

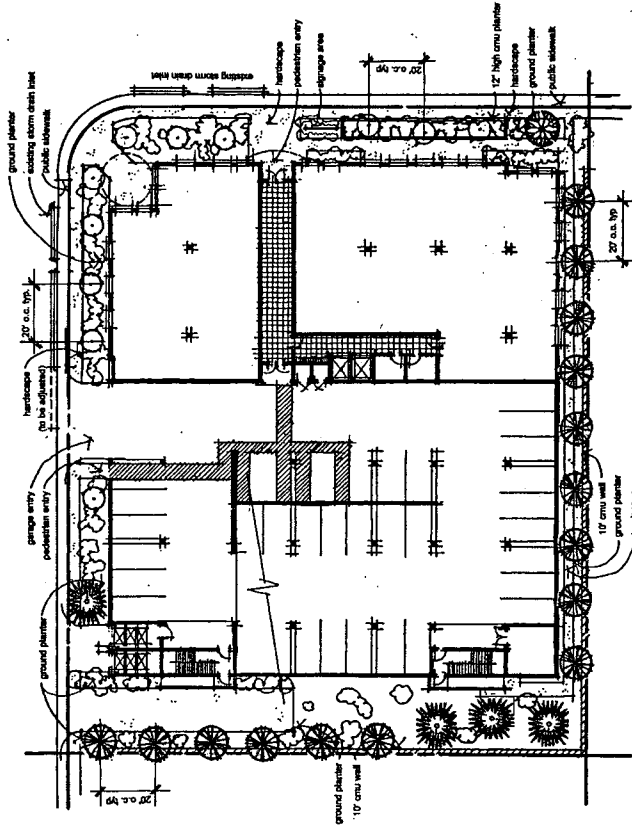
Plans (PMT)



Separator Sheet

A PROJECT FOR:
EMIL KHALILI
 14533 SHERMAN WAY BLVD.
 VAN HOUTS
 CALIFORNIA
 91405

NO. 0715-10580-01
 Los Angeles, Nevada



TREE / PLANT SCHEDULE

SYM	QTY	SIZE	BOTANICAL / COMMON NAME
	--	1-1/2" Caliper Balled & Burrapped	PRUNUS ELAEAGNUS - STD
	--	1-1/2" Caliper Balled & Burrapped	BLUE PALO VERDE
	--	24" Box	PRUNUS CERASIFERA 'AUTOPURPUREA' - STD
	--	N/A	Ornamental Ground Shrub and Cover
	--	N/A	Crush Rock and Aggregate

RECEIVED
 SEP 27 2006

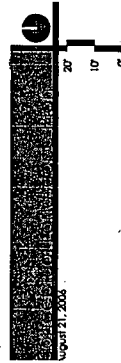
REVISER

RECEIVED
 SEP 27 2006

KK&E

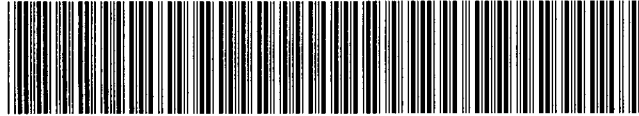
SDR-16508
 REVISED

SDR-16508
REVISED
11/16/06 PC



NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approval. No warranties or guarantees of any kind are given or implied by the Architect.

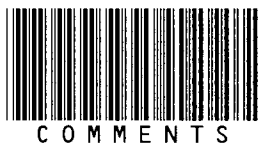
Plans (Landscape Plans)



PLANS - LANDSCAPE PLANS

Separator Sheet

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 *BA*
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 28, 2006
Re: **SDR-16508** Nuvision Holding, LLC SWC of Rainbow Boulevard and Peak Drive
Request for a Site Development Plan Review for a mixed-use development

CONDITIONS OF APPROVAL:

1. All landscaping and private improvements 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.
2. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
3. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-16510 and all other applicable site-related actions.

Deed



Separator Sheet



20050711-000371

A.P.N.: 138-15-701-002
R.P.T.T.: \$3,315.00

Escrow #05-04-2261-BB

Mail tax bill to and
When recorded mail to:
Robert Franklin Moyer, Trustee
8021 W. O'Bannon Drive
Las Vegas, NV 89117

Fee: \$21.00 RPTT: \$3,315.00
N/C Fee: \$0.00

07/11/2005 14:15:54
T20050125077

Requestor:
NEVADA TITLE COMPANY

Frances Deane MSH
Clark County Recorder Pgs

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That Cayman Bay Apts., a California Limited Partnership; Simay, LLC, a Nevada limited liability company and Susa Properties, LLC, a Nevada Limited Liability Company, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Robert Franklin Moyer and Linda Maud Josephine Moyer, Trustees of The Moyer Trust dated July 12, 1988 all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

**THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF
THE SOUTHEAST QUARTER (SE ¼) OF SECTION 15,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED
AS FOLLOWS:**

**PARCEL ONE (1) AS SHOWN BY MAP THEREOF IN FILE 64 OF
PARCEL MAPS, PAGE 43, IN THE OFFICE OF THE COUNTY
RECORDER, CLARK COUNTY, NEVADA.**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

RE-RECORDED

CERTIFICATE OF REVOCABLE TRUST

Contemporaneously with the execution of this certificate, the undersigned ROBERT FRANKLIN MOYER and LINDA MAUD JOSEPHINE MOYER have executed that certain document entitled "MOYER TRUST" dated July 12, 1988, which provides in pertinent part as follows herein and on attached Exhibit "A":

A. TRUSTEES

1. During the Trustors' Lifetimes.

During the joint lifetimes of the Trustors, the Trustees shall be ROBERT FRANKLIN MOYER and LINDA MAUD JOSEPHINE MOYER. Either may sign as Trustor* two (2) signatures are not necessary to conduct Trust business. If one is unable or unwilling to serve then the other may serve as sole Trustee. If neither is willing or able to serve, then DEBRA LYNN MOYER and SHELLEY LYNN MOYER shall serve. If either one is unable or unwilling to serve, then the one remaining shall serve as Trustee; otherwise, VALLEY BANK OF NEVADA shall serve.

2. After Death of First Trustor.

After the death of the first Trustor, the Trustees shall be as follows:

- (a) Survivor's Trust. The surviving spouse serve as sole Trustee. If he or she is unable to serve, then the successor Co-Trustees shall be DEBRA LYNN MOYER and SHELLEY LYNN MOYER. / If either one is unable or unwilling to serve, then the one remaining shall serve as Trustee; otherwise, VALLEY BANK OF NEVADA shall serve.
- (b) Decedent's Trust. The surviving spouse DEBRA LYNN MOYER and SHELLEY LYNN MOYER shall serve as Co-Trustees. If either one is unable or unwilling to serve, then the one remaining shall serve as Trustee; otherwise, VALLEY BANK OF NEVADA shall serve.
- (c) Distribution Trust. DEBRA LYNN MOYER and SHELLEY LYNN MOYER shall serve as Co-Trustees. If either one is unable or unwilling to serve, then the one remaining shall serve as Trustee; otherwise, VALLEY BANK OF NEVADA shall serve.

* and/or Trustee;

RJM
LmJ.M

B. REFERENCE

Reference is hereby made a "Master Certificate of Trust: Powers of Trustors and Trustees", as per attached hereto.

Said document is incorporated herein by reference as though fully set forth.

C. SIGNATURES

IN WITNESS WHEREOF, the Trustors have hereunto set their hands this 12 day of July, 1988.

TRUSTORS:

Robert Franklin Moyer
ROBERT FRANKLIN MOYER

Linda Maud Josephine Mc
LINDA MAUD JOSEPHINE MOYER

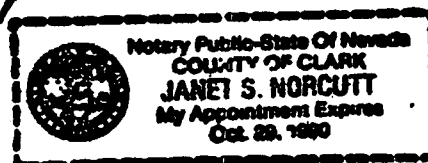
STATE OF NEVADA

COUNTY OF CLARK

ss:

On this 12th day of July, 1988, before me the undersigned, a Notary Public, in and for said County and State, personally appeared ROBERT FRANKLIN MOYER, known to me to be the person described in and who executed the foregoing CERTIFICATE OF REVOCABLE TRUST, and duly acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Janet S. Norcutt
NOTARY PUBLIC



RFM
LMJM

STATE OF NEVADA

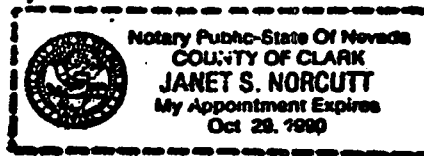
COUNTY OF CLARK

ss:

On this 12th day of July, 1981, before me the undersigned, a Notary Public, in and for said County and State, personally appeared LINDA MAUD JOSEPHINE MOYER, known to me to be the person described in and who executed the foregoing CERTIFICATE OF REVOCABLE TRUST, and duly acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Janet S. Norcutt
NOTARY PUBLIC

APPROVED AS TO FORM:



[Signature]
PATRICIA L. BROWN
Attorney for Trustors
803 South Sixth Street
Las Vegas, Nevada 89101

SEE ATTACHED "MASTER CERTIFICATE OF TRUST"

THIS DOCUMENT IS BEING RE-RECORDED FOR THE PURPOSE OF A DELETION.

THIS DOCUMENT IS BEING RE-RECORDED AGAIN FOR A TYPOGRAPHICAL ERROR.

CERTIFICATE OF REVOCABLE TRUST

Page 3

RLM
LMJ.M

DECLARATION OF RESTRICTIONRETURN TO:
NEVADA JUDICIAL
58-18-082 (217)

This Declaration of Restriction is made as of this 16th day of October, 1990, by GAYMAN EAY APES., a California Limited Partnership (hereinafter called "Declarant"), with reference to the following:

R E C I T A L S

A. Declarant is the owner of the real property located in Clark County, Nevada, more particularly described as follows:

That portion of the East Half (E1/2) of the Southeast Quarter (SE1/4) of Section 15, Township 20 South, Range 60 East, N.D.B. & M., described as follows:

Lot One (1) as shown by map thereof in file 64 of Parcel Maps, Page 43, in the Office of the County Recorder, Clark County, Nevada. (hereinafter called "Parcel")

B. Declarant is also the owner of the real property contiguous to the Parcel which Declarant has developed and improved as a multiple unit apartment complex, more particularly described as follows:

That portion of the East Half (E1/2) of the Southeast Quarter (SE1/4) of Section 15, Township 20 South, Range 60 East, N.D.B. & M., Clark County, Nevada, described as follows:

Lot Two (2) as shown by map thereof in file 64 of Parcel Maps, Page 43, in the Office of the County Recorder, Clark County, Nevada. (hereinafter called "Adjoining Parcel")

C. It is intended that this Declaration encumber and affect the Parcel for the benefit of Declarant and all future owners of the Adjoining Parcel.

D. It is intended that this Declaration encumber, affect and run with the Parcel and bind Declarant, and its successor in interest in title to the Parcel.

NOW, THEREFORE, Declarant certifies and declares that the Parcel shall be developed for and used as a parking lot, child day-care facility, residential or commercial office use, or other uses approved by the owner of the Adjoining Parcel (Declarant), and that

9 0 . 0 1 8 0 0 6 4 7

no placement shall be allowed on the parcel of either above ground or underground tanks other than generally acceptable for the foregoing approved uses.

CAYMAN BAY APES., a California
Limited Partnership

By Lynn Sinar
LYNN SINAR, General Partner

By Jack Sinar
JACK SINAR, General Partner

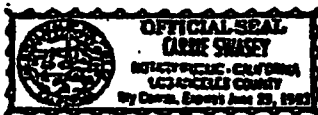
By Jeffrey Sinar
JEFFREY SINAR, General Partner

By Seymour Robin
SEYMOUR ROBIN, Trustee of the
Seymour Robin Living Trust of
1987, dated December 26, 1987.
General Partner

By Mary Elizabeth Baser - Trustee
MARY ELIZABETH BASER, Trustee
of the Mary Elizabeth Baser
Living Trust of 1987, dated
December 26, 1987.
General Partner

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss.

On this 11th day of October, 1990, personally appeared
before me, the undersigned, a Notary Public in and for the above
County and State, LYNN SINAR, who acknowledged that she executed
the above instrument.



Carrie Shasey
NOTARY PUBLIC, in and for said
County and State

Justification Letter



Separator Sheet

KKE of Nevada Inc.

6775 edmond st
suite 260
las vegas, nv 89118
702/269-6615
702/269-6625 fax
www.kke.com



August 22, 2006

To: The City of Las Vegas
Planning and Development Department

Re: SWC Peak and Rainbow
APN 138-15-701-002

Site Development Review

Dear Sirs:

NuVision Holdings, LLC is requesting your review and approval for a Zone Change from (U(SC) use to C-1 use with a Special Use Permit for a Mixed Use Project, Office with Residential Above.

The existing Parcel, APN# 138-15-701-002, is located at the SWC of Peak Drive and Rainbow Blvd. The site is currently undeveloped with full offsite Improvements existing. The site area is .98 acres net and currently zoned Undeveloped (Neighborhood) Service Commercial.

Adjacent land uses are R-2 to the North and East, R-1 to the Northeast and R-3 to the South and West.

The proposed zoning for the parcel is C-1, Limited Commercial with a Special Use Permit for a Mixed Use development of Residential over Office/Garage Structure.

The total proposed lot coverage is .68 with a F.A.R. of .48 for the Residential; component and unlimited for the Commercial component.

The Residential component is proposed at 32 du/ac composed of all two-bedroom/two-bath units.

The proposed project's parking requirement and impact to the surrounding neighborhood of 121 required spaces is proposed at 89 spaces with the difference of 32 spaces substantiated by a shared parking agreement between the two major uses of the proposed project due to peak residential use and commercial establishment hour of operation.

The proposed project is located on a major arterial with public transportation to residential amenities directly to the North and South of the project on Rainbow Blvd.

The proposed project is to be built of sustainable materials that blend into the surrounding neighborhood, in simple forms to be constructed to meet attainable goals of the proposed future residents.

Thank you for your consideration in this manner.

Sincerely,

A handwritten signature in black ink, appearing to read 'Douglas Ahlstrom', written over a horizontal line.

Douglas Ahlstrom
Director of Housing
KKE of Nevada, Inc.

SDR-16508
10/19/06 PC

KKE of Nevada, Inc.

6775 edmond st
suite 260
las vegas, nv 89118
702/269-6615
702/269-6625 fax
www.kke.com



August 22, 2006

To: The City of Las Vegas
Planning and Development Department

Re: SWC Peak and Rainbow
APN 138-15-701-002

Residential Adjacency Waiver

Dear Sirs:

NuVision Holdings, LLC is requesting a Waiver for the Residential Adjacency Standards for a Mixed Use Project, Office with Residential Above.

This request is for the adjacency to the multifamily project to the north of Peak Drive and the multifamily project to the east of Rainbow Blvd. Due to the nature of the project, that being a mixed use development of Office with Residential above, the 3:1 slope line will only intersect the residential components of the project.

Thank you for your consideration in this manner.

Sincerely,

A handwritten signature in black ink, appearing to read 'Douglas Ahlstrom', written over a series of horizontal lines.

Douglas Ahlstrom
Director of Housing
KKE of Nevada, Inc.

SOFI



Separator Sheet



Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Residential Adjacency Standards Waiver
Project Address (Location): SWC Rainbow & Peak
Project Name: Rainbow Peak Mixed Use Proposed Use: C-1 w/ SUP
Assessor's Parcel #(s): 13815701002 Ward #: 6
General Plan: existing _____ proposed _____ Zoning: existing (U)SC proposed C-1
Commercial Square Footage: 11,500 Floor Area Ratio: _____
Gross Acres: 98 Lots/Units: 32 Density: 32
Additional Information: _____

PROPERTY OWNER: Moyer Trust Contact: Robert Moyer
Address: 8021 W O'Bannon Phone: (702) 242 0470 Fax: (702) 242 3264
City: Las Vegas State: NV Zip: 89117

APPLICANT: NuVision Holdings, LLC Contact: Emil Khalili
Address: 14523 Sherman Way Blvd Phone: (310) 927 4060 Fax: (310) 278 3690
City: Van Nuys State: CA Zip: 91405

REPRESENTATIVE: KKE Architects Contact: Douglas Ahlstrom
Address: 6775 Edmond Street #260 Phone: (702) 269 6615 Fax: (702) 269 6625
City: Las Vegas State: NV Zip: 89118

FOR DEPARTMENT USE ONLY

Property Owner Signature* Robert Franklin Moyer TRUSTEE

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

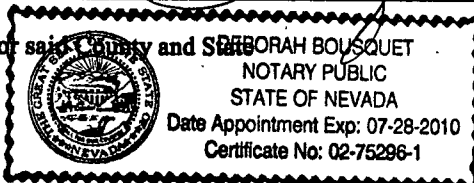
Print Name: ROBERT FRANKLIN MOYER MOYER TRUST 7-12-88

Subscribed and sworn before me

This 12 day of July, 20 06.

Deborah Bousquet

Notary Public in and for said County and State



Case #

SDR-16508

Meeting Date:

10/19/06

Total Fee:

\$800.00

Date Received:*

9/15/06

Received By:

[Signature]

* The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Hansen Sheet



Separator Sheet

Report Date 09/06/2006 11:24 AM

Submitted By

Page 1

A/P # 16508 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages	Date / Time	By	Date / Time	By
Processed	09/05/2006 12:23	983953	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-16508 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-16510, VAR-16512, VAR-16516 AND SUP-16520 - PUBLIC HEARING - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST - Request for a Site Development Plan Review FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF 10,500 SQUARE FEET OF COMMERCIAL SPACE AND 32 RESIDENTIAL UNITS on 0.98 acres at the Southwest corner of Rainbow Boulevard and Peak Drive (APN 138-15-701-002), U (Undeveloped) [SC (Service Commercial) Land Use Designation] PROPOSED C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

Parent A/P #
Project # 16508 Project/Phase Name RAINBOW/PEAK MIXED-USE Phase #
Size/Area 0.98 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13815701002
Location

Owner/Tenant

Contact ID AC260320 Name MOYER TRUST
Mailing Address 8021 W OBANNON DR Organization MOYER ROBERT F & LINDA M J TRS
City LAS VEGAS State/Province NV
ZIP/PC 89117-1943 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13815701002

Check Conditions	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Condition	Supervisor Required	Comments				

No Conditions

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

There is no planning condition for this project.

Report Date 09/06/2006 11:24 AM

Submitted By

Page 2

SITE PLAN REVIEW

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

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By Modified Date	YES Votes	NO Votes	ABSTENTIONS
10/19/2006	PC	SCHEDULED			
NGOLDBERG	09/05/2006		0	0	0

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

No children exist for this project

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

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME,# WHO PICKED UP PERMIT	984018	09/05/2006 12:56		0.00
	Doug Ahlstrom, Nuvision Holdings LLC ck #1170, 269-6615 PD (16520, 16516, 16508, 16510, 16512)				

Project Checklist



Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS			
		Planning & Development Department			
Item Required		SUBMITTAL CHECKLIST		Additional Notes	
YES	NO				

APPLICATION					
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)	WAIVERS RES ADJUDIC		
☒	☐	Grant deed and legal description			
☒	☐	Detailed 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			
☒	☐	North arrow, scale, and vicinity map			
☒	☐	All property lines and present dimensions labeled			
☒	☐	All building setbacks labeled			
☒	☐	All adjacent existing land uses and street names labeled			
☒	☐	All points of ingress and egress shown			
☒	☐	ADA accessibility requirements shown/labeled			
☒	☐	Parking standard(s) utilized: <u> </u>			
☒	☐	Parking space count and typical dimensions labeled			
☐	☐	#regular #compact #handicap Total			
☐	☐	All 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			
☒	☐	All property lines and present dimensions labeled			
☒	☐	All required perimeter landscape planters shown			
☒	☐	All 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			
☒	☐	All building materials and colors noted			
☒	☐	8" x 10" photo of original color and material board			
☒	☐	All wall sign locations shown and sizes noted			
FLOOR PLANS					
Folded Plans: <u>1</u> Rolled Plans: <u>1</u>					
☒	☐	11" x 17" min. to 24" x 36" max. page size			
☒	☐	Scale and building dimensions labeled			
☒	☐	All 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: NU ~~NEW~~ UD&ON HOLDINGS Application Type: SDR* ~~WDR~~ ~~SDR~~ Mixed-Use

APN: 138-15-701-002 Location: SWC PEAK & RAINBOW

Planner: John Korkosz Pre-App Meeting Date: 8/4/2006 Earliest PC Date: 10-5-2006

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-16508 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-16510, VAR-16512, VAR-16516 AND SUP-16520 - PUBLIC HEARING - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST - Request for a Site Development Plan Review FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF 10,500 SQUARE FEET OF COMMERCIAL SPACE AND 32 RESIDENTIAL UNITS on 0.98 acres at the southwest corner of Rainbow Boulevard and Peak Drive (APN 138-15-701-002), U (Undeveloped) Zone [SC (Service Commercial) Land Use Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: **OCTOBER 19, 2006** CITY COUNCIL: **NOVEMBER 15, 2006**

PLANNING SUPERVISOR: **JOHN KORKOSZ**



PUBLIC HEARING

Comments Due: **SEPTEMBER 18, 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 Carman Burney (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-16508

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 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEMUS
*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
09/06/2006

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: October 19, 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-16508

Bavington Court HOA

Desert Shores Community Association

Sterling Springs HOA

Tanglewood HOA

Public Hearing Notice



Separator Sheet

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-16508

RENOTIFICATION

APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST - REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A PROPOSED 5-STORY, MIXED-USE DEVELOPMENT CONSISTING OF 10,500 SQUARE FEET OF COMMERCIAL SPACE AND 32 RESIDENTIAL UNITS ON 0.98 ACRES AT THE SOUTHWEST CORNER OF RAINBOW BOULEVARD AND PEAK DRIVE (APN 138-15-701-002), U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] [PROPOSED: C-1 (LIMITED COMMERCIAL) ZONE], WARD 5 (WEEKLY).

NOTE: THIS APPLICATION IS BEING AMENDED TO ADD A WAIVER TO ALLOW A REDUCTION IN THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW A SETBACK OF 60 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 140 FEET

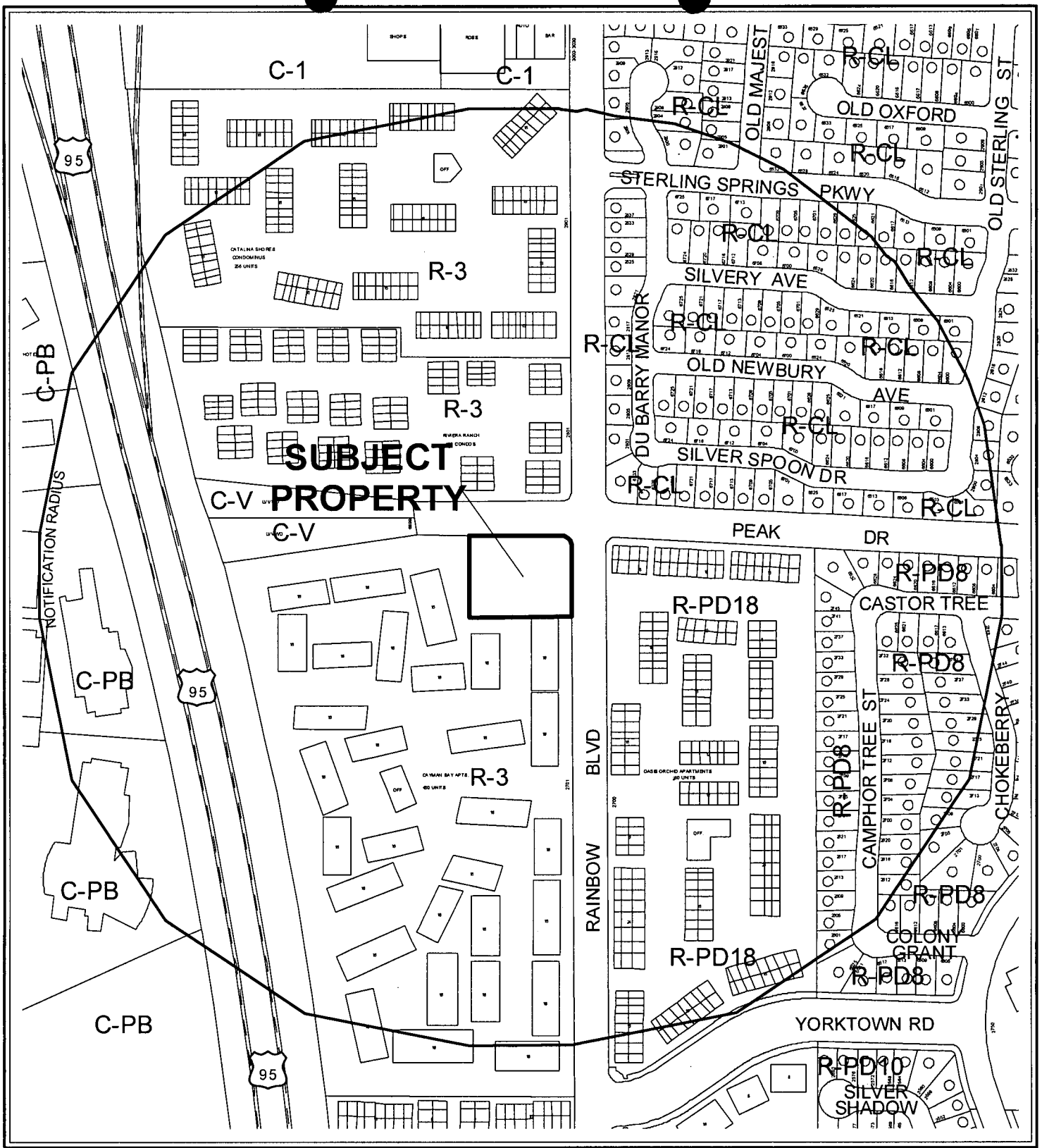
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

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>.



DOUG RANKIN, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: SDR-16508

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: OCTOBER 19, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SDR-16508

APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST - REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A PROPOSED 5-STORY, MIXED-USE DEVELOPMENT CONSISTING OF 10,500 SQUARE FEET OF COMMERCIAL SPACE AND 32 RESIDENTIAL UNITS ON 0.98 ACRES AT THE SOUTHWEST CORNER OF RAINBOW BOULEVARD AND PEAK DRIVE (APN 138-15-701-002), U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] [PROPOSED: C-1 (LIMITED COMMERCIAL) ZONE], WARD 5 (WEEKLY).

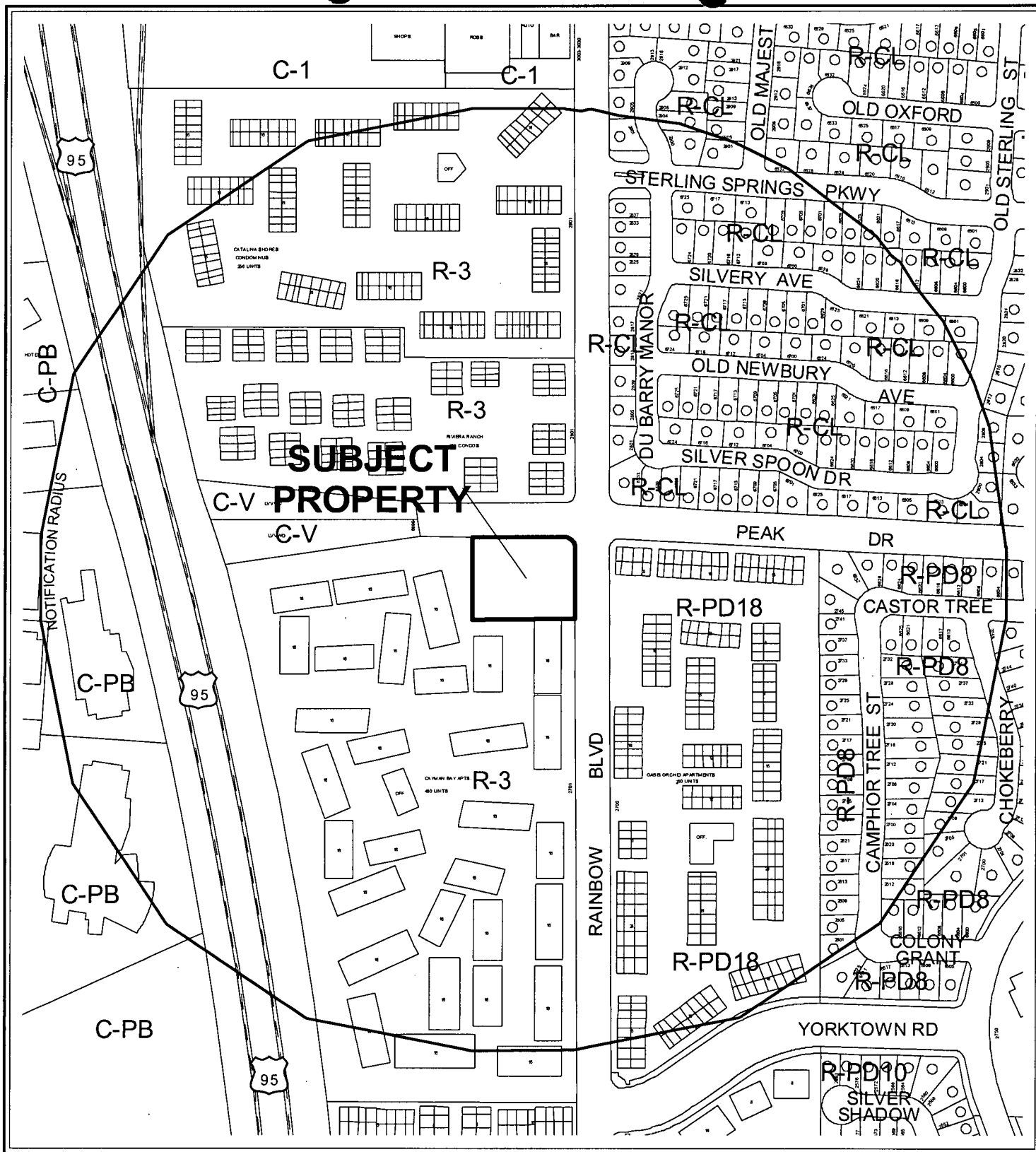
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

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>.



JOHN KORKOSZ, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **SDR-16508**

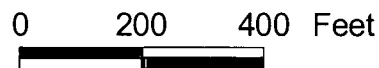
RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)



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

November 3, 2006

Mr. Robert Moyer
Moyer Trust
8021 West O'Bannon Drive
Las Vegas, Nevada 89117

RE: ABEYANCE - SDR-16508 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Moyer:

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:clb

cc: Mr. Emil Khalili
NuVision Holdings, LLC
14523 Sherman Way Boulevard
Van Nuys, California 91405

Mr. Doug Ahlstrom
KKE Architects
6775 Edmond Street, Suite #260
Las Vegas, Nevada 89118

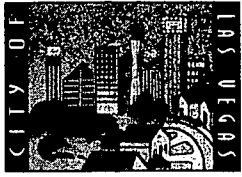
Mayor
Oscar B. Goodman

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 6, 2006

Mr. Robert Moyer
Moyer Trust
8021 West O'Bannon Drive
Las Vegas, Nevada 89117

RE: SDR-16508 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Moyer:

Please be advised the City Planning Commission at its regular meeting on **October 19, 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:clb

cc: Mr. Emil Khalili
NuVision Holdings, LLC
14523 Sherman Way Boulevard
Van Nuys, California 91405

Mr. Doug Ahlstrom
KKE Architects
6775 Edmond Street, Suite #260
Las Vegas, Nevada 89118

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



Action Letter



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 20, 2006

Mr. Robert Moyer
Moyer Trust
8021 West O'Bannon Drive
Las Vegas, Nevada 89117

RE: SDR-16508 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Moyer:

Your request for a Site Development Plan Review FOR A PROPOSED 5-STORY, MIXED-USE DEVELOPMENT CONSISTING OF 10,500 SQUARE FEET OF COMMERCIAL SPACE AND 32 RESIDENTIAL UNITS on 0.98 acres at the southwest corner of Rainbow Boulevard and Peak Drive (APN 138-15-701-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly), was considered by the Planning Commission on October 19, 2006.

The Planning Commission voted to hold this item in **ABEYANCE** in an effort to provide the request to properly renotified to include Waivers.

This item is scheduled to be heard again at the **November 16, 2006** Planning Commission meeting which will be held at 6:00 P.M. 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:clb

cc: Mr. Emil Khalili
NuVision Holdings, LLC
14523 Sherman Way Boulevard
Van Nuys, California 91405

Mr. Doug Ahlstrom
KKE Architects
6775 Edmond Street, Suite #260
Las Vegas, Nevada 89118

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. Robert Moyer
Moyer Trust
8021 West O'Bannon Drive
Las Vegas, Nevada 89117

RE: ABEYANCE - SDR-16508 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Moyer:

Your request for a Site Development Plan Review FOR A PROPOSED 5-STORY, MIXED-USE DEVELOPMENT CONSISTING OF 10,500 SQUARE FEET OF COMMERCIAL SPACE AND 32 RESIDENTIAL UNITS, WAIVER TO ALLOW A REDUCTION IN THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW A SETBACK OF 60 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 140 FEET on 0.98 acres at the southwest corner of Rainbow Boulevard and Peak Drive (APN 138-15-701-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly), was considered by the Planning Commission on November 16, 2006.

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

This item will be considered by the City Council on **December 20, 2006**, 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, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:clb

cc: Mr. Emil Khalili
NuVision Holdings, LLC
14523 Sherman Way Boulevard
Van Nuys, California 91405

Mr. Doug Ahlstrom
KKE Architects
6775 Edmond Street, Suite #260
Las Vegas, Nevada 89118

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby



City Council Action Letter



Separator Sheet



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

December 21, 2006

Mr. Robert Moyer
Moyer Trust
8021 West O'Bannon Drive
Las Vegas, Nevada 89117

RE: SDR-16508 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 20, 2006
RELATED TO ZON-16510, VAR-16512, VAR-16516, AND SUP-16520

Dear Mr. Moyer:

The City Council at a regular meeting held December 20, 2006 ACCEPTED THE WITHDRAWAL WITHOUT PREJUDICE of the request for a Site Development Plan Review FOR A PROPOSED 5-STORY, MIXED-USE DEVELOPMENT CONSISTING OF 10,500 SQUARE FEET OF COMMERCIAL SPACE AND 32 RESIDENTIAL UNITS on 0.98 acres at the southwest corner of Rainbow Boulevard and Peak Drive (APN 138-15-701-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone]. NOTE: THIS APPLICATION IS BEING AMENDED TO ADD A WAIVER TO ALLOW A REDUCTION IN THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW A SETBACK OF 60 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 140 FEET. The Notice of Final Action was filed with the Las Vegas City Clerk on December 21, 2006. T

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

Mr. Emil Khalili
NuVision Holdings, LLC
14523 Sherman Way Boulevard
Van Nuys, California 91405

Mr. Doug Ahlstrom
KKE Architects
6775 Edmond Street, Suite #260
Las Vegas, Nevada 89118

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

