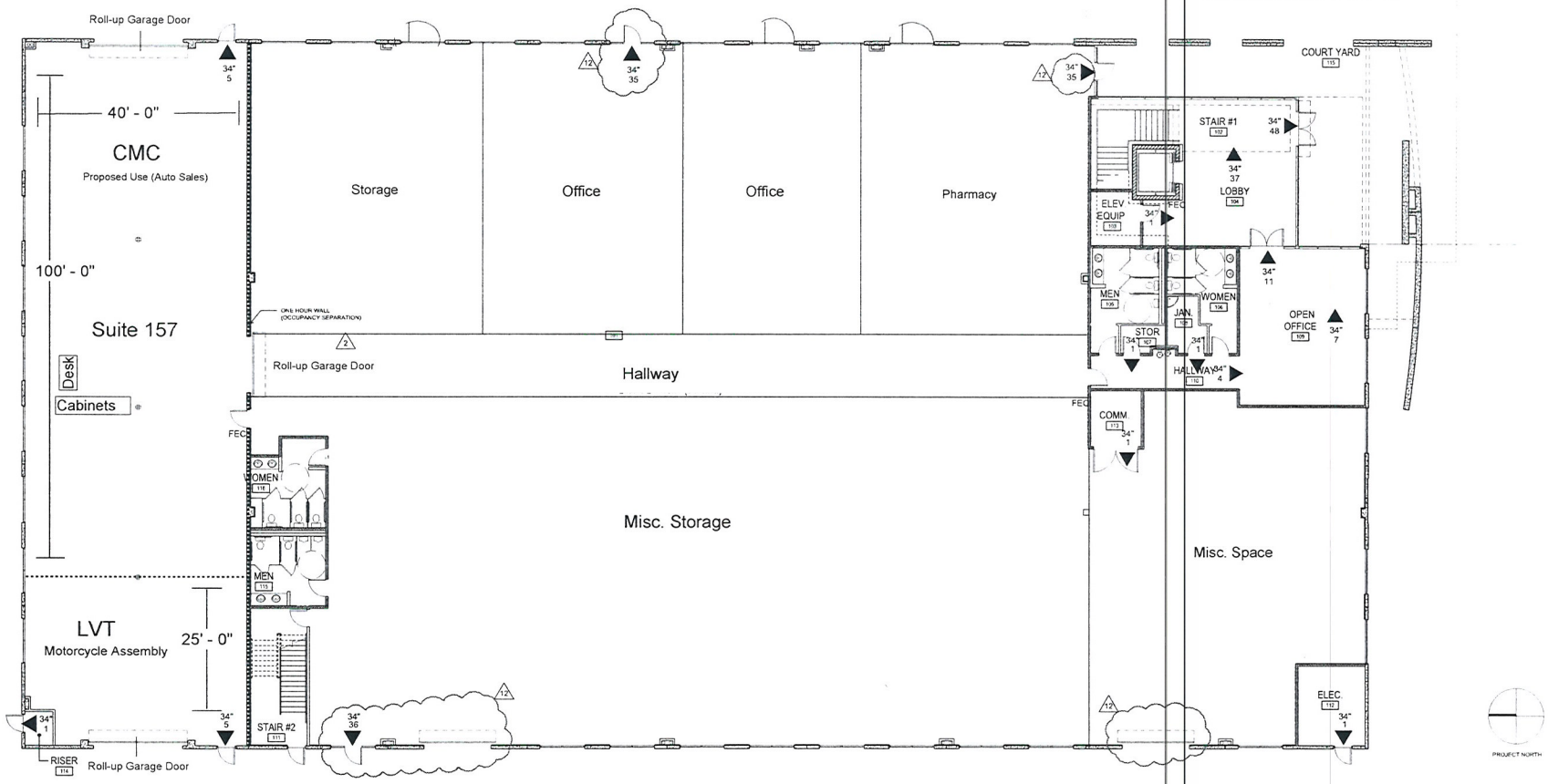
RECEIVED

JAN 24 2013

SUP-48174

B PLAN - SECOND FLOOR

1/8"=1'-0"



A Floor Plan - Suite 157

1/8"=1'-0"

SUP-48174

RECEIVED
JAN 24 2013



SUP-48174 - APPLICANT: CUSTOM MOTOR CREATIONS, LLC - OWNER: HUGHES PROPERTY MANAGEMENT III, LLC
10050 BANBURRY CROSS DRIVE, SUITES #157 AND #210

01/31/13



SUP-48174 - APPLICANT: CUSTOM MOTOR CREATIONS, LLC - OWNER: HUGHES PROPERTY MANAGEMENT III, LLC
10050 BANBURRY CROSS DRIVE, SUITES #157 AND #210

01/31/13

FENNEMORE CRAIG JONES VARGAS

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

RECEIVED
JAN 24 2013

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

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

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.

- 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

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

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

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

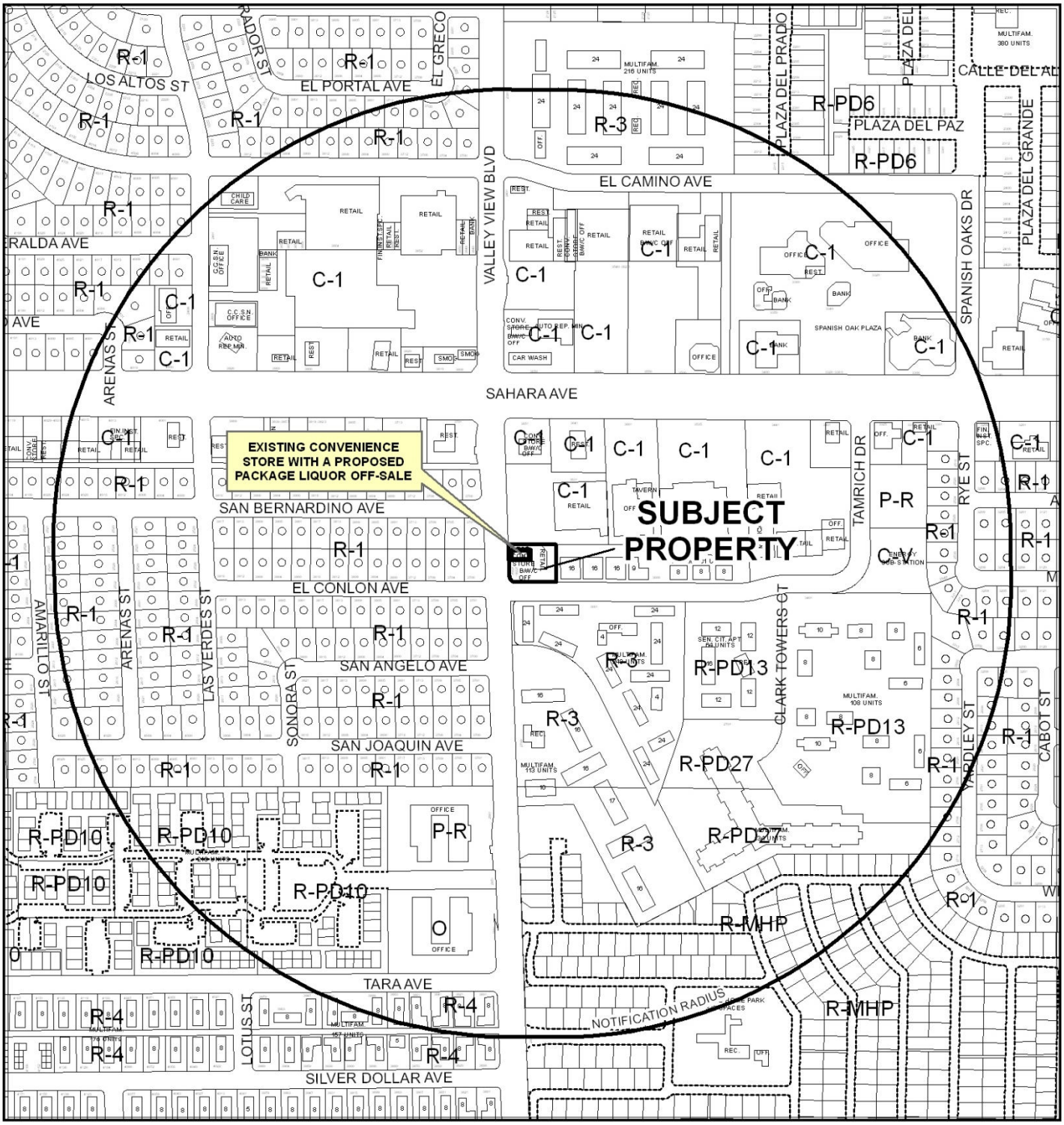
SUBJECT:
SUP-48177 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HAYAT MARKET - OWNER: THE T.D. JAK FAMILY, LP - For possible action on a request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,684 SQUARE-FOOT CONVENIENCE 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:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

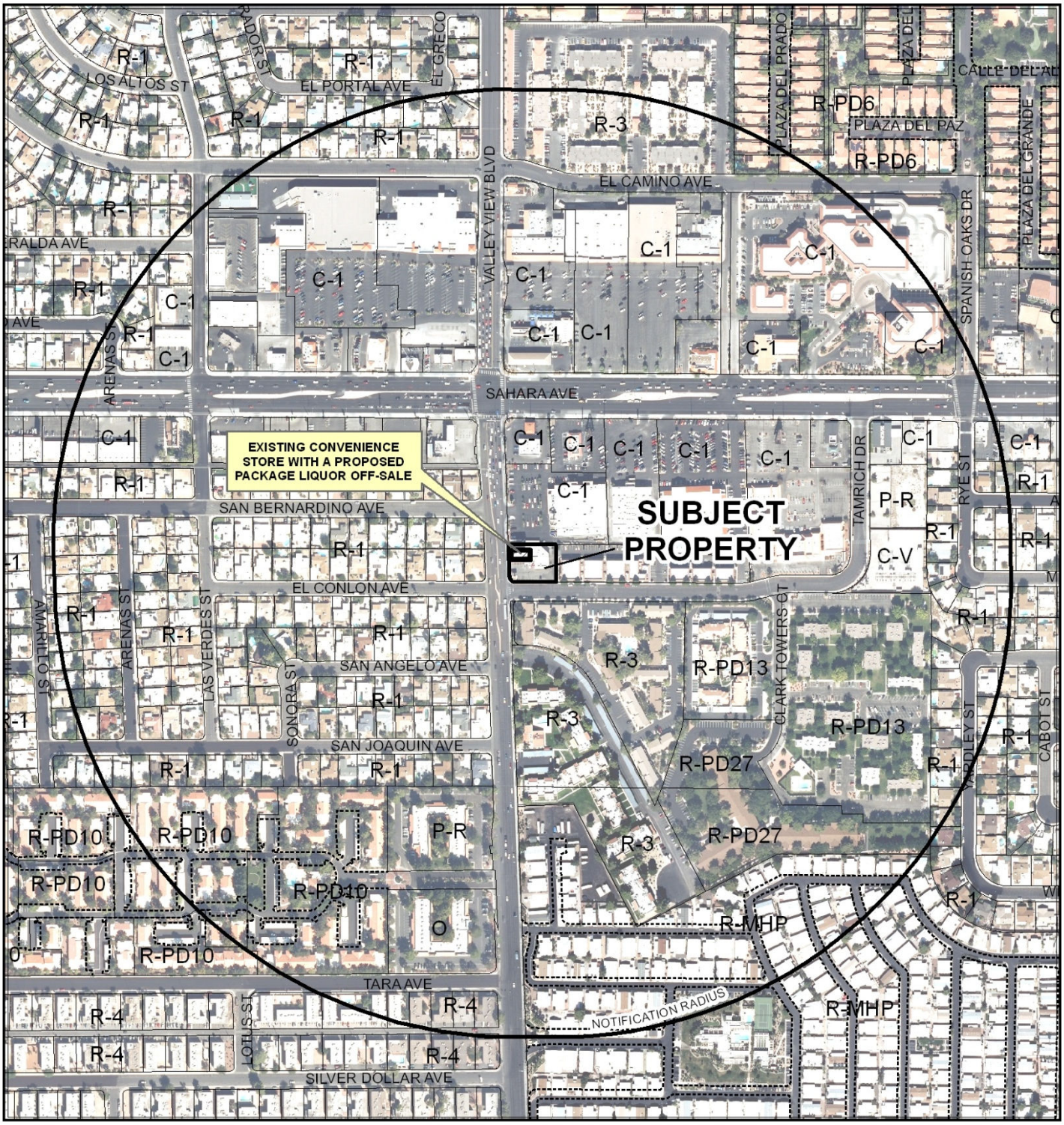
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-48177**

RADIUS: 1500 FEET

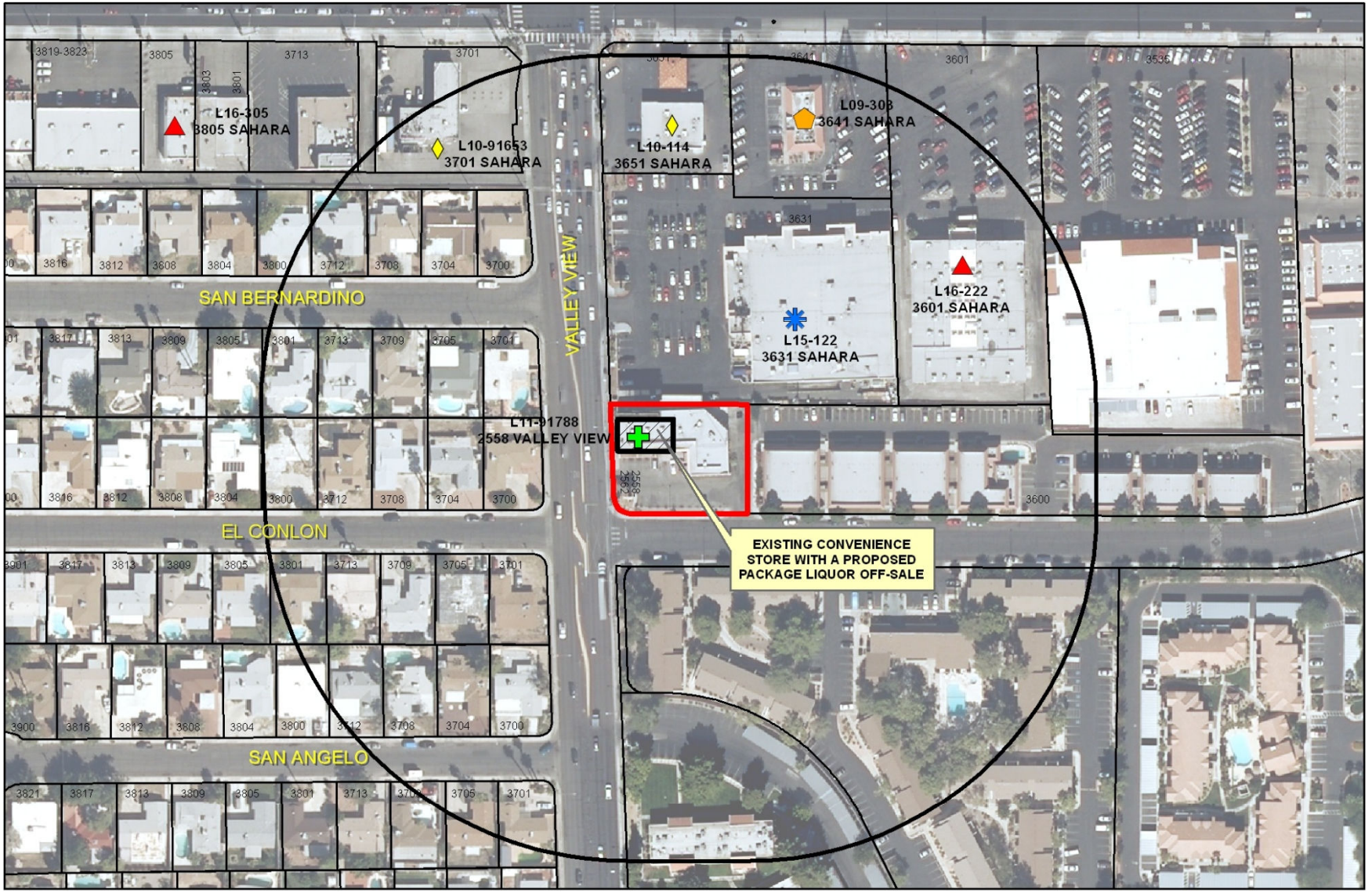
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: **SUP-48177**

RADIUS: 1500 FEET

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



SUP-48177

Package Liquor Sales

Business Licenses

- Child Care/ Children Facility
- Beer/Wine/Cooler On Sale
- Beer/Wine/Cooler Off Sales
- Beer/Wine/Cooler On-Off Sale
- Package Liquor Sales
- Supper Club/ Restaurant Service Bar
- Tavern
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

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

_____

Notary Public in and for said County and State

OFFICIAL SEAL
KRISTIN M ALTHEN
NOTARY PUBLIC - OREGON
COMMISSION NO. 461269
MY COMMISSION EXPIRES AUGUST 29, 2015

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 Consultung **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 DAVID KHAL

Subscribed and sworn before me

This 24th day of January, 2013.

Notary Public in and for said County and State

OFFICIAL SEAL
KRISTIN M ALTHEN
NOTARY PUBLIC - OREGON
COMMISSION NO. 461269
MY COMMISSION EXPIRES AUGUST 29, 2015

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:	

*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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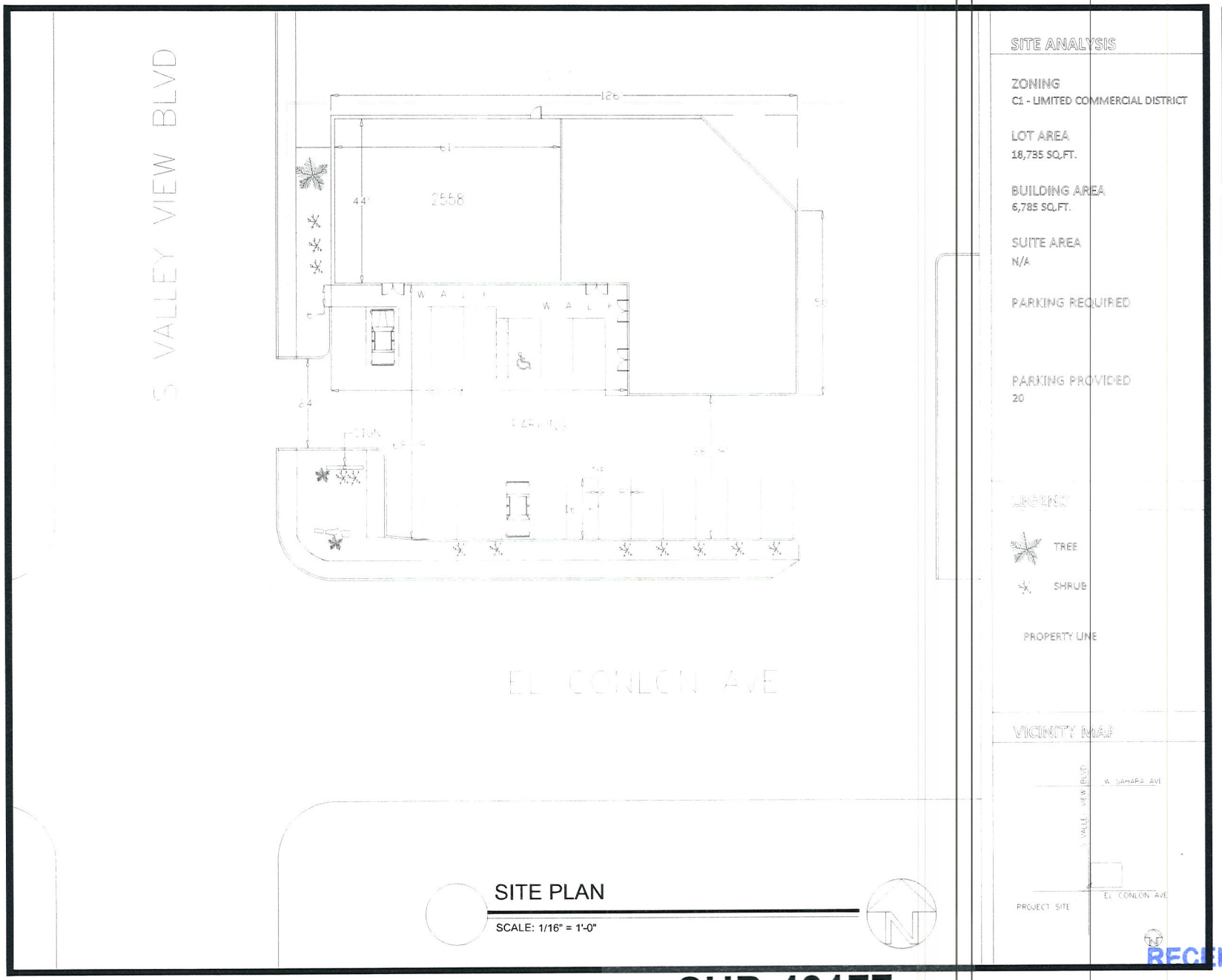

SITE PLAN

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

SITE ANALYSIS

ZONING
C1 - LIMITED COMMERCIAL DISTRICT

LOT AREA
18,735 SQ.FT.

BUILDING AREA
6,785 SQ.FT.

SUITE AREA
N/A

PARKING REQUIRED

PARKING PROVIDED
20

LEGEND

TREE

SHRUB

PROPERTY LINE

VICINITY MAP

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

SUP-48177

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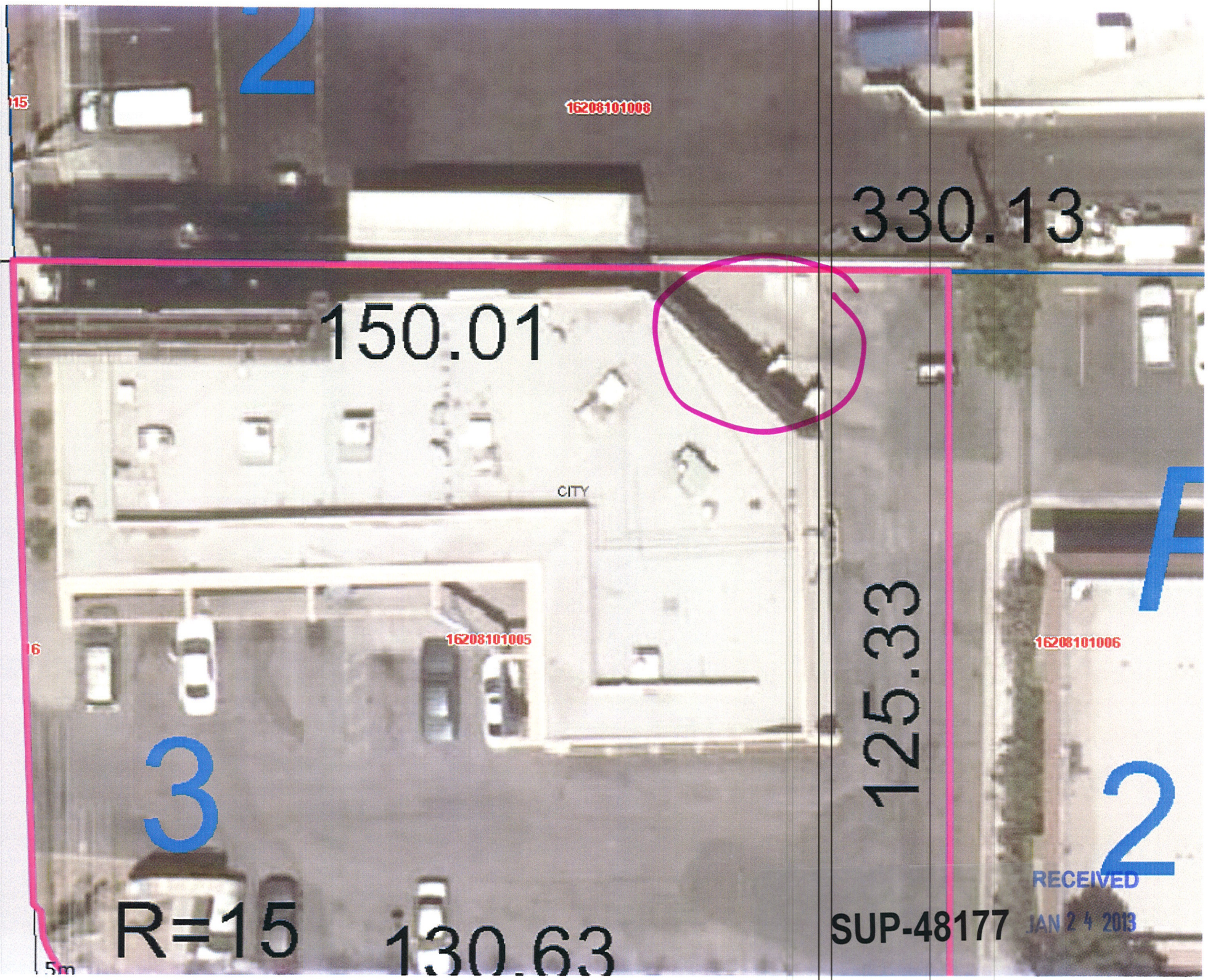
JAN 2 4 2013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SUP-48177
RECEIVED
JAN 2 4 2013



SUP-48177 - APPLICANT: HAYAT MARKET - OWNER: THE T.D. JAK FAMILY, LP
2558 SOUTH VALLEY VIEW BOULEVARD

01/31/13



SUP-48177 - APPLICANT: HAYAT MARKET - OWNER: THE T.D. JAK FAMILY, LP
2558 SOUTH VALLEY VIEW BOULEVARD

01/31/13



SUP-48177 - APPLICANT: HAYAT MARKET - OWNER: THE T.D. JAK FAMILY, LP
2558 SOUTH VALLEY VIEW BOULEVARD

01/31/13

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

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

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

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

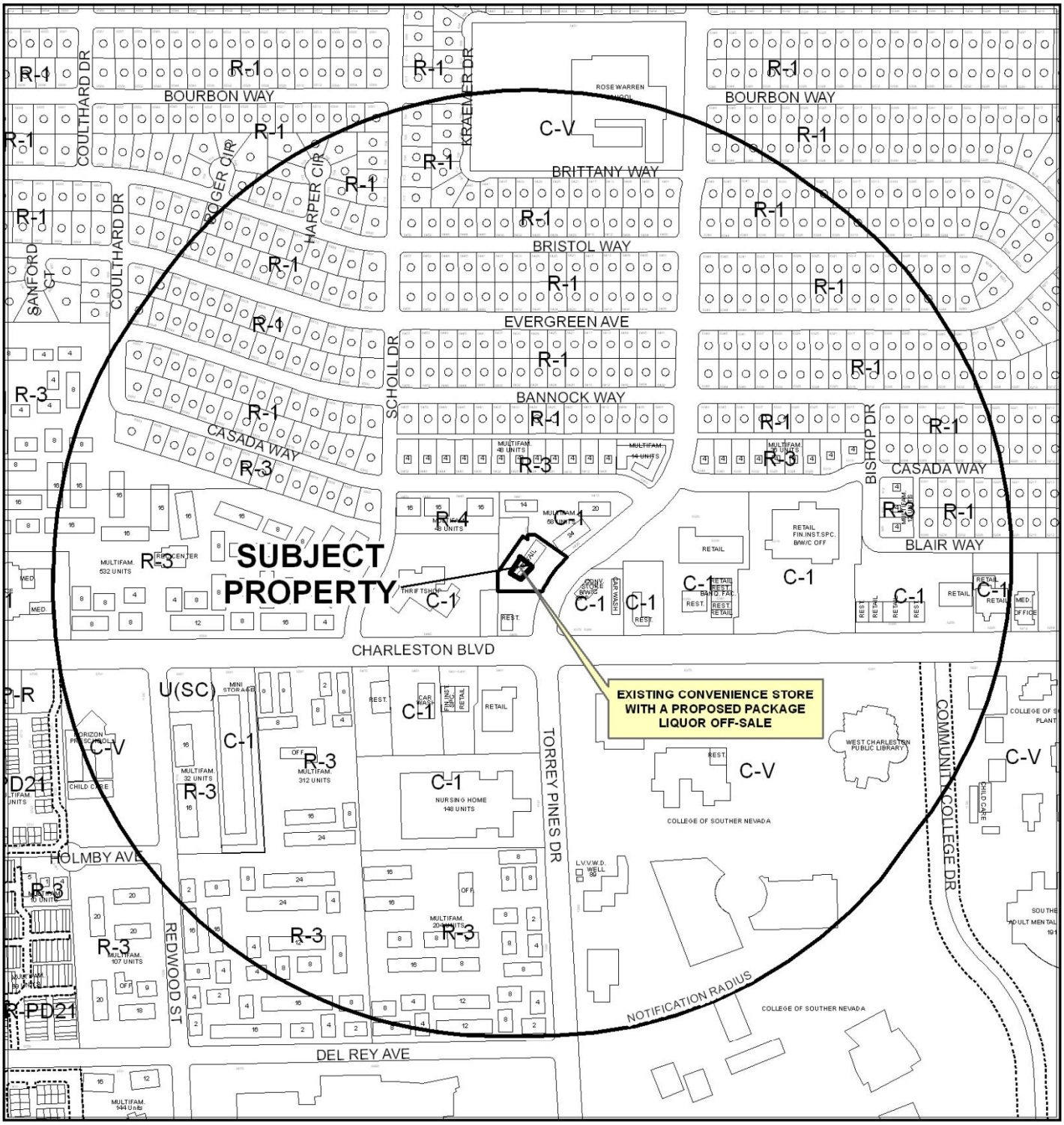
SUBJECT:
SUP-48178 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARKET & SMOKES, INC. - OWNER: TP 1000, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,340 SQUARE-FOOT CONVENIENCE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

MAY GO TO CITY COUNCIL ON 4/17/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



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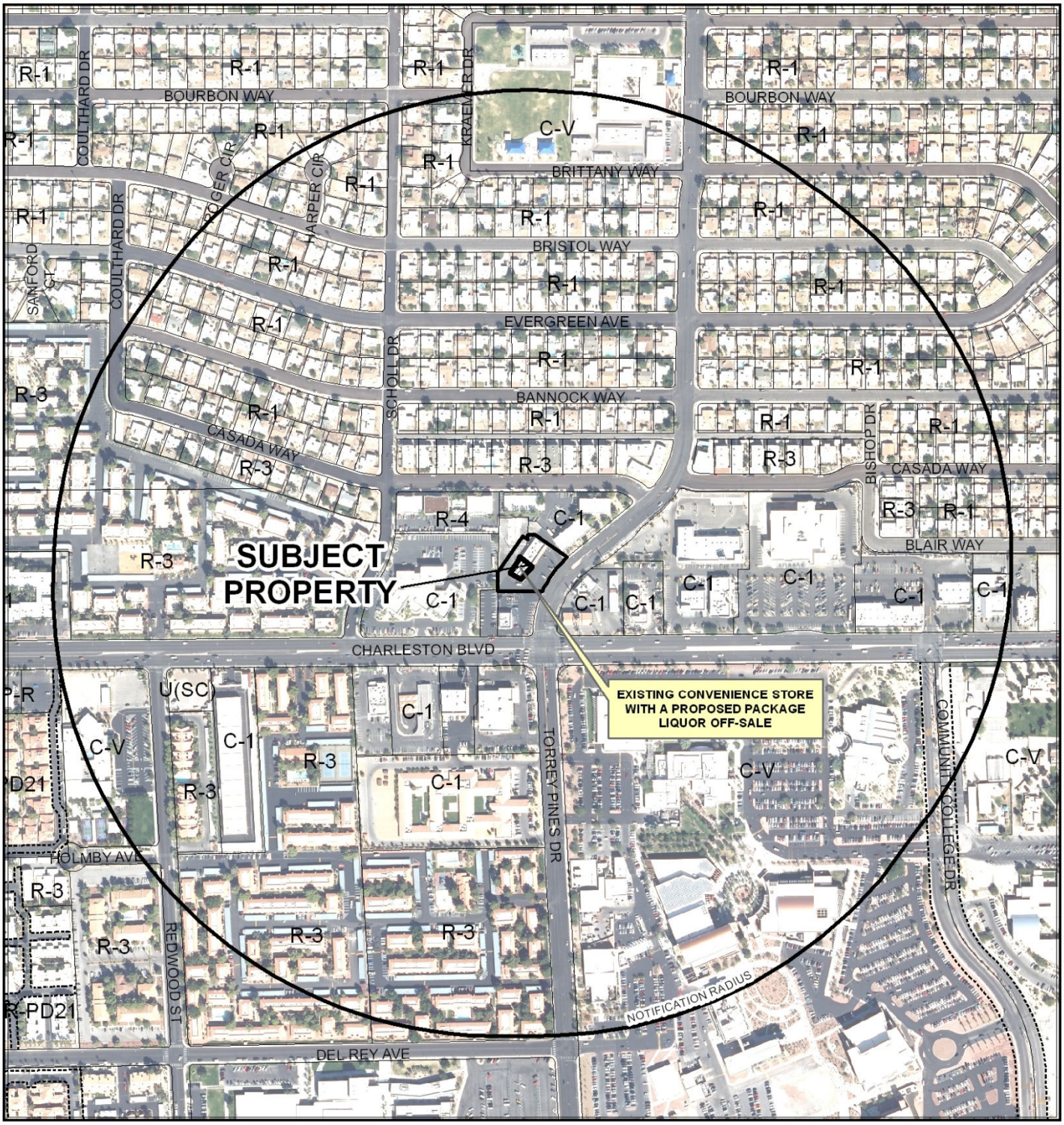
CASE: **SUP-48178**

RADIUS: 1500 FEET

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

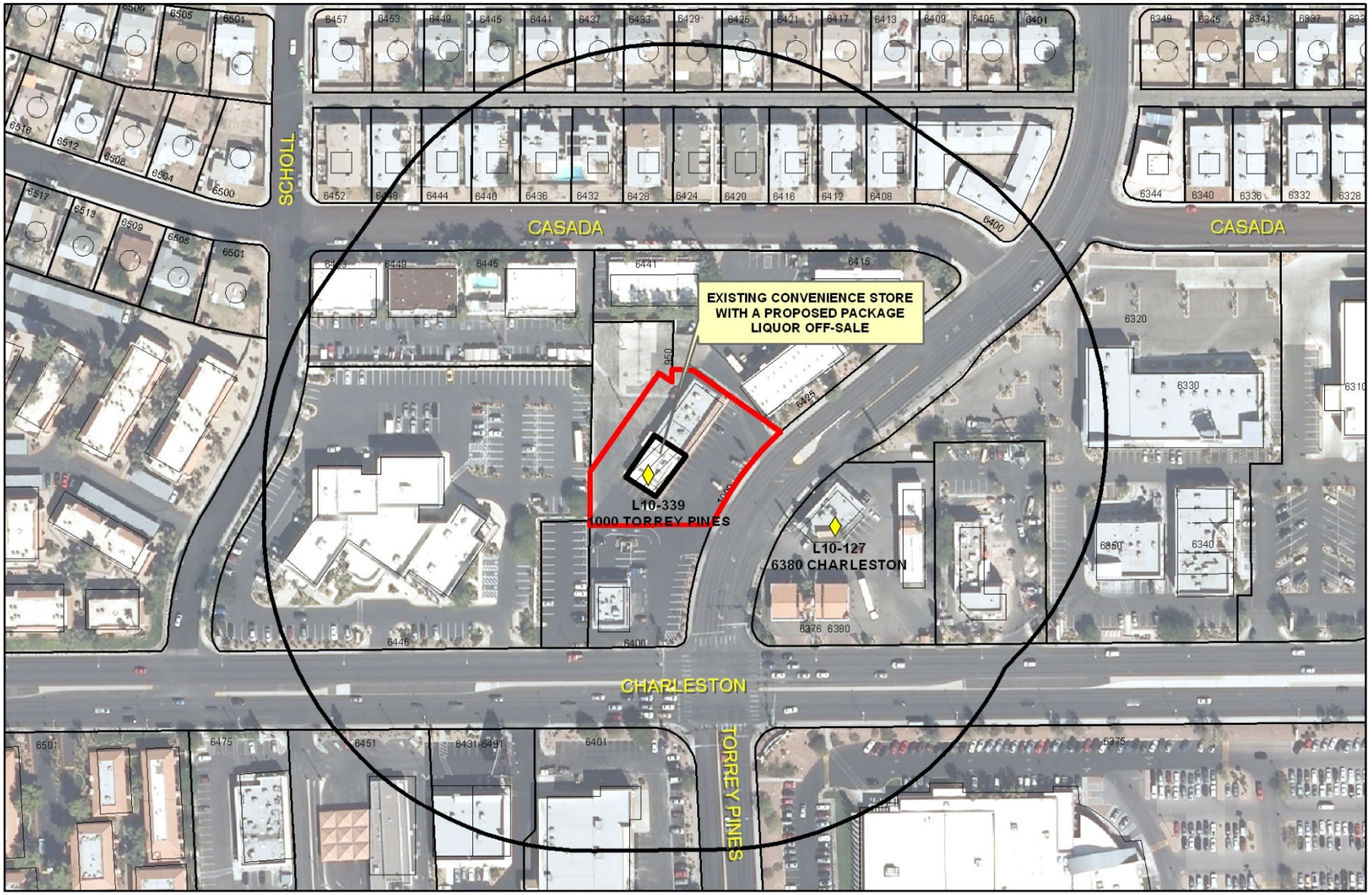
N



CASE: **SUP-48178**

RADIUS: 1500 FEET

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



SUP-48178

Package Liquor Sales

Business Licenses

- Child Care/ Children Facility
- Beer/Wine/Cooler On Sale
- Beer/Wine/Cooler Off Sales
- Beer/Wine/Cooler On-Off Sale
- Package Liquor Sales
- Supper Club/ Restaurant Service Bar
- Tavern
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-48178 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 24 day of January, 2013

Rene M. Degonia

Notary Public in and for said County and State

RENE M. DEGONIA
Notary Public State of Nevada
No. 03-84801-1
My Appt. Exp. Oct. 10, 2015

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 F **Phone:** (702) 487-2787 **Fax:**

City Las Vegas **State** NV **Zip** 89102

E-mail Address samkajue@gmail.com

REPRESENTATIVE LAS Consultung **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

COUNTY OF CLARK, STATE OF NEVADA

This 24 day of JANUARY, 20 13.

Rene M. Degonia

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

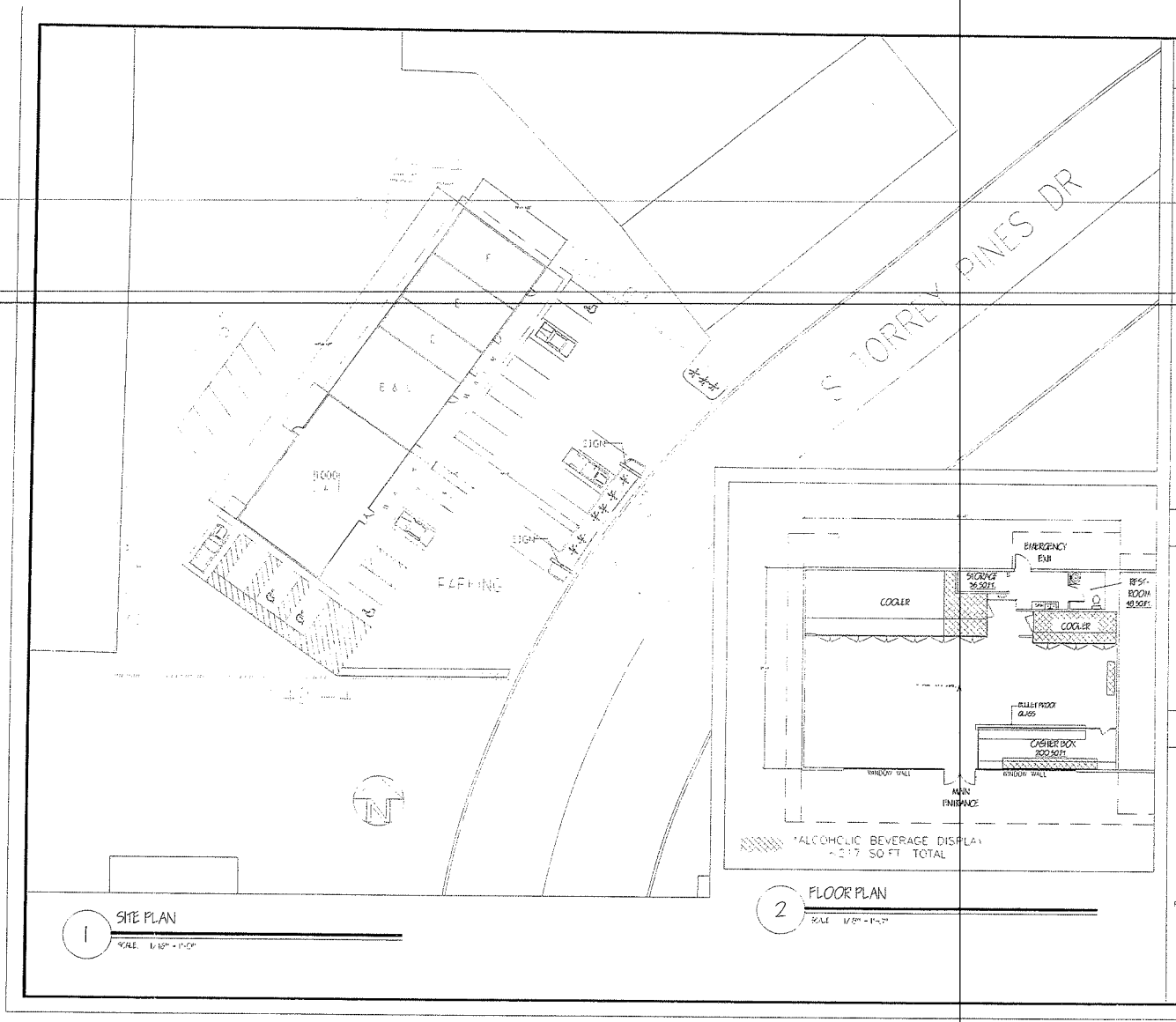
Case #	SUP-48178
Meeting Date:	3/12/13
Total Fee:	1280.-
Date Received:*	1/24/13
Received By:	

*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.

Revised 10/27/08

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

RENE M. DEGONIA
Notary Public State of Nevada
No. 03-84801-1
My Appt. Exp. Oct. 10, 2015



1 SITE PLAN

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

2 FLOOR PLAN

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

SITE ANALYSIS

ZONING
C1 - LIMITED COMMERCIAL DISTRICT

LOT AREA
29,450 SQ.FT.

BUILDING AREA
5,740 SQ.FT.

SUITE AREA
2300 SQ.FT.

PARKING REQUIRED

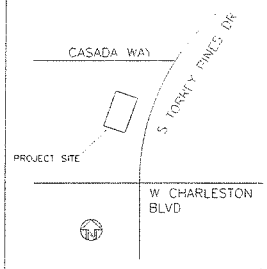
PARKING PROVIDED
31

LEGEND

SHRUB

PROPERTY LINE

VICINITY MAP



DATE: 01-22-2013

DRAWN BY: MS

PREPARED FOR:
MARKET & SMOKES
1000 S TORREY PINES DR. LAS VEGAS, NV 89107

CONTACT:
Lucy Stewart
(702) 499-6469 cell
(702) 946-0857 fax
StewPlan@aol.com

RECEIVED
JAN 2 4 2013

SUP-48178



SUP-48178 - APPLICANT: MARKET & SMOKES, INC. - OWNER: TP 1000, LLC
1000 TORREY PINES DRIVE

01/31/13



SUP-48178 - APPLICANT: MARKET & SMOKES, INC. - OWNER: TP 1000, LLC
1000 TORREY PINES DRIVE

01/31/13

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

City of Las Vegas Agenda Item No.: **34.**

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

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

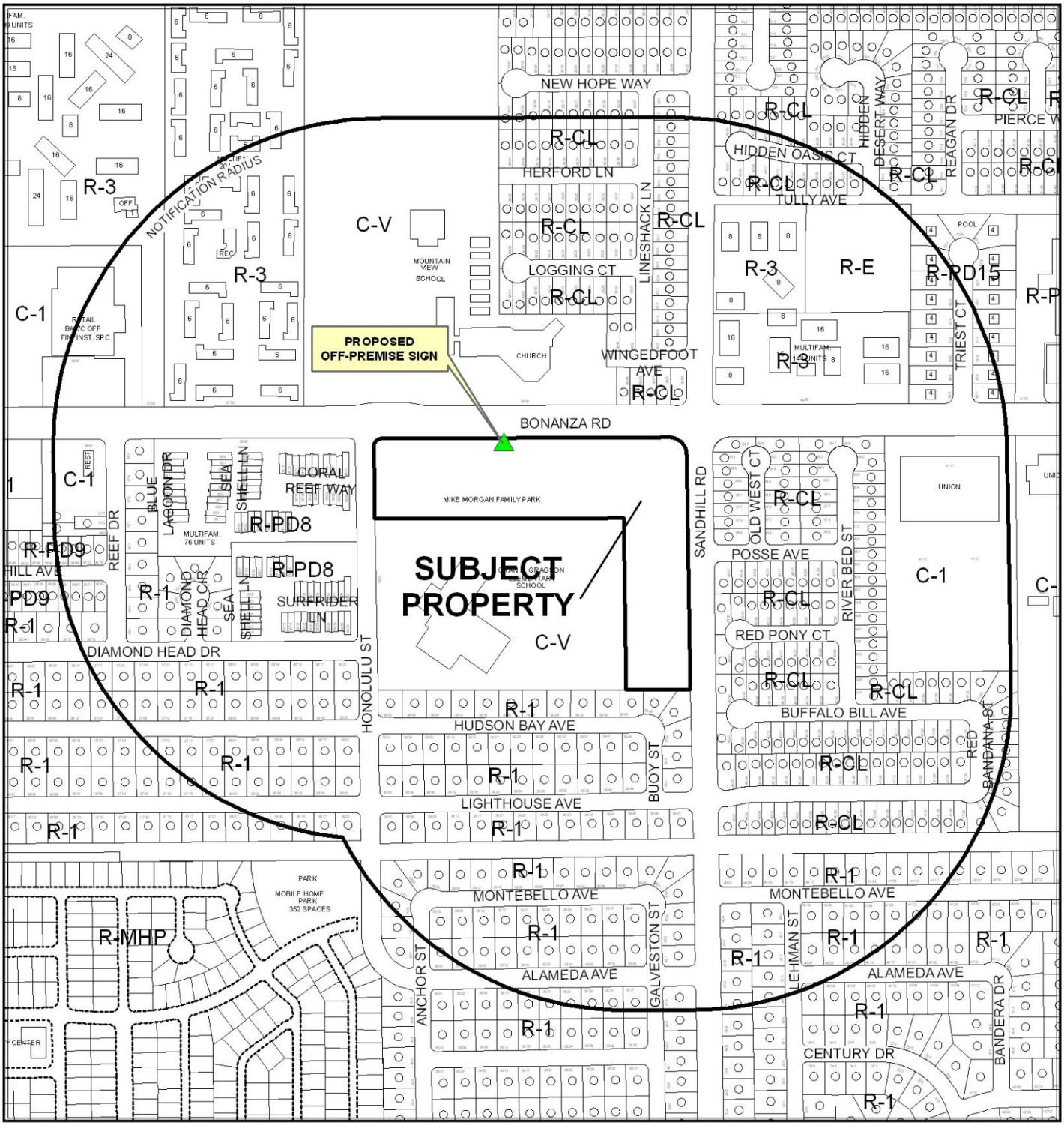
SUBJECT:
SUP-48180 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ELITE MEDIA - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR AN OFF-PREMISE SIGN at 3951 East Bonanza Road (APN 140-31-102-002), C-V (Civic) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 4/17/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



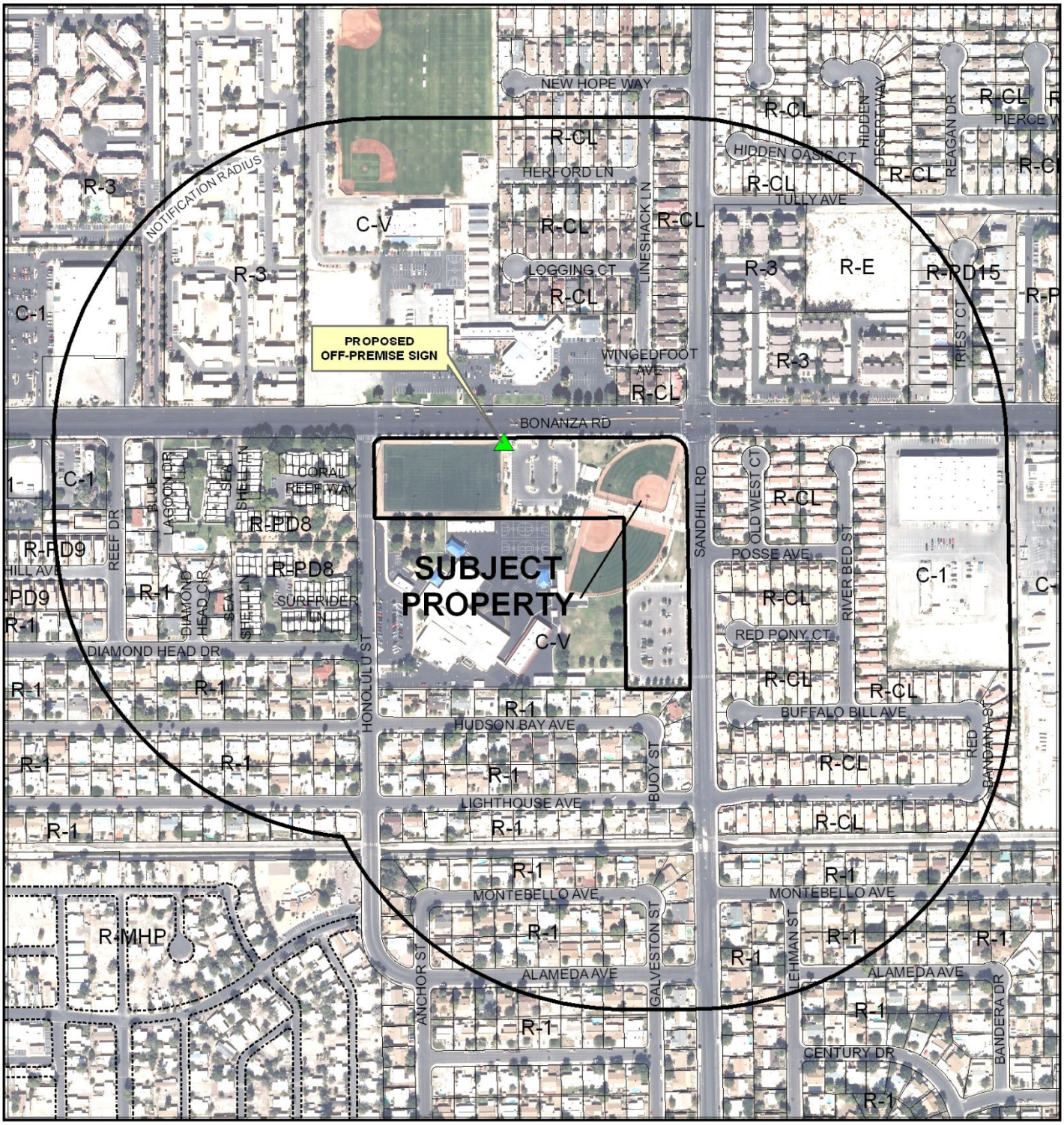
0 400 800 Feet

CASE: SUP-48180

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



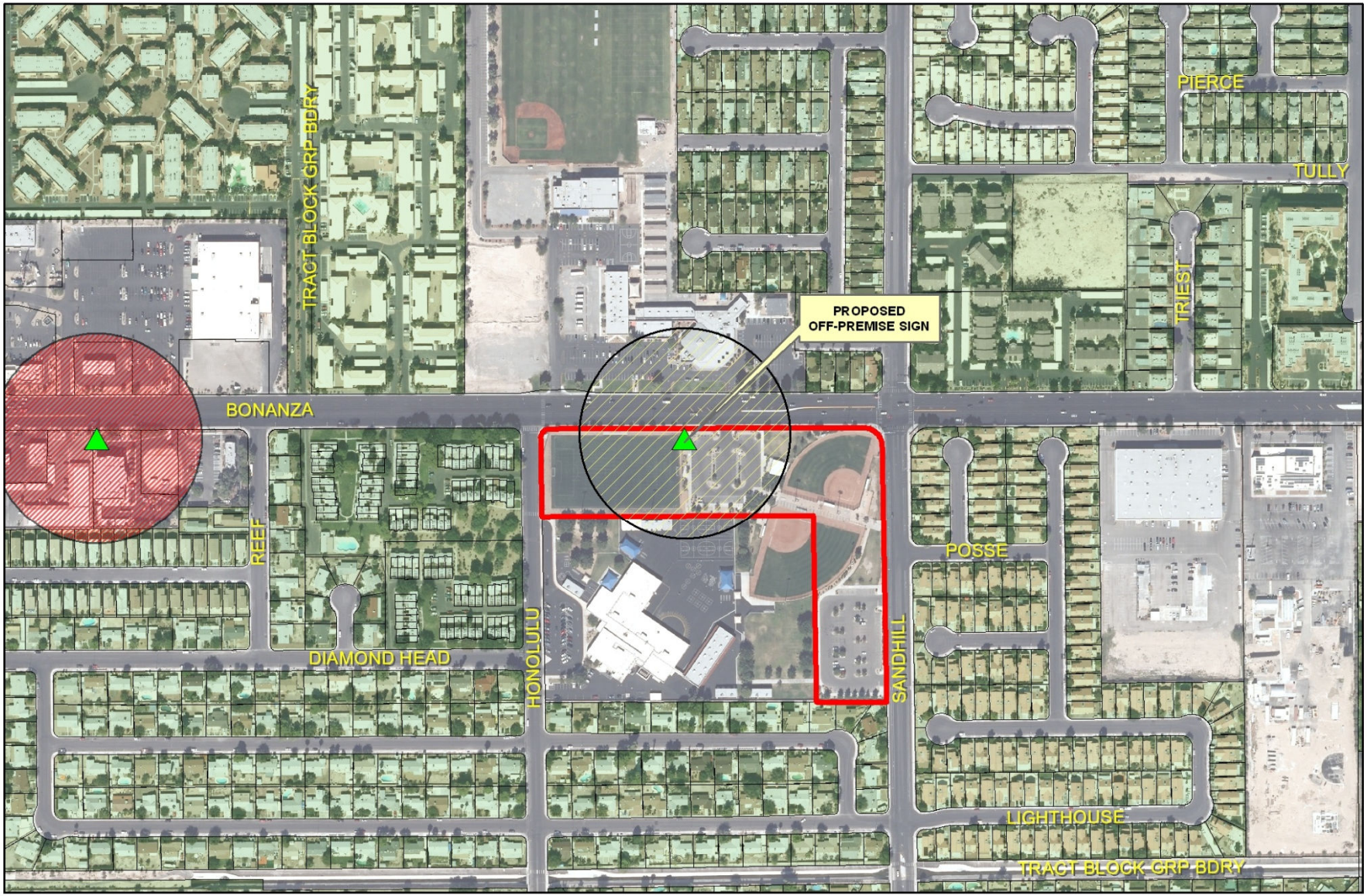
0 400 800 Feet

CASE: SUP-48180

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



SUP-48180

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location

City of Las Vegas Billboard Data

- 300 Foot Buffer Around Proposed Billboard
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

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

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

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.

Notary Public in and for said County and State

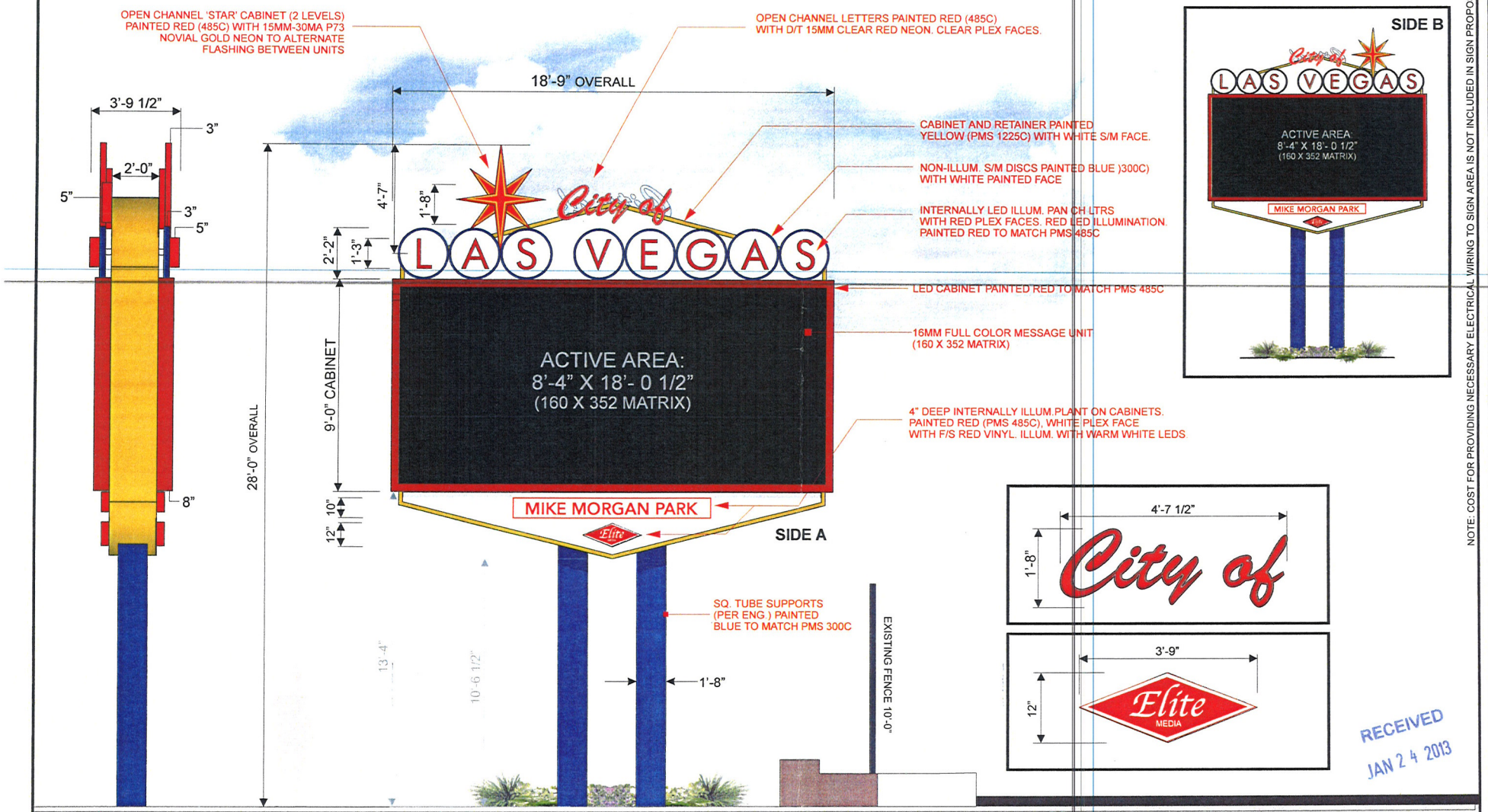
KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-48180
Meeting Date:	03/12/13
Total Fee:	$ 1030.00
Date Received:*	01/29/13
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.

Revised 10/27/08



END VIEW

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

RECEIVED
JAN 2 4 2013

TOTAL SQ FT:
525

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.

SUP-48180

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

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE #0072426 & #0072426

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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 GIETZEN

Design Approvals
Checked by:
Creative Director:
Estimating:
Account Executive:
Client:

Rev. / Date / Designer
09/21/11- MS
1 09/06/12 - MS
2 10/11/12 - MS
3 11/13/12 - MS

Description:
PYLON SIGN

Classification:
PY-1

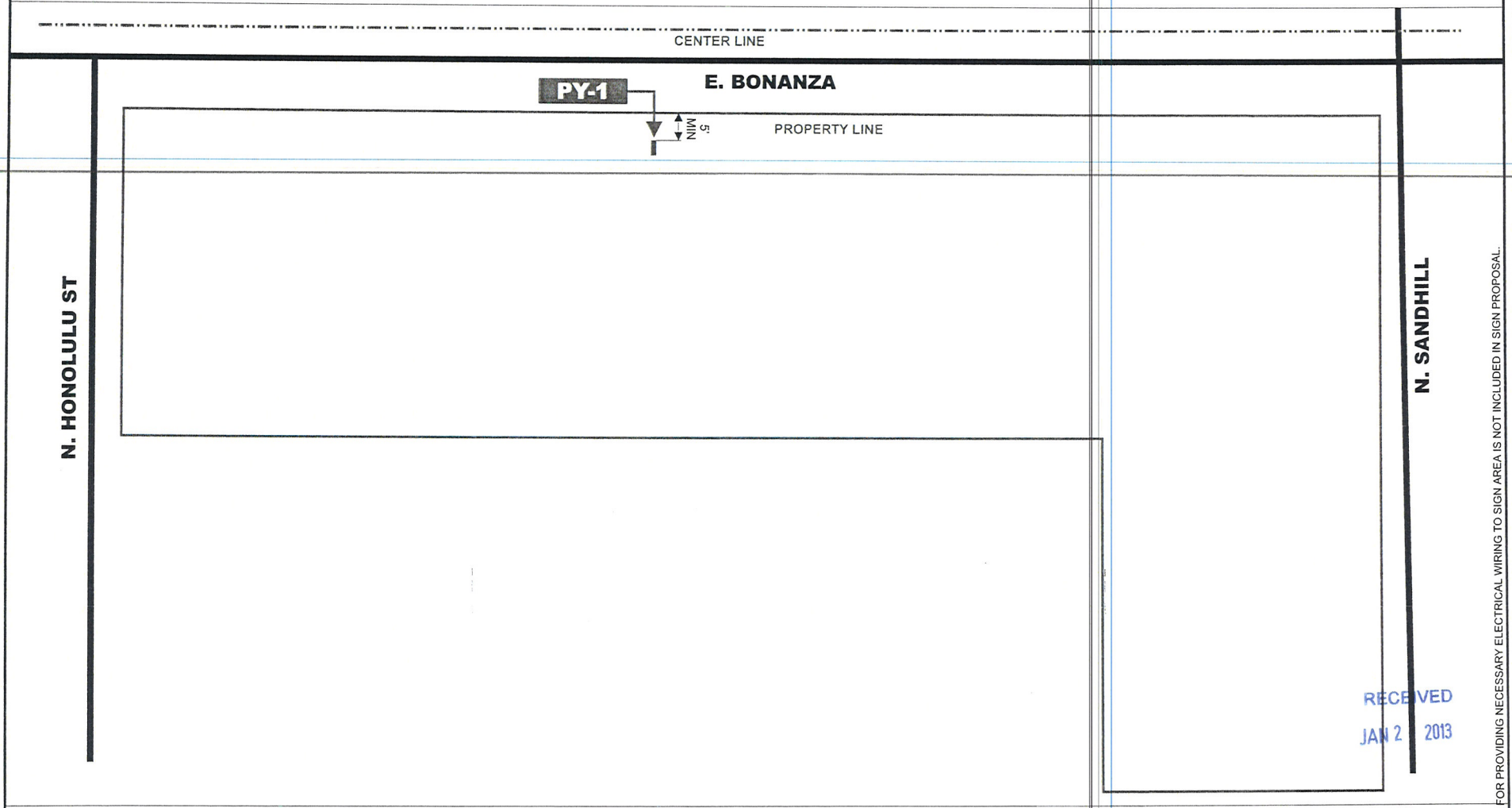
Reference Design:

O.E.M Serial:

Sheet:
1.0

LOC.1
WARD 3A

3951 E BONANZA



RECEIVED
JAN 2 2013

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

PARCEL # 140-31-102 002

SUP-48180

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE #0071289 & #0071290

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 GIETZEN

Design Approvals
Checked by:
Creative Director:
Estimating:
Account Executive:
Client:

Rev. / Date / Designer
09/21/11 - MS
1 09/06/12 - MS
2 10/11/12 - MS
3 11/13/12 - MS

Description:
NON-ILLUM
FOAM LTRS

Classification:
SP-1

Reference Design:

O.E.M Serial:

Sheet:
1.1



NOTE: DOES NOT INCLUDE 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 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE: #0074289 & #0007429

© YESCO LLC. This drawing was created to assist you in visualizing our proposal. The original drawing is the property of YESCO LLC. Permission to copy or reproduce the drawing can only be obtained through a written permission with YESCO LLC. See your account representative or attorney prior to reproduction or use.

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 GIETZEN

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

09/21/11- MS
1 09/06/12 - MS
2 10/11/12 - MS
3 11/13/12 - MS

Description:
NON-ILLUM FOAM LTRS

Classification:
PY-1

Reference Design:

O.E.M Serial

Sheet:
1.2



SUP-48180 - APPLICANT: ELITE MEDIA - OWNER: CITY OF LAS VEGAS
3951 EAST BONANZA ROAD

01/31/13

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

City of Las Vegas Agenda Item No.: **35.**

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

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

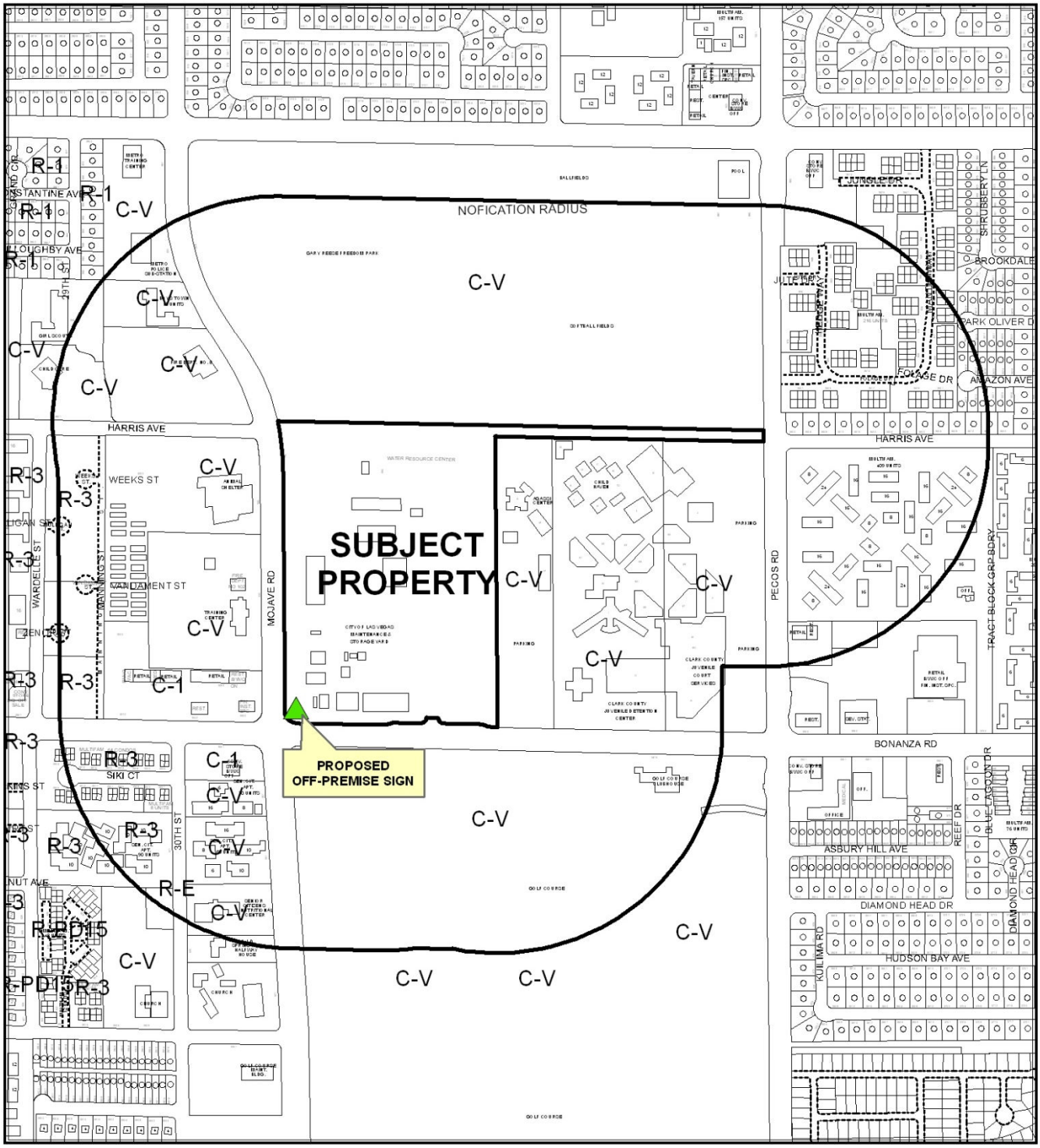
SUBJECT:
SUP-48181 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ELITE MEDIA - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR AN OFF-PREMISE SIGN at 650 North Mojave Road (APN 139-25-802-006), C-V (Civic) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 4/17/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 500 1,000 Feet

CASE: **SUP-48181**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



0 500 1,000 Feet

CASE: **SUP-48181**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



SUP-48181

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location

City of Las Vegas Billboard Data

- 300 Foot Buffer Around Proposed Billboard
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

DEPARTMENT OF PLANNING

RECEIVED

JAN 24 2013

STATEMENT OF FINANCIAL INTEREST

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

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

DEPARTMENT OF PLANNING

RECEIVED
JAN 24 2013

APPLICATION / PETITION FORM

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 22 day of January, 20 13.

Kim A Barrera

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

FOR DEPARTMENT USE ONLY

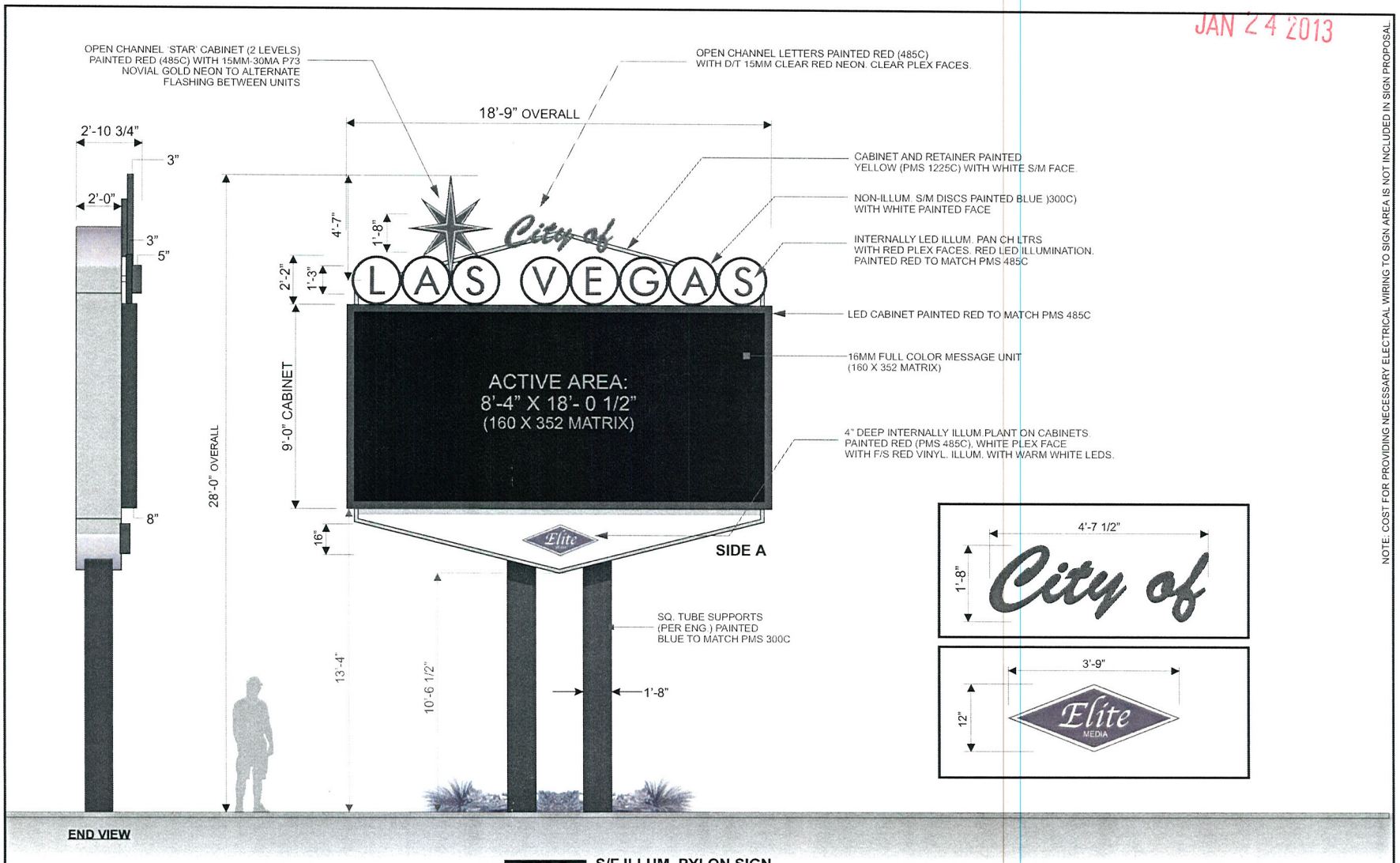
Case #	SUP-48181
Meeting Date:	03/12/13
Total Fee:	$1030.00
Date Received:*	01/24/13
Received By:	Jonathan B

*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.

Revised 10/27/08

RECEIVED

JAN 24 2013



END VIEW

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

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

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. 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE #0012359 & #0017426

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 GIETZEN

Design Approvals
Checked by:
Creative Director:
Estimating:
Account Executive:
Client:

Rev. / Date / Designer
09/21/11- MS
1 09/06/12 - MS
2 10/11/12 - MS
3 11/13/12 - MS

Description:
PYLON SIGN

Classification:
PY-3

Reference Design:
000000

G.E.M Serial:

Sheet
3.0

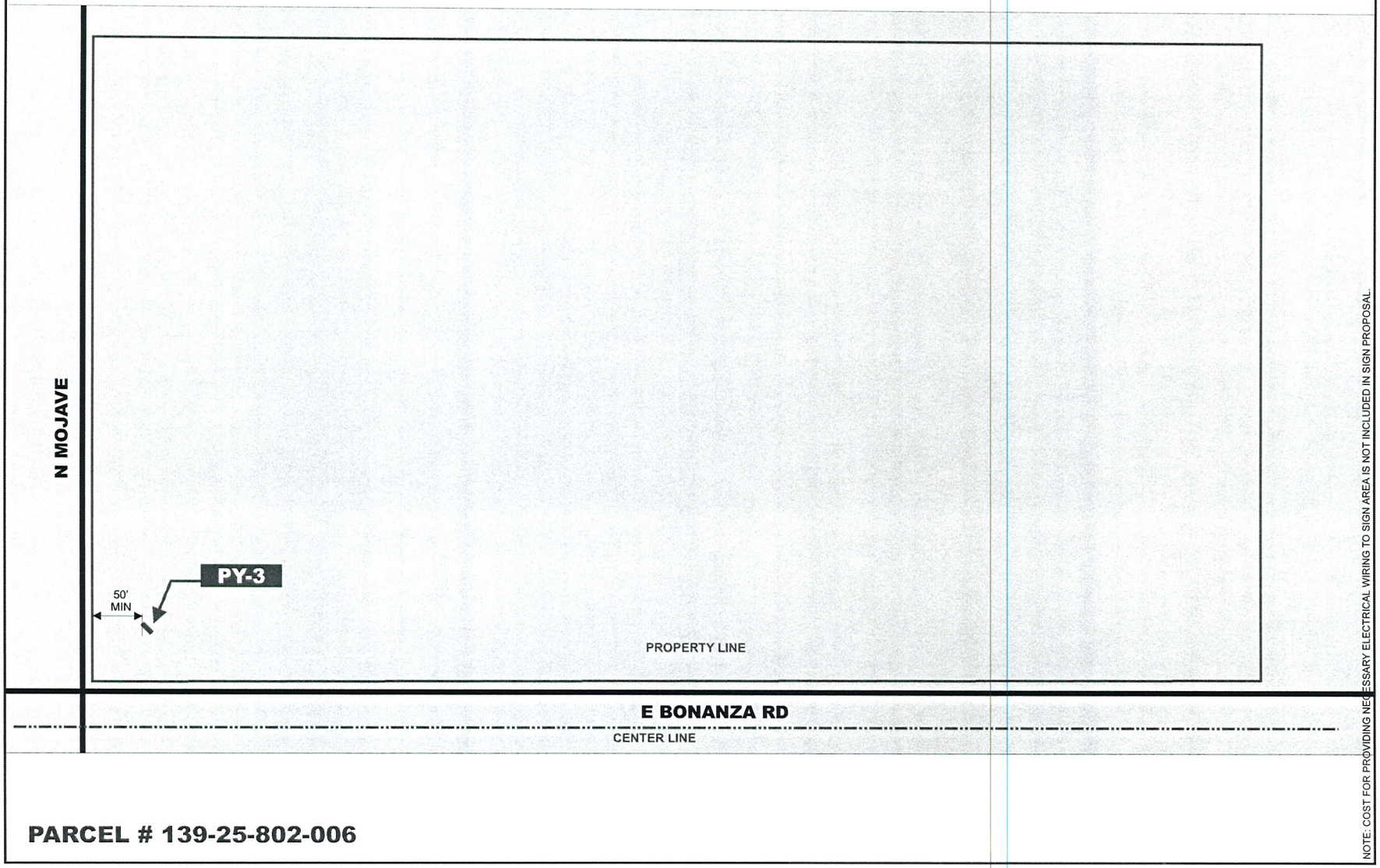
SUP-48181

RECEIVED

JAN 24 2013

LOC.3
WARD 3B

650 MOJAVE &
3415 E BONANZA



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

PARCEL # 139-25-802-006

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST
LAS VEGAS, NV 89118
PHONE: (702) 876-6080
WWW.YESCO.COM
NV CONTRACTOR LICENSE #0073283 & #0072426

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 GIETZEN

Design Approvals

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 LTRS

Classification:
SP-1

Reference Design:
000000

O.E.M Serial:
000000

Sheet:
3.1

SUP-48181

LOC.3
WARD 3B

650 MOJAVE &
3415 E BONANZA

RECEIVED
JAN 24 2013



NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE #0013283 & #0072429

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 GIETZEN

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

09/21/11 - MS
1 09/06/12 - MS
2 10/11/12 - MS
3 11/13/12 - MS

Description:
NON-ILLUM
FOAM LTRS

Classification:
PY-3

Reference Design:
000000

O.E.M Serial:

Sheet:
3.2

SUP-48181



SUP-48181 - APPLICANT: ELITE MEDIA - OWNER: CITY OF LAS VEGAS
650 NORTH MOJAVE ROAD

01/31/13

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

January 23, 2013

RECEIVED
JAN 24 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™ - 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

RECEIVED
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

City of Las Vegas Agenda Item No.: **36.**

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

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

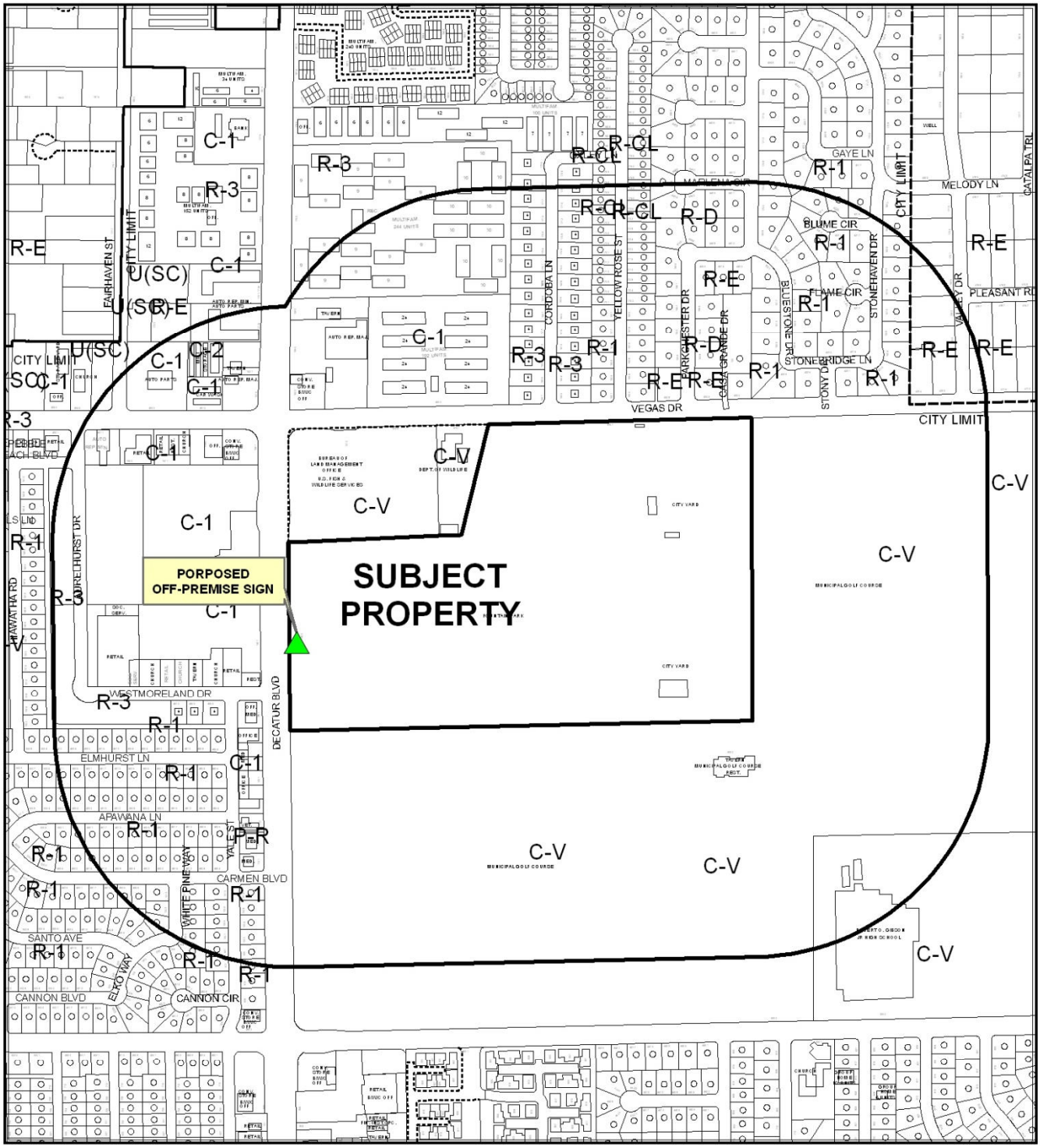
SUBJECT:
SUP-48182 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ELITE MEDIA - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR AN OFF-PREMISE SIGN at 1400 North Decatur Boulevard (APN 139-30-101-006), C-V (Civic) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 4/17/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **SUP-48182**

RADIUS: 1000 FEET

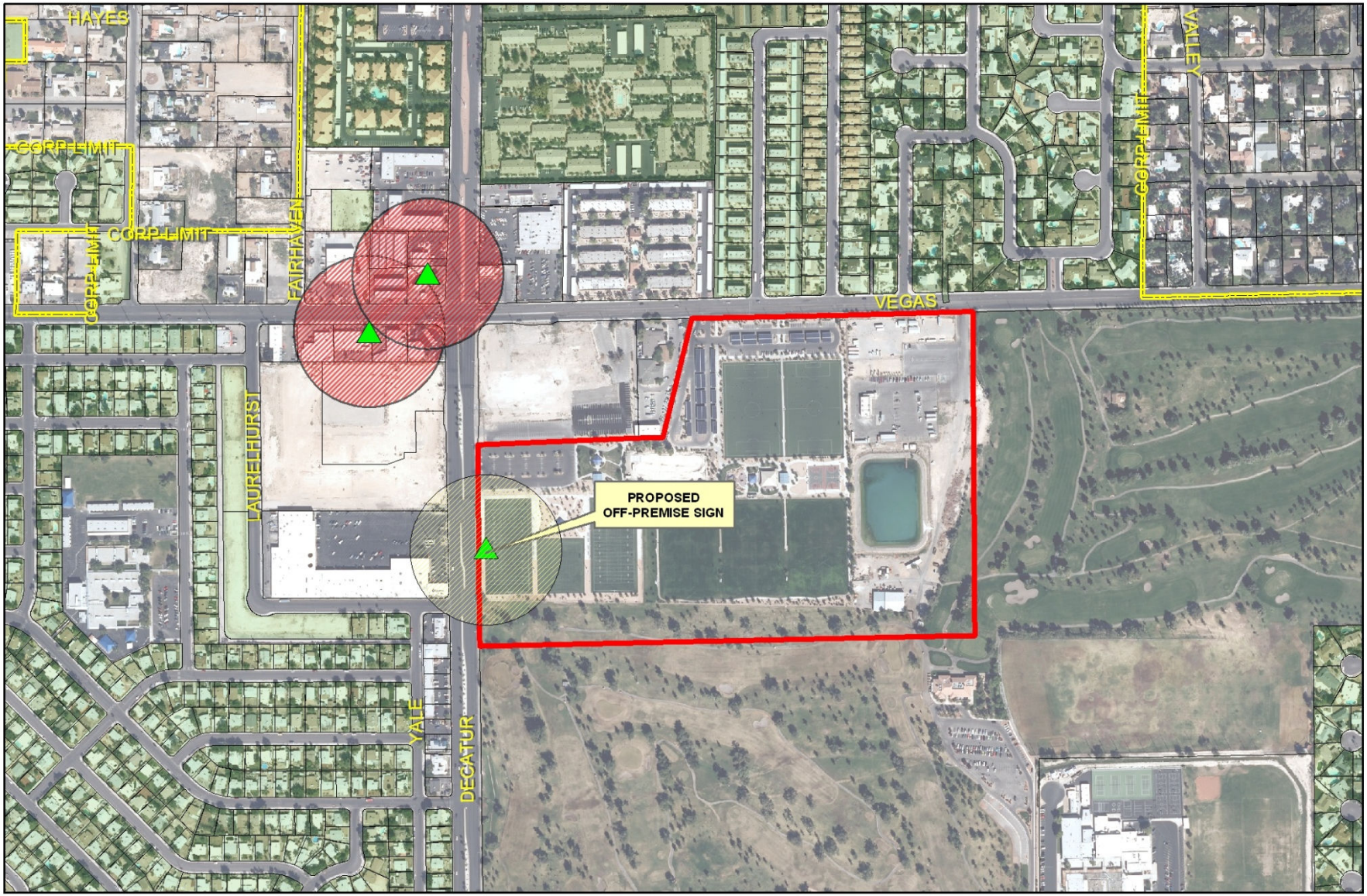
ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



CASE: **SUP-48182**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



SUP-48182

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location

City of Las Vegas Billboard Data

- 300 Foot Buffer Around Proposed Billboard
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

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

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

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 22 day of January, 20 13.

Kim A Barrera

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

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

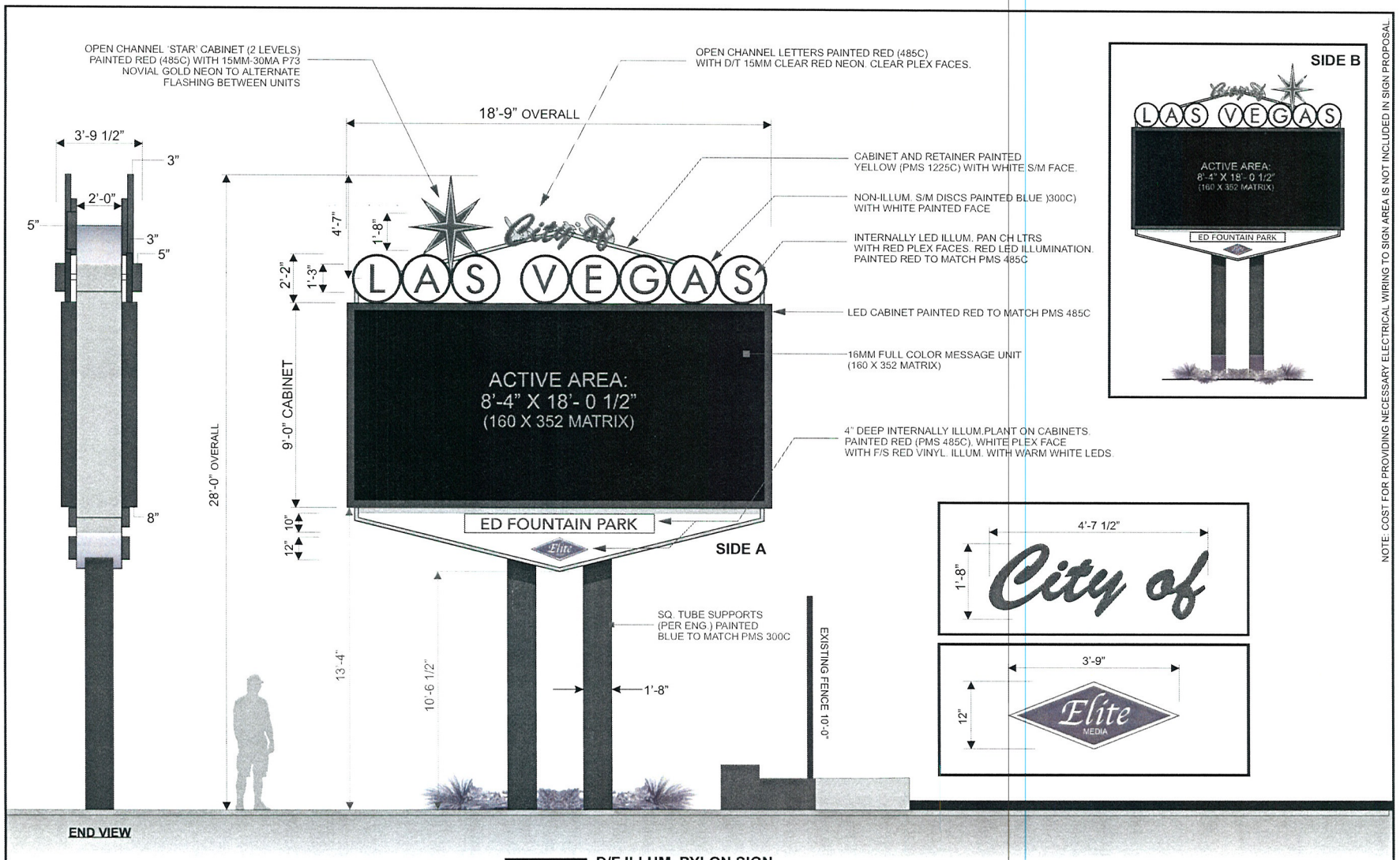
FOR DEPARTMENT USE ONLY

Case #	SUP-48182
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.

Revised 10/27/08

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



PY-2 D/F ILLUM. PYLON SIGN
SCALE: 1/4" = 1'-0"

TOTAL SQ FT:
525

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

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

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 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE: #0074269 & #0074290

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 GIETZEN

Design Approvals
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:
PYLON SIGN

Classification:
PY-2

Reference Design:
000000

O.E.M Serial:

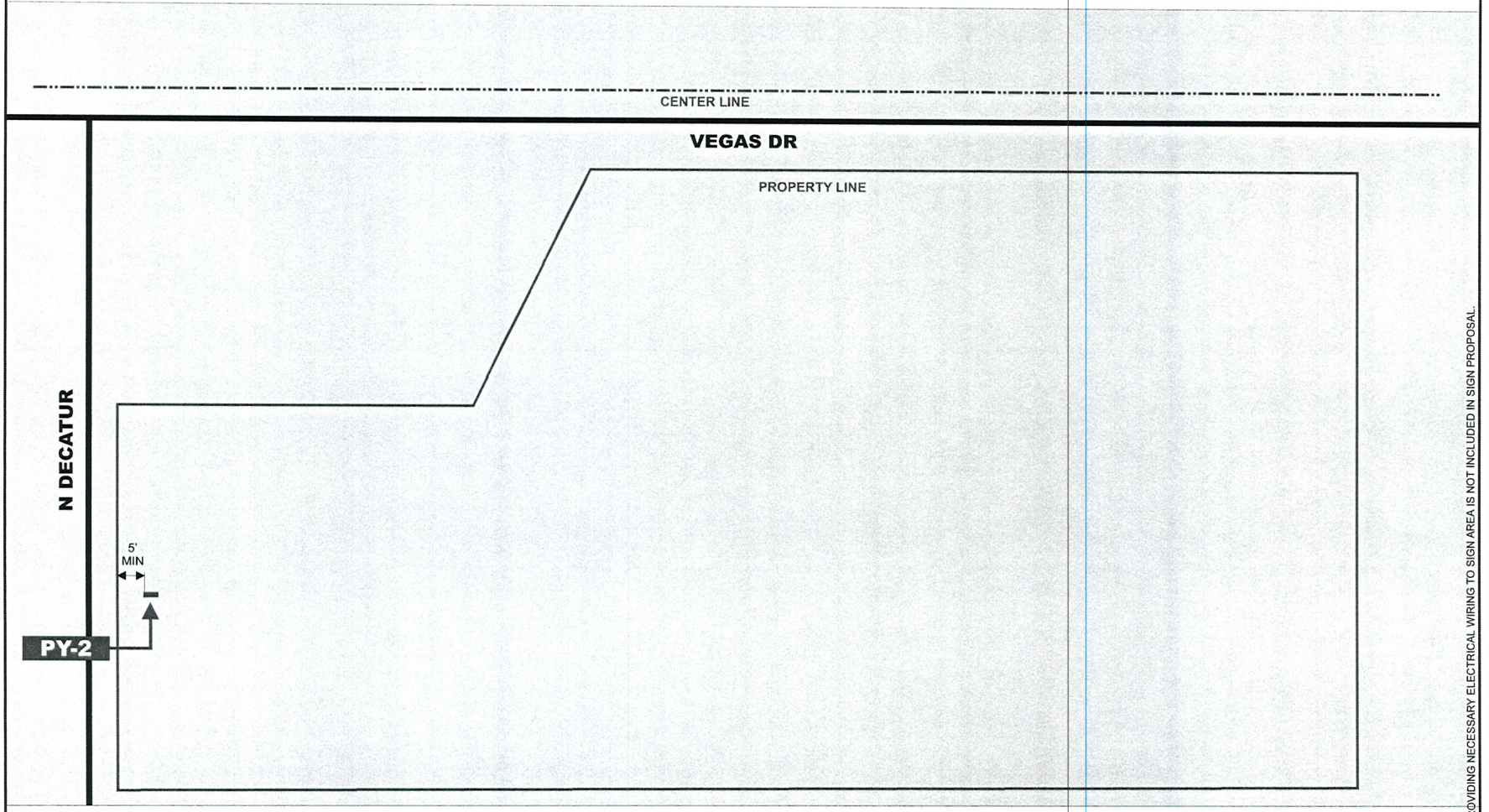
Sheet:
2.0

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

SUP-48182

LOC.2
WARD 5B

1400 N DECATUR
NORTHBOUND



PARCEL # 139-30-101-006

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 89118
PHONE: (702) 876-6080
WWW.YESCO.COM
NV CONTRACTOR LICENSE #0070393 & #0072426

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 GIETZEN

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

09/21/11 - MS
1 09/06/12 - MS
2 10/11/12 - MS
3 11/13/12 - MS

Description:
NON-ILLUM
FOAM LTRS

Classification:
SP-1

Reference Design:
000000

O.E.M Serial:
000000

Sheet:
2.1

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

SUP-48182

LOC.2
WARD 5B

1400 N DECATUR
NORTHBOUND



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

RECEIVED

SUP-48182

JAN 24 2013

City of Las Vegas
Dept. of Planning

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST
LAS VEGAS, NV 89118
PHONE: (702) 876-6080
WWW.YESCO.COM
NV CONTRACTOR LICENSE #0078293 & #0074295

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 GIETZEN

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

09/21/11 - MS
1 09/06/12 - MS
2 10/11/12 - MS
3 11/13/12 - MS

Description:
NON-ILLUM
FOAM LTRS

Classification:
PY-2

Reference Design:
000000

O.E.M Serial:

Sheet:
2.2



SUP-48182 - APPLICANT: ELITE MEDIA - OWNER: CITY OF LAS VEGAS
1400 NORTH DECATUR BOULEVARD

01/31/13



SUP-48182 - APPLICANT: ELITE MEDIA - OWNER: CITY OF LAS VEGAS
1400 NORTH DECATUR BOULEVARD

01/31/13

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
City of Las Vegas
Dept. of Planning

SUP-48182

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

City of Las Vegas Agenda Item No.: **37.**

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

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

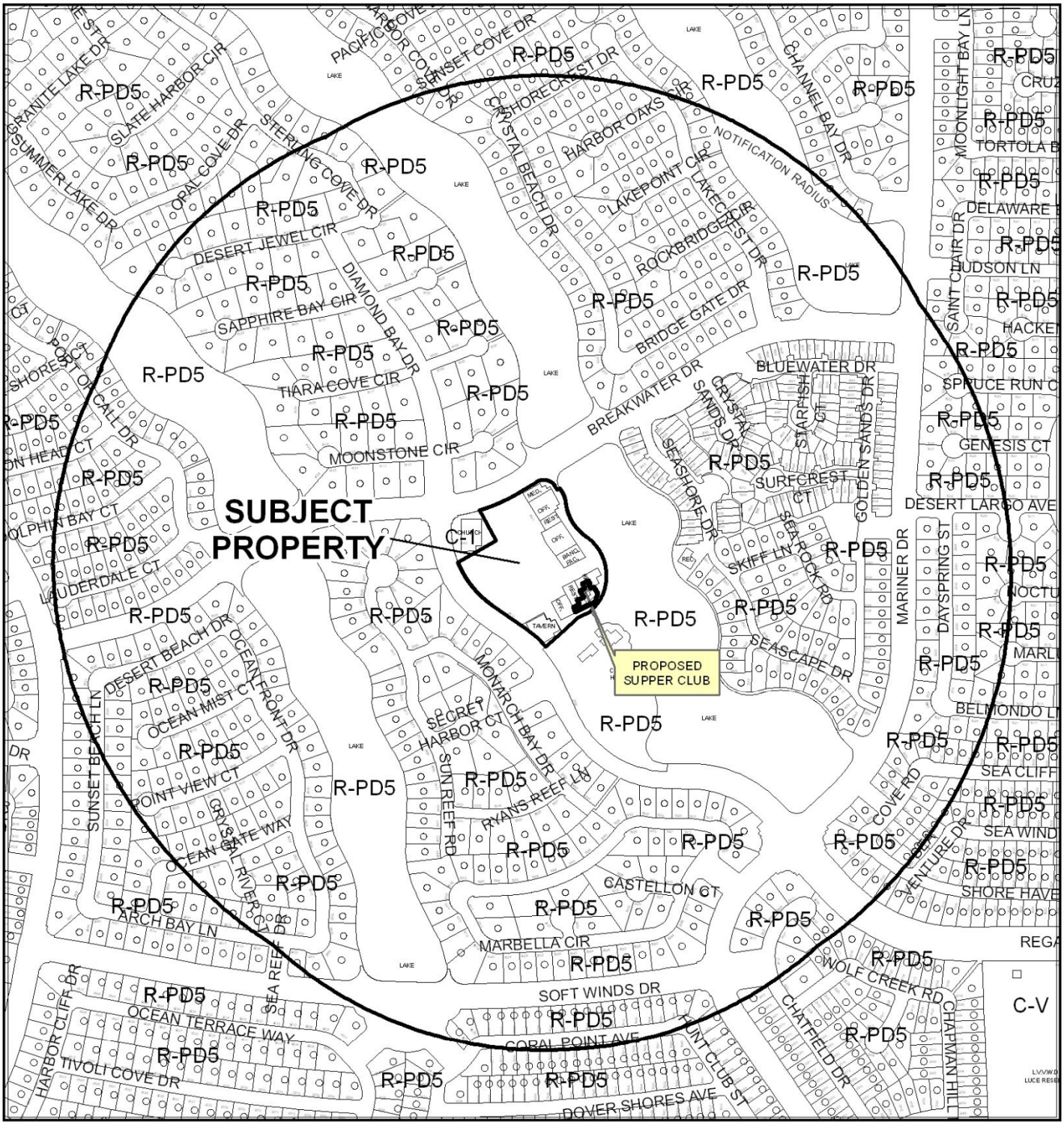
SUBJECT:
SUP-48184 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: IVY GRILL, LLC - OWNER: WFT NV, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 8,621 SQUARE-FOOT SUPPER CLUB WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 2620 Regatta Drive, Suite #118 (APN 138-16-717-002), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 4/17/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL.

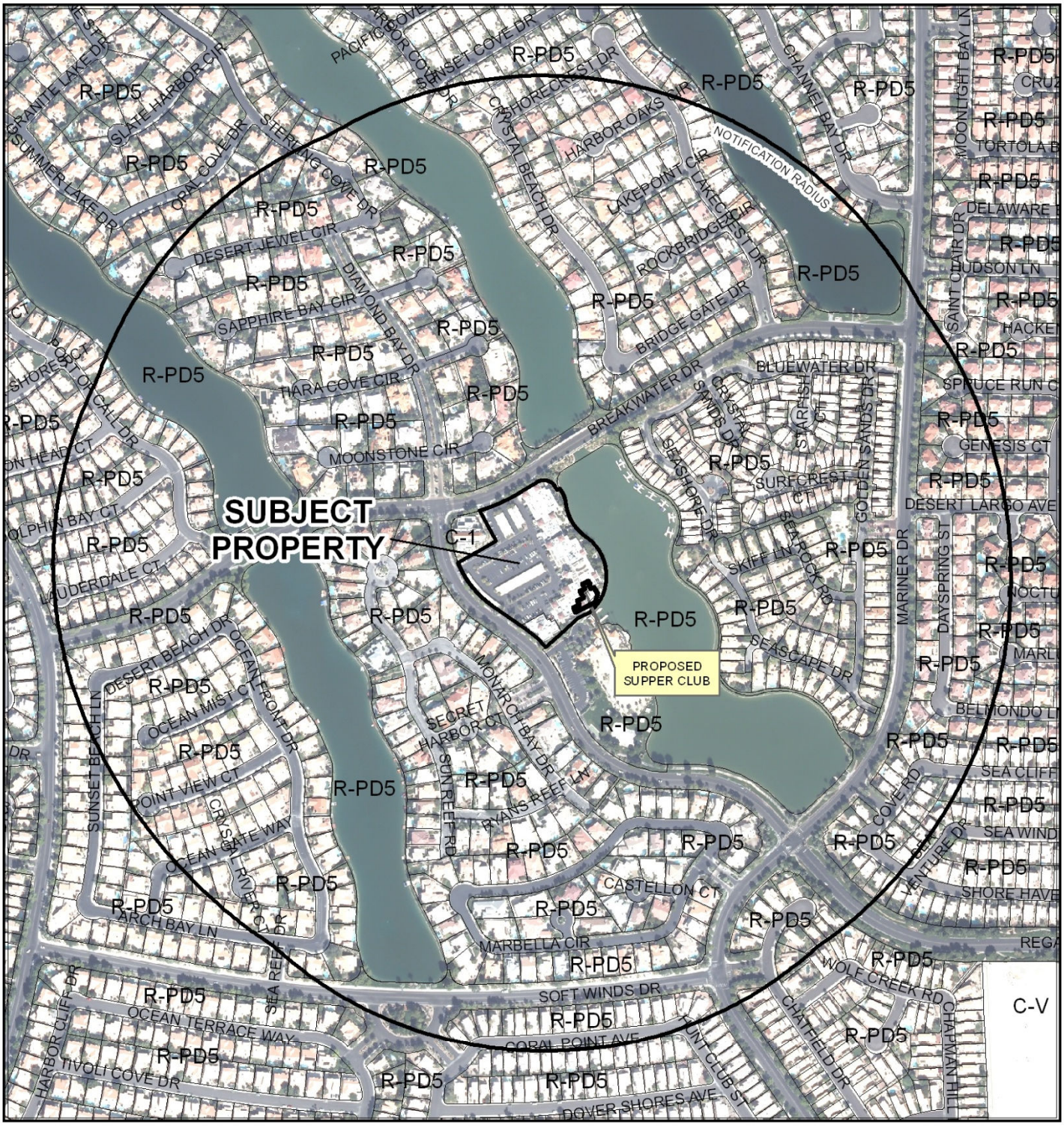
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report - SUP-48184 and SDR-48185
3. Supporting Documentation - SUP-48184 and SDR-48185
4. Photos - SUP-48184 and SDR-48185
5. Justification Letter - SUP-48184 and SDR-48185



CASE: **SUP-48184**

RADIUS: 1500 FEET

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



CASE: **SUP-48184**

RADIUS: 1500 FEET

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



SUP-48184
Supper Club

Business Licenses

- Tavern
- Supper Club/ Restaurant Service Bar
- Beer/Wine/Cooler On Sale
- Child Care/ Children Facility

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-48184** 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 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

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

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* _____ 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.

_____

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 #	SUP-48184
Meeting Date:	3/12/13
Total Fee:	$1280.-
Date Received:*	1/24/13
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.

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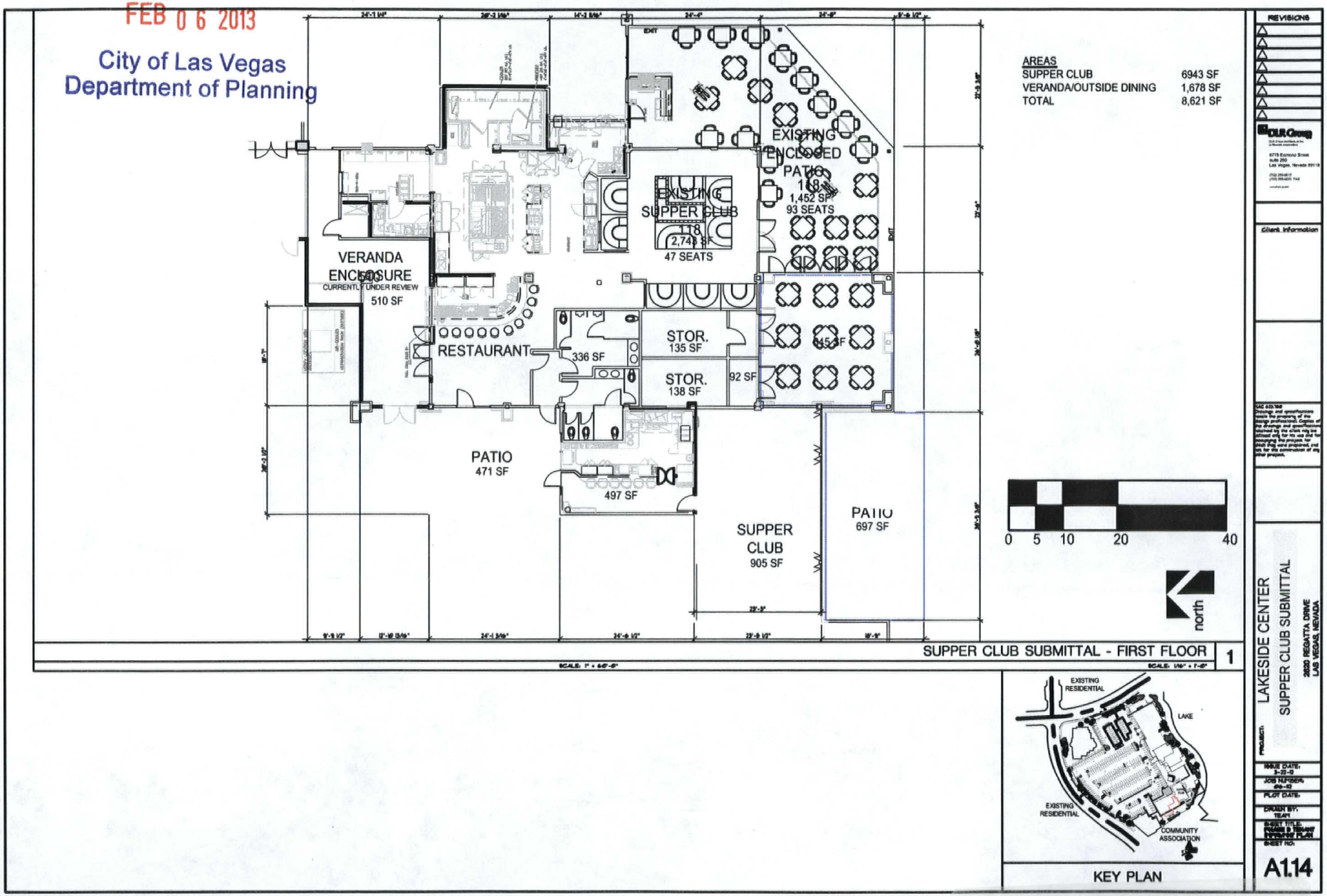
FEB 0 6 2013

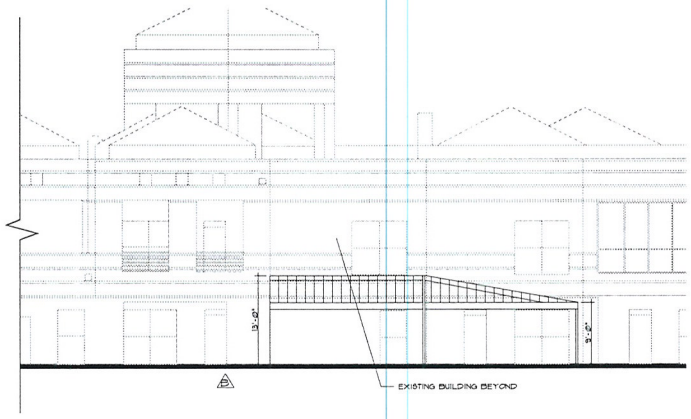
City of Las Vegas
Department of Planning



C:\Users\rstarks\Dropbox\Lakeside Center\06-112-Supper Club Submitta REVISED BY CITY 2.5.2013\1.dwg, 2/6/2013 9:28:45 AM, Adobe PDF

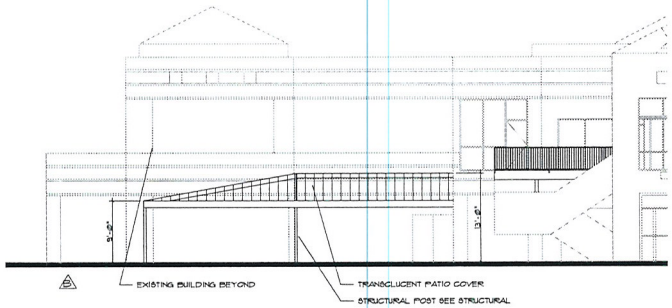
SUP-48184
REVISED

I:\00 - R at rsj architecture\06-Projects\06-112 Lakeside Center 2nd floor TI\300 - Construction Documents\1 - Sheets\1B-Patio Cover\1 - Sheets\A4.0.dwg, 1/24/2013 3:28:1



ELEVATION 1

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



ELEVATION 2

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

RECEIVED
JAN 2 4 2013

SUP-48184
SDR-48185

REVISIONS
- PLAN CHECK 07-27-2008
- PLAN CHECK 04-25-2008
- PLAN CHECK 05-04-2008

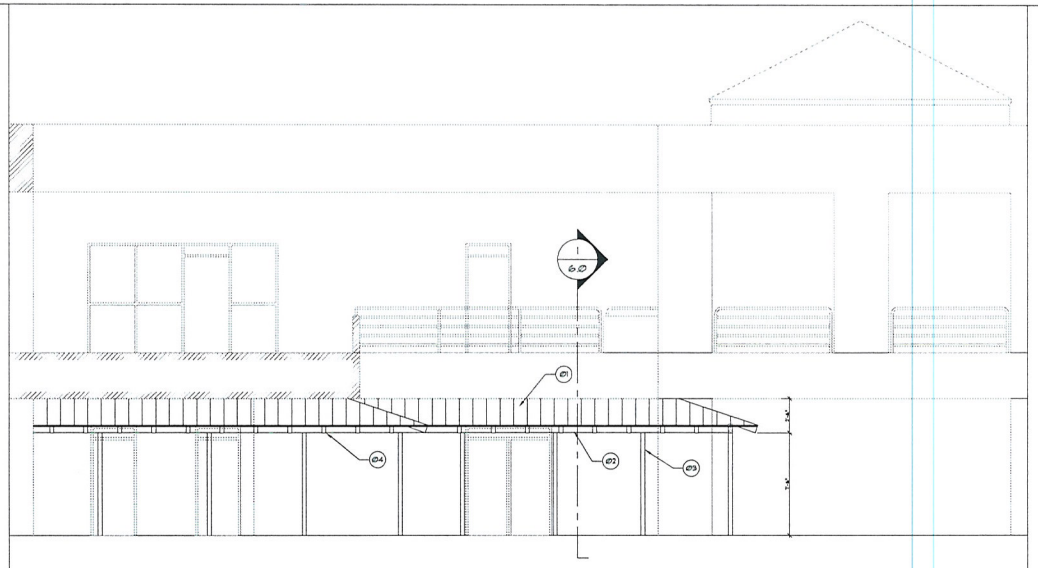
Client Information

NAC 623.180
Drawings and specifications remain the property of the design professional. Copies of the drawings and specifications retained by the client may be utilized only for his use and for developing the project for which they were prepared, and not for the construction of any other project.

PROJECT:
LAKESIDE CENTER
IVY GRILL EXTERIOR ENHANCEMENT
2620 REGATTA DRIVE
LAS VEGAS, NEVADA

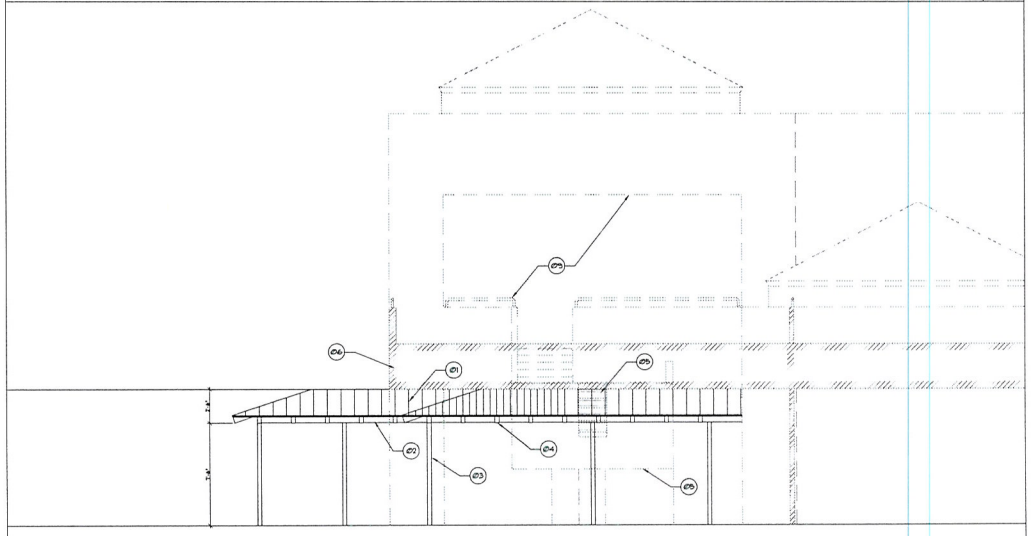
ISSUE DATE: 2-25-09
JOB NUMBER: 06-112R6
PLOT DATE:
DRAWN BY: TEAM
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET NO.
A4.0

I:\00 - R at rsj architecture\06-Projects\06-112 Lakeside Center 2nd floor TI\300 - Construction Documents\1 - Sheets\1F- Ivy Grill Exterior Enhancement\1 - Sheets\A4.0.dwg



NORTH ELEVATION 3

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



WEST ELEVATION 2

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

WALL SECTION NOTES

01 STANDING SEAM GALVANIZED METAL ROOFING ON 1 X 2 RUNNERS @ 16" O. C.

02 WOOD HEADER (STAIN & VARNISH TO BE SELECTED BY OWNER)

03 WOOD POST (SEE FLOOR PLAN FOR LOCATIONS REQUIRED)

04 WOOD RAFTER (STAIN & VARNISH TO BE SELECTED BY OWNER)

05 EXISTING BUILDING BEYOND

06 1ST FLOOR CEILING/ 2ND FLOOR CONCRETE SLAB & FRAMING (EXISTING)

ELEVATION NOTES 1

SCALE: N/A

RECEIVED

JAN 2 4 2013

REVISIONS

Client Information

NAC 623.380
Drawings and specifications remain the property of the design professional. Copies of the drawings and specifications returned by the client may be utilized only for the use and for occupying the project for which they were prepared, and not for the construction of any other project.

PROJECT:
LAKESIDE CENTER
IVY GRILL EXTERIOR ENHANCEMENT
2620 REGATTA DRIVE
LAS VEGAS, NEVADA

ISSUE DATE: 2-25-13

JOB NUMBER: 06-112RG

PLOT DATE:

DRAWN BY: TEAM

SHEET TITLE: EXT ELEVATIONS

SHEET NO.
A4.0

SUP-48184
SDR-48185

Rear - OFF White Stucco



SUP-48184
SDR-48185

Google

Address **Regatta**

Address is approximate

Front - of white stucco



SUP-48184
SDR-48185

RECEIVED
JAN 2 4 2013



SUP-48184 & SDR-48185 - APPLICANT: IVY GRILL, LLC - OWNER: WFT NV, LLC
2620 REGATTA DRIVE, SUITE #118

01/31/13



SUP-48184 & SDR-48185 - APPLICANT: IVY GRILL, LLC - OWNER: WFT NV, LLC
2620 REGATTA DRIVE, SUITE #118

01/31/13



SUP-48184 & SDR-48185 - APPLICANT: IVY GRILL, LLC - OWNER: WFT NV, LLC
2620 REGATTA DRIVE, SUITE #118

01/31/13



SUP-48184 & SDR-48185 - APPLICANT: IVY GRILL, LLC - OWNER: WFT NV, LLC
2620 REGATTA DRIVE, SUITE #118

01/31/13

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,

Lucy Stewart

SUP-48184
SDR-48185

City of Las Vegas Agenda Item No.: **38.**

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 1,962 SQUARE-FOOT ADDITION TO AN EXISTING SHOPPING CENTER on 4.36 acres at 2620 Regatta Drive (APN 138-16-717-002), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

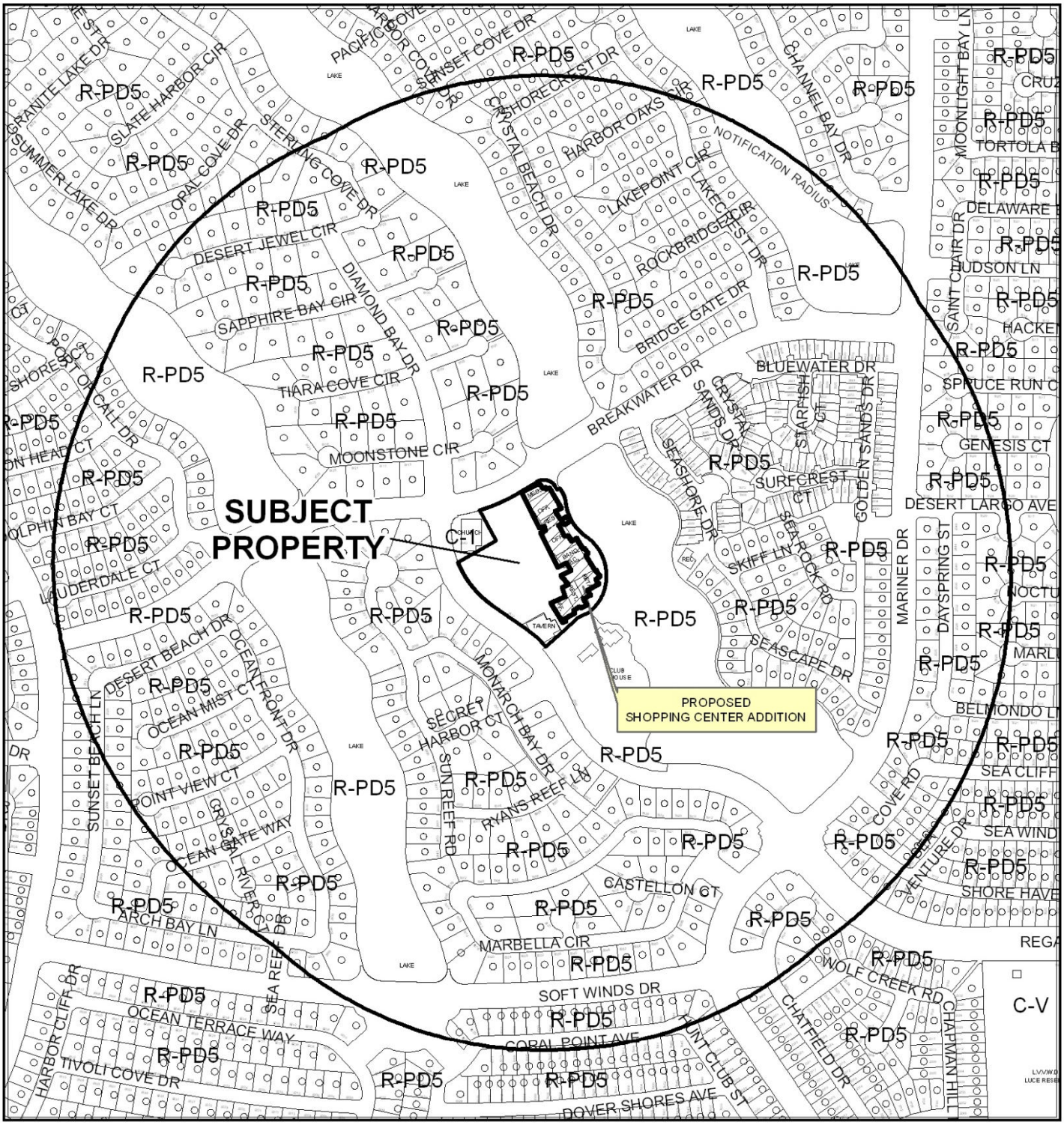
MAY GO TO CITY COUNCIL ON 04/17/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation

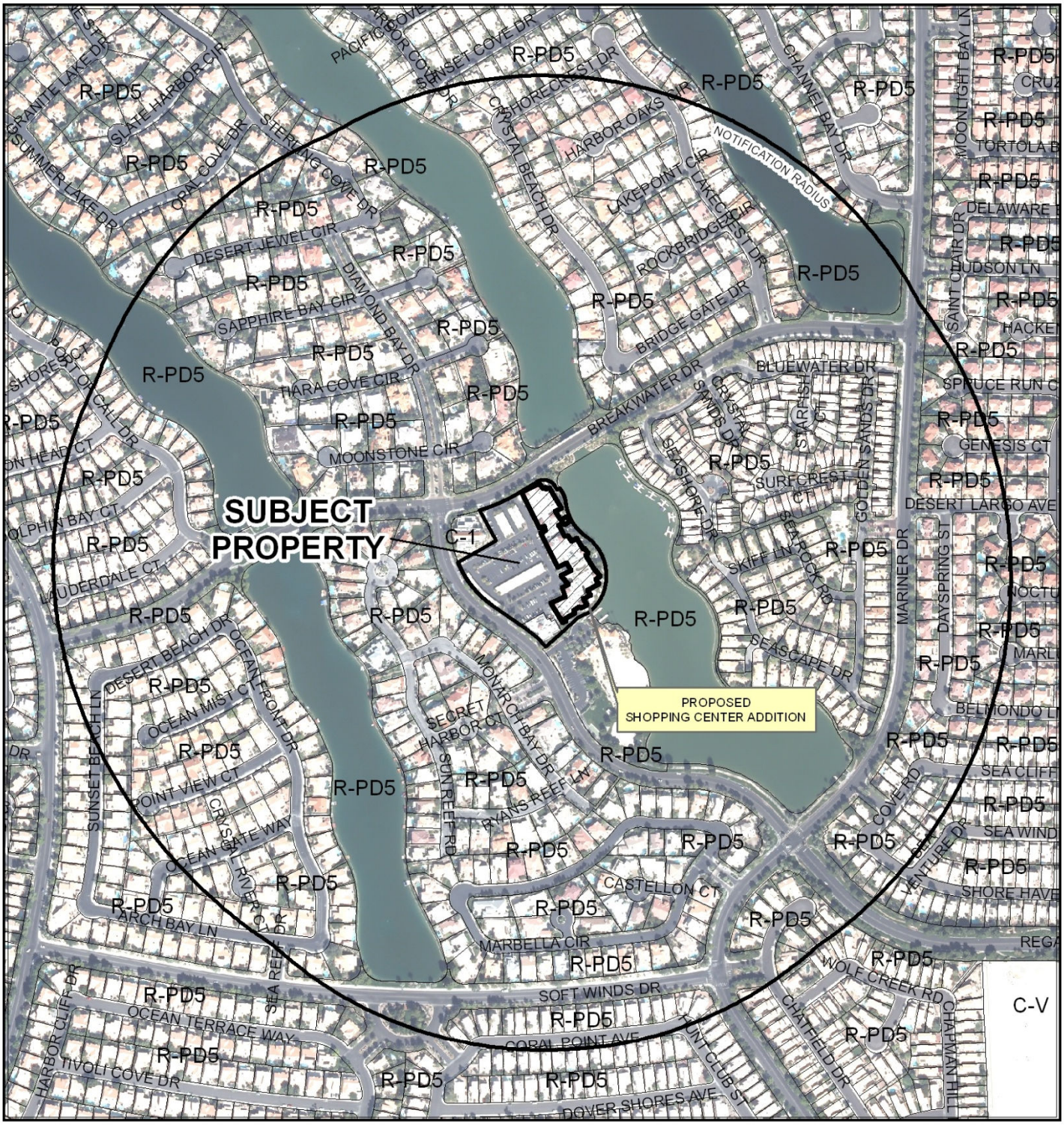
Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda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



CASE: **SDR-48185**

RADIUS: 1500 FEET

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



CASE: **SDR-48185**

RADIUS: 1500 FEET

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

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 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

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: ~~SUP for~~ supper club 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* _____ 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.

_____

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 #	SDR-48185
Meeting Date:	3/12/13
Total Fee:	1030.-
Date Received:*	1/24/13
Received By:	

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

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

City of Las Vegas Agenda Item No.: **39.**

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

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

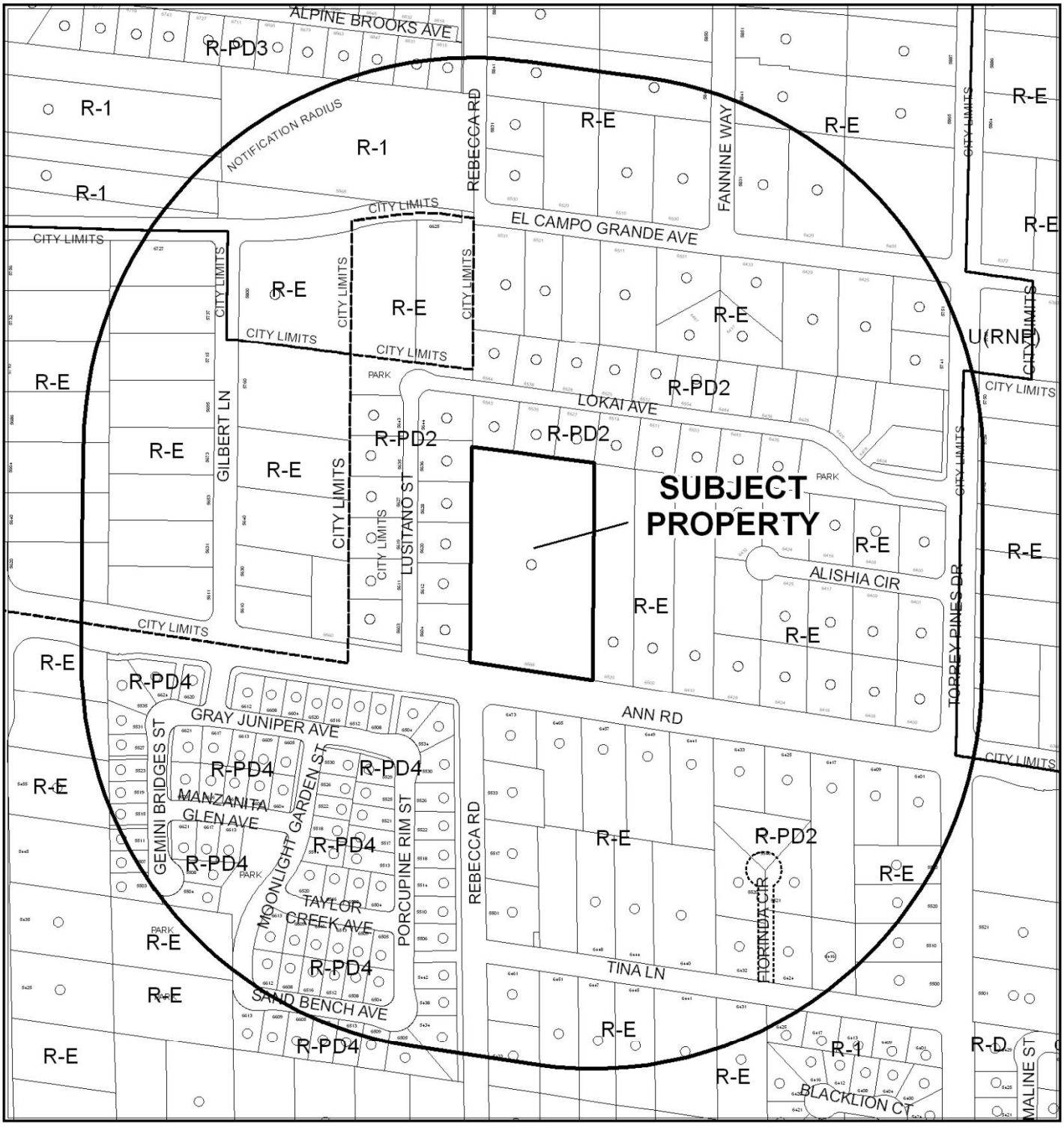
SUBJECT:
SUP-48191 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ASHLEY RESTIVO - OWNER: BARBARA ZINK - For possible action on a request for a Special Use Permit FOR A HORSE CORRAL OR STABLE (COMMERCIAL) USE ON 4.14 acres at 6666 West Ann Road (APN 125-26-403-014), R-E (Residential Estates) Zone, Ward 6 (Ross). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 4/17/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



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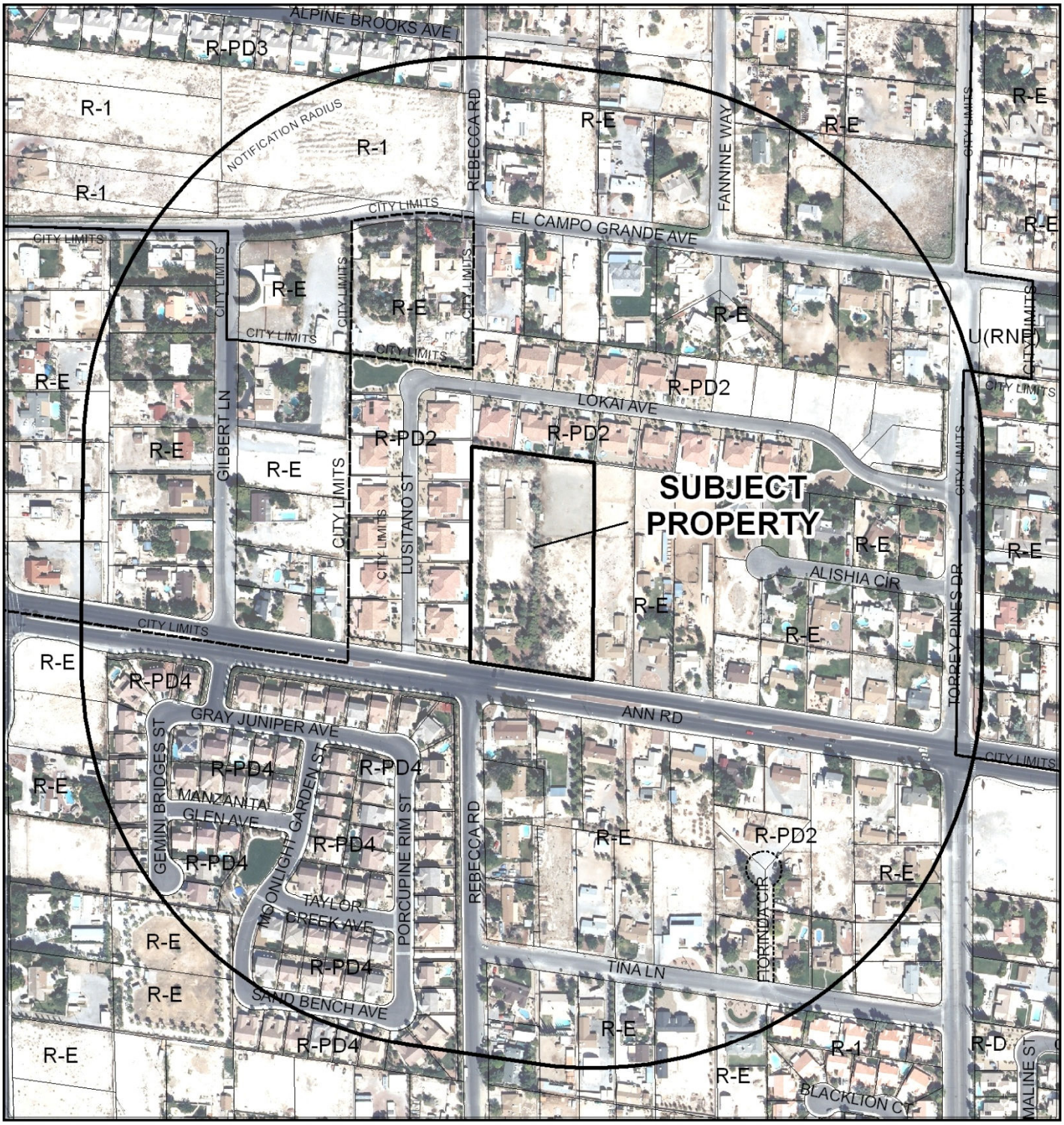
CASE: SUP-48191

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: SUP-48191

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ~~N/A~~ 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

G J Bris
Notary Public in and for said County and State

G. J. BRISTOW
Commission # 1887545
Notary Public - California
Los Angeles County
My Comm. Expires Apr 27, 2014

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 Comme

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.

_____

Notary Public in and for said County and State

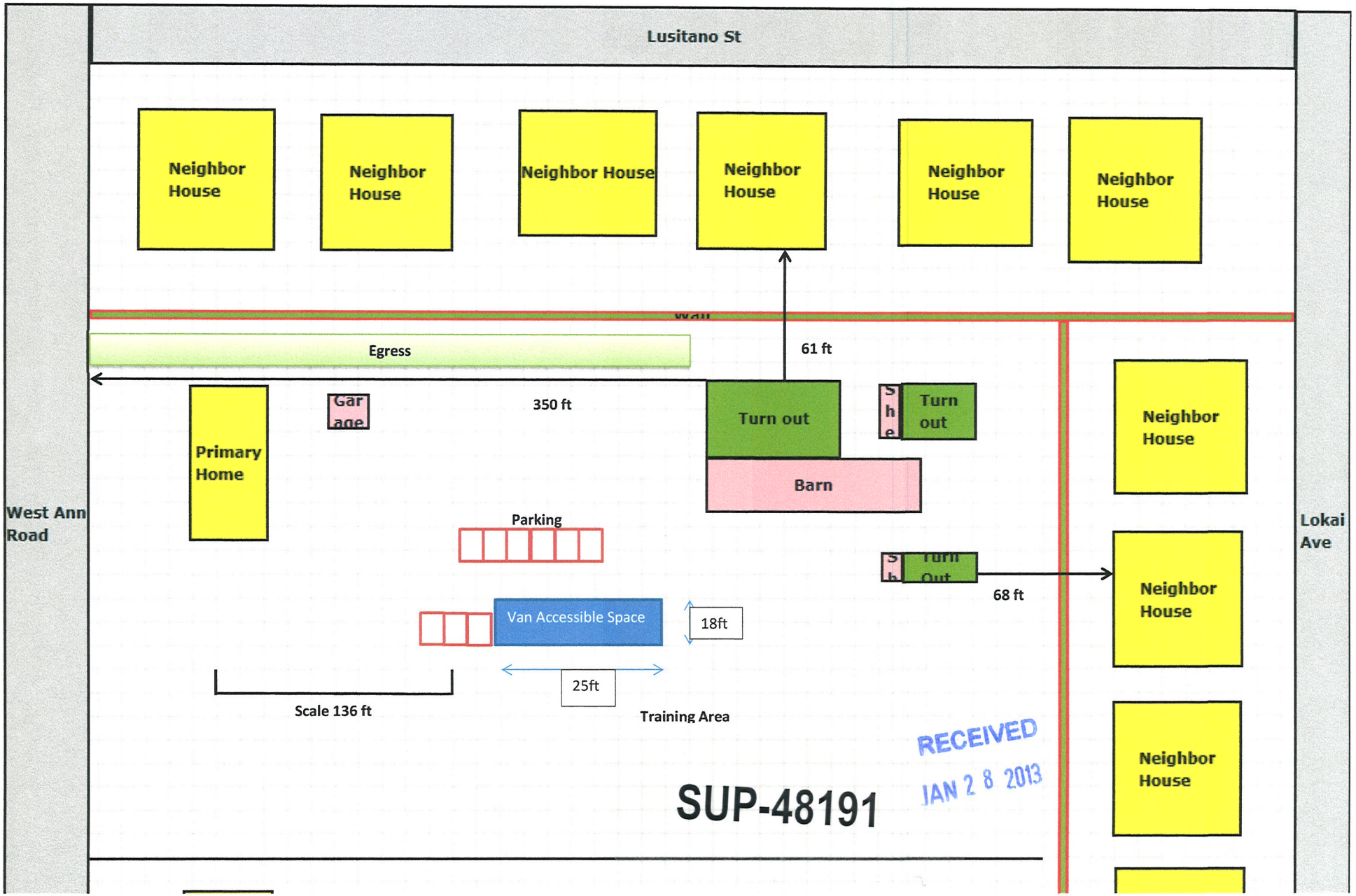
G. J. BRISTOW
Commission # 1887545
Notary Public - California
Los Angeles County
My Comm. Expires Apr 27, 2014

FOR DEPARTMENT USE ONLY

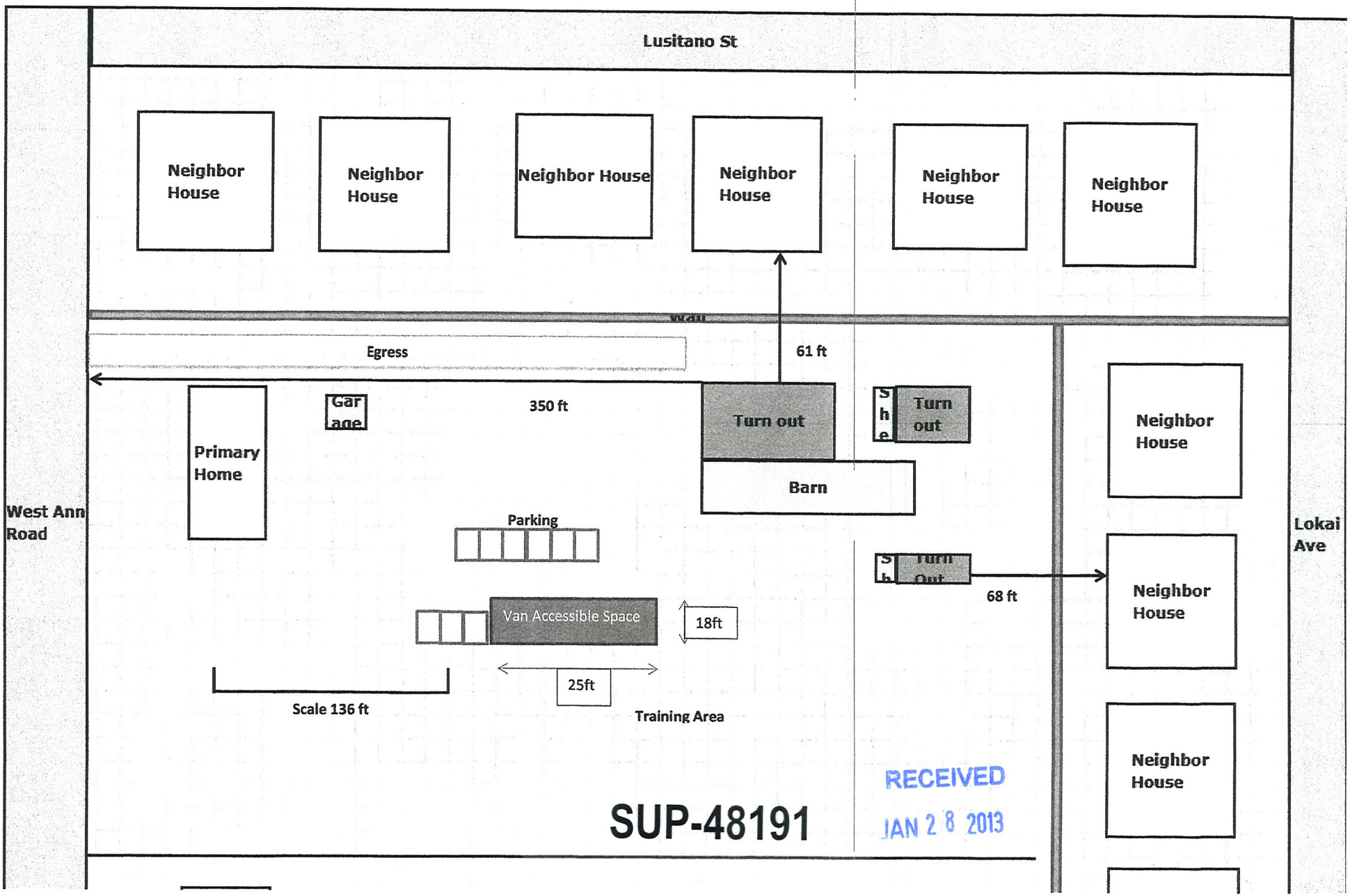
Case #	SUP-48191
Meeting Date:	3/12/13
Total Fee:	1030.-
Date Received:*	1/28/13
Received By:	

*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.

Restivo Performance Horses, Las Vegas Site Layout



Restivo Performance Horses, Las Vegas Site Layout





SUP-48191 - APPLICANT: ASHLEY RESTIVO - OWNER: BARBARA ZINK
6666 WEST ANN ROAD

01/31/13



SUP-48191 - APPLICANT: ASHLEY RESTIVO - OWNER: BARBARA ZINK
6666 WEST ANN ROAD

01/31/13



SUP-48191 - APPLICANT: ASHLEY RESTIVO - OWNER: BARBARA ZINK
6666 WEST ANN ROAD

01/31/13



SUP-48191 - APPLICANT: ASHLEY RESTIVO - OWNER: BARBARA ZINK
6666 WEST ANN ROAD

01/31/13

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 wavier 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
REVISED

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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.

This property is zoned for 24 horses and our plan is to possibly have fifteen horses on property considering nine of the existing horses are my own personal horses and we plan on having only five to six select horses in training at our residence here in Las Vegas. We are by appointment only and close down when it gets it dark outside to conserve on energy and our costs. We plan on having appointments running typically in the range between 7am- 5pm. 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
REVISED

City of Las Vegas Agenda Item No.: **40.**

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

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

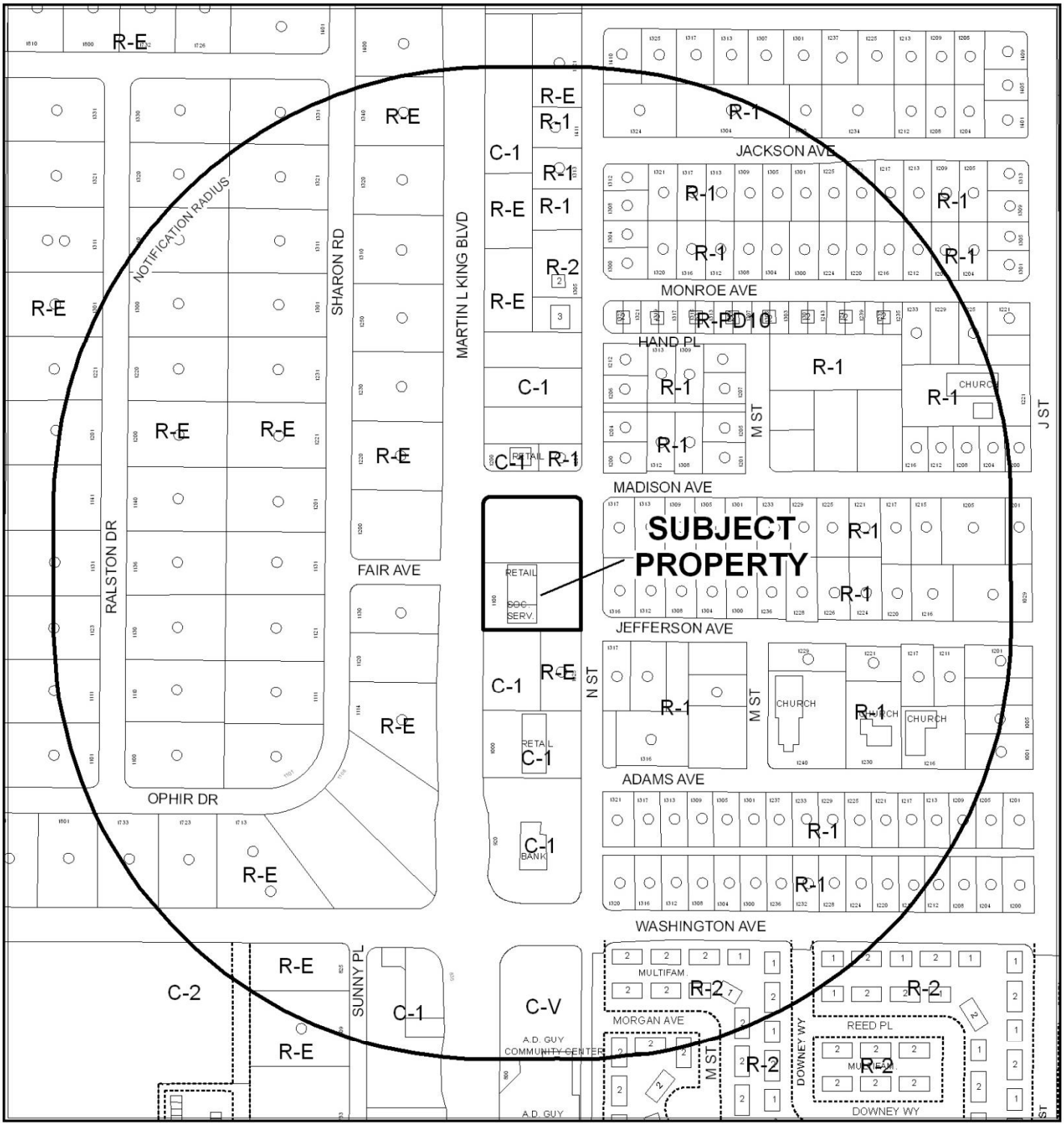
SUBJECT:
SDR-48148 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LONNIE WALSTON - For possible action on a request for a Site Development Plan Review FOR A 1,900 SQUARE-FOOT ADDITION TO AN EXISTING 9,471 SQUARE-FOOT RETAIL BUILDING WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG A 116-FOOT PORTION AND AN EIGHT-FOOT LANDSCAPE BUFFER ALONG A 102-FOOT PORTION OF THE NORTH PROPERTY LINE, AN EIGHT-FOOT WIDE LANDSCAPE BUFFER ALONG THE EAST AND WEST PROPERTY LINES WHERE A MINIMUM 15-FOOT WIDE BUFFER IS REQUIRED AND A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE AN EIGHT-FOOT LANDSCAPE BUFFER IS REQUIRED on 1.61 acres at 1100 Martin L King Boulevard (APNs 139-28-604-001 and 003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 04/17/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL.

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



0 300 600 Feet

CASE: **SDR-48148**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **SDR-48148**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-48148 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

Notary Public in and for said County and State

JACQUELINE R. JAMERSON
Notary Public – State of Nevada
Appointment Recorded in Clark County
My Appointment Expires 03-03-2015
11-4581-1

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 X proposed X **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:** 702-792-1881 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89106

E-mail Address _____

APPLICANT SAME AS ABOVE **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE JAMES GRAY **Contact** CONTRACTOR

Address 701 SUNNY PLACE **Phone:** 702-338-1210 **Fax:** 702-648-4471

City LAS VEGAS **State** NV **Zip** 89106

E-mail Address JGENTERPRISE242@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

*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.

Notary Public in and for said County and State

JACQUELINE R. JAMERSON
Notary Public – State of Nevada
Appointment Recorded in Clark County
My Appointment Expires 03-03-2015
11-4581-1

FOR DEPARTMENT USE ONLY

Case #	SDR 48148
Meeting Date:	04/09/13
Total Fee:	1030.00
Date Received:*	01/23/13
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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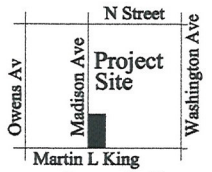
City of Las Vegas
Dept. of Planning

Revised 10/27/08



Location Map



VICINITY MAP

Site Information

ZONING
C1- Commercial District
AREA (Approximate)
Net Area: 70,296 sf 1.61 acres
BUILDING AREA
Existing Building 7,571 gsf
New Addition 1,900 gsf

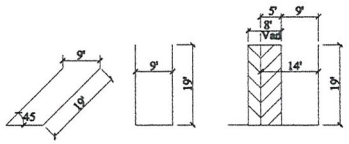
Total Building Area	9,471 gsf
FAR	0.134

Parking Analysis

EX-BUILDING 7571 SQ / 1 PER 175 SQ. (RETAIL) = 44 SPACES NEED
ADDITION 1900 SQ / 1 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

56# STD + 3# HANDICAP = 59 TOTAL PARKING STALLS

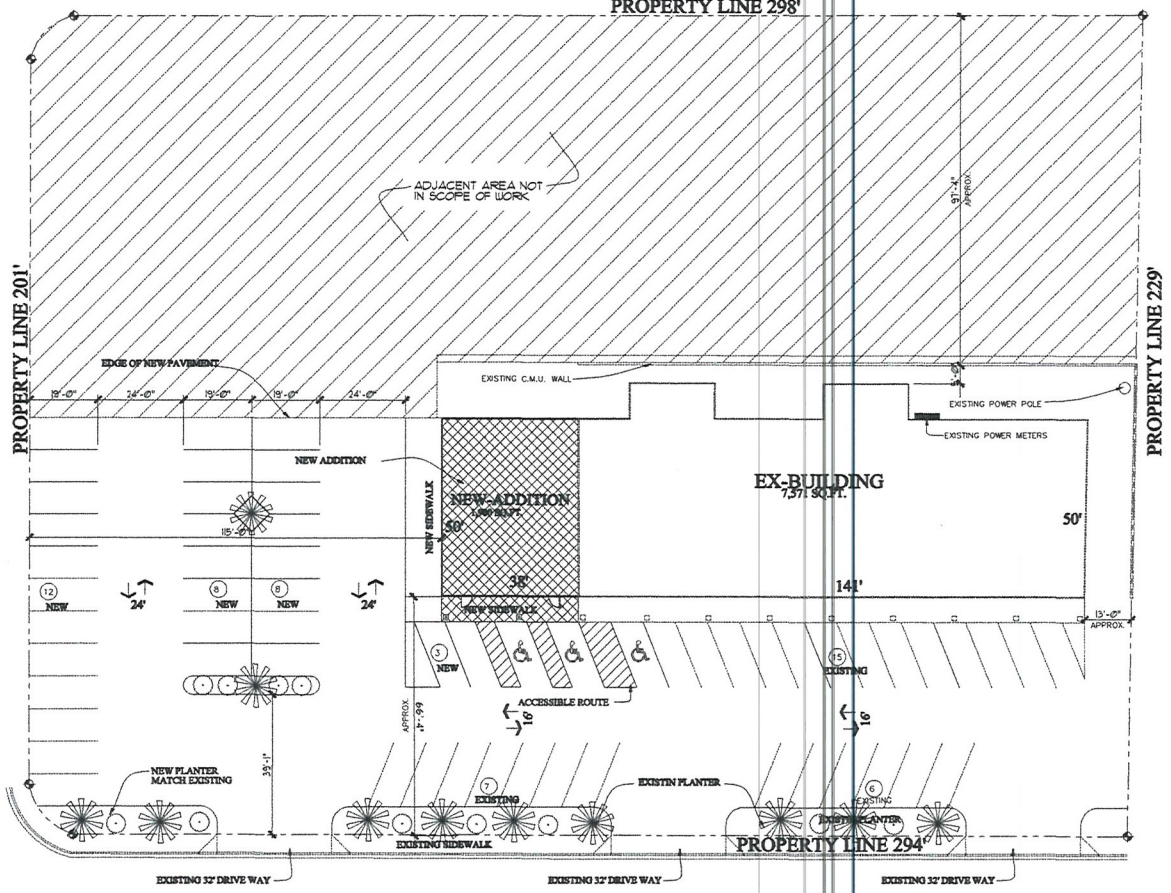


Typical Parking Spaces

Note:
This plan has been prepared without benefit of a complete survey.
No Guarantee of its accuracy is implied.

North

N STREET



MADISON AVE

= HATCH INDICATES AREA OF WORK

MARTIN L KING BLVD

SITE PLAN PHASE I

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

EX-TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	5 (E) 3	Height Varies	Varies, See Setback Requirements	MEXICAN FAN PALM	Washingtonia robusta "Mexican Fan Palm"
	5 (E) 6	- 5 Gallon	N/A	Ornamental Ground Shrubs and Cover	
		N/A	N/A	Xeroscape / Turf	

(E) = EXISTING

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Dept. of Planning

SDR-48148

SITE PLAN / LANDSCAPE PLAN

REVISIONS:

PROJECT: 1100 N. MARTIN L KING BLVD TENANT IMPROVEMENT

PROJECT ADDRESS: 1100 N. MARTIN L KING BLVD LAS VEGAS, NV

J G ENTERPRISE

SIGNATURE:

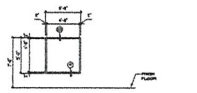
PLOT: 06.04.12 DRAWN: RLS

SHEET A1.00

WINDOW SCHEDULE

WINDOW SCHEDULE

NO.	TYPE	SIZE W x H	WINDOW FRAMING	WINDOW FINISH	PANE FRAMING	PANE FINISH	U.V.G.	S.H.G.C.	V.L.T.	TYPE RATING CLASS & GRADE	REMARKS
101	A	5'-4"x5'-0"	GLASS	TEMP.	ALUM.	CLEAR ANODIZED	.57	.39	.73	NON-RATED	FIXED WINDOW
											FIXED WINDOW



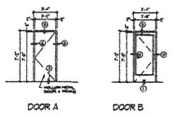
WINDOW TYPE-A

WINDOWS - GENERAL NOTES:

1. ALL GLAZING TO BE FULLY TEMPERED / REFLECTIVE GLASS UNITS AS NOTED/SHOWN ON PLANS OR ELEVATIONS, APPROVED.
2. PROVIDE SAFETY GLAZING AS REQUIRED PER 2009 IBC.
3. FINISHES: SEE # SHEET/ON DRAWING, PAINTED FINISH SEE CHARTER/LEGEND.
4. MANUFACTURER SHALL VERIFY ON-SITE DIMENSIONS PRIOR TO FABRICATION AND SHALL PROVIDE SHOP DRAWINGS FOR ARCHITECT APPROVAL PRIOR TO FABRICATION.
5. GLAZING, TYP. = SOLID PANE 1 SHEET, 3/16" T MINIMUM, FULLY SEATED IN GLAZING GASKETS OR SEALANT AS SPECIFIED, WITH NO MORE THAN 1/16" CLEARANCE BETWEEN GLASS AND FRAME, UNLESS OTHERWISE SPECIFIED. GLAZING SHALL BE INSTALLED IN ACCORDANCE WITH GLAZING MANUFACTURER'S RECOMMENDATIONS AND SHALL BE SEALED AGAINST THE ENTRANCE OF WATER AND AIR. GLAZING SHALL COMPLY WITH ALL APPLICABLE FEDERAL SPECIFICATIONS, ??? CODES, AND/OR LOCAL CODES.
6. GLASS MAY HAVE A MAXIMUM SHADE OF 0.39 AND A SHADING COEFFICIENT OF 0.44

DOOR AND FRAME SCHEDULE

OPENING MARK	WIDTH	HGHT.	THKNS.	DOOR NO.	DOOR TYPE	DOOR MATL.	DOOR FINISH	DOOR GLAZ.	DOOR RTNG.	FRAME MATL.	FRAME FINISH	HARDWARE GROUP	HARDWARE FINISH	REMARKS
101	3'-0"	7'-0"	1 3/4"	-	A	WOOD	PNTD.	-	-	STEEL	PNTD.	-	-	TIMELY FINISHES OR APPROVED EQUAL
102	3'-0"	7'-0"	1 3/4"	-	B	WOOD	PNTD.	-	-	STEEL	PNTD.	-	-	TIMELY FINISHES OR APPROVED EQUAL



DOOR A DOOR B

DOORS - GENERAL NOTES:

1. PROVIDE SAFETY GLAZING AS REQUIRED PER 2009 IBC. TYPICAL THROUGHOUT BUILDING.
2. DOORS SHALL BE SYMMETRIC HANDED FLUSHED WITH JAMB HOOD PROFILES AS INDICATED ELSEWHERE. SOLID CORE DOOR LEAF WITH FLUSH FACES WITH SMOOTH SURFACE, FREE OF TRIM, EXCEPT AS INDICATED. DOOR LEAF SHALL BE LABELED AS REQUIRED BY LOCAL CODE AUTHORITY FOR THE FIRE RATING INDICATED. DOOR LEAF SHALL BE PERMANENTLY MARKED BY AN APPROVED AGENCY BY AN APPROVED LABEL OR STAMP IN THE EXPOSED EDGE, LOCATED WITH A BEVEL NOT EXPERIENCED BY FEDERAL SPECIFICATIONS, ??? CODES, AND/OR LOCAL CODES.
3. FRAMES: 16 GAUGE (MINIMUM) HOLLOW METAL FRAMES WITH WELDED CORNERS AND MITERED HEAD AND JAMBS. PROVIDE WITH SILENCERS AT STRIKE JAMB. FRAMES TO BE PROVIDED WITH ANCHORS AS REQUIRED FOR WALL CONSTRUCTION. SEE DETAILS.
4. ALL DOOR HARDWARE SHALL BE LEVER TYPE OPERABLE WITH SINGLE HAND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
5. PROVIDE NO ADJUSTABLE LOCKS / LATCHES.
6. PROVIDE DOOR ABOVE DOORS WHICH REQUIRE CLOSURE SHALL REMAIN UNLOCKED DURING BUSINESS HOURS.

BUILDING CODE SUMMARY

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 UNIFORM MECHANICAL CODE WITH SOUTHERN NEVADA AMENDMENTS
PLUMBING	2009 UNIFORM PLUMBING CODE WITH SOUTHERN NEVADA AMENDMENTS
ELECTRICAL	2008 NATIONAL ELECTRICAL CODE WITH SOUTHERN NEVADA AMENDMENTS
ACCESSIBILITY	2003 ICC/ANSI A117
ENERGY	2009 INTERNATIONAL ENERGY CONSERVATION CODE
FIRE LIFE SAFETY	2009 FIRE CODE

CHAPTER FIVE - GENERAL REQUIREMENTS

ALLOWABLE AREA:	2 STORIES (40FT) & 9,000 S.F.	
PRIMARY USES		
SPACE-1	900 S.F.	BUSINESS CENTER
SPACE-2	900 S.F.	BUSINESS CENTER

CHAPTER SIX - CONSTRUCTION REQUIREMENTS

TYPE OF CONSTRUCTION: TYPE V-B (NON-SPRINKLERED)

CHAPTER TEN - MEANS OF EGRESS

OCCUPANT LOADS:

SPACE 1 (1 PER 100 SF/OCC.) - 900 S.F. =	9
SPACE 2(1 PER 100 SF/OCC.) - 900 S.F. =	9
RECEPTION (1 PER 100 SF/OCC.) - 610 S.F.=	6
STORAGE (1 PER 300 SF/OCC.) - 22 S.F. =	0
TOTAL OCCUPANTS	16

MEANS OF EGRESS:		EXIT DISTANCE
EXITS REQUIRED	2 PER TENANT SPACE	250'-0" + 25'-0" = MIN DISTANCE
EXITS PROVIDED	2 EXIT PROVIDED	25'-0" PROVIDED

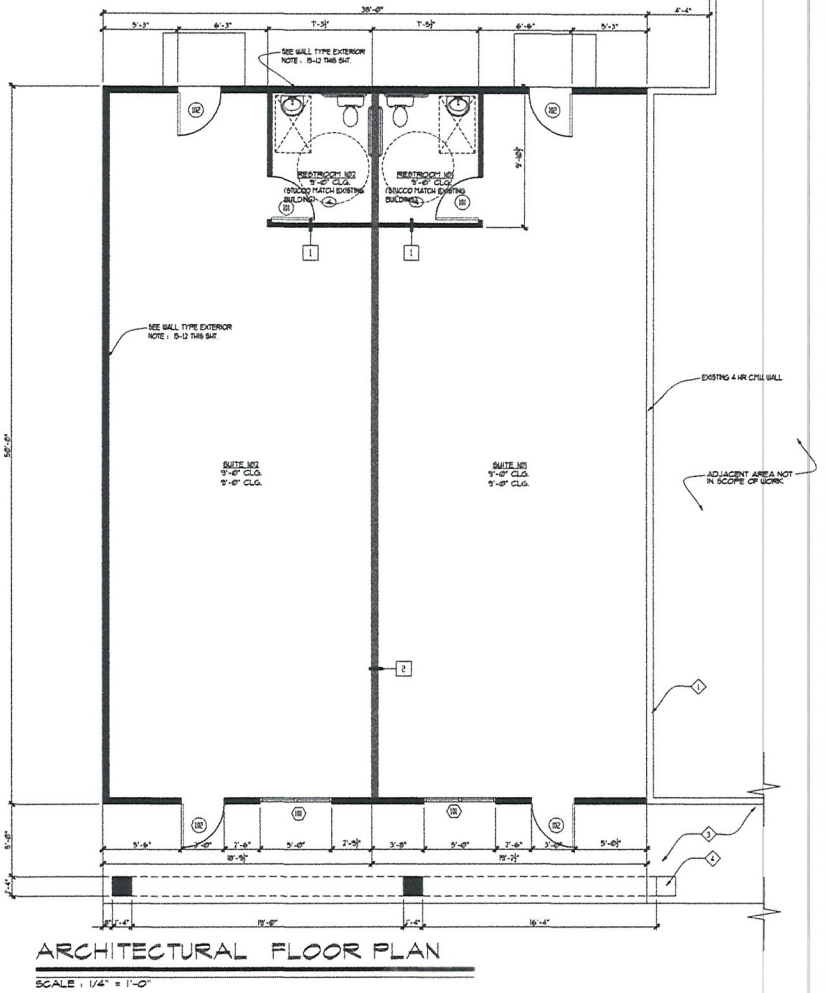
GENERAL DESCRIPTION

ASSESSOR'S PARCEL NO.:	178-18-310-002
ADDRESS:	1100 MARTIN L KING BLVD LAS VEGAS, NV 89106
LOCATION:	MARTIN L KING BLVD & WASHTION AVE
JURISDICTION:	CITY OF LAS VEGAS
EXISTING PROVIDED HEIGHT & BUILDING AREA	1 STORIES EXISTING (14'-0" HIGH) & (1420 S.F.)
DESCRIPTION:	A 1202 S.F. TENANT IMPROVEMENT WITHIN AN EXISTING 7,511 S.F. ONE STORY PROFESSIONAL BUILDING
BUILDING SETBACKS	UNCHANGED
FRONT	66'-0"
REAR	57'-0"
SIDE	13'-0"

CHAPTER THREE - OCCUPANCY REQUIREMENTS

OCCUPANCY TYPE(S)	B
REQUIRED SEPARATION	OCCUPANCY*

North



ARCHITECTURAL FLOOR PLAN

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

WALL LEGEND

SYMBOL	WALL TYPE	DETAIL
	NEW INTERIOR FULL HT. WALL 3⅝"= @OCC STUDS AT 16" O.C. w/ 5/8" GYP. BD. BOTH SIDES.	1
	NEW 2-HOUR DEMISING WALL - TO REMAIN 2X- STUDS AT 16" OC. w/ 2 LAYERS OF 5/8" TYPE 'X' GYPSUM BD. BOTH SIDES. SEE DETAIL 12 / A41	2

KEYNOTES

1. EXISTING WALL - TO REMAIN REMOVE EXISTING STUCCO EXTIOR
2. EXISTING SIDEWALK - TO REMAIN
3. EXISTINGS STUCCO SOFFIT - TO REMAIN
4. EXISTINGS COLUMN - TO REMAIN

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SDR-48148

REVISIONS:

PROJECT: 1100 N. MARTIN L KING BLVD TENANT IMPROVEMENT

PROJECT ADDRESS: 1100 N. MARTIN L KING BLVD LAS VEGAS, NV

J G ENTERPRISE

THESE PLANS ARE PROPRIETARY AND SUBMITTED AS AN EXPRESSION TO HIRE AS SUCH. THESE PLANS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PROOF OF ACCEPTANCE OF THESE RESTRICTIONS.

SIGNATURE:

J G ENTERPRISES
CONTACT: JAMES GRAY
PHONE NUMBER: 702.499.6468
FAX NUMBER: 702.499.6468
EMAIL: JAMES@JGENTERPRISES.BIZ

PLOT: 06.04.12
DRAWN: RLS

SHEET A2.00

BUILDING ADDITION/TENANT IMPROVEMENT PLANS

REVISIONS:	PROJECT: 1100 N. MARTIN L KING BLVD TENANT IMPROVEMENT PROJECT ADDRESS: 1100 N. MARTIN L KING BLVD LAS VEGAS,NV	J G ENTERPRISE SIGNATURE:	PLOT: 06.04.12 DRAWN: RLS	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"

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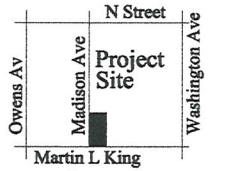


Location Map



VICINITY MAP

NOT TO SCALE

Site Information

ZONING
C1- Commercial District

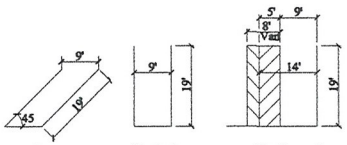
AREA (Approximate)

Net Area:	70,296 sf	1.61 acres

BUILDING AREA

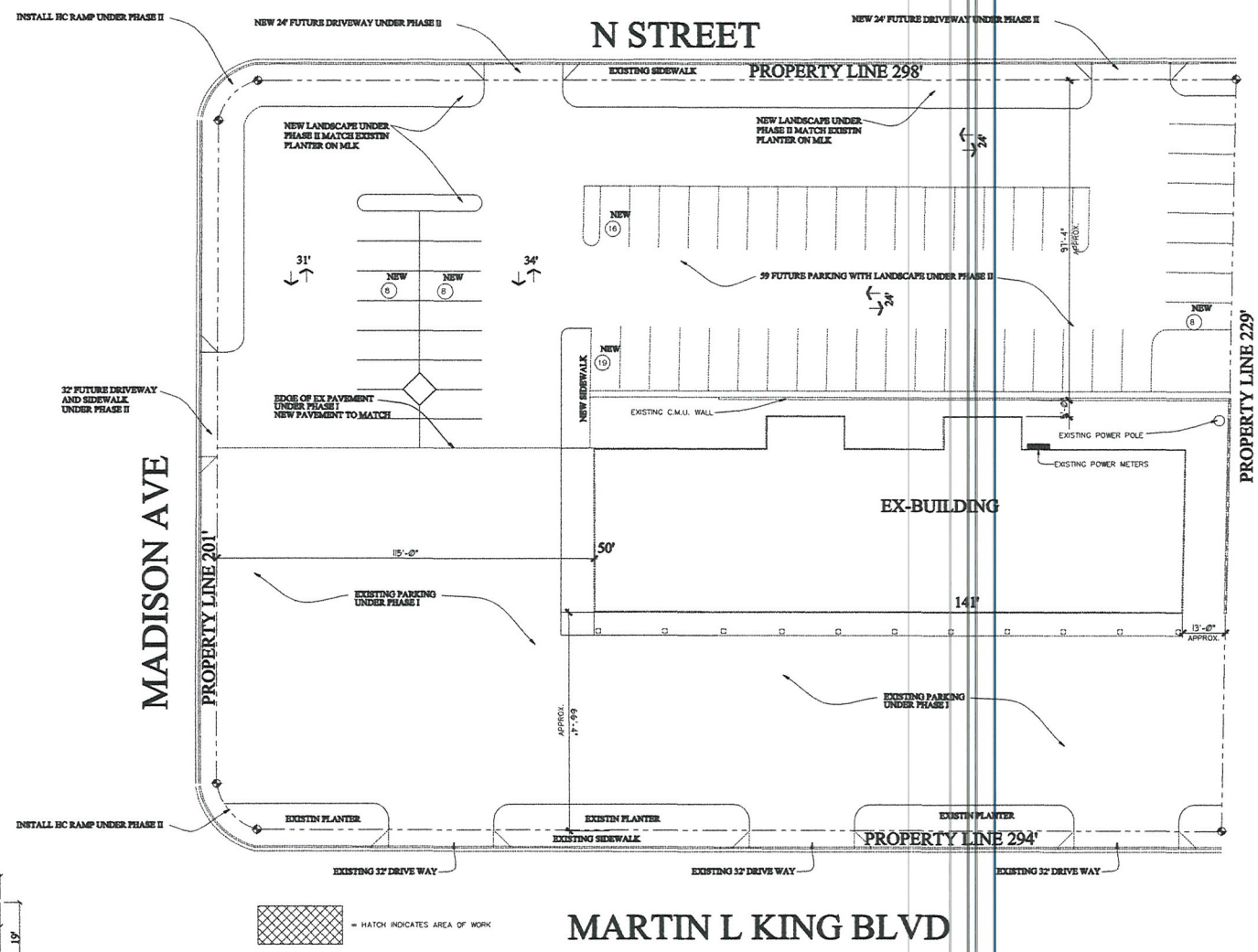
Existing Building	7,571 gsf
New Addition	1,900 gsf

Total Building Area	9,471 gsf
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.



SITE PLAN PHASE II

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

North

SDR-48148

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Dept. of Planning

REVISIONS:

PROJECT: 1100 N. MARTIN L KING BLVD
TENANT IMPROVEMENT

PROJECT ADDRESS: 1100 N. MARTIN L KING BLVD
LAS VEGAS,NV

J G ENTERPRISE

SIGNATURE:

PLOT: 06.04.12
DRAWN: RLS

SHEET A1.10

SITE PLAN PHASE II

MATERIAL & SAMPLES REFERENCE



COLOR SCHEME

ROOF
MONIER LIFE TILE
MADERA - CONCRETE RADOM TREATMENT

BODY 1
BELITAMIN MOORE COLOR # 1223
BRENT WOOD
PAINTED STUCCO

BODY 2
FRAZEE COLOR # 7754
SAFARI TAN
PAINTED STUCCO

ACCENT
SHERWIN WILLIAMS COLOR # SW 7004
SNOWBOUND
PAINTED SHUTTERS
LRV 83

STONE
COUNTRY LEDGE STONE
CULTURED STONE
EUCALYPTUS

LONNIE WALSTON PIAZA
1100 MARTIN L KING BLVD

SDR-48148

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JAN 23 2013
City of Las Vegas
Dept. of Planning



SDR-48148 – APPLICANT/OWNER: LONNIE WALSTON
1100 MARTIN L KING BOULEVARD

01/31/13



SDR-48148 – APPLICANT/OWNER: LONNIE WALSTON
1100 MARTIN L KING BOULEVARD

01/31/13



SDR-48148 – APPLICANT/OWNER: LONNIE WALSTON
1100 MARTIN L KING BOULEVARD

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1100 MARTIN L KING BOULEVARD

01/31/13



SDR-48148 – APPLICANT/OWNER: LONNIE WALSTON
1100 MARTIN L KING BOULEVARD

01/31/13

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

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JAN 23 2013
City of Las Vegas
Dept. of Planning

SDR-48148

City of Las Vegas Agenda Item No.: **41.**

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

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

SUBJECT:
ABEYANCE - TXT-46131 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to update the Town Center Development Standards to make various clarifications and update code references related to changes made to LVMC Title 19 with the adoption of the Unified Development Code. Staff recommends APPROVAL.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
Proposed Amendments and Staff Report

City of Las Vegas Agenda Item No.: **42.**

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 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). Staff recommends APPROVAL.

C.C.: 04/17/2013

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

City of Las Vegas Agenda Item No.: **43.**

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

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

SUBJECT:
TXT-48308 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to update the Downtown Centennial Plan to add the tavern-limited use to the 18b Arts District and Symphony Park. Staff recommends APPROVAL.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
Proposed Amendments and Staff Report

City of Las Vegas Agenda Item No.: **44.**

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

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

SUBJECT:
TXT-48318 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend the LVMC Title 19, Unified Development Code (UDC) of the City of Las Vegas, to prohibit auto repair facility employees from test driving customer vehicles on a residential street. Staff has NO RECOMMENDATION.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff has NO RECOMMENDATION.

BACKUP DOCUMENTATION:
Proposed Amendments and Staff Report

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:

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

