

Deed



Separator Sheet

JUL - 31 TUE 16:59 BECKER REALTY
 Recorded Case sent on 5/04 Mr. Uin

P. 02

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. Ruther
 CHARLES L. RUTHE

OWNER:

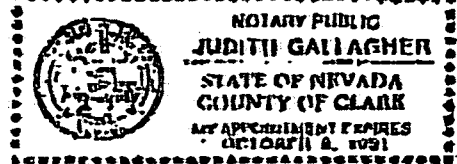
Joanne M. Ruther
 JOANNE M. RUTHE

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. Ruther 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



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

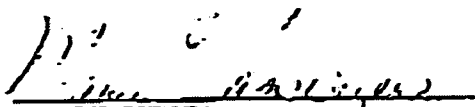
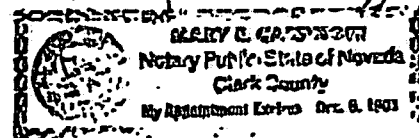
06-08-91 10:34 LCC 4 4
 8000 510628 INST 01242
 FEE 2.00 RPT:
 EASEMENT
 CONFIRMATION COPY AND NOT BEEN COMPARED TO THE ORIGINAL

STATE OF NEVADA)

SE:

COUNTY OF CLARK)

On this 7th day of June, 1991, personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Robert R. Rude, 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

(3)

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
N/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 Pos: 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

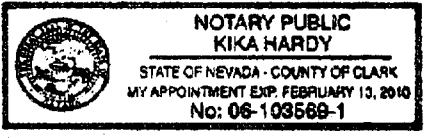
STATE OF NEVADA
COUNTY OF Clark

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

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 163-01-612-039
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 \$ 505,000.00
Deed in Lieu of Foreclosure Only (Value of Property) (_____)
Transfer Tax Value: \$ 505,000.00
Real Property Transfer Tax Due \$ 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)

Print Name: Kenyon Limited Partnership
Address: 617 Hoover Ave
City, State, Zip: Las Vegas, NV 89101

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Yin Yan & Peter Chung
Address: 3266 Moonflower
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 #: 06-192059-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)

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

Legal Description



LEGAL DESCRIPTION

Separator Sheet

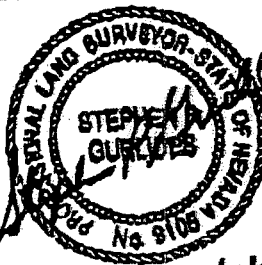
JUL - 31 TUE 17:00 BECKER LTY

P. 04

EXHIBIT A



CONSULTING ENGINEERS • PLANNERS • SURVEYORS



PRINCIPALS:
 Ed Wain
 Charles R. Johnson, RE
 James L. Macfarlane, P.E.
 Gene D. Krumelbauer, PLS

ASSOCIATES:
 Dennis E. Fritz, RE
 Mark "Coopy" Hayes
 Gregory G. Rapp, PLS, RE
 Ayron R. Wain, RE

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

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 Plats, Page 72 situate in a portion of the Northeast Quarter (NE1/4) 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 01° 35' 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., 118.89 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 43.50 feet, a radial line to said point bears S. 70° 06' 48" E. thence Northerly along said curve, through a central angle of 33° 19' 46", an arc distance of 24.47 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, 120.88 feet to the POINT OF BEGINNING.

Containing 2955 square feet, more or less.

BASIS 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 Plats, Page 72.

Reference 333101
 legal - 3333

2727 SOUTH TANELOWBOULEVARD LAS VEGAS, NEVADA 89102-3400
 TEL: 755-2727 FAX: 362-7227

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

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-16180** 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): _____

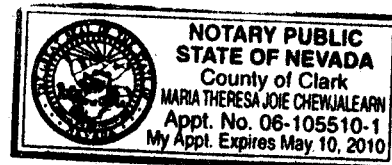
APN: _____

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



Justification Letter



Separator Sheet

LENDALL MAINS ARCHITECT

August 21, 2004

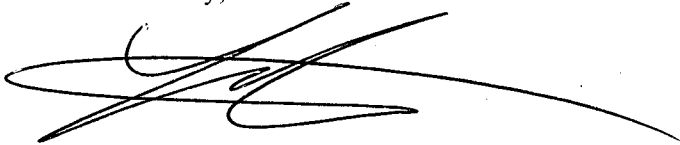
Doug Rankin, Planner
City of Las Vegas
731 S. 4th St.
Las Vegas, NV 89101

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

SDR 16180				
Yin Yan & Peter Chung				
1333 Angel Drive				
Proposed 3 thousand square foot office building.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	3	11.01	33
AM Peak Hour			1.55	5
PM Peak Hour			1.49	4
(heaviest 60 minutes)				
Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1	9.57	10
AM Peak Hour			0.75	1
PM Peak Hour			1.01	1
(heaviest 60 minutes)				
Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	3		23
AM Peak Hour				4
PM Peak Hour				3
(heaviest 60 minutes)				
Existing traffic on all nearby streets: Counts not available for Angle Drive				
Decatur Boulevard				
Average Daily Traffic (ADT)	47,999			
PM Peak Hour	3840			
(heaviest 60 minutes)				
Charleston Boulevard				
Average Daily Traffic (ADT)	49,083			
PM Peak Hour	3927			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets: Counts not available for Angle Drive				
Adjacent street ADT				

	Capacity			
Decatur Boulevard	51700			
Charleston Boulevard	51700			
This project will add approximately 23 trips per day on Decatur and Charleston. This will increase expected volumes by less than 1 percent on these streets. Decatur is at 93 percent of capacity and Charleston is at about 95 percent of capacity. Counts are not available for Angel, but it is believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 3 additional cars into the area; which works out to about one every twenty minutes.				
Note that this report assumes all traffic from this development uses all named streets.				

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: (rezoning to C-1) SDR
 Project Address (Location): 5104 Mountain View Dr. 1333 Angel Dr. Las Vegas, NV 89146
 Project Name: decatm & Angel office complex Proposed Use: C-1
 Assessor's Parcel #(s): 163-01-612-039 Ward #:
 General Plan: existing SC proposed Zoning: existing R-3 proposed C-1
 Commercial Square Footage: 3000 sq ft Floor Area Ratio:
 Gross Acres: 1100 sq ft Lots/Units: 3 Density:
 Additional Information: 0.26 acres

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

REPRESENTATIVE OTR 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 Peter Chung

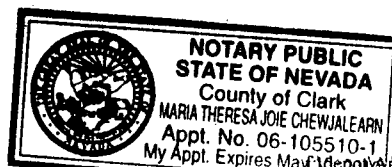
Subscribed and sworn before me

This 21 day of August, 20 06

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # SDR 16180
 Meeting Date: 5 OCT 06
 Total Fee: 800⁰⁰
 Date Accepted: 22 Aug '06
 Accepted By: Mike Horn



Hansen Sheet



Separator Sheet

Report Date 08/22/2006 04:11 PM

Submitted By

Page 1

A/P # 16180 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	08/22/2006 12:51	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

SDR-16180 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-16179 AND VAR-16181 - PUBLIC HEARING - APPLICANT/OWNER: YIN YAN & PETER CHUNG - Request for a Site Development Plan Review FOR A 3000 SQUARE FOOT COMMERCIAL BUILDING AND WAIVERS TO THE PARKING LOT AND PERIMETER LANDSCAPE WIDTH REQUIREMENTS on 0.26 acres at 1333 Angel Drive (APN 163-01-612-039), R-3 (MEDIUM DENSITY RESIDENTIAL) Zone [PROPOSED: C-1 (LIMITED COMMERCIAL)] Zone, Ward 4 (Brown).

Parent A/P # 16179
Project # 16180 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

Report Date 08/22/2006 04:11 PM

Submitted By

Page 2

Item Description Item Status

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 (SDR) Modified By MPHOWE Modified Date/Time 08/22/2006 12:51

Comments
No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y	Pre-Application Conference Checklist	Y	Site Plans (19 Folded Blue Lines, 1 Rolled Color)
Y	Application/Petition Form	Y	Landscape Plan
Y	Deed and Legal Description	Y	Building Elevations (2 Folded, 1 Rolled Color)
Y	Justification Letter	Y	Floor Plan (1 Folded, 1 Rolled)
Y	Color and Material Board	Y	Laser Print Site Plan
Y	DINA (Not Always Required)	Y	Laser Print Floor Plan
Y	Statement of Financial Interest	Y	Laser Print Elevation

Planning Condition Description Effective Expire Comments

There is no planning condition for this project.

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance? Final City Council letter received
Y Parent Project link required? Annotated minutes recieved
Y Will this go to the City Council?
Hearing Type Is there a condition of approval for a Required Review?
Public, Non-Public, Admin?PUBLIC If yes, when does it need to be reviewed?

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By Modified Date	YES Votes	NO Votes	ABSTENTIONS
10/05/2006	PC	SCHEDULED	0	0	0
MPHOWE	08/22/2006				

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

No children exist for this project

Report Date 08/22/2006 04:11 PM

Submitted By

Page 3

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

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------------	-------------	------------	-------	------	-------

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					

Project Checklist



Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes	
Item Required					
YES	NO				
APPLICATION					
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)			
☒	☐	Grant deed and legal description			
☒	☐	<i>Detailed</i> justification letter			
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations			
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations			
☒	☐	Correct fee(s): \$ <u>500</u> \$ <u>300</u> \$ <u> </u> Total = \$ <u>800</u>			
☒	☐	Statement of Financial Interest			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance			
SITE PLAN					
				Folded Plans: <u>19</u> Rolled/Colored Plans: <u>1</u>	
☒	☐	11" x 17" min. to 24" x 36" max. page size		<i>Waivers of Perimeter + Parking Lot Landscaping</i>	
☒	☐	North arrow, scale, and vicinity map			
☒	☐	<i>All</i> property lines and present dimensions labeled			
☒	☐	<i>All</i> building setbacks labeled			
☒	☐	<i>All</i> adjacent existing land uses and street names labeled			
☒	☐	<i>All</i> points of ingress and egress shown			
☒	☐	ADA accessibility requirements shown/labeled			
☒	☐	Parking standard(s) utilized: <u>Per 19-10 11,300 sq ft</u>			
☒	☐	Parking space count and typical dimensions labeled			
		#regular	#compact	#handicap	Total
☒	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN					
				Folded Plans: <u>3</u> Rolled/Colored Plans: <u>1</u>	
☒	☐	11" x 17" min. to 24" x 36" max. page size			
☒	☐	North arrow, scale, and vicinity map			
☒	☐	<i>All</i> property lines and present dimensions labeled			
☒	☐	<i>All</i> required perimeter landscape planters shown			
☒	☐	<i>All</i> required parking lot fingers/islands shown			
☒	☐	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover			
BUILDING ELEVATIONS					
				Folded Plans: <u>2</u> Rolled/Colored Plans: <u>1</u>	
☒	☐	11" x 17" min. to 24" x 36" max. page size			
☒	☐	Scale and building dimensions labeled			
☒	☐	North, south, east, and west elevations of <i>all</i> buildings			
☒	☐	<i>All</i> building materials and colors noted			
☒	☐	8" x 10" photo of original color and material board			
☒	☐	<i>All</i> wall sign locations shown and sizes noted			
FLOOR PLANS					
				Folded Plans: <u> </u> Rolled Plans: <u> </u>	
☒	☐	11" x 17" min. to 24" x 36" max. page size			
☒	☐	Scale and building dimensions labeled			
☒	☐	<i>All</i> building entrances/exits shown			
☒	☐	Use of <i>all</i> rooms noted/labeled			

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: Lendall Maivs Application Type: SDR
 APN: 16301612039 Location: 1333 Angel Dr
 Planner: Mike Han Pre-App Meeting Date: 4 August Earliest PC Date: 5 OCT 06

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-16180

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 (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*STREETS & SANITATION (DPW)	JERRY WALKER	2900 RONEUMS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEUMS
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	DOA J. MEADE, ENGINEERING DESIGN DIVISION	1001 S. VALLEY VIEW BLVD.

*** 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>**

SDPR
08/22/2006

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

SDR-16180 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-16179 AND VAR-16181 -
PUBLIC HEARING - APPLICANT/OWNER: YIN YAN & PETER CHUNG - Request for a Site
Development Plan Review FOR A 3,000 SQUARE FOOT COMMERCIAL BUILDING AND WAIVERS TO THE
PARKING LOT AND PERIMETER LANDSCAPE WIDTH REQUIREMENTS on 0.26 acres at 1333 Angel
Drive (APN 163-01-612-039), R-3 (Medium Density Residential) Zone [PROPOSED: C-1 (Limited
Commercial) Zone] , 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:

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

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

March 22, 2007

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

RE: SDR-16180 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 21, 2007
RELATED TO ZON-16179, VAR-16181 AND VAR-17191

Dear Mr. Roberts:

The City Council at a regular meeting held February 21, 2007 APPROVED the request for a Site Development Plan Review FOR A 3,000 SQUARE FOOT COMMERCIAL BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPE REQUIREMENTS on 0.26 acres at 1333 Angel Drive (APN 163-01-612-039), R-3 (Medium Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone].
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 Conditions:

- A. The access to the cul-de-sac shall be limited as allowed by the Departments of Planning and Development and Public Works.
- B. The western property line walls shall meet residential wall requirements.

Planning & Development

1. Conformance to the conditions for Rezoning (ZON-16179) and Variance (VAR-16181) 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 and landscape plan (date stamped 02/07/07) and building elevations (date stamped 08/22/06), except as amended by conditions herein.
4. The Waivers that are approved are for no perimeter landscaping where eight (8) feet is required on the south property line, nine feet landscaping on east side where 15 feet required and five feet landscaping on west side where eight feet are required.

5. Deleted at City Council.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. 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.
8. 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).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. 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.
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the south prior to the issuance of any permits.

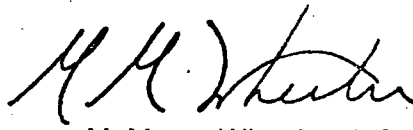
Mr. Dave Roberts
SDR-16180 – Page Three
March 22, 2007

15. No permanent structures, such as the proposed sign, shall be constructed within the existing 6-foot Public Sewer Easement along the south side of this lot. The handicap access ramp may be permitted to be within the sewer easement; the applicant/owner shall televise the sewer line prior to any demolition or construction and provide a video tape to the Collection Systems Planning section of the Department of Public Works for review and approval prior to construction. The applicant shall also televise the sewer line after construction is complete and provide a video tape to the Collection Systems Planning section. If the sewer line is damaged in any way from construction all repair work shall be paid for in full by the applicant.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
17. 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. Site development to comply with all applicable conditions of approval for ZON-16179 and all other site-related actions.

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: SDR-16180 — SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 17, 2007
RELATED TO ZON-16179, VAR-16181 AND VAR-17191

Dear Mr. Roberts:

The City Council at a regular meeting held January 17, 2007 HELD IN ABEYANCE the request for a Site Development Plan Review FOR A 3,000 SQUARE FOOT COMMERCIAL BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPE REQUIREMENTS on 0.26 acres at 1333 Angel Drive (APN 163-01-612-039), R-3 (Medium Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone]. 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

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 *BAA*
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 15, 2006
Re: **SDR-16180** Yin Yan and Peter Chung 1333 Angel Dr.
Request for a Site Development Plan Review for a proposed commercial building

CONDITIONS OF APPROVAL:

1. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the south prior to the issuance of any permits.
2. No permanent structures, such as the proposed sign, shall be constructed within the existing 6-foot Public Sewer Easement along the south side of this lot. The handicap access ramp may be permitted to be within the sewer easement; the applicant/owner shall televise the sewer line prior to any demolition or construction and provide a video tape to the Collection Systems Planning section of the Department of Public Works for review and approval prior to construction. The applicant shall also televise the sewer line after construction is complete and provide a video tape to the Collection Systems Planning section. If the sewer line is damaged in any way from construction all repair work shall be paid for in full by the applicant.
3. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
4. 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.
5. Site development to comply with all applicable conditions of approval for ZON-16179 and all other site-related actions.

Spoke w/ Lendell Mains @ 9:30
on 11/9 & told him we need the revisions
by 11/14/06.

CITY OF LAS VEGAS

FAX

**PLANNING &
DEVELOPMENT**



DATE: 11/9/2006

NO. OF PAGES: 1
(Including this sheet)

TO: DAVE ROBERTS

FROM: John Korkosz

731 South Fourth Street
Las Vegas, Nevada 89101

702-229-6301 FAX: 702-385-7268

SUBJECT: ZON-16179; VAR-16181; VAR-17191; SDR-16180

MESSAGE: DAVE, AFTER REVIEWING YOUR PLANS I HAVE
NOTICED SEVERAL PROBLEMS W/ THEM. 1. NOT SCALED CORRECTLY
2. VICINITY MAP NOT CORRECT. 3. PARKING INFO NOT CORRECT
4. TOTAL # OF TREES & SHRUBS NOT NUMBERED 5. NO SHARED ACCESS
AGREEMENT PROVIDED.

If any portion of this transmission is illegible, unreadable or missing, please contact our office at 702-229-6301. Thank you.

August 31, 2006

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

Attention: Flinn Fagg, Planning Manager

SUBJECT: CITY OF LAS VEGAS ZONING APPLICATION REVIEW

The Las Vegas Valley Water District Design and the Production Divisions have reviewed the attached zoning applications and determined that the proposed projects will have no conflict with the District's existing telemetry antenna locations.

If you require any additional information or have any questions, please call me at 822-8574.

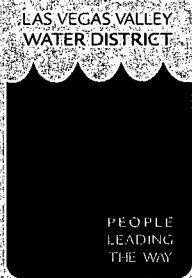
Sincerely,

Jennifer Ferdinand for

Doa Meade, P.E.
Senior Civil Engineer

DJM:TLL:sd
Attachment

Jim Ross, Electronics Supervisor, w/attch, M/S 1080



1001 SOUTH VALLEY VIEW BLVD.
LAS VEGAS, NV 89153
TELEPHONE, 702/870-2011

Board of Directors
Myrna Williams
PRESIDENT

Yvonne Atkinson Gates
VICE PRESIDENT

Tom Collins

Chip Maxfield

Lynette Boggs McDonald

Rory Reid

Bruce Woodbury

Patricia Mulroy
GENERAL MANAGER

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

SDR-16180 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-16179 AND VAR-16181 -
PUBLIC HEARING - APPLICANT/OWNER: YIN YAN & PETER CHUNG - Request for a Site
Development Plan Review FOR A 3,000 SQUARE FOOT COMMERCIAL BUILDING AND WAIVERS TO THE
PARKING LOT AND PERIMETER LANDSCAPE WIDTH REQUIREMENTS on 0.26 acres at 1333 Angel
Drive (APN 163-01-612-039), R-3 (Medium Density Residential) Zone [PROPOSED: C-1 (Limited
Commercial) Zone], 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 Issues Identified

U7318M 8-29-06
Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services

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

SDR-16180 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-16179 AND VAR-16181 -
PUBLIC HEARING - APPLICANT/OWNER: YIN YAN & PETER CHUNG - Request for a Site
Development Plan Review FOR A 3,000 SQUARE FOOT COMMERCIAL BUILDING AND WAIVERS TO THE
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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**

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LIST COMMENTS BELOW:

Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services

No Significant Law Enforcement Issue

J7318 M 8-29-06

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:

SDR-16180

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 Oakley 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:

SDR-16180

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

Public Hearing Notice



PUBLIC HEARING NOTICE

Separator Sheet

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

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

SDR-16180

APPLICANT/OWNER: YIN YAN & PETER CHUNG - REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A 3,000 SQUARE FOOT COMMERCIAL BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPE REQUIREMENTS ON 0.26 ACRES AT 1333 ANGEL DRIVE (APN 163-01-612-039), R-3 (MEDIUM DENSITY RESIDENTIAL) ZONE [PROPOSED: C-1 (LIMITED COMMERCIAL) ZONE], WARD 1 (TARKANIAN).

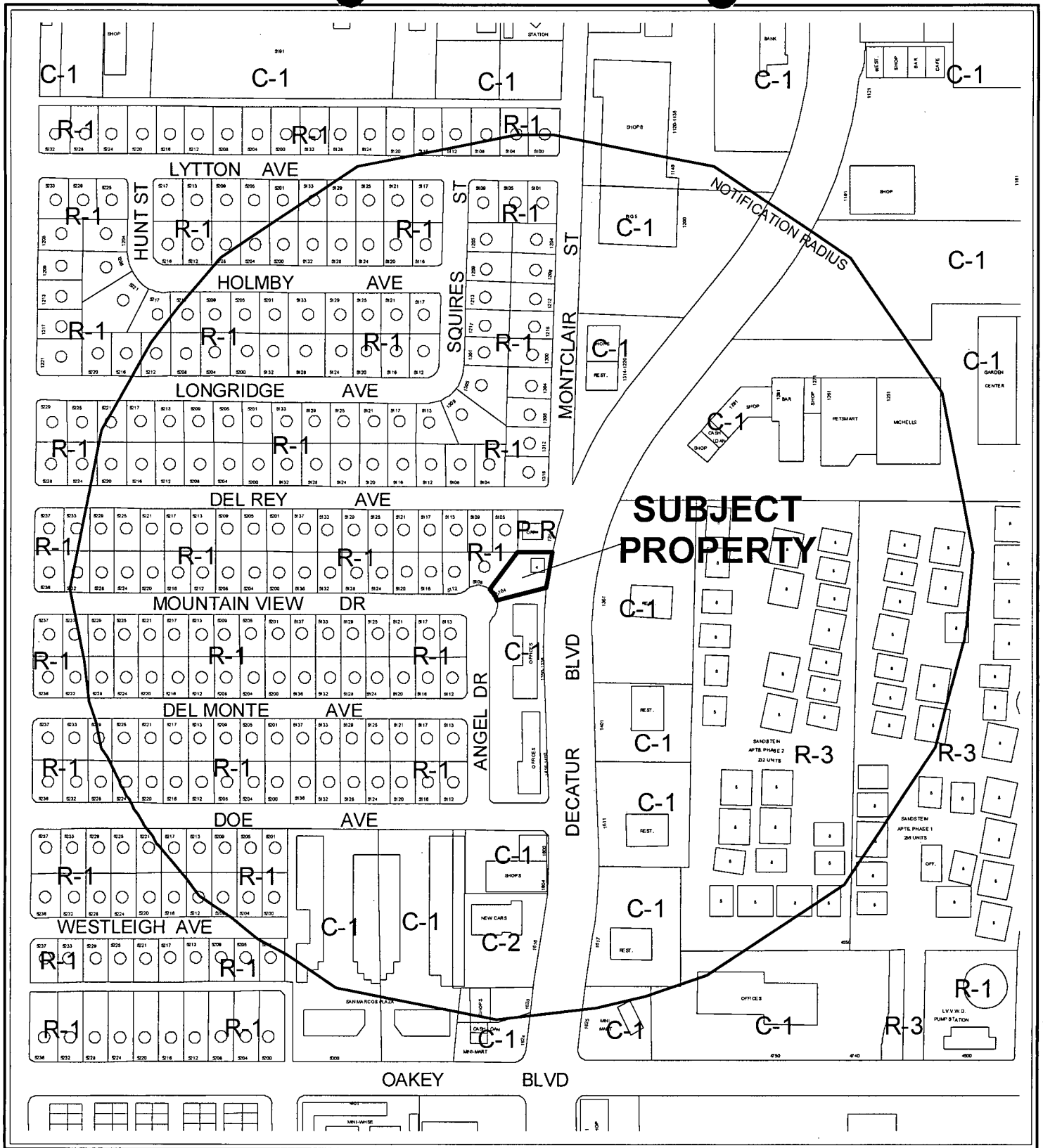
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

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 written objections 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 this request may be determined by 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: **SDR-16180**

RADIUS: 1000 FT

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

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

0 200 400 Feet



NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

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

SDR-16180 ***RENOTIFICATION***

APPLICANT/OWNER: YIN YAN & PETER CHUNG - REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A 3,000 SQUARE FOOT COMMERCIAL BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPE REQUIREMENTS ON 0.26 ACRES AT 1333 ANGEL DRIVE (APN 163-01-612-039), R-3 (MEDIUM DENSITY RESIDENTIAL) ZONE [PROPOSED: C-1 (LIMITED COMMERCIAL) ZONE], 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 written objections 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 this request may be determined by 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

SITE DEVELOPMENT PLAN REVIEW

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

SDR-16180

RENOTIFICATION

APPLICANT/OWNER: YIN YAN & PETER CHUNG - REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A 3,000 SQUARE FOOT COMMERCIAL BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPE REQUIREMENTS ON 0.26 ACRES AT 1333 ANGEL DRIVE (APN 163-01-612-039), R-3 (MEDIUM DENSITY RESIDENTIAL) ZONE [PROPOSED: C-1 (LIMITED COMMERCIAL) ZONE], 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 written objections 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 this request may be determined by 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

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

October 6, 2006

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

RE: SDR-16180 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Roberts:

Your request for a Site Development Plan Review FOR A 3,000 SQUARE FOOT COMMERCIAL BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPE REQUIREMENTS on 0.26 acres at 1333 Angel Drive (APN 163-01-612-039), R-3 (Medium Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], 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

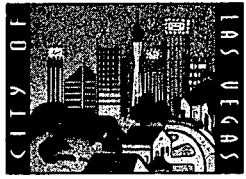
Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby



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 - SDR-16180 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Roberts:

Your request for a Site Development Plan Review FOR A 3,000 SQUARE FOOT COMMERCIAL BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPE REQUIREMENTS on 0.26 acres at 1333 Angel Drive (APN 163-01-612-039), R-3 (Medium Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], 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)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

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

November 17, 2006

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

**RE: ABEYANCE - RENOTIFICATION - SDR-16180 - SITE DEVELOPMENT
PLAN REVIEW**

Dear Mr. Roberts:

Your request for a Site Development Plan Review FOR A 3,000 SQUARE FOOT COMMERCIAL BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPE REQUIREMENTS on 0.26 acres at 5104 Mountain View Drive (APN 163-01-612-039), R-3 (Medium Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], 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)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

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 22, 2006

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

**RE: ABEYANCE - RENOTIFICATION - SDR-16180 - SITE DEVELOPMENT
PLAN REVIEW**

Dear Mr. Roberts:

Your request for a Site Development Plan Review FOR A 3,000 SQUARE FOOT COMMERCIAL BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPE REQUIREMENTS on 0.26 acres at 5104 Mountain View Drive (APN 163-01-612-039), R-3 (Medium Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 1 (Tarkanian), was considered by the Planning Commission on December 21, 2006.

The Planning Commission voted to recommend **DENIAL** of your request as the proposal was overbuilt.

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



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: SDR-16180 - SITE DEVELOPMENT PLAN REVIEW

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

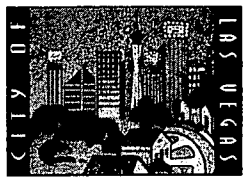
Mayor
Oscar B. Goodman

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

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 19, 2006

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

RE: ABEYANCE - SDR-16180 - SITE DEVELOPMENT PLAN REVIEW

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

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



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 - SDR-16180 - SITE DEVELOPMENT
PLAN REVIEW**

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

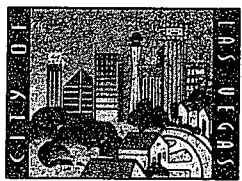
Mayor
Oscar B. Goodman

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

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 - SDR-16180 - SITE DEVELOPMENT
PLAN REVIEW**

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



Plans (Elevations)

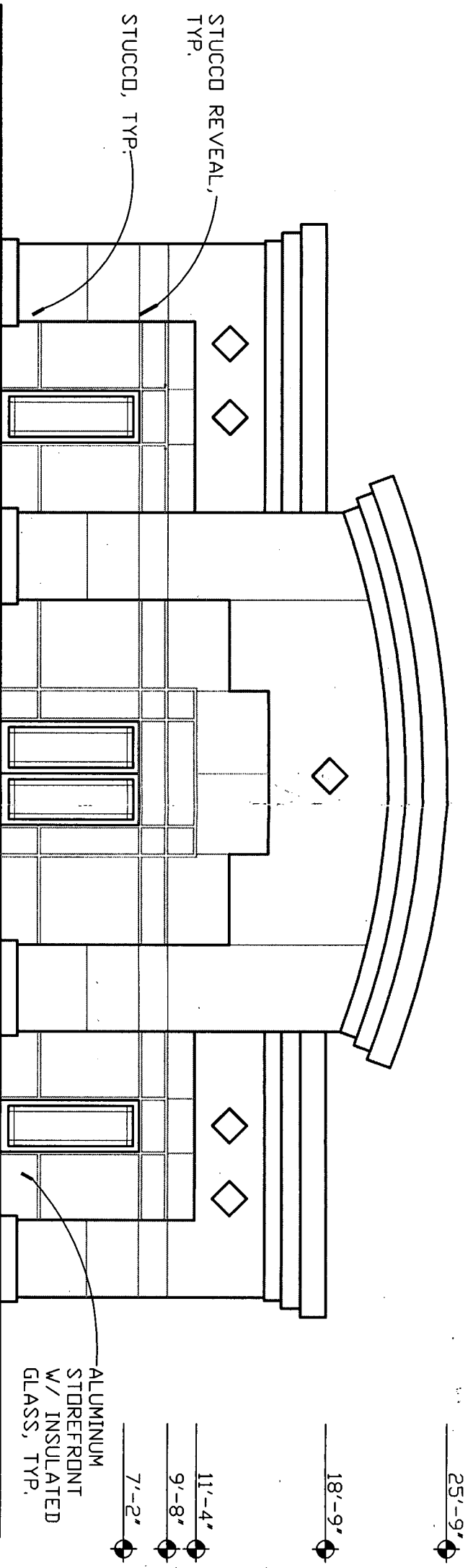


PLANS - ELEVATIONS

Separator Sheet

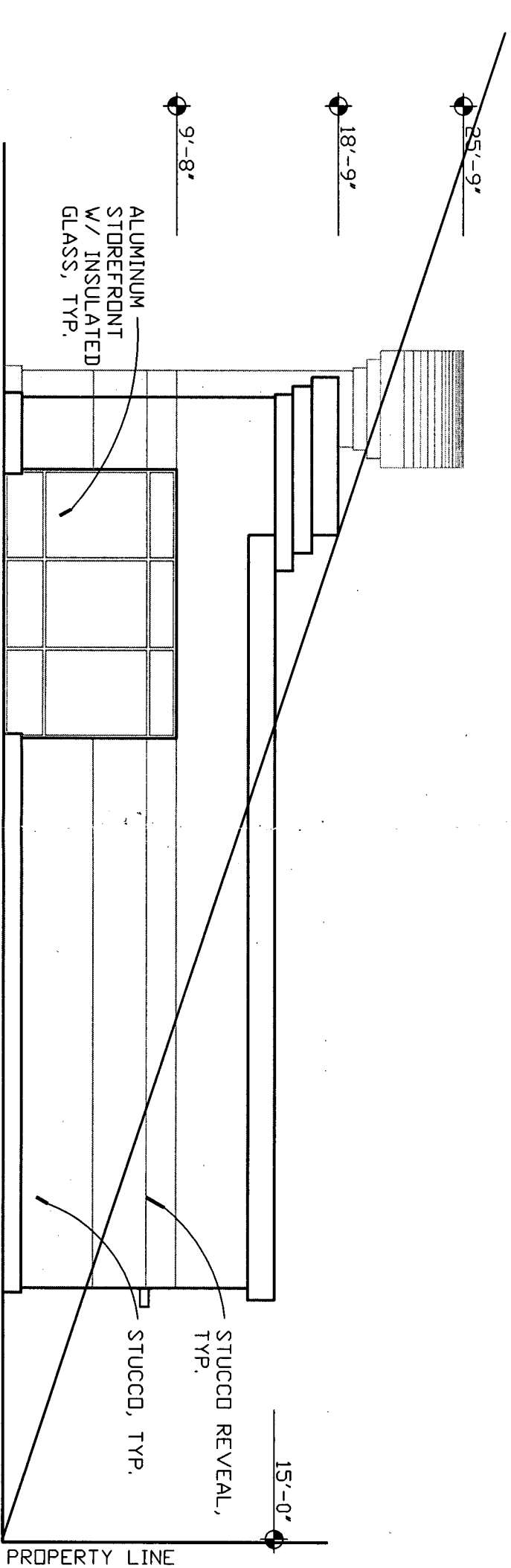
ELEVATIONS

ANGEL OFFICE



B EAST ELEVATION

APPROVED
CITY COUNCIL DATE: 2/21/07
PLANNING COMMISSION DATE: 12/21/06
BY: _____
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS



A NORTH ELEVATION

RECEIVED

AUG 22 2006

ZON-16179 → CC Approved
VAR-16181 → CC Approved
VAR-17191 → CC Withdrawn
SDR-16180 → CC Approved

VAR-17191

~~11/16/06~~
~~11/22/06~~

~~12/11/06~~

12/21/06

CC 01/11/07 → CC 02/21/07



GRAPHIC SCALE IN FEET

LENDALL MAINS
ARCHITECT

SHEET No.

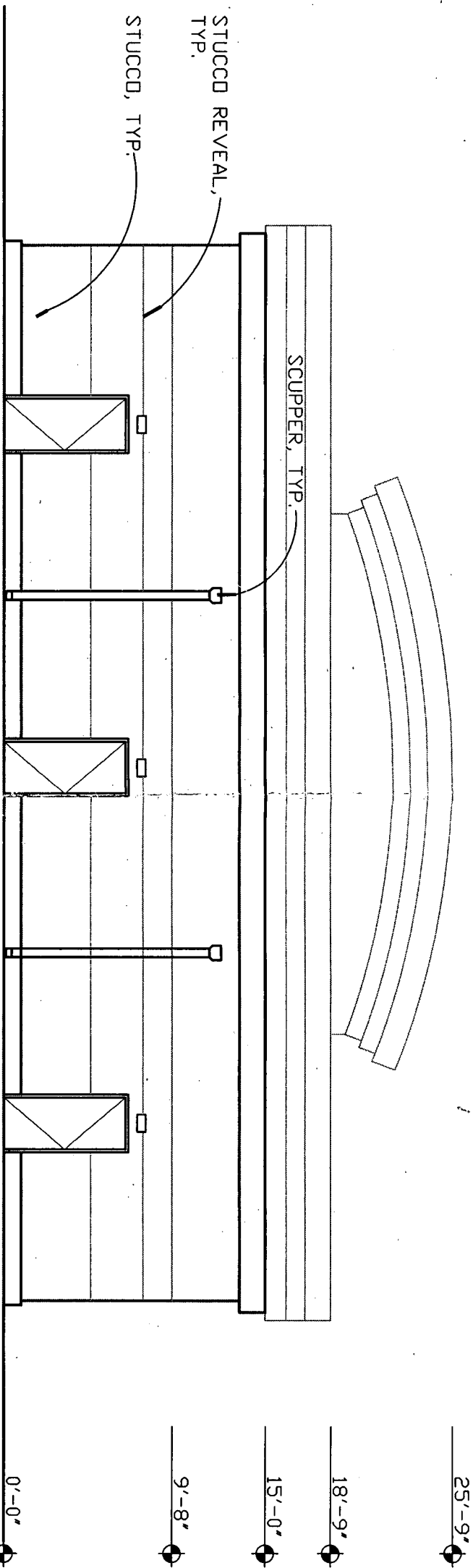
3800 East Patrick Lane
Suite #1
Las Vegas, Nevada 89120
Phone: 702.437.5621
Fax: 702.437.5623

DATE: 8/21/06

A-2

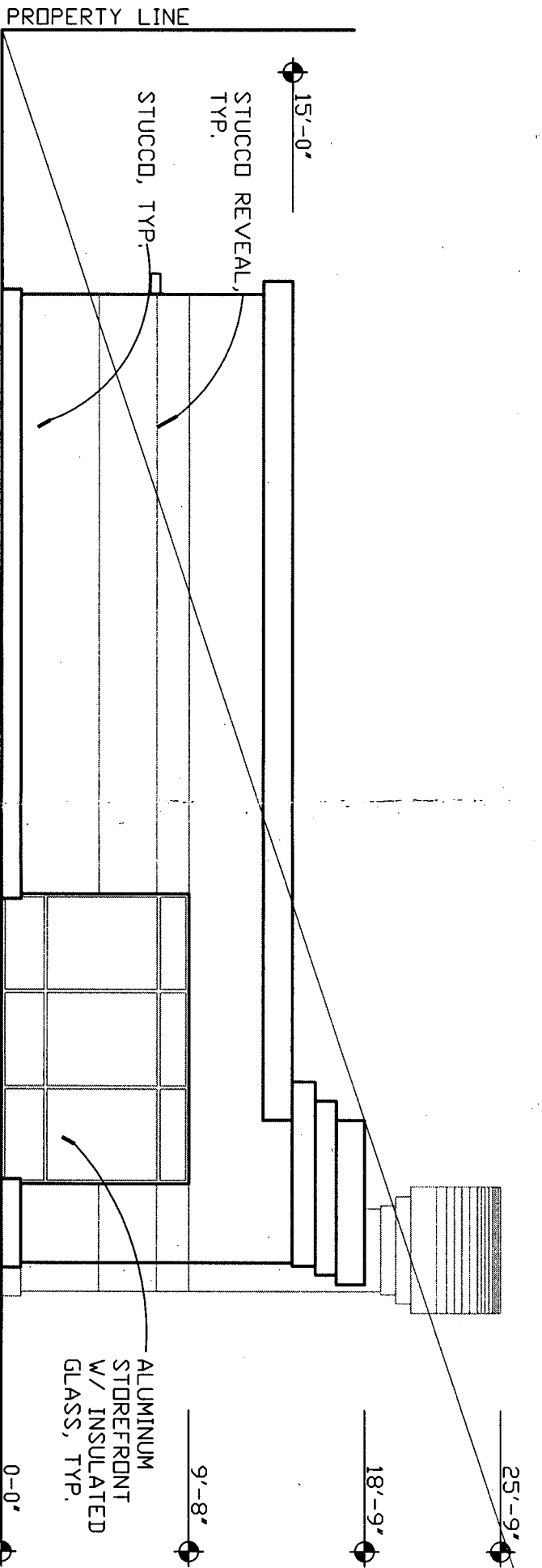
ELEVATIONS

ANGEL OFFICE



B WEST ELEVATION

APPROVED
CITY COUNCIL DATE: 2/21/07
PLANNING COMMISSION DATE: 12/21/06
BY: _____
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS



A SOUTH ELEVATION

RECEIVED
ZON-16179
VAR-16181 → CC Approved
SPR-16180

VAR-17191 - Withdrawn
12/21/06
12/21/06
CC 11/17/07 CC 02/21/07
VAR-16181 → PC - 10-05-06



GRAPHIC SCALE IN FEET

LENDALL MAINS
ARCHITECT
3830 East Patrick Lane
Suite #1
Las Vegas, Nevada 89120
Phone: 702.437.5621
Fax: 702.437.5623

SHEET No.

A-3

DATE: 8/21/06

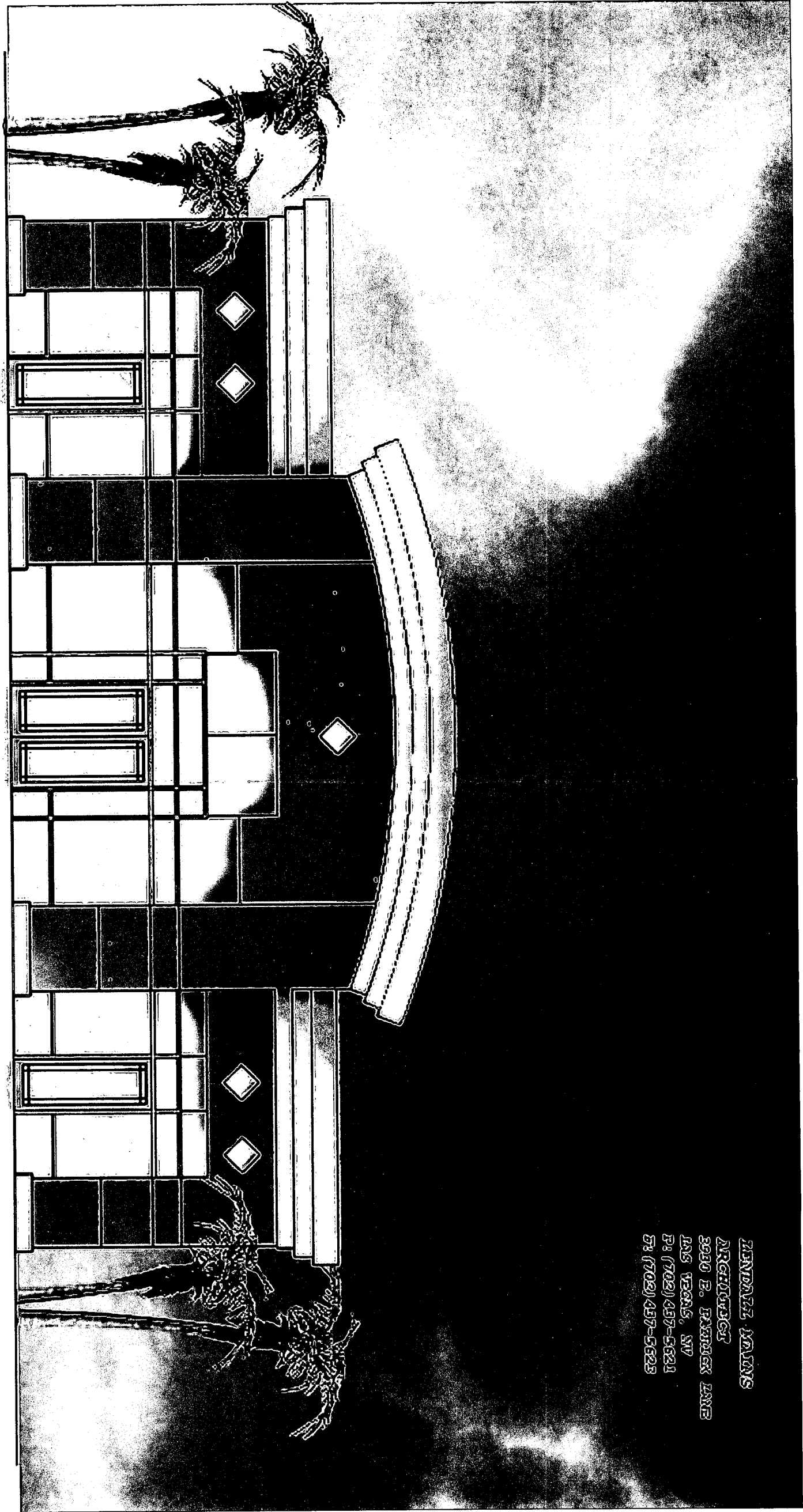
AUG 22 2006

SCANNED

90-52-06

RECEIVED
FBI
JAN 10 1991
FBI
JAN 10 1991

ZENOBAL LARINS
ARCHITECT
3930 E. PARKER AVE
LAS VEGAS, NV
P: (702) 437-5621
F: (702) 437-5623



ANGEL OFFICES

APPROVED

CITY COUNCIL DATE: 2/21/07
PLANNING COMMISSION DATE: 12/21/06
BY: _____

PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

AUG 22 2006

RECEIVED

ZON-16179 → CC Approved SDR-16180 → CC Approved
VAR-16181 → CC Approved

VAR-17191 → CC Withdrawn 11/16/06
VAR-16181 → PC-10-05-06 12/07/06 12/21/06
CC 01/17/07 CC 02/21/07

SCANNED

08-25-06

RECEIVED

U.S. DEPARTMENT OF JUSTICE

FEDERAL BUREAU OF INVESTIGATION

WASHINGTON, D.C. 20535

Plans (Landscape Plans)



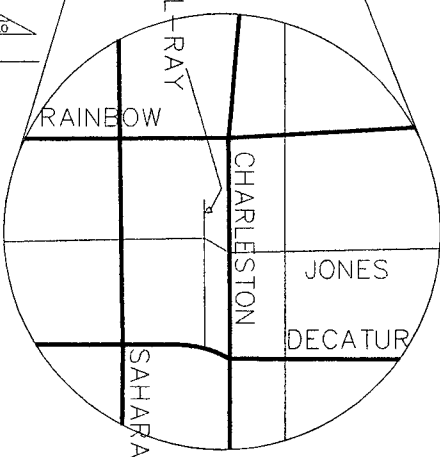
Separator Sheet

16301612003
R-1

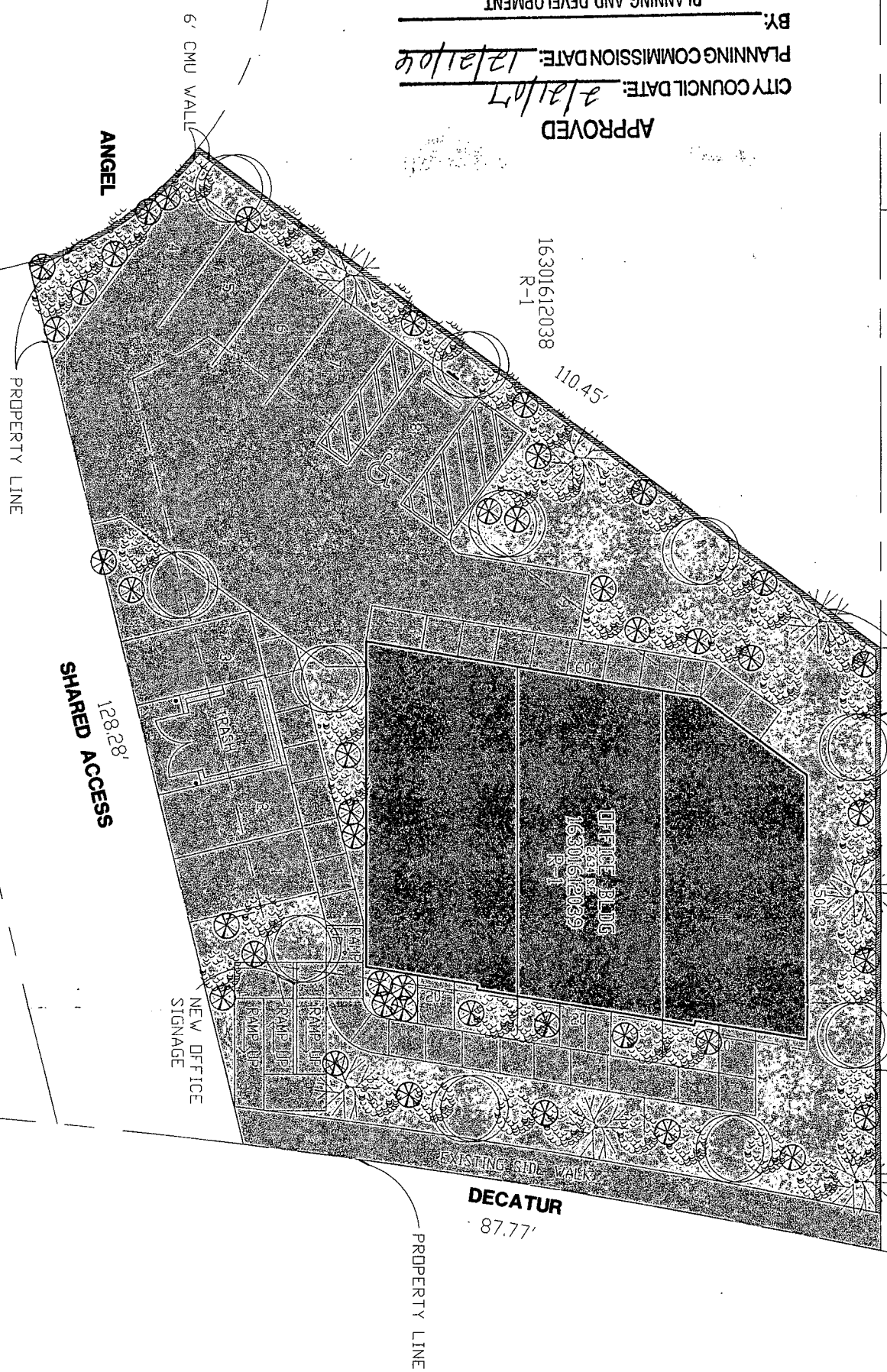
16301612002
R-1

16301612001
P-R

ANN ROAD
NO. LAS VEGAS
GRIFFIN RD.
HIGHLAND DR.
JONES
DECATUR
SAHARA
LINN LANE
NELUS BLVD.
BONANZA
WASHINGTON
OAKS
LAS VEGAS
QUINN
SANDHILL
CHARLESTON
RAINBOW
DURANGO RD.
BUFFALO DRIVE
FLANNING
SPRING MOUNTAIN
INDUSTRIAL ROAD
SUNSET RD.
WILLOW SPRINGS
WINDMILL
WIGWAG
VALLE VERDE
PUEYO GRANDE
GIBSON
LAKE MEAD
JACKSON
HENDERSON
SAN PUEBLO



APPROVED
CITY COUNCIL DATE: 2/21/07
PLANNING COMMISSION DATE: 12/21/06
BY: PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS



PLANT LEGEND
SYMBOL TOTAL SIZE BOTANICAL NAME COMMON NAME

TREES

7 24" BOX FRAXINUS MODESTO ASH

9 24" BOX QUERCUS VIRGINIANA SOUTHERN LIVE OAK

SHRUBS/ACCENTS

44 5 GAL. HESPERALOE PARVIFLORA RED YUCCA
42 5 GAL. JUNIPERUS CHINENSIS SEA GREEN JUNIPER

NOTES:

- ALL LANDSCAPING SHALL MEET THE REQUIREMENTS OUTLINED IN THE SITE LANDSCAPING & SCREENING STANDARDS, LAS VEGAS ZONING CODE, TITLE 19.
- ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF CRUSHED ROCK
- ALL PLANTS SHALL BE WATERED BY AN AUTOMATIC DRIP IRRIGATION SYSTEM.
- CONTRACTOR TO LOCATE ALL PLANT MATERIAL RELATIVE TO THE CENTER OF T PLANT SYMBOL, WHICH IS THE SIZE OF THE MATURE PLANT. THIS CRUCIAL ESPECIALLY ALONG WALKWAY.

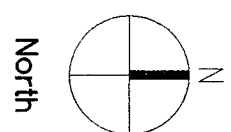
RECEIVED
FEB 07 2007

CC Approved ← ZON-16179
CC Approved ← VAR-16181
CC Withdrawn ← VAR-17191

CC Approved SDR-16180

LANDSCAPE PLAN

ANGEL OFFICE
02-21-07 CC



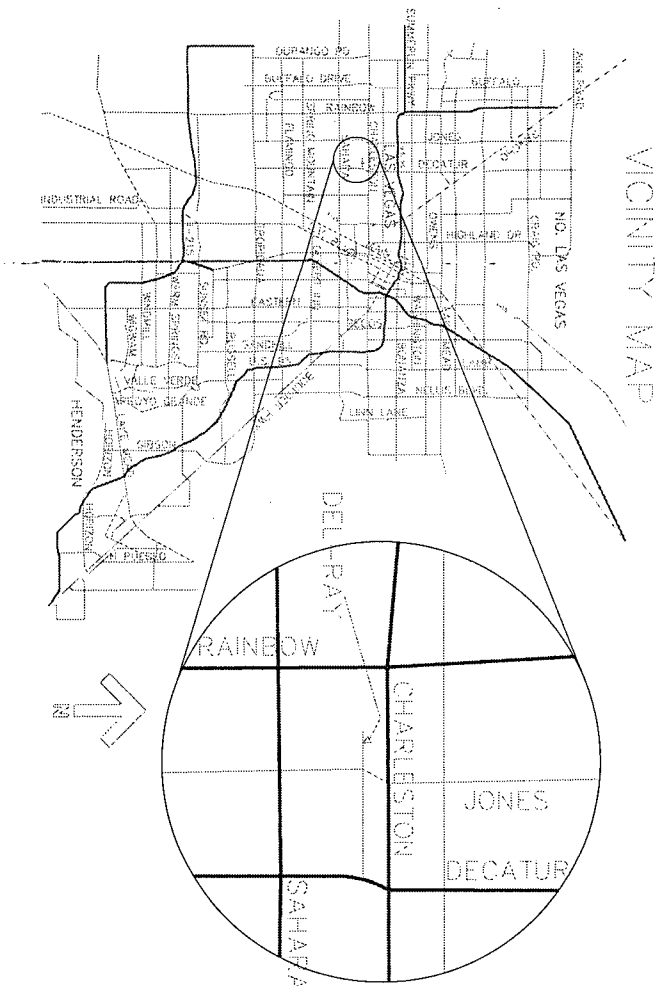
GRAPHIC SCALE IN FEET

LENDALL MAINS
ARCHITECT
3830 East Patrick Lane
Suite #1
Las Vegas, Nevada 89120
Phone: 702.437.5621
Fax: 702.437.5623

SHEET NO.

L-1

DATE: 11/13/06



PLANT LEGEND

SYMBOL	TOTAL SIZE	BOTANICAL NAME	COMMON NAME
--------	------------	----------------	-------------

TREES

	7	24" BOX	FRAXINUS	MODESTO ASH
--	---	---------	----------	-------------

	9	24" BOX	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
--	---	---------	--------------------	-------------------

SHRUBS/ACCENTS

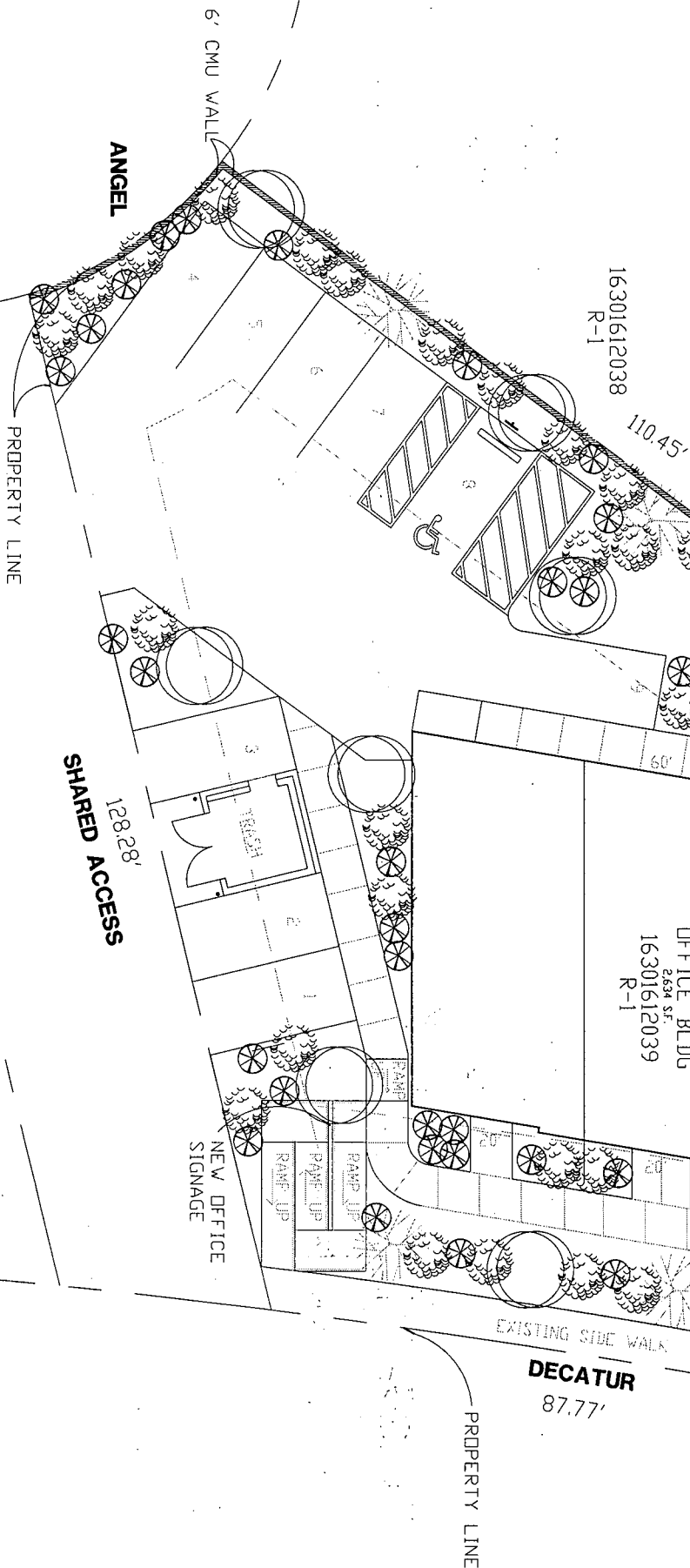
	44	5 GAL.	HESPERALOE PARVIFLORA	RED YUCCA
	42	5 GAL.	JUNIPERUS CHINENSIS	SEA GREEN JUNIPER

SDR-16180

02-21-07 CC

NOTES:

- ALL LANDSCAPING SHALL MEET THE REQUIREMENTS OUTLINED IN THE SITE LANDSCAPING & SCREENING STANDARDS, LAS VEGAS ZONING CODE, TITLE 19.
- ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF CRUSHED ROCK.
- ALL PLANTS SHALL BE WATERED BY AN AUTOMATIC DRIP IRRIGATION SYSTEM.
- CONTRACTOR TO LOCATE ALL PLANT MATERIAL RELATIVE TO THE CENTER OF THE PLANT SYMBOL, WHICH IS THE SIZE OF THE MATURE PLANT. THIS CRUCIAL ESPECIALLY ALONG WALKWAY.



16301614056
C-1

RECEIVED
FEB 07 2007

LANDSCAPE PLAN

ANGEL OFFICE

North

20 10 = 40



GRAPHIC SCALE IN FEET

LENDALL MAINS
ARCHITECT

SHEET NO.

Site #1
3830 East Patrick Lane
Las Vegas, Nevada 89120
Phone: 702.437.5621
Fax: 702.437.5623

L-1

DATE: 11/13/05

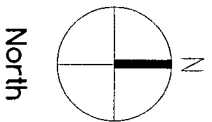
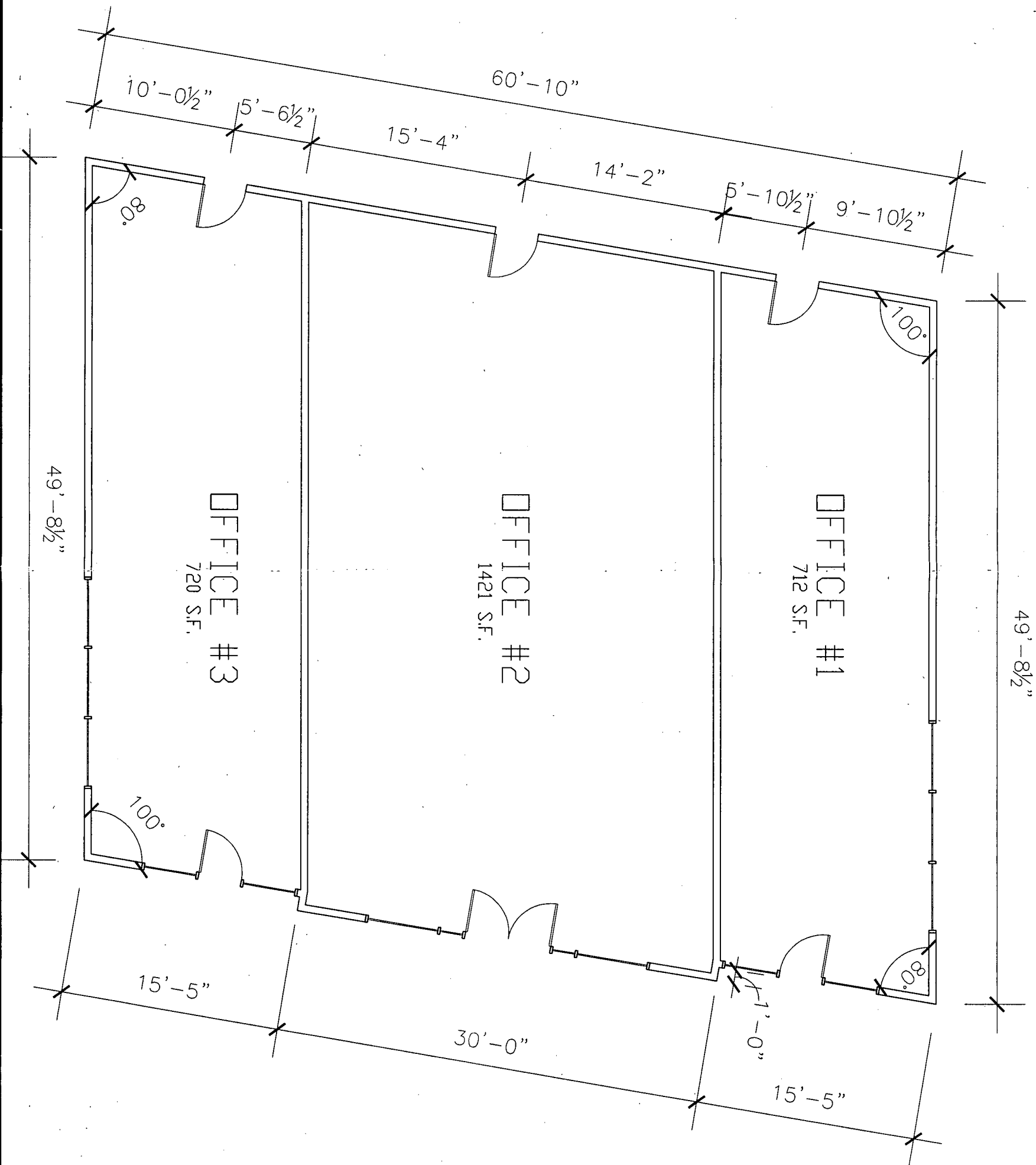
Plans (Floor Plans)



Separator Sheet

FLOOR PLAN - 3,086.5 SF.

ANGEL OFFICE



LENDALL MAINS
ARCHITECT
3930 East Patrick Lane
Suite #1
Las Vegas, Nevada 89120
Phone: 702.437.5621
Fax: 702.437.5623

SHEET No.

DATE: 8/21/06

RECEIVED
AUG 22 2006

ZON-16179
VAR-16181
SDR-16180
CC Approved

VAR-17191 → CC withdrawn
11/16/06 12/10/06 12/21/06

VAR-16181 → PC - ~~12/21/06~~ OK

APPROVED

CITY COUNCIL DATE: 2/21/07
PLANNING COMMISSION DATE: 12/21/06

BY: _____
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

CC ~~01/17/07~~ CC02/21/07

SEVEN

10-05-06

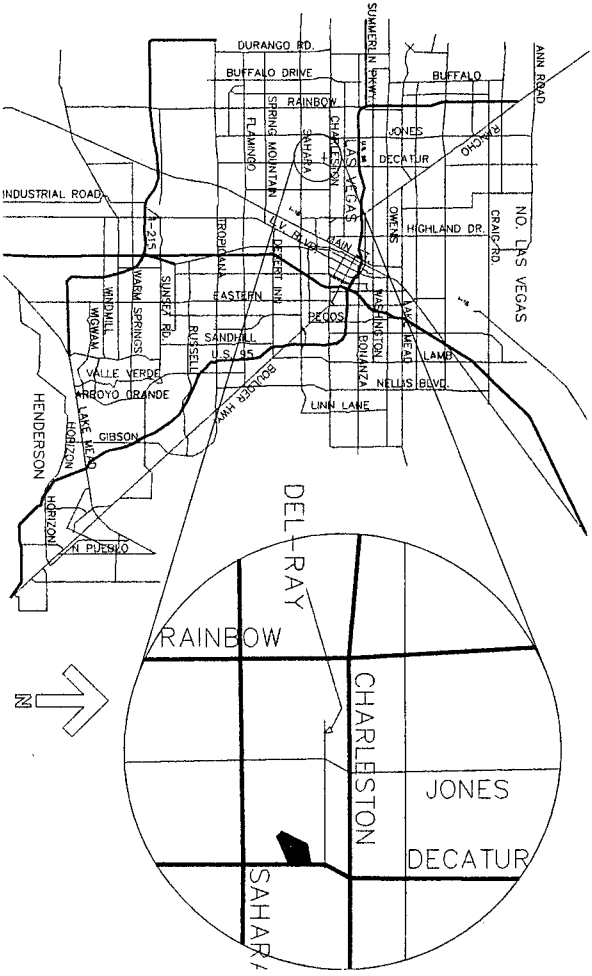
100-443887-100

Plans (Approved Site Plan)



Separator Sheet

VICINITY MAP



PROJECT SUMMARY

SITE	0.26 ACRES (11,325 SQ.FT.)
SITE AREA:	PHASE 1
PARCEL NUMBERS:	PHASE 1
CURRENT ZONING:	LIMITED COMMERCIAL
LOT COVERAGE BY BUILDING FOOT PRINT: (APPROX.)	C-1
ALLOWABLE	50%
SETBACKS	20 FEET
FRONT YARD:	10 FEET
SIDE YARDS:	20 FEET
REAR YARDS:	NONE
BUILDING HEIGHT ALLOWED:	26 PEOPLE
BUILDING OCCUPANCY	2,634 sq. ft.
ONE STORY OFFICE	26 PEOPLE
MAXIMUM CAPACITY:	

APPROVED

CITY COUNCIL DATE: 2/21/07
PLANNING COMMISSION DATE: 12/21/06
BY: PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

ZON-16179 → ~~CC APPROVED~~

VAR-16181 → ~~CC APPROVED~~

VAR-17191 → ~~CC WITHDRAWN~~

SDR-16180 → ~~CC APPROVED~~

02-21-07 CC

2,634/300 = 9 SPACES

(1 SPACES)

(9 SPACES)

(1 SPACES)

RECEIVED
FEB 07 2007

ANGEL

SHARED ACCESS

NEW OFFICE
SIGNAGE

DECATUR
87.77'

PROPERTY LINE

16301612003
R-1

16301612002
R-1

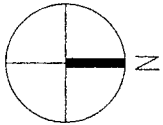
16301612001
P-R

16301612038
R-1

16301614056
C-1

SITE PLAN

ANGEL OFFICE



GRAPHIC SCALE IN FEET

LENDALL MAINS
ARCHITECT

SHEET No.

AS-1

3830 East Patrick Lane
Suite #1
Las Vegas, Nevada 89120
Phone: 702.437.5621
Fax: 702.437.5623

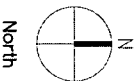
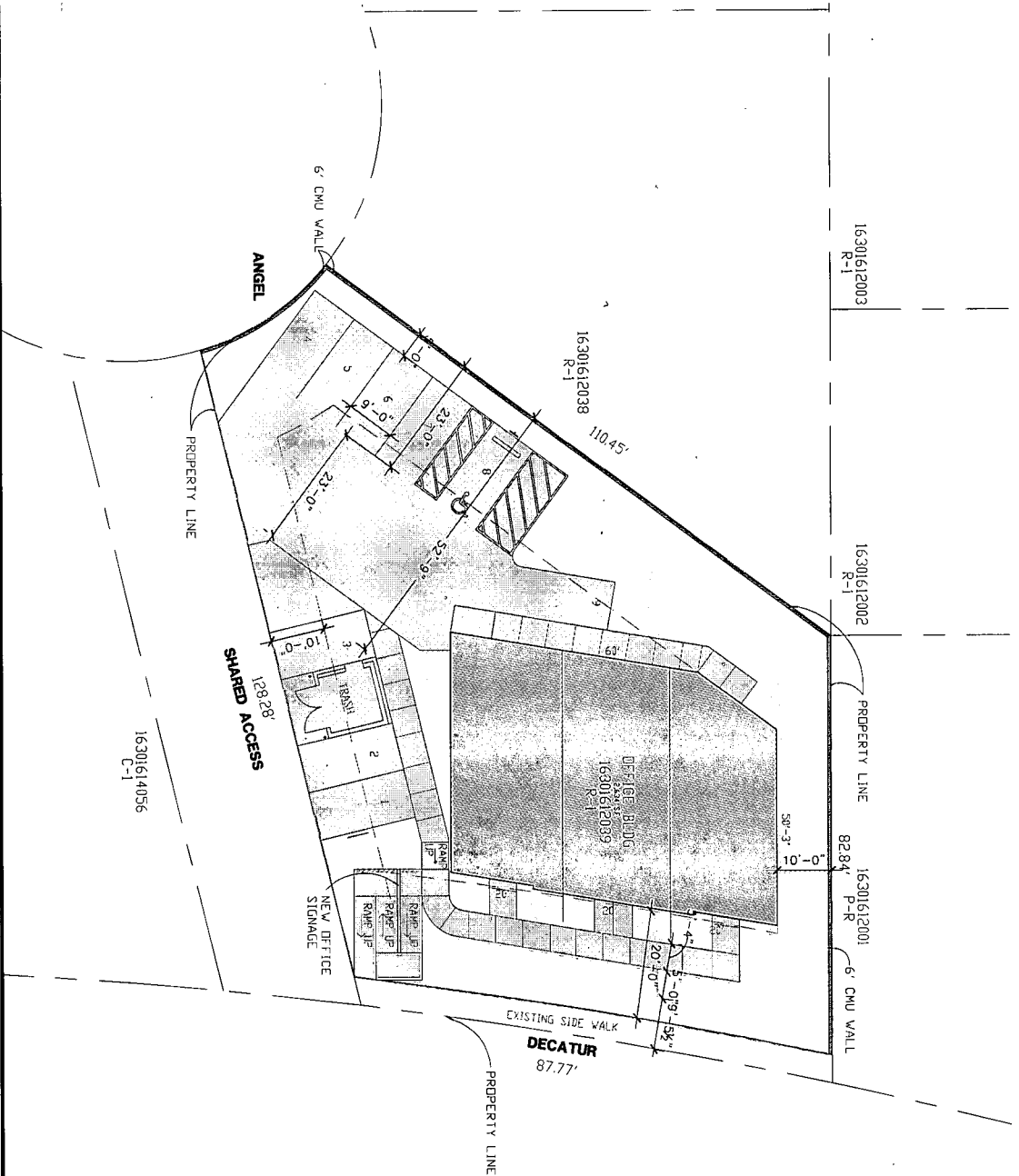
DATE: 11-13-06

Plans (PMT)



Separator Sheet

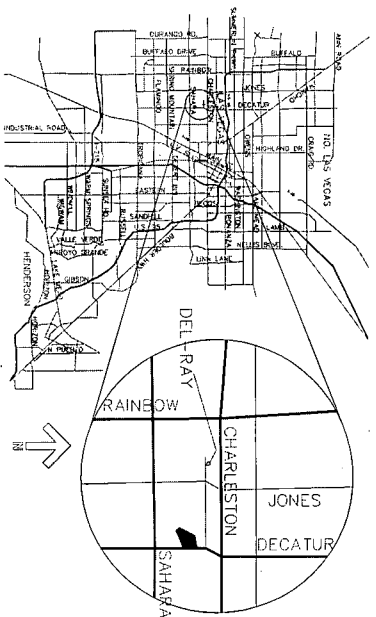
SITE PLAN ANGEL OFFICE



DECATUR
FEB 07 2007

SDR-16180
02-21-07 CC

VICINITY MAP



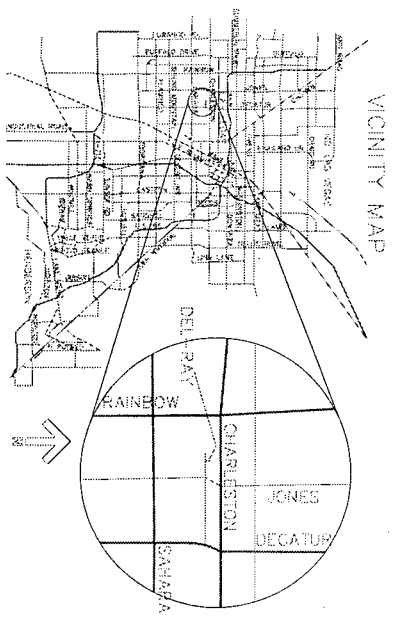
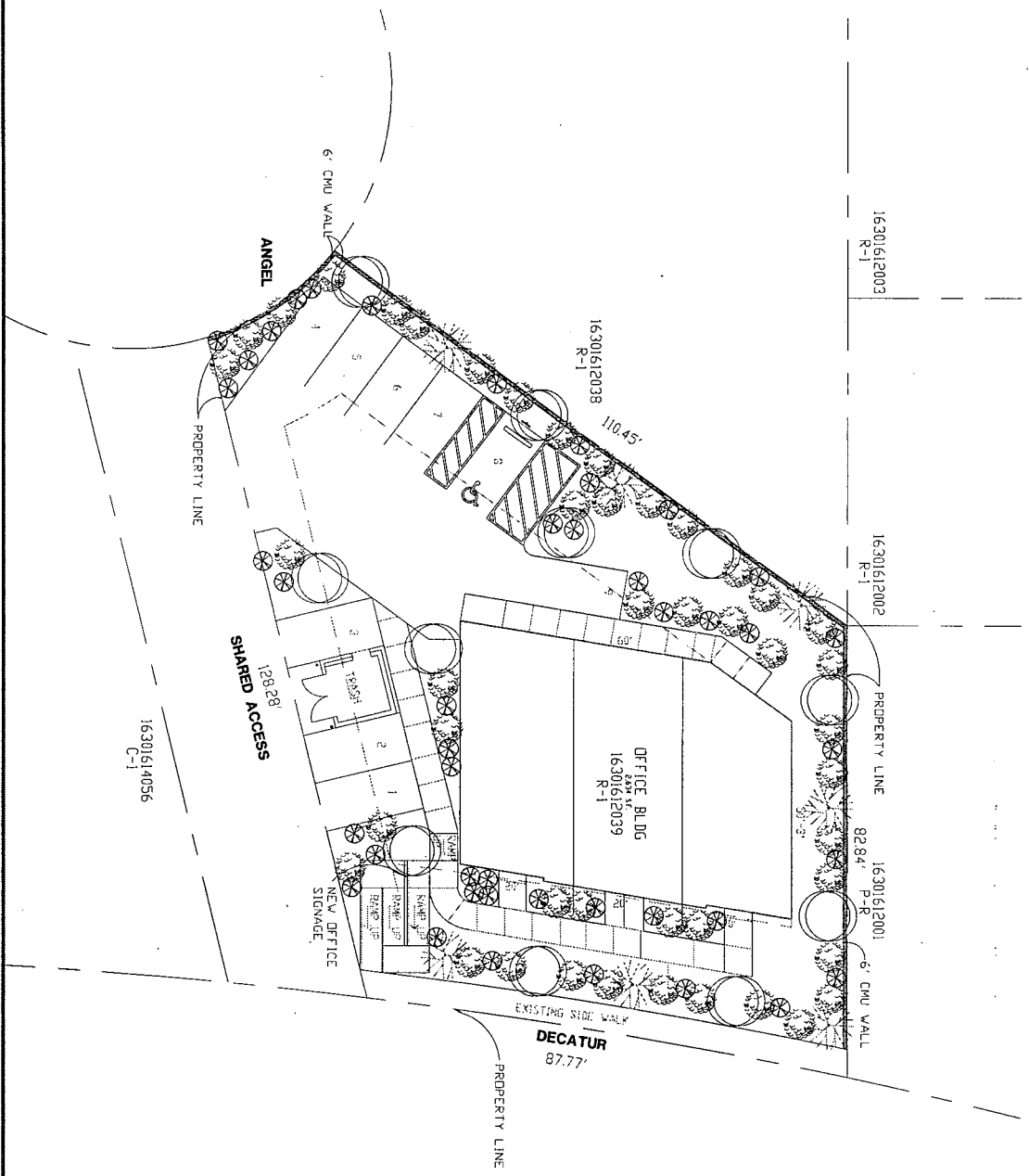
PROJECT SUMMARY

SITE	PHASE 1	0.26 ACRES (11,325 SQ. FT.)
SITE AREA:	PHASE 1	163-01-612-039
PARCEL NUMBERS:	PHASE 1	163-01-612-039
CURRENT ZONING:	LIMITED COMMERCIAL	C-1
LOT COVERAGE BY BUILDING FOOT PRINT: (approx)	ALLOWABLE	50%
SETBACKS		
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		2,634/300 = 9 SPACES
1 SPACE FOR EVERY 300 S.F. (HANDICAP SPACES)		(1 SPACES)
TOTAL PARKING PROVIDED		(9 SPACES)
PARKING SPACES (HANDICAP SPACES)		(1 SPACES)

LENDALL MAINS
ARCHITECT
3000 EAST RIVER LANE
SUITE #1
LAS VEGAS, NEVADA 89120
TEL: 702.437.5023
FAX: 702.437.5023
DATE: 11-13-06
SHEET NO.
AS-1

LANDSCAPE PLAN

ANGEL OFFICE

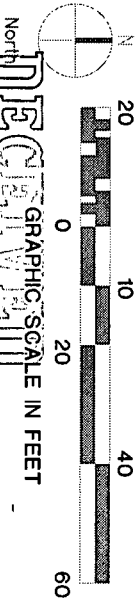


PLANT LEGEND

SYMBOL	TOTAL SIZE	BOTANICAL NAME	COMMON NAME
TREES			
(Symbol: 7' box)	7	FRAXINUS	MODesto ASH
(Symbol: 24" box)	9	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
SHRUBS/ACCENTS			
(Symbol: 44" gal)	44	HESPERALOE PARVIFLORA	RED YUCCA
(Symbol: 42" gal)	42	JUNIPERUS CHINENSIS	SEA GREEN JUNIPER

NOTES:

- ALL LANDSCAPING SHALL MEET THE REQUIREMENTS OUTLINED IN THE SITE LANDSCAPING & SCREENING STANDARDS, LAS VEGAS ZONING CODE, TITLE 19.
- ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF CRUSHED ROCK.
- ALL PLANTS SHALL BE WATERED BY AN AUTOMATIC DRIP IRRIGATION SYSTEM.
- CONTRACTOR TO LOCATE ALL PLANT MATERIAL RELATIVE TO THE CENTER OF THE PLANT SYMBOL, WHICH IS THE SIZE OF THE MATURE PLANT. THIS CRUCIAL ESPECIALLY ALONG WALKWAY.



LENDALL MANS
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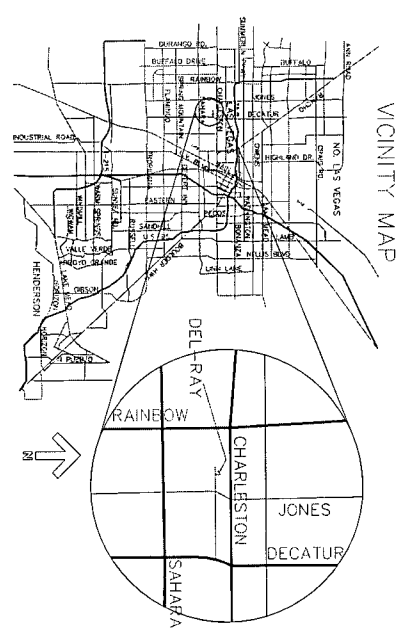
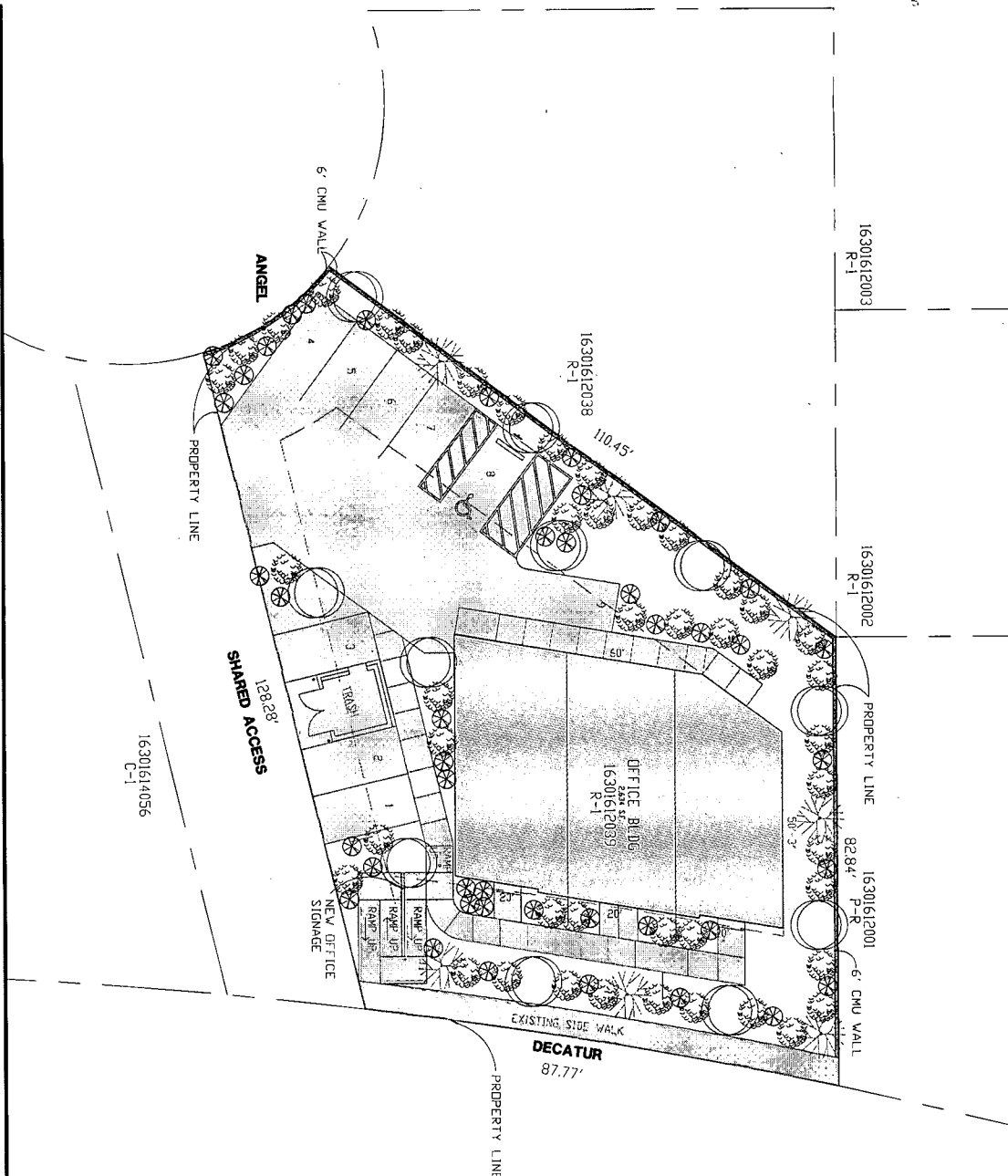
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LANDSCAPE PLAN

ANGEL OFFICE

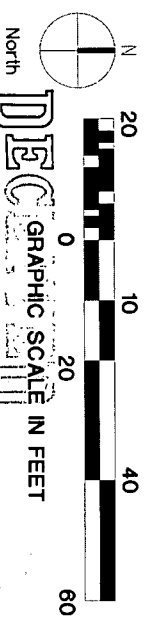


PLANT LEGEND

SYMBOL	TOTAL SIZE	BOTANICAL NAME	COMMON NAME
TREES			
	7	24" BOX	FRAXINUS
	9	24" BOX	QUERCUS VIRGINIANA
			MODESTO ASH
SHRUBS/ACCENTS			
	44	5 GAL.	HESPERALOE PARVIFLORA
	44	5 GAL.	RED YUCCA
	42	5 GAL.	JUNIPERUS CHINENSIS
			SEA GREEN JUNIPER

NOTES:

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