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.

April 9, 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 MARCH 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. SUP-48411 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ACADEMY MEDICAL EQUIPMENT/ATMS - OWNER: SUSAN ACKERMAN - For possible action on a request for a Special Use Permit FOR A GENERAL RETAIL STORE, OTHER THAN LISTED at 2400 North Tenaya Way, Suite #150 (APN 138-15-810-009), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

8. ABEYANCE - VAR-47835 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KHANEH HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW AN OFF-PREMISE SIGN TO BE ATTACHED TO A BUILDING WHERE OFF-PREMISE SIGNS ARE REQUIRED TO BE DETACHED AND PERMANENTLY SECURED TO THE GROUND on 8.14 acres at 5550 Painted Mirage Road (APN 125-34-116-004), C-2 (General Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

9. ABEYANCE - SUP-47834 - SPECIAL USE PERMIT RELATED TO VAR-47835 - PUBLIC HEARING - APPLICANT/OWNER: KHANEH HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR AN OFF-PREMISE SIGN at 5550 Painted Mirage Road (APN 125-34-116-004), C-2 (General Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

10. ABEYANCE - 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.

11. ABEYANCE - 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.

12. GPA-48408 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: WEST, EAST, ASSET MANAGEMENT, LLC - For possible action on a request for a General Plan Amendment FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: GC (GENERAL COMMERCIAL) on 1.4 acres at 3925 Coran Lane and 1881 Cypress Trail (APNs 139-19-703-002 and 007), Ward 5 (Barlow). Staff recommends APPROVAL.

13. GPA-48471 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON, INC. - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 4.14 acres at the southeast corner of Dorrell Lane and Hualapai Way (APNs 125-19-201-001 and 003), Ward 6 (Ross). Staff recommends APPROVAL.

14. ZON-48472 - REZONING RELATED TO GPA-48471 - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON, INC. - For possible action on a request for a Rezoning FROM: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 4.14 acres at the southeast corner of Dorrell Lane and Hualapai Way (APNs 125-19-201-001 and 003), Ward 6 (Ross). Staff recommends APPROVAL.

15. VAR-47494 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM BIRTHISEL - For possible action on a request for a Variance TO ALLOW AN EXISTING ACCESSORY STRUCTURE (CLASS II) TO BE LOCATED IN THE FRONT YARD WHERE SUCH IS NOT PERMITTED AND TO ALLOW SETBACKS OF NINE FEET IN THE FRONT YARD AND ZERO FEET IN THE SIDE YARDS WHERE 20 FEET AND FIVE FEET ARE REQUIRED, RESPECTIVELY on 0.19 acres at 1243 Barnard Drive (APN 162-05-114-009), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

16. VAR-48460 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHARLESTON TOWERS, LLC - For possible action on a request for a Variance TO ALLOW LOT COVERAGE OF 56 PERCENT WHERE 50 PERCENT IS THE MAXIMUM ALLOWED IN CONJUNCTION WITH A PROPOSED MIXED-USE DEVELOPMENT on 2.09 acres at the northwest corner of Charleston Boulevard and 10th Street (APNs 139-34-810-101 through 105, 074, and 075; and 139-34-812-003), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

17. SUP-48462 - SPECIAL USE PERMIT RELATED TO VAR-48460 - PUBLIC HEARING - APPLICANT/OWNER: CHARLESTON TOWERS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT WITH A WAIVER TO ALLOW A PARKING STRUCTURE TO BE LOCATED ALONG THE STREET FRONTAGE OF THE DEVELOPMENT SITE at the northwest corner of Charleston Boulevard and 10th Street (APNs 139-34-810-101 through 105, 074, and 075; and 139-34-812-003), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

18. VAC-48465 - VACATION RELATED TO VAR-48460 AND SUP-48462 - PUBLIC HEARING - APPLICANT/OWNER: CHARLESTON TOWERS, LLC - For possible action on a request for a Petition to Vacate the public alleys generally located south of Garces Avenue, between 9th Street and 10th Street, Ward 3 (Coffin). Staff recommends APPROVAL.

19. SDR-48464 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-48460, SUP-48462 AND VAC-48465 - PUBLIC HEARING - APPLICANT/OWNER: CHARLESTON TOWERS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED SIX-STORY MIXED-USE DEVELOPMENT CONSISTING OF 166 RESIDENTIAL UNITS AND 47,100 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE INTERIOR PROPERTY LINE WHERE AN EIGHT-FOOT WIDE LANDSCAPE BUFFER IS REQUIRED AND TO ALLOW A 51-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE A 279-FOOT SETBACK IS REQUIRED on 2.09 acres at the northwest corner of Charleston Boulevard and 10th Street (APNs 139-34-810-101 through 105, 074, and 075; and 139-34-812-003), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

20. MSP-48470 - MASTER SIGN PLAN - NON-PUBLIC HEARING - APPLICANT/OWNER: SH NORTHEAST LAND COMPANY, LLC - For possible action on a request for a Master Sign Plan FOR A PROPOSED 219,100 SQUARE-FOOT SHOPPING CENTER on 18.11 acres adjacent to the north side of Sahara Avenue, approximately 220 feet east of Hualapai Way (APN 163-06-416-006), C-1 (Limited Commercial) Zone, Ward 2 (Beers). Staff recommends APPROVAL.

21. SDR-48469 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MSP-48470 - PUBLIC HEARING - APPLICANT/OWNER: SH NORTHEAST LAND COMPANY, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 219,100 SQUARE-FOOT SHOPPING CENTER WITH A WAIVER TO ALLOW A ZERO-FOOT PERIMETER LANDSCAPE BUFFER ALONG A PORTION OF THE WEST AND SOUTH PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 18.11 acres adjacent to the north side of Sahara Avenue, approximately 220 feet east of Hualapai Way (APN 163-06-416-006), C-1 (Limited Commercial) Zone, Ward 2 (Beers). Staff recommends APPROVAL.

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

23. SUP-48176 - SPECIAL USE PERMIT RELATED TO SUP-48175- PUBLIC HEARING - APPLICANT: NEVADA RESTAURANT SERVICES, INC. - OWNER: INLAND DIVERSIFIED LAS VEGAS CENTENNIAL GATEWAY, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED GAMING ESTABLISHMENT,

RESTRICTED WITH A WAIVER TO ALLOW A 30 FOOT SEPARATION DISTANCE WHERE A MINIMUM 330-FOOT SEPARATION DISTANCE FROM ANY SINGLE-FAMILY DETACHED DWELLING IS REQUIRED at 5643 Centennial Center Boulevard, Suite #160 (APN 125-27-411-013), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL.

24. 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 10, 086 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.

25. 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 2,607 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.

26. SUP-48455 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VEGAS MART #3 - OWNER: EYW OF NEVADA, LLC, ET AL - 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 2,400 SQUARE-FOOT CONVENIENCE STORE at 6711 West Alexander Road, Suite #103 (APN 138-10-502-003), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

27. SDR-48398 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PALOMINO TONOPAH ASSOCIATES, LLC - For possible action on a request for a Site Development Plan Review TO MODIFY A PREVIOUSLY APPROVED LANDSCAPE PLAN FOR AN EXISTING 34,983 SQUARE-FOOT MEDICAL OFFICE BUILDING on 1.58 acres at 2020 Palomino Lane (APN 139-32-705-008), PD (Planned Development) Zone [P-O (Professional Office) Las Vegas Medical District Special Land Use Designation], Ward 1 (Tarkanian). Staff recommends DENIAL.

28. SDR-48456 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS VALLEY WATER DISTRICT - OWNER: USA - For possible action on a request for a Site Development Plan Review TO INSTALL FIFTEEN 27-FOOT TALL SOLAR PANELS AND ONE 30-FOOT WEATHER TOWER on 20.69 acres at 7210 Shaumber Road (APN 126-13-401-014), PD (Planned Development) Zone [PF (Public Facility) Cliff's Edge Special Land Use Designation], Ward 6 (Ross) PRJ-48348. Staff recommends APPROVAL.

DIRECTOR'S BUSINESS:

29. TXT-48482 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend LVMC 19.12.070 and 19.18.020 regarding the Beer/Wine/Cooler On-Sale Establishment use by revising the description, requirements and definition to update regulations associated with the use and to provide for other related matters. Staff recommends APPROVAL.

CITIZENS PARTICIPATION:

30. 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: APRIL 9, 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: APRIL 9, 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: APRIL 9, 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: APRIL 9, 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: APRIL 9, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF MARCH 12, 2013

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 9, 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: APRIL 9, 2013

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

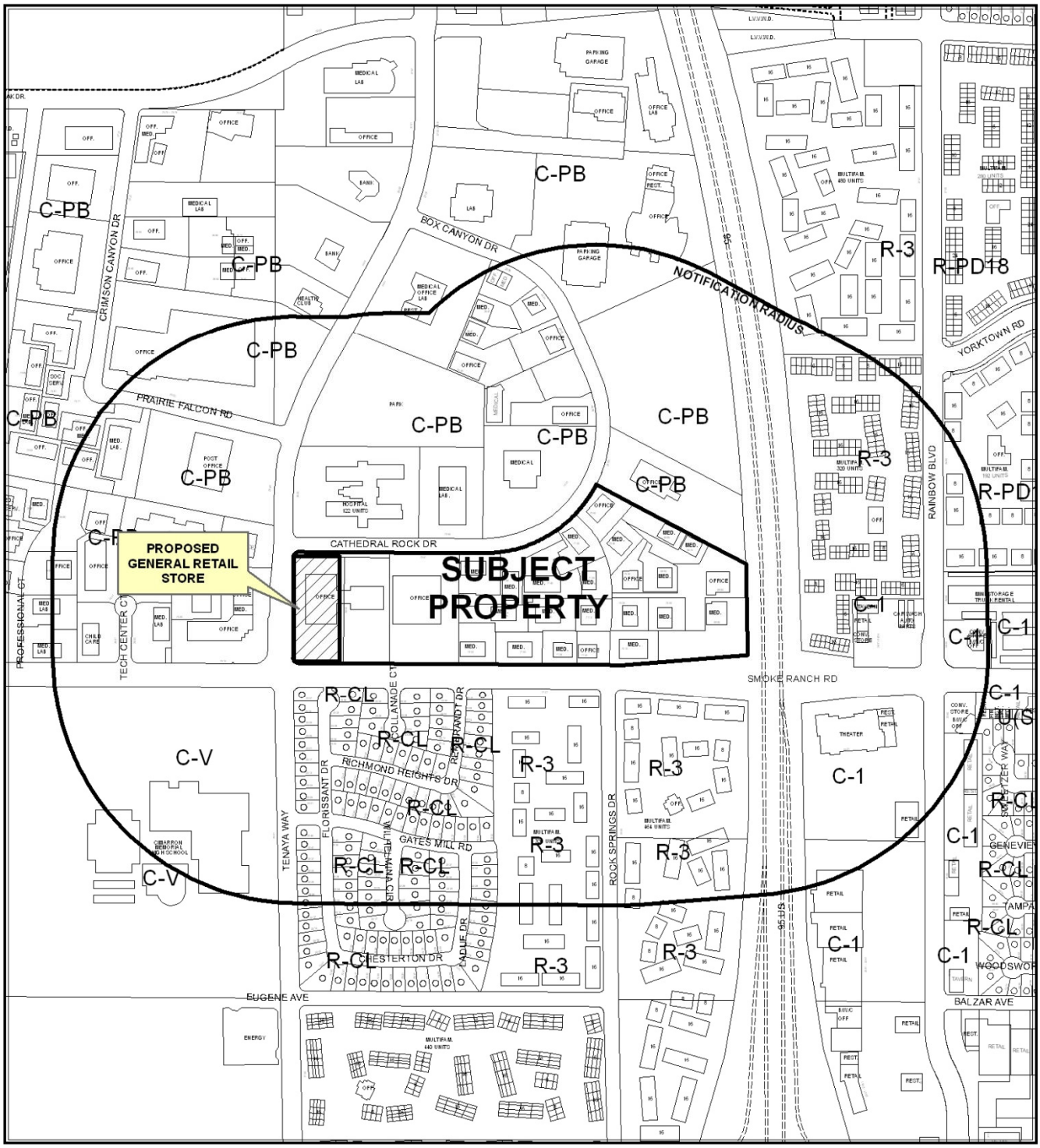
SUBJECT:
SUP-48411 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ACADEMY MEDICAL EQUIPMENT/ATMS - OWNER: SUSAN ACKERMAN - For possible action on a request for a Special Use Permit FOR A GENERAL RETAIL STORE, OTHER THAN LISTED at 2400 North Tenaya Way, Suite #150 (APN 138-15-810-009), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 05/15/2013
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-48411**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)

0 400 800 Feet

CASE: SUP-48411

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

RECEIVED
FEB 20 2013

Case Number: SUP-48411 APN: 138-15-810-009

Name of Property Owner: Susan Ackerman

Name of Applicant: Academy Medical Equipment, Inc

Name of Representative: William Paul

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: Susan Ackerman

Print Name: Susan Ackerman

Subscribed and sworn before me

This 20 day of February 2013

Roxana Z.

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ROXANA FIERRO
Appt. No. 06-104290-1
My Appt. Expires Aug. 26, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

FEB 20 2013

Application/Petition For: RETAIL SALES IN CPB

Project Address (Location) 2400 N. Tenaya Way

Project Name Ackerman Professional Plaza **Proposed Use** _____

Assessor's Parcel #(s) 138-15-810-009 **Ward #** _____

General Plan: existing X proposed _____ **Zoning:** existing X proposed _____

Commercial Square Footage 38,000 **Floor Area Ratio** _____

Gross Acres 4.08 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Susan Ackerman **Contact** Sasha Ackerman

Address 2400 N. Tenaya Way **Phone:** (702) 982-8800 **Fax:** (702) 982-5579

City Las Vegas **State** NV **Zip** 89128

E-mail Address Sasackerman@gmail.com

APPLICANT Academy Medical Equipment / ATMS **Contact** William Paul

Address 2651 Crimson Cyn Lvi. NV 89128 **Phone:** 3829991 **Fax:** _____

City Las Vegas **State** NV **Zip** 89128

E-mail Address bpaul@AME-LV.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* Susan Ackerman

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

Print Name Susan Ackerman

Subscribed and sworn before me

This 20 day of February, 2013.

Roxana Fierro

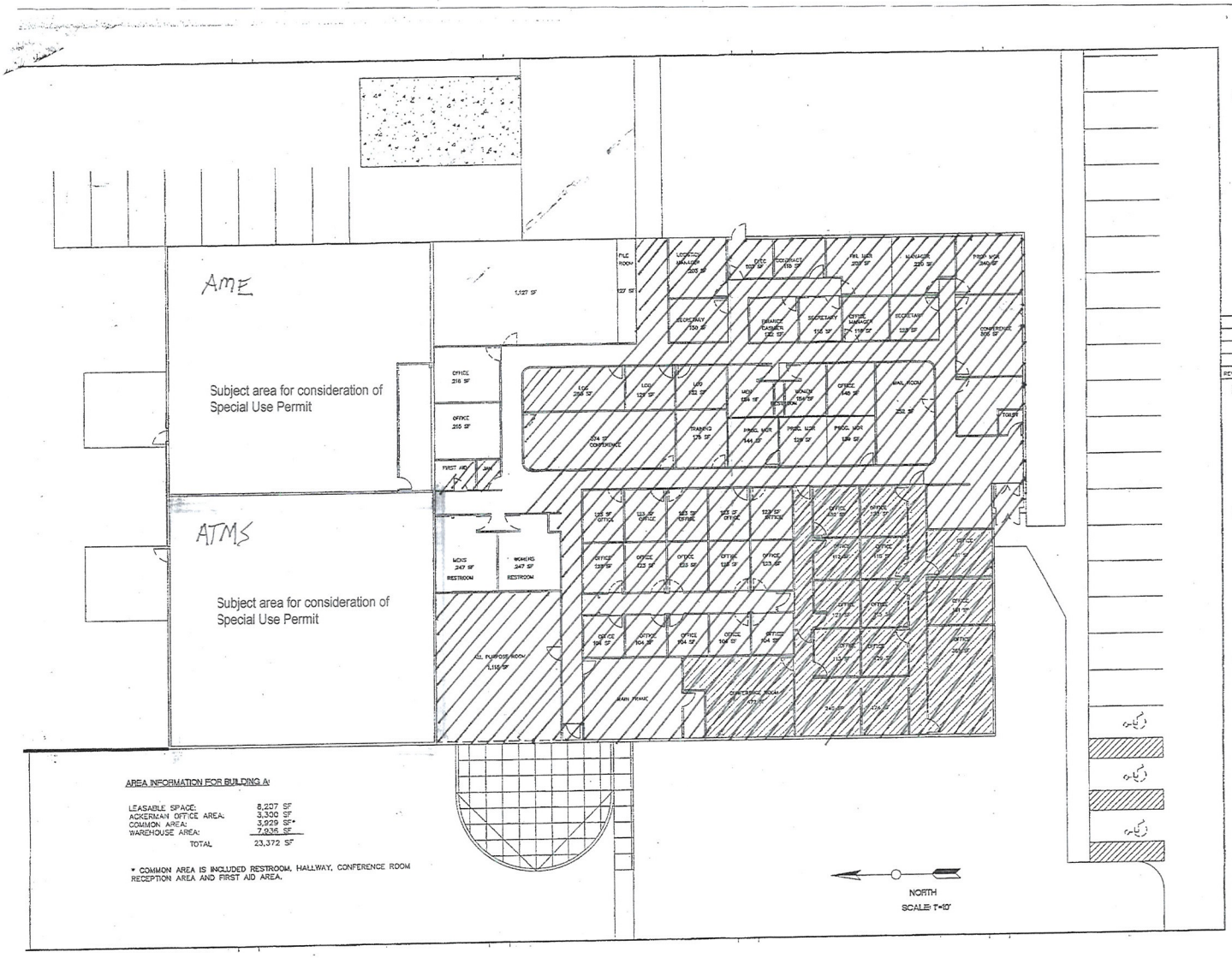
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ROXANA FIERRO
Appt. No. 06-104290-1
My Appt. Expires Aug. 26, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-48411
Meeting Date:	4/9/2013
Total Fee:	$1030.00
Date Received:*	2/20/2013
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.



TITANIUM CONSTRUCTION, LLC
3230 POST ROAD
LAS VEGAS, NV 89118
702-475-8029 MAIN
888-602-0725 FAX

REVISIONS

REV	REVISION	DATE

PROJECT
ACKERMAN PROFESSIONAL PROPERTY
AT
2400 N TENAYA WAY

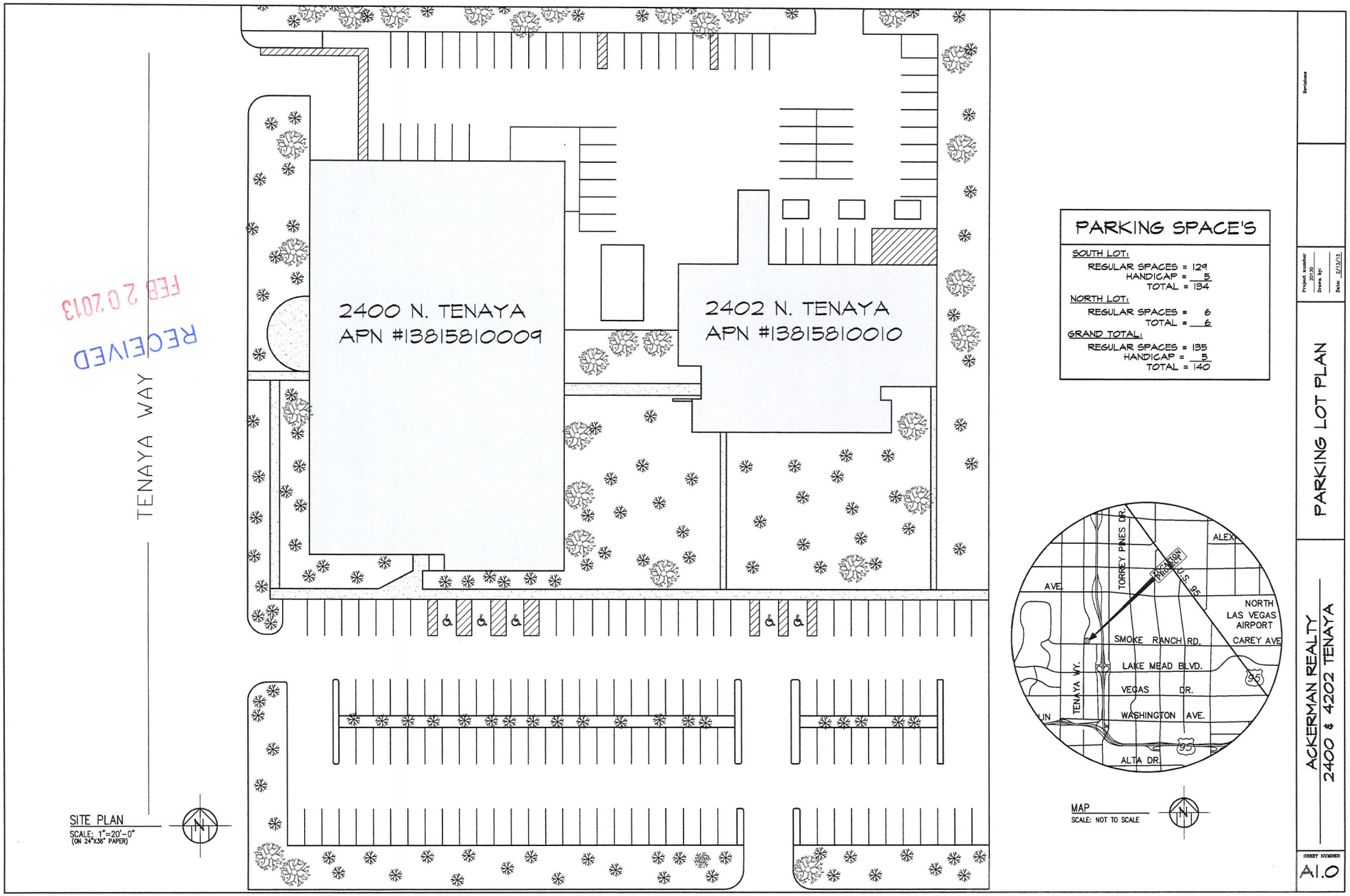
RECEIVED
FEB 20 2013

CLIENT

CONTENT
SQUARE FOOT AREA EXHIBIT FOR BUILDING A

DRAWN BY:
CHECKED BY:
DATE: JUNE 2010
DRAWING NO:

SUP-48411


TENAYA WAY
2400 N. TENAYA
APN #13815810009
2402 N. TENAYA
APN #13815810010
RECEIVED
FEB 20 2013
SITE PLAN
SCALE: 1"=20'-0"
(ON 24"X36" PAPER)
N
PARKING SPACE'S
SOUTH LOT:
REGULAR SPACES = 129
HANDICAP = 5
TOTAL = 134
NORTH LOT:
REGULAR SPACES = 6
TOTAL = 6
GRAND TOTAL:
REGULAR SPACES = 135
HANDICAP = 5
TOTAL = 140
TORREY PINES DR.
ALEX
AVE.
PRECISION
U.S. 95
NORTH
LAS VEGAS
AIRPORT
SMOKE RANCH RD.
CAREY AVE
LAKE MEAD BLVD.
TENAYA WY.
VEGAS DR.
95
WASHINGTON AVE.
LIN
ALTA DR.
MAP
SCALE: NOT TO SCALE
Revisions
Project number
Drawn by:
Date: 2/13/13
PARKING LOT PLAN
ACKERMAN REALTY
2400 & 4202 TENAYA
SHEET NUMBER
A1.0

SUP-48411

SUP-48411 – APPLICANT: ACADEMY MEDICAL EQUIPMENT/ATMS - OWNER: SUSAN ACKERMAN
2400 NORTH TENAYA WAY, SUITES #110 AND #120

02/28/13

ACADEMY
MEDICAL EQUIPMENT
an ATMS company |
ACHC
ACCREDITED
2651 Crimson Canyon Dr. Suite 180
Las Vegas, NV 89128
Ph # (702) 382-9991 Fax # (702) 382-9636

February 15, 2013

City of Las Vegas
Planning Department
Special Use Permit Pre-Application Meeting
Academy Medical Equipment, Inc & ATMS

Justification for Special Use Permit

The businesses listed above are requesting a special use permit to occupy approximately 7500 sq ft of devised warehouse space (approx 3750 sq ft ea) located at 2400 Tenaya Way, Las Vegas NV 89129 (NE corner of Smoke Ranch and Tenaya). The warehouses are side by side with an existing devising wall with a double door connector opening. The warehouse areas are both accessible to the main office areas by a common access door. Both companies have common ownership. The space is part of a larger 26,500 square foot building know as the Ackerman Suites.

The above location is approximately one block from our current location and in the same zoning. The business is compatible with the area. There are no loud noises or outside work activity associated with the business operations. There are no other zoning requirements except Council approval.

Both companies provide sales of assistive technology mobility equipment (wheelchairs) to the consumer. Additionally, Academy provides ancillary after sale repair services representing about 30% of total revenues.

The company operates Monday thru Friday, 8am – 6pm, Saturday 9am – 4pm. The company employs approximately 28 FTE employees.

The companies provide virtually the same products and services. The difference in the business' are that AME works with Rehab consumers and ATMS is strictly public consumers.

Due to the nature of the consumer's lack of mobility, the point of sale is almost exclusively at the consumers home. Our companies have sales and service representatives that go to the consumer's home to demonstrate new mobility products or to conduct a service call.

Thank you,

William M. Paul

RECEIVED
MAR 1 1 2013
City of Las Vegas
Department of Planning

SUP-48411
REVISED

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 9, 2013

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

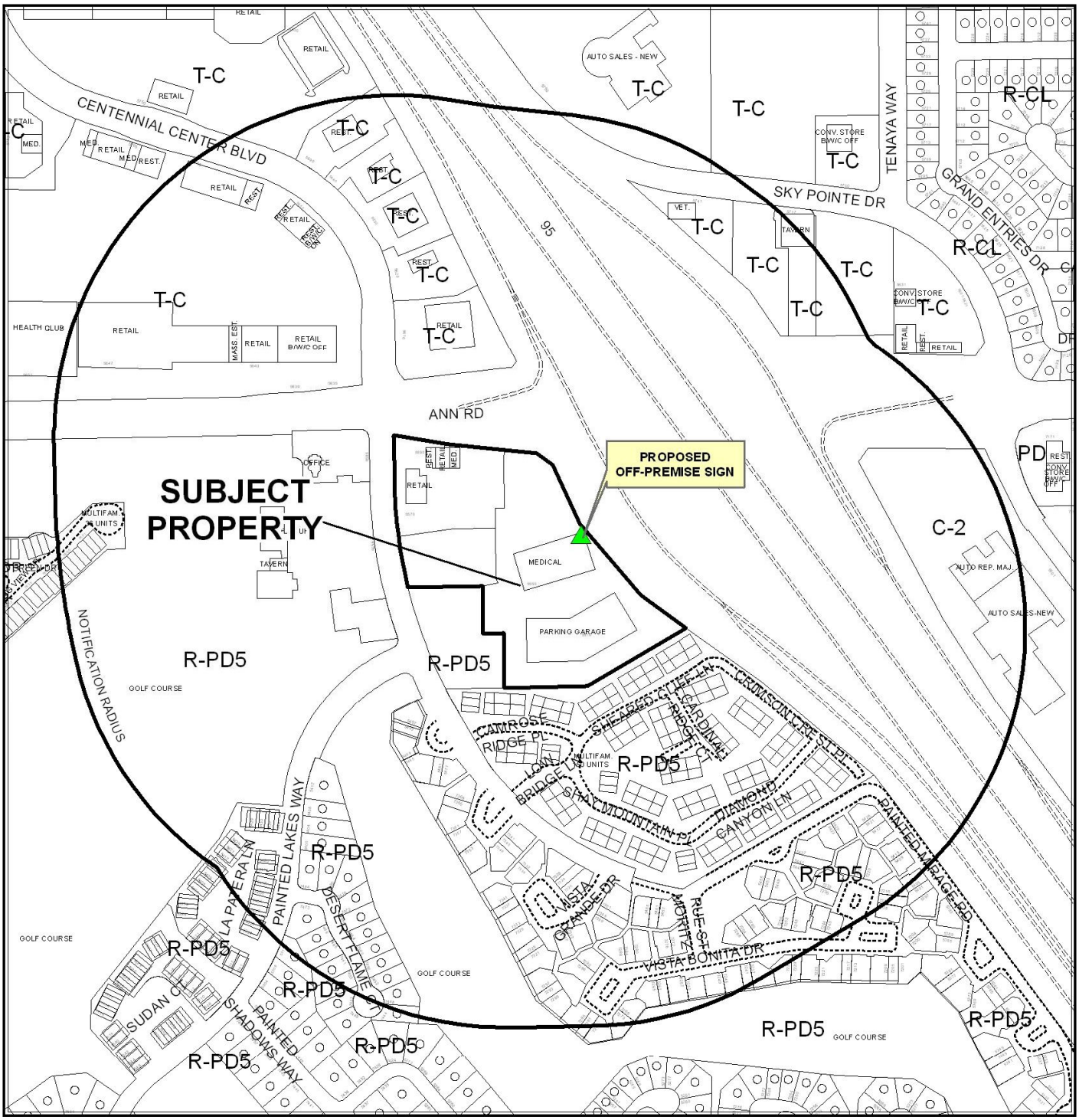
SUBJECT:
ABEYANCE - VAR-47835 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KHANEH HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW AN OFF-PREMISE SIGN TO BE ATTACHED TO A BUILDING WHERE OFF-PREMISE SIGNS ARE REQUIRED TO BE DETACHED AND PERMANENTLY SECURED TO THE GROUND on 8.14 acres at 5550 Painted Mirage Road (APN 125-34-116-004), C-2 (General Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 05/15/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps – VAR-47835 and SUP-47834
2. Conditions and Staff Report – VAR-47835 and SUP-47834
3. Supporting Documentation – VAR-47835 and SUP-47834
4. Photos – VAR-47835 and SUP-47835
5. Justification Letter – VAR-4835 and SUP-47834
6. Support Postcard - VAR-47834 and VAR-47835



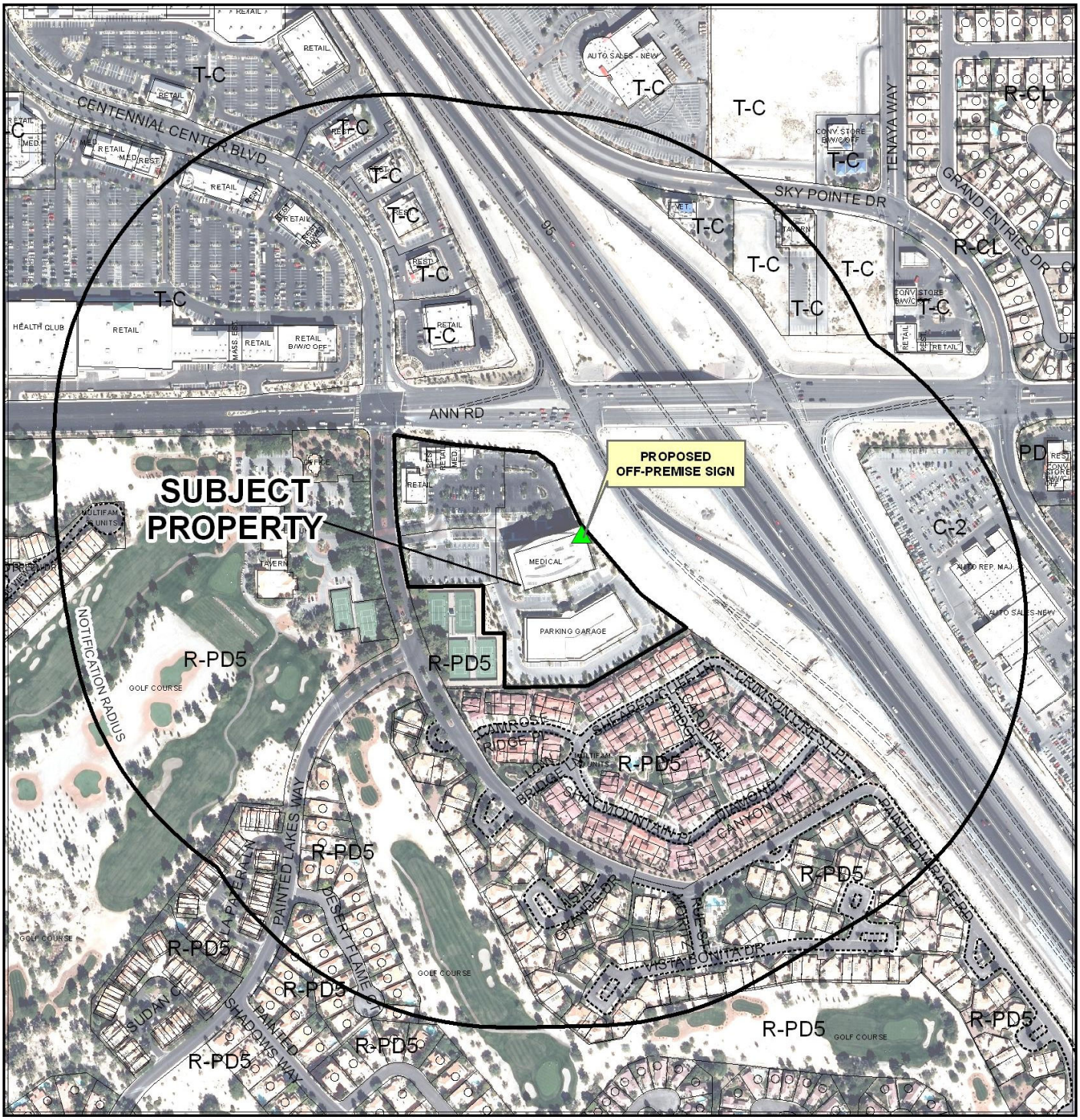
0 375 750 Feet

CASE: VAR-47835 & SUP-47834

RADIUS: 1000 FEET

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

N



0 375 750 Feet

CASE: VAR-47835 & SUP-47834

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-47835** APN: 125-34-116-004

Name of Property Owner: Khaneh Holdings LLC

Name of Applicant: Khaneh Holdings LLC

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

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: [signature] Mehry Tahery

Subscribed and sworn before me

This 18 day of Dec, 2012

[signature]

Notary Public in and for said County and State

LILLY TAHERI
Commission # 1844461
Notary Public - California
Los Angeles County
My Comm. Expires May 10, 2013

DEC 20 2012
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 5550 Painted Mirage / US-95 & Ann Rd

Project Name Off Premise LED Sign **Proposed Use** Off Premise LED

Assessor's Parcel #(s) 125-34-116-004 **Ward #** 4

General Plan: existing _____ proposed N/A **Zoning:** existing C-2 proposed N/A

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

Gross Acres 5.25+/- **Lots/Units** _____ **Density** _____

Additional Information MSP-9591, MSP-47179

PROPERTY OWNER Khaneh Holdings LLC **Contact** Dan Taheri

Address P O Box 16297 **Phone:** _____ **Fax:** _____

City Beverly Hills **State** CA **Zip** 90209

E-mail Address _____

APPLICANT Khaneh Holdings LLC **Contact** Dan Taheri

Address P O Box 16297 **Phone:** _____ **Fax:** _____

City Beverly Hills **State** CA **Zip** 90209

E-mail Address _____

REPRESENTATIVE G.C. Garcia, Inc. **Contact** George Garcia

Address 1711 Whitney Mesa Dr., Suite 110 **Phone:** (702) 435-9909 **Fax:** (702) 435-0457

City Henderson **State** NV **Zip** 89014

E-mail Address acole@gcgarciainc.com

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

Property Owner Signature* Mehry Taheri

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

Print Name Mehry Taheri

Subscribed and sworn before me

This 10TH day of DEC., 20 12.

Notary Public in and for said County and State

LILLY TAHERI
Commission # 1844461
Notary Public - California
Los Angeles County
My Comm. Expires May 10, 2013

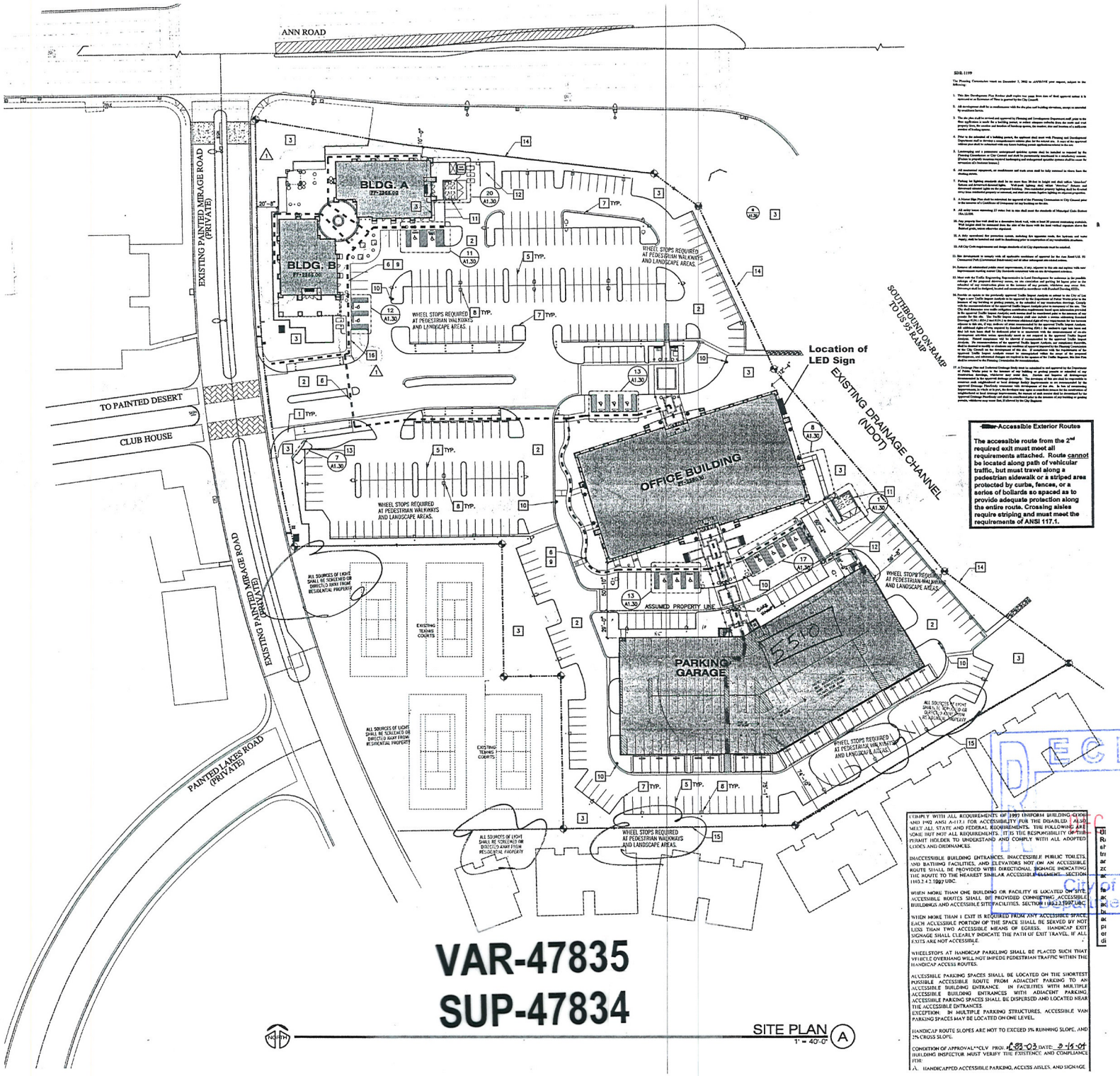
FOR DEPARTMENT USE ONLY

Case #	VAR-47835
Meeting Date:	2/12/2013
Total Fee:	830.00
Date Received:*	12/20/2012
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.

Revised 10/27/08

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



VAR-47835
SUP-47834

SITE PLAN (A)
1" = 40'-0"

Accessible Exterior Routes

The accessible route from the 2nd required exit must meet all requirements attached. Route cannot be located along path of vehicular traffic, but must travel along a pedestrian sidewalk or a striped area protected by curbs, fences, or a series of bollards so spaced as to provide adequate protection along the entire route. Crossing aisles require striping and must meet the requirements of ANSI 117.1.

COMPLY WITH ALL REQUIREMENTS OF 1997 UNIFORM BUILDING CODE AND 1992 ANSI A-117.1 FOR ACCESSIBILITY FOR THE DISABLED. ALSO MEET ALL STATE AND FEDERAL REQUIREMENTS. THE FOLLOWING ARE SOME BUT NOT ALL REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER TO UNDERSTAND AND COMPLY WITH ALL ADOPTED CODES AND ORDINANCES.

INACCESSIBLE BUILDING ENTRANCES, INACCESSIBLE PUBLIC TOILETS, AND BATHING FACILITIES, AND ELEVATORS NOT ON AN ACCESSIBLE ROUTE SHALL BE PROVIDED WITH DIRECTIONAL SIGNAGE INDICATING THE ROUTE TO THE NEAREST SIMILAR ACCESSIBLE ELEMENT. SECTION 1103.2.4.2 1997 UBC.

WHEN MORE THAN ONE BUILDING OR FACILITY IS LOCATED ON SITE, ACCESSIBLE ROUTES SHALL BE PROVIDED CONNECTING ACCESSIBLE BUILDINGS AND ACCESSIBLE SITE FACILITIES. SECTION 1103.2.3 1997 UBC.

WHEN MORE THAN 1 EXIT IS REQUIRED FROM ANY ACCESSIBLE SPACE, EACH ACCESSIBLE PORTION OF THE SPACE SHALL BE SERVED BY NOT LESS THAN TWO ACCESSIBLE MEANS OF EGRESS. HANDICAP EXIT SIGNAGE SHALL CLEARLY INDICATE THE PATH OF EXIT TRAVEL, IF ALL EXITS ARE NOT ACCESSIBLE.

WHEELSTOPS AT HANDICAP PARKING SHALL BE PLACED SUCH THAT VEHICLE OVERHANG WILL NOT IMPEDE PEDESTRIAN TRAFFIC WITHIN THE HANDICAP ACCESS ROUTES.

ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST POSSIBLE ACCESSIBLE ROUTE FROM ADJACENT PARKING TO AN ACCESSIBLE BUILDING ENTRANCE. IN FACILITIES WITH MULTIPLE ACCESSIBLE BUILDING ENTRANCES WITH ADJACENT PARKING, ACCESSIBLE PARKING SPACES SHALL BE DISPERSED AND LOCATED NEAR THE ACCESSIBLE ENTRANCES.
EXCEPTION: IN MULTIPLE PARKING STRUCTURES, ACCESSIBLE VAN PARKING SPACES MAY BE LOCATED ON ONE LEVEL.

HANDICAP ROUTE SLOPES ARE NOT TO EXCEED 5% RUNNING SLOPE, AND 2% CROSS SLOPE.

CONDITION OF APPROVAL**CLV PROJ. #: 4-83-03 DATE: 3-15-04
BUILDING INSPECTOR MUST VERIFY THE EXISTENCE AND COMPLIANCE FOR:
A. HANDICAPPED ACCESSIBLE PARKING, ACCESS AISLES, AND SIGNAGE

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DEC 20 2012
City of Las Vegas
Department of Planning

SDR-1199

The Planning Commission voted on December 3, 2002 to APPROVE your request, subject to the following:

1. This Site Development Plan Review shall expire two years from date of final approval unless it is renewed or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the first application to work for a building permit, to reflect adequate setbacks from the north and west property lines, the number and location of landscape islands, the number, size and location of a sufficient number of loading spaces.
4. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to review the building elevations. A copy of the approved elevations and the approved exhibit plan shall be submitted with any future building permit applications.
5. Landscaping and a pressurized underground sprinkler system shall be installed or retained by the property owner in all areas of the site. Landscaping shall be maintained in a healthy and thriving condition to properly screen buildings and subsequently shall be replaced with equal landscaping. [Failure to properly maintain landscaping and subsequently replace dead plants shall be cause for revocation of a business license.]
6. All mechanical equipment, air conditioners and trash areas shall be fully screened as shown from the abutting streets.
7. Parking lot lighting standards shall be no more than 20-feet in height and shall utilize "directional" fixtures and shielding to direct light away from adjacent residential properties. Parking lot lighting shall comply with "Section 30" dealing with glare and shall be directed away from residential properties. Wall packs shall not be allowed on any building unless vandal-resistant fixtures are used and shall not create hazardous lighting on adjacent properties.
8. A Home Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
9. All entry lanes measuring 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the lower with the least vertical separation above the finished grade, unless otherwise stipulated.
11. A fully monitored fire protection system, including fire separation doors, fire hydrants and water supply, shall be installed and be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of the City departments must be complied.
13. Site development to comply with all applicable conditions of approval for the Ann Road/I-15 Development Park [Commercial Development] and all other subsequent amendments.
14. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
15. Meet with the Traffic Engineering Representative in Land Development for preliminary on-site roadway alignment, median island and street light locations, and striping for future street improvements.
16. Provide an update to the previously approved Traffic Impact Analysis as submitted to the City of Las Vegas Traffic Engineering Division for review and approval prior to the submittal of any building permit. Issuance of any building or grading permits, or the submittal of any construction drawings, shall be in accordance with the recommendations of the approved Traffic Impact Analysis prior to issuance of the site. The Traffic Impact Analysis shall also include a review addressing the need for a traffic signal at the intersection of Ann Road/I-15 Southbound On-Ramp. Any traffic signal recommended in the approved Traffic Impact Analysis shall be constructed prior to the issuance of any certificate of occupancy for the site. The Traffic Impact Analysis shall also include a review addressing Estimated Drainage Flow (EDF) #3 Ann Road/I-15 Southbound On-Ramp. Any improvements recommended in the approved Traffic Impact Analysis shall be constructed prior to the issuance of any certificate of occupancy for the site. If any analysis of areas recommended for the approved Traffic Impact Analysis is not completed prior to the issuance of any certificate of occupancy for the site, the applicant shall not have their bonds released prior to construction with the commencement of the development activities unless specifically noted in and required by the approved Traffic Impact Analysis. Any changes to the approved Traffic Impact Analysis shall be subject to City Traffic Engineer approval. The recommendations of the approved Traffic Impact Analysis, and subsequent amendments thereto, shall be deemed to modify or eliminate any conditions of approval imposed by the Planning Commission or the City Council, as the circumstances dictate. If compliance with the requirements of the Traffic Impact Analysis, and subsequent amendments thereto, requires the acquisition of right-of-way or easements for development, any additional changes necessary for development within the areas of the proposed right-of-way or easements shall be deemed to be in conformance with this approval. Any changes to the approved Traffic Impact Analysis shall be deemed to be minor changes to the site plan and shall be reviewed by the Planning Commission for recommendation.
17. A Drainage Plan and Preliminary Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever next occurs first. Permits and issuance of Encroachment Agreements, Revocable Permits, and Letters of Map Revision (LOMR) may be required. Any improvements recommended in the approved Drainage Study shall be constructed prior to the issuance of any certificate of occupancy for the site. Any off-site drainage facilities improvements or acquisition of the approved Drainage Flowfield's easements with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute to the construction of neighborhood or local drainage improvements, for amount of such amount shall be determined by the Department of Public Works. Any changes to the approved Drainage Study shall be deemed to be minor changes to the site plan and shall be reviewed by the Planning Commission for recommendation. Any fees that shall be assessed to the Planning Commission for recommendation.
18. All City Code requirements and design standards of the City departments must be complied.

V:\PLANNING\2004\VAR\VAR-47835\VAR-47835 SITE PLAN.dwg, 3/8/2004 11:38:05 AM, Ann Hall

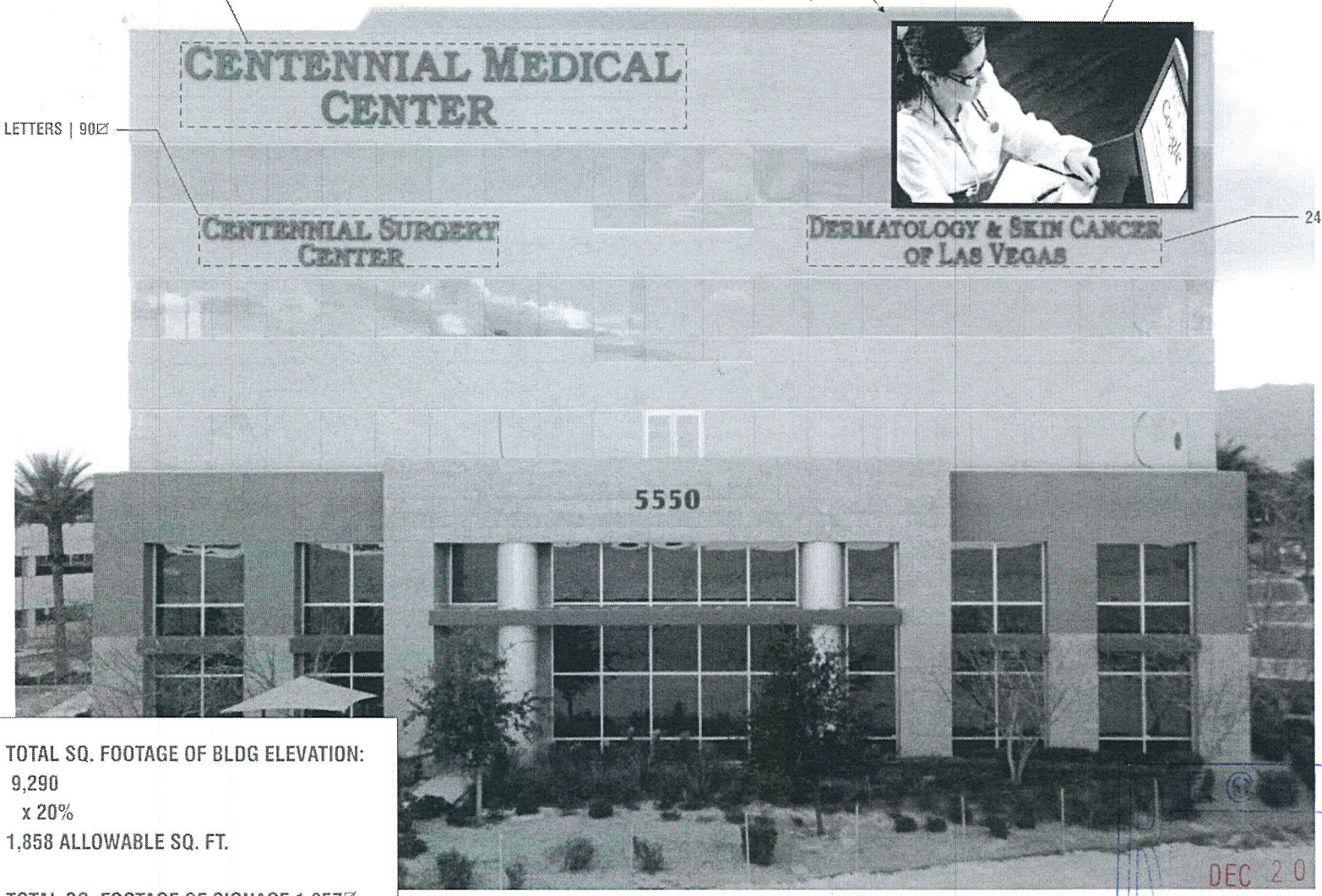
LED UNIT:
FURNISH & INSTALL (1) GP3 20mm LED MESSAGE UNIT.
19'-9" x 31'-9" ~ MATRIX 288 x 468 ~ RGB

36" LETTERS | 236☑

NEW LED UNIT | 627☑

24" LETTERS | 90☑

24" LETTERS | 104☑



TOTAL SQ. FOOTAGE OF BLDG ELEVATION:
9,290
x 20%
1,858 ALLOWABLE SQ. FT.

TOTAL SQ. FOOTAGE OF SIGNAGE 1,057☑

EAST ELEVATION w/ LED UNIT
SCALE: 3/32" = 1'-0"

VAR-47835
SUP-47834

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City of Las Vegas
Department of Planning

CENTENNIAL CORPORATE CENTER
ANN ROAD | US 95

LED UNIT ELEVATION

VISION SIGN INC
6630 Arroyo Springs Street Suite 600
Las Vegas, NV 89113
Phone: 702-895-7474

NV CONTRACTOR LICENSE #42776

THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN INC. ANY UNAUTHORIZED USE OF SAME, IN WHOLE OR PART IS PROHIBITED.

"The signage indicate on this design is Fabricated to meet UL requirements and Will be labeled according to UL guidelines"

JOB NO.	15170
DATE	02.23.12
DESIGN	DERRICK
SALES	ROB M.
FILE NAME	CENTENNIAL CORPCTR15170.CDR
REVISION	

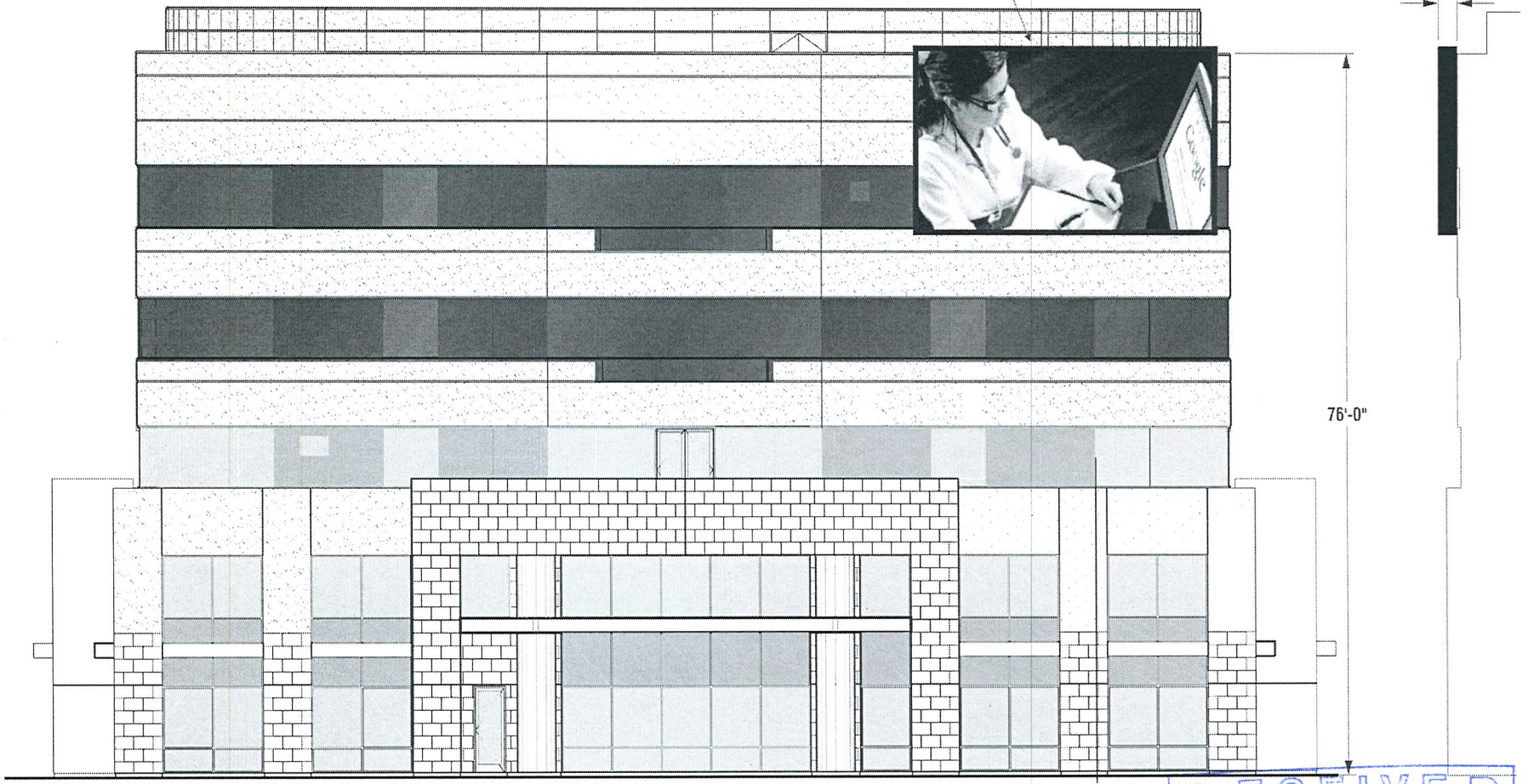
REVISIONS MADE

3-8-12 DN	SHOW IN PICTURE
10-11-12 DN	SHOW SQ. FOOTAGE

FINAL SIGN-OFF
DATE SOLD:
SALES PERSON:
DESIGNER:
CUSTOMER:

SHEET
001

LED UNIT:
FURNISH & INSTALL (1) GP3 20mm LED MESSAGE UNIT.
19'-9" x 31'-9" ~ MATRIX 288 x 468 ~ RGB



EAST ELEVATION w/ LED UNIT
SCALE: 3/32"=1'-0"

CENTENNIAL CORPORATE CENTER
ANN ROAD | US 95

LED UNIT ELEVATION

VISION SIGN INC
6630 Arroyo Springs Street Suite 600
Las Vegas, NV 89113
Phone: 702-895-7474

NV CONTRACTOR LICENSE #42776

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"The signage indicate on this design is Fabricated to meet UL requirements and Will be labeled according to UL guidelines"

JOB NO.	15170
DATE	02.23.12
DRAWN	DERRICK
SCALE	RGB M.
FILE NAME	CENTENNIALCORPCTR15170.CDR
PROJECT	

REVISIONS MADE

3-8-12 DN	SHOW IN PICTURE
10-11-12 DN	SHOW SQ. FOOTAGE

FINAL SIGN-OFF
DATE SOLD:
SALES PERSON:
DESIGNER:
CUSTOMER:

SHEET
002

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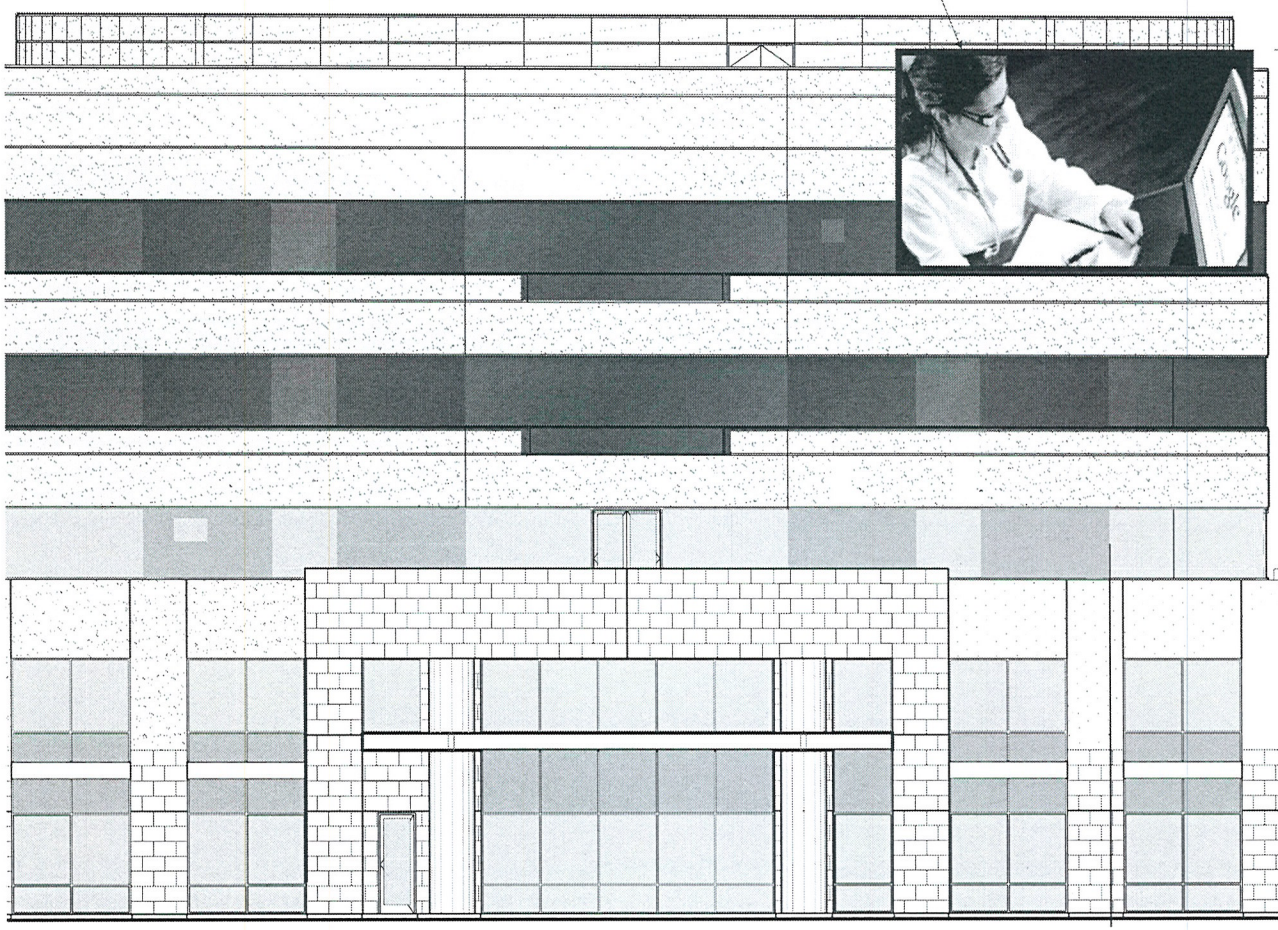
DEC 20 2012
City of Las Vegas
Department of Planning

VAR-47835
SUP-47834

LED UNIT:
FURNISH & INSTALL (1) GP3 20mm LED MESSAGE UNIT.
19'-9" x 31'-9" ~ MATRIX 288 x 468 ~ RGB



EAST ELEVATION w/ LED UNIT
SCALE: 3/32"=1'-0"

VAR-47835
SUP-47834

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DEC 20 2012
City of Las Vegas
Department of Planning

CENTENNIAL CORPORATE CENTER
ANN ROAD | US 95

LED UNIT ELEVATION

VISION SIGN INC
6630 Arroyo Springs Street Suite 600
Las Vegas, NV 89113
Phone: 702-595-7474
NV CONTRACTOR LICENSE 942776

THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN INC. ANY UNAUTHORIZED USE OF SAME, IS WHOLE OR PART IS PROHIBITED.

"The signage indicate on this design is Fabricated to meet UL requirements and Will be labeled according to UL guidelines"

JOB NO.	15170
DATE	02.23.12
DESIGN	DERRICK
SHEET	RGB M
FILENAME	CENTENNIALCORPCTR15170.CDR
PROOF	

REVISIONS MADE

3-8-12 DN	SHOW IN PICTURE
10-11-12 DN	SHOW SQ. FOOTAGE
12-20-12 DN	SHOW FREEWAY INTERCHANGE HT.

FINAL SIGN-OFF

DATE SOLD:	
SALES PERSON:	
DESIGNER:	
CUSTOMER:	

SHEET
002

VAR-47835 & SUP-47834 – APPLICANT/OWNER: KHANEH HOLDINGS, LLC
5550 PAINTED MIRAGE ROAD

01/03/13

VAR-47835 & SUP-47834 – APPLICANT/OWNER: KHANEH HOLDINGS, LLC
5550 PAINTED MIRAGE ROAD

01/03/13

December 20, 2012

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

RE: US-95 & Ann Road Commercial Park Office Building
Request: SUP and Variances for Allowing an Off-Premise Wall Sign from an Approved On-Premise LED Wall Sign
APN#s: 125-34-116-004

Dear Mr. Fagg:

On behalf of our client, KHANEH Holdings LLC, please accept this justification letter for a Special Use Permit and Variances and any changes if needed to the Master Sign Plan Amendment (MSP-9591 and as amended MSP-47179) to allow an approved LED wall sign to be used as an Off-Premises Sign on an existing commercial/professional building at the southwest of the US-95 and Ann Road (5550 Painted Mirage). This sign will use an already approved and permitted on premise LED wall sign on the northeast corner of the office building use.

The site is a C-2 (General Commercial) zoned site located on the 5.25 +/- net acres. The office building is a five story structure with a parking garage. The approved on premises LED sign is about 19'9" high and 31'9" wide (630 sf) and located on the upper levels at the northeast corner of the building facing the freeway. The total wall signage of the building is about 1,060 square feet or well below the allowed 1,858 square feet.

The Variance requests are necessary to address the fact that the Code expects off-premise signs to look like conventional billboards that are pole mounted (LVMC 19.12.120.D.2) and due to the height of the sign on the building being taller than the Code expected billboard height of 40 feet or maximum of 55 feet (LVMC 19.12.120 C.7.b).

The sign request meets the applicable SUP Locational Provisions of the Code. Most significantly, the proposed sign is 1a) within 660' of the US-95 ROW; is less than the maximum allowable sizes of 30' high by 60' wide for off-premise sign; 1b) is within the 672 square feet allowed for other off-premise signs; 2) is located appropriately above the standard sign height due the proximity to an elevated freeway interchange; & 3) more than 300 feet from the nearest residential property line.

Approval Criteria for a Special Use Permit LVMC 19.16.110

L. Special Use Permit Determinations—Approval

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

1. In order to approve a proposed Special Use Permit application, the Planning Commission or City Council must determine that:

VAR-47835
SUP-47834

GCGARCIA

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DEC 20 2012
City of Las Vegas
Department of Planning

A Planning & Development Services Corporation
1711 Whitney Mesa Drive, Suite 110, Henderson, Nevada 89014-2158
Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarcia@gcgarciainc.com

a. The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

This change would only add the ability to do off-premise advertising. The Sign is not a typical "billboard" as it is aesthetically designed to fit into a quality office park and surrounding neighborhood. The sign will comply with the applicable Locational Provisions for Off-Premise Signs (19.12.120). The sign orients to faces the freeway and does not face residential. Elevating the sign allows it to be functional as well as not in the face of drivers at the interchange overpass.

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

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

The site is planned and zoned for the existing office park and five story office building. An LED wall sign has already been approved for the building so no additional sign or structure is required. The total building signage is substantially lower than allowed.

The location of the approved sign is suitably located as it is oriented toward the US-95 and away from the residential. It is within the required proximity to the US-95 as well as elevated appropriately given the depressed finished floor elevation of the building relative to the freeway interchange; visibility to serve the intended use; and aesthetics of the building.. The use will, except as requested, be done in compliance all with City requirements.

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

The use of an approved LED wall sign for an off-premises sign will not create any additional demand on the street or highway infrastructure. All necessary infrastructures to serve the office building is already built, in place and approved.

d. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

The proposed business will not compromise the health, safety and welfare or objectives of the Plan. The investment into the building will help maintain the economic vitality of property and promote business economic well being and not visibly impact the residential or infrastructure of the City and will thus serve to protect the health, safety and welfare.

Approval Criteria for a Variance LVMC 19.16.140
L. Variance Determinations—Approval

2. Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or

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DEC 10 2012
City of Las Vegas
Department of Planning

hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.

To provide for adequate sign visibility addition height is required. The topography of the site relative to the elevated freeway interchange makes a conventional billboard height unsuitable for the subject property and also provides the basis for an extraordinary and exceptional situation or condition. The elevated freeway interchange was located, designed and built by governmental action and not due to the property owner.

Additionally, the strict application of the height and requirement to build on a freestanding pole would create peculiar and exceptional practical difficulties as well as an undue hardship due to where such a pole would have to be located in a parking lot closer to the freeway that would result in obscuring the quality of building design; making a less attractive sign to the public; and be more imposing due to is proximity to the traveling public.

As proposed the sign will relive the topographic, extraordinary circumstances. The sign as propose provides the necessary relief while providing a benefit to the pubic good by removal of the unsightliness of a conventional billboard structure closer to the roadways. The sign will also comply with the approved MSP and permit for on- premise LED wall sign.

SUMMARY JUSTIFICATION

In summary, we believe the requested off-premise SUP and associated Variances to increase the height and eliminate an unsightly billboard structure will help enhance the office park and provide an advertising venue for other businesses on an approved sign and serve the traveling public consistent with the Code requirement, determinations or any conditions.

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

Sincerely,

George Garcia,
President

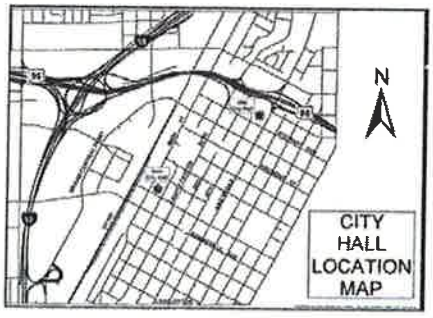
VAR-47835
SUP-47834

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-47835 & SUP-47834
Planning Commission Meeting of 02/12/2013

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FEB 11 2013
City of Las Vegas
Dept. of Planning

Case: VAR-47835
12534117039
CHADBAND JAMES CRAIG
12310 CALLE CELESTINA
GILROY CA 95020-9438 95020-9438

#28-29 A

1 08 LADFNMP 95020

2/12/13 #28-29

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 9, 2013

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

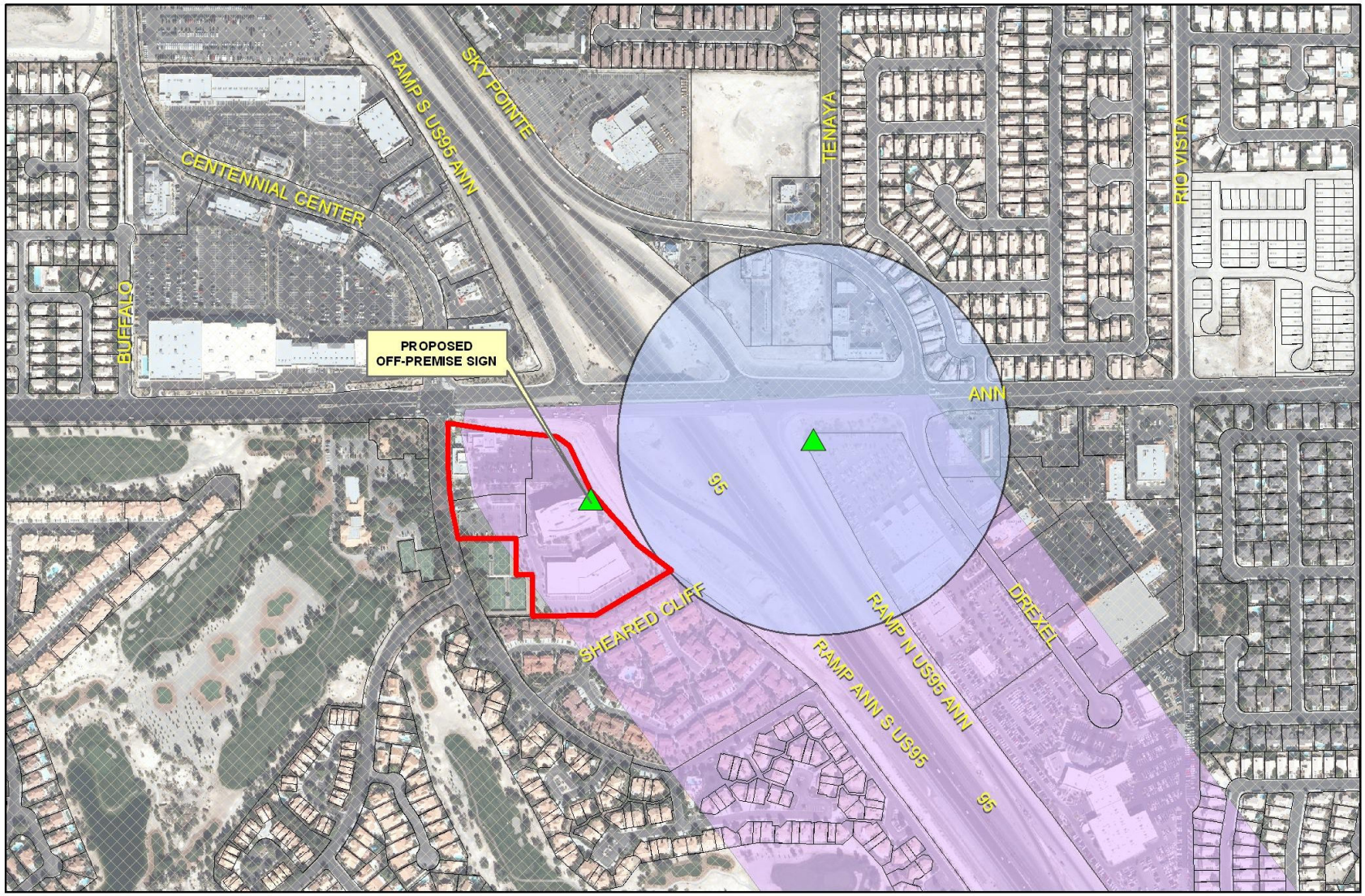
SUBJECT:
ABEYANCE - SUP-47834 - SPECIAL USE PERMIT RELATED TO VAR-47835 - PUBLIC HEARING - APPLICANT/OWNER: KHANEH HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR AN OFF-PREMISE SIGN at 5550 Painted Mirage Road (APN 125-34-116-004), C-2 (General Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 05/15/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL

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



SUP-47834

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location

City of Las Vegas Billboard Data

- 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

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-47834** APN: 125-34-116-004

Name of Property Owner: Khaneh Holdings LLC

Name of Applicant: Khaneh Holdings LLC

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

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Melroy Taheri

Subscribed and sworn before me

This 18 day of Dec., 2012

_____

Notary Public in and for said County and State

LILLY TAHERI
Commission # 1844461
Notary Public - California
Los Angeles County
My Comm. Expires May 10, 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 5550 Painted Mirage / US-95 & Ann Rd

Project Name Off Premise LED Sign **Proposed Use** Off Premise LED

Assessor's Parcel #(s) 125-34-116-004 **Ward #** 4

General Plan: existing _____ proposed N/A **Zoning:** existing C-2 proposed N/A

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

Gross Acres 5.25+/- **Lots/Units** _____ **Density** _____

Additional Information MSP-9591, MSP-47179

PROPERTY OWNER Khaneh Holdings LLC **Contact** Dan Taheri

Address P O Box 16297 **Phone:** _____ **Fax:** _____

City Beverly Hills **State** CA **Zip** 90209

E-mail Address _____

APPLICANT Khaneh Holdings LLC **Contact** Dan Taheri

Address P O Box 16297 **Phone:** _____ **Fax:** _____

City Beverly Hills **State** CA **Zip** 90209

E-mail Address _____

REPRESENTATIVE G.C. Garcia, Inc. **Contact** George Garcia

Address 1711 Whitney Mesa Dr., Suite 110 **Phone:** (702) 435-9909 **Fax:** (702) 435-0457

City Henderson **State** NV **Zip** 89014

E-mail Address acole@gcgarciainc.com

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

Property Owner Signature* _____

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

Print Name Mehry Taheri

Subscribed and sworn before me

This 18TH day of Dec, 20 12.

_____

Notary Public in and for said County and State

LILLY TAHERI
Commission # 1844461
Notary Public - California
Los Angeles County
My Comm. Expires May 10, 2013

FOR DEPARTMENT USE ONLY

Case #	SUP-47834
Meeting Date:	2/12/2013
Total Fee:	1030 00
Date Received:*	12/20/2012
Received By:	MRoyo

*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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 9, 2013

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

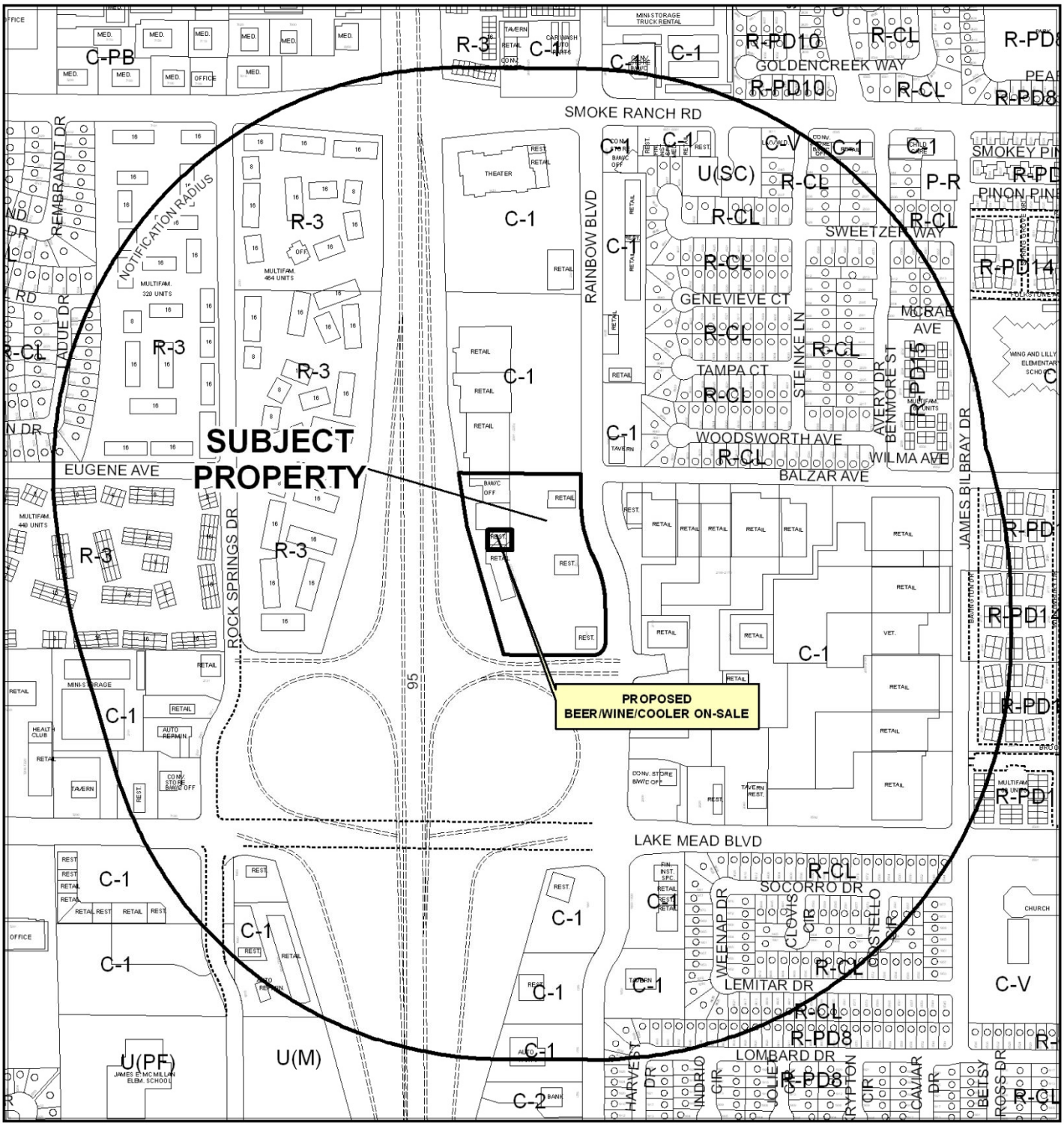
SUBJECT:
ABEYANCE - SUP-48146 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OHJAH JAPANESE STEAKHOUSE SUSHI AND HIBACHI - OWNER: PK I RAINBOW PROMENADE, LLC - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 4,992 SQUARE-FOOT 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 05/15/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**3**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

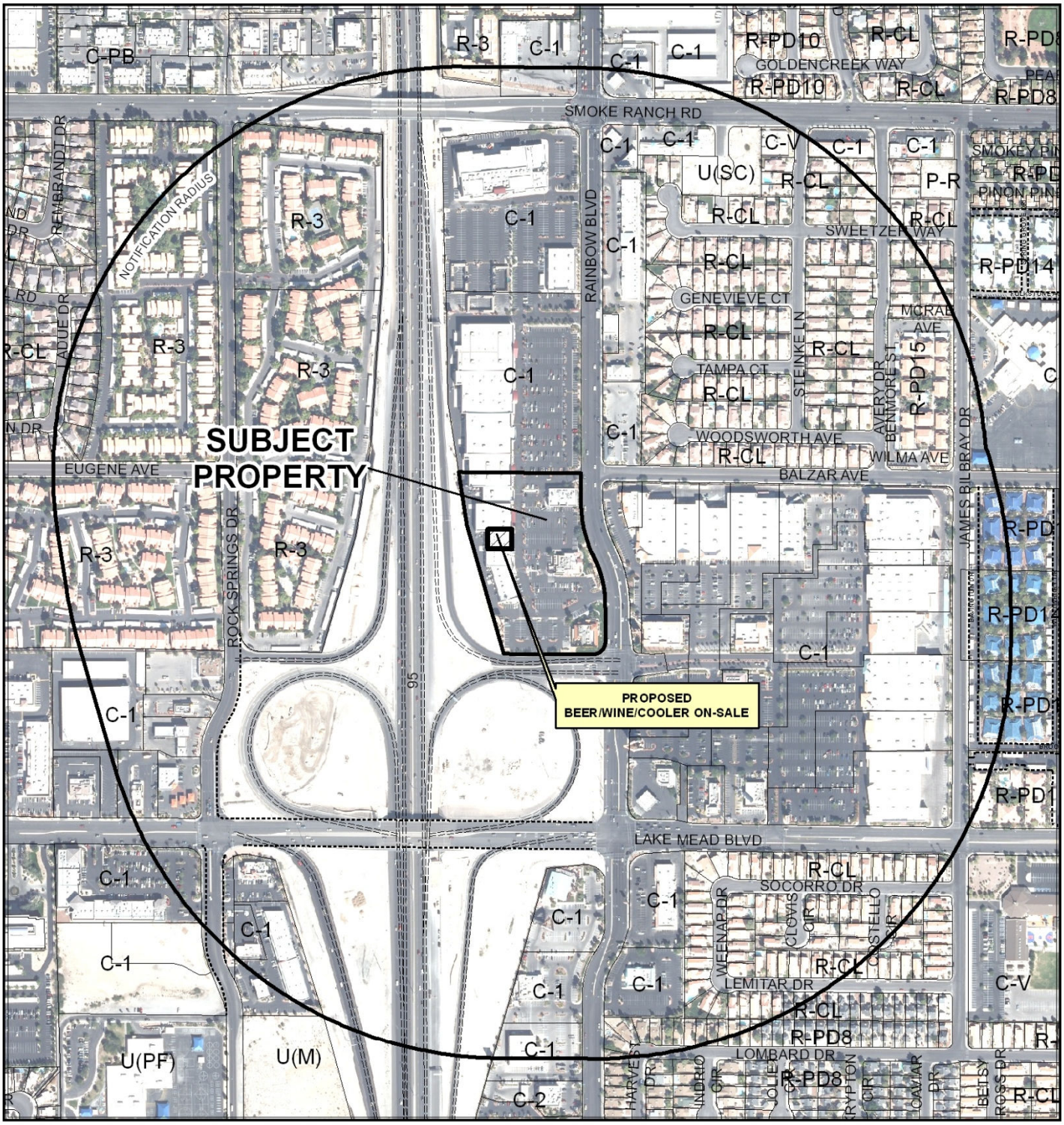
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo
5. Justification Letter
6. Protest/Support Postcards



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

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

General Plan: existing _____ proposed _____ **Zoning:** existing C-1 proposed no chge

Commercial Square Footage 4992 sqft. **Floor Area Ratio** _____

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

Additional Information _____

PROPERTY OWNER PK I RAINBOW PROMENADE LP **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) 438-6955 **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 Ohiah Japanese Steakhouse Sushi & Hibachi

Property Owner Signature:

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

By: _____
Name: 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

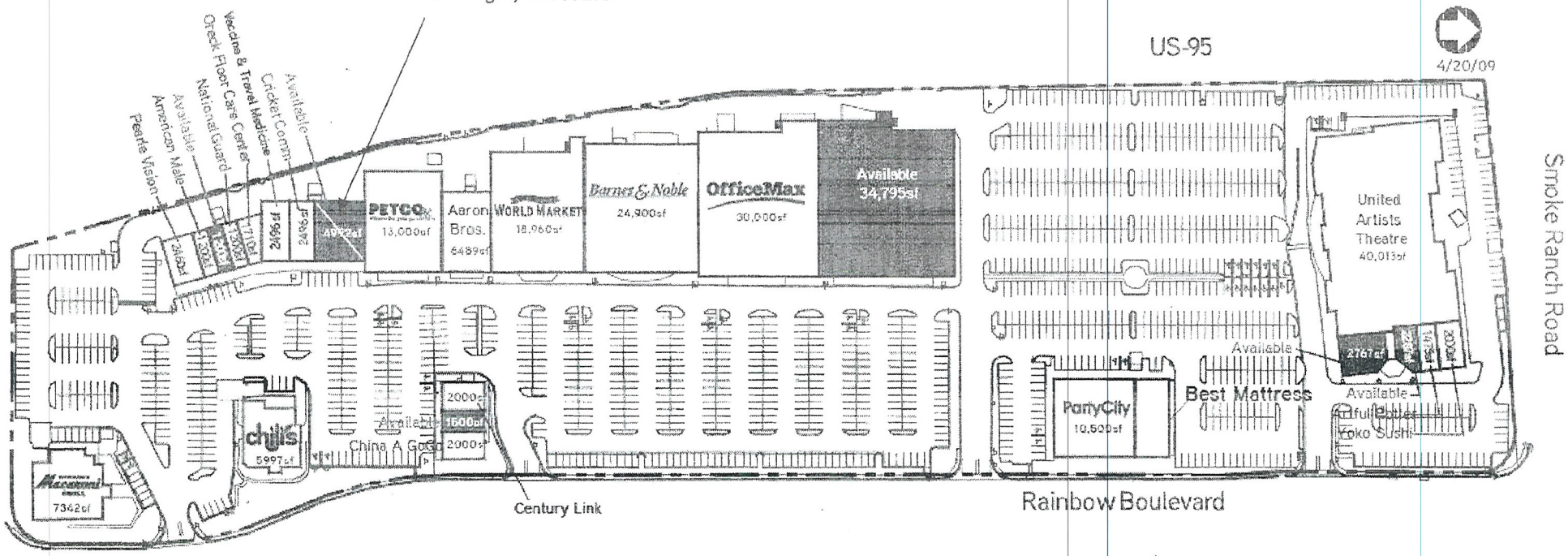
SUP-48146

HAN CHENG LLC

OHJAH JAPANESE STEAKHOUSE SUSHI & HIBACHI

2051 N. Rainbow Blvd #102 & 103

Las Vegas, NV. 89108



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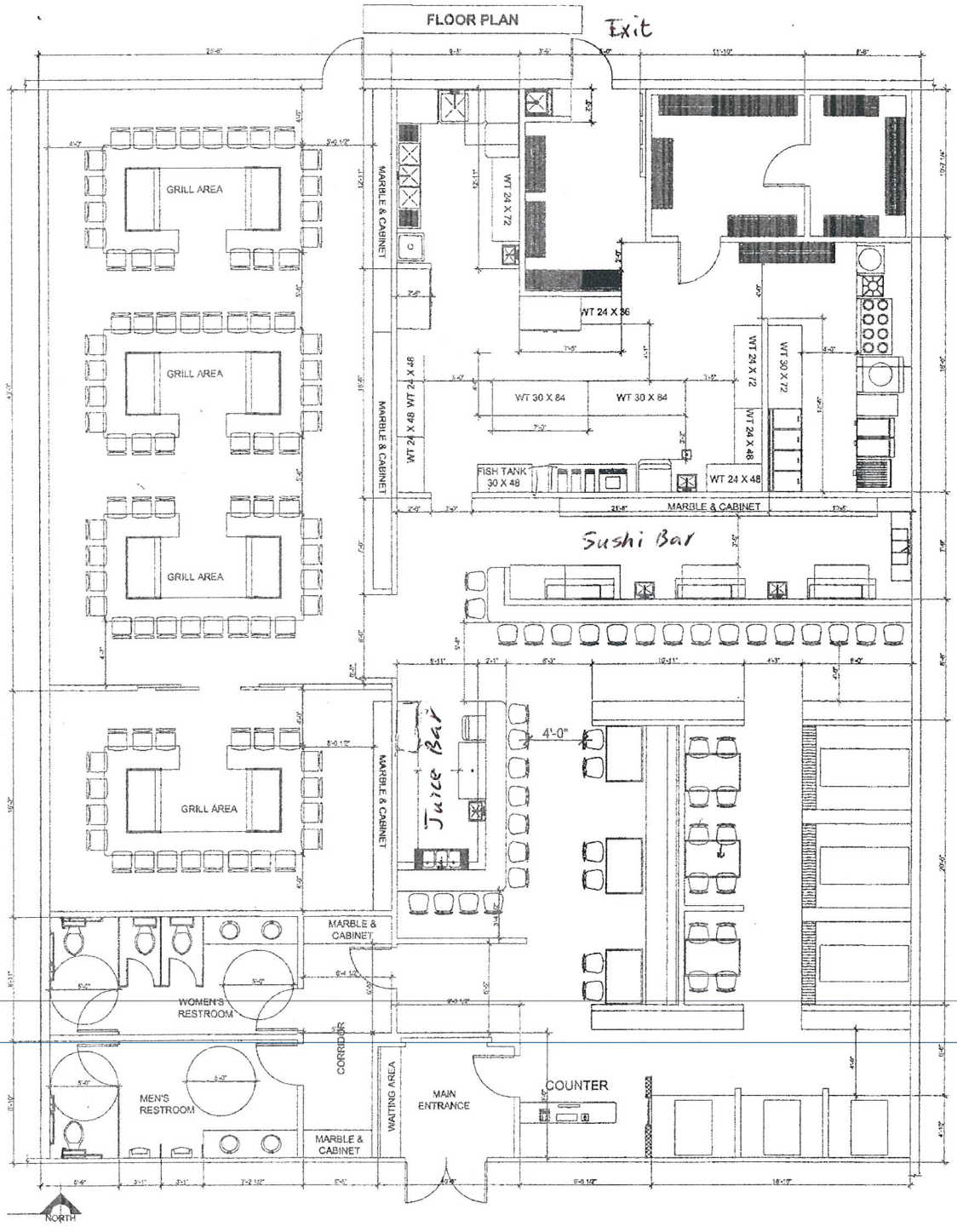
SUP-48146

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

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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

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City of Las Vegas
Dept. of Planning

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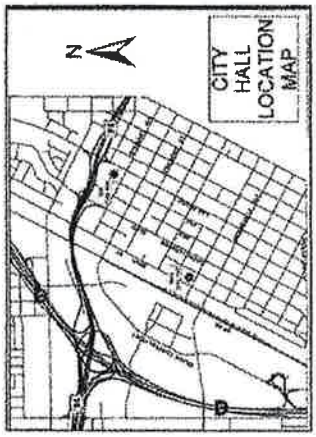
epartment of Planning
evelopment Services Center
33 North Rancho Drive, 3rd Floor
as Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

lease use available blank space on card for your comments.

UP-48146
lanning Commission Meeting of 3/12/2013

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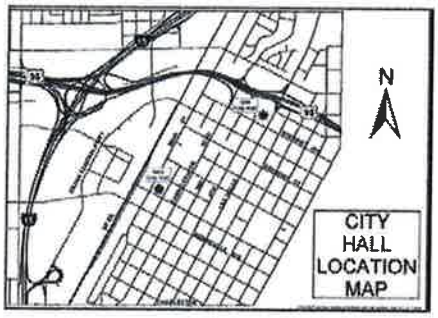
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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.

SUP-48146
Planning Commission Meeting of 3/12/2013

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City of Las Vegas
Department of Planning

Case: SUP-48146

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2309 JAMES BILBRAY DR
LAS VEGAS NV 89108-7319 89108-7319

3/7/13 27 27 2P

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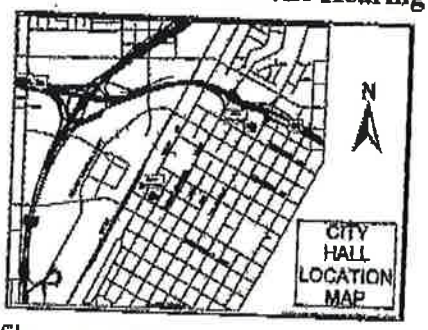
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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.

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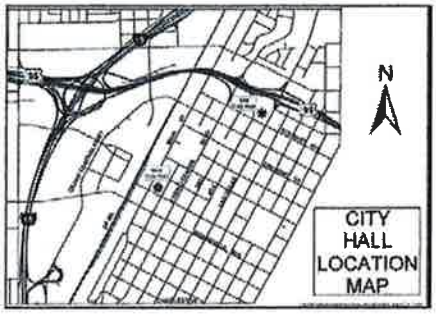
MAR 05 2013
City of Las Vegas
Dept. of Planning

13822610010 Case: SUP-48146
L M MINI STORAGE L P
2990 S DURANGO DR
LAS VEGAS NV 89117-4412 89117-4412

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.

SUP-48146
Planning Commission Meeting of 3/12/2013

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MAILED FROM ZIPCODE 89101

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City of Las Vegas
Dept. of Planning

Case: SUP-48146
13815811205
TAMBO VICENTE L & MARILYN B
8910 HIGH HAVEN DR
HOUSTON TX 77083-5822 77083-5822

99 LRDGNMP 77083

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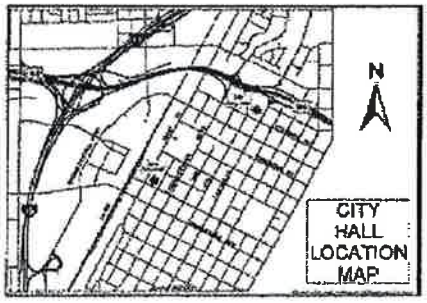
ty of Las Vegas
epartment of Planning
evelopment Services Center
3 North Rancho Drive, 3rd Floor
is Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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City of Las Vegas
Dept. of Planning

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

Case: SUP-48146
13815811002
CHRISTIAN MICHAEL SR & GWENDOLYN
2636 PORT OF CALL DR
LAS VEGAS NV 89128-7113 89128-7113

☑ I SUPPORT this Request ☐ I OPPOSE this Request

ease use available blank space on card for your comments.
JP-48146
anning Commission Meeting of 3/12/2013

1 1 LRDGNHP 89128

274

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 9, 2013

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

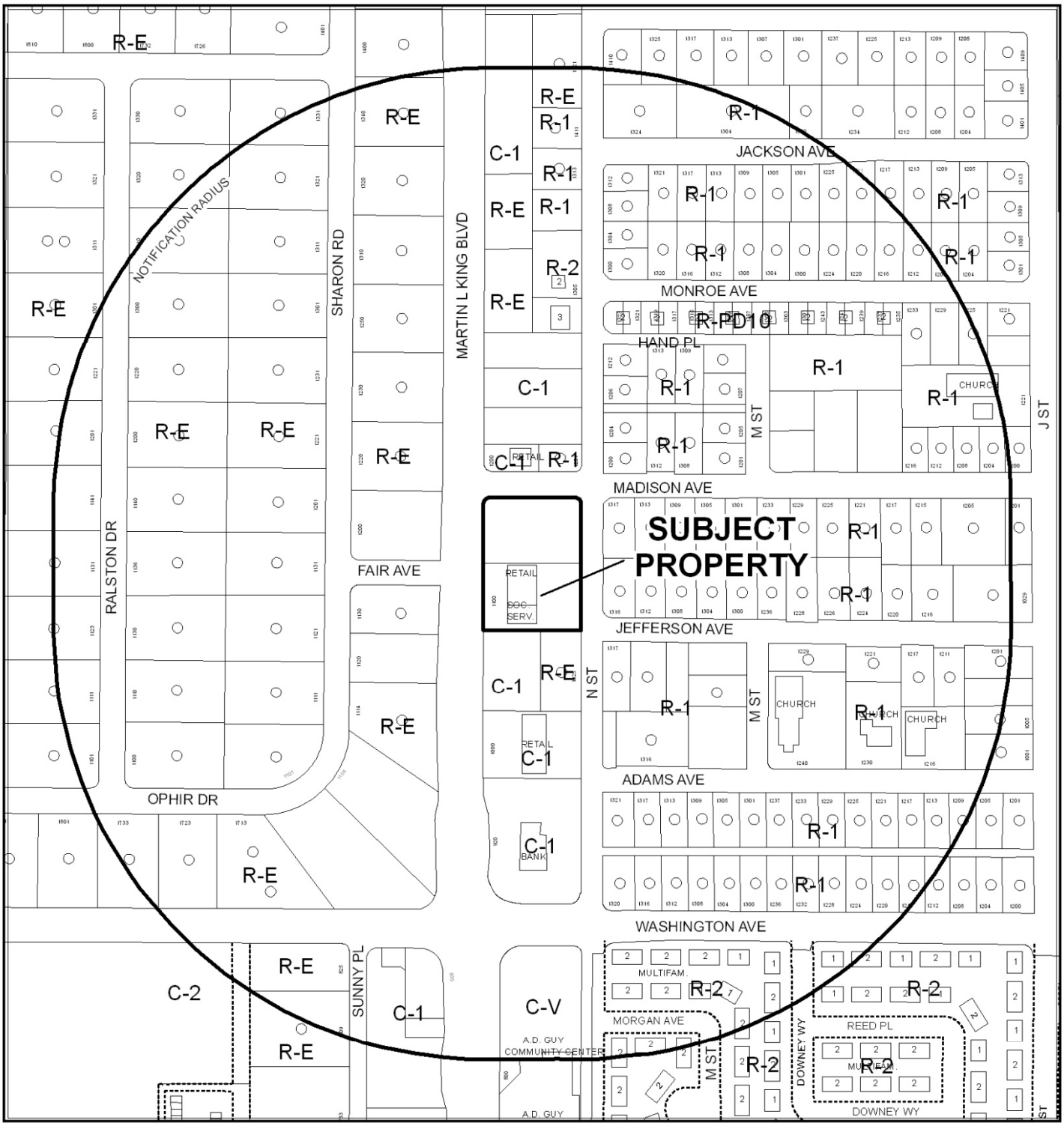
SUBJECT:
ABEYANCE - SDR-48148 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LONNIE WALSTON - For possible action on a request for a Site Development Plan Review FOR A 1,900 SQUARE-FOOT ADDITION TO AN EXISTING 9,471 SQUARE-FOOT RETAIL BUILDING WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE 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 05/15/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**2**
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
7. Protest Comment and Support Postcards



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:** 702-742-1881 **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 JGENTERPRISE1212@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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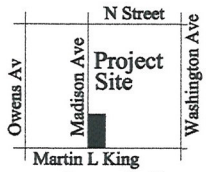
Dept. of Planning

Revised 10/27/08



Location Map

VICINITY MAP

Site Information

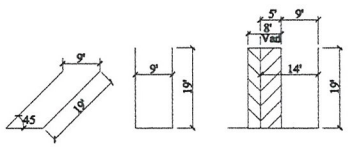
ZONING
C1- Commercial District
AREA (Approximate)
Net Area: 70,296 sf 1.61 acres
BUILDING AREA
Existing Building 7,571 gsf
New Addition 1,900 gsf

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

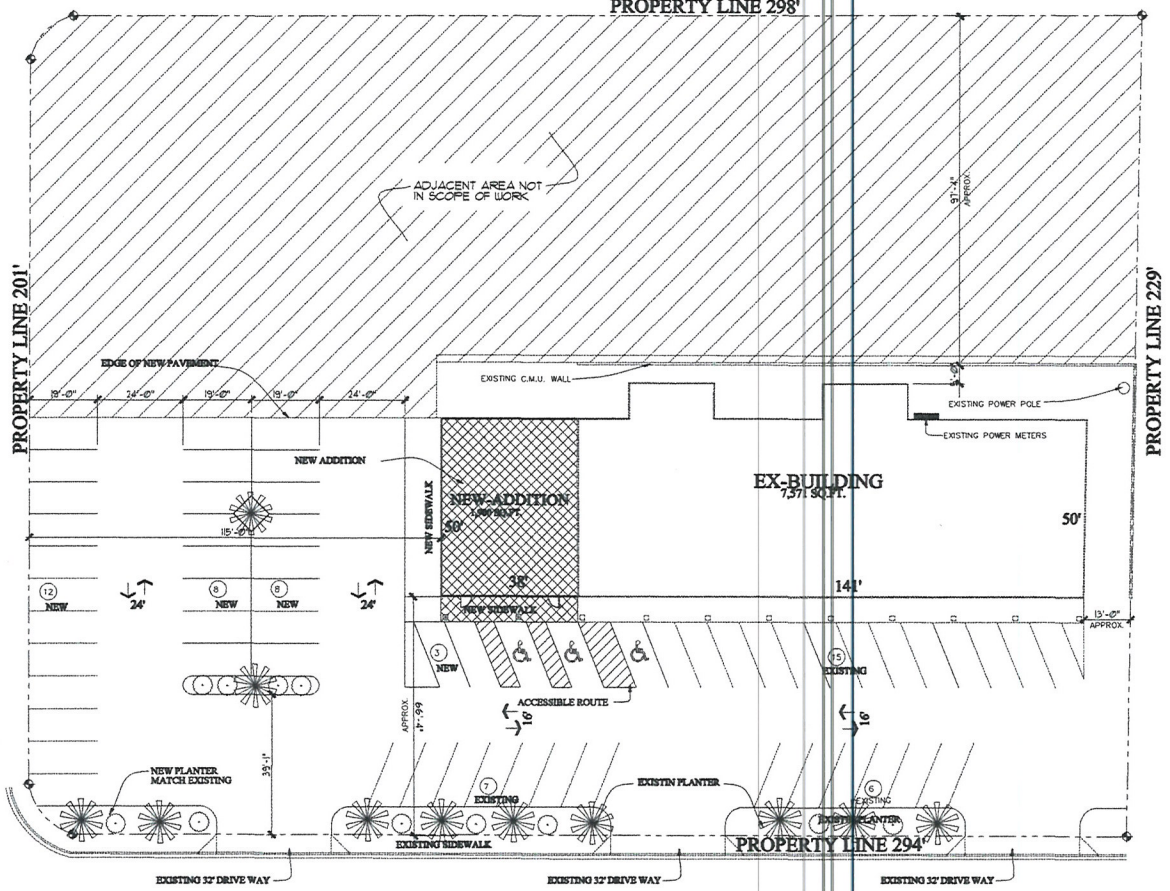
TOTAL PROVIDED PARKING
28 EXISTING PARKING STALLS
29 PARKING STALLS
59 TOTAL PARKING STALLS
56# STD + 3# HANDICAP = 59 TOTAL PARKING STALLS



Typical Parking Spaces

Note:
This plan has been prepared without benefit of a complete survey.
No Guarantee of its accuracy is implied.

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	Xeriscape / Turf	

(E) = EXISTING

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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

SIGNATURE:

PLOT: 06.04.12
DRAWN: RLS

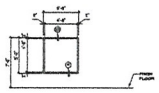
SHEET A1.00

SITE PLAN / LANDSCAPE PLAN

WINDOW SCHEDULE

WINDOW SCHEDULE

NO.	TYPE	SIZE W x H	WINDOW FRAME	WINDOW FINISH	PANES FRAME	PANES FINISH	U.S.G.	S.H.G.C.	V.T.	FIRE RATING DOORS & OPNG	REMARKS
101	A	5'-4"x5'-0"	GLASS	TEMP.	ALUM.	CLEAR ANODIZED	NP	NP	5	NON-RATED	FIXED WINDOW
											FIXED WINDOW



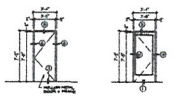
WINDOW TYPE-A

WINDOWS - GENERAL NOTES:

1. ALL GLAZING TO BE FULLY TEMPERED / REFLECTIVE GLASS SPEC'D AS NON-RESIDENTIAL SEALANT BY GLASS MFCTR'S APPROVAL.
2. PROVIDE SAFETY GLAZING AS REQUIRED PER 2009 IBC.
3. FINISHES: SEE # BASED ON BRAND, PAINTED FINISH SEE CHARACTER SET.
4. MANUFACTURER SHALL VERIFY ON-SITE DIMENSION PRIOR TO INSTALLATION AND SHALL PROVIDE SHOP DRAWINGS FOR ARCHITECT APPROVAL PRIOR TO FABRICATION.
5. GLAZING: TYP. = NON-RATED 1 HOUR, EXCEPT WHERE RATED GLASS IS REQUIRED BY CODE. ALL GLAZING SHALL COMPLY WITH THE 2009 IBC AS AMENDED BY CITY AND STATE. TINTED GLASS WINDOWS CONSIST OF TINT SHALL BE SIMILAR TO OR EQUAL TO PPG SOLARGRAY OR EQUAL. GLASS TINT IS RECOMMENDED SUBJECT OF ALL GLAZING TYPES. SPECIFIC PROVIDED SHALL BE SIMILAR / EQUAL TO THE EXTERIOR FINISH SCHEDULE. REFER TO ELEVATIONS, SPECIFICATIONS FOR CLARITY, MATCH OR BETTER.
6. GLASS MAY HAVE A MINIMUM SHADE OF 0.39 AND A SHADING COEFFICIENT OF 0.64

DOOR AND FRAME SCHEDULE

OPENING MARK	WIDTH	HGHT.	THKNS.	DOOR NO.	TYPE	MATL.	FNSH.	GLAZ.	RTNG.	FRAME MATL.	FNSH.	HARDWARE GROUP	FNSH.	REMARKS
101	3'-0"	7'-0"	1 3/4"	-	A	WOOD	PNTD.	-	-	STEEL	PNTD.	-	-	TIMELY FRAMES OR APPROVED EQUAL
102	3'-0"	7'-0"	1 3/4"	-	B	WOOD	PNTD.	-	-	STEEL	PNTD.	-	-	TIMELY FRAMES OR APPROVED EQUAL



DOOR A DOOR B

DOORS - GENERAL NOTES:

1. PROVIDE SAFETY GLAZING AS REQUIRED PER 2009 IBC. TYPICAL THROUGHOUT BUILDING.
2. EXISTING SHALL BE RETAINED, MODIFIED, FLUSHED WITH NEW WHERE REQUIRED, & PAINTED TO MATCH ADJACENT SURFACES. ALL EXISTING DOORS SHALL BE PREPARED AS REQUIRED FOR NEW PAINT FINISH. ALL EXISTING DOOR HARDWARE SHALL BE REMOVED, REFURBISHED AS NECESSARY AND REINSTALLED AS REQUIRED TO MEET THE EXTERIOR DOOR SCHEDULE. ALL HARDWARE SHALL BE RETAINED BY THE EXTERIOR WALL CONTRACTOR UNTIL A SEALANT CONFORMING TO FEDERAL SPECIFICATIONS TT-S-00230C, TYPE OR, CLASS A, IS APPLIED.
3. FINISHES: SEE # BASED ON BRAND, PAINTED FINISH SEE CHARACTER SET.
4. ALL DOOR HARDWARE SHALL BE LEVER TYPE OPERABLE WITH BUILDING INTERIOR HOLLOW SPECIAL HARDWARE.
5. PROVIDE NO. ADDITIONAL LOCKS / LATCHES.
6. PROVIDE SIGNS ABOVE DOORS, FINISH PENDING COLORS SHALL REMAIN UNLESS DOORS SHALL BE REMOVED.

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	18

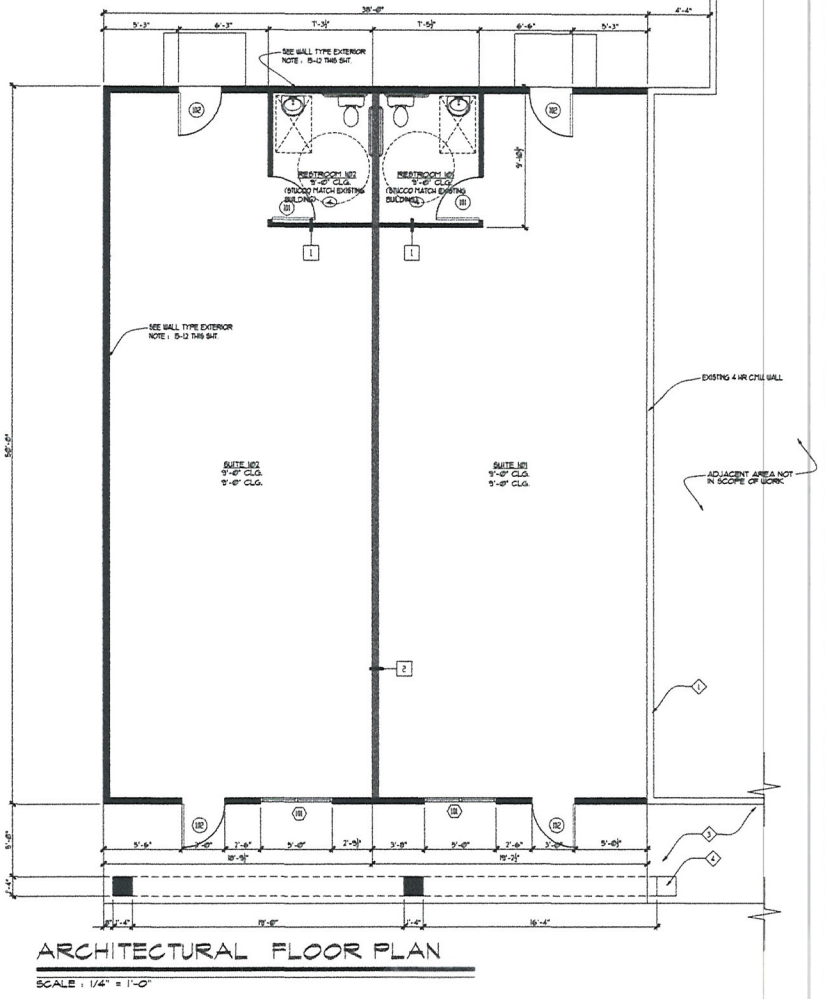
MEANS OF EGRESS:		EXIT DISTANCE
EXITS REQUIRED	2 PER TENANT SPACE	250'-0" = 25'-0" MIN DISTANCE
EXITS PROVIDED	2 EXIT PROVIDED	25'-0" PROVIDED

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 SEPARATIONS	OCCUPANCY*



ARCHITECTURAL FLOOR PLAN

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

North

SDR-48148

WALL LEGEND

SYMBOL	WALL TYPE	DETAIL
	NEW INTERIOR FULL HT. WALL 3⅝" WOOD STUDS AT 16" O.C. w/ 5/8" GYP. BD. BOTH SIDES.	1
	NEW 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 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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Dept. of Planning

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 A2.00

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

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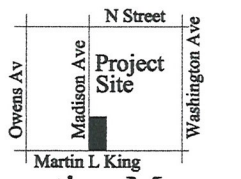
SDR-48148



Location Map

VICINITY MAP

NOT TO SCALE

Site Information

ZONING
C1- Commercial District

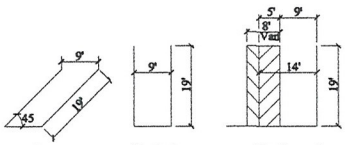
AREA (Approximate)

Net Area:	70,296 sf	1.61 acres

BUILDING AREA

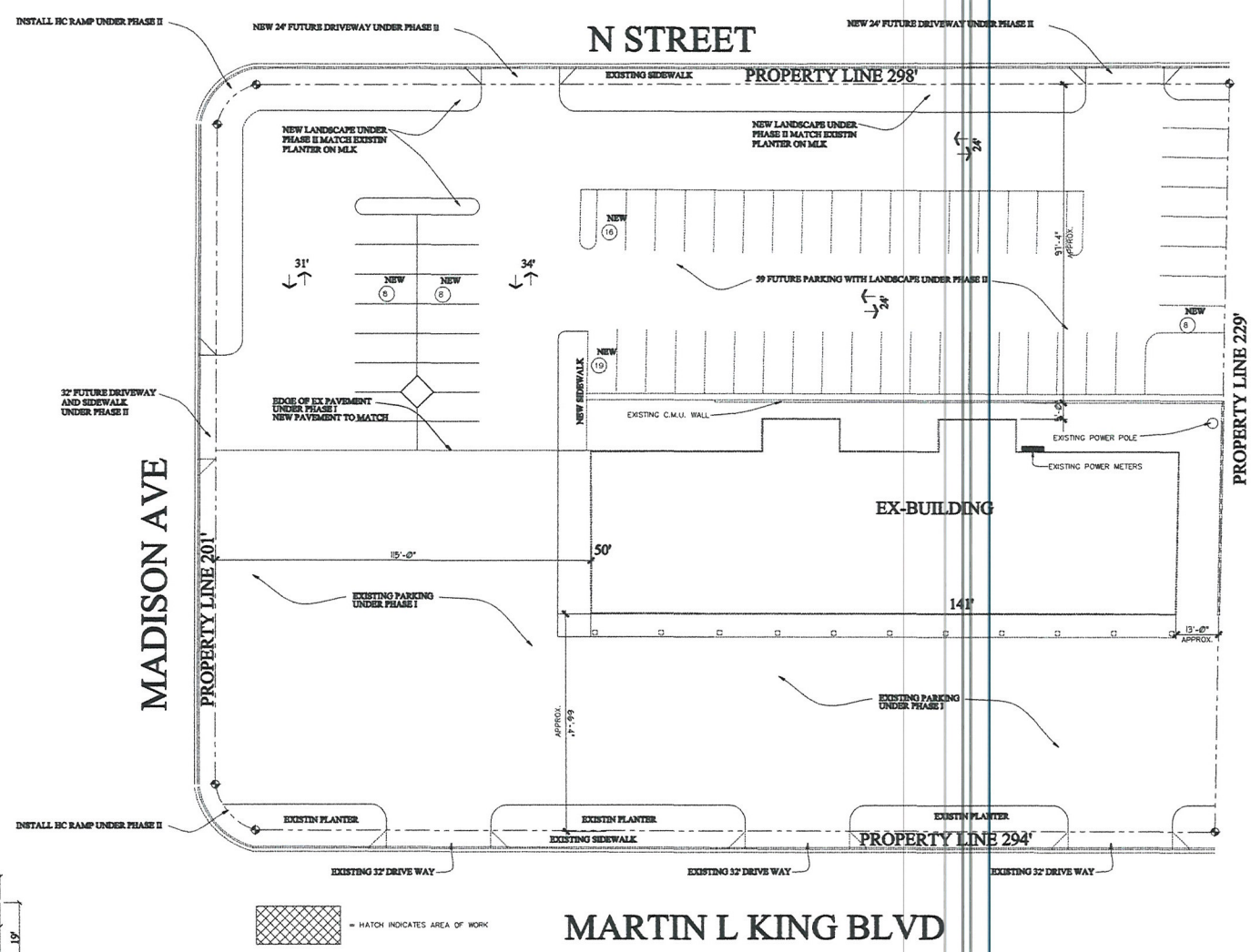
Existing Building	7,571 gsf
New Addition	1,900 gsf

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.



= HATCH INDICATES AREA OF WORK

MARTIN L KING BLVD

SITE PLAN PHASE II

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

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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:

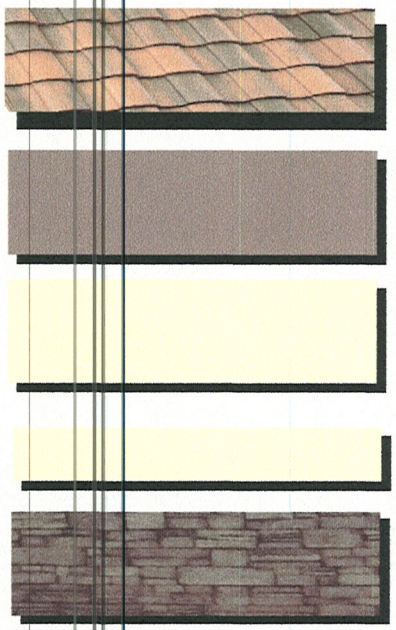
PLOT: 06.04.12
DRAWN: RLS

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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City of Las Vegas
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SDR-48148 – APPLICANT/OWNER: LONNIE WALSTON
1100 MARTIN L KING BOULEVARD

01/31/13

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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

Public Comment Form

Item 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.

Tracking Number PC03122013-38-1

Name Karl W. Armstrong

Address 1931 Fair Ave

City Las Vegas

State Nevada

Zip 89106

Comment I am against item 38 on the Planning Commission agenda for March 12, 2013. It requires landscape buffer variances along the perimeter of the building which requires landscaping in these areas. The landscaping is needed for the aesthetics of the building presently sitting at this location. I question the need for the extension if in order to accomodate the property addition this many waivers are needed to prepareit for its intended use. Further, I wonder whether the lot will support adequate parking for the businesses that presently occupy this commercial plaza.

Vote Against

A DOLLAR BAIL BONDS (702)385-5634 P.1

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 $ 00.43
0004279218 FEB 28 20
MAILED FROM ZIP CODE 891

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.

SDR-48148

Planning Commission Meeting of 3/12/2013

Case: SDR-48148
13928501009
STOWERS STEVIE D & TERRY D
WINDER CHARLES II
8530 GLADE MINNOW AVE
LAS VEGAS NV 89113-1740 89113-1740

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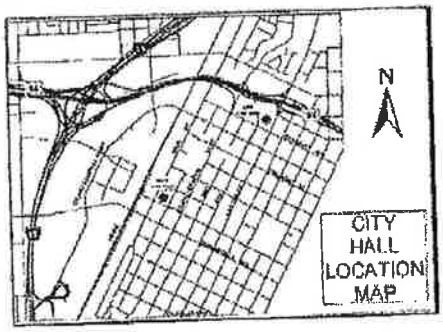
City of Las Vegas
Department of Planning

3/11/13 L 38

Mar 10 13 01:45a Rutha Mcroy 7026476432 p.1

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.

SDR-48148
Planning Commission Meeting of 3/12/2013

RECEIVED
MAR [illegible] 13
City of Las Vegas
Dept. of Planning

Case: SDR-48148
13928110026
MCROY RUTHA M
1331 SHARON RD
LAS VEGAS NV 89106-2032 89106-2032

26 LRDGNMP 89106

38
A

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 9, 2013

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

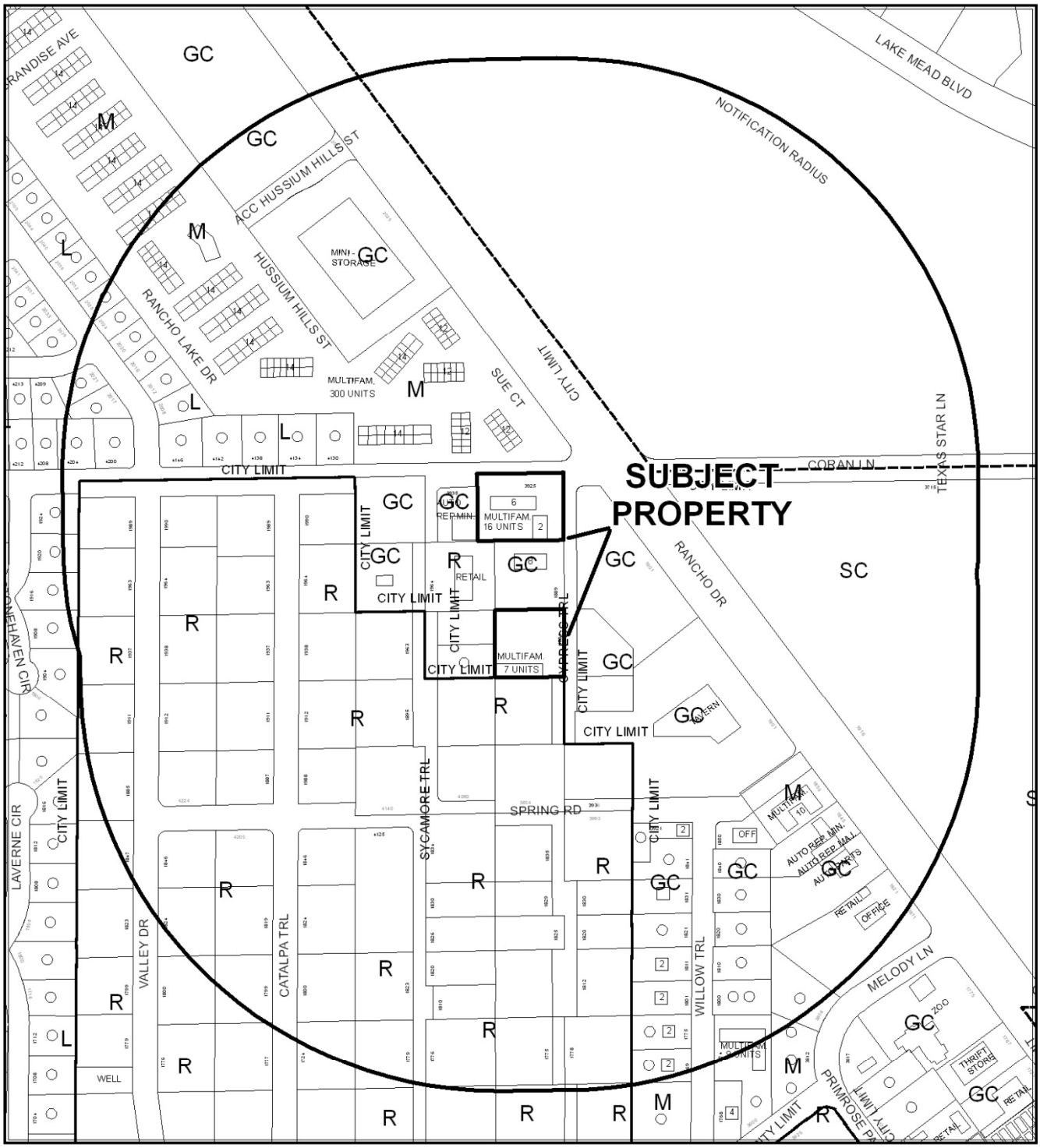
SUBJECT:
GPA-48408 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: WEST, EAST, ASSET MANAGEMENT, LLC - For possible action on a request for a General Plan Amendment FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: GC (GENERAL COMMERCIAL) on 1.4 acres at 3925 Coran Lane and 1881 Cypress Trail (APNs 139-19-703-002 and 007), Ward 5 (Barlow). Staff recommends APPROVAL.

C.C.: 05/15/2013

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



0 210 420

Feet

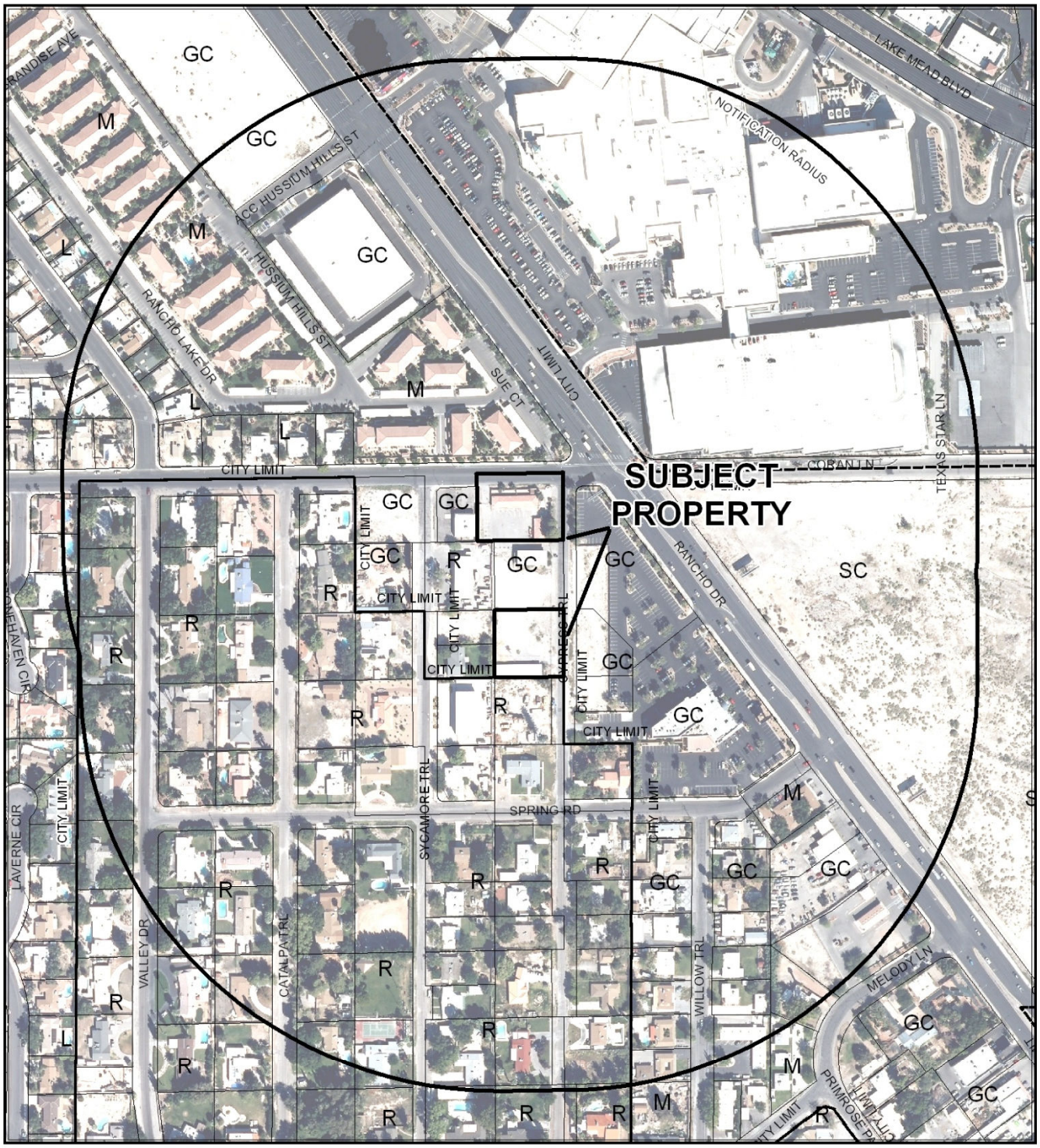
CASE: GPA-48408

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: M (MEDIUM DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: GC (GENERAL COMMERCIAL)

N



0 210 420 Feet

CASE: GPA-48408

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: M (MEDIUM DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: GC (GENERAL COMMERCIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-48408** APN: 139-19-703-002, 139-19-703-004, 139-19-703-007

Name of Property Owner: West East Asset Management, LLC

Name of Applicant: West East Asset Management

Name of Representative: James Guan

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: 戴義

Print Name: Yi Dai

Subscribed and sworn before me

This 19 day of February, 20 13

Roxana Nieto

Notary Public in and for said County and State

ROXANA M. NIETO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 9-14-2013
Certificate No: 10-1613-1

RECEIVED
FEB 20 2013
City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: West East Asset Management, LLC

Project Address (Location) 3925 Coran Lane

Project Name Rancho Office Park **Proposed Use** office

Assessor's Parcel #(s) 139-19-703-002, ~~139-19-703-004~~, 139-19-703-009 **Ward #**

General Plan: existing M proposed GC **Zoning:** existing C-2 proposed C-2

Commercial Square Footage 10,695 **Floor Area Ratio** 0.157

Gross Acres 1.56 **Lots/Units** 3 lots **Density** N/A

Additional Information N/A

PROPERTY OWNER West East Asset Management **Contact** James Guan

Address 325 S. 3rd St. #1-310 **Phone:** 626-384-7037 **Fax:** N/A

City Las Vegas **State** NV **Zip** 89101

E-mail Address Jamesg888@hotmail.com

APPLICANT SAME AS ABOVE **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE SAME AS ABOVE **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* 戴義

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

Print Name DAI, YI

Subscribed and sworn before me

This 19 day of February, 20 13.

Roxana Nieto

Notary Public in and for said County and State

ROXANA M. NIETO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 9-14-2013
Certificate No: 10-1613-1

RECEIVED
FEB 20 2013
City of Las Vegas
Dept. of Planning

Revised 10/27/08

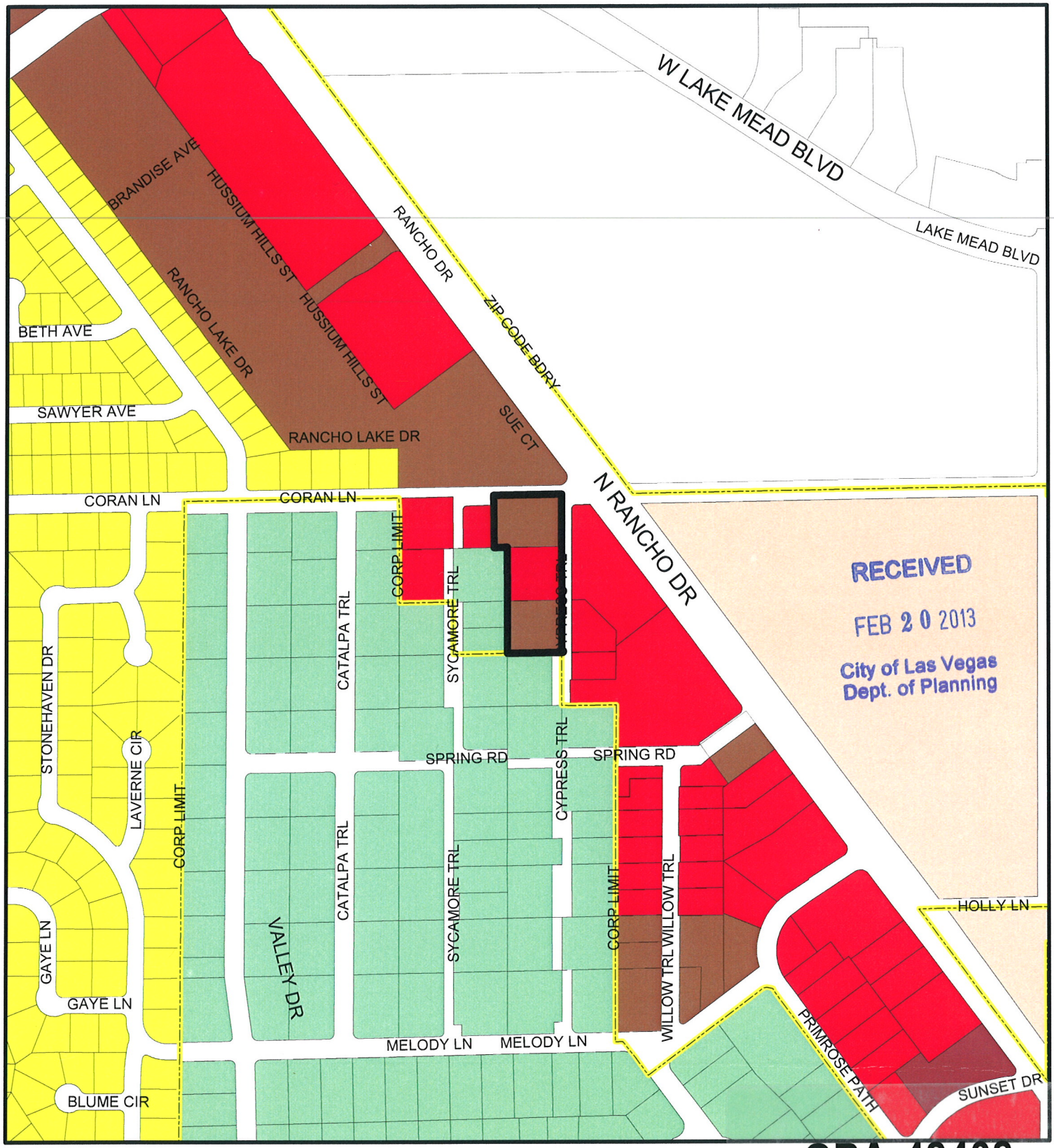
FOR DEPARTMENT USE ONLY

Case #	GPA-48408
Meeting Date:	04/09/13
Total Fee:	$1500.00
Date Received:*	02/20/13
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

GENERAL PLAN AMENDMENT Parcel: 139-19-703-002,004,007



RECEIVED
FEB 20 2013
City of Las Vegas
Dept. of Planning

GENERAL PLAN AMENDMENT

- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium - Low
- Medium - Low Attached
- Medium
- High
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industrial / Research
- Planned Community Development
- Downtown Redevelopment Area
- Park / Recreation / Open Space
- Public Facility
- Public Facility - School
- Public Facility - Clark County
- Town Center
- Resource Conservation
- Downtown - Commercial
- Downtown - Mixed Use
- Not in City
- Subject Parcel
- City Limits

GPA-48408
FROM M TO GC

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

Printed: February 19, 2013

GPA-48408 - APPLICANT/OWNER: WEST, EAST, ASSET MANAGEMENT
3925 CORAN LANE AND 1881 CYPRESS TRAIL

02/28/13

GPA-48408 - APPLICANT/OWNER: WEST, EAST, ASSET MANAGEMENT
3925 CORAN LANE AND 1881 CYPRESS TRAIL

02/28/13

GPA-48408 - APPLICANT/OWNER: WEST, EAST, ASSET MANAGEMENT
3925 CORAN LANE AND 1881 CYPRESS TRAIL

02/28/13

GPA-48408 - APPLICANT/OWNER: WEST, EAST, ASSET MANAGEMENT
3925 CORAN LANE AND 1881 CYPRESS TRAIL

02/28/13

February 18, 2013

City of Las Vegas
333 N. Rancho Drive
Las Vegas, Nevada

Re: Justification Letter for Application

APN 139-19-703-002,004 & 007 – 3925 Coran st-clv

We are planning on use the (4) existing buildings on property 139-19-703-002,004 & 007. The improvements will be to install new sidewalk along Coran Ln and Cypress trl, with New Driveways, utility services, improvements and landscape per City of Las Vegas Building and IBC requirements. We will incorporate some of the site development additional parking per city std for office complex, the existing building will receive new paint and replace window and new door with energy affection to the IECC 2009 standards and upgrade to restroom per the city std and 2003 ADA requirements. It would also help to create additional jobs for the existing business and enable them to serve more customers. This in turn would bring more people into the area, helping other businesses in the area

If I can be of further assistance, please contact me at your earliest convenience.

Thank you,

James Guan
Property Representative
West East Asset Management, LLC

RECEIVED

FEB 20 2013

City of Las Vegas
Dept. of Planning

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 9, 2013

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

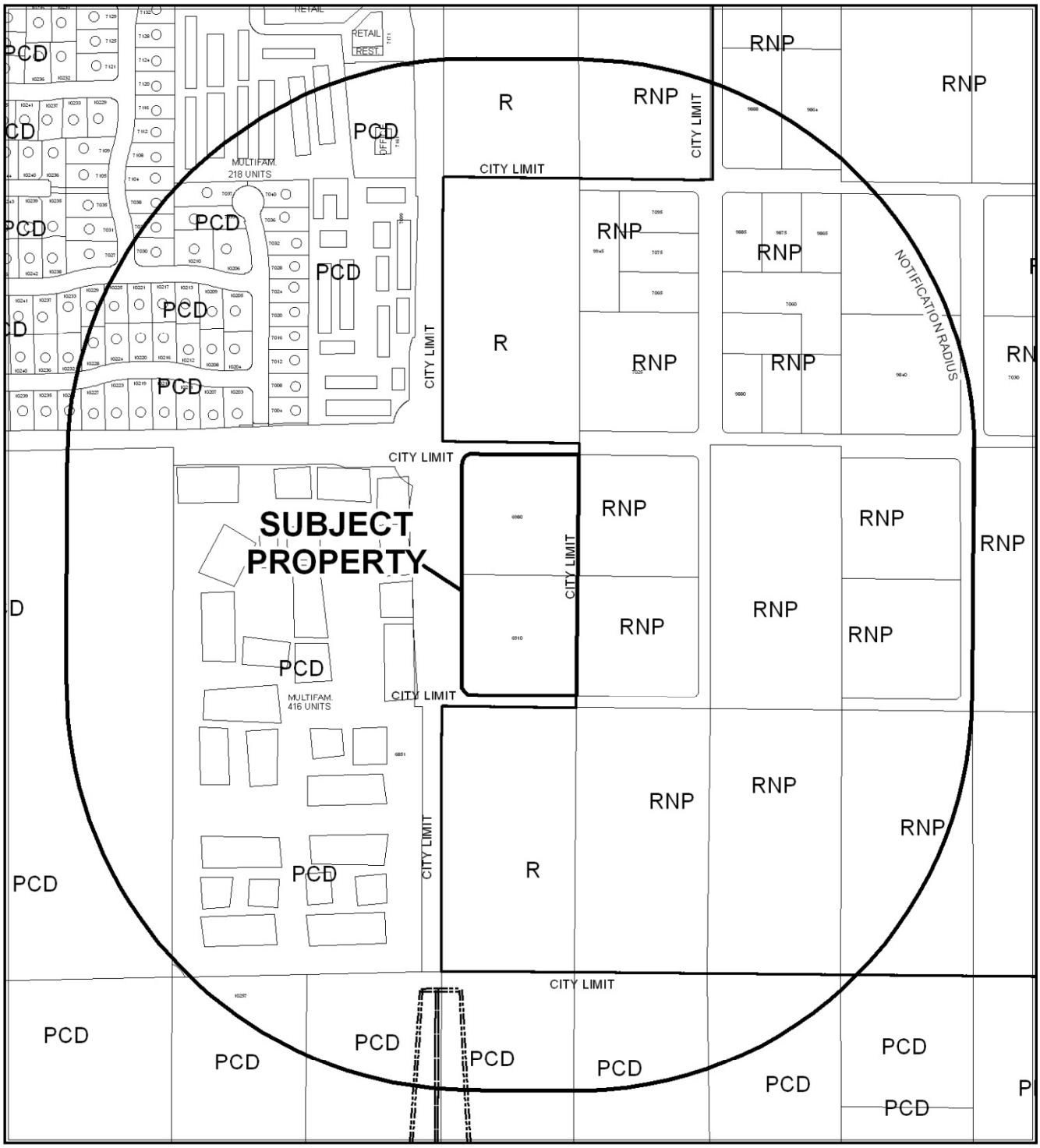
SUBJECT:
GPA-48471 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON, INC. - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 4.14 acres at the southeast corner of Dorrell Lane and Hualapai Way (APNs 125-19-201-001 and 003), Ward 6 (Ross). Staff recommends APPROVAL.

C.C.: 05/15/2013

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 - GPA-48471 and ZON-48472
3. Supporting Documentation
4. Photos - GPA-48471 and ZON-48472
5. Justification Letter



CASE: GPA-48471

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R (RURAL DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: L (LOW DENSITY RESIDENTIAL)

0 200 400 Feet

CASE: GPA-48471

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R (RURAL DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: L (LOW DENSITY RESIDENTIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-48471** APN: 125-19-201-001 and 003

Name of Property Owner: DR Horton, Inc.

Name of Applicant: DR Horton, Inc.

Name of Representative: Slater Hanifan Group

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: Bradley F. Burns

Subscribed and sworn before me

This 20th day of February, 2013

Barbara A. Bross

Notary Public in and for said County and State

BARBARA A. BROSS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 98-2673-1
My Appt. Expires Mar 23, 2014

RECEIVED

FEB 21 2013

City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) Dorrell/Hualapai

Project Name Dorrell/Hualapai West **Proposed Use** _____

Assessor's Parcel #(s) 125-19-201-001, 003 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

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

Gross Acres 5.36 **Lots/Units** 18 **Density** 3.36

Additional Information _____

PROPERTY OWNER DR Horton, Inc. **Contact** _____

Address 330 Carousel Parkway **Phone:** (702) 635-3650 **Fax:** _____

City Henderson **State** Nevada **Zip** 89014

E-mail Address _____

APPLICANT DR Horton, Inc. **Contact** _____

Address 330 Carousel Parkway **Phone:** (702) 635-3650 **Fax:** _____

City Henderson **State** Nevada **Zip** 89014

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

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

E-mail Address cpeltier@shg-inc.com

RECEIVED
FEB 21 2013
City of Las Vegas
Department of Planning

Property Owner Signature* _____

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

Print Name Bradley E Burns

Subscribed and sworn before me

This 20th day of February, 2013

Barbara A. Bross

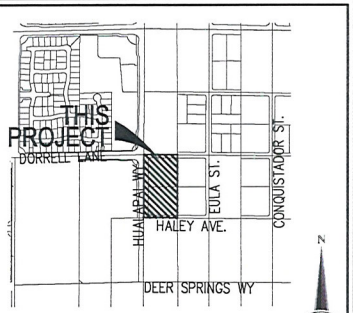
BARBARA A BROSS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 98-2673-1
My Appt. Expires Mar 23, 2014

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	GPA-40421
Meeting Date:	4/9/13
Total Fee:	2000.00
Date Received:*	2/21/13
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.



VICINITY MAP
NOT TO SCALE

LEGEND
- PLANNED COMMUNITY DEVELOPMENT
- R (RURAL DENSITY RESIDENTIAL)
- RURAL ESTATES

RECEIVED
FEB 2 1 2013

N

0 250 500
SCALE – 1"=250' FEET

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #214, LAS VEGAS, NV 89118
PHONE (702) 284-8300 FAX (702) 284-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

DR HORTON

DORRELL / HUALAPAI WEST

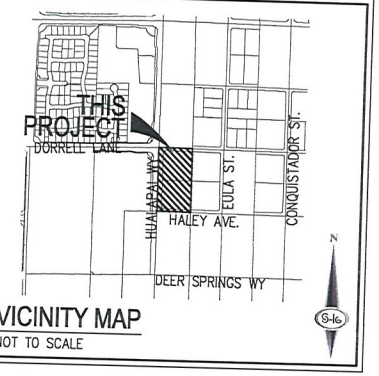
LOCATION MAP - GENERAL PLAN

DATE: 2/21/13
DRAFTER: EB
DESIGNER: EB
CHECKED: DP
PROJECT NO. DRH1230.000

EX-1
SHEET 1 OF 1

j:\drh1230-000 dorrell hualapai\dwg\entitlements\drh1230.000-land_use.dwg 2/21/2013 2:55 PM Efraim Balizan

GPA-48471



VICINITY MAP
NOT TO SCALE

LEGEND

- PD – PLANNED DEVELOPMENT
- R-PD3 – RESIDENTIAL PLANNED DEVELOPMEN
- U- (GPA DESIGNATION) UNDEVELOPED
- CLARK COUNTY

RECEIVED
FEB 21 2013

N
S-I6

0 250 500
SCALE – 1"=250' FEET

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #215, LAS VEGAS, NV 89118
PHONE (702) 284-4300 FAX (702) 284-4399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

DR HORTON

DORRELL / HUALAPAI WEST

LOCATION MAP - ZONING DISTRICTS

DATE:	2/21/13
DRAFTER:	EB
DESIGNER:	EB
CHECKED:	DP
PROJECT NO.	DRH1230.000

EX-1
SHEET 1 OF 1

j:\drh1230-000 dorrell hualapai\dwg\entitlements\drh1230.000-zoning.dwg 2/21/2013 2:50 PM Efraim Bolizon

GPA-48471

GPA-48471 & ZON-48472 - APPLICANT/OWNER: DR HORTON, INC.
SOUTHEAST CORNER OF DORRELL LANE AND HUALAPAI WAY

02/28/13

GPA-48471 & ZON-48472 - APPLICANT/OWNER: DR HORTON, INC.
SOUTHEAST CORNER OF DORRELL LANE AND HUALAPAI WAY

02/28/13

GPA-48471 & ZON-48472 - APPLICANT/OWNER: DR HORTON, INC.
SOUTHEAST CORNER OF DORRELL LANE AND HUALAPAI WAY

02/28/13

GPA-48471 & ZON-48472 - APPLICANT/OWNER: DR HORTON, INC.
SOUTHEAST CORNER OF DORRELL LANE AND HUALAPAI WAY

02/28/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

DRH1230-001

February 21, 2013

City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

RECEIVED
FEB 21 2013
City of Las Vegas
Department of Planning

SUBJECT: **Justification Letter for a General Plan Amendment and Zone Change Request for Dorrell/Hualapai West.**

Slater Hanifan Group, on behalf of the applicant, D.R. Horton, respectfully submits this justification letter in support of a General Plan Amendment (GPA) and Zone Change (ZON) for the subject site.

The subject site is located at the southeast corner of Hualapai Way and Dorrell Lane. The Assessor's Parcel Numbers are 125-19-201-001 and 003. The parcels are approximately 4.14 gross acres combined.

The purpose of the GPA request is to revise the General Plan from *Rural Density Residential* (R) to *Low Density Residential* (L) which would allow up to 5.49 dwelling units per gross acre (du/ac). The requested zone change would be from Residential Planned Development (R-PD3) to Single Family Residential (R-1).

The proposed development includes 18 single family residential lots on the 4.14 acres, which results in a density of 4.35 dwelling units per acre (du/ac). The minimum lot square footage would be 6,500 with a minimum lot width of 60 feet.

The proposed development would serve as transitional zoning from the properties to the east, which are currently in the County and zoned Rural Estates Residential, from the existing Planned Development District (PD) across Hualapai Way, east of the site, which consists of a higher density, apartment development. The properties to the immediate north and south are undeveloped and located within the County and are currently zoned Rural Estates Residential. The proposed

GPA-48471

development would fit in to the character of the neighborhood in terms of providing a large lot single family subdivision.

Thank you for considering these application requests. Please contact me at 284-5300 if you have any questions regarding these applications.

Slater Hanifan Group, Inc.

Darrin Pappa, P.E.
Project Manager

Cc:
Brad Burns, DR Horton
Matt Stark, DR Horton
Chelsea Peltier, SHG

RECEIVED
FEB 21 2013
City of Las Vegas
Department of Planning

GPA-48471

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 9, 2013

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

SUBJECT:
ZON-48472 - REZONING RELATED TO GPA-48471 - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON, INC. - For possible action on a request for a Rezoning FROM: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 4.14 acres at the southeast corner of Dorrell Lane and Hualapai Way (APNs 125-19-201-001 and 003), Ward 6 (Ross). Staff recommends APPROVAL.

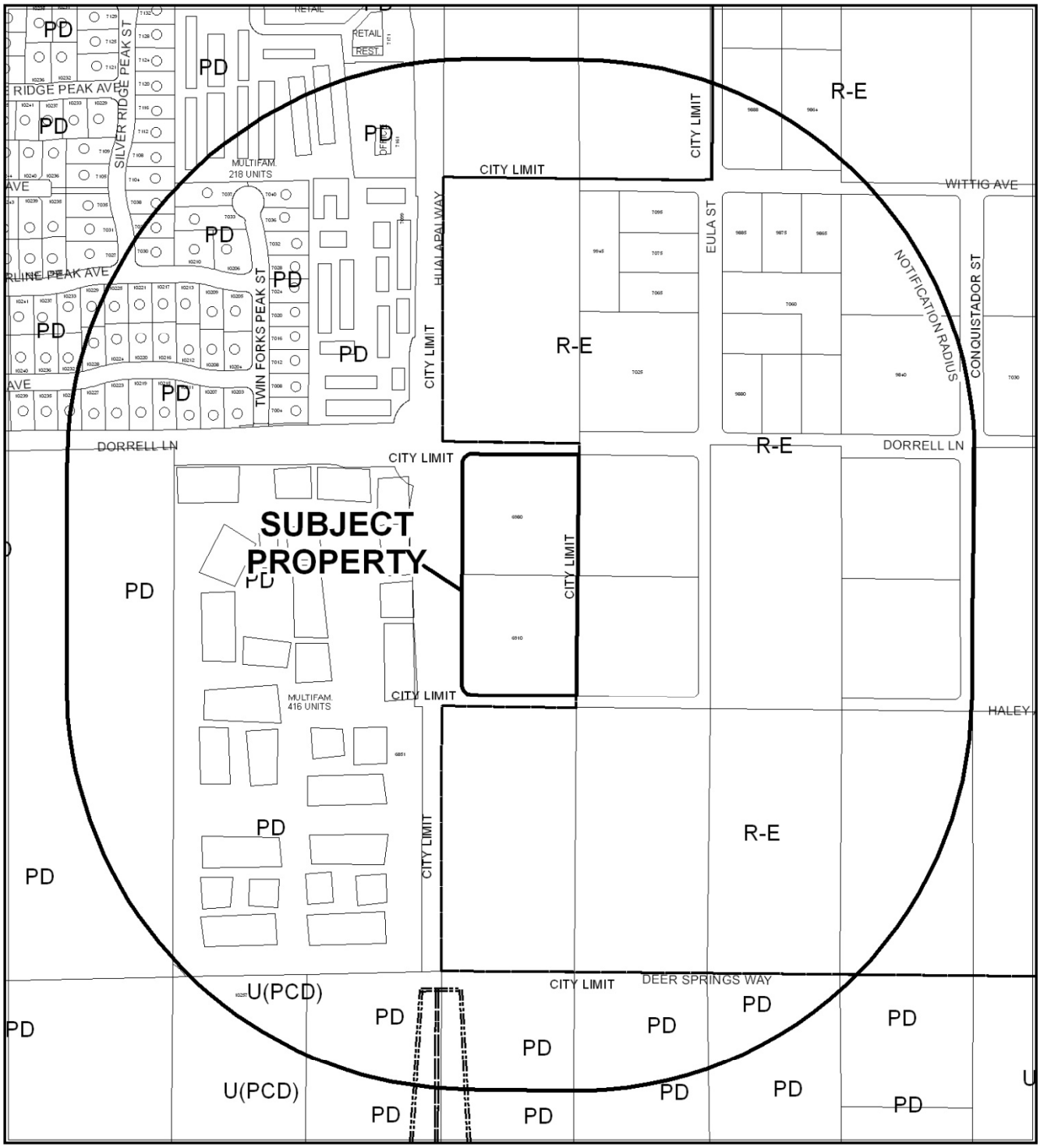
C.C.: 05/15/2013

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. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation
4. Justification Letter

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: ZON-48472

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

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

CASE: ZON-48472

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-48472** APN: 125-19-201-001 and 003

Name of Property Owner: DR Horton, Inc.

Name of Applicant: DR Horton, Inc.

Name of Representative: Slater Hanifan Group

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: Bradley F. Burns

Subscribed and sworn before me

This 20th day of Feb, 2013

Barbara A. Bross

Notary Public in and for said County and State

BARBARA A. BROSS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 98-2673-1
My Appt. Expires Mar 23, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezone

Project Address (Location) Dorrell/Hualapai

Project Name Dorrell/Hualapai West **Proposed Use** _____

Assessor's Parcel #(s) 125-19-201-001, 003 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

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

Gross Acres 5.36 **Lots/Units** 18 **Density** 3.36

Additional Information _____

PROPERTY OWNER DR Horton, Inc. **Contact** _____

Address 330 Carousel Parkway **Phone:** (702) 635-3650 **Fax:** _____

City Henderson **State** Nevada **Zip** 89014

E-mail Address _____

APPLICANT DR Horton, Inc. **Contact** _____

Address 330 Carousel Parkway **Phone:** (702) 635-3650 **Fax:** _____

City Henderson **State** Nevada **Zip** 89014

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

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

E-mail Address cpeltier@shg-inc.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 Bradley F Burns

Subscribed and sworn before me

This 20th day of February, 20 13.

Barbara A. Bross

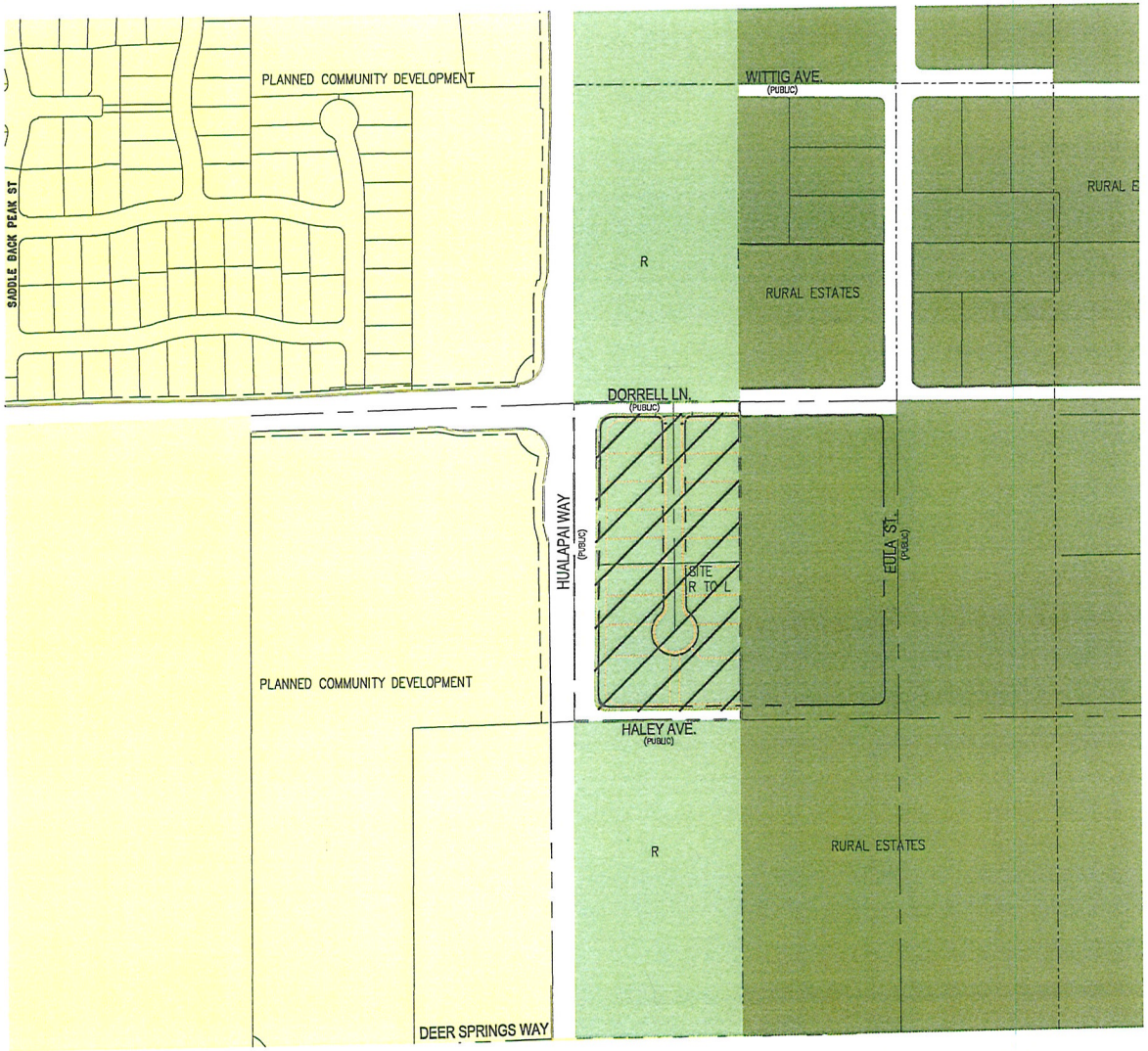
Notary Public in and for said County and State

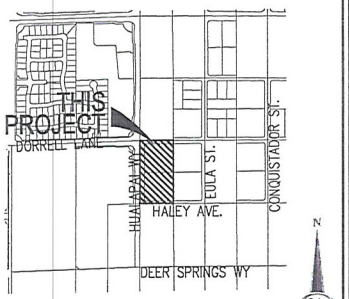
BARBARA A. BROSS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 98-2673-1
My Appt. Expires Mar 23, 2014

FOR DEPARTMENT USE ONLY

Case #	ZON-48472
Meeting Date:	4/9/13
Total Fee:	$ 1200.-
Date Received:*	2/21/13
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.





VICINITY MAP
NOT TO SCALE

LEGEND
- PLANNED COMMUNITY DEVELOPMENT
- R (RURAL DENSITY RESIDENTIAL)
- RURAL ESTATES

N

0 250 500
SCALE – 1"=250' FEET

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 254-8333 FAX (702) 254-8339

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP

DR HORTON

DORRELL / HUALAPAI WEST

LOCATION MAP - GENERAL PLAN

DATE: 2/21/13
DRAFTER: EB
DESIGNER: EB
CHECKED: DP
PROJECT NO. DRH1230.000

EX-1
SHEET 1 OF 1

j:\drh1230-000 dorrell hualapai\dwg\entitlements\drh1230.000-land_use.dwg 2/21/2013 2:55 PM Efraim Balizan

ZON-48472

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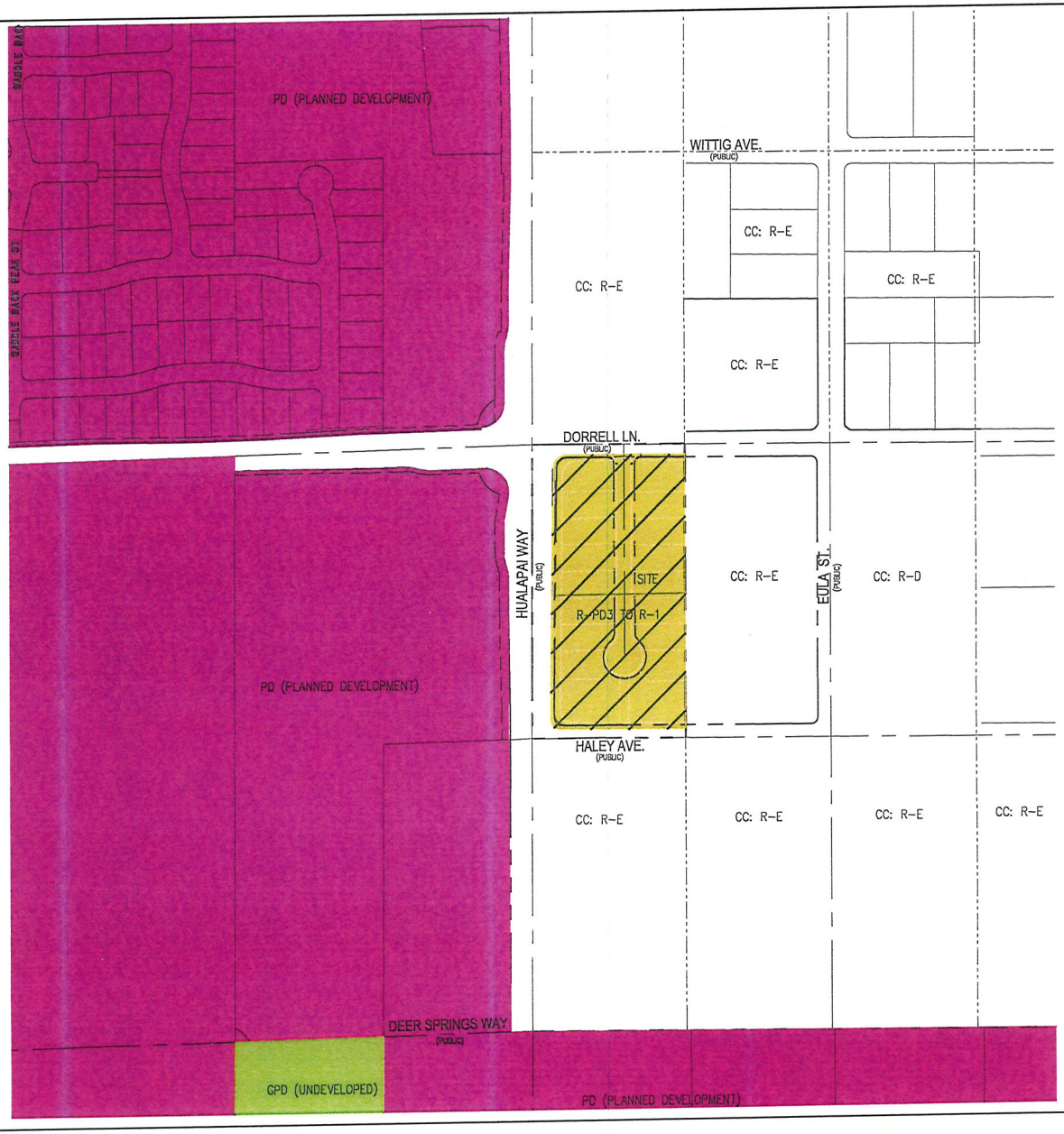
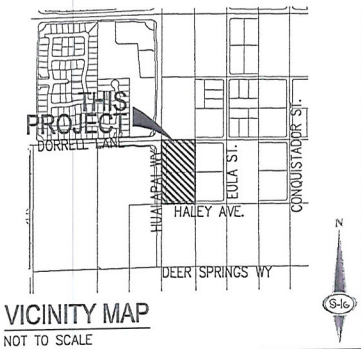
FEB 21 2013





VICINITY MAP
NOT TO SCALE

LEGEND

- PD – PLANNED DEVELOPMENT
- R-PD3 – RESIDENTIAL PLANNED DEVELOPMEN
- U– (GPA DESIGNATION) UNDEVELOPED
- CLARK COUNTY

RECEIVED
FEB 2 1 2013

N

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SCALE – 1"=250' FEET

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #210, LAS VEGAS, NV 89118
PHONE (702) 284-3300 FAX (702) 284-3399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

DR HORTON

DORRELL / HUALAPAI WEST

LOCATION MAP - ZONING DISTRICTS

DATE:	2/21/13
DRAFTER:	EB
DESIGNER:	EB
CHECKED:	DP
PROJECT NO.	DRH1230.000

EX-1
SHEET 1 OF 1

j:\drh1230-000 dorrell hualapai\dwg\entitlements\drh1230.000-zoning.dwg 2/21/2013 2:50 PM Efraim Bolizon

ZON-48472

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

DRH1230-001

February 21, 2013

City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a General Plan Amendment and Zone Change Request for Dorrell/Hualapai West.**

Slater Hanifan Group, on behalf of the applicant, D.R. Horton, respectfully submits this justification letter in support of a General Plan Amendment (GPA) and Zone Change (ZON) for the subject site.

The subject site is located at the southeast corner of Hualapai Way and Dorrell Lane. The Assessor's Parcel Numbers are 125-19-201-001 and 003. The parcels are approximately 4.14 gross acres combined.

The purpose of the GPA request is to revise the General Plan from *Rural Density Residential* (R) to *Low Density Residential* (L) which would allow up to 5.49 dwelling units per gross acre (du/ac). The requested zone change would be from Residential Planned Development (R-PD3) to Single Family Residential (R-1).

The proposed development includes 18 single family residential lots on the 4.14 acres, which results in a density of 4.35 dwelling units per acre (du/ac). The minimum lot square footage would be 6,500 with a minimum lot width of 60 feet.

The proposed development would serve as transitional zoning from the properties to the east, which are currently in the County and zoned Rural Estates Residential, from the existing Planned Development District (PD) across Hualapai Way, east of the site, which consists of a higher density, apartment development. The properties to the immediate north and south are undeveloped and located within the County and are currently zoned Rural Estates Residential. The proposed

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FEB 2 1 2013
City of Las Vegas
Department of Planning

ZON-48472

development would fit in to the character of the neighborhood in terms of providing a large lot single family subdivision.

Thank you for considering these application requests. Please contact me at 284-5300 if you have any questions regarding these applications.

Slater Hanifan Group, Inc.

Darrin Pappa, P.E.
Project Manager

Cc:
Brad Burns, DR Horton
Matt Stark, DR Horton
Chelsea Peltier, SHG

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City of Las Vegas
Department of Planning

ZON-48472

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 9, 2013

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

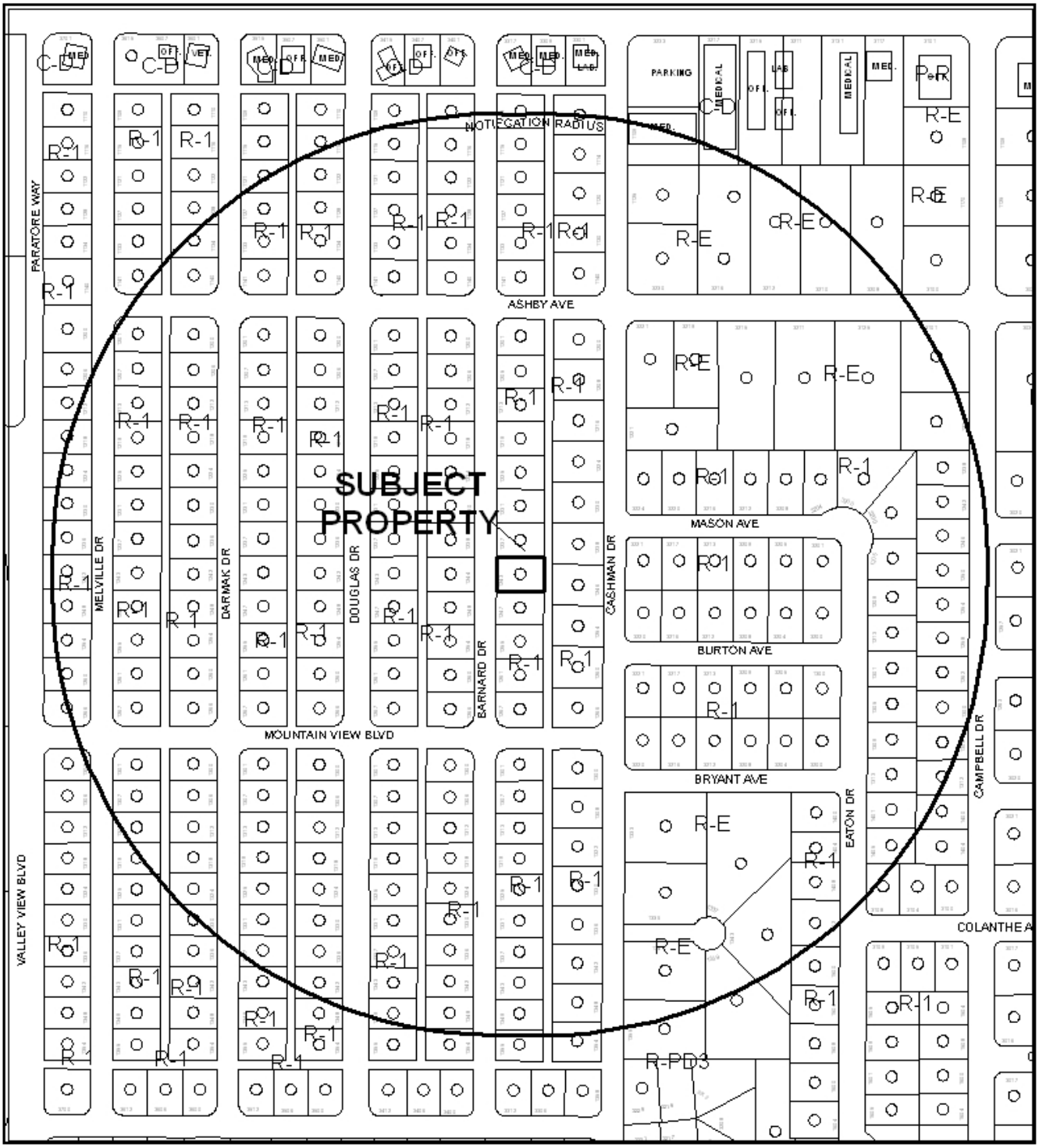
SUBJECT:
VAR-47494 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM BIRTHISEL - For possible action on a request for a Variance TO ALLOW AN EXISTING ACCESSORY STRUCTURE (CLASS II) TO BE LOCATED IN THE FRONT YARD WHERE SUCH IS NOT PERMITTED AND TO ALLOW SETBACKS OF NINE FEET IN THE FRONT YARD AND ZERO FEET IN THE SIDE YARDS WHERE 20 FEET AND FIVE FEET ARE REQUIRED, RESPECTIVELY on 0.19 acres at 1243 Barnard Drive (APN 162-05-114-009), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 05/15/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**5**
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 Letters
6. Support Letters



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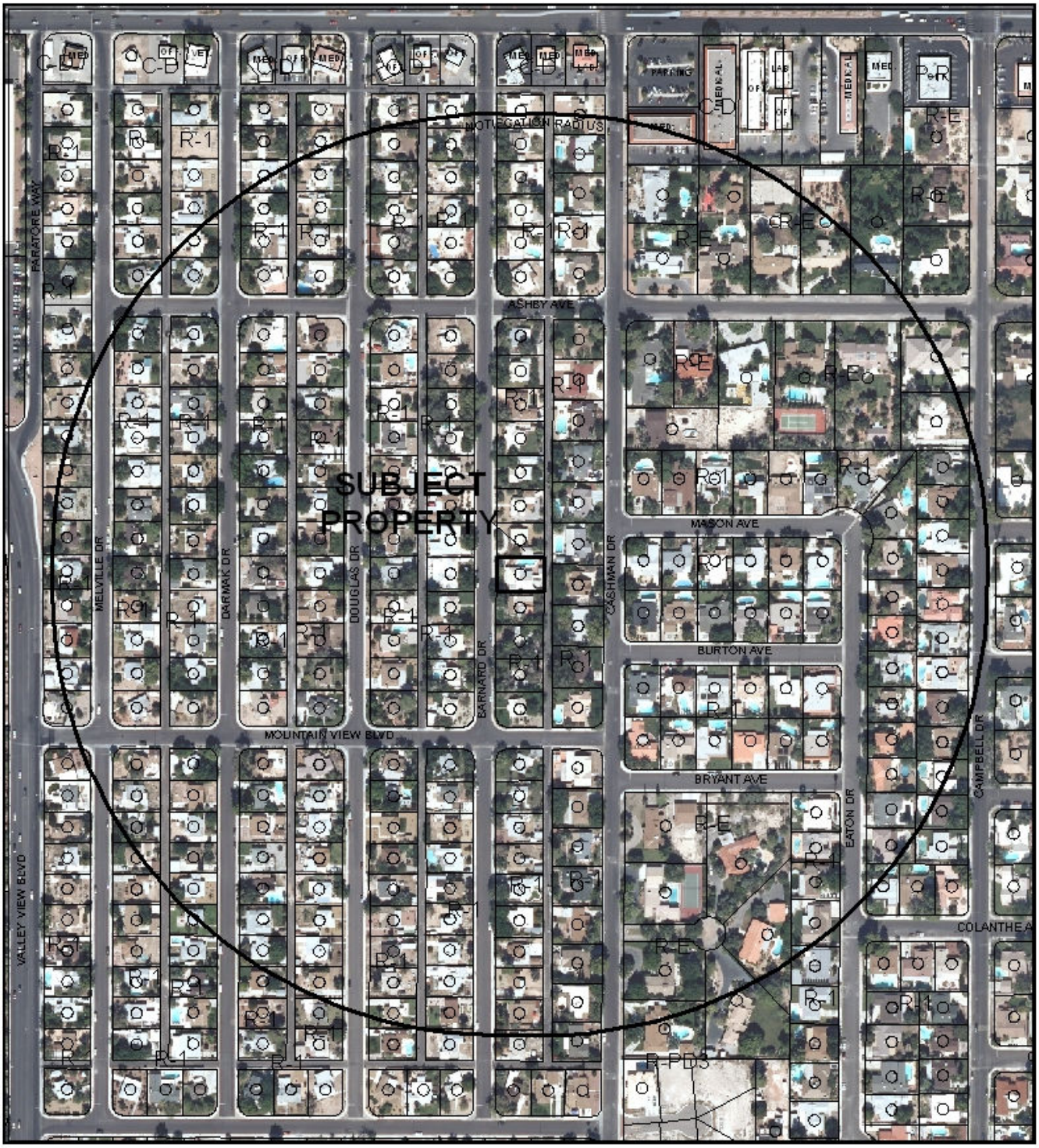
CASE: **VAR-47494**

RADIUS: 1000 FEET

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

N



0 260 520 Feet

CASE: **VAR-47494**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-47494 APN: _____

Name of Property Owner: William Bithisel

Name of Applicant: William Bithisel

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: William J. Bithisel

Print Name: William L Bithisel

State of: NEVADA County of: CLARK

Subscribed and sworn before me

This 10th day of November, 2012

Kathryn A. Shortledge

Notary Public in and for said County and State

KATHRYN A. SHORTLEDGE
Notary Public State of Nevada
No. 06-104367-1
My Appt. Exp. May 24, 2014

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NOV 14 2012

162-05-114-009

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Car Port 19.06.040(c2) ACC STRUCT-FRONT

Project Address (Location) 1243 Barnard Dr Las Vegas NV 89102

Project Name Birthisel car port **Proposed Use** car shade

Assessor's Parcel #(s) Lot 17 Block 10 WestLeigh Tract 2 **Ward #** 1

General Plan: existing L proposed N/A **Zoning:** existing R-1 proposed N/A

Commercial Square Footage 468 sq ft **Floor Area Ratio**

Gross Acres 0.19 **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER William Birthisel **Contact** same

Address 1243 Barnard Dr **Phone:** 702 870 7119 **Fax:**

City Las Vegas **State** NV **Zip** 89102

E-mail Address bstdnvegas@Hotmail.com

APPLICANT William Birthisel **Contact** same

Address 1243 Barnard Dr **Phone:** 702 870 7119 **Fax:**

City Las Vegas **State** NV **Zip** 89102

E-mail Address bstdnvegas@hotmail.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* William L Birthisel

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

Print Name William L Birthisel

State of: NEVADA County of: CLARK

Subscribed and sworn before me

This 16th day of November, 20 12.

Kathryn A Shortledge

Notary Public in and for said County and State

KATHRYN A. SHORTLEDGE
Notary Public State of Nevada
No. 06-104367-1
My Appt. Exp. May 24, 2014

FOR DEPARTMENT USE ONLY

Case #	VAR-47494
Meeting Date:	1-8-13
Total Fee:	$830.00
Date Received:*	11-14-12
Received By:	

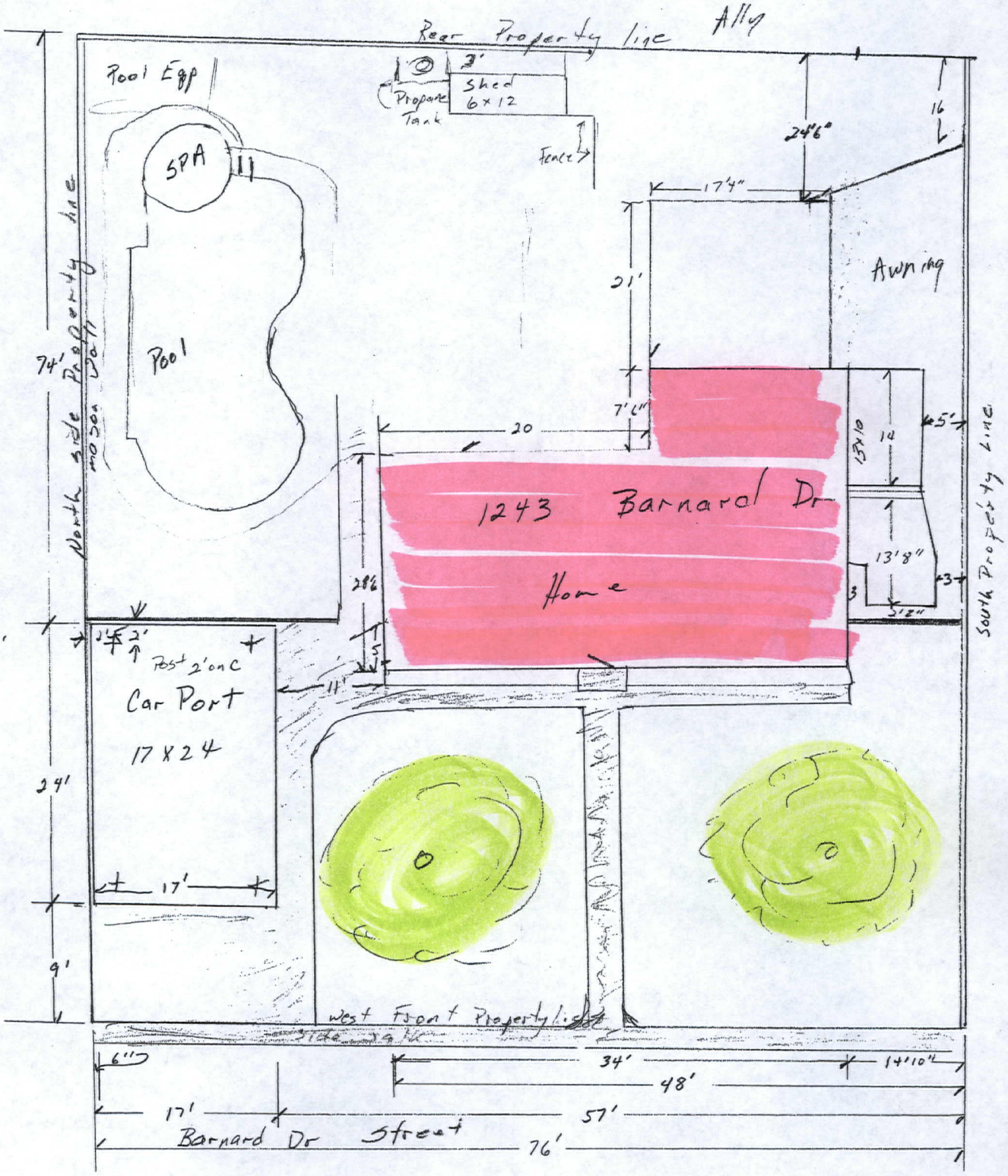
PC

*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

17'x24' solid Alumawood Car Port
white in color



VAR-47494
REVISED

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BARNARD DR
1247
1243
1237
VAR-47494

VAR-47494

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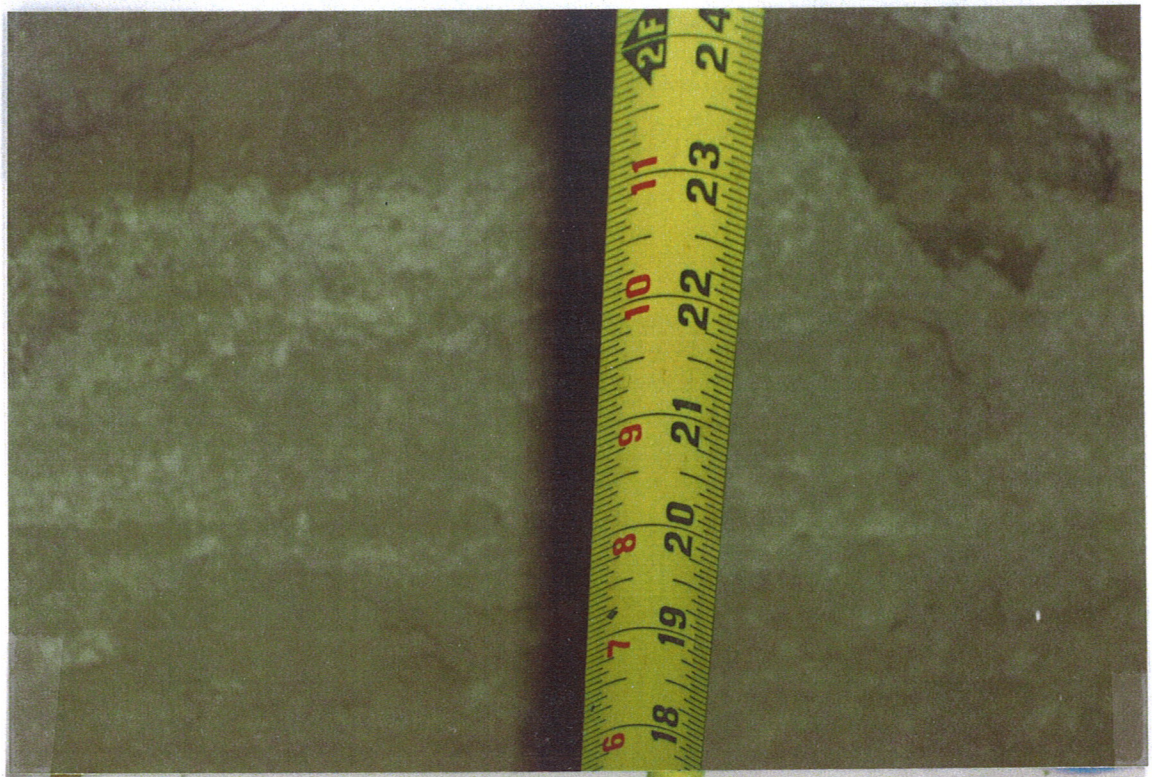

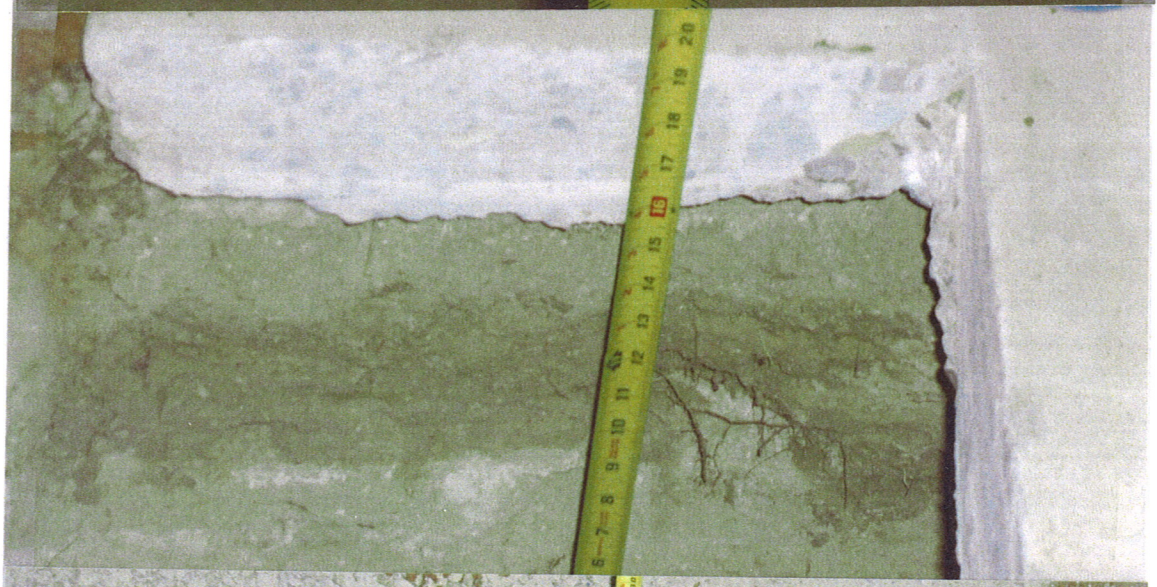

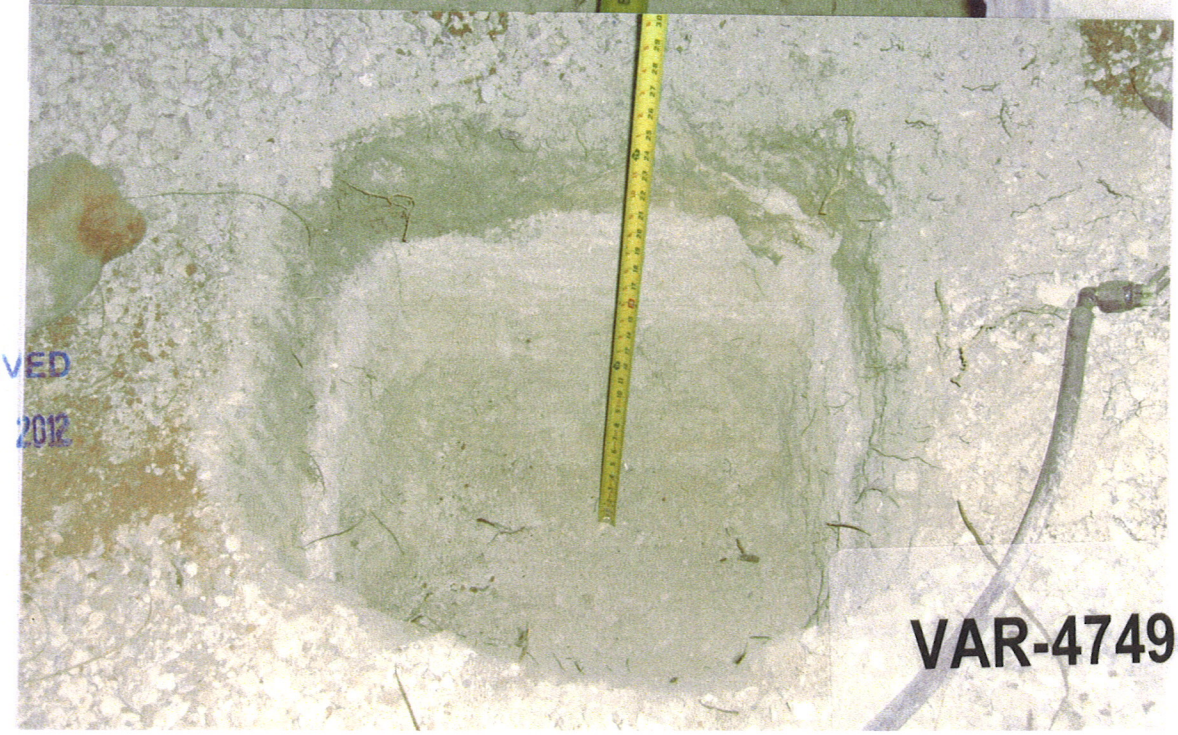

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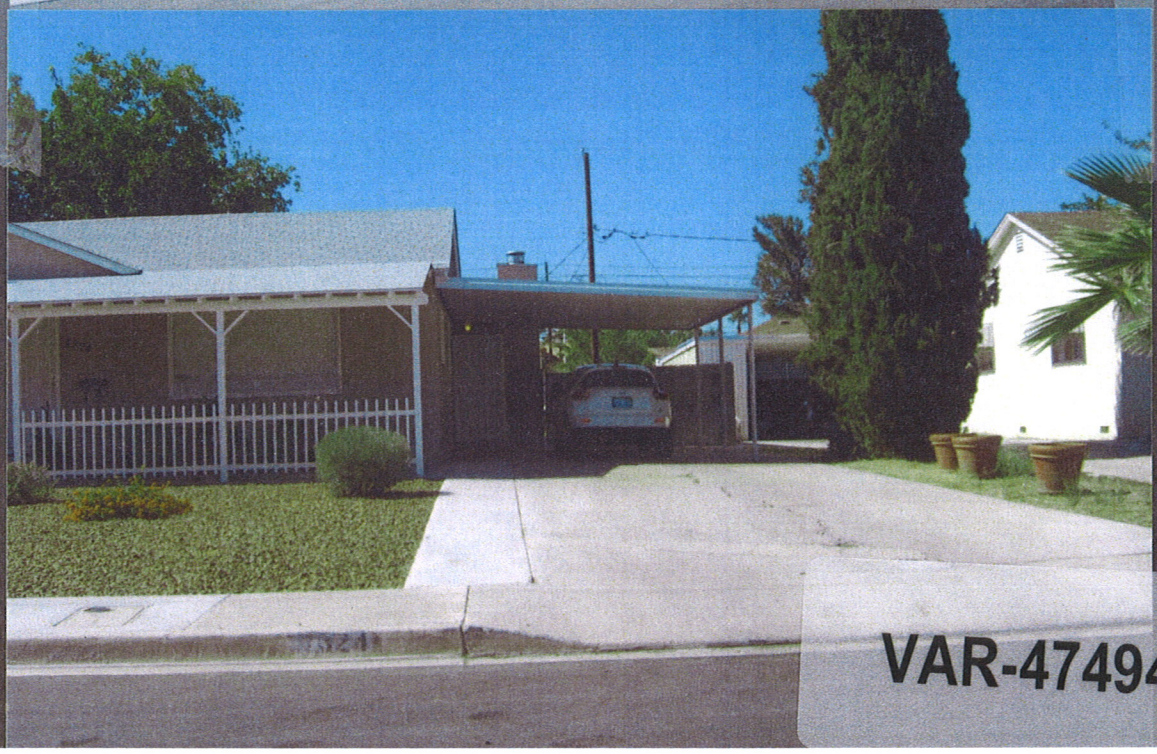
VAR-47494

VAR-47494



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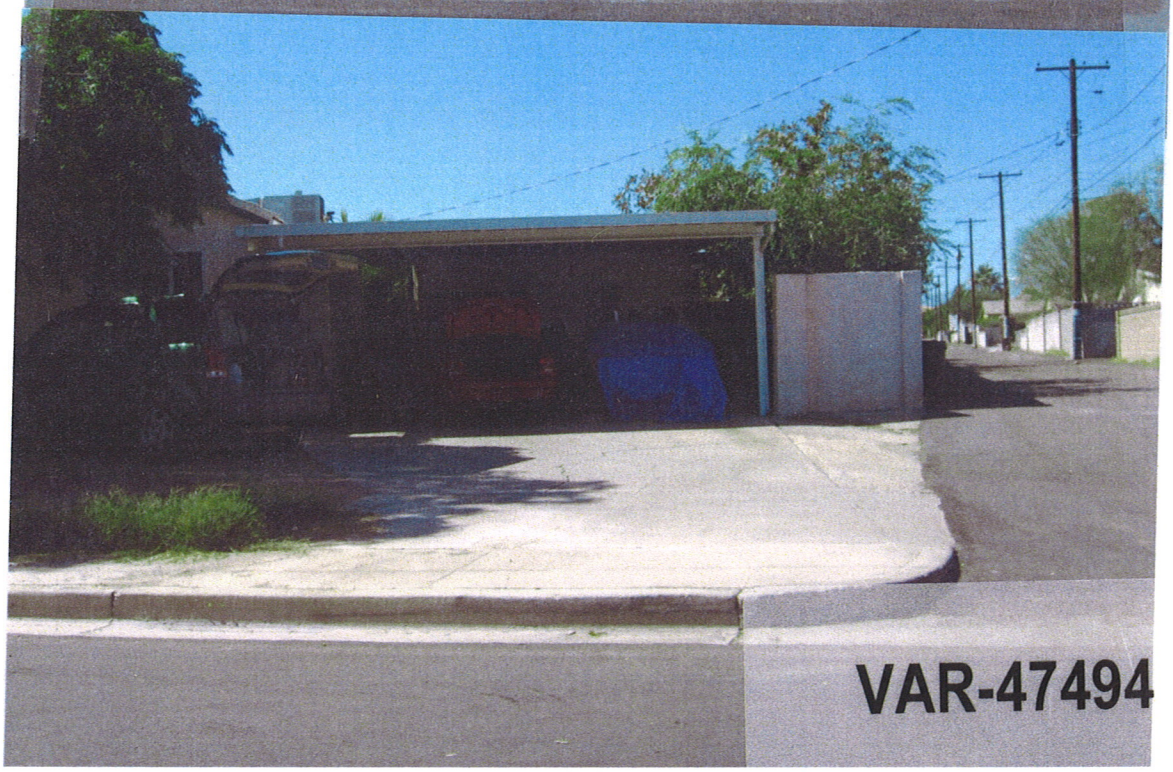
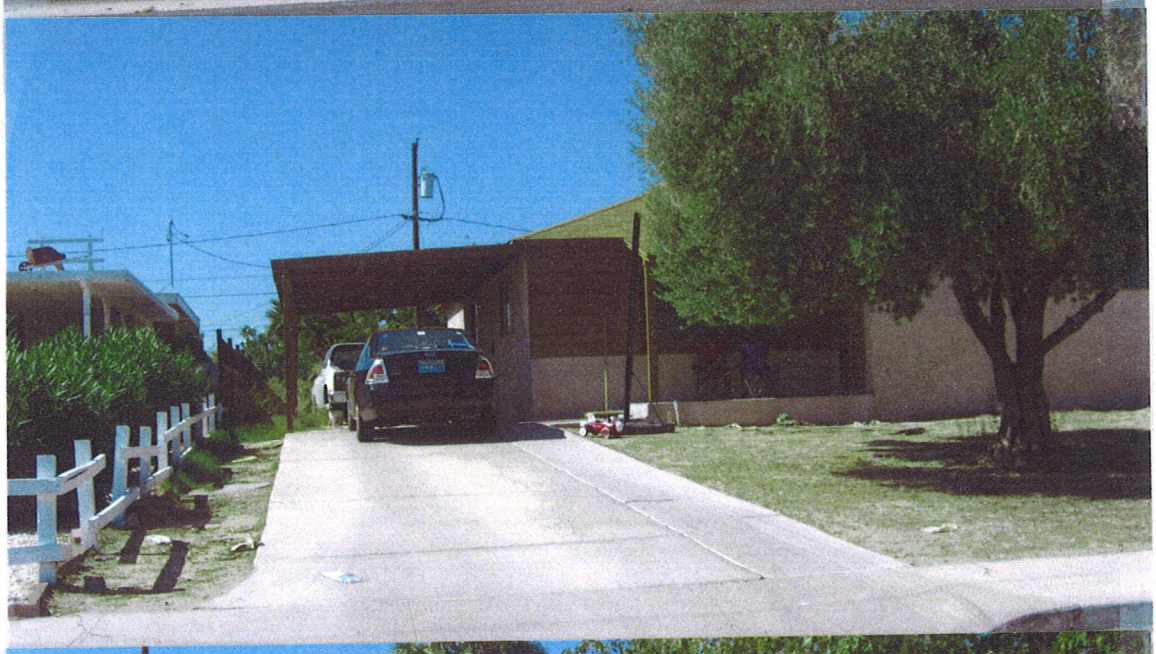
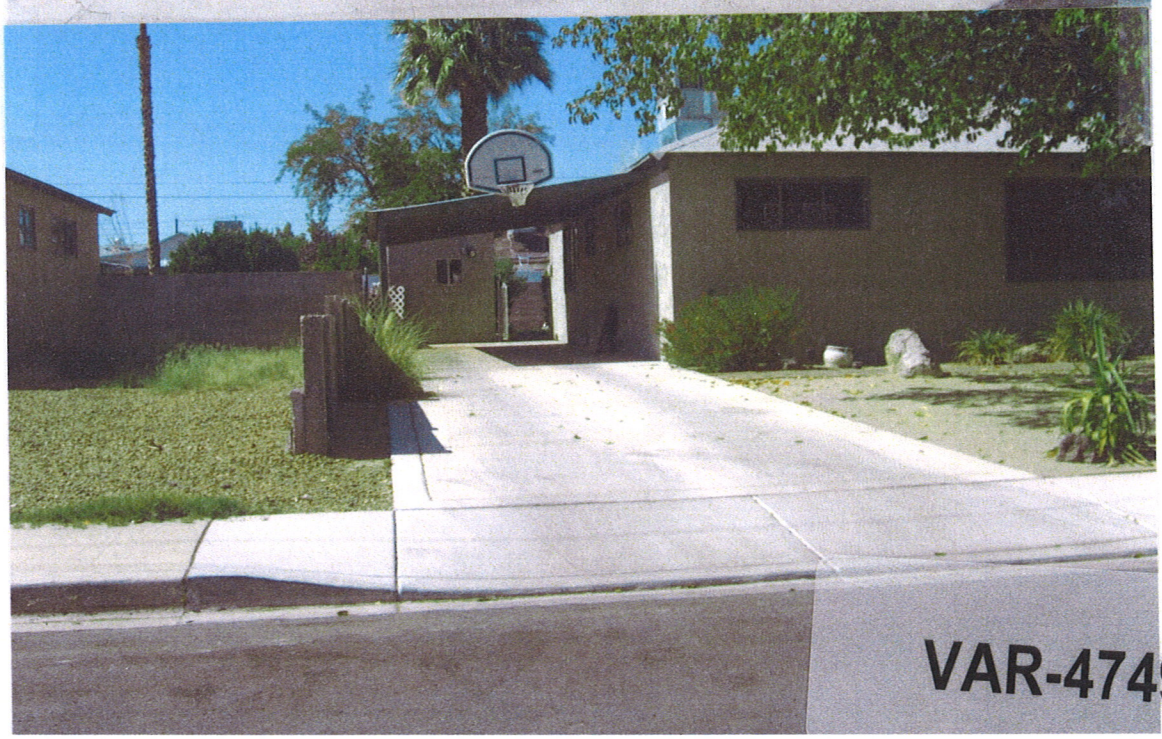


VAR-47494





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NOV 14 2016

VAR-47494

RECEIVED
NOV 14 2012

VAR-47494

JUSTIFICATION LETTER FOR VARIANCE FOR CARPORT LOCATED IN THE WESTLEIGH TRACT
1243 BARNARD DR, LAS VEGAS, NV

Homes were built in the Westleigh Tract in the early 1950's. The original homes did not have attached garages. The garages that were built were in the rear of the property with access from the alley running behind the homes. All automobile parking was on the street or in a driveway from the alley. Things were much different 60 years ago. Families only had one car and life was much simpler.

Today in the Westleigh Tract, many homes have opted for more parking options, e.g., attached garages with a driveway to the street, driveways to one side of the lot to accommodate off street parking, and carports, many of which are built to the property line.

I am requesting a variance for the carport on the existing concrete driveway to the front side of the property. I desire the shade for the preservation of my car. The aluma wood carport kit I purchased is top of the line. I spent extra money for the corple ends to beautify the structure. It is white in color to match my home's windows and blend in with the overall scheme of the dwelling. I have obtained written support letters from most impacted neighbors.

In review, the improving of a 60 year old neighborhood is necessary to improve the lifestyle of a modern family home. The carport structure at 1243 Barnard Dr. blends in well and looks very nice. It affords me the protection from the sun and street parking.

Respectfully,

William Birthisel

William Birthisel
1243 Barnard Drive
Las Vegas, NV 89102
702-870-7119
bstdnvegas@hotmail.com

RECEIVED
NOV 14 2012
VAR-47494

To Whom it May Concern~

I would like to request a "Front Yard Setback" Variance to allow a carport that I built in my front yard, which does not meet the 20' required by the Unified Development Code in the R-1 zoning district.

Regards,

William Birthisel

William J. Birthisel

10/11/2012

RECEIVED
NOV 14 2012
VAR-47494

NEIGHBORS APPROVAL FOR VARIANCE OF CARPORT

I DENNIS BALLEW, owner of the home at 1238 Barnard Dr, Las Vegas, NV 89102 do not have any objections against the carport located at 1243 Barnard Dr and would approve the variance needed for said carport.

Dennis Ballew 10-20-12

Signature and Date

BEST LOOKING CAR PORT IN Neighborhood.

RECEIVED
NOV 14 2012

RECEIVED
NOV 13 2012

NEIGHBORS APPROVAL FOR VARIANCE OF CARPORT

I Constance Dunham, owner of the home at 1244 Barnard Dr, Las Vegas, NV 89102 do not have any objections against the carport located at 1243 Barnard Dr and would approve the variance needed for said carport.

Constance Dunham 10/25/12

Signature and Date

RECEIVED

NOV 4 2012

NEIGHBORS APPROVAL FOR VARIANCE OF CARPORT

I Vicki J Platt, owner of the home at 1248 Barnard Dr, Las Vegas, NV 89102 do not have any objections against the carport located at 1243 Barnard Dr and would approve the variance needed for said carport.

Vicki J Platt

Signature and Date

Nothing wrong with this carport. Done very nicely.

RECEIVED

NOV 14 2012

NEIGHBORS APPROVAL FOR VARIANCE OF CARPORT

I TINA FELPS, owner of the home at 1237 Barnard Dr, Las Vegas, NV 89102 do not have any objections against the carport located at 1243 Barnard Dr and would approve the variance needed for said carport.

10/22/12

Signature and Date

RECEIVED
NOV 14 2012

NEIGHBORS APPROVAL FOR VARIANCE OF CARPORT

I David Devereaux, owner of the home at 1247 Barnard Dr, Las Vegas, NV 89102 do not have any objections against the carport located at 1243 Barnard Dr and would approve the variance needed for said carport.

D. J Devereaux 10/20/12

Signature and Date

RECEIVED
NOV 14 2012

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 9, 2013

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

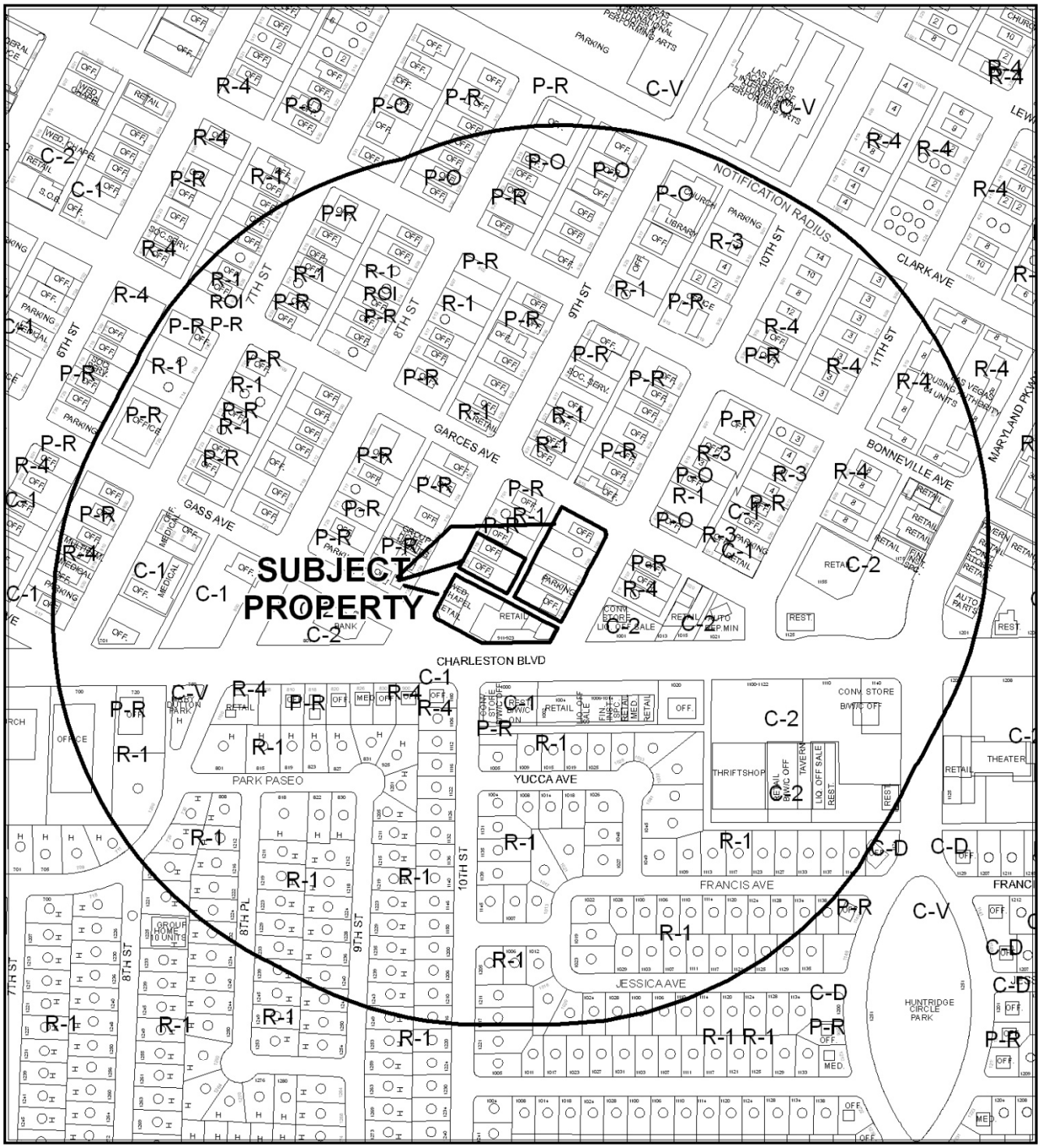
SUBJECT:
VAR-48460 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHARLESTON TOWERS, LLC - For possible action on a request for a Variance TO ALLOW LOT COVERAGE OF 56 PERCENT WHERE 50 PERCENT IS THE MAXIMUM ALLOWED IN CONJUNCTION WITH A PROPOSED MIXED-USE DEVELOPMENT on 2.09 acres at the northwest corner of Charleston Boulevard and 10th Street (APNs 139-34-810-101 through 105, 074, and 075; and 139-34-812-003), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

C.C.: 05/15/2013

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, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-48460, SUP-48462 and SDR-48464
2. Conditions and Staff Report - VAR-48460, SUP-48462, VAC-48465 and SDR-48464
3. Supporting Documentation
4. Photos - VAR-48460, SUP-48462, VAC-48465 and SDR-48464
5. Justification Letter - VAR-48460, SUP-48462, VAC-48465 and SDR-48464



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CASE: VAR-48460,SUP-48462 & SDR-48464

RADIUS: 1000 FEET

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

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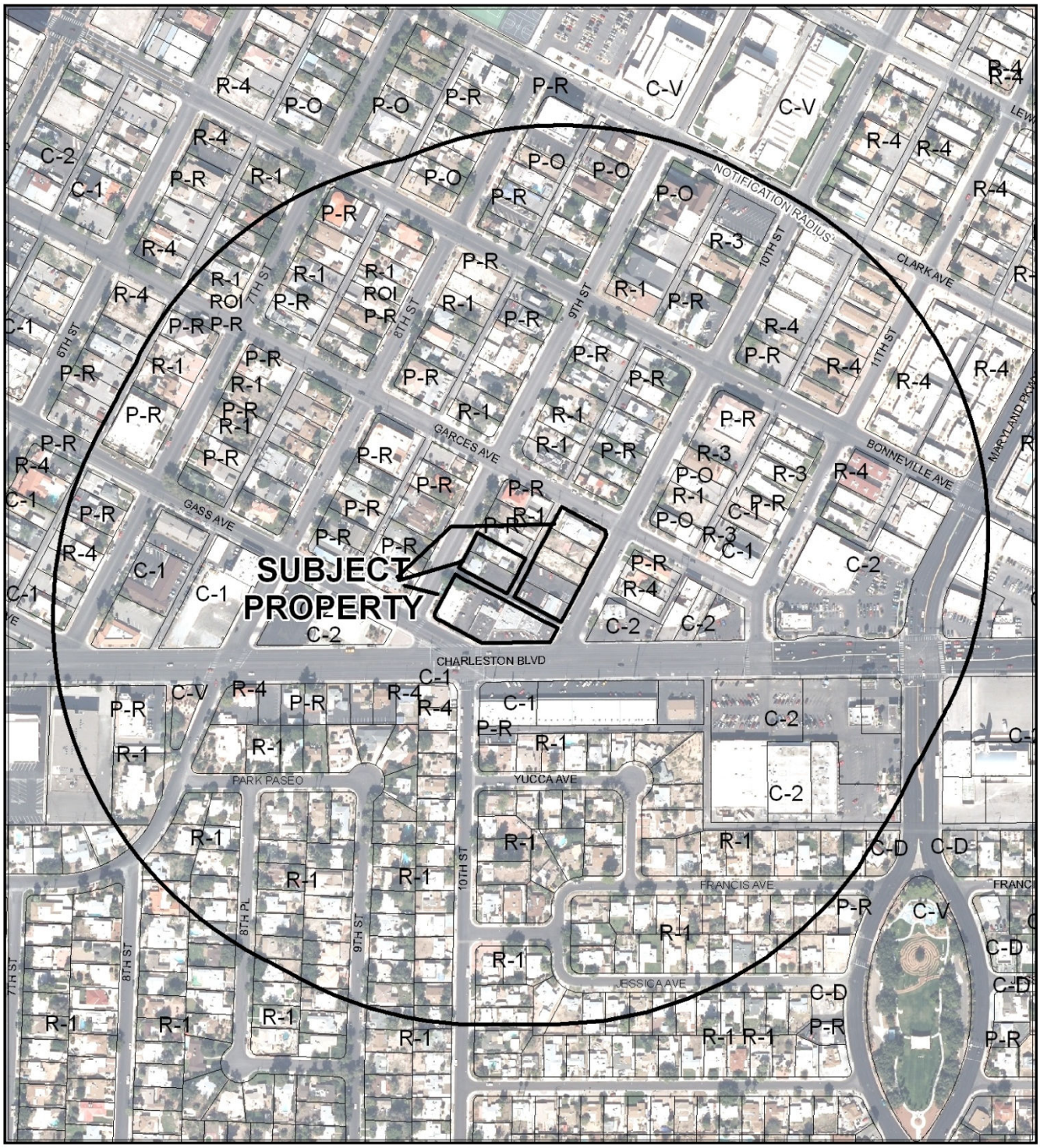

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CASE: VAR-48460,SUP-48462 & SDR-48464

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-48460** APN: 139-34-810-101 thru 105, 074, 075 & 139-34-812-003

Name of Property Owner: Charleston Towers, LLC

Name of Applicant: Charleston Towers, LLC

Name of Representative: G. C. Garcia

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: Mark S. Dix

Subscribed and sworn before me

This 19th day of February, 2013

Jackson L. Burton

Notary Public in and for said County and State

JACKSON L. BURTON
COMM. # 1936711
NOTARY PUBLIC-CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXP. MAY 15, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance - lot Coverage

Project Address (Location) Charleston & 10th

Project Name Charleston Towers **Proposed Use** Mixed-Use Office, Retail & Resid.

Assessor's Parcel #(s) 139-34-810-101 thru 105,074,075&139-34-812-003 **Ward #** 3 (Coffin)

General Plan: existing C proposed N/C **Zoning:** existing C-1 proposed N/C

Commercial Square Footage 47,100 sq ft **Floor Area Ratio** 4.2

Gross Acres 1.91 +/- **Lots/Units** 166 **Density**

Additional Information

PROPERTY OWNER Charleston Towers, LLC **Contact** Mark Dix

Address 18501 Collier Ave #B-106 **Phone:** **Fax:**

City Lake Elsinore **State** CA **Zip** 92530

E-mail Address mark.dix@tiltupsbysci.com

APPLICANT Charleston Towers, LLC **Contact** Mark Dix

Address 18501 Collier Ave #B-106 **Phone:** **Fax:**

City Lake Elsinore **State** CA **Zip** 92530

E-mail Address mark.dix@tiltupsbysci.com

REPRESENTATIVE G.C. Garcia, Inc. **Contact** George Garcia

Address 1711 Whitney Mesa Dr., Suite 110 **Phone:** (702) 435-9909 **Fax:** (702) 435-0457

City Henderson **State** NV **Zip** 89014

E-mail Address acole@gcgarciainc.com (Andrea)

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 Mark Dix

Subscribed and sworn before me

This 19th day of February, 20 13.

Jackson L. Burton, Jackson L. Burton

Notary Public in and for said County and State

JACKSON L. BURTON
COMM. # 1936711
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXP. MAY 15, 2015

FOR DEPARTMENT USE ONLY

Case #	VAR-48460
Meeting Date:	4/9/13
Total Fee:	$830.-
Date Received:*	2/21/13
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

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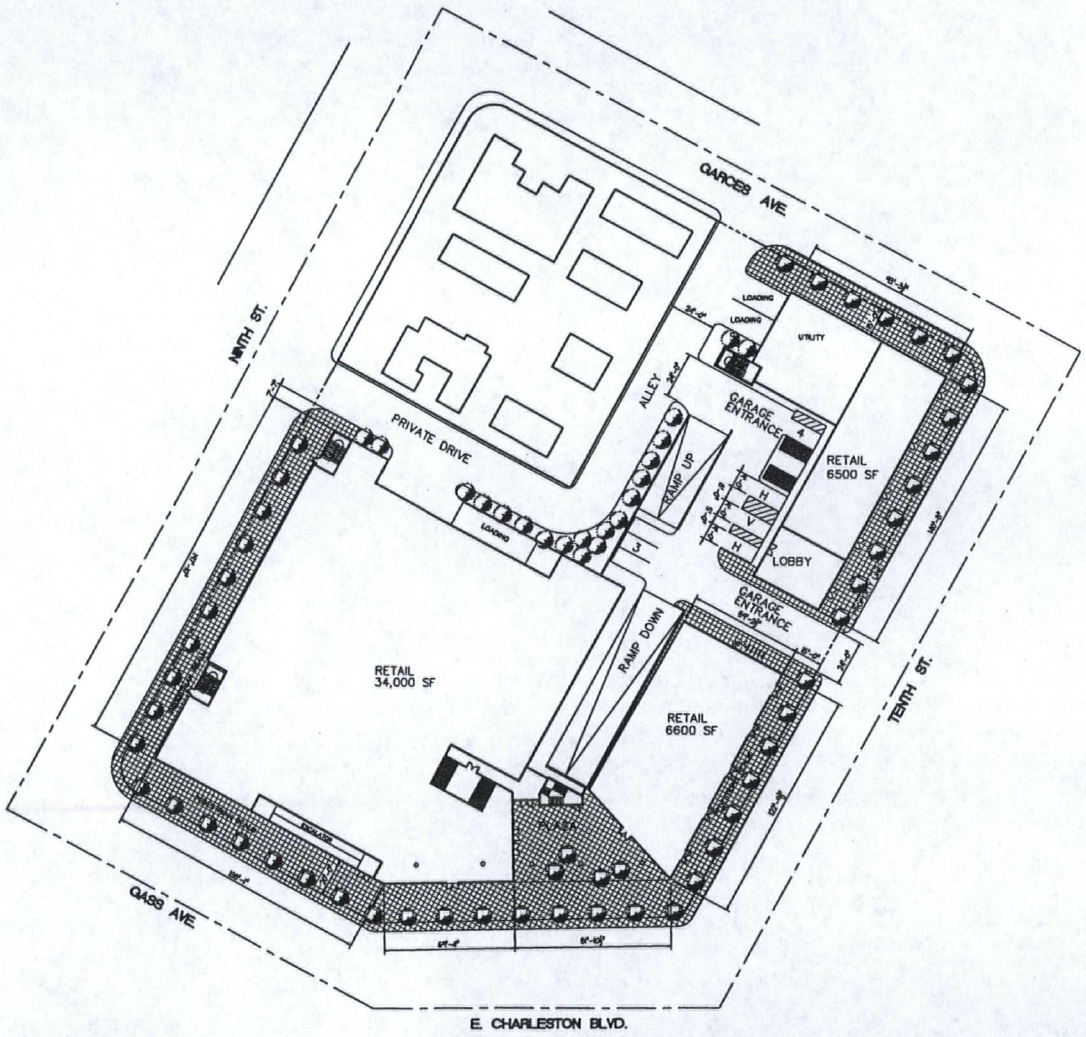


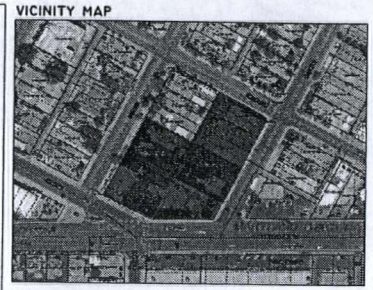
PROJECT SITE PLAN

N

0 30' 60'

SCALE: 1"= 30'-0"

VICINITY MAP



PROJECT DATA:

OVERALL SITE AREA:	±94,800 SF
EXISTING ZONING:	C-1
APN:	13934812003
RETAIL:	±47,100 SF
APARTMENT:	±204,501 SF
(69 ONE-BEDROOM UNITS, 97 TWO-BEDROOM UNITS)	
PARKING GARAGE:	±146,532 SF
TOTAL BUILDING AREA:	±398,133 SF
FLOOR TO AREA RATIO:	4.2
COVERAGE:	56%

PARKING ANALYSIS:

TOTAL REQUIRED (MIXED USE CHART): 406 SPACES

MIXED USE PARKING ANALYSIS

General Land Use Classification	Total Area	Actual Parking	Weekdays			Weekend		
			M-F 7am	7am-6pm	6pm-M-F	M-F 7am	7am-6pm	6pm-M-F
Office & Professional	0	0	0	0	0	0	0	0
Retail	47100	189	1	189	3512	0	189	113.4
Residential	69 1BR	299.00	299.0	364.45	294.35	299	218.85	294.35
Restaurant	0	0	0	0	0	0	0	0
Hotel	0		0	0	0	0	0	0
Theater/Entertainment	0		0	0	0	0	0	0
total		488	299	353.45	439.35	299	407.85	337.65

PARKING PROVIDED:

UNDERGROUND PARKING	180 CARS
GROUND FLOOR PARKING	7 CARS
MEZZANINE LEVEL PARKING	42 CARS
2ND FLOOR PARKING	101 CARS
3RD FLOOR PARKING	101 CARS
HANDICAP PARKING:	±13 CARS (VAN 3 CARS)
TOTAL PROVIDED:	± 430 CARS

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ARCHITECTURE PLANNING INTERIOR
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las vegas, nv 89118
(702) 214-2414
(702) 945-2822 fx

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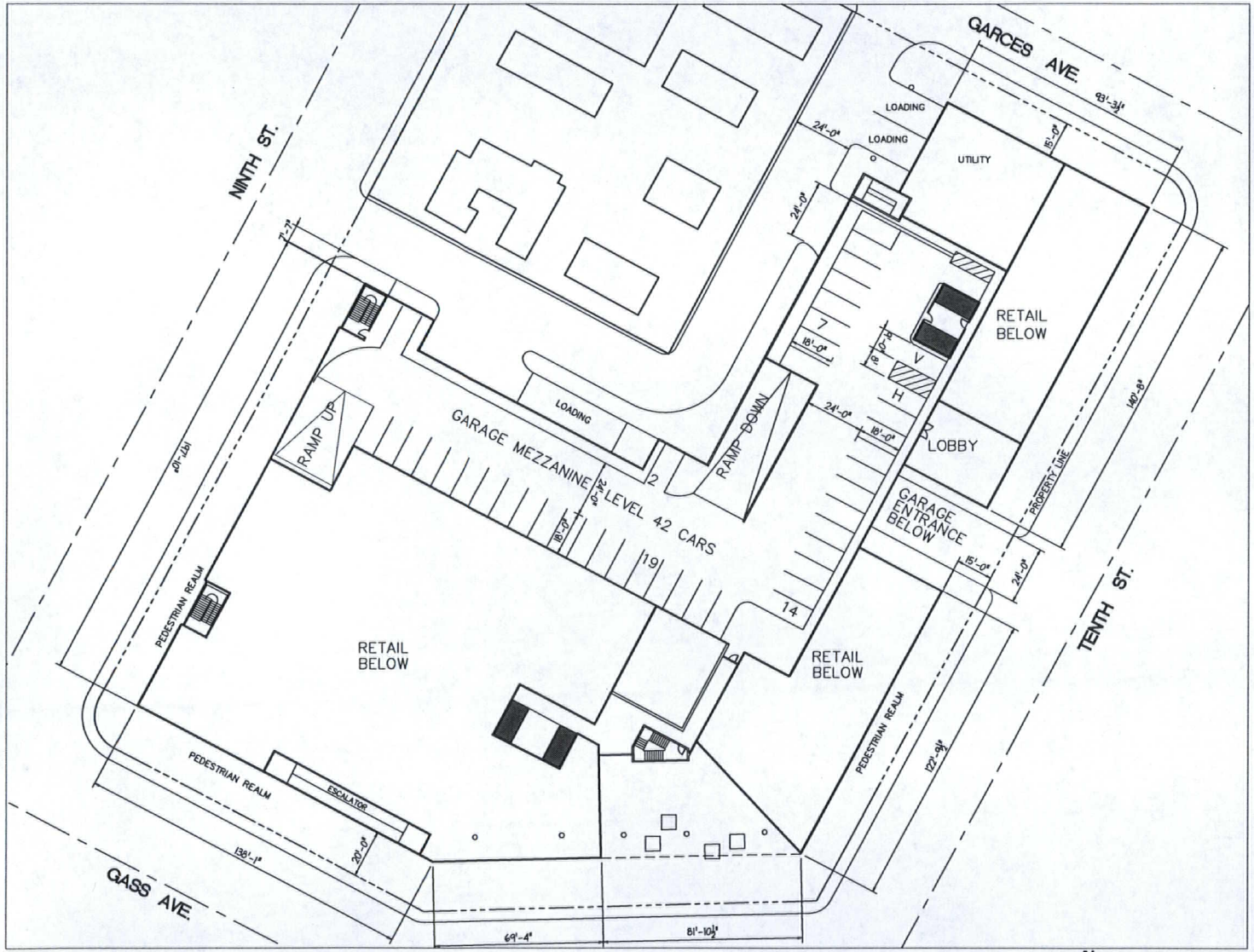
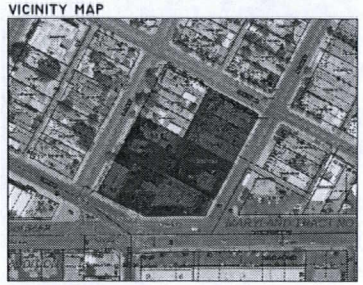


VICINITY MAP



MEZZANINE PARKING

N

0 20' 40'

SCALE: 1"= 20'-0"

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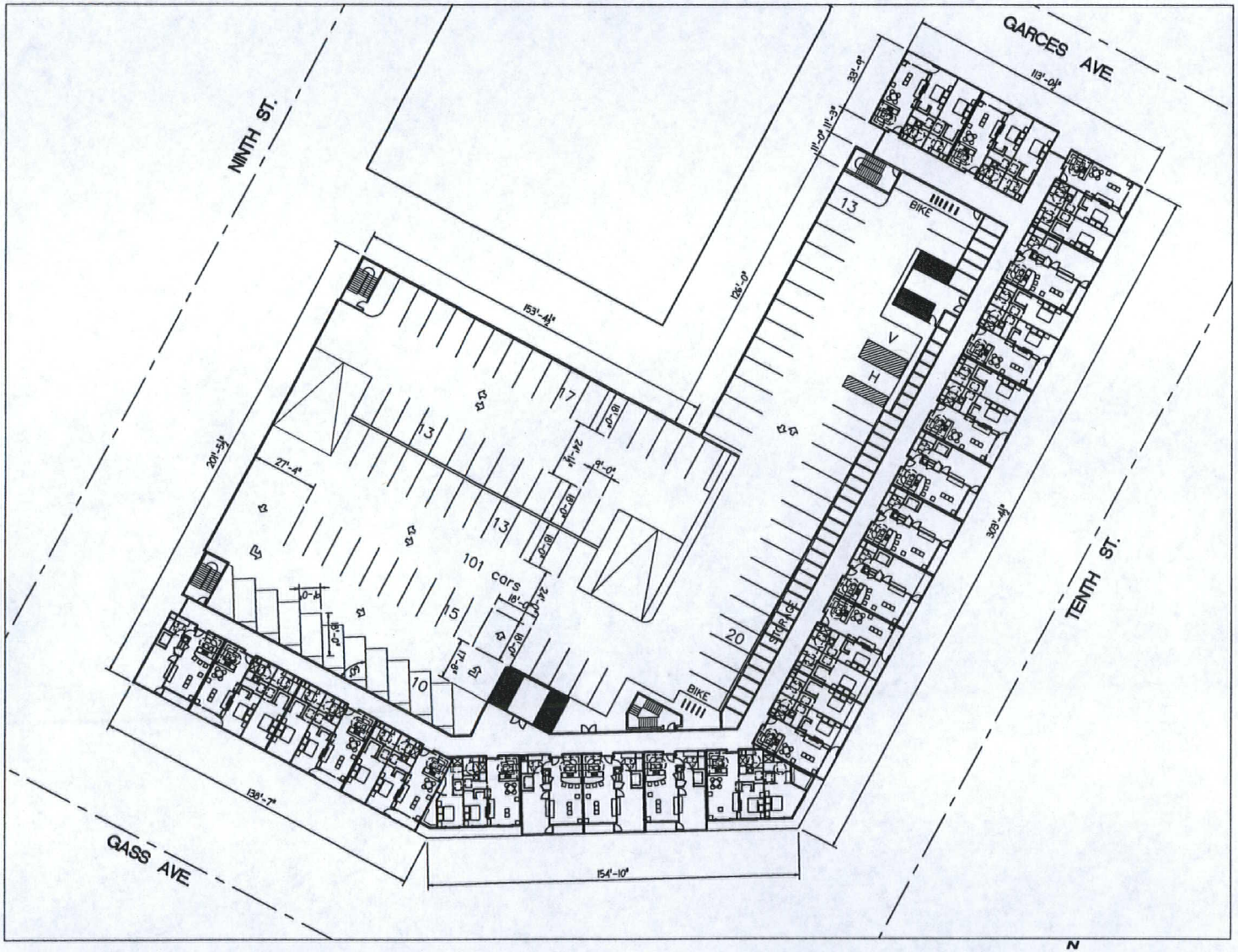

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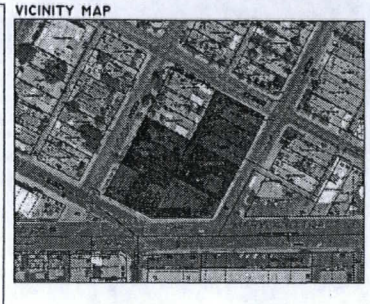

2ND FLOOR LAYOUT

N

0 20' 40'

SCALE: 1"= 20'-0"

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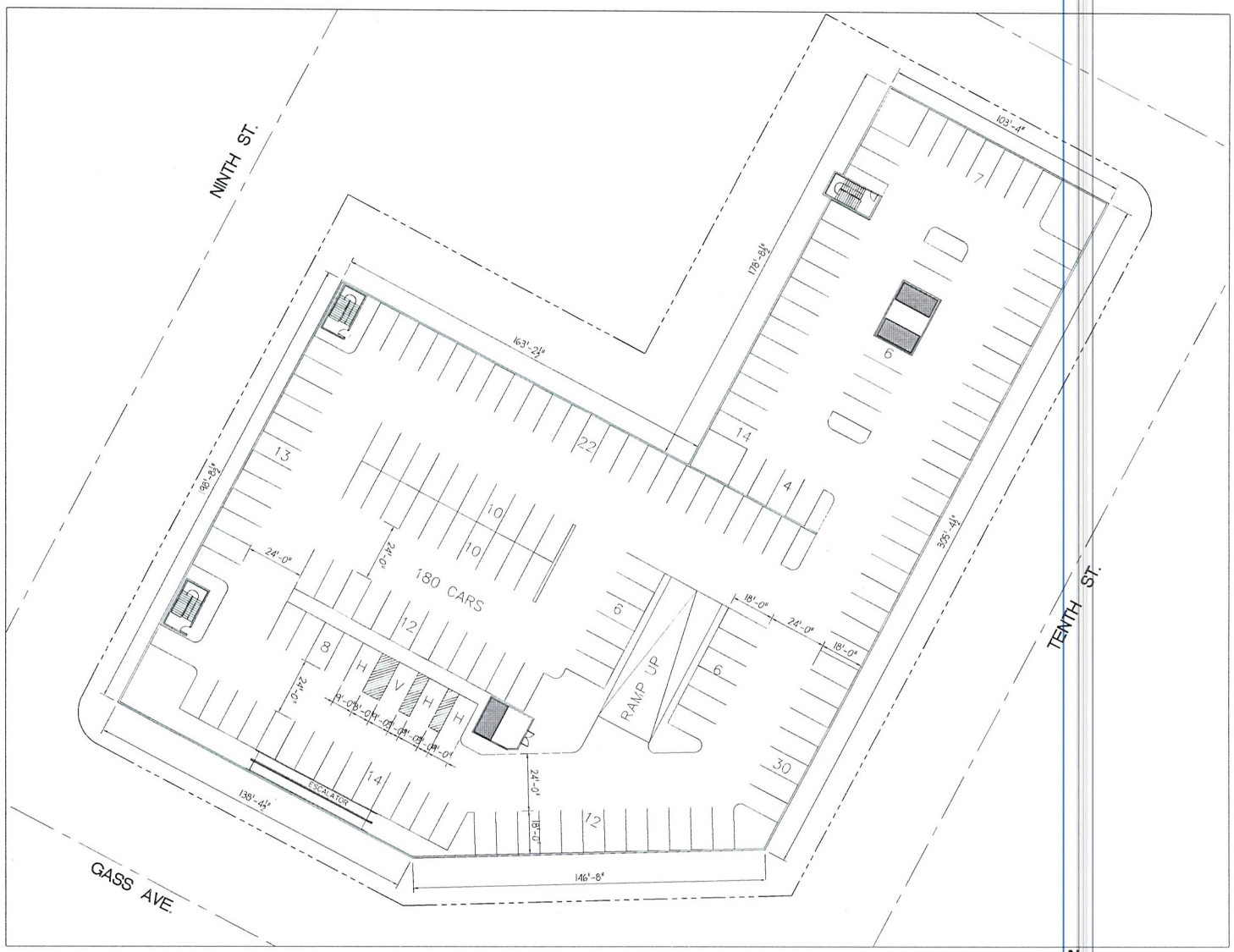

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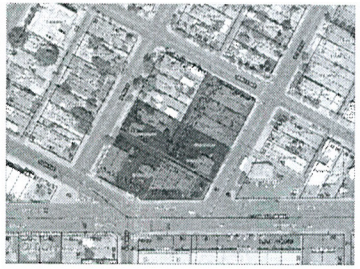

UNDERGROUND PARKING

N

0 20' 40'

SCALE: 1"= 20'-0"

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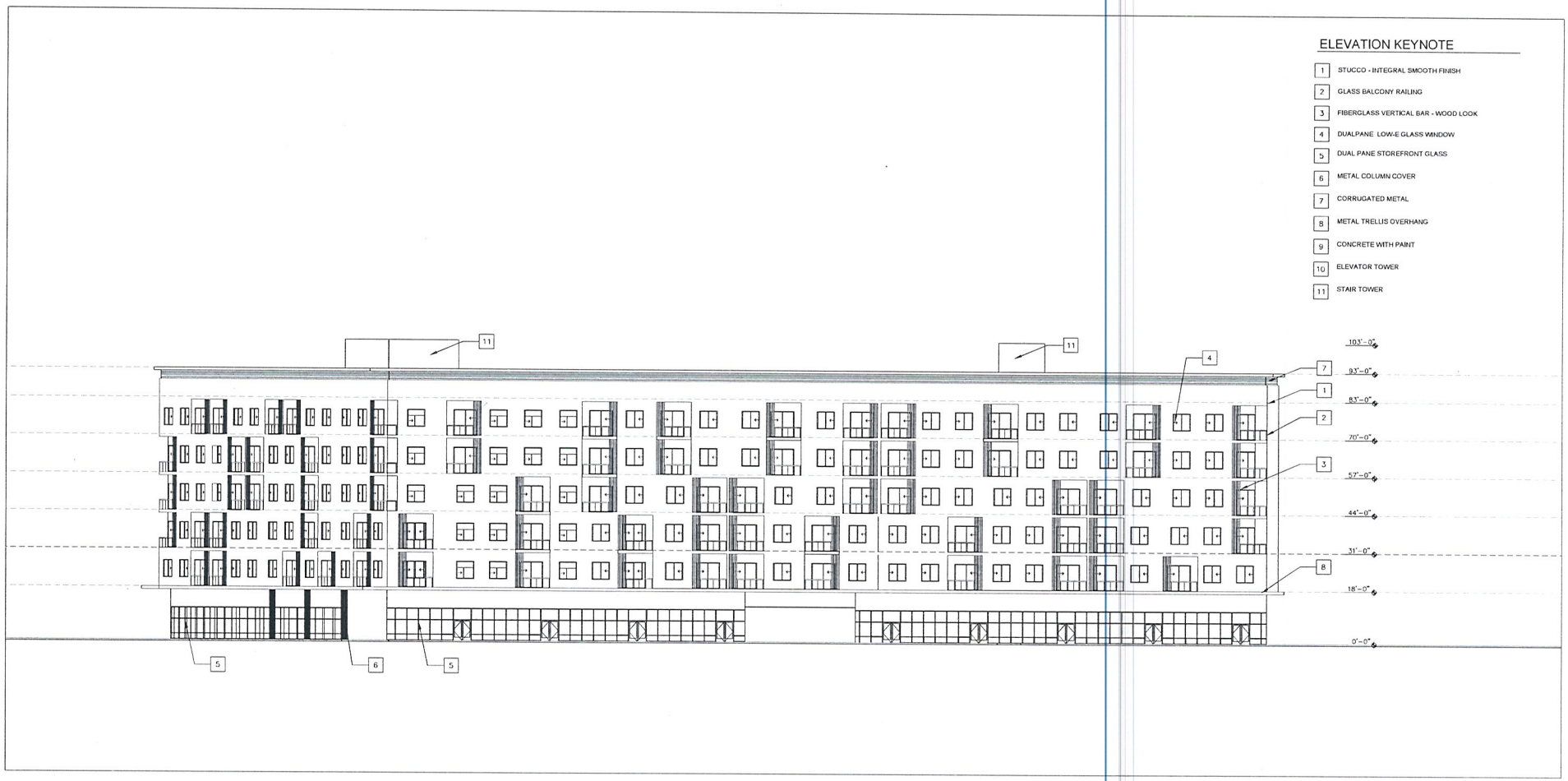

CHARLESTON TOWER MIXED USE
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EAST ELEVATION

0 16' 32'

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

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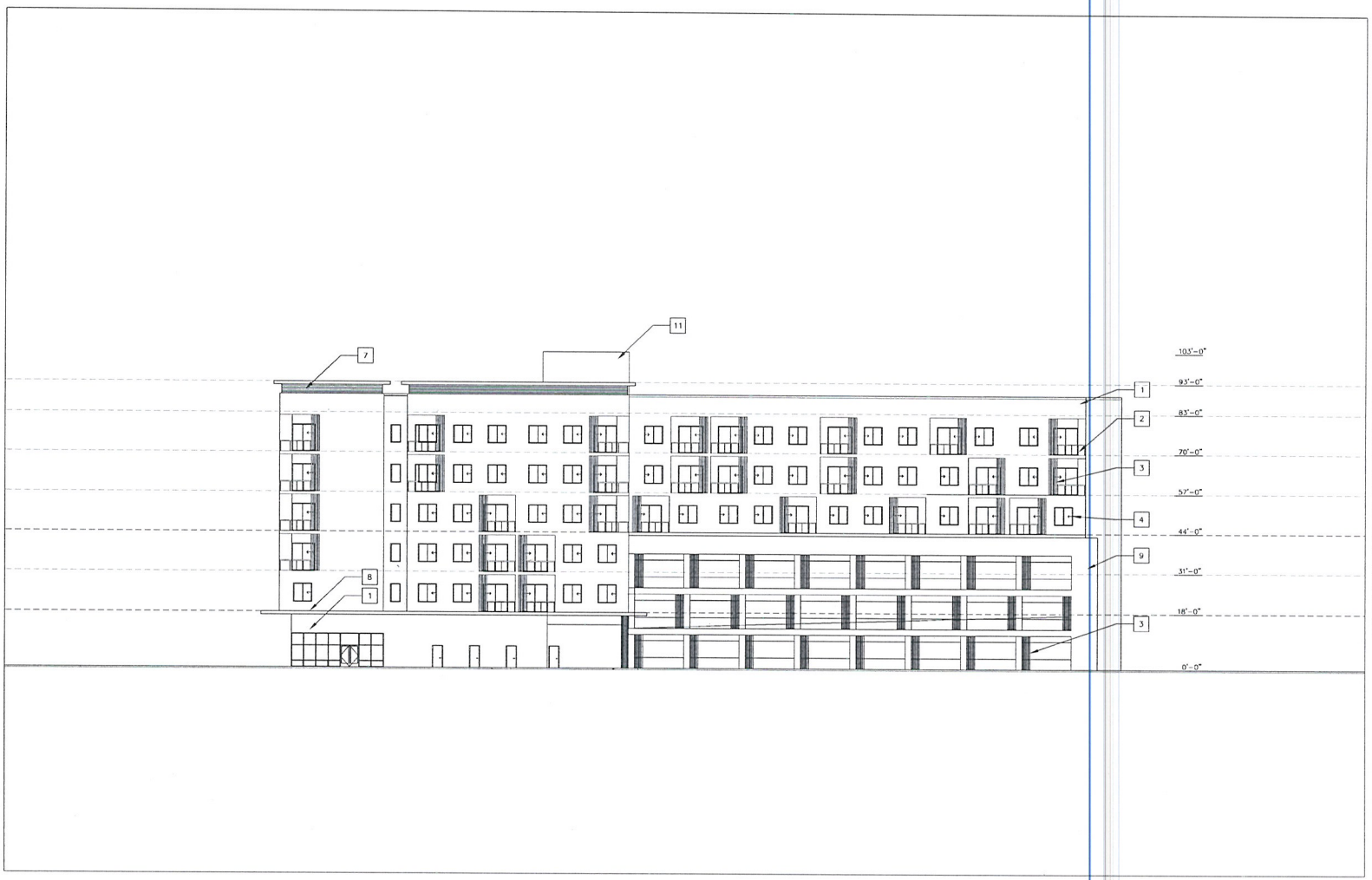

ELEVATION KEYNOTE

1. STUCCO - INTEGRAL SMOOTH FINISH
2. GLASS BALCONY RAILING
3. FIBERGLASS VERTICAL BAR - WOOD LOOK
4. DUALPANE LOW-E GLASS WINDOW
5. DUAL PANE STOREFRONT GLASS
6. METAL COLUMN COVER
7. CORRUGATED METAL
8. METAL TRELLIS OVERHANG
9. CONCRETE WITH PAINT
10. ELEVATOR TOWER
11. STAIR TOWER

NORTH ELEVATION

0 16' 32'

SCALE 1/16"=1'-0"

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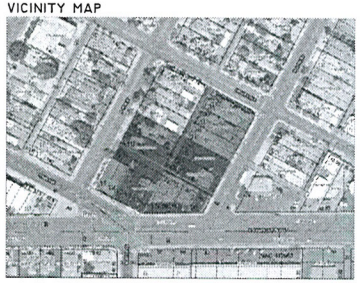
VICINITY MAP



ELEVATION KEYNOTE

1. STUCCO - INTEGRAL SMOOTH FINISH
2. GLASS BALCONY RAILING
3. FIBERGLASS VERTICAL BAR - WOOD LOOK
4. DUALPANE LOW-E GLASS WINDOW
5. DUAL PANE STOREFRONT GLASS
6. METAL COLUMN COVER
7. CORRUGATED METAL
8. METAL TRELLIS OVERHANG
9. CONCRETE WITH PAINT
10. ELEVATOR TOWER
11. STAIR TOWER

SOUTH ELEVATION

0 16' 32'

SCALE 1/16"=1'-0"

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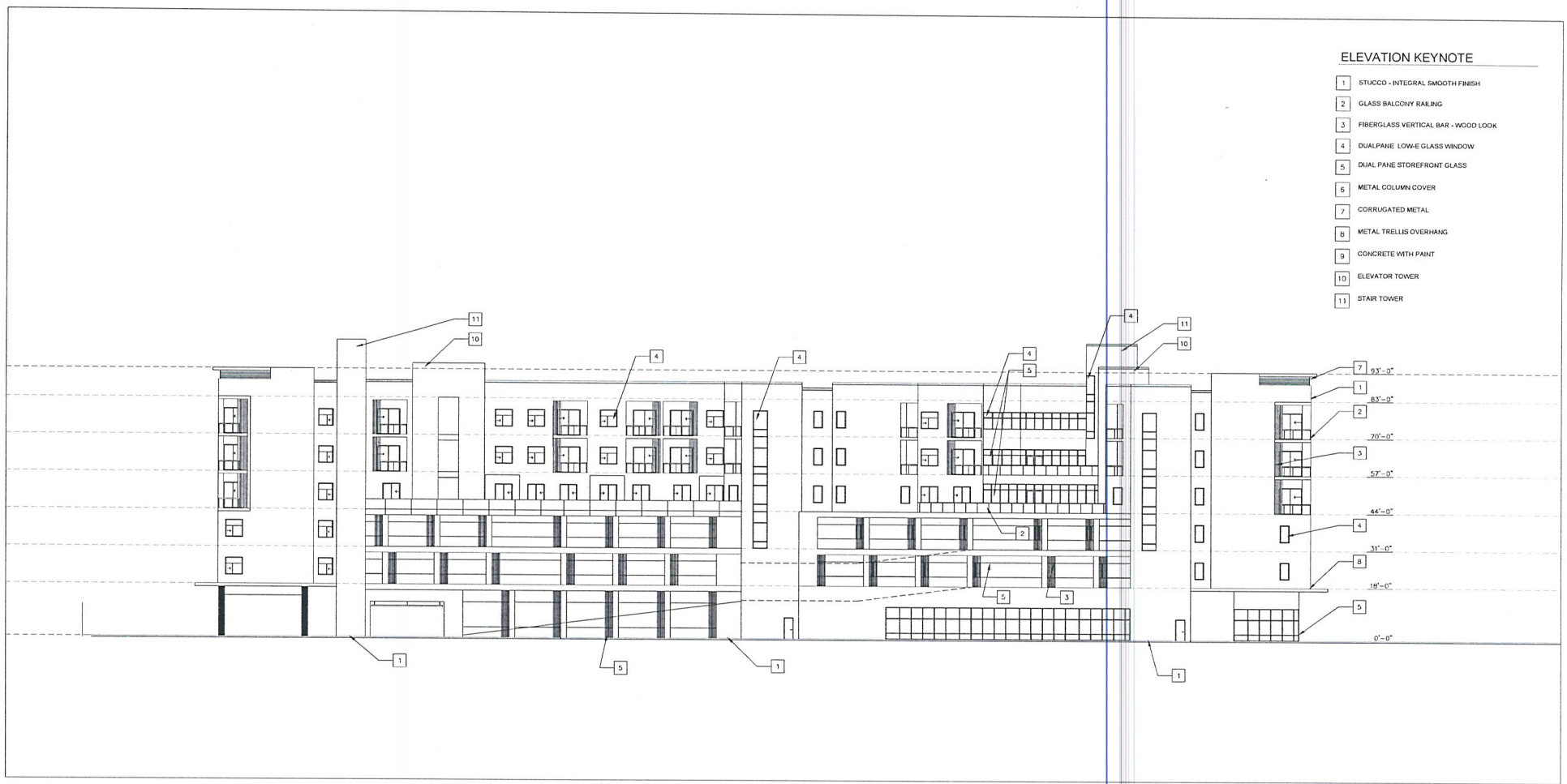

WEST ELEVATION

0 16' 32'

SCALE 1/16"=1'-0"

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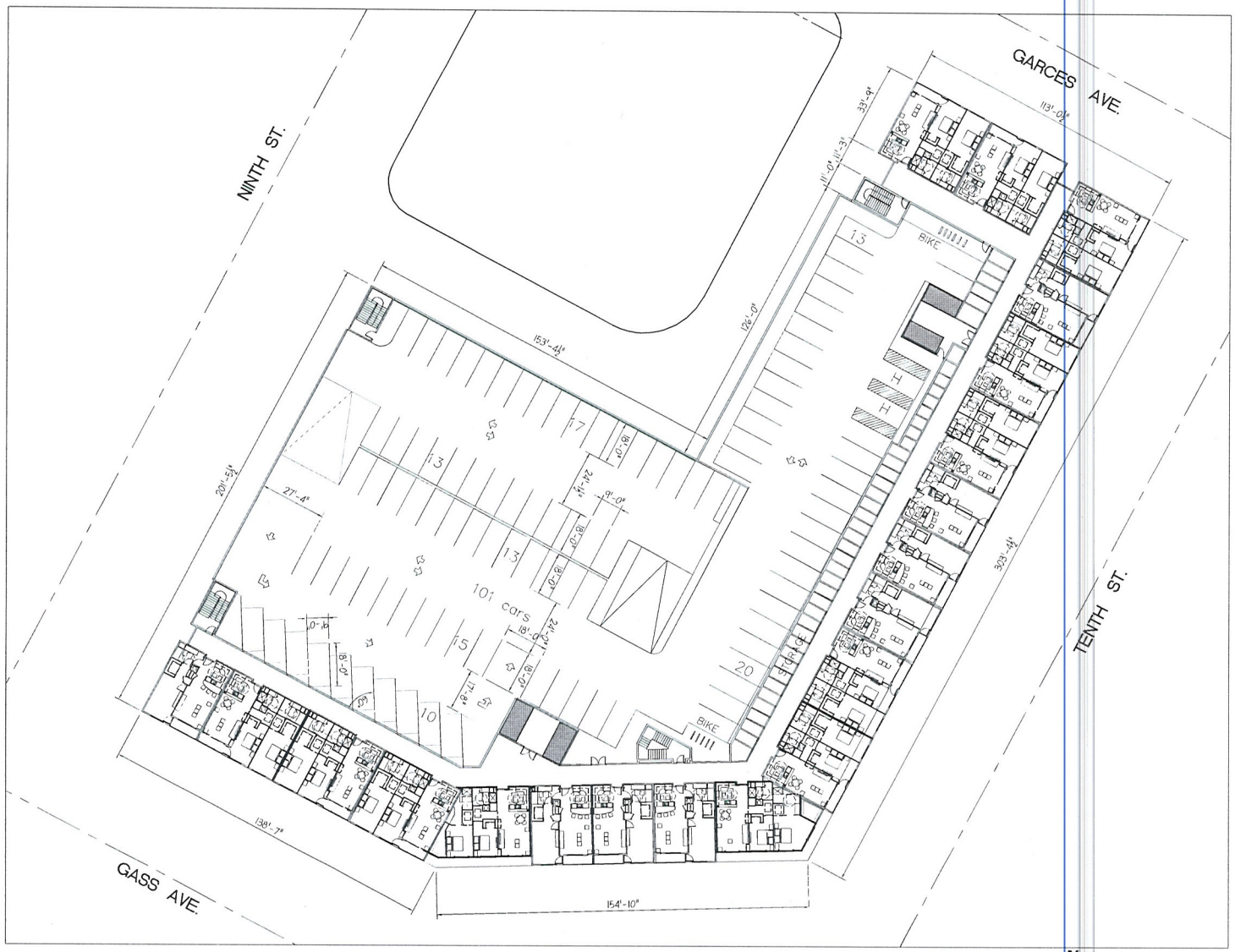
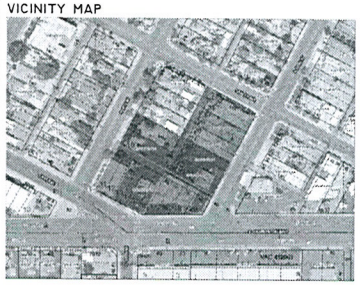


VICINITY MAP



3RD FLOOR LAYOUT

0 20' 40'

SCALE: 1"= 20'-0"

N

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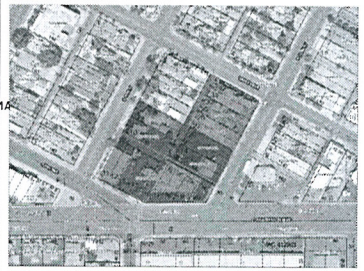

APARTMENT AMENITY 4TH LEVEL FLOOR PLAN

N

0 20' 40'
SCALE 1"= 20'-0"

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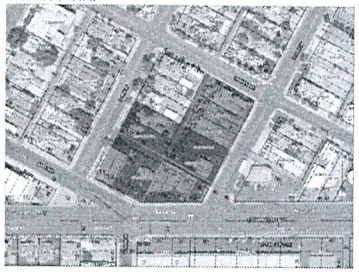
VICINITY MAP



APARTMENT 5TH LEVEL FLOOR PLAN

0 20' 40'
SCALE: 1"= 20'-0"

N

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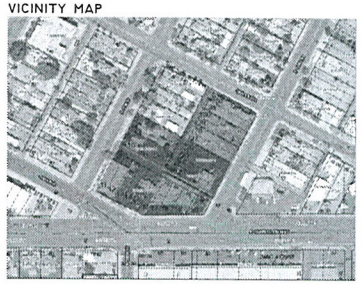
VICINITY MAP



APARTMENT 6TH LEVEL FLOOR PLAN

0 20' 40'

SCALE: 1"=20'-0"

N

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STUCCO COLOR-1
DE 6135 VERONA BEACH

STUCCO COLOR -2
DE 5184 BRILLIANT BEIGE

STUCCO COLOR -3
DE 6130 WOOD ACRE

METAL PAINT
DE 6338 SHINY NICKEL

CONCRETE PAINT
DE 6339 ADIRONDACK

LOW-E
BLUE GREEN GLASS

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COLOR & MATERIALS

CHARLESTON TOWER MIXED USE
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NORTHWEST CORNER OF CHARLESTON BOULEVARD AND 10TH STREET

02/28/13

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NORTHWEST CORNER OF CHARLESTON BOULEVARD AND 10TH STREET

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02/28/13

February 21, 2013

Flinn Flagg, Director
c/o Michael Howe
Planning and Development Department
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Letter of Justification – Charleston at 10th Mixed Use
Location: Charleston Boulevard & 10th, Northwest Corner
Request: Special Use Permit for Mixed Use; Variance to Lot Coverage; Site Development Plan Review; Vacation
APNs: 139-34-812-003; 139-34-810-101 thru 105; 139-34-810-074 & 075

Dear Flinn:

On behalf of our client, Charleston Towers Management, LLC, please accept this justification letter for a new Special Use Permit, Site Development Plan Review and associated Variance(s) and Alley Vacation(s) to allow a reduction in the previously approved height and intensity to create a more appropriate scale, intensity and overall design to support a Mixed Use for office, retail and residential that will both be a major reinvestment into the area and major upgrade to the property. It will also bring it into substantially greater conformance with the existing City codes and better fit with the neighborhood. This project is located on eight parcels comprising 2.05 +/- gross acres located at the northwest corner of Charleston Boulevard & 10th Street

The request is for a new set of entitlements that maintain the Mixed Use but significantly alter the scale, mass and overall intensity by altering the height and exterior elevations while creating the potential for a ground floor grocery store, retail and office with residential units above. The design fits within the design parameter previously approved as to the setbacks, parking ratios, and variances but with a dramatic reduction in height and units (see table below). The existing lots would ultimately be combined into a single development lot.

	Prior Approvals	Current Proposal
Residential Units	350 Units	166 Units
Height	195 feet	93 feet
Stories	17 Max	6 Max
Commercial	18,000 Sq ft	47,100 Sq Ft
Zoning	C-1	C-1

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SDR-48464

GCGARCIA
A Planning & Development Services Corporation
1711 Whitney Mesa Drive, Suite 110, Henderson, Nevada 89014-2158
Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarcia@gcgarciainc.com

On behalf of our client, please accept the application package for the 2.05 +/- acre property located on the north side of Charleston Boulevard, between 9th and 10th Streets. The proposal is a mixed-use retail, office and residential project consisting of 47,100 square feet of ground floor for retail space with 166 units in a six story high or 93 foot high building. The following applications are submitted with this request:

1) Special Use Permit for a Mixed Use Project in Limited Commercial (C-1) for the entire property including proposed vacation(s);

2) Waiver or Variance to Title 19.06.040.I.2.a.I of the City of Las Vegas Zoning Ordinance Residential Adjacency standards to allow a setback of 45 feet from Single Family Residential (R-1) where a 3:1 slope, or 279 feet, is required.

3) Variance to Title 19.08.070, Table 1, C-A Limited Commercial District to allow a maximum lot coverage of 56% where 50% is the maximum allowed.

4) Site Development Plan Review for a Mixed Use Project in Limited Commercial (C-1).

CURRENT LAND USE AND ZONING CONDITIONS

The site is currently designated Commercial (C –Downtown Land Use) on the City of Las Vegas Southeast Sector Land Use Designation Map; the remainder of the site is designated Mixed Use District (MXU). The entire block to the east, from Charleston Boulevard to Garces, between 10th and 11th Street is designated Commercial (C) as well as all the properties fronting along the south side of Charleston Boulevard are also designated Commercial(C). The blocks to the north and west of the site are all designated Mixed Use (MXU); in fact the entire area north of Charleston is shown for both Mixed Use and Commercial development.

The subject site is already zoned Limited Commercial (C-1), the three parcels on the southeast corner of Garces and 9th Street are Professional Office (P-R) and Residential (R-1); the zoning on the southeast corner of Garces & 10th is High Density Residential (R-4) and Professional Office (P-R).

APPROVAL CRITERIA- SPECIAL USE PERMIT Title 19.16.110-(L)

The following are the determinations to be made for approval of a Special Use Permit:

a) The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses and with future surrounding land uses as projected by the General Plan;

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Department of Planning

The Southeast Sector Land Use Map shows that the entire area of the City north of this site and the Charleston Boulevard corridor, from Main Street to Bruce Street, up to Bonanza Road, is designated predominately Commercial or for Mixed Use, which clearly indicates that modern, mixed use projects are a key component to encouraging reinvestment and redevelopment in this area of the City. The proposed use is oriented toward the Charleston Boulevard. The Redevelopment Plan encourages the assemblages of parcels to promote the type and intensity of development to stimulate the economy of the downtown area.

The site is currently approved for a far more intense mixed use SUP and was found compatible at the time. The result will dramatically improve and reduce the visual, traffic and neighborhood impacts to create a far more compatible design than currently approved and a better fit with the City's evolving downtown district. The proposed revisions retain the use but reflect compatibility in scale, mass, and intensity more compatible and harmonious for the current times.

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

In terms of land use designation, a the site is already designated for Commercial land uses In terms of the actual project proposed for the property, it can accommodate the proposed mix of residential and commercial uses, while providing all parking in a six level parking garage. Adequate on-site access and circulation will be provided to ensure free-flow of pedestrian, traffic movements and accommodate all emergency services.

c) ***Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use; and***

The surrounding street network should be adequate to provide access and traffic carrying capacity. A traffic study was done for the currently approved more-intense mixed use and an updated study will be submitted if needed to determine additional improvements that will be needed to accommodate traffic and circulation needs.

d) ***Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.***

Approval of this Special Use Permit will implement the core vision and objectives of the Redevelopment Plan of the City of Las Vegas. It will spur economic activity; provide places for new and current residents to live, work, shop and play. It will lead to additional investment and needed redevelopment in the immediate area and other parcels located within the Redevelopment Plan area. Therefore, it will contribute to the overall well-being of the City, and enhance the public health, safety and welfare.

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APPROVAL CRITERIA- VARIANCES
Title 19.16.140 (L)

The following is the substantive criterion for determining approval of variance applications:

2) **Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.**

There are two possible variances requested from the strict application of the Code. One may not be required if it meets the Waiver test. They are:

Waiver & Variance
19.06.040.I.2.a.I *the residential adjacency standards, which states that no non-residential building shall exceed the height of a line drawn from the property line of a protected property at a 3:1 slope directly into the property subject to the standards of the chapter*

We believe this variance is not required as the project meets the requirements for a Waiver as provide in subsection 2.e.I:

2e1. *Any mixed-use development that contains a significant residential element.*

The proposed project contains commercial and residential with 166 units on 2.05 acres, which is a significant amount of residential.

a. Strict application of the Code standard would make it difficult for any reasonable commercial property to be built on the site without some variance to the standard. This development pattern is not a result of any action taken by the applicant, or their predecessor in title. Also, this and all the other surrounding properties are designated for Commercial or for Mixed Use Development, which should be a factor in determining the appropriateness of a variance application.

b. While on its face the variance may seem excessive, it is not in terms of factoring the overall objectives of the Redevelopment Plan. The long term vision of the plan is for re-planning and redeveloping stagnant areas of the City that no longer contribute to its tax or economic base. Therefore, the variance to allow a

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Department of Planning

modern, forward-looking mixed use development should be considered.

c. Paragraph 5.b. entitled Waiver, states any mixed-use development that contains a significant residential element is eligible for a waiver by the City Council. The gross building size of the project is 398,133 square feet; with 166 dwelling units and 47,100 sf of retail Clearly, this is a residential driven project that given its importance to continued implementation of the Redevelopment Plan should be considered for a waiver.

d. The boundaries of the Downtown Centennial Plan extend to one-half block east of 6th Street, north of Charleston Boulevard. This is only two blocks away from the western edge of this project. If the project were in the Downtown Centennial Plan, Code standards would not be automatically applied. This is, obviously, in close proximity to the Plan area, and when reviewing the Future Land Use Maps of the Downtown Plan, Redevelopment Plan and Southeast Sector of the General Plan, all allow and encourage either commercial or mixed-use development; there is no real difference of lying within, or outside the Downtown Plan boundaries in terms of actual land use.

Title 19.08.070, Table 1, C-A Limited Commercial District *allow a maximum building coverage of 50 %, where 56% is requested. The variance is warranted for the following reasons:*

a. The six percent increase in lot coverage is minor and will not result in any detriment to the overall health, safety and general welfare to this area of the City.

b. As previously identified, the site is in close proximity to the area covered by the City of Las Vegas Downtown Centennial Plan, where the automatic application of Code standards is not applied.

c. The waiver was previously deemed appropriate.

APPROVAL CRITERIA- SITE DEVELOPMENT PLAN REVIEW Title 19.16.100 (E)

The following criteria are to be considered for approval of a Site Development Plan Review:

1) The proposed development is compatible with adjacent development and development in the area;

While the predominant existing development pattern to the north of Charleston Boulevard is a mixture of professional office and some remaining single family units, the Redevelopment Plan encourages mixed-use as a major tool for redevelopment. Also, the project is constructed so as to not encourage any cut-through traffic for the businesses north of Charleston, or any of the residential neighborhoods south of Charleston Boulevard. The parcels to the east

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Department of Planning

are zoned C-2, which not only allows mixed use with a special use permit, but more intense commercial uses as well.

The prior approval was more intense, taller, and massive than the current design. As proposed the proposed development is more compatible.

2) ***The proposed development is consistent with the General Plan, this title, the Design Standards manual, the Landscape Wall and Buffer Standards an other duly-adopted city plans, policies and standards:***

The project is in substantial accordance with development related ordinances of the City. All landscaping, open space and required recreational amenities for a project of this size and scale will be provided. The Waiver or Variances to the residential adjacency standards and building coverage are reasonable and not beyond the scope of the type of intensity and density that will be needed to reinvigorate this area of the City.

The architectural changes and enhancements to the building and site help make the design more compatible, more attractive, walkable, safe and inviting. The changes comply with and substantially improve upon the previous approvals. The 2020 policy does suggest incentives for relaxing standards when balanced against the quality of the improvements.

3) ***Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;***

All access will be directed to Charleston Boulevard, to minimize any impacts to business owners or residents in the area. The north/south alley, if vacated, will continue to operate as it currently does, in terms of access and traffic flow. The proposed development is significantly less intense than the previously approved project.

4) ***Building and landscape materials are appropriate for the area and for the City***

The buildings will be constructed of Low E clear glass, vision and spandrel glazing in aluminum framed curtain walls, with storefront retail glazing. This will be an exciting, vibrant addition to this area of the City, spurring additional redevelopment and reinvestment in the area. Therefore, the building and landscape material effectively implement the long-term vision of the Redevelopment Plan.

5) ***Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment, and are harmonious and compatible with the area***

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City of Las Vegas
Department of Planning

The existing development on the property is unsightly, undesirable and obnoxious in appearance, which has led to an overall decay along the

Charleston Boulevard corridor. This project will bring an attractive, exciting environment to Charleston Boulevard and will be an important first step in changing the face of this area of the City.

6) ***Appropriate measures are taken to secure and protect the public health, safety and general welfare.***

The redevelopment of this area is in the highest interest of all resident of the City of Las Vegas. Making the Redevelopment Plan objectives a reality will bring new development, new investment and a new, much needed vibrant atmosphere to this area.

APPROVAL CRITERIA- VACATIONS Title 19.16.080.E.3

If, following the public hearing, the City Council is satisfied what the public will not be materially injured by the proposed vacation, it may order the right-of-way vacated. The City Council may make the order conditional, and the order shall become effective only upon the fulfillment of the conditions prescribed.

The proposed vacation is to modify the current alley way to reflect the project design and lot assemblage. The vacation is entirely fronted by the applicant's properties. The resultant alley way and private drive will provide for service deliveries and emergency services

SUMMARY

In summary, we believe this project will set a new standard and can be the impetus for the north side of the Charleston Boulevard corridor. It assembles parcels that are stagnant, underutilized and in need of redevelopment into an exciting mixed-use project that will spur future redevelopment activity. The intent is to enhance the environment of the business owners to the north, while having minimal impacts, in terms of views, traffic and shading to the John S. Park neighborhood to the South.

The new plans a first step in implementing the overall objectives of the Redevelopment Plan along the north side of Charleston Boulevard. The new plans are a recognition of the need to lessen the visual impacts and create a more compatible and harmonious relationship to surrounding properties.

We respectfully ask for your favorable consideration of this project; please do not hesitate to contact us if you have any questions or need additional information.

Sincerely,

for George Garcia

GCG:dw

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FEB 2 1 2013

City of Las Vegas
Department of Planning

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 9, 2013

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

SUBJECT:
SUP-48462 - SPECIAL USE PERMIT RELATED TO VAR-48460 - PUBLIC HEARING - APPLICANT/OWNER: CHARLESTON TOWERS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT WITH A WAIVER TO ALLOW A PARKING STRUCTURE TO BE LOCATED ALONG THE STREET FRONTAGE OF THE DEVELOPMENT SITE at the northwest corner of Charleston Boulevard and 10th Street (APNs 139-34-810-101 through 105, 074, and 075; and 139-34-812-003), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

C.C.: 05/15/2013

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, 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: **SUP-48462** APN: 139-34-810-101 thru 105, 074, 075 & 139-34-812-003

Name of Property Owner: Charleston Towers, LLC

Name of Applicant: Charleston Towers, LLC

Name of Representative: G. C. Garcia

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: Mark S. Dix

Subscribed and sworn before me

This 19th day of February, 2013

Jackson L. Burton

Notary Public in and for said County and State

JACKSON L. BURTON
COMM. # 1936711
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXP. MAY 15, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit (Mixed Use)

Project Address (Location) Charleston & 10th

Project Name Charleston Towers **Proposed Use** Mixed-Use Office, Retail & Resid.

Assessor's Parcel #(s) 139-34-810-101 thru 105,074,075&139-34-812-003 **Ward #** 3 (Coffin)

General Plan: existing C proposed N/C **Zoning:** existing C-1 proposed N/C

Commercial Square Footage 47,100 Sq ft **Floor Area Ratio** 4.2

Gross Acres 1.91 +/- **Lots/Units** 166 **Density**

~~Additional Information~~

PROPERTY OWNER Charleston Towers, LLC **Contact** Mark Dix

Address 18501 Collier Ave #B-106 **Phone:** **Fax:**

City Lake Elsinore **State** CA **Zip** 92530

E-mail Address mark.dix@tiltupsbysci.com

APPLICANT Charleston Towers, LLC **Contact** Mark Dix

Address 18501 Collier Ave #B-106 **Phone:** **Fax:**

City Lake Elsinore **State** CA **Zip** 92530

E-mail Address mark.dix@tiltupsbysci.com

REPRESENTATIVE G.C. Garcia, Inc. **Contact** George Garcia

Address 1711 Whitney Mesa Dr., Suite 110 **Phone:** (702) 435-9909 **Fax:** (702) 435-0457

City Henderson **State** NV **Zip** 89014

E-mail Address acole@gcgarciainc.com (Andrea)

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 Mark Dix

Subscribed and sworn before me

This 19th day of February, 20 13.

Jackson L. Burton

Jackson L. Burton

Notary Public in and for said County and State

JACKSON L. BURTON
COMM. # 1936711
NOTARY PUBLIC-CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXP. MAY 15, 2015

FOR DEPARTMENT USE ONLY

Case #	SUP-48462
Meeting Date:	4/9/13
Total Fee:	$1030.-
Date Received:*	2/21/13
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.: **18.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 9, 2013

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

SUBJECT:
VAC-48465 - VACATION RELATED TO VAR-48460 AND SUP-48462 - PUBLIC HEARING - APPLICANT/OWNER: CHARLESTON TOWERS, LLC - For possible action on a request for a Petition to Vacate the public alleys generally located south of Garces Avenue, between 9th Street and 10th Street, Ward 3 (Coffin). Staff recommends APPROVAL.

SETA DATE: 05/01/2013
C.C.: 05/15/2013

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, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation
4. Justification Letter

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: VAC-48465

CASE: VAC-48465

0 100 200
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-48465** APN: 139-34-810-101 thru 105, 074, 075 + 139-34-812-003

Name of Property Owner: Charleston Towers, LLC

Name of Applicant: Charleston Towers, LLC

Name of Representative: G. C. Garcia

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: Mark S. Dix

Subscribed and sworn before me

This 14th day of February, 2013

Jackson L. Burton

Notary Public in and for said County and State

JACKSON L. BURTON
COMM. # 1936711
NOTARY PUBLIC-CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXP. MAY 15, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation

Project Address (Location) Charleston & 10th

Project Name Charleston Towers **Proposed Use** Mixed-Use Office, Retail & Resid.

Assessor's Parcel #(s) 139-34-810-101 thru 105,074,075&139-34-812-003 **Ward #** 3 (Coffin)

General Plan: existing C proposed N/C **Zoning:** existing C-1 proposed N/C

Commercial Square Footage 47,100 sq ft **Floor Area Ratio** 4.2

Gross Acres 1.91 +/- **Lots/Units** 166 **Density**

Additional Information

PROPERTY OWNER Charleston Towers, LLC **Contact** Mark Dix

Address 18501 Collier Ave #B-106 **Phone:** **Fax:**

City Lake Elsinore **State** CA **Zip** 92530

E-mail Address mark.dix@tiltupsbysci.com

APPLICANT Charleston Towers, LLC **Contact** Mark Dix

Address 18501 Collier Ave #B-106 **Phone:** **Fax:**

City Lake Elsinore **State** CA **Zip** 92530

E-mail Address mark.dix@tiltupsbysci.com

REPRESENTATIVE G.C. Garcia, Inc. **Contact** George Garcia

Address 1711 Whitney Mesa Dr., Suite 110 **Phone:** (702) 435-9909 **Fax:** (702) 435-0457

City Henderson **State** NV **Zip** 89014

E-mail Address acole@gcgarciainc.com (Andrea)

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 Mark Dix

Subscribed and sworn before me

This 19th day of February, 20 13.

Jackson L. Burton, Jackson L. Burton

Notary Public in and for said County and State

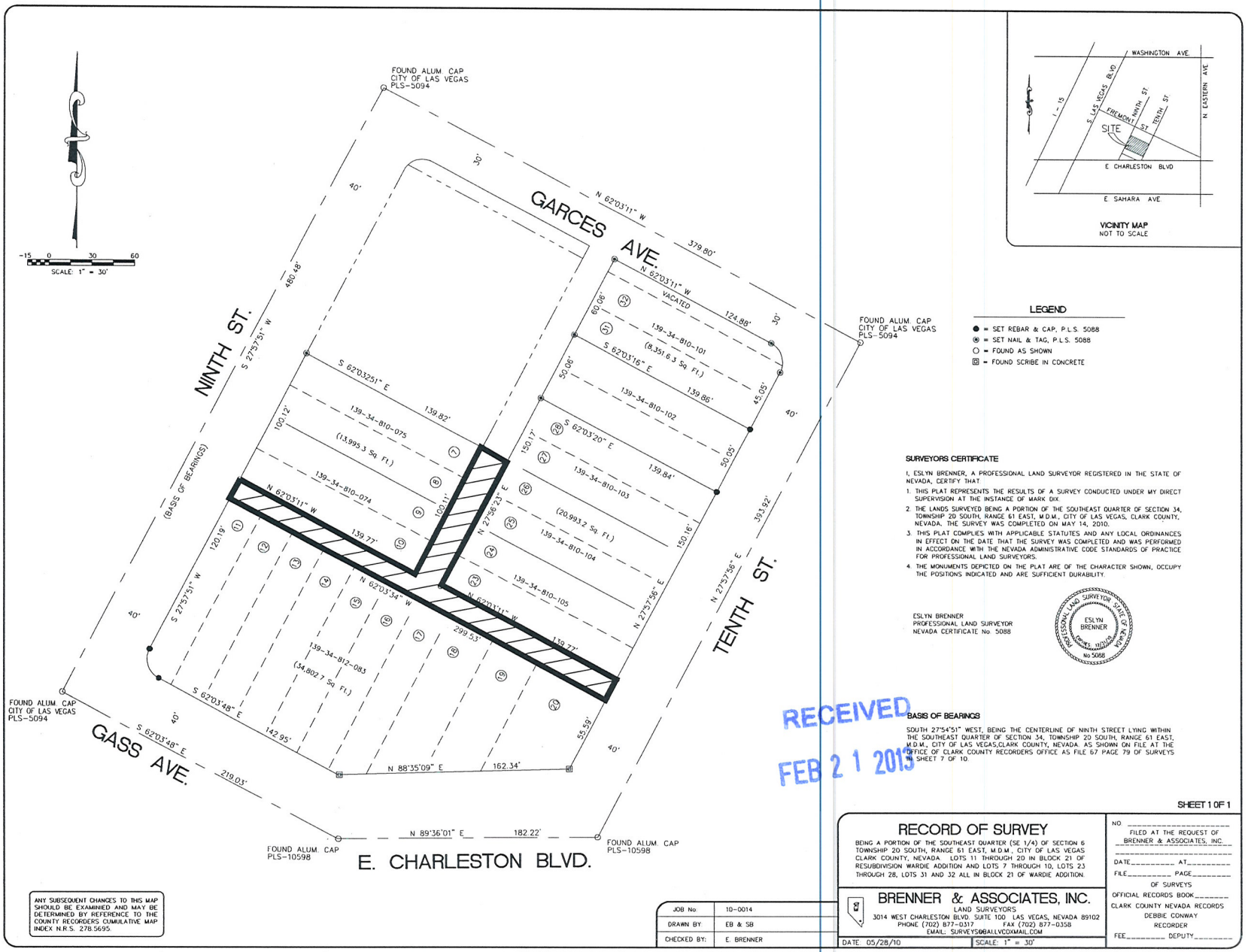
JACKSON L. BURTON
COMM. # 1936711
NOTARY PUBLIC-CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXP. MAY 15, 2015

FOR DEPARTMENT USE ONLY

Case #	VAC-48465
Meeting Date:	4/9/13
Total Fee:	1000.-
Date Received:*	2/21/13
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



VICINITY MAP
NOT TO SCALE

LEGEND

- ● = SET REBAR & CAP, P.L.S. 5088
- ◉ = SET NAIL & TAG, P.L.S. 5088
- ○ = FOUND AS SHOWN
- ⊡ = FOUND SCRIBE IN CONCRETE

SURVEYORS CERTIFICATE

I, ESLYN BRENNER, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF MARK DIX.
2. THE LANDS SURVEYED BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. THE SURVEY WAS COMPLETED ON MAY 14, 2010.
3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED AND WAS PERFORMED IN ACCORDANCE WITH THE NEVADA ADMINISTRATIVE CODE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT DURABILITY.

ESLYN BRENNER
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE No. 5088

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA ESLYN BRENNER No. 5088

BASIS OF BEARINGS

SOUTH 27°54'51" WEST, BEING THE CENTERLINE OF NINTH STREET LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. AS SHOWN ON FILE AT THE OFFICE OF CLARK COUNTY RECORDERS OFFICE AS FILE 67 PAGE 79 OF SURVEYS IN SHEET 7 OF 10.

RECEIVED
FEB 2 1 2013

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDERS CUMULATIVE MAP INDEX N.R.S. 278.5695.

JOB No.	10-0014
DRAWN BY:	EB & SB
CHECKED BY:	E. BRENNER

SHEET 1 OF 1

RECORD OF SURVEY

BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 6 TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS CLARK COUNTY, NEVADA. LOTS 11 THROUGH 20 IN BLOCK 21 OF RESUBDIVISION WARDIE ADDITION AND LOTS 7 THROUGH 10, LOTS 23 THROUGH 28, LOTS 31 AND 32 ALL IN BLOCK 21 OF WARDIE ADDITION.

BRENNER & ASSOCIATES, INC.
LAND SURVEYORS
3014 WEST CHARLESTON BLVD. SUITE 100 LAS VEGAS, NEVADA 89102
PHONE (702) 877-0317 FAX (702) 877-0358
EMAIL: SURVEYS@ALLVCOXMAIL.COM

DATE 05/28/10 | SCALE: 1" = 30'

NO. _____
FILED AT THE REQUEST OF
BRENNER & ASSOCIATES, INC.
DATE_____ AT_____
FILE_____ PAGE_____
OF SURVEYS
OFFICIAL RECORDS BOOK_____
CLARK COUNTY NEVADA RECORDS
DEBBIE CONWAY
RECORDER
FEE_____ DEPUTY_____

VAC-48465

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 9, 2013

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

SUBJECT:
SDR-48464 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-48460, SUP-48462 AND VAC-48465 - PUBLIC HEARING - APPLICANT/OWNER: CHARLESTON TOWERS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED SIX-STORY MIXED-USE DEVELOPMENT CONSISTING OF 166 RESIDENTIAL UNITS AND 47,100 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE INTERIOR PROPERTY LINE WHERE AN EIGHT-FOOT WIDE LANDSCAPE BUFFER IS REQUIRED AND TO ALLOW A 51-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE A 279-FOOT SETBACK IS REQUIRED on 2.09 acres at the northwest corner of Charleston Boulevard and 10th Street (APNs 139-34-810-101 through 105, 074, and 075; and 139-34-812-003), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

C.C.: 05/15/2013

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, 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-48464** APN: 139-34-810-101 thru 105,074,075 & 139-34-81 + 139-34-812-003

Name ~~of Property Owner~~: ~~Charleston Towers, LLC~~

Name of Applicant: Charleston Towers, LLC

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

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

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FEB 2 1 2013

Signature of Property Owner: _____

Print Name: Mark S. Dix

Subscribed and sworn before me

This 13th day of February, 2013

Mark S. Dix

Notary Public in and for said County and State

Jackson L. Burton, Notary Public

JACKSON L. BURTON
COMM. # 1936711
NOTARY PUBLIC-CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXP. MAY 15, 2015

CALIFORNIA JURAT WITH AFFIANT STATEMENT

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–5 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Riverside

Subscribed and sworn to (or affirmed) before me on this

13th (Date) day of February (Month), 20 13 (Year), by

(1) Mark S. Dix (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (,)

(and

(2) _____ (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature Jackson L. Burton, Notary Public (Signature of Notary Public)

JACKSON L. BURTON
COMM. # 1936711
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXP. MAY 15, 2015

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.

Further Description of Any Attached Document

Title or Type of Document: Statement of Financial Interest

Document Date: 2/13/13 Number of Pages: 1

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here

©2007 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 • www.NationalNotary.org Item #5910 Reorder: Call Toll-Free 1-800-876-6827

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) Charleston & 10th

Project Name Charleston Towers **Proposed Use** Mixed-Use Office, Retail & Resid.

Assessor's Parcel #(s) 139-34-810-101 thru 105,074,075&139-34-812-003 **Ward #** 3 (Coffin)

General Plan: existing C proposed N/C **Zoning:** existing C-1 proposed N/C

Commercial Square Footage 47,100 SqFt **Floor Area Ratio** 4.2

Gross Acres 1.91 +/- **Lots/Units** 166 **Density**

Additional Information

PROPERTY OWNER Charleston Towers, LLC **Contact** Mark Dix

Address 18501 Collier Ave #B-106 **Phone:** **Fax:**

City Lake Elsinore **State** CA **Zip** 92530

E-mail Address mark.dix@tiltupsbysci.com

APPLICANT Charleston Towers, LLC **Contact** Mark Dix

Address 18501 Collier Ave #B-106 **Phone:** **Fax:**

City Lake Elsinore **State** CA **Zip** 92530

E-mail Address mark.dix@tiltupsbysci.com

REPRESENTATIVE G.C. Garcia, Inc. **Contact** George Garcia

Address 1711 Whitney Mesa Dr., Suite 110 **Phone:** (702) 435-9909 **Fax:** (702) 435-0457

City Henderson **State** NV **Zip** 89014

E-mail Address acole@gcgarciainc.com (Andrea)

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 Mark Dix

Subscribed and sworn before me

This 13th day of February, 20 13.

Mark S. Dix

Jackson L. Burton, Notary Public

Notary Public in and for said County and State

JACKSON L. BURTON
COMM. # 1936711
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXP. MAY 15, 2015

FOR DEPARTMENT USE ONLY

Case #	SDR-48464
Meeting Date:	4/9/13
Total Fee:	$1030.-
Date Received:*	2/21/13
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.

CALIFORNIA JURAT WITH AFFIANT STATEMENT

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–5 to be completed only by document signer[s], *not* Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Riverside

Subscribed and sworn to (or affirmed) before me on this

13th (Date) day of February (Month), 2013 (Year), by

(1) Mark S. Dix (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (,)

(and

(2) _____ (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature Jackson L. Burton Notary Public (Signature of Notary Public)

JACKSON L. BURTON
COMM. # 1936711
NOTARY PUBLIC-CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXP. MAY 15, 2015

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.

Further Description of Any Attached Document

Title or Type of Document: Planning Application Form

Document Date: 2/13/13 Number of Pages: 1

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here

©2007 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 • www.NationalNotary.org Item #5910 Reorder: Call Toll-Free 1-800-876-6827

SDR 48464
Charleston Towers, LLC

NWC Charleston Blvd & 10th St

Proposed 166 unit multi-family residential development.

Traffic produced by proposed development:

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	APARTMENT [DWELL]	166	6.65	1,104
AM Peak Hour			0.51	85
PM Peak Hour			0.62	103

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER/GENERAL RETAIL [1000 SF]	47.1	42.94	2,022
AM Peak Hour			1.00	2
PM Peak Hour			3.73	176

Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	APARTMENT [DWELL]	166	6.65	3,126
AM Peak Hour			0.51	87
PM Peak Hour			0.62	279

Existing traffic on all nearby streets:

Charleston Blvd.	
Average Daily Traffic (ADT)	31,613
PM Peak Hour (heaviest 60 minutes)	2,529

10th St.	
Average Daily Traffic (ADT)	2,375
PM Peak Hour (heaviest 60 minutes)	190

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Charleston Blvd.	34,500
10th St.	16,300

This project is expected to increase traffic on Charleston Blvd. & 10th St. by about 3,126 trips per day. Currently, Charleston is at about 92 percent of capacity and 10th is at about 15 percent of capacity. With this project, Charleston is expected to be over capacity and 10th to be at about 34 percent of capacity.

Based on Peak Hour use, this project will increase traffic by about 279 trips in the peak hour, or about nine every two minutes.

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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 9, 2013

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

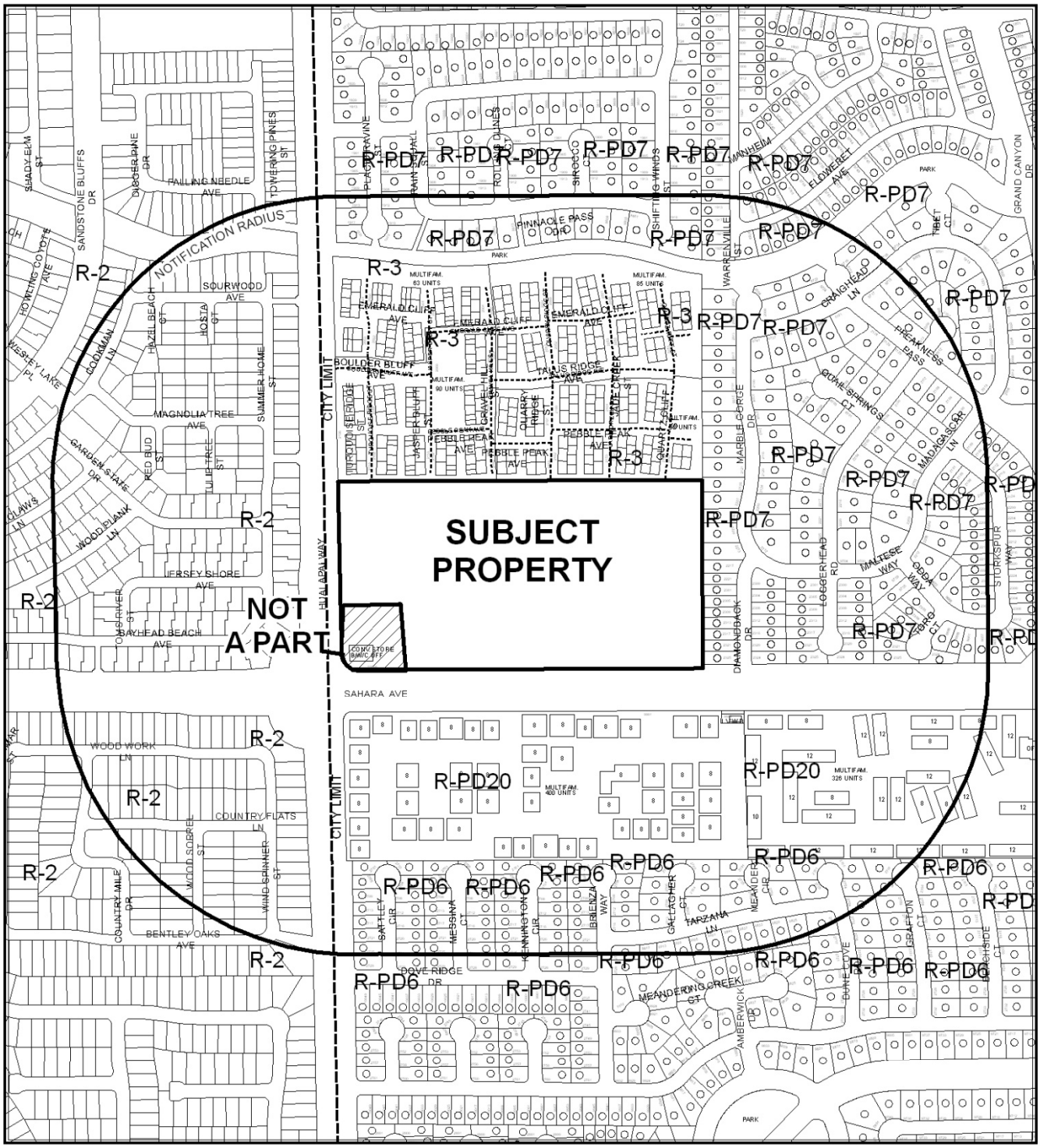
SUBJECT:
MSP-48470 - MASTER SIGN PLAN - NON-PUBLIC HEARING - APPLICANT/OWNER: SH NORTHEAST LAND COMPANY, LLC - For possible action on a request for a Master Sign Plan FOR A PROPOSED 219,100 SQUARE-FOOT SHOPPING CENTER on 18.11 acres adjacent to the north side of Sahara Avenue, approximately 220 feet east of Hualapai Way (APN 163-06-416-006), C-1 (Limited Commercial) Zone, Ward 2 (Beers). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 05/15/2013
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:

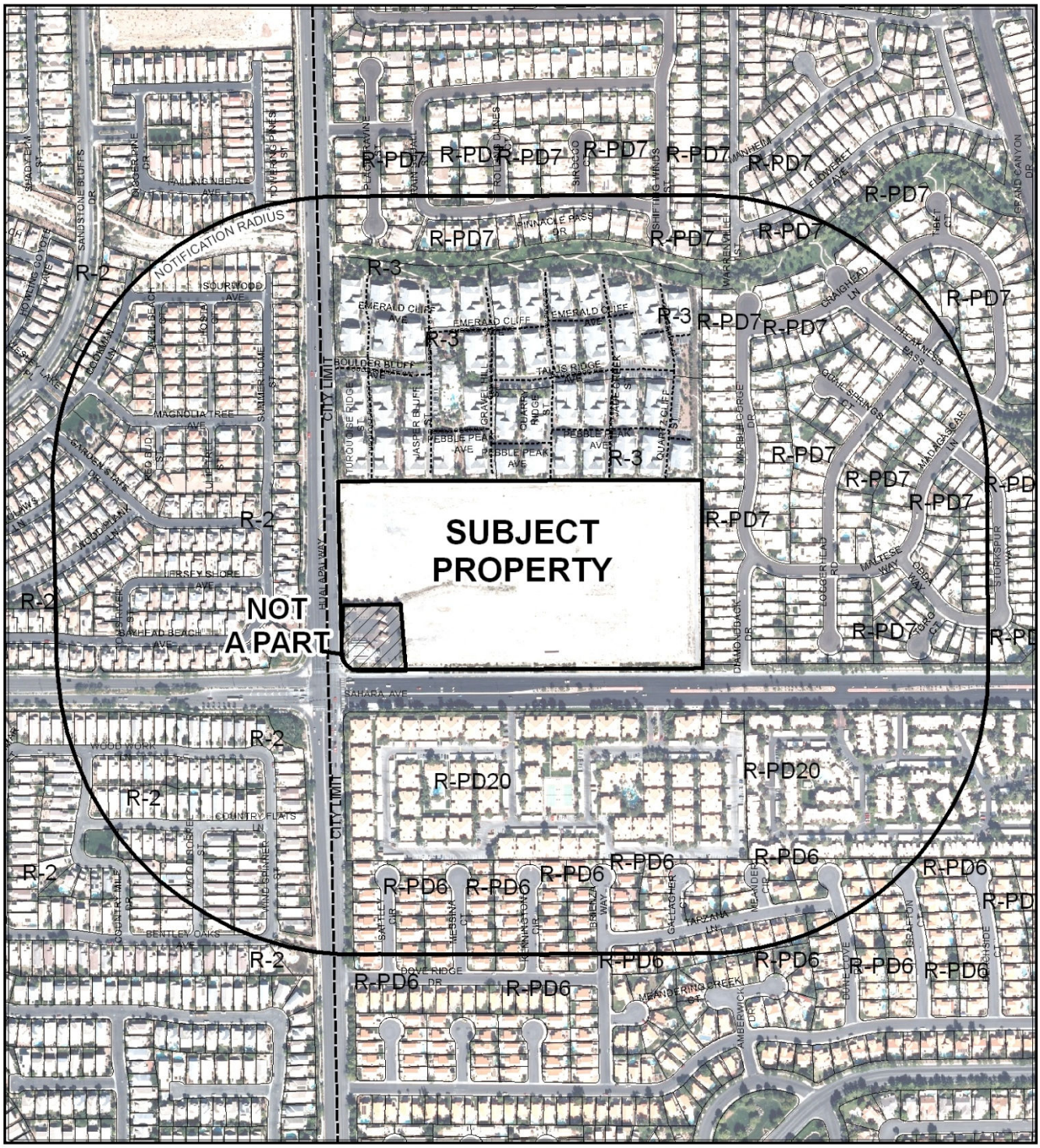
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - MSP-48470 and SDR-48469
2. Conditions and Staff Report - MSP-48470 and SDR-48469
3. Supporting Documentation
4. Photos - MSP-48470 and SDR-48469
5. Justification Letter



CASE: **MSP-48470 & SDR-48469**

RADIUS: 1000 FEET

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



CASE: **MSP-48470 & SDR-48469**

RADIUS: 1000 FEET

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **MSP-48470** APN: 163-06-416-006

Name of Property Owner: SH Northeast Land Co.

Name of Applicant: SH Northeast Land Co.

Name of Representative: Frank Pankratz

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: Frank Pankratz

Subscribed and sworn before me

This 21 day of February, 2013

Tawnia M. Alvis

Notary Public in and for said County and State

TAWNIA M. ALVIS
Notary Public State of Nevada
No. 11-5158-1
My Appt. Exp. June 15, 2015

RECEIVED

FEB 21 2013

City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **MSP-48470** APN: 163-06-416-006

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Partner(s): _____ _____

APN: _____

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Print Name: Frank Pankratz

Subscribed and sworn before me

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Tawnia M. Alvis

Notary Public in and for said County and State

TAWNIA M. ALVIS
Notary Public State of Nevada
No. 11-5158-1
My Appt. Exp. June 15, 2015

RECEIVED
FEB 21 2013
City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Sahara Center

Project Address (Location) NE corner of Sahara and Hulapai

Project Name Sahara Center **Proposed Use** Commercial

Assessor's Parcel #(s) 163-06-416-006 **Ward #** 2

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

Commercial Square Footage 219,100 **Floor Area Ratio** _____

Gross Acres 18.11 **Lots/Units** N/A **Density** N/A

Additional Information _____

PROPERTY OWNER SH Northeast Land Co. **Contact** Frank Pankratz

Address 9755 W. Charleston Blvd. **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

City Las Vegas **State** NV **Zip** 89117

E-mail Address frank@ehbcompanies.com

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Address 9755 W. Charleston Blvd. **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

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Tawnia M. Alvis

Notary Public in and for said County and State

RECEIVED
FEB 21 2013
City of Las Vegas
Dept. of Planning

TAWNIA M. ALVIS
Notary Public State of Nevada
No. 11-5158-1
My Appt. Exp. June 15, 2015

FOR DEPARTMENT USE ONLY

Case #	MSP-48470
Meeting Date:	04/09/13
Total Fee:	$330.00
Date Received:*	02/21/13
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.

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Sahara Center

Project Address (Location) NE corner of Sahara and Hulapai

Project Name Sahara Center **Proposed Use** Commercial

Assessor's Parcel #(s) 163-06-416-006 **Ward #** 2

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

Commercial Square Footage 219,100 **Floor Area Ratio** _____

Gross Acres 18.11 **Lots/Units** N/A **Density** N/A

Additional Information _____

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City Las Vegas **State** NV **Zip** 89117

E-mail Address frank@ehbcompanies.com

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TAWNIA M. ALVIS
Notary Public State of Nevada
No. 11-5158-1
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Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	MSP-48470
Meeting Date:	4/9/13
Total Fee:	$300.00
Date Received:*	2/21/13
Received By:	RECEIVED

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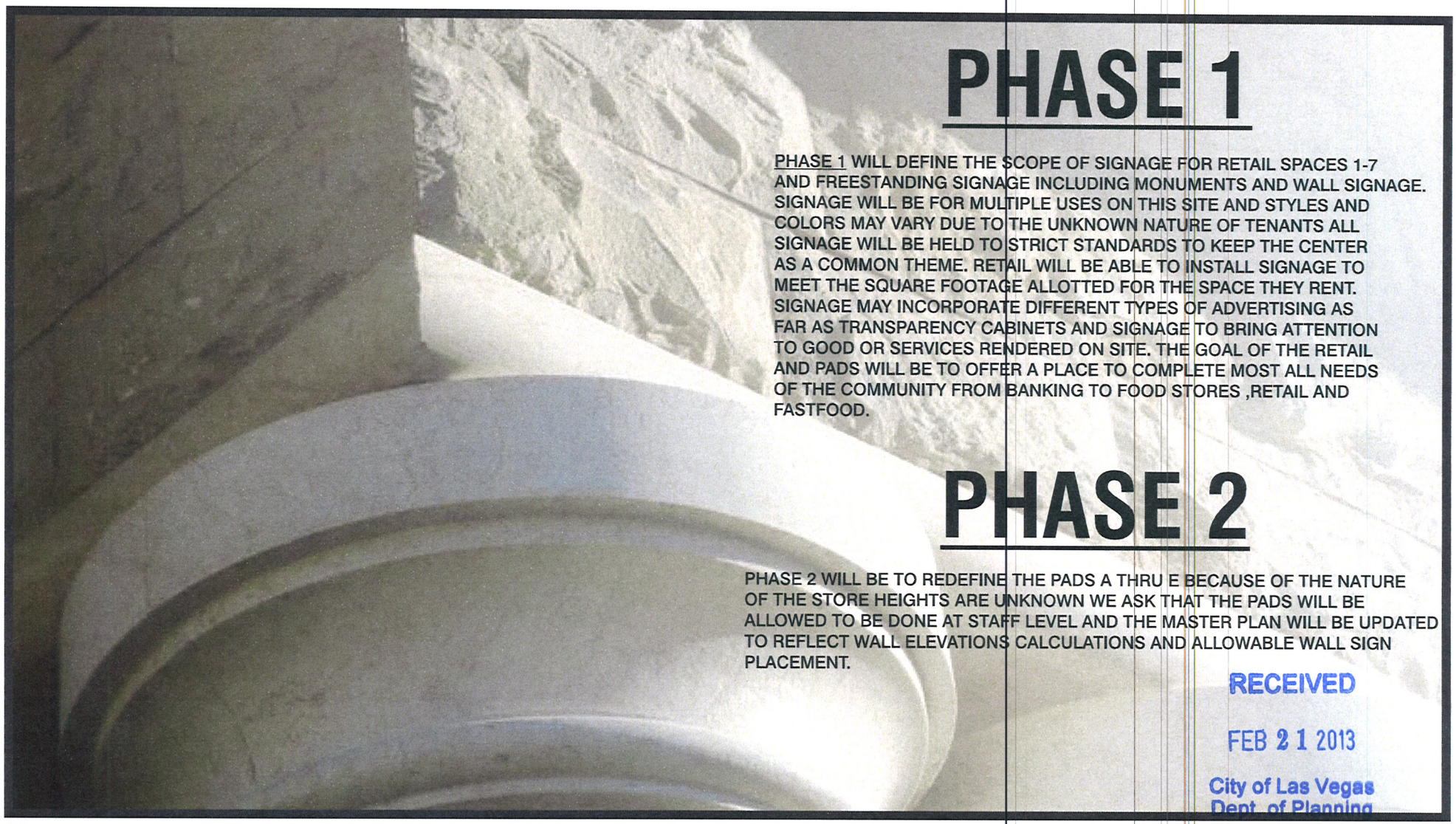
FEB 21 2013
City of Las Vegas
Dept. of Planning

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



PHASE 1

PHASE 1 WILL DEFINE THE SCOPE OF SIGNAGE FOR RETAIL SPACES 1-7 AND FREESTANDING SIGNAGE INCLUDING MONUMENTS AND WALL SIGNAGE. SIGNAGE WILL BE FOR MULTIPLE USES ON THIS SITE AND STYLES AND COLORS MAY VARY DUE TO THE UNKNOWN NATURE OF TENANTS ALL SIGNAGE WILL BE HELD TO STRICT STANDARDS TO KEEP THE CENTER AS A COMMON THEME. RETAIL WILL BE ABLE TO INSTALL SIGNAGE TO MEET THE SQUARE FOOTAGE ALLOTTED FOR THE SPACE THEY RENT. SIGNAGE MAY INCORPORATE DIFFERENT TYPES OF ADVERTISING AS FAR AS TRANSPARENCY CABINETS AND SIGNAGE TO BRING ATTENTION TO GOOD OR SERVICES RENDERED ON SITE. THE GOAL OF THE RETAIL AND PADS WILL BE TO OFFER A PLACE TO COMPLETE MOST ALL NEEDS OF THE COMMUNITY FROM BANKING TO FOOD STORES ,RETAIL AND FASTFOOD.

PHASE 2

PHASE 2 WILL BE TO REDEFINE THE PADS A THRU E BECAUSE OF THE NATURE OF THE STORE HEIGHTS ARE UNKNOWN WE ASK THAT THE PADS WILL BE ALLOWED TO BE DONE AT STAFF LEVEL AND THE MASTER PLAN WILL BE UPDATED TO REFLECT WALL ELEVATIONS CALCULATIONS AND ALLOWABLE WALL SIGN PLACEMENT.

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City of Las Vegas
Dept. of Planning

FEDERAL HEATH
SIGN COMPANY
www.FederalHeath.com
3900 W. Dewey Drive Las Vegas, NV 89118
(702) 739-9466 Fax (702) 795-0378

Manufacturing Facilities:
Oceanside, CA - Euless, TX - Jacksonville, TX - Delaware, OH

Office Locations:
Oceanside, CA - Las Vegas, NV - Laughlin, AZ
Idaho Falls, ID - Euless, TX - Jacksonville, TX - San Antonio, TX
Houston, TX - Corpus Christi, TX - Indianapolis, IN
Louisville, KY - Knoxville, TN - Grafton, WI - Delaware, OH
Willowbrook, IL - Tunica, MS - Atlanta, GA
Tampa, FL - Daytona Beach, FL - Orlando, FL

Building Quality Signage Since 1901

Revisions:
Revisions:

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date:

Landlord Approval/Date:

Account Rep: D.CONNOR
Project Manager: R.SHADE
Drawn By: M.ELLIS

Underwriters Laboratories Inc. — ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:
THE CENTER
EHB COMPAINES
Parcel: 163-06-416-006
S H NORTHEAST COMPANY L L C
Site Address: 10050 W SAHARA AVE
Jurisdiction: Las Vegas - 89117
Limited Commercial District (C-1)

Job Number:
Date: 02-21-13
Sheet Number 1 Of 9
Design Number:

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent. © FHSC

MSP-48470

OWNER REQUIRMENTS

ALL SIGNS MUST BE APPROVED BY YOHAN LOWIE BEFORE RECEIVING A PERMIT ALL SIGNAGE MUST BE ACCOUNTED FOR AND MSP MUST BE UPDATED UPON APPLYING FOR A PERMIT. ALL PERMITS MUST BE SIGNED BY YOHAN LOWIE AND OR DESIGNATED REPRESENTATIVES APPROVED BY YOHAN LOWIE.

ALL SIGNS MUST BE INSTALLED BY A UL CERTIFIED SIGN COMPANY AND SIGN COMPANY MUST BE AN CLARK COUNTY APPROVED FABRICATOR IN GOOD STANDINGS WITH THE NEVADA STATE CONTRACTORS BOARD.

TENANT SIGNS INSTALLED ON THE WALL WILL BE ATTACHED TO BUILDING BY A RECEIVER TUBE PROVIDED BY OWNER, CONTRACTOR WILL BE LIABLE FOR ANY DAMAGE AFTER INSTALL PICTURES OF DEFECTS MUST BE SUBMITTED TO OWNER BEFORE INSTALL OR DAMAGE TO BUILDING WILL BE ASSUMED BY SIGN CONTRACTOR. ALL PENETRATIONS MUST BE APPROVED BY OWNER AND ALL TENANT SIGNS MUST BE ON RACEWAYS OR APPROVED MOUNTING SURFACE. ALL SIGN STRUCTURAL ELEMENTS MUST MATCH BUILDING COLORS

FEDERAL HEATH SIGN COMPANY IS THE PREFERRED SIGN MANUFACTURER AND SERVICE PROVIDER FOR THIS SITE. CONTACT THE FOLLOWING FOR YOUR SIGNAGE NEEDS.
Dennis Connor @ 702 739-9466 or Cell: 340-5765 for Signage Sales
David Bullock @ 702 739-9466 for Sign Service
Richard Shade @ 702 739-9466 or Cell: 702 604-7597 for Zoning / MSP

PROHIBITED SIGNS

PROHIBITED SIGNS

The following signs are prohibited:
(1) All signs not expressly permitted or exempted under this Chapter;
(2) Any on-premise sign that is associated with a use that no longer occupies the premises on which it is located;
(3) Pole signs placed or erected after August 1, 2002 that do not meet the freestanding sign design standards contained in this Chapter;
(4) A private sign of any kind located on or over any public street, walkway, parking or other public property except as otherwise provided for in this Chapter;
(5) Displays that employ white, red or blue rotating lights or any lights that simulate emergency vehicle lights;
(6) Except as lawfully permitted as a temporary special event or civic event sign, beacons, pennants, inflatable signs, tethered balloons, portable signs and similar attention gaining devices;
(7) Signs placed on parked vehicles or trailers, or parked commercial vehicles where the vehicle or trailer is not used by the business advertised for the transportation of persons or goods in the ordinary course of business;
(8) Permanent balloon signs; and
(9) Outdoor, portable electric signs, except as permitted under the provisions for temporary signs.

MAINTENANCE

(1) All signs shall be maintained in good structural condition, in compliance with all building and electrical codes, and in conformance with this Chapter at all times.
(2) All materials used in sign construction shall be maintained in such a manner as to be free from fading, peeling, chipping and other states of general deterioration.

REVOCATION

A sign certificate is revocable if the sign is abandoned or allowed to become unsafe or dangerous, or is otherwise condemned. The owner(s) shall maintain the sign in safe condition at all times and shall remove the sign if abandoned.

SIGN CERTIFICATE APPLICATION AND CONTENTS

An application for a sign certificate shall be accompanied by:
(1) A site plan, which clearly depicts the location of proposed the sign;
(2) A description, drawing or picture of the proposed sign; and
(3) A description of the means by which the sign will be fastened or secured.

RECEIVED
FEB 21 2013
City of Las Vegas
Dept. of Planning

FEDERAL HEATH
SIGN COMPANY
www.FederalHeath.com
3900 W. Dewey Drive Las Vegas, NV 89118
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Houston, TX - Corpus Christi, TX - Indianapolis, IN
Louisville, KY - Knoxville, TN - Gorton, WI - Delaware, OH
Willowbrook, IL - Tunica, MS - Atlanta, GA
Tampa, FL - Daytona Beach, FL - Orlando, FL

Building Quality Signage Since 1901

Revisions: Revisions

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date:

Landlord Approval/Date:

Account Rep: D.CONNOR
Project Manager: R.SHADE
Drawn By: M.ELLIS

Underwriters Laboratories Inc. ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

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THE CENTER
EHB COMPAINES
Parcel: 163-06-416-006
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Site Address: 10050 W SAHARA AVE
Jurisdiction: Las Vegas - 89117
Limited Commercial District (C-1)

Job Number:
Date: 02-21-13
Sheet Number: 2 Of 9
Design Number:

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MSP-48470

19.20 SIGN DEFINITIONS

Arcade Sign. A wall or projecting sign attached to the roof or the wall of an arcade and totally within the outside limits of the structural surfaces that delineate the arcade.
{Ord 5496 – 07/17/02}

Attached Sign. Any sign that is attached to an occupied building or building designed for occupancy.
{Ord 5496 – 07/17/02}

Attention Gaining Device. Any streamer, pennant, propeller, inflatable sign, tethered balloon, portable sign, bunting or other artificial device, figure, shape, color, sound, light or exhibit, whether live, animated or still, that is intended to attract attention to a use or business being conducted either on or off site

Awning Sign. Any sign that is a part of or attached to an awning, or other fabric, plastic or structural protective cover over a door, entrance, window or outdoor service area.
{Ord 5496 –0 7/17/02}

Banner. Any sign of lightweight fabric or similar material that is mounted to a pole or a building at one or more edges. National flags, state or municipal flags, or the official flag of any institution or business shall not be considered banners.

Building Marker. Any sign indicating the name of a building, date or incidental information about its construction. Building markers are cut into the exterior building materials or made of bronze or other permanent material.
{Ord 5496 – 07/17/02}

Canopy. A rigid roof, generally supported at all corners or extremities by poles, posts or direct attachment to a building. A canopy typically has little vertical or wall space on it and is only as thick as necessary to create a functional roof. See "Marquee" and "Awning."
{Ord 5496 – 07/17/02}

Canopy Sign. A sign attached to or painted on a canopy.
{Ord 5496 – 07/17/02}

Changeable Copy Sign. Any sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign. The message may be changed manually or electronically. Animated signs shall not be considered changeable copy signs.
{Ord 5496 – 07/17/02}

Civic Event Sign. A temporary sign, other than a commercial sign, posted to advertise a civic event sponsored by a public agency, school, church or religious institution, civic fraternal or other organization.

Commercial Message. Any sign wording, logo or other representation that, directly or indirectly, names, advertises, or calls attention to a business, product, service, idea or commercial activity. The term does not include sign copy that consists solely of the electronic indication of time, temperature, or both.

Community Interior Directional Sign. A sign placed within the interior of a subdivision to provide directions within the subdivision.
{Ord 5496 – 07/17/02}

Consolidated Sign. An oversized freestanding ground sign which advertises one or more tenants within a non-residential development. Consolidation occurs when the conditions for such signs are met, and the area for multiple signs is consolidated into one sign.

Construction Permit. A permit issued pursuant to the City's building and technical codes for the construction of any sign.
Construction Sign. A sign advertising a construction project and the parties involved in its development, proposed to be located on the lot or parcel of land on which the sign is located.
{Ord 5496 – 07/17/02}

Design. The design elements of a development site, including the planning and engineering of the following: street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignment and grades thereof; location and size of all easements and rights-of-way; lot size and configuration; traffic access; grading; land to be dedicated for parks or recreational purposes; building design and configuration; landscaping and open space; and other such specific physical requirements.

Development Entry Statement Sign. A sign placed at the entry to a subdivision, apartment development, or identifiable community to identify the subdivision, apartment development, or identifiable community.
{Ord 5496 – 07/17/02}

Development Standards. Documentation that identifies the requirements and standards for commercial and residential development, including, but not limited to, densities; building height, bulk and setback requirements by land use type; signage; landscaping; parking; open space. The "Design Standards Manual," to the extent adopted by the City Council, contains required development standards for development within the City.
Directory Sign. A sign that provides a map or listing of the names of businesses, activities, addresses, locations, uses or places within a building or complex of buildings for the purpose of identification only.
{Ord 5496 – 07/17/02}

Electric Message Unit. A sign or portion of a sign which provides a message, image or combination of the two that is changed electronically. A sign that is changed fewer than eight times per 24-hour period or that is changed only to reflect changing time or temperature shall not be considered an electric message unit under this Chapter.
{Ord 5496 – 07/17/02}

Electronic Reader Board. A sign or portion thereof which can be electronically changed or rearranged without altering the face or the surface of the sign. The term does not include a sign on which the only copy that changes is an electronic or mechanical indication of time or temperature.

Elevation. (1) A vertical distance above or below a fixed reference level; (2) A fully dimensional drawing of the front, rear and sides of a building showing features such as construction materials, design, height, dimensions, windows, doors, other architectural features and relationship of grade to floor level.

Embellishment. A frame or bracket around the outside of a sign that is used to define the boundaries of or hold the sign, or an extension around the outside of the sign that is used as decoration.
{Ord 5496 – 07/17/02}{Ord. 5959 – 01/09/08}

Freestanding Sign. A detached sign which is supported by columns, uprights, poles or braces from the ground or from an object on the ground, or a detached sign which is erected on the ground, provided that no part of the sign is attached to any part of any building, structure, or other sign.
{Ord 5496 – 07/17/02}

Harmonious Relationship. The design, arrangement and location of buildings or other created or natural elements of the urban environment that are sufficiently consistent in design, scale, height, color, character and siting with other buildings, or created or natural elements in the area so as to avoid abrupt or severe differences or incompatibilities.

Historic Sign. A sign designated as historic in accordance with Section 19.14.080. Home Occupation. An income producing activity conducted in a residential zone pursuant to Subchapter 19.18.110.
{Ord 5496 – 07/17/02

Incidental Sign. A sign, generally informational, that has a purpose secondary to the use of the lot on which it is located, such as "no parking," "entrance," "loading only," and "telephone" signs; directory signs and drive-through menu boards; and other similar directives or identifying messages. In order to qualify as an incidental sign, a sign may contain the logo or name of the business that is on the same parcel as the sign but shall not contain any other commercial message legible from a position off the lot on which the sign is located.
{Ord 5496 – 07/17/02}

Institutional Sign. An on-premise sign designed to communicate information about any house of worship, school, or other institution that is a permitted use in the subject zoning district.
{Ord 5496 – 07/17/02}

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Revisions
Revisions

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Client Approval/Date:

Landlord Approval/Date:

Account Rep: D.CONNOR
Project Manager: R.SHADE
Drawn By: M.ELLIS

Underwriters Laboratories Inc. ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:
THE CENTER
EHB COMPAINES
Parcel: 163-06-416-006
S N NORTHEAST COMPANY L L C
Site Address: 10050 W SAHARA AVE
Jurisdiction: Las Vegas - 89117
Limited Commercial District (C-1)

Job Number:
Date: 02-21-13
Sheet Number: 3 Of 9
Design Number:

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MSP-48470

19.20 SIGN DEFINITIONS

Marquee or Porte Cochere. Any permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designed and constructed to provide protection from the weather.
{Ord 5496 – 07/17/02}

Marquee Sign or Porte Cochere Sign. Any sign attached to, in any manner, or made a part of a marquee or porte cochere.
{Ord 5496 – 07/17/02}

Master Sign Plan. A plot plan and accompanying documentation which identifies all existing and proposed on-premise signage on a development or complex of buildings.

Miscellaneous Residential Sign. Any incidental or real estate sign on a single dwelling unit lot or other residential lot.
{Ord 5496 – 07/17/02}

Monument Sign. A freestanding sign where the base of the sign structure is on the ground or a maximum of 12 inches above the lowest point of the ground adjacent to the sign.
{Ord 5496 – 07/17/02}

Non-Conforming Sign. Unless otherwise provided, any sign that conformed to existing sign regulations at the time it was erected but that would no longer be permitted by virtue of the adoption of this Title, or an amendment thereto.

Off-Premise Sign. Any sign advertising or announcing any place, product, goods, services, idea or statement whose subject is not located nor available on the lot where the sign is erected or placed.
{Ord 5842 – 08/02/06}
{Ord 5496 – 07/17/02

On-Premise Sign. Any sign advertising or announcing any place, product, goods, services, idea or statement whose subject is available or located at or on the lot, same site, or within the same Master Sign Plan area where the sign is erected or placed.
{Ord 5496 – 07/17/02}

Painted Wall Sign. Means any sign that is painted directly on a building wall surface.
{Ord 5496 – 07/17/02}

Pennant. Any lightweight plastic, fabric or other material, whether or not containing a message of any kind, suspended from a rope, wires, or string, usually in a series, designed to move in the wind. A pennant shall be considered a temporary sign.
{Ord 5496 – 07/17/02}

Pole Sign. A Freestanding sign supported by one column, upright, pole, or brace in or upon the ground the sum width/diameter of which is less than 25 percent of the width of the sign.
{Ord 5496 – 07/17/02}

Political Sign. Any sign relating to a candidate, issue, proposition, ordinance or other matter in a public election or referendum, or any sign pertaining to the advocacy of political views or policies by persons, groups, or parties.
{Ord 5496 – 07/17/02}

Portable Sign. Any sign which is not permanently attached to the ground or to another permanent structure; including, but not limited to, temporarily placed signs designed to be transported; signs by means of wheels; signs converted to A- or T-frames; movable menu and sandwich board signs; tethered balloons used as signs; and signs attached to or painted on a vehicle or trailer which is parked and visible from the public right-of-way, unless the vehicle is used in the normal day-to-day operations of the business.
{Ord 5496 – 07/17/02}

Projecting Sign. Any sign affixed to a building in such a manner that its leading edge extends more than twelve inches beyond the surface of the building. The term does not include a decorative awning or canopy.
{Ord 5496 – 07/17/02}

Pylon Sign. A freestanding sign supported by two or more columns, uprights, poles, or braces in or upon the ground, or a freestanding sign supported by a single column, upright, pole or brace in or upon the ground the sum width/diameter of which is 25 percent or more of the width of the sign.
{Ord 5496 – 07/17/02}

Real Estate Sign. A sign to advertise a commercial or residential property for sale, lease, or rent.
{Ord 5496 – 07/17/02}

Roof Sign. Any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure, and extending vertically above the roof or parapet of the building.

Sign. Any device, fixture, placard, structure or other medium, including its structure and component parts, that uses any color, form, graphic, illumination, symbol or writing to advertise, announce the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public.

Sign, Animated. Any sign that uses any of the following: animation or movement; mechanical devices such as spinning, rotating, revolving or oscillating mechanical or structural components; flashing, sequential or oscillating lights; lighting that moves from bright to dim and back to bright; or other similar continuously automated methods or dynamic devices, such as steam, fog, misting, or change of lighting or message, to depict action or create a special effect or alternating scene that results in movement, the appearance of movement, or the changing of sign image or message. The term includes any sign or portion thereof with characters, letters or illustrations, that can be changed or rearranged manually or electronically without altering the face or the surface of the sign. The term does not include a sign on which the only copy that changes is the electronic indication of time, temperature, or both.

Sign, Off-Premise. Any sign whose copy advertises or announces any place, product, goods, services, idea or statement whose subject is not available, located at, nor on the lot where the sign is erected or placed.

Sign, On-Premise. Any sign whose copy is limited to advertising or announcing any place, product, goods, services, idea or statement whose subject is available or located at or on the lot where the sign is erected or placed.

Sign Certificate. A certificate issued by the Department of Planning and Development to authorize a sign pursuant to Chapter 19.14

Structure. An object, including a mobile object, constructed or installed including, but not limited to, a building, tower, crane, smokestack, earth formation, sign, overhead transmission line and an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

Suspended Sign. A sign that is suspended from the underside of a horizontal plane surface and is supported by the surface.

Temporary Sign. Any sign not constructed or intended for long term use, such as for sale or for rent signs, pennants, political campaign signs or other similar signs. The term does not include a temporary special event sign.
{Ord 5496 – 07/17/02}

Temporary Special Event Sign. Any sign that is used only temporarily and is not permanently mounted, such as banners, pennants, inflatable signs, tethered balloons, portable signs and similar devices.
{Ord 5496 – 07/17/02}

Wall Sign. Any sign (other than a projecting sign) which is attached parallel to a wall or building, or to a canopy or awning attached to a building. The sign may be painted on or erected upon the building, awning, or canopy.
{Ord 5496 – 07/17/02}

Window Sign. Any sign, picture, symbol or combination thereof, designed to communicate information about an on-premises activity, business, commodity, event, sale or service, that is placed inside a window or upon the window panes or glass and is legible from the exterior of the window from a public right-of-way a distance of more than three feet beyond the lot line of the lot or parcel on which the sign is located.
{Ord 5496 – 07/17/02}

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Revisions: Revisions

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Landlord Approval/Date:

Account Rep: D.CONNOR
Project Manager: R.SHADE
Drawn By: M.ELLIS

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Project / Location:
THE CENTER
EHB COMPANIES
Parcel: 163-06-416-006
S H NORTHEAST COMPANY L L C
Site Address: 10050 W SAHARA AVE
Jurisdiction: Las Vegas - 89117
Limited Commercial District (C-1)

Job Number:
Date: 02-21-13
Sheet Number: 4 Of 9
Design Number:

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THE CENTER

RETAIL TENANT SIGN AREA CALCULATIONS

Wall Signs

(a) Maximum number. There is no specific limit on the number of signs, although total area limits apply.

(b) Maximum area. The total amount of wall signage allowed per building elevation is equivalent to 20 percent of the building elevation. In multi-tenant buildings, the 20 percent maximum sign area for each tenant will be based upon that portion of the building elevation of the leased/occupied area only, except as may be approved through a Master Sign Plan.

(c) Maximum height. A wall sign shall not extend more than 12 inches above top of wall, marquee or parapet to which it is attached.

(d) Minimum setback. NA.

(e) Maximum projection. A wall sign shall not project more than four feet from the structure to which it is attached. There shall be no additional message on the additional horizontal surface created by the projection.

(f) Illumination permitted. Internal, external, animated and electronic message unit signs are permitted except on a building elevation visible from and located within 200 feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use.

(g) Additional standards.

(i) Signs shall be an integral part of or be supported by the wall or wall element (such as awning or marquee) to which they are attached.

(ii) See also Residential Protection Standards in Section 19.14.070.

(h) Certificate required. Yes.

19.14.070 RESIDENTIAL PROTECTION STANDARDS

(B) ILLUMINATED SIGNS

Any illuminated sign requiring a sign certificate and located within 200 feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use shall be subject to the following additional lighting standards:

(1) If the sign is located within 40 feet of the property planned or zoned for residential use and is or will be visible from such property, it may be internally illuminated or lighted with direct white light;

(2) If the sign is located more than 40 feet from the property planned or zoned for residential use but within 200 feet of such property and the sign is or will be visible from such property, it may be interior-lit or lighted with direct white light, but it shall not contain bare bulbs, exposed neon tube, animation or a electronic message unit; and

(3) Direct lighting fixtures for such signs shall be aimed up and/or away from the property planned or zoned for residential use.

(C) ELECTRONIC MESSAGE UNIT, ANIMATED AND FLASHING SIGNS

Electronic message units, animated signs and flashing signs are prohibited within 200 feet of property planned or zoned for residential use unless the design of the sign or its location and orientation ensure that the electronic message unit, animated or flashing portion of the sign, or any other light from the sign will not be visible from the property planned or zoned for residential use.

RETAIL SPACE	BUILDING ELEVATION	BUILDING HEIGHT	BUILDING LENGHT	ELIGIBLE WALL SIGN AREA	20% OF ELIGIBLE SIGN AREA
RETAIL #1	SOUTH	32'	79'	2,528.00	505.60
RETAIL #1	NORTH	32'	79'	2,528.00	505.60
RETAIL #1	WEST	32'	198'	6,336.00	1,267.20
RETAIL #2	SOUTH	32'	85'	2,720.00	544.00
RETAIL #2	NORTH	32'	85'	2,720.00	544.00
RETAIL #3	SOUTH	32'	222'	7,104.00	1,420.80
RETAIL #3	NORTH	32'	222'	7,104.00	1,420.80
RETAIL #4	SOUTH	32'	182'	5,824.00	1,164.80
RETAIL #4	NORTH	32'	182'	5,824.00	1,164.80
RETAIL #5	SOUTH	32'	260'	8,320.00	1,664.00
RETAIL #5	NORTH	32'	260'	8,320.00	1,664.00
RETAIL #6	SOUTH	32'	138'	4,416.00	883.20
RETAIL #6	NORTH	32'	138'	4,416.00	883.20
RETAIL #7	SOUTH	32'	142'	4,544.00	908.80
RETAIL #7	NORTH	32'	142'	4,544.00	908.80
RETAIL #7	EAST	32'	198'	6,336.00	1,267.20

WALL SIGN TYPES ALLOWED BY OWNER

HALO ILLUMINATED LETTERS
TRANSPARENCY CABINETS
FACE ILLUMINATED SIGNS
WALL ILLUMINATED CABINETS
EMU IF MORE THAN 200' FROM RESIDENTIAL

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Revisions:
R1 CHANGE IN ELEVATION HEIGHT FROM 34 TO 32 CHANGE IN CALC.

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Client Approval/Date:

Landlord Approval/Date:

Account Rep: D.CONNOR
Project Manager: R.SHADE
Drawn By: R.SHADE

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Project / Location:
THE CENTER
EHB COMPAINES
Parcel: 163-06-416-006
S H NORTHEAST COMPANY L L C
Site Address: 10050 W SAHARA AVE
Jurisdiction: Las Vegas - 89117
Limited Commercial District (C-1)

Job Number:
Date: 02/20/13
Sheet Number: 5 Of 9
Design Number:

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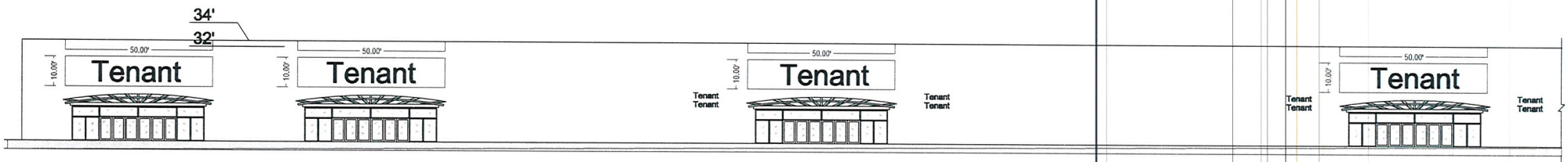
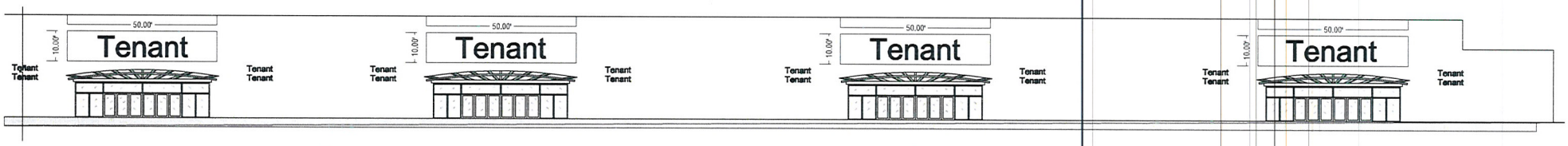
LOCATION OF MAIN TENANT SPACES ARE TO CENTER OVER ENTRANCE IF TENANT SPACES ARE SUB DIVIDED IN TO SMALLER AREAS THEN M.S.P. WILL BE AMENDED TO SHOW CURRENT CONDITION. ALL CHANGES MUST BE APPROVE BY YOHAN LOWIE.

TENANT LOCATIONS WITH OUT BOARDERS SHOW OPTION OF DURATRANS CABINETS OR SMALLER CABINETS TO ADVERTISE GOODS THESE SIGNS WILL NOT EXCEED SQUARE FOOTAGE ALLOWED FOR EACH ELEVATION, UNUSED SQUARE FOOTAGE MAYBE USED TO FOR ALTERNATE LOCATIONS CHANGES MUST BE APPROVE BY YOHAN LOWIE.



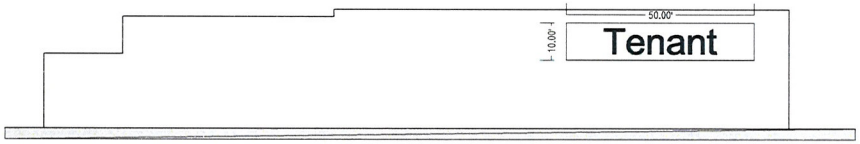
South Elevation

SCALE: 1/32"=1'-0"

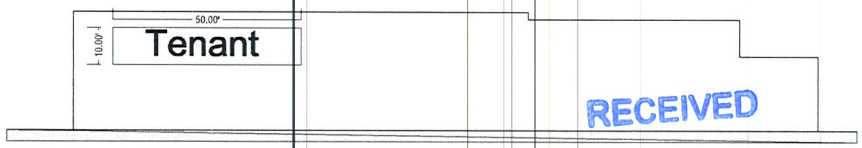


South Elevation, Cont.

SCALE: 1/32"=1'-0"



West Elevation



East Elevation

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Landlord Approval/Date:

Account Rep: D.CONNER
Project Manager: L.MADEC
Drawn By: M.ELLIS

Underwriters Laboratories Inc. — ELECTRICAL TO USE U.L.-48 LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

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Design Number: MSP 02-21-13

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MSP-48470

THE CENTER

FREESTANDING SIGN CALCULATIONS

Freestanding Signs

(a) Maximum number.
(i) One freestanding sign per each 200 lineal feet of street frontage or portion thereof. The total number of all freestanding and monument signs shall not exceed one per each 200 lineal feet of street frontage or portion thereof.
(ii) Corner lots are permitted to have signs for each street frontage and signs shall maintain a minimum separation of 100 feet measured along the street frontage.
(b) Maximum area.
(i) The total area of all freestanding and monument signs shall not exceed two square feet of sign area for each lineal foot of street frontage. On lots with multiple street frontages, the allowable area for each street frontage shall be calculated separately unless consolidated into one sign, then each street frontage shall be added and total square footage permitted may be allowed in one consolidated sign.
(ii) Signs within 40 feet of existing developed residential property, or property designated in the General Plan as appropriate for future residential development, the maximum sign area shall be 50 square feet. For each additional foot of setback from the property, the area of a sign may be increased an additional two square feet, with a maximum size of 400 square feet unless the site meets criteria for consolidated freestanding signs.
(c) Maximum height.
40 feet, subject to the following:
(i) A freestanding sign within 200 feet of the right-of-way line of an elevated freeway or highway to which it is oriented may be erected up to 30 feet above the elevation of the elevated freeway or highway nearest the sign.
(ii) In addition, signs within 200 feet of the right-of-way line and which can be read from Interstates 15 and 215, US 95 from the north city limits to the Oran K. Gragson Highway, the Oran K. Gragson Highway or Interstate 515 may be increased to a height equal to 80 feet, when authorized by the City Council, after review by the Planning Commission.
(d) Minimum setback. Five feet from all property lines.
(e) Additional standards.
(i) All freestanding and monument signs on the same lot or in the same development shall maintain a minimum separation of 100 feet measured along the street frontage.
(ii) See also Residential Protection Standards in Section 19.14.070.
(f) Illumination permitted. Internal, external, animated and electronic message unit signs are permitted except on a building elevation visible from and located within 200 feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use.
(g) Certificate required. Yes.

Monument Signs

See Figure 7 for an example of a monument sign.
(a) Maximum number. One monument sign per each 200 lineal feet of street frontage or portion thereof. The total number of all freestanding and monument signs shall not exceed one per each 200 lineal feet of street frontage or portion thereof.
(b) Maximum area. 75 square feet per sign.
(c) Maximum height. 10 feet.
(d) Minimum setback. Five feet from all property lines.
(e) Additional standards.
(i) All freestanding and monument signs on the same lot or in the same development shall maintain a minimum separation of 100 feet measured along the street frontage.
(ii) See also Residential Protection Standards in Section 19.14.070.
(f) Certificate required. Yes.

FREESTANDING SIGN & MONUMENT

CALCULATIONS

HUALAPAI WAY 659 LF OF STREET FRONTAGE
SAHARA AVENUE 1,277 LF OF STREET FRONTAGE
ALLOWED SQUARE FOOTAGE OF FREESTANDING

HUALAPAI WAY: 2 SQFT X 659 STREET FRONTAGE= 1,318 SQFT ALLOWED
SAHARA AVENUE: 2 SQFT X 1,277 STREET FRONTAGE = 2,554 SQFT ALLOWED

FREESTANDING SIGNAGE
F1 HUALAPAI WAY: 40' H X 17'-8" W = 706.66 SQFT - 1,318 SQFT = 611.34

F2 SAHARA AVE. : 40' H X 17'-8" W = 706.66 SQFT - 2,554 SQFT = 1,847.34.
MONUMENT SIGNAGE
M1 SAHARA AVE. 6'-11" H X 10'-10" W = 74.93 SQFT - 1,847.34 SQFT = 1,772.41

SAHARA AVENUE SQUARE FOOTAGE REMAINING 1,772.41
HUALAPAI WAY SQUARE FOOTAGE REMAINING 611.34

REMAINING SQUARE FOOTAGE TO BE USED IN THE FUTURE FOR MONUMENTS OR DIRECTIONAL SIGNAGE ALL FREESTANDING TO BE ILLUMINATED INTERNALLY AND DIRECT LIGHTING FOR ACCENT.

SEE LARGE PRINT FOR LOCATIONS AND SET BACKS.

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Project Manager: R.SHADE
Drawn By: R.SHADE
Underwriters Laboratories Inc. ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:
THE CENTER
EHB COMPANIES
Parcel: 163-06-416-006
S N NORTHEAST COMPANY L L C
Site Address: 10050 W SAHARA AVE
Jurisdiction: Las Vegas - 89117
Limited Commercial District (C-1)

Job Number:
Date: 02/20/13
Sheet Number: 7 Of 9
Design Number:

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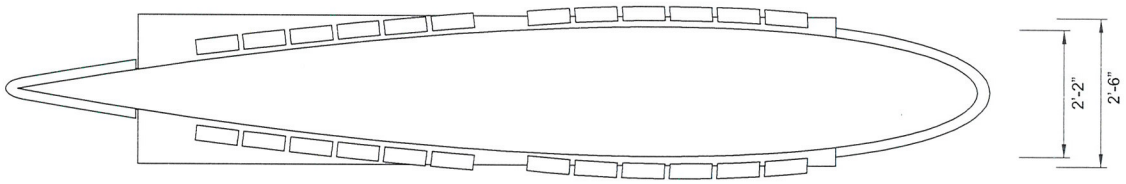
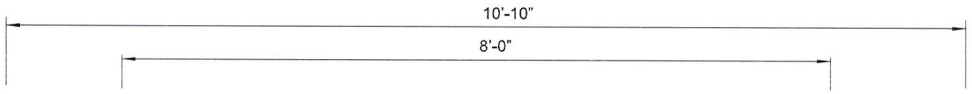
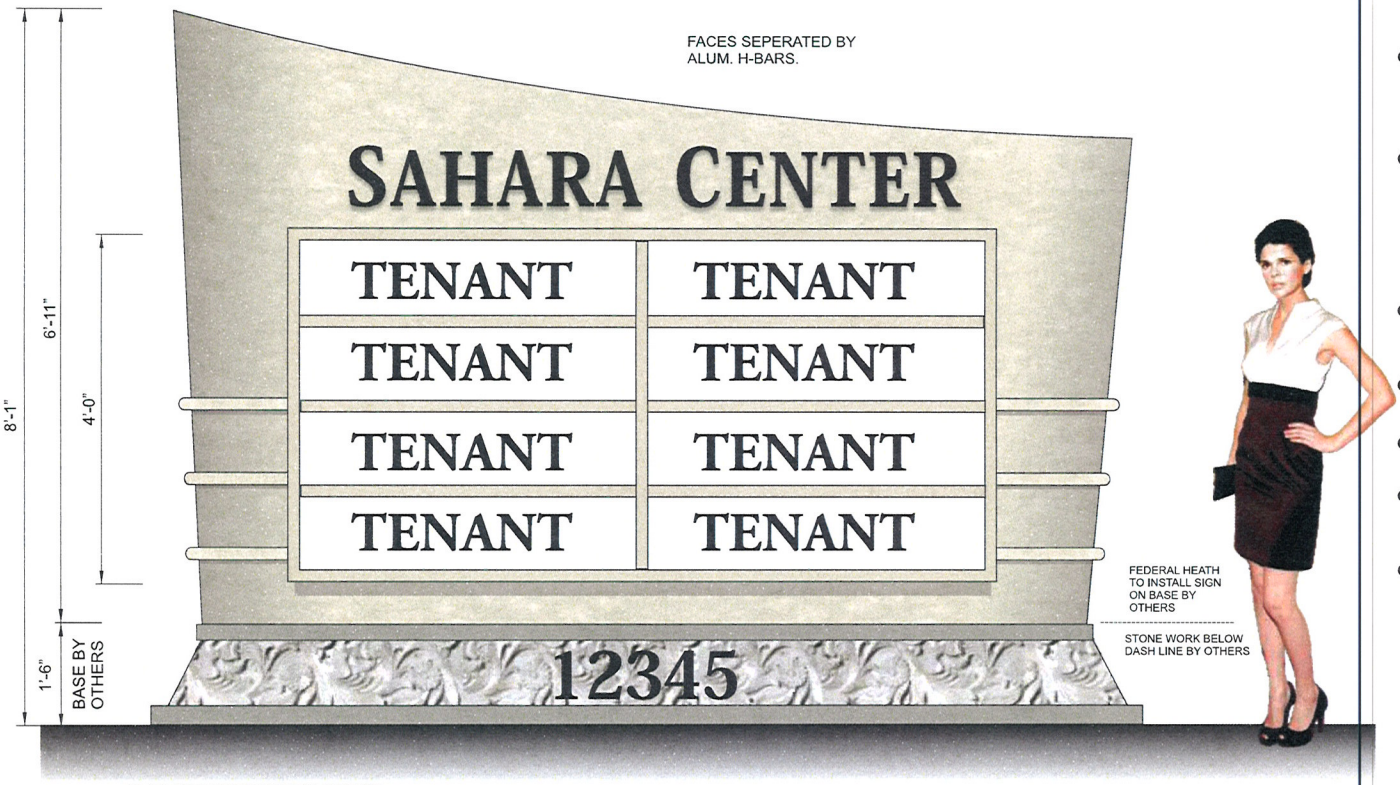
MSP-48470



PLAN VIEW





D/F MONUMENT SIGN S: 1/2"

NOTE: ALL COLORS T.B.D.

- REVERSE CHANNEL LETTERS PTD. SATIN BLACK. INCLUDES WHITE LEDS FOR HALO ILLUM.
- FABRICATED ALUM. CABINET WITH ANGLE IRON FRAME & STRUCTURAL STEEL SUPPORT COLUMNS. CABIENT HAS STUCCO FINISH & INTERNAL ILLUMINATION (C.W. H.O. FLUORESCENT LAMPS)
- WHITE POLYCARBONATE FACES W/ DIGITAL PRINTED LOGOS (U.V. PROTECTED)
- FACES SEPERATED BY ALUM. H-BARS.
- DECORATIVE ELEMENTS (HARD COATED FOAM)
- WHITE POLYCARBONATE FACES W/ DIGITAL PRINTED LOGOS (U.V. PROTECTED)
- FACES SEPERATED BY ALUM. H-BARS.

10'-10" X 6'-11"
SQ.FT. 74.93

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FEDERAL HEATH
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Las Vegas, NV 89118
(702) 739-9466
Fax (702) 795-0378

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Building Quality Signage Since 1901

Revisions:
1
2
3
4
5
6

Account Rep: D.CONNOR
Project Manager: C.RODERY
Drawn By: M.ELLIS

Project / Location:

EHB COMPAINES
10050 W. SAHARA
LAS VEGAS NV.

Underwriters Laboratories Inc. ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS.

Client Approval/Date:

Landlord Approval/Date:

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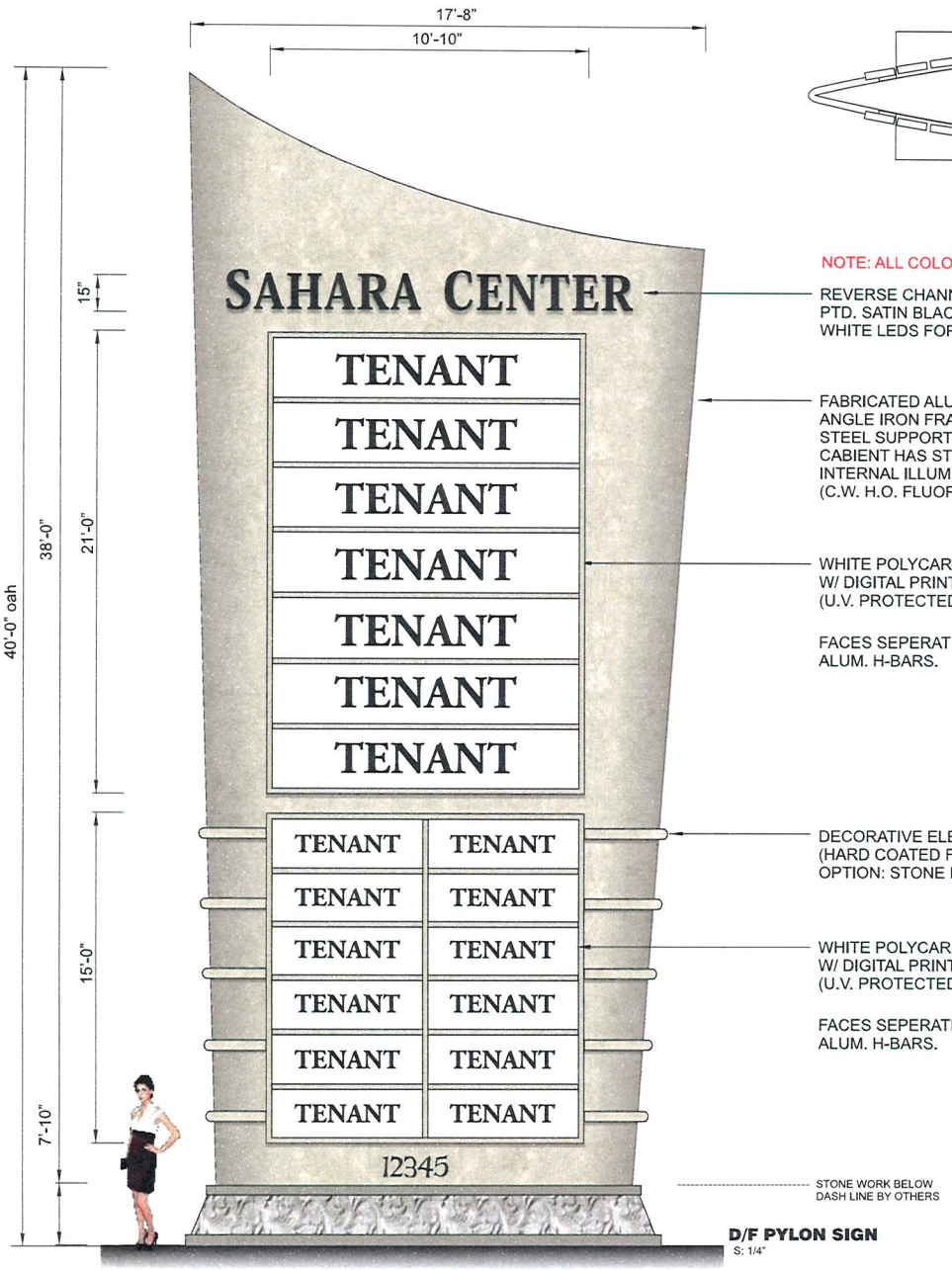
Job Number:
Date: 2-15-13
Sheet Number: 8 Of 9
Design Number: 210544300



NOTE: ALL COLORS T.B.D.

REVERSE CHANNEL LETTERS
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FABRICATED ALUM. CABINET WITH
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STEEL SUPPORT COLUMNS.
CABIENT HAS STUCCO FINISH &
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(C.W. H.O. FLUORESCENT LAMPS)

WHITE POLYCARBONATE FACES
W/ DIGITAL PRINTED LOGOS
(U.V. PROTECTED)

FACES SEPERATED BY
ALUM. H-BARS.

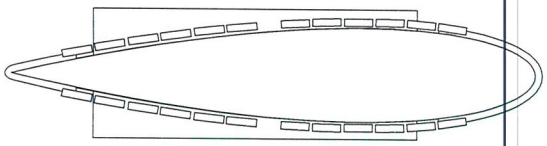
DECORATIVE ELEMENTS
(HARD COATED FOAM)
OPTION: STONE ELEMENTS

WHITE POLYCARBONATE FACES
W/ DIGITAL PRINTED LOGOS
(U.V. PROTECTED)

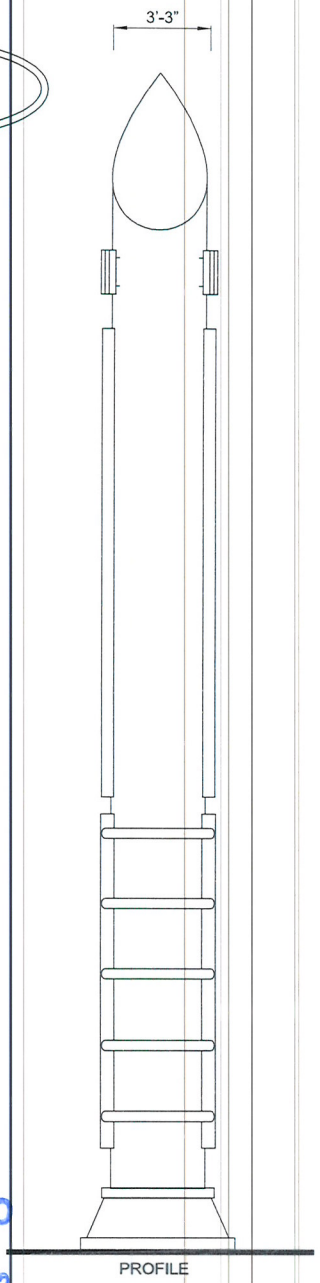
FACES SEPERATED BY
ALUM. H-BARS.

STONE WORK BELOW
DASH LINE BY OTHERS

D/F PYLON SIGN
S: 1/4"



PLAN VIEW



PROFILE

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FEDERAL HEATH
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Las Vegas, NV 89118
(702) 739-9466
Fax (702) 795-0378

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Atlanta - Tampa - Daytona Beach - Winter Park

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Revisions:
1
2
3
4
5
6

Account Rep: D.CONNOR
Project Manager: C.RODERY
Drawn By: M.ELLIS
Project / Location:

EHB COMPAINES
10050 W. SAHARA
LAS VEGAS NV.

Underwriters Laboratories Inc. ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS.

Client Approval/Date:

Landlord Approval/Date:

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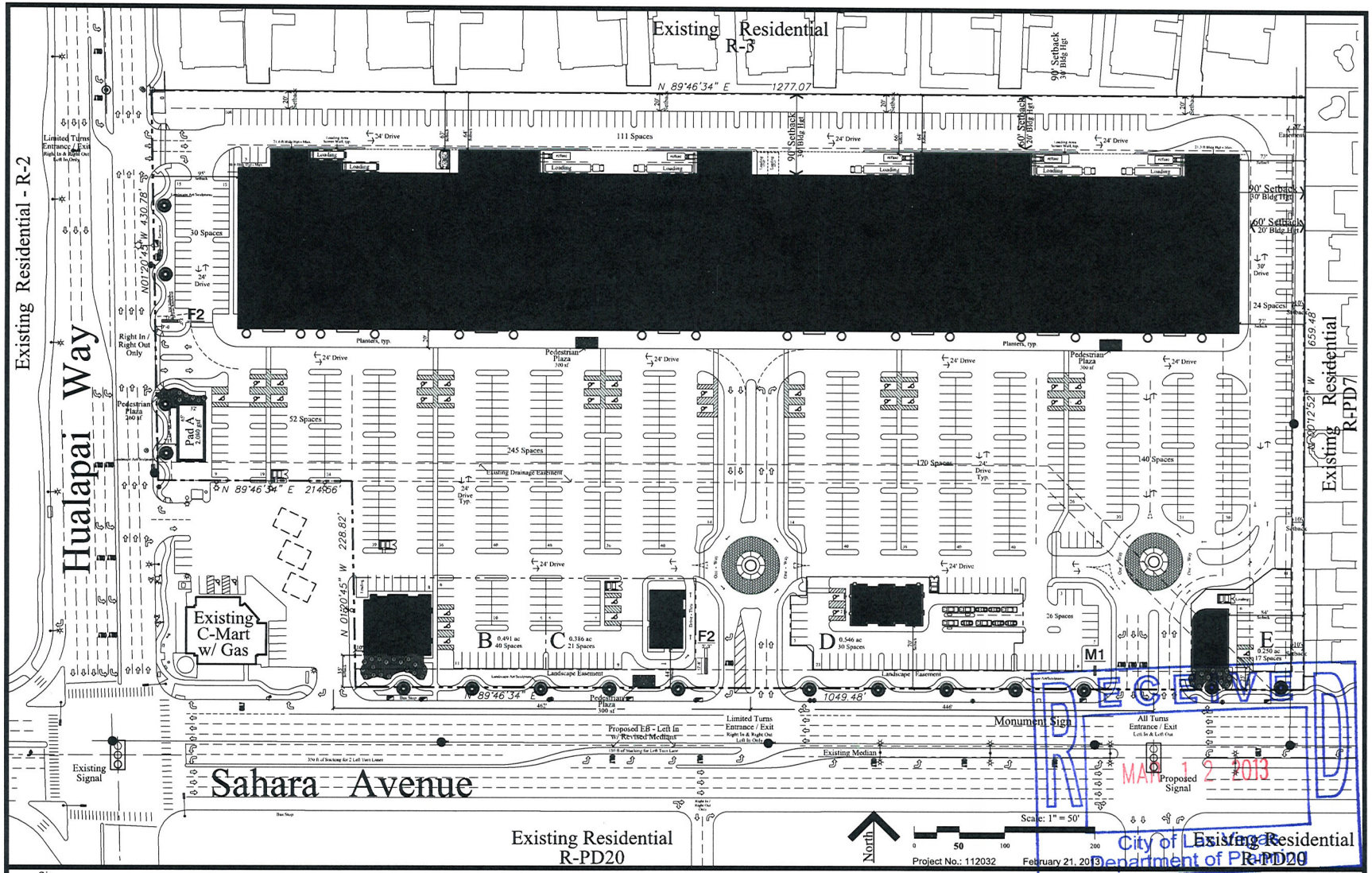
Job Number:
Date: 2-15-13
Sheet Number: 9 Of 9
Design Number: 210544300



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Site Plan
Sahara Center
Las Vegas, Nevada

MSP-48470
SDR-48469
REVISED

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Revisions:
1 CHANGE IN RETAIL
2
3
4
5
6

Account Rep: D.CONNOR
Project Manager:
Drawn By: R.SHADE

Project / Location:
THE CENTER
EHB COMPAINES

163-06-416-006
S H NORTHEAST LAND COMPANY L L C
10050 W SAHARA AVE
Las Vegas - 89117

Underwriters Laboratories Inc. ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS.

Client Approval/Date:
Landlord Approval/Date:

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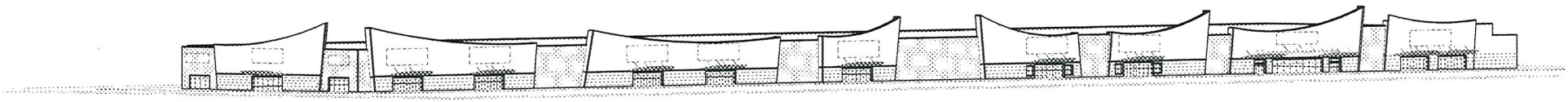
Job Number:
Date: 3-12-13
Sheet Number: MSP SITE PLAN
Design Number: 210544300



SOUTH HUALAPAI WAY

WEST SAHARA AVE

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Department of Planning

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3D Perspective

Not To Scale Project No. 112032 February 21, 2013

SH Northeast
Land Company, LLC

Sahara Center
Las vegas, Nevada

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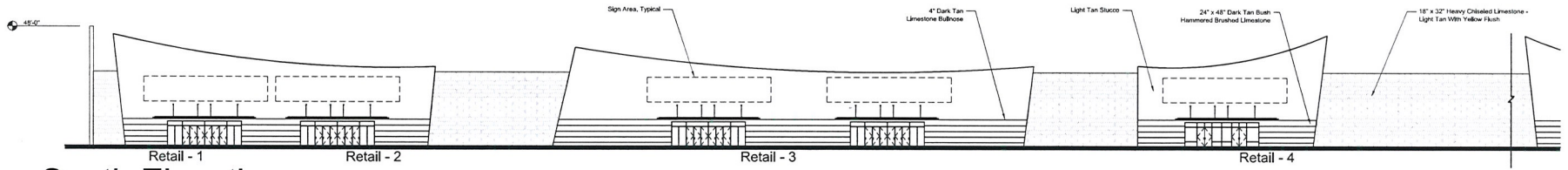
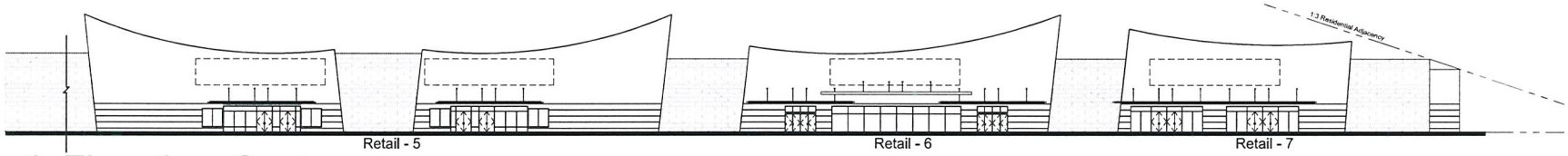
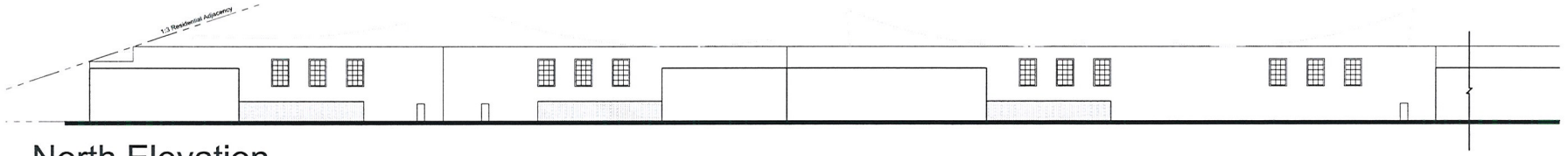


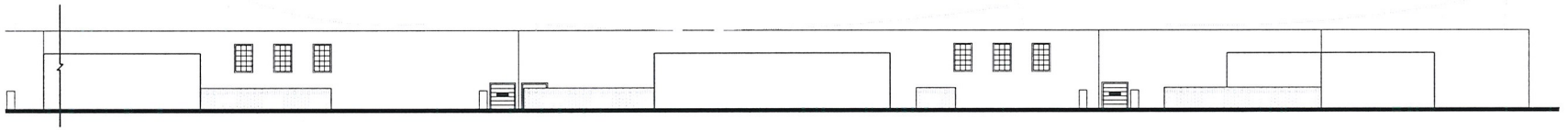
South Elevation



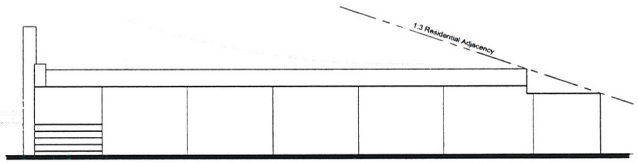
South Elevation, Cont.



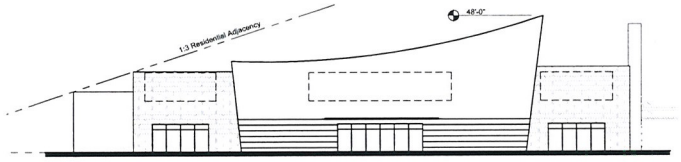
North Elevation



North Elevation, Cont.



East Elevation



West Elevation

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Retail 1-7 Elevations

Sahara Center

Las Vegas, Nevada

Scale: 1" = 20'

0 20 40 80

Project No.: 112032 February 21, 2013

SH Northeast Land Company, LLC

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STUCCO PRIMARY
DEW 380 WHITE

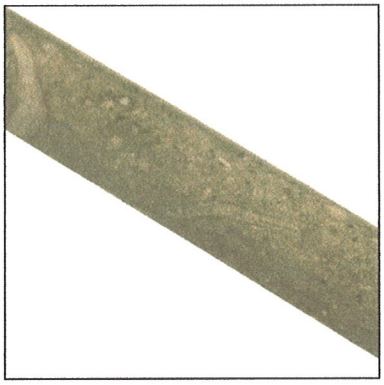
STUCCO SECONDARY
DEW 339 BONE CHINA

MATERIALS

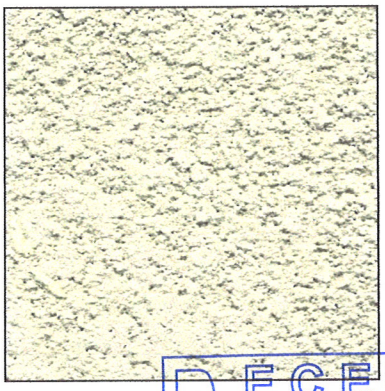
STONE
BUSH HAMMERED LIMESTONE

STONE
HEAVY CHISELED LIMESTONE

TRIM
LIMESTONE BULLNOSE



STUCCO



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COLOR AND MATERIALS BOARD

PROJECT NO. 112032 FEBRUARY 21, 2013

SH NORTHEAST LAND COMPANY

SAHARA CENTER
LAS VEGAS, NEVADA

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MSP-48470 & SDR-48469 - APPLICANT/OWNER: SH NORTHEAST LAND COMPANY, LLC
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 220 FEET EAST OF HUALAPAI WAY

02/28/13

MSP-48470 & SDR-48469 - APPLICANT/OWNER: SH NORTHEAST LAND COMPANY, LLC
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 220 FEET EAST OF HUALAPAI WAY

02/28/13

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02/28/13

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NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 220 FEET EAST OF HUALAPAI WAY

02/28/13

SH Northeast Land Co.
9755 W. Charleston Blvd.
Las Vegas, NV 89128

February 21, 2013

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

Re: Justification Letter
Commercial Development- Northeast Corner of Sahara Avenue and Hualapai Way APN 163-06-416

To Whom It May Concern:

This letter is to accompany the application for a Site Development Plan Review of the subject project. As shown on the attached site plan, the project will include service and retail commercial development, which is consistent with the current zoning of C-1, Limited Commercial District.

This parcel is located in the Peccole Ranch Phase 2 Master Plan, which has indicated for many years that this parcel is for neighborhood commercial uses. The project is located at the intersection of two primary arterials with adequate capacity to accommodate the vehicular traffic without disturbance to residential neighborhoods. The plan provides adequate setbacks to surrounding uses and conforms to codes for height and lot coverage restrictions. The developer intends to maintain compatibility with walkability initiatives in the Lakes/Peccole Ranch neighborhoods through the provision of generous setbacks and meandering sidewalks along the Sahara Avenue and Hualapai Way frontages.

Only one waiver of standards is anticipated for the project at this time. This would be the requirement for a landscape buffer along the Property Line between this project and the existing C-mart property on the northeast corner of Sahara and Hualapai. Due to the anticipated interlinking of the two properties, with drives and parking, into one cohesive commercial site plan, the landscaping requirement would be nearly impossible to achieve. In addition there are two landscape exceptions that would be requested by the developer: one would be for the requirement of landscape fingers located every six parking spaces (due to dimensional and geometry limitations). The second is a conflict with the landscape buffering requirements along the East property line and the sewer easement (20 foot wide along the said property line) landscape requirement of no plants above three feet high in the easement. The developer would prefer to provide the necessary landscape buffering for both the developer and the adjacent property owners' benefit. And will work with the Sewer Department to try to work out an amicable compromise between the three parties (developer, property owners and sewer dept.)

The developer is known for unique and attractive projects which increase neighborhood property values and community vitality. The development of this property will be consistent with that philosophy.

We respectfully request your approval of the site plan as provided. Please do not hesitate to contact the undersigned should you have any questions or concerns.

Respectfully,

Frank Pankratz

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SDR-48469
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Department of Planning

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 9, 2013

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

SUBJECT:
SDR-48469 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MSP-48470 - PUBLIC HEARING - APPLICANT/OWNER: SH NORTHEAST LAND COMPANY, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 219,100 SQUARE-FOOT SHOPPING CENTER WITH A WAIVER TO ALLOW A ZERO-FOOT PERIMETER LANDSCAPE BUFFER ALONG A PORTION OF THE WEST AND SOUTH PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 18.11 acres adjacent to the north side of Sahara Avenue, approximately 220 feet east of Hualapai Way (APN 163-06-416-006), C-1 (Limited Commercial) Zone, Ward 2 (Beers). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 05/15/2013
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
3. Justification Letter

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-48469 APN: 163-06-416-006

Name of Property Owner: SH Northeast Land Co.

Name of Applicant: SH Northeast Land Co.

Name of Representative: Frank Pankratz

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: Frank Pankratz

Subscribed and sworn before me

This 21 day of February, 2013

Tawnia M. Alvis

Notary Public in and for said County and State

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FEB 21 2013

City of Las Vegas
Dept. of Planning

TAWNIA M. ALVIS
Notary Public State of Nevada
No. 11-5158-1
My Appt. Exp. June 15, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Sahara Center

Project Address (Location) NE corner of Sahara and Hulapai

Project Name Sahara Center **Proposed Use** Commercial

Assessor's Parcel #(s) 163-06-416-006 **Ward #** 2

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

Commercial Square Footage 219,100 **Floor Area Ratio** _____

Gross Acres 18.11 **Lots/Units** N/A **Density** N/A

Additional Information _____

PROPERTY OWNER SH Northeast Land Co. **Contact** Frank Pankratz

Address 9755 W. Charleston Blvd. **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

City Las Vegas **State** NV **Zip** 89117

E-mail Address frank@ehbcompanies.com

APPLICANT SH Northeast Land Co. **Contact** Frank Pankratz

Address 9755 W. Charleston Blvd. **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

City Las Vegas **State** NV **Zip** 89117

E-mail Address frank@ehbcompanies.com

REPRESENTATIVE Frank Pankratz **Contact** Frank Pankratz

Address 9755 W. Charleston Blvd. **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

City Las Vegas **State** NV **Zip** 89117

E-mail Address frank@ehbcompanies.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 Frank Pankratz

Subscribed and sworn before me

This 21 day of February, 20 13.

Tawnia M. Alvis

Notary Public in and for said County and State

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FEB 21 2013
City of Las Vegas
Dept. of Planning

TAWNIA M. ALVIS
Notary Public State of Nevada
No. 11-5158-1
My Appt. Exp. June 15, 2015

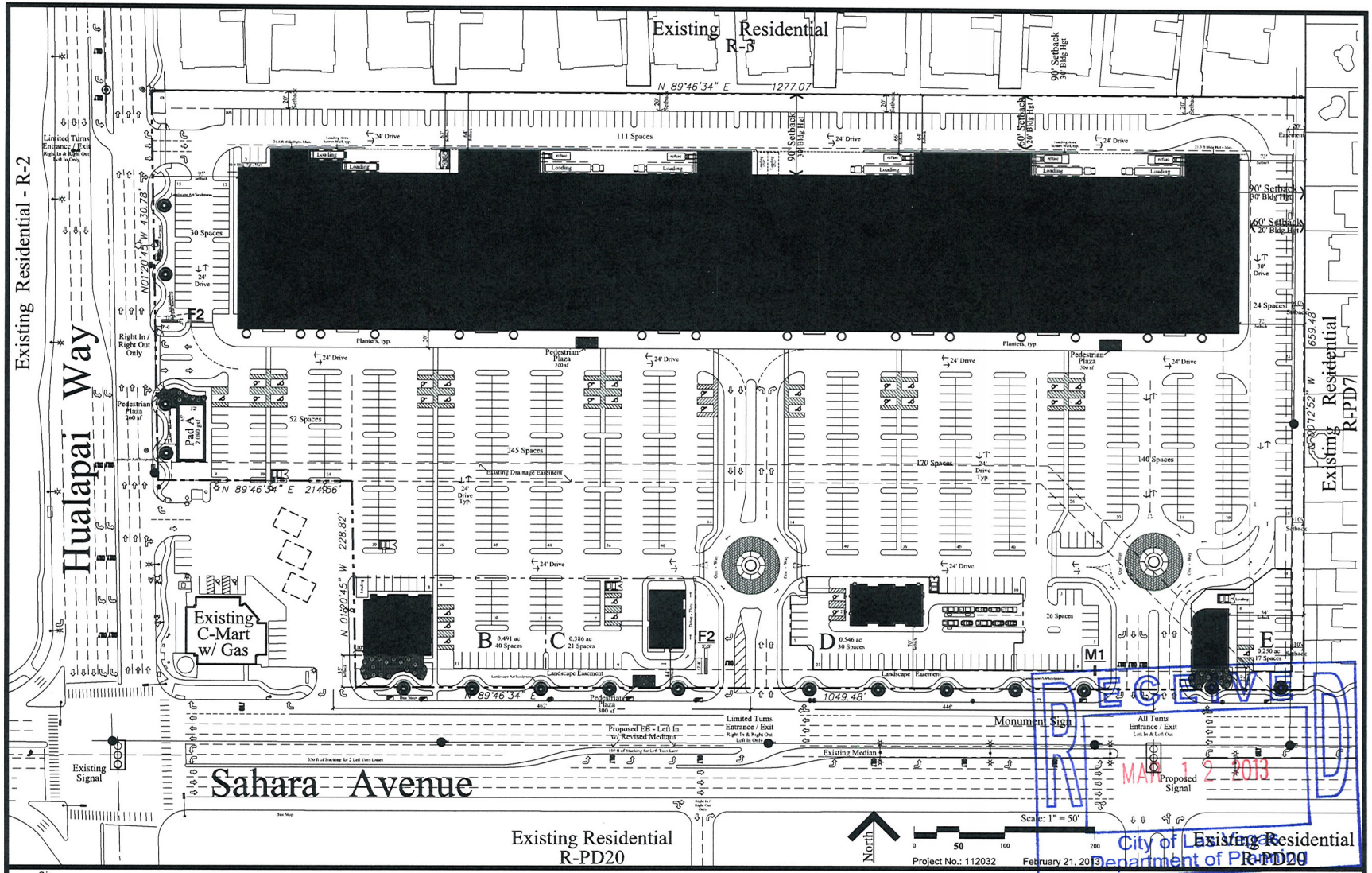
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-48469
Meeting Date:	04/09/13
Total Fee:	$1030.00
Date Received:*	02/21/13
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



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Site Plan
Sahara Center
Las Vegas, Nevada

MSP-48470
SDR-48469
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3
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6

Account Rep: D.CONNOR
Project Manager:
Drawn By: R.SHADE

Project / Location:
THE CENTER
EHB COMPAINES

163-06-416-006
S H NORTHEAST LAND COMPANY L L C
10050 W SAHARA AVE
Las Vegas - 89117

Underwriters Laboratories Inc. ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS.

Client Approval/Date:
Landlord Approval/Date:

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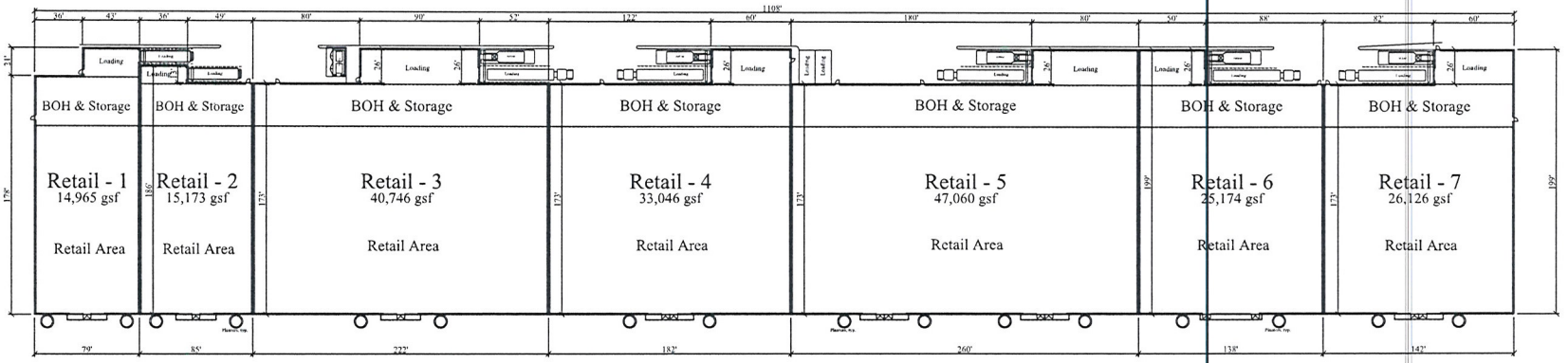
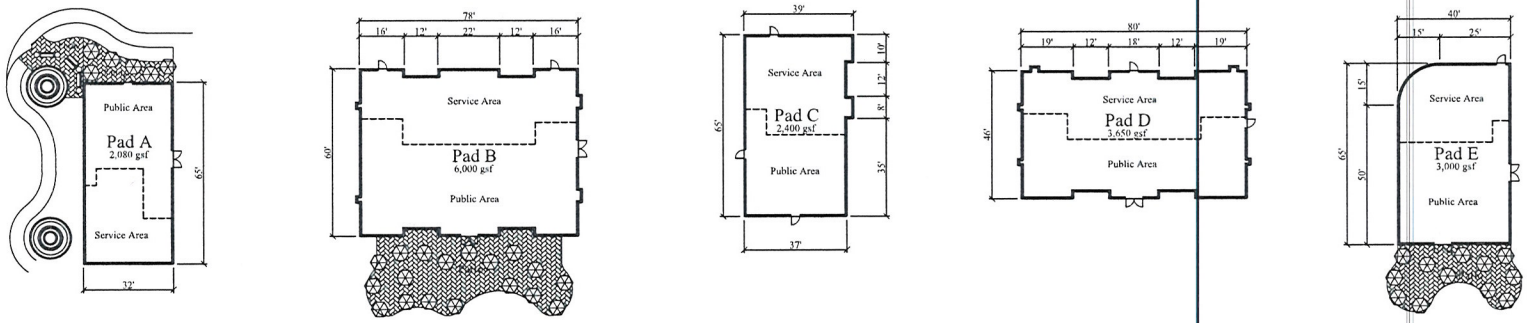
Job Number:
Date: 3-12-13
Sheet Number: MSP SITE PLAN
Design Number: 210544300



Retail 1 ~ 7 - Floor Plans

Scale: 1" = 40'



Pads A ~ E - Floor Plans

Scale: 1" = 20'

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Floor Plans

Sahara Center

Las Vegas, Nevada

SH Northeast Land Company, LLC

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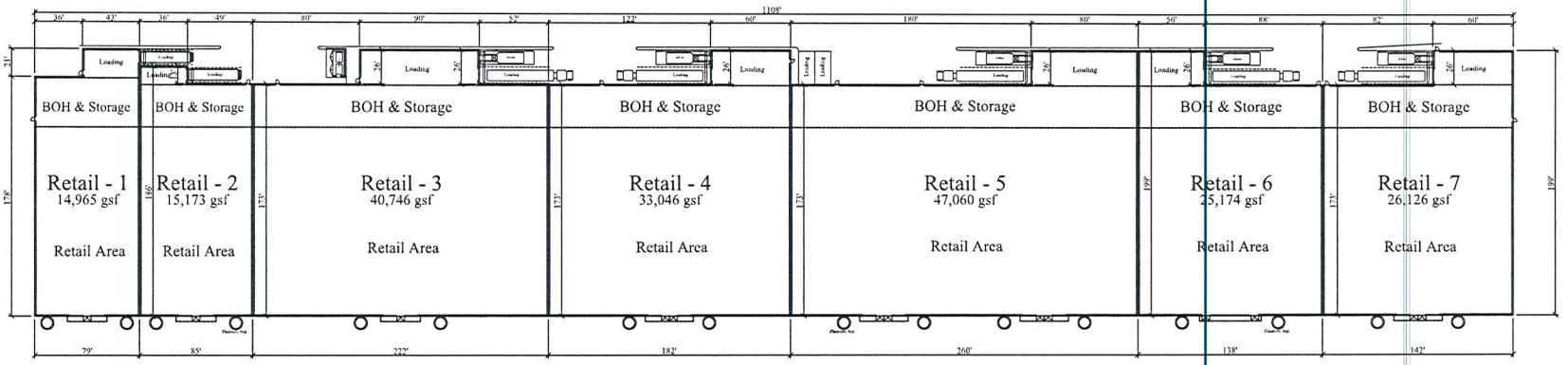
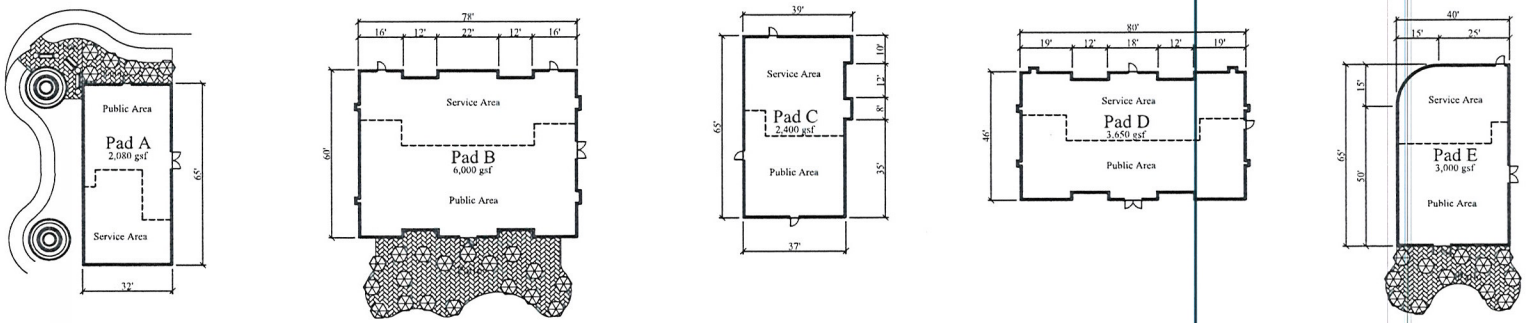


Retail 1 ~ 7 - Floor Plans

Scale: 1" = 40'



Pads A ~ E - Floor Plans

Scale: 1" = 20'

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Floor Plans

Sahara Center

Las Vegas, Nevada

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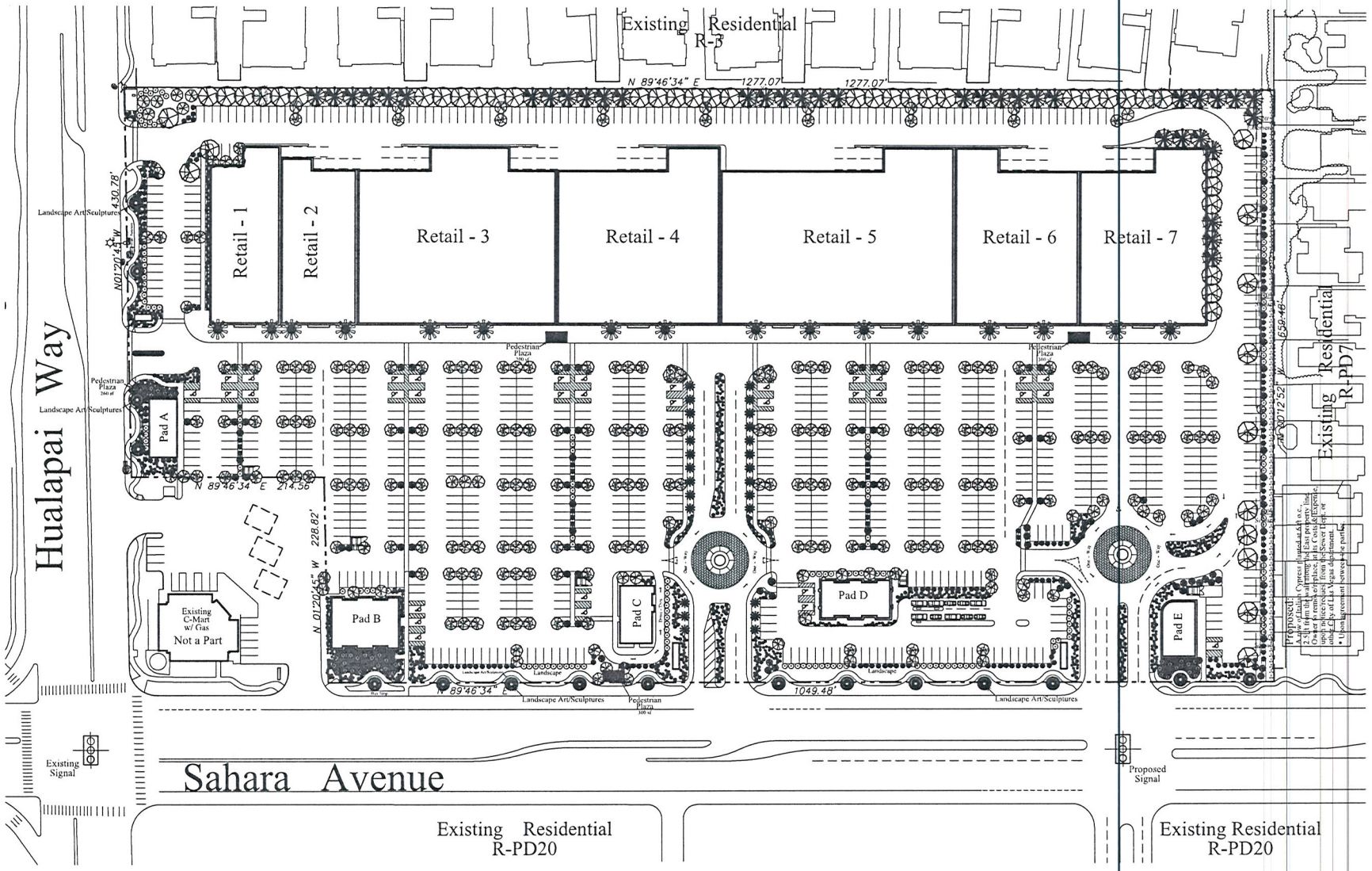
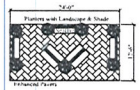


TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	48	24" Box	20'-30' On Center	MODESTO ASH	Fraxinum velutina "Modesto"
	57	24" Box	20'-30' On Center	MONTEL PINE	Pinus pinea
	255	15 GAL 24" Box	20'-30' On Center	RED PALO VERDE	Cercidium floridum
	16	Height Varies	Varies, See Schools Requirements	CANARY PALM	Phoenix canariensis
	26	Height Varies	Varies, See Schools Requirements	MEXICAN FAN PALM	Washingtonia robusta "Mexican Fan Palm"
	109	15 GAL 24" Box	Varies, See Schools Requirements	ITALIAN CYPRESS	Cupressus sempervirens
	1650	1-5 Gallon	N/A	Ornamental Ground Shrubs and Cover	From Approved SNRPL List Only
			N/A	N/A	Xeroscape / Turf



Pedestrian Plaza
300 sf

Vicinity Map

North

Scale: 1" = 50'

0 50 100 200

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Landscape Plan

Sahara Center

Las Vegas, Nevada

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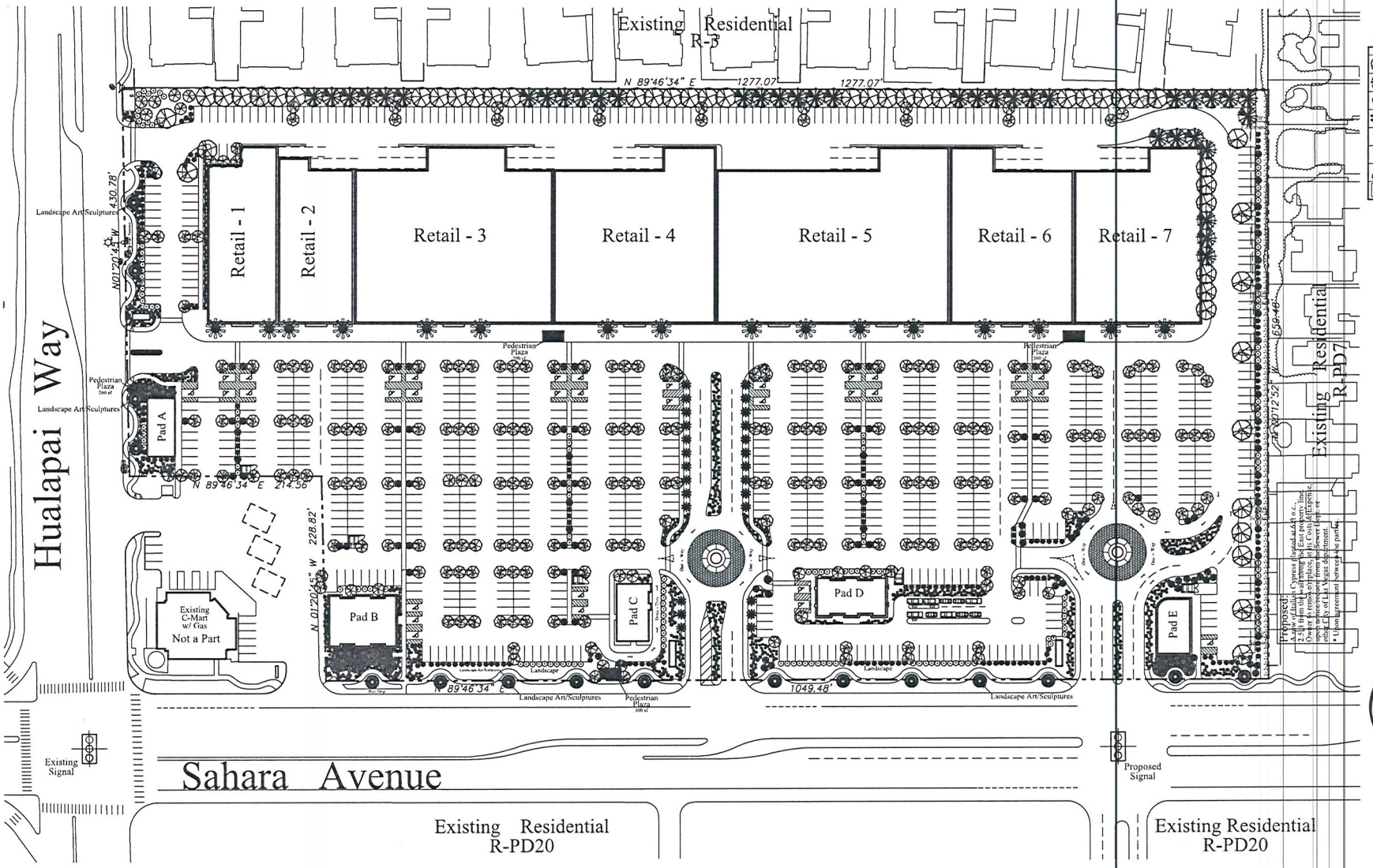
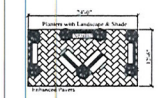


TREE / PLANT SCHEDULE

SYM	QTY	Size	SPACING	COMMON NAME	BOTANICAL NAME
	49	24" Box	20'-30' On Center	MODESTO ASH	Fraxinus velutina "Modesto"
	37	24" Box	20'-30' On Center	MONEGL PINE	Pinus pinea
	255	15 gal/ 24" Box	20'-30' On Center	BLUE PALO VERDE	Cercidium floridum
	16	Height Varies	Varies, See Sheet, Recommendation	CANARY PALM	Phoenix canariensis
	26	Height Varies	Varies, See Sheet, Recommendation	MEXICAN FAN PALM	Washingtonia robusta "Mexican Fan Palm"
	109	15 gal/ 24" Box	Varies, See Sheet, Recommendation	ITALIAN CYPRESS	Cupressus sempervirens
	1650	1-5 Gallon	N.A.	Ornamental Ground Shrubs and Cover	Front Approved SNRPC List Only
		N/A	N.A.	Xenotrope / Turf	



Pedestrian Plaza
300 sf

Vicinity Map

Scale: 1" = 50'

0 50 100 200

North

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Sahara Center

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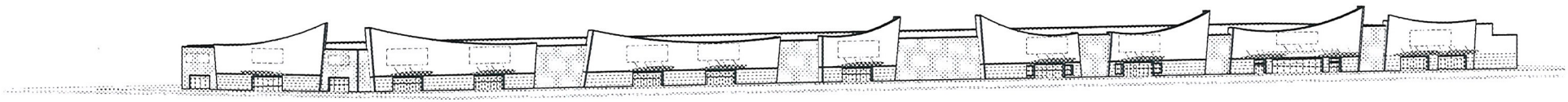

SOUTH HUALAPAI WAY

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3D Perspective

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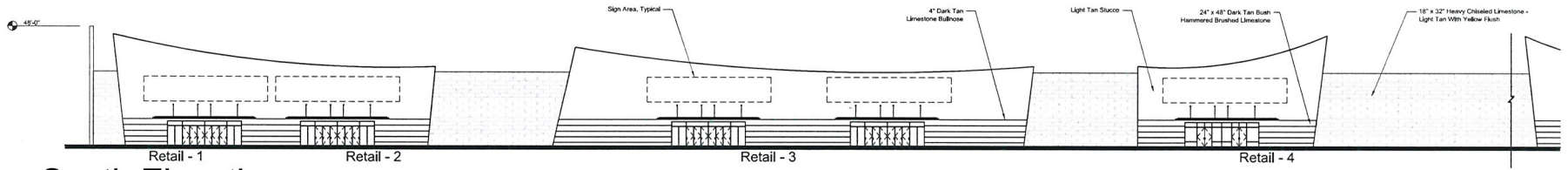
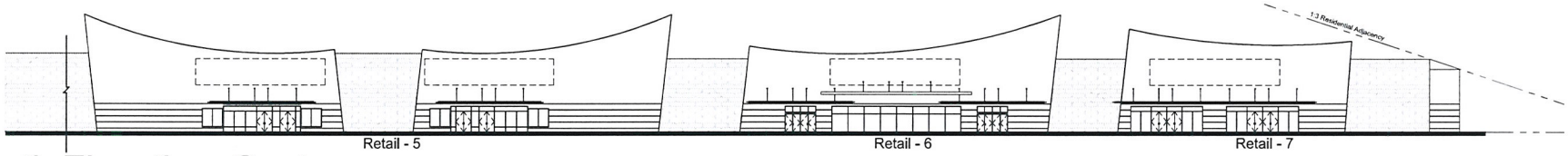
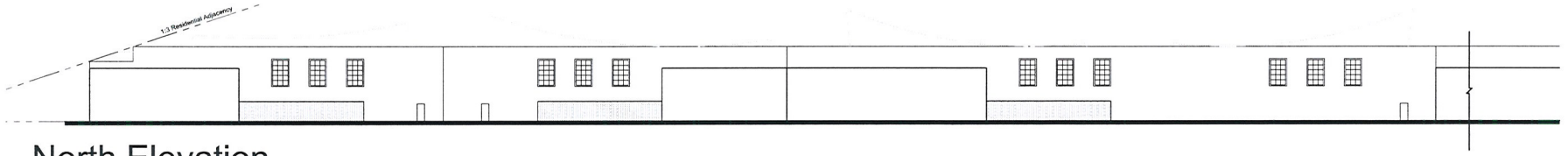


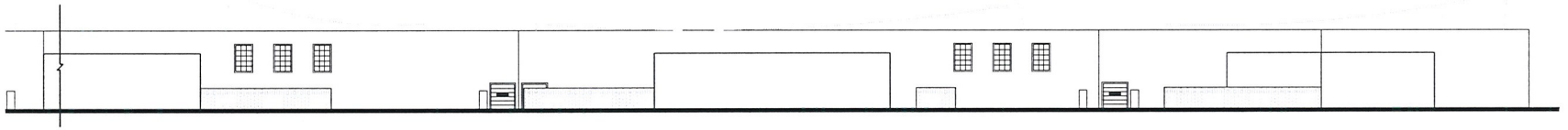
South Elevation



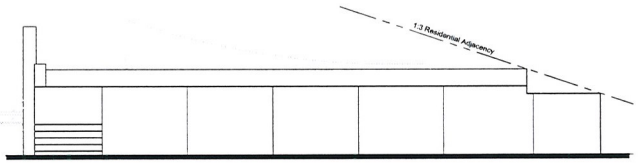
South Elevation, Cont.



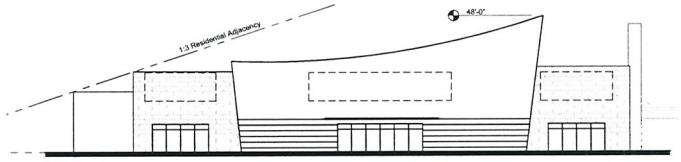
North Elevation



North Elevation, Cont.



East Elevation



West Elevation

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Retail 1-7 Elevations

Sahara Center

Las Vegas, Nevada

Scale: 1" = 20'

0 20 40 80

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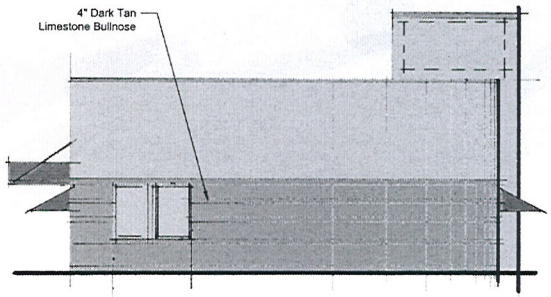
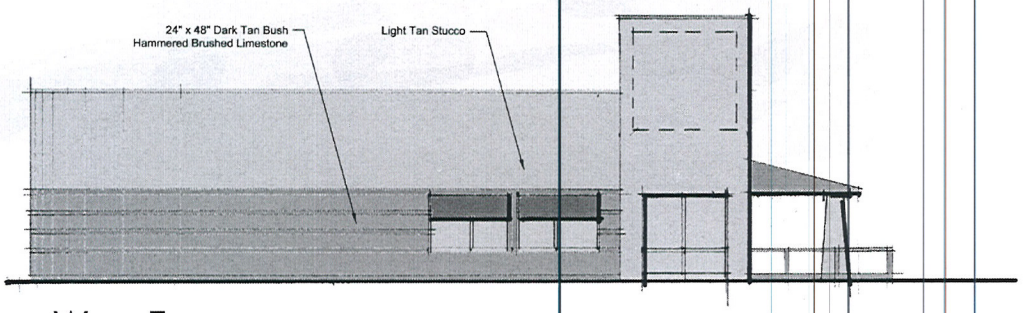
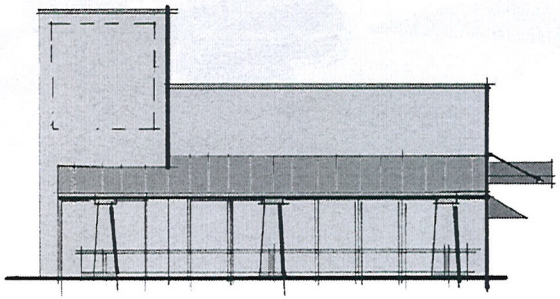


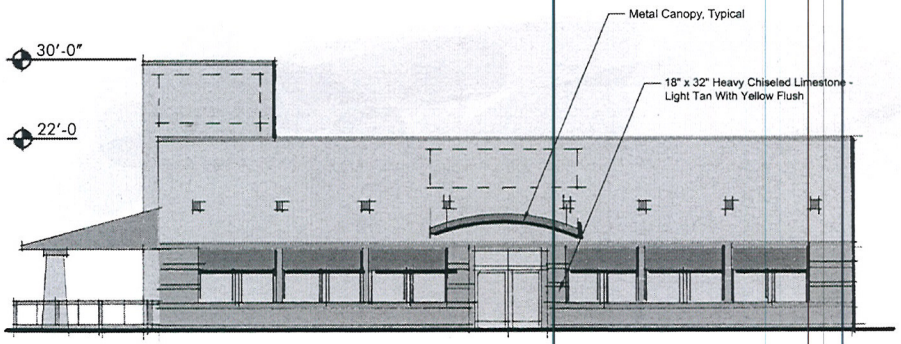
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

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PAD A & E ELEVATIONS

SAHARA CENTER

LAS VEGAS, NEVADA

SCALE: 1" = 5
0 5 10 20

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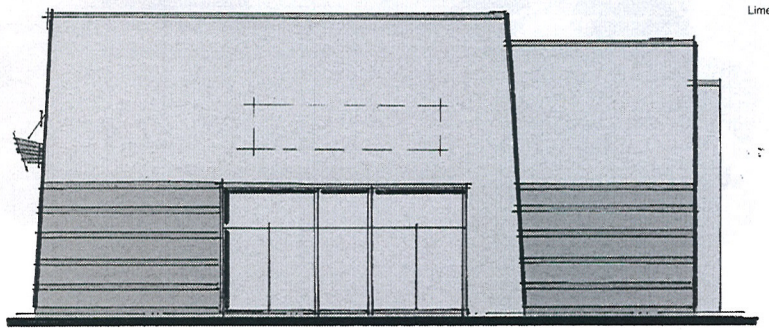

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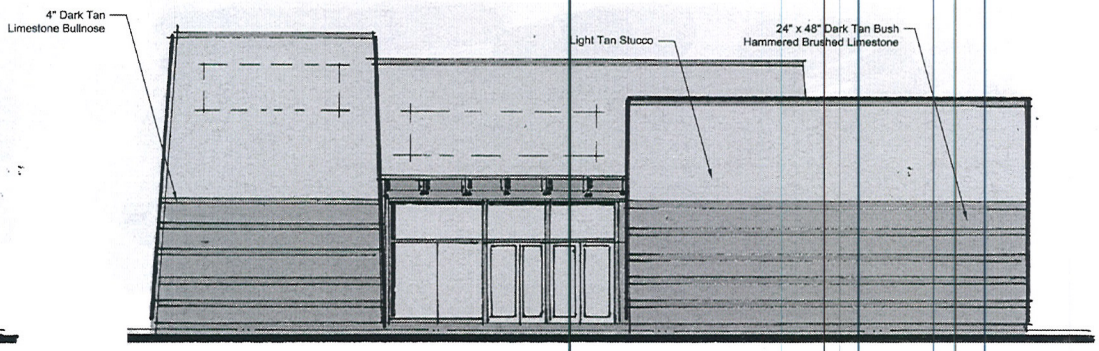

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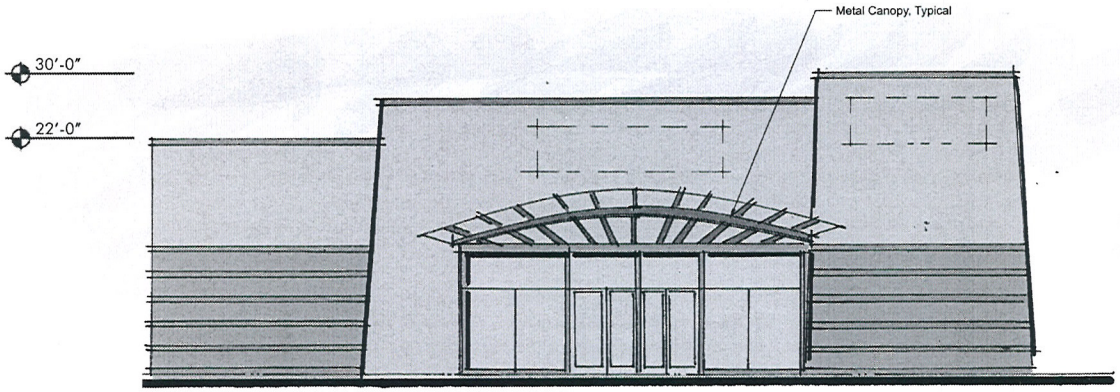

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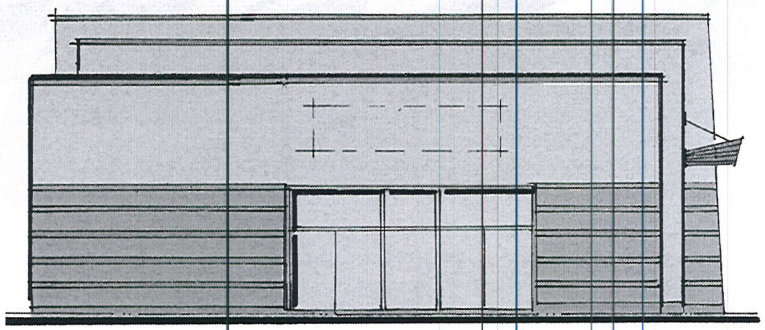

WEST ELEVATION

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PAD B ELEVATIONS

SH NORTHEAST
LAND COMPANY, LLC

SAHARA CENTER
LAS VEGAS, NEVADA

SCALE: 1" = 5'
0 5 10 20

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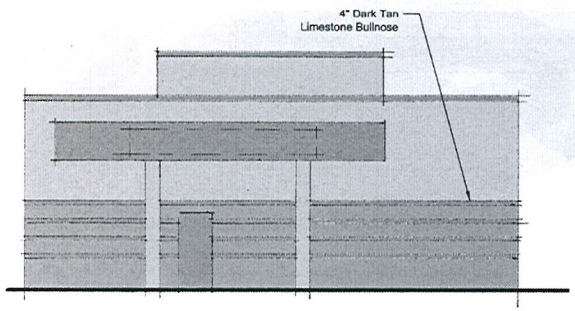

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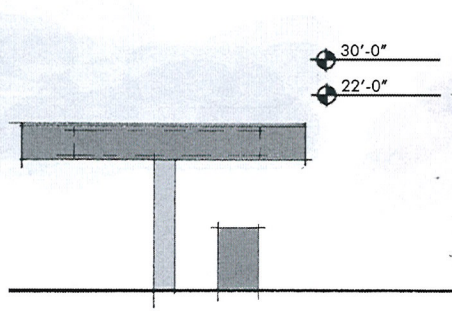

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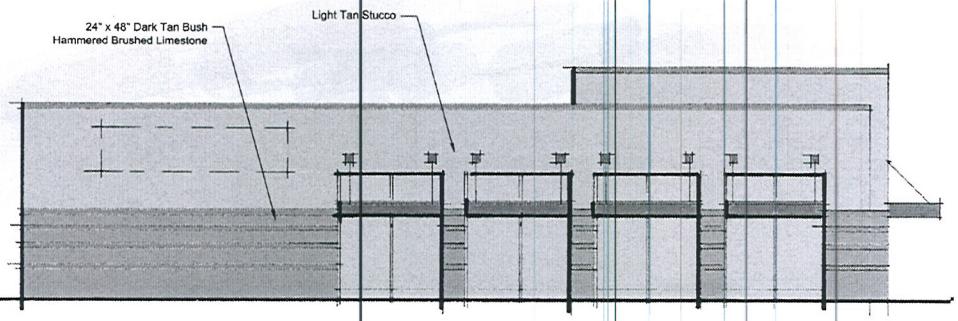

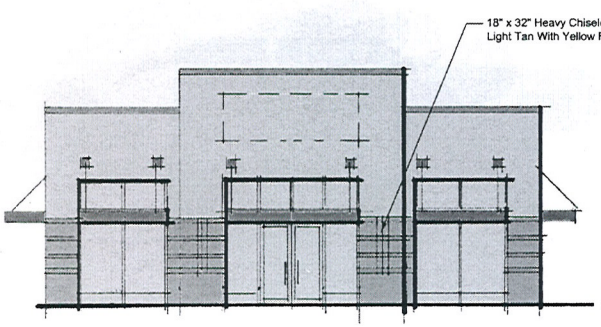

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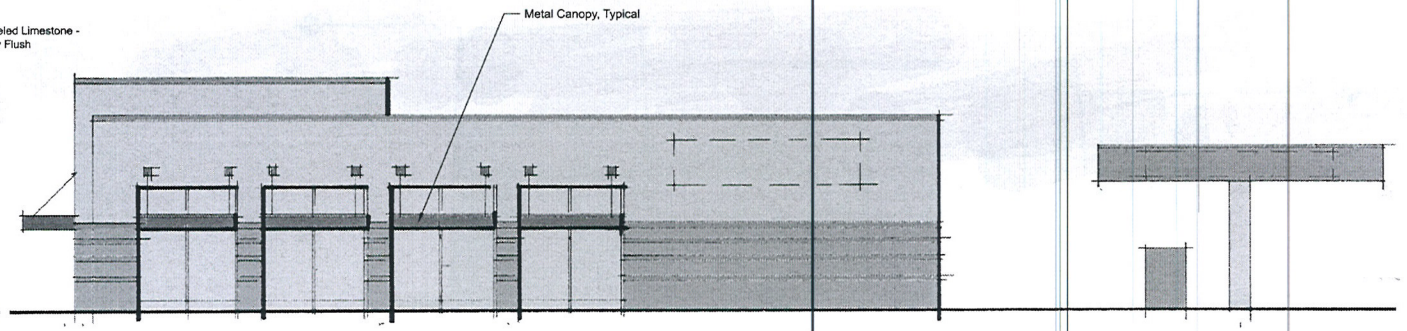

SOUTH ELEVATION

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Pad D Elevations

Sahara Center

Las vegas, Nevada

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Scale: 1" = 5'
0 5 10 20

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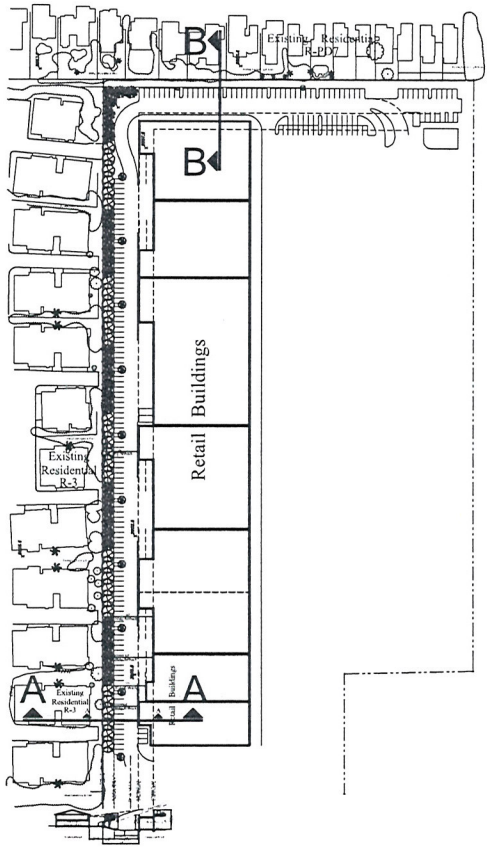
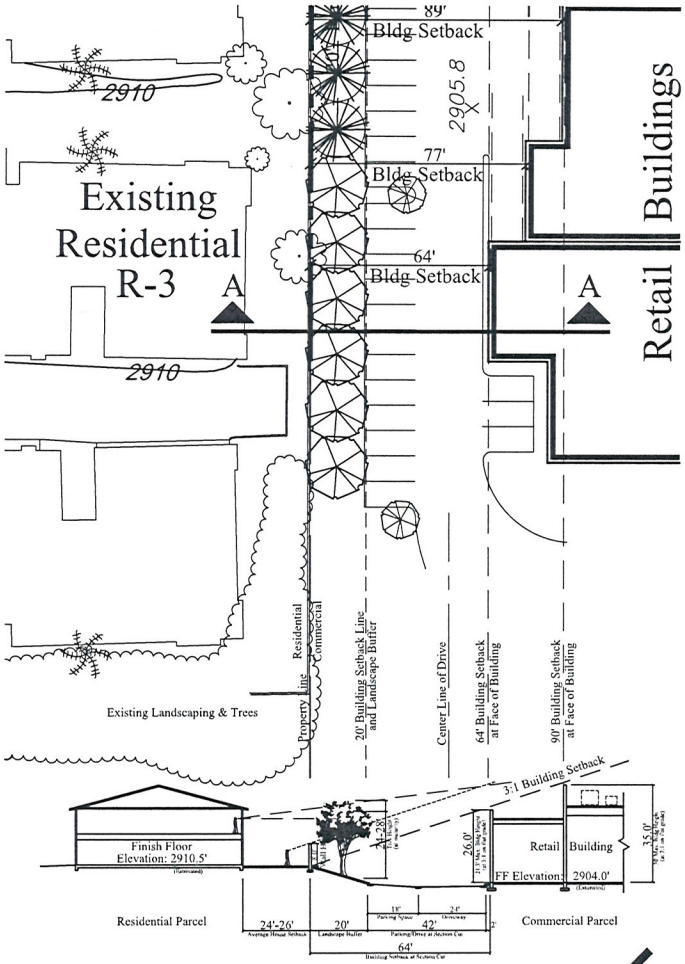
The Actual On-Site Conditions, (i.e. Property Lines, Elevations, etc.) may Differ from that Represented with this Exhibit.



Cross Section Key Plan

Not to Scale

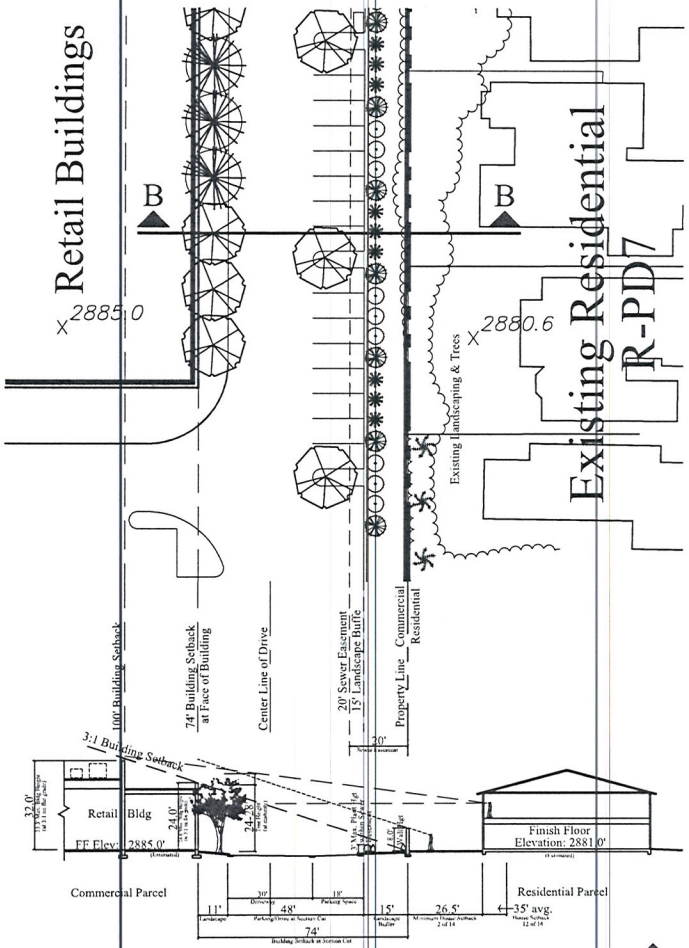
North



Cross Section A-A

Scale: 1" = 20'

North



Cross Section B-B

Scale: 1" = 20'

North

Residential Adjacency Exhibit

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Scale: 1" = 10'
0 10 20 40

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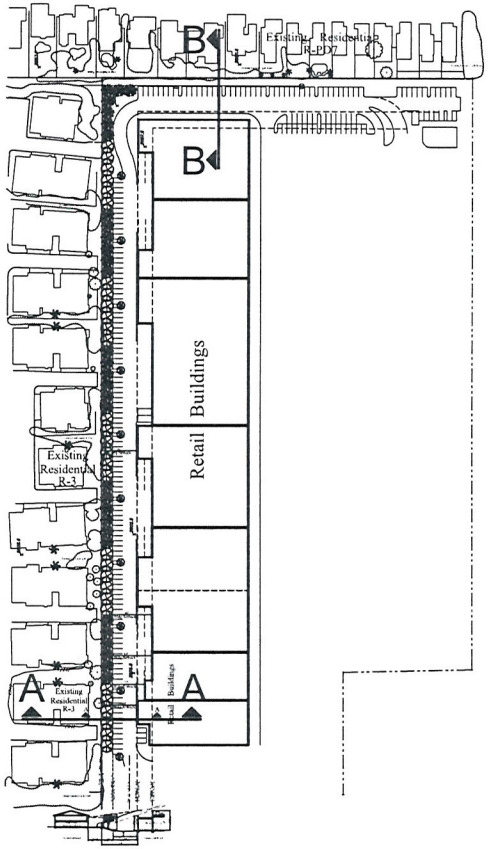
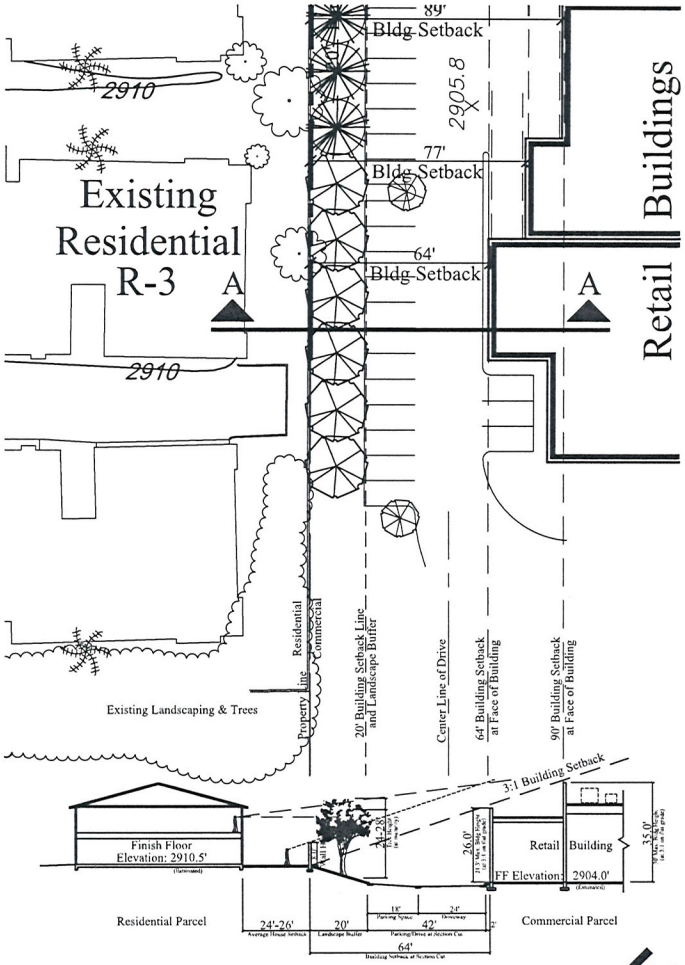


Cross Section Key Plan

North

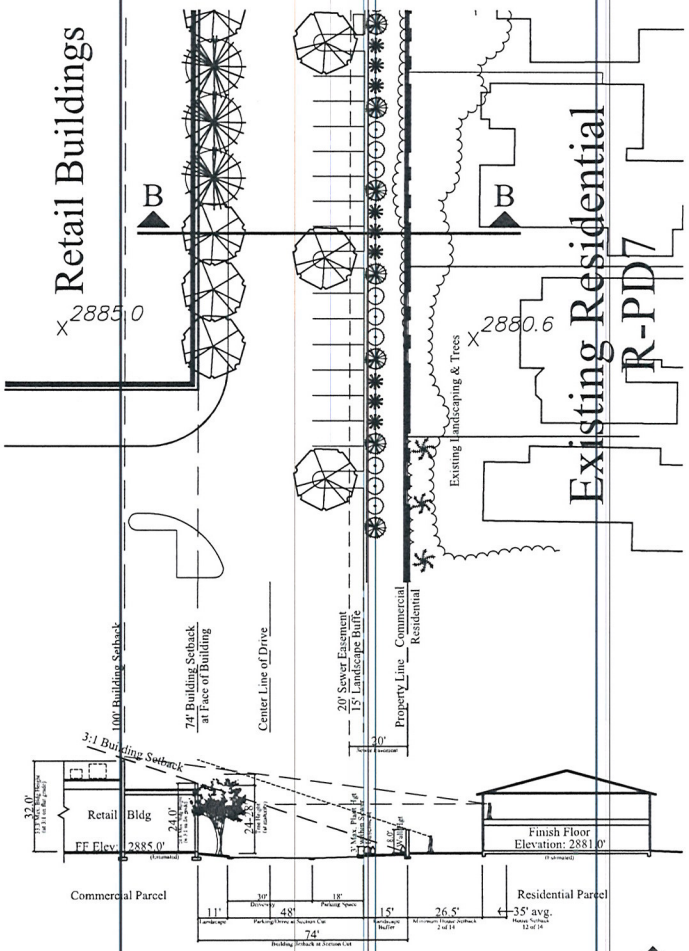
Not to Scale



Cross Section A-A

Scale: 1" = 20'

North



Cross Section B-B

Scale: 1" = 20'

North

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City of Las Vegas
Dept. of Planning

Scale: 1" = 10'

0 10 20 40

Project No.: 112032 February 21, 2013

Residential Adjacency Exhibit

Sahara Center

Las Vegas, Nevada

SDR-48469

SH Northeast Land Company, LLC

Environmental DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE

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STUCCO PRIMARY
DEW 380 WHITE

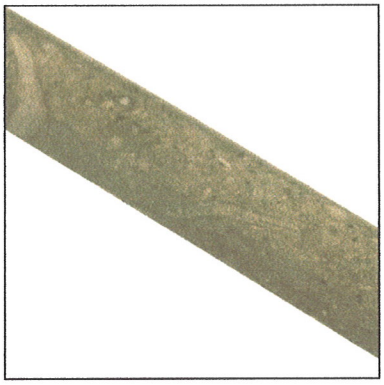
STUCCO SECONDARY
DEW 339 BONE CHINA

MATERIALS

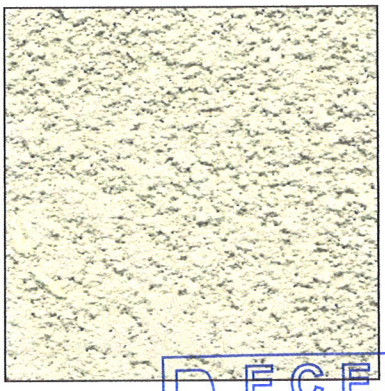
STONE
BUSH HAMMERED LIMESTONE

STONE
HEAVY CHISELED LIMESTONE

TRIM
LIMESTONE BULLNOSE



STUCCO



MSP-48470
SDR-48469
REVISED

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FEB 28 2013
City of Las Vegas
Department of Planning

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COLOR AND MATERIALS BOARD

PROJECT NO. 112032 FEBRUARY 21, 2013

SH NORTHEAST LAND COMPANY

SAHARA CENTER
LAS VEGAS, NEVADA

Environmental DESIGN GROUP
ARCHITECTURE ▪ PLANNING ▪ INTERIORS
LAS VEGAS ▪ SCOTTSDALE

SDR 48469
SH Northeast Land Company, LLC

NEC Sahara Ave & Hualapai Way

Proposed 219.1 thousand square foot retail development.

Traffic produced by proposed development:

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER/GENERAL RETAIL [1000 SF]	202.29	42.94	8,686
AM Peak Hour			1.00	202
PM Peak Hour			3.73	755

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD WITH DRIVE-THRU [1000 SF]	16.81	496.12	8,340
AM Peak Hour			49.35	2
PM Peak Hour			33.84	569

Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER/GENERAL RETAIL [1000 SF]	219.1	42.94	17,026
AM Peak Hour			1.00	204
PM Peak Hour			3.73	1,323

Existing traffic on all nearby streets:

Sahara Avenue	
Average Daily Traffic (ADT)	23,550
PM Peak Hour (heaviest 60 minutes)	1,884

Hualapai Way	
Average Daily Traffic (ADT)	16,725
PM Peak Hour (heaviest 60 minutes)	1,338

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Sahara Avenue	51,800
Hualapai Way	51,800

This project is expected to increase traffic on Sahara Ave. & Hualapai Way by about 17,026 trips per day. Currently, Sahara is at about 45 percent of capacity and Hualapai is at about 32 percent of capacity. With this project, Sahara is expected to be at about 78 percent of capacity and Hualapai to be at about 65 percent of capacity.

Based on Peak Hour use, this project will increase traffic by about 1,323 trips in the peak hour, or about twenty-two every minute.

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

SH Northeast Land Co.
9755 W. Charleston Blvd.
Las Vegas, NV 89128

February 21, 2013

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

Re: Justification Letter
Commercial Development- Northeast Corner of Sahara Avenue and Hualapai Way APN 163-06-416

To Whom It May Concern:

This letter is to accompany the application for a Site Development Plan Review of the subject project. As shown on the attached site plan, the project will include service and retail commercial development, which is consistent with the current zoning of C-1, Limited Commercial District.

This parcel is located in the Peccole Ranch Phase 2 Master Plan, which has indicated for many years that this parcel is for neighborhood commercial uses. The project is located at the intersection of two primary arterials with adequate capacity to accommodate the vehicular traffic without disturbance to residential neighborhoods. The plan provides adequate setbacks to surrounding uses and conforms to codes for height and lot coverage restrictions. The developer intends to maintain compatibility with walkability initiatives in the Lakes/Peccole Ranch neighborhoods through the provision of generous setbacks and meandering sidewalks along the Sahara Avenue and Hualapai Way frontages.

Only one waiver of standards is anticipated for the project at this time. This would be the requirement for a landscape buffer along the Property Line between this project and the existing C-mart property on the northeast corner of Sahara and Hualapai. Due to the anticipated interlinking of the two properties, with drives and parking, into one cohesive commercial site plan, the landscaping requirement would be nearly impossible to achieve. In addition there are two landscape exceptions that would be requested by the developer: one would be for the requirement of landscape fingers located every six parking spaces (due to dimensional and geometry limitations). The second is a conflict with the landscape buffering requirements along the East property line and the sewer easement (20 foot wide along the said property line) landscape requirement of no plants above three feet high in the easement. The developer would prefer to provide the necessary landscape buffering for both the developer and the adjacent property owners' benefit. And will work with the Sewer Department to try to work out an amicable compromise between the three parties (developer, property owners and sewer dept.)

The developer is known for unique and attractive projects which increase neighborhood property values and community vitality. The development of this property will be consistent with that philosophy.

We respectfully request your approval of the site plan as provided. Please do not hesitate to contact the undersigned should you have any questions or concerns.

Respectfully,

Frank Pankratz

MSP-48470
SDR-48469
REVISED

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Department of Planning

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 9, 2013

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

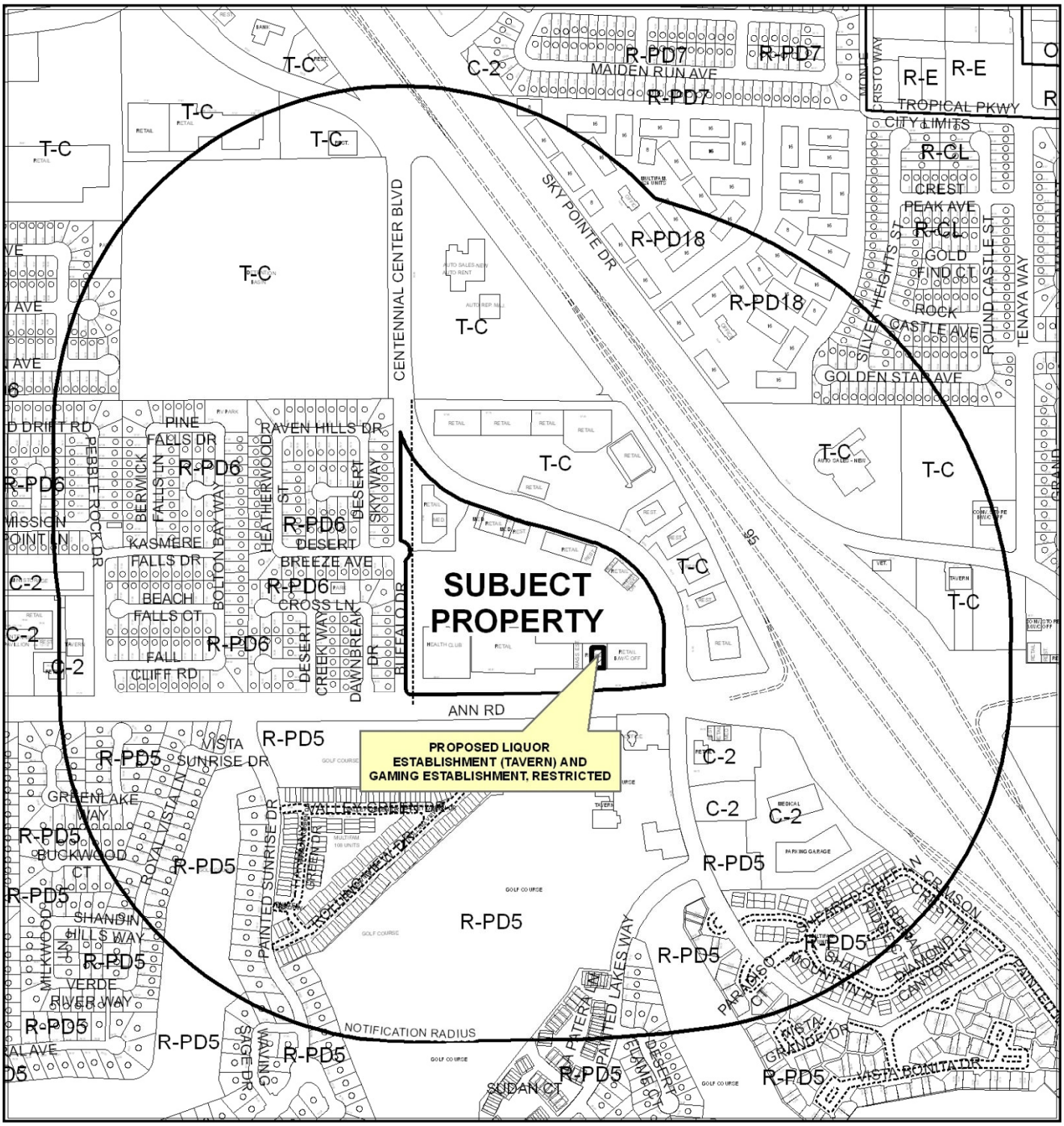
SUBJECT:
SUP-48175 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA RESTAURANT SERVICES, INC. - OWNER: INLAND DIVERSIFIED LAS VEGAS CENTENNIAL GATEWAY, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,936 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH A WAIVER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

MAY GO TO CITY COUNCIL ON 05/15/2013
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.

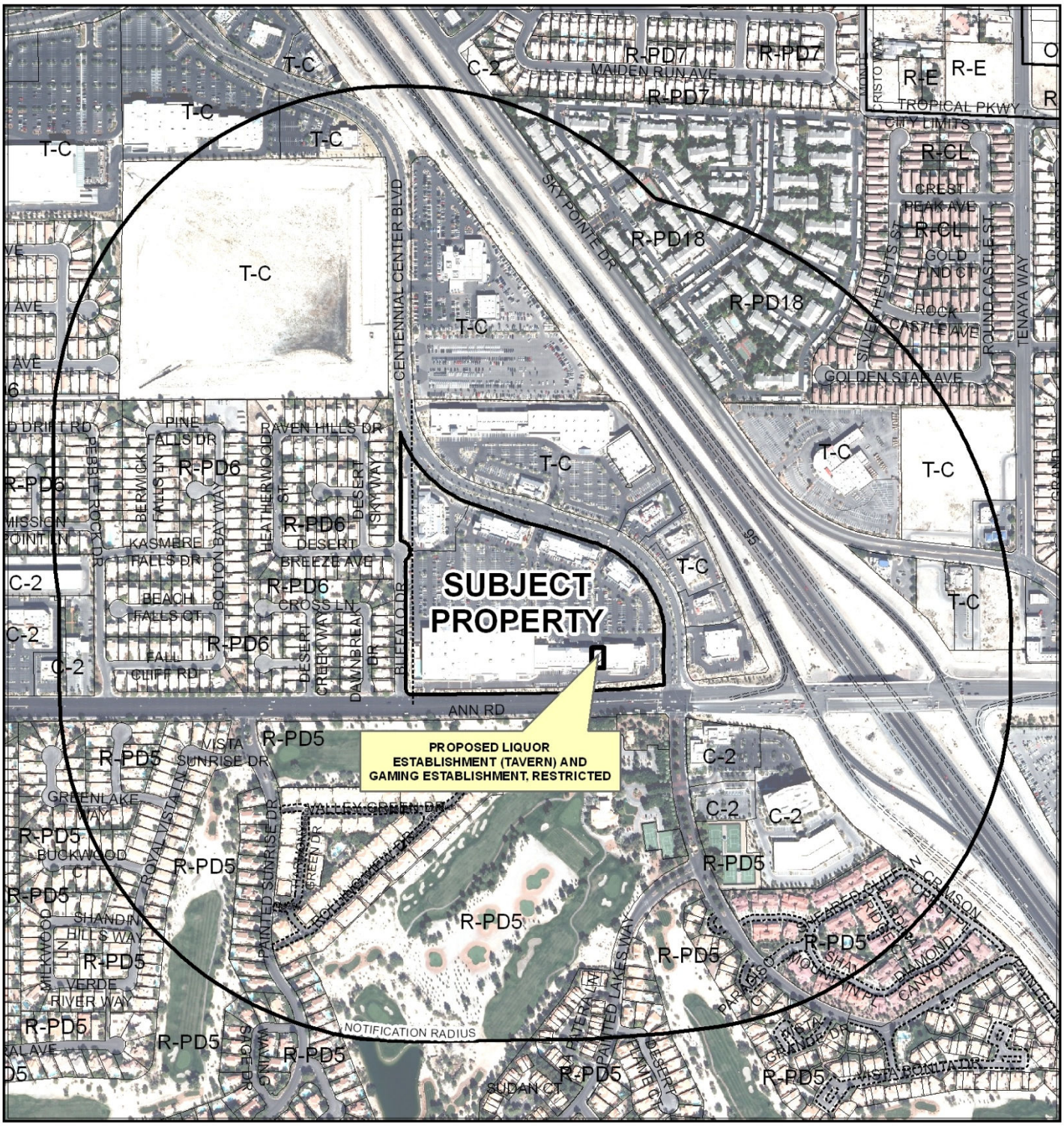
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-48175 and SUP-48176
2. Special Map
3. Conditions and Staff Report - SUP-48175 and SUP-48176
4. Supporting Documentation - SUP-48175 and SUP-48176
5. Photo - SUP-48175 and SUP-48176
6. Justification Letter - SUP-48175 and SUP-48176



CASE: **SUP-48175 & SUP-48176**

RADIUS: 1500 FEET

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



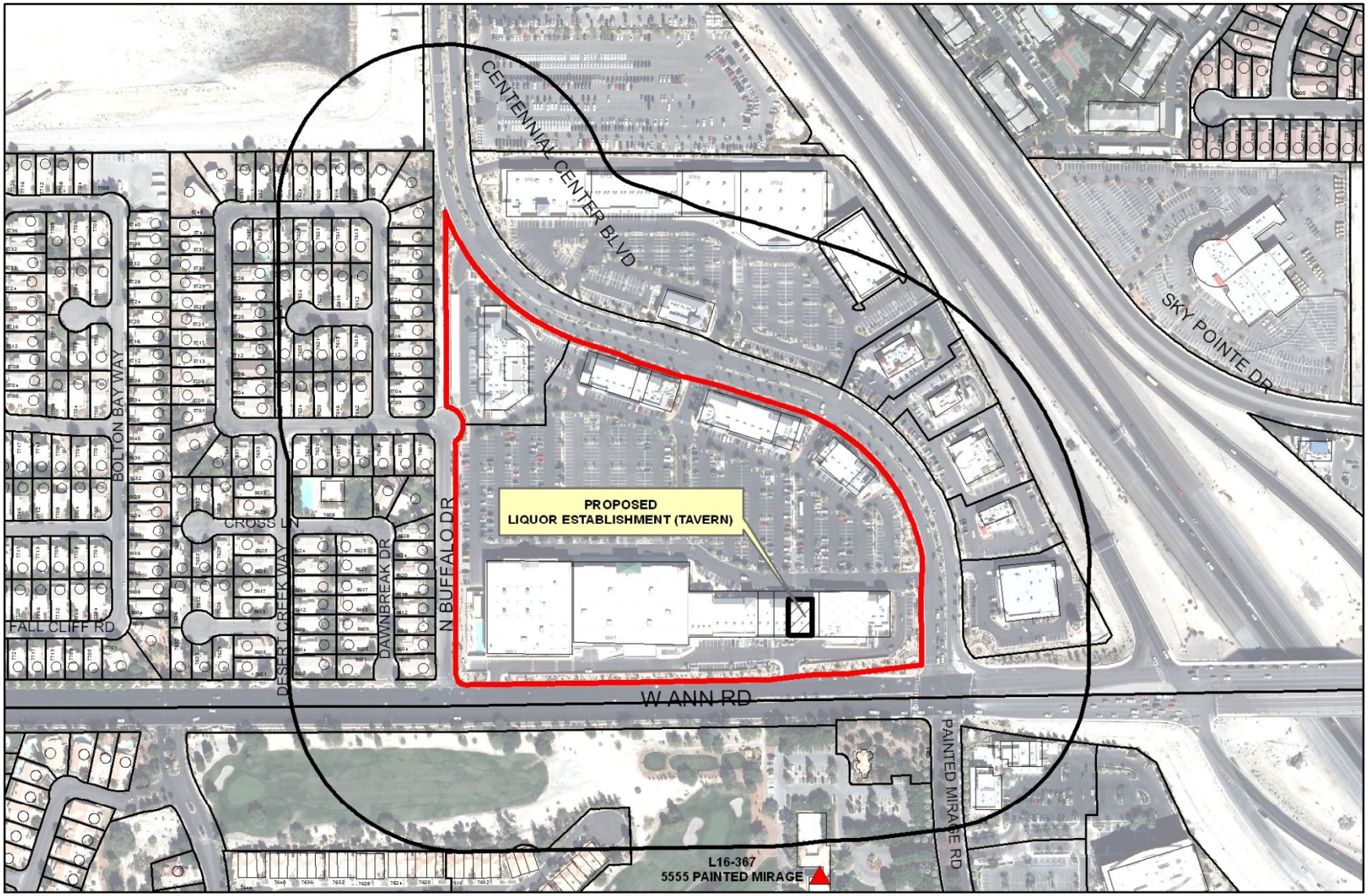
0 500 1,000 Feet

CASE: **SUP-48175 & SUP-48176**

RADIUS: 1500 FEET

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

N



SUP-48175

Taverns

Business Licenses

Child Care/ Children Facility

Tavern

0 160 320 640 Feet

RELIGIOUS

CITY PARKS

SCHOOLS

Subject Property

400 foot buffer

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Nevada Restaurant Services, Inc.

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

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: By LS president

Print Name: Barry L. Lazarus

Subscribed and sworn before me

This 23 day of January, 2013

Susan M. Lingle

Notary Public in and for said County and State

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

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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) 5643 Centennial Center Blvd, Suite 160

Project Name Tavern @ Centennial Center **Proposed Use** Tavern

Assessor's Parcel #(s) 125-27-411-013 **Ward #** 6

General Plan: existing SC-TC proposed NC **Zoning:** existing T-C proposed NC

Commercial Square Footage 2,936 sqft **Floor Area Ratio**

Gross Acres 16.79+/- **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Inland Diversified Las Vegas Centennial Gateway, LLC **Contact** BARRY L. LAZARUS

Address 2901 Butterfield ROAD **Phone:** 630-218-8000 **Fax:**

City OAK BROOK **State** IL **Zip** 60523

E-mail Address blazarus@inlandgroup.com

APPLICANT Nevada Restaurant Services, Inc. **Contact** Mike Eide

Address 835 W. Bonanza Rd. **Phone:** (702) 531-7161 **Fax:** (702) 383-2903

City Las Vegas **State** NV **Zip** 89106

E-mail Address MEide@dottys.com

REPRESENTATIVE G.C. Garcia, Inc. **Contact** George Garcia

Address 1711 Whitney Mesa Dr., Suite 110 **Phone:** (702) 435-9909 **Fax:** (702) 435-0457

City Henderson **State** NV **Zip** 89014

E-mail Address acole@gcgarciainc.com

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

Property Owner Signature* By RS pres.

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

Print Name Barry Lazarus

Subscribed and sworn before me

This 23 day of January, 20 13.

Susan M. Lingle

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	SUP-48175
Meeting Date:	03/12/13
Total Fee:	$1280.00
Date Received:*	01/24/13
Received By:	Jonathan B.

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

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

Revised 10/27/08

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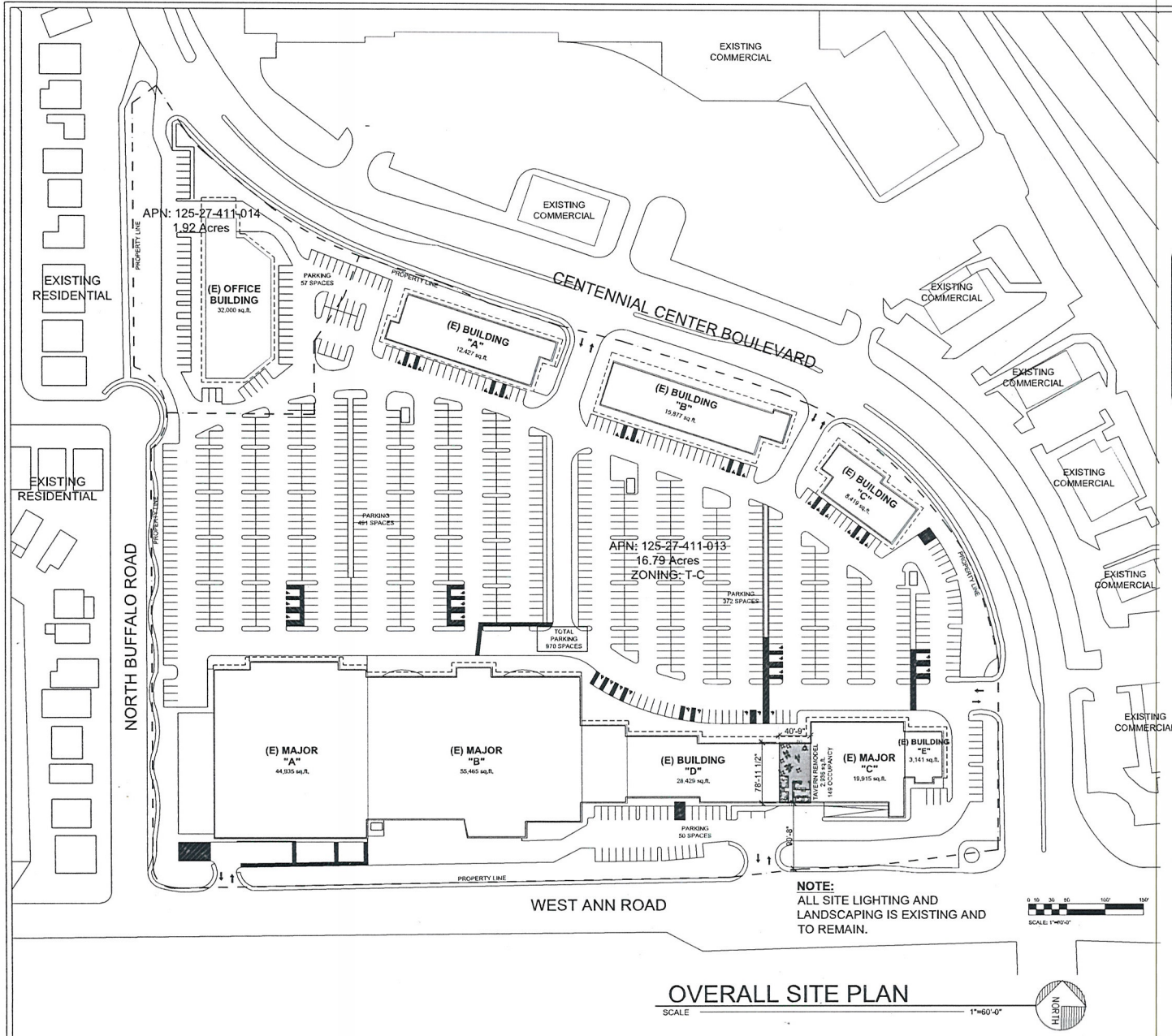
Dept. of Planning



NOTE:
ALL SITE LIGHTING AND LANDSCAPING IS EXISTING AND TO REMAIN.

OVERALL SITE PLAN

SCALE 1"=60'-0"

PARCEL PARKING ANALYSIS:

USE	AREA	SPACE	PARKING REQUIRED	PARKING PROVIDED
MAJOR "A"	44,935 sq.ft.	350	129 SPACES	385 SPACES
MAJOR "B"	55,465 sq.ft.	350	160 SPACES	392 SPACES
MAJOR "C"	19,915 sq.ft.	350	57 SPACES	60 SPACES
BUILDING "A"	12,427 sq.ft.	250	50 SPACES	60 SPACES
BUILDING "B"	15,877 sq.ft.	350	46 SPACES	84 SPACES
BUILDING "C"	8,419 sq.ft.	350	24 SPACES	34 SPACES
BUILDING "D"				
RETAIL	22,423 sq.ft.	250	90 SPACES	96 SPACES
(NEW) TAVERN	2,936 sq.ft.			
PUBLIC AREA	1,780 sq.ft.	150	8 SPACES	9 SPACES
NON-PUBLIC AREA	1,156 sq.ft.	350	3 SPACES	6 SPACES
BUILDING "E"	3,141 sq.ft.	250	13 SPACES	52 SPACES
OFFICE BUILDING "A"	32,000 sq.ft.	350	92 SPACES	64 SPACES
UNALLOCATED				145 SPACES
TOTAL PARKING			665 SPACES	975 SPACES
HANDICAP PARKING REQUIRED @ 2%				20 SPACES 4 VAN 16 REGULAR

AREA CALCULATIONS:

USE		AREA
MAJOR "A"	Retail	44,935 sq.ft.
MAJOR "B"	Retail	55,465 sq.ft.
MAJOR "C"	Retail	19,915 sq.ft.
BUILDING "A"	Retail	12,427 sq.ft.
BUILDING "B"	Retail	15,877 sq.ft.
BUILDING "C"	Retail	8,419 sq.ft.
BUILDING "D"	Mixed	
RETAIL		22,423 sq.ft.
(NEW) TAVERN		2,936 sq.ft.
PUBLIC AREA		1,780 sq.ft.
NON-PUBLIC AREA		1,156 sq.ft.
TOTAL		25,359 sq.ft.
BUILDING "E"	Retail	3,141 sq.ft.
OFFICE BUILDING "A"	Office	32,000 sq.ft.

VICINITY MAP

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REVISIONS

PROJECT NAME
#98 RESTRICTED GAMING
TENANT IMPROVEMENT
5643 CENTENNIAL CENTER BLVD
LAS VEGAS, NEVADA 89149
APN# 125-27-411-013

DRAWING TITLE:
OVERALL SITE PLAN

DATE: 12/24/2012

PROJ. NO.
-

TI1.0

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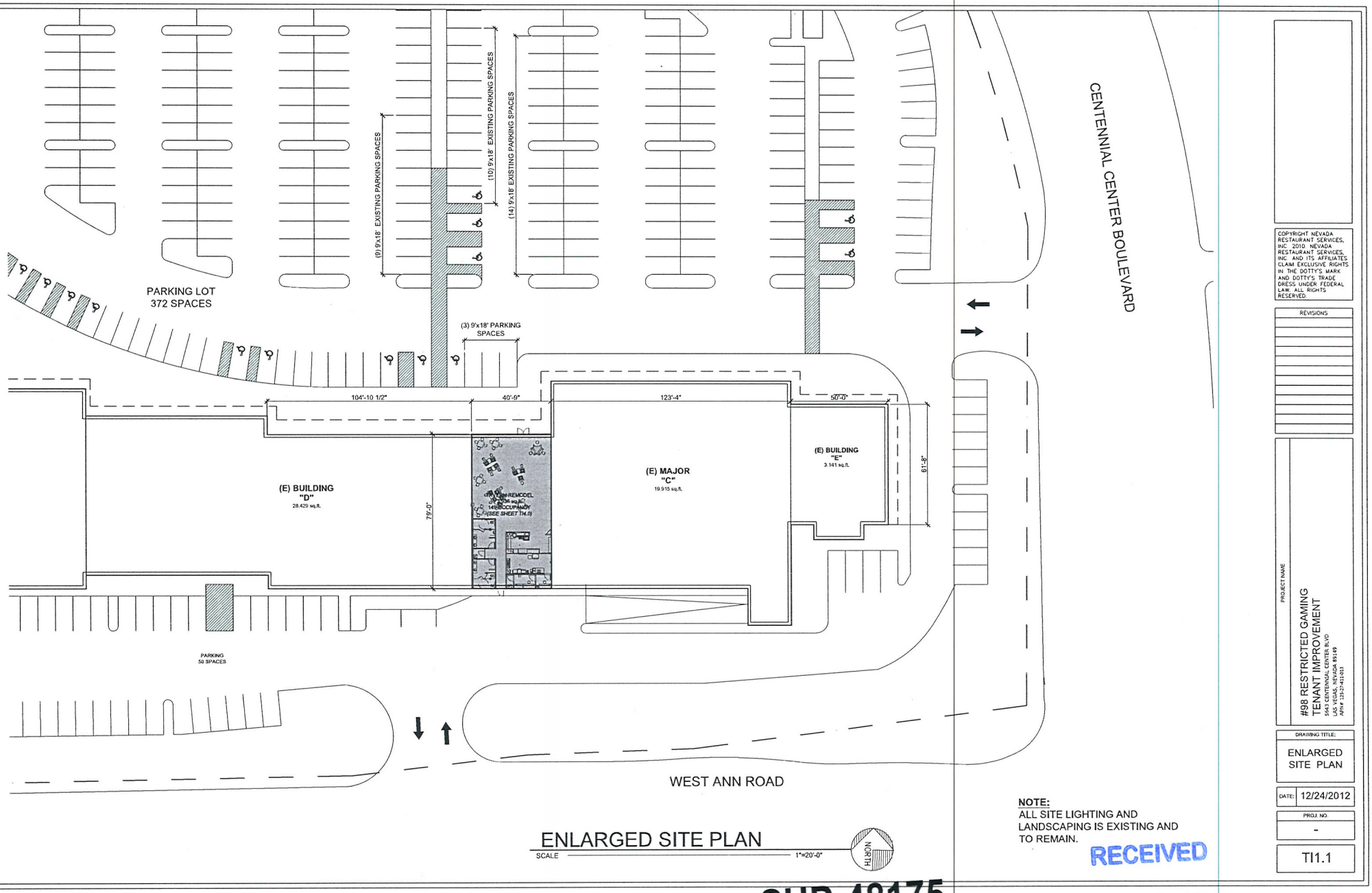
Dept. of Planning

SUP-48175
SUP-48176



ENLARGED SITE PLAN

SCALE 1"=20'-0"

NOTE:
ALL SITE LIGHTING AND LANDSCAPING IS EXISTING AND TO REMAIN.

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SUP-48175
SUP-48176

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REVISIONS

PROJECT NAME
#98 RESTRICTED GAMING
TENANT IMPROVEMENT
5543 CENTENNIAL CENTER BLVD
LAS VEGAS, NEVADA 89149
APN #: 125-27-411-003

DRAWING TITLE:
ENLARGED SITE PLAN

DATE: 12/24/2012

PROJ. NO.
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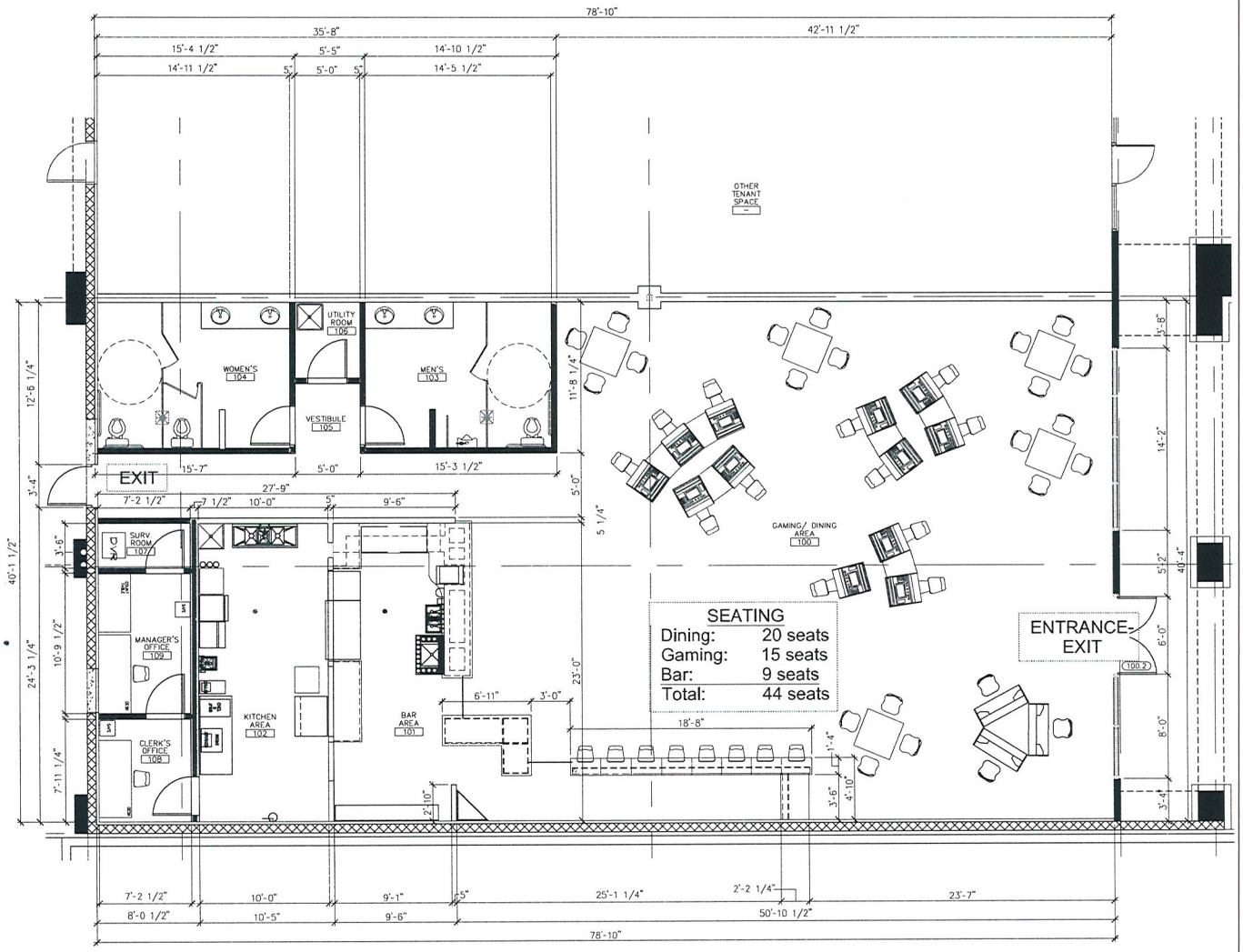

1 TI4.0 FLOOR PLAN
SCALE: 1/4"=1'-0"

NORTH

OCCUPANCY CALCULATION

Actual		Area	SF	Occupancy Calculation	Occupants
1588		Gaming	1588	11	144
0		Dining	0	15	0
475		Bar/Cleaning	475	200	2
134		Offices	134	100	1
25		Surv.	25	100	1
165		Vest. / Corr.	165	0	0
328		Restrooms	328	0	0
29		Utility Room	29	0	0
192		Walkway	192	0	0
0		Corridor	0	0	0
0		Display	0	0	0
2936	Total		2936		149

0 1 2 3 4 5 10' 15'
SCALE: 1/4"=1'-0"

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City of Las Vegas
Dept. of Planning

REVISIONS

PROJECT NAME
#98 TENANT IMPROVEMENT
5643 CENTENNIAL CENTER BLVD., SUITE 160 &165
LAS VEGAS, NV 89149
APN: 125-27-411-013

DRAWING TITLE:
FLOOR PLAN

DATE: 12/21/2012

PROJ. NO.
#98

TI4.0

SUP-48175
SUP-48176

SUP-48175 & SUP-48176 - APPLICANT: NEVADA RESTAURANT SERVICES, INC. - OWNER: INLAND DIVERSIFIED LAS VEGAS CENTENNIAL GATEWAY, LLC
5643 CENTENNIAL CENTER BOULEVARD, SUITE #160

01/31/13

January 23, 2013

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

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

Dear Mr. Fagg:

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

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

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

Approval Criteria for a Special Use Permit LVMC 19.16.110
L. Special Use Permit Determinations—Approval
In order to approve a proposed SUP, the Planning Commission or City Council must determine that:

1. In order to approve a proposed Special Use Permit application, the Planning Commission or City Council must determine that:

a. The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan;

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

SUP-48175
SUP-48176

GCGARCIA

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Dept. of Planning

A Planning & Development Services Corporation
1711 Whitney Mesa Drive, Suite 110, Henderson, Nevada 89014-2158
Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarcia@gcgarciainc.com

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

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

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

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

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

d. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

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

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

WAIVERS REQUESTED: Waiver of Town Center Design Standards

D. Waiver – Development Standards

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

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

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

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

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Dept. of Planning

SUP-48175
SUP-48176

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

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

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

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

SUMMARY JUSTIFICATION

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

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

Sincerely,

for George Garcia,
President

SUP-48175
SUP-48176

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 9, 2013

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

SUBJECT:
SUP-48176 - SPECIAL USE PERMIT RELATED TO SUP-48175- PUBLIC HEARING - APPLICANT: NEVADA RESTAURANT SERVICES, INC. - OWNER: INLAND DIVERSIFIED LAS VEGAS CENTENNIAL GATEWAY, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED WITH A WAIVER TO ALLOW A 30 FOOT SEPARATION DISTANCE WHERE A MINIMUM 330-FOOT SEPARATION DISTANCE FROM ANY SINGLE-FAMILY DETACHED DWELLING IS REQUIRED at 5643 Centennial Center Boulevard, Suite #160 (APN 125-27-411-013), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL.

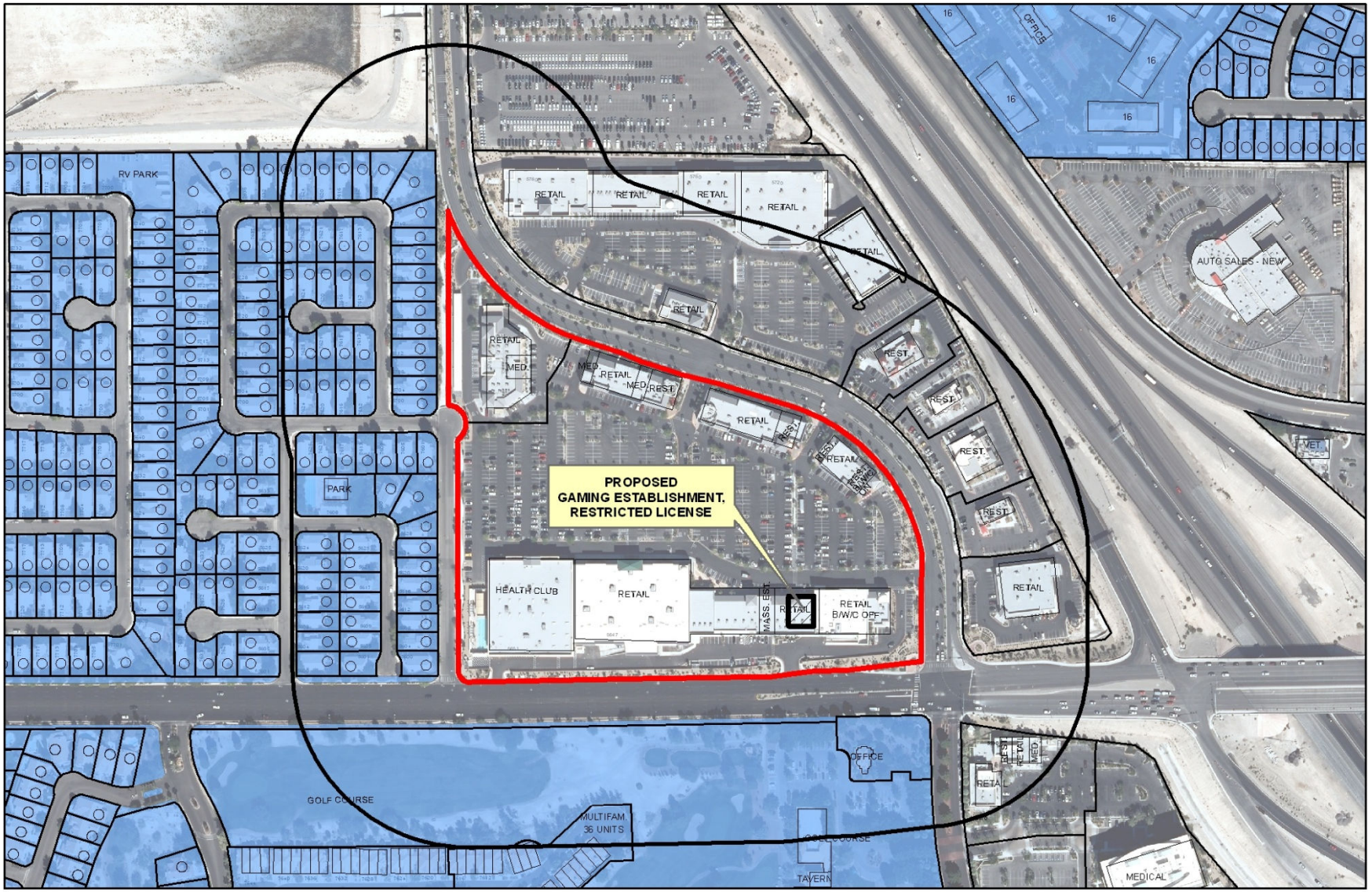
MAY GO TO CITY COUNCIL ON 05/15/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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. 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-48176

Gaming Restricted Locations

Gaming Restricted

Subject Property

Residential Property

400ft Buffer

N

0 212.5 425 850 Feet

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Nevada Restaurant Services, Inc.

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

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: By R S president

Print Name: Barry L. Lazarus

Subscribed and sworn before me

This 23 day of January, 2013

Susan M. Lingle

Notary Public in and for said County and State

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

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) 5643 Centennial Center Blvd, Suite 160

Project Name Tavern @ Centennial Center **Proposed Use** Gaming

Assessor's Parcel #(s) 125-27-411-013 **Ward #** 6

General Plan: existing SC-TC proposed NC **Zoning:** existing T-C proposed NC

Commercial Square Footage 2,936 sq ft **Floor Area Ratio**

Gross Acres 16.79+/- **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Inland Diversified Las Vegas Centennial Gateway, LLC **Contact** BARRY L. LAZARUS

Address 2901 Butterfield Road **Phone:** 630-218-8000 **Fax:**

City OAK Brook **State** IL **Zip** 60523

E-mail Address blazarus@inlandgroup.com

APPLICANT Nevada Restaurant Services, Inc. **Contact** Mike Eide

Address 835 W. Bonanza Rd. **Phone:** (702) 531-7161 **Fax:** (702) 383-2903

City Las Vegas **State** NV **Zip** 89106

E-mail Address MEide@dottys.com

REPRESENTATIVE G.C. Garcia, Inc. **Contact** George Garcia

Address 1711 Whitney Mesa Dr., Suite 110 **Phone:** (702) 435-9909 **Fax:** (702) 435-0457

City Henderson **State** NV **Zip** 89014

E-mail Address acole@gcgarciainc.com

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

Property Owner Signature* BRJ pres.

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

Print Name Barry Lazarus

Subscribed and sworn before me

This 23 day of January, 20 13.

Susan M. Lingle

Notary Public in and for said County and State

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

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

FOR DEPARTMENT USE ONLY

Case #	SUP-48176
Meeting Date:	03/12/13
Total Fee:	$1030.00
Date Received:*	01/24/13
Received By:	Jonathan B.

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: APRIL 9, 2013

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

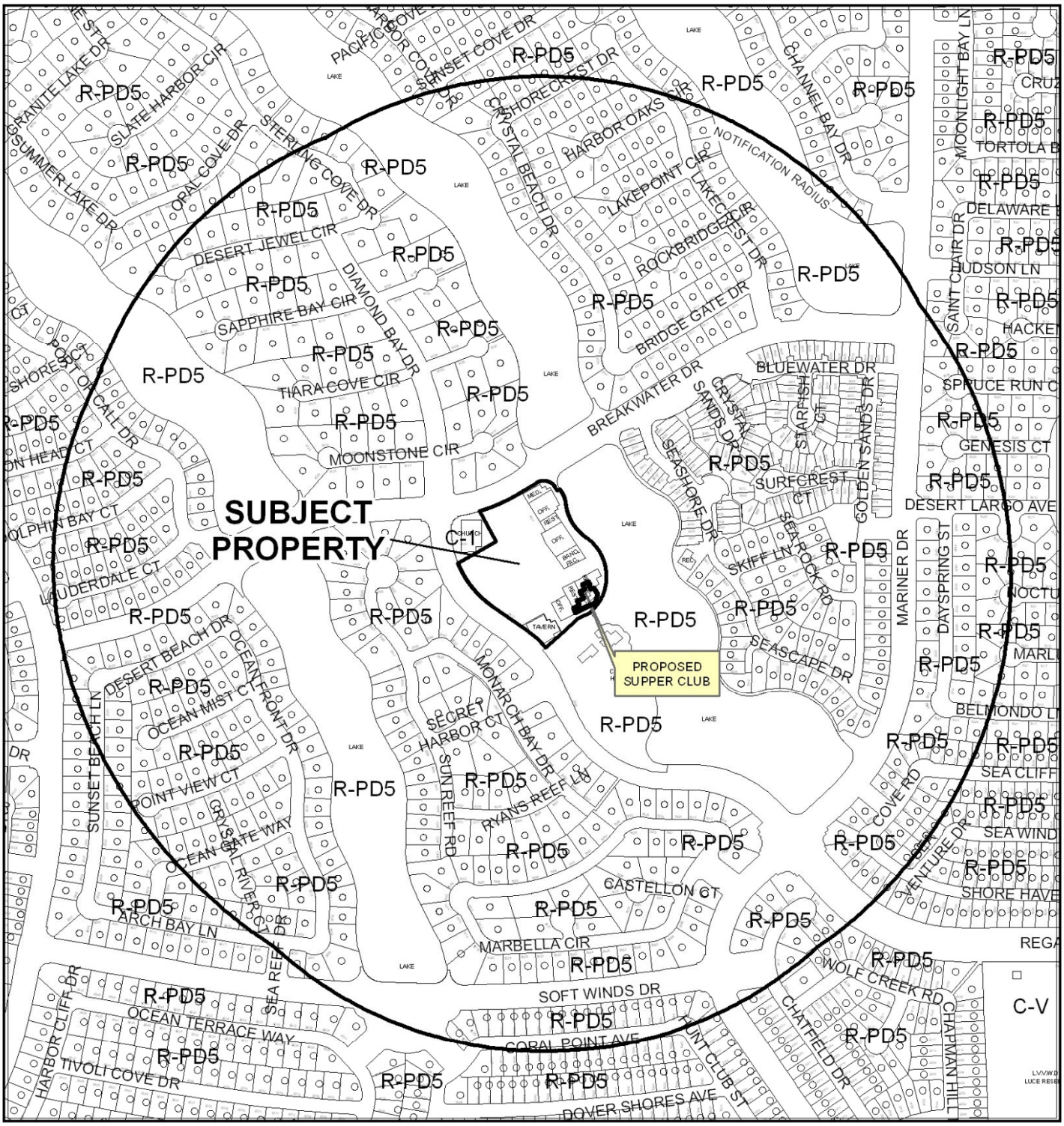
SUBJECT:
SUP-48184 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: IVY GRILL, LLC - OWNER: WFT NV, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 10,086 SQUARE-FOOT SUPPER CLUB WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 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 05/15/2013
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.

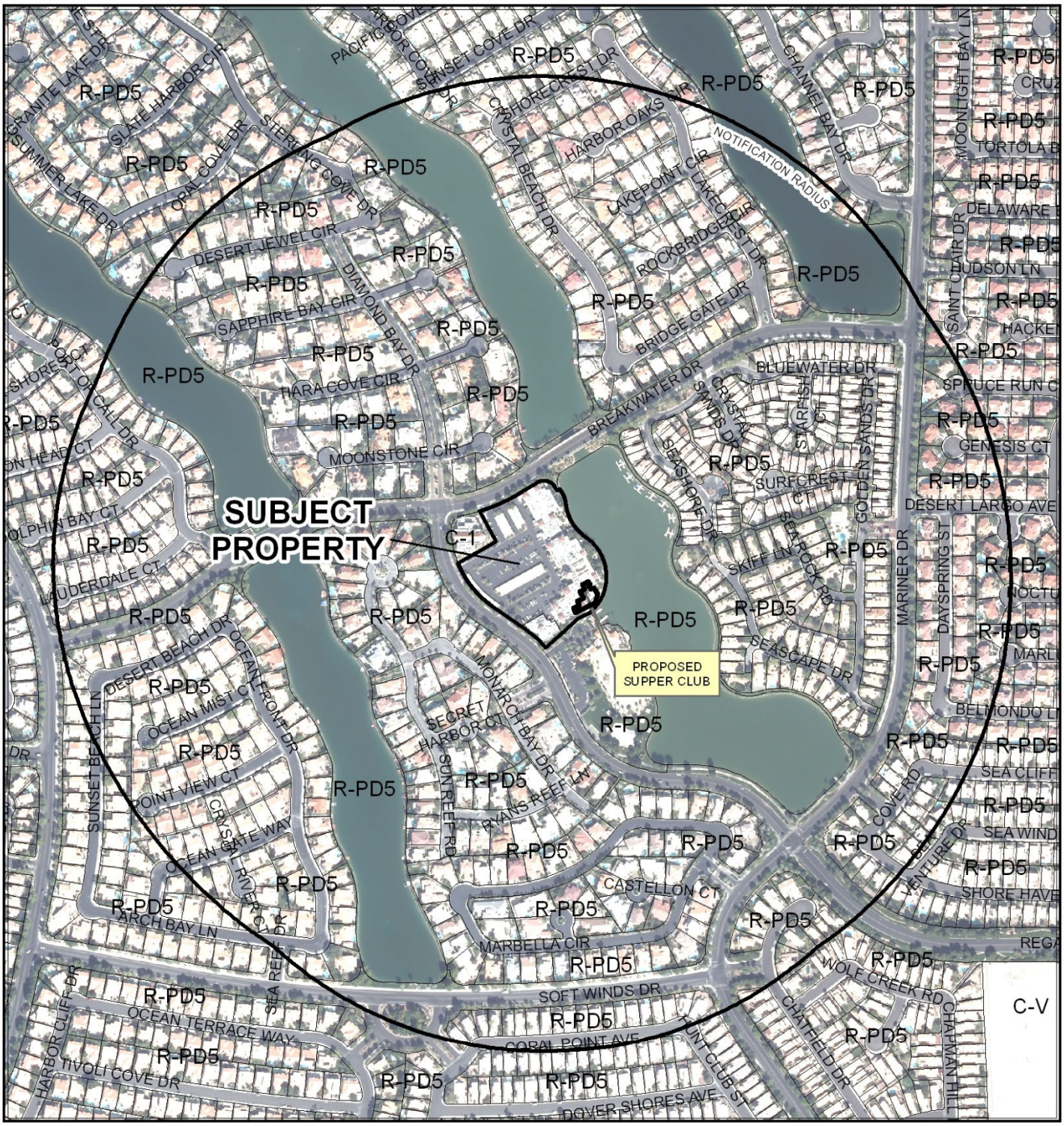
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report - SUP-48184 and SDR-48185
3. Supporting Documentation - SUP-48184 and SDR-48185
4. Photos - SUP-48184 and SDR-48185
5. Justification Letter - SUP-48184 and SDR-48185



CASE: **SUP-48184**

RADIUS: 1500 FEET

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



0 500 1,000 Feet

CASE: **SUP-48184**

RADIUS: 1500 FEET

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

N

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 V 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

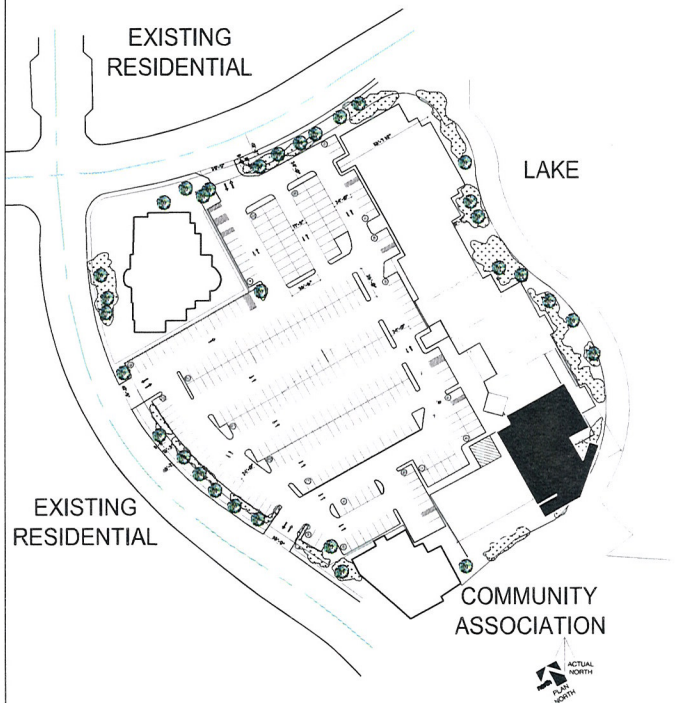
Case #	SUP-48184
Meeting Date:	3/12/13
Total Fee:	$1280.-
Date Received:*	1/24/13
Received By:	

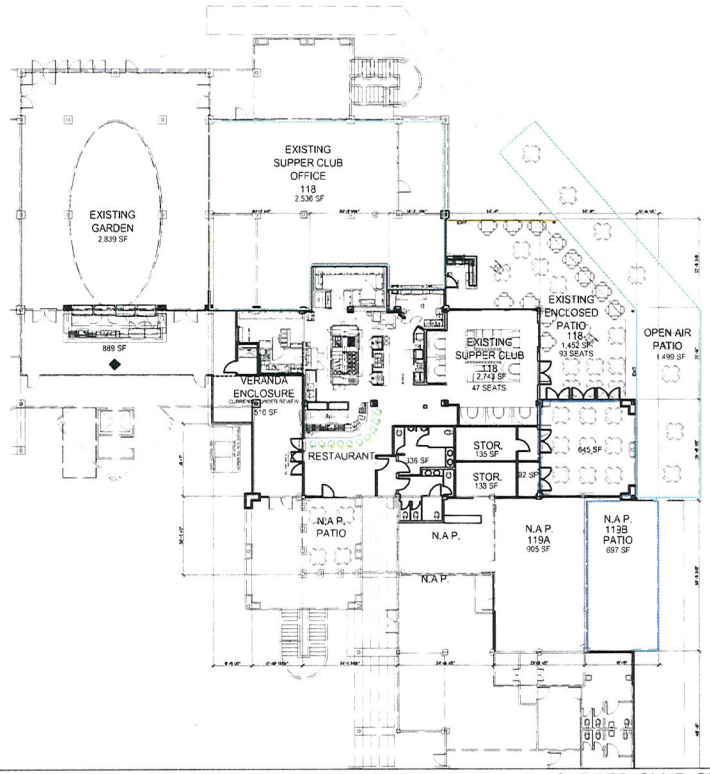
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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

RECEIVED
FEB 28 2013

C:\Users\rstarks\Dropbox\Lakeside Center\Current\06-112-Supper Club Submitta REVISED BY CITY 2.5.2013l.dwg, 2/28/2013 10:17:10 AM, Adobe PDF





AREAS	
SUPPER CLUB	8,587 SF
OUTSIDE DINING	1,499 SF
TOTAL	10,086 SF

TOTAL INCLUDES AREAS ENCLOSED WITHOUT PERMITS. THOSE AREAS TOTAL: 2,607 SF

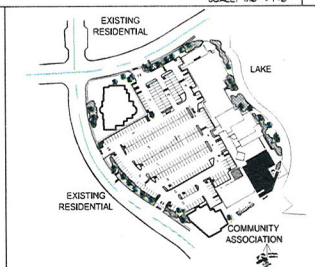
BAR AREA IN FRONT OF THE GRAND GARDEN IS PART OF THE WEDDING VENUE SINCE IT IS CONTINUOUS TO THE SUPPER CLUB. THE CITY REQUESTED THIS SQUARE FOOTAGE BE SHOWN THOUGH NOT IN THE SUPPER CLUB SQUARE FOOTAGE. 889 SF.

0 5 10 20 40

north

SUPPER CLUB SUBMITTAL - FIRST FLOOR 1

SCALE: 1" = 0'-0"



KEY PLAN

REVISIONS

DLR Group

6775 Edmond Street
Suite 260
Las Vegas, Nevada 89118

Client Information

NAC 623.190
Drawings and specifications remain the property of the design professional. Copies of the drawings and specifications received by the client may be utilized only for his use and for occupying the project for which they were prepared, and not for the construction of any other project.

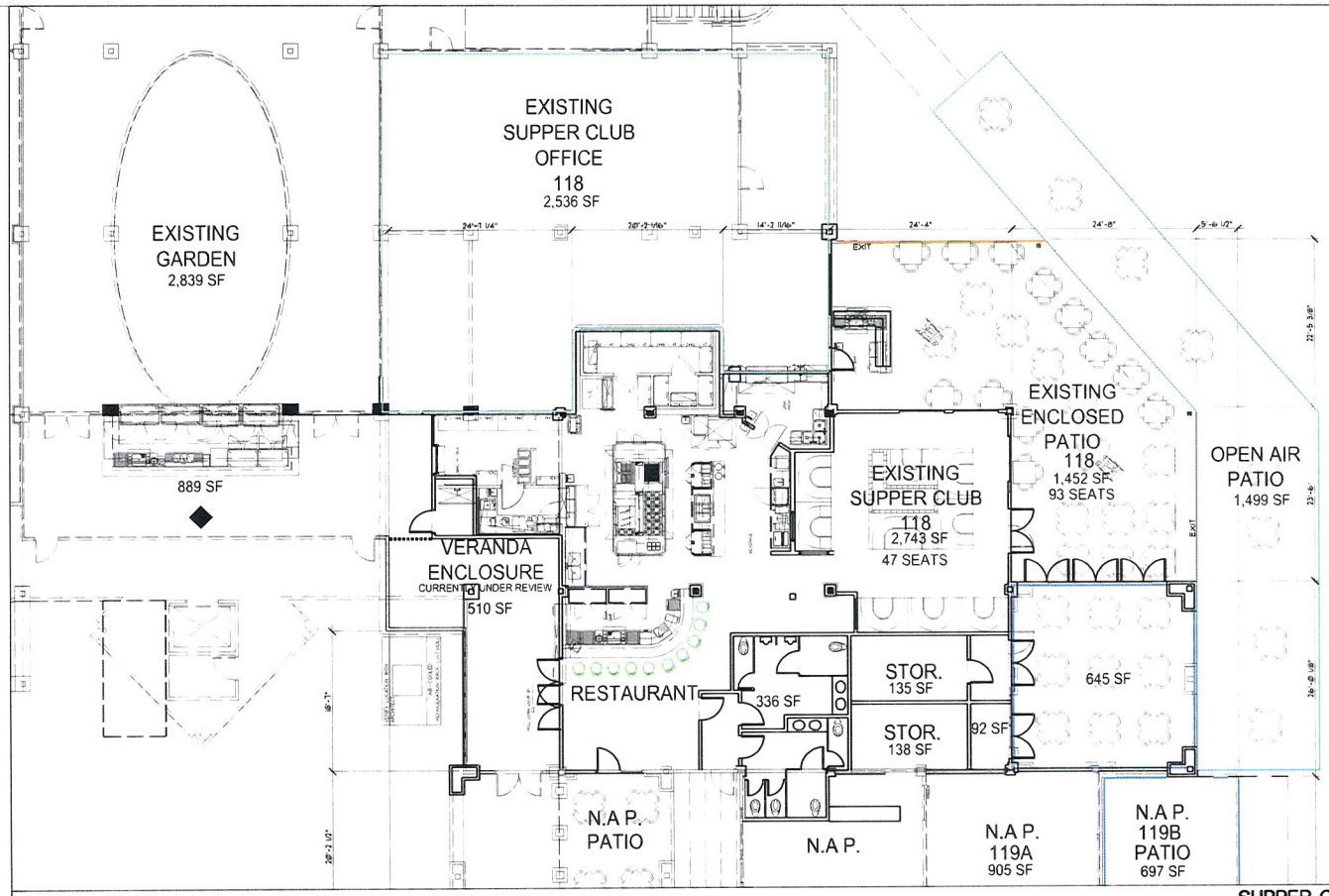
PROJECT
LAKESIDE CENTER
SUPPER CLUB SUBMITTAL
2620 REGATTA DRIVE
LAS VEGAS, NEVADA

ISSUE DATE
3-22-12
JOB NUMBER
06-112
PLOT DATE
DRAWN BY
TEAM
SHEET TITLE
PHASE 3 TENANT FURNITURE PLAN
SHEET NO.
A1.14

SUP-48184
SDR-48185
REVISED

RECEIVED

FEB 28 2013



AREAS	
SUPPER CLUB	8,587 SF
OUTSIDE DINING	1,499 SF
TOTAL	10,086 SF
TOTAL INCLUDES AREAS ENCLOSED WITHOUT PERMITS. THOSE AREAS TOTAL.	2,607 SF
BAR AREA IN FRONT OF THE GRAND GARDEN IS PART OF THE WEDDING VENUE. SINCE IT IS CONTINUOUS TO THE SUPPER CLUB, THE CITY REQUESTED THIS SQUARE FOOTAGE BE SHOWN THOUGH NOT IN THE SUPPER CLUB SQUARE FOOTAGE.	889 SF.

0 5 10 20 40

north

SUPPER CLUB SUBMITTAL - FIRST FLOOR 1

SCALE: 1" = 60'-0"

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

KEY PLAN

REVISIONS

DLR Group

Client information

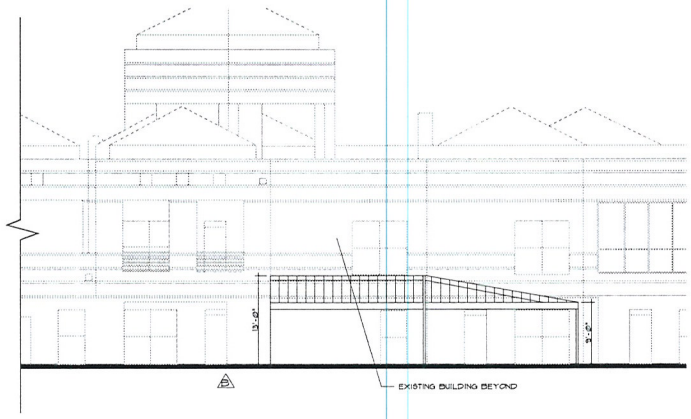
PROJECT
LAKESIDE CENTER
SUPPER CLUB SUBMITTAL
2620 REGATTA DRIVE
LAS VEGAS, NEVADA

ISSUE DATE 3-22-12
JOB NUMBER 06-112
PLOT DATE
DRAWN BY TEAM
SHEET TITLE
SHEET NO. A1.14

SUP-48184
SDR-48185
REVISED

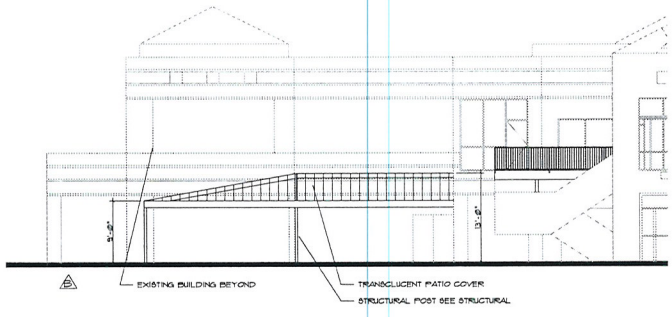
C:\Users\rstarks\Dropbox\Lakeside Center\Current\06-112-Supper Club Submitta REVISED BY CITY 2.5.2013l.dwg, 2/28/2013 10:18:37 AM, Adobe PDF

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 @2-27-2008
- PLAN CHECK @4-25-2008
- PLAN CHECK @8-04-2008

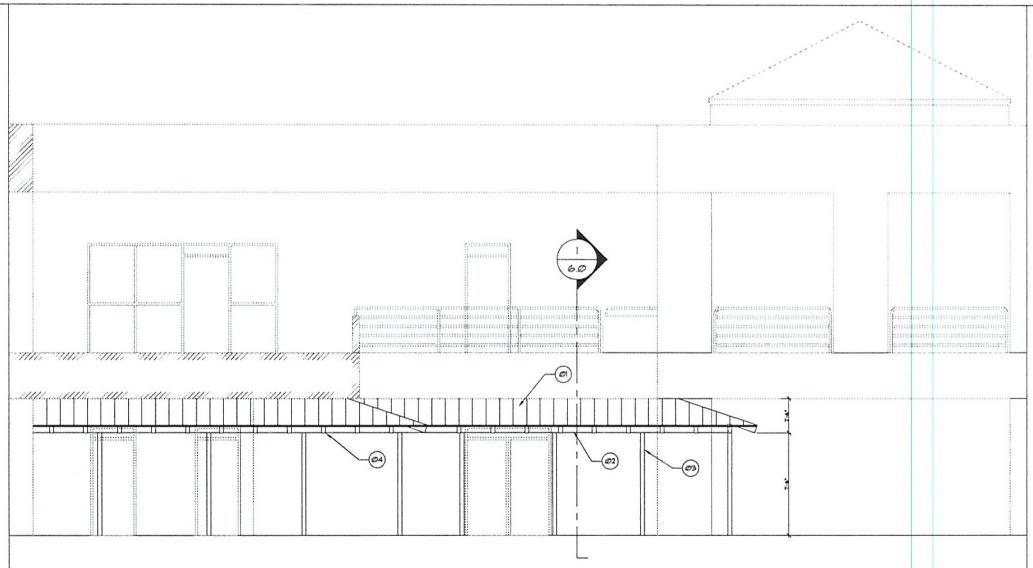
Client Information

NAC 623.360
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 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

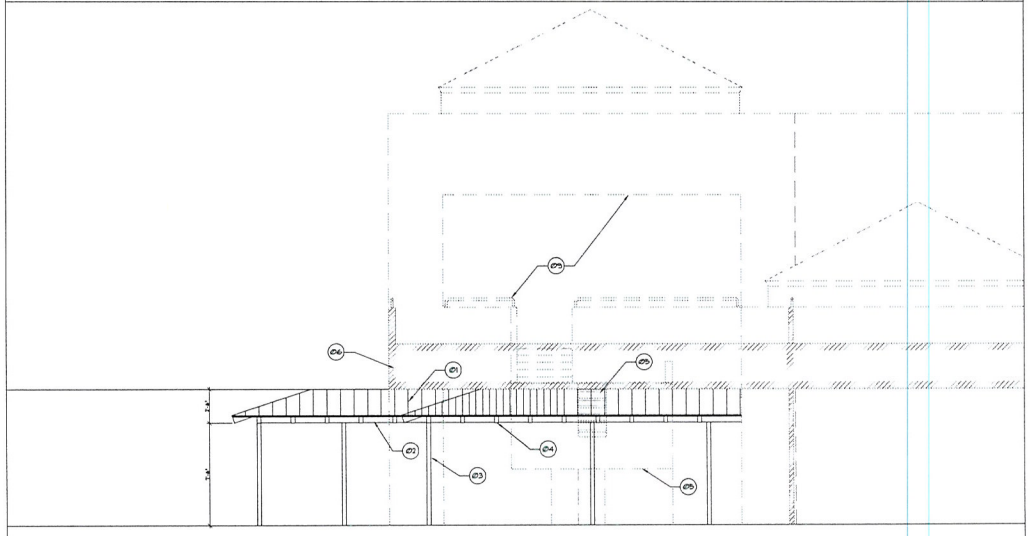
ISSUE DATE: 2-25-2013
JOB NUMBER: 06-112RB
PLOT DATE:
DRAWN BY: TEAM
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET NO.
A4.0

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 623.360
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 his use and for evaluating 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: 06-112R6

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

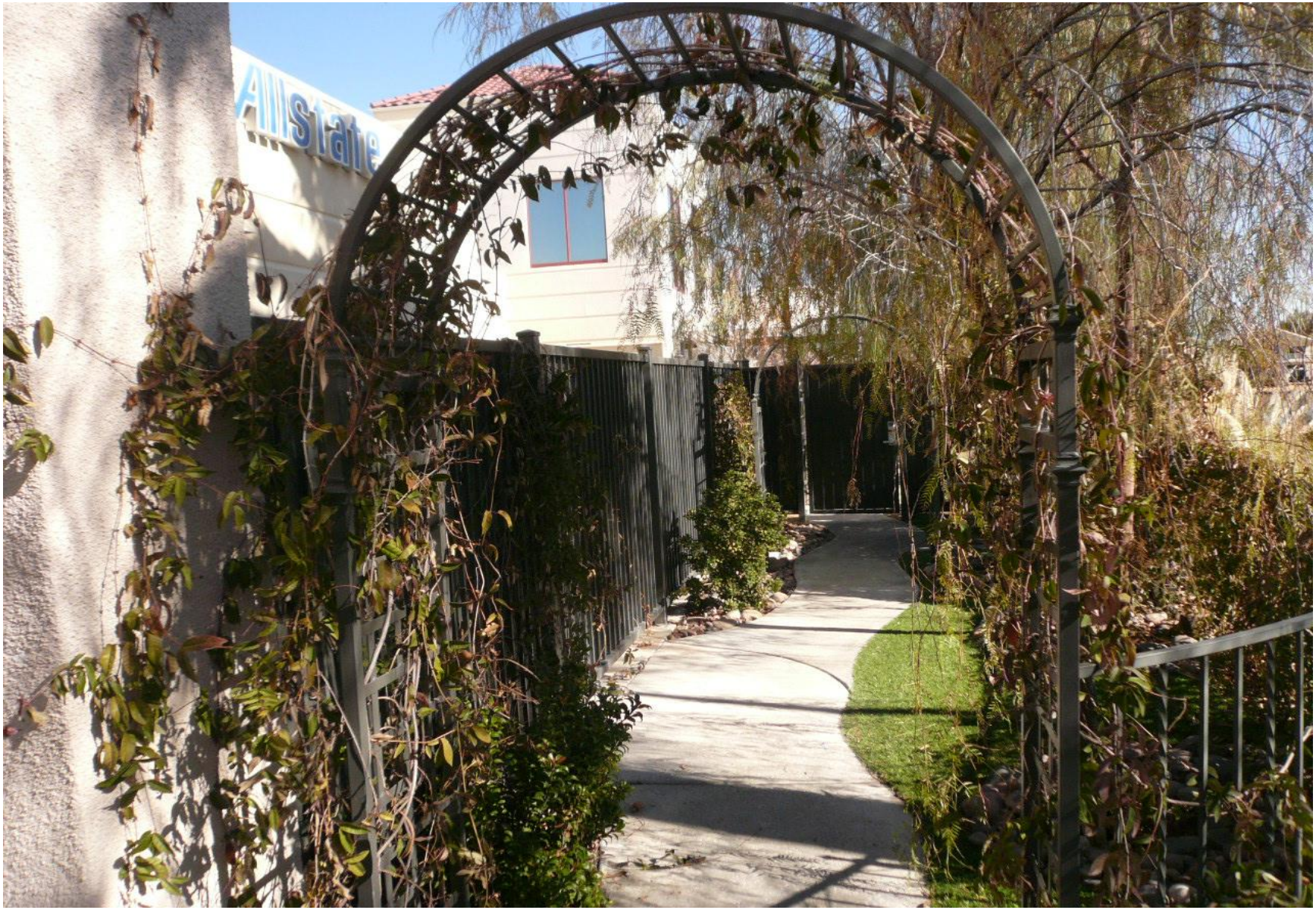
Front - of white stucco

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

RECEIVED

FEB 28 2013

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

February 28, 2013

Yorgo Kagafas, AICP
Senior Planner
Planning & Development
City of Las Vegas, Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

RE: 2620 Regatta /SUP-48184, SDR-48185 Revised Justification Letter

Dear Mr. Kagafas:

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 with service bars have been approved and built and also a Chabad (place of worship) was built on a pad site on the corner.

There is a private reception area where they hold private parties and the center has a wedding chapel license and holds receptions on site through a caterer's license. The request is for:

Expansion of the Service Bar to a Supper Club to include to include additional space currently being used for private parties

We are requesting a Site Development Review for areas of the building that have been enclosed. Permits were issued for covers in the front and rear of the property and the owner has enclosed them with glass without benefit of a building permit. The architect has been working with the Building Department square feet of the new/enclosed area is the bar area in front of the room designated Existing Garden that is used for receptions and private parties.

The supper club is 8,587 square feet of enclosed space. There are 1499 square feet of outside dining area, for a total of 10,086. A future SDR will be filed for the revisions to the remainder of the center.

SUP-48184
SDR-48185
REVISED

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

Yours truly,

Lucy Stewart

Lucy Stewart

SUP-48184
SDR-48185
REVISED

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 9, 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 2,607 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.

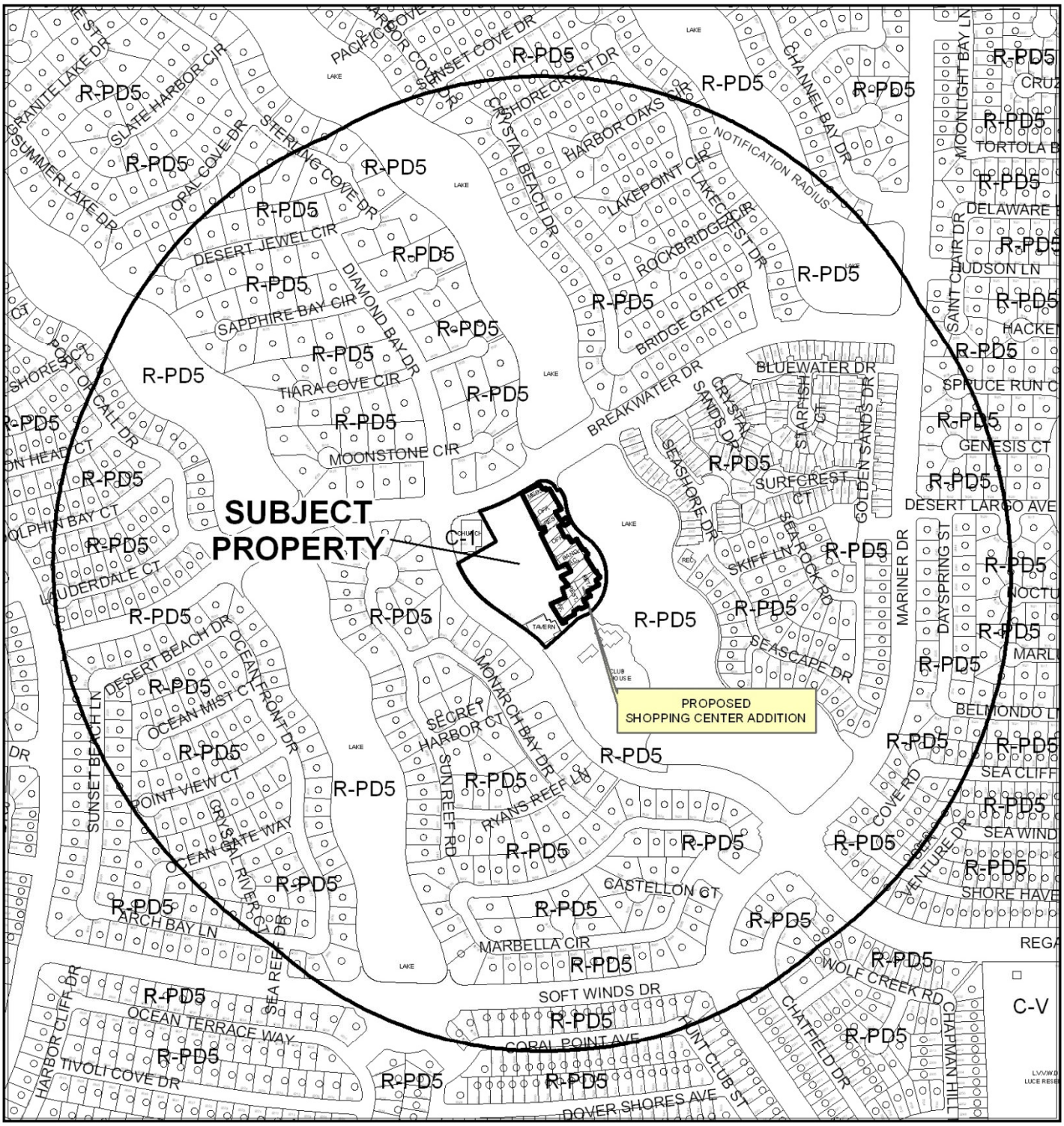
MAY GO TO CITY COUNCIL ON 05/15/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

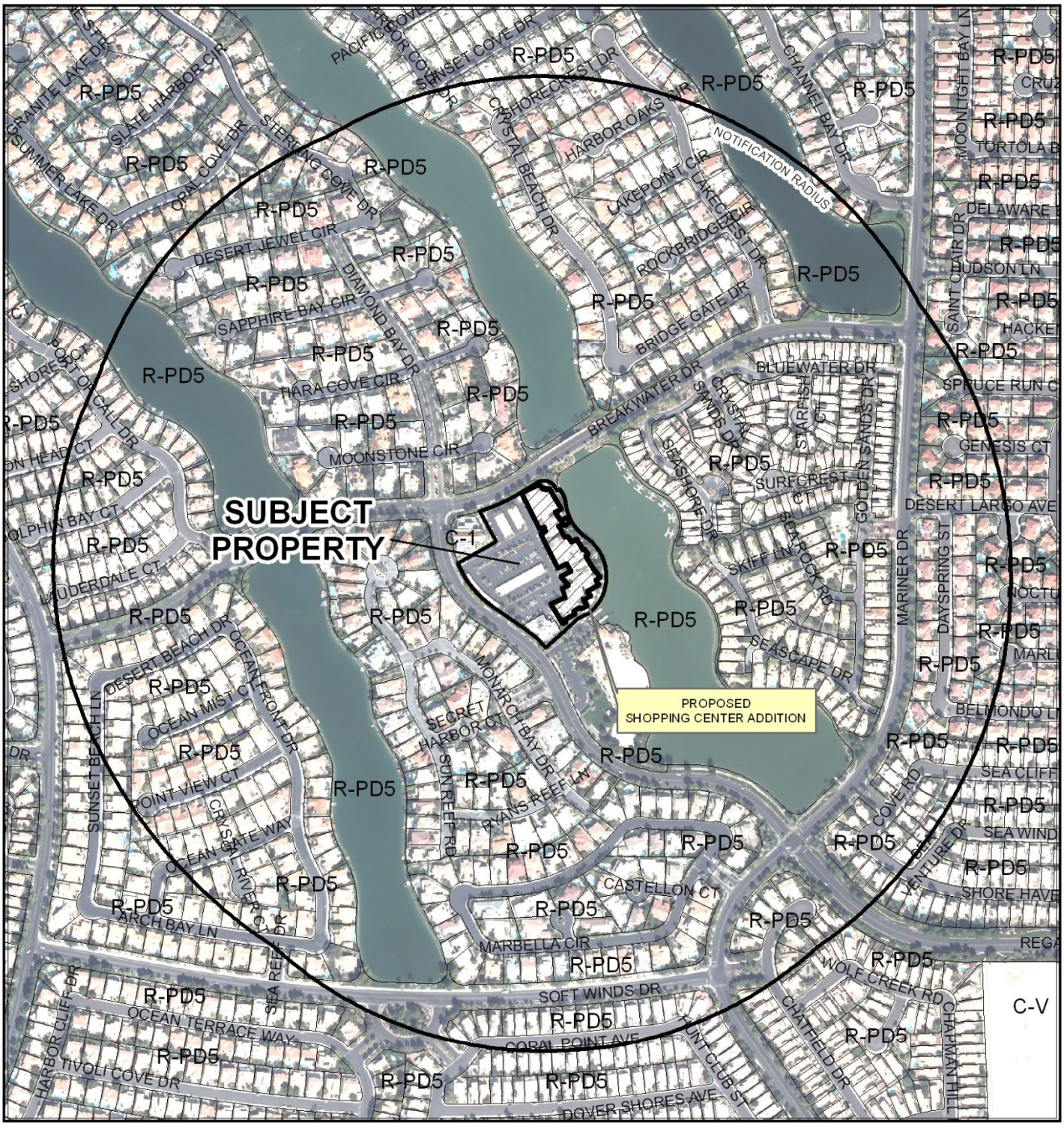
Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda 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 V 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.: **26.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 9, 2013

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

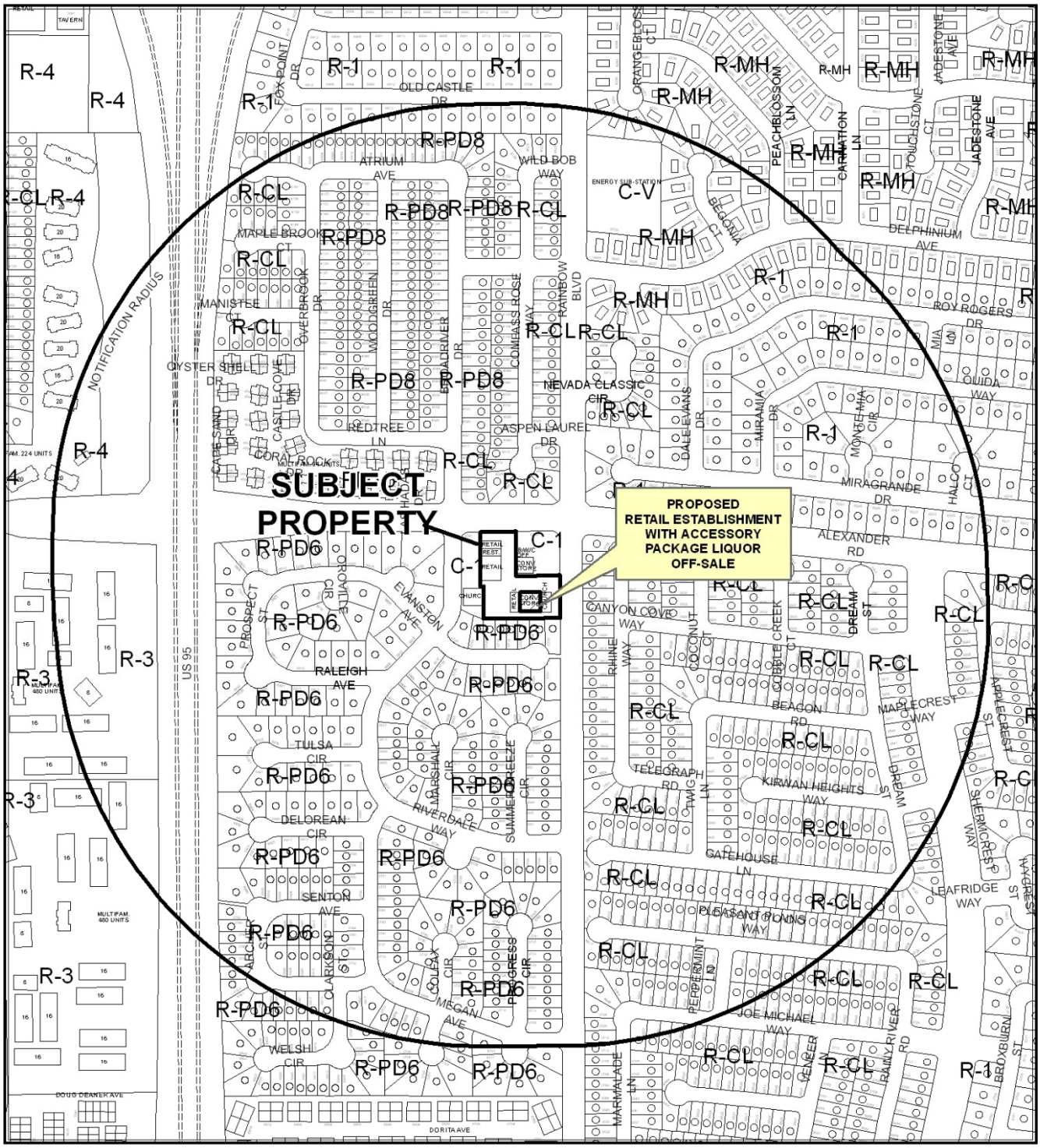
SUBJECT:
SUP-48455 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VEGAS MART #3 - OWNER: EYW OF NEVADA, LLC, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,400 SQUARE-FOOT CONVENIENCE STORE at 6711 West Alexander Road, Suite #103 (APN 138-10-502-003), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 05/15/2013
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:

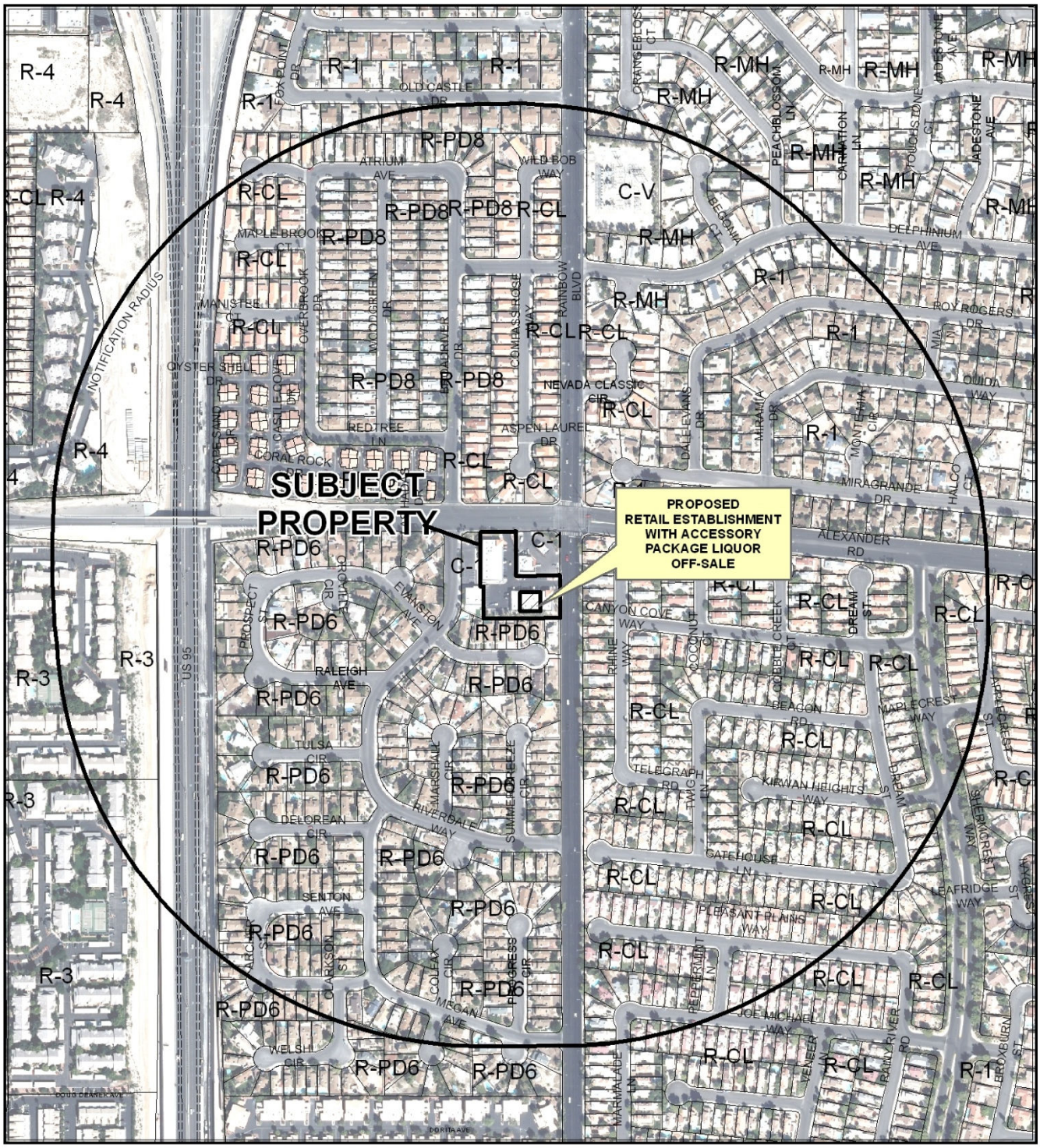
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-48455**

RADIUS: 1500 FEET

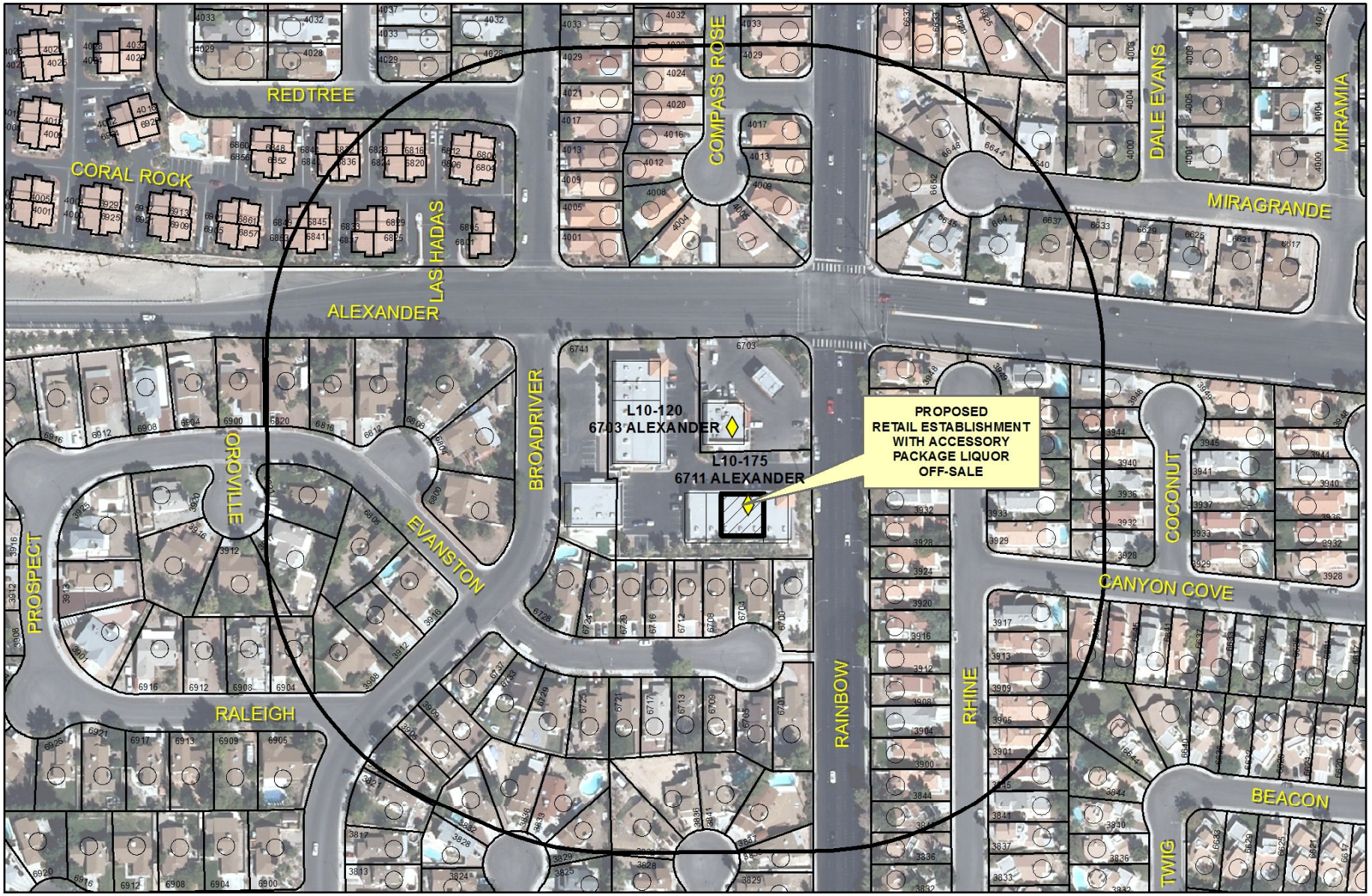
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: **SUP-48455**

RADIUS: 1500 FEET

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



SUP-48455

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-48455 APN: 138-10-502-003

Name of Property Owner: EYW of Nevada, LLC

Name of Applicant: David Bidi

Name of Representative: Brown, Brown and Premsrirut

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: Robinson Leung

Subscribed and sworn before me

This 8TH day of FEBRUARY, 20 13

_____

Notary Public in and for said County and State

TERRY LU
Commission # 1916839
Notary Public - California
San Mateo County
My Comm. Expires Dec 13, 2014

RECEIVED
FEB 21 2013
City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Retail with accessory package liquor

Project Address (Location) 6711 West Alexander Road Suite 103

Project Name Vegas Market @ Alexander **Proposed Use**

Assessor's Parcel #(s) 138-10-502-003 **Ward #** 4 - Anthony

General Plan: existing Comm proposed Com **Zoning:** existing C-1 proposed same

Commercial Square Footage **Floor Area Ratio**

Gross Acres 1.35 **Lots/Units** **Density**

Additional Information Allow packaged liquor in a store that sells beer and wine

PROPERTY OWNER EYW of Nevada, LLC **Contact** Robinson Leung

Address 2770 Churchill Dr. **Phone:** 6504504388 **Fax:**

City Hillsborough **State** CA **Zip** 94010

E-mail Address gwhcofnevada@gmail.com

APPLICANT David Bidi **Contact**

Address 6711 W Alexander #104 **Phone:** 7023963077 **Fax:** 7023963277

City Las Vegas **State** NV **Zip** 89108

E-mail Address davidbidi@hotmail.com

REPRESENTATIVE Brown, Brown and Premsrirut **Contact** Lora Dreja

Address 520 S. 4th Street **Phone:** 7023845563 **Fax:** 7023851023

City Las Vegas **State** NV **Zip** 89101

E-mail Address lora@brownlawlv.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 Robinson Leung

Subscribed and sworn before me

This 8TH day of FEBRUARY, 20 13.

[signature]

Notary Public in and for said County and State

TERRY LU
Commission # 1916839
Notary Public - California
San Mateo County
My Comm. Expires Dec 13, 2014

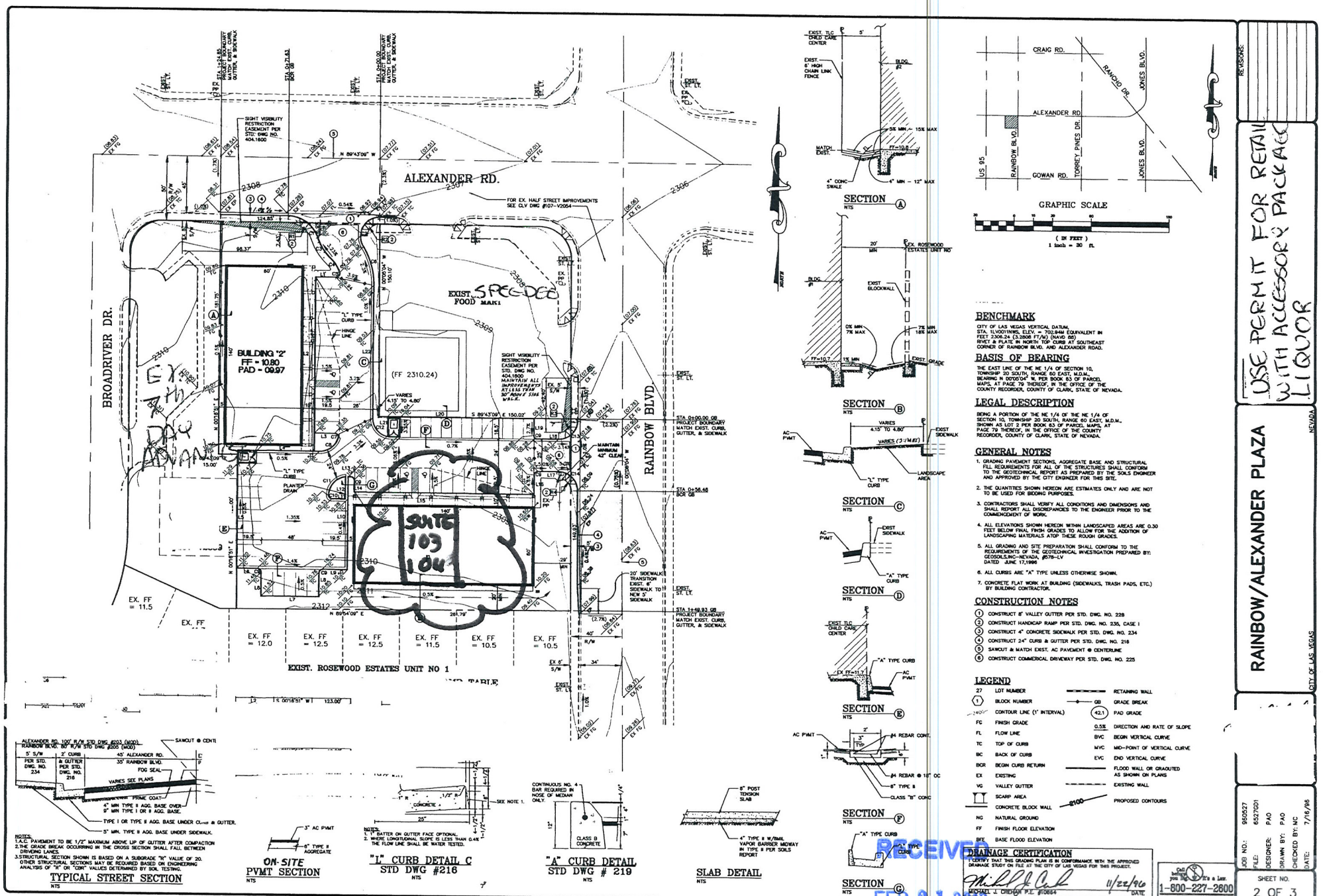
RECEIVED
FEB 21 2013
City of Las Vegas
Dept. of Planning

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-48455
Meeting Date:	04/09/13
Total Fee:	$ 1280.00
Date Received:*	02/21/13
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.



BENCHMARK

CITY OF LAS VEGAS VERTICAL DATUM, STA. 1LV001NWS, ELEV. = 702.84M EQUIVALENT IN FEET 2306.24 (1.2808 FT/M) (NAVD 88) RIVET & PLATE IN NORTH TOP CURB AT SOUTHEAST CORNER OF RAINBOW BLVD. AND ALEXANDER ROAD.

BASIS OF BEARING

THE EAST LINE OF THE NE 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., BEARING N 00°05'04" W, PER BOOK 63 OF PARCEL MAPS, AT PAGE 79 THEREOF, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF CLARK, STATE OF NEVADA.

LEGAL DESCRIPTION

BEING A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., SHOWN AS LOT 2 PER BOOK 63 OF PARCEL MAPS, AT PAGE 79 THEREOF, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF CLARK, STATE OF NEVADA.

GENERAL NOTES

1. GRADING PAVEMENT SECTIONS, AGGREGATE BASE AND STRUCTURAL FILL REQUIREMENTS FOR ALL OF THE STRUCTURES SHALL CONFORM TO THE GEOTECHNICAL REPORT AS PREPARED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER FOR THIS SITE.
2. THE QUANTITIES SHOWN HEREON ARE ESTIMATES ONLY AND ARE NOT TO BE USED FOR BIDDING PURPOSES.
3. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4. ALL ELEVATIONS SHOWN HEREON WITHIN LANDSCAPED AREAS ARE 0.30 FEET BELOW FINAL FINISH GRADES TO ALLOW FOR THE ADDITION OF LANDSCAPING MATERIALS ATOP THESE ROUGH GRADES.
5. ALL GRADING AND SITE PREPARATION SHALL CONFORM TO THE REQUIREMENTS OF THE GEOTECHNICAL INVESTIGATION PREPARED BY: GEOSOILS,INC–NEVADA, #578–LV DATED JUNE 17,1996
6. ALL CURBS ARE "A" TYPE UNLESS OTHERWISE SHOWN.
7. CONCRETE FLAT WORK AT BUILDING (SIDEWALKS, TRASH PADS, ETC.) BY BUILDING CONTRACTOR.

CONSTRUCTION NOTES

1. CONSTRUCT 8' VALLEY GUTTER PER STD. DWG. NO. 228
2. CONSTRUCT HANDICAP RAMP PER STD. DWG. NO. 235, CASE I
3. CONSTRUCT 4" CONCRETE SIDEWALK PER STD. DWG. NO. 234
4. CONSTRUCT 24" CURB & GUTTER PER STD. DWG. NO. 216
5. SAWCUT & MATCH EXIST. AC PAVEMENT @ CENTERLINE
6. CONSTRUCT COMMERCIAL DRIVEWAY PER STD. DWG. NO. 225

LEGEND

27	LOT NUMBER		RETAINING WALL
(1)	BLOCK NUMBER	QB	GRADE BREAK
2400'	CONTOUR LINE (1' INTERVAL)	42.1	PAD GRADE
FG	FINISH GRADE	0.5%	DIRECTION AND RATE OF SLOPE
FL	FLOW LINE	BVC	BEGIN VERTICAL CURVE
TC	TOP OF CURB	MVC	MID-POINT OF VERTICAL CURVE
BC	BACK OF CURB	EVC	END VERTICAL CURVE
BCR	BEGIN CURB RETURN		FLOOD WALL OR GRAOUTED AS SHOWN ON PLANS
EX	EXISTING		EXISTING WALL
VG	VALLEY GUTTER	2100	PROPOSED CONTOURS
	SCARP AREA		
	CONCRETE BLOCK WALL		
NG	NATURAL GROUND		
FF	FINISH FLOOR ELEVATION		
BFE	BASE FLOOD ELEVATION		

DRAINAGE CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT.

MICHAEL J. CROWLEY P.E. #10664 — 11/22/96 DATE

Call before you dig. It's a Law. 1-800-227-2600

TYPICAL STREET SECTION
NTS

ON-SITE PVMT SECTION
NTS

"L" CURB DETAIL C
STD DWG #216
NTS

"A" CURB DETAIL
STD DWG # 219
NTS

SLAB DETAIL
NTS

RECEIVED
FEB 21 2013
City of Las Vegas
Dept. of Planning

RAINBOW/ALEXANDER PLAZA

CITY OF LAS VEGAS NEVADA

USE PERMIT FOR RETAIL WITH ACCESSORY PACKAGE LIQUOR

REVISIONS:

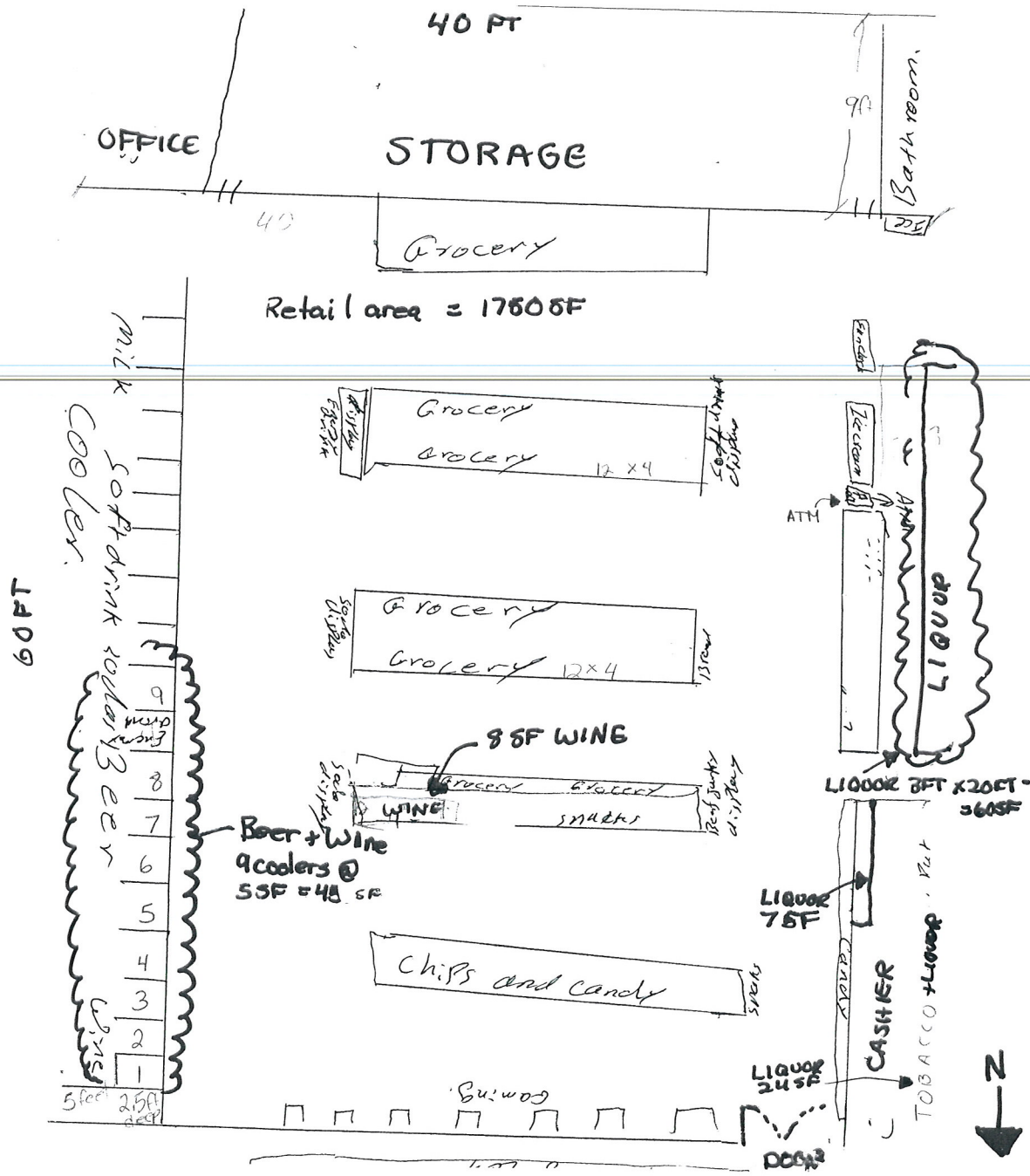
JOB NO.: 960527
FILE: 6527G01
DESIGNER: PAO
DRAWN BY: PAO
CHECKED BY: MC
DATE: 7/16/96

SHEET NO. 2 OF 3

107-V2547

SUP-48455

P:\JOBS\1960527\6527G01 Fri Nov 22 12:26:31 1996 MCS



VEGAS MARKET #3

6711 WEST ALEXANDER #104

SUP FOR RETAIL WITH ACCESSORY PACKAGE LIQUOR.

RECEIVED

FEB 21 2013

City of Las Vegas
Dept. of Planning

SUP-48455

SUP-48455 – APPLICANT: VEGAS MART #3 - OWNER: EYW OF NEVADA, LLC, ET AL
6711 WEST ALEXANDER ROAD, SUITE #103

02/28/13

SUP-48455 – APPLICANT: VEGAS MART #3 - OWNER: EYW OF NEVADA, LLC, ET AL
6711 WEST ALEXANDER ROAD, SUITE #103

02/28/13

SUP-48455 – APPLICANT: VEGAS MART #3 - OWNER: EYW OF NEVADA, LLC, ET AL
6711 WEST ALEXANDER ROAD, SUITE #103

02/28/13

SUP-48455 – APPLICANT: VEGAS MART #3 - OWNER: EYW OF NEVADA, LLC, ET AL
6711 WEST ALEXANDER ROAD, SUITE #103

02/28/13

SUP-48455 – APPLICANT: VEGAS MART #3 - OWNER: EYW OF NEVADA, LLC, ET AL
6711 WEST ALEXANDER ROAD, SUITE #103

02/28/13

SUP-48455 – APPLICANT: VEGAS MART #3 - OWNER: EYW OF NEVADA, LLC, ET AL
6711 WEST ALEXANDER ROAD, SUITE #103

02/28/13

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

February 19, 2013

City of Las Vegas
Planning & Development
333 S Rancho Street
Las Vegas, Nevada 89101

Re: Request for Accessory Package Liquor off-sale 6711 West Alexander Road, 138-10-502-003

Dear Sir/Madam

Please consider our request for permission to sell off sale package liquor at an existing convenience store located at 6711 West Alexander Road. This property is fully developed and is operating as a convenience store that offers off-sale beer and wine. The applicant leases 2400 SF. Of this 2400 SF approximately 1750 SF is retail accessible to the public. The applicant would like to use 10% of this retail space for sale of beer, wine and liquor.

All provisions outlined in the Las Vegas Title 6 privileged licenses will be adhered to. Per Staff's research, (attached) there are no protected uses within 400 feet of the site.

If you have additional concerns please phone me at 598-1408.

Very truly yours,

Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut

RECEIVED
FEB 21 2013
City of Las Vegas
Dept. of Planning

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 9, 2013

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

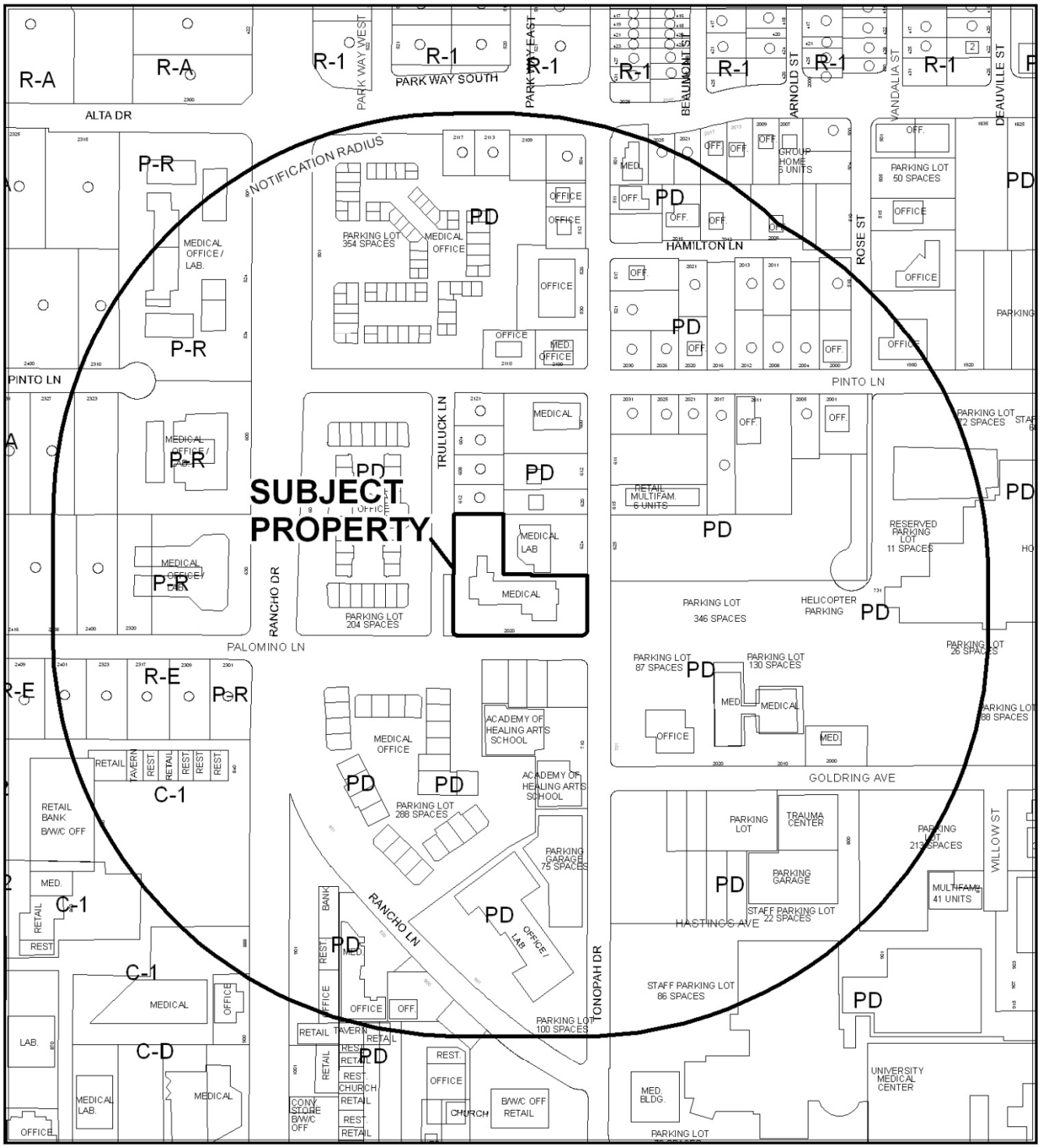
SUBJECT:
SDR-48398 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PALOMINO TONOPAH ASSOCIATES, LLC - For possible action on a request for a Site Development Plan Review TO MODIFY A PREVIOUSLY APPROVED LANDSCAPE PLAN FOR AN EXISTING 34,983 SQUARE-FOOT MEDICAL OFFICE BUILDING on 1.58 acres at 2020 Palomino Lane (APN 139-32-705-008), PD (Planned Development) Zone [P-O (Professional Office) Las Vegas Medical District Special Land Use Designation], Ward 1 (Tarkanian). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 05/15/2013
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.

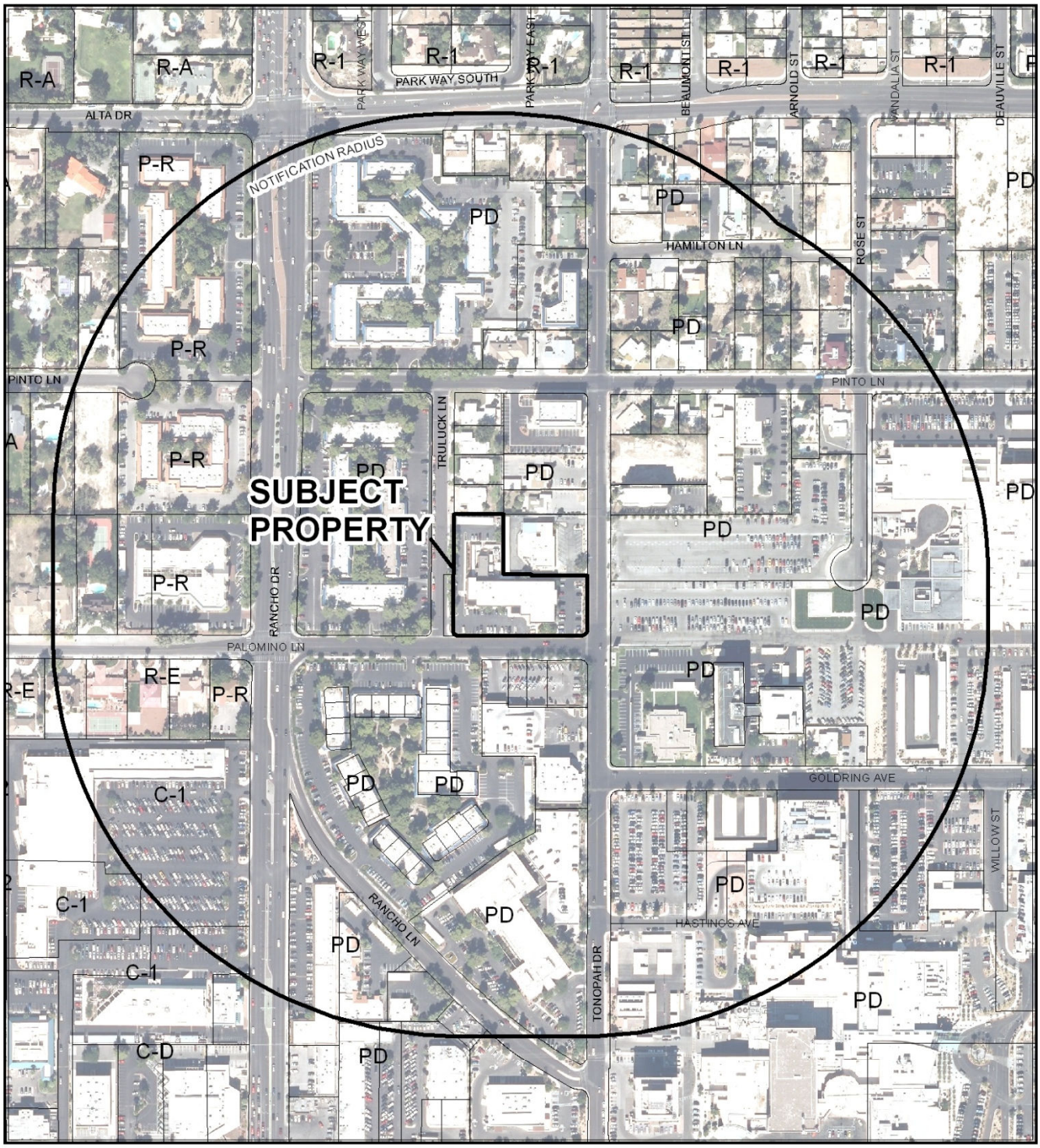
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: SDR-48398

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)
[P-O (PROFESSIONAL OFFICE) Las Vegas Medical District Special Land Use Designation]



0 200 400 Feet

CASE: SDR-48398

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)
[P-O (PROFESSIONAL OFFICE) Las Vegas Medical District Special Land Use Designation]

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-48398** APN: 139-32-705-008

Name of Property Owner: Palomino Tonopah Associates, LLC

Name of Applicant: Luther Creed, M.D.

Name of Representative: Connie Gamble

RECEIVED
FEB 19

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: Luther Creed

Print Name: Luther Creed, Manager

Subscribed and sworn before me

This 6th day of February, 2013

Connie Gamble

Notary Public in and for said County and State

CONNIE GAMBLE
Notary Public State of Nevada
No. 99-26229-14
My Appt. Exp. Jan. 14, 2016

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Palomino Tonopah Associates LLC

Project Address (Location) 2020 Palomino Lane, Las Vegas NV

Project Name N/A **Proposed Use**

Assessor's Parcel #(s) 139-32-705-008 **Ward #**

RECEIVED
FEB 19 2013

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

Commercial Square Footage 34,983 **Floor Area Ratio**

Gross Acres 1.58 **Lots/Units** **Density**

Additional Information Landscape Plan update

PROPERTY OWNER Palomino Tonopah Assoc. LLC **Contact** Connie Gamble

Address 2200 Paseo Verde Pkwy, St 350 **Phone:** 702-798-7970 **Fax:** 702-798-1029

City Henderson **State** NV **Zip** 89052

E-mail Address ConnieG@VistaLV.Com

APPLICANT Palomino Tonopah Associates LLC **Contact** Connie Gamble

Address Same as Above **Phone:** **Fax:**

City **State** **Zip**

E-mail Address

REPRESENTATIVE Vista Realty, Inc **Contact** Connie Gamble

Address 2200 Paseo Verde Pkwy St 350 **Phone:** 798-7970 **Fax:** 798-1029

City Henderson **State** NV **Zip** 89052

E-mail Address ConnieG@VistaLV.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* Luther Creed, Manager

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

Print Name LUTHER CREED

Subscribed and sworn before me

This 18th day of November, 20 12.

Connie Gamble

Notary Public in and for said County and State

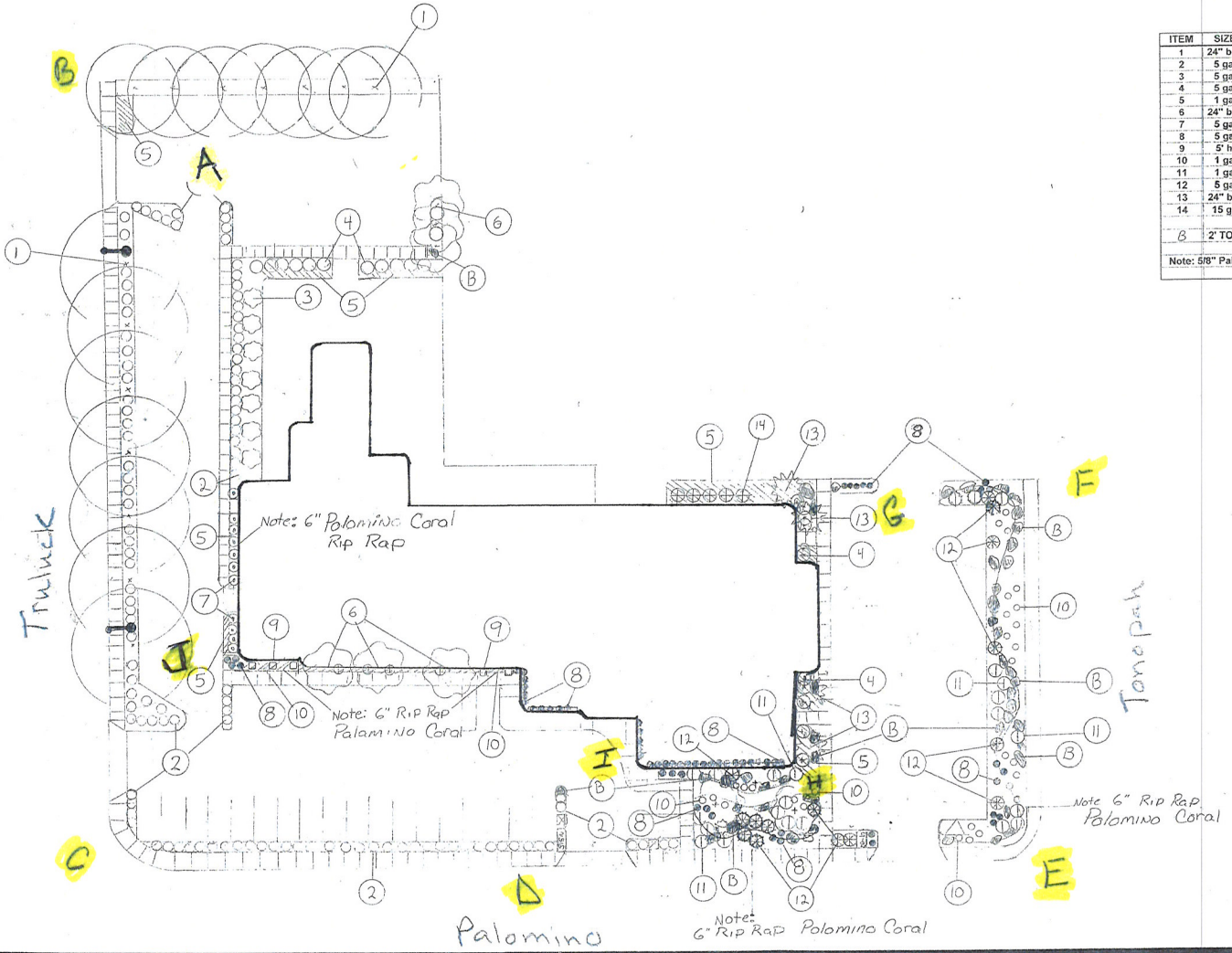
CONNIE GAMBLE
Notary Public State of Nevada
No. 99-26229-14
My Appt. Exp. Jan. 14, 2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-48398
Meeting Date:	4/9/2013
Total Fee:	1030.00
Date Received:*	2/19/2013
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.



ITEM	SIZE	BOTANICAL NAME	COMMON NAME
1	24" box	PINUS HALEPENSIS	ALEPPO PINE
2	5 gal	NERIUM OLEANDER 'PETITE PINK'	DWARF OLEANDER
3	5 gal	LEUCOPHYLLUM	TEXAS RANGER, GREEN CLOUD
4	5 gal	CONGESTUM	XYLOSMA
5	1 gal	TRACHELOSPERMUM	STAR JASMINE
6	24" box	RHUS LANCEA	AFRICAN SUMAC - MULTI
7	5 gal	MYRTUS COMMUNIS COMPACTI	MYRTLE
8	5 gal	HESPERALOE PARVIFLORA	RED YUCCA
9	5' ht	FOUQUIERIA SPLENDENS	OCOTILLO
10	1 gal	TEUCRIUM	GERMANDER
11	1 gal	VERBENACEAE	LANTANA, NEW GOLD
12	5 gal	DASYLIRION WHEELERI	DESERT SPOON
13	24" box	ACACIA STENOPHYLLA	SHOESTRING ACACIA
14	15 gal	ROSACEAE MAJESTIC BEAUTY	RHAPHIOLEPIS/MAJESTIC BEAUTY
B	2' TO 4'		BOULDERS

Note: 5/8" Palomino Coral, 2" deep in all planters unless otherwise noted.

RECEIVED

Revision #: Date: 12/7/2012	Landscape Plan: #1 Desert Radiologists 2020 PALOMINO	SDR-48398
Scale: 0' 1" = 20' 0"	Landscape Design by: J Cuglietta High Desert Landscape & Design	

Viewpoint A looking Southeast

Viewpoint A looking South

Viewpoint A looking Northeast

Viewpoint A looking North

Viewpoint B looking Southeast

Viewpoint C looking Northwest

Viewpoint C looking Northwest

Viewpoint C looking North

RECEIVED
FEB 19 2013
SDR-48398

Viewpoint D looking North

Viewpoint D looking Northwest

Viewpoint D looking Northeast

Viewpoint D looking North

Viewpoint D looking Northeast

RECEIVED
FEB 19 2013

SDR-48398

Viewpoint E looking West

Viewpoint E looking North

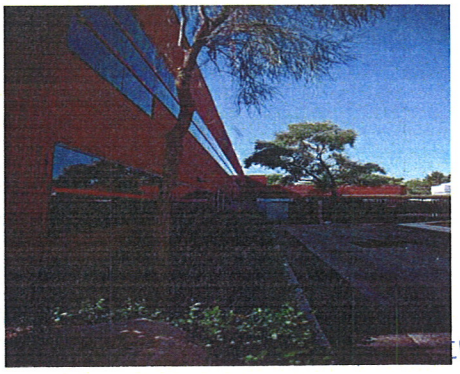
Viewpoint E looking Northwest

Viewpoint F looking Southwest

Viewpoint F looking West

Viewpoint F looking South

Viewpoint G looking East



Viewpoint G looking West

FEB 19 2013

Viewpoint H looking North

Viewpoint H away from building looking North

Viewpoint I looking East

Viewpoint D looking East

Viewpoint J looking East

Viewpoint J looking East

Viewpoint J looking Southeast

RECEIVED
FEB 1 6 20

SDR-48398 – APPLICANT/OWNER: PALOMINO TONOPAH ASSOCIATES, LLC
2020 PALOMINO LANE

02/28/13

SDR-48398 – APPLICANT/OWNER: PALOMINO TONOPAH ASSOCIATES, LLC
2020 PALOMINO LANE

02/28/13

SDR-48398 – APPLICANT/OWNER: PALOMINO TONOPAH ASSOCIATES, LLC
2020 PALOMINO LANE

02/28/13

VISTA Realty Inc.
A Division of The Vista Group

RECEIVED
FEB 19 2013

February 15, 2013

City of Las Vegas Department of Planning
Attention Yorgo Kagafas, Senior Planner

Dear Yorgo,

Thank you for your time meeting with Dr. Luther Creed and myself with regard to the violation at 2020 Palomino Lane. The Ownership has made the decision to apply for a Major Site Development Plan Review in order to keep the current landscaping in place. We have provided the requested documents as well as photos, site plans and landscape plans.

We are requesting this major change to the originally submitted landscape plan for the following reasons: The plan which was originally approved by the City of Las Vegas in 1986 was never the landscape that was installed as it was determined at the time that because the building was an award winning building for design that putting in the trees on the South side of the building would significantly detract from the building itself. This has never until this time been questioned by the City of Las Vegas. Also, the trees which were originally on the East side of the building near the road were originally Olive trees, as I am sure you are aware these trees cause a lot of allergy problems and are very dirty, therefore when the building converted to xeroscape to save water per the water districts requests the olive trees and grass were removed and no trees were replanted in this area because the area between the parking lot and the sidewalk is so narrow and they believed it caused issues for drivers turning onto Palomino Lane.

We respectfully request this Major change to the originally approved landscape plan to the current landscape as we believe as you can see from the attached pictures that the current landscape is maintained very well and there are many trees on the property if not on the perimeters.

Thank you for your time and if you should require any further information, do not hesitate to contact me.

Sincerely,

Vista Realty, Inc.

Connie Gamble
Broker

Enc.

2295-A Renaissance Drive Las Vegas, Nevada 89119
(702) 798-7970 FAX (702) 798-1029

SDR-48398

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 9, 2013

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

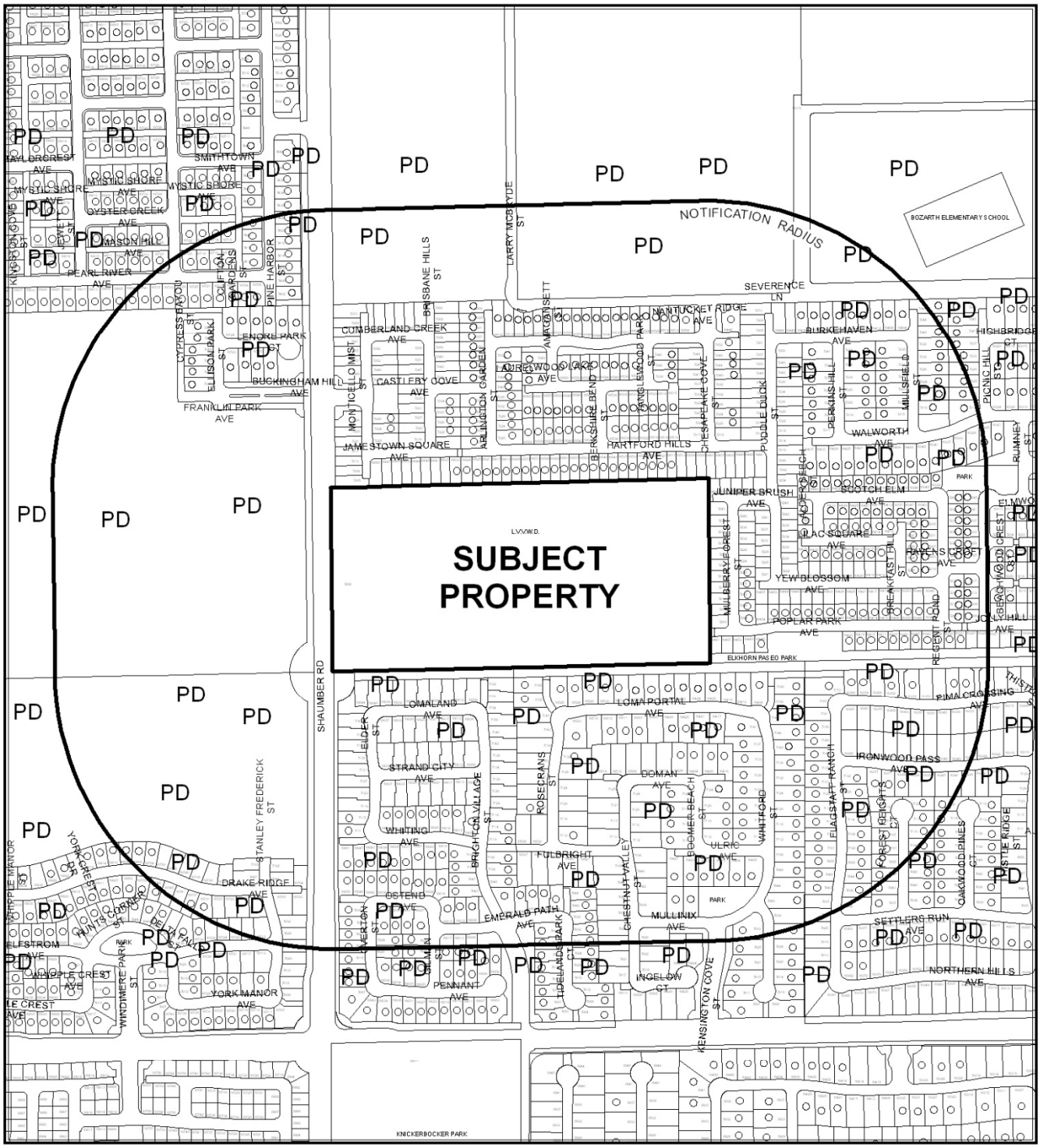
SUBJECT:
SDR-48456 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS VALLEY WATER DISTRICT - OWNER: USA - For possible action on a request for a Site Development Plan Review TO INSTALL FIFTEEN 27-FOOT TALL SOLAR PANELS AND ONE 30-FOOT WEATHER TOWER on 20.69 acres at 7210 Shaumber Road (APN 126-13-401-014), PD (Planned Development) Zone [PF (Public Facility) Cliff's Edge Special Land Use Designation], Ward 6 (Ross) PRJ-48348. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 05/15/2013
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
6. Neighborhood Meeting Comments



0 400 800 Feet

CASE: **SDR-48456**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)
[PF (PUBLIC FACILITIES) Cliff's Edge Special Land Use Designation]

N

CASE: **SDR-48456**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)
[PF (PUBLIC FACILITIES) Cliff's Edge Special Land Use Designation]

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-48456 APN: 126-13-401-014

Name of Property Owner: Patricia Mulroy, General Manager, Las Vegas Valley Water District

Name of Applicant: Shawn P. Mollus, Director of Las Vegas Valley Water District Engineering

Name of Representative: Peter J. Jauch, Engineering Design Manager

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: P Mulroy

Print Name: Patricia Mulroy

Subscribed and sworn before me

This 20th day of February, 2013

Joan S. Wakley

Notary Public in and for said County and State

JOAN S. WAKLEY
Notary Public State of Nevada
No. 08-7913-1
My Appt. Exp. July 17, 2016

PRJ-48348
03/12/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 7210 Shaumber Road

Project Name C1341 - Renewal Energy Project, Phase II **Proposed Use** Utility Installation

Assessor's Parcel #(s) 126-13-401-014 **Ward #** _____

General Plan: existing PCD proposed _____ **Zoning:** existing PD/PF proposed _____

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

Gross Acres 20.69 ac **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Las Vegas Valley Water District **Contact** Patricia Mulroy

Address 1001 S. Valley View Boulevard **Phone:** 258-3266 **Fax:** 862-7452

City Las Vegas **State** Nevada **Zip** 89153

E-mail Address _____

APPLICANT Las Vegas Valley Water District **Contact** Shawn P. Mollus

Address 1001 S. Valley View Boulevard **Phone:** 258-3266 **Fax:** 862-7452

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Las Vegas Valley Water District **Contact** Peter J. Jauch

Address 1001 S. Valley View Boulevard **Phone:** 258-3240 **Fax:** 862-7452

City Las Vegas **State** Nevada **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* P Mulroy

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

Print Name Patricia Mulroy

Subscribed and sworn before me

This 20th day of February, 20 13.

Joan S Wakley

Notary Public in and for said County and State

JOAN S. WAKLEY
Notary Public State of Nevada
No. 08-7913-1
My Appt. Exp. July 17, 2016

FOR DEPARTMENT USE ONLY

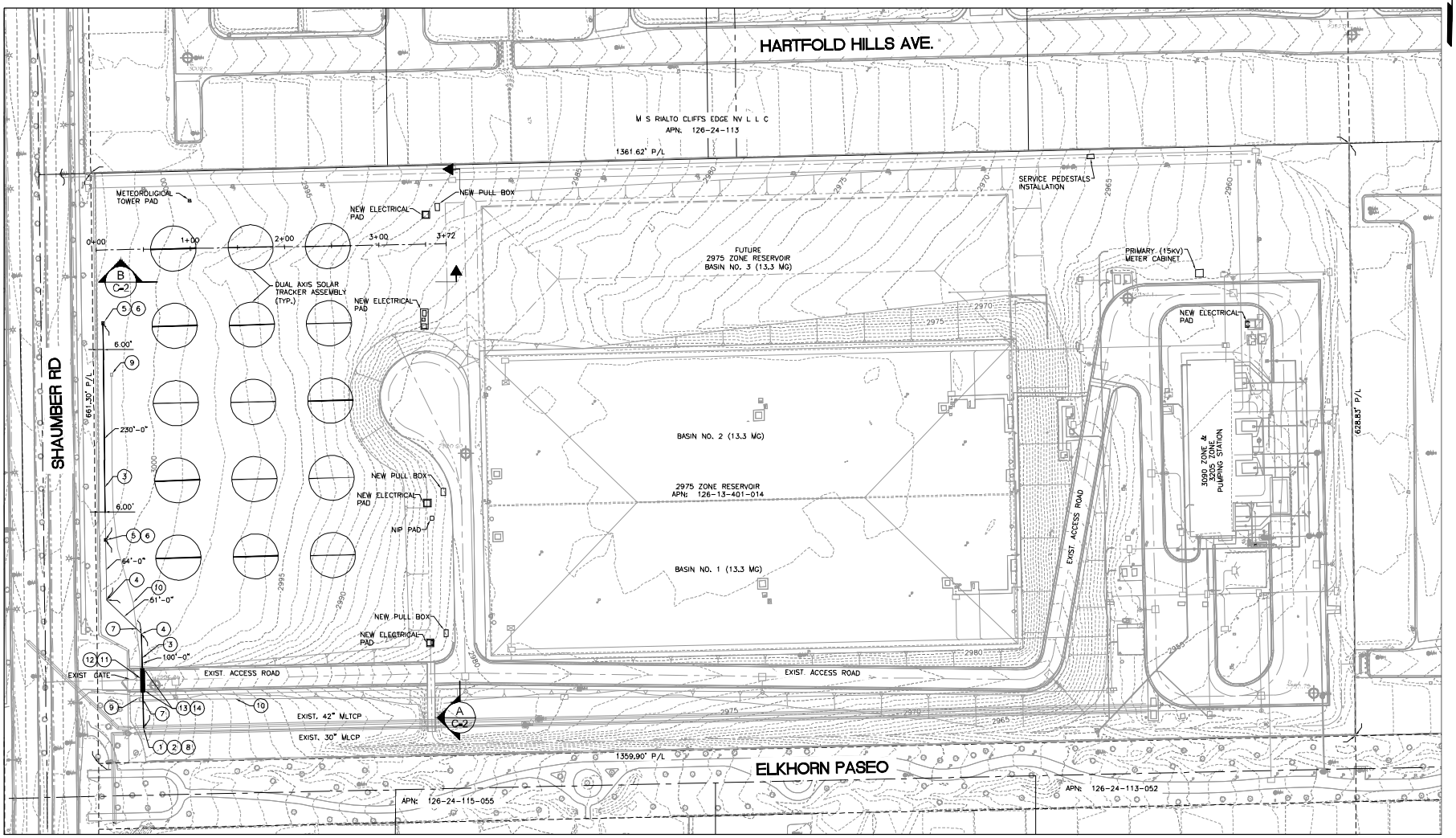
Case #	SDR-48456
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-48348
03/12/13

Revised 10/27/08

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



CONSTRUCTION NOTES

1. INTALL 2" PRV PRESSURE REDUCING VALVE (1/CD1)
2. INSTALL 2" BACKFLOW (1/CD1)
3. INSTALL 2" SCH 40 PVC WATERLINE, SEE TRENCH BACKFILL DETAIL (3/CD1)
4. 45° BEND
5. 2" POLYMER WATER METER BOX AND COVER WITH CONCRETE COLLAR (4/CD1)
6. 3/4" BALL VALVE THREADED INLETS WITH LEVER HANDLE (4/CD1)
7. CONTRACTOR TO LOCATE EXIST. UTILITY
8. CONNECT TO EXIST. 4" AVAR WATERLINE (1/CD1)
9. EXIST. PULLBOX
10. EXIST. CONDUIT
11. SAWCUT AND REMOVE EXIST. AC PAVEMENT
12. REPLACE AC PAVEMENT WITH TYPE II AGGREGATE BASE, FOR TRENCH BACKFILL, SEE DETAIL (2/CD1)
13. REMOVE AND DISPOSE EXIST. 30" ROLE TYPE C&G
14. CONSTRUCT 30" ROLE TYPE C&G PER USD #217.S1

LEGEND

SAWCUT AND REMOVE EXISTING AC PAVEMENT

ESTIMATED QUANTITIES	
AC PAVEMENT	80 SQFT
CURB AND GUTTER	8 LF

SDR-48465

PRJ-48348
03/12/13

LAS VEGAS VALLEY WATER DISTRICT
1001 S. VALLEY VIEW BOULEVARD
LAS VEGAS, NEVADA 89153
(702) 870-6011

VERIFY SCALE
1/2 0 1/2 1
BAR REPRESENTS ONE AND ONE-HALF INCHES ON ORIGINAL

RENEWABLE ENERGY PROJECT, PHASE II

SITE PLAN

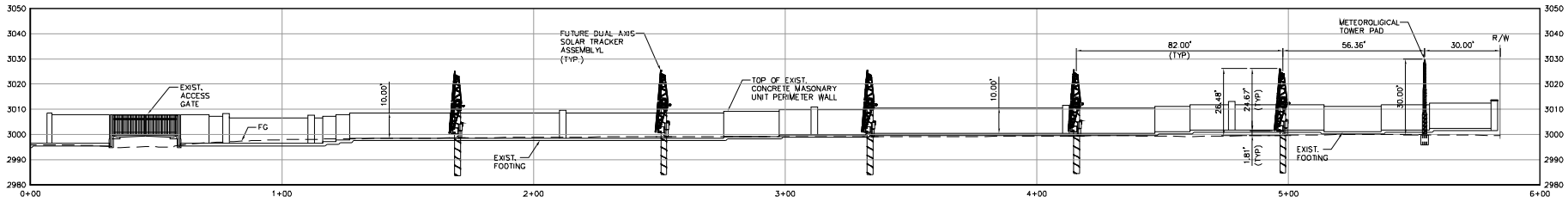
SCALE 1"= 50'

DRAWN BY: TMN
CHECKED BY: DAVID LEVINE
RECOMMENDED BY: JOSEPH Y. LIN DATE
ACCEPTED BY: PETER J. JAUCH DATE

100% SUBMITTAL

REVISIONS:

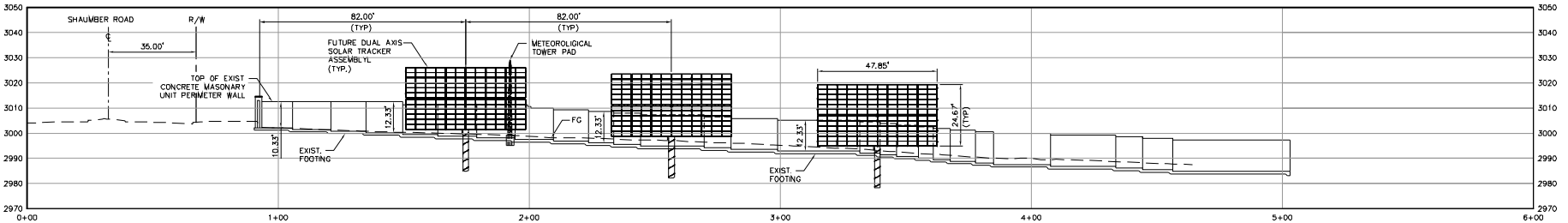
CONTRACT NUMBER
C1341
DRAWING NUMBER C1
SHEET 4 OF 14



GRADING SECTION

A / C2

SCALE: VERT. 1" = 20'
HORZ. 1" = 20'



GRADING SECTION

B / C2

SCALE: VERT. 1" = 20'
HORZ. 1" = 20'

SDR-48456

PRJ-48348

03/12/13

Call before you OVERHEAD 1-702-227-2929

Call 811

LAS VEGAS VALLEY WATER DISTRICT
1001 S. VALLEY VIEW BOULEVARD
LAS VEGAS, NEVADA 89153
(702) 870-2011

VERIFY SCALE
1/2 0 1/2 1
BAR REPRESENTS ONE AND ONE-HALF INCHES ON ORIGINAL

RENEWABLE ENERGY PROJECT, PHASE II

GRADING SECTIONS

SCALE 1" = 20'

DRAWN BY: TMN
CHECKED BY: DAVID LEVINE
RECOMMENDED BY: JOSEPH Y. LIN DATE
ACCEPTED BY: PETER J. JAUCH DATE

REVISIONS:

CONTRACT NUMBER

DRAWING NUMBER C2
SHEET 2 OF 2

L 6

Inst #: 201203220001050
Fees: $23.00
N/C Fee: $25.00
03/22/2012 09:13:40 AM
Receipt #: 1105154
Requestor:
LAS VEGAS VALLEY WATER DIST
Recorded By: MJM Pgs: 7
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN# 126-13-401-014
11-digit parcel number may be obtained at:
http://redrock.co.clark.nv.us/assrealprop/ownr.aspx

RIGHT-OF-WAY GRANT /

TEMPORARY USE PERMIT
Type of Document
(Example: Declaration of Homestead, Quit Claim Deed, etc.)

Recording Requested by:

LAS VEGAS VALLEY WATER DISTRICT

Return To:

Name LAS VEGAS VALLEY WATER DISTRICT

Address P.O. BOX 99956

City/State/Zip LAS VEGAS, NEVADA 89193-9956

This page added to provide additional information required by NRS 111.312 Section 1-2
(An additional recording fee of $1.00 will apply)

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

CS 02/07

PAGE 1 OF 6 N-61412/C/

PRJ-48348
03/12/13

SDR-48456

Form 2800-14
(August 1985)

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
RIGHT-OF-WAY GRANT/~~TEMPORARY USE PERMIT~~

Issuing Office
Las Vegas Field Office
Serial Number
N-61412/C/

1. A (right-of-way) (~~permit~~) is hereby granted pursuant to:

   a. ■ Title V of the Federal Land Policy and Management Act of October 21, 1976 (90 Stat. 2776 43 U.S.C. 1761);

   b. ☐ Section 28 of the Mineral Leasing Act of 1920, as amended (30 U.S.C. 185);

   c. ☐ Other (describe)_____.

2. Nature of Interest:

   a. By this instrument, the holder, Las Vegas Valley Water District, receives a right to operate, maintain, and terminate a water reservoir, pumping station and solar system with related appurtenance on public lands (~~or Federal land for MLA Rights-of-Way~~) described as follows:

Mount Diablo Meridian, Nevada
T. 19 S., R. 59 E.,
section 13, S½SE¼SW¼.

A map showing the location of the right-of-way is on file with the Bureau of Land Management, Las Vegas Field Office in casefile N-61412.

b. The right-of-way or permit area granted herein is N/A feet wide, N/A feet in length, and contains N/A acres, more or less. If a site type facility, the facility contains 20 acres.

c. This instrument shall be granted in perpetuity, unless prior thereto, it is relinquished, abandoned, terminated, or modified pursuant to the terms and conditions of this instrument or of any applicable Federal law or regulation.

d. This instrument ☐ may ☐ may not be renewed. If renewed, the right-of-way or permit shall be subject to the regulations existing at the time of renewal and any other terms and conditions that the authorized officer deems necessary to protect the public interest. NOT APPLICABLE

e. Notwithstanding the expiration of this instrument or any renewal thereof, early relinquishment, abandonment, or termination, the provisions of this instrument, to the extent applicable, shall continue in effect and shall be binding on the holder, its successors, or assigns, until they have fully satisfied the obligations and/or liabilities accruing herein before or on account of the expiration, or prior termination, of the grant.

(Continued on page 2)

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Rental:

For and in consideration of the rights granted, the holder agrees to pay the Bureau of Land Management fair market value rental as determined by the authorized officer unless specifically exempted from such payment by regulation. Provided, however, that the rental may be adjusted by the authorized officer, whenever necessary, to reflect changes in the fair market rental value as determined by the application of sound business management principles, and so far as practicable and feasible, in accordance with comparable commercial practices. NOT APPLICABLE

4. Terms and Conditions:

a. This grant or permit is issued subject to the holder's compliance with all applicable regulations contained in Title 43 Code of Federal Regulations parts 2800 and 2880.

b. Upon grant termination by the authorized officer, all improvements shall be removed from the public lands within 120 days, or otherwise disposed of as provided in paragraph (4)(d) or as directed by the authorized officer.

c. Each grant issued pursuant to the authority of paragraph (1)(a) for a term of 20 years or more shall, at a minimum, be reviewed by the authorized officer at the end of the 20th year and at regular intervals thereafter not to exceed 10 years. Provided, however, that a right-of-way or permit granted herein may be reviewed at any time deemed necessary by the authorized officer.

d. The stipulations, plans, maps, or designs set forth in Exhibits A, B and C dated MAR 0 1 202 are incorporated into and made a part of this grant instrument as fully and effectively as if they were set forth herein in their entirety.

e. Failure of the holder to comply with applicable law or any provision of this right-of-way grant or permit shall constitute grounds for suspension or termination thereof.

f. The holder shall perform all operations in a good and workmanlike manner so as to ensure protection of the environment and the health and safety of the public.

IN WITNESS WHEREOF, The undersigned agrees to the terms and conditions of this right-of-way grant or permit.

Richard B. Holmes
Rick B. Holmes

Vanessa L. Hice
Assistant Field Manager
Division of Lands

Deputy General Manager
(Title)

(Title)

2/15/12
(Date)

3/1/12
(Effective Date of Grant)

PRJ-48348
03/12/13

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Exhibit A
Stipulations N-61412/C/

1. **General Stipulations**

1.1. The right-of-way is issued subject to all valid existing rights.

1.2. No signs of advertising devices shall be placed on the premises or on adjacent public lands, except those posted by or at the direction of the authorized officer.

1.3. The right-of-way shall be maintained in a sanitary condition at all times. Waste materials at those sites shall be disposed of promptly at an approved waste disposal site. "Waste", as used in this paragraph, shall mean all discarded matter of any kind.

1.4. Holder shall mark the exterior boundaries of the right-of-way with stake and/or lath at 100 to 200 foot intervals. The intervals may be varied at the time of staking at the discretion of the Authorized Officer. The tops of the stakes and/or laths will be painted and the laths flagged in a distinctive color as determined by the Holder. Holder shall maintain all boundary stakes and/or laths in place until final cleanup and restoration is completed.

1.5. The Holder, as a political subdivision of the State of Nevada, shall be held liable in accordance with the provisions of 43 CFR 2807.13(a) which replaces 43 CFR 2803.1-5(f).

1.6. Holder shall conduct all activities associated with construction, operation, maintenance and termination of this right-of-way within its authorized limits.

1.7. Holder shall maintain the right-of-way in a safe, useable condition, as directed by the Authorized Officer. A regular maintenance program shall include, but is not limited to, soil stabilization.

1.8. Holder shall maintain copy of the authorization along with stipulations on construction site at all times. In the event that the public land underlying the right-of-way (N-87448), encompassed in this grant, or a portion thereof, is conveyed out of Federal ownership and administration of the ROW or the land underlying the ROW is not being reserved to the United States in the patent/deed and/or the ROW is not within a ROW corridor being reserved to the United States in the patent/deed, the United States waives any right it has to administer the right-of-way, or portion thereof, within the conveyed land under Federal laws, statutes, and regulations, including the regulations at 43 CFR Part [2800][2880], including any rights to have the holder apply to BLM for amendments, modifications, or assignments and for BLM to approve or recognize such amendments, modifications, or assignments. At the time of conveyance, the patentee/grantee, and their successors and assigns, shall succeed to the interests of the United States in all matters relating to the right-of-way, or portion thereof, within the conveyed land and shall be subject to applicable State and local government laws, statutes, and ordinances. After conveyance, any disputes concerning

MAR 0 1 2012

SDR-48456

compliance with the use and the terms and conditions of the ROW shall be considered a civil matter between the patentee/grantee and the ROW Holder.

1.9. Within 90 days of construction completion, the Holder shall provide the Authorized Officer with data in a format compatible with the Bureau's Arc-Info Geographic Information System to accurately locate and identify the right-of-way:

Acceptable data formats are:
Corrected Global Positioning System files with sub-meter accuracy or better, in UTM NAD 83; Zone 11;
ARCGIS export files on a CD ROM, shapefile, geodatabase.

Data may be submitted in any of the following formats:
ARCGIS interchange, shapefile or geodatabase format.
CD ROM in compressed or uncompressed format.

All data shall include metadata for each coverage, and conform to the Content Standards for Digital Geospatial Metadata Federal Geographic Data Committee standards. Contact the GIS Department at (702) 515-5000.

2. **Air Quality**

2.1. The Holder shall not violate applicable air standards or related facility siting standards established by or pursuant to applicable federal, state, or local laws or regulations. The Holder shall be responsible for dust abatement within the limits of the right-of-way and is responsible for obtaining all necessary permits from appropriate authorities for acceptable dust abatement and control methods (e.g., water, chemicals). The Holder shall be solely responsible for all violations of any air quality permit, law or regulation, as a result of its action, inaction, use or occupancy of the right-of-way.

Notwithstanding whether a violation of any air quality permit, law or regulation results, the Holder will cooperate with the Authorized Officer in implementing and maintaining reasonable and appropriate dust control methods in conformance with law and appropriate to the circumstances at the sole cost of the Holder.

Prior to relinquishment, abandonment, or termination of this right-of-way, the Holder shall apply reasonable and appropriate dust abatement and control measures to all disturbed areas. The abatement and measures shall be designed to be effective over the long-term (e.g., rock mulch or other means) and acceptable to the Authorized Officer.

2.2. During excavation, backfilling, and contouring, the disturbed soil should be wetted sufficiently in order to effectively reduce airborne dust and reduce soil erosion.

3. **Cultural**

3.1. Any cultural and/or paleontological resources (historic or prehistoric site or object) discovered by the Holder, or any person working on his behalf on public or Federal lands

SDR-48456

shall be immediately reported to the Authorized Officer. Holder shall suspend all operations in the immediate area of such discovery until written authorization to proceed is issued by the Authorized Officer. An evaluation of the discovery will be made by the Authorized Officer to determine appropriate actions to prevent the loss of significant cultural or scientific values. The Holder will be responsible for the cost of evaluation. Any decision regarding suitable mitigation measures will be made by the Authorized Officer after consulting with the Holder. Holder shall be responsible for the resultant mitigation costs.

4. **Hazardous Material/Pesticides/Liability**

   4.1 If any hazardous material will used, the product, stored, or transported on or within the right-of-way area or facilities located thereon, or used in the construction, operation, maintenance or termination of the right-of-way or any of its facilities, the Holder shall submit a Plan of Development in accordance with the requirements enumerated in the BLM Handbook 2801-1.

5. **Mineral Material**

   5.1 Mineral material generated, and not needed for the development of the proposed action within the right-of-way site, requires a specific BLM use authorization in accordance with regulations at 43 CFR 3600 prior to the removal of in place excess mineral material.

6. **Survey Monuments**

   6.1. Holder shall protect all survey monuments found within the authorization area. Survey monuments include, but are not limited to, General Land Office and Bureau of Land Management Cadastral Survey Corners, reference corners, witness points, U.S. Coast and Geodetic Survey benchmarks and triangulation stations, military control monuments, and recognizable civil (both public and private) survey monuments. If any of the above are to be disturbed during operations, the holder shall secure the services of a Professional Land Surveyor or Bureau cadastral surveyor to perpetuate the disturbed monuments and references using surveying procedures found in the Manual of Instructions for the Survey of the Public Lands of the United States and Nevada Revised Statutes, Chapter 329, Perpetuation of Corners. The holder shall record such survey in the appropriate county and send a copy to the authorized officer. If the Bureau cadastral surveyors or other Federal surveyors are used to restore the disturbed survey monuments, the holder shall be responsible for the survey cost.

7. **Vegetation/Noxious Weeds/Land surface Treatment/Soil/Water/Riparian**

   7.1. The Holder shall be responsible for weed control on disturbed areas within the limits of the right-of-way. The Holder is responsible for consultation with the Authorized Officer and/or local authorities for acceptable weed control methods within limits imposed in the right-of-way stipulations.

MAR 0 1 2012

SDR-48456

7.2. Land surface treatment for areas previously disturbed: Following excavation, trenches will be backfilled with the excavated soil. The soil will be distributed and contoured evenly over the surface of the disturbed area. The soil surface will be left rough to help reduce potential wind erosion.

7.3. Land surface treatment for areas previously undisturbed: Strip the top three to six inches of soil material with associated plant material over all surfaces to be disturbed by construction. Stockpile this material along the course of construction will be salvaged and transplanted out of harm's way but still within the right of way. At the conclusion, including trench backfilling and compaction, replace the stockpiled soil with plant debris uniformly back on the surface of the disturbed area.

7.4. Soil/Water/Riparian: If work is to occur in Ephemeral channels, need to consult with Army Corp of Engineers (ACOE) and Nevada Department of Environmental Protection (NDEP). If drilling boreholes, holder needs to follow Nevada Administrative Code (NAC) protocols for drilling.

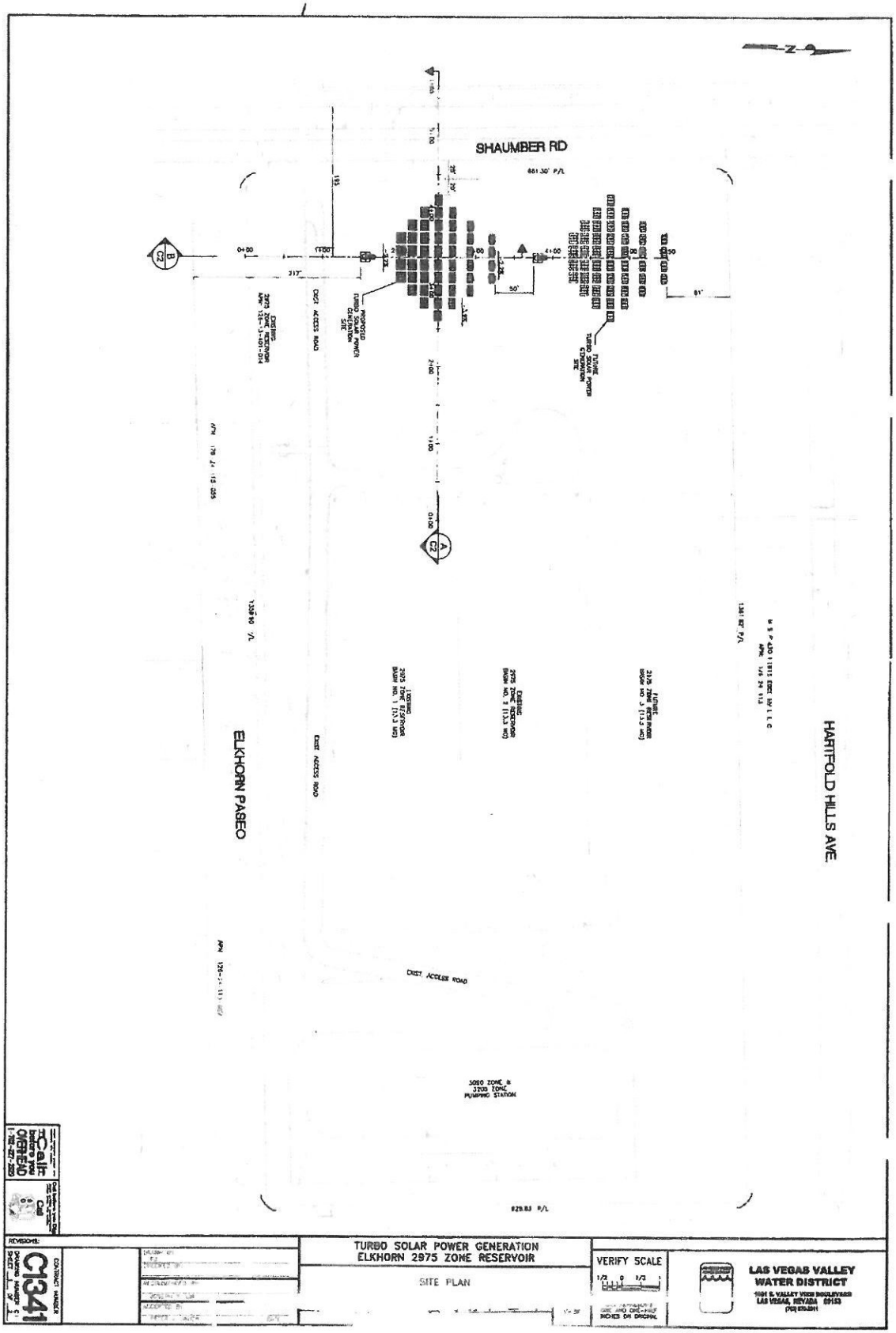
8. **Migratory Birds**

8.1. The Holder agrees to survey for nests of migratory birds between the periods of March 15 through July 30, and should a nesting be found the Holder will use a properly qualified personnel, as agreed upon by BLM and the Holder, to avoid the nest or minimize adverse impact to the nest and nestling, including relocation of the nest if appropriate. The Holder will consult with the Authorized Office on a case by case basis to determine the appropriate minimization efforts.

9. **Threatened and Endangered Wildlife and Plant Species Stipulations**

9.1. The Holder will comply with the terms and conditions of the **Biological Opinion, File No. 1-5-96-F-023R.3 for the Las Vegas Valley** on file at the Bureau of Land Management, Las Vegas Field Office.

MAR 0 1 2012



N-61412/C/ Exhibit B

MDM, T. 19 S., R. 59 E.,
sec. 13, S½SE¼SW¼.

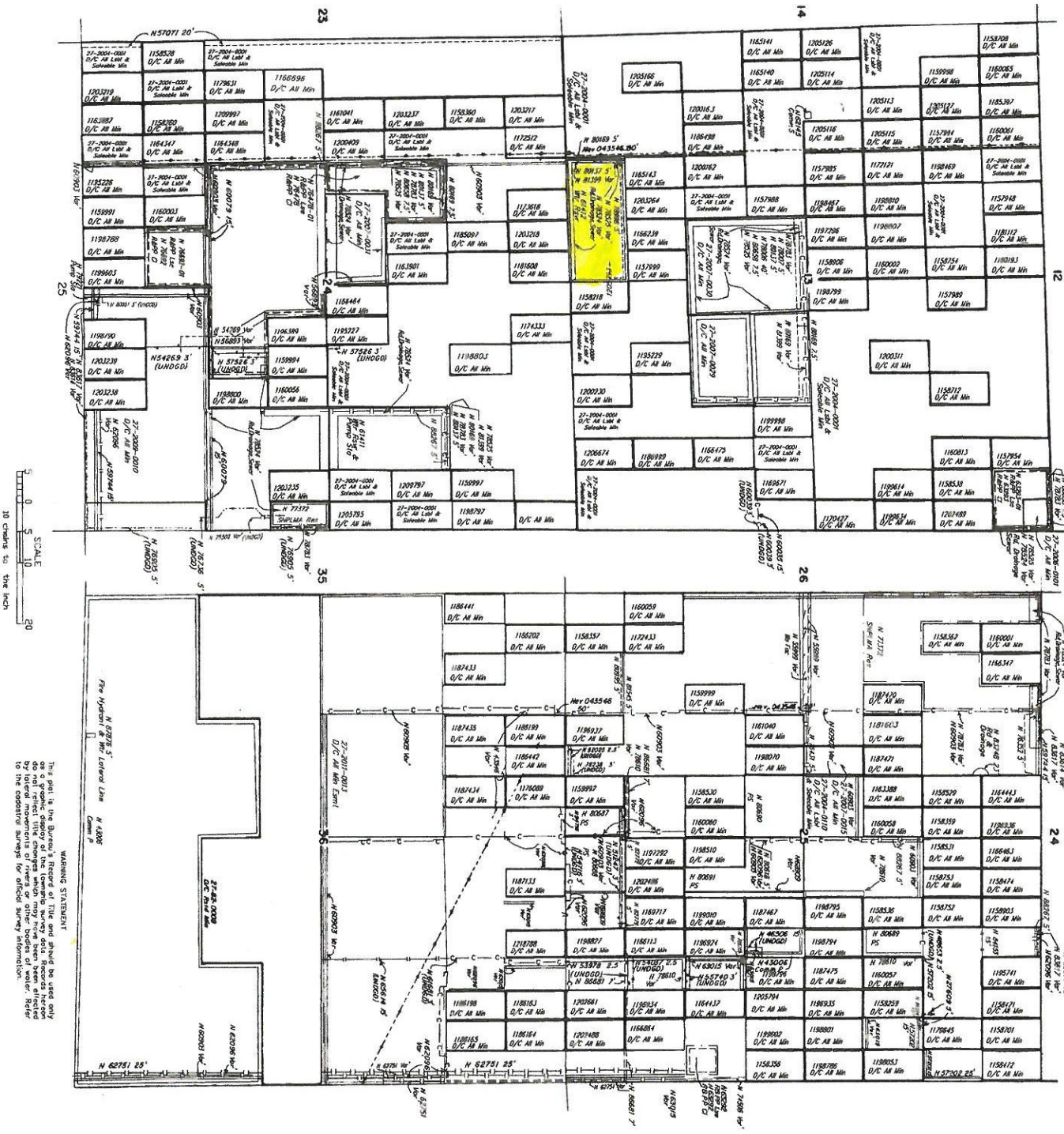
Approximately 20 acres

SDR-48456

MAR 0 1 2012

PRJ-48348

03/12/13


TOWNSHIP 19 SOUTH RANGE 59 EAST OF THE MOUNT DIABLO MERIDIAN, NEVADA
STATUS OF PUBLIC DOMAIN LAND AND MINERAL TITLES
MT PLAT
Suppl Sec 13,24,25,36
INDEX TO SEGREGATED TRACTS
RESURVEY
ORIGINAL SURVEY
TRACT NO
T
R
SEC
SUBDIVISION
FOR ORDERS AFFECTING DISPOSAL OR USE OF UNRECENTED LANDS WITHDRAWN FOR CLASSIFICATION, MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES, REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.
Certain lands in Secs 13, 24, 25, and 36 of this township are affected by easements, public restrictions for roads and utilities, as well tract classifications. See the historical index for specific lands affected by small tract classifications.
N 55521 R.W. Rd
Sec 24 W1/2E1/2NW1/4SE1/4, W1/2NE1/4SW1/4SE1/4, W1/2
N 58560 R.W. Rd
Sec 25 S1/2S1/2S1/2S1/2S1/2, S1/2S1/2S1/2S1/2SE1/4
S1/2S1/2S1/2S1/2S1/2, S1/2S1/2S1/2S1/2SE1/4SE1/4
Sec 36 N1/2N1/2N1/2N1/2N1/2, N1/2N1/2N1/2N1/2NE1/4
N1/2N1/2N1/2N1/2N1/2, W1/2
N 58560 R.W. Rd
N 58560 R.W. Rd
Sec 23 S1/2S1/2SW1/2SE1/4, E1/2SW1/4SE1/4SW1/4
E1/2S1/2SE1/4SW1/4, E1/2
Sec 26 NE1/4NE1/4NW1/4NE1/4
N 63903 R.W. Rd
N 63903 R.W. Rd
N 63903 R.W. Rd

SDR-48456 – APPLICANT: LAS VEGAS VALLEY WATER DISTRICT - OWNER: USA
7210 SHAUMBER ROAD

02/28/13

SDR-48456 – APPLICANT: LAS VEGAS VALLEY WATER DISTRICT - OWNER: USA
7210 SHAUMBER ROAD

02/28/13

LAS VEGAS VALLEY
WATER DISTRICT

February 21, 2013

City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, Nevada 89106

SUBJECT: CONTRACT NO. C1341 – RENEWABLE ENERGY PROJECT, PHASE II, REQUEST FOR SITE DEVELOPMENT PLAN REVIEW AMENDMENT (SDR-41591)

The Las Vegas Valley Water District (District) is in the process of designing renewable energy facilities on a portion of 20.69 acres of Bureau of Land Management land (Right-of-Way Grant N-61412) located at the northeast corner of Shaumber Road and the Elkhorn Road alignment (APN: 126-13-401-014). The District will install infrastructure to provide Sandia National Laboratories with a fully functional Nevada Regional Test Center (NRTC) at the District's Elkhorn 2975 Zone Reservoir site, located at 7210 Shaumber Road, Las Vegas, Nevada. The NRTC will be approximately four acres in size, located on the western-most portion of the site.

The NRTC will include monitoring and testing equipment on the site that will be housed to provide protection from the weather. Additionally, the NRTC will include provisions for daily collection of weather data on the site.

Site infrastructure will include a 480 volt, 3-phase service transformer for each photovoltaic test vendor to connect to the power grid, up to a total of 300 kVA. Auxiliary power infrastructure will also be provided and will consist of 120/240 volt single-phase service used for monitoring and communications equipment, and maintenance and construction power.

At this time, the District respectfully requests Site Development Plan Review SDR-41591, previously approved by the City of Las Vegas Planning Commission on June 14, 2011, be amended to replace the 93-foot tall solar collector tower with multiple solar collectors no larger than 30 feet tall by 48 feet wide sola panels and a 30-foot tall weather collection tower. The western property line is bounded by Shaumber Roa and the southern property line is bounded by a 70-foot wide paseo, minimizing the impact on the surrounding residential development. The perimeter walls are of varying height and are constructed of natural finish cement masonry units; wall dimensions are shown on the exhibit drawings. The installation will be maintained by way of washing of the panels every six weeks with a typical garden hose. Access will be limited through a locked gate, as indicated on the plans.

The project is scheduled to begin construction in spring 2013 and to be completed in mid-2013.

If you have any questions, or require additional information, please contact Joseph Lin, Engineering Project Manager, at (702) 875-7062.

Sincerely,

Peter J. Jauch, P.E.
Manager
Engineering Design Division

PJJ:JYL:DML:jlr
Attachments

SDR-48456
PRJ-48348
03/12/13

LAS VEGAS VALLEY WATER DISTRICT

PEOPLE LEADING THE WAY

Las Vegas Valley Water District
LVVWD Contract No. 1341
Elkhorn Reservoir Renewable Energy Project
March 13, 2013

Comments: I LIKE THE IDEA OF RENEWABLE ENERGY IN NEVADA, HOWEVER, THIS TEST FACILITY SHOULD NOT BE BUILT AT THIS LOCATION.

THIS FACILITY WILL DECREASE PROPERTY VALUES TODAY AND IN THE FUTURE AND SHOULD NOT BE BUILT IN A NEW RESIDENTIAL AREA.

THE EQUIPMENT WILL BE VISABLE AND AN EYE SORE TO ANYONE LIVING OR POSSIBLE PURCHASING A HOME HERE.

IN ADDITION, THIS FACILITY MAY GENERATE ADDITIONAL NOISE CAUSED BY BA SYSTEMS OR ADDITIONAL CONTRUCTION & MAINTENANCE TRAFFIC & OPERATIONS.

PLEASE FIND ANOTHER LOCATION FOR THIS PROJECT. THERE IS SO MUCH OPEN LAND IN NEVADA. WHY WOULD YOU BUILD THIS IS A RESIDENTIAL AREA?

Name MICHAEL P. SMITH
Email LASVEGASMICHAEL@yahoo.com

Las Vegas Valley Water District
LVVWD Contract No. 1341
Elkhorn Reservoir Renewable Energy Project
March 13, 2013

Comments: I AM NOT FAVORABLE OF THIS SOLAR PROJECT IN OUR NEIGHBORHOOD. IT CANT DO ANYTHING POSITIVE FOR OUR INDIVIDUAL HOME VALUES. THE HOME OWNERS ARE NOT GETTING ANY BENEFITS FROM THIS PROJECT IN A "NEWER" HOUSING DEVELOPMENT. I AM IN FAVOR OF RENEWABLE ENERGY BUT I DONT WANT IT IN MY NEIGHBORHOOD AND MY NEIGHBORS DONT LIKE IDEA EITHER. I DID NOT BUY THIS HOUSE 2.5 YEARS AGO TO CONTEMPLATE SELLING IT AT A MAJOR LOSS JUST BECAUSE OF A SOLAR PROJECT THAT REDUCED MY HOME VALUES. I DRIVE A HYBRID THAT GETS 46 MPG. I SUPPORT ALTERNATIVE ENERGY BUT I JUST THINK SOLAR IN OUR NEIGHBORHOOD IS THE WAY TO GO. I AM SORRY. I THINK A HUGE SOLAR "FIELD" WOULD BE MORE PRODUCTIVE, INFORMATIVE, INFORMATION GATHERING THAN A SMALL ONE. THANK YOU FOR YOUR TIME.

Name MIKE MONTGOMERY
Email gtaduece@yahoo.com

LAS VEGAS VALLEY WATER DISTRICT

PEOPLE LEADING THE WAY

Las Vegas Valley Water District
LVVWD Contract No. 1341
Elkhorn Reservoir Renewable Energy Project
March 13, 2013

Comments: I am extremely concerned that this project as currently proposed (with one 33' tower and up to 12 27' x 45' panels) will be an eyesore in our community in Providence, and will cause a decrease in our home values in the entire Providence community.

Although I am concerned about our environment, I would rather not see this happen in Providence at all due to these concerns.

However, if there were much smaller panels that were not visible as we walk through our promenade, and drive through our neighborhood in Providence, I would be far less resistant to this project. Also, there should be no more than one tower of 33' in height or less used for the entire project.

I am a fan of the idea of renewable energy, but I am not a fan of the appearance of the panels and towers.

Name Mar Montgomery

Email marmarmar72@yahoo.com

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 9, 2013

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

SUBJECT:
TXT-48482 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend LVMC 19.12.070 and 19.18.020 regarding the Beer/Wine/Cooler On-Sale Establishment use by revising the description, requirements and definition to update regulations associated with the use and to provide for other related matters. Staff recommends APPROVAL.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
Proposed Amendments and Staff Report

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 9, 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