

DS # 4525

DS INDEX:

APN: 138-24-215-006

PROJECT: LAKE MEAD & JONES - PAWN SHOP EXPANSION

SUBMITTAL 2ND



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: April 11, 2011
TO: Land Development Services Department of Public Works		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for:	
	Lake Mead & Jones – Pawn Shop Expansion	
Cross Streets:	NEQ of Lake Mead Blvd. & Jones Blvd.	
File Number:	F:\Depot\DSMemos\DS4525B.doc	
Parcel Number:	138-24-215-006	
Zoning Action:	SDR-40563 & SUP-40562	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X
COPIES TO:		
		Taney Engineering
		L M Jones LLC
		Bart Anderson, P.E., DevCo
		CCRFC

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 st Submittal	3/10/2011	3/24/2011	Not Approved	\$400.00	164331: \$400
2 nd Submittal	3/31/2011	4/11/2011	See Comments Below	\$400.00	165724: \$400
			TOTAL FEES (LDDRS):	\$800.00	----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

X	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.

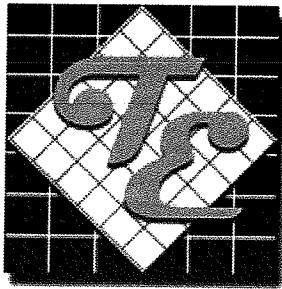
In an effort to increase administrative efficiency, the City of Las Vegas Public Works will be requiring all soils report, drainage study and traffic impact analysis submittals to be accompanied by an electronic copy of the submittal. Electronic documents must be submitted with one original hard copy of the study. Electronic documents should be on a universal computer-readable digital output replicating your submittal to be used for archival or display purposes. This may be more than one file if necessary. An Indexed Portable Document Format (PDF) or Print Ready CAD file formats with a minimum of 300dpi are the desired formats, but provided it is a high quality digitized replication of the submittal, other formats may be acceptable. If figures are in color, they must be scanned in color and saved as a separate file. The new submittal requirements will become effective on July 1, 2011. If there are any questions regarding these new requirements, please contact Robert Welch in the Flood Section at (702) 229-2177 or Rick Schroder in Traffic Engineering at (702) 229-6327.

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the Nevada Division of Environmental Protection a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Amendment and accepted by the *City of Las Vegas Flood Control Section*. Additionally, conditional acceptance of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

END OF REMARKS
ays

T/R/S: T20S/R60E/24
AREA L-24



TANEY ENGINEERING

ADDENDUM #1 TO THE TECHNICAL DRAINAGE STUDY FOR *LAKE MEAD & JONES - PAWN SHOP EXPANSION*

1754525
3/31/11
L-24
\$400—

CITY OF LAS VEGAS
NEVADA

March 28, 2011

Prepared by:

Taney Engineering
6030 S. Jones, Suite #100
Las Vegas, Nevada 89118
Telephone: (702) 362-8844
Fax: (702) 362-5233

Prepared for:

DesignCell Architecture
10777 West Twain Ave
Las Vegas, NV 89135
Telephone: (702) 403-1575
Fax: (877) 403-1575

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Lake Mead & Jones - Pawn Shop Expansion Date: Mar 28, 2011
Location of Development: a) Descriptive (Cross Streets) North/South: Jones Blvd
East/West: Lake Mead Blvd
b) Section: 24 Township: 20S Range: 60E
c) APN: 138-24-215-006

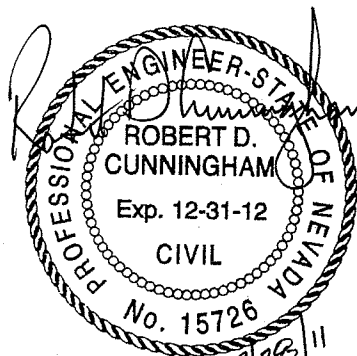
Name of Owner: L M Jones LLC
Telephone No.: _____ Fax No.: _____ E-Mail Address: _____
Address: 8090 S DURANGO DR #115 Las Vegas, NV 89113

Contact Person-Name: Michael Cunningham Telephone No.: (702) 362-8844
* E-Mail Address: Michaelc@taneycorp.com Fax No.: (702) 362-5233
Firm: Taney Engineering
Address: 6030 S. Jones, Suite 100, Las Vegas NV. 89118

Type of Land Development/Land Disturbance Process:

☐	Rezoning	☐	Subdivision Map	☐	Clearing and Grading Only
☐	Parcel Map	☐	Planned Unit Development	☐	Other (Please specify below)
☐	Large Parcel Map	☒	Building Permit		

1. Total Owned Land Area: At Site: 5.72+/- acres Being Developed/Disturbed: 1.2+/- acres
2. Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area? ☐ Yes** ☒ No
3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? ☒ Yes** ☐ No
4. Proposed type of development (Residential, Commercial, Etc.): Commercial
5. Approximate upstream land area which drains to the subject site: +/- acres
6. Has the site drainage been evaluated in the past? ☒ YES ☐ NO If yes, please identify documentation: CLV Northwest Neighborhood Study - Phase 1
7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: The site drains to the east & south towards Lake Mead Blvd in it's historic paths.
8. Briefly describe your proposed schedule for the subject project: A.S.A.P



Engineer's Seal

Submit this form as part of the required drainage study to the local entity which has jurisdiction over the subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.

*New Required Field

**Review and concurrence of the Clark County Regional Flood Control District is required.

	Revision	Date
Local Entity File No. _____		

REFERENCE:

STANDARD FORM 1

**ADDENDUM #1 TO THE
TECHNICAL DRAINAGE STUDY
FOR
*Lake Mead & Jones - Pawn Shop Expansion***

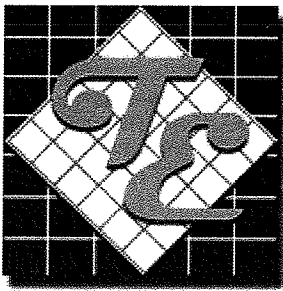
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6030 S. Jones, Suite #100
Las Vegas, NV 89118

Prepared for:

DesignCell Architecture
10777 West Twain Ave
Las Vegas, NV 89135



TANEY ENGINEERING

6030 S. JONES BLVD, SUITE #100

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

March 28, 2011

Job No. DSG-10-013

Mr. Albert Sung, P.E.

City of Las Vegas – Department of Public Works

731 S. 4th street

Las Vegas, Nevada 89101

Subject: Addendum #1 to the Technical Drainage Study for Lake Mead & Jones – Pawn Shop Expansion

Dear Mr. Sung

Taney Engineering is pleased to provide one copy of Addendum #1 to the Technical Drainage Study and Improvement Plans for Lake Mead & Jones – Pawn Shop Expansion. This addendum includes a response to each comment from the City of Las Vegas review memorandum issued on March 24, 2011 (See Appendix A). Below is a response to each comment issued.

Comment 1: Provide a copy of the zoning/planning conditions associated with this site (SDR-40563 & SUP-40562) with the next submittal to verify compliance with conditions. Flood Control will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by City Council). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.

Response 1: Acknowledged. A copy of the zoning/planning conditions have been included with this addendum (See Appendix B).

Comment 2: According to the grading plan, detail Section B is located at the handicapped parking area. The detail noted that the slope in the parking stall varies from 1% to 3.42%. Per ADA criteria, the maximum allowable slope in handicapped parking is 2%. Review and revise accordingly.

Response 2: Acknowledged. Detail B corresponds to all of the parking stalls on the west side of the existing building. The area that has slopes in excess of 2.0% are standard parking stalls. I have revised the grading plan to indicate a separate section M for the standard parking stalls to clarify any confusion (See Appendix C for revised Improvement Plans).

Comment 3: **Section E and Section F label the finish floor elevation of the buildings FF=3.24 and FF=3.10 which differ from the elevation shown on the plan. It is understood that 3.24 and 3.10 are relative elevations from the benchmark such as the top of curb or flow line elevations in the details. However, it is recommended to use on building elevation and set the other layers accordingly.**

Response 3: *Acknowledged. The details have been revised to indicate a building elevation of 100.00 and everything else if referenced from that elevation(See Appendix C for revised Improvement Plans).*

Comment 4: **For onsite storm drains, it is advisable to use 8" to 12" diameter pipes as minimum to reduce the frequency of future maintenance. Regardless, provide a note on the grading plan to state that: "All Onsite Storm Drains and the associated facilities are Privately Owned and to be Privately Maintained".**

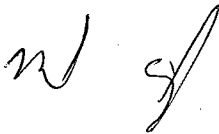
Response 4: *Acknowledged. I have revised the grading plan to show an 8" pipe where depth of the flow line will permit. The areas that are too shallow to allow for an 8" pipe I have revised the grading plans to proposed (2) 4" pipes side by side to help with the maintenance of the facility. I have also added the note stated in the comment to the grading plans(See Appendix C for revised Improvement Plans).*

Comment 5: **At the eastern border. Identify an existing "L"-curb along the landscape planter.**

Response 5: *Acknowledged. The existing "L"-curb has been identified on the grading plan(See Appendix C for revised Improvement Plans).*

I hope this addresses all of your review concerns. If you need any additional information, please do not hesitate to call me at my office.

Sincerely,
TANEY ENGINEERING



Michael Cunningham E.I.
Designer I

APPENDICES

<i>APPENDIX A</i>	<i>Comment Letter</i>
<i>APPENDIX B</i>	<i>Conditions of Approval</i>
<i>APPENDIX C</i>	<i>Revised Improvement Plans</i>

APPENDIX A

Comment Letter

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		March 24, 2011
TO: Land Development Services Department of Public Works		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT: Drainage Study for: Lake Mead & Jones – Pawn Shop Expansion		COPIES TO: Taney Engineering
Cross Streets:	NEQ of Lake Mead Blvd. & Jones Blvd.	L M Jones LLC
File Number:	F:\Depot\DSMemos\DS4525A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	138-24-215-008	CCRFCD
Zoning Action:	SDR-40563 & SUP-40562	
FEMA Flood Zone	YES NO X	
Proposed Storm Drain	YES NO X	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 st Submittal	3/10/2011	3/24/2011	See Comments Below	\$400.00	164331: \$400
TOTAL FEES (LDDRS):					---

REMARKS:

The Drainage Study for the subject project has been reviewed and:

	is approved subject to conformance to all City standards and the following conditions:
X	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.

1. Provide a copy of the zoning/planning conditions associated with this site (SDR-40563 & SUP-40562) with the next submittal to verify compliance with conditions. *Flood Control* will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the *City Council*). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.
2. According to the grading plan, detail Section B is located at the handicapped parking area. The detail noted that the slope in the parking stall varies from 1% to 3.42%. Per ADA criteria, the maximum allowable slope in handicapped parking is 2%. Review and revise accordingly.
3. Section E and Section F label the finish floor elevation of the building as FF=3.24 and FF=3.10 which differ from the elevation shown on the plan. It is understood that 3.24 or 3.10 are relative elevations from the benchmark such as the top of curb or flow line elevations in the details. However, it is recommended to use one building elevation and set the other layers accordingly.
4. For onsite storm drains, it is advisable to use 8" to 12" diameter pipes as minimum to reduce the frequency of future maintenance. Regardless, provide a note on the grading plan to state that: "All Onsite Storm Drains and the associated facilities are Privately Owned and to be Privately Maintained".
5. At the eastern border, identify an existing "L"-curb along the landscape planter.

In an effort to increase administrative efficiency, the City of Las Vegas Public Works will be requiring all soils report, drainage study and traffic impact analysis submittals to be accompanied by an electronic copy of the submittal. Electronic documents must be submitted with one original hard copy of the study. Electronic documents should be on a universal computer-readable digital output replicating your submittal to be used for archival or display purposes. This may be more than one file if necessary. An Indexed Portable Document Format (PDF) or Print Ready CAD file formats with a minimum of 300dpi are the desired formats, but provided it is a high quality digitized replication of the submittal, other formats may be acceptable. If figures are in color, they must be scanned in color and saved as a separate file. The new submittal requirements will become effective on July 1, 2011. If there are any questions regarding these new requirements, please contact Robert Welch in the Flood Section at (702) 229-2177 or Rick Schroder in Traffic Engineering at (702) 229-6327.

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END OF REMARKS
ays

T/R/S: T20S/R60E/24
AREA L-24

Post-It® Fax Note	7671	Date	3/24/11	# of pages	2
To	Mike Cunningham	From	Albert Sunby		
Co./Dept.	Taney Eng.	Co.	CLV		
Phone #		Phone #	229-2001		
Fax #	362-5233	Fax #			

APPENDIX B

Conditions of Approval

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

February 9, 2011

Mr. Ernest Becker Jr.
LM Jones, LLC
8090 South Durango Drive, Suite #115
Las Vegas, Nevada 89113

**RE: SUP-40562 - SPECIAL USE PERMIT RELATED TO SDR-40563
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2011**

Dear Mr. Becker:

Your request for a Major Amendment of a previously approved Special Use Permit (U-0075-98) FOR A 3,600 SQUARE-FOOT EXPANSION OF AN EXISTING PAWN SHOP WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND A ZERO-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED USE WHERE 1,000 FEET IS REQUIRED at 5190 West Lake Mead Boulevard (APN 138-24-215-006), C-1 (Limited Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on February 8, 2011.

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

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Pawn Shop use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-40563) shall be required.
3. Conformance to the approved conditions for Plot Plan Review (Z-0116-63) and Special Use Permit (U-0075-98).
4. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell

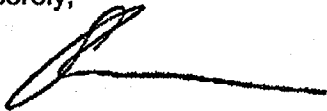


Mr. Ernest Becker Jr.
SUP-40562 - Page Two
February 9, 2011

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **February 8, 2011** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **February 21, 2011**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Caroline Ciocca
Cash America International, Inc.
3021 Business Lane
Las Vegas, Nevada 89103

Ms. Jennifer Lazovich
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

February 9, 2011

Mr. Ernest Becker Jr.
LM Jones, LLC
8090 South Durango Drive, Suite #115
Las Vegas, Nevada 89113

**RE: SDR-40563 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
SUP-40562
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2011**

Dear Mr. Becker:

Your request for a Major Amendment of a previously approved Plot Plan Review (Z-0116-63) FOR A 3,600 SQUARE-FOOT EXPANSION OF AN EXISTING PAWN SHOP at 5190 West Lake Mead Boulevard (APN 138-24-215-006), C-1 (Limited Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on February 8, 2011.

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Plot Plan Review (Z-0116-63) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the building expansion. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the overall site plan and building elevations date stamped 12/22/10, and specific site plan and landscaping plan date stamped 01/10/11, except as amended by conditions herein.
4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include one additional tree and seven additional shrubs within the parking lot landscape islands located at the northeast corner of the building.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Remove all substandard sidewalk improvements and unused driveway cuts adjacent to this site and replace with new sidewalk meeting current City Standards concurrent with on-site development activities as shown on the approved Site Plan. All existing public improvements damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
12. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
13. The proposed new driveway accessing this site from Lake Mead Boulevard is hereby approved as a deviation from standards. Any further deviations, if any, to width, ingress/egress radii, or throat depth will require separate approval from the City Traffic Engineer.

Mr. Ernest Becker Jr.
SDR-40563 - Page Three
February 9, 2011

14. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

This action by the Planning Commission on **February 8, 2011** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **February 21, 2011**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

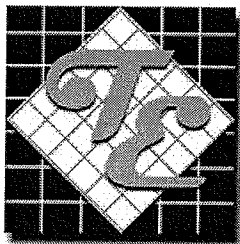
SG:clb

cc: Ms. Caroline Ciocca
Cash America International, Inc.
3021 Business Lane
Las Vegas, Nevada 89103

Ms. Jennifer Lazovich
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

APPENDIX C

Revised Improvement Plans



TANEY ENGINEERING

6030 S JONES BLVD., SUITE 100

LAS VEGAS NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

Transmittal

To:	Albert Sung	From:	Shaelyn Sandoval
Company:	City of Las Vegas	Date:	3-31-11
Project:	Lake Mead & Jones	Project #	DSG-10-013
Re:	Addendum # 1 Hydrology Submittal		

Items Attached:

1. (1) Addendum # 1 Hydrology Study
2. (1) Check in the amount of \$400.00
- 3.
- 4.
- 5.

Comment:	
For your review & approval.	
Received By:	
Date:	

**** Duplicate Receipt ****

City of Las Vegas

Development Services Center

731 South Fourth Street

Las Vegas, NV 89101

03/31/2011 09:14 Trn 165724
Cashier 970040

PRJ Permit # DS4525 \$400.00

Subtotal \$400.00

Tax \$0.00

Total \$400.00

Received CHECK \$400.00

Check # 5391

Change \$0.00

For questions related to this receipt call

702-229-6251