

Plans (PMT)



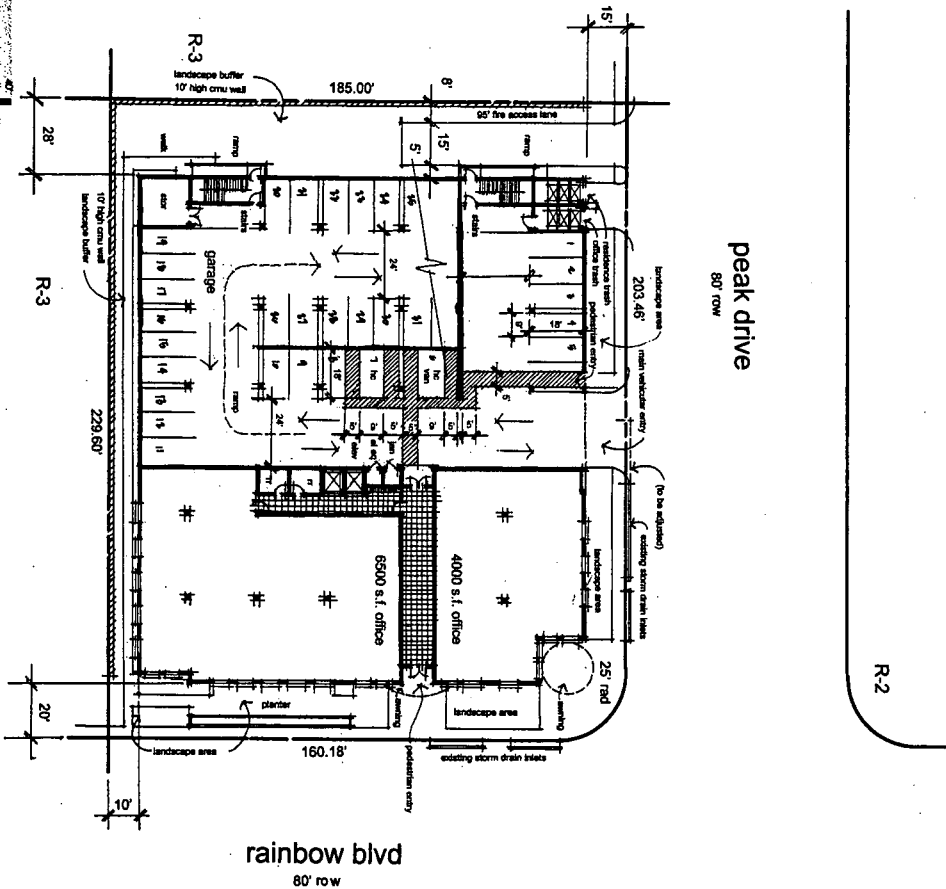
Separator Sheet

RAINBOW PEAK MIXED USE

Los Vegas, Nevada
NO 07.11.05.00

KKE architects, Inc., 4725 edmond street, Suite 200, Las Vegas, Nevada 89118 702.269.6615 702.269.6625 fax www.kke.com

A PROJECT FOR:
EMIL KHALIL
1423 SHERMAN WAY BLVD.
VAN NUYS
CALIFORNIA
91405



Conceptual Site Plan
August 15, 2006

NOTES: The information is prepared by KKE and is subject to change without notice. It is not to be used for any other purpose without the written consent of KKE architects, Inc. and Governmental Agency approval. No warranties or guarantees of any kind are given or implied by the Architect.

R-2

site analysis

.97 net acres
first floor area = 28,767 s.f.
second floor area = 28,817 s.f.
third floor area = 17,336 s.f.
fourth floor area = 18,096 s.f.
fifth floor area = 16,496 s.f.
total building = 109,512 s.f.
10,500 s.f. office space
32 - 2 bed/2 ba dwelling units (32 dwls)

(42,253.20 s.f.)

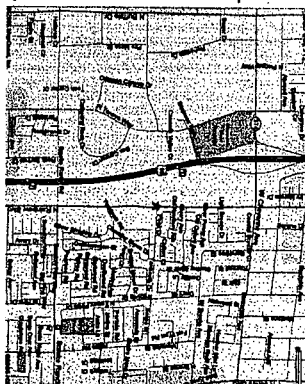
(.68 site coverage)

parking analysis

retail space 10,500 s.f.
2,000 / 200 = 10 spaces (2 HC)
8,500 / 175 = 49 spaces
total required = 59 spaces
residential 32 units / 75 = 56 spaces (2 HC)
32 / 6 = 6 spaces
total required = 62 spaces (4 HC)
retail + residential = 121 spaces required
89 spaces provided (4 HC)
(32 shared parking spaces)

F.A.R. analysis

office	type I construction
allowable	unlimited s.f.
actual	13,000 s.f.
F.A.R.	13,000 / unlimited = <1 (okay)
residential	type VA (R-2)
allowable	36,000 s.f.
actual	72,000 s.f. (specimen)
F.A.R.	108,000 s.f.
	51,928 / 108,000 = .48 <1 (okay)



VAR-16516
10/19/06 PC



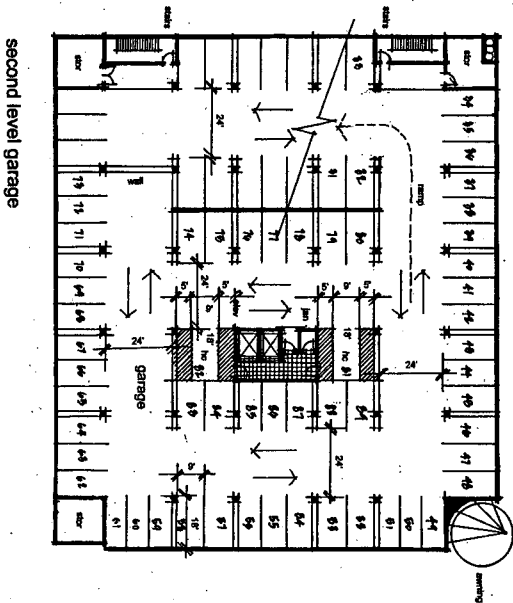
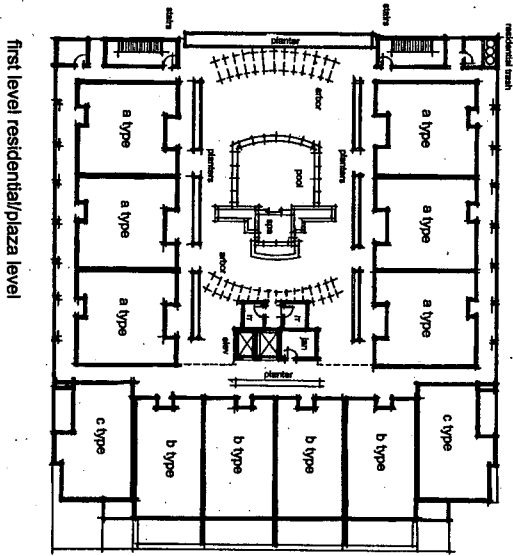
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SEP 05 2006

RAINBOW PEAK MIXED USE

NO. 01-10-0001

KRECHT & KRECHT, INC. 6725 SHERMAN WAY, SUITE 200, LOS ANGELES, CALIFORNIA 90045-1000 TEL: (310) 265-6615 FAX: (310) 265-6616 WWW.K&K.COM

A PROJECT FOR:
EMIL KHALIL
 14523 SHERMAN WAY BLDG.
 VAN NUYS
 CALIFORNIA
 91405



Conceptual Buildings Plan

August 15, 2005

NOTE: This information is conceptual in nature and is subject to change without notice. It is not intended to be used for construction or other purposes. No warranty is made by the Architect.

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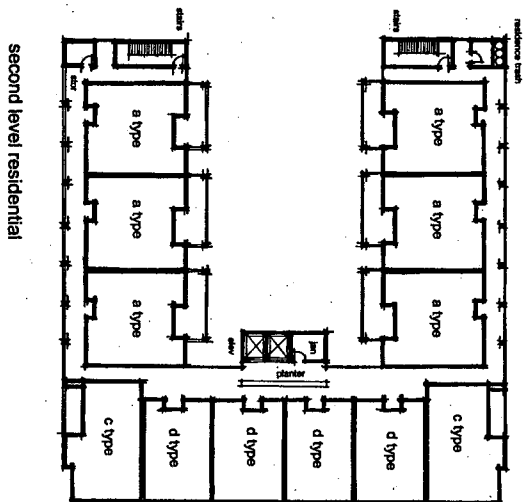
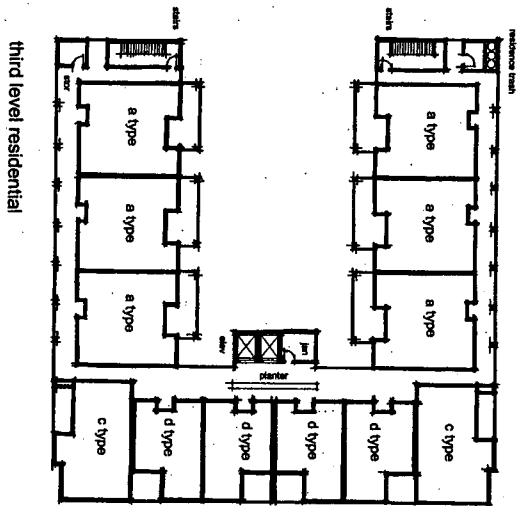
VAR-16516
 10/19/06 PC

KK&A
 architects

RAINBOW PEAK MIXED USE

CONSISTENT, INC. 6725 BEDFORD STREET, SUITE 200, LOS ANGELES, CALIFORNIA 90045
 TEL: 310.441.7025 FAX: 310.441.7026 WWW.KKAA.COM

A PROJECT FOR:
EMIL KHALIL
 14523 SHERMAN WAY BLVD.
 VAN NUYS
 CALIFORNIA
 91405



Conceptual Building Plan

August 15, 2005

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.



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VAR-16516
 10/19/06 PC



14523 SHERMAN WAY BLVD.
VAN NUYS
CALIFORNIA
91405

c type unit
+/- 1110 s.f.

b type unit
+/- 1075 s.f.

a type unit
+/- 1100 s.f.

Second floor

first floor

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.

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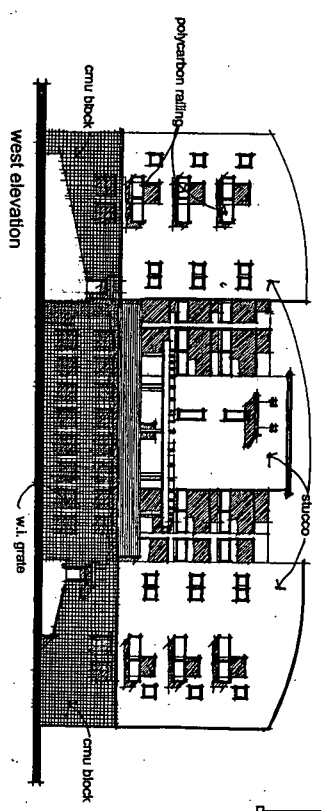
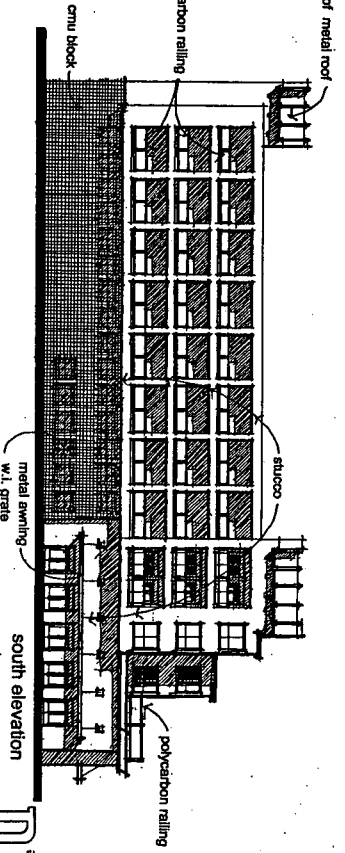
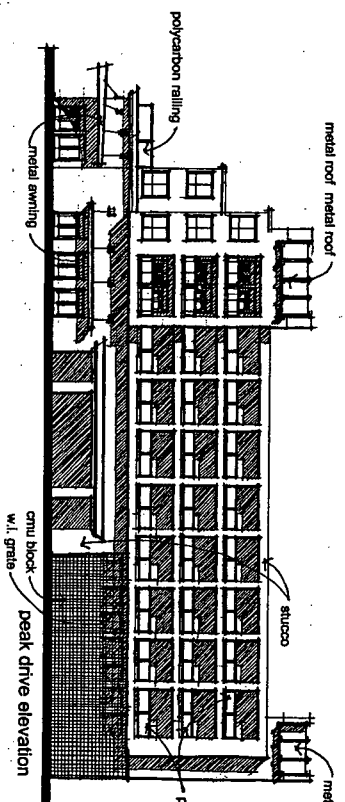
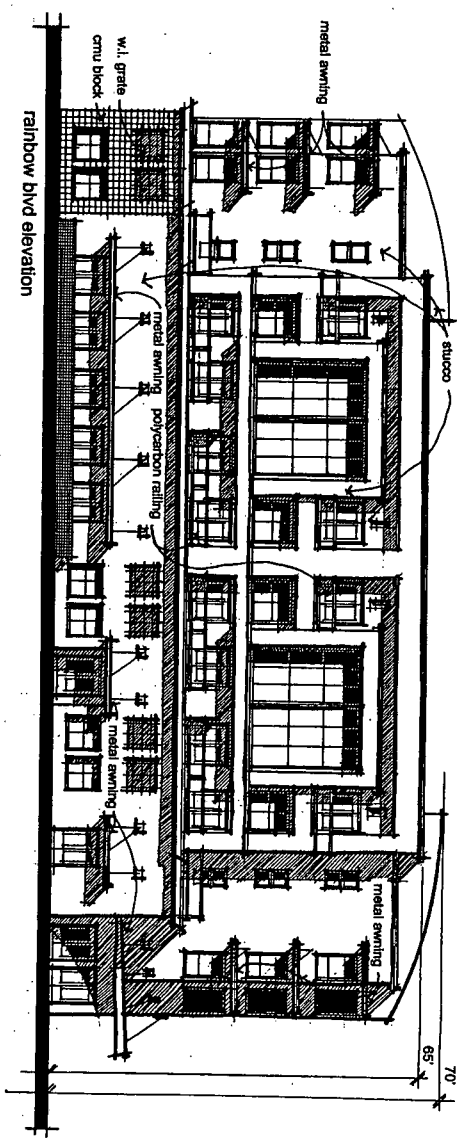
VAR-16516
10/19/06 PC

kkk architects

RAINBOW/PEAK MIXED USE

KKK Architects, Inc. 4725 Edmond Street, Suite 250, Los Vegas, Nevada 89101 702.269.4415 702.269.4425 fax 702.269.4401

A PROJECT FOR:
EMIL KHALIL
 14523 SHERMAN WAY BLVD.
 VAN NUYS
 CALIFORNIA
 91405



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 SEP 05 2006

Colors

- CMU: natural grey, frazee 8711W, misty mica
- stucco: frazee 8168N, hawthorne valley
- awnings: frazee 8168N, hawthorne valley
- door/window: everest roofing, burnished slate
- metal roofing: burnished slate

Conceptual Elevations/Sections
 August 15, 2006

VAR-16516
 10/19/06 PC

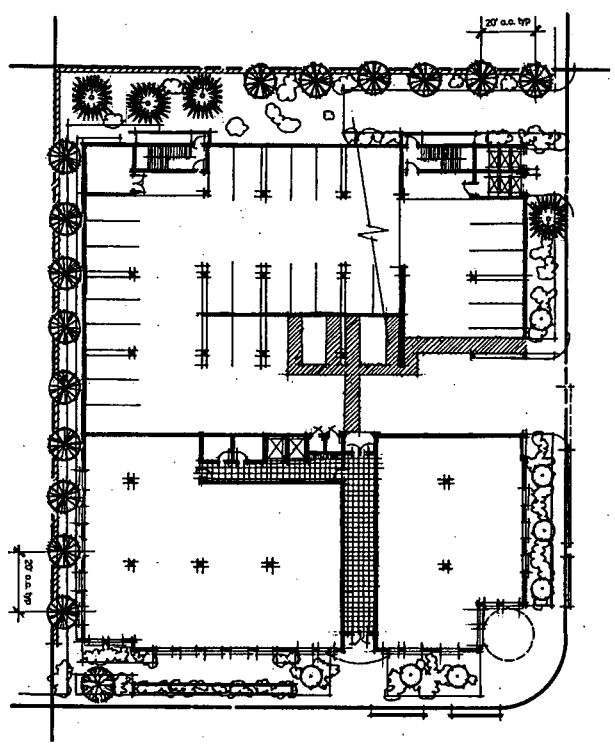


NOTE: This information is conceptual and is not to be used for construction. It is subject to change without notice. All dimensions are approximate and subject to change without notice. No warranty is made by the architect for the accuracy of any data or for the results of any construction.

VALMOROV PEAK MIXED USE

Los Angeles, California No. 07-1038-01

A PROJECT FOR:
EMIL KHALIL
 1423 SHERMAN WAY BLDG.
 VAN NUTS
 CALIFORNIA
 91405



TREE / PLANT SCHEDULE

SYM	QTY	SIZE	BOTANICAL / COMMON NAME
	--	1-1/2" Caliper Balled & Burlapped	PALE ELDERSICA-STD FONDEL PINE
	--	1-1/2" Caliper Balled & Burlapped	BLUE PALM/08 VARIOR
	--	24" Box	FRANCO CERASIFERA / ALMOND PLUM - STD FRANCO LEAF PLUM
	--	N/A	Orange/Green Shrub and Cover
	--	N/A	Crush Rock and Aggregate

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VAR-16516
 10/19/06 PC



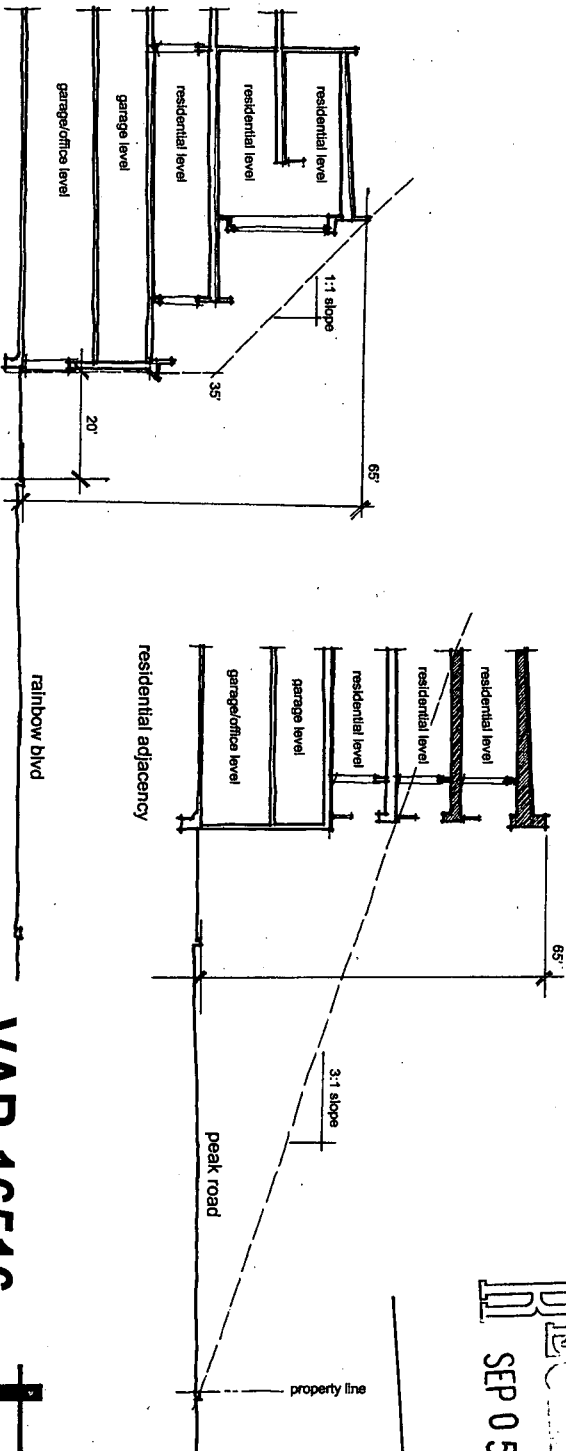
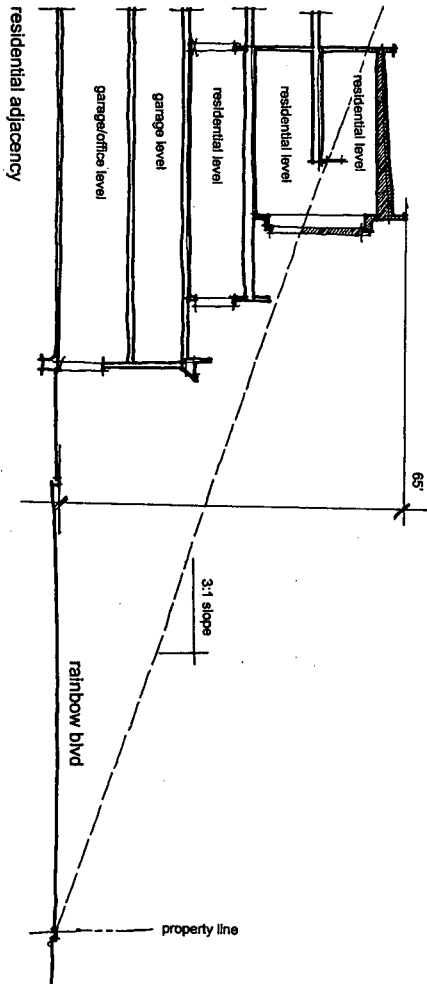
NOTE: This information is conceptual in nature and is subject to
 adjustments pending further verification and Client, Vendor,
 and Government Agency approval. No warranties or
 guarantees of any kind are given or implied by this architect.

August 21, 2006
 27
 16

APPROXIMATE PEAK MIXED USE

10/19/06 PC

A PROJECT FOR:
EMIL KHALIL
 1403 SHERMAN WAY BLVD.
 VAN NUTS
 CALIFORNIA
 91405



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

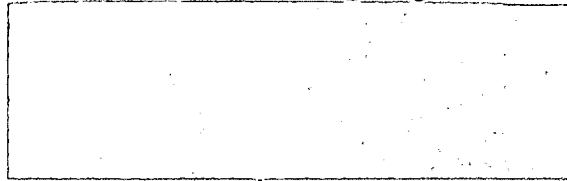
VAR-16516
 10/19/06 PC

KK
 architects

rainbow peak mixed use development

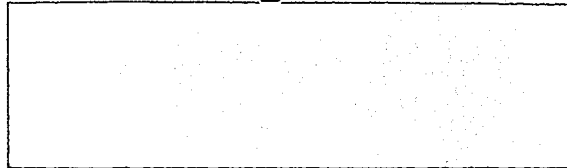
material colors

CMU
natural gray



stucco
frazee misty mica 8711W

roof
everlast roofing burnished slate



awnings/doors/windows
frazee hawthorne valley 8166N



RECEIVED
SEP 05 2006

nuvision holdings, llc
14523 sherman way
van nuys, ca 91405

VAR-16516
10/19/06 PC

KKE  TM
architects

KKE of Nevada, Inc.
6775 edmond st
suite 260
las vegas, nv 89118
702/269-6615
702/269-6625 fax

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: **VAR-16516** Nuvision Holdings, LLC SWC of Rainbow Boulevard and Peak Drive
Request for a parking Variance

COMMENTS:

We support present City Code parking requirements; therefore we cannot support the Variance request for property located on the southwest corner of Rainbow Boulevard and Peak Drive to allow 89 parking spaces where 121 spaces are the minimum required for a proposed mixed-use development.

We note that this site is the subject of a Zoning Reclassification ZON-16510 and a Site Development Plan Review SDR-16508; all site-related conditions of approval are addressed with those actions.

APN Map



Separator Sheet

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 1:12.5 ORIGINAL

0 50 100 200 400 600 800

MAP LEGEND

AVENUE OR VALLEY 45

PARCEL BOUNDARY

SUBD BOUNDARY

ROAD EASTMENT

PLAT BOUNDARY

NON-PARCEL LOT LINE

MATCH LINE / LEADER LINE

SSN ROAD ID NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

001 PARCEL NUMBER

1.00 ACREAGE

202 PARCEL SUB/SEQ NUMBER

PLAT RECORDING NUMBER

5 BLOCK NUMBER

5 LOT NUMBER

GOV. LOT NUMBER

T205 R00E

5611	126	125	124
5021	137	138	139
5121	164	163	162

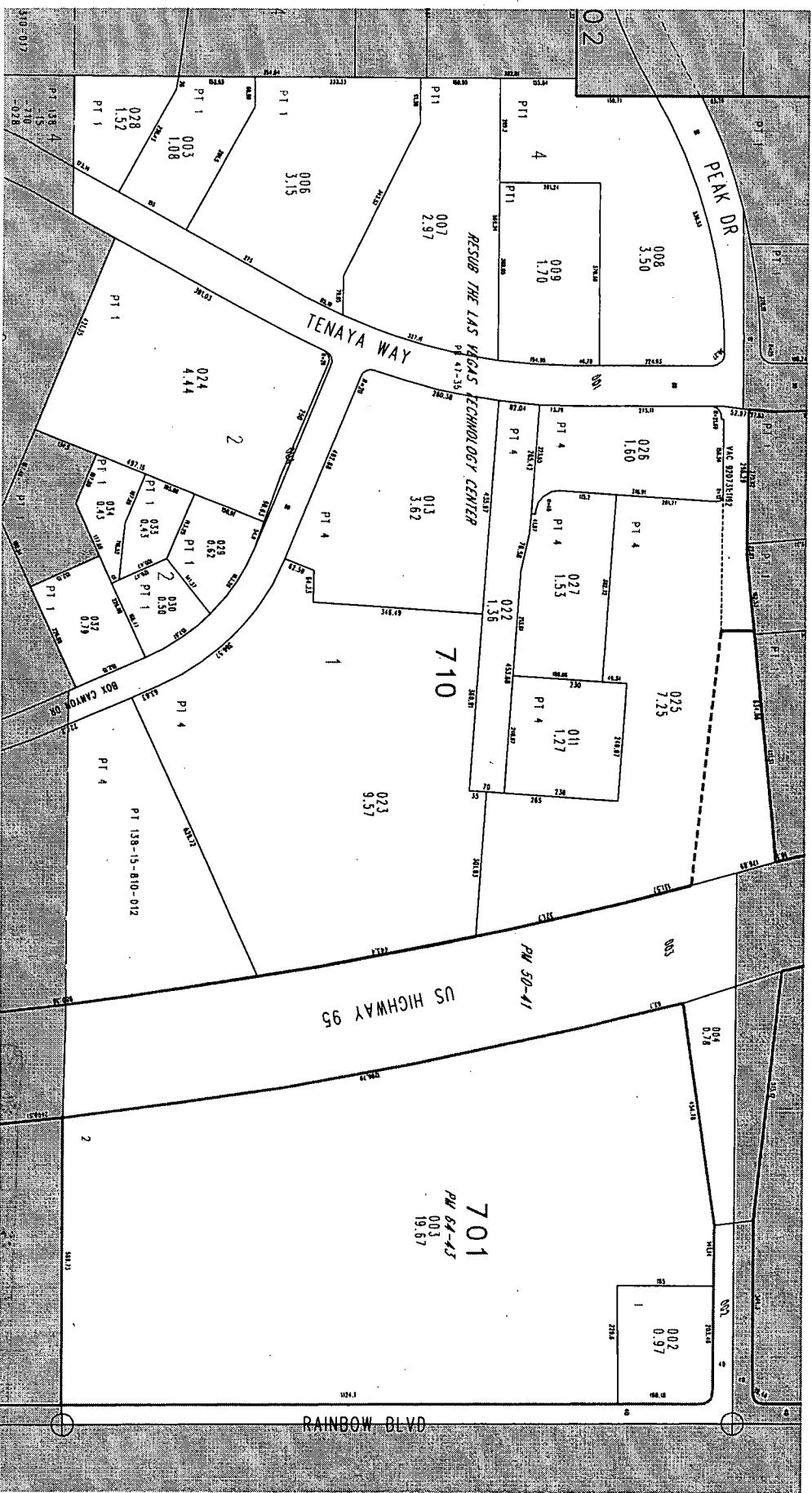
Scale: 1"=200'

Rev: 02/22/05

15

N 2 SE 4

138-15-7



VAR-16516

10/19/06 PC

TAX DIST 200

Deed



Separator Sheet



20050711-0003782

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: 8

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;

R.F.M.
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 Moyer
LINDA MAUD JOSEPHINE MOYER

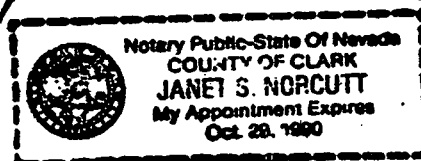
STATE OF NEVADA

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

3 9 0 7 2 1 2 0 0 7 0 3 7

STATE OF NEVADA)

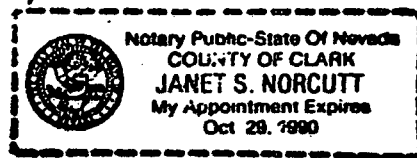
COUNTY OF CLARK)

ss:

On this 12th day of July, 1988, before me the undersigned, a Notary Public, in and for said County and State, personally appeared 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:



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

9 0 | 0 | 3 0 0 6 4 7

DECLARATION OF RESTRICTIONRETURN TO:
NEVADA TITLE CO.
87-10-082 (KM)

This Declaration of Restriction is made as of this 16th day of October, 1990, by GAYMAN BAY APTS., 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, M.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, M.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 | 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.

GAYMAN BAY APTS., a California Limited Partnership

By Lynn Simay
LYNN SIMAY, General Partner

By Eric Simay
ERIC SIMAY, General Partner

By Jeffrey Bush
JEFFREY BUSH, 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 16th day of October, 1990, personally appeared before me, the undersigned, a Notary Public in and for the above County and State, LYNN SIMAY, who acknowledged that she executed the above instrument.



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

SOFI



Separator Sheet



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

Parking Variance

Dear Sirs:

NuVision Holdings, LLC is requesting a Parking Variance for a Mixed Use Project, Office with Residential Above.

The proposed mixed use project requires a combination of parking requiring 121 spaces. The variance is for a reduction in the required parking to 89 provided spaces.

The 32 spaces will be shared spaces in an agreement between the Office Use and the Residential Use due to the operating hours of the Office and the peak use of the Residential.

Thank you for your consideration in this manner.

Sincerely,

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

Douglas Arlstrom
Director of Housing
KKE of Nevada, Inc.

VAR-16516
10/19/06 PC

Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: parking variance
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: 8024 W O'Bannon Phone: (702) 242 0476 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 429-2918
CELL

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.

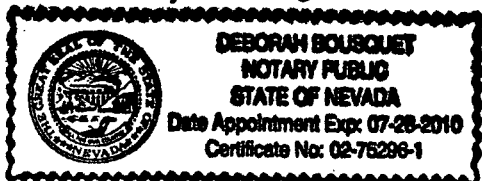
Print Name: ROBERT FRANKLIN MOYER MOYER TRUST 7-12-98

Subscribed and sworn before me

This 12 day of July, 2006

Deborah Bousquet

Notary Public in and for said County and State



Revised 04/26/05

Case #

165-16

Meeting Date: 10/19/06

Total Fee: \$600

Date Received: 9/15/06

Received By: RVL

* 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

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**VAR Application****Report Date** 09/06/2006 11:09 AM**Submitted By**

Page 1

A/P # 16516 **VARIANCE****Application Information****Stages**

	Date / Time	By		Date / Time	By
Processed	09/05/2006 12:46	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

VAR-16512 - VARIANCE RELATED TO ZON-16510 AND VAR-16512 - PUBLIC HEARING - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST - Request for a Variance TO ALLOW 89 PARKING SPACES WHERE 121 PARKING SPACES IS THE MINIMUM REQUIRED FOR A PROPOSED MIXED-USE DEVELOPMENT 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 #	16516	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	Organization MOYER ROBERT F & LINDA M J TRS
Mailing Address 8021 W OBANNON DR		State/Province NV
City LAS VEGAS		Country
ZIP/PC 89117-1943		☐ 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 11:09 AM

Submitted By

Page 2

VARIANCE

N 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		
10/19/2006	PC	SCHEDULED	0	0	0
NGOLDBERG	09/05/2006				

Template Type A/P #	A/P Type	Status	Stage
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No children exist for this project

Employee ID	Last	First	MI	Comments
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No Employee Entries

Log Action	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME.# WHO PICKED UP PERMIT	984018	09/05/2006 12:58		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 SUBMITTAL CHECKLIST		Additional Notes
Item Required				
YES	NO			
APPLICATION				
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)		
☒	☐	Grant deed and legal description		
☒	☐	<i>Detailed</i> justification letter		
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations		
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations		
☒	☐	Correct fee(s): \$ _____ \$ _____ \$ _____ Total = \$ <u>600.00</u>		
☒	☐	Statement of Financial Interest		
☒	☐	Development Impact Notice and Assessment (DINA)		
☒	☐	Project of Regional Significance		
SITE PLAN				
				Folded Plans: <u>3</u> Rolled/Colored Plans: <u>0</u>
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	<i>All</i> property lines and present dimensions labeled		
☒	☐	<i>All</i> building setbacks labeled		
☒	☐	<i>All</i> adjacent existing land uses and street names labeled		
☒	☐	<i>All</i> points of ingress and egress shown		
☒	☐	ADA accessibility requirements shown/labeled		
☒	☐	Parking standard(s) utilized: _____		
☒	☐	Parking space count and typical dimensions labeled		
☒	☐	#regular #compact #handicap Total		
☒	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted		
LANDSCAPE PLAN				
				Folded Plans: <u>0</u> Rolled/Colored Plans: <u>0</u>
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	<i>All</i> property lines and present dimensions labeled		
☒	☐	<i>All</i> required perimeter landscape planters shown		
☒	☐	<i>All</i> required parking lot fingers/islands shown		
☒	☐	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover		
BUILDING ELEVATIONS				
				Folded Plans: <u>0</u> Rolled/Colored Plans: <u>0</u>
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	Scale and building dimensions labeled		
☒	☐	North, south, east, and west elevations of <i>all</i> buildings		
☒	☐	<i>All</i> building materials and colors noted		
☒	☐	8" x 10" photo of original color and material board		
☒	☐	<i>All</i> wall sign locations shown and sizes noted		
FLOOR PLANS				
				Folded Plans: <u>0</u> Rolled Plans: <u>0</u>
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	Scale and building dimensions labeled		
☒	☐	<i>All</i> building entrances/exits shown		
☒	☐	Use of <i>all</i> rooms noted/labeled		

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

Applicant: NU VISION HOLDINGS Application Type: UAR PKG.

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

VAR-16516 - VARIANCE RELATED TO ZON-16510 AND VAR-16512 - PUBLIC HEARING -
APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST - Request for a Variance
TO ALLOW 89 PARKING SPACES WHERE 121 PARKING SPACES IS THE MINIMUM REQUIRED FOR A
PROPOSED MIXED-USE DEVELOPMENT 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

VAR-16516

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
*SID (DPW)	T. McDANIEL	4 th 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>**

VARIANCE
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:

VAR-16516

Bavington Court HOA

Desert Shores Community Association

Sterling Springs HOA

Tanglewood HOA

Public Hearing Notice



PUBLIC HEARING NOTICE

Separator Sheet

NOTICE OF PUBLIC HEARING

VARIANCE

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

VAR-16516

APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST - REQUEST FOR A VARIANCE TO ALLOW 89 PARKING SPACES WHERE 121 PARKING SPACES IS THE MINIMUM REQUIRED FOR A PROPOSED MIXED-USE DEVELOPMENT 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).

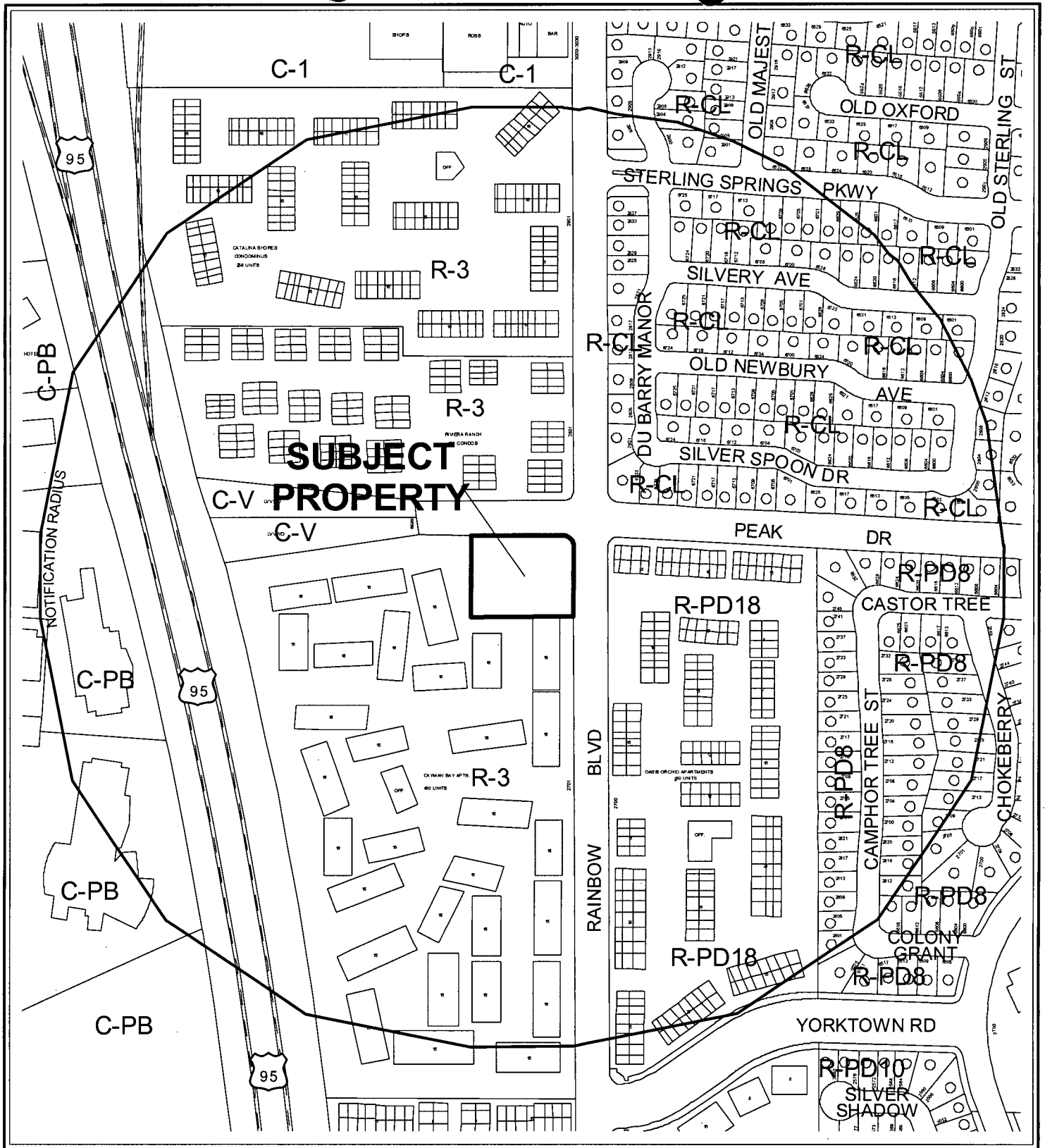
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

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>.



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

SEE LOCATION MAP ON REVERSE SIDE



CASE: VAR-16516

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

VARIANCE

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

VAR-16516 **RENOTIFICATION**

APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST - REQUEST FOR A VARIANCE TO ALLOW 89 PARKING SPACES WHERE 121 PARKING SPACES IS THE MINIMUM REQUIRED FOR A PROPOSED MIXED-USE DEVELOPMENT 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).

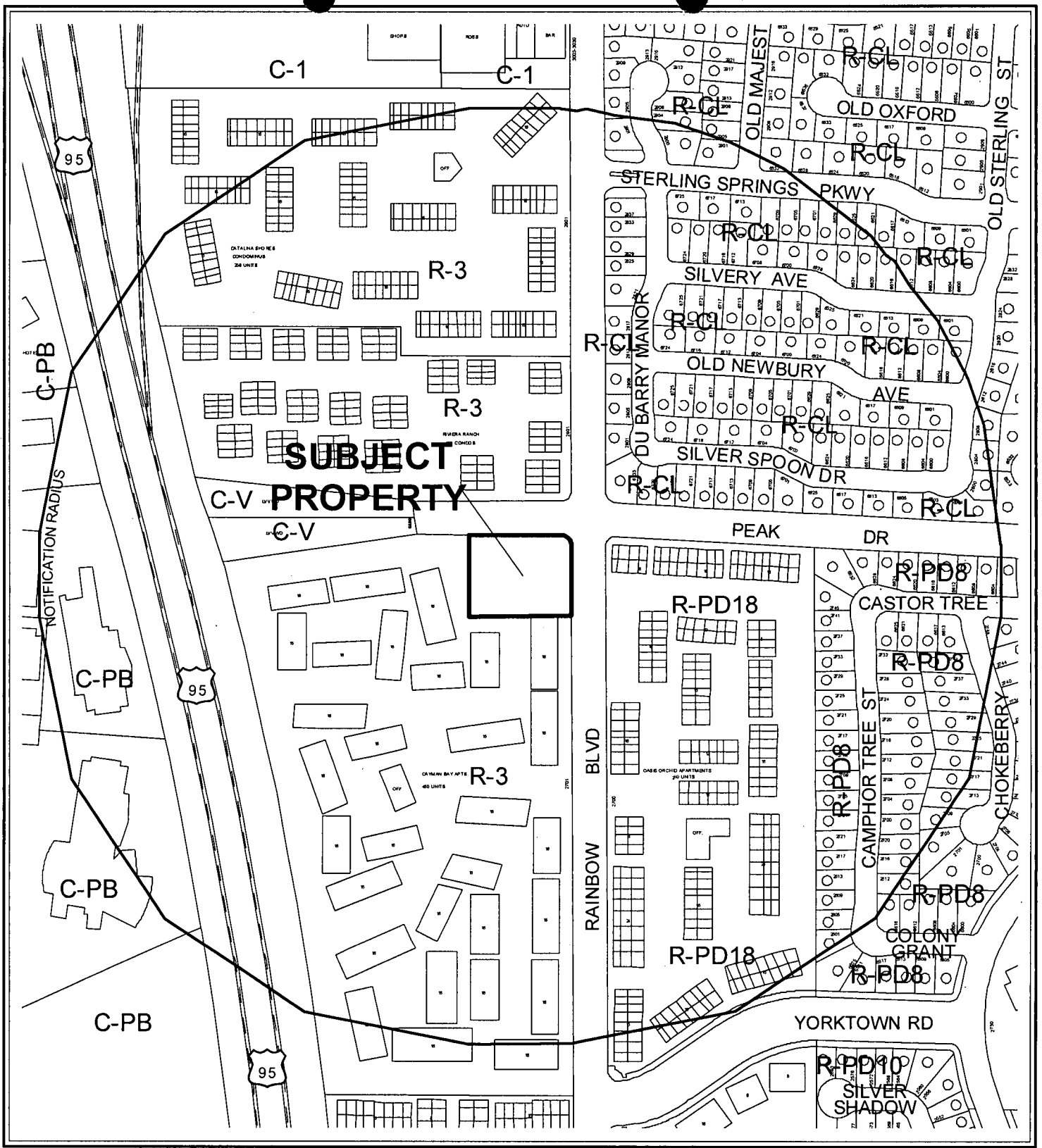
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

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>.



SEE LOCATION MAP ON REVERSE SIDE

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



CASE: **VAR-16516**

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



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 - VAR-16516 - VARLANCE

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: VAR-16516 - VARIANCE

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

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Douglas A. Selby

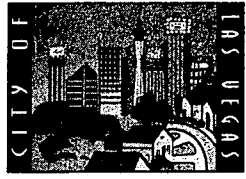


Action Letter



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: VAR-16516 - VARIANCE

Dear Mr. Moyer:

Your request for a Variance TO ALLOW 89 PARKING SPACES WHERE 121 PARKING SPACES IS THE MINIMUM REQUIRED FOR A PROPOSED MIXED-USE DEVELOPMENT 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

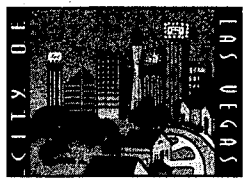
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City Manager
Douglas A. Selby



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

November 17, 2006

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

RE: ABEYANCE - VAR-16516 - VARIANCE

Dear Mr. Moyer:

Your request for a Variance TO ALLOW 89 PARKING SPACES WHERE 121 PARKING SPACES IS THE MINIMUM REQUIRED FOR A PROPOSED MIXED-USE DEVELOPMENT 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 the hardship was deemed self-imposed.

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
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Steven D. Ross

City Manager
Douglas A. Selby



Affidavit of Sign Posting



Separator Sheet

Las Vegas, Nevada

DECEMBER 4, 2006

TO: LAS VEGAS REVIEW JOURNAL

FROM: CITY CLERK

SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARINGS – VARIANCES:

VAR-14734, VAR-16497, VAR-16512, VAR-16516, VAR-16525, VAR-16769,

VAR-17156, VAR-17299 and VAR-17306

Please publish the attached LEGAL NOTICE

ON THE FOLLOWING DATE: FRIDAY, DECEMBER 8, 2006 (One time)

Send me three copies of the Affidavit of Publication at your earliest convenience [no later than seven (7) days following final publication].

ASSISTANT DEPUTY CITY CLERK

cc: Finance Department – Accounts Payable
City Attorney – (on Ordinances)
Planning and Development Department
Front Desk

NOTICE OF PUBLIC HEARINGS
DECEMBER 20, 2006

NOTICE IS HEREBY GIVEN THAT ON WEDNESDAY, DECEMBER 20, 2006 at the hour of 1:00 P.M. in the Council Chambers, City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following Variances and Appeals:

VAR-14734 - APPLICANT/OWNER: STEVEN PORTNOFF - Request for a Variance TO ALLOW PROPOSED SIX FOOT HIGH BLOCK WALLS IN THE FRONT YARD WHERE FOUR FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.63 acres located on the south side of O'Bannon Drive, approximately 140 feet west of Lisa Lane (APN 163-04-401-002), U [(Undeveloped) Zone

VAR-16497 - APPLICANT/OWNER: KEN BERRYDANE - Request for a Variance TO ALLOW A NINE-FOOT SETBACK IN THE FRONT YARD WHERE 25 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A FIVE-FOOT SETBACK IN THE REAR YARD WHERE 15 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED SINGLE-FAMILY RESIDENCE on 0.48 acres at 2521 Driftwood Drive (APN 139-32-512-016), R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone. NOTE: THIS APPLICATION IS BEING AMENDED FROM 2521 DRIFTWOOD DRIVE TO 2520 DRIFTWOOD DRIVE

VAR-16512 - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST - Request for a Variance TO ALLOW 68 PERCENT LOT COVERAGE WHERE 50 PERCENT LOT COVERAGE IS THE MAXIMUM PERMITTED 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), 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.

VAR-16516 - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST - Request for a Variance TO ALLOW 89 PARKING SPACES WHERE 121 PARKING SPACES IS THE MINIMUM REQUIRED FOR A PROPOSED MIXED-USE DEVELOPMENT 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), 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.

VAR-16525 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST - Request for a Variance TO ALLOW 35,642 SQUARE FEET OF OPEN SPACE WHERE 53,370 SQUARE FEET IS THE MINIMUM REQUIRED on 6.19 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-19-101-002), R-1 (Single Family Residential) Zone under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre) Zone [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre) Zone], Ward 5 (Weekly), LEGALLY DESCRIBED AS BEING A PORTION OF NORTH HALF (N½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

VAR-16769 - APPLICANT/OWNER: STEVEN PORTNOFF - Request for a Variance TO ALLOW A PROPOSED SINGLE FAMILY DWELLING TO BE FIVE FEET FROM THE SIDE PROPERTY LINE WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED on 0.63 acres located on the south side of O'Bannon Drive, approximately 140 feet west of Lisa Lane (APN 163-04-401-002), U [(Undeveloped) Zone

VAR-17156 - APPLICANT/OWNER: GLENN J. SORRELLS - Request for a Variance TO ALLOW A SEVEN-FOOT HIGH WALL WHERE A FIVE-FOOT HIGH WALL IS THE MAXIMUM HEIGHT PERMITTED IN A PORTION OF THE FRONT YARD on 0.15 acres at 1109 Shifting Sands Drive (APN 138-26-615-088), R-1 (Single Family Residential) Zone. NOTE: THE APPLICATION IS FOR AN EIGHT FOOT HIGH WALL WHERE A FIVE-FOOT HIGH WALL IS THE MAXIMUM

VAR-17299 - APPLICANT: MICHAEL LAWSON - OWNER: SANDCASTLE ENTERPRISES, INC. - Request for a Variance TO ALLOW 13 PARKING SPACES WHERE 27 PARKING SPACES ARE THE MINIMUM REQUIRED on 0.79 acres at 6565 Smoke Ranch Road (APN 138-23-110-031), C-1 (Limited Commercial) Zone.

VAR-17306 - APPLICANT: WEST ONE PROPERTIES, LTD - OWNER: ASP REALTY, INC. - Request for a Variance TO ALLOW 15 PARKING SPACES WHERE 25 PARKING SPACES ARE THE MINIMUM REQUIRED FOR AN EXISTING SHOPPING CENTER on 0.63 acres at 4441 East Bonanza Road (APN 140-32-101-003), C-1 (Limited Commercial) Zone

ANY AND ALL INTERESTED PERSONS may appear and be heard at said meeting or, prior thereto, may file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall.

BARBARA JO RONEMUS, CITY CLERK

City Council Action Letter



Separator Sheet



December 21, 2006

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

RE: VAR-16516 - VARIANCE
CITY COUNCIL MEETING OF DECEMBER 20, 2006
RELATED TO ZON-16510, VAR-16512, SUP-16520, AND SDR-16508

Dear Mr. Moyer:

The City Council at a regular meeting held December 20, 2006 ACCEPTED THE WITHDRAWAL WITHOUT PREJUDICE of the request for a Variance TO ALLOW 89 PARKING SPACES WHERE 121 PARKING SPACES IS THE MINIMUM REQUIRED FOR A PROPOSED MIXED-USE DEVELOPMENT 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]. The Notice of Final Action was filed with the Las Vegas City Clerk on December 21, 2006.

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



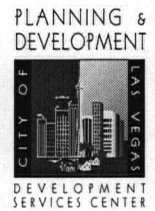
Affidavit of Sign Posting



Separator Sheet



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

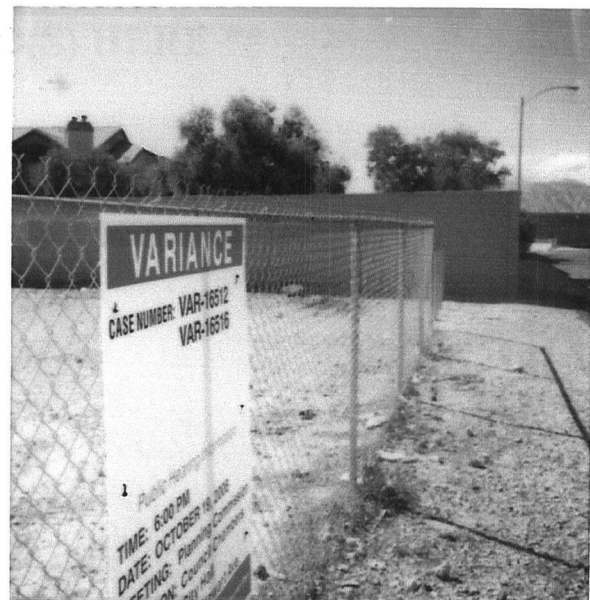
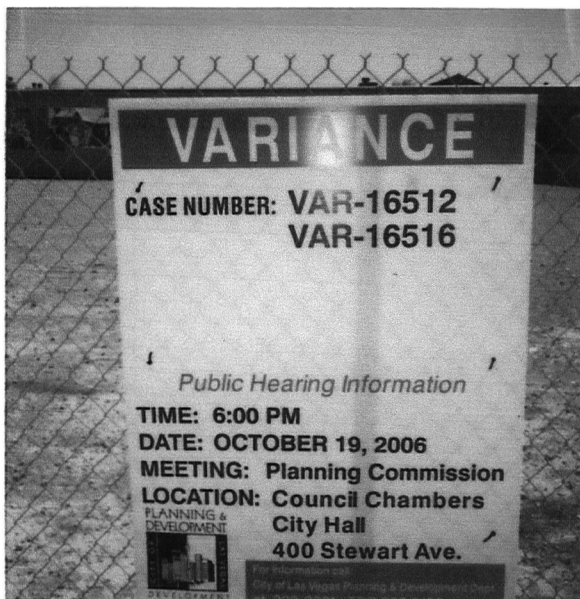


CASE NUMBER: VAR-16516

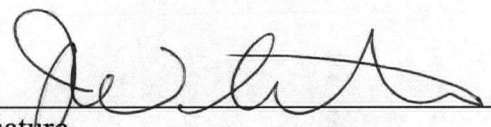
MEETING DATE: 10/19/06 PC

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.



RAINBOW

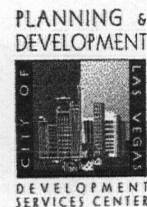

Signature

10-8-6
Date

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



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

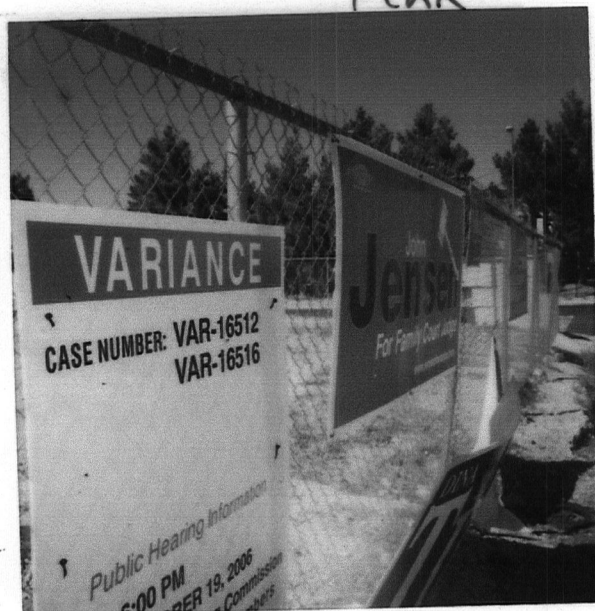
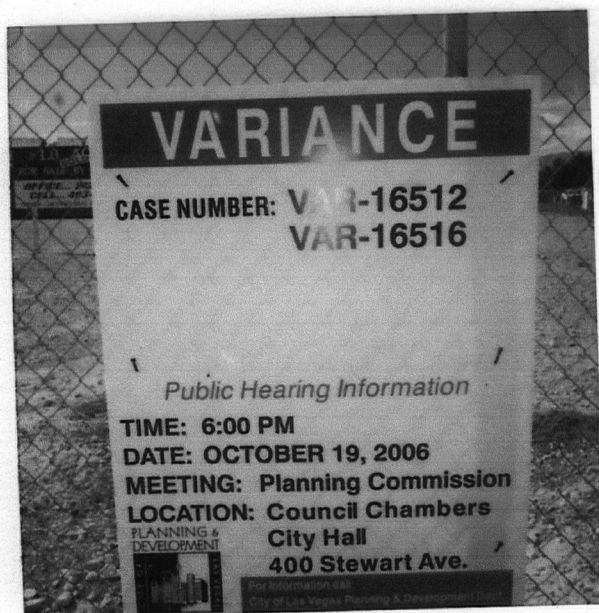


CASE NUMBER: VAR-16516

MEETING DATE: 10/19/06 PC

2 of 2

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



[Signature]
Signature

10-8-6
Date

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

Las Vegas, Nevada

No.0715.1058.01

KKE architects, Inc. 6775 edmond street, Suite 260, las vegas, nevada 89118 702.269.6615 702.269.6625 fax www.kke.com

EMIL KHALILI

14523 SHERMAN WAY BLVD.
VAN NUYS
CALIFORNIA
91405

R-2

80' row

R-1

R-2

site analysis

.97 net acres	(42,253.20 s.f.)
first floor area =	28,767 s.f.
second floor area =	28,817 s.f.
third floor area =	17,336 s.f.
fourth floor area =	18,096 s.f.
fifth floor area =	<u>16,496 s.f.</u>
total building =	<u>109,512 s.f.</u>

10,500 s.f. office space
32 – 2 bed/2 ba dwelling units (32 du/ac)

parking analysis

retail space	10,500 s.f.
	$2,000 / 200 = 10 \text{ spaces (2 HC)}$
	<u>$8,500 / 175 = 49 \text{ spaces}$</u>
total required =	59 spaces
residential	32 units $\times 1.75 = 56 \text{ spaces (2 HC)}$
	<u>$32 / 6 = 6 \text{ spaces}$</u>
total required =	62 spaces (4 HC)
retail + residential =	121 spaces required
	89 spaces provided (4 HC)
	(32 shared parking spaces)

F.A.R. analysis

office	type I construction
allowable	unlimited s.f.
actual	13,000 s.f.
F.A.R.	$13,000 / \text{unlimited} = <1$ (okay)
residential	type VA (R-2)
allowable	36,000 s.f.
	+ <u>72,000 s.f. (sprinklered)</u>
	108,000 s.f.
actual	51,928 s.f.
F.A.R.	$51,928 / 108,000 = .48 <1$ (okay)

R-3

R-3

first level garage

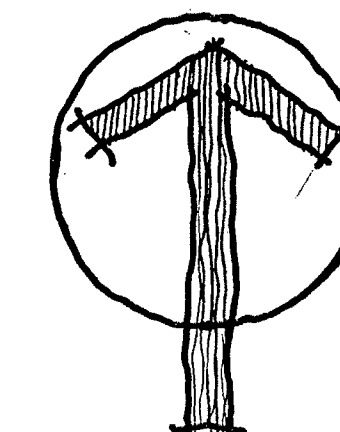
Conceptual Site Plan

August 15, 2006

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 guaranties of any kind are given or implied by the Architect.

VAR-16516
10/19/06 PC

north



KK&
architects

SEP 05 2006