

Legal Description



Separator Sheet

JUL - 31 TUE 17:00 BECKER F LTY

P. 04

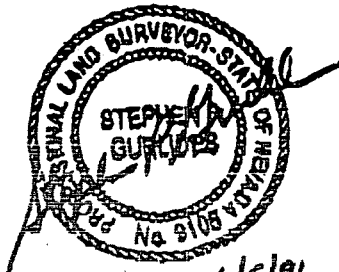
EXHIBIT A



CONSULTING ENGINEERS • PLANNERS • SURVEYORS

PRINCIPALS
 K.D. Wray
 Charles R. Johnson, R.E.
 James L. MacFarlane, P.E.
 Gene D. Kramelbauer, P.E.

ASSOCIATES
 Dennis E. Felt, R.E.
 M.K. "Coopy" Hayes
 Gregory G. Rood, P.E.
 Taylor R. Wynn, R.E.



W.O. 3333
 June 5, 1991
 BY: RM
 P.R. BY: JMG

EXPLANATION:

6/6/91
 This legal describes a parcel of land located within Lot 2, Block 1 of Charleston Heights Subdivision Tract No. 32-A-1 and is to be an easement for vehicular ingress and egress.

Legal Description.

25' Ingress/Egress Easement

That portion of Lot 2 as shown by a map of Charleston Heights Subdivision Tract No. 32-A-1 as shown by a map on file in the Office of the County Recorder in Book 6 of Plates, Page 72 situated in a portion of the Northeast Quarter (NE 1/4) of Section 1, T. 21 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

BEGINNING at the Northeast Corner (NE Cor.) of said Lot 2, Block 1 said point also being a point on a curve concave Easterly and having a radius of 950.00 feet, a radial line to said point bears N. 83°06'34"W.; thence Southerly along said curve, through a central angle of 91°33'00", an arc distance of 26.53 feet to a point, a radial line to said point bears N. 84°41'34"W.; thence S. 76°33'26"W., 119.89 feet to a point on the East Right-of-Way line of Angel Drive as shown by the aforementioned map of Charleston Heights Subdivision Tract No. 32-A-1, said point also being a point on a curve concave Westerly and having a radius of 49.50 feet, a radial line to said point bears S. 76°06'48"E.; thence Northerly along said curve, through a central angle of 93°15'46", an arc distance of 28.47 feet to the Northwest Corner (NW Cor.) of said Lot 2, Block 1; thence N. 76°33'26"E., along the North line of said Lot 2, 170.28 feet to the POINT OF BEGINNING.

Containing 2955 square feet, more or less.

BASES OF BEARINGS

N. 76°33'26"E., being the North line of Lot 2, Block 1 as shown by a map of Charleston Heights Subdivision Tract No. 32-A-1 on file in the Office of the County Recorder, Clark County, Nevada in Book 6 of Plates, Page 72.

Reference 333101
 legal - 3333

2727 SOUTH TAINIOWBOULEVARD LAS VEGAS, NEVADA 89102-3102
 TEL: 752-7447 FAX: 752-7457

ZON-16179 VAR-16181
 SDR-16180 10/05/06 PC

Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BJA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riecki, Survey (FM, PM, & A's only)
Date: September 13, 2006
Re: **ZON-16179** Yin Yan and Peter Chung 1333 Angel Dr.
Request for Rezoning from R-3 to C-1 on 0.26 acres

CONDITIONS OF APPROVAL:

1. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
2. 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.

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

ZON-16179 - REZONING - PUBLIC HEARING APPLICANT/OWNER: YIN YAN & PETER CHUNG -
Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-1 (LIMITED
COMMERCIAL) on 0.26 acres at 1333 Angel Drive (APN 163-01-612-039), Ward 4 (Brown).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½)
OF THE NORTHEAST QUARTER (NE¼) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: **OCTOBER 5, 2006**

CITY COUNCIL: **NOVEMBER 1, 2006**

CASE PLANNER: **DOUG RANKIN**



PUBLIC HEARING

Comments Due: **SEPTEMBER 6, 2006**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Dorothy Marsili (damarsili@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

**Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services**

No Significant Law Enforcement Issue

J7318M 8-29-06

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

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ZON-16179 - REZONING - PUBLIC HEARING APPLICANT/OWNER: YIN YAN & PETER CHUNG -
Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-1 (LIMITED
COMMERCIAL) on 0.26 acres at 1333 Angel Drive (APN 163-01-612-039), Ward 4 (Brown).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$)
OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: **OCTOBER 5, 2006**

CITY COUNCIL: **NOVEMBER 1, 2006**

CASE PLANNER: **DOUG RANKIN**



PUBLIC HEARING

Comments Due: **SEPTEMBER 6, 2006**

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LIST COMMENTS BELOW:

Las Vegas Police Dept.
Office of Intergovernmental Services

No Significant Law Enforcement Issues

J7318M 8-29-06

Extraction List



EXTRACTION LIST

Separator Sheet

Report of All Selected Parcels

Case Number: ZON-16179
Address: VAR-16181 SDR-16180

Printed On: Fri: August 25, 2006

Owner	Parcel Number
ADAME MARCELA	16301512037
ADAMS ELIZABETH A LIVING TRUST	16301512088
AGUILAR ROSA M	16301512072
ALIANO 1990 TRUST	16301512038
ANDALON JULIAN	16301612033
AREVALO FRANCISCA	16301612026
ARMAS RAFAEL HIPOLITO GONZALES	16301614039
ARRIAGA AMADA	16301512094
ASHLEY CHARLES T & LINDA L	16301615020
AYUNGAC AMELIA	16301612048
B P WEST COAST PRODUCTS L L C	16206201003
BARRAGAN NORMA	16301614015
BARRANCA 2005 L L C ETAL	16206201002
BARRANCA 2005 L L C ETAL	16206201001
BARRERA ENRIQUE	16301615002
BARRY RONALD	16301512116
BARTLETT JOSEPH W JR & MITTIE H	16301512068
BATALLOES ROWELL G	16301614044
BEACH VIVIAN P	16301612053
BENNETT DOROTHY D	16301612057
BIRD-JAMAL MELODY MAY	16301614014
BISHOP JOSEPH M	16301512085
BISHOP JOSEPH M	16301512064
BLAZZARD KENT H & TONI	16301512039
BOHAN DANIEL P & MARY L	16301614047
BONFITTO CAROLINE ANN	16301615003
BRANHAM KAY	16301614006
BRISTOW DONALD E & RUBY A	16301512023
BROWN MARY ANN	16301612017
BROWN SYLVIA VILLEGAS	16301512043
BRYANT JAMES T & IRENE R	16301512033
BUCKINGHAM CHRISTY W	16301612001

Report of All Selected Parcels

Case Number: ZON-16179

Printed On: Fri: August 25, 2006

Owner	Address	Parcel Number
CALHOUN DONALD R & SUSAN M	5760 EL CAMINO RD LAS VEGAS NV	16301512021
CAPISTRAN VICTOR M	5113 DEL REY AVE LAS VEGAS NV	16301612004
CARDONA ROBERTO RIVERA	5201 DEL REY AVE LAS VEGAS NV	16301612011
CARLOS ANDREW	3536 MAPLEWOOD AVE LOS ANGELES CA	16301512019
CARLSEN JON E	1305 SQUIRES ST LAS VEGAS NV	16301512061
CARRILLO HORACIO	5129 HOLMBY AVE LAS VEGAS NV	16301512091
CHAU DANIEL KIN MAN	5125 HOLMBY AVE LAS VEGAS NV	16301512090
CHEN JIAN QING	5117 MOUNTAIN VIEW DR LAS VEGAS NV	16301612043
CHIVORCHIAN MARGARIT	1211 N MARIPOSA AVE LOS ANGELES CA	16301612046
CHUNG PETER	3226 MOONFLOWER DR LAS VEGAS NV	16301612039
CLIFFORD EUGENE L	5121 DEL RAY AVE LAS VEGAS NV	16301612006
COHEN VELMA C LIVING TRUST	5124 LONGRIDGE AVE LAS VEGAS NV	16301512117
CORDELL CHARLES R & BEATRICE A	5121 DEL MONTE AVE LAS VEGAS NV	16301614036
CORDOVA JULIO CESAR & ROSA MARIA	5133 DEL REY AVE LAS VEGAS NV	16301612009
COVARRUBIAS ANTONIO & BETTY J	5220 MOUNTAIN VIEW DR LAS VEGAS NV	16301612025
CRUZ JAIME R	5101 LYTTON AVE LAS VEGAS NV	16301512020
CURTIS CURT RICK & SANDRA	5113 LONGRIDGE AVE LAS VEGAS NV	16301512059
DAVIS COY L & TERI L	5120 DEL MONTE AVE LAS VEGAS NV	16301614007
DAY CHLOE E	5208 HOLMBY AVE LAS VEGAS NV	16301512080
DECATUR-OAKEY PLAZA L P	1700 S 8TH ST LAS VEGAS NV	16301602005
DEJARNETTE MICKY	5204 LONGRIDGE AVE LAS VEGAS NV	16301512113
DELUCIA JOSEPH TRUST	8460 S EASTERN #C LAS VEGAS NV	16301614056
DIAZ ANGEL & JOSEFINA	5208 WESTLEIGH AVE LAS VEGAS NV	16301615018
DOOLEY NADINE I	5229 MOUNTAIN VIEW DR LAS VEGAS NV	16301612056
ELDER GLEN C & LEWAN	6600 PICKFORD LN LAS VEGAS NV	16301512073
EVERHART LEONARD R & EDELTRAUD	5132 DEL MONTE AVE LAS VEGAS NV	16301614010
FAHY MICHAEL & GAIL L	5209 HOLMBY AVE LAS VEGAS NV	16301512095
FERREIRA-CAPUA PRISCILA	5204 MOUNTAIN VIEW DR LAS VEGAS NV	16301612029
FLEMING CLAUDIA	5200 MOUNTAIN VIEW DR LAS VEGAS NV	16301612030
FLORES VICTOR R & GABRIELA A	5212 LONGRIDGE AVE LAS VEGAS NV	16301512111
FRANCO RONNY G	5204 WESTLEIGH AVE LAS VEGAS NV	16301615019
FRANKS LILA M & STEVEN LEE	5104 LYTTON AVE LAS VEGAS NV	16301512017

Report of All Selected Parcels

Case Number: ZON-16179

Printed On: Fri: August 25, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
FREGOSO ROSA M	2649 PRAIRIE DUNES DR LAS VEGAS NV	16301512054
FREMONT WEST L L C	%BECKER ENTPRS 50 S JONES #100 LAS VEGAS NV	16301602004
FREMONT WEST SHOPPING CENTER	50 S JONES #100 LAS VEGAS NV	16206211004
FRESHWATER STEWART M	5213 MOUNTAIN VIEW DR LAS VEGAS NV	16301612052
GAINES CORNELIUS A & ROSIE F	5120 MOUNTAIN VIEW DR LAS VEGAS NV	16301612035
GARCIA ANDREW P	5213 DOE AVE LAS VEGAS NV	16301615004
GARCIA FRANCISCO	5128 HOLMBY AVE LAS VEGAS NV	16301512084
GARCIA MISAEL	5129 LONGRIDGE AVE LAS VEGAS NV	16301512055
GARVEY JAMES I	5133 HOLMBY AVE LAS VEGAS NV	16301512092
GENERAL MILLS RESTAURANTS INC	%STORE #1193 %PPTY ACCT P O BOX 593330 ORLANDO FL	16206211001
GERMAN MARY ANNE	5117 LONGRIDGE AVE LAS VEGAS NV	16301512058
GERMANIER RENE J & H LIV TR 1993	5133 DEL MONTE AVE LAS VEGAS NV	16301614033
GILL GERALDINE	5121 LONGRIDGE AVE LAS VEGAS NV	16301512057
GOLDBERG FAMILY TRUST	5128 DEL MONTE AVE LAS VEGAS NV	16301614009
GOMEZ LUIS & ROSEMARY	5121 HOLMBY AVE LAS VEGAS NV	16301512089
GONZALEZ AMANDA	5213 DEL REY AVE LAS VEGAS NV	16301612014
GOYTIA ROSA L	5229 DEL MONTE AVE LAS VEGAS NV	16301614024
GRAHAM BEN & ELANA TURNER	5136 DEL MONTE AVE LAS VEGAS NV	16301614011
GRAHAM RALPH BENNIE	7121 DOE AVE LAS VEGAS NV	16301612032
H L C INVESTMENTS L L C	5000 W OAKLEY BLVD #A3-1 LAS VEGAS NV	16301602002
H L C INVESTMENTS L L C	5000 W OAKLEY BLVD #A3-1 LAS VEGAS NV	16301602001
HAEFNER ANTHONY P & PHYLLIS	5201 WESTLEIGH AVE LAS VEGAS NV	16301615021
HARDMAN GLEN & JENNIFER	2260 LINDELL RD LAS VEGAS NV	16301614017
HAREN STEVEN C	5104 DEL REY AVE LAS VEGAS NV	16301512030
HARPER KENNETH D	5133 MOUNTAIN VIEW DR LAS VEGAS NV	16301612047
HART GEORGE W & PATRICIA L	5116 LYTTON AVE LAS VEGAS NV	16301512014
HART WANDA L	5221 DEL MONTE AVE LAS VEGAS NV	16301614026
HAYON MEIR	56 RIDGE RD TENAFLY NJ	16301602003
HENZE JOYCE L TRS	5200 W LONGRIDGE AVE LAS VEGAS NV	16301512114
HERNANDEZ-FRAPS ANGELINA	1308 MONTCLAIR ST LAS VEGAS NV	16301512027
HERRERA JUAN C	5217 DEL REY AVE LAS VEGAS NV	16301612015
HIDALGO JORGE & MARIA R	5209 DEL MONTE AVE LAS VEGAS NV	16301614029

Report of All Selected Parcels

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Owner	Address	Parcel Number
HIGGINS ROBERT L & PATRICIA A	5217 HOLMBY AVE LAS VEGAS NV	16301512097
HILL ALICIA	5232 MOUNTAIN VIEW DR LAS VEGAS NV	16301612022
HO AMY	538 HURON AVE SAN FRANCISCO CA	16301512083
HOLLYWOOD AT WESTERN L P	9200 SUNSET BLVD PH 9 W HOLLYWOOD CA	16206111003
HOLM LYNN & SCOTT GEORGE	5129 DEL REY AVE LAS VEGAS NV	16301612008
HOLMES DARLENE A	5208 DEL REY AVE LAS VEGAS NV	16301512040
HORNER MICHAEL J & JAMIE R	5909 FAWN AVE LAS VEGAS NV	16301614051
HUANG YU CHUAN	1421 1/2 8TH AVE ARCADIA CA	16301512036
INNOCENT MARIE V	33 OAKRIDGE DR BAYSHORE NY	16301512029
JACOBS JERRY & NILDA	1301 SQUIRES ST LAS VEGAS NV	16301512062
JESUS JOSE SR ETAL	5112 DEL MONTE AVE LAS VEGAS NV	16301614005
K O PROPERTIES L P	2881 VALLEY VIEW #16 LAS VEGAS NV	16301512015
KARUNARATNE MALLIKA	5001 EL PARQUE AVE #D7 LAS VEGAS NV	16301512028
KUHNS JEFFREY & RHIANNA	1217 SQUIRES ST LAS VEGAS NV	16301512063
LADINO AMADO JUAREZ	5116 DOE AVE LAS VEGAS NV	16301614040
LANGHOLZ WILLIAM V	1737 TOKLAT ST ANCHORAGE AK	16301512118
LAPID LUISITA	5108 LYTTON AVE LAS VEGAS NV	16301512016
LARSEN ORIAL DAWN & DALE G	5216 DEL REY AVE LAS VEGAS NV	16301512042
LAWSON LEAH ANN	5117 DEL REY AVE LAS VEGAS NV	16301612005
LAZARO JUAN SR & ADULFA	5124 MOUNTAIN VIEW DR LAS VEGAS NV	16301612034
LEWIS DARRELL A & NICOLE T	5137 DE REY AVE LAS VEGAS NV	16301612010
LIMON ROBERTO	5228 DEL MONTE AVE LAS VEGAS NV	16301614019
LINDELL FAMILY TRUST	7630 W ELDORA AVE LAS VEGAS NV	16301615016
LITTLE MARY BETH	5201 LONGRIDGE AVE LAS VEGAS NV	16301512053
LONE STAR STEAKHOUSE & SALOON LV	%SAVAGE SAVAGE & BROWN P O BOX 22845 OKLAHOMA CITY OK	16206211003
LONGLEY KEVIN E & MAUREEN M	5225 DEL MONTE AVE LAS VEGAS NV	16301614025
LOPEZ AGUSTINA	5100 LYTTON AVE LAS VEGAS NV	16301512018
LYNOTT MARGARET E	5200 HOLMBY AVE LAS VEGAS NV	16301512082
MACKOVSKI ANDRIJANA	P O BOX 3360 TUSTIN CA	16301512025
MAISNER STEPHEN PETER	5208 DOE AVE LAS VEGAS NV	16301614048
MANGAOANG FLORENTINO T SR & E D	5232 W DEL MONTE AVE LAS VEGAS NV	16301614020
MARTINEZ ANA MARIA	5209 DEL REY AVE LAS VEGAS NV	16301612013

Report of All Selected Parcels

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Owner	Address	Parcel Numbe
MARTINEZ ANTONIO E	5221 DEL REY AVE LAS VEGAS NV	16301612016
MARTINEZ JOSE M	7726 WILCOX AVE CUDAHY CA	16301612037
MARTINEZ JUAN	4000 S EASTERN AVE #140 LAS VEGAS NV	16301512096
MCGEOUGH PARILEE C REV LIV TR	1216 MONTCLAIR ST LAS VEGAS NV	16301512024
MEJIA JERONIMO E & ELVIRA E	167 N BACKTON AVE LA PUENTE CA	16301614030
MENDOZA DANIEL	160 E 53RD ST LOS ANGELES CA	16301512070
MENSHAW JAMES AARON & MARGIE	5124 DEL MONTE AVE LAS VEGAS NV	16301614008
MILLS PAUL D & PAULINE H	%P & P MILLS 1205 SQUIRES ST LAS VEGAS NV	16301512066
MIRELES DAVID	5200 DOE AVE LAS VEGAS NV	16301614046
MIRELES JOSUE B	5113 MOUNTAIN VIEW DR LAS VEGAS NV	16301612042
MONTIEL JUAN	5217 DEL MONTE AVE LAS VEGAS NV	16301614027
MOONEY LOLA A	5128 DOE AVE LAS VEGAS NV	16301614043
MOORE JOHN WILLIAM & JUDITH P	5120 HOLMBY AVE LAS VEGAS NV	16301512086
MUNOZ JOSE & MELISA	5204 DEL MONTE AVE LAS VEGAS NV	16301614013
MUNTEAN MATTHEW	10025 ROLLING GLEN CT LAS VEGAS NV	16301512120
NAVICHOQUE DOMINGO & ANA M	5112 DEL REY AVE LAS VEGAS NV	16301512032
NEVILLE PAUL	5117 DEL MONTE AVE LAS VEGAS NV	16301614037
NORTHAM CHARLES M & KALENE C	1309 SQUIRES ST LAS VEGAS NV	16301512060
NUNES NANCY	5136 DOE AVE LAS VEGAS NV	16301614045
OCEGUERA CARLOS E & JOSEFINA	5212 DEL REY AVE LAS VEGAS NV	16301512041
OLIVARES GUILBALDO	5121 LYTTON AVE LAS VEGAS NV	16301512069
OLSEN TRAVIS J	5132 LONGRIDGE AVE LAS VEGAS NV	16301512115
OLVERA ELEN	5205 LONGRIDGE AVE LAS VEGAS NV	16301512052
PAL BALBAIR & LYNETTE	3110 AZEVEDO DR SACRAMENTO CA	16301512051
PARIS JENNIFER C	5125 DEL REY AVE LAS VEGAS NV	16301612007
PATINO ISABEL	5205 WESTLEIGH AVE LAS VEGAS NV	16301615022
PELAEZ MARIE	5209 MOUNTAIN VIEW DR LAS VEGAS NV	16301612051
PETERS NEAL J & DIANA Y	5208 LONGRIDGE AVE LAS VEGAS NV	16301512112
PILI MARK & DEBORAH	5129 DEL MONTE AVE LAS VEGAS NV	16301614034
PIROSKI VIDOSAVA	5105 DEL REY AVE LAS VEGAS NV	16301612002
QUAM LESTER FAMILY 1997 IRR TR	1280 S DECATUR BLVD LAS VEGAS NV	16206111004
QUATRALE MARK & ERIN	8625 ESTRELITA DR LAS VEGAS NV	16301512034

Report of All Selected Parcels

Case Number: ZON-16179

Printed On: Fri: August 25, 2006

Owner	Address	Parcel Number
RAMIREZ-MACIAS MANUEL D	5224 DEL REY AVE LAS VEGAS NV	16301512044
RANGEL YEISHA KARINA	5204 HOLMBY AVE LAS VEGAS NV	16301512081
RATHBUN JAMES M	5228 DOE AVE LAS VEGAS NV	16301614053
REYES MARIA M ETAL	5125 LONGRIDGE AVE LAS VEGAS NV	16301512056
RIDDLE MAURICE	5221 MOUNTAIN VIEW DR LAS VEGAS NV	16301612054
RIVAS FERNANDO	5124 DEL REY AVE LAS VEGAS NV	16301512035
RODARTE IRMA	5213 LONGRIDGE AVE LAS VEGAS NV	16301512050
RODRIGUEZ MANUEL	5124 W DOE AVE LAS VEGAS NV	16301614042
RODRIGUEZ MARTA	5229 DEL REY AVE LAS VEGAS NV	16301612018
RODRIGUEZ MARTA	5221 DOE AVE LAS VEGAS NV	16301615006
RODRIGUEZ RAUL M & ESTHER	5109 DEL REY AVE LAS VEGAS NV	16301612003
RODRIGUEZ SANTOS C & MARIA I	5212 MOUNTAIN VIEW DR LAS VEGAS NV	16301612027
ROMERO ANGELINA	5221 LONGRIDGE AVE LAS VEGAS NV	16301512048
RUBINSTEIN SAMUEL	1505 FLAG CIR LAS VEGAS NV	16301612023
RUX PAUL R & EVELYN M	5125 MOUNTAIN VIEW DR LAS VEGAS NV	16301612045
SALAZAR JOSE	5217 WESTLEIGH AVE LAS VEGAS NV	16301612019
SALES ALISIA L & DENNIS C	5201 DEL MONTE AVE LAS VEGAS NV	16301614031
SANCHEZ SALVADOR S	%I-HOP CORP 450 N BRAND BLVD 7TH FLR GLENDALE CA	16206211002
SAUCEDO ANA MARIA & GERMAN	5213 DEL MONTE AVE LAS VEGAS NV	16301614028
SHELL MICHAEL J	5225 MOUNTAIN VIEW DR LAS VEGAS NV	16301612055
SCHLEIN KOESTER LIVING TRUST	7305 ALTA DR LAS VEGAS NV	16301512049
SERWAY GAY	812 KENDALL SOUTH PASADENA CA	16301512026
SHADDY RICHARD & JUDY	5224 DOE AVE LAS VEGAS NV	16301614052
SIERRA MAX	5109 SYTTON ST LAS VEGAS NV	16301512067
SILVA VINCENTE M & MARTINA R	5116 HOLMBY AVE LAS VEGAS NV	16301512087
SOUTHWESTERN HOLDINGS L L C	23586 CALABASAS RD #202 CALABASAS CA	16206111001
SPARKS DAVID L & MADLYN PAULINE	5216 DEL MONTE AVE LAS VEGAS NV	16301614016
SPARTACUS MAVERICK	209 DALMATION LN LAS VEGAS NV	16301612031
STANFILL RICHARD A & TACY L	6371 SANDPIPER WY LAS VEGAS NV	16301612036
STYES BERYLE	10050 STRATHFIELD LN HIGHLAND RANCH CO	16301614035
SUGAY GODOFREDO T & CONCEPCION A	5216 DOE AVE LAS VEGAS NV	16301614050
TAYLOR ELVIRA	5201 DOE AVE LAS VEGAS NV	16301615001

Report of All Selected Parcels

Case Number: ZON-16179

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Owner	Address	Parcel Numbe
TILLERY DENISE M	5200 DEL MONTE AVE LAS VEGAS NV	16301614012
TODORA TRUST	5129 LYTTON AVE LAS VEGAS NV	16301512071
TORRES JOAQUIN	5224 MOUNTAIN VIEW DR LAS VEGAS NV	16301612024
TORRES JOSE	5113 DEL MONTE AVE LAS VEGAS NV	16301614038
TORRES PEDRO	5121 MOUNTAIN VIEW DR LAS VEGAS NV	16301612044
TRANS-AERO LAND & DEVELOPMENT CO	P O BOX 42908 LAS VEGAS NV	16206201006
TRINNICH BRIAN K	5217 DOE AVE LAS VEGAS NV	16301615005
TRUEMAN COLIN & KAREN S	5205 MOUNTAIN VIEW DR LAS VEGAS NV	16301612050
TRUJILLO NIGEL A & AMANDA R B	5120 DOE AVE LAS VEGAS NV	16301614041
TRUMP CAROL	5201 MOUNTAIN VIEW LAS VEGAS NV	16301612049
URIBE JOSE	5108 MOUNTAIN VIEW DR LAS VEGAS NV	16301612038
VALLADRES MARIO & FLOR	5212 WESTLEIGH AVE LAS VEGAS NV	16301615017
VAUGHN 1995 TRUST	5137 DEL MONTE AVE LAS VEGAS NV	16301614032
VERGA JEANETTE L	1209 SQUIRES ST LAS VEGAS NV	16301512065
VERTHEEN NOAH J	5224 DEL MONTE AVE LAS VEGAS NV	16301614018
VOGEL HUBERT & ROSMARY FAMILY TR	1208 MONTCLAIR ST LAS VEGAS NV	16301512022
WEINGARTEN NOSTAT INC	2600 CITADEL PLAZA DR #600 HOUSTON TX	16206112003
WEINGARTEN NOSTAT INC	2600 CITADEL PLAZA DR #600 HOUSTON TX	16206112008
WEINSTEIN SUSAN & E LIV TR	%RSG CONSULTING INC 8170 W SAHARA AVE #202 LAS VEGAS NV	16301512031
WINESETT DOREEN	5201 HOLMBY AVE LAS VEGAS NV	16301512093
WOOD ENTERPRISES INC	%TAX DEPT #22939 P O BOX 711 DALLAS TX	16301602006
YAN YIN	3278 MOONFLOWER DR LAS VEGAS NV	16301614049
YELINEK DOROTHY A	5116 LONGRIDGE AVE LAS VEGAS NV	16301512119
YORK NOLA D	P O BOX 28416 LAS VEGAS NV	16301512110
ZEH KEITH & DARLENE E	5205 DEL REY AVE LAS VEGAS NV	16301612012
ZEMP CAMERON & LILA A	5120 LYTTON AVE LAS VEGAS NV	16301512013
ZEPEDA JORGE C	5208 MOUNTAIN VIEW DR LAS VEGAS NV	16301612028

Deed



Separator Sheet

(C3)

20060424-0001523

RECORDING REQUESTED BY:
Fidelity National Title Agency of Nevada
Escrow No. 06-192059-TH
Title Order No. 00192059

Fee: \$15.00 RPTT: \$2,575.50
W/C Fee: \$25.00

04/24/2006 10:07:00
T20060072139

When Recorded Mail Document
and Tax Statement To:
Peter Chung
3266 Moonflower Drive
Las Vegas, NV 89146

Requestor:
FIDELITY NATIONAL TITLE

Frances Deane JKA
Clark County Recorder Pas: 3

RPTT: 2,575.50
APN: 163-01-612-039

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Kenyon, a Limited Partnership

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant,
Bargain, Sell and

Convey to YIN YAN, AN UNMARRIED WOMAN, AND PETER CHUNG, AN UNMARRIED MAN
ALL AS TENANTS IN COMMON.

all that real property situated in the Clark County, State of Nevada, bounded and described as follows:

SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

- SUBJECT TO: 1. Taxes for the fiscal year 2005-06
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements
now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or
in anywise appertaining.

DATED: April 11, 2006

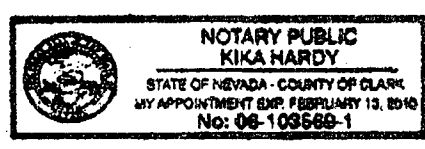
STATE OF NEVADA
COUNTY OF Clark

Kenyon Limited Partnership

This instrument was acknowledged before me
on April 11 2006
by Veronica Valentine

By: Veronica Valentine
Veronica Valentine

Signature Kika Hardy
Notary Public
My Commission Expires: 2-13-2010



ZON-16179 VAR-16181
SDR-16180 10/05/06 PC

EXHIBIT "ONE"

Lot 3 in Block 1 of Charleston Heights Subdivision Tract No. 32-A-1, as shown by map thereof on file in Book 6 of Plats, Page 72, in the Office of the County Recorder of Clark County, Nevada.

Assessor's Parcel No: 163-01-612-039

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

a) 183-01-612-039

b) _____

c) _____

d) _____

2. Type of Property:

- a) ☐ Vacant Land b) ☒ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2 - 4 Plex
e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of the Property

Deed in Lieu of Foreclosure Only (Value of Property) (

Transfer Tax Value:

Real Property Transfer Tax Due

\$ 505,000.00

\$ 505,000.00

\$ 2,575.50

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090. Section 0

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature]

Capacity Escrow Agent

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Kenyon Limited Partnership

Print Name: Yin Yan & Peter Chung

Address: 617 Hoover Ave

Address: 3266 Moonflower

City, State, Zip: Las Vegas, NV 89101

City, State, Zip: Las Vegas, NV 89146

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Fidelity National Title Agency of Nevada

Escrow #: 06-192039-TH

Address: 5597 W. Spring Mountain Road

City, State and Zip: Las Vegas, NV 89102

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

(declval.wpd)(04-05)

JUL - 91 TUE 16:59 BECKER REALTY
 Recorded Case # 5104 Mr. Ue

P. 82

(4)

NON-EXCLUSIVE EASEMENT

The undersigned owner of Lot 2, Charleston Heights Tract 32-A-1, hereby grants and conveys to the owners and successors in title of Lot 3, a Non-Exclusive Easement over the northern end of lot 2 for the purpose of vehicular and pedestrian ingress and egress from and to Decatur Boulevard and from and to Lot 3, Charleston Heights Tract 32-A-1.

The Easement is legally described as Exhibit "A" attached hereto and by reference incorporated herein.

This grant of easement shall run with the land (Lot 2) and shall be binding on the successors, heirs and assigns of the undersigned.

DATED this 25th day of June, 1991.

OWNER:

Charles L. Ruthe
 CHARLES L. RUTHE

OWNER:

Joanne M. Ruthe
 JOANNE M. RUTHE

STATE OF NEVADA)
) ss:
 COUNTY OF CLARK)

On this 25th day of June 1991, personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Charles L. Ruthe, known to me or proved to me to be the person who executed the above and foregoing Non-Exclusive Easement and who acknowledged to me that he did so freely and voluntarily and for the uses and purposes therein mentioned.

RETURN TO:
 BARRY W. BECKER
 c/o BECKER REALTY CORP.
 50 S. JONES BLVD. # 101
 LAS VEGAS, NV. 89107

NOTARY PUBLIC

 NOTARY PUBLIC
 JUDITH GALLAGHER
 STATE OF NEVADA
 COUNTY OF CLARK
 MY APPOINTMENT EXPIRES
 OCTOBER 2, 1991

CLARK COUNTY, NEVADA
 JOAN L. SWIFT, RECORDER
 RECORDED AT REQUEST OF:
 B. BECKER

06-28-91 10:34 LCC 4
 8006 519528 INST 01242
 FEE 8.00 RPT:
 EASEMENT
 CONTINUING COPY HAS NOT BEEN COMPARED TO THE ORIGINAL

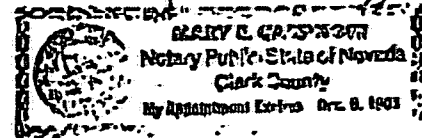
STATE OF NEVADA)

SE:

COUNTY OF CLARK)

On this 3rd day of June, 1991, personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Richard R. Kinde, known to me or proved to me to be the person who executed the above and foregoing Non-Exclusive Easement and who acknowledged to me that he did so freely and voluntarily and for the uses and purposes therein mentioned.

NOTARY PUBLIC



Justification Letter



Separator Sheet

LENDALL MAINS ARCHITECT

August 21, 2004

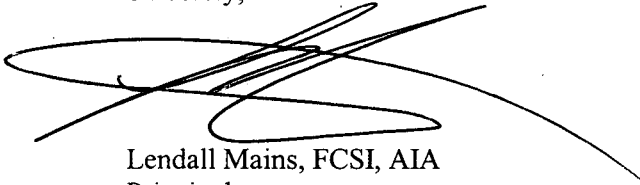
Doug Rankin, Planner
City of Las Vegas
731 S. 4th St.
Las Vegas, NV 89101

RE: 1333 Angel Drive
Request for Zoning Change, Site development, landscape wavers and trash and building variance.

Please accept this letter as justification for re-zoning changes to A.P.No. 163-016-120-38. We are also requesting perimeter landscape and parking landscape wavers and a variance for trash enclosure location and front pediment height at Decatur side of building.

We request that A.P. No. 163-016-120-38 be re-zoned from R-3 to C-1 Commercial which compliments the c-1 zoning to the property directly south that joint access is shared with. We are also changing the entry to the site from Angel Drive which is residential to Decatur Boulevard. We will comply with all C-1 requirements on the parcel except as follows. We are requesting that the following items be approved due to this being a small, odd shaped lot; parking and perimeter landscape will be provided as shown with a waiver for widths; variance to have trash enclosure next to the adjacent C-1 parcel to keep the trash from being back by the adjacent residence; and a height variance for the front center parapet pediment that is along Decatur Boulevard from 18'-9" to 25'-9".

Sincerely,



Lendall Mains, FCSI, AIA
Principal

ZON-16179 VAR-16181
SDR-16180 10/05/06 PC

3930 E. Patrick Lane, Ste. 1
Las Vegas NV 89120
(702) 437-5621 Phone
(702) 437-5623 Fax

SOFI



S O F I

Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-16179** APN: 163-01-612-039
Name of Property Owner: Peter Chung & Yin Yan
Name of Applicant: Peter Chung & Yin Yan

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: _____

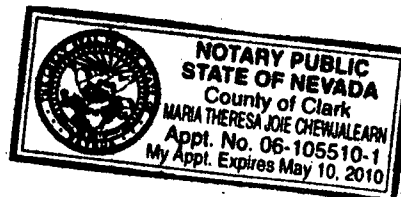
Signature of Property Owner: [Signature]

Print Name: Yin Yan & Peter Chung

Subscribed and sworn before me

This 21 day of August, 2006

[Signature]
Notary Public in and for said County and State



Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: rezoning to C-1
 Project Address (Location) 5104 Mountain View Dr 1333 Angel Dr, Las Vegas, NV 89146
 Project Name decaton & Angel office complex Proposed Use C-1
 Assessor's Parcel #(s) 163-01-612-039 Ward # 4
 General Plan: existing SC proposed SC Zoning: existing R-3 proposed C-1
 Commercial Square Footage 3000 sq ft Floor Area Ratio _____
 Gross Acres 1.26 acres Lots/Units 3 Density _____
 Additional Information _____

PROPERTY OWNER YIN YAN & peter chun Contact YIN YAN
 Address 6261 W. Katie Ave Phone: 372-8516 Fax: 515-6488
 City Las Vegas State NV Zip 89103

APPLICANT YIN YAN & peter chun Contact YIN YAN
 Address 6261 W. Katie Ave Phone: 372-8516 Fax: 515-6488
 City Las Vegas State NV Zip 89103

REPRESENTATIVE QTR Construction, Inc. Contact Dave Roberts
 Address 8255 Hickam Ave Phone: 210-8143 Fax: 396-6868
 City LV NV 89129 State _____ Zip _____

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

Print Name Yin Yan & Peter Chun

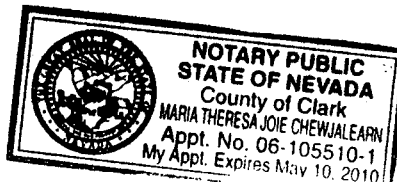
Subscribed and sworn before me

This 21 day of August, 20 06

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # 200116179
 Meeting Date: 5 Oct 06
 Total Fee: 1000.00
 Date Accepted: 22 Aug 06
 Accepted By: [Signature]



Hansen Sheet



Separator Sheet

Report Date 08/22/2006 04:12 PM

Submitted By

Page 1

A/P # 16179 REZONING

Application Information

Stages	Date / Time	By	Date / Time	By
Processed	08/22/2006 12:46	980608	Temp COO	
Approved			COO Issued	
Final			Expires	

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

ZON-16179 - REZONING RELATED TO SDR-16180 AND VAR-16181 - PUBLIC HEARING APPLICANT/OWNER: YIN YAN & PETER CHUNG - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.26 acres at 1333 Angel Drive (APN 163-01-612-039), Ward 4 (Brown).

Parent A/P #

Project # 16179 Project/Phase Name DECATUR & ANGEL OFFICE COMPLEX Phase #
Size/Area 0.26 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16301612039

Location

Owner/Tenant

Contact ID AC1261248 Name YIN YAN & PETER CHUNG
Mailing Address 6261 W. KATIE AVE Organization
City LAS VEGAS State/Province NV
ZIP/PC 89103 Country ☐ Foreign
Day Phone (702)372-8516 x Evening Phone
Fax (702)515-6488 Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

1333 ANGEL DR
LAS VEGAS, 89146-

5104 MOUNTAIN VIEW DR
LAS VEGAS, 89146-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16301612039

Item Description

Item Status

Report Date 08/22/2006 04:12 PM

Submitted By

Page 2

Review Activities	Act #	Act Type	Status	Waived	Issued	Started	Completed
Comp By		Comments					

There are no Review Activities for this Report

Activity Review Details

Detail	SUBMITTAL CHECKLIST (ZON)	Modified By	MPHOWE	Modified Date/Time	08/22/2006 12:46
--------	---------------------------	-------------	--------	--------------------	------------------

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Pre-Application Conference Checklist
- Y Application/Petition Form
- Y Deed and Legal Description
- Y Justification Letter
- Y Assessor's Parcel Map
- Y Site Plans (18 Folded Blue Lines, 1 Rolled Colored)
- Y Laser Print of Site Plan
- Y Statement of Financial Interest
- Y DINA "Project of Regional Significance" (If Applicable)

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

REZONING

N DINA Required? N PRS N Parent required? Zoning Information

Final City Council letter received

Annotated minutes recieved

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

ROI Expired

Meeting Information

Zoning Information	Acres	Existing	Existing ROI	Proposed	Approved	ROI?	ROI Exp Date	Ordinance Adopted
Ordinance #		Added By	Modified By	Comments				

0.26	R-3		C-1					
	MPHOWE							

Meeting Information	Meeting Date	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Comments	Add Date	Modified By	Modified Date			

10/05/2006	PC	SCHEDULED		0	0	0
MPHOWE	08/22/2006					

Report Date 08/22/2006 04:12 PM

Submitted By

Page 3

Meeting Information

Meeting Date	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Comments	Add Date	Modified By	Modified Date		
Added By					

Template Type	A/P #	A/P Type	Status	Stage
---------------	-------	----------	--------	-------

No children exist for this project

Employee

Employee ID	Last	First	MI	Comments
-------------	------	-------	----	----------

No Employee Entries

Log Action	Description	Entered By	Start	Stop	Hours
Comments					

PAYMNT	CK NAME.# WHO PICKED UP PERMIT	983657	08/22/2006 12:58		0.00
	chung's investment group ck 1122 / steven hlavaty / 437-5621				

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

ZON-16179 - REZONING - PUBLIC HEARING APPLICANT/OWNER: YIN YAN & PETER CHUNG -
Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.26 acres at 1333 Angel Drive (APN 163-01-612-039), Ward 4 (Brown).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: OCTOBER 5, 2006

CITY COUNCIL: NOVEMBER 1, 2006

CASE PLANNER: DOUG RANKIN



PUBLIC HEARING

Comments Due: SEPTEMBER 6, 2006

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Dorothy Marsili (damarsili@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Route Form



ROUTE FORM

Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

ZON-16179

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	JEFF GALAMBAS	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING	RICK SCHRODER	DSC

SENT VIA COURIER/INTER-OFFICE MAIL/ OR US MAIL

CCSD	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd Floor City Hall
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*SID (DPW)	T. McDANIEL	4th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC.**
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT **< US MAIL DELIVERY >**

Neighborhood Services List



NEIGHBORHOOD SERVICES LIST

Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: November 02, 2006

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

ZON-16179

Artesian Heights NA

Charleston Heights South NA

Charleston Preservation NA #10

Charleston Preservation NA #14

Charleston Preservation NA #15

Harmony Park NA

James Down Towers Resident Council

Kensington HOA

Las Verdes Heights NA

Meadows Neighborhood Preservation NA

Palomino Area Preservation NA

Rancho Oakey NA

Rancho South NA

Sartini Plaza and Annex Resident Council

Westleigh NA

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: October 5, 2006

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

ZON-16179

Artesian Heights NA

Charleston Heights South NA

Charleston Neighborhood Preservation

James Down Towers Resident Council

Kensington HOA

Las Verdes Heights NA

Meadows Neighborhood Preservation NA

Palomino Area Preservation NA

Rancho Oakey NA

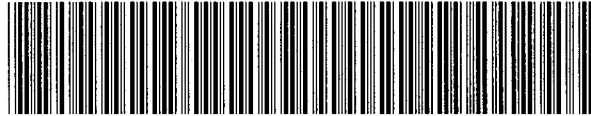
Rancho South NA

Sartini Plaza and Annex Resident Council

Westleigh NA

2

Public Hearing Notice



PUBLIC HEARING NOTICE

Separator Sheet

NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: NOVEMBER 16, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

ZON-16179

RENOTIFICATION

APPLICANT/OWNER: YIN YAN & PETER CHUNG - REQUEST FOR A REZONING FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) ON 0.26 ACRES AT 1333 ANGEL DRIVE (APN 163-01-612-039), WARD 1 (TARKANIAN).

NOTE: THIS APPLICATION IS BEING AMENDED FROM 1333 ANGEL DRIVE TO 5104 MOUNTAIN VIEW DRIVE

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



DOUGLAS J. RANKIN, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: DECEMBER 21, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

ZON-16179

RENOTIFICATION

APPLICANT/OWNER: YIN YAN & PETER CHUNG - REQUEST FOR A REZONING FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) ON 0.26 ACRES AT 1333 ANGEL DRIVE (APN 163-01-612-039), WARD 1 (TARKANIAN).

NOTE: THIS APPLICATION IS BEING AMENDED FROM 1333 ANGEL DRIVE TO 5104 MOUNTAIN VIEW DRIVE

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DOUGLAS J. RANKIN, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: OCTOBER 5, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

ZON-16179

APPLICANT/OWNER: YIN YAN & PETER CHUNG - REQUEST FOR A REZONING FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) ON 0.26 ACRES AT 1333 ANGEL DRIVE (APN 163-01-612-039), WARD 1 (TARKANIAN).

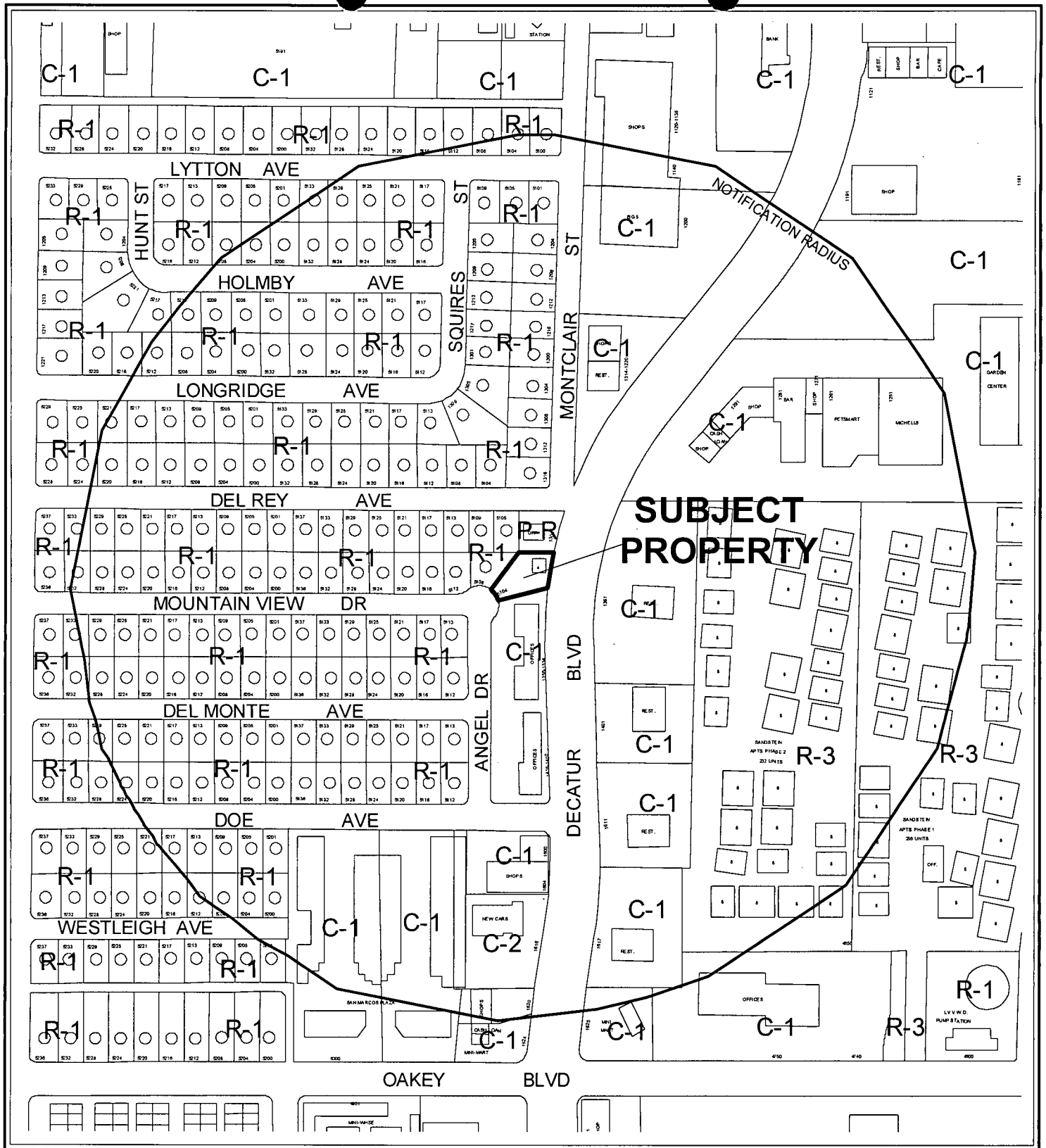
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



DOUGLAS J. RANKIN, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **ZON-16179**

RADIUS: 1000 FT

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

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



Action Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

December 22, 2006

Mr. Dave Roberts
DJR Construction
8255 Hickam Avenue
Las Vegas, Nevada 89129

RE: ABEYANCE - RENOTIFICATION - ZON-16179 - REZONING

Dear Mr. Roberts:

Your request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.26 acres at 5104 Mountain View Drive (APN 163-01-612-039), Ward 1 (Tarkanian), was considered by the Planning Commission on December 21, 2006.

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

This item will be considered by the City Council on **January 17, 2007**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Douglas J. Rankin, Current Planning Manager
Planning and Development Department
Current Planning Division

DJR:clb

cc: Yin Yan
6261 West Katie Avenue
Las Vegas, Nevada 89103

Mr. Peter Chung
6261 West Katie Avenue
Las Vegas, Nevada 89103

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



PLANNING & DEVELOPMENT



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Comp Planning 229-6022

Current Planning 229-6301

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November 17, 2006

Mr. Dave Roberts
DJR Construction
8255 Hickam Avenue
Las Vegas, Nevada 89129

RE: ABEYANCE - RENOTIFICATION - ZON-16179 - REZONING

Dear Mr. Roberts:

Your request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.26 acres at 5104 Mountain View Drive (APN 163-01-612-039), Ward 1 (Tarkanian), was considered by the Planning Commission on November 16, 2006.

The Planning Commission voted to hold this item in **ABEYANCE** to be renotified to reflect revised plans.

This item is scheduled to be heard again at the **December 21, 2006** Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:clb

cc: Yin Yan
6261 West Katie Avenue
Las Vegas, Nevada 89103

Mr. Peter Chung
6261 West Katie Avenue
Las Vegas, Nevada 89103

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
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Douglas A. Selby



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

November 3, 2006

Mr. Dave Roberts
DJR Construction
8255 Hickam Avenue
Las Vegas, Nevada 89129

RE: ABEYANCE - ZON-16179 - REZONING

Dear Mr. Roberts:

Your request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.26 acres at 1333 Angel Drive (APN 163-01-612-039), Ward 1 (Tarkanian), was considered by the Planning Commission on November 2, 2006.

The Planning Commission voted to hold this item in **ABEYANCE** to be renoticed.

This item is scheduled to be heard again at the **November 16, 2006** Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:dm

cc: Yin Yan
6261 West Katie Avenue
Las Vegas, Nevada 89103

Mr. Peter Chung
6261 West Katie Avenue
Las Vegas, Nevada 89103

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
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City Manager
Douglas A. Selby



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

October 6, 2006

Mr. Dave Roberts
DJR Construction
8255 Hickam Avenue
Las Vegas, Nevada 89129

RE: ZON-16179 - REZONING

Dear Mr. Roberts:

Your request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.26 acres at 1333 Angel Drive (APN 163-01-612-039), Ward 1 (Tarkanian), was considered by the Planning Commission on October 5, 2006.

The Planning Commission voted to hold this item in **ABEYANCE** for an additional setback variance to be submitted.

This item is scheduled to be heard again at the **November 2, 2006** Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Douglas J. Rankin, Acting Current Planning Manager
Planning and Development Department
Current Planning Division

DJR:dm

cc: Yin Yan
6261 West Katie Avenue
Las Vegas, Nevada 89103

Mr. Peter Chung
6261 West Katie Avenue
Las Vegas, Nevada 89103

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



Applicant Letter



APPLICANT LETTER

Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

September 22, 2006

Mr. Dave Roberts
DJR Construction
8255 Hickam Avenue
Las Vegas, Nevada 89129

RE: ZON-16179 - REZONING

Dear Mr. Roberts:

Please be advised the City Planning Commission at its regular meeting on **October 5, 2006** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Douglas J. Rankin, Acting Current Planning Manager
Planning and Development Department
Current Planning Division

DJR:dm

cc: Yin Yan
6261 West Katie Avenue
Las Vegas, Nevada 89103

Mr. Peter Chung
6261 West Katie Avenue
Las Vegas, Nevada 89103

Mayor
Oscar B. Goodman

City Council
Gary Reese
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City Manager
Douglas A. Selby



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

October 19, 2006

Mr. Dave Roberts
DJR Construction
8255 Hickam Avenue
Las Vegas, Nevada 89129

RE: ABEYANCE - ZON-16179 - REZONING

Dear Mr. Roberts:

Please be advised the City Planning Commission at its regular meeting on **November 2, 2006** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:dm

cc: Yin Yan
6261 West Katie Avenue
Las Vegas, Nevada 89103

Mr. Peter Chung
6261 West Katie Avenue
Las Vegas, Nevada 89103

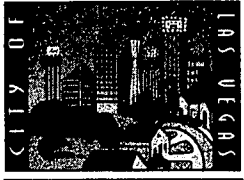
Mayor
Oscar B. Goodman

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City Manager
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PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

November 3, 2006

Mr. Dave Roberts
DJR Construction
8255 Hickam Avenue
Las Vegas, Nevada 89129

RE: ABEYANCE - RENOTIFICATION - ZON-16179 - REZONING

Dear Mr. Roberts:

Please be advised the City Planning Commission at its regular meeting on *November 16, 2006* as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the *final agenda* will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:dm

cc: Yin Yan
6261 West Katie Avenue
Las Vegas, Nevada 89103

Mr. Peter Chung
6261 West Katie Avenue
Las Vegas, Nevada 89103

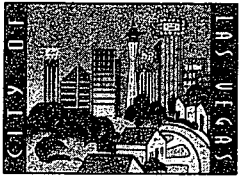
Mayor
Oscar B. Goodman

City Council
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Larry Brown
Lawrence Weekly
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Lois Tarkanian
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City Manager
Douglas A. Selby



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

December 8, 2006

Mr. Dave Roberts
DJR Construction
8255 Hickam Avenue
Las Vegas, Nevada 89129

RE: ABEYANCE - RENOTIFICATION - ZON-16179 - REZONING

Dear Mr. Roberts:

Please be advised the City Planning Commission at its regular meeting on **December 21, 2006** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:clb

cc: Yin Yan
6261 West Katie Avenue
Las Vegas, Nevada 89103

Mr. Peter Chung
6261 West Katie Avenue
Las Vegas, Nevada 89103

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



City Council Action Letter



Separator Sheet



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

March 22, 2007

Mr. Dave Roberts
DJR Construction
8255 Hickam Avenue
Las Vegas, Nevada 89129

RE: ZON-16179 - REZONING
CITY COUNCIL MEETING OF FEBRUARY 21, 2007
RELATED TO VAR-16181, VAR-17191 AND SDR-16180

Dear Mr. Roberts:

The City Council at a regular meeting held February 21, 2007 APPROVED the request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.26 acres at 1333 Angel Drive (APN 163-01-612-039). NOTE: THIS APPLICATION IS BEING AMENDED FROM 1333 ANGEL DRIVE TO 5104 MOUNTAIN VIEW DRIVE. The Notice of Final Action was filed with the Las Vegas City Clerk on February 22, 2007. This approval is subject to:

Added Condition:

A. Approval shall be to PR (Professional Office and Parking) zoning.

Planning & Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. Conformance to the conditions for Variance (VAR-16181), Variance (VAR-17191) and Site Development Plan Review (SDR-16180), if approved.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
4. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

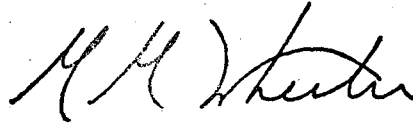
Mr. Dave Roberts
ZON-16179 – Page Two
March 22, 2007

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.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, Acting City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Yin Yan
6261 West Katie Avenue
Las Vegas, Nevada 89103

Mr. Peter Chung
6261 West Katie Avenue
Las Vegas, Nevada 89103



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

January 19, 2007

Mr. Dave Roberts
DJR Construction
8255 Hickam Avenue
Las Vegas, Nevada 89129

RE: ZON-16179 - REZONING
CITY COUNCIL MEETING OF JANUARY 17, 2007
RELATED TO VAR-16181, VAR-17191 AND SDR-16180

Dear Mr. Roberts:

The City Council at a regular meeting held January 17, 2007 HELD IN ABEYANCE the request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.26 acres at 1333 Angel Drive (APN 163-01-612-039). NOTE: THIS APPLICATION IS BEING AMENDED FROM 1333 ANGEL DRIVE TO 5104 MOUNTAIN VIEW DRIVE.

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the February 21, 2007 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in cursive script that reads "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Yin Yan
6261 West Katie Avenue
Las Vegas, Nevada 89103

Mr. Peter Chung
6261 West Katie Avenue
Las Vegas, Nevada 89103

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

VOICE 702.229.6011

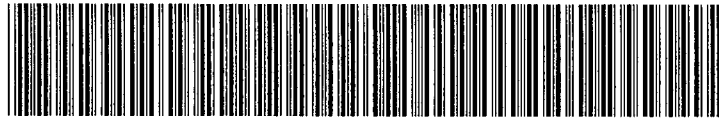
TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009



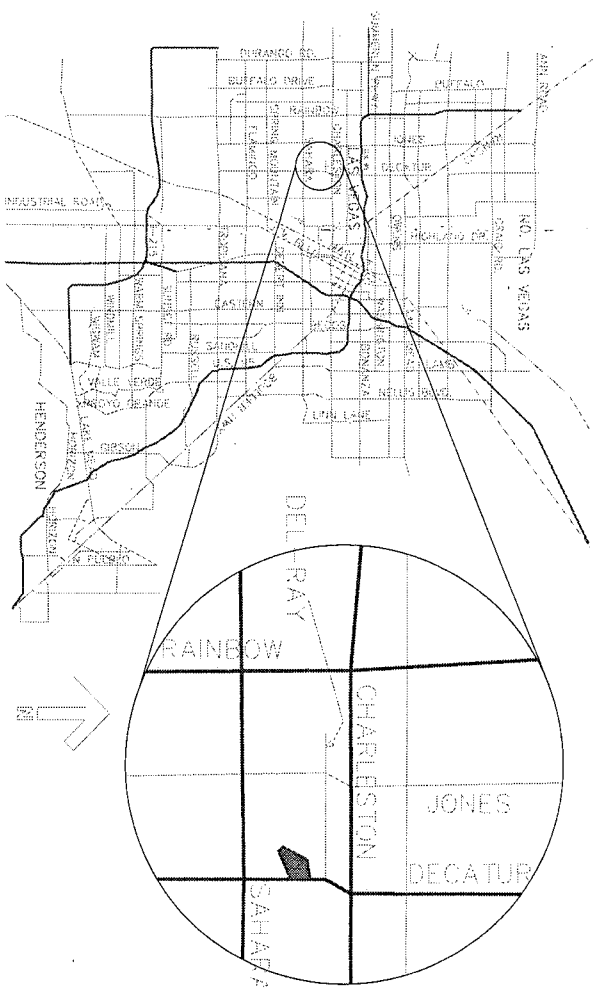
Plans (Approved Site Plan)



PLANS - APPROVED SITE PLAN

Separator Sheet

VICINITY MAP



PROJECT SUMMARY

SITE	1	
SITE AREA:	PHASE 1	0.26 ACRES (11,325 SQ.FT.)
PARCEL NUMBERS:	PHASE 1	163-01-612-039
CURRENT ZONING:	LIMITED COMMERCIAL	C-1
LOT COVERAGE BY BUILDING FOOT PRINT: (APPROX)		
SETBACKS	A	ALLOWABLE
50%		
FRONT YARD:		20 FEET
SIDE YARDS:		10 FEET
REAR YARDS:		20 FEET
BUILDING HEIGHT ALLOWED:		NONE
BUILDING OCCUPANCY		
ONE STORY OFFICE		2,634 sq. ft.
MAXIMUM CAPACITY:		26 PEOPLE
PARKING		
TOTAL PARKING REQUIRED:		
1 SPACE FOR EVERY 300 S.F.		9 SPACES
(HANDICAP SPACES)		(1 SPACES)
TOTAL PARKING PROVIDED		
PARKING SPACES		(9 SPACES)
(HANDICAP SPACES)		(1 SPACES)

ZON-16179

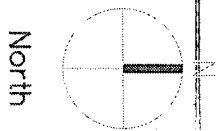
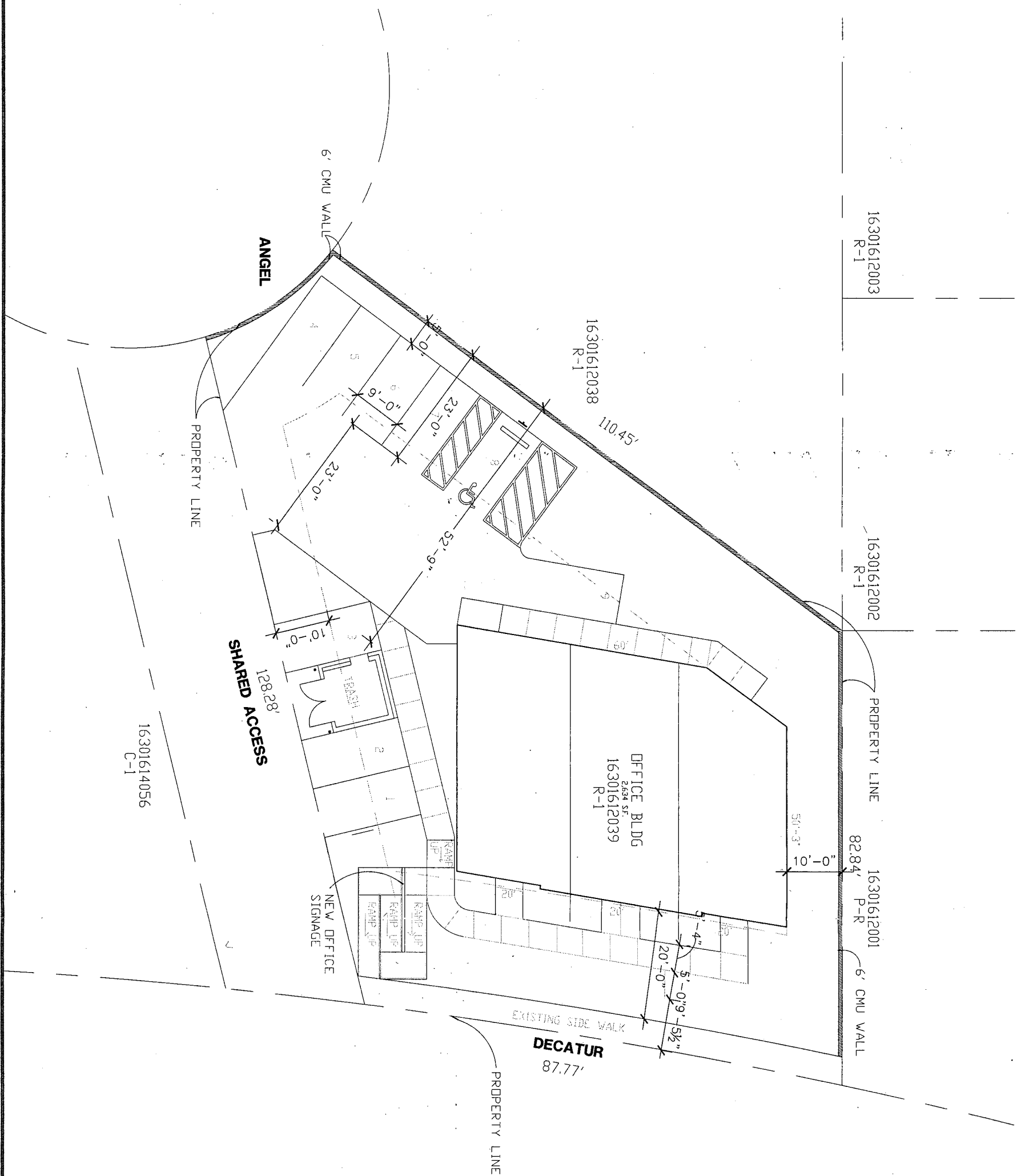
02-21-07 CC

2,634/300 = 9 SPACES

RECEIVED
FEB 07 2007

SITE PLAN

ANGEL OFFICE



GRAPHIC SCALE IN FEET

LENDALL MAINS
ARCHITECT

SHEET No.

AS-1

DATE: 11/13/06

3900 East Patrick Lane
Suite #1
Las Vegas, Nevada 89120
Phone: 702.497.5621
Fax: 702.497.5623

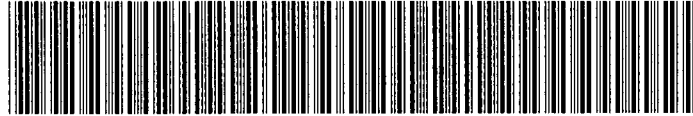
Plans (PMT)



Separator Sheet



Affidavit of Sign Posting

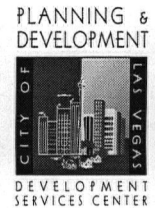


A F F I D A V I T O F S I G N P O S T I N G

Separator Sheet



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

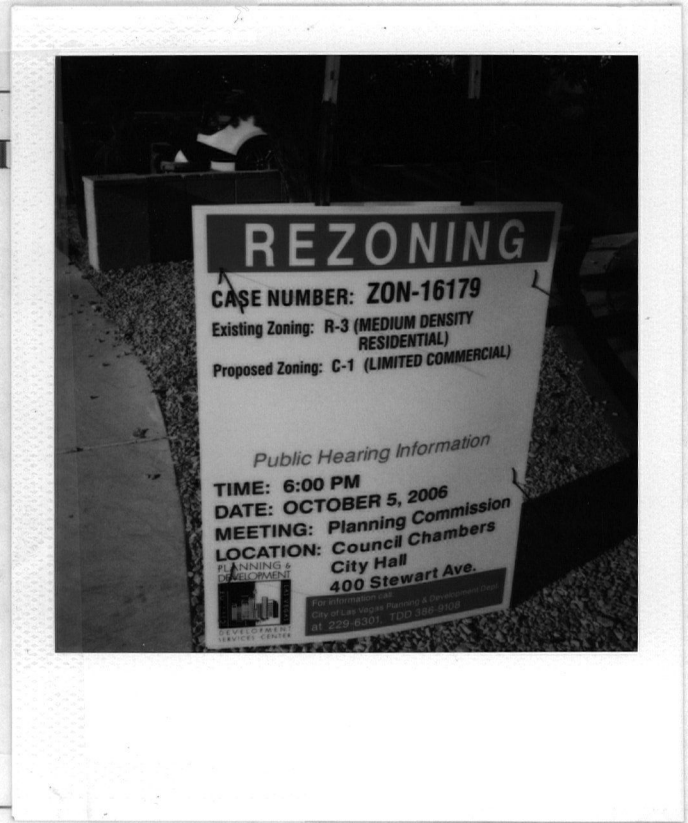


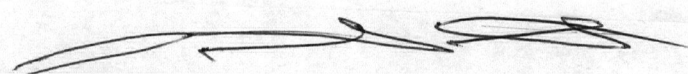
CASE NUMBER: ZON-16179

MEETING DATE: 10/05/06 PC

1 of 2

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.




Signature

9-26-06
Date

This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission, Hearings Officer or City Council.

**CITY OF LAS VEGAS
SIGN POSTING AFFIDAVIT**

CASE NUMBER:

Zon - 16179

MEETING DATE:

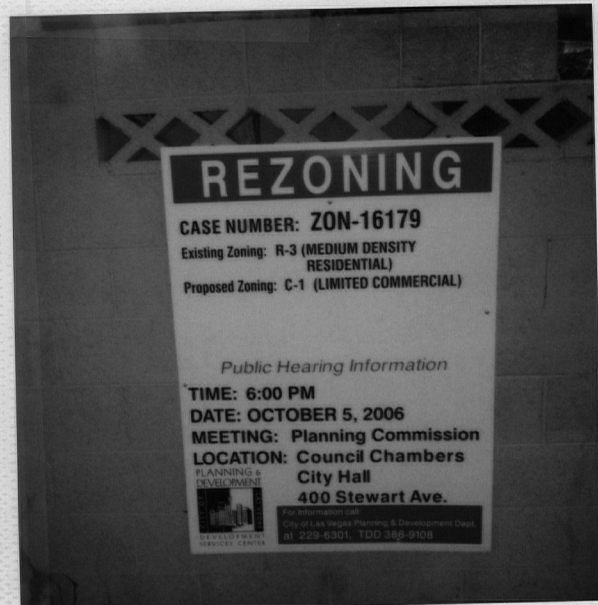
10-5-06 PC

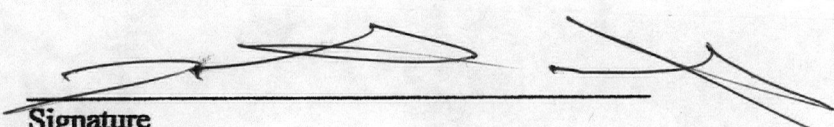
Sign 2042

SignPro does hereby certify that a notice as required by Chapter 19A.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



Doc




Signature

9-26-06

This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South Fourth Street during regular business hours prior to the subject application being heard by the Planning Commission or Hearings Officer.