

# Deed

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# Separator Sheet

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(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 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

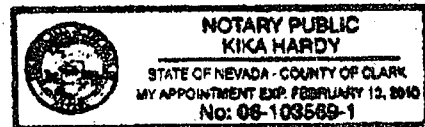
STATE OF NEVADA  
COUNTY OF Clark

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



VAR-16181  
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 *Alvin Frank*

Capacity ESCROW AGENT

Signature \_\_\_\_\_

Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

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

Print Name: Yin Yen & 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

JUL-01 TUE 15:59 BECKER REALTY  
 Recorded Case # 5104 Mr. U

P. 82

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  
 06/10/91

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

05-08-91 10:34 LCC  
 80018 910628 INST 01242

FEE \$8.00 RPT:

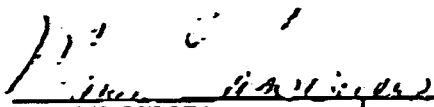
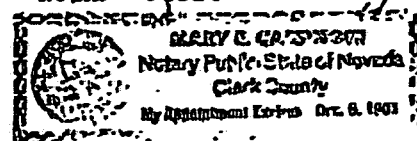
EASEMENT  
 COPIED FOR FILE AND NOT BEEN COMPARED TO THE ORIGINAL

STATE OF NEVADA )

SE:

COUNTY OF CLARK )

On this 3<sup>rd</sup> day of June, 1991, personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Richard K. Kline, 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

# Legal Description

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LEGAL DESCRIPTION

Separator Sheet

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JUL - 1 TUE 17:00 BECKER FULTY

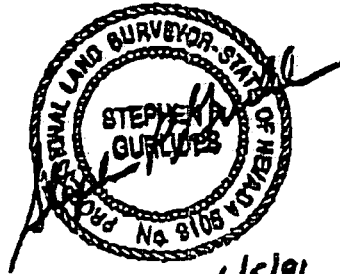
P. 04

**EXHIBIT A**

CONSULTING ENGINEERS • PLANNERS • SURVEYORS

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

**ASSOCIATES**  
 Dennis E. Felt, R.E.  
 Mike "Coopy" Hayes  
 Gregory G. Rupp, P.E.  
 Taylor R. Wynn, R.E.



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 Plates, Page 72 situate 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 750.00 feet, a radial line to said point bears N. 83° 06' 34" W.; thence Southerly along said curve, through a central angle of 91° 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., 120.89 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 48.50 feet, a radial line to said point bears S. 76° 06' 49" 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, 120.89 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 Plates, Page 72.

reference 333101  
 legals - 3333

2727 SOUTH TANNIOWBOY LANE LAS VEGAS, NEVADA 89102-3760  
 TEL: 737-7437 FAX: 737-7437

**VAR-16181**  
**10/05/06 PC**



# Justification Letter

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# Separator Sheet

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# **LENDALL MAINS ARCHITECT**

August 21, 2004

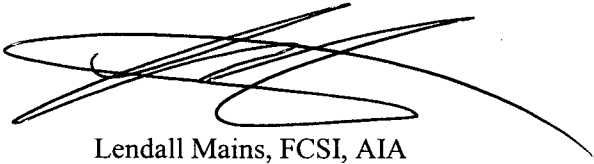
Doug Rankin, Planner  
City of Las Vegas  
731 S. 4<sup>th</sup> St.  
Las Vegas, NV 89101

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

**VAR-16181**  
**10/05/06 PC**

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

# SOFI

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## Separator Sheet

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## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-16181** 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: \_\_\_\_\_

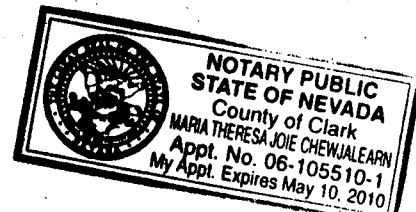
Signature of Property Owner: [Signature]

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

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Separator Sheet

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# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For:  rezoning to C-1  **VARIANCE**  
 Project Address (Location):  5104 Mountain View Dr. 1333 Angel Dr. Las Vegas, NV 89146   
 Project Name:  decoration & Angel office complex  Proposed Use:  C-1   
 Assessor's Parcel #(s):  163-01-612-039  Ward #: \_\_\_\_\_  
 General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing  R-3  proposed  C-1   
 Commercial Square Footage:  3000 sq ft  Floor Area Ratio: \_\_\_\_\_  
 Gross Acres:  11000 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:  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\*

\*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name:  Yin Yan & Peter Chung

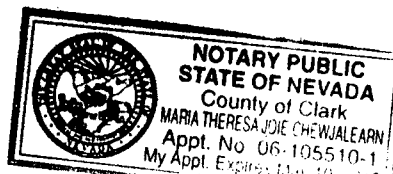
Subscribed and sworn before me

This  21  day of  August , 20  06

Notary Public in and for said County and State

### FOR DEPARTMENT USE ONLY

Case #:  VAR 16181   
 Meeting Date:  5 Oct 06   
 Total Fee:  \$600.00   
 Date Accepted:  May '06   
 Accepted By:  Mike Hume



# Project Checklist

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Separator Sheet

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| Pre-Application Conference          |                                     | CITY OF LAS VEGAS<br>Planning & Development Department<br>SUBMITTAL CHECKLIST |  | Additional Notes                             |
|-------------------------------------|-------------------------------------|-------------------------------------------------------------------------------|--|----------------------------------------------|
| Item Required                       |                                     |                                                                               |  |                                              |
| YES                                 | NO                                  |                                                                               |  |                                              |
| <b>APPLICATION</b>                  |                                     |                                                                               |  |                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Signed and notarized by <i>all</i> property owners or authorized agent(s)     |  |                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Grant deed and legal description                                              |  |                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <i>Detailed</i> justification letter                                          |  |                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Reduced 8.5" x 11" copy of <i>all</i> plans and elevations                    |  |                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Full size, rolled, color copy of <i>all</i> plans and elevations              |  |                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Correct fee(s): \$ <u>300</u> \$ <u>300</u> \$ _____ Total = \$ <u>600</u>    |  |                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Statement of Financial Interest                                               |  |                                              |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Development Impact Notice and Assessment (DINA)                               |  |                                              |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project of Regional Significance                                              |  |                                              |
| <b>SITE PLAN</b>                    |                                     |                                                                               |  |                                              |
|                                     |                                     |                                                                               |  | Folded Plans: <u>3</u> Rolled/Colored Plans: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 11" x 17" min. to 24" x 36" max. page size                                    |  |                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | North arrow, scale, and vicinity map                                          |  |                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <i>All</i> property lines and present dimensions labeled                      |  |                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <i>All</i> building setbacks labeled                                          |  |                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <i>All</i> adjacent existing land uses and street names labeled               |  |                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <i>All</i> points of ingress and egress shown                                 |  |                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | ADA accessibility requirements shown/labeled                                  |  |                                              |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Parking standard(s) utilized: _____                                           |  |                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Parking space count and typical dimensions labeled                            |  |                                              |
|                                     |                                     | #regular      #compact      #handicap      Total                              |  |                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <i>All</i> free-standing sign locations shown and heights and sizes noted     |  |                                              |
| <b>LANDSCAPE PLAN</b>               |                                     |                                                                               |  |                                              |
|                                     |                                     |                                                                               |  | Folded Plans:      Rolled/Colored Plans:     |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 11" x 17" min. to 24" x 36" max. page size                                    |  |                                              |
| <input type="checkbox"/>            | <input type="checkbox"/>            | North arrow, scale, and vicinity map                                          |  |                                              |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <i>All</i> property lines and present dimensions labeled                      |  |                                              |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <i>All</i> required perimeter landscape planters shown                        |  |                                              |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <i>All</i> required parking lot fingers/islands shown                         |  |                                              |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover |  |                                              |
| <b>BUILDING ELEVATIONS</b>          |                                     |                                                                               |  |                                              |
|                                     |                                     |                                                                               |  | Folded Plans:      Rolled/Colored Plans:     |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 11" x 17" min. to 24" x 36" max. page size                                    |  |                                              |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Scale and building dimensions labeled                                         |  |                                              |
| <input type="checkbox"/>            | <input type="checkbox"/>            | North, south, east, and west elevations of <i>all</i> buildings               |  |                                              |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <i>All</i> building materials and colors noted                                |  |                                              |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 8" x 10" photo of original color and material board                           |  |                                              |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <i>All</i> wall sign locations shown and sizes noted                          |  |                                              |
| <b>FLOOR PLANS</b>                  |                                     |                                                                               |  |                                              |
|                                     |                                     |                                                                               |  | Folded Plans:      Rolled Plans:             |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 11" x 17" min. to 24" x 36" max. page size                                    |  |                                              |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Scale and building dimensions labeled                                         |  |                                              |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <i>All</i> building entrances/exits shown                                     |  |                                              |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 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 Mains      Application Type: UAR - Trash Enclosure  
 APN: 16301612039      Location: 1333 Angel Dr  
 Planner: A. H.      Pre-App Meeting Date: 4/11/12      Earliest PC Date: 5 OCT '12



# Final DRT

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# Separator Sheet

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**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**

**VAR-16181 - VARIANCE RELATED TO ZON-16179 - PUBLIC HEARING - APPLICANT/OWNER:**  
**YIN YAN & PETER CHUNG** - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 56.25 FEET WHERE 77.25 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A TRASH ENCLOSURE TO BE PLACED 10 FEET FROM RESIDENTIAL PROPERTY WHERE 50 FEET IS THE MINIMUM 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.

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](mailto: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:**

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# Hansen Sheet

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# Separator Sheet

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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 (VAR) | Modified By | MPHOWE | Modified Date/Time | 08/22/2006 12:54 |
| Comments | No Comments               |             |        |                    |                  |

#### SUBMITTAL CHECKLIST

Indicate if item is being submitted

|   |                                      |   |                                                  |
|---|--------------------------------------|---|--------------------------------------------------|
| Y | Pre-Application Conference Checklist | Y | Site Plan (18 Folded Blue Lines, 1 Rolled Color) |
| Y | Application/Petition Form            | Y | Building Elevations (2 Folded, 1 Rolled Color)   |
| Y | Deed and Legal Description           | Y | Floor Plan (1 Folded, 1 Rolled)                  |
| Y | Justification Letter                 | Y | Laser Print Site Plan                            |
| Y | Assessors Parcel Map                 | 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.

#### VARIANCE

|   |                                   |                                                         |
|---|-----------------------------------|---------------------------------------------------------|
| Y | Parent Project link required?     | Final City Council letter received                      |
| Y | Will this go to the City Council? | Annotated minutes received                              |
|   |                                   | Is there a condition of approval for a Required Review? |
|   |                                   | If yes, when does it need to be reviewed?               |

#### Meeting Information

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

|            |            |           |  |   |   |   |
|------------|------------|-----------|--|---|---|---|
| 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 ID | Last | First | MI | Comments |
|-------------|------|-------|----|----------|
|-------------|------|-------|----|----------|

No Employee Entries

| Log Action | 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 |        |                  |  |      |

Report Date 08/22/2006 04:11 PM

Submitted By

Page 1

A/P # 16181 VARIANCE

Application Information

Stages

|           | Date / Time      | By     |            | Date / Time | By |
|-----------|------------------|--------|------------|-------------|----|
| Processed | 08/22/2006 12:54 | 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         | <input type="checkbox"/> Auto Reviews | Bill Group | Actual Valuation     | 0.00 |

Description of Work

VAR-16181 - VARIANCE RELATED TO ZON-16179 AND SDR-16180 - PUBLIC HEARING - APPLICANT/OWNER: YIN YAN & PETER CHUNG - Request for a Variance TO ALLOW A TRASH ENCLOSURE TO BE PLACED 10 FEET FROM RESIDENTIAL PROPERTY WHERE 50 FEET IS THE MINIMUM 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 # 16180  
Project # 16181 Project/Phase Name TRASH ENCL FOR OFFICE CONV 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

# Route Form

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Separator Sheet

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# CITY OF LAS VEGAS

## INTER-OFFICE MEMORANDUM

### REQUEST FOR COMMENT

**FROM:** *PLANNING AND DEVELOPMENT*

**VAR-16181**

#### 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

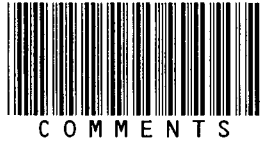
|                                |                     |                                           |
|--------------------------------|---------------------|-------------------------------------------|
| <CCSD>                         | GUY CORRADO         | 4212 EUCALYPTUS ANNEX                     |
| METRO                          | SGT. ROBERT ROSHACK | 7 <sup>th</sup> FLOOR CITY HALL           |
| OFFICE OF BUSINESS DEVELOPMENT | DAVID BRATCHER      | 2 <sup>nd</sup> FLOOR CITY HALL EXPANSION |
| NEIGHBORHOOD SERVICES          | ANNE KILPONEN       | 2 <sup>nd</sup> FLOOR CITY HALL           |
| *TEFO (DPW)                    | TOM WILKING         | 3104 BONANZA ROAD                         |
| *SID (DPW)                     | T. McDANIEL         | 4 <sup>th</sup> 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>**



# Comments

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# Separator Sheet

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# 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 *BA*  
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekk, Survey (FM, PM, & A's only)  
Date: September 12, 2006  
Re: **VAR-16181** Yin Yan & Peter Chung 1333 Angel Dr.  
Request for a Variance for residential adjacency standards

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## COMMENTS:

We have no comment on the Request for a Variance application to allow a residential adjacency setback of 56.25 feet where 77.25 feet is the minimum required and to allow a trash enclosure to be placed 10 feet from residential property where 50 feet is the minimum required for property located at 1333 Angel Drive.

We note that this site is the subject of a Zoning Reclassification ZON-16179 and Site Development Plan Review SDR-16180; all site-related conditions of approval are addressed with those actions.

**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**

**VAR-16181 - VARIANCE RELATED TO ZON-16179 - PUBLIC HEARING - APPLICANT/OWNER:**  
**YIN YAN & PETER CHUNG** - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY  
SETBACK OF 56.25 FEET WHERE 77.25 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A TRASH  
ENCLOSURE TO BE PLACED 10 FEET FROM RESIDENTIAL PROPERTY WHERE 50 FEET IS THE  
MINIMUM 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 (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**

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](mailto: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 Interdepartmental Services**

**No Significant Law Enforcement Issue**

J7318M 8-29-06

# Neighborhood Services List

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NEIGHBORHOOD SERVICES LIST

Separator Sheet

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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:**

**VAR-16181**

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:**

**VAR-16181**

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

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Separator Sheet

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# NOTICE OF PUBLIC HEARING

## VARIANCE

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

## VAR-16181 **RENOTIFICATION**

APPLICANT/OWNER: YIN YAN & PETER CHUNG - REQUEST FOR A VARIANCE TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 56.25 FEET WHERE 77.25 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A TRASH ENCLOSURE TO BE PLACED 6 FEET FROM RESIDENTIAL PROPERTY WHERE 50 FEET IS THE MINIMUM 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 (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 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

## VARIANCE

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

## VAR-16181 **RENOTIFICATION**

APPLICANT/OWNER: YIN YAN & PETER CHUNG - REQUEST FOR A VARIANCE TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 56.25 FEET WHERE 77.25 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A TRASH ENCLOSURE TO BE PLACED 6 FEET FROM RESIDENTIAL PROPERTY WHERE 50 FEET IS THE MINIMUM REQUIRED 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 AND TO REDUCE THE FRONT YARD SETBACK TO 15 FEET WHERE A MINIMUM SETBACK OF 20 FEET AND TO REDUCE THE REAR SETBACK 15 FEET WHERE A MINIMUM SETBACK OF 20 FEET IS REQUIRED.

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

## VARIANCE

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

## VAR-16181

APPLICANT/OWNER: YIN YAN & PETER CHUNG - REQUEST FOR A VARIANCE TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 56.25 FEET WHERE 77.25 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A TRASH ENCLOSURE TO BE PLACED 6 FEET FROM RESIDENTIAL PROPERTY WHERE 50 FEET IS THE MINIMUM 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).

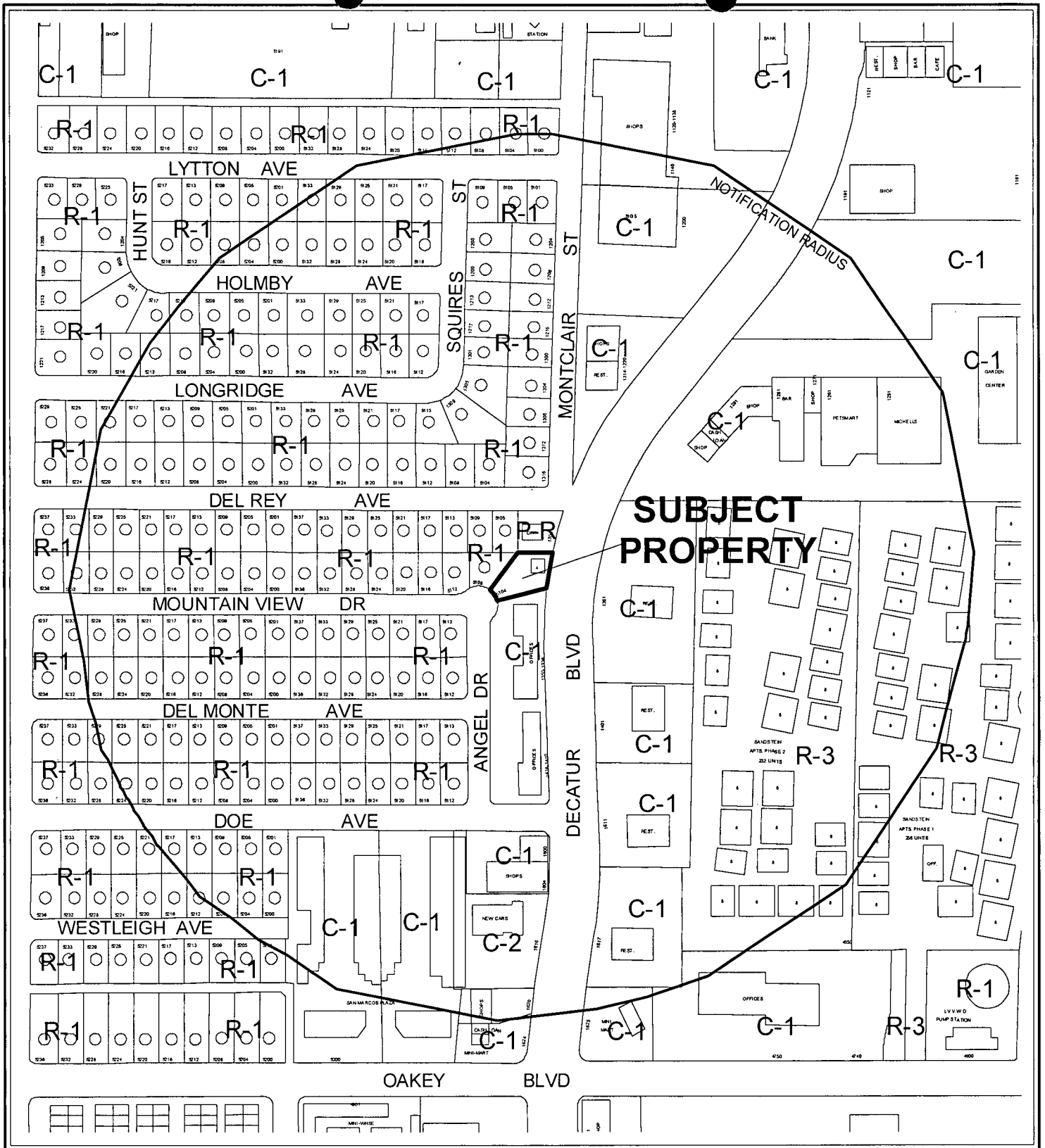
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$ ) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

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 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: **VAR-16181**

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



# City Council Action Letter

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Separator Sheet

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

Dear Mr. Roberts:

The City Council at a regular meeting held February 21, 2007 APPROVED the request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 56.25 FEET WHERE 77.25 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A TRASH ENCLOSURE TO BE PLACED 6 FEET FROM RESIDENTIAL PROPERTY WHERE 50 FEET IS THE MINIMUM REQUIRED 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 AND TO REDUCE THE FRONT YARD SETBACK TO 15 FEET WHERE A MINIMUM SETBACK OF 20 FEET AND TO REDUCE THE REAR SETBACK 15 FEET WHERE A MINIMUM SETBACK OF 20 FEET IS REQUIRED. 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. The Variance of trash enclosure placement is not approved and no building setback Variances are approved.

Planning & Development

1. Conformance to the conditions for Rezoning (ZON-16179), Variance (VAR-17191), and Site Development Plan Review (SDR-16180) if approved.

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

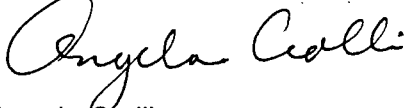
VOICE 702.229.6011  
TDD 702.386.9108  
www.lasvegasnevada.gov



Mr. Dave Roberts  
VAR-16181 – Page Two  
March 22, 2007

2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

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



January 19, 2007

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

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

RE: VAR-16181 - VARIANCE  
CITY COUNCIL MEETING OF JANUARY 17, 2007  
RELATED TO ZON-16179, 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 Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 56.25 FEET WHERE 77.25 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A TRASH ENCLOSURE TO BE PLACED 6 FEET FROM RESIDENTIAL PROPERTY WHERE 50 FEET IS THE MINIMUM REQUIRED 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 AND TO REDUCE THE FRONT YARD SETBACK TO 15 FEET WHERE A MINIMUM SETBACK OF 20 FEET AND TO REDUCE THE REAR SETBACK 15 FEET WHERE A MINIMUM SETBACK OF 20 FEET IS REQUIRED.

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: See Attached List

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

VOICE 702.229.6011

TTY 702.386.9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

18112-001-06-05  
CLV 7009

Mr. Dave Roberts  
VAR-16181 – Page Two  
January 19, 2007

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



# Action Letter

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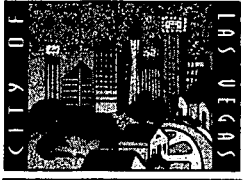


ACTION LETTER

Separator Sheet

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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](http://www.lasvegasnevada.gov)

November 17, 2006

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

**RE: ABEYANCE - RENOTIFICATION - VAR-16181 - VARIANCE**

Dear Mr. Roberts:

Your request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 56.25 FEET WHERE 77.25 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A TRASH ENCLOSURE TO BE PLACED 6 FEET FROM RESIDENTIAL PROPERTY WHERE 50 FEET IS THE MINIMUM 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](http://www.lasvegasnevada.gov)

December 22, 2006

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

**RE: ABEYANCE - RENOTIFICATION - VAR-16181 - VARIANCE**

Dear Mr. Roberts:

Your request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 56.25 FEET WHERE 77.25 FEET IS THE MINIMUM REQUIRED; TO ALLOW A TRASH ENCLOSURE TO BE PLACED 6 FEET FROM RESIDENTIAL PROPERTY WHERE 50 FEET IS THE MINIMUM REQUIRED; TO REDUCE THE FRONT YARD SETBACK TO 15 FEET WHERE A MINIMUM SETBACK OF 20 FEET; AND TO REDUCE THE REAR SETBACK 15 FEET WHERE A MINIMUM SETBACK OF 20 FEET IS REQUIRED 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 hardship was deemed self-imposed.

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



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](http://www.lasvegasnevada.gov)

November 3, 2006

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

**RE: ABEYANCE - VAR-16181 - VARIANCE**

Dear Mr. Roberts:

Your request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 56.25 FEET WHERE 77.25 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A TRASH ENCLOSURE TO BE PLACED 6 FEET FROM RESIDENTIAL PROPERTY WHERE 50 FEET IS THE MINIMUM 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](http://www.lasvegasnevada.gov)

October 6, 2006

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

**RE: VAR-16181 - VARIANCE**

Dear Mr. Roberts:

Your request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 56.25 FEET WHERE 77.25 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A TRASH ENCLOSURE TO BE PLACED 6 FEET FROM RESIDENTIAL PROPERTY WHERE 50 FEET IS THE MINIMUM 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

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

DJR:dm

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

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



# 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](http://www.lasvegasnevada.gov)

September 22, 2006

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

**RE: VAR-16181 - VARIANCE**

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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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](http://www.lasvegasnevada.gov)

October 19, 2006

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

**RE: ABEYANCE - VAR-16181 - VARIANCE**

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  
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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](http://www.lasvegasnevada.gov)

November 3, 2006

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

**RE: ABEYANCE - RENOTIFICATION - VAR-16181 - VARIANCE**

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](http://www.lasvegasnevada.gov)

December 8, 2006

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

**RE: ABEYANCE - RENOTIFICATION - VAR-16181 - VARIANCE**

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 (Approved Site Plan)

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PLANS - APPROVED SITE PLAN

Separator Sheet

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DATE: 11/13/06

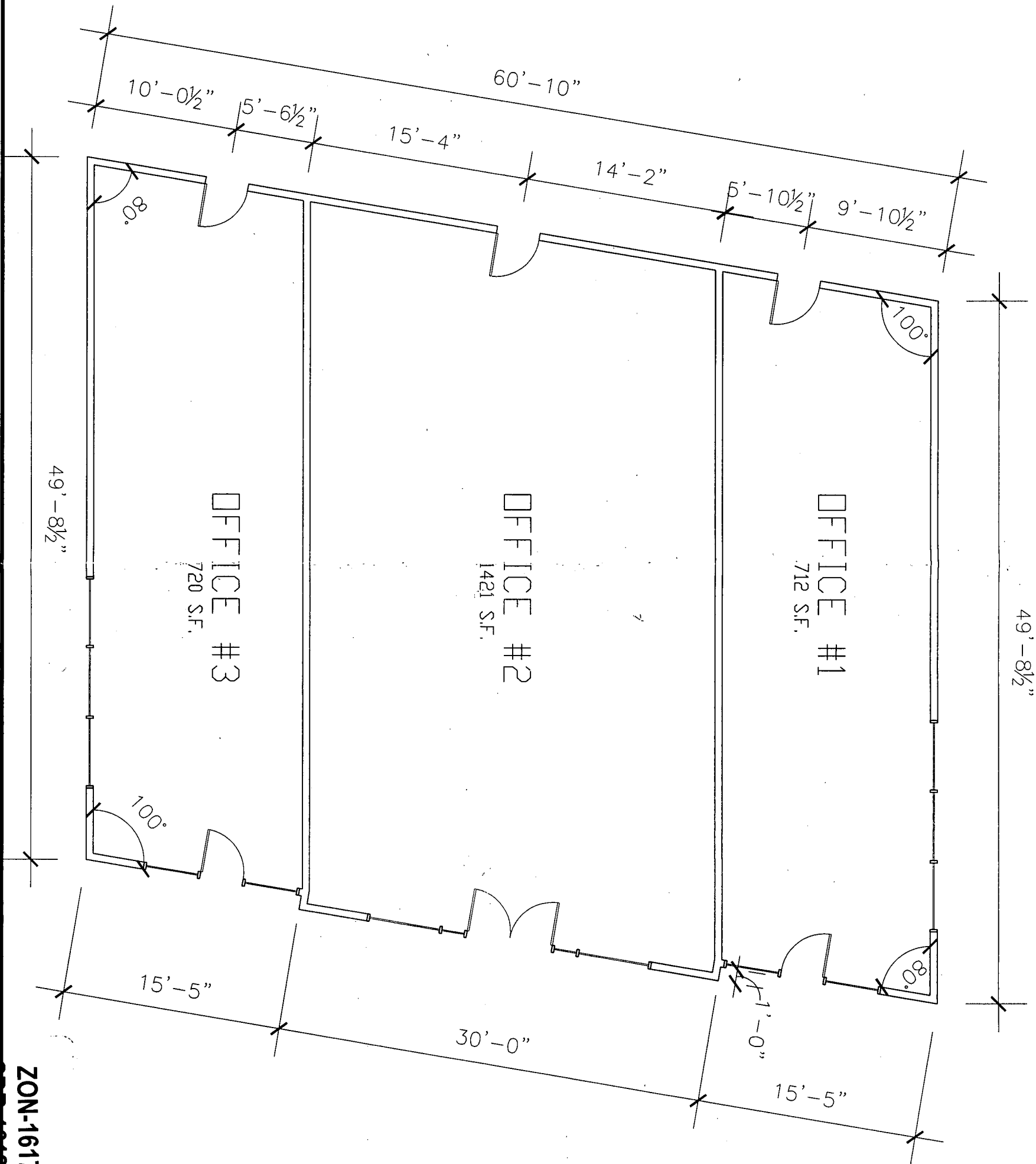
# Plans (Floor Plans)

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Separator Sheet

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RECEIVED  
AUG 22 2006

ZON-16179 VAR-16181

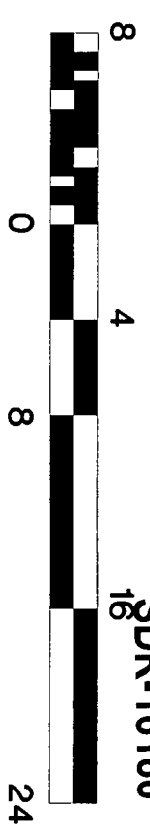
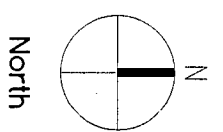
SDR-16180 10/05/06 PC

LENDALL MAINS  
ARCHITECT

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

SHEET No.

FLOOR PLAN - 3,086.5 SF.  
ANGEL OFFICE



GRAPHIC SCALE IN FEET

DATE: 8/21/06  
A-1

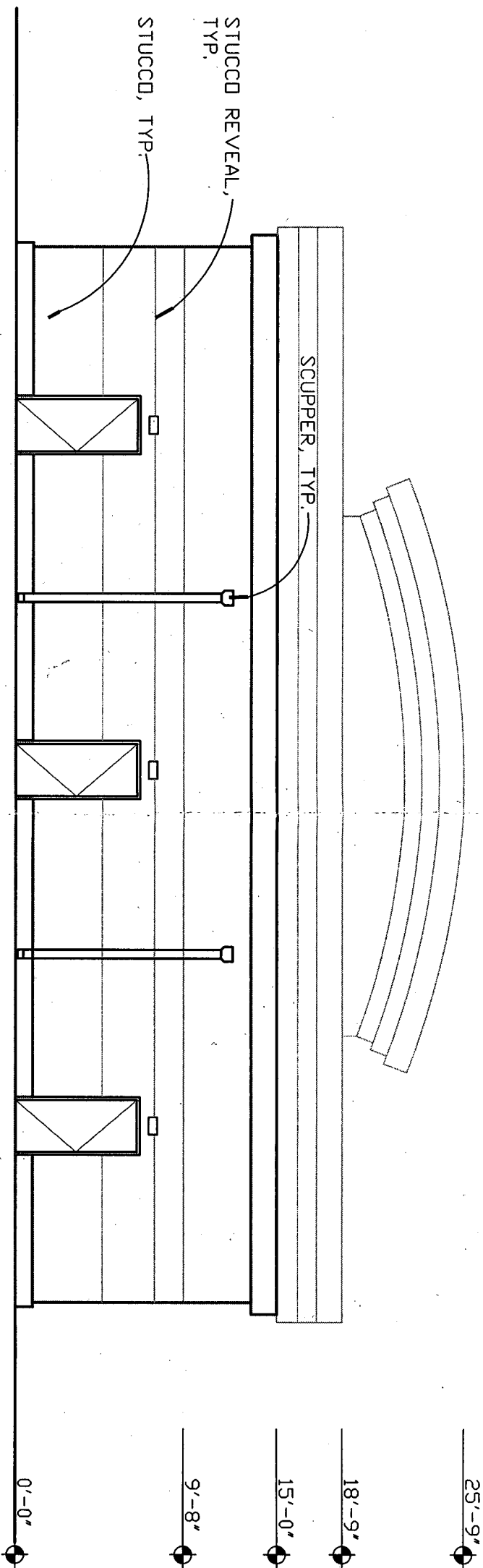
# Plans (Elevations)

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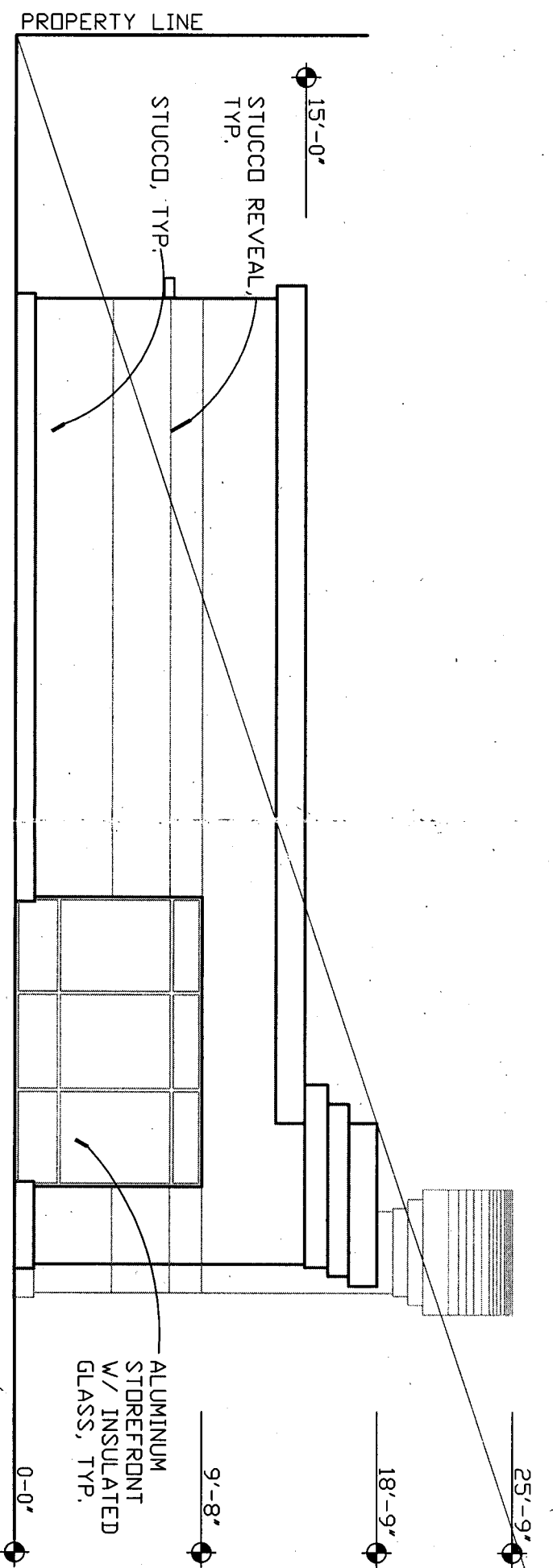


Separator Sheet

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B WEST ELEVATION



A SOUTH ELEVATION

ZON-16179 VAR-16181  
SDR-16180 10/05/06 PC  
AUG 2 2006

RECEIVED,

ELEVATIONS

ANGEL OFFICE



GRAPHIC SCALE IN FEET

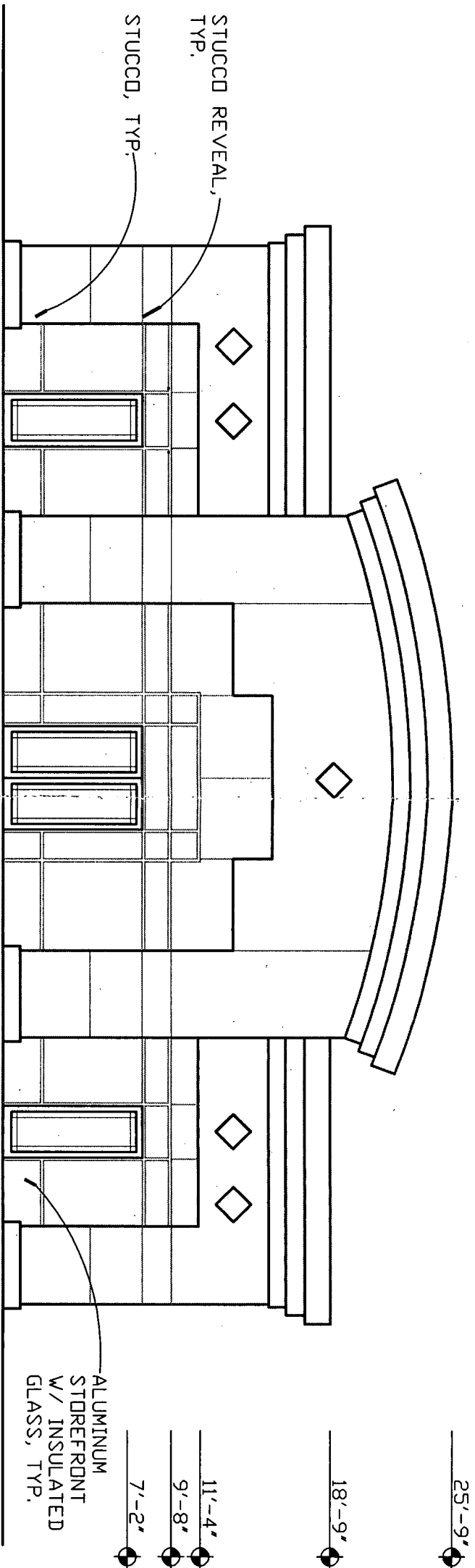
LENDALL MAINS  
ARCHITECT  
3830 East Patrick Lane  
Suite #1  
Las Vegas, Nevada 89120  
Phone: 702.437.5621  
Fax: 702.437.5623

SHEET No.

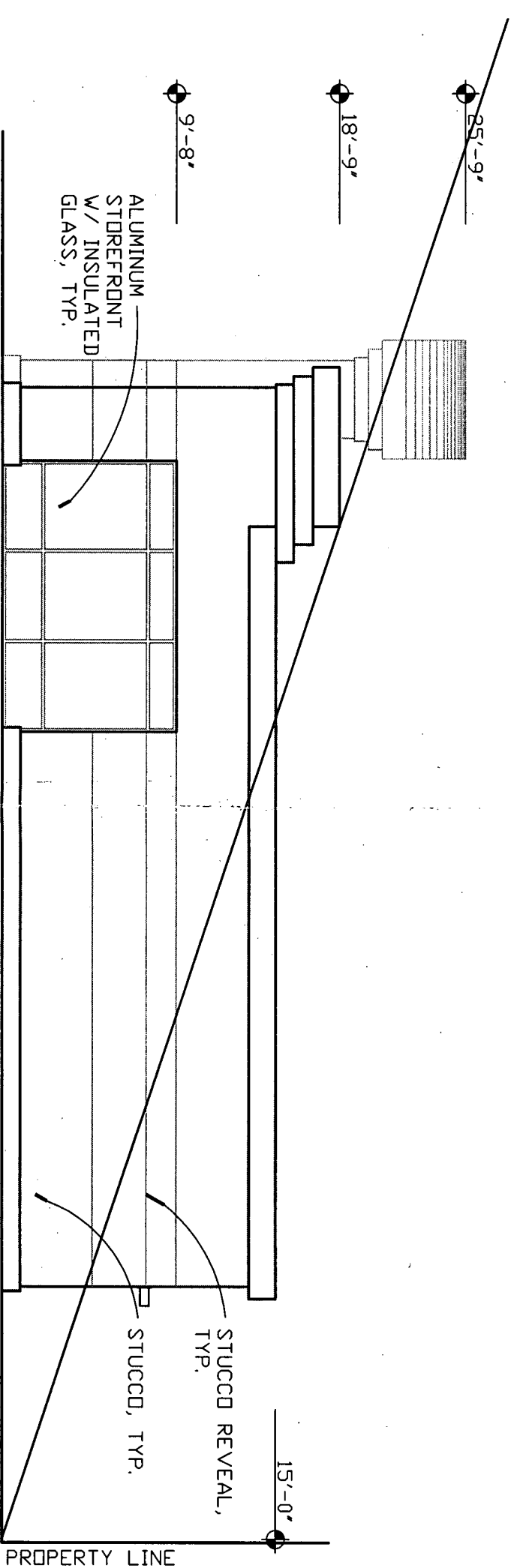
A-3

DATE: 8/21/06





B EAST ELEVATION



A NORTH ELEVATION

ELEVATIONS

ANGEL OFFICE



GRAPHIC SCALE IN FEET

RECEIVED

AUG 22 2006

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

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

SHEET No.

A-2  
DATE: 8/21/06

# Plans (PMT)

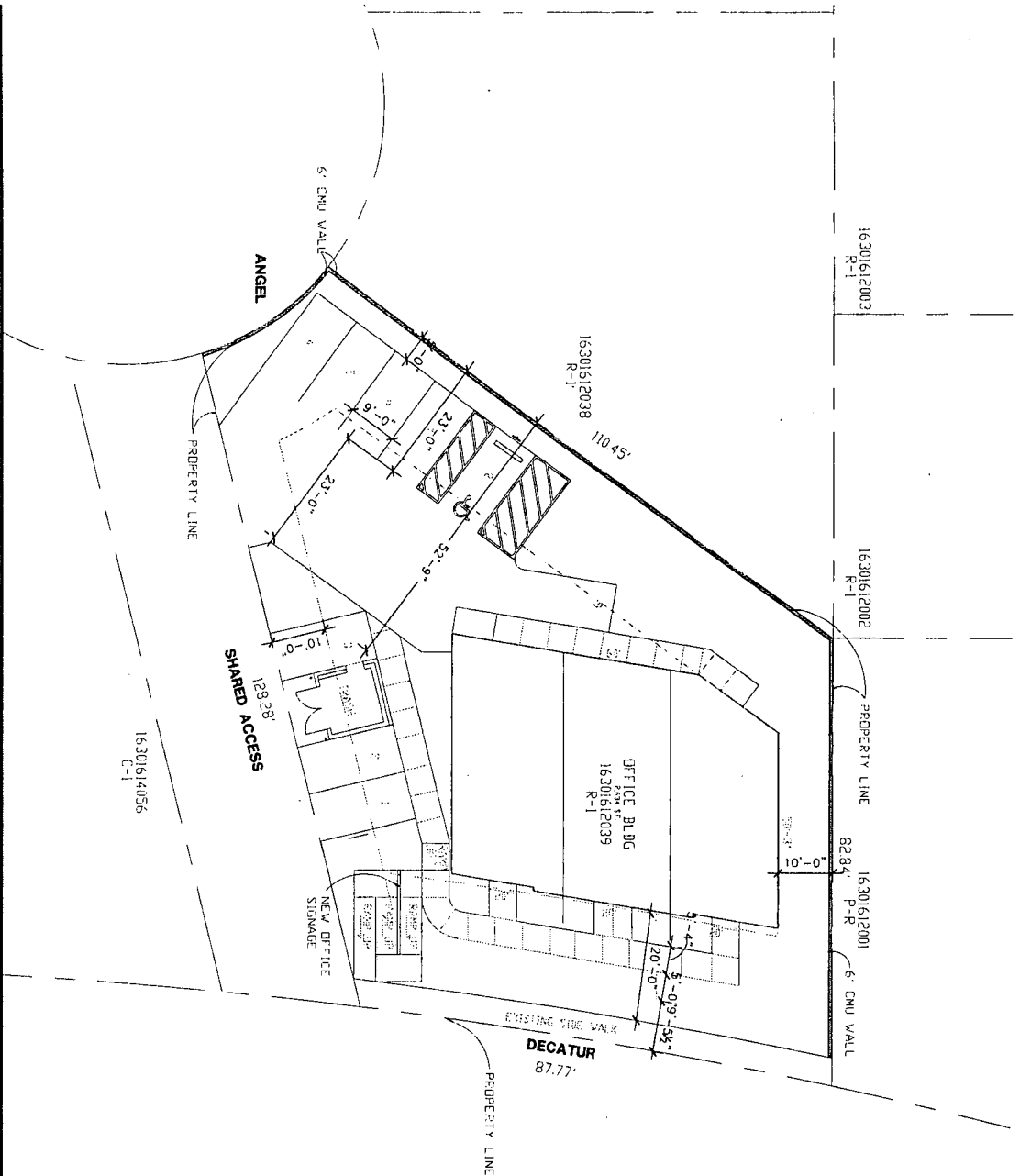
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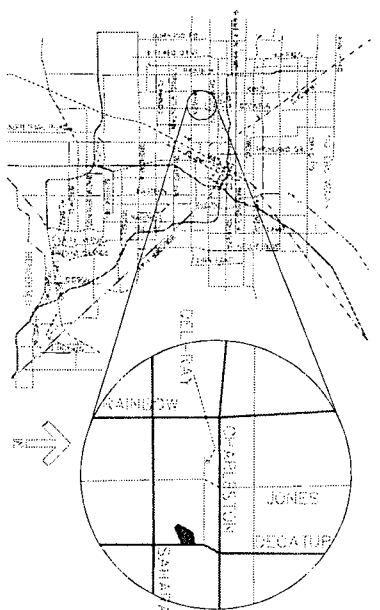
Separator Sheet

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# SITE PLAN ANGEL OFFICE

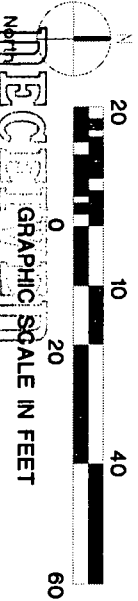


VICINITY MAP



## PROJECT SUMMARY

|                                               |         |                            |
|-----------------------------------------------|---------|----------------------------|
| SITE                                          | PHASE 1 | 0.26 ACRES (11,325 SQ.FT.) |
| SITE AREA:                                    | PHASE 1 | 163-01-612-039             |
| PARCEL NUMBERS:                               | PHASE 1 | C-1                        |
| CURRENT ZONING:                               | PHASE 1 | 50%                        |
| LOT COVERAGE BY BUILDING FOOT PRINT (ALLOWED) | PHASE 1 | 20 FEET                    |
| SETBACKS                                      | PHASE 1 | 10 FEET                    |
| FRONT YARD:                                   | PHASE 1 | 20 FEET                    |
| SIDE YARDS:                                   | PHASE 1 | 20 FEET                    |
| REAR YARDS:                                   | PHASE 1 | NONE                       |
| BUILDING HEIGHT                               | PHASE 1 | 26.34 SQ. FT.              |
| ALLOWED:                                      | PHASE 1 | 26 PEOPLE                  |
| BUILDING OCCUPANCY                            | PHASE 1 | (9 SPACES)                 |
| ONE STORY OFFICE                              | PHASE 1 | (1 SPACES)                 |
| MAXIMUM CAPACITY:                             | PHASE 1 |                            |
| PARKING                                       | PHASE 1 |                            |
| TOTAL PARKING REQUIRED                        | PHASE 1 |                            |
| 1 SPACE FOR EVERY 300 S.F.                    | PHASE 1 |                            |
| (HANDICAP SPACES)                             | PHASE 1 |                            |
| TOTAL PARKING PROVIDED                        | PHASE 1 |                            |
| PARKING SPACES                                | PHASE 1 |                            |
| (HANDICAP SPACES)                             | PHASE 1 |                            |



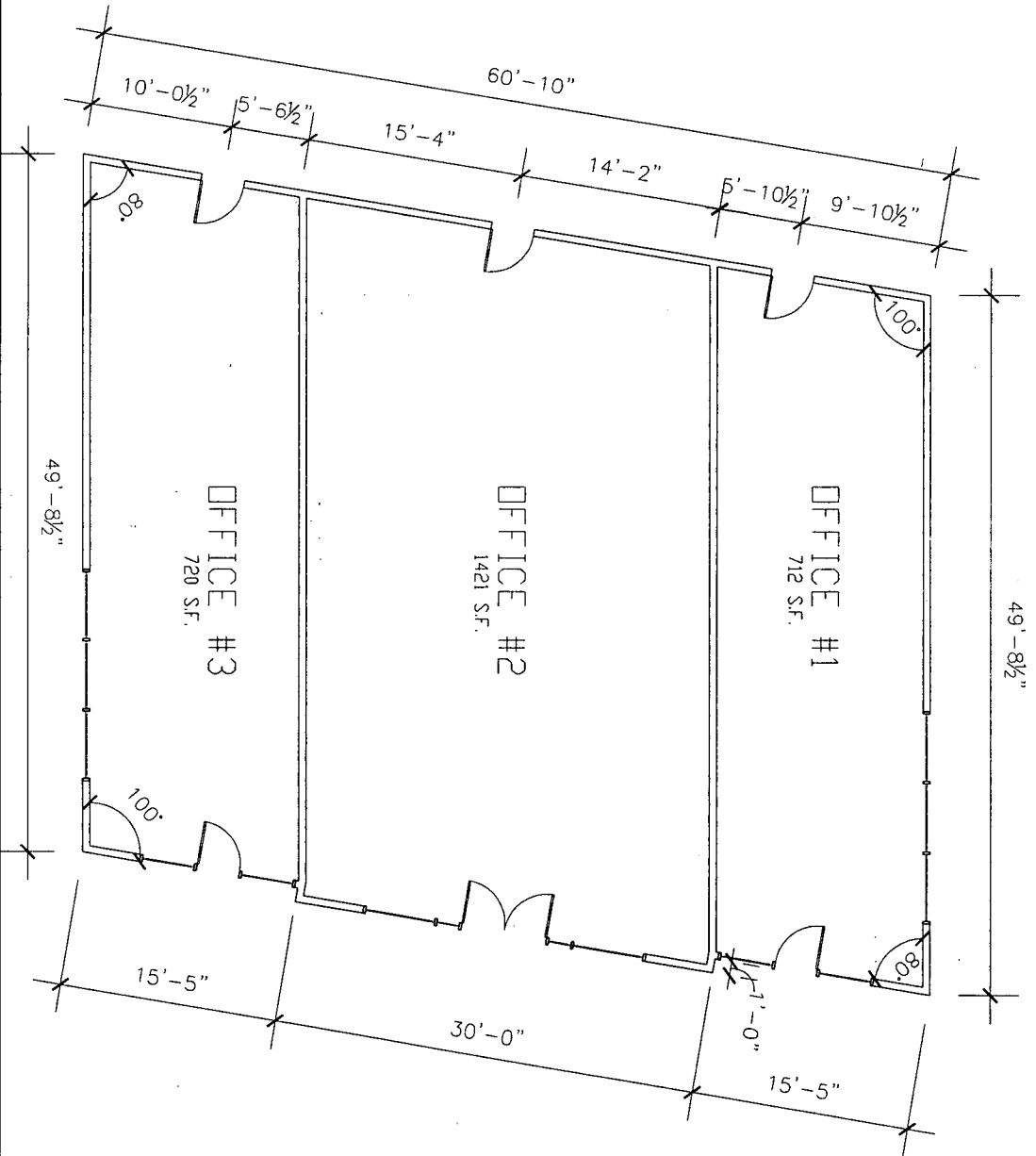
LENDALL MAINS  
ARCHITECT  
SHEET NO.  
AS-1  
DATE: 11/3/06

FEB 07 2007

VAR-16181

02-21-07 CC

# FLOOR PLAN - 3,086.5 SF. ANGEL OFFICE



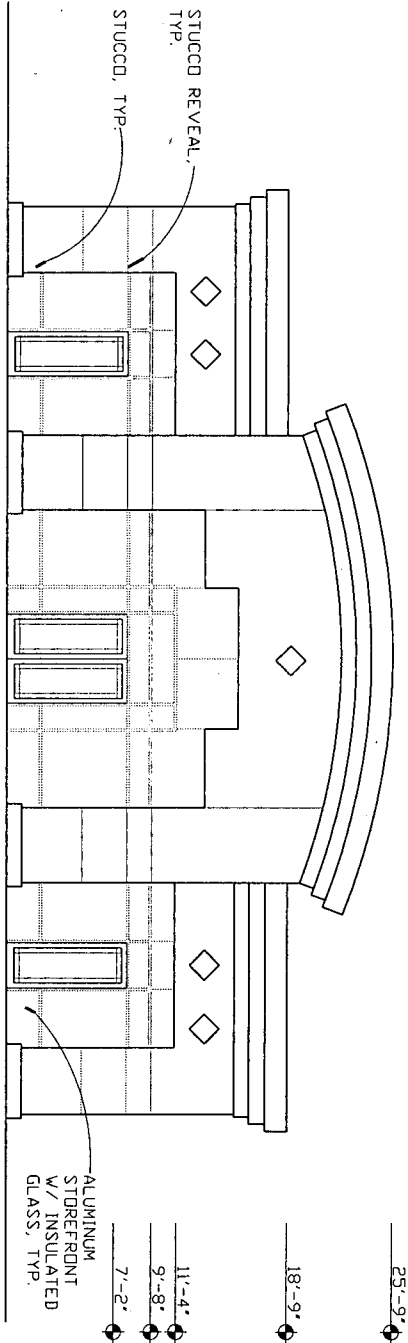
ZON-16179 VAR-16181  
SDR-16180 10/05/06 PC

AUG 22 2006

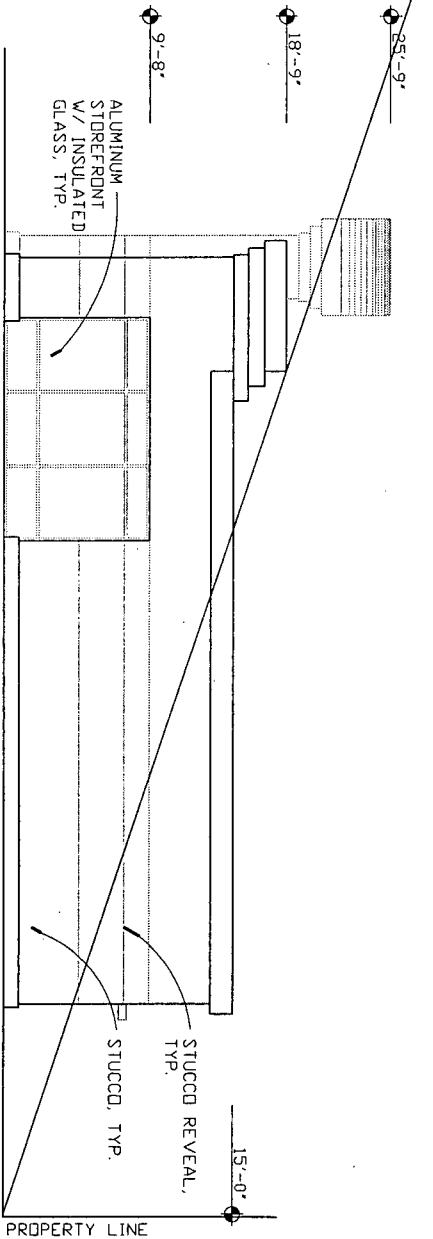
LENDALL MAINS  
ARCHITECT  
SHEET No.  
DATE: 8/21/06  
**RECEIVED**

# ELEVATIONS

## ANGEL OFFICE



B EAST ELEVATION



A NORTH ELEVATION



LENDALL MAINS  
ARCHITECT  
3000 East Park Lane  
Salt Lake City, Utah 84106  
Phone: 702.437.5623  
Fax: 702.437.5623

SHEET No.

A-2

DATE: 8/21/06

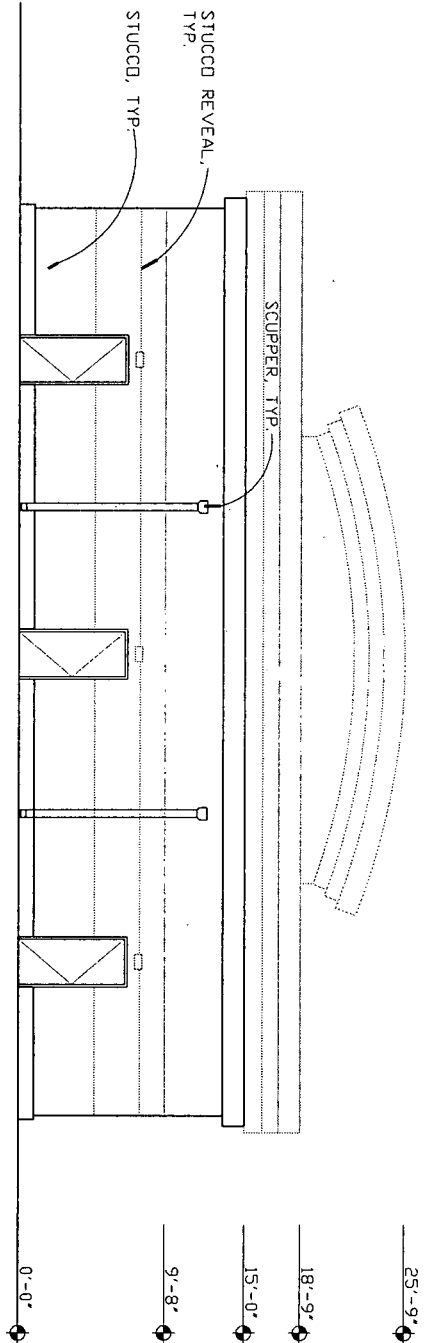
RECEIVED,

AUG 22 2006

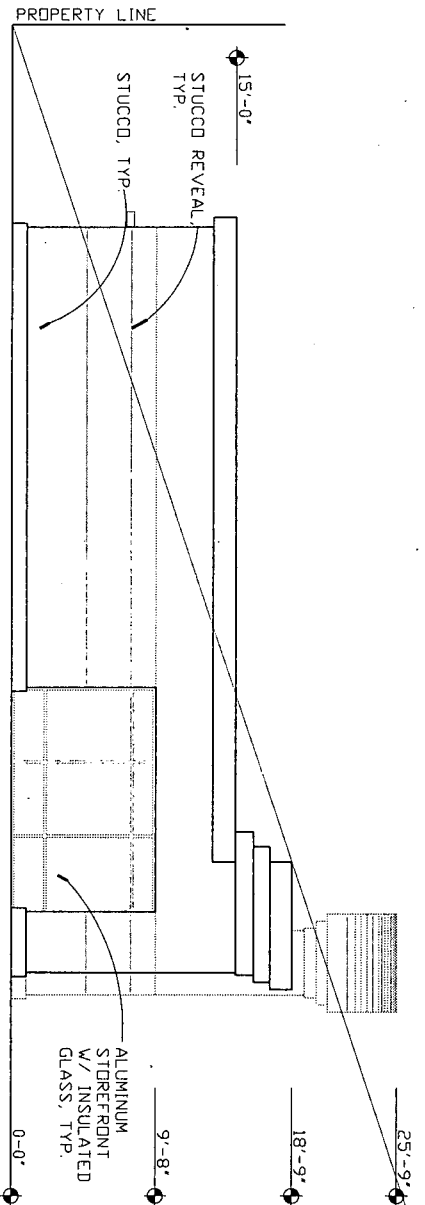
ZON-16179 VAR-16181  
SDR-16180 10/05/06 PC

# ELEVATIONS

## ANGEL OFFICE



**B** WEST ELEVATION



**A** SOUTH ELEVATION



LENDALL MAINS  
ARCHITECT  
3000 1st Street  
San Diego, CA 92101  
Phone: (619) 594-1200  
Fax: (619) 594-1201

SHEET No.

**A-3**

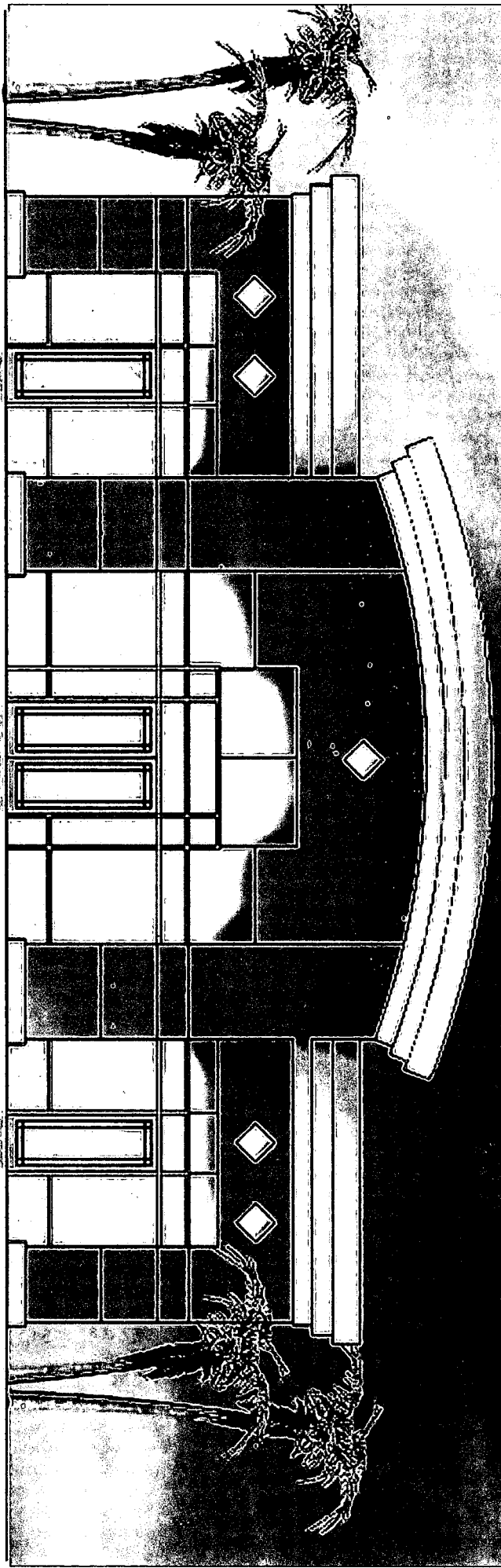
DATE: 8/21/06

**RECEIVED**

**AUG 22 2006**

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

HENDRICK HALLS  
ARCHITECT  
3000 P. PARKER AVE  
LAS VEGAS, NV  
P: (702) 437-5321  
F: (702) 437-5323



# ANGEL OFFICES'

RECEIVED

AUG 22 2006

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

# 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:**

✓ AD - 16181

**MEETING DATE:**

10-5-06 PC

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. *Sign Lot 2*



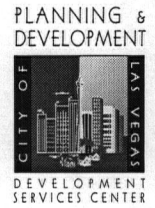
*[Signature]*  
Signature

*9-26-00*

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.



# CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: VAR-16181

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.



Angel



Doe

Signature

Date

9-26-06

This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South 4<sup>th</sup> 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.