



April 10, 2009

Mr. Fred Garcia
Garnon LLC
4201 W. Charleston Boulevard B1
Las Vegas, Nevada 89102

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

DAVID W. STEINMAN

(INTERIM)

RE: GPA-32424 - GENERAL PLAN AMENDMENT

Dear Mr. Garcia:

Your request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 0.35 acres at 4201 West Charleston Boulevard (APN 162-06-510-004), Ward 1 (Tarkanian), was considered by the Planning Commission on April 9, 2009.

The Planning Commission voted to recommend **DENIAL** of your request as it was deemed not harmonious and compatible with the surrounding development and land uses.

This item will be considered by the City Council on **May 6, 2009** at 1:00 P.M. in the City Council Chambers of City hall, 400 Stewart Avenue, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

cc: Mr. Fred Garcia
Garcia's Auto Center
4201 W. Charleston Boulevard B1
Las Vegas, Nevada 89102

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
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www.lasvegasnevada.gov



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ELIZABETH N. FRETWELL
CITY MANAGER



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April 10, 2009

Mr. David Mitchell
Livework, LLC
c/o Mitchell Holdings, et al
41 East 60th Street, 6th Floor
New York, New York 10022

RE: ABEYANCE - VAC-30172 - VACATION

Dear Mr. Mitchell:

Your petition to Vacate an 80-foot wide portion of First Street between Bonneville Avenue and Garces Avenue, Ward 3 (Reese), was considered by the Planning Commission on April 9, 2009.

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

1. Reservation of easements for the existing facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided where such facilities exist in the area to be vacated, or as required by respective franchise agreements.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. If the Order of Vacation is not recorded within two (2) years after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.
4. The limits of this Petition of Vacation shall be defined as the complete width of 1st Street, including the southern spandrel areas, between Garces Avenue northward to a point 24 feet south of Bonneville Avenue as shown in the "Exhibit to Accompany Legal Description" dated 03/02/09. The Order of Vacation may record in phases to coincide with abutting development activities.
5. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Bonneville/Clark One-way Couplet

Mr. Mitchell
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6. This Petition of Vacation shall be modified to retain a Public Drainage Easement unless otherwise allowed by the City Engineer. Pedestrian access shall be preserved through the area proposed to be vacated.
7. 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 recordation of the Order of Vacation.
8. All public improvements within the area to this Order of Vacation, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
9. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, those modifications to public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

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Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

Mr. Mitchell
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April 10, 2009

cc: Mr. Dimitir Vezelakis
FC Vegas 20, LLC, et al
949 South Hope Street, Suite #200
Los Angeles, California 90015

Mr. David Mitchell
Wink One, LLC, et al
c/o Mitchell Holdings
41 East 60th Street, 6th Floor
New York, New York 10022

Ms. Kathy Dancho
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146



April 10, 2009

Aira Phanthip
Wat Lao Puthamsey Association
360 North 14th Street
Las Vegas, Nevada 89101

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(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER

RE: ABEYANCE - SDR-33063 - SITE DEVELOPMENT PLAN REVIEW

Dear Aira Phanthip:

Your request for a Site Development Plan Review FOR A PROPOSED 1,126 SQUARE-FOOT ADDITION TO AN EXISTING 1,475 SQUARE-FOOT MONASTERY WITH WAIVIERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH, EAST AND SOUTH PERIMETERS WHERE SIX FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ALONG THE WEST PERIMETER WHERE 10 FEET IS REQUIRED on 0.46 acres at 360 and 366 North 14th Street (APNs 139-35-212-121, 032 and 033), R-3 (Medium Density Residential) Zone, Ward 5 (Barlow), was considered by the Planning Commission on April 9, 2009.

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

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 01/15/09, except as amended by conditions herein.
3. A Waiver from 19.12.040(A)(1) is hereby approved, to allow a zero-foot landscape buffer along the north, east, and south perimeters; and to allow a five-foot landscape buffer along the west perimeter.
4. An Exception from 19.10.010(J)(11) is hereby approved, to allow zero parking lot islands and associated landscaping.
5. Outdoor areas, including the patio cover area, shall not be used for religious services and shall conform to the Las Vegas Municipal Code Chapter 9.16.



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6. The applicant shall work with city staff to determine the most appropriate mapping action necessary to consolidate the three existing parcels. The mapping action shall be completed and recorded prior to the issuance of any building permits.
7. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - a. Four, five-gallon shrubs per required tree.
 - b. Existing perimeter planter areas shall have one (1), 24-inch box tree every 20 linear feet, with four (4), five-gallon shrubs per tree.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. 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).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. 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.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

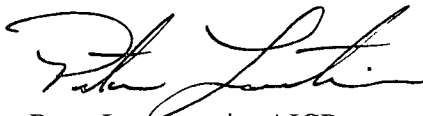
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. 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.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
17. All landscaping and private improvements installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. Comply with the requirements of Las Vegas Municipal Code Chapter 4.32 Traffic Signal Impact Fee prior to the issuance of permits for this site.
19. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

This action by the Planning Commission on **April 9, 2009** is final unless a written appeal is filed within the City Clerk within 10 days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on **April 10, 2009**.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

Aira Phanthip
SDR-33063 – Page Four
April 10, 2009

cc: Wat Lao Buddhamixay
366 N. 14th Street
Las Vegas, Nevada 89101

Airr Phanthip
377 Banuelo Drive
Henderson, Nevada 89014