

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 4, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-18902 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: PAWN PLUS - OWNER: CHRISTENSEN BROTHERS LLC - Request for a Special Use Permit FOR A PAWN SHOP AND A WAIVER TO ALLOW A 685 FOOT SEPARATION FROM AN EXISTING FINANCIAL INSTITUTION, SPECIFIED WHERE A 1,000 FOOT DISTANCE SEPARATION IS REQUIRED at 854 and 856 East Sahara Avenue (APN 162-03-801-108, 162-03-801-109 and 162-03-801-078), C-1 (Limited Commercial) Zone [C (Commercial) General Plan Designation], Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

24

City Council Meeting

257

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

336

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest letters by H. Rossetti-Busa and Lisa MacGregor
6. Map, Protest Petition and Protest Letters
7. Submitted after Final Agenda – Protest Petition with 47 signatures and Support Petition from Attorney Maren Parry with 333 signatures
8. Submitted at Meeting –Photos submitted by Steven Franklin and letter from Father Gregory W. Gordon submitted by Attorney Curran
9. Backup referenced from the 02-08-07 Planning Commission Meeting Item 29

Motion made by GARY REESE to Deny

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

BRENDA J. WILLIAMS, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

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NOTE: After the vote, COUNCILWOMAN WILLIAMS asked that the record reflect her vote as yes.

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY BILL CURRAN explained this was held in abeyance because after the Planning Commission approval, a petition was brought by Tower of Jewels and he wanted a chance to speak to MR. WEINSTEIN and the school, which was represented to have concerns.

ATTORNEY CURRAN, Ballard Spahr Andrews & Ingersoll, LLP, 300 South Fourth Street, appeared on behalf of the applicant together with BILL MARION. His client, CRAIG McCALL, was not present at this time but he decided to move forward. This item was in front of the Council previously and staff's recommendation for denial was because the waiver requirement states that pawn shops with the other Financial Institutions Specified, which are payday loans and auto title loans, often bring controversy. Before a new ordinance was introduced to look at these uses on a case-by-case basis, he submitted a justification that pawn shops are different and should not be considered as other institutions.

ATTORNEY CURRAN indicated the number of pawn shops located in the vicinity. He explained that MR. McCALL bought several existing pawn stores from other operators and has been coming before the City Council seeking to relocate and upgrade these locations. The proposed pawn shop will become a flagship store at the old JIM CHRISTENSEN building, with the second floor as the corporate headquarters and the ground floor as the proposed pawn shop. ATTORNEY CURRAN noted he is aware of opposition from Tower of Jewels, who presented a petition from customers that do not live nearby. He verified that his client also had a support petition with 333 signatures from customers.

BILL MARION, Marion Associates, 3455 Cliffs Shadow Parkway, congratulated COUNCILWOMAN WILLIAMS for her appointment. He served with her on the U.S. Senate. After learning there was opposition from the nearby school and church, they reached out to them and those who signed the petition to explain this application. He reiterated this will be a flagship store with a jewelry store, as well as a pawn store. MR. McCALL has become a leader in the movement to try to impose more consumer protection on financial institutions. In fact, he recently testified in front of the legislature for ASSEMBLYWOMAN BUCKLEY'S initiative to change laws regarding payday loans and check cashing operations. MR. MARION mentioned he met with the principal of the school and suggested a meeting with school staff and parents who were concerned about the pawn operation to explain why this operation would be an asset and not a detriment to that community. Unfortunately, because of time constraints, a meeting was not held. Therefore, in lieu of that, two public meetings were held. A letter was mailed to everybody who signed the protest petition, as well as to all the businesses and residents in the notification area. At the first meeting, only eleven people attended; five were Tower of Jewels' employees. There were two representatives from the school and three from neighboring

CITY COUNCIL MEETING OF: APRIL 4, 2007

businesses. Neither teachers or parents attended. The second meeting was very positive and the question was asked how this operation would help the neighborhood. They also went door-to-door to adjacent businesses, who felt comfortable about this request.

ATTORNEY AARON MORRIS, 1349 Galleria Drive, Henderson, representing Tower of Jewels, stated Tower of Jewels opened in 1999 and employs 60 people and objected to the application. The neighborhood is at a crossroad; the south has Las Vegas Country Club, the Sterling Club and high rise developments. There are seven existing similar operations. The request is not in compliance with the redevelopment plan; its purpose is for the diversification of the economic base of the redevelopment area. Title 19 does not contemplate saturation and this request is not appropriate. He mentioned he did not see the petition.

COUNCILMAN REESE indicated the petition submitted by ATTORNEY CURRAN was signed by people throughout the valley. He asked who presented the petition at the last meeting. ATTORNEY MORRIS replied the signatures were from the school and the church but was not aware who submitted the petition. COUNCILMAN REESE pointed out he put credence in the first petition, but the one submitted at this meeting had no validity. ATTORNEY MORRIS noted the City Council has a vision as to how an area is to be developed, and these people would like that vision to remain.

TED RUSSELL, Las Vegas resident, appeared in support of the facility.

JACK WEINSTEIN, owner of Tower of Jewels and a 46-year Las Vegas resident, he does not object to pawn shops because he also owned several. However, this pawn shop is a perceived notion. He does not look at it as competition, but high-rise residents would be able to see the pawn shop from their windows. He pointed out nobody from his company signed the petition; he obtained signatures by walking the neighborhood.

DAVID CHRISTENSEN, M.J. CHRISTENSEN'S grandson, appeared in support. They own the building and need to sell. He hopes the City Council has looked at this area; most of the sites are not rented. He disagreed with MR. WEINSTEIN'S comment; there is an issue about competition. The family needs to sell the building. He pointed out that MR. McCALL is not leasing but is buying the building.

PAULA SADLER, owner of Harmony Nail Spa, 953 East Sahara Avenue, President of the New Commercial Center Business Association, stated there are 250 business suites and 200 are occupied. She has been working to improve the area; volunteers have painted over graffiti, picked up trash, and is in the process of building a web site to promote the commercial center. She asked what is the impact of a pawn shop upon an area? She would like to see larger businesses come into this area. The vision is to create a bustling area with a higher quality of businesses. COUNCILMAN REESE pointed out the center MS. SADLER referred to is in the County, and he has had conversations with newly elected COMMISSIONER CHRIS GIUNGHILIANI, who feels this location is in the redevelopment area and should be treated as such.

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PAUL ANDERSON, 854 East Sahara Avenue, owns a computer store and is the real estate agent representing this transaction. This is not only a question of the Special Use Permit, but several million dollars have been invested into this project. The building has been advertised for leasing/for sale.

EDWARD SANTORO, 1005 Raw Birch Lane, stated he attended both meetings, as well as observing Clark County and Planning Commission meetings. He presented photographs depicting pawn shops not selling jewelry but a variety of items. One shop located on Fourth Street has a 24-hour window. It is reminiscent of a South Bronx crack den. It is disheartening to see what was shown at the Planning Commission meeting, but it is not the true face of the applicant.

COUNCILWOMAN TARKANIAN asked to see a picture of the East Sahara location, but MR. SANTORO did not have one. He then submitted the photographs for the record.

TAMELA HOMESTEAD is employed at Tower of Jewels, but her main reason she opposes the request is because her grandchildren attend Trinity School. A pawn shop will bring a bad element to the area and asked the City Council to deny the application.

MABLE MURRAY, 344 Xavier, read a protest letter from VERONICA HOLMES. Her children attend Trinity School and is concerned about another pawn shop at this location. The appearance of the area will not improve with these types of businesses and will make the area unfriendly. Why place it next to a school and church? She found it hard to believe Tower of Jewels pawns their jewels.

DERALD GRAUBERGER, 1200 Cahlan Drive, Las Vegas resident, stated he submitted the petition from Trinity School and Church.

WILLIAM STUTS, 1413 Sweeney Avenue, is also employed by Tower of Jewels. When he and his wife moved from Chicago they decided they wanted to live in a central downtown location. They made dramatic improvements to their home. He now sees all the redevelopment happening downtown, where his wife works also. As a resident and employee, they do not believe this request is conducive to the redevelopment projects they are hearing about. He asked that the City Council deny the application.

COUNCILMAN WOLFSON asked MARGO WHEELER, Director of Planning and Development Department, why this type of use needs a Special Use Permit. MS. WHEELER replied the City Council approved the ordinance that required the distance separation for pawn shops, auto title loans and financial institutions specified, which are those that are not banking institutions, but are private that lend under different requirements of the State. The concern with this type of use was that if there is a concentration in a specific area, then there is an implied difference in that commercial neighborhood from other neighborhoods. Therefore, this allows for the public hearing to consider that particular use in this particular location, and specifically to

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make findings with regard to the proximity of this use to the most adjacent residential neighborhoods and other similar uses. The public hearing is to inform the public and bring it for consideration by the City Council.

COUNCILMAN WOLFSON further asked when waivers are granted. MS. WHEELER replied in this case, the City Council has to make the finding that the use is compatible with the neighborhood, site is physically suitable and the Special Use Permit, not only meets the public health and safety, but the overall objectives of the General Plan, even though it does not meet the distance separation standards. COUNCILMAN WOLFSON commented that oftentimes waivers are granted without making those findings on the record. ASSISTANT CITY ATTORNEY BRYAN SCOTT added that if the use is harmonious and compatible with the existing neighborhood and does not harm the general public, the waiver can be granted if there is good cause to do so. Many times the reason for a special use permit on certain businesses is because the Council has deemed certain businesses to cause impacts to the surrounding neighborhood. Therefore, they require a special use permit with conditions to lessen the impact on the surrounding developments.

CHRIS CHRISTOFF, Las Vegas resident, questioned why pawn shops are not located in the Galleria and Fashion Show Malls or Summerlin. It seems these pawn shops and loan types of businesses are located in low profile areas. Spanish Oaks' property values have never increased due to these types of businesses. He believes there have to be specific areas for these uses to exist. The City Council needs to make a decision, not to deny the person the right for a business but the right to keep them at a distance.

AUDRY STACE, Director of Trinity School, stated the impact from this type of business will be placed on the families of children who attend the school. There is already much activity coming through East Sahara; children walking to school, homeless individuals and residents. Regardless of these activities, parents continue to enroll their children because they believe in the school. The future of Trinity School depends on the surrounding environment. The school is open Monday through Friday, from 6:30 a.m. to 6:00 p.m.

STEVEN FLANKLIN, 556 Ellen Way, reluctantly opposed the project. He researched and presented a report done by a Dallas reporter on the type of people who go to pawn shops. Most of the property was reported stolen. He presented photographs of the current location depicting items being sold at this pawn shop.

MR. MARION rebutted that photographs shown by MR. SANTORO depicted stores they are in the process of closing, as it takes time to upgrade and relocate. MR. MARION then presented photographs of existing stores in Green Valley and Anthem depicting the interior and exterior of the pawn shops. Jewelry is sold in a neat and clean environment. The subject store is not a threat to the church. His client is trying to reshape the image of pawn shops.

ATTORNEY CURRAN acknowledged that the petition was submitted by people throughout the valley. COUNCILMAN REESE succinctly commented he is looking at those people that live,

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work and go to school in this particular area. ATTORNEY CURRAN submitted support letters and read a letter from FATHER GREGORY GORDON of Saint Francis of Assisi Catholic Church of Henderson stating that a similar business next to his church has not caused any adverse impact. MR. CURRAN believes this application represents a solution to the neighborhood.

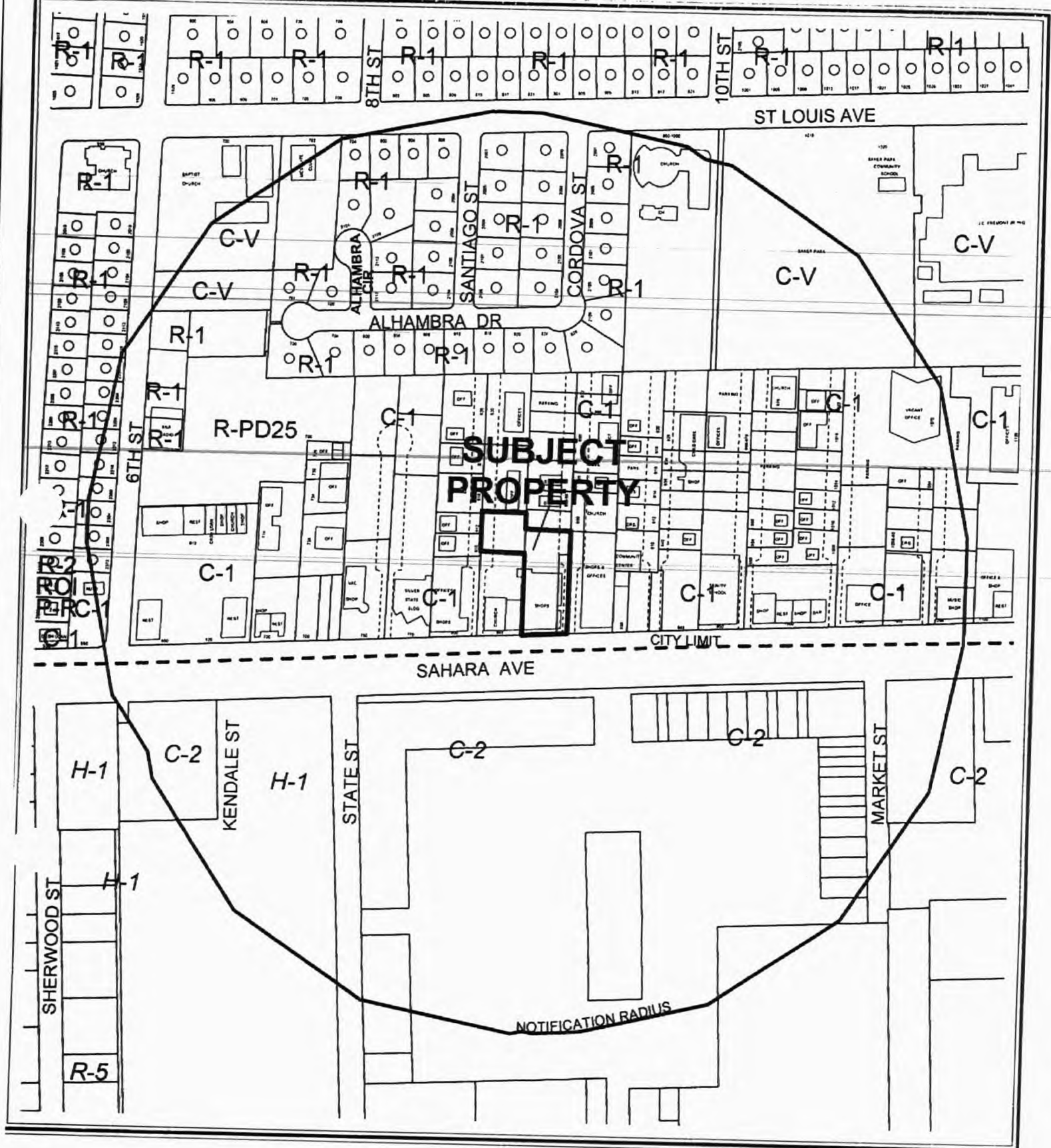
MR. McCALL remarked he would never bring in a business that would harm neighbors, particularly churches or schools. He is trying to upgrade each store he owns to get away from what was depicted by the other speakers. He is trying to make a move that is both pleasing to the Council and residents.

COUNCILMAN REESE stated he has been at this location at different times in the day. He appreciates what MR. McCALL is trying to do, but he has a hard time forcing a business into a neighborhood where it is not wanted by the residents. Upon COUNCILMAN REESE'S query as to staff's recommendation for denial, MS. WHEELER replied that the proposed pawn shop is to be located in a building that is 685 feet from an existing financial institution specified. Therefore, the proposed use cannot meet the requirements as set forth in Title 19. As a result, staff cannot recommend approval.

COUNCILMAN REESE indicated that new developments such as Allure and Turnberry Towers are located to the west. The City spent eight million dollars redoing St. Lewis in an attempt to bring back a neighborhood that has been torn. It is difficult to make this decision, but allowing this use will not maintain the redevelopment efforts for this area.

MAYOR GOODMAN remarked that each item has its own merit. This is not a reflection on MR. McCALL because much of what was discussed is about perception, and he encouraged MR. McCALL to continue upgrading his product in the community. COUNCILMAN BROWN echoed the Mayor's comments. He added that business owner, STEVE MACK, introduced him to what is done with Metro, as far as raising the perception of this industry. MR. MACK developed pawn shops within the northwest area that proved to be a good business neighbor. Many people use pawn shops as another financial service. He does not like the fact that some people believe that a pawn shop, even at this quality, somehow will harm the business community, neighbors, churches and schools. MR. McCALL is trying to bring the pawn shops' perception to good standing. Finally, he believes that this is not about competition.

MAYOR GOODMAN declared the Public Hearing closed.



CASE: SUP-18902

RADIUS: 1000 FT

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

0 400 Feet





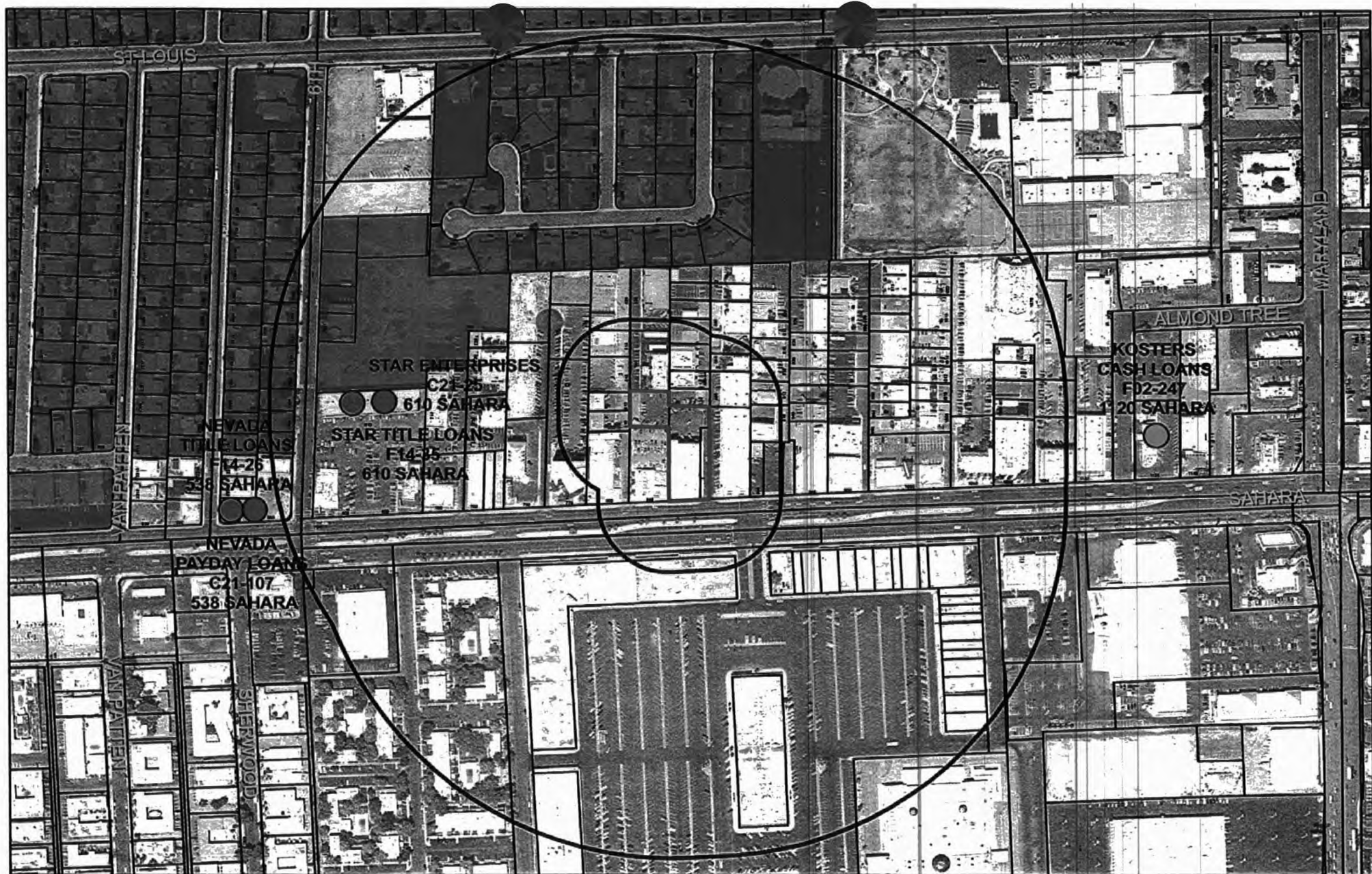
CASE: SUP-18902

RADIUS: 1000 FT

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

0 400 Feet





AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 4, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ABEYANCE - SUP-18902 - APPLICANT: PAWN PLUS -
OWNER: CHRISTENSEN BROTHERS LLC**

***THIS ITEM WAS HELD IN ABEYANCE FROM THE MARCH 7, 2007 CITY COUNCIL
MEETING AT THE REQUEST OF COUNCILMAN REESE.***

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (6-1/se vote) recommends APPROVAL, subject to:

Planning and Development

1. This approval shall be void 18 months from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Special Use Permit for an existing Pawn Shop, currently located at 1237 E. Sahara Avenue. The applicant states the Pawn shop is being relocating to 854 and 856 E. Sahara Avenue. The request includes a Waiver of the 1,000-foot distance separation requirement from an existing Financial Institution, Specified, located at 610 East Sahara Avenue.

The applicant seeks to relocate a Pawn Shop to a separate commercial building located on East Sahara Avenue. The subject site does not meet the minimum 1000-foot separation requirement from an existing Financial Institution, Specified, as the subject parcel is 685 feet from a check cashing and title loan business.

The proposed Pawn Shop is to occupy two spaces within an existing building and is replacing another retail business. Built in 1963, the building was constructed in accordance with the parking requirements at that time and is presently considered parking impaired. Parking is not an issue in this instance since the use will still be retail in nature.

An addendum to the Justification letter the applicant adds a request for the Use Permit to be in effect for 18 months from date of approval to allow time for the existing tenant to relocate to a new location.

BACKGROUND INFORMATION

<i>Related Building Permits/Business Licenses</i>	
02/08/07	The Planning Commission voted 6-1/se to recommend APPROVAL (PC Agenda Item #29/lhm).
<i>Pre-Application Meeting</i>	
12/11/06	A pre-application meeting was held to discuss the requirements for a Special Use Permit for a pawn shop at the proposed location. In addition, the applicant was informed that this would require a waiver for the distance separation requirement from an existing Financial Institution, Specified.
<i>Neighborhood Meeting</i>	
N/A	A neighborhood meeting was not required, nor was one held.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	.57

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial Retail	C (Commercial)	C-1 (Limited Commercial)
North	Medical Offices	C (Commercial)	C-1 (Limited Commercial)
South	E.Sahara Ave/Clark County	ROW/Clark County	ROW
East	Commercial Retail	C (Commercial)	C-1 (Limited Commercial)
West	Church	C (Commercial)	C-1 (Limited Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance	X		Y

A-O Airport Overlay District

The proposed use of a Pawn Shop within an existing retail location will have no impact on the 70-foot height restrict set forth by the Airport Overlay District.

Redevelopment Plan Area

This project is located with the Redevelopment Plan Area. The objective of this plan is to strengthen and diversify the economic base of the Redevelopment area. The proposed Special Use Permit for a Pawn Shop with a waiver of the separation distance from a Financial Institution, Specified does not comply with the diversification of businesses in the Redevelopment Area.

Project of Regional Significance

This is a Project of Regional Significance because the use will be within 500 feet of the boundary between the City of Las Vegas and unincorporated Clark County. A Development Impact Notification Assessment and Project of Regional Significance information were submitted by the applicant and routed by Planning. There has not been any comment received at the time of this report.

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required Parking		Provided Parking		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
Pawn Shop	8,750 GFA	1/250	35	2	36	2	N
TOTAL (including handicap)	22,000 GFA	1963 Standards	43	2	36	2	N

City records indicate the building was built in 1963, consisting of approximately 22,000 square feet, of which 18,000 is currently being used as office and retail space and the remainder is used for storage. Parking is located on two parcels behind the building and 38 parking spaces (includes 2 Handicap) are provided for tenants and customers. The 1962 City of Las Vegas Zoning Code, Ordinance Number 972, required retail buildings to provide 10 parking spaces for the first 5500 square feet of gross floor area and for each additional 500 square feet or fraction thereof in excess 5500 square feet – one additional space. Current parking standards render the building to be considered parking impaired development. Parking is not an issue in this instance since the proposed use will remain retail in nature and the building area is not being increased.

Per Title 19.10.010 C) Parking-Impaired Development:

"A land use or building which is existing on the effective date of this Title and which complied with the applicable parking standards at the time the use or building was established, but which does not comply with the requirements of this Section, shall not be considered a nonconforming use or non-conforming building; but rather, it shall be considered a parking-impaired development. The following rules shall apply to the remodeling, alteration, expansion or reuse of parking-impaired developments:

(1) Building permits and certificates of occupancy may be issued for remodeling or structural alterations of parking-impaired developments without requiring compliance with this Chapter, provided that such work does not increase the building area or result in a change of use that requires an increase in the number of required parking spaces."

The proposed Financial Institution, Specified does not increase the parking requirement beyond the previous use.

Waivers		
Request	Requirement	Staff Recommendation
To allow zero feet of separation from an established Financial Institution, Specified.	1,000 foot from an existing Financial Institution, Specified.	Denial

ANALYSIS

- Zoning

The existing zoning is C-1 (Limited Commercial). This zoning is appropriate for the General Plan Land Use designation of C (Commercial). The proposed Pawn Shop use is allowed under that designation with approval of a Special Use Permit.

- Use

Pawn Shop is defined as follows:

A facility (other than a bank, saving and loan or mortgage banking company) used for the business of lending money on the security of pledged goods or for the business of the purchase of tangible personal property on the condition that it may be redeemed or repurchased by the seller for a fixed price within a fixed period of time.

The use, as proposed by the applicant, meets this definition as outlined in the Code, and is a permitted use in the C-1 (Limited Commercial) Zoning district with a Special Use Permit as sought by this application.

Although there is an established Financial Institution, Specified, within immediate proximity of the proposed Pawn Shop, the applicant notes there appears to be seven (7) Financial Institutions, Specified, located close to the current location of the Pawn Shop. The applicant seeks to highlight the reduction of saturation of these businesses in the proposed location, and the difference in that the majority of the revenue from the pawn operation comes from retail sales, primarily jewelry sales. The applicant has presented photographs of recently opened stores with the application showing a layout much in-line with a jewelry store, However; as the justification letter states that pawn-loans are provided on-site the use must be applied as such. Therefore staff recommends denial.

- Conditions

Pursuant to Title 19.04.050 the following conditions must be met for a Financial :

1. The use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.
2. No outdoor display, sales or storage of any merchandise shall be permitted
3. No pawn shop shall be located on either side of Fremont Street or on Las Vegas Boulevard South, between Charleston Boulevard and Sahara Avenue.
4. No pawn shop use may be located closer than 200 feet from any parcel used or zoned for residential use. In addition, no pawn shop use may be located closer than 1000 feet from any other pawn shop or specified financial institution use. For purposes of this Regulation 4, distances shall be measured in a straight line from property line to property line without regard to intervening obstacles. The term "property line" refers to property lines of fee interest parcels and not leasehold parcels.

Because it does not meet the minimum conditions as listed in Title 19.04, the proposed Pawn Shop will be incompatible with the adjacent commercial uses, which is why a Waiver from the separation requirement of 1,000 feet from an established Financial Institution, Specified use is being requested. Therefore, staff recommends denial.

FINDINGS

The following findings must be made for a Special Use Permit:

1. "The proposed land 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."
2. "The subject site is physically suitable for the type and intensity of land use proposed."
3. "Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."
4. "Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."
5. The use meets all of the applicable conditions per Title 19.04.

In regard to “1”:

The proposed Pawn Shop is to be relocated in a building that is 685 feet from an existing Financial Institution. Therefore, the proposed use cannot meet the conditional requirements as set forth by Title 19.04.050. As a result of the failure to meet separation requirements from a Financial Institution, Specified, staff cannot recommend approval for this Special Use Permit

In regard to “2”:

The site is physically constrained due to the location of the existing Financial Institution, within the 1000-foot separation requirement from the proposed Pawn.

In regard to “3”:

The primary access to the site is served via Sahara Avenue, designated as a (100-foot) Primary Arterial roadway on the Master Plan of Streets and Highways, which will adequately serve the proposed Pawn Shop use.

In regard to “4”:

The Special Use Permit for a Pawn Shop requires separation from an established Financial Institution. As the subject site fails to meet this separation requirement, the public welfare protections required in Title 19 would be compromised.

In regard to “5”:

The proposed relocation of a Pawn Shop requires separation from an established Financial Institution. As the subject site fails to meet this condition as set forth by Title 19.04.050, it is not in total compliance.

PLANNING COMMISSION ACTION

There were two speakers in opposition at Planning Commission Meeting. The Planning Commission amended condition #1.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

13

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 144 by City Clerk

APPROVALS 0

PROTESTS 0

12/12/2006 16:48

702248906,

PAWN SHOP MGT

PAGE 04

**PLANNING & DEVELOPMENT DEPARTMENT**

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-18902**

162-03-801-108
162-03-801-109
APN: 162-03-801-078

162-03-801-109

162-03-801-078

Name of Property Owner: WESTVIEW STORES LLC

Name of Applicant: CRAIG McFALL - Pawn Plus

Name of Representative: BILL CURRAN

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: Paul J. Christensen

Subscribed and sworn before me

This 13th day of Dec, 2006

Notary Public in and for said County and State



**PLANNING & DEVELOPMENT DEPARTMENT**

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-18902** APN: 162-03-801-108
162-03-801-109
162-03-801-078

Name of Property Owner: 2075 EUREKA GROUNDS LLC

Name of Applicant: CRISTO MCALL - PAWN PLUS

Name of Representative: BILL CURRAN

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: Vern J. Christensen

Subscribed and sworn before me

This 13th day of Dec, 2006

Shari High
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-18902** APN: 162-03-801-108
162-03-801-109
162-03-801-078

Name of Property Owner: CARTERSON BROTHERS LLC

Name of Applicant: CRASH METAL - PAWN PLUS

Name of Representative: BILL CURRAN

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: Don Clinton

Print Name: Don Christensen

Subscribed and sworn before me

This 13th day of Dec, 2004

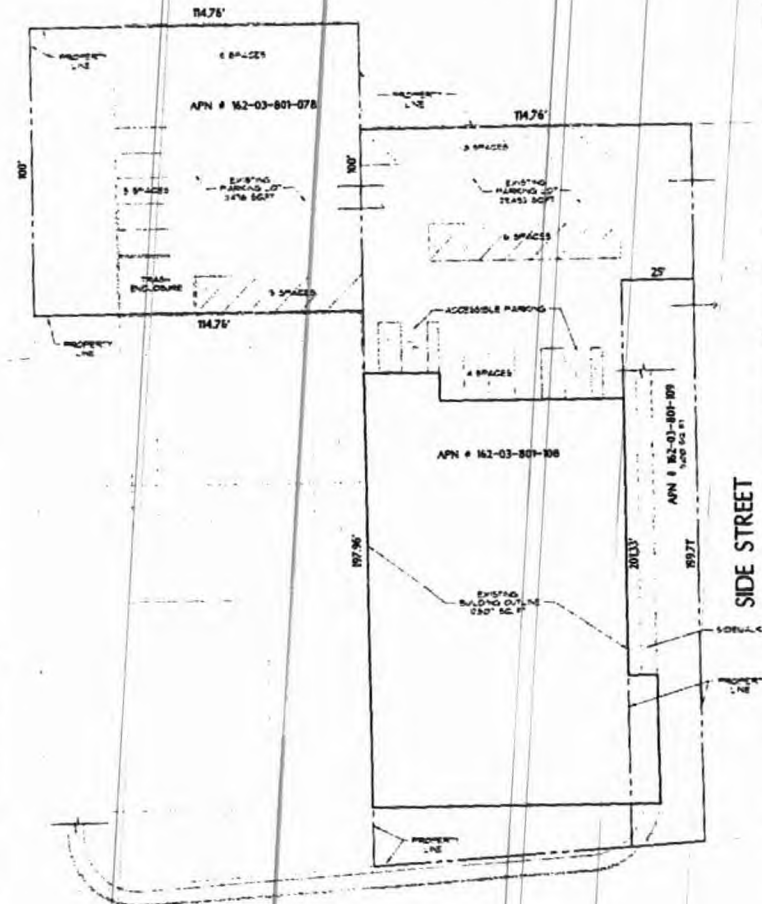
Shari H. P.
Notary Public in and for said County and State



BUILDING / PARKING ALLOCATION

34 COVERED PARKING SPACES
 1 ACCESSIBLE PARKING SPACES

NOTE
 ADD "TOTAL PARKING ALONG STREET"
 ON EAST SIDE OF BUILDING NOT
 INCLUDED YET.



E. SAHARA AVE.

SIDE STREET

SITE PLAN

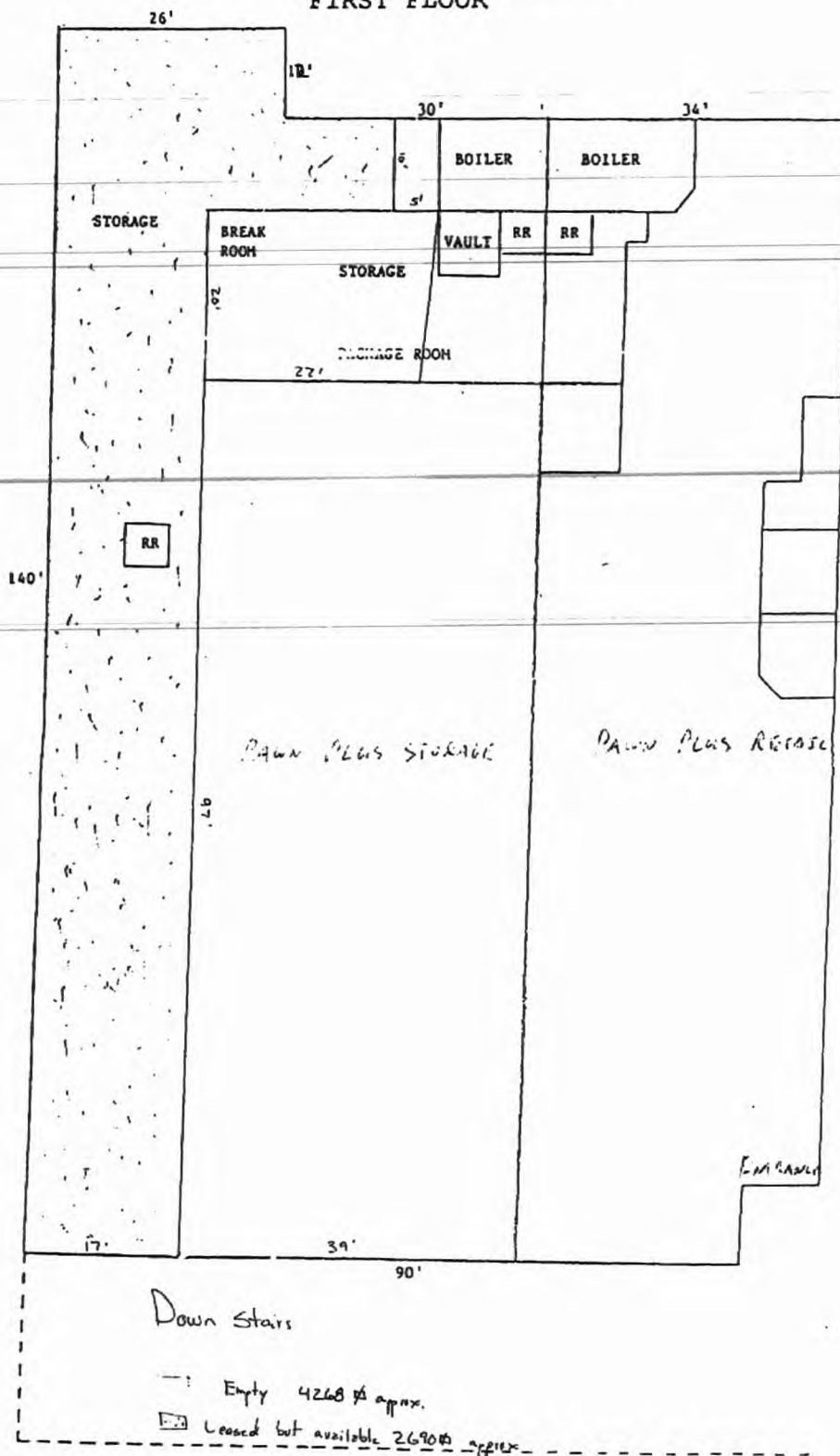
SUP-18902
02/08/07 PC

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 DEC 21 2006

856 E. SAHARA AVE.
12.20.06

FIGURE 10

DIAGRAM OF SUBJECT PROPERTY
FIRST FLOOR



7

SHELLI L. LOWE & ASSOCIATES

SUP-18902
02/08/07 PC

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DEC 21 2006



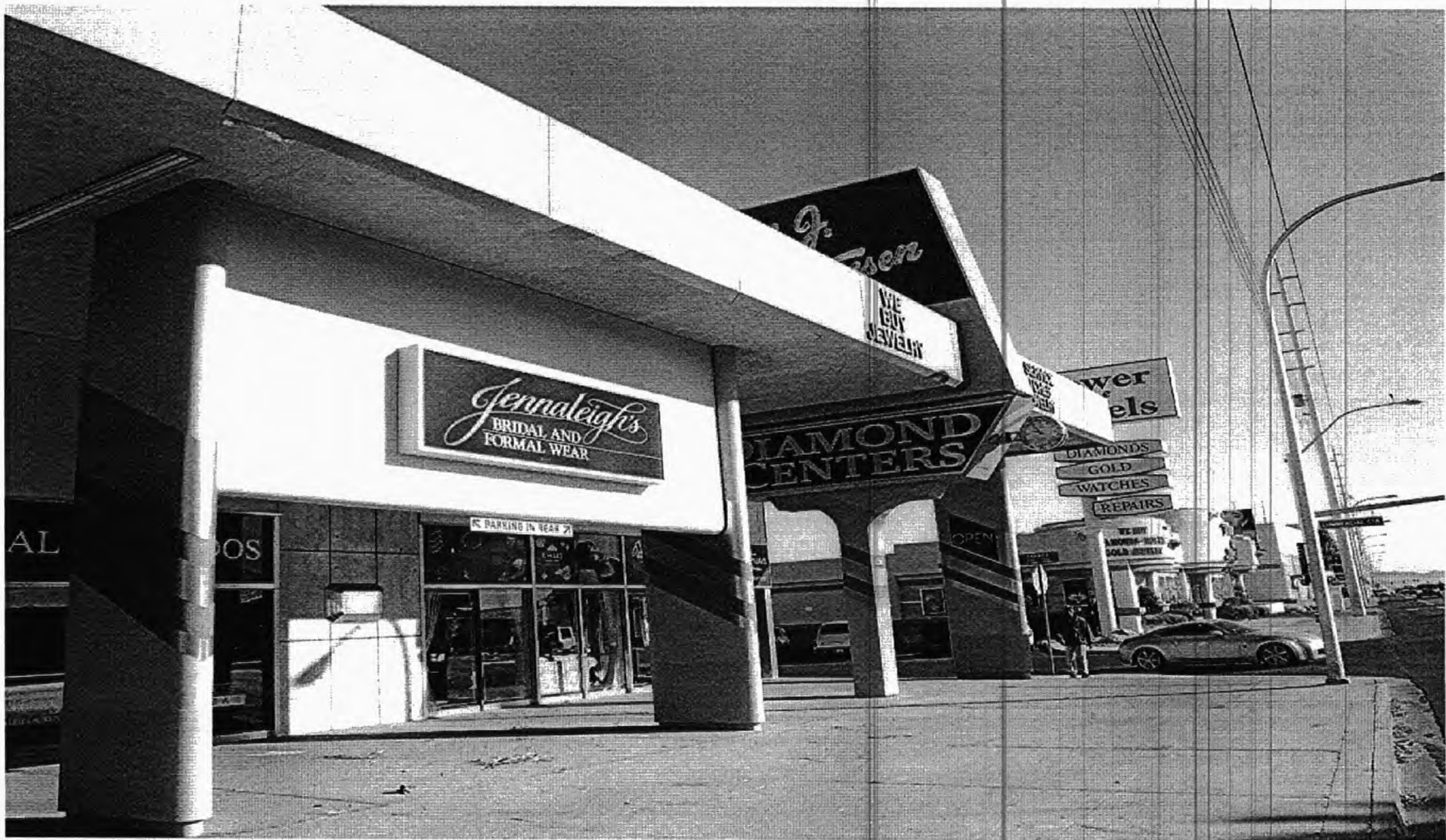
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SUP-18902
02/08/07 PC



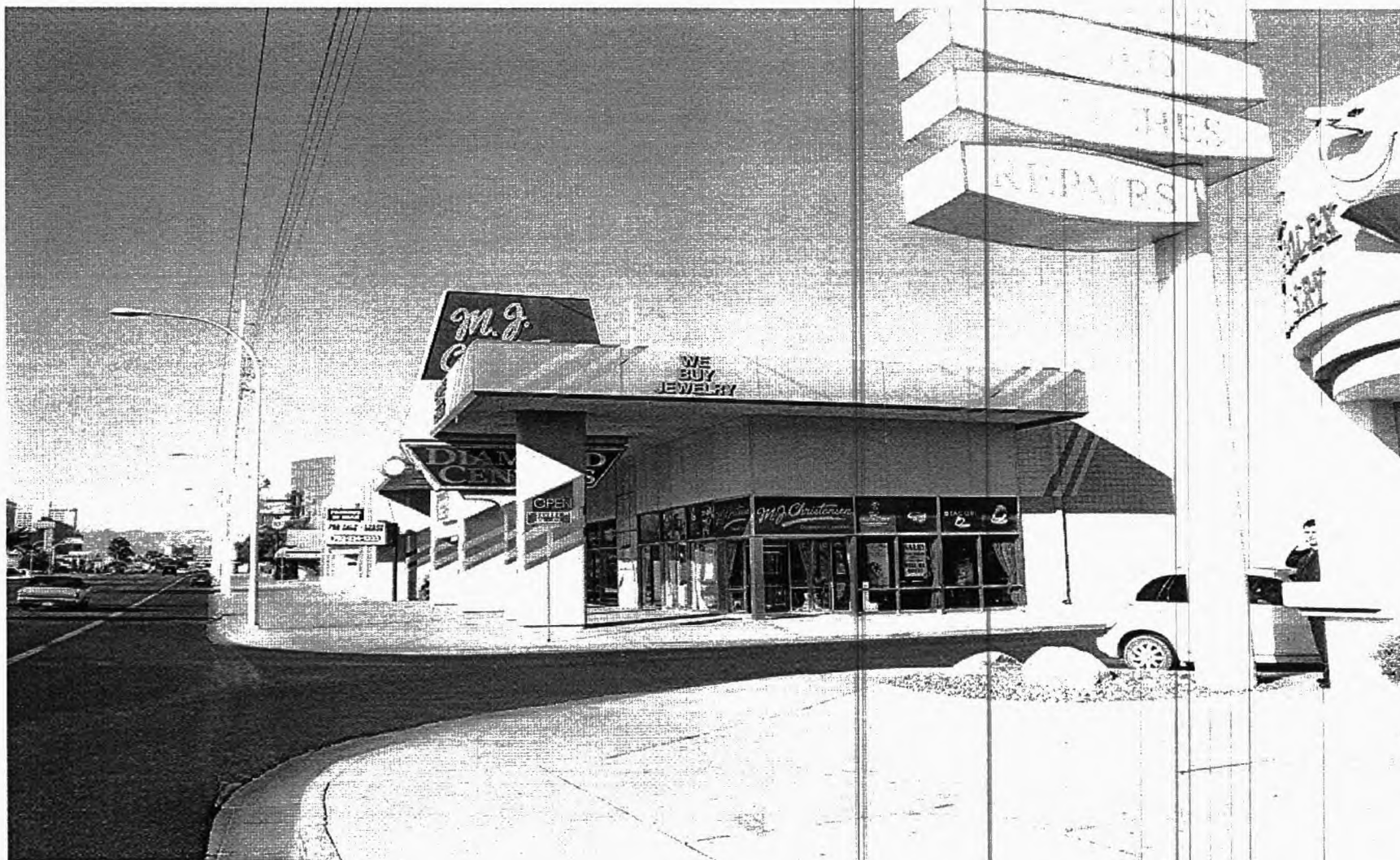
SUP-18902 - APPLICANT: PAWN PLUS - OWNER: CHRISTENSEN BROTHERS LLC
854 AND 856 EAST SAHARA AVENUE
FEBRUARY 8, 2007 PLANNING COMMISSION

01/08/07



SUP-18902 - APPLICANT: PAWN PLUS - OWNER: CHRISTENSEN BROTHERS LLC
854 AND 856 EAST SAHARA AVENUE
FEBRUARY 8, 2007 PLANNING COMMISSION

01/08/07



SUP-18902 - APPLICANT: PAWN PLUS - OWNER: CHRISTENSEN BROTHERS LLC
854 AND 856 EAST SAHARA AVENUE
FEBRUARY 8, 2007 PLANNING COMMISSION

01/08/07



SUP-18902 - APPLICANT: PAWN PLUS - OWNER: CHRISTENSEN BROTHERS LLC
854 AND 856 EAST SAHARA AVENUE
FEBRUARY 8, 2007 PLANNING COMMISSION

01/08/07

December 1, 2006

Planning and Development Department
City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101

RE: Justification Letter for a Special Use Permit for APN: 162-03-801-108

We are requesting a SUP for the relocation of an existing pawnshop currently located at 1237 East Sahara Avenue to 856 and 854 E. Sahara Avenue. This new location is a nicer building conducive to higher end jewelry sales and will provide us with much needed additional space.

We identified one other financial institution, a check cashing business, within 1000 feet of the proposed location. We realize staff's recommendation for approval will require applying the waiver option to the separation requirement from other finance businesses. We believe the factors associated with this request provide ample justification and the type of scenario intended for applying the waiver of the separation requirement.

Within 1000 feet of the existing location at 1237 E. Sahara (corner of Sahara and Maryland Parkway) there appears to be seven (7) financial institutions. The proposed location currently only has the one financial institution within the 1000 foot radius. The reduction in saturation of these businesses which the law was aimed to accomplish will be achieved with the approval of our request. In addition, it is important to consider that this is not a new location but simply moving an existing location.

It is very rare, if not impossible, to find a commercially zoned location with enough vacant space for a pawn store with a retail emphasis business model that is not within 1000 feet of a financial institution.

While pawnshops are grouped in with the finance businesses it needs to be understood that our business is quite different from the check cashing business that is within 1000 feet of this parcel. A majority of the revenue from our pawn business comes from retail sales, primarily jewelry sales. Unlike payday loan/check cashing businesses, our pawn loan product is regulated by state statutes as far as the allowable interest rate charged. The payday loan/check cashing business does not have caps on its fees or interest rates charged to customers. In addition, our pawn stores offer below retail prices for merchandise that always come with a warranty.

We are enclosing pictures of the interior of our recently opened stores to help clarify that our pawn stores are very different from the other businesses grouped under finance businesses. Our pawn stores are not only different due to the regulated interest rate and

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SUP-18902
02/08/07 PC

retail sales making up a majority of the revenue but also in the appearance and space requirements.

When we participated in the passing of the waiver ordinance and agreed to the inclusion of pawnshops among finance businesses in any separation requirements it was with the understanding that the waiver option would be available and applied when appropriate. It is situations like this where the waiver would be very appropriately applied.

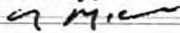
Our store hours are 9:00 a.m. to 7:00 p.m. Monday through Saturday and 10:00 a.m. to 5:00 p.m. on Sunday.

It would create a significant hardship on our organization if we are not able to obtain approval for the relocation of an existing store.

The building was built in compliance with the parking code at the time of construction.

If you have any questions the best way to contact me is on my cellular phone, 497-1226.

Sincerely,



Craig McCall

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Pawn
Place

Pawn
Plus

ASAP
Pawn

USA
Pawn
& JEWELRY COMPANY

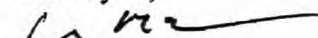
December 26, 2006

Planning and Development Department
City of Las Vegas
731 North Fourth Street
Las Vegas, NV 89101

RE: Addendum to Justification Letter for SUP-18902, Project Address 856 & 854 E.
Sahara Avenue

In our justification letter submitted on 12/21/2006 as part of our application we meant to request the time period for putting the pawn shop use permit into effect be 18 months from date of approval. This time period is necessary for the existing tenant to complete the construction and relocate to their new location.

Thank you,


Craig McCall

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SUP-18902
02/08/07 PC

Heulwen Rossetti-Busa
2305 Cochran Street
Las Vegas NV 89104
702 734 0905

February 27, 2007

City Council Meeting
Fax Number 702 382 4803

PERMIT NUMBER # SUP18902

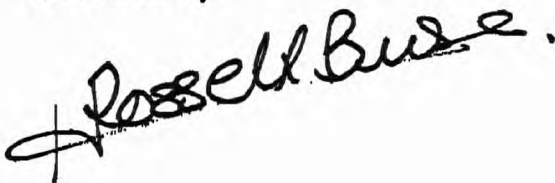
RE:- PAWN SHOP
856 E SAHARA AVE. # 201
LAS VEGAS NV 89104

To Whom it May Concern

I would like strongly object to the above premises being used for a Pawn Shop.

These premises are far too close to a preschool; an elementary school; a middle school and a high school. As I have children in two of the above mentioned schools, I feel justified in my objection.

Yours sincerely



HEULWEN ROSSETTI-BUSA (MRS)

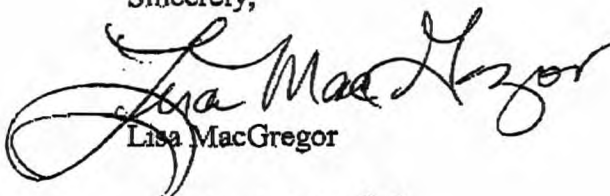
Protest

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CITY CLERK
2007 FEB 26 P 12:45

To: Councilman Reese
FAX # 382-4803

This is to inform you that as a resident of 1815 south 6th street I am totally against the approval of a Pawn Shop at 856 E. Sahara Permit # 18902.

Sincerely,



Lisa MacGregor

022707

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CITY CLERK
2007 FEB 27 A 8:55

Protest

The undersigned are Trinity Christian School families and Trinity Life Center Church members.

The undersigned business owners, neighbors, and concerned citizens would like to state their **opposition** to the application number SUP 18902 (applicant Pawn Plus) for a pawn shop located at 854 and 856 E. Sahara.

This application is asking for a distance waiver of 685 feet, where a 1,000 foot distance is required. We would ask that this waiver not be granted, and the application denied.

Protest

In addition, this use is not compatible with the surrounding property uses and is not in the spirit of redevelopment and improvement in the busy E. Sahara corridor.

	Name	Phone No.	Address	Signature
1.	Maria Sara Cochrane	645-0533	4950 Mar Can Dr.	Maria Sara Cochrane
2.	Susan Scheubel	646-3344	7620 Totten Bay	Susan Scheubel
3.	HLISON SEITZER	889-8618	3031 Mann	HLISON SEITZER
4.	Wesley Hanks	893 6847	2034 Ottawa	Wesley Hanks
5.	Robert Seitzer	888-8618	3031 Mann St.	Robert Seitzer
6.	Gerald E. Anderson	736-4703	254 W ⁸⁹⁰¹² McNee Dr	Gerald E. Anderson
7.	Kathy Henningson	873-5166	1914 Capetown St.	Kathy Henningson
8.	SHIRLEY BRAY	734-1321	978 E. SAHARA #204	SHIRLEY BRAY
9.	Sherry Robertson	641-6019	1416 Key Lime St	Sherry Robertson
10.	Jo Ann Hoojian	558-5140	4 Sardana Ct	Jo Ann Hoojian
11.	Louis J. Greco	505-1747	3651 Broomfield Dr	Louis J. Greco
12.	Deborah Joseph	437-1339	589 River Bend Dr	Deborah Joseph
13.	Antonia E. Kelly	234-4226	1212 Toledo St.	Antonia E. Kelly
14.	JON SASSE	647-4555	6809 Adobe Ct.	JON SASSE
15.	R. B. BROWNE	286-5610	1655 E. SAHARA	R. B. BROWNE
16.	LYLE YENGLIN	263-4799	7582 COYOTE LAKE	LYLE YENGLIN
17.	VICTOR R. JOHANSON	263-6773	255 BOREGO DR. HEN	VICTOR R. JOHANSON
18.	Mary Agan	456-5206	3721 E. Hacienda	Mary Agan
19.	Jacob Wideman	285-9298	2100 Turquoise Rd	Jacob Wideman
20.	Abiah Wideman	"	"	Abiah Wideman
21.	Lisa Sasse	658-6080	348 GOWAN	Lisa Sasse
22.	Debra Brunner	702-207-9181	PO BOX 12606 LAS VEGAS, NV 89112	Debra Brunner
23.	Angela Brunner	757-2555	3030 McClellan Dr. #126	Angela Brunner
24.	Chris Jandak	609-0891	3950 M Vista #116 Lumbard	Chris Jandak
25.	Edith Johnson	307-9084	2309 Duane Drive	Edith Johnson

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CITY CLERK
APR 17 2007

Submitted with [unclear]

Date 03-05-07 Item #131

The undersigned are Trinity Christian School families and Trinity Life Center members.

The undersigned business owners, neighbors, and concerned citizens would like to state their opposition to the application number SUP 18902 (applicant Pawn Plus) for a pawn shop located at 854 and 856 E. Sahara.

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	Name	Phone No.	Address	Signature
1.	SONNY CISNEROS	871-7785	3095 West 1st Rd	Sonny
2.	Larinda Granberger	876-0760	1200 Cahlan Dr LV 89102	Larinda Granberger
3.	Ernie Thomas	647-0841	1613 Blaine Dr 89031	Ernie Thomas
4.	Barbara J. Anderson	736-4703	254 McAllister Dr Henderson 89012	Barbara J. Anderson
5.	Bernice J. Cotton	363-4584	8237 Abercrombie Way	Bernice J. Cotton
6.	Alfred M. Cotton	363-4584	8237 Abercrombie Way	Alfred M. Cotton
7.	Stella Angelone	925-5074	528 Bridgeport Dr 89121	Stella
8.	Julia De Luca	737-0074	939 E. Alameda St 89104	Julia De Luca
9.	Melanie Carey	641-4520	2179 Las Vegas Blvd N. LV 89102	Melanie Carey
10.	Karen M. Atkins	656-2656	4515 (near Bonita) Dr N. LV 89132	Karen M. Atkins
11.	Cindy Mc Keller	655-8316	1712 Adra Ct. 89102	Cindy McKeller
12.	Janet Allen	878-7143	8513 Starstruck	Janet Allen
13.	Nancy D Figueroa	453-1553	5870 Auckland Dr SA 94119	Nancy D Figueroa
14.	Loren Leonard	953-2224	5008 Vista del Rancho LV 89104	Loren Leonard
15.	Wendy Fahrney	265-0782	1525 E Fremont E 248	Wendy Fahrney
16.	Franklin Davis	449-8491	8556 Amber St	Franklin Davis
17.	Oswaldo Villate	737-5976	4223 Chatham #3	Oswaldo Villate
18.	Beverly Martinez	557-7711	4944 Miners Ridge 89122	Beverly Martinez
19.	Adelardo C. Ortega	982-1316	9977 New York Cove 89104	Adelardo C. Ortega
20.	Gordon Gust	384-2216	800 So. 4th St	Gordon Gust
21.	Cathy Dykema	451-2469	344 Humboldt Ave LV 89104	Cathy Dykema
22.	Richard P. ...	645-0397	5620 N. 8th St	Richard P. ...
23.	Anthony Mosley	646-3796	8845 Fairhewer St.	Anthony Mosley
24.	Dolores Espinoza	02020	1655 E. Sahara	Dolores Espinoza
25.	KATHLEEN WARRIMU	562-9221	2599 Ivyhill St #231	Kathleen Warrimu
26.	DEBORAH LEE	431-0139	5768 Sandtrap Ct Las Vegas 89133	Deborah Lee
27.	PAT CLARK	649-5100	2905 JANSEN AVE LV 89101-1656	Pat Clark

The undersigned are Trinity Christian School families and Trinity Life Center members

The undersigned business owners, neighbors, and concerned citizens would like to state their opposition to the application number SUP 18902 (applicant Pawn Plus) for a pawn shop located at 854 and 856 E. Sahara.

This application is asking for a distance waiver of 685 feet, where a 1,000 foot distance is required. We would ask that this waiver not be granted, and the application denied.

In addition, this use is not compatible with the surrounding property uses and is not the spirit of redevelopment and improvement in the busy E. Sahara corridor.

	Name	Phone No.	Address #105	Signature
1.	Shirley Ann Lewis	733-1502	978 E. Sahara	Shirley Ann Lewis
2.	Frank Correa	862-4110	978 E Sahara	Frank Correa
3.	Hanora Correa	862-4110	978 E Sahara	Hanora Correa
4.	Marisol Drack	280-0560	5337 Smoke Ranch Dr	Marisol Drack
5.	Gretchen Payne	870-5994	300 N. Torrey Pines	Gretchen Payne
6.	Bruno Schuster	646-2344	766 Torrey Pines	Bruno Schuster
7.	Ed Diek	456-0156	3811 Oakliff	Ed Diek
8.	John Fahney	496-9040	1255 S. 1st St	John Fahney
9.	Victoria Alvarez	246-6550	3336 Steppes St	Victoria Alvarez
10.	Althia Casner	368-6968		Althia Casner
11.	Mary Casner	11 11		Mary Casner
12.	Jim Miller	345-6663	7245 N. Monte Vista	Jim Miller
13.	Pam Green	271-6110	1404 Pathbender	Pam Green
14.	Joshua Guss	338-5674	7630 Torrey Pines	Joshua Guss
15.	Grey Jones	338-6174	2309 Dune Drive	Grey Jones
16.	Clinton Wright	647-1239	4612 Spider Ct.	Clinton Wright
17.	Diane Blanchard	431-3727	5224 Renault Ave	Diane Blanchard
18.	David G. Roe	384-3028	1410 S. 8th	David G. Roe
19.	Mary E. Roe	384-3032	1410 S. 8th	Mary E. Roe
20.	Risa Ames	441-1192	2110 Falling Rain Dr	Risa Ames
21.	Ken Wilson	250-2637	7050 Homewood Dr.	Ken Wilson
22.	Timothy Winkler	211-1933	31941 Poplar Cir	Timothy Winkler
23.	Warren Winkler	682-1034	31941 Poplar Cir	Warren Winkler
24.	Scott Howie	876-1777	1505 W. 1st St	Scott Howie
25.	Kirk Williams	433-4138	2852 Persimmon Ln.	Kirk Williams

Pat Lott 432-4816 918 E Sahara #105 Pat Lott

2007 MAR -5
CITY CLERK

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	Name	Phone No.	Address	Signature
1.	Jamela Johnson	734-0562	950 E. St. Louis	Jamela Johnson
2.	Dannie Gonsa	734-0562	950 E. St. Louis	Dannie Gonsa
3.	Dunne Wilson	734-0562	950 E. St. Louis	Dunne Wilson
4.	Amber Creel	734-0562	950 E. St. Louis	Amber Creel
5.	Suzette Love	734-0562	950 E. St. Louis	Suzette Love
6.	Greg Harton	734-0562	950 E. St. Louis	Greg Harton
7.	Cynthia Duck	734-0562	950 E. St. Louis	Cynthia Duck
8.	Violet Williams	734-0562	950 E. St. Louis	Violet Williams
9.	Brandie Watson	734-0562	950 E. St. Louis	Brandie Watson
10.	William Avery	369 2677	713 E Sahara	W R Avery
11.	Nicole Love	(702) 413-5602	950 E St Louis	Nicole Love
12.	Nicole Love	734-0562	950 E. St. Louis	N. Love
13.	Brendyl Lee	734-0562	950 E. St. Louis	Brendyl Lee
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2007 MAR 15 P 2:50

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	Name	Phone No.	Address	Signature
1.	Thomas Nicholas	813-5462	1300 Emerald Ct	<i>Thomas Nicholas</i>
2.	Ronald Graubeger	876-0760	1200 Cahlan Dr.	<i>Ronald Graubeger</i>
3.	Emanda Macaulay	335-3318	8025 W. Russell Rd.	<i>Emanda Macaulay</i>
4.	Laure Montanini	545-0217	1898 Kussman	<i>Laure Montanini</i>
5.	Kathleen Cooper	456-8688	3583 Haverford	<i>Kathleen Cooper</i>
6.	Anthony Cooper	575-3272	3583 HAVERFORD	<i>Anthony Cooper</i>
7.	Alease Young	927-4842	11615 Stivalis St.	<i>Alease Young</i>
8.	LaTrances Dancy	896-3798	PO Box 95531 LV NV	<i>LaTrances Dancy</i>
9.	Charlette Baker	614-7720	7 HOLLY TREE CT	<i>Mrs. C. Baker</i>
10.	Lavina J. Graubeger	876-0760	1200 Cahlan	<i>Lavina Graubeger</i>
11.	Demetrius Warrick	224-8444	827 B. J. Jr	<i>Demetrius Warrick</i>
12.	Warren E. Rely	450-3647	1693 Cepistmo	<i>Warren E. Rely</i>
13.	Stacey Mansfield	518-2012	1050 E. Carter Ave #2113	<i>Stacey Mansfield</i>
14.	Carol Ann Huey	808-5779	9349 Grayduck Ct	<i>Carol Ann Huey</i>
15.	DEAN SANNES	641-7443	6329 Louanne St.	<i>Dean Sannes</i>
16.	Jacqeline ^{MARTINE}	450-5485	311 Perry Ellis Dr	<i>Jacqeline</i>
17.	Shanne Pe	324-2602	1320 Opera Way	<i>Shanne Pe</i>
18.	Thurman Warrick	808-5550	3800 Manning	<i>Thurman Warrick</i>
19.	Gail J. Anderson	255-8730	821 Majestic Rock Cir. ^{L.V. 89128}	<i>Gail J. Anderson</i>
20.	Chuck Newwoner	334-4663	5880 Boulder Falls #2053 ^{HENDERSON NV 89011}	<i>Chuck Newwoner</i>
21.	Brenta Stepha	409-4707	4016 ⁸⁷¹³¹ Royal Lake	<i>Brenta Stepha</i>
22.				
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CITY CLERK
MAR -5 P 12:50

The undersigned business owners, neighbors, and concerned citizens would like to state their **opposition** to the application number SUP 18902 (applicant Pawn Plus) for a pawn shop located at 854 and 856 E. Sahara.

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	Name	Phone No.	Address	Signature
1.	BARB MORGANTI	222-1925	886 E SAHARA	Barb Morganti
2.	Rick Law	401-8601	886 E Sahara	Rick Law
3.	Sandra Neigh	733-7889	872 E Sahara Ave	Sandra Neigh
4.	DENNIS CARROLL	732-7808	800 E SARAH AVE	Dennis Carroll
5.	WAYNE CAVER	" "	" "	Wayne Caver
6.	ELIOT TREASARD	202-369-6086	1140 E. SAHARA	Eliot Treasard
7.	Steve Ellison	702-232-1858	1140 E Sahara	Steve Ellison
8.	John Lwink	702-431-1353	1142 E Sahara	John Lwink
9.	Paul Rogers	6732-4302	1100 E. Sahara #106	Paul Rogers
10.	Rebecca Galindo	816-3831	2935 S. Torrey Pines	Rebecca Galindo
11.	Roger Brenner	647-4779	1100 E. Sahara Ave	Roger Brenner
12.	Melinda Phages	645-6554	1100 E. Sahara Ave	Melinda Phages
13.	Suzanne Rael	655-5628	1120 Almond Tree Ln #201	Suzanne Rael
14.	Nicole Vawter	824-0334	1120 Almond Tree Ln #201	Nicole Vawter
15.	PAUL SCHAM	553-7201		Paul S
16.	Sandra V Brainer	406-4201	2681 VEGAS VALLEY DR	Sandra V Brainer
17.	BONNIE LEE	477-7020	912 SAHARA AVE	Bonnie Lee
18.	Metonnen Fefem	327-3770	920 E. SAHARA	Metonnen Fefem
19.	ROSE Sherbondy	650-3019	918 E Sahara	Rose Sherbondy
20.	Jennifer Negrones	375-6401	918 E. Sahara	Jennifer Negrones
21.		:		
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	Name	Phone No.	Address	Signature
1.	Andres Arce	737 5584	610 E. Sahara Ave. #8	[Signature]
2.	Elton Marvin	734 2349	610 E Sahara #15	[Signature]
3.	Rafael Lopez	734 8897	610 E Sahara #5	[Signature]
4.	Mark Sartin	633 7264	2100 S Maryland Ave	[Signature]
5.	Ernie Quin	340-3823	1215 E. SAHARA	[Signature]
6.	VILMA GILAD	650-7608	1215 E. SAHARA	[Signature]
7.	[Signature]	227-6888	1225 E. SAHARA	[Signature]
8.	Emilia Camacho	682-2708	7194 S. W. 2nd	[Signature]
9.	Ives Godinez	699-9500	1231 E Sahara	[Signature]
10.	Virginia Acoba	369-1577	1233 E Sahara	[Signature]
11.	Andrea Morales	737 1965	2660 E. Sahara Maryland	[Signature]
12.	Leonel Chavarria	281 0138	266 S. Maryland Ave	[Signature]
13.	[Signature]	734 2488	2660 S. Maryland	[Signature]
14.	[Signature]	796 7827	2660 S. M. Hwy	[Signature]
15.	Heather Bailey	732 8612	2650 Maryland Hwy	[Signature]
16.	Elicia Ungaro	732 8612	2650 S. Maryland	[Signature]
17.	Marlene [Signature]	732-0360	1405 Vegas Valley	[Signature]
18.	Tracy [Signature]	732-8612	2650 S Maryland	[Signature]
19.	Theresa [Signature]	733-2727	2650 S MARYLAND	[Signature]
20.	Greg Nowatzki	733-2727	2650 S. Maryland #A4	[Signature]
21.	Nikol Davis	733-2727	2650 S Maryland #A4	[Signature]
22.	Tracee Bress	733 2727	2650 S Maryland #A4	[Signature]
23.	Marla Medina	735-0000	2650 S. Maryland #H2	[Signature]
24.	Janet Jimenez	416-3910	2650 S. Maryland	[Signature]
25.	Mayra Moran	373 3728	2650 S. Maryland	[Signature]

RECEIVED
CITY CLERK

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	Name	Phone No.	Address	Signature
1.	Steven Burke	735-0000	2650 S Maryland Hwy	[Signature]
2.	Ross Cruz	670-5708	70 - A1	[Signature]
3.	GRACE GONZALEZ	650-5508	26 - A	[Signature]
4.				
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CITY CLERK
2007 MAR - 5 PM 12:51

The undersigned business owners, neighbors, and concerned citizens would like to state their **opposition** to the application number SUP 18902 (applicant Pawn Plus) for a pawn shop located at 854 and 856 E. Sahara.

This application is asking for a distance waiver of 685 feet, where a 1,000 foot distance is required. We would ask that this waiver not be granted, and the application denied.

In addition, this use is not compatible with the surrounding property uses and is not in the spirit of redevelopment and improvement in the busy E. Sahara corridor.

	Name	Phone No.	Address	Signature
1.	Dick Taggart	893-2600	1120 Pinehurst	[Signature]
2.	Ron Hansen	896-5802	1066 Lucas/Alce	[Signature]
3.	NATE HANSEN	881-9677	1045 18th St NE	[Signature]
4.	Indy Taggart	893-2600	1120 Pinehurst	[Signature]
5.	[Signature]	796 5195	3196 Bell Air	[Signature]
6.	[Signature]	219-6244	1118 TAM O SHANTER	[Signature]
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2001 MAR -5 P 12:51

RECEIVED
CITY CLERK

The undersigned business owners, neighbors, and concerned citizens would like to state their **opposition** to the application number SUP 18902 (applicant Pawn Plus) for a pawn shop located at 854 and 856 E. Sahara.

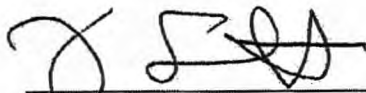
This application is asking for a distance waiver of 685 feet, where a 1,000 foot distance is required. We would ask that this waiver not be granted, and the application denied.

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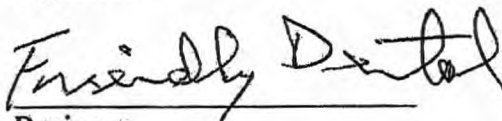
	Name	Phone No.	Address	Signature
1.	Rob Raczka	518 424-1378	953 E. SAHARA B-26	Rob Raczka
2.	CANDICE Nichols	460-7621	953 E. SAHARA B31	Candice Nichols
3.	GARY HORTON	401-1080	953 E. Sahara	Gary Horton
4.	Matthew Dona	519-91810	953 E. Sahara	Matthew Dona
5.	Ray Smith	521-0440	2300 Clifton Ave #101	Ray Smith
6.	Jose Guzman	374-8415	953 E. Sahara B31	Jose Guzman
7.	MARTIN GARO, JR	813-2533	953 E. Sahara #102	Martin Garo, Jr
8.	Randy Lang	360-0980	953 E. Sahara #101	Randy Lang
9.	Michael Morse	328-3896	953 E. 16 Sahara Ave	Michael Morse
10.	THOMAS E. CONROY III	731-4287	953-35 E. Sahara Ave #101	Thomas E. Conroy III
11.	Paula Sadleir	792-6245	953 E. Sahara	Paula J. Sadleir
12.	Thomas C. W. Dean	743-7039	953 E. Sahara B31	Thomas C. W. Dean
13.	Joshua Montgomery	401-1795	953 E. Sahara B31	Joshua Montgomery
14.	Daniel Del Rossi	735-0186	953 E. Sahara B711	Daniel Del Rossi
15.	Chung H. Park	891-8444	953 E. Sahara A22	Chung H. Park
16.	Jung Keun Yi	794-0870	953 E. Sahara A3	Jung Keun Yi
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RECEIVED
CITY CLERK
2001 MAR - 5 P 12:51

I have discussed with Craig McCall the proposed relocation of Pawn Plus and Jewelry to 854 & 856 E. Sahara Avenue. I am not opposed to this project.


Signature

3-1-07
Date

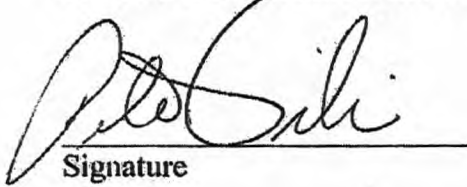

Business

914 E. SAHARA AVE

Submitted after final agency review

Date 03-06-07 Item # 131

I have discussed with Craig McCall the proposed relocation of Pawn Plus and Jewelry to 854 & 856 E. Sahara Avenue. I am not opposed to this project.

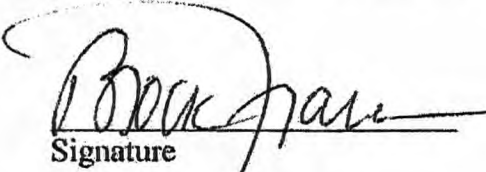

Signature

3-1-07
Date

TRIMBOLI INS AGENCY
Business

990 E. SAHARA AVE.

I have discussed with Craig McCall the proposed relocation of Pawn Plus and Jewelry to 854 & 856 E. Sahara Avenue. I am not opposed to this project.


Signature

3-1-07
Date

ACCOUNT RENT + COPY
Business

936 E. SAHARA

I have discussed with Craig McCall the proposed relocation of Pawn Plus & Jewelry to 854 & 856 E. Sahara Avenue. I am not opposed to this project.

Clair Evers

Signature

2-23-07

Date

Dee-Lee Inc

Business

FRANCHISE FOR MARTI CALENDARS

600 E. SAHARA AVE

I have discussed with Craig McCall the proposed relocation of Pawn Plus & Jewelry to
854 & 856 E. Sahara Avenue. ~~I am not opposed to this project.~~

I Don't really care either way.

Pho Santos

Signature

2/23/07

Date

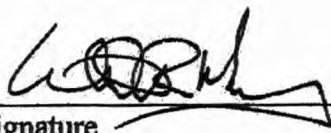
The Male Bag Vegas

Business

mens retail

610 E. Sahara

I have discussed with Craig McCall the proposed relocation of Pawn Plus & Jewelry to 854 & 856 E. Sahara Avenue. I am not opposed to this project.


Signature

2/23/07
Date

George R Carter + Assoc.
Business

812 E. SAHARA

I have discussed with Craig McCall the proposed relocation of Pawn Plus & Jewelry to 854 & 856 E. Sahara Avenue. I am not opposed to this project.

Will F. Napp
Signature

2/23/07
Date

Get Tanned / Supply
Business

A1 Supply

810 E. SAHARA

I have discussed with Craig McCall the proposed relocation of Pawn Plus & Jewelry to 854 & 856 E. Sahara Avenue. I am not opposed to this project.

Holly Moore
Signature

2/23/07
Date

Devil's playground
Business

810 E SAHARA

I have discussed with Craig McCall the proposed pawn store use at 854 & 856 E. Sahara Avenue. I am not opposed to this project


Signature

2/22/07
Date

Statewide Lightning
Business

800 E. SAHARA

I have discussed with Craig McCall the proposed relocation of Pawn Plus and Jewelry to 854 & 856 E. Sahara Avenue. I am not opposed to this project.


Signature

3-07-07
Date

Anderson Computer Systems, LLC
Business

854 E. SAHARA

I have discussed with Craig McCall the proposed pawn store use at 854 & 856 E. Sahara Avenue. I am not opposed to this project

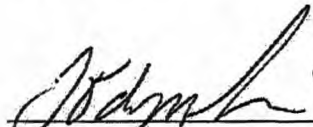
David S. Dwyer
Signature

27 Feb 07
Date

All Around Video
Business

886 E. SAHARA AVE

I have discussed with Craig McCall the proposed relocation of Pawn Plus and Jewelry to 854 & 856 E. Sahara Avenue. I am not opposed to this project.


Signature

03/01/07
Date

Clinical Research Center of Nevada.
Business

1012 E. SAHARA AVE

I have discussed with Craig McCall the proposed relocation of Pawn Plus and Jewelry to 854 & 856 E. Sahara Avenue. I am not opposed to this project.

Vincent L. Schmidt
Signature

3-1-07
Date

Private School
Business

1018 E. SAHARA AVE

I have discussed with Craig McCall the proposed relocation of Pawn Plus and Jewelry to 854 & 856 E. Sahara Avenue. I am not opposed to this project.


Signature

3-1-07
Date

LIFE LIKE HAIR CENTER

Business

1010 E. SAHARA AVE

I have discussed with Craig McCall the proposed relocation of Pawn Plus & Jewelry to 854 & 856 E. Sahara Avenue. I am not opposed to this project.



Signature

02/23/2007

Date

Florida Pool Services.

Business

610 E. SAHARA

RECEIVED
DEVELOPMENT

FEB 23 2 25 PM '07

610 E. SAHARA

The undersigned business owners, neighbors, and concerned citizens would like to state their **opposition** to the application number SUP 18902 (applicant Pawn Plus) for a pawn shop located at 854 and 856 E. Sahara.

This application is asking for a distance waiver of 685 feet, where a 1,000 foot distance is required. We would ask that this waiver not be granted, and the application denied.

Protest

In addition, this use is not compatible with the surrounding property uses and is not in the spirit of redevelopment and improvement in the busy E. Sahara corridor.

	Name	Phone No.	Address	Signature
1.	MARY GAY	702-39-1957	2255 FALLING RAIN DR	
2.	Tia Atualasi	(702) 336-1823	1956 SIMMON AVE #1031	
3.	Neena Buske		4701 E. Sahara Ave #248 LV NV 89104	
4.	Charlie Burger	702 693-5404	7145 Camron Las Vegas NV	
5.	Sonny Rutledge		500 SAN PABLO Apt 102	
6.	Charlene Law		5710 E Tropicana AVE #1096	
7.	LISA Kintner	580340	5725 PITCH FISH LVS VEGAS NV 89143	
8.	Edson Jeff	213-9371	846 E Sahara	
9.	Maria Madana	702 336-1823	1956 SIMMON AVE #1031	
10.	MARC MORDIANO		4132 S. RAINBOW #127 LV NV 89103	
11.	John Redfield	731-1508	325 CLIFTON HEIGHTS DRIVES	
12.	Tony Auletta	454-6699	10896 Finty Hill	
13.	Rev Phil GERSON	202-1758	4385 E Lake Mead Blvd LAS VEGAS NV 89115	
14.	Linda LeBourveau	384-1327	12015 9th ST	
15.	MAUREEN BIRD	567-1999	903 LYLE RAVEN ST.	
16.	Elizabeth Israel	224-4531	61 American R	
17.	Valerie Rich	5817374	1736 EAST CHARLES	
18.	Ray Nichols	(702) 373-4672	5555 S. Pecos Rd	
19.	JILL GRANT	466-3075	3225 E Tropicana	
20.	EVERYN BUTRE	253 0745	5923 CLOVER CYN LV NV 89142	
21.	Emily Thayer	871-1327	3108 Chadford Dr	
22.	Deanna Calif	896-5205	1155 E Tropicana Ave #108-2	
23.	Robin Miller		1168 Speedy Street	
24.	Joan Miller	731-1508	325 CLIFTON HEIGHTS DRIVES	
25.	Otha Rabon	702 324020	2009 Hurst St	

Continued after final page

Date 04-03-07 Item #93

2007 APR -3 A 11:36
RECEIVED
CITY CLERK

The undersigned business owners, neighbors, and concerned citizens would like to state their **opposition** to the application number SUP 18902 (applicant Pawn Plus) for a pawn shop located at 854 and 856 E. Sahara.

This application is asking for a distance waiver of 685 feet, where a 1,000 foot distance is required. We would ask that this waiver not be granted, and the application denied.

In addition, this use is not compatible with the surrounding property uses and is not in the spirit of redevelopment and improvement in the busy E. Sahara corridor.

	Name	Phone No.	Address	Signature
1.	Carolyn Callery	353-3278	846 E. Sahara	Carolyn Callery
2.	Dierdre Denlinger	319-1543	846 E. Sahara	Dierdre Denlinger
3.	John Nelson	759-6009	" "	John Nelson
4.	Bill Peere	1089-4123	4500 W. 1st Pl	Bill Peere
5.	Jimmy Wilson	494-9310	229 Dacotian Ln	Jimmy Wilson
6.	Mike Jones	897-5468	7545 Bermuda Rd	Mike Jones
7.	DAN THOMPSON	367-0575	2624 Sidonia Lv	Dan Thompson
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CITY CLERK
2007 APR - 3 A 11:36

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In addition, this use is not compatible with the surrounding property uses and is not in the spirit of redevelopment and improvement in the busy E. Sahara corridor.

	Name	Phone No.	Address	Signature
1.	David J. Tipton	702 735 2679	886 E Sahara	David Tipton
2.	Babe Monagan	702 731 6826	886 E Sahara	Babe Monagan
3.	Rick Low	702 401 8201	8826 E Sahara	Rick Low
4.	Kathy Allen	300-7475	872 E. Sahara Ave	Kathy Allen
5.	Laurie Licata	735-2518	872 E. SAHARA	Laurie Licata
6.	Charmaine Jorge	733-7858	872 E. Sahara Ave	Charmaine Jorge
7.	Mirna Aguirre	733-7858	872 E. Sahara Ave	Mirna Aguirre
8.	Anna Laver	733-7850	872 E. Sahara Ave	Anna Laver
9.	Sonia Mahan	733-7858	872 E. Sahara Ave	Sonia Mahan
10.	Amanda Waiclle	733-7858	872 E. Sahara Ave	Amanda Waiclle
11.	Sue Brandt	734-8376	860 E. Sahara	Sue Brandt
12.	Brook NELSON	734-8376	860 E. Sahara	Brook Nelson
13.	Barbara Hawe	734-8376	860 E. Sahara	Barbara Hawe
14.	Angela Palakoon	505-53210	810 E. Sahara	Angela Palakoon
15.	Diana Marquez	918-9358	810 E. Sahara	Diana Marquez
16.	John V. Papp	991-5168	8110 E. Sahara	John V. Papp
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2007 APR -3 A 11:36
RECEIVED
CITY CLERK

LAW OFFICES
BALLARD SPAHR ANDREWS & INGERSOLL, LLP

BANK OF AMERICA PLAZA
300 SOUTH FOURTH STREET, SUITE 1201
LAS VEGAS, NEVADA 89101-6018
702-471-7000
FAX: 702-471-7070
WWW.BALLARDSPAHR.COM

PHILADELPHIA, PA
BALTIMORE, MD
DENVER, CO
SALT LAKE CITY, UT
VOORHEES, NJ
WASHINGTON, DC
WILMINGTON, DE

MAREN PARRY
PERSONAL FAX: (866) 381-5357
E-MAIL: PARRYM@BALLARDSPAHR.COM

Support

April 3, 2007

By Hand Delivery

Beverly Bridges
Acting City Clerk
City of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89101

Re: Pawn Plus d/b/a Christensen Brothers, LLC.
April 4, 2007 City Council Agenda
Application No.: SUP-18902
Agenda Item No.: 93

2007 APR - 3 P 3:18
RECEIVED
CITY CLERK

Dear Ms. Bridges:

Enclosed please find a petition in support of the above-referenced special use permit application, which we request be filed with the Clerk's office and included in the record for tomorrow's hearing. There are a total of 342 signatures in support thereof.

Thank you for your attention and assistance in this matter. Please feel free to contact me with any questions or concerns.

Very truly yours,

Maren Parry
Maren Parry

MP/cm
Enclosures

cc: Councilman Gary Reese

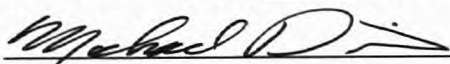
Submitted after final agenda

Date 04-03-07 Item #93

A Petition to the Mayor and the Councilmembers
of the City of Las Vegas
in regard to Pawn Plus and Jewelry Outlet, 854-856 East Sahara

We, the undersigned, attended the neighborhood meeting on March 29, 2007, regarding Special Use Permit 18902 that would allow Pawn Plus and Jewelry Outlet to relocate to 854-856 E. Sahara. We wish to go on record that we are not opposed to this special use permit.

Name Darlene Steljes Date: 3/30/07
Address 1022 - E. Sahara Ave.
Signature 

Name Michael Davis Date: 3/30/07
Address 1012 East Sahara Ave.
Signature 

Name _____ Date: _____
Address _____
Signature _____

Name _____ Date: _____
Address _____
Signature _____

Name _____ Date: _____
Address _____
Signature _____

A Petition to the Mayor and the Councilmembers
of the City of Las Vegas
in support of Pawn Plus and Jewelry, 854-856 East Sahara

We, the undersigned, are concerned citizens with a significant interest in the East Sahara corridor between Maryland Parkway and Paradise Road, because we frequent the stores and businesses that operate there. We wish to go on record in support of Special Use Permit 18902 that would allow Pawn Plus and Jewelry Outlet to relocate to 854-856 E. Sahara.

Name Floyd JohnsonDate: 3-30-07Address 213 E. Sahara 12125Signature [Signature]Name Cula E. GrayDate: 3-30-07Address 1655 E. SaharaSignature Cula E. GrayName Jessica ScitlesDate: 3-30-07Address S. EasternSignature Jessica ScitlesName Steve SimmersDate: 3-31-07Address 5761 Ruby Creek DriveSignature Steven SimmersName Art VillagomezDate: 3-31-07Address 3070 S. Nellis, Las Vegas NV. 89121 Apt. 1084Signature [Signature]

**A Business Petition to the Mayor and the Councilmembers
of the City of Las Vegas in support of Pawn Plus and Jewelry,**

854 & 856 East Sahara

As business owners and concerned citizens who work and/or own businesses near the Pawn Plus and Jewelry outlet on Sahara, near Maryland Parkway, we want to attest that this store and its owner have been quality business neighbors, and that the business has had a positive impact on the center and neighborhood. We would recommend this owner and his store with the highest regard. We wish to go on record in support of their request for special use permit 18902, that would allow Pawn Plus and Jewelry to locate at 854 & 856 East Sahara.

Name Michael Burns Date: 3/31/07
Address 1750 East Karen Ave Apt. 358
Signature Michael Burns

Name JoAnn Cantrall Date: 4/1/07
Address 1750 E. Karen Ave. Apt. 247
Signature JoAnn Cantrall

Name JOE BROADBENT Date: 4/1/07
Address 3000 HEBARD DR. L.V. NV. 89121
Signature Joe Broadbent

Name William Ruggt Date: 4/2/07
Address _____
Signature William Ruggt

Name Larry Holmes Date: 4/2/07
Address 1750 Karen Ave
Signature Larry Holmes

**A Business Petition to the Mayor and the Councilmembers
of the City of Las Vegas in support of Pawn Plus and Jewelry,**

854 & 856 East Sahara

As business owners and concerned citizens who work and/or own businesses near the Pawn Plus and Jewelry outlet on Sahara, near Maryland Parkway, we want to attest that this store and its owner have been quality business neighbors, and that the business has had a positive impact on the center and neighborhood. We would recommend this owner and his store with the highest regard. We wish to go on record in support of their request for special use permit 18902, that would allow Pawn Plus and Jewelry to locate at 854 & 856 East Sahara.

Name Tom Stierman Date: 3/30/07
Address 1780 E. Sahara Ave
Signature Tom Stierman

Name Paul Besterman Date: 3/30/07
Address Box 13232 Las Vegas NV 89102
Signature Paul Besterman

Name Neda M. Elkurd Date: 3/30/07
Address 3642 Boulder Hwy #253 Las Vegas N.V.
Signature Neda Elkurd

Name ELMATERAINE Date: 3/30/07
Address 3731 St Peter Cr
Signature ELMATERAINE

Name Sabrina Hutchens Date: 281-6119
Address 1314 E. OAK Ave 89104
Signature Sabrina Hutchens

~~4-5-07~~

A Petition to the Mayor and the Councilmembers
of the City of Las Vegas
in support of Pawn Plus and Jewelry, 854-856 East Sahara

We, the undersigned, are concerned citizens with a significant interest in the East Sahara corridor between Maryland Parkway and Paradise Road, because we frequent the stores and businesses that operate there. We wish to go on record in support of Special Use Permit 18902 that would allow Pawn Plus and Jewelry Outlet to relocate to 854-856 E. Sahara.

Name James & Curtis Date: 4-1-07
Address 831 STONEHENGE ST (89110)
Signature James & Curtis

Name DAVID WILLIAMS Date: 4-01-07
Address 1729 E SAINT LOUIS ST.
Signature David Williams

Name Annette Shaw Date: 4-1-07
Address 2830 Provo St Las Vegas NV 89121
Signature Annette Shaw

Name _____ Date: _____
Address _____
Signature _____

Name _____ Date: _____
Address _____
Signature _____

**A Business Petition to the Mayor and the Councilmembers
of the City of Las Vegas in support of Pawn Plus and Jewelry,**

854 & 856 East Sahara

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Name Matt Hammond Date: 4-2-2007
Address 10115 Seltzer St.
Signature [Signature]

Name _____ Date: _____
Address _____
Signature _____

Name _____ Date: _____
Address _____
Signature _____

Name _____ Date: _____
Address _____
Signature _____

Name _____ Date: _____
Address _____
Signature _____

A Petition to the Mayor and the Councilmembers
of the City of Las Vegas
in support of Pawn Plus and Jewelry, 854-856 East Sahara

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Name TERESA SBA Date: 3-31-07
Address 4455 E TUGAN #135
Signature [Signature]

Name [Signature] Date: 3-31-07
Address 4630 Royal Ln
Signature [Signature]

Name Steve Simmes Date: 3-31-07
Address _____
Signature [Signature]

Name Andropoulos Bank Date: 3-13/107
Address _____
Signature Andropoulos Bank

Name Ronald Pronger Date: 4-1-07
Address 2080 Karen Ave #B50
Signature Ronald Pronger

**A Business Petition to the Mayor and the Councilmembers
of the City of Las Vegas in support of Pawn Plus and Jewelry,**

854 & 856 East Sahara

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Name Theresa Ramirez Date: 3-29-07
Address 370 E. Harmon Bldg #213
Signature [Signature]

Name Shirley Stiegler Date: 3-29-07
Address 1708 E. St. Louis, LV NV 89104
Signature [Signature]

Name John Palmer Date: 3-29-07
Address PO BOX 10402
Signature [Signature]

Name John C. Perry Date: 3/29/07
Address 2850 S. Maryland Pkwy N104 LV NV 89109
Signature [Signature]

Name Tony Paslin Date: 3/29/07
Address 2301 Redwood St APT #3706
Signature [Signature]

A Petition to the Mayor and the Councilmembers
of the City of Las Vegas
in support of Pawn Plus and Jewelry, 854-856 East Sahara

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Name SAMUEL CHONGGUM

Date: 3-29-07

Address 303 E HARMON #54

Signature [Signature]

Name Raul C. Gomez

Date: 3-29-07

Address 1520 Mcrail ST

Signature [Signature]

Name Xim Quiocho

Date: 3-29-07

Address 1100 Dumont Las Vegas

Signature Xim Quiocho

Name [Signature]

Date: 3-29-07

Address 3202 Hickam Ave

Signature [Signature]

Name Tony Carr

Date: 3-29-07

Address 300 Main St

Signature Tony Carr

A Petition to the Mayor and the Councilmembers
of the City of Las Vegas
in support of Pawn Plus and Jewelry, 854-856 East Sahara

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Name Christine Reel Naki Date: 3-28-07
Address 89-324 Kanwale Ave 1600 Karen Ave.
Signature Christine Reel

Name Cheryl Wooderson Date: 3-28-07
Address 3535 Cambridge #2108
Signature Cheryl Wooderson

Name Mary Ann Man Date: 3/28/07
Address 3150 S. Nellis Blvd Apt 2094 L.V. 89121
Signature Mary Ann Man

Name Marte R. Duran Date: 03/28/07
Address 790 Polo Verde cr. Apt 2 Las Vegas NV. 89119
Signature [Signature]

Name ELLI Meyers Date: 3/28/07
Address 455 Sierra Vista #408
Signature Elli Meyers

**A Business Petition to the Mayor and the Councilmembers
of the City of Las Vegas in support of Pawn Plus and Jewelry,**

854 & 856 East Sahara

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Name TOM COOPER Date: 3-27-07
Address 1803 HERAD R LAS VEGAS NV
Signature Tom Cooper 89121

Name JACK SIGANOFF Date: 3-27-07
Address 114 W 23 ST LAS VEGAS NV 89004
Signature Jack Sigano

Name CHARLES BURT Date: 3-27-07
Address 2275 W 25TH ST #90 SAN PEDRO CALIF 90732
Signature Charles Burt

Name JEANETTE FOSTER Date: 3-27-07
Address 3655 TROPICANA
Signature Jeanette Foster

Name ESTHER STOKES Date: 3-29-07
Address 1209 GARSON LN
Signature Esther Stokes

**A Business Petition to the Mayor and the Councilmembers
of the City of Las Vegas in support of Pawn Plus and Jewelry,**

854 & 856 East Sahara

As business owners and concerned citizens who work and/or own businesses near the Pawn Plus and Jewelry outlet on Sahara, near Maryland Parkway, we want to attest that this store and its owner have been quality business neighbors, and that the business has had a positive impact on the center and neighborhood. We would recommend this owner and his store with the highest regard. We wish to go on record in support of their request for special use permit 18902, that would allow Pawn Plus and Jewelry to locate at 854 & 856 East Sahara.

Name *[Signature]* Date: 3/26/07
Address _____
Signature _____

Name *[Signature]* Date: 3/26/07
Address _____
Signature _____

Name GIDEON A. SANTOS Date: 3/26/07
Address 1028 HASSETT AVE. LAS VEGAS
Signature *[Signature]*

Name BOB SIGANOFF Date: 3-26-07
Address 3080 HEBER DR LAS VEGAS NV 89121
Signature *[Signature]*

Name EDA COOPER Date: 3-26-07
Address 1203 HEROLD DR
Signature *[Signature]*

A Petition to the Mayor and the Councilmembers
of the City of Las Vegas
in support of Pawn Plus and Jewelry, 854-856 East Sahara

We, the undersigned, are concerned citizens with a significant interest in the East Sahara corridor between Maryland Parkway and Paradise Road, because we frequent the stores and businesses that operate there. We wish to go on record in support of Special Use Permit 18902 that would allow Pawn Plus and Jewelry Outlet to relocate to 854-856 E. Sahara.

Name Brian Ware Date: 7/27/07
Address 7630 Estes Park
Signature Brian Ware

Name Sean Kennedy Date: 3/27/07
Address 4813 Canyon Dr A.V.
Signature Sean Kennedy

Name MARTIN GRIFFIN Date: 3/27/07
Address 4325 MOTT AVE
Signature Martin Griffin

Name TERRY RISSON Date: 3-30-07
Address 1111 AFRICAN SUNSET
Signature Terry Risson

Name Tammie Murphy Date: 3/30/07
Address 7200 Santa Clara Dr
Signature Tammie Murphy

A Petition to the Mayor and the Councilmembers
of the City of Las Vegas
in support of Pawn Plus and Jewelry, 854-856 East Sahara

We, the undersigned, are concerned citizens with a significant interest in the East Sahara corridor between Maryland Parkway and Paradise Road, because we frequent the stores and businesses that operate there. We wish to go on record in support of Special Use Permit 18902 that would allow Pawn Plus and Jewelry Outlet to relocate to 854-856 E. Sahara.

Name Matthew Gallick Date: 3-27-07

Address 1405 Vegas Valley Dr. #245 L.V. NV 89109

Signature Matthew Gallick

Name Victor Miller Date: 3-27-07

Address 4129 Pistachio Nut Las Vegas NV 89115

Signature Victor Miller Sr

Name George Sandoz Date: 3-28-07

Address 3770 So. Sycamore

Signature George Sandoz

Name Charles Stevens Date: 3/27/07

Address 4730 E. CRAIG RD.

Signature Charles Stevens

Name [Signature] Date: 3-27-07

Address 1118 Du

Signature [Signature]

A Petition to the Mayor and the Councilmembers
of the City of Las Vegas
in support of Pawn Plus and Jewelry, 854-856 East Sahara

We, the undersigned, are concerned citizens with a significant interest in the East Sahara corridor between Maryland Parkway and Paradise Road, because we frequent the stores and businesses that operate there. We wish to go on record in support of Special Use Permit 18902 that would allow Pawn Plus and Jewelry Outlet to relocate to 854-856 E. Sahara.

Name SAM A. SAPIENZA Date: 3/26/07
Address 1290 FRAGA DR. LV NV 89119
Signature [Signature]

Name Chance Ingram Date: 3/26/07
Address _____
Signature _____

Name J Ward Date: 3/26/07
Address _____
Signature [Signature]

Name [Signature] Date: 3-26-07
Address _____
Signature [Signature]

Name RUTH C. BAUER Date: 3-26-07
Address 1639 VEGAS VALLEY DR. LV. NV. 89169
Signature Ruth C. Bauer

A Petition to the Mayor and the Councilmembers
of the City of Las Vegas
in support of Pawn Plus and Jewelry, 854-856 East Sahara

We, the undersigned, are concerned citizens with a significant interest in the East Sahara corridor between Maryland Parkway and Paradise Road, because we frequent the stores and businesses that operate there. We wish to go on record in support of Special Use Permit 18902 that would allow Pawn Plus and Jewelry Outlet to relocate to 854-856 E. Sahara.

Name Melonie Spalding Date: 3.25.07
Address 2000 Paradise 5105 LV NV 89104
Signature Melonie Spalding

Name Lois Huber Date: 3-25-2007
Address South Mountain Vista
Signature Lois Huber

Name Danell Cook Date: 3/25/2007
Address 4360 Boulder Hwy Suite 225 LV NV 89121
Signature Danell Cook

Name Tiffany Chamberlain Date: 3/25/07
Address 6408 Dinning Avenue
Signature Tiffany Chamberlain

Name Michael Hogue Date: 3/25/07
Address 6500 Blue Royal Dr
Signature Michael Hogue

A Petition to the Mayor and the Councilmembers
of the City of Las Vegas
in support of Pawn Plus and Jewelry, 854-856 East Sahara

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Name Jennifer R. Gilmore Date: 3-23-07
Address 4183 Corsan Ave Kissimmee, FL 34741
Signature _____

Name Lisa Marie Kubas Date: 3.23.07
Address 8303 Santa Ynez #2303 LUNN 89104
Signature Lisa Marie Kubas

Name James Nichols Date: 3/23/07
Address 2621 San Martin
Signature James Nichols

Name EDWARD GRUBB Date: 3/24/07
Address 4325 Mott Cir
Signature [Signature]

Name Arnel Carrido Date: 3/24/07
Address 1050 Whitney Ranch
Signature Arnel Carrido

A Petition to the Mayor and the Councilmembers
of the City of Las Vegas
in support of Pawn Plus and Jewelry, 854-856 East Sahara

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Name [Signature] Date: 3-23-07
Address 3125 PLAZA S.T 89121
Signature [Signature]

Name [Signature] Date: 3-23-07
Address 1450 E HARMON AVE
Signature [Signature]

Name Dr J. W. Martin Date: 3-21-07
Dr J W Martin
Address 3565 E Post
Signature [Signature]

Name THOMAS K MITCHELL Sr Date: 3 22 07
Thomas K Mitchell
Address 1750 E KAREN 89109
Signature Thomas K Mitchell

Name Ryan Foster Date: 3-22-07
Address 1741 Sand Stone Drive Henderson, NV
Signature [Signature]

A Petition to the Mayor and the Councilmembers
of the City of Las Vegas
in support of Pawn Plus and Jewelry, 854-856 East Sahara

We, the undersigned, are concerned citizens with a significant interest in the East Sahara corridor between Maryland Parkway and Paradise Road, because we frequent the stores and businesses that operate there. We wish to go on record in support of Special Use Permit 18902 that would allow Pawn Plus and Jewelry Outlet to relocate to 854-856 E. Sahara.

Name Keion Jackson Date: _____

Address 1405 Vegas Valley Dr

Signature Keion Jackson

Name ROGER F. KINSEY Date: March 22, 2007

Address 610 S. 11TH ST. A3, LV 89101

Signature Roger Kinsey

Name Edward Wilson Date: 3/22/07

Address 1750 E KAREN

Signature Edward Wilson

Name RON KAMMER Date: 3/23/07

Address 2100 10TH ST.

Signature Ron Kammner

Name Russell Sauter Date: 3-23-07

Address 2084 Decatur Blvd

Signature [Signature]

A Petition to the Mayor and the Councilmembers
of the City of Las Vegas
in support of Pawn Plus and Jewelry, 854-856 East Sahara

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Name DEVON SPERKE Date: 3/22/07
Address 1017 MEDLEY LN. LUNV 89103
Signature [Signature]

Name [Signature] Date: 3-22-07
Address 2686 W. Pecos St
Signature [Signature]

Name Uma Weil Date: 2-22-03
Address 304 W. Cleveland #7
Signature L.V. N.V. 89102

Name Jesse/Mary Date: 3/22/07
Address 3350 N DORANGO
Signature Jesse/Mary

Name [Signature] Date: 3/22/07
Address 6334 Sahara Way
Signature Sandra J. Vigliano

A Petition to the Mayor and the Councilmembers
of the City of Las Vegas
in support of Pawn Plus and Jewelry, 854-856 East Sahara

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Name Chereia Mullum Date: 3/22/07
Address 3770 S. Swenson # K308
Signature Chereia Mullum

Name Lester D Date: 3-22-07
Address 3770 S. Swenson
Signature Lester D

Name Diana Wade Date: 3/22/07
Address 4030 Paradise #1547
Signature Diana Wade

Name Maurino Echimi SA Date: 3-22-07
Address 2636 VAN PATTON ST., LV 89109
Signature Maurino Echimi

Name Deborah Pitts Date: 3/23/07
Address 2606 Lynnwood Ave #11
Signature Deborah Pitts

A Petition to the Mayor and the Councilmembers
of the City of Las Vegas
in support of Pawn Plus and Jewelry, 854-856 East Sahara

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Name Carl Balf Date: 03-21-07
Address 2635 Sherwood #7
Signature [Signature]

Name Carole Patterson Date: 3-21-07
Address 1908 Silver Birch LN. LV, NV 89104
Signature Carole Patterson

Name John Hicks Date: 3-21-07
Address 1908 Silver Birch Lane LV, NV 89104
Signature John Hicks

Name Lance T. Bakios Date: 3-21-07
Address 3240 Swenson
Signature Lance T. Bakios

Name Don Frees Date: 3-21-07
Address 3535 Cambridge #111 89169
Signature [Signature]

A Petition to the Mayor and the Councilmembers
of the City of Las Vegas
in support of Pawn Plus and Jewelry, 854-856 East Sahara

We, the undersigned, are concerned citizens with a significant interest in the East Sahara corridor between Maryland Parkway and Paradise Road, because we frequent the stores and businesses that operate there. We wish to go on record in support of Special Use Permit 18902 that would allow Pawn Plus and Jewelry Outlet to relocate to 854-856 E. Sahara.

Name Ronald Jamerson Date: 3/20/07
Address 3035 LACANHA LV. NV 89169
Signature Ronald Jamerson

Name BARNES, MICHAEL M. Date: 03/20/07
Address 2595 LYNNWOOD ST. #102, LV, NV 89109
Signature Michael Barnes

Name Richard Medrano Date: 03/20/07
Address 2617 Island Brook ^{LV. NV} ST 89108^{zip}
Signature Richard Medrano

Name CHARLES GUADAGNOLI Date: 3/21/07
Address 4675 BALBOA DR.
Signature Las Vegas, NV 89119

Name Cathy Nance Date: 3/21/07
Address 3510 LILLIAN ST
Signature Cathy Nance

**A Business Petition to the Mayor and the Councilmembers
of the City of Las Vegas in support of Pawn Plus and Jewelry,**

854 & 856 East Sahara

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Name Rahsaan Burns Date: 3/24/07
Address 1750 E. KOREN AVE. #358 CU NV 89169
Signature Rahsaan Burns

Name Marco Sotelo Date: 3/24
Address 544 Ellen Way
Signature Marco Sotelo

Name Tom Wadell Date: 3/26
Address 1158 Sunny Acres
Signature Tom Wadell

Name E CORONA Date: 3/26/07
Address 3623 EL CAMINO
Signature [Signature]

Name Ernesto Jimenez Date: 3/26/07
Address 5207 Cheekate St
Signature [Signature]

**A Business Petition to the Mayor and the Councilmembers
of the City of Las Vegas in support of Pawn Plus and Jewelry,**

854 & 856 East Sahara

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Name RICKY SARGUVE Date: 03-24-07
Address 6143 HIGHLAND GARDEN DR. N. LAS VEGAS NV. 89031
Signature [Signature]

Name Chonita Elmore Date: 03/24/07
Address 4855 Boulder APT 3080 Las Vegas NV
Signature Chonita Elmore

Name Monica Palmer Date: 03/24/07
Address 3645 - Ruby St.
Signature Monica Palmer

Name Denice Holtz Date: 03/24/07
Address 1250 E. Karen Ave. #358, LV, NV 89109
Signature Denice Holtz

Name Kara Harris Date: 03/24/07
Address 1750 E. Karen ave apt #358 LV, NV 89109
Signature Kara Harris

**A Business Petition to the Mayor and the Councilmembers
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854 & 856 East Sahara

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Name Robert Walls Date: 3-23-07
Address 1450 E. Harmon CU NV 89191
Signature Robert A. Walls

Name Linda Young Date: 3-23-07
Address 2929 Citicold #104
Signature Linda Young

Name LINDA PALANOV Date: 3-24-07
Address 2512 E. OAKLEY BLVD
Signature [Signature]

Name Larry Ann Oliveira Date: 3-24-07
Address 1401 N Lamb #246
Signature Larry Ann Oliveira

Name Lee Vogt Date: 3-24-07
Address 1401 N Lamb #246
Signature [Signature]

**A Business Petition to the Mayor and the Councilmembers
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Name SERGE J. FOURNIER Date: 3-23-07
Address 1209 CARSON AVE. LAS VEGAS NV 89101
Signature [Signature]

Name JENNIFER FARIAS Date: 3-23-07
Address 512 SAN PABLO DR #101 LAS VEGAS NV 89104
Signature [Signature]

Name Mike Rohaley Date: 3-23-07
Address 1225 E. Hacienda #39
Signature [Signature]

Name [Signature] Date: 3-23-07
Address 2634 SOMERSET
Signature [Signature]

Name Arribas Antonio Yavido Date: 3/23/07
Address [Signature]
Signature [Signature]

**A Business Petition to the Mayor and the Councilmembers
of the City of Las Vegas in support of Pawn Plus and Jewelry,**

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Name Chelsea James Date: 3/22/07
Address 3371 Reno St. Apt 1
Signature Chelsea James

Name Darby James Date: 3/22/07
Address 3371 Reno St. Apt 1
Signature Darby James

Name Brad Fiden Date: 3/22/07
Address _____
Signature Brad Fiden

Name Lois Carrey Date: 3/22/07
Address 2824 Howard Dr Las Vegas NV 89104
Signature Lois Carrey

Name Juan Figueroa Date: 3/22/07
Address 6745 Matavo Dr.
Signature Juan Figueroa

**A Business Petition to the Mayor and the Councilmembers
of the City of Las Vegas in support of Pawn Plus and Jewelry,**

854 & 856 East Sahara

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Name Randy Steven Jones Date: 3-21-07
Address 15191 Exley Ave
Signature Randy Jones

Name Rosario Martinez Date: 3-22-07
Address 901 W ESSEX DR
Signature Rosario Martinez

Name Marcus Huber Date: 3-22-07
Address 4201 Vegas Valley #418
Signature Marcus Huber

Name Valerie Jones Date: 3-22-07
Address 4532 Rose Ave LV NV 89110
Signature Valerie Jones

Name Yolanda Salvador Date: 3-22-07
Address 8825 Palm Creek Ct
Signature Yolanda Salvador

**A Business Petition to the Mayor and the Councilmembers
of the City of Las Vegas in support of Pawn Plus and Jewelry,**

854 & 856 East Sahara

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Name Christine Barnes Date: 3/21/07
Address 1222 Reed St.
Signature Christine Barnes

Name Durrell Banks Date: 3/21/07
Address 1400 Blankinship Ave
Signature Durrell Banks

Name TINA BROADBENT Date: 3-21-07
Address 3080 HERAPPE
Signature Tina Broadbent

Name Liz Cooper Date: 3/21/07
Address 3080 HERAPPE
Signature Liz Cooper

Name Ray B. B... Date: 3-21-07
Address 996 SIENA VISTA WAY LAS VEGAS
Signature Ray B. B...

**A Business Petition to the Mayor and the Councilmembers
of the City of Las Vegas in support of Pawn Plus and Jewelry,**

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Name *Jeremy Helms* Date: 3-20-7
Address _____
Signature _____

Name *Curtis Helms* Date: 3-20-7
Address _____
Signature _____

Name *Jen Burkland* Date: 3-20-7
Address _____
Signature _____

Name *James James* Date: 3-20-7
Address _____
Signature _____

Name *Bob Jones* Date: 3/20/07
Address 4697 E. 1st St. N. 812
Signature *Bob Jones*

**A Business Petition to the Mayor and the Councilmembers
of the City of Las Vegas in support of Pawn Plus and Jewelry,**

854 & 856 East Sahara

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Name Gabriel Carmona Date: 3-18-07
Address 4040 Boulder Hwy LV NV 89121
Signature [Signature]

Name Brian Woodman Date: 3-18-07
Address 4525 W. Twain Ave #53 Las Vegas NV 89163
Signature [Signature]

Name Carrio Mize Date: _____
Address 4525 W. Twain Ave #53 Las Vegas NV 89133
Signature [Signature]

Name Omar Hernandez Date: 3-10-07
Address 944 Denver Dr LV NV 89119
Signature [Signature]

Name _____ Date: _____
Address _____
Signature _____

**A Business Petition to the Mayor and the Councilmembers
of the City of Las Vegas in support of Pawn Plus and Jewelry,**

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Name Curt Whitener Date: 3-19-07
Address 1903 Mojave Rd.
Signature [Signature]

Name T Phillips Date: 3-19-07
Address 416 Triest Ct
Signature [Signature]

Name EDAR COOPER Date: _____
Address 3080 HEBBARD
Signature LAS VEGAS NV 89121

Name Luz Perez Date: 3-20-07
Address 1908 S. Hill St.
Signature _____

Name [Signature] Hill Date: 3-20-07
Address 2850 S. Maryland Pkwy
Signature [Signature]

**A Business Petition to the Mayor and the Councilmembers
of the City of Las Vegas in support of Pawn Plus and Jewelry,**

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Name Jacob E Lopez Date: MARCH 18, 2007
Address 808 Mantis Way #6
Signature Jacob Lopez

Name W. McDermott Date: 3-18-07
Address 207 N. Lamb Unit E
Signature W. McDermott
LV. NV 89110

Name Jerry Ward Date: 3-19-07
Address 2916 Jam Patten #2
Signature Jerry Ward

Name Lynn Harris Date: 3/19/07
Address 216107 1st Linwood #101
Signature Lynn Harris

Name Alfred ECCLES JR Date: 3/19/07
Address 1379 VEGAS VALLEY DR. #48
Signature Alfred Eccles Jr

**A Business Petition to the Mayor and the Councilmembers
of the City of Las Vegas in support of Pawn Plus and Jewelry,**

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Name Bella City Date: 3-17-07
Address 4335 Angelika View Ave. LAS Vegas NV. 89142
Signature Bmeriah

Name DAVID CHIDENS Date: 3/17/07
Address 2938 PASTOR WOOD ST
Signature David Chidens

Name Tommy Lucas Date: 3/18/07
Address 2877 PARADISE TOWER 1 UNIT 505
Signature ATV

Name MARK BLUMSTEIN Date: 3/18/07
Address 2877 PARADISE TOWER 1 UNIT 505
Signature Mark Blumstein

Name Tyrene Trotter Date: 3/18/07
Address _____
Signature Tyrene Trotter

**A Business Petition to the Mayor and the Councilmembers
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Name Michael Douyat Date: 3/17/07
Address 1632 Appleton Ct.
Signature [Signature]

Name Robert Nunez Date: 3/17/07
Address 811 Bridger St 463
Signature [Signature]

Name Russell T Kochler Date: 3/17/07
Address 2633 TQ 933 Sq.
Signature Russell T Kochler

Name Wendy Richards Date: 3/17/07
Address 12280 1st St
Signature Wendy Richards

Name James Richard Date: 3-17-07
Address Las Vegas, NV
Signature James Richard

**A Business Petition to the Mayor and the Councilmembers
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Name Ramell Jones Date: 3-16-07
Address 1519 Exley drive
Signature Ramell Jones

Name Curtis Griffiths Date: 3-17-07
Address 1371 Sahara Cv, NV 89104
Signature [Signature]

Name JUAN A. VASQUEZ Date: 3/17/07
Address _____
Signature _____

Name Rene Hernandez Date: 12/3/07
Address 1013 BRACKEN AVE 89104
Signature [Signature]

Name Randy B. [Signature] JR Date: 3-17-07
Address _____
Signature _____

**A Business Petition to the Mayor and the Councilmembers
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Name Jesse Edwards Date: 3/16/07
Address _____
Signature Jesse Edwards

Name Laura Negri Date: 3-16-07
Address 3684 Paradise Rd #2096
Signature Laura Negri

Name Tony Montana Date: _____
Address 2586 Meadow St. W. 3-16-07
Signature T.M.

Name Silvio Parrales Date: 3-17-07
Address 2645 Sherwood #14
Signature Spamal

Name Kevin Grady Date: 3-17-07
Address 4490 Verdicio Av.
Signature Kevin Grady

**A Business Petition to the Mayor and the Councilmembers
of the City of Las Vegas
in support of Pawn Plus and Jewelry, 854-856 East Sahara**

As business owners and concerned citizens who work and/or own businesses near the Pawn Plus and Jewelry outlet on Sahara, near Maryland Parkway, we want to attest that this store and its owner have been quality business neighbors, and that the business has had a positive impact on the retail center that we share. We would recommend this owner and his store with the highest regard. We wish to go on record in support of their request for special use permit 18902, that would allow Pawn Plus and Jewelry to locate at 845-856 East Sahara.

Name CESAR CASTRO Date: _____

Address SILVERMEZA 1443

Signature CESAR CASTRO

Name FRANCESCO Cellini Date: 3-15-07

Address 330 SIR William WAY LUNN

Signature Francesco Cellini

Name VICKIE COLLINS Date: _____

Address 1655 E. SAHARA AVE.

Signature Vickie Collins

Name Thelma D. Morris Date: _____

Address 5842 Windy Pt. TRC

Signature Thelma

Name Deborah Beesley Date: 3-16-07

Address 1808 E. ST. LOUIS

Signature Deborah Beesley

**A Business Petition to the Mayor and the Councilmembers
of the City of Las Vegas in support of Pawn Plus and Jewelry,**

854 & 856 East Sahara

As business owners and concerned citizens who work and/or own businesses near the Pawn Plus and Jewelry outlet on Sahara, near Maryland Parkway, we want to attest that this store and its owner have been quality business neighbors, and that the business has had a positive impact on the center and neighborhood. We would recommend this owner and his store with the highest regard. We wish to go on record in support of their request for special use permit 18902, that would allow Pawn Plus and Jewelry to locate at 854 & 856 East Sahara.

Name Aurelia Goff Date: 3/16/07
Address 6171 Babson Ave
Signature A Goff

Name Albert Kopsko Date: 3/16/07
Address 2050 HAGEMAN Way
Signature Albert Kopsko

Name Cherea Milburn Date: 3/16/07
Address 3770 S. Swenson
Signature Cherea Milburn + I love these people!

Name Lester Milburn Date: 3/16/07
Address 3770 S. Swenson
Signature Lester Milburn my Dad's

Name Megaw Mitchell Date: 3/16/07
Address 4075 E. Cleopatra #1240 Las Vegas NV 89115
Signature Megaw Mitchell

**A Business Petition to the Mayor and the Councilmembers
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854 & 856 East Sahara

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Name hau LEVI Date: _____
Address 8374 MARCADEL DR
Signature [Signature]

Name Christina Binns Date: _____
Address 1423 S Sompere LV NV 89109
Signature [Signature]

Name BLANCHARD CARTER JR Date: 3/16/07
Address 7400 PIRATES COVE RD #135
Signature [Signature]

Name JOSEPH KEINIG Date: _____
Address _____
Signature [Signature]

Name LORGE RIVERA Date: 3-16-07
Address _____
Signature [Signature]

**A Business Petition to the Mayor and the Councilmembers
of the City of Las Vegas in support of Pawn Plus and Jewelry,**

854 & 856 East Sahara

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Name Magdalia Stedron Date: 3-18-07
Address 3189 SILVER RIDGE
Signature Magdalia Stedron

Name GIA LUONG Date: 3-18-07
Address 11038 ARMINA ST. #27
Signature Gia Luong

Name Julie M. O Date: 3-18-07
Address 925 BERRA ST
Signature Julie M. O

Name Louise King Date: 3-18-07
Address 6021 W. 11 ST L.V. NV 89101
Signature Louise King

Name SUESETTE PENECEO Date: 3-18-07
Address 2400 S. BRUCE ST. LV NV 89109
Signature Suesette Peneceo

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854 & 856 East Sahara

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Name JoAnne Thorpe-Raglyn Date: MARCH 17, 2007
Address 1304 Elk River Circle
Signature JoAnne Thorpe-Raglyn

Name Michael W. Raglyn Date: MARCH 17, 2007
Address 1304 Elk River Circle
Signature Michael W. Raglyn

Name JAMES P. MAY Date: 3/18/07
Address 2800 S LAMB #233 LV. NV. 89121
Signature James P. May

Name William R. Johnson Date: 3-18-07
Address 1422 - E Phillips L.I. NV. - 89104
Signature William R. Johnson

Name RUDOLPH STODOLSKY Date: 3-18-07
Address 3139 SIBERT LANE DR
Signature Rudolph Stodolsky

**A Business Petition to the Mayor and the Councilmembers
of the City of Las Vegas in support of Pawn Plus and Jewelry,**

854 & 856 East Sahara

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Name Dooder mail Date: 3/16/07
Address 2620 S Maryland Ave 137
Signature MI-DE (702) 466-7172

Name Horace Burns Date: 3/16/07
Address 921 Spring St
Signature [Signature]

Name Jeremy Mark Date: 3/17/07
Address _____
Signature Jeremy D. Mark

Name JASON Campbell Date: 3/17/07
Address _____
Signature [Signature]

Name Jennifer Wheeler Date: 3/17/07
Address 500 Tanas #100
Signature Jennifer Wheeler

**A Business Petition to the Mayor and the Councilmembers
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854 & 856 East Sahara

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Name Rachel Johnson Date: 03/16/07
Address 2957 BEL AIR DR. LV, NV, 89109
Signature Rachel Johnson

Name Peter Spauth Date: 3-16-07
Address 2857 PARADISE RD #1701 LV NV 89109
Signature P. Spauth

Name Rosemary Spauth Date: 3-16-07
Address 5055 W. Hacienda, LV.
Signature Rosemary Spauth

Name Rick Alan Date: 3-16-07
Address 1900 S. Torrey Pines #101
Signature Rick Alan

Name Jacqueline Sota Date: 3-16-07
Address 1500 S. Casino Center Blvd #15
Signature Jacqueline Sota

**A Business Petition to the Mayor and the Councilmembers
of the City of Las Vegas in support of Pawn Plus and Jewelry,**

854 & 856 East Sahara

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Name Julia Gray Date: 3/16/2007
Address 2800 S. Maryland Las Vegas
Signature Julia Gray

Name Alfredo Pienne Date: 3/16/07
Address 3535 Cambridge St
Signature Alfredo Pienne

Name Eduardo S. Cruz Date: 0316-07
Address 270 E. Pleasant St. Long Beach CA 90805
Signature Eduardo S. Cruz

Name Lova Clion Date: 03-16-07
Address 1029 1/2 Cerritos CB CA 90813
Signature Lova Clion

Name Thomas Weidner Date: 3-16-07
Address 5353 Summertime Dr.
Signature Thomas Weidner

**A Business Petition to the Mayor and the Councilmembers
of the City of Las Vegas
in support of Pawn Plus and Jewelry, 854-856 East Sahara**

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Name Steve Workman Date: 3-15-07
Address 1322 S. 7th Ave
Signature Steve Workman

Name _____ Date: _____

Address _____

Signature _____

Name _____ Date: _____

Address _____

Signature _____

Name _____ Date: _____

Address _____

Signature _____

Name _____ Date: _____

Address _____

Signature _____

A Business Petition to the Mayor and the Councilmembers
of the City of Las Vegas
in support of Pawn Plus and Jewelry, 854-856 East Sahara

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Name J. P. Date: 3-15-07
Address Maryland Pkwy
Signature [Signature]

Name [Signature] Date: 3-15-07
Address Maryland
Signature [Signature]

Name RUBY SIGANOFF Date: 3-15-07
Address 3080 HEBARD DR
Signature Ruby Siganooff

Name ROY SIGANOFF Date: 3-15-07
Address 3080 HEBRAD DR
Signature Roy Siganooff

Name Johnny Siganooff Date: 3-15-07
Address 3080 HEBARD DR
Signature JOHNNY SIGANOFF

A Business Petition to the Mayor and the Councilmembers
of the City of Las Vegas
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Name Nick Siganoff Date: 3/15/07
Address 3080 HEBARD DR
Signature [Signature]

Name DANNY RAY Date: 3/15/07
Address 3080 HEBARD DR
Signature [Signature]

Name TOM COOPER Date: 5-25-07
Address ~~EDNA COOPERS~~
Signature [Signature]

Name JOE BROADBENT Date: 3-15-07
Address 3080 HEBARD DR
Signature [Signature]

Name Tina Becht Date: 3-15-07
Address 3080 HEBARD DR
Signature [Signature]

**A Business Petition to the Mayor and the Councilmembers
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Name D. Haynes Date: 3-13-07
Address 2013 Carson
Signature D. Haynes

Name Michael Doodakian Date: 3/14/07
Address 2620 S Maryland Pkwy 406
Signature Michael J. Doodakian
(702) 466-7172

Name BARNES, M.M. Date: 03/15/07
Address 2595 Lynwood St., LV, NV 89149
Signature [Signature]

Name Christian Doss Date: _____
Address _____
Signature Christian Doss

Name Dana Bruller Date: _____
Address _____
Signature _____

A Business Petition to the Mayor and the Councilmembers
of the City of Las Vegas
in support of Pawn Plus and Jewelry, 854-856 East Sahara

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Name Lucelle Gunderson Date: 3/15/07
Address 6652 Biltmore Garden St. Las Vegas, NV 89149
Signature Lucelle Gunderson

Name Kathy Meesiri Date: 3/16/07
Address 57 Emerald Falls Ave LV NV 89183
Signature Kathy Meesiri

Name Alie Proctor Date: 3/16/07
Address 2775 S. Flamingo ROAD LAS VEGAS NV 89149
Signature Alie Proctor

Name Rowena Isidro Date: _____
Address 1500 E. Karen apt 13 LV, NV 89159
Signature Rowena Isidro

Name ROBERT L HATTEY Date: 3-16-07
Address 2121 N JONES APT 180 LV NV 89102
Signature Robert L Hattey

A Business Petition to the Mayor and the Councilmembers
of the City of Las Vegas
in support of Pawn Plus and Jewelry, 854-856 East Sahara

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Name Carl Mitchell Date: 3/12/07
Address 845 E. Sahara
Signature Carl Mitchell

Name Phyllis Bell RHENETTA BELCHER Date: 3/12/07
Address 2424 Crane Ct.
Signature Phyllis Bell

Name NORMA V. NOON Date: 3/13/07
Address 2100 STOCKTON AVE LAS VEGAS NV 89104
Signature Norma V. Noon

Name JORGE RIVERA Date: 3-12-07
Address 1117 HEATON AVE
Signature Jorge Rivera

Name Todd Edwards Date: 3/13/07
Address 4697 Cannon 89122
Signature Todd Edwards

**A Business Petition to the Mayor and the Councilmembers
of the City of Las Vegas
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Name Tyrene Bonds Date: 3-11-07

Address 4255 Chapel 10 Dr.

Signature Tyrene Bonds

Name Jeff Locher Date: _____

Address 117 N Maryland Pkwy #12

Signature Jeff Locher

Name ARMANDO MANZO Date: _____

Address 3625 S DECATUR BLVD APT 2073

Signature Armando Manzo

Name Barry Snyder Date: 3-12-07

Address 5278 Hill Top St.

Signature Barry Snyder

Name Erik Landan Date: 3/12/07

Address 7933 Lions Maine Court

Signature Erik Landan

**A Business Petition to the Mayor and the Councilmembers
of the City of Las Vegas
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Name DeAndre Vilbert

Date: 3-12-07

Address 6250 W. Flamingo #56

Signature [Signature]

Name Rene Ade Cruz

Date: _____

Address 1017 BRACKEN AVE LAS VEGAS N.V 89104

Signature [Signature]

Name Blaine Michael

Date: 3/12/07

Address 713 E SAHARA #224

Signature [Signature]

Name Richard Powell

Date: 3-12-07

Address 5421 E. HARMON AVE

Signature Richard Powell

Name John Jowkar

Date: 3-12-07

Address 1301 Phillips Ave 89104

Signature [Signature]

**A Business Petition to the Mayor and the Councilmembers
of the City of Las Vegas
in support of Pawn Plus and Jewelry, 854-856 East Sahara**

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Name John Wiggins Date: 3-12-07

Address 6331 AMERICAN BEAUTY AV LV NV 89142

Signature John Wiggins

Name Latashia Johnson Date: 3-12-07

Address 2850 S Maryland Pkwy # 1207

Signature Latashia Johnson

Name Bence Triplett Date: 3-12-07

Address 6784 Paradise Rd. Las Vegas, NV. 89169

Signature Bence Triplett

Name Jordan Hansen Date: 3-12-07

Address 5585 Oxbow St Las Vegas, NV 89119

Signature Jordan G. Hansen

Name Mark Weyers Date: _____

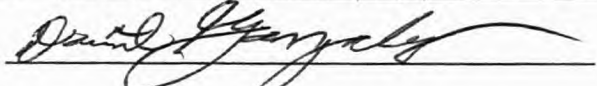
Address 651 McKnight

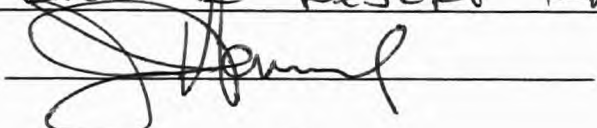
Signature Mark Weyers

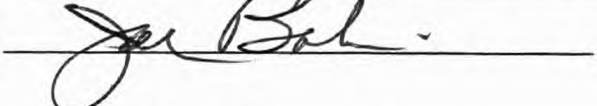
A Business Petition to the Mayor and the Councilmembers
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Name GREGORIO GODINEZ Date: 3/11/07
Address 1704 POP/ARAV LAS VEGAS NV 89101
Signature 

Name David Gonzalez Date: 3-11-07
Address 419 Horse Pointe Av.
Signature 

Name John Hummel Date: 3-11-07
Address 2100 E DESERT INN RD #16
Signature 

Name Joe Bakies Date: 3-11-07
Address 2441 - Capistrano Ave
Signature 

Name Phillip A Sauer Date: 3-12-07
Address 2624 Spectrum
Signature 

**A Business Petition to the Mayor and the Councilmembers
of the City of Las Vegas
in support of Pawn Plus and Jewelry, 854-856 East Sahara**

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Name KAMEL SELICO Date: 3-11-07
Address 1750 KAREN AVE 7TH LAS VEGAS N.V. 89169
Signature [Signature]

Name Brandy Dancy Date: 3-11-07
Address 1750 KAREN AVE #130
Signature Brandy Dancy

Name VALERIE RICK Date: 3-11-07
Address 1736 EAST CHARLSTON 225 COSCOEGUS VA
Signature Valerie

Name FELICIA MCKINNEY Date: 3-11-07
Address 11555 E. Sahara Ave
Signature [Signature]

Name EDMUND DREW Date: 3/11/07
Address 500 CIRCUS CIRCUS SP 533
Signature Edmund A. Drew

**A Business Petition to the Mayor and the Councilmembers
of the City of Las Vegas
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Name Barton S Woods Date: 3-10-07
Address 4180 Boulder Hwy #3550
Signature [Signature]

*Ask
Mayor,
please:*

Name Dale Downing Date: 3-10-07
Address 4180 Boulder Hwy #3550
Signature [Signature]

Name Martin Cusimano Date: 3/11/07
Address 1101 LISBON AVENUE #1
Signature [Signature]

Name Edward H Mossy Date: 3/11/07
Address _____
Signature [Signature]

Name FEDERICO MENDOZA Date: 3/11/07
Address _____
Signature [Signature]

**A Business Petition to the Mayor and the Councilmembers
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Name Ruby B Pulido Date: 03-10-07

Address 2080 Karen Ave # 48B

Signature Ruby B Pulido

Name Margarita Beltran Date: 03/10/07

Address 2080 Karen Ave # 48B

Signature Margarita Beltran

Name Elveth B. Arcequinta Date: 3-10-07

Address 1655 E. Sahara Ave # 3066

Signature Elveth Arcequinta

Name ANTHONY AMESQUITA Date: 3-10-07

Address 1655 E. SAHARA AVE. #3066

Signature Anthony Amesquita

Name Orlando Turner Date: 3-10-07

Address 2605 N. Bruce

Signature Orlando Turner

**A Business Petition to the Mayor and the Councilmembers
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Name William HOGGARD Date: 3/10/07
Address 1400 S 17th Las Vegas
Signature William Hoggard

Name Sariah HOGGARD Date: 3/10/07
Address 1400 S 17 Las Vegas
Signature ~~Sariah~~ Sariah L Hoggard

Name Carrie Sawyer Date: 3/10/07
Address 1215 Phillips Ave
Signature Carrie Sawyer

Name Jessie Cervantes Date: 3/10/07
Address 1212 Phillips Ave.
Signature Jessie Cervantes

Name Emerald Victoria Date: 3/10/07
Address 3200 Arville #124
Signature Emerald Victoria

**A Business Petition to the Mayor and the Councilmembers
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Name Terra Wilson Date: 03/10/07
Address 480 Albert St. #2 LV. NV 89109
Signature Terra Wilson

Name Manuel Tefoya Date: 3-10-07
Address 3416 Florrie Ave.
Signature Manuel Tefoya

Name Jose Pizarro Date: 3/10/07
Address 3655 E Sahara Av
Signature Jose Pizarro

Name Chuck Rector Date: 3/10/07
Address 3825 S. CAMBRIDGE
LAS VEGAS NV, 89119
Signature Chuck Rector

Name Paul Date: 3-10-07
Address 1107 S 15TH ST
Signature Paul

A Business Petition to the Mayor and the Councilmembers
of the City of Las Vegas
in support of Pawn Plus and Jewelry, 854-856 East Sahara

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Name Lizette Cervantes Date: 3/10/07
Address 1215 Phillips Ave
Signature Lizette Cervantes

Name CHRIS TRICKETT Date: 3/10/07
Address 582 OAK Way way
Signature Chris Trickett

Name Manuel Pacheco Leon Date: 3/10/07
Address 2665 S. Bruce
Signature Manuel Pacheco Leon

Name Jaime Palacios Date: 3/10/07
Address 4815 TEAL PARK N - Las Vegas
Signature Jaime Palacios

Name Richard Wilson Date: 3/10/07
Address 1100 Dumbuck St 107
Signature Richard Wilson

11-30-21-00
C.H.S.D.

A Neighborhood Petition to the Mayor and the Councilmembers
of the City of Las Vegas
in support of Pawn Plus and Jewelry, 854-856 East Sahara

We, the undersigned, are business owners and concerned citizens who work and/or own businesses near 854-856 E. Sahara, the proposed site of Pawn Plus and Jewelry Outlet. We wish to go on record in support of the special use permit 18902, that would allow Pawn Plus and Jewelry to relocate to this location.

Name RHONDA L. SCOTT Date: 3-21-07
Address 2650 S Maryland Pkwy Ste A4 LV NV 89109
Signature [Signature] PARTNER, CPA FIRM

Name Tracy Gambo Date: 3-21-07
Address 448 Federal Henderson NV 89015
Signature Tracy Gambo WK 2650 145 Maryland Pkwy MAIL CREDIT

Name DAVID MESCHWARK Date: 3-21-07
Address PO BOX 91244 HENDERSON, NV 89009 WK 2650 4-5 Maryland Pkwy
Signature [Signature] MAIL CREDIT

Name Nicole Mason Date: 3/21/07
Address 1750 E Karen Apt #314 2660-20 East of 5465
Signature Nicole Mason

Name ANTONIO GRAWETA Date: 3/21/07
Address 2660 Maryland REAL ESTATE COMPANY
Signature [Signature]

**A Neighborhood Petition to the Mayor and the Councilmembers
of the City of Las Vegas
in support of Pawn Plus and Jewelry, 854-856 East Sahara**

We, the undersigned, are business owners and concerned citizens who work and/or own businesses near 854-856 E. Sahara, the proposed site of Pawn Plus and Jewelry Outlet. We wish to go on record in support of the special use permit 18902, that would allow Pawn Plus and Jewelry to relocate to this location.

Name Ross Cruz Date: 8/14/07

Address 2650 S. Maryland Pkwy Ste 112

Signature [Signature]

Name Maria Date: _____

Address 2650 S. Maryland Pkwy Ste 112

Signature [Signature]

Name _____ Date: _____

Address _____

Signature _____

Name _____ Date: _____

Address _____

Signature _____

Name _____ Date: _____

Address _____

Signature _____

BUSINESSES IN THE CENTER WITH EXISTING STORE

A Business Petition to the Mayor and the Councilmembers
of the City of Las Vegas
in support of Pawn Plus and Jewelry, 854-856 East Sahara

As business owners and concerned citizens who work and/or own businesses near the Pawn Plus and Jewelry outlet on Sahara, near Maryland Parkway, we want to attest that this store and its owner have been quality business neighbors, and that the business has had a positive impact on the retail center that we share. We would recommend this owner and his store with the highest regard. We wish to go on record in support of their request for special use permit 18902, that would allow Pawn Plus and Jewelry to locate at 845-856 East Sahara.

Name Virginia Hardin Date: 3/12/07

Address 1233 E Sahara Ave

Signature [Signature]

Name [Signature] Date: 3.12.07

Address 1231 E Sahara

Signature [Signature]

Pacific Island

Name MARY VILLARIN Date: 03-12-07

Address LAS VEGAS NV

Signature [Signature]

Name Luz SJ Date: 03-12-07

Address LAS VEGAS, NV

Signature [Signature]

Name Ping Li Date: 03-12-07

Address Las Vegas

Signature Ping Li

A Business Petition to the Mayor and the Councilmembers
of the City of Las Vegas
in support of Pawn Plus and Jewelry, 854-856 East Sahara

As business owners and concerned citizens who work and/or own businesses near the Pawn Plus and Jewelry outlet on Sahara, near Maryland Parkway, we want to attest that this store and its owner have been quality business neighbors, and that the business has had a positive impact on the retail center that we share. We would recommend this owner and his store with the highest regard. We wish to go on record in support of their request for special use permit 18902, that would allow Pawn Plus and Jewelry to locate at 845-856 East Sahara.

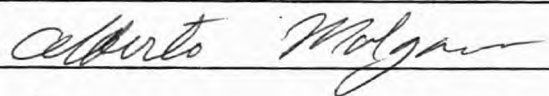
Name DEL MABANSAG Date: 12 Mar 07

Address 1221 E. SAHARA AVE

Signature 

Name Alberto Magana Date: 3-12-07

Address 1221 E SAHARA

Signature 

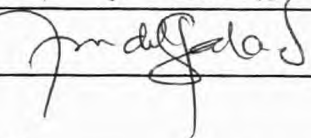
Name Van S Tirona Date: 3/12/07

Address 2405 E Sahara

Signature 

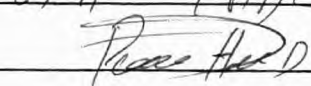
Name Jose Sabao Date: 3/12/07

Address 1217 E. Sahara

Signature 

Name Ramiro Hernandez Date: 3/12. 07

Address 8411 PADRE PK

Signature 

BUSINESSES IN CENTER

A Business Petition to the Mayor and the Councilmembers
of the City of Las Vegas
in support of Pawn Plus and Jewelry, 854-856 East Sahara

As business owners and concerned citizens who work and/or own businesses near the Pawn Plus and Jewelry outlet on Sahara, near Maryland Parkway, we want to attest that this store and its owner have been quality business neighbors, and that the business has had a positive impact on the retail center that we share. We would recommend this owner and his store with the highest regard. We wish to go on record in support of their request for special use permit 18902, that would allow Pawn Plus and Jewelry to locate at 845-856 East Sahara.

Name Pablo Aguino Date: 3/12/07

Address _____

Signature _____

Name Romeo Huntington Date: 3/12/07

Address E 1201 E Sahara

Signature [Signature]

Name Benny Lopez Date: 3/12/07

Address 1225 E. Sahara LV, NV 89104

Signature _____

Name Julia Corda Date: 3/12/07

Address 6370 BAYANA PEAK CT LAS VEGAS NV

Signature [Signature]

Name GILNO EISMA Date: 2/11/07

Address 1047 Sahara

Signature [Signature]

BUSINESSES IN CENTER

A Business Petition to the Mayor and the Councilmembers
of the City of Las Vegas
in support of Pawn Plus and Jewelry, 854-856 East Sahara

As business owners and concerned citizens who work and/or own businesses near the Pawn Plus and Jewelry outlet on Sahara, near Maryland Parkway, we want to attest that this store and its owner have been quality business neighbors, and that the business has had a positive impact on the retail center that we share. We would recommend this owner and his store with the highest regard. We wish to go on record in support of their request for special use permit 18902, that would allow Pawn Plus and Jewelry to locate at 845-856 East Sahara.

Name RUDY DE CASTRO

Date: 03-12-07

Address 1217 E. SAHARA LV.

Signature Rudy de Castro

Name Roli Rivera

Date: 03/13/07

Address 3507 S. Maryland Pkwy A-3

Signature [Signature]

Name Samuel Carrillo

Date: 3-13-07

Address 1207 E. Sahara

Signature [Signature]

Name Erica Perez

Date: 3-13-07

Address 1207 E. Sahara

Signature [Signature]

Name Lesly M. [Signature]

Date: 3/13/07

Address 1207 Sahara Ave.

Signature [Signature]

**A Business Petition to the Mayor and the Councilmembers
of the City of Las Vegas
in support of Pawn Plus and Jewelry, 854-856 East Sahara**

BUSINESS Center

As business owners and concerned citizens who work and/or own businesses near the Pawn Plus and Jewelry outlet on Sahara, near Maryland Parkway, we want to attest that this store and its owner have been quality business neighbors, and that the business has had a positive impact on the retail center that we share. We would recommend this owner and his store with the highest regard. We wish to go on record in support of their request for special use permit 18902, that would allow Pawn Plus and Jewelry to locate at 845-856 East Sahara.

Name ~~FEIJUN~~ Felioquino Cortez

Date: 3-13-07

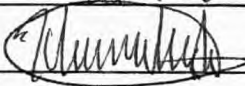
Address 1219 E. Sahara LV, NV 89104

Signature 

Name Herminio Flores

Date: 3-13-07

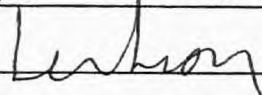
Address 1219 E. Sahara LV, NV. 89104

Signature 

Name LEITHSON TANAKAE

Date: 3-13-07

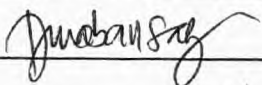
Address 330 WINDSOR MOUNT AVE. 89183

Signature 

Name Daga Manansag

Date: 03/13/07

Address 1221 E. Sahara LAS VEGAS, NV, 89104

Signature 

Name 

Date: 3/13/07

Address 

Signature 



saint francis of assisi catholic church

2300 Sunridge Heights Parkway + Henderson, Nevada 89052

Telephone (702) 914-2175 + Facsimile (702) 914-2178

March 30, 2007

To whom it may concern:

Saint Francis of Assisi parish office had as its immediate neighbor when we were located at our Eastern Avenue site for three years, from January of 2004 until January of 2007, Pawn Plus. Our neighbor was pleasant and cooperative, and nothing adverse to our parish office was ever noted.

Please feel free to contact me if you have any questions.

Sincerely,

Fr. Gregory W. Gordon
Pastor, Saint Francis of Assisi

cc: Craig McCall

Submitted at City Council

Date 4/4/07 Item 93

Submitted at City Council
Date 4/4/07 Item 93

**PAWN
PLACE**
OPEN 24 HOURS

THE PAWN PLACE
OPEN 24 HOURS

LONG & SHORT

NIGHT WINDOW
10PM - 9AM
7 DAYS A WEEK

THE PAWN

WANT TO
★ SELL ★
★ LOAN ★

OPEN

THE PAWN PLACE

★ **BUY**
★ **SELL**
★ **LOAN**
★ **CASH**
★ **STANT**

OPEN

★ **GOLD**
★ **CAMERAS**
★ **JEWELRY**
★ **TV**
★ **VCR**
★ **COINS**
★ **DIAMONDS**
★ **TOOLS**
★ **MUSICAL**
★ **INSTRUMENTS**
★ **GUNS**

ASAP JEWELRY TOOLS

1241

PREMISES MONITORED BY
AUDIO & VIDEO SURVEILLANCE

STORE EQUIPPED
WITH
TIME LOCK SAFE

PULL

Hours		
MON-FRI	9AM	7PM
SAT	9AM	7PM
SUN	10AM	5PM

THIS BUSINESS
HAS A
MONITORED ELECTRONIC
SECURITY SYSTEM

Auto

Payday

loans

ASAP
PAWN
PARKING
ON SIDE OF
BUILDING

AS AUTO JEWEL

RECEIVED NOVEMBER 14 1964
 THE UNIVERSITY OF CHICAGO
 LIBRARY

We

Loan

More

OPEN

Payday

NICS

GUN

**Auto
Title
Loans**

**We
Loan
More**



PAWN PLUS

NOW OPEN - 9:00PM

AMS

PAYDAY



3 2 0



NOVELTIES
MAGAZINES
VIDEOS
ARCADE
THEATER
ENTERTAINMENT

PAWN
PLUS
DAYDAY LOANS

WEEK 11:00AM to 11:00PM



TITLE LOANS

LOWEST RATES

PAZZ

OPEN

N





Get
Fast
Cash

**Pawn
Place**

24
Hour
Loans

ELEVEN

WATER & POWER



WOLLA
ESPAÑOL
BIENVENIDOS

VISA

NO SMOKING

NO
SOLIC

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

R. Glen Woods**
John R. Erickson*
Brian C. Whitaker†
Gregory A. Miles*
Aaron R. Maurice
Jason M. Wiley††
Inna L. Gloria
Travis J. Wright**
Bryan D. Dixon
Scott R. Taylor

* Also Admitted in Utah
† Also Admitted in California
‡ Also Admitted in Arizona
†† Also Admitted in Iowa
** Also Admitted in Nebraska

WOODS ERICKSON WHITAKER
MILES & MAURICE LLP

A T T O R N E Y S A T L A W

1349 West Galleria Drive
Suite 200
Henderson, NV 89014-6653
Telephone:
702.433.9696
Telefax:
702.434.0615
Website:
www.woodserickson.com

February 7, 2007

City of Las Vegas Planning Commission
City Hall
400 Stewart Avenue
Las Vegas, NV 89101

VIA FACSIMILE (702) 385-7268

RE: *Special Use Permit 18902*

To Whom It May Concern:

I am writing this letter on behalf of Jack Weinstein and The Tower of Jewels to formally object to the application filed for Special Use Permit 18902 (if granted, it would allow the operation of a pawn shop at 856 East Sahara Avenue, Unit 201, Las Vegas, Nevada 89104 (right next to The Tower of Jewels flagship store)).

As you may be aware, Jack Weinstein has been selling high-end jewelry in the Las Vegas Valley for more than thirty years. While Tower of Jewels' locations have been opened in a number of different cities, The Tower of Jewels has always called Las Vegas "home." It was for this reason that, in 1998, when Mr. Weinstein was looking to open a new flagship store for The Tower of Jewels, Mr. Weinstein scoffed at those who suggested that he open the store in Summerlin or Henderson (at that point established, yet growing residential communities). Mr. Weinstein lived in the heart of Las Vegas; Mr. Weinstein worked in the heart of Las Vegas; and as far as Mr. Weinstein was concerned, there was only one place for The Tower of Jewels' flagship store - the heart of Las Vegas.

In 1999, after investing millions of dollars in acquisition, design and construction costs, The Tower of Jewels' flagship store opened at 896 East Sahara Avenue, Las Vegas Nevada 89104. Acting as both a manufacturing and retail location, Tower I (as it is commonly known) employs more than sixty people on a daily basis and generates sales in excess of five million dollars per year. While Mr. Weinstein has opened Tower of Jewels' locations in Summerlin and Henderson, there is only one flagship location and it is located at 896 East Sahara Avenue.

Planning Commission
February 7, 2007
Page 2 of 2

It is because of Mr. Weinstein's long-time commitment to (and investment in) Las Vegas that the application filed for Special Use Permit 18902 is so troubling. The neighborhood is at a crossroads. It will either return to its vibrant days (helped by the presence of the Las Vegas Country Club to the South, Turnberry Place to the southwest, the Las Vegas Strip to West and businesses like the Tower of Jewels that are willing to invest millions in to ensure the success of the area) or slowly waste away until it looks like any other commercial block along Maryland Parkway.

A review of the makeup of the neighborhood reveals that it has a diverse group of residents. Within 1,000 feet of the location proposed for the pawn shop are residences, a school, a church, a Bank of America branch and at least one jewelry store that believes that the neighborhood's best days are ahead of it. The last thing the neighborhood needs is a pawn shop (what would be next . . . a check cashing location? How about a convenience store? Maybe a gun shop?)

It is respectfully submitted that the application for Special Use Permit 18902 should be rejected. The fate of this neighborhood will be decided over the next few years (one way or the other). The City Council should not seal the neighborhood's fate by issuing a Special Use Permit to allow the operation of a pawn shop next to one of the neighborhood's crown jewels (no pun intended).

Very truly yours,

Aaron R. Maurice
Aaron R. Maurice, Esq.

ITEM # 29
CASE # SUP-18902
PC MTG 2807

f

Item 29

Telephone Protest/ Approval Log

Meeting Date: 2/8/07

Case Number: 18902

Date: 2/7/07
Name: Rich Sauter
Address: 610 E. Sahara
Phone: 474-6253
☒ PROTEST ☐ APPROVE

Date: 2/7/07
Name: Elton Marvin
Address: 610 E. Sahara
Ste. 5
Phone: 734-2349
☒ PROTEST ☐ APPROVE

Date: 2/7/07
Name: Bob Jukich
Address: 610 E. Sahara
Ste. 5
Phone: 734-8897
☒ PROTEST ☐ APPROVE

Date: 2/7/07
Name: Gladis Smith
Address: 953 E. Sahara
EA
Phone: 431-0980
☒ PROTEST ☐ APPROVE

Date: 2/7/07
Name: Paula Saddler
Address: 953 E. Sahara
Ste. E11A
Phone: 792-6245
☒ PROTEST ☐ APPROVE

Date: 2/7/07
Name: Lawrence
Address: 953 E. Sahara
Phone: _____
☒ PROTEST ☐ APPROVE

Telephone Protest/ Approval Log

Item 29 R

Meeting Date: 2/8/07

Case Number: 18902

Date: 2/7/07
Name: Michael Mayer
Address: 953 E. Sahara
A-32
Phone: 735-4995
☒ PROTEST ☐ APPROVE

Date: 2/7/07
Name: Ray MaKuch
Address: 900 E. Karen
Ste. H102
Phone: 735-0885
☒ PROTEST ☐ APPROVE

Date: 2/7/07
Name: Christine Sporer
Address: 900 E. Karen
Phone: 732-5700
☒ PROTEST ☐ APPROVE

Date: 2/7/07
Name: Mynne Delrosaril
Address: 2560 S. Maryland
Pkwy #7
Phone: 369-9553
☒ PROTEST ☐ APPROVE

Date: 2/7/07
Name: Daniel O'Shaughnessy
Address: 2540 S. Md. Pkwy
Phone: 791-2333
☒ PROTEST ☐ APPROVE
We don't need any more (WOUN SHOPS)

Date: 2/7/07
Name: Rhonda Scott
Address: 2650 S. Maryland
Ste. A-4
Phone: 733-2727
☒ PROTEST ☐ APPROVE

60P

Telephone Protest/ Approval Log

Meeting Date: 2/8/07

Case Number: 18902

Date: 2/7/07
Name: Pastor Caruso
Address: 950 E. Sahara
Phone: 735.5778
☒ PROTEST ☐ APPROVE

Date: 2/7/07
Name: Christine Cullin
Address: 1231 E. Sahara
Phone: 699.9500
☒ PROTEST ☐ APPROVE

Date: 2/7/07
Name: Michael A. Morris
Address: 953 E. Sahara
Phone: 238.3896
☒ PROTEST ☐ APPROVE

Date: 2/7/07
Name: Randy Lang
Address: 953 E. Sahara
Bldg. 35-102
Phone: 860.0980
☒ PROTEST ☐ APPROVE

Date: 2/7/07
Name: Terry Hunt
Address: 700 E. Sahara #A
Phone: 737.7077
☒ PROTEST ☐ APPROVE

Date: 2/8/07
Name: Chung Park
Address: 953 E. Sahara
A.22
Phone: 891.8444
☒ PROTEST ☐ APPROVE

Telephone Protest/ Approval Log

Meeting Date: 2/8/07

Case Number: 18902

Date: 2/8/07
Name: Sam Friedman
Address: 1100 E. Sahara
Phone: 737-1338
☒ PROTEST ☐ APPROVE

Date: 2/8/07
Name: Allen Welborn
Address: 953 E. Sahara
Ste. #16
Phone: 732-7225
☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Item 29 15

Telephone Protest/ Approval Log

Meeting Date: 2/8/07

Case Number: 18902

Date: 2/7/07
Name: Tom Conroy
Address: 1313 E. Bonita Ave
Phone: 721-4287
☒ PROTEST ☐ APPROVE

Date: 2/7/07
Name: White, Wendell
Address: 2650 S. Maryland
Ste. A3A
Phone: 733-1124
☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 4, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW

SDR-17298 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: REPUBLIC SERVICES OF SOUTHERN NEVADA - OWNER: PREMIER TRUST OF NEVADA - Request for a Site Development Plan Review FOR A PROPOSED PARKING LOT AND A WAIVER TO ALLOW A REDUCTION OF THE PERIMETER LANDSCAPING BUFFERING REQUIREMENTS on 0.52 acres adjacent to the north side of Sahara Avenue, approximately 600 feet east of 6th Street (APN 162-03-801-018), C-1 (Limited Commercial) Zone, Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after Final Agenda – Revised Plan

Motion made by GARY REESE to Approve Subject to Conditions amending Conditions 2, 3 and 4 and an added condition as read for the record:

2. All development shall be in conformance with the site plan, date stamped 3/6/07 and landscape plan dated 4/3/07, except as amended by conditions herein.
3. A Waiver from 19.12 is hereby approved, to allow a reduction in the perimeter landscape buffer widths where 8 feet is the minimum width allowed. Landscape buffer zone widths will be 4 feet along the east and 5 feet on the west, 7 feet to the north, and 0 feet along the south property line.
4. A technical landscaped 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

CITY COUNCIL MEETING OF: APRIL 4, 2007

required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

A. A Waiver from 19.12 is hereby approved, to allow zero landscape fingers in the parking lot area only.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0

BRENDA J. WILLIAMS, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-STEVE WOLFSON); (Excused-None)

Minutes:

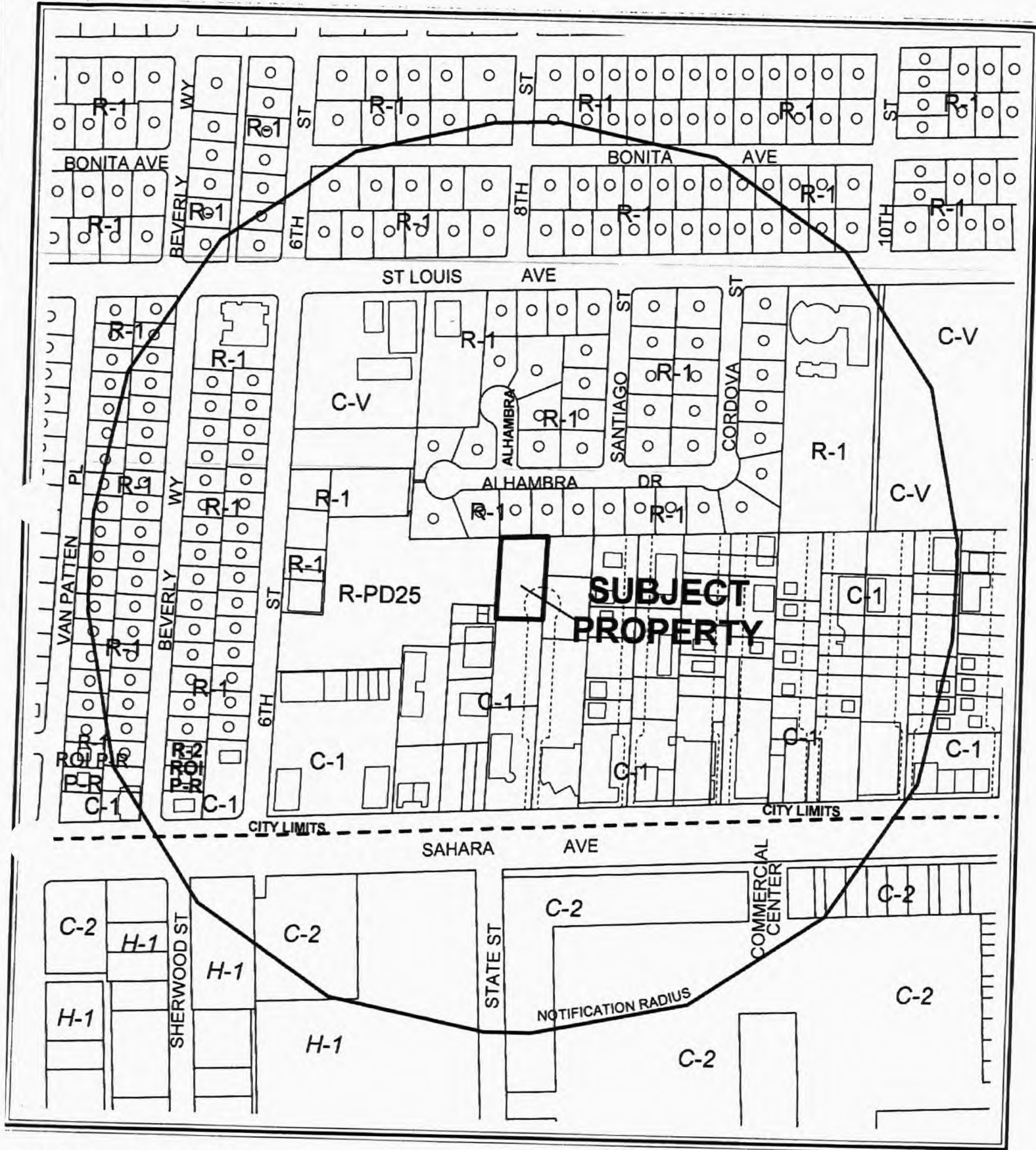
MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY STEPHANIE ALLEN, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and asked for approval.

MARGO WHEELER, Director of Planning and Development Department, read into the record amendments to Conditions 2, 3 and 4 and an additional condition.

MAYOR GOODMAN declared the Public Hearing closed.





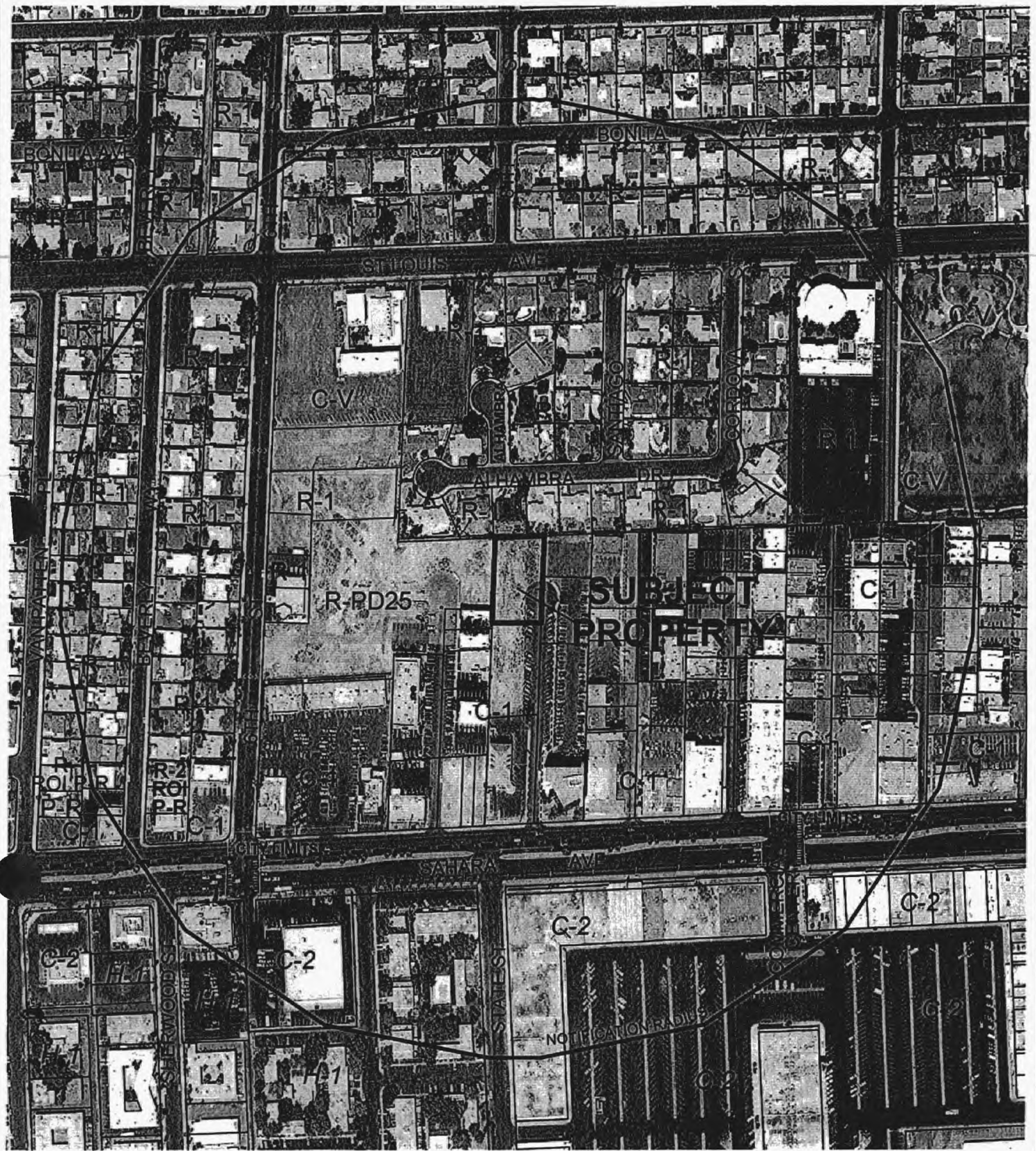
CASE: SDR-17298

RADIUS: 1000 FEET

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

0 200 400 Feet





CASE: **SDR-17298**

RADIUS: 1000 FEET

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

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 4, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SDR-17298 - APPLICANT: REPUBLIC
SERVICES OF SOUTHERN NEVADA - OWNER: PREMIER TRUST OF NEVADA

THIS ITEM WAS HELD IN ABEYANCE FROM THE FEBRUARY 7, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

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 10/03/06, except as amended by conditions herein.
3. A Waiver from 19.12 is hereby approved, to allow a reduction in the perimeter landscape buffer widths where 8 feet is the minimum width allowed. Landscape buffer zone widths will be 2 feet along the east, 7 feet to the north, and 0 feet along the south property line.
4. 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: (1) Add one 24 inch box trees within the landscape buffer along the western property line and two 24 inch box trees within the landscape buffer along the eastern property boundary.
5. 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.
6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. 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 drainage ways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is for a Site Development Plan Review for a 38 space parking lot with a Waiver of the perimeter landscaping requirements on an undeveloped 0.52 acre site located on the north side of Sahara Avenue, approximately 600 feet east of 6th Street. The parking lot will provide parking for employees of the adjacent commercial office located southeast of the project site.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/20/04	City Code Enforcement reported site violations involving litter, trash, debris, weeds, and other waste on the project site.
11/16/06	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #6/ja).
<i>Pre-Application Meeting</i>	
09/20/06	A Pre-Application Meeting was held with the applicant. The applicant was informed of the Title 19 landscape perimeter buffer zone as well as parking lot landscape requirements.
<i>Neighborhood Meeting</i>	
This application does not require a neighborhood meeting nor was one held	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.52

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant lot	Commercial	C-1 (Limited Commercial)
North	Residential	Residential	R-1 (Single Family Residential)
South	Vacant lot	Commercial	C-1 (Limited Commercial)
East	Surface Parking and public right-of-way	Commercial	C-1 (Limited Commercial)
West	Vacant lot	Residential	R-PD (Residential Planned Development)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Beverly Green Southridge Neighborhood Plan	Y		Y
Las Vegas 2020 Master Plan – Revitalization Area	Y		Y
Las Vegas Redevelopment Plan	Y		Y
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	Y		Y
Trails		N	Y
Rural Preservation Overlay District		N	Y
Development Impact Notification Assessment		N	Y
Project of Regional Significance		N	Y

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	NA	NA	Y
Min. Lot Width	100	NA	Y
Min. Setbacks • Front • Side • Corner • Rear	20 10 15 20	Not applicable as no new building(s) is included in this proposal	Y
Min. Distance Between Buildings	NA	NA	Y
Max. Lot Coverage	NA	NA	Y
Max. Building Height	NA	NA	Y
Trash Enclosure	NA	NA	Y
Mech. Equipment	NA	NA	Y

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 tree for every 6 spaces	6	8	Y
Buffer: Min. Trees	1 per 30 Linear Feet	13 Trees	13	N
TOTAL		19	21	N
Min. Zone Width	8 Feet		8 Feet on West property line; 7 Feet along the North property line; 2 feet along the east property line; 0 feet along the southern property line.	N
Wall Height	NA		Y	Y

Waivers		
Request	Requirement	Staff Recommendation
Waive the requirement for perimeter landscape buffer zone.	8 feet	Approve the Waiver

ANALYSIS

The proposed project is for the approval of a Site Development Plan Review to construct a new 38 space parking lot on an undeveloped parcel. Surrounding land uses include single family residential to the north, a surface parking lot to the east, and undeveloped dirt lots to the west and south. The project site is located in the C-1 (Limited Commercial) Zone, Beverly Green Southridge Plan Area, Las Vegas Redevelopment Plan Area – Downtown Revitalization, and the Airport Overlay District.

The project plans were reviewed and development service staff determined that the landscape buffer zones along the north, south, and east property lines are not consistent with Title 19 Landscape Standards. Title 19 Perimeter Landscape Buffer Widths require a minimum zone depth of 8 feet for interior lot lines. The landscaping plan shows a 2 foot buffer along the east property line; a 7-15 foot buffer along the northern property lines; and a 0-15 foot buffer along the southern property line. As such, the project requires a Waiver of perimeter landscaping buffers.

The project parcel received a violation from city code enforcement on 04/21/04 related to illegal dumping of trash, debris and other associated waste and accumulation of weeds and grasses. Development of the project site as a parking lot would be an improvement over existing conditions and would be consistent with the intent of city revitalization efforts.

- Zoning:

The project is consistent with Title 19 Commercial Development Standards for the C-1 (Limited Commercial) Zone, and on-site parking standards.

- Special Area Plan:

The project is located within the Las Vegas Redevelopment Plan Area, and the Revitalization Area of the City Master Plan.

- Landscaping plan:

The project landscape plan does not meet the buffer zone requirements. Title 19 Landscape buffer standards require a minimum 8-foot zone depth for commercial uses. The project landscape plans show buffer widths of 8 feet along the western property line, 7-15 feet along the northern property line, 2 feet along the eastern property line, and 0-15 feet along the southern boundary. As such, a Waiver of the perimeter landscape buffer zone requirement is included with this development proposal.

Project landscaping will include Mondel pine and honey mesquite trees; cassia, Texas Ranger, and wheelers dwarf pitosporum for shrubs; new gold lantana for ground cover, and 2-inch deep rock mulch.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed parking lot is compatible with development in the immediate vicinity.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposal meets the intent of the General Plan – Revitalization area goals, Title 19, Las Vegas Redevelopment Plan, and Commercial Development Design Standards and the landscape standards. The requested Waiver of the landscape buffer zones is acceptable as the project would improve an underutilized site, address a history of code compliance concerns, and provide an upgraded surface parking area for an existing business.

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

Vehicular access to the project site would not adversely affect traffic movements along East Sahara Boulevard or residential neighborhoods.

4. Building and landscape materials are appropriate for the area and for the City;

Landscaping would be appropriate for the area.

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 development in the area;

The proposed parking lot would complement existing commercial and adjacent residential development in the immediate area by providing and maintaining landscaped areas.

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

No detrimental effects to Public health and safety would result with development of this site as a surface parking and landscaping.

PLANNING COMMISSION ACTION

At the Planning Commission meeting the applicant agreed with all proposed conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

14

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 220 by Planning and Development

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SDR-17298

Case Number: _____ APN: 162-03-801-018

Name of Property Owner: Stanley M. Zurawski Jr. IRA

Name of Applicant: Republic Services of Southern Nevada

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: _____

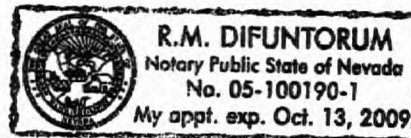
Signature of Property Owner: _____

Stacy Libbey, AUP/Trust Officer
Premier Trust, Inc., custodian
Print Name: the Stanley M. Zurawski Jr. IRA

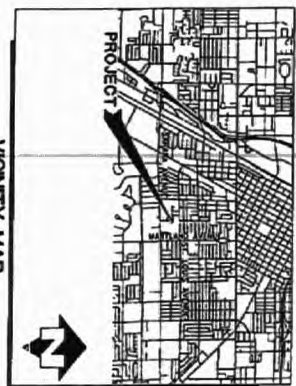
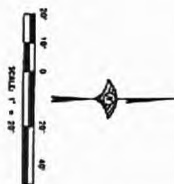
Subscribed and sworn before me

This 2nd day of October, 2006

R.M. Difuntorum
Notary Public in and for said County and State



LINE TABLE		
LINE	LENGTH	BEARING
1	22.30	S87°10'W
2	15.30	N0°00'E
3	12.70	S25°30'W
4	12.70	N0°00'E
5	29.30	N20°00'E
6	27.80	N0°00'E
7	27.80	N0°00'E
8	17.30	N0°00'E
9	15.30	N0°00'E
10	15.30	N0°00'E
11	15.30	N0°00'E
12	15.30	N0°00'E
13	15.30	N0°00'E
14	15.30	N0°00'E
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99	15.30	N0°00'E
100	15.30	N0°00'E



PRELIMINARY - INITIAL SUBMITTAL

VICINITY MAP

BASIS OF BEARINGS

[illegible]

BENCHMARK

[illegible]

PROJECT DATA

PARKING SPACES

ADA Parking: SPACE NEAR ENTRANCE OF REPUBLIC SERVICE BUILDING (OFFSITE) TO BE CONVERTED TO PROVIDE TWO (2) ADA SPACES INCLUDING ONE VAN ACCESSIBLE SPACE.

LEGEND:

	PROJECT / UNIT BOUNDARY
- - -	
--	DISTRICT BOUNDARY

→ CUT WING

1

112

一

三

25. Do you have any other information that you want to share with the committee?

15
24
57

Before you
Dial

100-273-444-1

2

10

114

10

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[illegible]

DATE: Sept 27, 2014

PROJECT: PROJ 1000

IMPROVEMENT PLANS FOR
SAHARA PARKING LOT
SITE PLAN/HORIZONTAL CONTROL PLAN

NEVADA

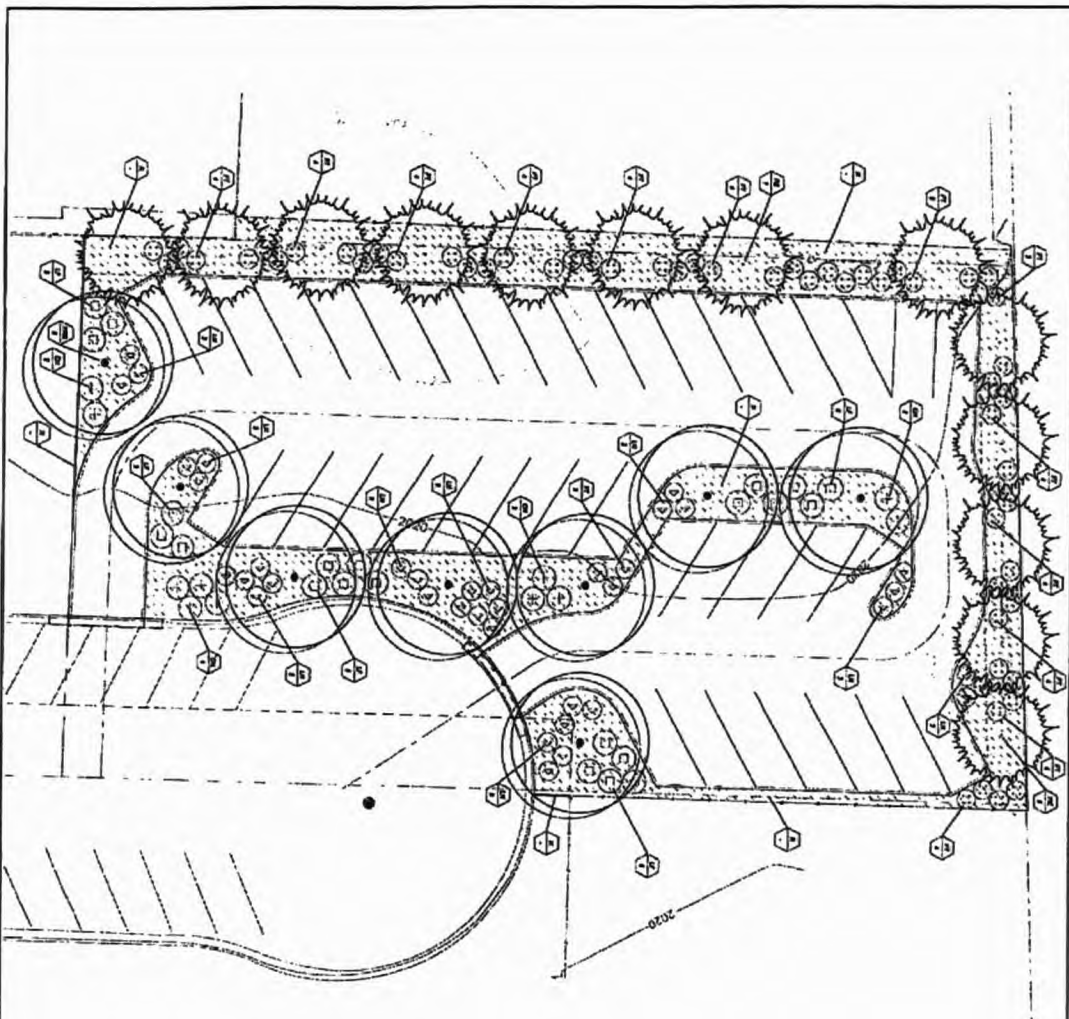


WOOD RODGERS
DEVELOPS • INNOVATES • DESIGN • SOLUTIONS
6960 Gervin Court Ste. 102 Tel 702.434.2953
Las Vegas, NV 89164 Fax 702.434.2957

DATE: AUGUST 30, 2006
SCALE: H: 1"=20' V: 1"=2'
DRAWN BY: MSA
DESIGNED BY: RPS
CHECKED BY: RPS

[illegible]

SDR-17298
11/16/06 PC



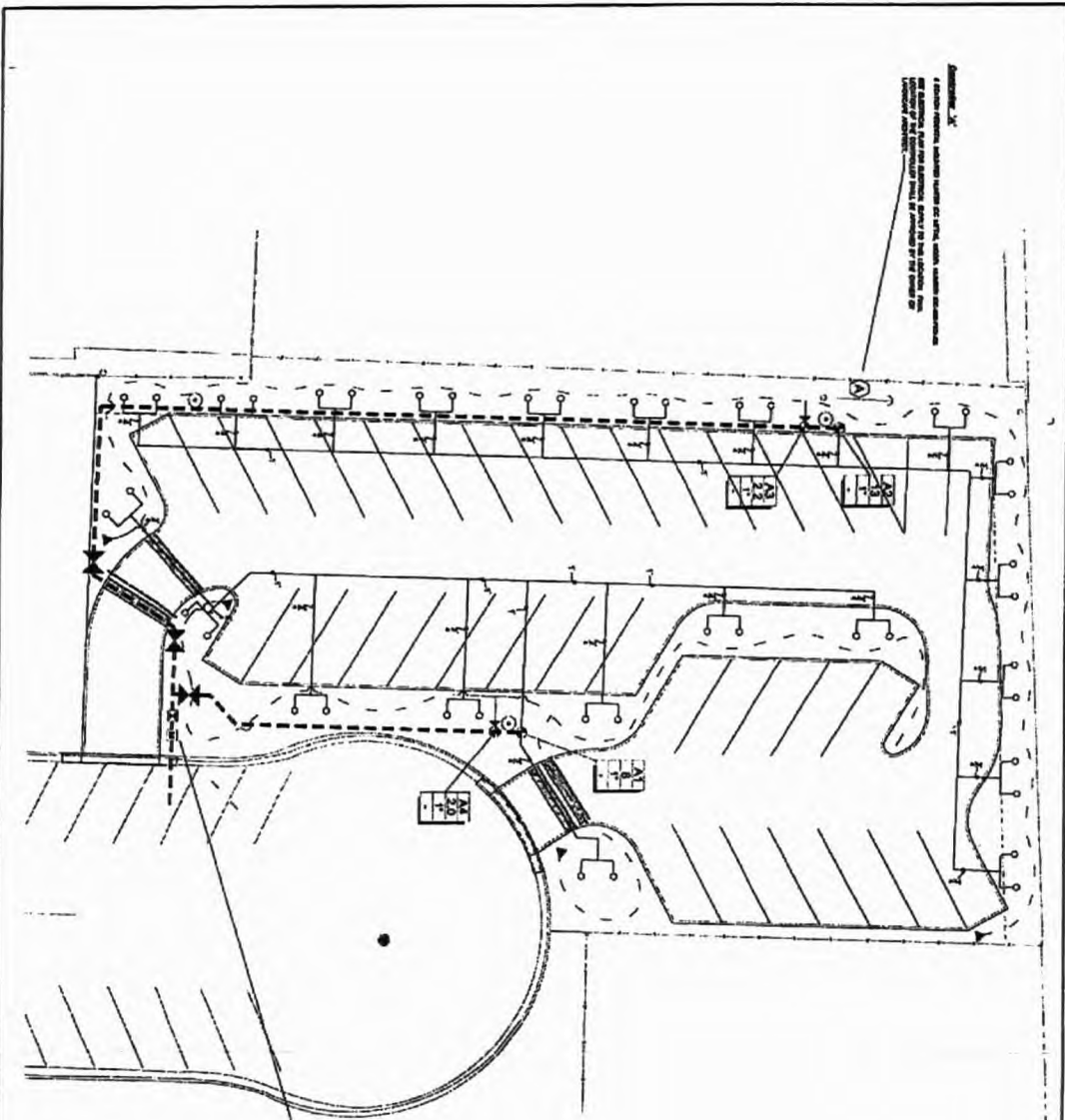
See Sheet L-4 for Planting
Legend and Notes



PROJECT L-5		CITY OF LAS VEGAS		PRELIMINARY - INITIAL SUBMITTAL	
WOOD RODGERS 3500 Douglas Street, Suite 200, Las Vegas, NV 89102 Phone: 702.454.1234		DATE: SEPTEMBER 8, 2006 DRAWN BY: J. ROBERT CHECKED BY: J. ROBERT		SHEET NO. 1 OF 10	

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11/16/06 PC



ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO PROVIDE ADEQUATE WATER TO ALL PLANTS AND TREES. THE SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATER TO ALL PLANTS AND TREES. THE SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATER TO ALL PLANTS AND TREES.

Point of Intersection, P. Intersection, Junction.
 The intersection of the drive aisle and the parking aisle shall be marked with a "P" for Point of Intersection, a "J" for Junction, and a "J" for Junction. The intersection of the drive aisle and the parking aisle shall be marked with a "P" for Point of Intersection, a "J" for Junction, and a "J" for Junction.

NOTE: IRRIGATION PLAN IS SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY OF LAS VEGAS. THE IRRIGATION PLAN IS SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY OF LAS VEGAS. THE IRRIGATION PLAN IS SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY OF LAS VEGAS.



PROJECT NO. L-3
 DATE: 11/16/06
 PROJECTS: 8 OF 10

LANDSCAPE IMPROVEMENT PLANS FOR SAHARA PARKING LOT IRRIGATION PLAN

WOOD RODGERS
 ENGINEERS • ARCHITECTS • INTERIOR DESIGNERS
 1000 Corporate Center Dr. Ste. 100 Las Vegas, NV 89102
 Las Vegas, NV 89102 P.O. Box 999999

DATE	BY	REVISION
11/16/06	J. J. J.	1
11/16/06	J. J. J.	2
11/16/06	J. J. J.	3
11/16/06	J. J. J.	4
11/16/06	J. J. J.	5
11/16/06	J. J. J.	6
11/16/06	J. J. J.	7
11/16/06	J. J. J.	8
11/16/06	J. J. J.	9
11/16/06	J. J. J.	10

PRELIMINARY - INITIAL SUBMITTAL

DEC 1
 OCT 1

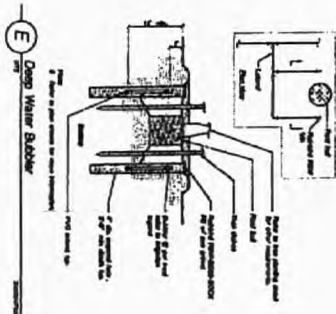
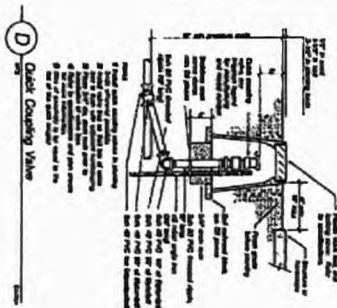
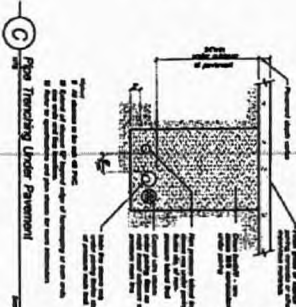
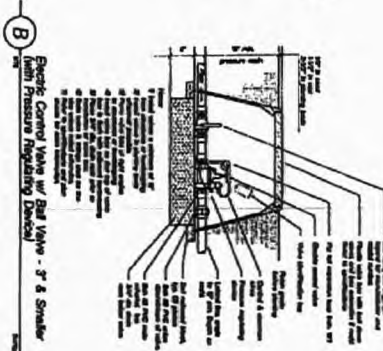
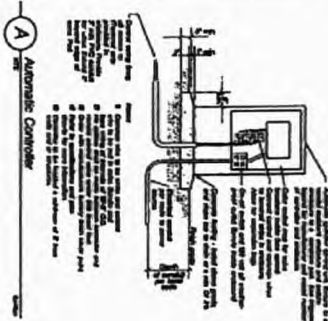
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IRRIGATION NOTES

1. The purpose of this form is to provide a record of the irrigation system and its operation. It should be filled out by the person responsible for the system.
2. The system should be checked regularly to ensure it is working properly. This includes checking the water supply, the pump, and the distribution system.
3. The water supply should be checked to ensure it is adequate for the system. This includes checking the water level in the reservoir and the flow rate of the pump.
4. The pump should be checked to ensure it is working properly. This includes checking the oil level, the belt, and the motor.
5. The distribution system should be checked to ensure it is working properly. This includes checking the pipes, the valves, and the nozzles.
6. The system should be checked regularly to ensure it is working properly. This includes checking the water supply, the pump, and the distribution system.
7. The water supply should be checked to ensure it is adequate for the system. This includes checking the water level in the reservoir and the flow rate of the pump.
8. The pump should be checked to ensure it is working properly. This includes checking the oil level, the belt, and the motor.
9. The distribution system should be checked to ensure it is working properly. This includes checking the pipes, the valves, and the nozzles.
10. The system should be checked regularly to ensure it is working properly. This includes checking the water supply, the pump, and the distribution system.

EMITTER SCHEDULE			
PLANT TYPE	EMITTER SIZE	# OF EMITTERS PER PLANT	REMARKS
SHADE	1/2" x 1/2"	1	SHOULD BE USED WITH ANOTHER PLANT OF SAME TYPE
GROUND COVER	1/2" x 1/2"	1	

**EMITTER SCHEDULE**

EMITTER SCHEDULE			
PLANT TYPE	EMITTER SIZE	# OF EMITTERS PER PLANT	REFERENCE
SHADE	1/2" x 1/2"	4	SHOULD BE USED WITH AN INERT OR NON-TOXIC SUBSTANCE
GROUND COVER	1/2" x 1/2"	1	

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LANDSCAPE IMPROVEMENT PLANS FOR
SAHARA PARKING LOT
IRRIGATION LEGEND, NOTES AND DETAILS

CITY OF LAS VEGAS



WOOD RODGERS
SEVENING • REMEDIATION • DESIGN • CONSTRUCTION
9990 Conklyn, Suite 200, N. Las Vegas, NV 89144
Tel: 702.634.2954 Fax: 702.634.2257

DATE: SEPTEMBER 8, 2008
TIME: 11:00 AM
JURY: JURY
WITNESS: J. DOWNEY
JURY: J. DOWNEY

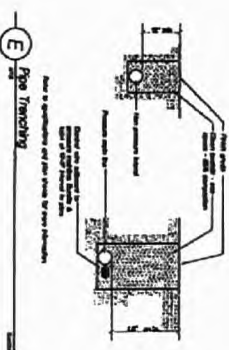
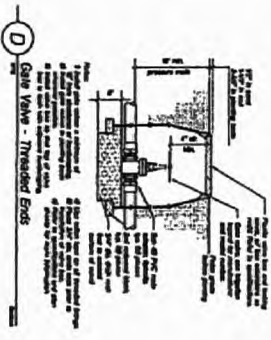
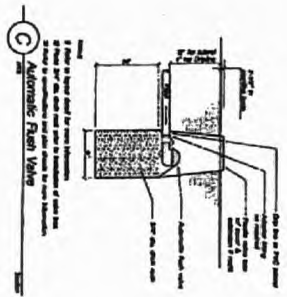
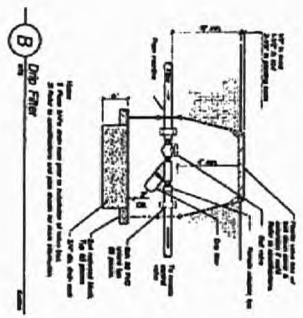
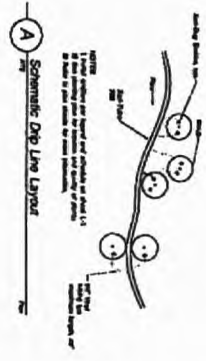
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03 03 2017

SDR-17298

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IRRIGATION SCHEDULE

CONTROLLER: 4

Zone	Valve	Area	Flow	Pressure	Notes
1	D	1	1	1	
2	2	2	2	2	
3	3	3	3	3	
4	4	4	4	4	
5	5	5	5	5	
6	6	6	6	6	
7	7	7	7	7	
8	8	8	8	8	
9	9	9	9	9	
10	10	10	10	10	

1 - IRRIGATION SCHEDULE IS BASED ON 1" PER HOUR
 2 - IRRIGATION SCHEDULE IS BASED ON 1" PER HOUR
 3 - IRRIGATION SCHEDULE IS BASED ON 1" PER HOUR
 4 - IRRIGATION SCHEDULE IS BASED ON 1" PER HOUR
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 8 - IRRIGATION SCHEDULE IS BASED ON 1" PER HOUR
 9 - IRRIGATION SCHEDULE IS BASED ON 1" PER HOUR
 10 - IRRIGATION SCHEDULE IS BASED ON 1" PER HOUR

See Sheet L-1 for Irrigation
Legend and Notes

WOOD RODGERS

11/16/06

PROJECTS

L-2

LANDSCAPE IMPROVEMENT PLANS FOR
SAHARA PARKING LOT
IRRIGATION SCHEDULE, WATER CALCS, AND DETAILS
CITY OF LAS VEGAS

WOOD RODGERS

11/16/06

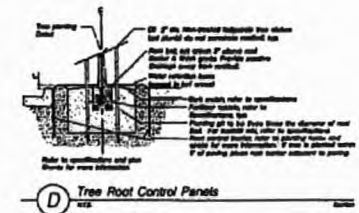
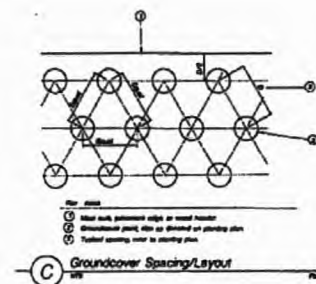
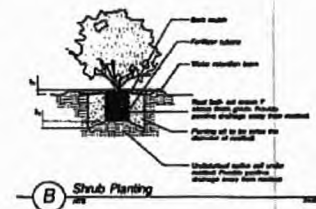
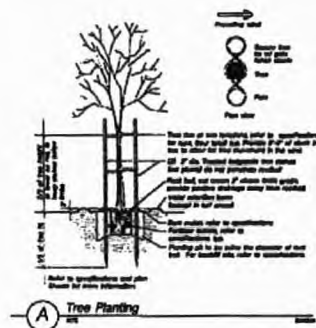
PROJECTS

L-2

PRELIMINARY - INITIAL SUBMITTAL

NO.	REVISION	DATE	BY	CHKD.
1	1	11/16/06	J. RODRIGUEZ	J. RODRIGUEZ

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11/16/06 PC

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SDR-17298 - APPLICANT: REPUBLIC SERVICES OF SOUTHERN NEVADA - OWNER: PREMIER TRUST OF NEVADA
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 600 FEET EAST OF 6TH STREET
NOVEMBER 16, 2006 PLANNING COMMISSION

10/10/06



SDR-17298 - APPLICANT: REPUBLIC SERVICES OF SOUTHERN NEVADA - OWNER: PREMIER TRUST OF NEVADA
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 600 FEET EAST OF 6TH STREET
NOVEMBER 16, 2006 PLANNING COMMISSION

10/10/06



October 2, 2006

City of Las Vegas
731 S. 4th Street
Las Vegas, Nevada 89101

SDR-17298
11/16/06 PC

Re: Application for Site Development Plan Review & Waiver, . . . APN 162-03-801-018

To Whom It May Concern:

On behalf of the Republic Services of Southern Nevada (Republic Services), Wood Rodgers Inc. respectfully submits the attached application for a site development plan review. The proposed project is exclusively located at APN 162-03-801-018 and will include the construction of an employee parking lot.

Mr. Stanley Zurawski Jr., as owner of the parcel in question, maintains a lease agreement with Republic Services and has given consent for the proposed parking lot use. The subject parcel is currently unimproved, unoccupied and is accessed by a paved private drive owned by Republic Services of Southern Nevada, and Mr. Stanley Zurawski Jr. Both parties agree to maintain access to the site as it is today.

The proposed parking lot will be for the use of Republic Services of Southern Nevada employees who work at 770 East Sahara Avenue, Las Vegas, Nevada. In total, there will be 38 parking spaces constructed, with all parking slots being numbered and assigned. The lot will include drought resistant landscaping to exceed the City of Las Vegas (City) requirements, landscape buffers as required by the City, an automatic drip irrigation system, and lighting to exceed the City requirements. There will be no compact car spaces provided within the new parking lot, and two additional handicapped access parking spaces (one van accessible) will be provided in the current handicapped parking location adjacent to the main door of the Republic Services of Southern Nevada office building. Additionally, the current parking on the West side, running North/South along the private drive will be eliminated, and those employees will be assigned parking spaces in the proposed lot.

Waiver Request: We respectfully request a waiver of the landscape island requirements within the parking lot defined by the City of Las Vegas "Urban Design and Guideline Standards".

Justification: We are providing a tree every twenty (20) feet along the perimeter of the parking lot, and within the proposed island within the parking lot. Additionally, we are providing over twenty five (25) clusters of drought resistant shrubs and bushes throughout the parking lot. This proposed landscape scheme exceeds all City requirements. As the adjacent properties are currently zoned residential, we paid particular attention to the North and West border of the proposed parking lot. We feel that

the proposed landscape scheme will significantly beautify the area, more than adequately buffer the existent residential zoned parcels and significantly improve the esthetics of the area.

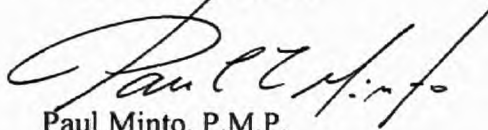
Waiver Request: We respectfully request a waiver for the requirement of two (2) handicapped parking spaces within the proposed parking lot as described in the City of Las Vegas "Urban Design and Guideline Standards".

Justification: We will provide two (2) handicapped parking spaces (one van accessible) in the current handicapped parking area adjacent to the main door of the Republic Services of Southern Nevada offices. These proposed spaces will be in addition to the twelve existing handicap spaces and meet ADA requirements.

This proposed parking lot will eliminate the current parking along the West side of the private drive at 770 East Sahara Avenue, and will significantly improve the esthetics of the area in general. We respectfully request approval of our application.

Thank you for your time and attention to our request.

Sincerely,
Wood Rodgers, Inc.

A handwritten signature in cursive script, appearing to read "Paul Minto".

Paul Minto, P.M.P.
Principal

SDR-17298
11/16/06 PC

0-1111 10:12 00000000



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 4, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
VARIANCE

VAR-19353 - PUBLIC HEARING - APPLICANT/OWNER: RODRIGO AND TERESITA HERRERA - Request for a Variance TO ALLOW A SIDE YARD SETBACK OF ZERO FEET WHERE 10 FEET IS THE MINIMUM REQUIRED on 0.44 acres at 946 East Sahara Avenue (APN 162-03-801-114), C-1 (Limited Commercial) Zone, Ward 3 (Reese). The Planning Commission (6-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

Motion made by GARY REESE to Approve Subject to Conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

BRENDA J. WILLIAMS, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 95-97.

DENNIS RUSK, Architect, 3960 East Patrick Lane, Suite #203, appeared on behalf of the applicant and stated that this project was before the City Council two years ago and that the extension of time expired. He indicated this will be a small single story retail center with four individual uses of about 1,000 square feet each.

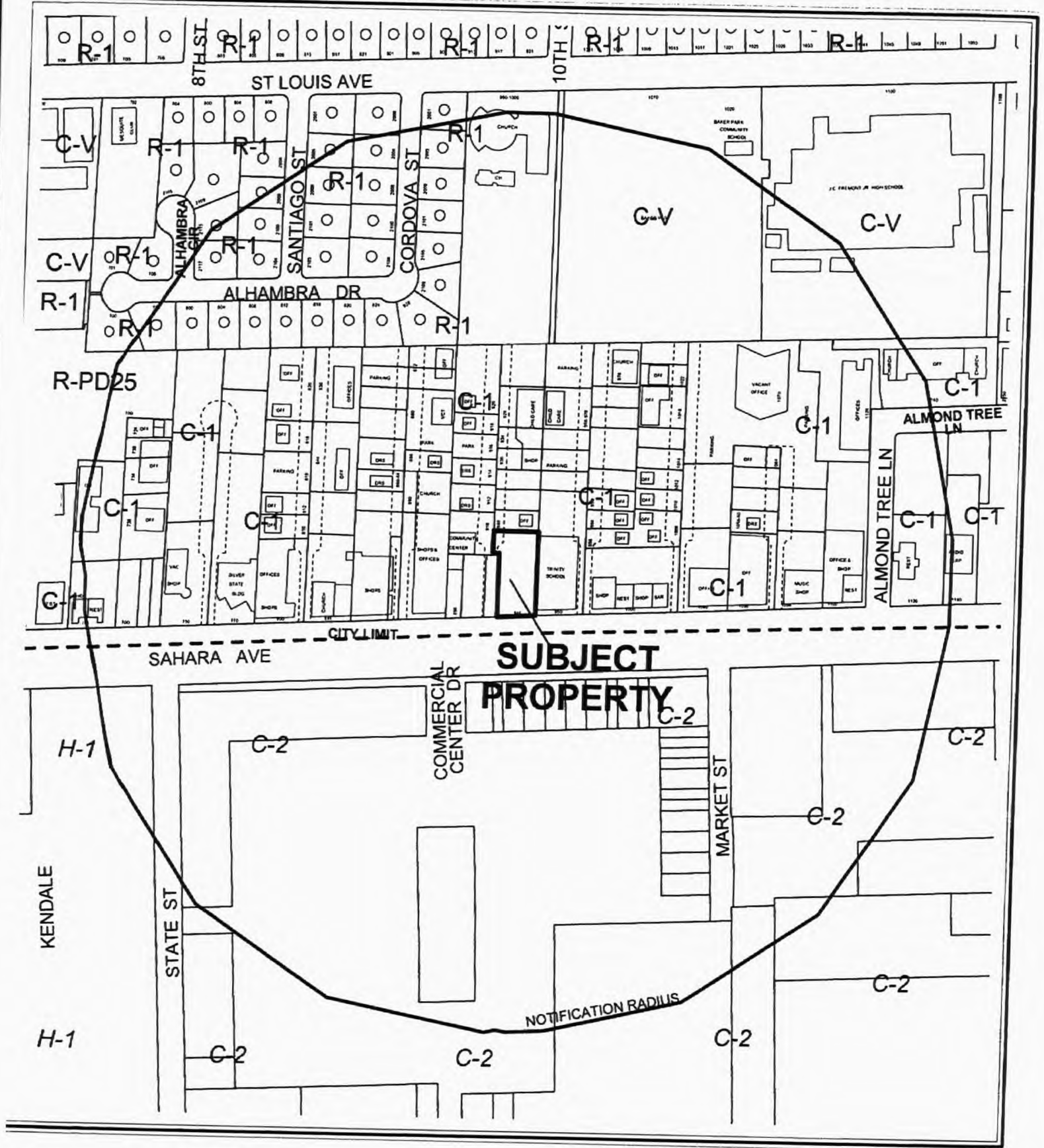
In reply to COUNCILMAN REESE'S query about the landscaping for Item 97, MARGO WHEELER, Director of Planning and Development Department, clarified that along the

CITY COUNCIL MEETING OF: APRIL 4, 2007

Sahara Avenue frontage there will be a minimum 20 feet of landscaping. All the required trees will be in place. The waiver is on the two sides adjacent to other commercial properties.

MAYOR GOODMAN declared the Public Hearing closed for Items 95-97.





CASE: **VAR-19353**
RADIUS: 1000 FT
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 500 Feet





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



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 4, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-19353 - APPLICANT/OWNER: RODRIGO AND TERESITA HERRERA

**** CONDITIONS ****

The Planning Commission (6-1/sd vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-19350) if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Variance to allow a side yard setback of zero feet where 10 feet is the minimum required on 0.44 acres at 946 East Sahara Avenue.

On 10/20/04, the City Council approved a Site Development Plan (SDR-4990) and Variance (VAR-4986) for this site. The applicant's proposal is the same as the previously approved development. Since the proposed development was previously approved and has since lapsed and sits upon an irregular shaped lot, staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
7/19/00	The City Council approved a Variance (V-26-00) to allow a zero foot side yard setback on the east property line, and a three foot side yard setback on the west property line. The Planning Commission and staff recommended approval on June 8, 2000.
4/19/00	The City Council approved a Special Use Permit (U-14-00) for a Wedding Chapel. The Planning Commission and staff recommended approval on March 9, 2000.
12/06/01	The Planning Commission approved a Site Development Plan Review (SD-73-01) for a Wedding Chapel on subject site. The site was not developed, and approval for the project became void on 12/17/03.
10/20/04	The City Council approved a Site Development Plan Review (SDR-4990) for a retail building and Waivers of setback and landscaping standards. In addition, the City Council approved a Variance (VAR-4986) to allow 24 parking spaces where 27 are required. The site was not developed, and approval for the project became void on 10/20/06.
03/08/07	The Planning Commission recommended approval of companion items VAR-19356 and SDR-19350 concurrently with this application. The Planning Commission voted 6-1/sd to recommend APPROVAL (PC Agenda Item #17/jm).
<i>Pre-Application Meeting</i>	
Month/date/year	Description
1/8/07	A pre-application meeting was held with the applicant. The applicant was informed that the previous Site Development Plan Review (SDR-4990) and Variance (VAR-4986) which expired, thereby requiring a new submittal. In addition to the application mentioned, the applicant would be required to submit an additional Variance to allow a zero foot side yard setback on the east property line. Submittal requirements were outlined for the applicant.

Details of Application Request	
Site Area	
Net Acres	0.44

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	C (Commercial)	C-1 (Limited Commercial)
North	Offices	C (Commercial)	C-1 (Limited Commercial)
South	Shops, Tavern	Clark County	Clark County
East	Trade School	C (Commercial)	C-1 (Limited Commercial)
West	Shops, Offices	C (Commercial)	C-1 (Limited Commercial)

SPECIAL DISTRICTS/ZONES	Yes	No	Compliance
Special Area Plan		X	Y
Redevelopment Plan Area	X		Y
Special Overlay District		X	Y
Trails		X	Y
Rural Preservation Neighborhood		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	19.166 SF	N/A
Min. Lot Width	100 Feet	93.85 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	10 Feet	Zero Feet	N*
• Rear	10 Feet	70 Feet	Y
Max. Lot Coverage	50%	25%	Y
Max. Building Height	None	23 Feet	N/A
Trash Enclosure	Yes	Yes	Yes

A Variance (VAR-19353) to allow a zero side yard setback.

Please note the applicable code section here (Title 19.12)

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Trees/ 6 Spaces	5 Trees	1 Tree	N*
Buffer: Min. Trees	1 Tree/ 30 Linear Feet	14 Trees	10 Trees	N*
TOTAL		19 Trees	11 Trees	N*
Min. Zone Width (Right-of-Way)	15 Feet		15 Feet	Y
Min. Zone Width (Interior – North Side)	8 Feet		6 Feet	N*
Min. Zone Width (Interior – Side yard)	8 Feet		Zero Feet	N*

**Waivers from Title 19.12.040A and 19.12.040B Landscape, Wall and Buffer Standards and a Title 19.10.010 J11 Parking, Loading, and Traffic Standards have been requested by the applicant.*

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail Store, Other than Listed (3,500 SF or more)	4,720 SF	1/175 GFA	25	2	22	2	N*
TOTAL			27		24		N*
Loading Spaces	4,720 SF		1		1		Y
Percent Deviation			11%				

**Variance (VAR-19356) for parking has been requested.*

Waivers		
Request	Requirement	Staff Recommendation
To provide zero feet of perimeter landscape buffer along the side yard.	8 Feet	Approval, the site has constraints due to lot configuration and vehicular access.
To provide six feet of perimeter landscape buffer along the northern interior lot line	8 Feet	Approval, the site has constraints due to lot configuration and vehicular access.
Parking lot fingers	1 per 6 parking spaces	Approval, removal of parking spaces to accommodate this standard would be inappropriate due to sites parking deficiency.
Reduce perimeter buffer tree quantity to 10 trees	14 Trees	Approval, the site has constraints due to lot configuration and vehicular access.

ANALYSIS

This site is currently undeveloped. The applicant proposes to construct a 4,722 square-foot general retail store on the parcel. The site gains access across a privately owned parcel to Sahara Avenue. The applicant has requested this Variance (VAR-19353) to allow a zero side yard setback where ten feet is required.

On 10/20/04, the City Council approved a Site Development Plan (SDR-4990) and Variance (VAR-4986) for this site. The applicant's proposal is the same as the previously approved development. In addition, the site is irregularly shaped which 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. Since this is a lapsed previously approved development and sits upon an irregular shaped lot, staff recommends approval.

FINDINGS

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070L states:

“Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of 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.”

Evidence of a unique or extraordinary circumstance has been presented, in that the applicant has not created a self-imposed hardship.

PLANNING COMMISSION ACTION

There was one speaker at the Planning Commission unopposed to the proposed project.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

13

ASSEMBLY DISTRICT 9

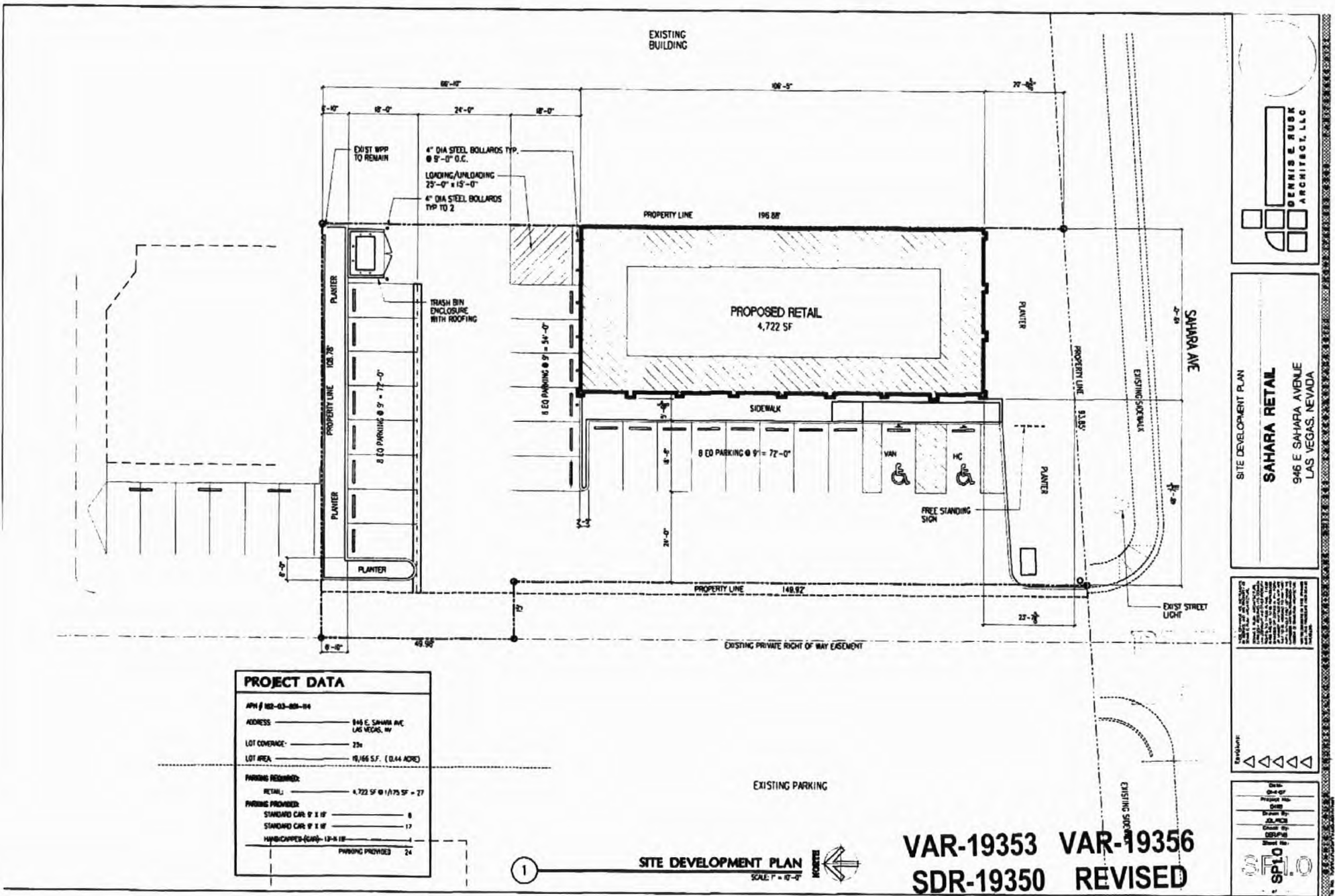
SENATE DISTRICT 10

NOTICES MAILED 122 by City Clerk

APPROVALS 0

PROTESTS 0





SITE DEVELOPMENT PLAN

SAHARA RETAIL
946 E SAHARA AVENUE
LAS VEGAS, NEVADA

REVISIONS

NO.	DATE	DESCRIPTION
1	03/08/07	PRELIMINARY
2	03/08/07	REVISED
3	03/08/07	REVISED
4	03/08/07	REVISED
5	03/08/07	REVISED
6	03/08/07	REVISED
7	03/08/07	REVISED
8	03/08/07	REVISED
9	03/08/07	REVISED
10	03/08/07	REVISED



January 23, 2007

Planning and Development
City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

Re: Sahara Retail Building
946 E. Sahara Ave.
Las Vegas, NV

JUSTIFICATION LETTER

We propose to construct a 4,722 square feet commercial building located at 946 E. Sahara Avenue. The building is one story, 23'-0" high, with stucco finish on the exterior wall.

This Project is on an in-fill lot north of Sahara Avenue and west of Maryland Parkway. It is surrounded by small commercial buildings built on property lines with several cross easements for drive aisles and parking. This site is less than ½ acre and with building lot coverage of 25%.

We are filing for a Site Development Plan Review and Variance. Waivers for both setback and landscaping are required. Without the waivers the building would be only 3'-0" wide. A variance for parking is required.

The existing buildings to the north and east are built on the property lines. The first waiver is to build on the east property line with a fire rated wall consistent with adjacent properties.

The Project provides 20'-0" of landscaping on Sahara with trees at 20'-0" o.c. The landscaping waivers include elimination of the 6'-0" foundation and parking fingers where 1 per 6 parking spaces is required. The 8'-0" landscaping on the east side located where the requested elimination of the side yard setback is also requested to be waived together with the west side landscaping in the parking aisle. The north parking buffer is requested to be reduced from 8'-0" to an average of 5'-10" to 8'-5" to provide turning radius for garbage disposal truck and project loading zone.

The parking variance is to reduce the parking to 1/197 SF where 1/175 SF is required. Because the size of the Project is less than 25,000 SF without the tenant spaces defined, the general retail store requirements are used. However, future tenant spaces

Sahara Retail
January 23, 2007
Page 2

may have less requirements and fall under the other commercial uses requiring 1/250 SF or uses requiring less intensive parking. The variance is for 24 spaces where 27 is required.

The setback variance is to allow zero foot side yard setback on the east of the property, where 10 ft is required.

Thank you,

Dennis E. Rusk, Architect

VAR-19353 VAR-19356
SDR-19350 03/08/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 4, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VARIANCE RELATED TO VAR-19353

VAR-19356 - PUBLIC HEARING - APPLICANT/OWNER: RODRIGO AND TERESITA HERRERA - Request for a Variance TO ALLOW 24 PARKING SPACES WHERE 27 SPACES ARE THE MINIMUM REQUIRED on 0.44 acres at 946 East Sahara Avenue (APN 162-03-801-114), C-1 (Limited Commercial) Zone, Ward 3 (Reese). The Planning Commission (6-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

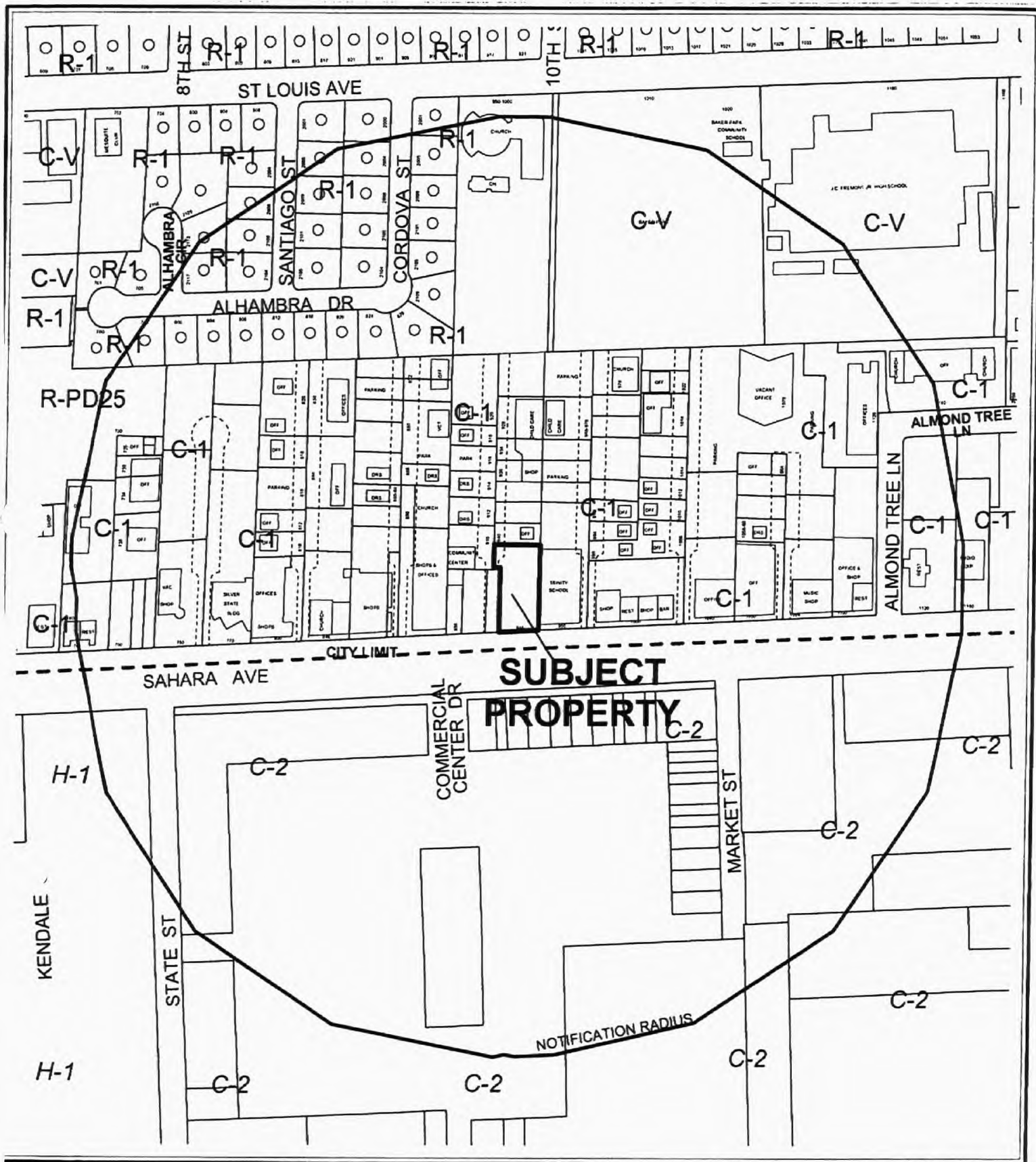
Motion made by GARY REESE to Approve Subject to Conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

BRENDA J. WILLIAMS, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

See Item 95 for related discussion.



CASE: **VAR-19356**

RADIUS: 1000 FT

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

0 500 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 4, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAR-19356 - APPLICANT/OWNER: RODRIGO AND
TERESITA HERRERA**

**** CONDITIONS ****

The Planning Commission (6-1/sd vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-19350) if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Variance to allow 24 parking spaces where 27 spaces are the minimum required on 0.44 acres at 946 East Sahara Avenue.

On 10/20/04, the City Council approved a Site Development Plan (SDR-4990) and Variance (VAR-4986) for this site. The applicant's proposal is the same as the previously approved development. Since the proposed development was previously approved and has since lapsed and sits upon an irregular shaped lot, staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
7/19/00	The City Council approved a Variance (V-26-00) to allow a zero foot side yard setback on the east property line, and a three foot side yard setback on the west property line. The Planning Commission and staff recommended approval on June 8, 2000.
4/19/00	The City Council approved a Special Use Permit (U-14-00) for a Wedding Chapel. The Planning Commission and staff recommended approval on March 9, 2000.
12/06/01	The Planning Commission approved a Site Development Plan Review (SD-73-01) for a Wedding Chapel on subject site. The site was not developed, and approval for the project became void on 12/17/03.
10/20/04	The City Council approved a Site Development Plan Review (SDR-4990) for a retail building and Waivers of setback and landscaping standards. In addition, the City Council approved a Variance (VAR-4986) to allow 24 parking spaces where 27 are required. The site was not developed, and approval for the project became void on 10/20/06.
03/08/07	The Planning Commission recommended approval of companion items VAR-19354 and SDR-19350 concurrently with this application. The Planning Commission voted 6-1/sd to recommend APPROVAL (PC Agenda Item #18/jm).
<i>Pre-Application Meeting</i>	
Month/date/year	Description
1/8/07	A pre-application meeting was held with the applicant. The applicant was informed that the previous Site Development Plan Review (SDR-4990) and Variance (VAR-4986) which expired, thereby requiring a new submittal. In addition to the application mentioned, the applicant would be required to submit an additional Variance to allow a zero foot side yard setback on the east property line. Submittal requirements were outlined for the applicant.

Details of Application Request	
Site Area	
Net Acres	0.44

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	C (Commercial)	C-1 (Limited Commercial)
North	Offices	C (Commercial)	C-1 (Limited Commercial)
South	Shops, Tavern	Clark County	Clark County
East	Trade School	C (Commercial)	C-1 (Limited Commercial)
West	Shops, Offices	C (Commercial)	C-1 (Limited Commercial)

SPECIAL DISTRICTS/ZONES	Yes	No	Compliance
Special Area Plan		X	Y
Redevelopment Plan Area	X		Y
Special Overlay District		X	Y
Trails		X	Y
Rural Preservation Neighborhood		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	19.166 SF	N/A
Min. Lot Width	100 Feet	93.85 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	10 Feet	Zero Feet	N*
• Rear	10 Feet	70 Feet	Y
Max. Lot Coverage	50%	25%	Y
Max. Building Height	None	23 Feet	N/A
Trash Enclosure	Yes	Yes	Yes

A Variance (VAR-19353) to allow a zero side yard setback.

Please note the applicable code section here (Title 19.12)

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Trees/ 6 Spaces	5 Trees	1 Tree	N*
Buffer: Min. Trees	1 Tree/ 30 Linear Feet	14 Trees	10 Trees	N*
TOTAL		19 Trees	11 Trees	N*
Min. Zone Width (Right-of-Way)	15 Feet		15 Feet	Y
Min. Zone Width (Interior – North Side)	8 Feet		6 Feet	N*
Min. Zone Width (Interior – Side yard)	8 Feet		Zero Feet	N*

* *Waivers from Title 19.12.040A and 19.12.040B Landscape, Wall and Buffer Standards and a Title 19.10.010 J11 Parking, Loading, and Traffic Standards have been requested by the applicant.*

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail Store, Other than Listed (3,500 SF or more)	4,720 SF	1/175 GFA	25	2	22	2	N*
SubTotal							
TOTAL			27		24		N*
Loading Spaces	4,720 SF		1		1		Y
Percent Deviation			11%				

**Variance (VAR-19356) for parking has been requested.*

Waivers		
Request	Requirement	Staff Recommendation
To provide zero feet of perimeter landscape buffer along the side yard.	8 Feet	Approval, the site has constraints due to lot configuration and vehicular access.
To provide six feet of perimeter landscape buffer along the northern interior lot line	8 Feet	Approval, the site has constraints due to lot configuration and vehicular access.
Parking lot fingers	1 per 6 parking spaces	Approval, removal of parking spaces to accommodate this standard would be inappropriate due to sites parking deficiency.
Reduce perimeter buffer tree quantity to 10 trees	14 Trees	Approval, the site has constraints due to lot configuration and vehicular access.

ANALYSIS

This site is currently undeveloped. The applicant proposes to construct a 4,722 square-foot general retail store on the parcel. The site gains access across a privately owned parcel to Sahara Avenue. The applicant has requested this Variance (VAR-19356) to allow 24 parking spaces where 27 are required.

On 10/20/04, the City Council approved a Site Development Plan (SDR-4990) and Variance (VAR-4986) for this site. The applicant's proposal is the same as the previously approved development. In addition, the site is irregularly shaped which 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. Since this is a lapsed previously approved development and sits upon an irregular shaped lot, staff recommends approval.

FINDINGS

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
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Evidence of a unique or extraordinary circumstance has been presented, in that the applicant has not created a self-imposed hardship.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

13

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 122 by City Clerk

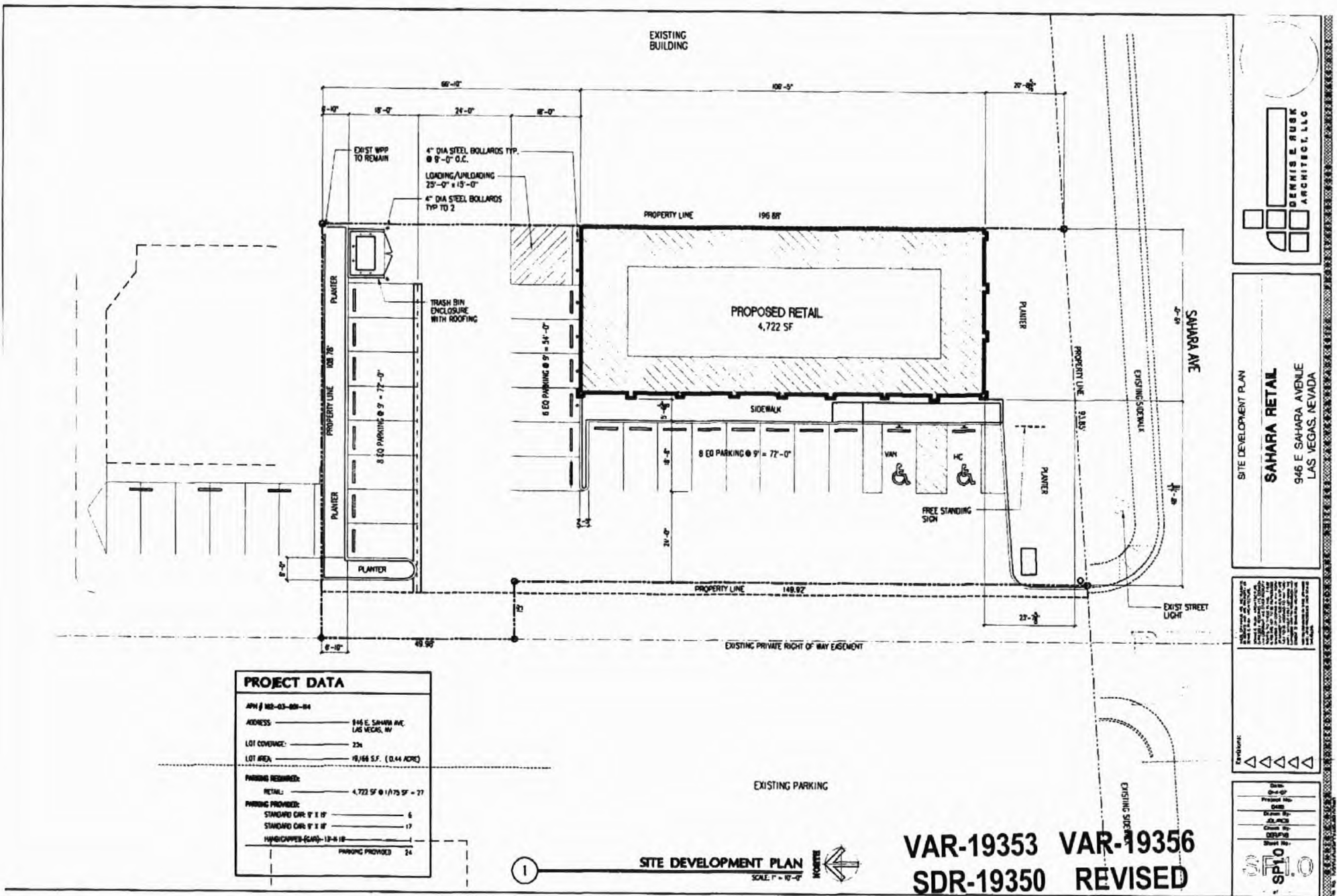
APPROVALS 0

PROTESTS 0



VAR-19356

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 Declaration Packet Statement of Financial Interest.doc



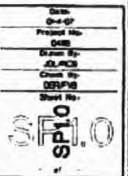
SITE DEVELOPMENT PLAN

SAHARA RETAIL

946 E. SAHARA AVENUE
LAS VEGAS, NEVADA

REVISIONS

NO.	DATE	DESCRIPTION
1	03/08/07	ISSUED FOR PERMIT



January 23, 2007

Planning and Development
City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

Re: Sahara Retail Building
946 E. Sahara Ave.
Las Vegas, NV

JUSTIFICATION LETTER

We propose to construct a 4,722 square feet commercial building located at 946 E. Sahara Avenue. The building is one story, 23'-0" high, with stucco finish on the exterior wall.

This Project is on an in-fill lot north of Sahara Avenue and west of Maryland Parkway. It is surrounded by small commercial buildings built on property lines with several cross easements for drive aisles and parking. This site is less than ½ acre and with building lot coverage of 25%.

We are filing for a Site Development Plan Review and Variance. Waivers for both setback and landscaping are required. Without the waivers the building would be only 3'-0" wide. A variance for parking is required.

The existing buildings to the north and east are built on the property lines. The first waiver is to build on the east property line with a fire rated wall consistent with adjacent properties.

The Project provides 20'-0" of landscaping on Sahara with trees at 20'-0" o.c. The landscaping waivers include elimination of the 6'-0" foundation and parking fingers where 1 per 6 parking spaces is required. The 8'-0" landscaping on the east side located where the requested elimination of the side yard setback is also requested to be waived together with the west side landscaping in the parking aisle. The north parking buffer is requested to be reduced from 8'-0" to an average of 5'-10" to 8'-5" to provide turning radius for garbage disposal truck and project loading zone.

The parking variance is to reduce the parking to 1/197 SF where 1/175 SF is required. Because the size of the Project is less than 25,000 SF without the tenant spaces defined, the general retail store requirements are used. However, future tenant spaces

Sahara Retail
January 23, 2007
Page 2

may have less requirements and fall under the other commercial uses requiring 1/250 SF or uses requiring less intensive parking. The variance is for 24 spaces where 27 is required.

The setback variance is to allow zero foot side yard setback on the east of the property, where 10 ft is required.



Thank you,

Dennis E. Rusk, Architect

VAR-19353 VAR-19356
SDR-19350 03/08/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 4, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-19353 AND VAR-19356

SDR-19350 - PUBLIC HEARING - APPLICANT/OWNER: RODRIGO AND TERESITA HERRERA - Request for a Site Development Plan Review FOR A PROPOSED 4,722 SQUARE-FOOT COMMERCIAL BUILDING AND WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW NO PERIMETER LANDSCAPE BUFFER IN THE SIDE YARDS WHERE EIGHT FEET IS THE MINIMUM REQUIRED AND TO ALLOW A SIX-FOOT PERIMETER LANDSCAPE BUFFER IN THE REAR YARD WHERE EIGHT FEET IS THE MINIMUM REQUIRED on 0.44 acres at 946 East Sahara Avenue (APN 162-03-801-114), C-1 (Limited Commercial) Zone, Ward 3 (Reese). The Planning Commission (6-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

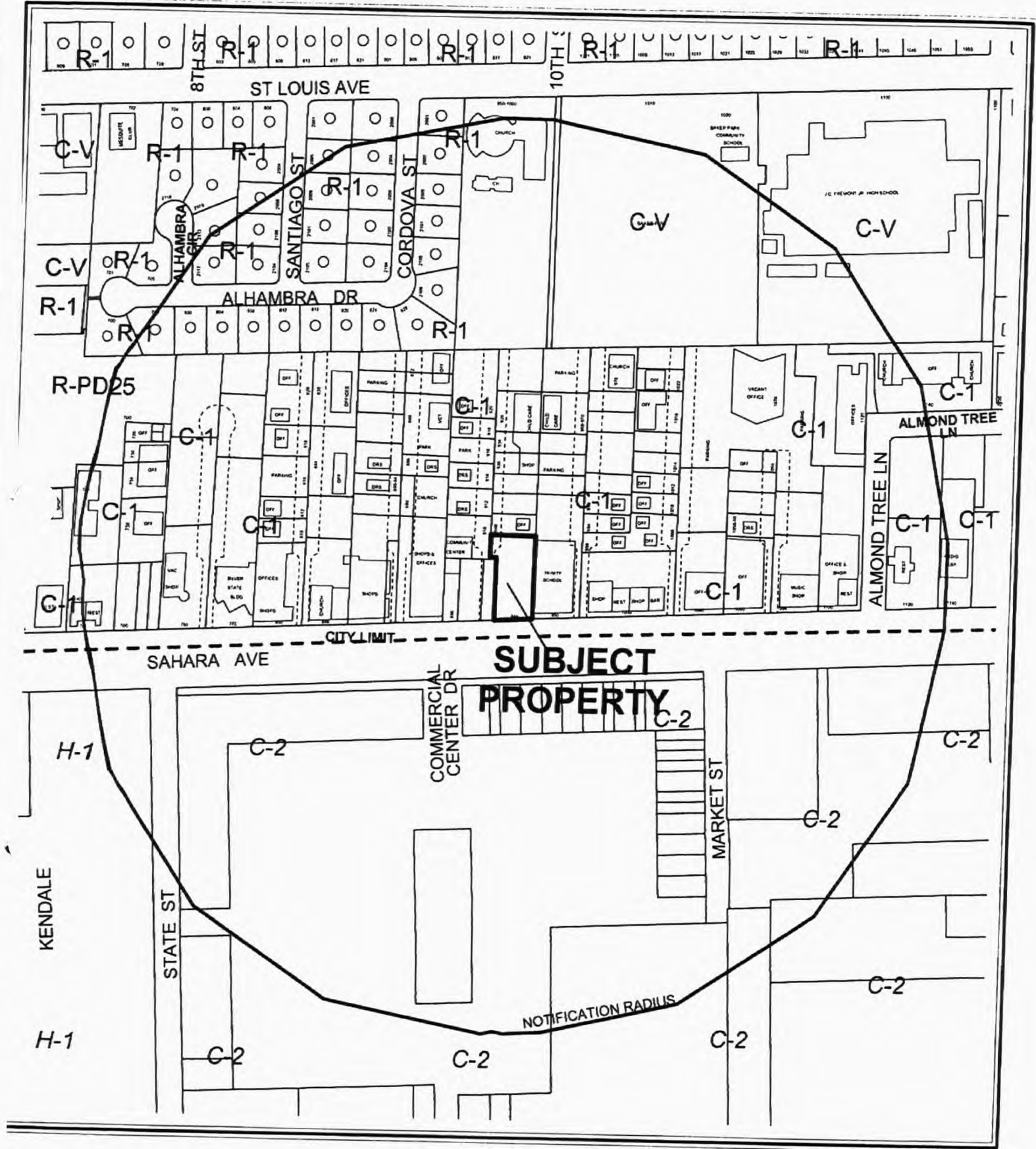
1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

Motion made by GARY REESE to Approve Subject to Conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
 BRENDA J. WILLIAMS, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,
 GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
 (Did Not Vote-None); (Excused-None)

Minutes:

See Item 95 for related discussion.



CASE: **SDR-19350**

RADIUS: 1000 FT

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 4, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-19350 - APPLICANT/OWNER: RODRIGO AND TERESITA HERRERA

**** CONDITIONS ****

The Planning Commission (6-1/sd vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Variance (VAR-19353) and Variance (VAR-19356), 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 principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan date stamped 2/15/07; landscape plan and building elevations date stamped 01/23/07, except as amended by conditions herein.
4. A Waiver from Title 19.12.040A Landscape, Wall and Buffer Standards is hereby approved to allow a zero foot perimeter landscape buffer along the side yard and a six foot perimeter landscape buffer along the rear yard where eight feet is required.
5. A Waiver from Title 19.12.040B Landscape, Wall and Buffer Standards is hereby approved to allow 10 landscape buffer trees where 14 landscape buffer trees are required
6. A Waiver from Title 19.10.010 J11 Parking, Loading, and Traffic Standards is hereby approved, to allow one parking lot finger where five parking lot fingers are required.
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.

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 adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths 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 drainage ways as recommended.
17. Landscape and maintain all unimproved right-of-way, if any, on Sahara Avenue adjacent to this site. All private improvements and landscaping 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.

18. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Sahara Avenue public right-of-way adjacent to this site.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 4,722 square-foot commercial building and Waivers of perimeter landscape buffer requirements to allow no perimeter landscape buffer in the side yards where eight feet is the minimum required and to allow a six-foot perimeter landscape buffer in the rear yard where eight feet is the minimum required.

On 10/20/04, the City Council approved a Site Development Plan (SDR-4990) and Variance (VAR-4986) for this site. The applicant's proposal is the same as the previously approved development. Since the proposed development was previously approved and has since lapsed and sits upon an irregular shaped lot, staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
7/19/00	The City Council approved a Variance (V-26-00) to allow a zero foot side yard setback on the east property line, and a three foot side yard setback on the west property line. The Planning Commission and staff recommended approval on June 8, 2000.
4/19/00	The City Council approved a Special Use Permit (U-14-00) for a Wedding Chapel. The Planning Commission and staff recommended approval on March 9, 2000.
12/06/01	The Planning Commission approved a Site Development Plan Review (SD-73-01) for a Wedding Chapel on subject site. The site was not developed, and approval for the project became void on 12/17/03.
10/20/04	The City Council approved a Site Development Plan Review (SDR-4990) for a retail building and Waivers of setback and landscaping standards. In addition, the City Council approved a Variance (VAR-4986) to allow 24 parking spaces where 27 are required. The site was not developed, and approval for the project became void on 10/20/06.
03/08/07	The Planning Commission recommended approval of companion items VAR-19354 and VAR-19356 concurrently with this application. The Planning Commission voted 6-1/sd to recommend APPROVAL (PC Agenda Item #19/jm).

Pre-Application Meeting	
Month/date/year	Description
1/8/07	A pre-application meeting was held with the applicant. The applicant was informed that the previous Site Development Plan Review (SDR-4990) and Variance (VAR-4986) which expired, thereby requiring a new submittal. In addition to the application mentioned, the applicant would be required to submit an additional Variance to allow a zero foot side yard setback on the east property line. Submittal requirements were outlined for the applicant.

Details of Application Request	
Site Area	
Net Acres	0.44

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	C (Commercial)	C-1 (Limited Commercial)
North	Offices	C (Commercial)	C-1 (Limited Commercial)
South	Shops, Tavern	Clark County	Clark County
East	Trade School	C (Commercial)	C-1 (Limited Commercial)
West	Shops, Offices	C (Commercial)	C-1 (Limited Commercial)

SPECIAL DISTRICTS/ZONES	Yes	No	Compliance
Special Area Plan		X	Y
Redevelopment Plan Area	X		Y
Special Overlay District		X	Y
Trails		X	Y
Rural Preservation Neighborhood		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	19.166 SF	N/A
Min. Lot Width	100 Feet	93.85 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	10 Feet	Zero Feet	N*
• Rear	10 Feet	70 Feet	Y

Max. Lot Coverage	50%	25%	Y
Max. Building Height	None	23 Feet	N/A
Trash Enclosure	Yes	Yes	Yes

A Variance (VAR-19353) to allow a zero side yard setback.

Please note the applicable code section here (Title 19.12)

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Trees/ 6 Spaces	5 Trees	1 Tree	N*
Buffer: Min. Trees	1 Tree/ 30 Linear Feet	14 Trees	10 Trees	N*
TOTAL		19 Trees	11 Trees	N*
Min. Zone Width (Right-of-Way)	15 Feet		15 Feet	Y
Min. Zone Width (Interior – North Side)	8 Feet		6 Feet	N*
Min. Zone Width (Interior – Side yard)	8 Feet		Zero Feet	N*

** Waivers from Title 19.12.040A and 19.12.040B Landscape, Wall and Buffer Standards and a Title 19.10.010 J11 Parking, Loading, and Traffic Standards have been requested by the applicant.*

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail Store, Other than Listed (3,500 SF or more)	4,720 SF	1/175 GFA	25	2	22	2	N*
SubTotal							
TOTAL			27		24		N*
Loading Spaces	4,720 SF		1		1		Y
Percent Deviation			11%				

**Variance (VAR-19356) for parking has been requested.*

Waivers		
Request	Requirement	Staff Recommendation
To provide zero feet of perimeter landscape buffer along the side yard.	8 Feet	Approval, the site has constraints due to lot configuration and vehicular access.
To provide six feet of perimeter landscape buffer along the northern interior lot line	8 Feet	Approval, the site has constraints due to lot configuration and vehicular access.
Parking lot fingers	1 per 6 parking spaces	Approval, removal of parking spaces to accommodate this standard would be inappropriate due to sites parking deficiency.
Reduce perimeter buffer tree quantity to 10 trees	14 Trees	Approval, the site has constraints due to lot configuration and vehicular access.

ANALYSIS

- Zoning

This retail development conforms to the C-1 (Limited Commercial) zoning of this site and area.

- Site Plan

This site is currently undeveloped. The applicant proposes to construct a 4,722 square-foot general retail store on the parcel. The site gains access across a privately owned parcel to Sahara Avenue. As part of this development, the applicant has requested a Variance (VAR-19356) to allow 24 parking spaces where 27 are required. In addition, the applicant has requested a Variance (VAR-19353) to allow a zero side yard setback where ten feet is required.

On 10/20/04, the City Council approved a Site Development Plan (SDR-4990) and Variance (VAR-4986) for this site. The applicant's proposal is the same as the previously approved development. Since this is a lapsed previously approved development and sits upon an irregular shaped lot, staff recommends approval.

- Landscape Plan and Landscape Waivers

The applicant has requested several waivers of Landscape Standards:

1. Waiver of the number of 24 inch box trees.
2. Waiver of parking lot island landscaping.

3. Waiver of the eight-foot wide parking buffer requirement along the north property line, to be reduced to six feet, to allow for garbage and loading turn radii.
4. Waiver of the eight-foot wide parking buffer requirement along the side yard to be reduced to zero feet.

These landscape waivers are necessary because the site has constraints due to lot configuration and vehicular access.

- Elevation

The Elevation drawing is typical of retail strip developments. Façade articulation is achieved through design elements at the roof level. This elevation would be an improvement over the aging retail and office structures in this vicinity.

- Floor Plan

The Floor Plan shows four 1,180 square foot retail spaces. This is typical and appropriate of retail strip developments.

FINDINGS

The following findings must be made for an SDR:

- 1. The proposed development is compatible with adjacent development and development in the area;**

As the area is a shopping plaza of various office and commercial uses, the general retail store use is compatible with adjacent development and development in the area.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

Although the development is not consistent with City standards for landscaping and parking, this exact proposal was previously approved on 10/20/04. In addition the site is irregularly shaped which 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.

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

The site gains access across a privately owned parcel to Sahara Avenue, a 100-foot Primary Arterial as designated by the Master Plan Streets and Highways.

4. Building and landscape materials are appropriate for the area and for the City;

Building and landscape materials are appropriate for this area of the City.

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 development in the area;

Building elevations, design characteristics and other architectural and aesthetic features are desirable in appearance, and would improve the aesthetic quality of this decaying section of the city.

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

The proposed development will be subject to inspection by the City and will not compromise the health safety and welfare of the general public.

PLANNING COMMISSION ACTION

Plans show a 6'10" rear landscape planers and Condition #4 shall be amended to reflect such. Also, condition #5 shall be amended to require 19 trees per code.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

13

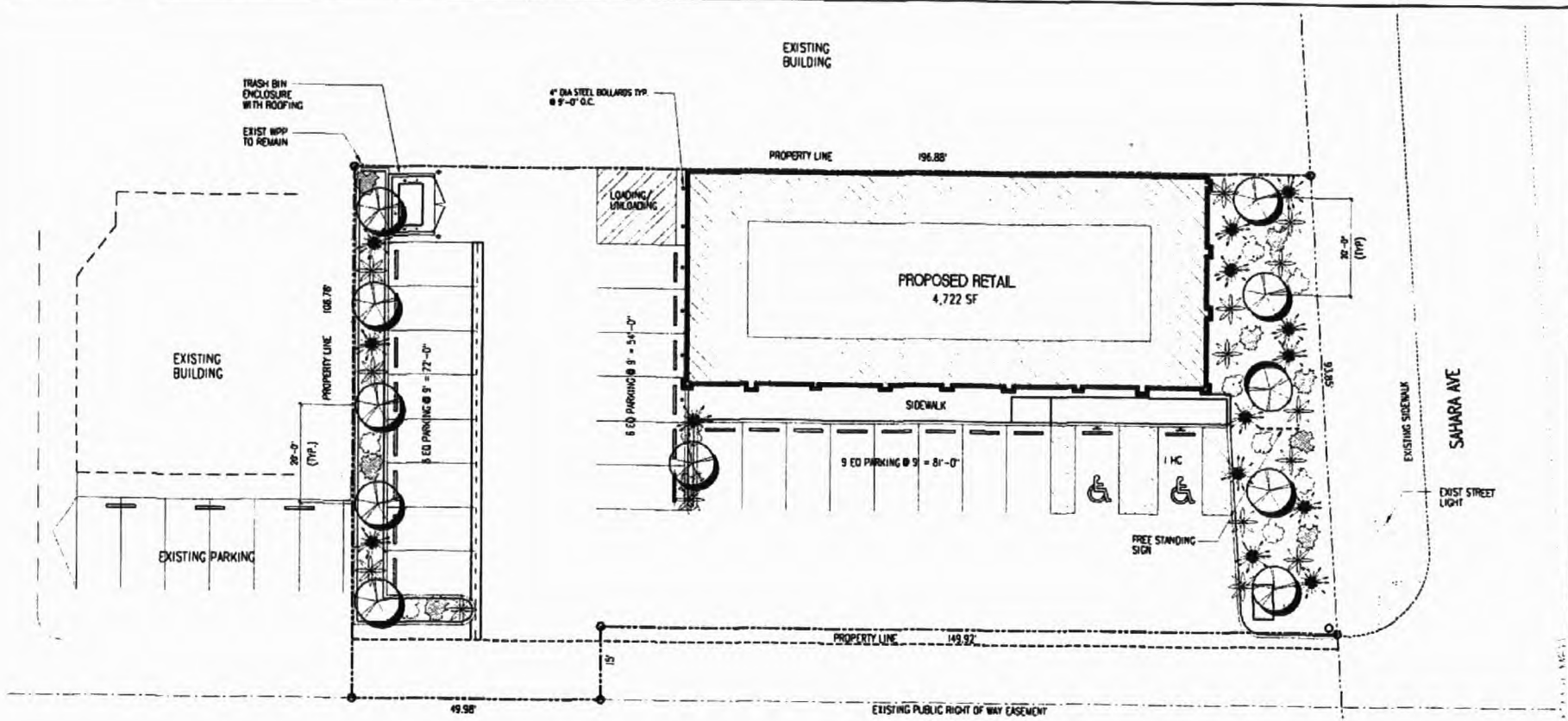
ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 124 by Planning Department

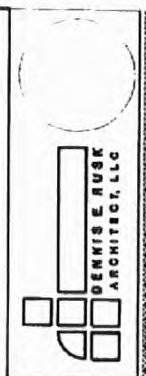
APPROVALS 0

PROTESTS 0



LANDSCAPE LEGEND					
SYMBOL	BOTANICAL NAME	COMMON NAME	USE	FULL SIZE	DESCRIPTION
	PHOENIX DACTYLIFERA ZABROEN	PHOENIX DATE PALM	EVERGREEN TREE	25' HIGH	PLANTED AT 20" DIA. SPOT SIZED AT 24" BOX
	GAZANIA SPECIES	GAZANIA	BRIGHT TOLERANT GROUND COVERS		1 GALLON
	VERBENA PERUVIANA	PERUVIAN VERBENA	GROUND COVERS		1 GALLON SCARLET COLOR
	BREDIA NANA	DESERT BROOM	EVERGREEN SHRUB	30X HIGH	3 GALLON
	RHUS MICROCARPA	INDIAN HAWTHORN	EVERGREEN SHRUB	2X2 HIGH	5 GALLON

LANDSCAPING PLAN
SCALE: 1" = 10'-0"

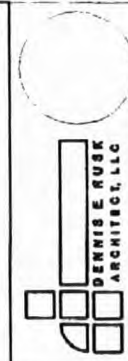


LANDSCAPING PLAN
SAHARA RETAIL
946 E SAHARA AVENUE
LAS VEGAS, NEVADA

RECEIVED
JAN 23 2007

DATE: 01-23-07
PROJECT: SAHARA RETAIL
DRAWN BY: J. J. J.
CHECKED BY: J. J. J.
SCALE: 1" = 10'-0"
SHEET NO.: 1

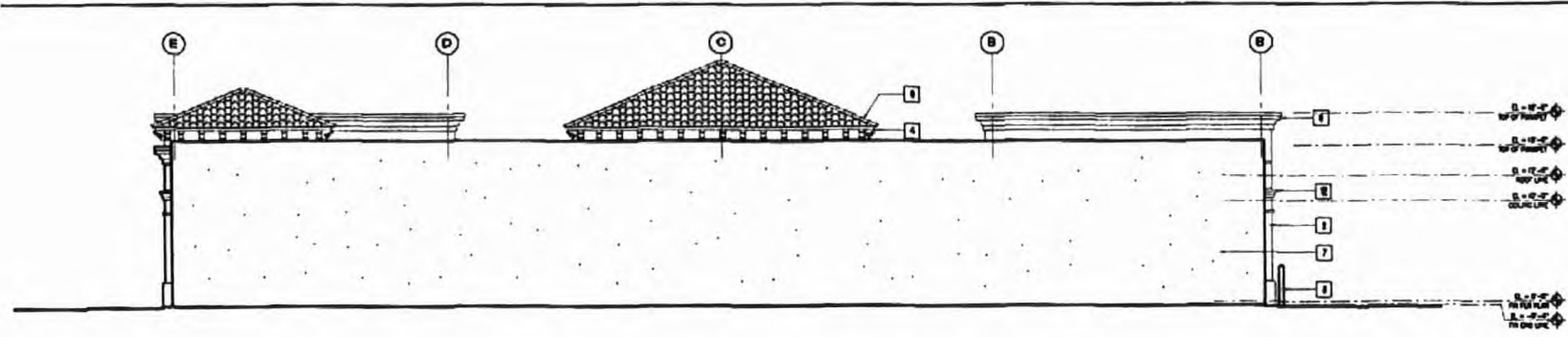
VAR-19353 VAR-19356
SDR-19350 03/08/07 PC



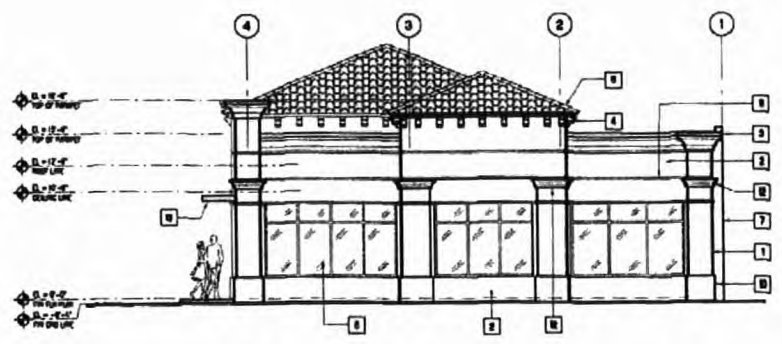
SAHARA RETAIL
 946 E. SAHARA AVENUE
 LAS VEGAS, NEVADA

BUILDING ELEVATIONS

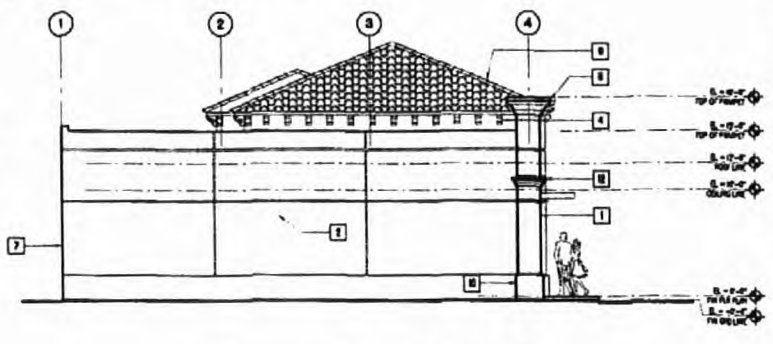
DATE: 01-04-07
 PROJECT NO.: 19353
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: 1/8" = 1'-0"



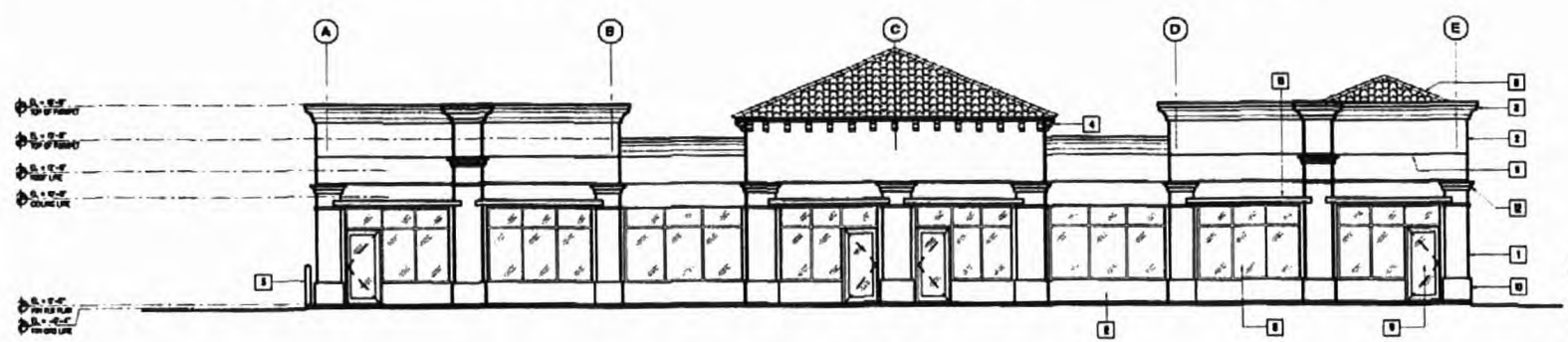
REAR ELEVATION
 SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



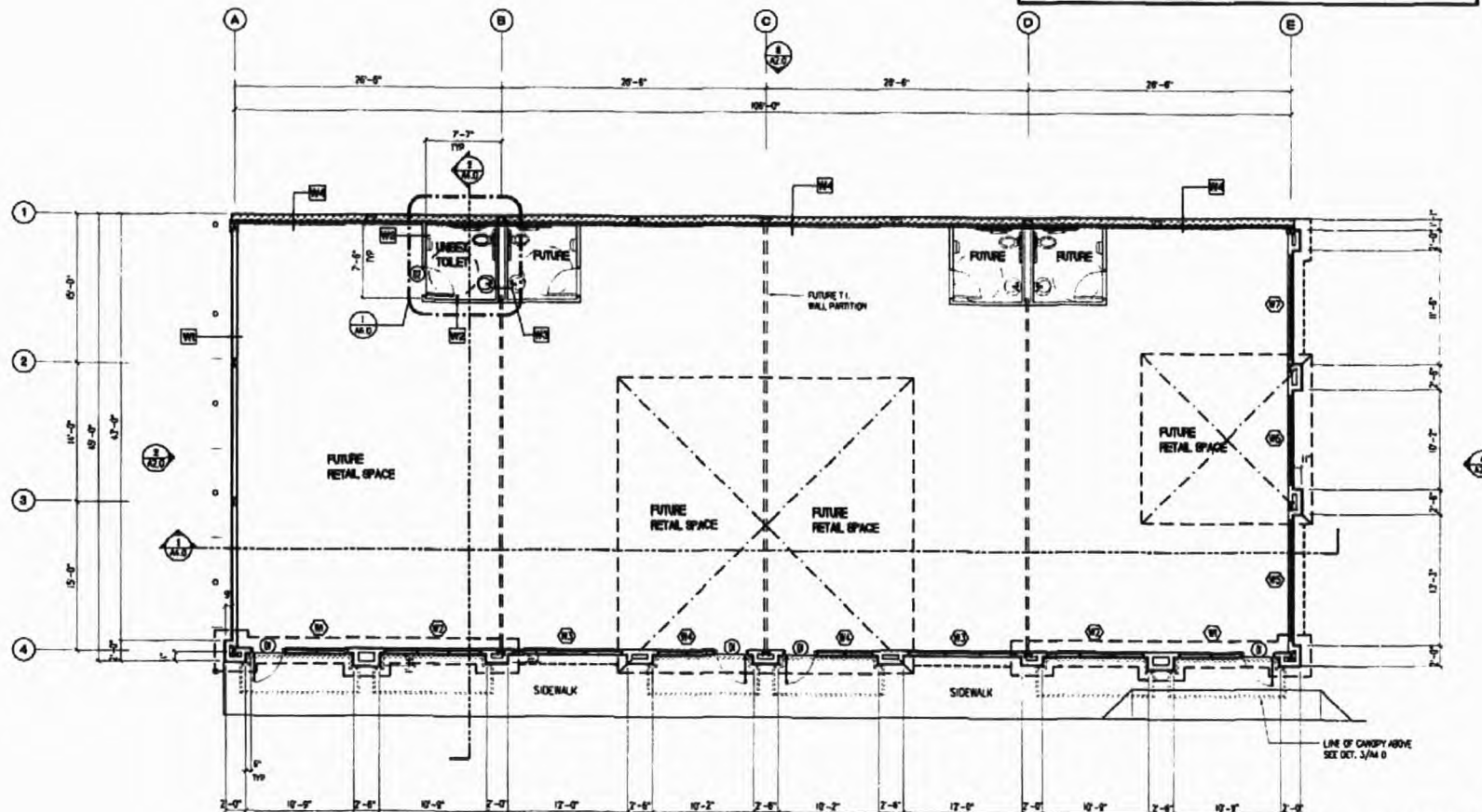
FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

- KEYED NOTES:**
- 1 POP-OUT ON OSB PLYWOOD W/ BLOC PAPER, METAL LATH AND 7/8" STUCCO FINISH
 - 2 7/8" THK STUCCO WALL ON 2x4 STUDS, OSB PLYWOOD, BLOC PAPER & METAL LATH
 - 3 PRE-FORMED FOAM CORNICES WITH STUCCO FINISH
 - 4 4x2 CORBELS @ 24" O.C.
 - 5 6" DIA. STEEL BOLLARDS TYPICAL TO 6
 - 6 CONCRETE TILE ROOFING
 - 7 8" THK GIBB RAIL
 - 8 FIXED TEMPERED GLASS WINDOW WITH BRONZE ANODIZED ALUMINUM WINDOW FRAME
 - 9 SLIDING OUT TEMPERED GLASS DOOR WITH BRONZE ANODIZED ALUMINUM DOOR FRAME
 - 10 POP-OUT BASE WITH STUCCO FINISH
 - 11 CONTINUOUS GALVANIZED METAL 1 1/2"x17/8" DEEP REVEAL PAINTED
 - 12 PRE-FORMED FOAM TRIM WITH STUCCO FINISH
 - 13 2x4 STEEL FLOORING FRAME W/ PERFORATED CORRUGATED METAL CANOPY ROOF PANEL

RECEIVED
 JAN 23 2007

VAR-19353 VAR-19356
SDR-19350 03/08/07 PC

WALL LEGEND	
	2" x 4" WOOD STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD OVER THE FACE OF STUDS ON THE EXTERIOR SURFACE WITH INTERIOR SURFACE PREPARED FOR FINISH SURFACE. TYPICAL FOR ALL EXTERIOR WALLS AND INTERIOR WALLS. EXCEPT FOR 1/2" GYPSUM BOARD ON INTERIOR WALLS. EXCEPT FOR 1/2" GYPSUM BOARD ON INTERIOR WALLS. EXCEPT FOR 1/2" GYPSUM BOARD ON INTERIOR WALLS.
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FLOOR PLAN

 SCALE: 3/8" = 1'-0"

RECEIVED
 JAN 23 2007

VAR-19353 VAR-19356
 SDR-19350 03/08/07 PC



FLOOR PLAN and WALL LEGEND
SAHARA RETAIL
 946 E. SAHARA AVENUE
 LAS VEGAS, NEVADA

REVIEWED
 APPROVED
 DATE

A110
 A110



VAR-19353, VAR-19356 AND SDR-19350 - APPLICANT/OWNER: RODRIGO AND TERESITA HERRERA
946 EAST SAHARA AVENUE
MARCH 8, 2007 PLANNING COMMISSION

01/31/07



VAR-19353, VAR-19356 AND SDR-19350 - APPLICANT/OWNER: RODRIGO AND TERESITA HERRERA
946 EAST SAHARA AVENUE
MARCH 8, 2007 PLANNING COMMISSION

01/31/07

January 23, 2007

Planning and Development
City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

Re: Sahara Retail Building
946 E. Sahara Ave.
Las Vegas, NV

JUSTIFICATION LETTER

We propose to construct a 4,722 square feet commercial building located at 946 E. Sahara Avenue. The building is one story, 23'-0" high, with stucco finish on the exterior wall.

This Project is on an in-fill lot north of Sahara Avenue and west of Maryland Parkway. It is surrounded by small commercial buildings built on property lines with several cross easements for drive aisles and parking. This site is less than ½ acre and with building lot coverage of 25%.

We are filing for a Site Development Plan Review and Variance. Waivers for both setback and landscaping are required. Without the waivers the building would be only 3'-0" wide. A variance for parking is required.

The existing buildings to the north and east are built on the property lines. The first waiver is to build on the east property line with a fire rated wall consistent with adjacent properties.

The Project provides 20'-0" of landscaping on Sahara with trees at 20'-0" o.c. The landscaping waivers include elimination of the 6'-0" foundation and parking fingers where 1 per 6 parking spaces is required. The 8'-0" landscaping on the east side located where the requested elimination of the side yard setback is also requested to be waived together with the west side landscaping in the parking aisle. The north parking buffer is requested to be reduced from 8'-0" to an average of 5'-10" to 8'-5" to provide turning radius for garbage disposal truck and project loading zone.

The parking variance is to reduce the parking to 1/197 SF where 1/175 SF is required. Because the size of the Project is less than 25,000 SF without the tenant spaces defined, the general retail store requirements are used. However, future tenant spaces

Sahara Retail
January 23, 2007
Page 2

may have less requirements and fall under the other commercial uses requiring 1/250 SF or uses requiring less intensive parking. The variance is for 24 spaces where 27 is required.

The setback variance is to allow zero foot side yard setback on the east of the property, where 10 ft is required.

Thank you,


Dennis E. Rusk, Architect

**VAR-19353 VAR-19356
SDR-19350 03/08/07 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 4, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VARIANCE

VAR-19282 - PUBLIC HEARING - APPLICANT: PETER PAPAS - OWNERS: AEGEAN ISLE, WEST CHARLESTON ANIMAL HOSPITAL, AND DIXIE LEAVITT AGENCY - Request for a Variance TO ALLOW 267 EXISTING PARKING SPACES WHERE 301 PARKING SPACES ARE REQUIRED FOR AN EXISTING SHOPPING CENTER on 5.20 acres at 7871 through 7891 West Charleston Boulevard (APNs 163-04-514-002, 003, and 004), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson). The Planning Commission (6-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-1 vote) and staff recommend APPROVAL, subject to conditions.

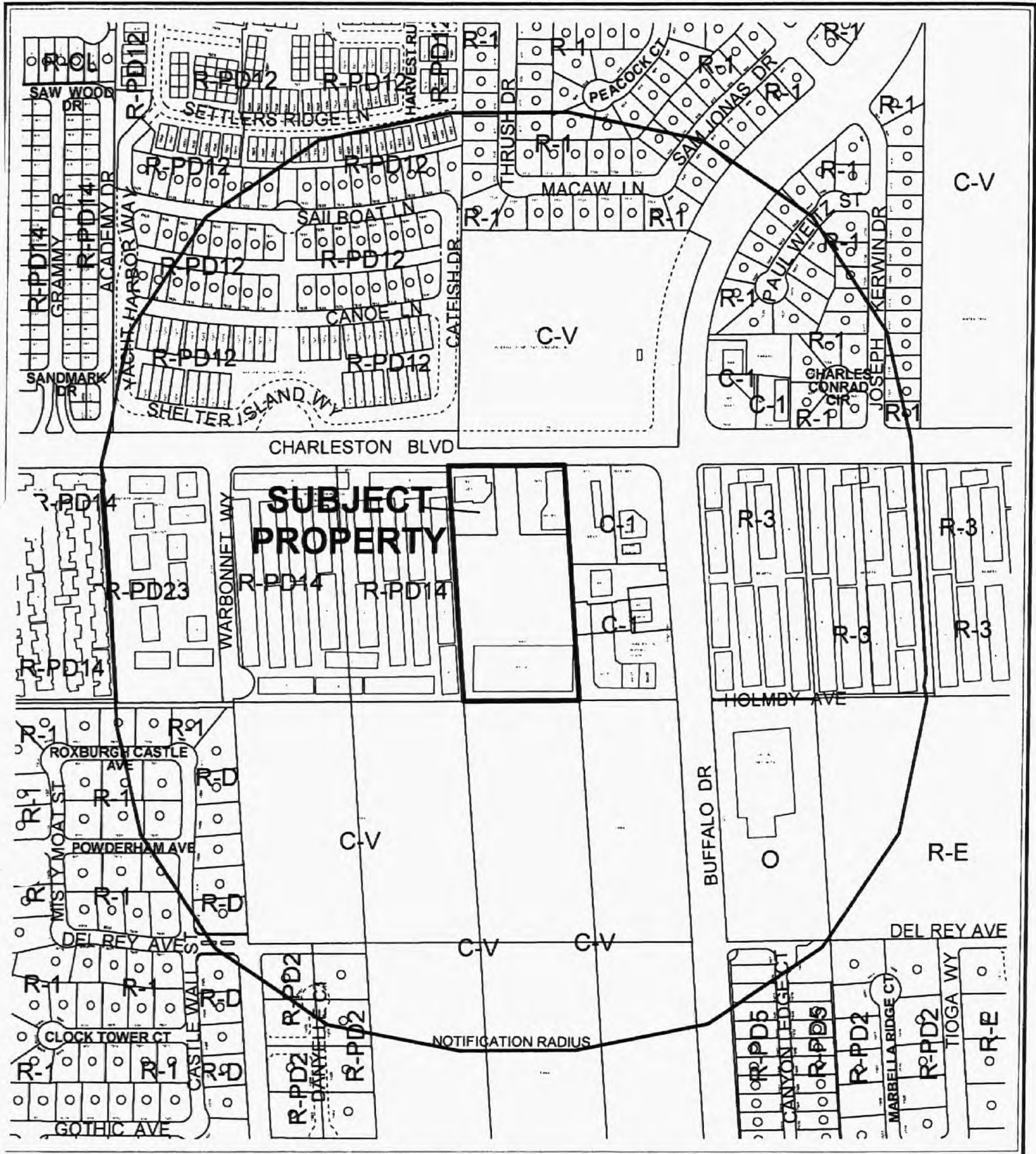
BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 03-08-07 Planning Commission Meeting Item 23

Motion made by GARY REESE to Hold in Abeyance Items 84, 85-89, 90-92, and 98 to 4/18/2007

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0

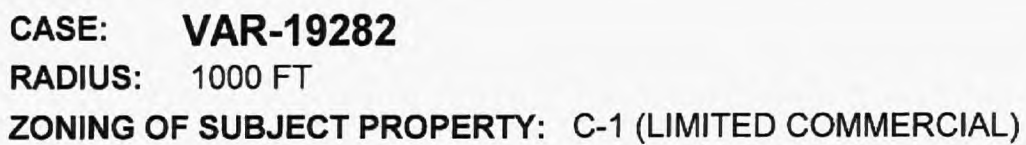
LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-BRENDA J. WILLIAMS); (Excused-None)



CASE: **VAR-19282**

RADIUS: 1000 FT

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 4, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAR-19282 - APPLICANT: PETER PAPAS - OWNERS:
AEGEAN ISLE, WEST CHARLESTON ANIMAL HOSPITAL, AND DIXIE LEAVITT
AGENCY**

**** CONDITIONS ****

The Planning Commission (6-1/sd vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0004-97), and Site Development Plan Review (SDR-3108)
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

**** STAFF REPORT ****

PROJECT DESCRIPTION

Request for a Variance to allow 267 existing parking spaces where 301 parking spaces are required for an existing shopping center on 5.20 acres at 7881 West Charleston Boulevard. This request stems from the changes in Title 19.04 and 19.10 during the time that a commercial subdivision went through various development reviews

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
3/10/97	The City Council approved a Rezoning (Z-0004-97) from N-U (Non-Urban) Zone to C-1 (Limited Commercial) on property located on the south side of Charleston Boulevard, approximately 330 feet west of Buffalo Drive for a proposed office and retail center.
3/11/98	The City Council approved a request for an Extension of Time [Z-4-97(1)] for an approved Rezoning from the U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone on 5.00 acres located on the south side of Charleston Boulevard, approximately 330 feet west of Buffalo Drive for a proposed office and retail center.
11/06/00	The City Council approved a request for a Reinstatement and Extension of Time [Z-4-97(1)] for an approved Rezoning from the U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone on 5.50 acres located on the south side of Charleston Boulevard, approximately 330 feet west of Buffalo Drive for a proposed office and retail center.
11/14/00	A Request for an Administrative Site Development Plan Review [Z-0004-97(3)] for a proposed 58,528 square-foot office development on 5.50 acres located on the south side of Charleston Boulevard, approximately 330 feet west of Buffalo Drive was administratively approved by the Planning and Development Staff.
6/06/02	A Request for an Administrative Site Development Plan Review [Z-0004-97(4)] for a proposed 6,735 square-foot office development on 0.59 acres located at 7881 West Charleston Boulevard was administratively approved by the Planning and Development Staff.
12/03/03	The City Council approved a request for a Site Development Plan Review SDR-3108 and a Waiver from the Perimeter Buffer and Parking Lot Landscaping Requirements and Commercial Design Standards for a one-story commercial building on 0.64 acres.
03/08/07	The Planning Commission voted 6-1/sd to recommend APPROVAL (PC Agenda Item #23/mh).

Related Building Permits/Business Licenses	
Month/date/year	Building Permits & Location:
3/29/01	7881 West Charleston Boulevard: Certificate of Completion Issued under Plan Check #C-0216-00.
8/11/03	7891 West Charleston Boulevard: Certificate of Occupancy Issued under Plan Check #C-0025-02
12/13/04	7871 West Charleston Boulevard Certificate of Completion Issued under Plan Check #C-0367-03
Month/date/year	Business License & Location:
	7871 West Charleston Boulevard
5/24/05	Yassou Greek Grill: R07-678 Ste 110
5/24/05	Cute Nail: B05-2978 Ste 120
6/24/05	The Pilates Place: M14-117, S14-726 Ste 140
4/19/05	Tsunami Day Spa: B05-2974, P03-28 & Skin Deep: C14-487 Ste 150
5/10/06	Verandah: D06-928, F07-1797 Ste 170
	7881 West Charleston Boulevard
Beginning 7/01/02	Buffalo-Charleston Office Building (multiple individual licenses for various office uses only) Ste's 110-250
	7891 West Charleston Boulevard
7/31/06	West Charleston Animal Hospital Q14-00069
Pre-Application Meeting	
11/14/06	A pre-application conference was held with the applicant, his representative, and staff to discuss the ongoing issue with a perceived parking shortage on the property located at 7871 West Charleston Boulevard. Staff recommended that a parking analysis be provided for the three buildings in the "Buffalo-Charleston Office-Building" commercial subdivision and that a Variance be requested to cover a shortage of provided parking created from the previous administrative approvals.
Neighborhood Meeting	
NA	A neighborhood meeting was not required nor was one held.
Details of Application Request	
Site Area	
Net Acres	5.20 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial Center	SC (Service Commercial)	C-1 (Limited Commercial) Zone
North	LVVWD Reservoir	PF (Public Facilities) & ML (Medium Low Density)	C-V (Civic) & R-PD12 (Residential Planned Development – 12 DUAC)
South	Public Park	PR-OS (Parks/Recreation/Open Space)	C-V (Civic) Zone
East	Restaurant & Commercial Retail	SC (Service Commercial)	R-PD14 (Residential Planned Development – 14 DUAC)
West	Apartments	M (Medium Density Residential)	C-1 (Limited Commercial) Zone

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	NA
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	NA
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center		1:250 SF GFA					
7871 W. Charleston Bl.	10,053 SF	1:250 SF GFA	41				
7881 W. Charleston Bl	58,528 SF	1:250 SF GFA	234			N	
7891 W. Charleston Bl	6,500 SF	1:250 SF GFA	26			N	

TOTAL	75,081 SF	1:250 SF GFA	301	7	267	10	N
Percent Deviation					12%		N

ANALYSIS

This Variance to the Title 19.10 parking requirements stems from the result of a three-phased development that inadequately addressed parking in its totality. The first phase consisted of a 58,528 square-foot office building (7881 West Charleston Boulevard) that was approved through an administrative site plan development review [Z-0004-97(3)]. The parking requirement was calculated for office use at one space per each 300 square feet of building gross floor area (GFA) for a total parking requirement of 196 spaces. The development provided 208 spaces.

The following development, a 6,500 square-foot veterinary clinic, (7891 West Charleston Boulevard) was also approved through an administrative site development plan review [Z-0004-97(4)]. The project had an individual parking load calculated at a rate of 1 space per 2 on-duty employees, plus one space per exam room, and one space per each veterinarian for a total of 10 spaces; the applicant provided 19 spaces. The cumulative total for the two lots of the commercial subdivision totaled 217 spaces.

When the third lot of the commercial subdivision was reviewed under Site Development Plan Review (SDR-3108) for a 9,253 square-foot retail building, the parking standard utilized was for a commercial center at a rate of 1 parking space per 250 square feet of gross floor area. Under this parking calculation, the total required parking was 36 spaces of which 24 spaces were provided on site. As the commercial subdivision had provided a shared parking agreement within its Codes, Covenants, and Restrictions, the shortage of parking from the retail center was applied to the overall parking provided on the commercial subdivision. Due to the fact that total parking count of the commercial subdivision was derived from an itemized listing of individual uses and not the General Retail Store, Other Than Listed use, an improper amount of parking has resulted for the individual lot located at 7871 West Charleston. Since the approval of the shopping center portion of the development was completed, the total on-site parking provided is 267 spaces with 10 of those spaces dedicated for accessibility. Staff is recommending that all uses on the commercial subdivision be combined under the General Retail Store, Other Than Listed use and to calculate the parking requirement at a rate of 1 space per 250 square-feet gross floor area. Doing this will result in a net parking requirement of 301 spaces, with an adequate amount of accessible spaces already being provided.

The result has been that the businesses at 7881 W. Charleston Boulevard have been restricted in use due to a calculated parking shortage. There are two lease-able spaces that are not adequately accommodated by the previous approvals. The commercial subdivision provides a shared parking agreement for customers visiting all three lots with a considerable time-shift in use throughout the day. The office and veterinarian parking is available to the restaurant customers at 7871 W. Charleston Blvd. during the later portion of the day, with the opposite holding true for the office and animal hospital during the day. As there has been no record of parking shortages or complaints, it is a reasonable expectation that an approved Variance will address the parking requirements without adversely affecting the overall parking provisions on the commercial subdivision. Therefore, staff is recommending the approval of this requested Variance to allow 301 spaces.

FINDINGS

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature.

Additionally, Title 19.18.070L states:

“Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of 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.”

Staff believes that cumulative actions resulting from two previous administrative Site Development Plan Reviews covering the office building and veterinary clinic in combination with the Site Development Plan Review for the one-story commercial building resulted in the appearance of a parking shortage. The applicant seeks to remedy this situation by applying the General Retail Store, Other Than Listed on-site parking requirement to the entire commercial subdivision and requesting a Variance to cover a 12% shortage of required parking spaces.

PLANNING COMMISSION ACTION

At the Planning Commission meeting it was established that a shared parking agreement is on file with the city.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

ASSEMBLY DISTRICT 2

SENATE DISTRICT 8

NOTICES MAILED 308 by City Clerk

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-19282 APN: 163-04-514-002

Name of Property Owner: PETER PAPAS (LOU CHRISTIAN AEGRANIS)

Name of Applicant: PETER PAPAS

Name of Representative: PETER PAPAS

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: _____

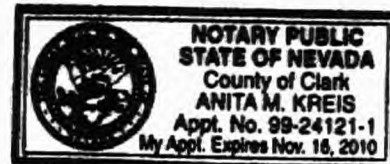
Signature of Property Owner: _____

Print Name: PETER PAPAS

Subscribed and sworn before me

This 18th day of January, 2007

Anita M. Kreis
Notary Public in and for said County and State



VAR-19282
03/08/07 PC

RECEIVED
JAN 22 2007

Waiver of minimum Offsite Parking

APN 163-04-514-004

7871 West Charleston (@ Buffalo), Las Vegas

Applicant: Peter Papas - Tel. (702) 256-1825

Title 19 Parking Analysis

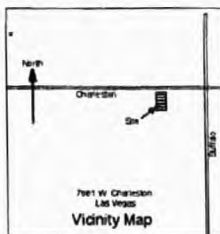
Area & Parking Calculations									
City of Las Vegas Title 19 - June 02									
All Phases	Area	Area	Area	Area	Area	Area	Area	Area	Area
	Acres	Sq. Ft.	Spaces	Spaces	Spaces	Spaces	Spaces	Spaces	Spaces
Building Tenant Spaces									
Det. Tenant Space 1	1.8K ±	10K	100	100	100	100	100	100	100
Det. Tenant Space 1 pull	1.8K ±	10K	100	100	100	100	100	100	100
Shop. Tenant Space 2	1.8K ±	10K	100	100	100	100	100	100	100
Shop. Tenant Space 3	1.8K ±	10K	100	100	100	100	100	100	100
Health. Tenant Space 4	1.8K ±	10K	100	100	100	100	100	100	100
Det. Tenant Space 5	1.8K ±	10K	100	100	100	100	100	100	100
Det. Tenant Space 6	1.8K ±	10K	100	100	100	100	100	100	100
Det. Tenant Space 7	1.8K ±	10K	100	100	100	100	100	100	100
Office. Office Building	1.8K ±	10K	100	100	100	100	100	100	100
Office. Veterinary Clinic	1.8K ±	10K	100	100	100	100	100	100	100
Total Building Floor areas on applicant site									
Total Building Floor areas on Corporation									
Density									
163-045-14-002	3.94 acres	17,000	34%	34%	34%	34%	34%	34%	34%
163-045-14-003	0.94 acres	25,000	25%	25%	25%	25%	25%	25%	25%
163-045-14-004	0.88 acres	25,000	25%	25%	25%	25%	25%	25%	25%
Total Lot Area									
Total Building Floor areas									
Continued Percent Coverage									

Percent	Percent	Percent
163-045-14-002	34%	34%
163-045-14-003	25%	25%
163-045-14-004	25%	25%

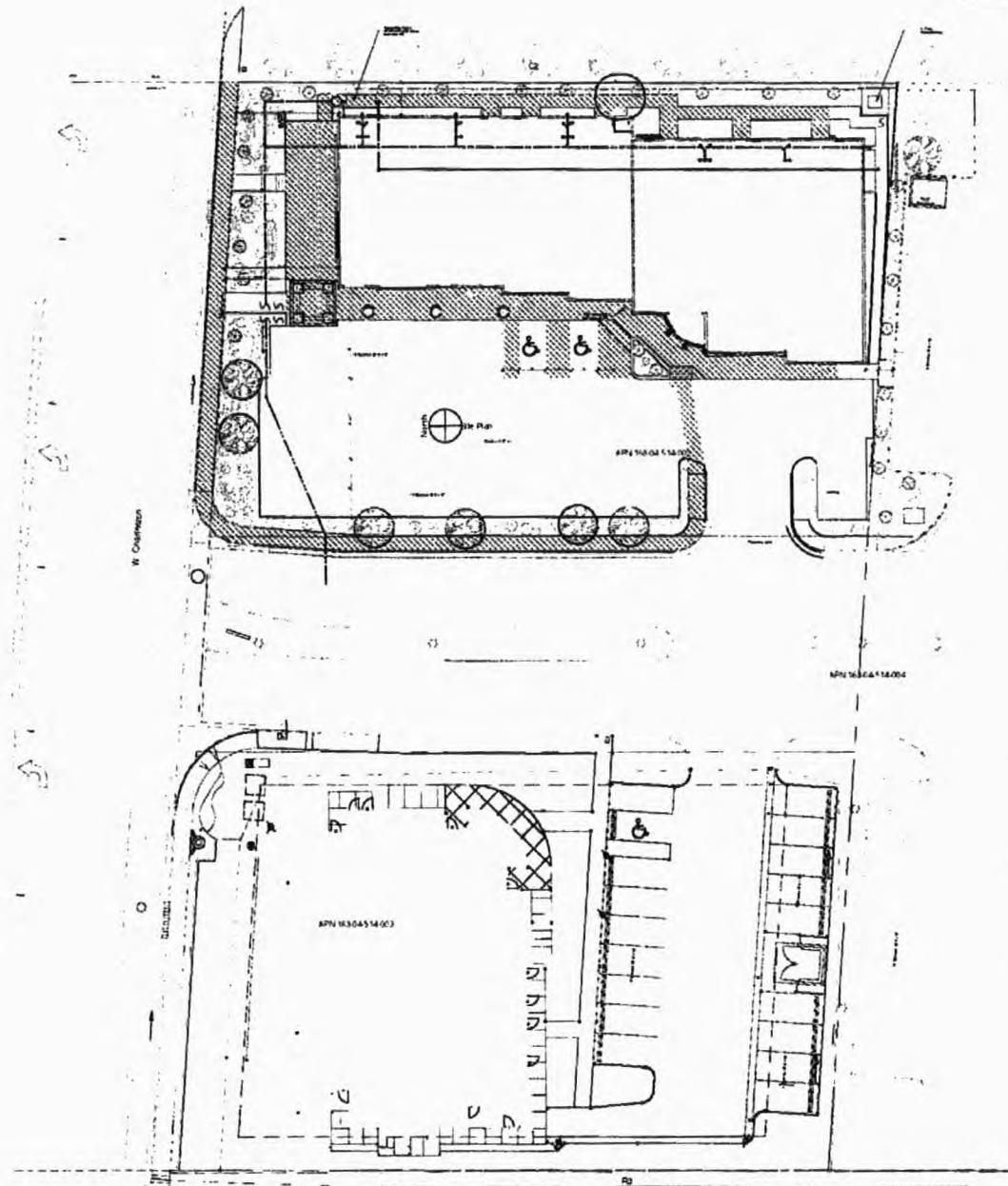
Commercial Subdivision
Waiver of Offsite Parking

Contents

Drawing #	Subject
AD	Architectural Site Plan
CS	Office Building Site Plan (common area parking)
LS1	Landscape Planning Plan
A1	Floor Plan
AD	Elevations



Page 163-04-514-004



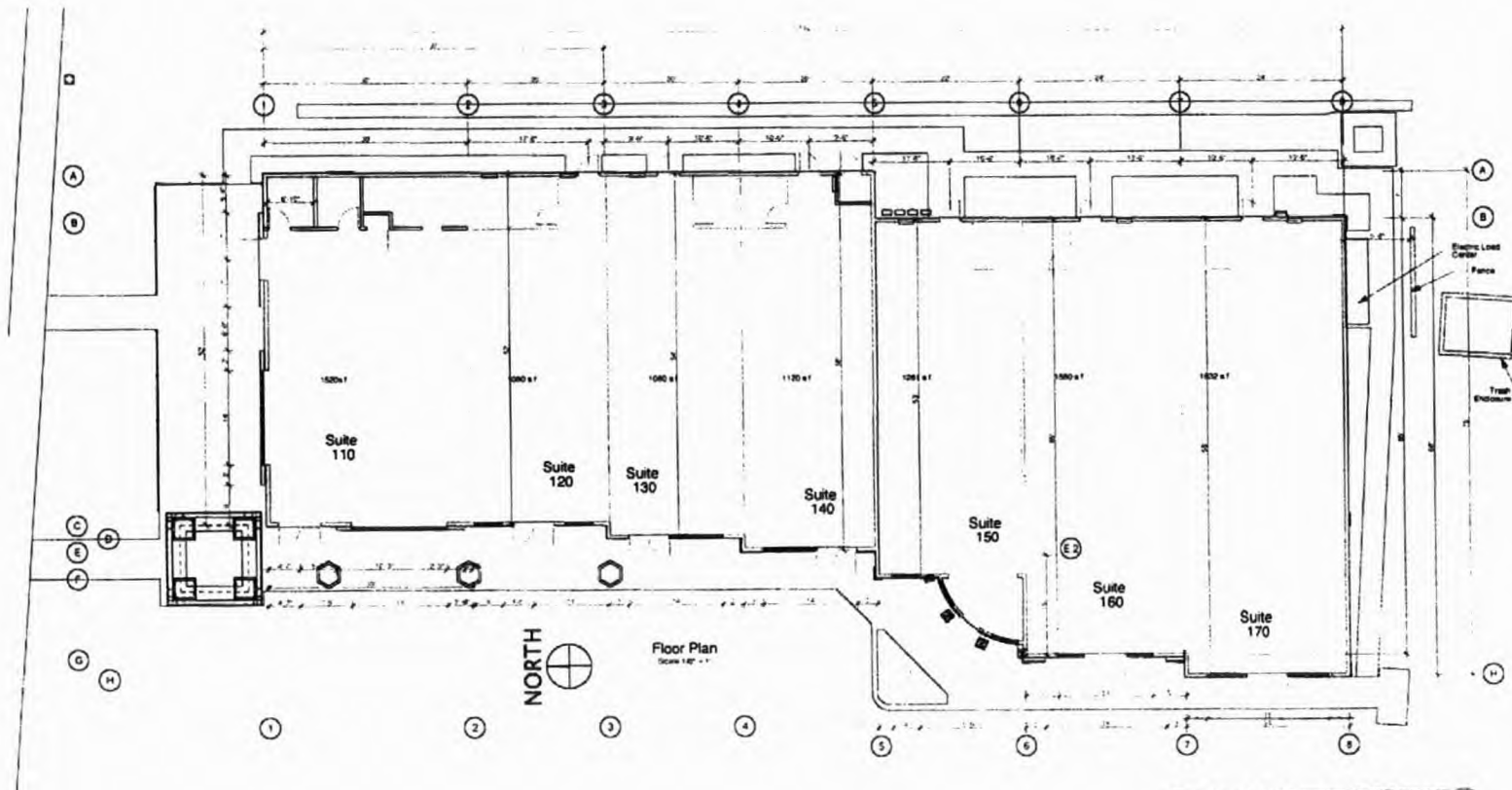
D. W. Strall, AIA
Architecture & Planning
702-256-1825
163-045-14-004

Commercial Center Parking Waiver
At The Low Charleston Avenue Site
APN 163-04-514-004
7871 West Charleston (@ Buffalo), Las Vegas
SHEET TITLE

Site Plan

DATE: 03/08/07
JOB #:
SCALE:
DRAWN:
DESIGNED:
CHECKED:
SHEET

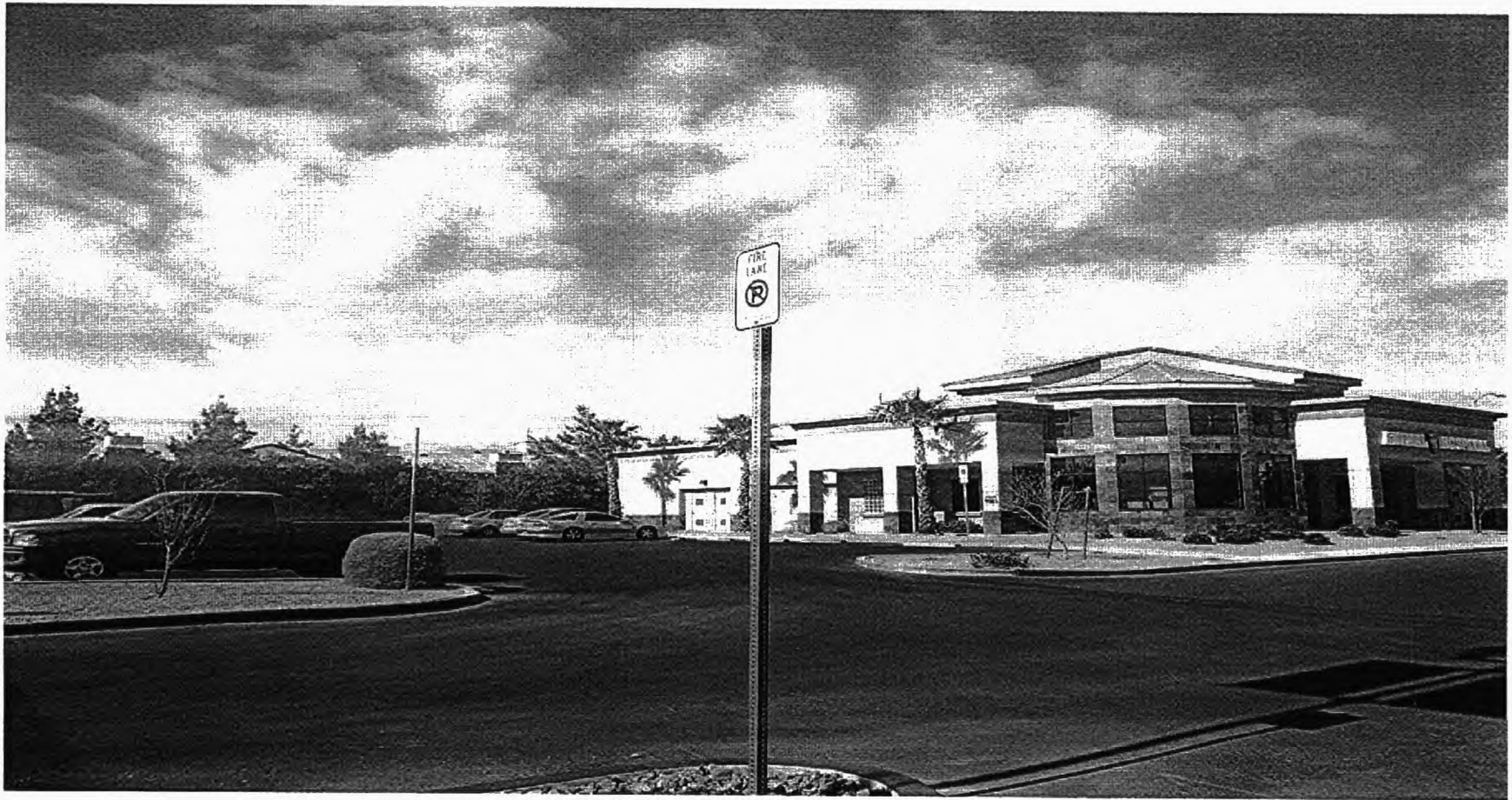
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JAN 22 2007

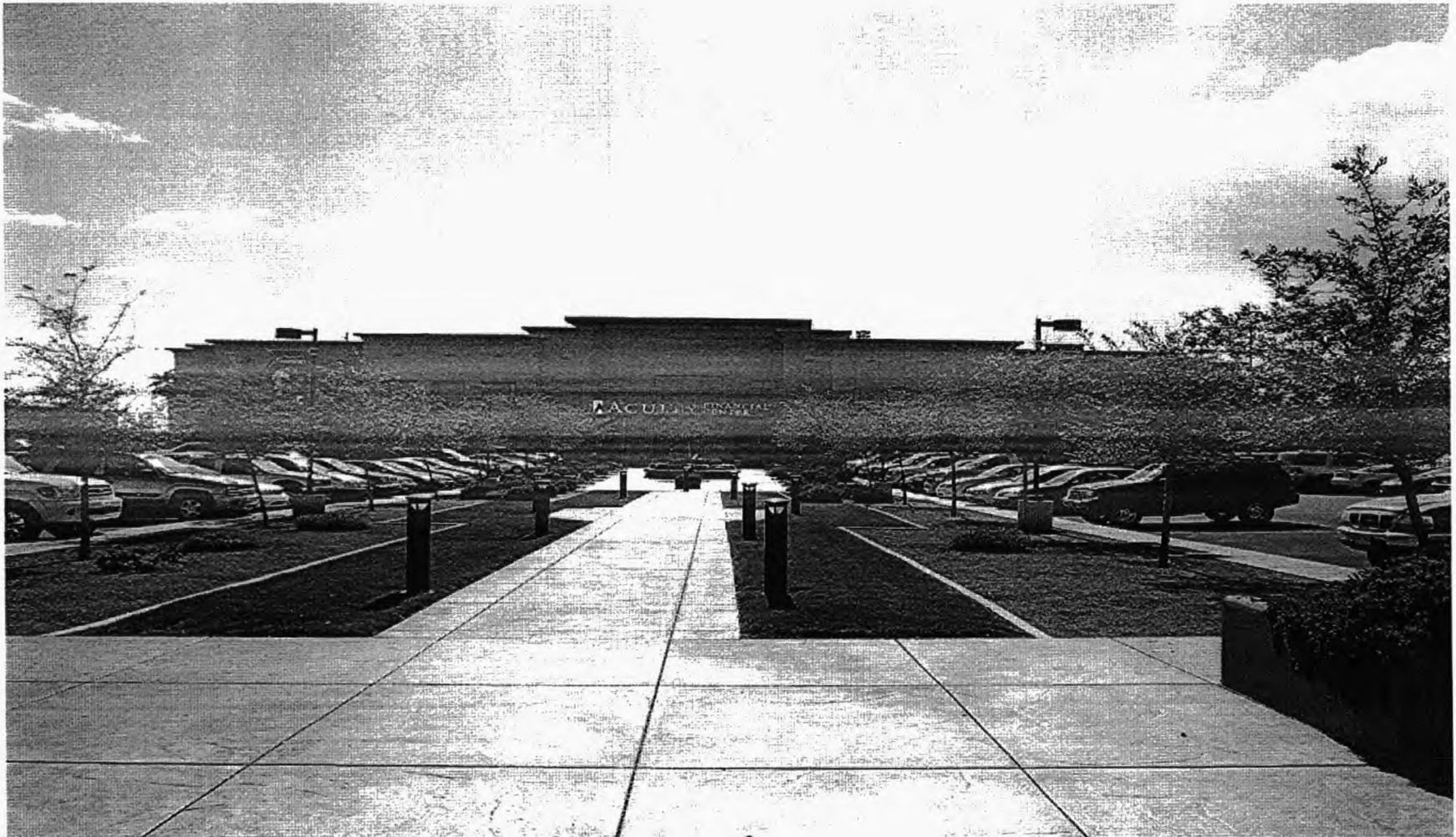
VAR-19282
03/08/07 PC

D. W. Strait, AIA Architecture & Planning 82041 101 W. Sahara Ave. Suite C Las Vegas, NV 89102 (702) 657-2004 FAX (702) 657-2006	
Commercial Center Parking Waiver At The Las Vegas Convention Center 3951 West Charleston (S) Buffalo, Las Vegas SHEET TITLE	
DATE BY REVIEW DESCRIPTION	Floor Plan
DATE JOB # SCALE DRAWN DESIGNED CHECKED SHEET	A1



VAR-19282 - APPLICANT: PETER PAPAS - OWNERS: AEGEAN ISLE, WEST CHARLESTON ANIMAL
HOSPITAL, AND DIXIE LEAVITT AGENCY
7881 WEST CHARLESTON BOULEVARD
MARCH 8, 2007 PLANNING COMMISSION

01/31/07



VAR-19282 - APPLICANT: PETER PAPAS - OWNERS: AEGEAN ISLE, WEST CHARLESTON ANIMAL
HOSPITAL, AND DIXIE LEAVITT AGENCY
7881 WEST CHARLESTON BOULEVARD
MARCH 8, 2007 PLANNING COMMISSION

01/31/07



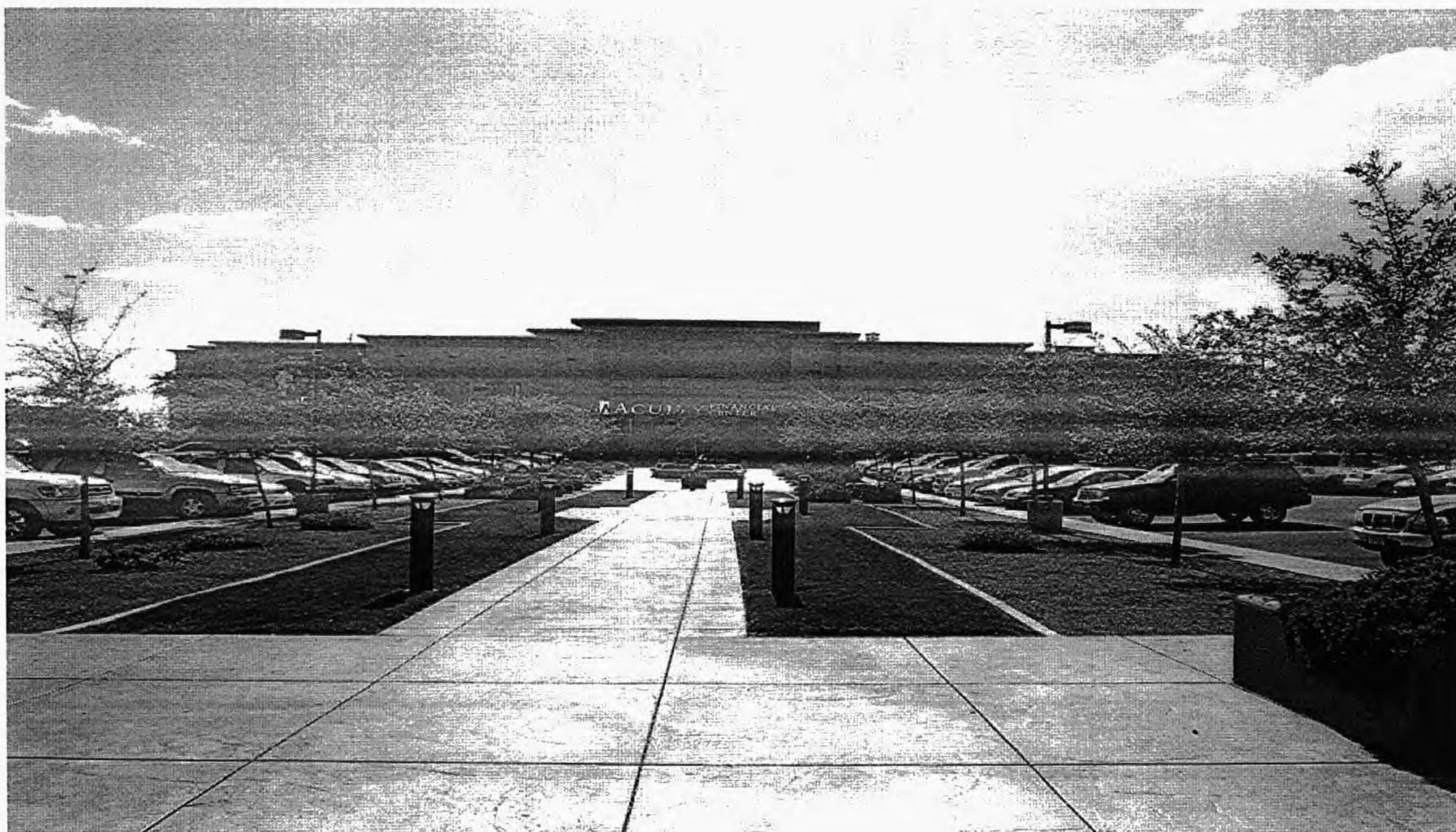
VAR-19282 - APPLICANT: PETER PAPAS - OWNERS: AEGEAN ISLE, WEST CHARLESTON ANIMAL
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7881 WEST CHARLESTON BOULEVARD
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01/31/07



VAR-19282 - APPLICANT: PETER PAPAS - OWNERS: AEGEAN ISLE, WEST CHARLESTON ANIMAL HOSPITAL, AND DIXIE LEAVITT AGENCY
7881 WEST CHARLESTON BOULEVARD
MARCH 8, 2007 PLANNING COMMISSION

01/31/07



VAR-19282 - APPLICANT: PETER PAPAS - OWNERS: AEGEAN ISLE, WEST CHARLESTON ANIMAL HOSPITAL, AND DIXIE LEAVITT AGENCY
7881 WEST CHARLESTON BOULEVARD
MARCH 8, 2007 PLANNING COMMISSION

01/31/07



D. W. STRAIT Architecture & Planning

101. W. Brooks Ave. Suite C • N. Las Vegas • Nevada 89030
Tel (702) 657-0684 • Fax (702) 657-0936 • Email: dave@dwstrait.mpowermail.com

Date: January 18, 2007
To: City of Las Vegas Planning Commission and Staff

Subject: **Jusification Letter**
Variance Parking Standards 163-04-514-004 (and 002 and 003)
Aegean Isle commercial center

Request

We request a waiver of the Title 19 parking requirement to allow the existing 267 common use parking spaces to suffice where commercial occupancies in our building could call for up to 275 spaces (8 more than presently available). We would thereby accommodate businesses that require 5 spaces per thousand (rather than 4) and possibly another deli or food establishment, especially where peak activity is after the daily 8-5 business hours. This waiver would replace the existing ratio set at 250 square feet per parking space for all occupancies as established when the sub-division was created.

Background

This small seven unit mall shares a parking facilities with a large office building and a veterinary clinic. There are 24 spaces on this parcel and 243 spaces on the other parcels of the commercial subdivision. The site is fully developed, and there have been no instances where the parking facilities have been fully occupied. An existing variance calls for calculating all spaces at 250 sq. ft. per parking space. Under this formula, the existing buildings on the site would require 30 more spaces than the 267 that exist on the site. Any new T.I. or remodel would show up as non-compliant because of parking deficiencies, even when building areas are not changed.

Justification

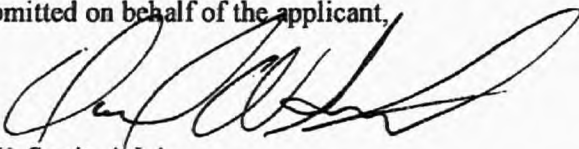
The tenant spaces within our building are restricted by the off-site parking requirement, and several attractive businesses have been unable to obtain tenant improvement permits because of parking issues, thus causing the space to go unoccupied. The existing restaurant and the four other occupied spaces have not caused an over-parked condition on the 24 spaces on the parcel or on the 243 spaces on adjacent parcels of the commercial subdivision. Peak hours of the restaurant uses have not coincided with the daytime peak hours of the office building or the Veterinary clinic. Parking for the food establishment is ample at the dinner hours after the other building businesses have been vacated each day. A large portion of lunchtime customers come from the businesses who's employees and customers are already parked here. Exercise spas and similar business, which are most active after business office hours would have plenty of open parking, but they haven't been able to get approved because of parking issues when they apply for T.I. permits. Planning staff have difficulty interpreting our situation because neither the existing variance nor Title 19 show that we have adequate parking.

Regular periodic observation of the overall parking facility indicates that there are never less than 20 vacant parking spaces at the fullest occupancy and that there are as many as 35 open spaces during the daily lunch hour when food service loads are heaviest. During 8-5 business hours there are seldom less than 80 available spaces in the combined parking lots.

Summary

The parking facilities in joint use in this commercial subdivision are more than adequate, and could easily bear the load of fully occupied businesses, including businesses with higher parking requirements under Title 19. The existing variance is confusing because it indicates a perpetual shortfall of parking. Clarifying the variance would remove a hardship in finding qualified and suitable tenants for the units in our building without creating a parking impaired condition.

Submitted on behalf of the applicant,


D.W. Strait, A.I.A.

VAR-19282
03/08/07 PC

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

Maury Abrams, L.L.C.

16661 VENTURA BOULEVARD
SUITE 408
ENCINO, CALIFORNIA 91436
(818) 986-1455
FAX (818) 995-3260

April 18, 2006

via Facsimile: (702) 385-7268

Mr. John Korkosz
Planning Supervisor
Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

RE: VAR-19282
Request for a variance to reduce existing parking spaces

Dear Mr. Korkosz:

We are the owners of Buffalo Highlands IX immediately adjacent to the subject property.

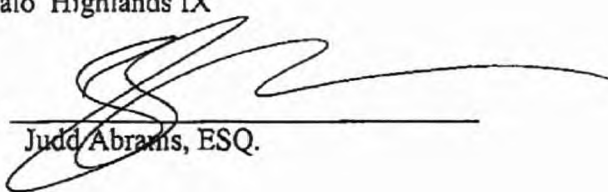
We strongly oppose allowing a reduction in the number of cars required in order to comply with the zoning requirements.

We request that you do not grant this variance.

Please pass this protest on to the City Council members.

Sincerely,

Buffalo Highlands IX

BY: 

Judd Abrams, ESQ.

Enclosures

MA-Recording-Notice of Public Hearing - Buff IX-Request to reduce parking spaces, VAR 19282 [03-01-07]

ITEM # 23
CASE # VAR-19282
PC MTG 3-8-07

P

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 4, 2007

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:****SPECIAL USE PERMIT**

SUP-19296 - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: BECKER & SONS - Request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN ESTABLISHMENT AND A WAIVER OF THE 200 FOOT MINIMUM DISTANCE SEPARATION REQUIREMENT FROM RESIDENTIAL ZONED PROPERTY at 1990 North Rainbow Boulevard (APN 138-23-301-002), C-1 (Limited Commercial) Zone, Ward 5. Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL

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

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest letter by Fredric W. Harrell
6. Backup referenced from the 03-08-07 Planning Commission Meeting Item 24

Motion made by BRENDA J. WILLIAMS to Hold in Abeyance to 4/18/2007

Passed For: 6; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 0

BRENDA J. WILLIAMS, LOIS TARKANIAN, LARRY BROWN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-OSCAR B. GOODMAN); (Did Not Vote-None); (Excused-None)

NOTE: MAYOR GOODMAN abstained because he has a business relationship with ATTORNEY JAY BROWN on property located at West Charleston Boulevard.

Minutes:

MAYOR GOODMAN declared his abstention and opened the Public Hearing.

CITY COUNCIL MEETING OF: APRIL 4, 2007

ATTORNEY JAY BROWN, 520 South Fourth Street, appeared on behalf of the applicant together with LUCY STEWART. ATTORNEY BROWN stated the property is located at the southeast corner of Rainbow Boulevard and Lake Mead Boulevard. Presently there is a closed 7-11 and a block wall separates it from residential.

MS. STEWART commented this is a better neighbor to the resident to the east than the previous occupant. There will be no deliveries and the hours are limited from 8:00 a.m. to 11:00 p.m.

CHRIS CHRISTOFF, Las Vegas resident, asked the difference between auto loan and title loan. It has become a situation where these uses are popping up like weeds. On behalf of GENE COLLINS, he questioned why his area is always targeted with these uses. MR. CHRISTOFF asked that the item be tabled until the election of a Councilperson for Ward 5. Since MR. CHRISTOFF was not aware of the appointment made during the morning portion of the City Council meeting, COUNCILWOMAN WILLIAMS introduced herself as the interim Councilperson until the June election.

COUNCILMAN WOLFSON asked what type of business license is needed for this business. MS. STEWART replied they are licensed by the State and the City, and a background check is done by the State. ASSISTANT CITY ATTORNEY BRYAN SCOTT stated that the City's Licensing Division conducts suitability checks and would assume a background investigation is done as well. COUNCILMAN WOLFSON requested that the City Attorney's Office brief the entire Council on what kind of background checks are done by the City and State regarding these types of licenses.

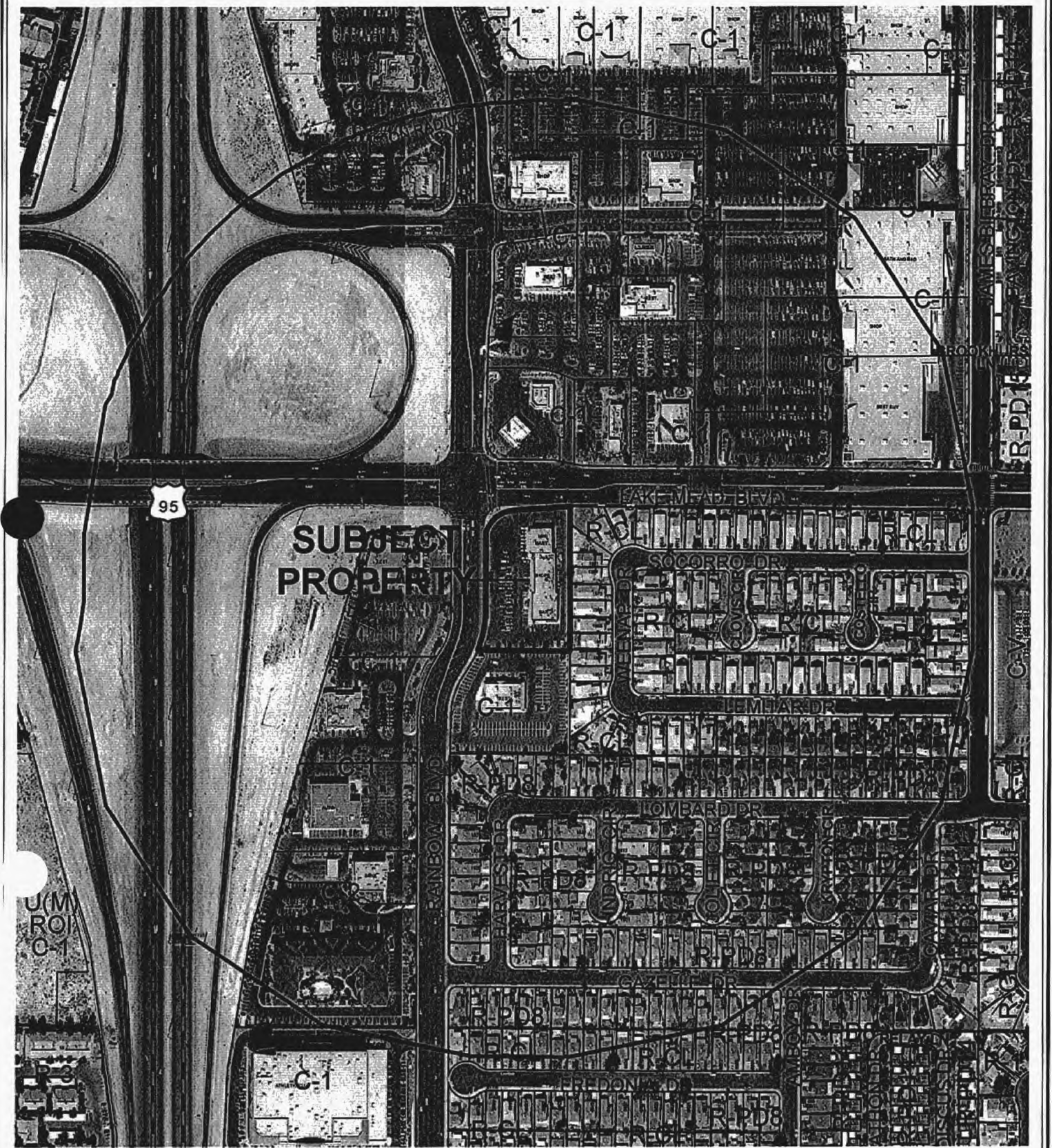
COUNCILWOMAN WILLIAMS verified with MARGO WHEELER, Director of Planning and Development Department, that property owners within 1,000 feet radius and registered neighborhood associations within one mile are notified.

COUNCILMAN REESE indicated that one protest letter was submitted for the Planning Commission. COUNCILWOMAN WILLIAMS asked the reason for denial, to which MS. WHEELER replied that the recommendation for denial is based upon the waiver and because there is nothing unusual about this site that would allow staff to make a recommendation for approval. MS. STEWART rebutted it is measured from property line to property line. The building is set back and not immediately adjacent to residential.

COUNCILMAN REESE suggested abeying the item so that COUNCILWOMAN WILLIAMS could look at this location, especially because of her concern about the proliferation of these type uses in Ward 5, and to meet with the attorney as well.

MAYOR PRO TEM REESE declared the Public Hearing closed.





CASE: **SUP-19296**

RADIUS: 1000 FT

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

0 500 Feet



SUP-19296

Financial Institution

Financial Business Locations

Financial Institution, Specified

Auto Pawnbroker

Automobile Title Loan

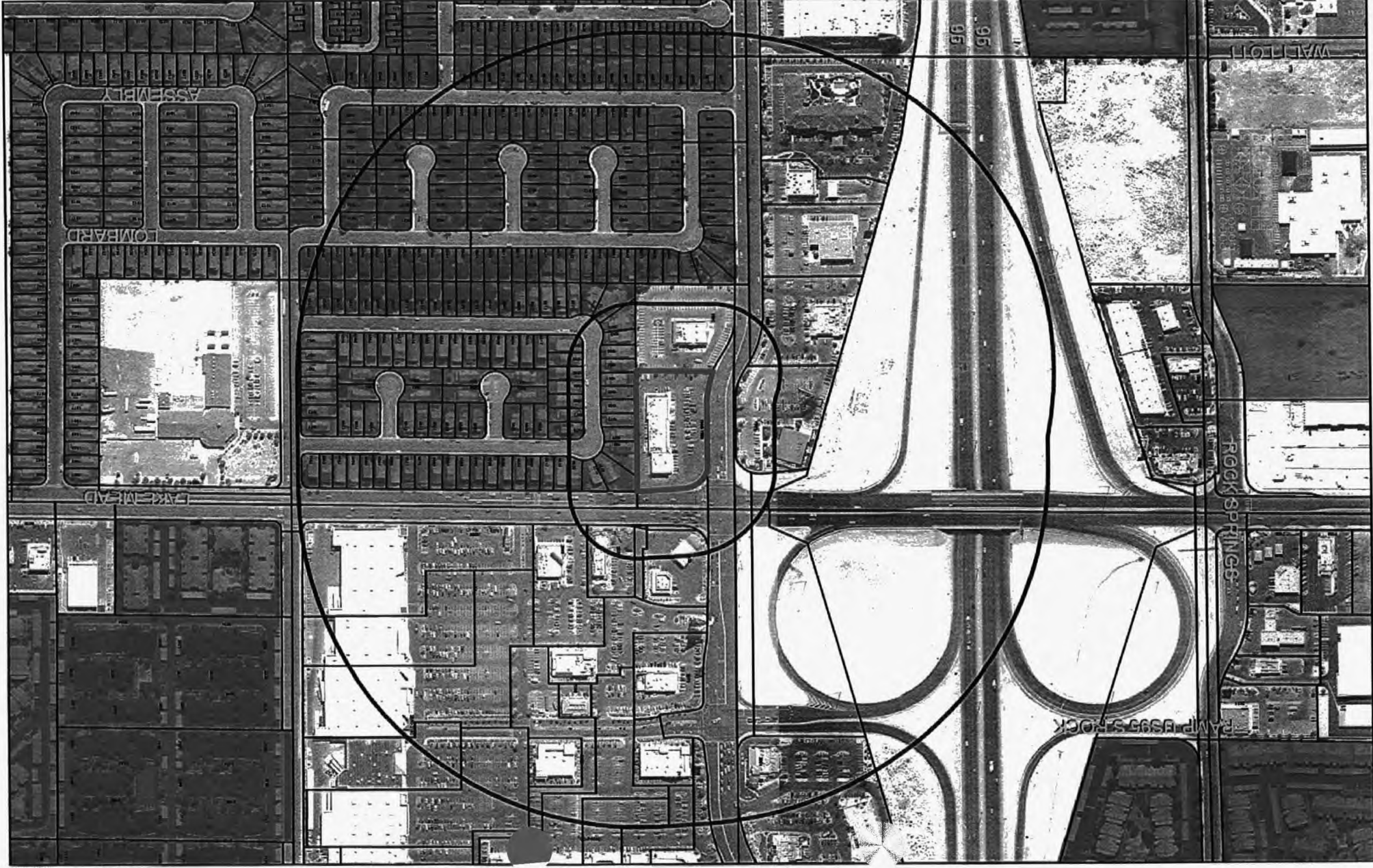
Subject Property

Residential Property

Buffer

0 260 520 1,040 Feet

N



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 4, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-19296 - APPLICANT: CHECK CITY - OWNER: BECKER & SONS

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (6-1/sd vote) recommends APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0042-84), if approved.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The purpose for this request for a Special Use Permit is for a proposed Auto Title Loan business and a waiver of the 200 foot minimum distance separation requirement from residential zoned property within an existing shopping center.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/3/84	The City Council approved a Rezoning (Z-0042-84) from N-U to C-1 for a 13,200 square foot shopping center. The Planning Commission recommended approval.
02/22/90	The Board of Zoning Adjustment denied a request for a Special Use Permit (U-0020-90) billboard on this site.
04/3/91	The City Council approved a request for a Special Use Permit for on/off premises consumption of alcohol in conjunction with a Convenience Store and a Tavern. The Board of Zoning Adjustment recommended approval.
02/28/91	The Board of Zoning Adjustment approved a request for a Special Use Permit for gasoline sales in conjunction with a convenience store.
10/20/93	The City Council approved a request for a Special Use Permit for a Tavern. The Board of Zoning Adjustment recommended approval.
02/20/02	The City Council approved a request for a Special Use Permit for a service bar (beer/wine/cooler) in conjunction with a restaurant. The Planning Commission and Staff recommended approval.
03/08/07	The Planning Commission voted 6-0-1/sd to recommend APPROVAL (PC Agenda Item #24/jk).
<i>Pre-Application Meeting</i>	
12/13/06	At the pre-application meeting the applicant was informed about the requirements for an Auto Title Loan business.
<i>Neighborhood Meeting</i>	
A neighborhood meeting for this application type is not required, nor was one held.	

Details of Application Request	
Site Area	
Gross Acres	1.69
Net Acres	1.67

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Shopping Center & Single-family	SC (Service Commercial)/ (ML)Medium Low	C-1 (Limited Commercial)/R-PD8 (Residential Planned Development)
East	Single-family	(ML)Medium Low	R-CL (Residential-Compact Lot)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	N/A
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts	X		
A-O Airport Overlay District (140-Foot)	X		Y
Billboard Exclusionary Zone – (Exempt Zone)	X		Y
Trails	X		Y*
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

* Lake Mead Boulevard is designated as a Pedestrian Path

DEVELOPMENT STANDARDS

Per Title 19.08 the following Development Standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	350 Feet	N/A
Min. Lot Width	100 Feet	208 Feet	Y
Min. Setbacks			
• Front	20 Feet	111 Feet	Y
• Side	10 Feet	70 Feet	Y
• Corner	15 Feet	58 Feet	Y
• Rear	20 Feet	30 Feet	Y
Min. Distance Between Buildings	N/A	N/A	N/A
Max. Lot Coverage	50%	16.2%	Y

Max. Building Height	N/A	Existing	N/A
Trash Enclosure	50 Feet	Zero Feet	N*
Mech. Equipment	Screened	Screened	Y

* There is an existing trash enclosure along the east property line.

Please note the applicable code section here (Title 19.12)

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	18 Trees	Zero	N*
Buffer: Min. Trees	1 Trees/ 20 Linear Feet 1 Trees/ 30 Linear Feet	25 Trees	6 Trees within the rear only.	N
TOTAL		43 Trees	6 Trees**	N
Min. Zone Width	8 Feet		Zero***	N
Wall Height	6 Feet		6 Feet (existing)	Y

* This shopping center was constructed prior to the current parking lot landscaping requirements.

** The street frontages are planted with Texas Rangers not trees.

*** The six trees along the east (rear) property line are in tree wells.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Auto Title Loan	3,060 sq. ft.	1:250	12.24				
In-line Stores	3,000 sq. ft.	1:175	17.14				
Restaurant/ Lounge	1,890 sq. ft. dining	1:50	37.8				
	4,150 sq. ft. remaining	1:200	16.6				
Subtotal	12,100 sq. ft		80	4	105	5	Y
TOTAL (including handicap)			84		110		Y
Loading Spaces		2			2		Y

* V-011-91 was approved to permit 120 parking spaces where 121 were required. New parking standards show this shopping center to be in compliance with parking standards.

ANALYSIS

Zoning & Land-use:

The C-1 zoning for this parcel is a supported zoning district within the SC (Service Commercial) land-use designation for this parcel. An Auto Title Loan is a permitted use within the C-1 zoning district, subject to a special use permit and the following conditions:

AUTO TITLE LOAN [O, C-D, C-1, C-2] Ord 5682 4/21/04

- *1. The use shall comply with all applicable requirements of LVMC Title 6.
- *2. The building design and color scheme shall be subject to review by the Department to ensure that it will be harmonious and compatible with the surrounding area.
- 3. No temporary signs (as described in LVMC 19.14.090) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a "grand opening" or that a business is "coming soon" may be approved administratively for a period not to exceed thirty days.
- 4. Window signs shall not:
 - a. Cover more than twenty percent (20%) of the area of all exterior windows;
 - b. Include flashing lights or neon lighting; or
 - c. Include any text other than text that indicates the hours of operation and whether the business is open or closed.
- 5. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 11:00 p.m.
- 6. The building or portion thereof that is dedicated to the use shall have a minimum size of one thousand five hundred square feet, and shall be designed to have sufficient interior space to provide for adequate customer waiting areas, customer queuing, and transaction space (such as "teller" windows or desks).
- 7. No auto title loan use may be located closer than two hundred feet from any parcel used or zoned for residential use. In addition, no auto title loan use may be located closer than one thousand feet from any other auto title loan use, auto pawn use or specified financial institution use. For purposes of this paragraph (7), distances shall be measured in a straight line from property line to property line, without regard to intervening obstacles. The term "property line" refers to property lines of fee interest parcels and not leasehold parcels.

Since this use is located within 200 feet of a residential subdivision, a waiver of condition number seven is required; therefore, staff does not support this request.

Site Plan:

The site plan for the proposed Auto Title Loan business shows an existing shopping center. Based on the building layout for this shopping center, there is 12,100 square feet of lease space. Parking for retail centers less than 25,000 square feet require parking based on each use within the shopping center. Based on the uses in the center, there is adequate parking in this shopping center.

Floor Plan:

The floor plan shows that the proposed Auto Title Loan business to have a total floor area of 3,060 square feet.

FINDINGS

The following findings must be made for a Special Use Permit:

1. **"The proposed land 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."**

Due to the fact that the parcel on which this use is to be conducted abuts a single-family residential subdivision, the proposed Auto Title Loan can not be conducted in a manner that is harmonious and compatible with the surrounding land uses.

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

The proposed site is not physically suitable for a Auto Title Loan because of its proximity to a residential development to the east.

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

Rainbow Boulevard is listed as an 80-foot Secondary Collector Street and Lake Mead Boulevard is listed as a 100-foot Primary Arterial Street on the Master Plan of Streets and Highways. Both streets are of adequate size meet the requirements of the proposed use.

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

The proposed use is inconsistent with the public health, safety, and welfare and overall objectives of the General Plan due to its proximity to a residential development.

5. The use meets all of the applicable conditions per Title 19.04.

The proposed use does not meet all of the applicable conditions for an Auto Title Loan as outlined by Title 19.04.050, condition number seven, which states:

7. No auto title loan use may be located closer than two hundred feet from any parcel used or zoned for residential use. In addition, no auto title loan use may be located closer than one thousand feet from any other auto title loan use, auto pawn use or specified financial institution use. For purposes of this paragraph (7), distances shall be measured in a straight line from property line to property line, without regard to intervening obstacles. The term "property line" refers to property lines of fee interest parcels and not leasehold parcels.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

6

ASSEMBLY DISTRICT 37

SENATE DISTRICT 3

NOTICES MAILED 252 by City Clerk

APPROVALS 0

PROTESTS 0

**PLANNING & DEVELOPMENT DEPARTMENT**

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-19296** APN: 138-23-301-002
Name of Property Owner: Becker & Sons
Name of Applicant: Check. City

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

Yes

X	No
---	----

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

City Official: _____

Partner(s): _____

APN: _____

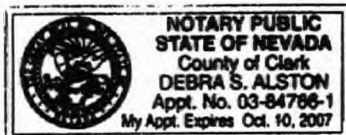
Signature of Property Owner: _____

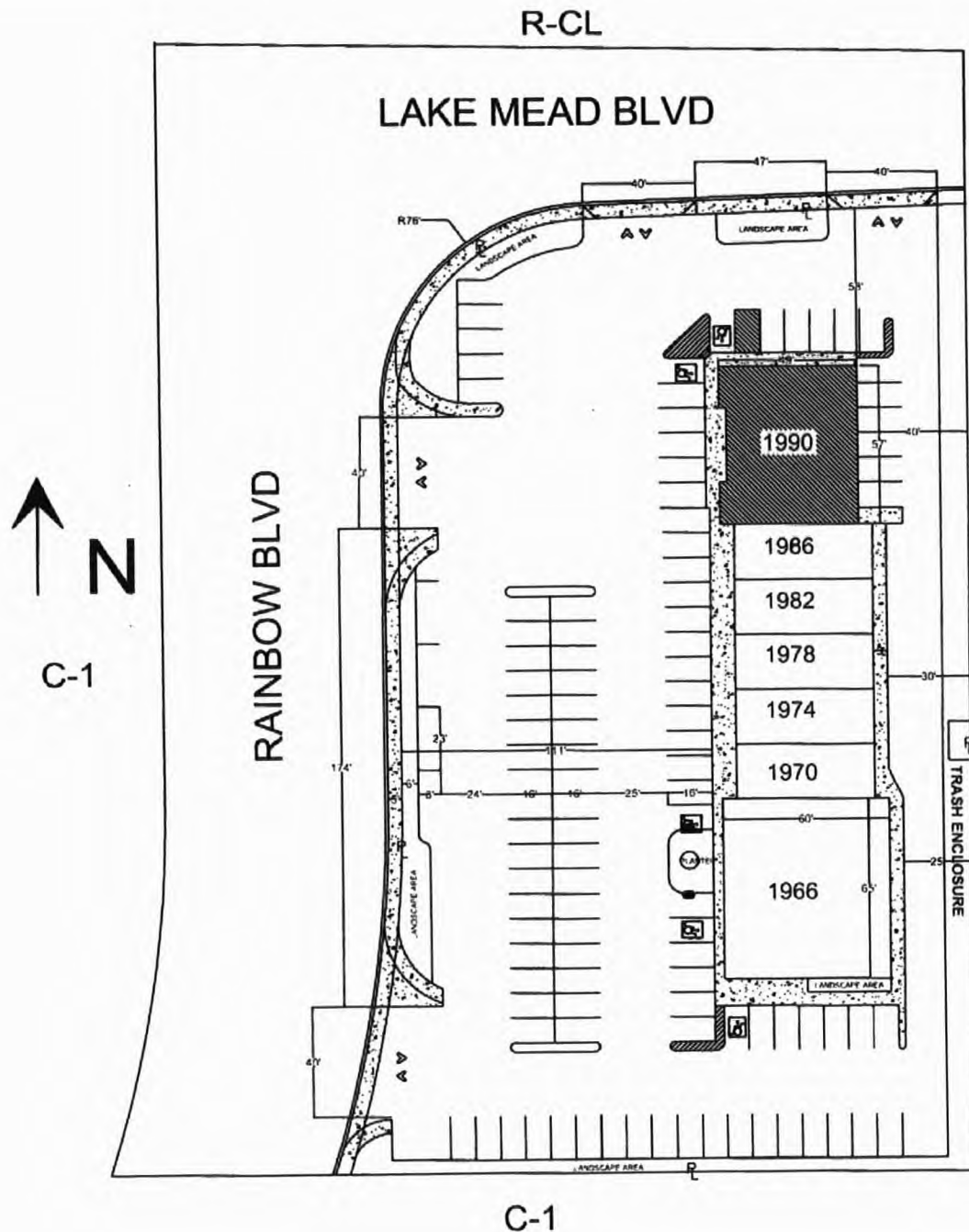
Print Name: Ernest A. Becker, Jr.

Subscribed and sworn before me,

This 11th day of January, 2007

Notary Public in and for said County and State





ASSESSORS PARCEL NO.
138 23 301 002

PARKING ANALYSIS

BUILDING SIZE 3,000 sf

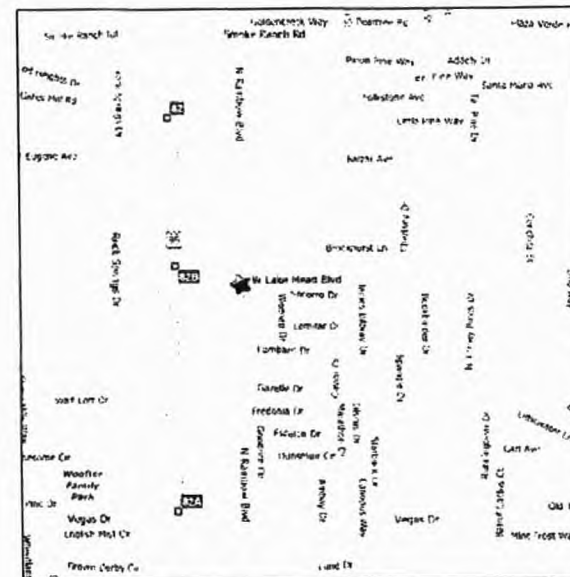
OFFICE @ 4 / 1,000 sf

TOTAL REQUIRED = 12

SHOWN = 20

**INCLUDING 1 HANDICAP
 INC. 1 VAN ACCESS.**

R-CL



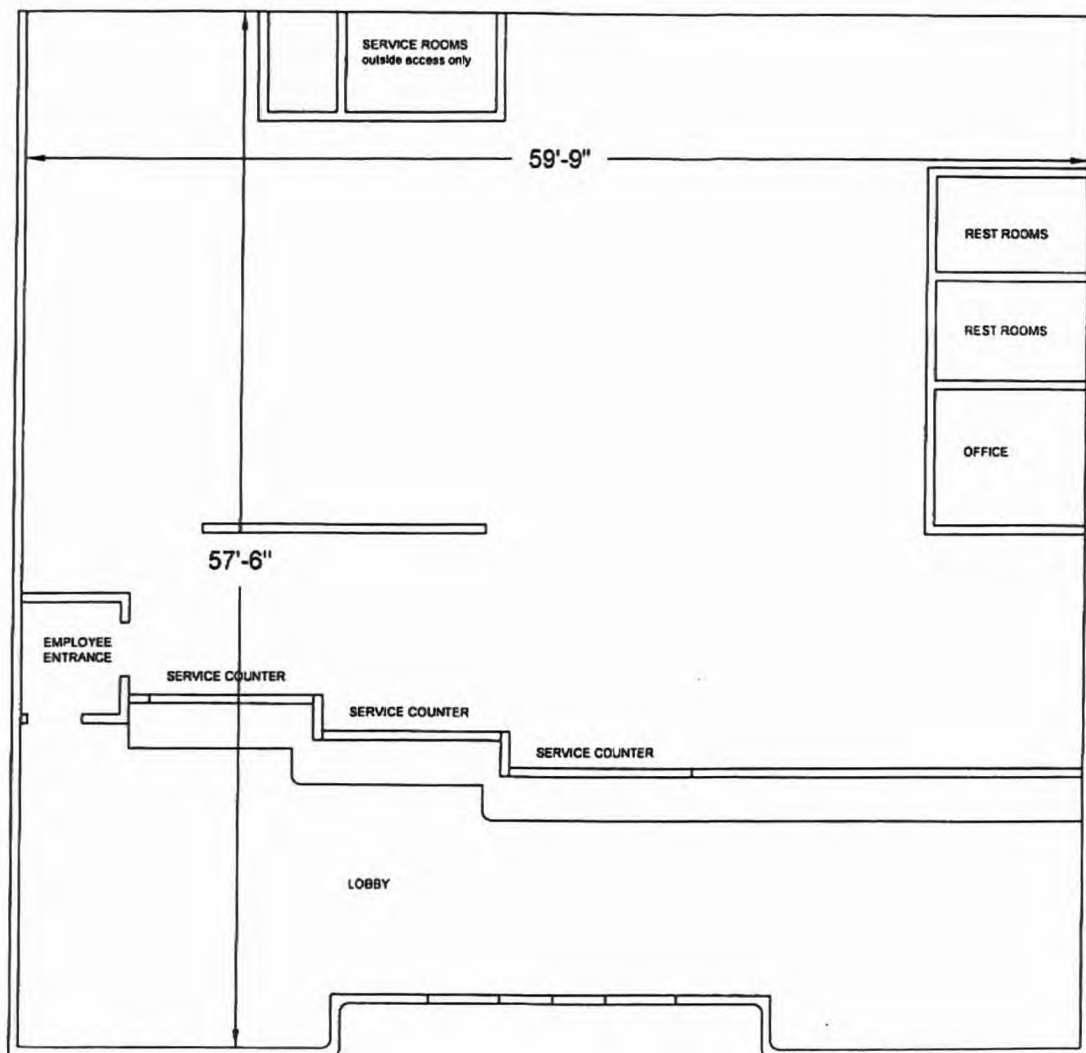
VICINITY MAP

➤ Ingress/Egress

RECEIVED

SUP-19296
03/08/07 PC

JAN 19 2007



FLOOR PLAN

Check City

SCALE $\frac{1}{8}" = 1'-0"$

RECEIVED
JAN 19 2007

SUP-19296
03/08/07 PC



SUP-19296 - APPLICANT: CHECK CITY - OWNER: BECKER & SONS
1990 NORTH RAINBOW BOULEVARD
MARCH 8, 2007 PLANNING COMMISSION

01/31/07



SUP-19296 - APPLICANT: CHECK CITY - OWNER: BECKER & SONS
1990 NORTH RAINBOW BOULEVARD
MARCH 8, 2007 PLANNING COMMISSION

01/31/07

*LAS Consulting, Inc.
856 E. Sahara #201
Las Vegas, NV 89104
(702) 499-6469-Cell
(702) 341-8489-fax*

December 21, 2006

City of Las Vegas
Planning & Development
739 South Fourth Street
Las Vegas, NV. 89101

RE: SEC Lake Mead & Rainbow
APN 138-23-301-002

Dear Sir or Madam:

Please accept this letter as our request for a use permit for a financial institution, located at the southeast corner of Lake Mead and Rainbow. My client would like to convert an existing building (former convenience store) to an auto title loan payday loan, check cashing business. The potential site meets the separation requirement from another similar business however it needs a waiver to the 200 ft requirement for a separation from residential. While this site does not meet the separation from residential, this use will have less impact than the dry cleaners or tavern that is located in the same center. There is more than adequate parking within the shopping center, however, additional parking is not needed for the auto title loan business. They never take possession of the cars because they feel the owner then wouldn't be able to work and wouldn't be able to pay them back. and this use will be a welcome addition to the area. Thank you for your consideration in this matter. Please contact me with any questions regarding this matter.

Yours truly,

Lucy Stewart
LAS Consulting, Inc.

**SUP-19296
03/08/07 PC**

6668 Fredonia Drive
Las Vegas, Nevada 89108
March 23, 2007

RECEIVED
CITY CLERK

2007 MAR 27 A 11:09

Beverly K. Bridges, Acting City Clerk
City of Las Vegas
1st Floor, City Hall
400 East Stewart Avenue
Las Vegas, Nevada 89101

RE: SUP-19296

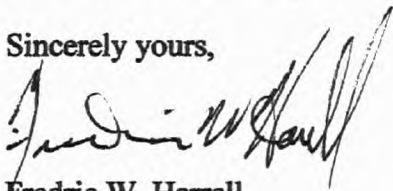
Beverly K. Bridges:

With all due respect, why bother sending this "Notice of Public Hearing" to anyone but the City Council and the applicant? Given the fact that "auto title loan" establishments seem to be blighting every quarter of the city, approval seems to be nothing more than a cursory hearing and a rubber stamped APPROVED on the application. I can only ask do we need another title loan business?

I realize that your position as Acting City Clerk is to duly note these matters for the record. So, for the record please note that I am opposed to any approval of a waiver of the 200 foot minimum distance separation requirement from residential zoned property at 1990 North Rainbow Boulevard. And, I hope that the City Council will soon support an ordinance to limit the number of businesses of this type.

Thank you for entering my objection to SUP-19296 into the record.

Sincerely yours,



Fredric W. Harrell

Protest

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

Raymond W Kelly

Raymond W Kelly
6605 Socorro Drive
Las Vegas NV 89106

SUP-19296

February 28, 2007

City of Las Vegas
John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

Re: Applicant Check City – Special use permit (APN 138-23-301-002)

Dear Sir:

I would like to formally state that this application be **DENIED**. I live directly behind this establishment and I fear that this will directly affect the neighborhood in a negative way. The current law states that a required 200-foot limit be in place and I would request that it be enforced. There are many kids in the area as this is a neighborhood of families and those I have contacted have also stated their objections to this establishment.

As you are aware there is an expected element of people that will come to an establishment such as this and I do not want it in my neighborhood.

PLEASE DENY THIS REQUEST

Sincerely,



Raymond W Kelly

ITEM # 24
CASE # SUP-19296
PC MTG 3-8-07

P

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 4, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-19340 - PUBLIC HEARING - APPLICANT/OWNER: JOE BAHNAN - Request for a Special Use Permit FOR AN ACCESSORY PACKAGE LIQUOR OFF-SALE ESTABLISHMENT IN CONJUNCTION WITH AN EXISTING RETAIL BUSINESS at 2981 East Charleston Boulevard (APN 139-36-415-014), M (Industrial) Zone, Ward 3 (Reese). The Planning Commission (6-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

Motion made by GARY REESE to Deny

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

BRENDA J. WILLIAMS, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

JOE BAHNAN, owner of the subject, was present.

DON WALFORD, property owner of a business located at 3001 East Charleston Boulevard, has been at this location for 23 years and has seen a vast improvement in this area through redevelopment. This use will be a detriment to adjacent properties and there are other facilities that already sell liquor. He asked if this will be a liquor store that sells mostly liquor with a small amount of goods. MARGO WHEELER, Director of Planning and Development

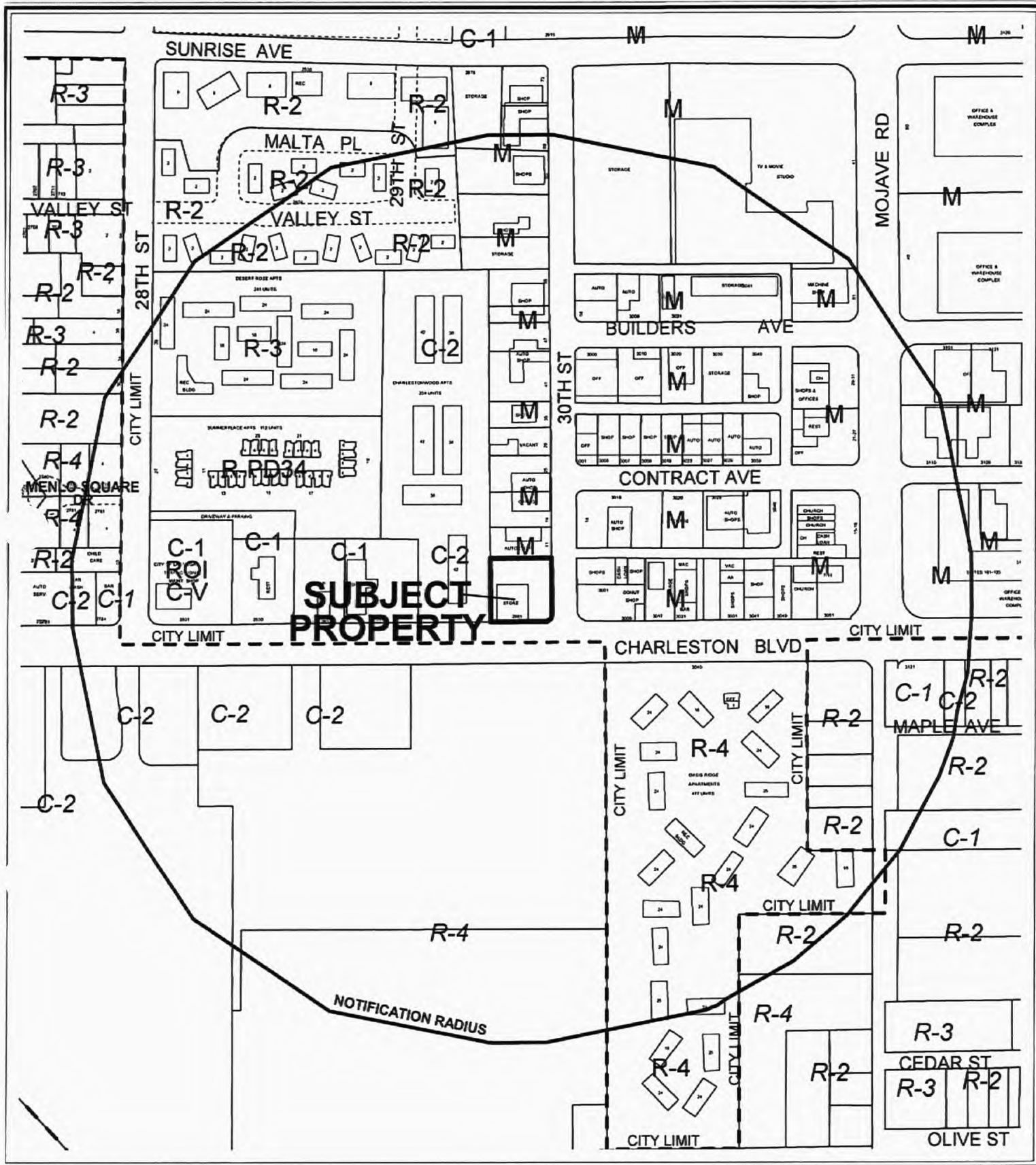
CITY COUNCIL MEETING OF: APRIL 4, 2007

Department, explained that for this type of application, the sale of alcohol beverages is limited to a maximum of 10 percent of the store's floor area. MR. WALFORD reiterated that several other business owners feel this is not appropriate for the area.

COUNCILMAN REESE noted that this location housed Weber's Second Day bread store. There is alcohol in the area and this area does not need to be saturated with alcohol. This type of use is not compatible or harmonious for the area.

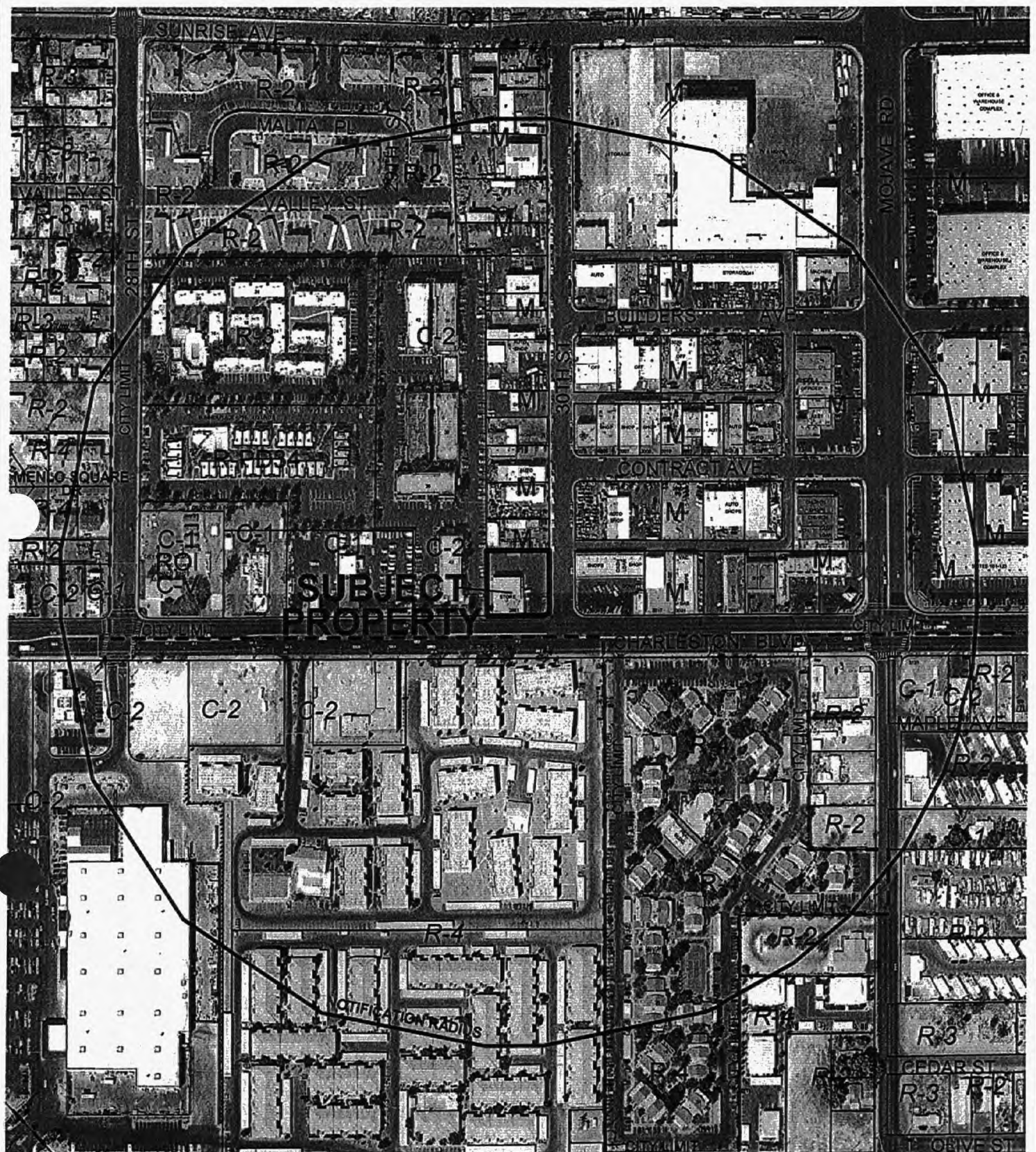
MAYOR GOODMAN declared the Public Hearing closed.





CASE: SUP-19340
RADIUS: 1000 FT
ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)





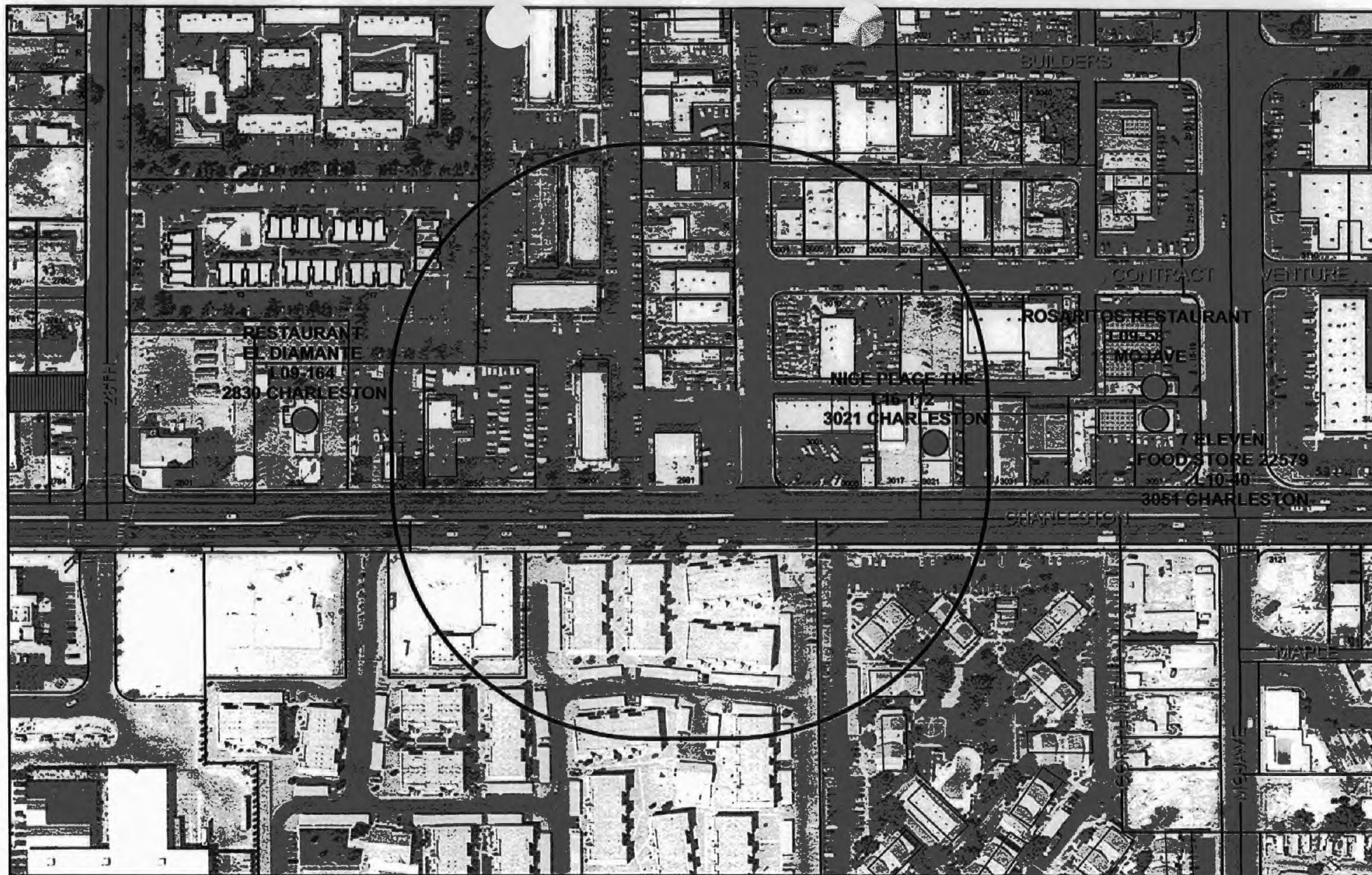
CASE: SUP-19340

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 500 Feet





SUP-19340

Package Liquor Sales

Business Licenses

- Child Care/Children Facility
- Supper Club/Restaurant Service Bar
- Tavern
- Liquor on/off Sales

- RELIGIOUS
- CITY PARKS
- SCHOOLS

- Subject Property
- 400 foot buffer



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 4, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-19340 - APPLICANT/OWNER: JOE BAHNAN

**** CONDITIONS ****

The Planning Commission (6-1/sd vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-156-62).
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. The sale of alcoholic beverages shall be limited to a maximum of 10 % of the floor area of the convenience store.
5. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for a retail establishment with accessory package liquor off-sale use.
6. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.
7. Revised plans adequately addressing the Handicapped Accessibility Standards per Title 19.10 are required prior to the issuance of a business license.
8. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Special Use Permit for a Retail Establishment with Accessory Package Liquor Off-sale at 2981 East Charleston Boulevard. This property is located within the M (Industrial) Zone and is a permitted use only with an approved Special Use Permit. There are no protected uses within the 400-foot separation distance from this address.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
1/11/63	The City Council approved a Rezoning (Z-156-62) from R-1 (Single Family Residential) Zone and R-2 (Medium Density Residential) Zone
03/08/07	The Planning Commission voted 6-1/sd to recommend APPROVAL (PC Agenda Item #26/mh).
<i>Related Building Permits/Business Licenses</i>	
11/30/06	Business license #C04-00349 for "Chris Market" tobacco dealer.
11/30/06	Business license #C15-00349 for "Chris Market" convenience store.
Pending	Business license #C23-02487 for "Chris Market" check cashing service
<i>Pre-Application Meeting</i>	
01/05/07	A pre-application meeting was held and the conditions required of a Special Use Permit for a Retail Establishment with Accessory Package Liquor Off-Sale application were discussed.
<i>Neighborhood Meeting</i>	
NA	A neighborhood meeting was not required, nor was one held.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.5 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Convenience Store	LI/R (Light Industrial/Research)	M (Industrial)
North	Auto shop	LI/R (Light Industrial/Research)	M (Industrial)
South	Multi-family residential	Clark County	Clark County
East	Shopping Center	LI/R (Light Industrial/Research)	M (Industrial)
West	Apartments	H (High Density Residential)	C-2 (General Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	NA
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment	X		Y
Project of Regional Significance		X	NA

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Retail Establishment w/ Accessory Package Liquor Off-Sale	4,921 SF GFA	1:175 GFA	28	2	29	2	Y
TOTAL			28	2	29	2*	N*

*Neither of the two handicapped accessible spaces provided are in compliance with the Design Standards as listed in Title 19.10.010. The space located at the entrance off of Charleston Boulevard adjacent to the building shows a loading zone that extends into the dedicated entrance. The space located adjacent to the west property line does not provide the most direct access to the front entrance. As the two issues are easily remedied, staff has conditioned the approval of this Special Use Permit based on compliance with Title 19.10.010.

ANALYSIS

- General Plan & Zoning

The subject property is designated as LI/R (Light Industrial/Research) by the General Plan. The Light Industrial/Research category allows for clean, low-intensity industrial uses. Typical general commercial uses that are ancillary to the more intense industrial uses are permitted as well.

The property is located within the M (Industrial) Zoning District, which includes services ancillary and supportive of low-intensity industrial uses. There are no protected uses within 400 feet of this site and this Special Use Permit conforms to applicable General Plan Policies and the regulations of the M District.

- Minimum Special Use Permit Conditions for:

**RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFFSALE
[C-1, C-2, C-M, M]**

Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by requiring that:

- *1. Except as otherwise provided in this Chapter, no retail establishment accessory package liquor off-sale (hereinafter "establishment") shall be located within four hundred feet of any church, synagogue, school, child care facility licensed for more than twelve children, or City park.
- *2. Except as otherwise provided in Paragraph 3 below, the distances referred to in Paragraph 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:
 - a. Any leasehold parcel; or
 - b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Paragraph 1.
- *3. In the case of an establishment property to be located on a parcel of at least eighty acres in size, the minimum distances referred to in Paragraph 1 shall be measured in a straight line:
 - a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
 - b. In the case of a proposed establishment which will be located within a shopping center or other multiple-tenant structure, from the nearest property line of the existing use to the nearest property lines of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.

4. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Paragraph 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.
5. The minimum distance requirements in Paragraph 1 do not apply to:
 - a. An establishment which has a nonrestricted gaming license in connection with a hotel having two hundred or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of two hundred guest rooms after July 1, 1992; or
 - b. A proposed establishment having more than fifty thousand square feet of retail floor space.
- *6. All businesses which sell alcoholic beverages shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.
7. The minimum distance requirements set forth in Paragraph 1, which are otherwise nonwaivable under the provisions of this subdivision, may be waived:
 - a. In accordance with the provisions of Section 19.040.050(A)(4) for any establishment which is proposed to be located on a parcel within the Downtown Casino Overlay District;
 - b. In accordance with the applicable provisions of the "Town Center Development Standards Manual" for any establishment which is proposed to be located within the T-C (Town Center) Zoning District and which is designated MS-TC (Main Street Mixed Use) in the Town Center Land Use Plan; or
 - c. In connection with a retail establishment having less than twenty thousand square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or right-of-way with a width of least one hundred feet.

Conditions denoted with an asterisk cannot be waived.

FINDINGS

The following findings must be made for a Special Use Permit:

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

The proposed use, as a retail establishment with accessory package liquor off-sale in an existing convenience store, would be compatible with existing and future surrounding land use and development. The majority of the properties near the subject site are designated for general commercial and industrial uses with some apartment complexes located close by.

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

The subject site is physically suitable for the proposed addition of an accessory package liquor off-sale to an existing retail establishment. The use will not be too intense for this area of the City. However, the applicant will need to make some adjustments to adequately accommodate the handicapped accessibility parking standards. The provided drawings are not in compliance with Title 19.10, but can be easily remedied.

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

The site gains access from Charleston Boulevard, which is designated by the Master Plan of Streets and Highways as a 100-foot Primary Arterial and which provides adequate access to the site.

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

The site would be subject to frequent inspections and would not compromise public health or safety.

5. **The use meets all of the applicable conditions per Title 19.04.**

The proposed addition of the accessory package liquor off-sale use to an existing convenience store meets all of the applicable conditions per Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

ASSEMBLY DISTRICT 12

SENATE DISTRICT 10

NOTICES MAILED 79 by the City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-19340 APN: 139-36-415-014

Name of Property Owner: Joe Bahnan

Name of Applicant: Joe Bahnan

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]

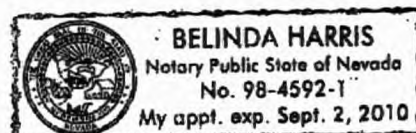
State of Nevada
County of Clark

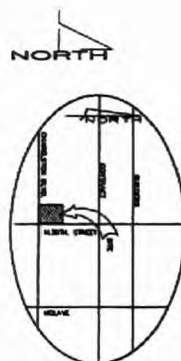
Print Name: Joe Bahnan

Subscribed and sworn before me

This 14th day of Nov., 2006

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





NORTH

THIS WAS AN EXTENSIVE RETAIL, BULKY OUTLET
SOLDING PACKAGE-ONLY PRODUCTS. THE NEW
USE IS A CONVENIENT GROCERY STORE SELLING
PACKAGE-ONLY GOODS. NO COOKING, NO NEW
BILLS, PAPERWORK, ETC. ETC. ETC. ETC. ETC. ETC.
OR N.Y.A.C.

APN: 139-36-415-014

CHRIS MARKET
2981 E CHARLESTON BLVD, LV NV 89104

OWNE: JOE BAHNAN
ADDRESS: 503 MOUNTAIN VILLA
LAS VEGAS NV 89110-4011
PHONE: 702-369-2111

PROVISIONS

GRAPHIC SCALE
1.00 cm

DATE: 01/17/2007
JOB : 000000
DRG. BY: RS
CBL. BY: RAN
A1
SHEET
1 OF 2

SUP-19340
03/08/07 PC

JOB : ----
PRG. BY: BS
CHK. BY: RAN
A2
SHEET
2 OF 2



SUP-19340 - APPLICANT/OWNER: JOE BAHNAN
2981 EAST CHARLESTON BOULEVARD
MARCH 8, 2007 PLANNING COMMISSION

01/31/07



SUP-19340 - APPLICANT/OWNER: JOE BAHNAN
2981 EAST CHARLESTON BOULEVARD
MARCH 8, 2007 PLANNING COMMISSION

01/31/07



SUP-19340 - APPLICANT/OWNER: JOE BAHNAN
2981 EAST CHARLESTON BOULEVARD
MARCH 8, 2007 PLANNING COMMISSION

01/31/07

JUSTIFICATION LETTER

To : City of Las Vegas
Planning and Development Department

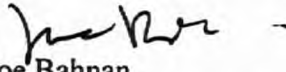
From : Chris Market
Joe Bahnman (owner)

Ref. : Special use Permit
2981 E. Charleston Blvd.

We are interesting in get a license for liquor, beer, wine, groceries and check cashing, to our store in 2981 E. Charleston blvd. Know as Chris market, we want to serve our neighbors giving all the service we can get including the installation of seven gaming machines, we ask the people around the area and that's what they want long time ago, a place that they can shop everything in one stop, we are not a solution but at less we trying to give the better service we can to our neighbors.

We are sure that your office will help us getting this permits as soon as possible in order to satisfy our customers, cause we are using the same place that was used as a store for the last 30 years.

Thanks, for your help making this happens.


Joe Bahnman
Owner of chris market.

SUP-19340
03/08/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 4, 2007

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
REVIEW OF CONDITION

ROC-20102 - PUBLIC HEARING - APPLICANT/OWNER: THE ROMAN CATHOLIC BISHOP OF LAS VEGAS - Request for a Review of Condition to remove Condition Number 1 of an approved Site Development Plan Review (SDR-4107) WHICH STATED THAT THE LANDSCAPE PLAN SHALL BE REVISED AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO THE TIME APPLICATION IS MADE FOR A BUILDING PERMIT, TO REFLECT ONE LANDSCAPED FINGER PER SIX PARKING SPACES, ONE 24 INCH BOX TREE PER FINGER WITH 4 - ONE GALLON AND 4- FIVE GALLON SHRUBS PER FINGER AND A MAXIMUM OF 12.5% OF THE TOTAL LANDSCAPED AREA OF THE SITE AS TURF on 2.69 acres at 220 North 14th Street (APN 139-35-301-007), C-V (Civic) Zone, Ward 5. Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council approval letter for SDR-4107

Motion made by BRENDA J. WILLIAMS to Approve Subject to Conditions

Passed For: 5; Against: 0; Abstain: 2; Did Not Vote: 0; Excused: 0

BRENDA J. WILLIAMS, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-LOIS TARKANIAN, LARRY BROWN); (Did Not Vote-None); (Excused-None)

NOTE: After having verified that the Dioceses owns the property, COUNCILMAN BROWN disclosed that he and COUNCILWOMAN TARKANIAN sit on the Catholic Charities Board as does the Bishop of Las Vegas. In an abundance of caution, ASSISTANT CITY ATTORNEY BRYAN SCOTT advised that they abstain from voting on this item.

CITY COUNCIL MEETING OF: APRIL 4, 2007

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

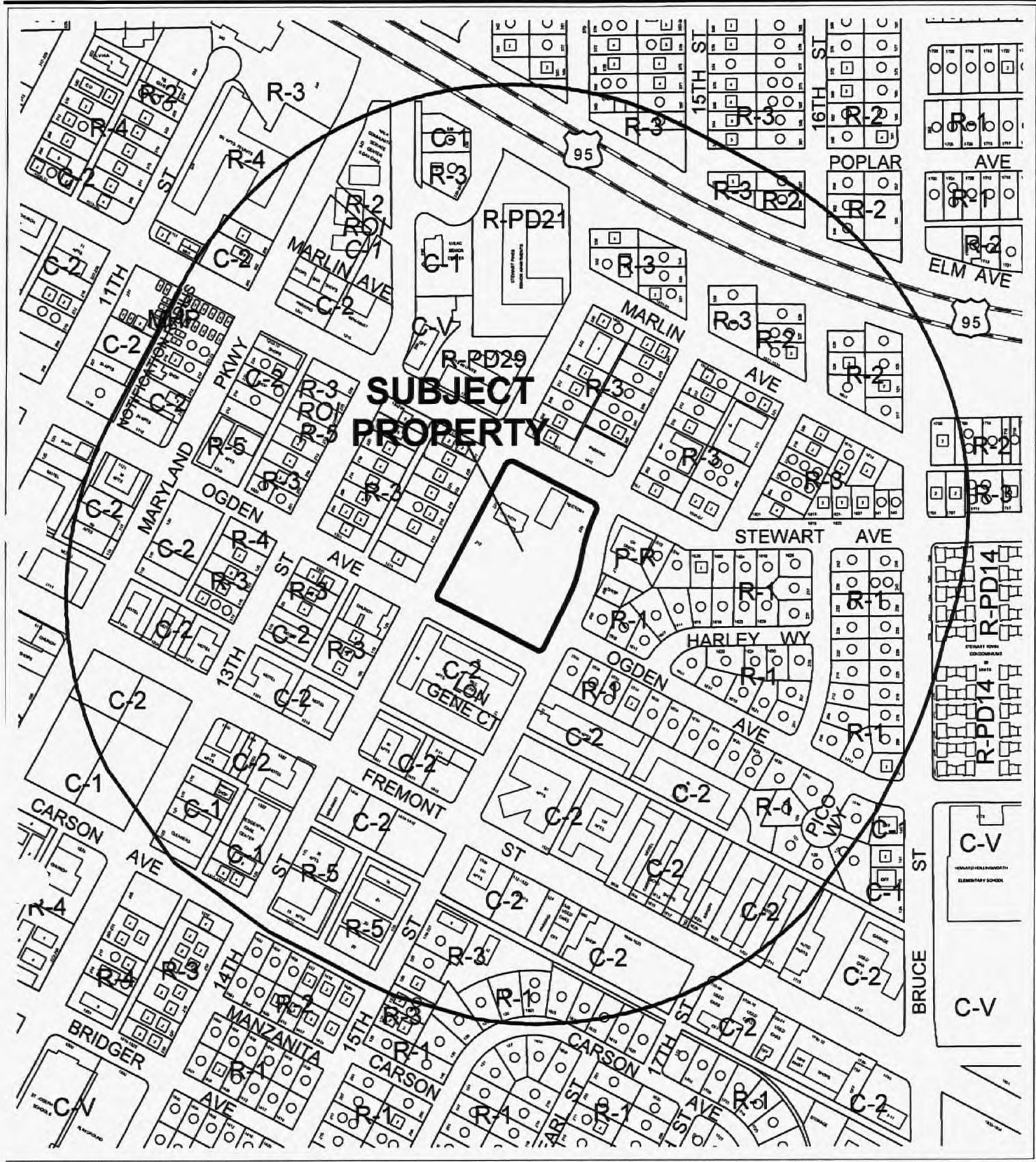
JIM Van COMPERNOLLI, JVC Architect, appeared on behalf of the applicant and agreed with staff's recommendation for approval. He had met with former COUNCILMAN LAWRENCE WEEKLY, who was in favor of the project.

MAYOR GOODMAN stated he attended the groundbreaking for the new church and it will be phenomenal and a great addition to downtown. The plans are ambitious and he is excited about the project.

COUNCILWOMAN WILLIAMS found no problems with this application and moved for approval.

MAYOR GOODMAN declared the Public Hearing closed.





CASE: ROC-20102

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 300 600 Feet





CASE: **ROC-20102**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 300 600 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 4, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ROC-20102 - APPLICANT/OWNER: THE ROMAN CATHOLIC
BISHOP OF LAS VEGAS**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Condition Number One (1) of Site Development Plan Review (SDR-4107) shall be deleted.
2. Conformance to all other conditions of approval of Site Development Plan Review (SDR-4107).

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Review of Condition to remove Condition Number 1 of an approved Site Development Plan Review (SDR-4107) which stated that the landscape plan shall be revised and approved by the planning and development department prior to the time application is made for a building permit, to reflect one landscaped finger per six parking spaces, one 24-inch box tree per finger with 4-one gallon and 4-five gallon shrubs per finger and a maximum of 12.5% of the total landscaped area of the site as turf on 2.69 acres at 220 North 14th Street.

The removal of Condition Number One (1) from Site Development Plan Review (SDR-4107) would not have a negative effect on the surrounding area. If this condition were enforced it would require the applicant to obtain a new variance for parking, which is not considered a desirable alternative. Development would be in conformance to the approved site and landscape plans. Approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/06/03	The City Council approved a Special Use Permit (SUP-2282) for a church, a Variance (VAR-2283) to allow 130 parking spaces where 197 were required, and a Site Development Plan Review (SDR-2280) for a church at 202 North 14 th Street. The Planning Commission recommended approval of all items. Staff recommended approval of the Special Use Permit and denial of the Variance and the Site Development Plan Review.
05/19/04	The City Council approved a Rezoning (ZON-4059) from R-3 (Medium Density Residential) and R-4 (High Density Residential) to C-V (CIVIC) and a Site Development Plan Review (SDR-4107) for a church on 2.69 acres at 220 North 14 th Street. The Planning Commission and staff recommended approval.
06/07/06	The City Council approved a request of an Extension of Time (EOT-13103) of an approved Site Development Plan Review (SDR-4107) that allowed a church at 220 North 14th Street. Staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
01/09/07	Building permits were issued for onsite improvements and hard-scape improvements on the subject property.
<i>Pre-Application Meeting</i>	
02/13/07	A pre-application meeting was held. Submittal requirements for a Review of Condition were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

Details of Application Request	
Site Area	
Net Acres	2.92

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Church	MXU (Mixed Use)	C-V (Civic)
North	Multi-family Residential	MXU (Mixed Use)	R-3 (Medium Density Residential)
South	Apartments	C (Commercial)	C-2 (General Commercial)
East	Office Single Family Residential	MXU (Mixed Use)	R-1 (Single Family Residential) P-R (Professional Office and Parking)
West	Multi-family Residential	MXU (Mixed Use)	R-3 (Medium Density Residential)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Redevelopment Plan Area	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

From SDR-4107:

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Fingers/Trees	
Landscaped Fingers	One Finger for every six consecutive spaces	11 Fingers	3
Parking Area	1 Trees/6 Spaces	22 Trees	13
Buffer:			20
• Min. Trees	1 Trees/30 Linear Feet	49 Trees	
• Min. Zone Width	8 Feet		15
• Wall height	8 Feet		6.5

ANALYSIS

The applicant is requesting to delete condition number one from the original Site Development Plan Review (SDR-4107). This condition required additional landscaping in the parking lot area consisting of landscaped fingers and additional trees. The site is also subject to a parking Variance (VAR-2283). The addition of landscaped fingers to the parking lot would require the removal of parking spaces when the site is already deficient in parking. This would mean that the applicant would be required to obtain a new parking variance as the parking situation would have been made worse. The removal of condition number one from SDR-4107 would not have a negative effect on the surrounding area. Development would be in conformance to the approved site and landscape plans. Approval of this request is recommended.

Condition #1 from SDR-4107:

1. The landscape plan shall be revised and approved by the Planning and Development Department prior to the time application is made for a building permit, to reflect one landscaped finger per six parking spaces, one 24 inch box tree per finger with 4 – one gallon and 4- five gallon shrubs per finger and a maximum of 12.5% of the total landscaped area of the site as turf.

FINDINGS

The removal of Condition Number 1 of Site Development Plan Review (SDR-4107) will not have a negative effect on the surrounding area. This request is considered appropriate. Approval is recommended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

ASSEMBLY DISTRICT

SENATE DISTRICT

NOTICES MAILED

APPROVALS 0

PROTESTS 0



OGDEN AVENUE

FOURTEENTH STREET

STEWART AVENUE

FIFTEENTH STREET

- LEGEND**
- RESIDENTIAL
 - COMMERCIAL BUILDING
 - LANDSCAPE
 - PAVEMENT

PARKING CAPACITY

CHURCH BUILDING
1 SPACE PER 4 FORTH SEATS, 4000 sq. ft.
HANDICAPPED PARKING
18 SPACES (15% OF TOTAL) 15 SPACES (15% OF TOTAL)
PROPOSED HANDICAPPED SPACES
PARKING PROVIDED



VICINITY MAP



4250 commercial ave. 2
las vegas, nv 89103
ph 702 671 3416
fax 702 671 2830
web jvcarchitects.com
at el ter (b) (6) (a) (1) (F) (1)
a workshop: a atelier

ST. BRIDGET CATHOLIC CHURCH
220 NORTH 14TH STREET
LAS VEGAS, NV 89101

0515-STB

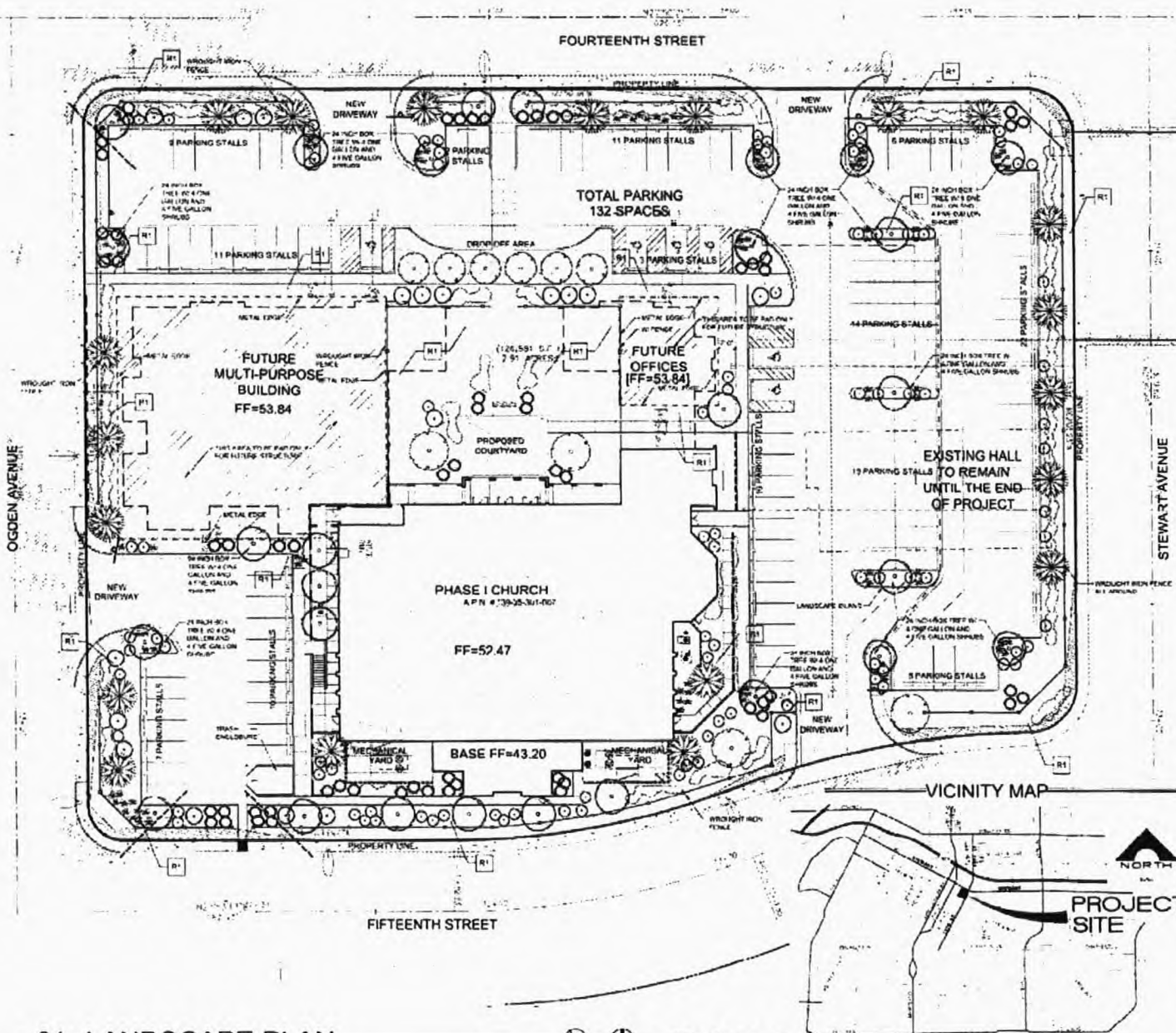
02.22.07

= 01 = OVERALL SITE PLAN



ROC-20102

04-04-07 CC



SHEET NOTES

1. ALL PLANTING AREAS TO BE PLANTED TO MEET MINIMUM SPECIFICATIONS FOR PLANTING. ALL PLANTING TO BE DONE BY THE CONTRACTOR.
2. LANDSCAPING AREAS TO BE PLANTED TO MEET MINIMUM SPECIFICATIONS FOR PLANTING. ALL PLANTING TO BE DONE BY THE CONTRACTOR.
3. NEW PLANTING TO BE PLANTED TO MEET MINIMUM SPECIFICATIONS FOR PLANTING. ALL PLANTING TO BE DONE BY THE CONTRACTOR.
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10. NEW PLANTING TO BE PLANTED TO MEET MINIMUM SPECIFICATIONS FOR PLANTING. ALL PLANTING TO BE DONE BY THE CONTRACTOR.

PLANTING NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE PLANTING AREAS. THE CONTRACTOR SHALL MAINTAIN THE PLANTING AREAS FOR A PERIOD OF 12 MONTHS AFTER COMPLETION OF THE PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE PLANTING AREAS. THE CONTRACTOR SHALL MAINTAIN THE PLANTING AREAS FOR A PERIOD OF 12 MONTHS AFTER COMPLETION OF THE PROJECT.
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5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE PLANTING AREAS. THE CONTRACTOR SHALL MAINTAIN THE PLANTING AREAS FOR A PERIOD OF 12 MONTHS AFTER COMPLETION OF THE PROJECT.

IRRIGATION NOTES

1. IRRIGATION SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF THE IRRIGATION SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE IRRIGATION SYSTEM FOR A PERIOD OF 12 MONTHS AFTER COMPLETION OF THE PROJECT.
2. IRRIGATION SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF THE IRRIGATION SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE IRRIGATION SYSTEM FOR A PERIOD OF 12 MONTHS AFTER COMPLETION OF THE PROJECT.
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5. IRRIGATION SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF THE IRRIGATION SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE IRRIGATION SYSTEM FOR A PERIOD OF 12 MONTHS AFTER COMPLETION OF THE PROJECT.

PLANTING LEGEND

TREE	ITEM	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
1	1	12	ALBISIA FRUTICOSA	WHITE ALBISIA	12" DBH
2	2	12	ALBISIA FRUTICOSA	WHITE ALBISIA	12" DBH
3	3	12	ALBISIA FRUTICOSA	WHITE ALBISIA	12" DBH
4	4	12	ALBISIA FRUTICOSA	WHITE ALBISIA	12" DBH
5	5	12	ALBISIA FRUTICOSA	WHITE ALBISIA	12" DBH
6	6	12	ALBISIA FRUTICOSA	WHITE ALBISIA	12" DBH
7	7	12	ALBISIA FRUTICOSA	WHITE ALBISIA	12" DBH
8	8	12	ALBISIA FRUTICOSA	WHITE ALBISIA	12" DBH
9	9	12	ALBISIA FRUTICOSA	WHITE ALBISIA	12" DBH
10	10	12	ALBISIA FRUTICOSA	WHITE ALBISIA	12" DBH

HARDSCAPE SCHEDULE

ITEM	DESCRIPTION	QUANTITY
1	DECOMPOSED GRANITE - 10' X 10' X 4"	1000



4290 Canyon Blvd. 2
Las Vegas, NV 89103
PH: 702.671.3410
FAX: 702.671.2600
www.jvcarchitects.com
atelier (311) 1-2-3 (T-F-S)
a workshop a studio

ST. BRIDGET CATHOLIC CHURCH
220 NORTH 14TH STREET
LAS VEGAS, NV 89101

0515-STB
02.22.07

PROPOSED LANDSCAPE PLAN

RECEIVED

SUBMITTAL

= 01 = LANDSCAPE PLAN

ROC-20102
04-04-07 CC



February 21, 2007

City of Las Vegas
Planning and Development

Re: St. Bridget's Catholic Church
APN 139-35-301-007

To Whom It May Concern:

St. Bridget Catholic Church is proposing to construct a new 17,930 square foot, two story church at the existing 2.69 acres site, 220 North 14th Street, Las Vegas, NV. Located at the corner of 14th Street and Stewart Avenue.

The proposed sanctuary will be constructed after the demolition of the existing sanctuary and offices. The existing hall will be demolished at the completion of the new sanctuary and church offices to complete the rest of the site. The project is currently being built per approved City of Las Vegas plans.

Per the request of the owner, The Roman Catholic Bishop of Las Vegas and his successors, a corporation sole, a review of conditions for SDR-4107 – Site Development Plan Review, Item #1, is requested. SDR-4107, Item #1 states:

The landscape plan shall be revised and approved by the Planning and Development Department prior to the time application is made for a building permit, to reflect one landscaped finger per six parking spaces, one 24 inch box tree per finger with 4 – one gallon and 4 – five gallon shrubs per finger and a maximum of 12.5% of the total landscaped area of the site as turf.

Accordingly, the applicant respectfully requests a waiver of this requirement for the following reasons:

- 1) The site was originally submitted with an approved variance (VAR-2283) allowing 130 parking spaces were 167 spaces are required. Adding parking islands would further reduce the amount of parking, therefore making the on-site parking less than ideal.

Given the foregoing, we respectfully request a waiver for the landscape islands per SDR-4107. In addition, the project would be a great benefit to the neighborhood even without the landscape finger islands. Thank you in advance for your consideration, and please contact our office with any questions or comments.

Sincerely,

Robert Agapay
JVC Architects

Cc: Brother John Dodd (Diocese of Las Vegas)

ROC-20102
04-04-07 CC

RECEIVED
5385 South Cameron Suite 11
Las Vegas, NV 89118
ph 702.871.3416
fx 702.871.2630
web jvcarchitects.biz



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

DOUGLAS A. SELBY
CITY MANAGER

May 21, 2004

Brother John Dodd
Roman Catholic Bishop of Las Vegas
PO Box 18316
Las Vegas, Nevada 89114

RE: SDR-4107 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 19, 2004
Related to ZON-4059

Dear Brother Dodd:

The City Council at a regular meeting held May 19, 2004 APPROVED the request for a Site Development Plan Review FOR A CHURCH on 2.69 acres at 220 North 14th Street (APN: 139-35-212-022, 053 and 054, 139-35-310-057,058, 059, 060, 067, 068, 069, 071 and 072), R-3 (Medium Density Residential) and R-4 (High Density Residential) Zones [PROPOSED: C-V (Civic)]. The Notice of Final Action was filed with the Las Vegas City Clerk on May 20, 2004. This approval is subject to:

Planning and Development

1. The landscape plan shall be revised and approved by the Planning and Development Department prior to the time application is made for a building permit, to reflect one landscaped finger per six parking spaces, one 24 inch box tree per finger with 4 - one gallon and 4- five gallon shrubs per finger and a maximum of 12.5% of the total landscaped area of the site as turf.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, date stamped 5/19/04, except as amended by conditions herein.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

ROC-20102
04-04-07 CC

6. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
8. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

9. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; if such map is required, it should record prior to the issuance of any permits for this site.
10. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. We note that the southern driveways do not meet 222A criteria and must be approved as a deviation or redesigned to meet current standards.
11. Landscape and maintain all unimproved right(s)-of-way, if any, on Stewart Avenue, Ogden Avenue 14th Street and 15th Street adjacent to this site.
12. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Stewart Avenue, Ogden Avenue 14th Street and 15th Street public right-of-way adjacent to this site prior to occupancy of this site.
13. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4059 and all other subsequent site-related actions.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Ernest Freggaiaro
Integrity Engineering
2480 East Tompkins Avenue, Suite #232
Las Vegas, Nevada 89121

ROC-20102
04-04-07 CC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 4, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

MASTER SIGN PLAN AND WAIVER OF TOWN CENTER DESIGN STANDARDS

ARC-20019 - PUBLIC HEARING - APPLICANT: YOUNG ELECTRIC SIGN COMPANY - OWNER: TENAYA VILLAGE INVESTORS, LLC - REQUEST FOR APPROVAL OF A MASTER SIGN PLAN AND FOR WAIVERS OF TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW WALL SIGNAGE TO FACE AN EXISTING RESIDENTIAL DEVELOPMENT THAT IS OUTSIDE OF THE TOWN CENTER LIMITS AND TO ALLOW WALL SIGNAGE ON THE SECOND FLOOR OF BUILDINGS "A" and "B" FOR A COMMERCIAL/RETAIL DEVELOPMENT, SHEA AT TENAYA VILLAGE LOCATED AT 7425-7495 AZURE DRIVE (APN 125-27-114-001), TC (Town Center) Zone, Ward 6 (Ross). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

9

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Staff Report
3. Supporting Documentation
4. Justification Letter
5. ARC-20019 Action Letter
6. CHARC-TC Minutes of March 6, 2007
7. Submitted after Final Agenda – Support Petition with 8 signatures
8. Submitted at Meeting – Drawings and Elevations submitted by Rich Hinshaw

Motion made by STEVEN D. ROSS to Approve Subject to Conditions and amending Conditions 2 and 3 as read for the record:

2. The requested Waiver from the Town Center Development Standards to allow ground level non-illuminated wall signage on the south elevations of all buildings is approved.

3. The requested Waiver from the Town Center Development Standards to allow second-level non-illuminated wall signage of buildings "A" and "B" is approved for the north elevations only.

CITY COUNCIL MEETING OF: APRIL 4, 2007

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

BRENDA J. WILLIAMS, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

NOTE: COUNCILMAN REESE disclosed that his nephew works for Young Electric Company. He has not spoken to him about this project and does not believe there is a conflict.

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

RICH HINSHAW, Young Electric Sign Company, 5119 South Cameron Street, stated that the (Centennial Hills Architectural Review Committee (CHARC) review was approved, but COUNCILMAN ROSS has asked to look at this project and to visit the nine neighbors affected by the signage. He went door-to-door; three were not at home, two were not interested in giving their approval or objection, four additional residents gave their support. The residents' concern was that the signs would be illuminated; however the signage to the south and north will not be illuminated.

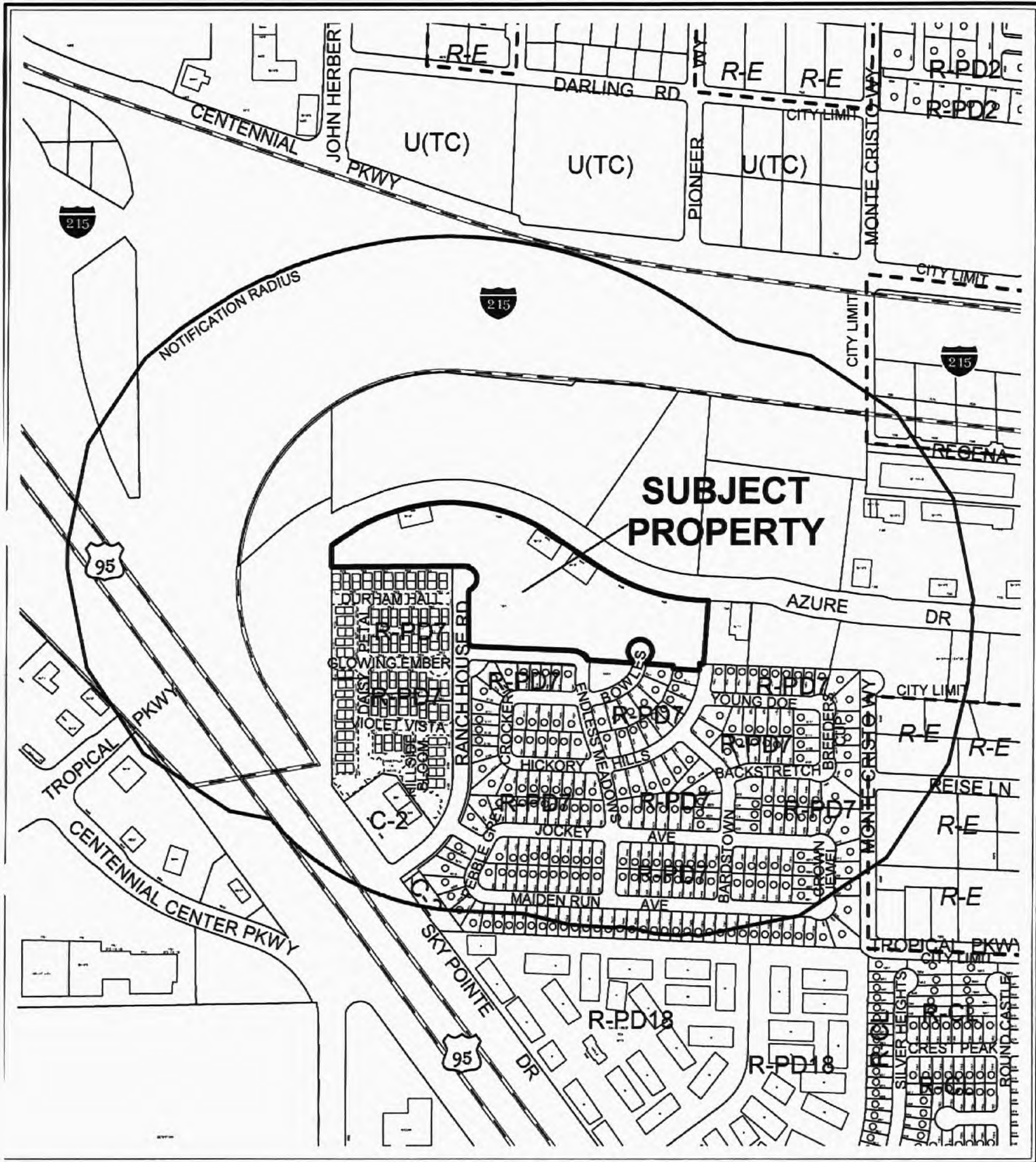
JAMES KEMP, 624 North Rainbow Boulevard, stated he is buying a unit in the northwest corner of Building "E" and supports the application. In September he was sent a letter indicating the signage allocation for the building and requirements were all in place. He expressed concern that this application might change the sign master plan to affect those who are buying at this location. MR. HINSHAW replied that the allocation will remain the same.

COUNCILMAN ROSS reassured MR. KEMP that his signs were fine. The Young Electric Sign Company (YESCO) is part of this process.

MR. HINSHAW submitted the new sign proposal. COUNCILMAN ROSS indicated that a support petition was submitted as well. He appreciated the applicant's efforts and complimented the complex.

MARGO WHEELER, Director of Planning and Development Department, amended Conditions 2 and 3.

MAYOR GOODMAN declared the Public Hearing closed.



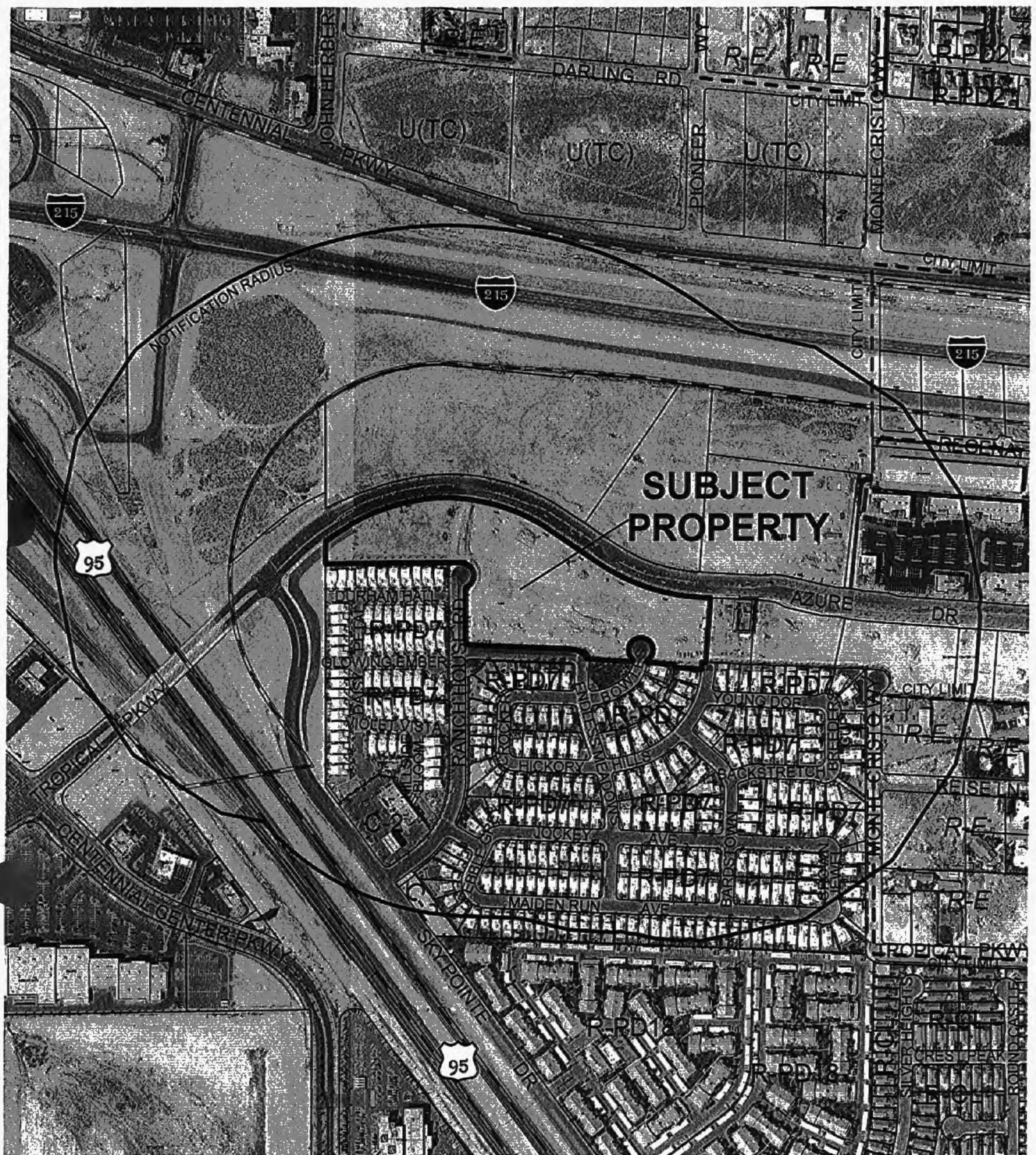
CASE: ARC-20019

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]





CASE: ARC-20019

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

0 500 1000 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ARC-20019 APN: 125-27-114-001

Name of Property Owner: Tenaya Village Investors, LLC

Name of Applicant: Young Electric Sign Company

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: Tenaya Village Investors, LLC
Jim Riggs, Manager

Subscribed and sworn before me

ARC-20019
-CHARC-TC
03/06/07

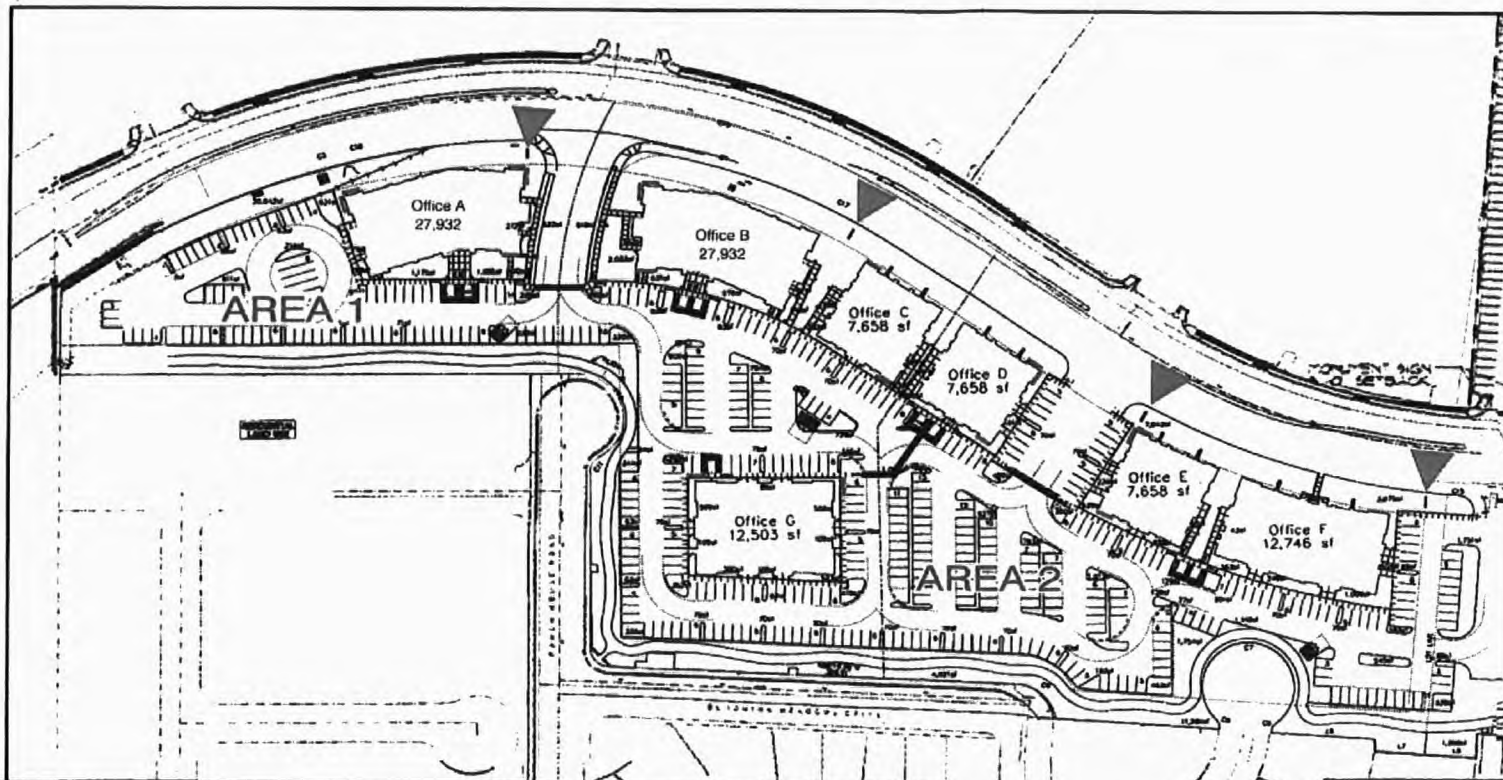
This 14TH day of FEBRUARY, 2007

Joe Montalvo
Notary Public in and for said County and State
MARICOPA, ARIZONA



RECEIVED

FEB 20 2007

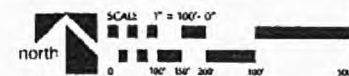
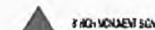


BUILDING AREA: 1 OFFICE A (2 STORY) (2x 13,966 sf) 27,932 SF

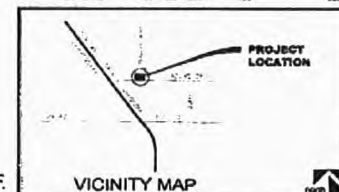
BUILDING AREA: 2 OFFICE B (2 STORY) (2x 13,966 sf) 27,932 SF
 OFFICE C 7,658 SF
 OFFICE D 7,658 SF
 OFFICE E 7,658 SF
 OFFICE F 12,746 SF
 OFFICE G 12,503 SF
 TOTAL BUILDING AREA 76,155 SF

EXISTING RESIDE

SYMBOLS LEGEND:



ARC-20019
 CHARC-TC
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BLDG. AREA TOTAL: 293,252 SF.

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 SALT LAKE CITY, UTAH

REV #4 - D.SPRK - 8/21/06 - DELETE ONE SIGN &
 INDICATE EXISTING PROPERTY

REV #3 - D.SPRK - 7/28/06 - NO CHANGE

REV #2 - D.SPRK - 3/13/06 - RELOCATED MONUMENTS & ADD ADDRESS NUMBERS

LAS VEGAS DIVISION
YOUNG ELECTRIC SIGN COMPANY
 5119 So. Cameron St., Las Vegas, NV 89118 (702) 876-8080
 YESCO

CLIENT	APPROVED BY	DATE	REVISIONS	SCALE	DATE	DESIGNER	FIRM NAME / LOCATION ADDRESS	17691A11.1RH	R3
SALES			REV #2	AS NOTED	2/28/06	DENNIS SPRK	SHEA AT TENAYA VILLAGE	FILE DESIGN NUMBER	OPTION / REV
DESIGN			REV #3	AS NOTED	2/13/06	DENNIS SPRK	7425-7495 W. AZURE		
ESTIMATING					7/28/06	DENNIS SPRK	LAS VEGAS, NV	SHEET 11 OF 11	
ENGINEERING							SALESPERSON @ R. HINSHAW		
EXPEDITING									

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



SCOPE OF WORK:

MFG. & INSTALL:
 (4) D/F MONUMENT SIGN DISPLAYS

1'-6"
 VERIFY W/ EXISTING



1'-9"
 VERIFY W/ EXISTING



8'-0" MONUMENT DISPLAY
 3/4" = 1'-0"

ARC-20019
 CHARC-TC
 03/06/07

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EXPEDIENT	

REV #2 - D.SPRIK - 3/13/06 - NO CHANGES

REV #3 - D.SPRIK - 7/28/06 - ADDRESS NUMBERS TO CHANGE

REVISIONS	SCALE	DATE	DESIGNER	FIRM NAME / LOCATION ADDRESS
REV #2	AS NOTED	2/28/06	DENNIS SPRIK	SHEA AT TENAYA VILLAGE
REV #3	AS NOTED	2/13/06	DENNIS SPRIK	7425-7495 W. AZURE
		7/28/06	DENNIS SPRIK	LAS VEGAS, NV
				SALES/PHONE # R. HINSHAW

RECEIVED
 17691A1.1
 S-11 1 OF 11

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCL. IN THIS AS SHOWN PERMITTED

D

Typical Reverse Channel & Pan/Chan Single Line Letter Layout For 3' & 4' Sign Bands

REVERSE PAN CHANNEL LETTERS
LETTERS: SHT/MTL. PAINTED SATIN BLACK
ILLUMINATION: 8500 WHITE 15MM NEON
STEADY BURN. - OR NON-ILLUMINATED

5'-0"

DENTISTRY

• Typical 30" Single Line Text 3/8"=1'-0"

DO NOT PRICE OR
FABRICATE, TEXT IS
FOR EXAMPLE ONLY

Typical Reverse Channel & Pan/Chan Stacked Copy Layout For 3' Sign Band

14'-0"

5'-0"
1'-4"
1'-4"

CHILDREN'S
DENTISTRY

• Typical 20" Stacked Copy 3/8"=1'-0"

DO NOT PRICE OR
FABRICATE, TEXT IS
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SCALE: 1 1/2"=1'-0"

Typical Reverse Channel & Pan/Chan Stacked Copy Layout For 4' Sign Band

12'-0"

4'-0"
1'-5"
1'-5"

CHILDREN'S
DENTISTRY

• Typical 15" Stacked Copy 1/2"=1'-0"

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SALES		REV #2	AS NOTED	2/13/06	DENNIS SPRIK	7425-7485 W. AZURE	2	11
DESIGN		REV #3	AS NOTED	7/26/06	DENNIS SPRIK	LAS VEGAS, NV		
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ENGINEERING								
EXPEDIENT								

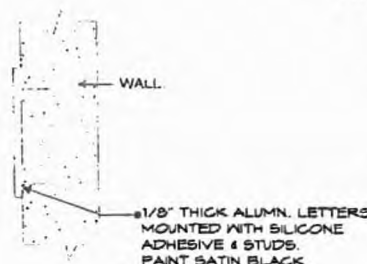
NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROGRAM

EA SINGLE STORY

3'-6"
1'-0"
7425

7425 (3) SETS REQ'D
7435 (3) SETS REQ'D
7445 (3) SETS REQ'D
7455 (2) SETS REQ'D
7465 (2) SETS REQ'D

F.C.O. ADDRESS NUMERALS 1"=1'-0"
Swiss 721Bik BT (Normal) letter style



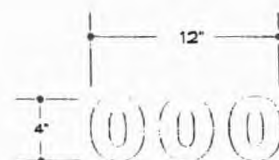
EB TWO STORY

5'-6"
1'-6"
7485

7485 (3) SETS REQ'D
7495 (5) SETS REQ'D

F.C.O. ADDRESS NUMERALS 1"=1'-0"
Swiss 721Bik BT (Normal) letter style

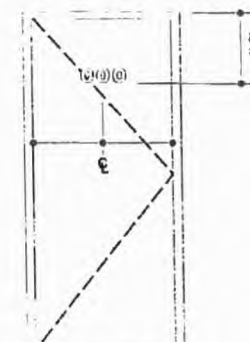
F



Vinyl Address Numerals 1 1/2"=1'-0"
Swiss 721Bik BT (Normal) letter style

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

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• Typical install Location •

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EXPEDITING		

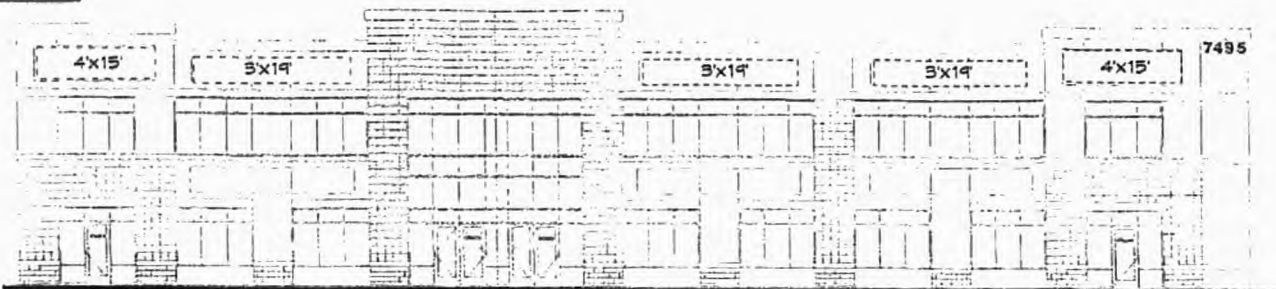
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	AS NOTED	2/28/06	DENNIS SPRK	SHEA AT TENAYA VILLAGE	
REV#2	AS NOTED	2/13/06	DENNIS SPRK	7425-7495 W. AZURE	
REV#3	AS NOTED	7/28/06	DENNIS SPRK	LAS VEGAS, NV	
				SALES/PROJECT - R. HINSHAW	

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FILE # OF PAGES IN DRAWING - 0000000000	
SHEET 3 OF 11	
BY: HINSHAW	

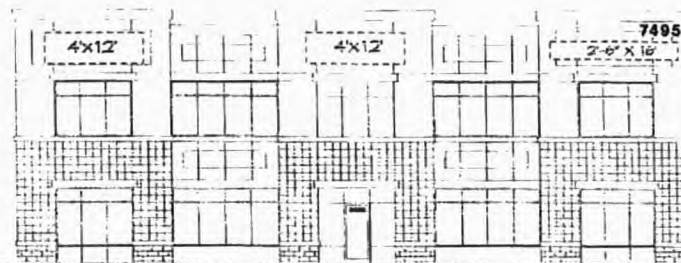
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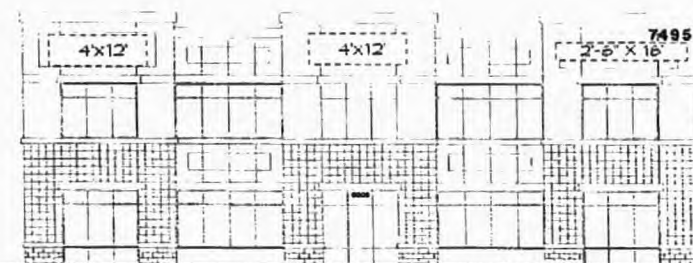
BUILDING A ELEVATIONS



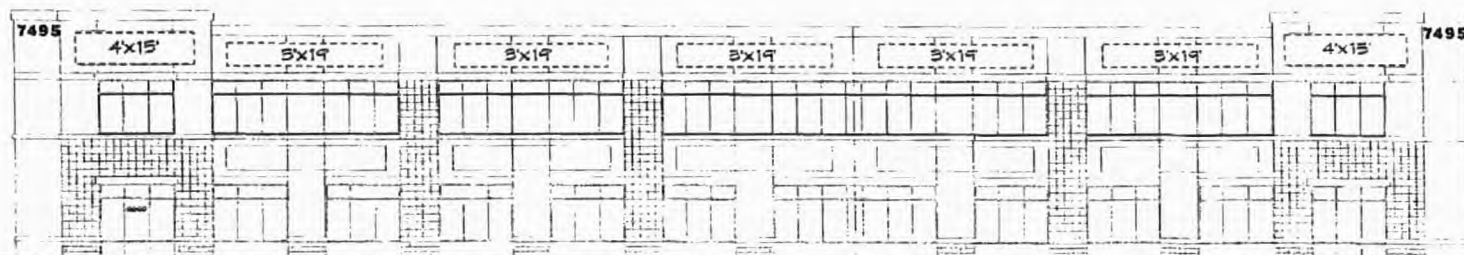
SOUTH ELEVATION NTS



EAST ELEVATION NTS



WEST ELEVATION NTS



NORTH ELEVATION NTS

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REV#1 - D.SPRIK - 3/13/06 - RELOCATED ADDRESS NUMBERS & MOVE SIGN BANDS REV#3 - D.SPRIK - 03/06/07 - ADDRESS NUMBERS TO CHANGE

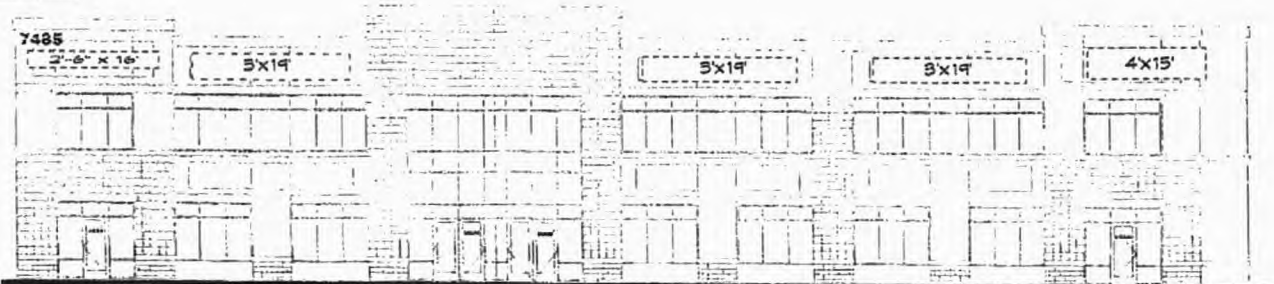
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CLIENT		REV#2	AS NOTED	2/28/06	DENNIS SPRIK
SALES		REV#3	AS NOTED	2/13/06	DENNIS SPRIK
DESIGN				7/28/06	DENNIS SPRIK
ESTIMATING					
ENGINEERING					
EXPEDITING					

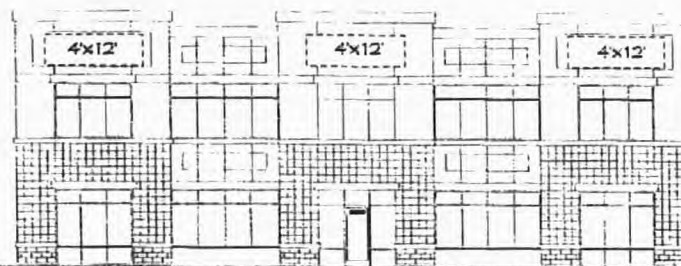
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SHEA AT TENAYA VILLAGE		
7425-7495 W. AZURE		
LAS VEGAS, NV		
SALESPERSON - R. HINSHAW		

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

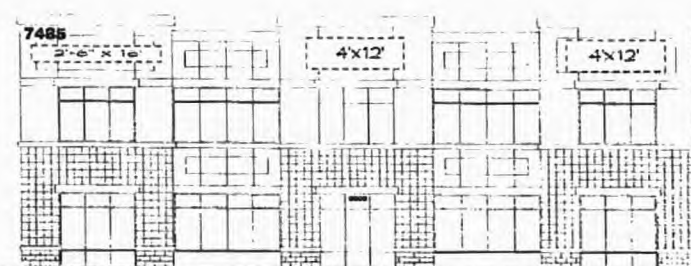
BUILDING B ELEVATIONS



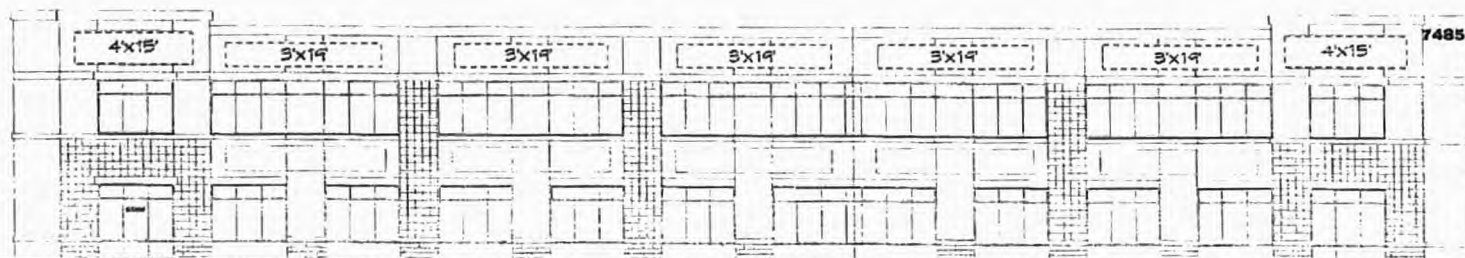
SOUTH ELEVATION NTS



EAST ELEVATION NTS



WEST ELEVATION NTS



NORTH ELEVATION NTS

ARC-20019
CHARC-TC

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REV.#3 - D.SPRIX - 7/28/06 - ADDRESS NUMBERS TO CHANGE

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SUBMIT		REV.#3	AS NOTED	2/23/06	DENNIS SPRIX	7425-7485 W. AZURE
DESIGN				7/28/06	DENNIS SPRIX	LAS VEGAS, NV
ESTIMATING						SALESPERSON R. R. HINSHAW
ENGINEERING						
EXPEDIENT						

17691A5.1 R3
SHEET 5 OF 11

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BUILDING C ELEVATIONS



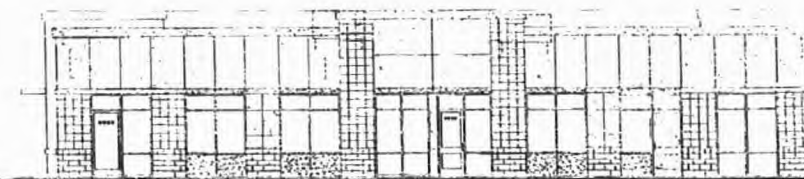
SOUTH ELEVATION NTS



EAST ELEVATION NTS NO SIGNAGE



NORTH ELEVATION NTS



WEST ELEVATION NTS NO SIGNAGE

ARC-20019
CHARC-TC
03/06/07

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REV.#2 - D.SPRIK - 3/13/06 - RELOCATED ADDRESS NUMBERS & MOVE SIGN BANDS REV.#3 - D.SPRIK - 7/28/06 - ADDRESS NUMBERS TO CHANGE

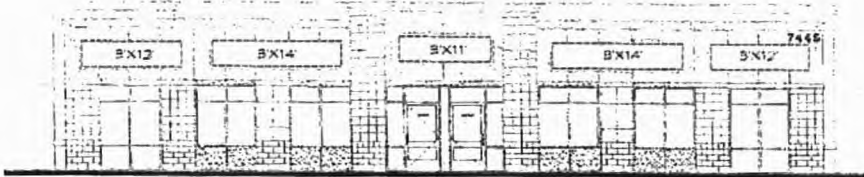
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CLIENT			AS NOTED	2/28/06	DENNIS SPRIK	17691A6.1 R3
SALES		REV.#2	AS NOTED	2/13/06	DENNIS SPRIK	SHEA AT TENAYA VILLAGE
DESIGN		REV.#3	AS NOTED	7/28/06	DENNIS SPRIK	7425-7495 W. AZURE
ESTIMATING						LAS VEGAS, NV
ENGINEERING						UNLESS OTHERWISE NOTED BY R. NINSHAW
EXPECING						

NOTE: COURT FOR PROVIDING NECESSARY ELEVATIONS AND SIGNAGE TO BE USED IN THE FUTURE.

SHEET 6 OF 11

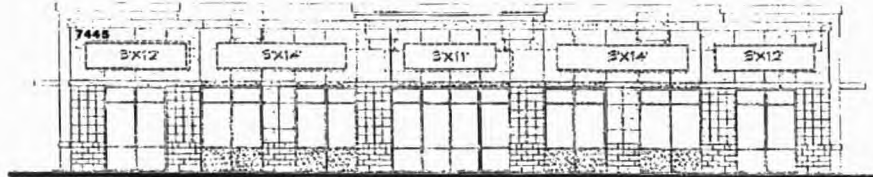
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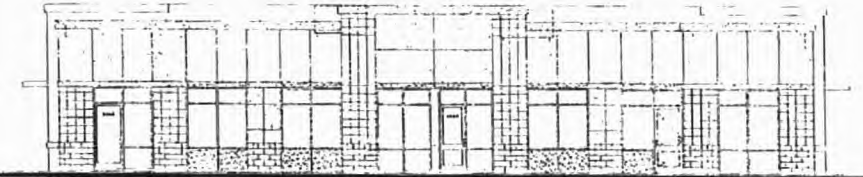
SOUTH ELEVATION Nts



EAST ELEVATION NTS



NORTH ELEVATION N15



WEST ELEVATION NTS NO SIGNAGE

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REV#2 - D.SPRIK - 3/ 13/06 - RELOCATED ADDRESS NUMBERS & MOVE SIGN BANDS REV#1 - D.SPRIK - 7/ 28/06 - ADDRESS NUMBERS TO CHANGE



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NOTE: COST FOR PAYING MECHANICAL CONTRACTORS: \$100,000 PER MONTH.

APPROVED BY	DATE	REVISIONS	SCALE	DATE	DESIGNER	FIRM NAME / LOCATION ADDRESS	17691A7.1	R3
CHECKED			AS NOTED	2/28/06	DENNIS SPRICK	SHEA AT TENAYA VILLAGE		
SALES		REV.#2	AS NOTED	2/13/06	DENNIS SPRICK			
DESIGN		REV.#3	AS NOTED	1/28/06	DENNIS SPRICK	7425-7495 W. AZURE	\$HEET 7 OF 11	
ESTIMATING						LAS VEGAS, NV		
ENGINEERING								
EXPEDITORS						GALVESTON R. HINSHAW		

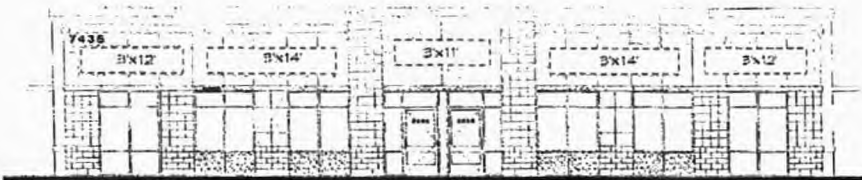
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R3

SHE 7 of 11

SALES-ENGINEER: R. HINSHAW

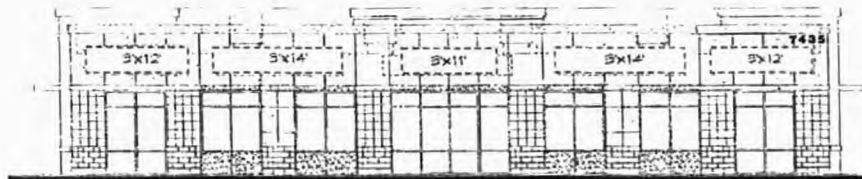
BUILDING E ELEVATIONS



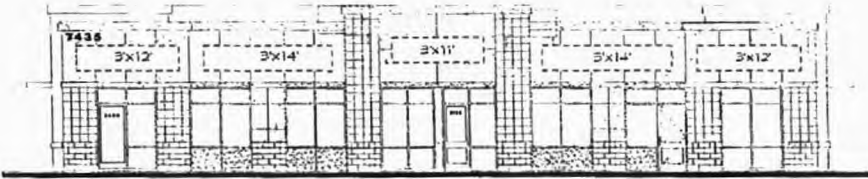
SOUTH ELEVATION Nts



EAST ELEVATION NTS NO SIGNAGE



NORTH ELEVATION Nts



WEST ELEVATION NTS

ARC-20019
CHARC-TC
03/06/07

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REV.#2 - D.SPRIK - 3/ 13/06 - RELOCATED ADDRESS NUMBERS & MOVE SIGN BANDS REV.#3 - D.SPRIK - 7/ 28/06 - ADDRESS NUMBERS TO CHANGE



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APPROVED BY	DATE	REVISIONS	SCALE	DATE	DESIGNER	FIRM NAME / LOCATION ADDRESS	17691A8.1	R3
CLIENT			AS NOTED	2/28/06	DENNIS SPRIK	SHEA AT TENAYA VILLAGE	FILE DESIGN NUMBER	OPTION - REV
SALES		REV.#2	AS NOTED	2/13/06	DENNIS SPRIK	7425-7495 W. AZURE		
DESIGN		REV.#3	AS NOTED	7/28/06	DENNIS SPRIK	LAS VEGAS, NV	SHEET 8 OF 11	
ESTIMATING								
ENGINEERING								
EXPEDITING						SALES/DESIGNER = R. HINSHAW		

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BUILDING F ELEVATIONS



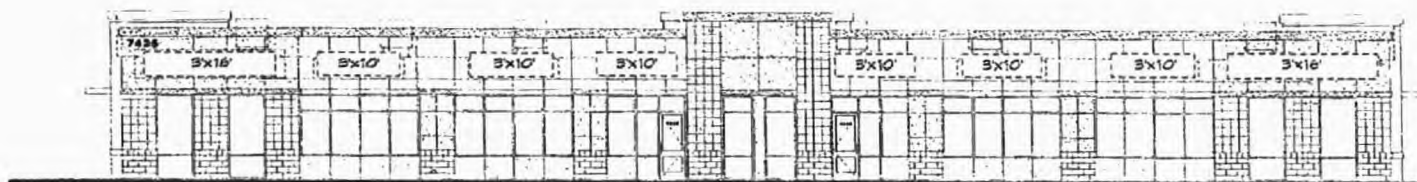
SOUTH ELEVATION NTS



WEST ELEVATION NTS NO SIGNAGE



EAST ELEVATION NTS



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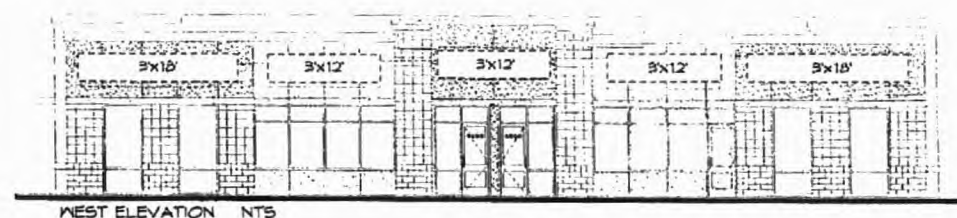
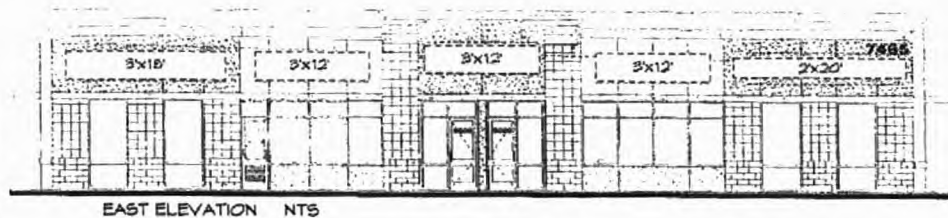
REV #2 - D. SPRIN - 3/13/06 - RELOCATED ADDRESS NUMBERS & MOVE SIGN BANDS REV #3 - D. SPRIN - 7/28/06 - ADDRESS NUMBERS TO CHANGE

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APPROVED BY	DATE	REVISIONS	SCALE	DATE	DESIGNER	FIRM NAME / LOCATION ADDRESS	17691A9.1	R3
CLIENT			AS NOTED	2/28/06	DENNIS SPRIN	SHEA AT TENAYA VILLAGE	FILE DESIGN NUMBER	OPTION - NEW
SALES		REV #2	AS NOTED	2/13/06	DENNIS SPRIN	7425-7495 W. AZURE	SHEET 9	OF 11
DESIGN		REV #3	AS NOTED	7/28/06	DENNIS SPRIN	LAS VEGAS, NV		
ESTIMATING								
ENGINEERING								
EXPEDIENT								

SALES/DESIGNER: R. NINSHAW

BUILDING G ELEVATIONS



— ADDRESS LOCATION IS
FOR NORTH ELEVATION
ONLY.

ARC-20019
CHARC-TC
03/06/07

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REV #2 - D SPRK - 3/13/06 - RELOCATED ADDRESS NUMBERS & MOVE SIGN BANDS REV #3 - D SPRK - 7/28/06 - ADDRESS NUMBERS TO CHANGE



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APPROVED BY		DATE	REVISIONS	SCALE	DATE	DESIGNER	FIRM NAME / LOCATION ADDRESS
CLIENT				AS NOTED	2/28/06	DENNIS SPIRK	SHEA AT TENAYA VILLAGE
SALES			REV #2	AS NOTED	2/13/06	DENNIS SPIRK	7425-7495 W. AZURE
DESIGN			REV #3	AS NOTED	7/28/06	DENNIS SPIRK	LAS VEGAS, NV
ESTIMATING							
ENGINEERING							

17691A10.1

FILE DESIGN NUMBER

DATE 10-06-11

DESIGNED BY: D. VINCIANI

Memorandum

City of Las Vegas
Planning and Development
Department

To: Centennial Hills Architectural Review Committee (CHARC)

From: Yorgo Kagafas, AICP, Urban Design Coordinator *YK*

CC: Flinn Fagg, AICP, Comprehensive Planning Manager

Date: March 6, 2007

Re: CHARC application #ARC-20019

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a new Master Sign Plan (ARC-20019) that will replace the existing Master Sign Plan (DIR-3572) and for waivers of the Town Center Development Standard F(2)(B)(2) to allow wall signage to face an existing residential development outside of the Town Center limits and F(2)(B)(2)(e) to allow for wall signage to be located on the second level of buildings "A" and "B" for APN 125-27-114-001 on 10.06 acres located on 7425-7495 Azure Drive.

B) Applicant's Justification

The applicant has purchased this parcel and would like to adopt their company's sign standards for this development. The company has stricter design standards for the wall signs than either the current Master Sign Plan or the Town Center Development Standards. However, the proposed locations of over half of the wall signs will require the approval of two waivers. The first waiver would allow wall signage to face an existing residential development to the south of the project. They state that since their sign criteria does not allow for any type of illumination of wall signs on the south elevations of all buildings and the west elevation of building "G" that the intent of the condition will remain and no harm will be caused to the residential development. The second waiver would permit wall signage on the second level of buildings "A" and "B". They are requesting that the four monument signs and the locations that were previously approved remain.

BACKGROUND INFORMATION

A) Previous Actions

12/07/98 The City Council approved a Rezoning (Z-0076-98) to TC (Town Center) of a 1,468-acre portion of the Northwest, including the easterly portion of the subject site. The Planning Commission and staff recommended approval.

- 04/04/01 The City Council approved a Site Development Plan Review [Z-0076-98(20)] for the overall commercial development. Associated requests for Special Use Permits (U-0006-01 through U-0013-01, U-0015-01, U-0016-01, and U-0019-01 through U-0023-01) to allow seven supper clubs, one restaurant with drive-up, one restaurant service bar, two restricted gaming locations, and two requests for the sale of packaged liquor on the larger subject site were also approved at that time. The Planning Commission had voted to recommend denial of requests for Special Use Permits (U-0013-01, U-0014-01, and U-0022-01) for two supper clubs and one restaurant service bar, but had recommended approval of all of the other applications. Staff recommended Approval of these requests.
- 06/18/03 The City Council approved an Extension of Time for the approved Site Development Plan Review (EOT-2152) for the site. The Council also approved related Extensions of Time for approved Special Use Permits (EOT-2153, EOT-2154, EOT-2155, EOT-2156, EOT-2157, EOT-2158, EOT-2159, EOT-2160, EOT-2162, EOT-2163, EOT-2164, and EOT-2165) for seven supper clubs, one restaurant with drive-up, two restricted gaming locations, one restaurant service bar, and two requests for the sale of packaged liquor on the subject site. The Planning Commission had recommended approval of the requests. Staff recommended Approval of these requests.
- 01/08/04 The Planning Commission approved Master Sign Plan (DIR-3572) for Tenaya Village located on both the NWC and SWC's of Tenaya Way and Azure Drive. Staff recommended approval.

B) Pre-Application Meeting

- 02/09/07 The applicant was advised to provide reasonable justification in the required justification letter and to include the sign criteria that they want adopted.

DETAILS OF APPLICATION REQUEST

- A) Existing Land Use
 Subject Property: Commercial/Undeveloped
 North: Undeveloped
 South: Residential
 East: Commercial
 West: Undeveloped
- B) Planned Land Use
 Subject Property: SX-TC (Suburban Mixed Use - Town Center)
 North: SX-TC (Suburban Mixed Use - Town Center) and
 GC-TC (General Commercial - Town Center)
 South: R-PD7 (Residential Planned Development)
 East: SX-TC (Suburban Mixed Use - Town Center)
 West: SX-TC (Suburban Mixed Use - Town Center)

- C) Existing Zoning
Subject Property: T-C (Town Center)
North: T-C (Town Center)
South: R-PD7 (Residential Planned Development)
East: T-C (Town Center)
West: T-C (Town Center)

D) General Plan Compliance

The General Plan designation of the subject parcel on the Centennial Hills Sector Plan map is TC (Town Center), with special land use designation of SX-TC (Suburban Mixed Use - Town Center) under the Town Center Development Standards Manual. The planned office/retail complex is in compliance with these standards.

ANALYSIS

A) Zoning Code Compliance

- This project adheres to the zoning code requirements.

A discussion of the compliance of the signage with the Town Center Development Standards Manual follows.

A1) Residential Separation Standards

This request does not change the distance requirements for the four monument signs already approved. Residential Separation Standards will continue to be met if this request is approved.

A2) Sign Standards

Pursuant to Section F-2(B)(1)(a)(4) of the Town Center Development Standards Manual, monument signs must have a minimum five feet setback from the property line. The four monument signs will adhere to this requirement. There are no pylon signs being considered with this request.

Pursuant to Section F-2(B)(2) of the Town Center Development Standards Manual, no wall signs shall face existing residential development that is outside of the Centennial Hills Town Center limits. This request does not adhere to this requirement and will need to have a waiver of this condition to be approved. The applicant is requesting that if approved, the signs on the south elevation of all buildings and the signs on the west elevation of building "G" will not be illuminated.

Pursuant to Section F-2(B)(2)(e) of the Town Center Development Standards Manual, no wall signs are permitted above the ground level except for high-rise buildings over 12 stories. This request is seeking a waiver of this standard for buildings "A" and "B".

Monument Signs:

Standards	Allowed	Provided	Complies
Maximum Number	1/300' Street frontage 4 – Azure Drive (south)	4 – Azure Drive (south)	Yes
Maximum Area	75 SF /sign	25 SF maximum	Yes
Maximum Height	8 Feet	8 Feet	Yes
Minimum Setback	5 Feet	5 Feet	Yes
Illumination	No fugitive light	H.O. Fluorescent Lamps	Yes

Wall Signs:

Standards	Allowed	Provided	Complies
Maximum Number	15%/building elevation	15%/building elevation	Yes
Maximum Height	N/A	N/A	N/A
Illumination	No fugitive light	Internal, external (subject to approval)	Yes
Facing Residential Property	No	Yes	No
Above Ground Level	No	Yes	No

B) General Analysis and Discussion

Staff concurs with the applicant that the four monument signs that were approved in DIR-3572 should also be approved with this request. The size, font and colors as well as the proposed illumination of the wall signage either adheres to or exceeds the Town Center Development Standards Manual except for the requested waivers.

However, staff does not concur with the requested waiver to allow wall signage to face existing residential development outside of the Town Center limits. This condition was adopted at the request of the residential property owners that were already there when the Town Center Development Standards were adopted. This condition was needed in order to protect residents in the area. Although the applicant would require the signage to be non-

illuminated, it still would not meet the spirit or the intent of the condition. In this case, the requested waiver has not been justified in staff's view.

Staff does recommend approval of the waiver to allow wall signage on the second level of buildings "A" and "B" on the north elevation only. The north elevation faces other commercial development and the freeway and will not cause any impact to any residential properties in the area.

Staff Recommendation: APPROVAL, subject to the following conditions:

1. Conformance to the sign elevations, sign criteria and documentation as submitted and date stamped February 20, 2007 in conjunction with this request, except as modified herein.
2. The requested Waiver from the Town Center Development Standards to allow wall signage on the south elevations of all buildings and the west elevation of building "G" is **DENIED**.
3. The requested Waiver from Town Center Development Standards to allow wall signage above the ground level on buildings "A" and "B" is approved for the north elevations only.
4. All signage shall have proper permits obtained through the Building and Safety Department.
5. This approval replaces the sign plan approved under DIR-3572 for APN 125-27-114-001 only. DIR-3572 shall continue to apply for the remaining parcels that were included as part of that approval.
6. Any additional signage for the development shall require an amendment to the Master Sign Plan, approved by the Centennial Hills Architectural Review Committee-Town Center (CHARC-TC).



YOUNG ELECTRIC SIGN COMPANY

Las Vegas Division

702-876-8080 Telephone
702-944-4500 Fax

February 26, 2007

5119 South Cameron Street
Las Vegas, Nevada 89118-1559

JUSTIFICATION LETTER

This request is to have on file a separate sign criteria with building elevations showing sign areas for the Shea at Tenaya development (Parcel #125-27-114-001).

There is an existing sign criteria on file (see attached) for Tenaya Village. However, Shea Commercial, the developer, has certain standards for uniformity in sign construction (see attached) that they use for all of their projects that differs from the existing criteria.

Shea allows illuminated or non-illuminated reverse pan channel letters and logos only. All signs are uniform in color, painted Satin Black (paint manufacturer and color is Single Source #0072) and has approved font styles.

We would like to request the following two waiver of conditions.

1. F-2-B-2: States that no wall sign that faces existing residential development that is outside the limits of the Centennial Hills Town Center shall be permitted.
2. F-2-B-2-e: Exterior wall and building signs shall not be permitted above the second floor window line except for hotels and high-rise buildings with twelve (12) stories or more which may have a sign panel just below the roof line of the sole purpose of identification.

Shea Commercial's product is designed to have multiple tenants for each building for all of their projects in the Las Vegas Valley. Due to the projects vicinity, there is residential development that faces the south elevation on every building with the addition of the west elevation on Building G. The purpose of placing signs on the south elevations is due to wayfinding purposes once a person has entered the complex. As you can see on the building elevations, except for buildings F and G, there is no access into the buildings except from the east, west and south. In most cases, signs are only allowed on either the west or east elevations because the layout of the buildings are facing each other with no parking between the buildings. We would please ask for your consideration to allow signs of the south elevation for wayfinding purposes. All signs would be uniform in color (Satin Black) and be non-illuminated to avoid any light output at night.

On the two-story buildings A and B, the sign areas are located on the second story because these locations have no slate in these areas. Once slate is penetrated and a sign is removed, then it is almost impossible to repair the slate to its original condition. As you can see on all the elevations, none of the sign areas are located where there is slate.

Please consider our request and justifications to allow a Waiver of Conditions for F-2-B-2 and F-2-B-2-e. The monument signs and locations were previously approved administratively and have been included with the sign plan.

Sincerely,

Rich Hinshaw
Account Executive
RH/aw

NCL: 780 / 780B



March 7, 2007

Mr. Rich Hinshaw
Young Electric Sign Company
5119 S. Cameron Street
Las Vegas, Nevada 89118

RE: ARC-20019

Dear Applicant:

The Centennial Hills Architectural Review Committee considered your request for approval of a Master Sign Plan and for waivers of Town Center Development Standards to allow wall signage to face an existing residential development that is outside of the Town Center limits and to allow wall signage on the second floor of Buildings "A" and "B" for a commercial / retail development, Shea at Tenaya Village located at 7425-7495 Azure Drive (APN 125-27-114-001), TC (Town Center) Zone, Ward 6 (Ross).

The Centennial Hills Architectural Review Committee voted to **APPROVE** your request subject to the following amended conditions of approval:

1. Conformance to the sign elevations, sign criteria and documentation as submitted and date stamped February 20, 2007 in conjunction with this request, except as modified herein.
2. The requested Waiver from the Town Center Development Standards to allow ground level wall signage on the south elevations of all buildings is APPROVED.
3. The requested Waiver from Town Center Development Standards to allow second-level wall signage on buildings "A" and "B" is approved for the north elevations only.
4. All signage shall have proper permits obtained through the Building and Safety Department.
5. Any additional signage for the development shall require an amendment to the Master Sign Plan, approved by the Centennial Hills Architectural Review Committee-Town Center (CHARC-TC).

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
WARD 5 (VACANT)

DOUGLAS A. SELBY
CITY MANAGER

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov



This action by the Centennial Hills Architectural Review Committee on March 6, 2007 becomes final on March 17, 2007 unless a written appeal is filed with the City Clerk within ten days of the date of the Centennial Hills Architectural Review Committee's decision.

Sincerely,

A handwritten signature in black ink, appearing to read "Yorgo Kagafas", with a stylized flourish at the end.

Yorgo Kagafas, AICP
Urban Design Coordinator
Planning and Development Department
Comprehensive Planning Division

cc: Mr. Steve Bauer
14287 N. 87th Street #220
Scottsdale, AZ 85260

YK:ah

**CITY OF LAS VEGAS
CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE (CHARC)
Tuesday March 6, 2007
12:00 P.M.
Development Services Center
731 South Fourth Street – Conference Room 2B
Las Vegas, NV 89101**

ANNOTATED MINUTES

Members Present

David Steinman
Andrea Allred
Jeff Gale
Ronni Council (arrived at 12:20 pm)

Members Excused

Sam Dunnam

Members Absent

Citizens

Steve Bauer (Shea Commercial)
Rich Hinshaw (YESCO)
Brad Jones (Nigro Dev)
Todd Nigro (Nigro Dev)

City Staff

Yorgo Kagafas
Angie Horn

ANNOUNCEMENT: OPEN MEETING LAW / CALL TO ORDER

The meeting was called to order by David Steinman at 12:03 p.m. This meeting has been properly noticed in accordance with the Open Meeting Law.

ITEM 1: APPROVAL OF FEBRUARY 6, 2007 MINUTES BY REFERENCE

Andrea Allred made a motion to accept the February 6, 2007 minutes. Jeff Gale seconded. Motion unanimously approved.

ITEM 2: ARC-20019

Request for approval of a Master Sign Plan and for waivers of Town Center Development Standards to allow wall signage to face an existing residential development that is outside of the Town Center limits and to allow wall signage on the second floor of Buildings "A" and "B" for a commercial / retail development, Shea at Tenaya Village located at 7425-7495 Azure Drive (APN 125-27-114-001), TC (Town Center) Zone, Ward 6 (Ross).

David Steinman opened the item to the committee for discussion. Yorgo Kagafas briefed the committee stating that this request is before CHARC to replace an existing Master Sign Plan with a new Master Sign Plan to reflect the new owner's sign criteria. They are requesting that the four monument signs and the locations that were previously approved with the first Master Sign Plan remain. They meet the Town Center Development Standards for size, location, and setback.

This application contains two waiver requests. The first would allow wall signage to face an existing residential development outside of the Town Center limits where no

such wall signage is permitted by code. This condition was put into place to protect the existing residential properties from negative effects of the proposed commercial development. Although the applicant is not proposing to illuminate such wall signs, staff does not recommend approval. If that was the only concern of the residents at the time, then wall signs would have been permitted without illumination. It is important to note that the residential property was built before this property was rezoned from residential to commercial and before the Town Center Development Standards were adopted.

The second waiver would permit wall signage on the second level of both buildings "A" and "B." Staff recommends approval of this waiver for north facing elevations only. This elevation faces only commercial development and the 215 freeway and would not impact any residential property. However, if the committee approves the first waiver and this waiver as requested, then signs would be clearly visible to the residential properties to the south. As a result, staff does not recommend approval of this waiver for south, east, or west facing elevations of buildings "A" and "B." Aside from the waivers for the location of the wall signs, the design, size, and colors for the proposed wall signs meets or exceeds the minimum standards for wall signs in the Town Center.

Staff recommends approval subject to the following conditions:

1. Conformance to the sign elevations, sign criteria and documentation as submitted and date stamped February 20, 2007 in conjunction with this request, except as modified herein.
2. The requested Waiver from the Town Center Development Standards to allow wall signage on the south elevations of all buildings and the west elevation of building "G" is **DENIED**.
3. The requested Waiver from Town Center Development Standards to allow wall signage above the ground level on buildings "A" and "B" is approved for the north elevations only.
4. All signage shall have proper permits obtained through the Building and Safety Department.
5. This approval replaces the sign plan approved under DIR-3572 for APN 125-27-114-001 only. DIR-3572 shall continue to apply for the remaining parcels that were included as part of that approval.
6. Any additional signage for the development shall require an amendment to the Master Sign Plan, approved by the Centennial Hills Architectural Review Committee-Town Center (CHARC-TC).

Mr. Kagafas presented a copy of the original Master Sign Plan to the committee for clarification of the targeted areas.

Steve Bauer, Vice President of Development for Shea Commercial, introduced both himself and Rich Hinshaw of Young Electric Sign Company to the committee. Mr. Bauer presented an overview of his company's sign criteria and the importance of their current request. He offered a solution (contingent on the committee's agreement) to having non-illuminated signs on the building facing south. In addition,

he does not need signs on the west face of Building G, and no signs on Buildings A and B above the first floor level on the south elevation.

David Steinman voiced concern regarding the issue of how the four approved monument signs would work for all occupants.

Andrea Allred stated that there were conditions put in place before the applicant's request was made and that the committee needs to abide by the intent of those conditions – to protect the residents. Ms. Allred further stated that there is no justification for signs of the south elevations nor on the second floor.

There was discussion among the committee members and the applicants.

Jeff Gale made a motion to approve Item 2 (ARC-20019) subject to the following amended conditions of approval:

1. Conformance to the sign elevations, sign criteria and documentation as submitted and date stamped February 20, 2007 in conjunction with this request, except as modified herein.
2. The requested Waiver from the Town Center Development Standards to allow non-illuminated ground level wall signage on the south elevations of all buildings is APPROVED.
3. The requested Waiver from Town Center Development Standards to allow second-level wall signage on buildings "A" and "B" is approved for the north elevations only.
4. All signage shall have proper permits obtained through the Building and Safety Department.
5. Any additional signage for the development shall require an amendment to the Master Sign Plan, approved by the Centennial Hills Architectural Review Committee-Town Center (CHARC-TC).

Motion was approved 3-1 with Andrea Allred opposing.

Yorgo Kagafas notified the applicant that the effective date of the letter of approval would reflect the ten (10) day written appeal process unless either a member of the City Council and/or the Planning Commission appealed this decision.

ITEM 3: ARC-20049

Request for approval of a Master Sign Plan and waivers of the Town Center Development Standards Manual for a 65' high pylon sign where 24' high is the limit, to allow a pylon sign advertising one tenant where multiple tenants is required and for a 12' high monument sign where 8' high is the limit for a commercial development, Sky Pointe Hotel located on the Southwest Corner of Tenaya Way and Sky Pointe Drive (APN 125-27-410-004), TC (Town Center) Zone, Ward 6 (Ross).

David Steinman opened the item to the committee for discussion. Yorgo Kagafas briefed the committee stating that this is a request for approval of a Master Sign

Plan for a new commercial development, Holiday Inn Express. The applicant is requesting a signage package that requires three waivers of the Town Center Development Standards Manual. The first waiver would allow a 65' high pylon sign where 24' high is maximum height permitted, the second would allow a pylon sign for one tenant where multiple tenants are required for a pylon sign in Town Center, and the third waiver would allow a 12' high monument sign where 8' high is the maximum height-limit permitted. The applicant states that the lot condition, which is located below the Ann Road and US 95 elevations, require the requested waivers. There is a pylon sign to the east of this property advertising the Shell Gas Station. However, this sign was approved prior to the adoption of the Town Center Development Standards which do not permit a pylon sign to advertise one tenant, you must advertise multiple tenants. If this waiver was granted, it would open the possibility of several pylon signs being located within a short distance of each other since there are several commercial lots to the west of this one with similar conditions.

The proposed wall signage would be clearly visible from Ann Road since most customers would know to exit on Ann Road to the Holiday Inn Express. This signage should be enough for customers to find it once they are on Ann Road. The wall signage proposed meets the Town Center Development Standards. Since the monument sign is located on Sky Pointe Drive and not visible from Ann Road, there is no need to increase the height to 12', as an 8' monument sign is just as visible as a 12' high one is in the case.

Staff recommends approval subject to the following conditions:

1. Conformance to the sign elevations and documentation dated February 21, 2007 as submitted in conjunction with this request, except as modified herein.
2. All signage shall have proper permits obtained through the Building and Safety Department.
3. No waivers are approved with this application. Wall signs shall be permitted as submitted; pylon sign and monument sign shall conform to Town Center Development Standards Manual.
4. Any additional signage for the development shall conform to this Master Sign Plan, or be submitted for review and approval by the Centennial Hills Architectural Review Committee-Town Center (CHARC-TC).

David Steinman requested applicants introduce themselves. Todd Nigro with Nigro Development introduced himself as the representative of the applicant stating that he was accompanied by Brad Jones also with Nigro Development.

Mr. Nigro commented that he wanted to address one of Staff's conditions of approval, Condition 3. They agree to reduce the monument sign to 8', but the primary issue is the pylon sign which sits in a 30' hole. It is important for the success of this project that it be visible from the highway. The sign does not materially impact the neighborhood and he believes this is a justifiable request to accommodate a limited-service hotel.

Andrea Allred questioned the height of the building and the sign. She feels a pylon sign here is redundant because the building already has a large sign on all four sides and can be seen from all directions.

There was discussion among committee members and the applicants regarding better representation of the angle of the pylon sign, when it can be seen from the highway, the sign's exact location, and waivers necessary for the pylon sign and the height.

Jeff Gale made a motion to approve Item 3 (ARC-20049) subject to the following amended conditions of approval:

1. Conformance to the sign elevations and documentation dated February 21, 2007 as submitted in conjunction with this request, except as modified herein.
2. All signage shall have proper permits obtained through the Building and Safety Department.
3. One 8' high monument sign located on the northeast corner of the property with a 5' setback is APPROVED.
4. A waiver of the Town Center Development Standards Manual to allow a pylon sign advertising one tenant where multi-tenant advertising is required is APPROVED.
5. A waiver of the Town Center Development Standards Manual to allow a 65' high pylon sign where 24' high is the maximum permitted is APPROVED. Pylon sign must be at a 90 degree angle (southwest to northeast) from the building.
6. Any additional signage for the development shall conform to this Master Sign Plan, or be submitted for review and approval by the Centennial Hills Architectural Review Committee-Town Center (CHARC-TC).

Motion was approved 3-1 with Andrea Allred opposing.

Yorgo Kagafas notified the applicant that the effective date of the letter of approval would reflect the ten (10) day written appeal process unless either a member of the City Council and/or the Planning Commission filed an appeal of this decision.

ITEM 4: CITIZENS PARTICIPATION

None

ITEM 5: SET NEXT MEETING DATE / ADJOURNMENT

There are two items to be heard by the Centennial Hills Architectural Review Committee next month; therefore the next meeting date is set for April 3, 2007.

David Steinman adjourned the meeting at 1:22 p.m. without objection.

**PETITION FORM FOR
SHEA AT TENAYA
NON-ILLUMINATED BUILDING SIGNS**

Support
RECEIVED
CITY CLERK

2007 APR - 2

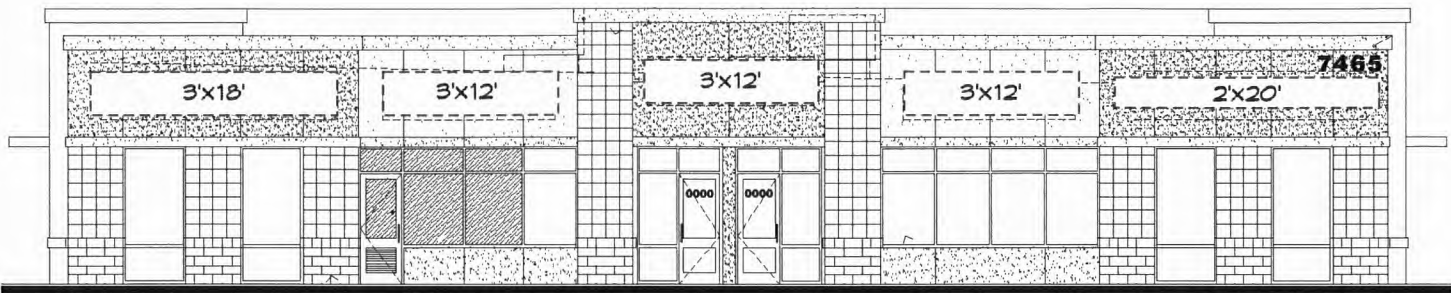
RECEIVED
CITY CLERK

Property Owner's Name	Parcel Number	Property Owner's Address	Approved		Property Owner's Signature	Date Signed
			N	Y		
Stickel, Roland Scott	12527213006	7401 Bowles Dr Las Vegas, NV 89130				03
Palladino III, Anthony M	12527213005	7405 Bowles Dr Las Vegas, NV 89130		X	Anthony Palladino	3-29-07
Hurd, Darby	12527212001	7500 Dowles Dr Las Vegas, NV 89130			not interested	
Smith, Paul K	12527212002	7504 Bowles Dr Las Vegas, NV 89130		✓	Paul K Smith	3-29-07
Stauffer, Robert E	12527212003	7508 Bowles Dr Las Vegas, NV 89130			not interested	
Fillmore, Rodney	12527212004	7512 Bowles Dr Las Vegas, NV 89130				
Fried, Atilla	12527212005	7516 Bowles Dr Las Vegas, NV 89130		✓	David Fried	3-29-07
Dirrigl, Kenneth M	12527212006	7520 Bowles Dr Las Vegas, NV 89130		✓	Melinda Meyer	3-29-07
Tapp, Shari	12527212007	7524 Bowles Dr Las Vegas, NV 89130				
ANN, DARIN L		6121 CROCKER ST Las Vegas, NV 89130		✓	Darin L. Van	3-29-07
WRATHALL, KENNETH A		6117 CROCKER ST. LAS VEGAS, NV 89130		✓	No illumination. For every sign is a separate issue	3-29-07
Axel Duran		7513 Bowles DR		✓	Axel Duran	3-29-07
Joni Kroll		7505 Bowles Dr.		✓	Joni Kroll	3-29-07

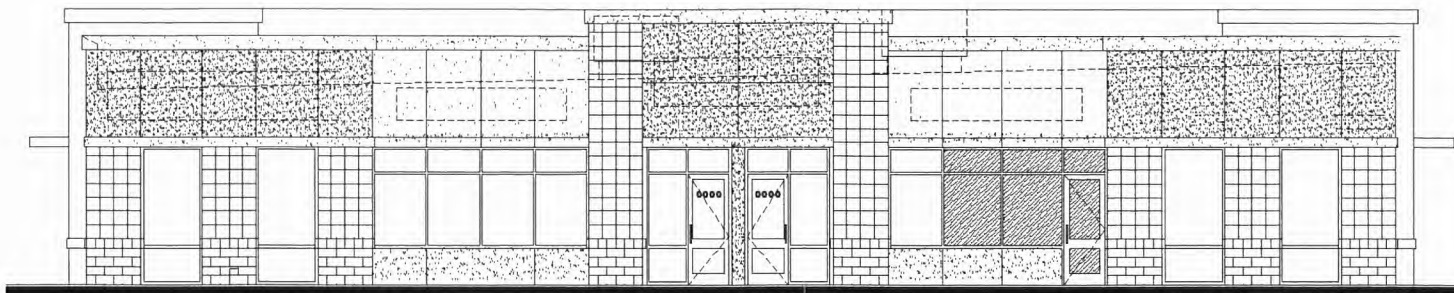
Submitted after final agency

Date 04-02-07 Item #102

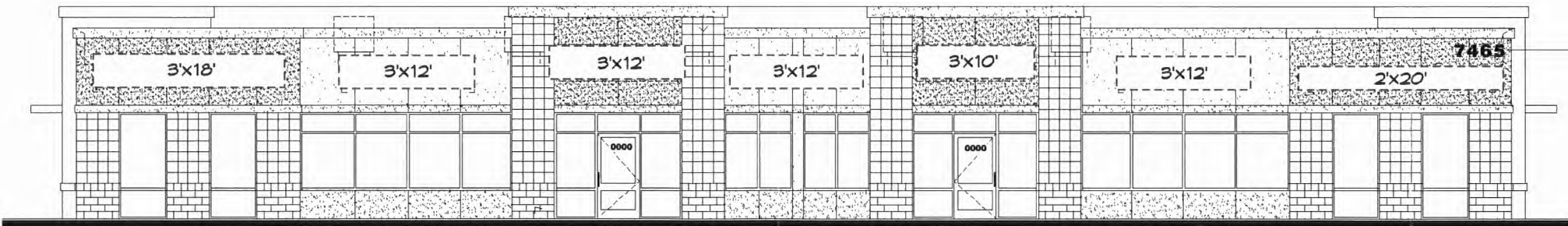
BUILDING G ELEVATIONS



EAST ELEVATION NTS



WEST ELEVATION NTS



NORTH & SOUTH ELEVATION NTS

ADDRESS LOCATION IS
FOR NORTH ELEVATION
ONLY.

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REV.#2 - D.SPRIK - 3/ 13/06 - RELOCATED ADDRESS NUMBERS & MOVE SIGN BANDS
REV.#4 - D.SPRIK - 8/ 21/06 - NO CHANGES
REV.#5 - D.SPRIK - 3/ 21/05 - DELETE ALL WEST ELEVATION SIGNS
REV.#3 - D.SPRIK - 7/ 28/06 - ADDRESS NUMBERS TO CHANGE



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NEVADA CONTRACTOR
LICENSE NO. 780

APPROVED BY

DATE

REVISIONS

SCALE

DATE

DESIGNER

FIRM NAME / LOCATION ADDRESS

CLIENT

SALES

DESIGN

ESTIMATING

ENGINEERING

EXPEDITING

REV.#2

REV.#3

REV.#4

REV.#5

AS NOTED

AS NOTED

AS NOTED

AS NOTED

AS NOTED

2/28/06

2/13/06

7/28/06

8/21/06

3/21/07

DENNIS SPRIK

DENNIS SPRIK

DENNIS SPRIK

DENNIS SPRIK

DENNIS SPRIK

SHEA AT TENAYA VILLAGE

7425-7495 W. AZURE

LAS VEGAS, NV

SALESPERSON ■ R. HINSHAW

17691A10.1

FILE DESIGN NUMBER

R5

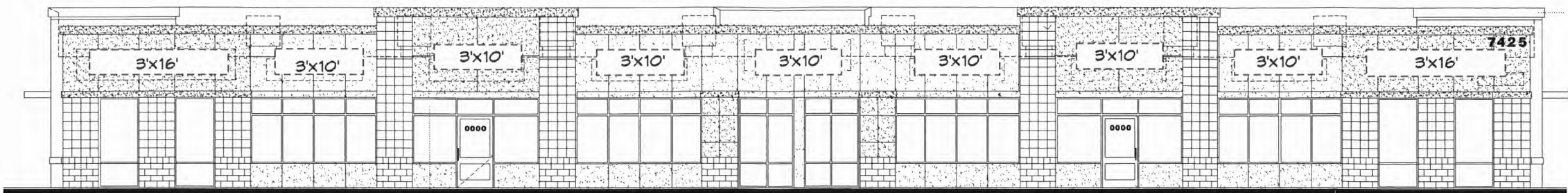
OPTION / REV

SHEET 10 OF 11

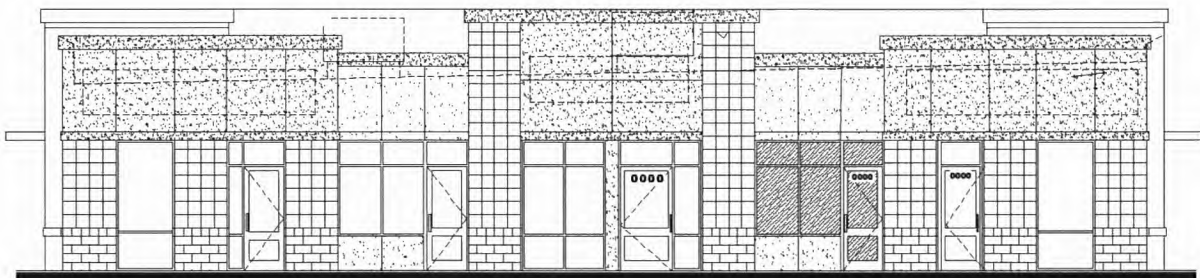
W.O. NUMBER

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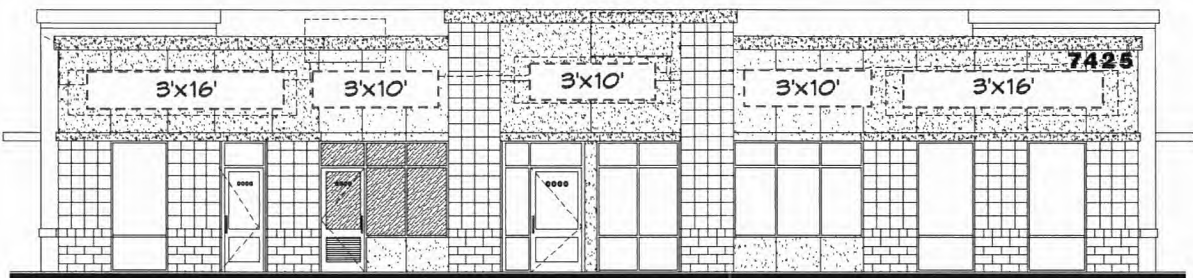
BUILDING F ELEVATIONS



SOUTH ELEVATION NTS



WEST ELEVATION NTS NO SIGNAGE



EAST ELEVATION NTS



NORTH ELEVATION NTS

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REV.#4 - D.SPRIK - 8/ 21/06 - NO CHANGES
REV.#5 - D.SPRIK - 3/ 21/05 - MOVE SIGN BANDS
REV.#3 - D.SPRIK - 7/ 28/06 - ADDRESS NUMBERS TO CHANGE



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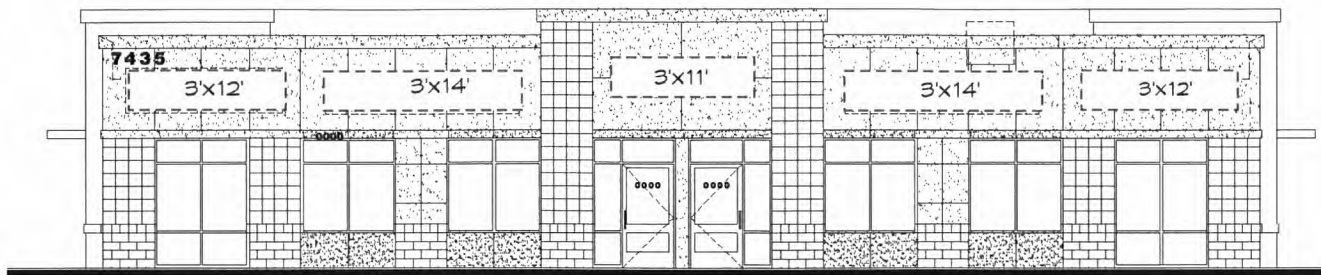


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SALES			REV.#3	AS NOTED	2/13/06	DENNIS SPRIK	7425-7495 W. AZURE
DESIGN			REV.#4	AS NOTED	7/28/06	DENNIS SPRIK	LAS VEGAS, NV
ESTIMATING			REV.#5	AS NOTED	8/21/06	DENNIS SPRIK	SALESPERSON ■ R. HINSHAW
ENGINEERING					3/21/07	DENNIS SPRIK	
EXPEDITING							

17691A9.1	R5
FILE DESIGN NUMBER	OPTION / REV.
SHEET 9 OF 11	
W.O. NUMBER	

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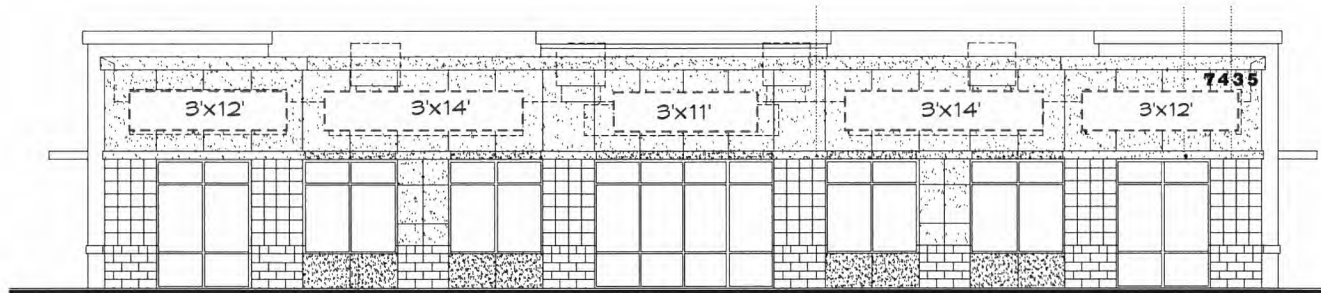
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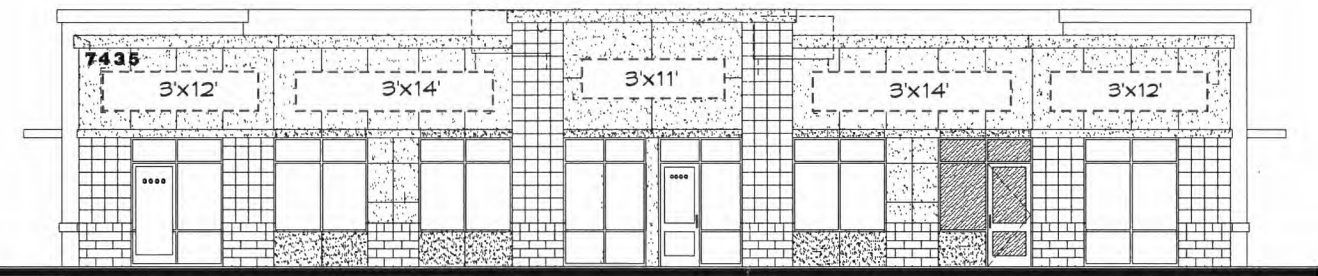
SOUTH ELEVATION Nts



EAST ELEVATION NTS NO SIGNAGE



NORTH ELEVATION Nts



WEST ELEVATION NTS

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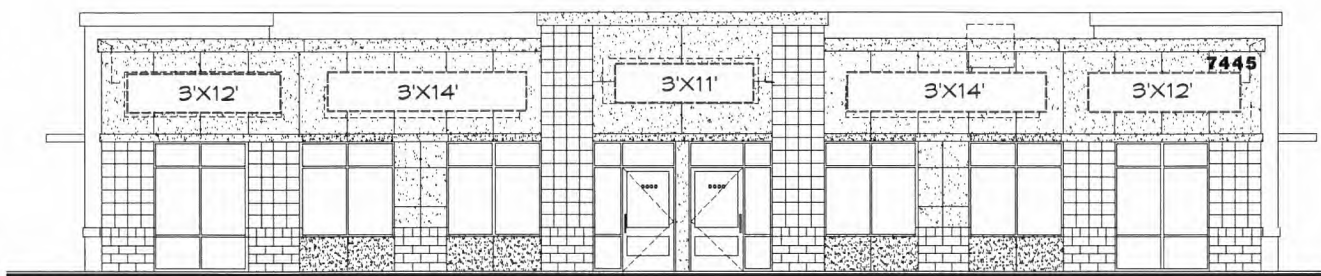
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REV.#3 - D.SPRIK - 7/28/06 - ADDRESS NUMBERS TO CHANGE
REV.#4 - D.SPRIK - 8/21/06 - NO CHANGES
REV.#5 - D.SPRIK - 3/21/05 - MOVE SIGN BANDS

NEVADA CONTRACTOR LICENSE NO. 780	APPROVED BY	DATE	REVISIONS	SCALE	DATE	DESIGNER	FIRM NAME / LOCATION ADDRESS	17691A8.1 FILE DESIGN NUMBER	R5 OPTION / REV.
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SALES			REV.#3	AS NOTED	2/13/06	DENNIS SPRIK	7425-7495 W. AZURE		
DESIGN			REV.#4	AS NOTED	7/28/06	DENNIS SPRIK	LAS VEGAS, NV		
ESTIMATING			REV.#5	AS NOTED	8/21/06	DENNIS SPRIK	SALESPERSON ■ R. HINSHAW		
ENGINEERING					3/21/07	DENNIS SPRIK			
EXPEDITING									

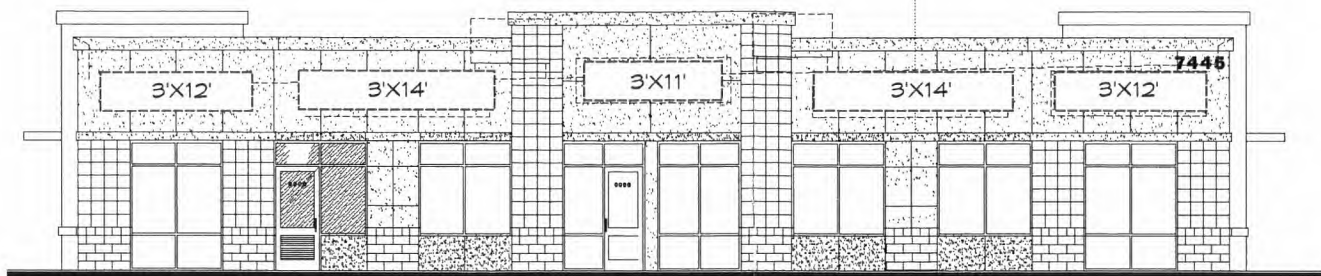
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W.O. NUMBER

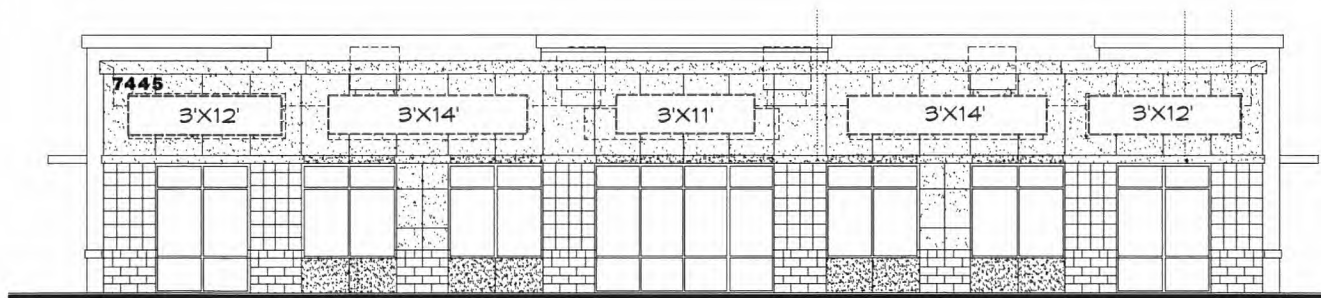
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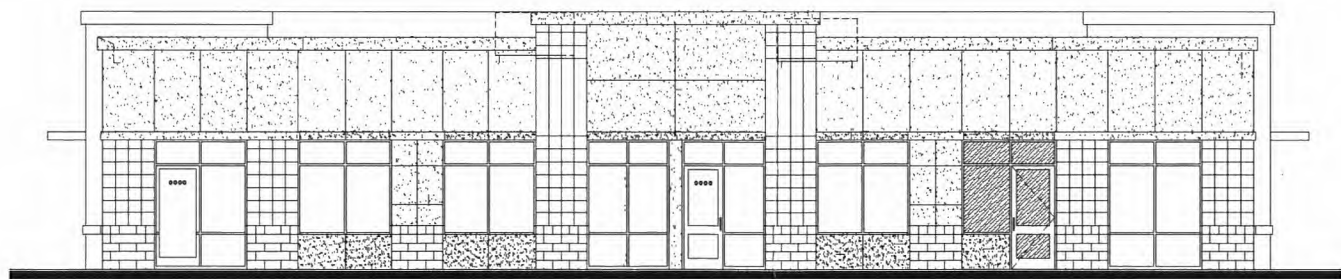
SOUTH ELEVATION Nts



EAST ELEVATION NTS



NORTH ELEVATION Nts



WEST ELEVATION NTS NO SIGNAGE

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FILE DESIGN NUMBER

R5
OPTION / REV

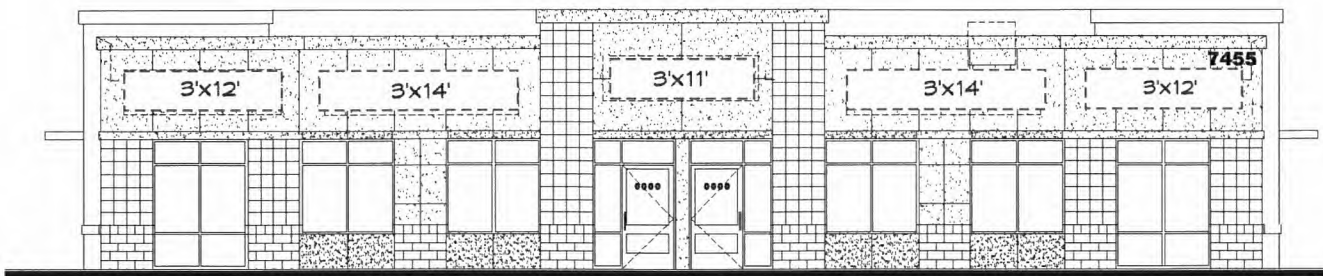
SHEET 7 OF 11

W.O. NUMBER

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REV.#3 - D.SPRIK - 7/ 28/06 - ADDRESS NUMBERS TO CHANGE
REV.#4 - D.SPRIK - 8/ 21/06 - NO CHANGES
REV.#5 - D.SPRIK - 3/ 21/05 - NO CHANGES

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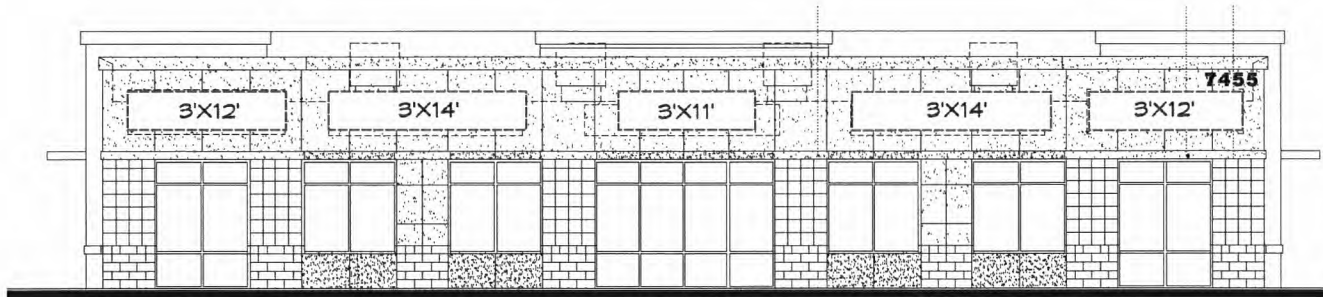
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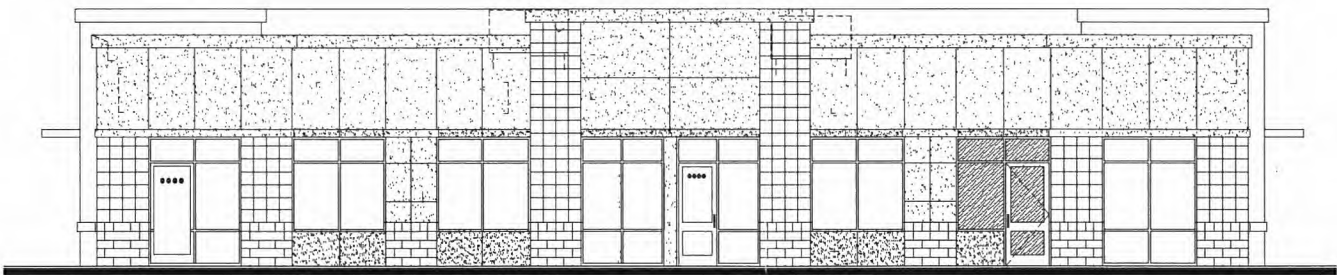
SOUTH ELEVATION Nts



EAST ELEVATION NTS NO SIGNAGE



NORTH ELEVATION Nts



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REV.#5 - D.SPRIK - 3/21/05 - NO CHANGES
REV.#3 - D.SPRIK - 7/28/06 - ADDRESS NUMBERS TO CHANGE



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NEVADA CONTRACTOR LICENSE NO. 780	APPROVED BY	DATE	REVISIONS	SCALE	DATE	DESIGNER	FIRM NAME / LOCATION ADDRESS
CLIENT				AS NOTED	2/28/06	DENNIS SPRIK	SHEA AT TENAYA VILLAGE
SALES			REV.#2	AS NOTED	2/13/06	DENNIS SPRIK	7425-7495 W. AZURE
DESIGN			REV.#3	AS NOTED	7/28/06	DENNIS SPRIK	LAS VEGAS, NV
ESTIMATING			REV.#4	AS NOTED	8/21/06	DENNIS SPRIK	SALESPERSON ■ R. HINSHAW
ENGINEERING			REV.#5	AS NOTED	3/21/07	DENNIS SPRIK	
EXPEDITING							

17691A6.1	R5
FILE DESIGN NUMBER	OPTION / REV
SHEET 6	OF 11
W.O. NUMBER	

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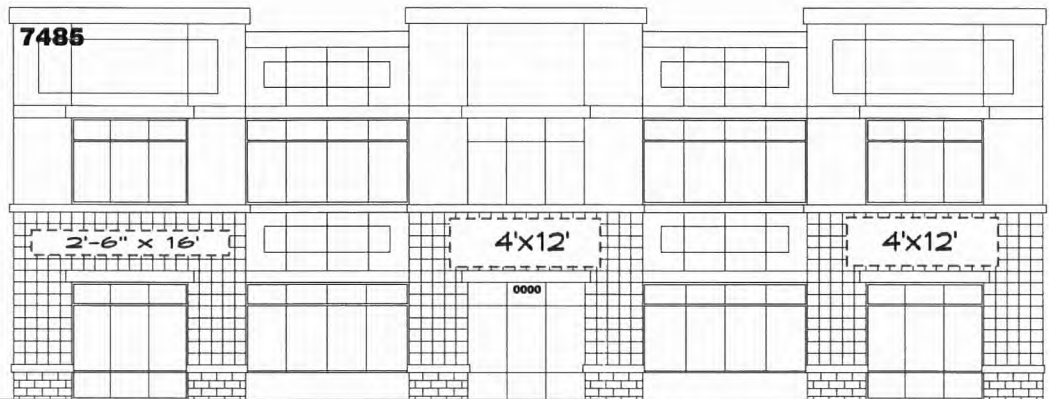
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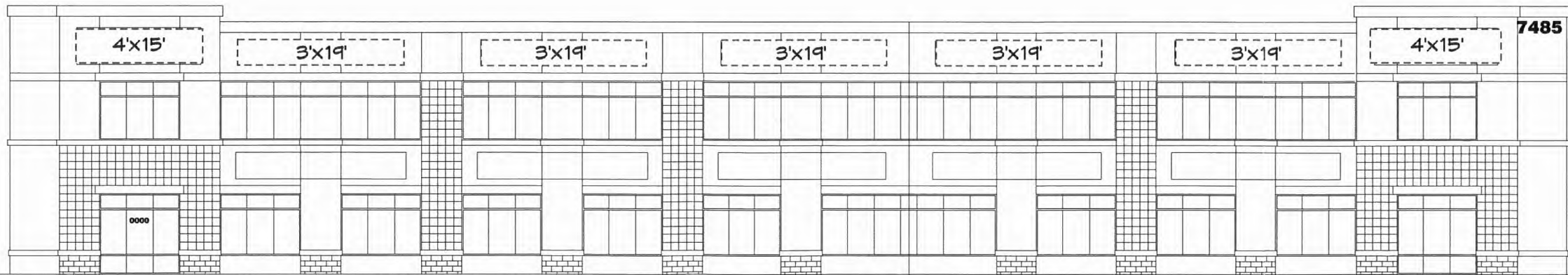
SOUTH ELEVATION NTS



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REV.#3 - D.SPRIK - 7/28/06 - ADDRESS NUMBERS TO CHANGE
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REV.#5 - D.SPRIK - 3/21/05 - MOVE SIGN BANDS

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SALES
DESIGN
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EXPEDITING

APPROVED BY	DATE

REVISIONS	SCALE	DATE
	AS NOTED	2/28/06
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REV.#3	AS NOTED	7/28/06
REV.#4	AS NOTED	8/21/06
REV.#5	AS NOTED	3/21/07

DESIGNER
DENNIS SPRIK
DENNIS SPRIK
DENNIS SPRIK
DENNIS SPRIK

FIRM NAME / LOCATION ADDRESS
SHEA AT TENAYA VILLAGE
7425-7495 W. AZURE
LAS VEGAS, NV
SALESPERSON ■ R. HINSHAW

17691A5.1	R5
FILE DESIGN NUMBER	OPTION / REV
SHEET 5	OF 11
W.O. NUMBER	

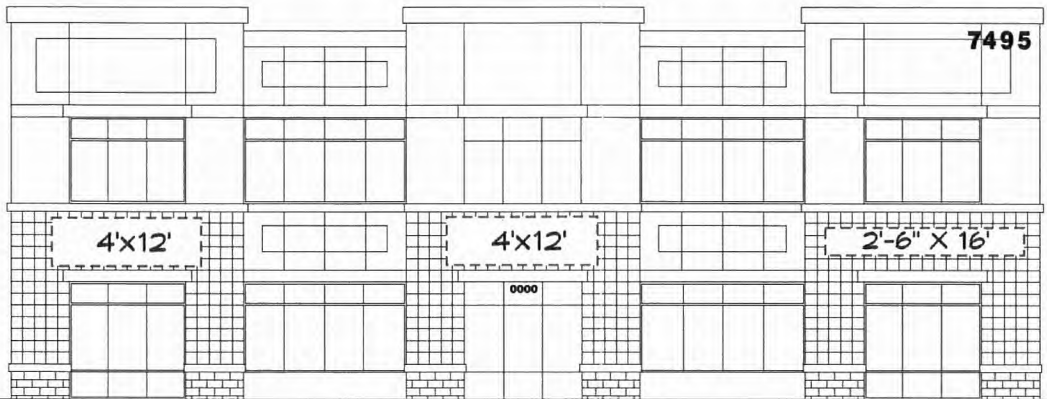
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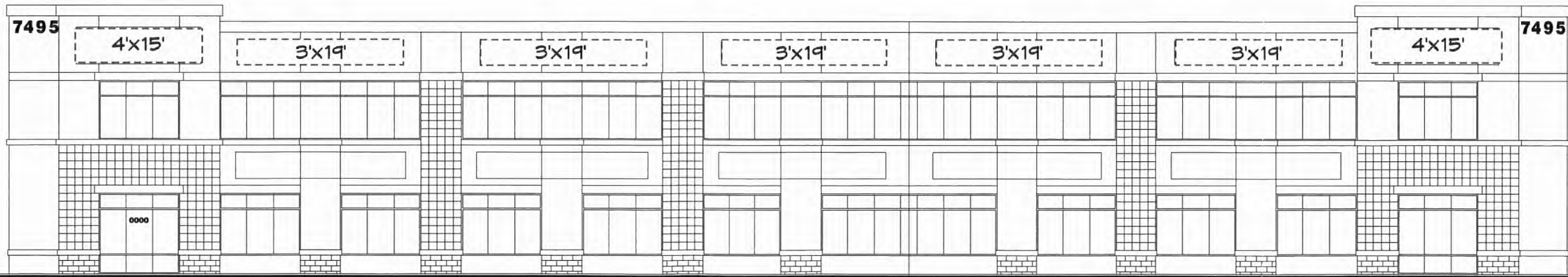
SOUTH ELEVATION NTS



EAST ELEVATION NTS



WEST ELEVATION NTS



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EXPEDITING

APPROVED BY

DATE

REVISIONS

SCALE

DATE

DESIGNER

FIRM NAME / LOCATION ADDRESS

AS NOTED 2/28/06 DENNIS SPRIK
REV.#2 AS NOTED 2/13/06 DENNIS SPRIK
REV.#3 AS NOTED 7/28/06 DENNIS SPRIK
REV.#4 AS NOTED 8/21/06 DENNIS SPRIK
REV.#5 AS NOTED 3/21/07 DENNIS SPRIK

SHEA AT TENAYA VILLAGE
7425-7495 W. AZURE
LAS VEGAS, NV
SALESPERSON ■ R. HINSHAW

17691A4.1

FILE DESIGN NUMBER

R5

OPTION / REV

SHEET 4 OF 11

W.O. NUMBER

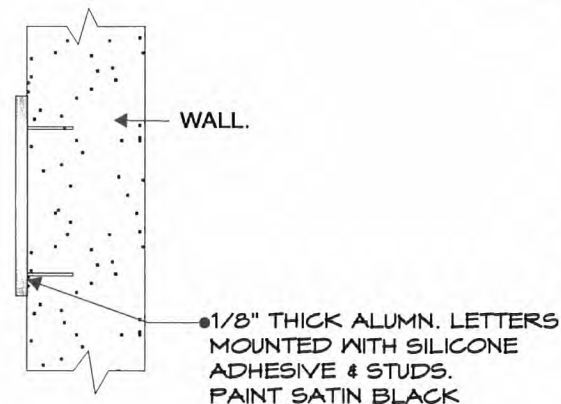
NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

EA SINGLE STORY

3'-8"
1'-0"
7425

7425 (3) SETS REQ'D
7435 (3) SETS REQ'D
7445 (3) SETS REQ'D
7455 (2) SETS REQ'D
7465 (2) SETS REQ'D

F.C.O. ADDRESS NUMERALS 1"=1'-0"
Swiss 721Blk BT (Normal) letter style



EB TWO STORY

5'-6"
1'-6"
7485
7495

7485 (3) SETS REQ'D
7495 (5) SETS REQ'D

F.C.O. ADDRESS NUMERALS 1"=1'-0"
Swiss 721Blk BT (Normal) letter style

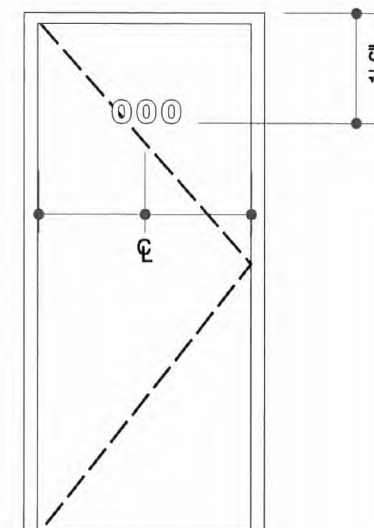
F

12"
4"
0 0 0

Vinyl Address Numerals 1 1/2"=1'-0"
Swiss 721Blk BT (Normal) letter style

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

DO NOT PRICE OR
FABRICATE, TEXT IS
FOR EXAMPLE ONLY



• Typical Install Location •

DO NOT PRICE OR
FABRICATE, TEXT IS
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LICENSE NO. 780

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CLIENT				AS NOTED	2/28/06	DENNIS SPRIK
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ESTIMATING			REV.#4	AS NOTED	8/21/06	DENNIS SPRIK
ENGINEERING			REV.#5	AS NOTED	3/21/07	DENNIS SPRIK
EXPEDITING						

REV.#2 - D.SPRIK - 3/13/06 - NO CHANGES

REV.#5 - D.SPRIK - 3/21/05 - NO CHANGES
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REV.#3 - D.SPRIK - 7/28/06 - ADDRESS NUMBERS TO CHANGE

FIRM NAME / LOCATION ADDRESS

SHEA AT TENAYA VILLAGE
7425-7495 W. AZURE
LAS VEGAS, NV
SALESPERSON ■ R. HINSHAW

17691A3.1
FILE DESIGN NUMBER

R5
OPTION / REV

SHEET 3 OF 11

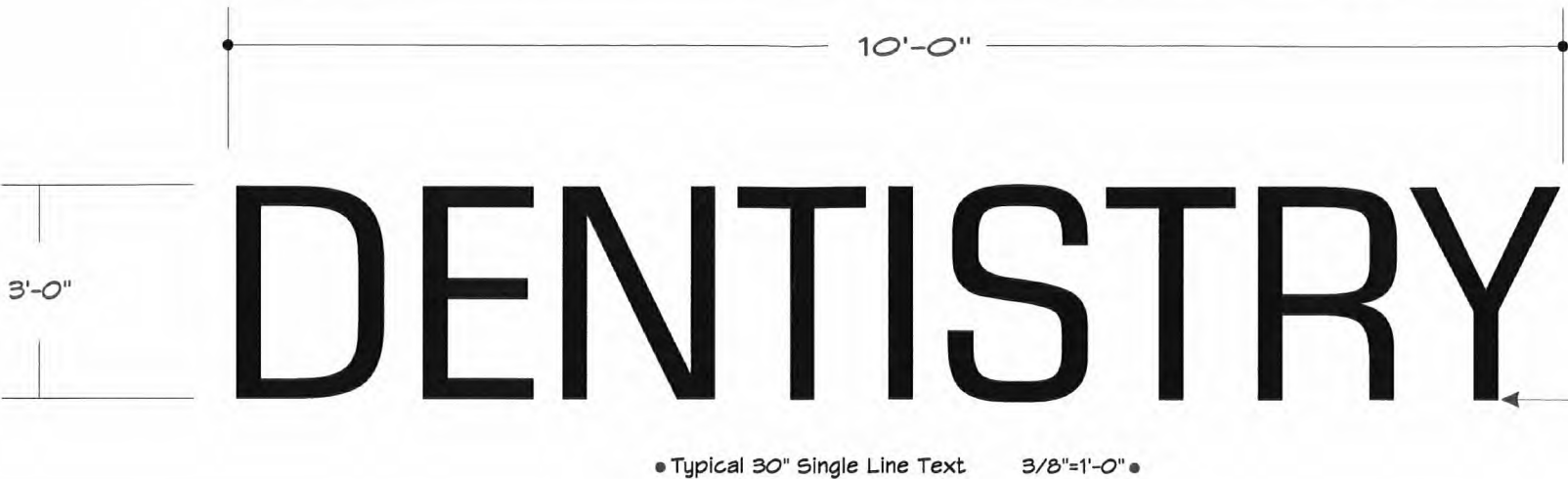
W.O. NUMBER

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

D

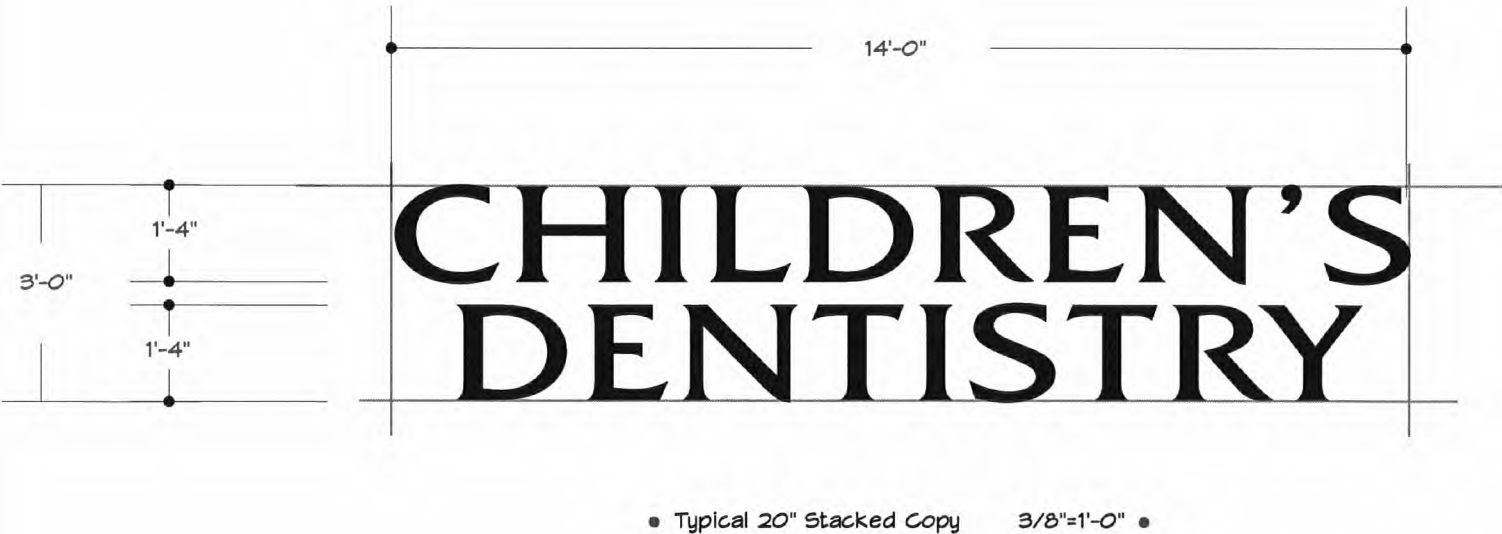
Typical Reverse Channel & Pan/Chan Single Line Letter Layout For 3' & 4' Sign Bands

REVERSE PAN CHANNEL LETTERS
LETTERS: SHT/MTL. PAINTED SATIN BLACK
ILLUMINATION: 6500 WHITE 15MM NEON
STEADY BURN. - OR NON-ILLUMINATED



DO NOT PRICE OR
FABRICATE, TEXT IS
FOR EXAMPLE ONLY

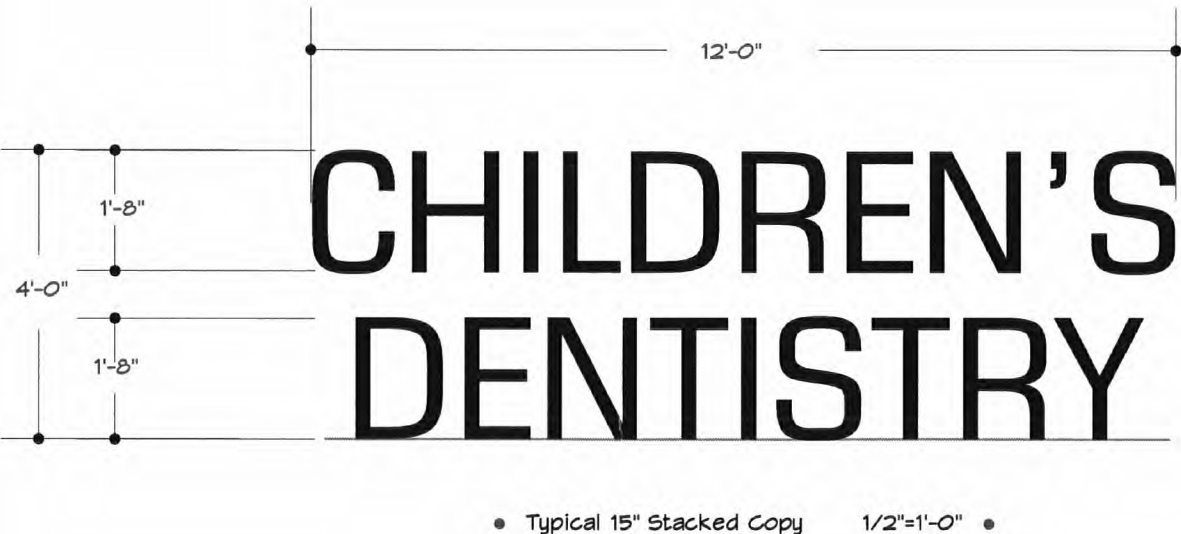
Typical Reverse Channel & Pan/Chan Stacked Copy Layout For 3' Sign Band



DO NOT PRICE OR
FABRICATE, TEXT IS
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SCALE: 1 1/2" = 1'-0"

Typical Reverse Channel & Pan/Chan Stacked Copy Layout For 4' Sign Band



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LAS VEGAS DIVISION
YOUNG ELECTRIC SIGN COMPANY
5119 So. Cameron St., Las Vegas, NV. 89118 (702) 876-8080

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NEVADA CONTRACTOR
LICENSE NO. 780

APPROVED BY

DATE

REVISIONS

SCALE

DATE

DESIGNER

FIRM NAME / LOCATION ADDRESS

17691A2.1
FILE DESIGN NUMBER

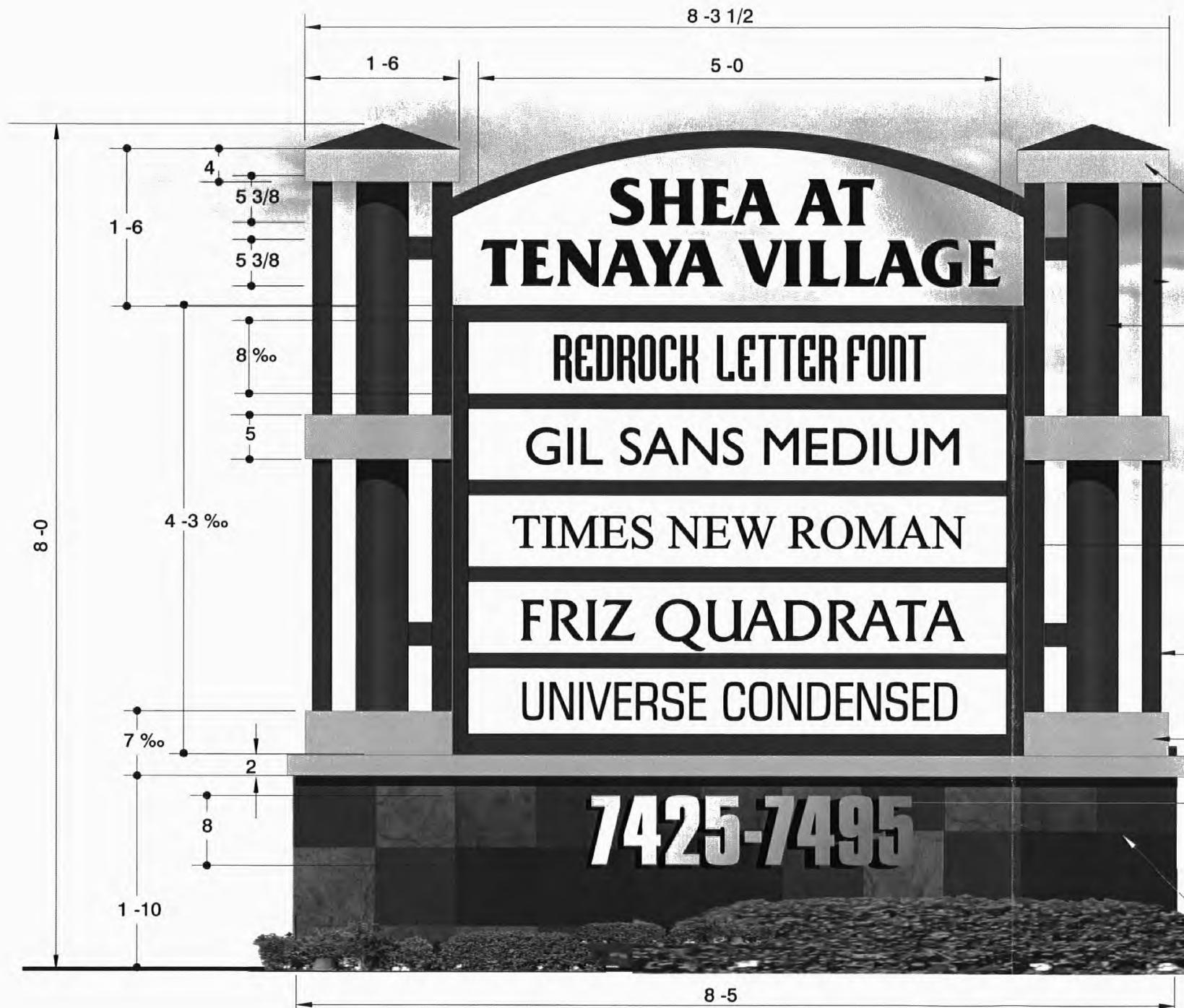
R5
OPTION / REV

SHEET 2 OF 11

SALESPERSON ■ R. HINSHAW

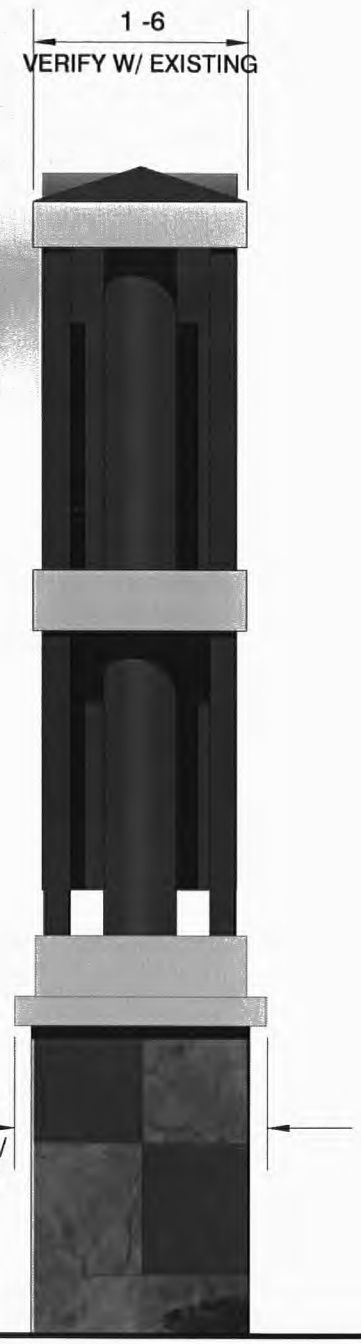
W.O. NUMBER

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



SCOPE OF WORK:
MFG. & INSTALL:
(4) D/F MONUMENT SIGN DISPLAYS

- CARRINGTON BEIGE HC-93
TIERS FAB. METAL PNTD.
BENJAMIN MOORE
SEMI-GLOSS
- 6" DIA. EXPOSED SUPPORT
PIPE PNTD. TO MATCH FRAZEE
SEMI-GLOSS FRENCH RED AC-117N
- D/F CABINET: SHT/MTL. PAINTED
FRENCH RED AC-177N, FRAZEE
TEANT PANELS ALUM. FACES PAINTED
WHITE & TENANT ID ROUTED OUT &
BACKED UP W/ BLACK/WHITE PLEX.
T-BAR DIVIDERS PAINTED FRENCH RED
TO MATCH CABINET.
ILLUMINATION: H.O. FLUORESCENT LAMPS
- 2X2 SQ. TUBE CABINET SUPPORTS
PNTD. FRAZEE FRENCH RED AC-117N
SEMI-GLOSS
- FAB. METAL CONSTR. PNTD.
BENJAMIN MOORE
CARRINGTON BEIGE HC-93
- 8" ADDRESS .125 FCO ALUM. PNTD.
TO MATCH NUMERALS ON EXISTING
DISPLAY.
- TILE BASE - CHINA GOLD SLATE
BY OTHERS



D/F MONUMENT SIGN DISPLAY
SCALE: 1 1/2" = 1'-0"

8'-0" MONUMENT DISPLAY
3/4" = 1'-0"

Submitted at City Council
Date 4/4/07 Item 102

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yesco

NEVADA CONTRACTOR LICENSE NO. 780	APPROVED BY	DATE	REVISIONS	SCALE	DATE	DESIGNER	FIRM NAME / LOCATION ADDRESS	17691A1.1 FILE DESIGN NUMBER	R5 OPTION / REV.
CLIENT			REV.#2	AS NOTED	2/28/06	DENNIS SPRIK	SHEA AT TENAYA VILLAGE		
SALES			REV.#3	AS NOTED	2/13/06	DENNIS SPRIK	7425-7495 W. AZURE		
DESIGN			REV.#4	AS NOTED	7/28/06	DENNIS SPRIK	LAS VEGAS, NV		
ESTIMATING			REV.#5	AS NOTED	8/21/06	DENNIS SPRIK	SALESPERSON ■ R. HINSHAW		
ENGINEERING					3/21/07	DENNIS SPRIK			
EXPEDITING									

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

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: APRIL 4, 2007

SUBJECT:

SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE CITY PLANNING COMMISSION MEETINGS, CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE AND DANGEROUS BUILDING OR NUISANCE/LITTER ABATEMENTS

Minutes:

DB - 604 Stanford Street, 1836 Lewis Avenue, 3205 Goleta Drive and 513 Upland Boulevard;
SUP-19568, SUP-19645, SUP-19671, SUP-19681, VAR-20139, VAC-13850, VAC-19526 and
VAC-19586 - 4/18/2007 Agenda



AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: APRIL 4, 2007

SUBJECT:

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE CITY COUNCIL. NO SUBJECT MAY BE ACTED UPON BY THE CITY COUNCIL 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

Minutes:

CHRIS CHRISTOFF, Las Vegas resident, congratulated the Mayor, COUNCILMAN REESE and COUNCILWOMAN TARKANIAN on their re-election. MR. CHRISTOFF stated that in August of 2006, COUNCILMAN REESE stepped forward regarding his request to have canopy shades installed before the summer. He is astonished that to date nothing has been done but was told it would be done in June 2007. MAYOR GOODMAN replied that MR. CHRISTOFF really put the pressure on this issue and advised that the City is installing 68 structures starting July 1st and to be completed before school begins. The canopy shades will be installed in Rotary, Baker and Dexter Parks. MR. CHRISTOFF emphasized that priority moves mountains, especially when children are concerned. MAYOR GOODMAN pointed out that permits and structural designs were needed, thus causing the delay.

COUNCILMAN REESE appreciated MR. CHRISTOFF for bringing this issue to the Council's attention and hopes the canopy shades will be installed on time. COUNCILWOMAN TARKANIAN added that MR. CHRISTOFF has been working on this for the past two summers.

MAYOR GOODMAN announced that City staff was available to help the homeless present in the audience.

MICHAEL LEE congratulated the Councilmembers for their re-election. He reported on the emergency winter shelters. He thanked TYRONE THOMPSON for his help. For the first time homeless advocates met with public officials at a round table discussion. He was displeased from being banned from Catholic Charities as a homeless advocate or as a client. He asked that COUNCILWOMAN TARKANIAN and COUNCILMAN BROWN, who sit on the Catholic Charities board, to investigate the situation, as well as COUNCILMAN WOLFSON. It is important to have access to the homeless. COUNCILWOMAN TARKANIAN asked if he represented himself as a homeless advocate, to which MR. LEE replied affirmatively.

ROSHAN JOSHUA COLLINS, homeless advocate, hopes that Las Vegas will become a hope of what a city should be. Why not bulldoze the casinos because they are destroying people's lives, and nothing is being done to help them. Sexual transmitted diseases are very dangerous. He encouraged people to help the homeless. A murder was committed in Circle Park and it was shut down; however, the casino where a murder occurred was not shut down.

CITY COUNCIL MEETING OF: APRIL 4, 2007

TED RUSSELL, Las Vegas resident, stated Las Vegas is not lawless; there is adequate justice and law enforcement. He is blessed by each Councilmember and welcomed COUNCILWOMAN WILLIAMS. He was pleased that MAYOR GOODMAN and COUNCILMAN REESE were re-elected. He respected COUNCILMAN BROWN'S confidence, and stated that COUNCILWOMAN TARKANIAN is his favorite.

ROBERT JOHNSTON also congratulated the Mayor for his re-election. He indicated that LYNN from Neighborhood Services has done a lot trying to help him, but after six weeks he is still homeless; something is wrong with the system. He found a job, but it was not enough. The City offered him a bus ticket to Providence, Rhode Island, but he is not going to let this town break him. He asked the Mayor to get involved in this process.

HELSEN HART, 3550 Paradise, appeared to address rezoning of the Las Palmas property. However, it was determined that the property is located in the County. City staff was asked to provide information of when that item might be heard by the County Commission.

DOROTHY BARNES, Las Vegas resident, brought forward her issues regarding people using her name.

JOHNNY VENTURA, 601 Raintree Lane, was pleased for the re-election of MAYOR GOODMAN, COUNCILMAN REESE and COUNCILWOMAN TARKANIAN. He once again asked that street numbers be reflected on buildings. He is still looking for funding for the Clark County Chronicle.

SENATOR JOE NEAL, 304 Lance Street, North of Las Vegas, commended the City Council for their patience in listening to complaints. He brought forward an incident that occurred at the Elks Boran Lodge, where he is the secretary and a trustee. A City employee from the Licensing Division appeared at the lodge and asked the house chairman for his TAM and health card, of which he produced both. She then asked for his work card. He did not have a work card because he is a volunteer. She immediately told him to leave the bar location. SENATOR NEAL stated this seems to be misapplication of the City ordinance, because the lodge has many volunteers. He obtained a copy of the Ordinance from MRS. GOMEZ and the ordinance states that a valid work card is required for anyone in retail and alcohol sales. He contacted JIM DiFIORE and told him that all volunteers have TAM and health cards. MR. DiFIORE mentioned to him that the definition is that it has to be a salary-wage employee. SENATOR NEAL brought this to the City Council's attention to ensure that City employees ask the proper questions when they go into a non-profit establishment. The Senator indicated they have over a hundred people and abide by the City ordinances.

MAYOR GOODMAN commented that it was a privilege to have SENATOR NEAL in front of the City Council. SENATOR NEAL congratulated the Mayor and Councilmembers REESE and TARKANIAN for their re-elections. He also congratulated COUNCILWOMAN WILLIAMS for being appointed to the City Council.

Meeting adjourned at 5:02 p.m.