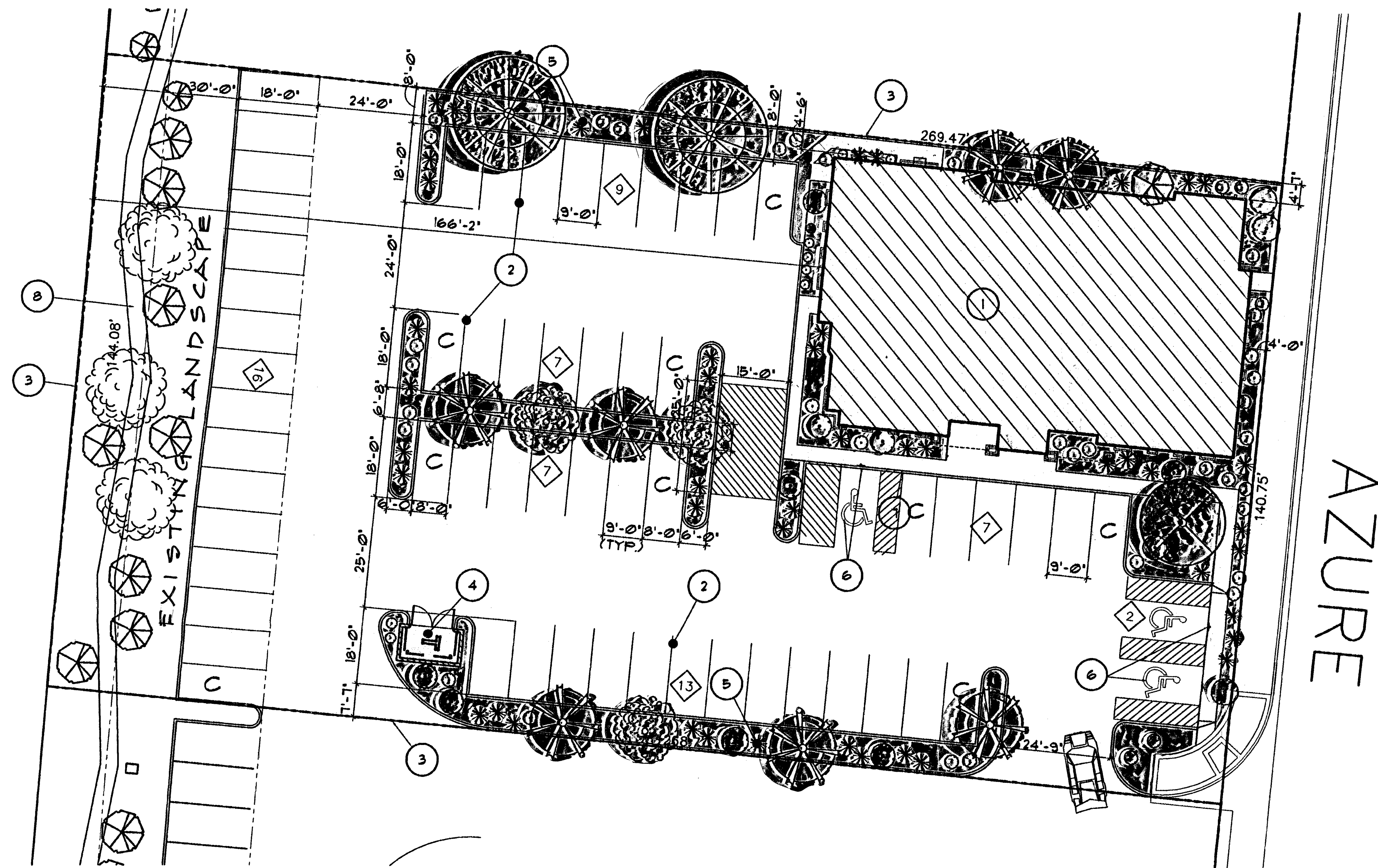


LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"



LANDSCAPE LEGEND:

- | | |
|--------------------------------------|---|
| MEXICAN PALO VERDE (Medium Trees) | MONRELL PINE (Large Trees) |
| 24' BOX CHILEAN MESQUITE TREE (TYP.) | MIXED SHRUBS:
RED BIRD OF PARADISE,
DESERT HONEYSUCKLE,
HYBRID PYRACANTHA,
and SPRING BOUQUET |
| 24' BOX PALM TREE | FOUNTAIN GRASS (VARIED COLORS) |

LANDSCAPE NOTES:

- 1 NEW BUILDING
- 2 PAINTED PARKING STRIPING and ASPHALT PARKING AREA.
- 3 PROPERTY LINE (TYP.)
- 4 TRASH ENCLOSURE
- 5 LANDSCAPED AREAS WITH AUTOMATIC DRIP IRRIGATION SYSTEM PROVIDE CRUSHED GRANITE GROUND COVER OVER SEMI-PERMEABLE MEMBRANE (TYPICAL WHERE PLANTS ARE SHOWN).
- 6 PAINTED HANDICAP SYMBOL and SIGN.
- 7 4" THICK, 3'-6" WIDE CONCRETE SIDEWALK.
- 8 EXISTING JOGGING PATH and LANDSCAPING STRIP.

LANDSCAPE PLAN

SHEET TITLE
LANDSCAPE PLAN

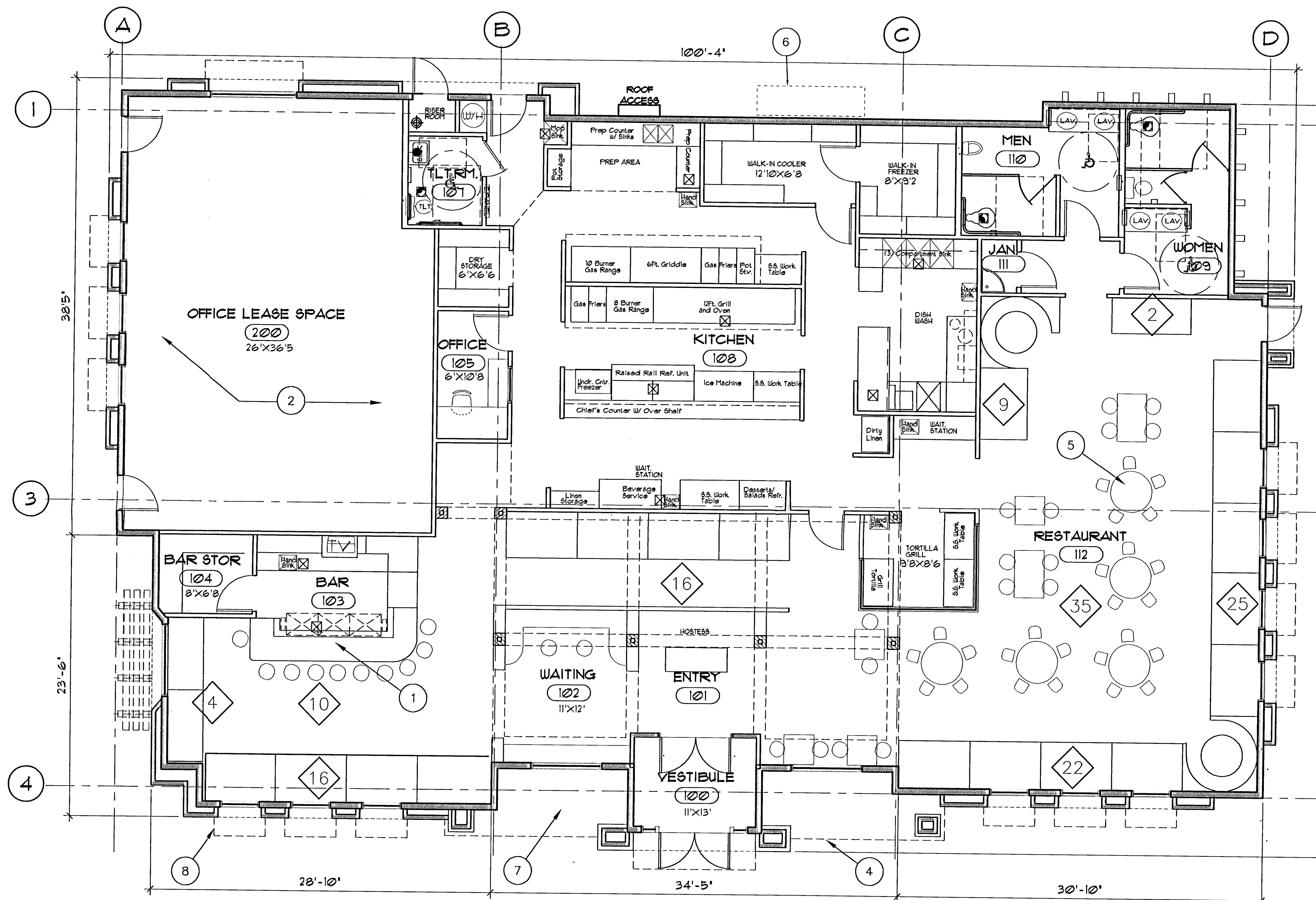
PROJECT
Monterrey Retail Building
Azure and Tenaya, Las Vegas, NV

GEARING
ARCHITECTURE

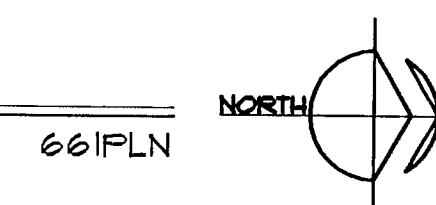
APPROVED
CITY COUNCIL DATE: 9/30/06
PLANNING COMMISSION DATE: 8/24/06
BY: [Signature]
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

RECEIVED
JUL 11 2006

SHEET	L-1	OF	1
	Project No. 15057 SDR-15035 Drawn by SUP-15038 SUP-15039 08/24/06 PC		
Checked by: [Signature]		Date: 1-1-06	



FLOOR PLAN
SCALE: 3/16" = 1'-0"



CONSTRUCTION NOTES:

- 1 - BAR WITH (5) BUILT-IN SLOT MACHINES.
- 2 - OFFICE SPACE (TYP.)
- 3 - RESTAURANT SEATING (TYP.)
- 4 - DASHED LINE INDICATES ROOF OVERHANG ABOVE (TYPICAL).
- 5 - SEATING NUMBER TOTAL SEATING FOR 123 RESTAURANT SEATING, PLUS 10 IN THE BAR.
- 6 - WATERPROOF SWITCHGEAR CABINET.
- 7 - SHADED OUTDOOR WAITING AREA.
- 8 - DASHED LINE INDICATES CAVAS AINING ABOVE WINDOWS WHERE SHOWN (TYPICAL).

SHEET TITLE
FLOOR PLAN
Restaurant - 5,772 S.F.
PROJECT
Monterrey Retail Building
Azure and Tenaya., Las Vegas, Nevada

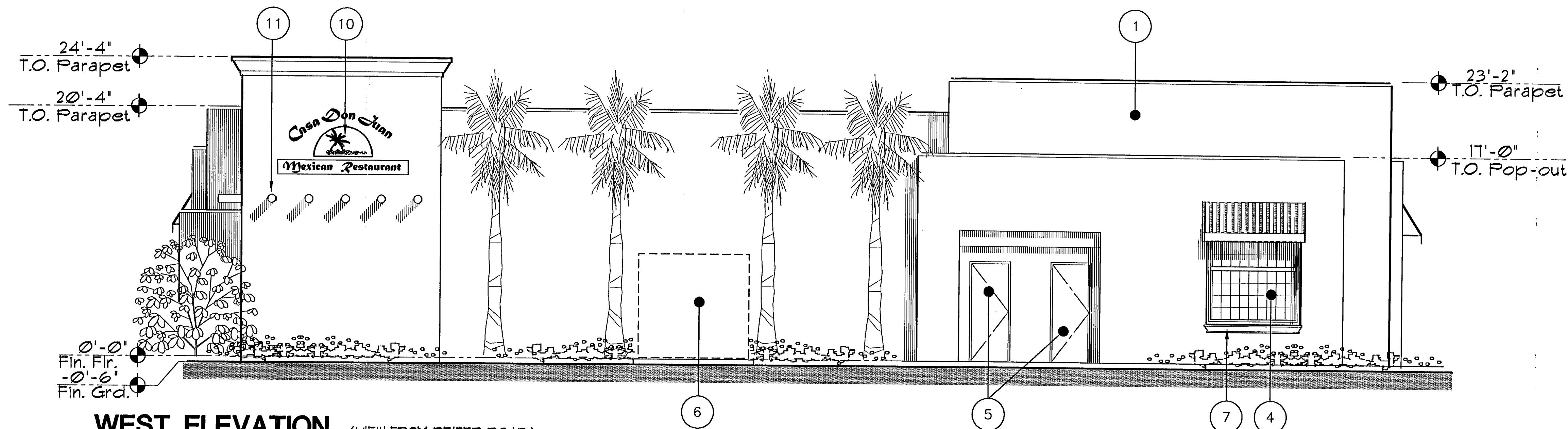


Building Data

AREA	
Office	984 S.F.
Bar/Restaurant	2,547 S.F.
Kitchen, etc.	2,006 S.F.
Total	5,537 S.F.
SEATING	
109 Restaurant	
30 Bar	
15 Waiting	

VAR-15057 SDR-15055
SUP-15058 SUP-15059
08/24/06 PC JUL 11 2006

SHEET
A-1
OF
3
Project No.: 06-100
Drawn by:
ERG
Checked by:
arg
Date:
1-1-2006



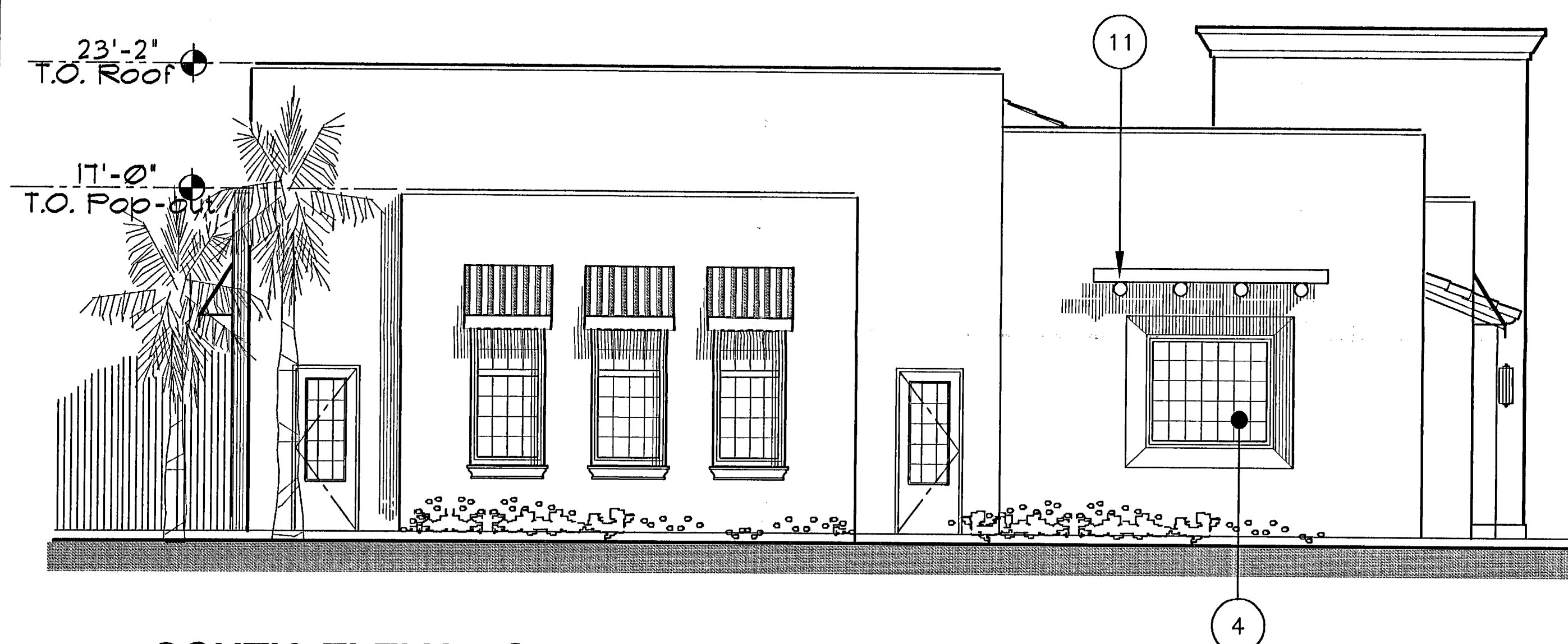
WEST ELEVATION (VIEW FROM REITER ROAD)

SCALE: 3/16" = 1'-0"

610A-2a

CONSTRUCTION NOTES:

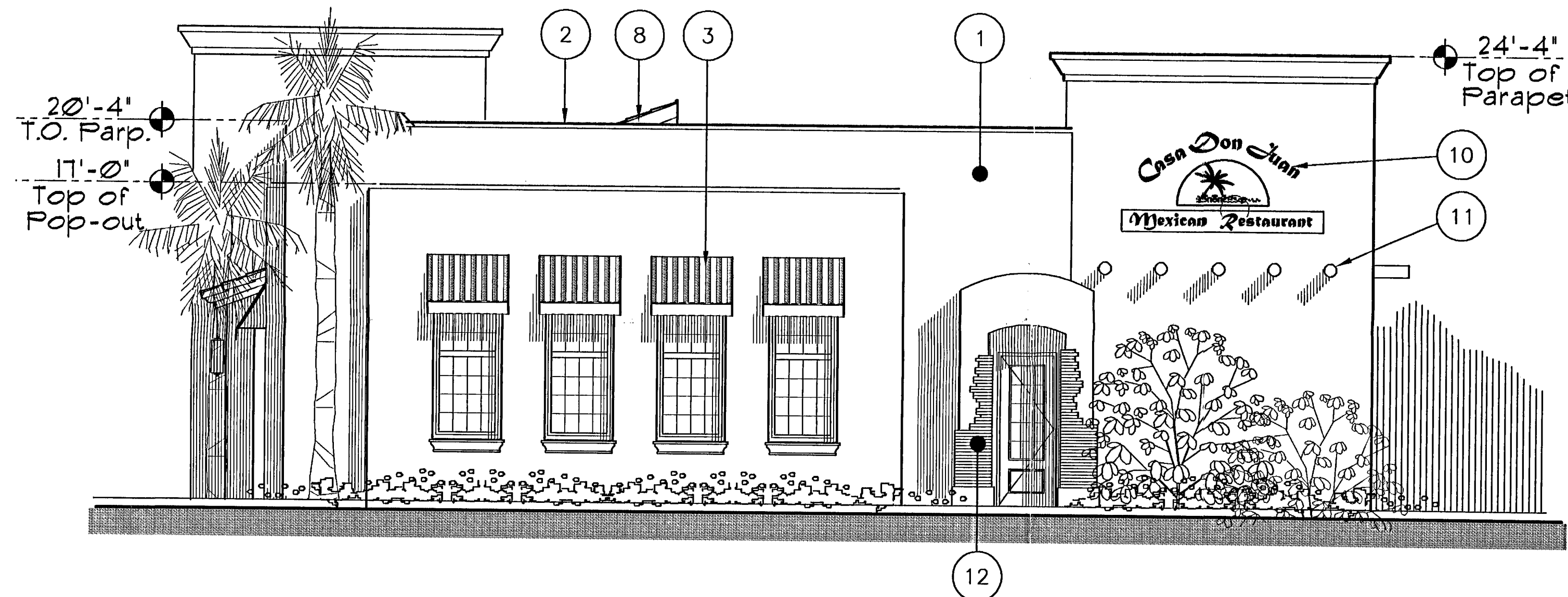
- 1 PAINTED STUCCO SAND FINISH ON ALL WALLS
- 2 24 GA. PAINTED SHEET METAL CAP FLASHING
- 3 STRIPED CANVAS AWNING ON METAL TUBE FRAMING
- 4 TINTED DOUBLE PANE WINDOWS WITH WOOD MULLIONS
- 5 PAINTED METAL CLAD, SOLID CORE DOOR
- 6 ELECTRICAL SWITCH GEAR CABINET SHOWN DASHED
- 7 PRE-CAST CONCRETE WINDOW SILL
- 8 MISSION TILE ROOF
- 9 PAINTED WOOD FASCIA
- 10 SIGNAGE LOCATION (EXACT NAME AND DESIGN TO BE DETERMINED)
- 11 8' DIAMETER TREATED LOG CANTILEVERED RAFTER TAIL OVERHANG
- 12 DRY-STACK COLORADO STONE, STAGGERED ABOVE AS SHOWN (TYP. WHERE HATCHED)



SOUTH ELEVATION (BACK VIEW FROM SOUTH PARKING LOT)

SCALE: 3/16" = 1'-0"

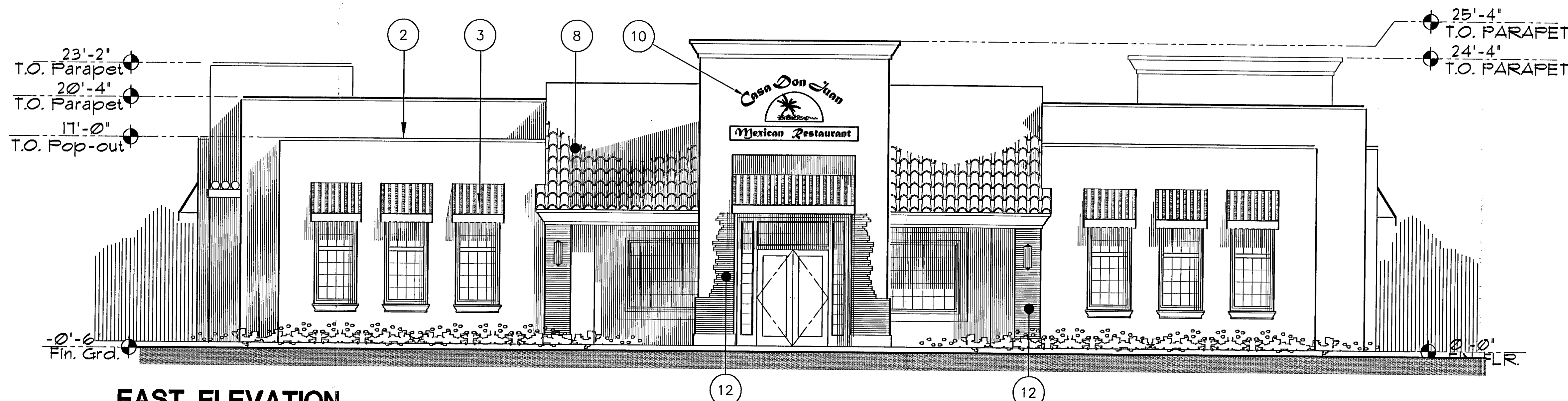
610A-2b



NORTH ELEVATION (FRONT VIEW FROM AZURE)

SCALE: 3/16" = 1'-0"

610A-2a



EAST ELEVATION (FRONT VIEW FROM TENAYA)

SCALE: 3/16" = 1'-0"

610A-2a

SHEET TITLE
BUILDING ELEVATIONS

PROJECT
Monterrey Retail Building
2300 Decatur Blvd., Las Vegas, Nevada

ELEVATIONS

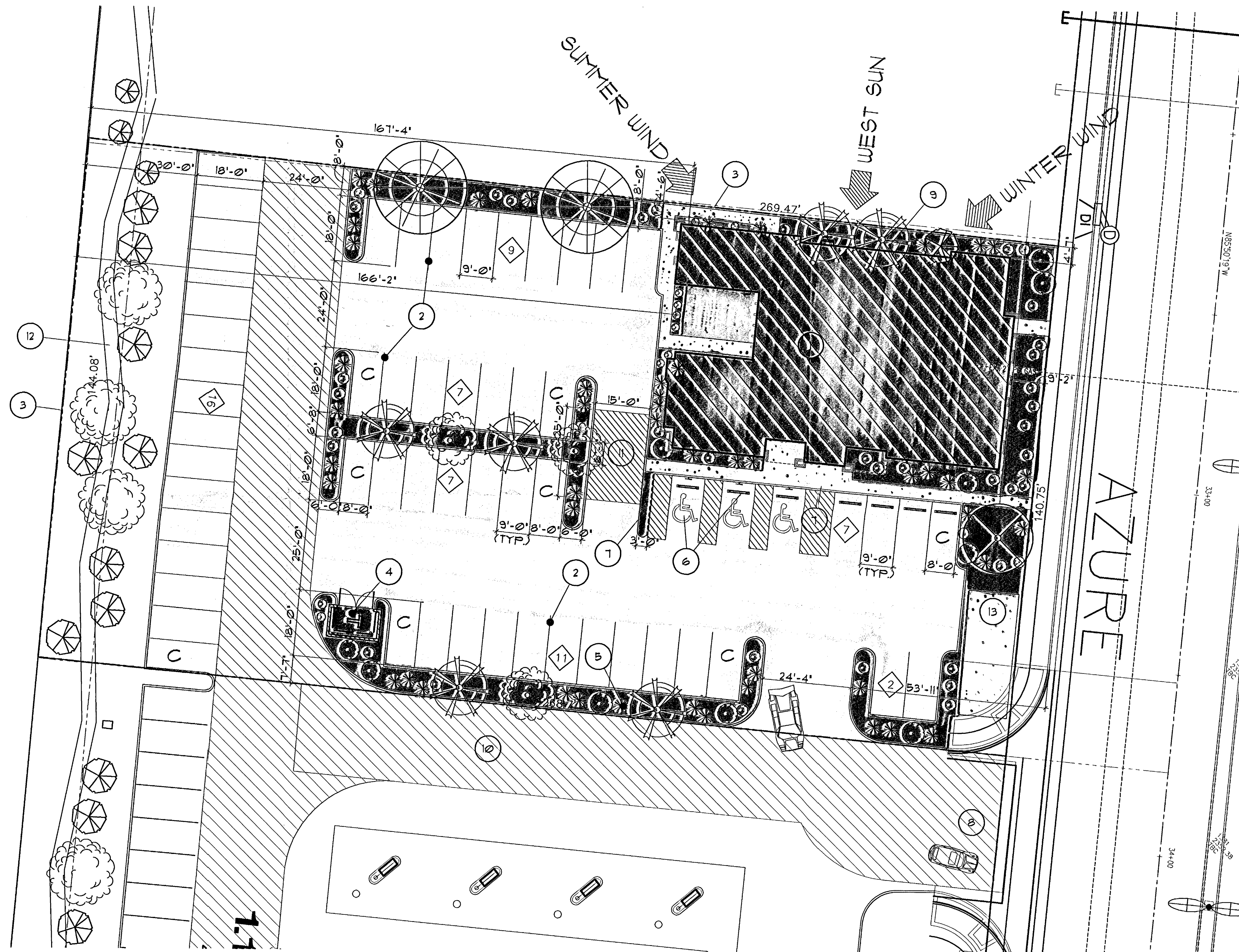
GEARING
ARCHITECTURE

SHEET
A-2
Project No: 06-100
Drawn by: SRG
Checked by: eng
Date: 1-1-2006

RECEIVED

JUL 11 2006

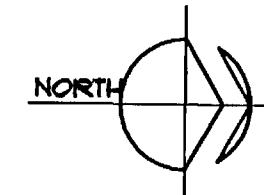
VAR-15057 SDR-15055
SUP-15058 SUP-15059
08/24/06 PC



SITE PLAN

SCALE: 1/16" = 1'-0"

6613 SITE



SITE PLAN

SITE NOTES:

- 1 — NEW BUILDING
- 2 — PAINTED PARKING STRIPING and ASPHALT PARKING AREA.
- 3 — PROPERTY LINE (TYP.)
- 4 — TRASH ENCLOSURE
- 5 — LANDSCAPING
- 6 — PAINTED HANDICAP SYMBOL and SIGN.
- 7 — 4" THICK, 3'-6" WIDE CONCRETE SIDEWALK.
- 8 — NEW PAVED ENTRY DRIVE.
- 9 — ELECTRIC SWITCH GEAR
- 10 — HATCHED AREA INDICATES FIRE TRUCK LANE
- 11 — 15'x5' LOADING ZONE
- 12 — EXISTING JOGGING PATH
- 13 — NEVADA POWER TRANSFORMER PAD

OWNERS:

Monterrey Investments, LLC
8367 W. Flamingo Blvd.
Suite 202
Las Vegas, NV 89147

Phone: (702) 873-7760
Fax: (702) 873-7486

PROJECT DATA

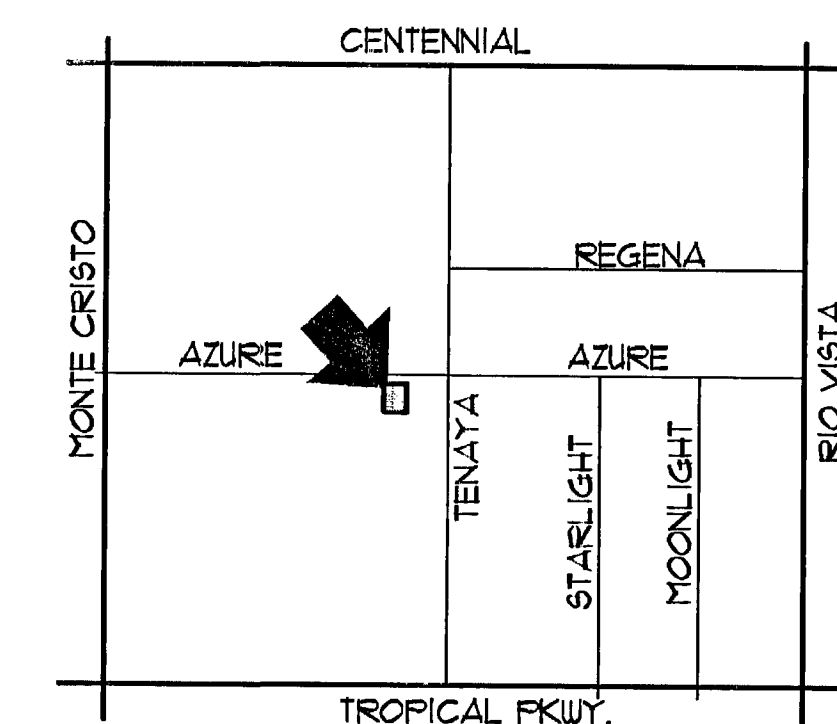
JURISDICTION	City of Las Vegas
ZONING	SX-TC
PARCEL NUMBER	125-27-222-011
OCCUPANCY	Group B
BUILDING	4,999 SF
SPRINKLED	YES
SEATING	109 Restaurant 36 Bar 15 Waiting

PARKING

Office	361 @ 1/200	18 Stalls
Bar/Restaurant	2,548 @ 1/50	50.9 Stalls
Kitchen, etc.	2,090 @ 1/200	11 Stalls
Handicapped (Included above)	[3] Stalls	
Total Required		64 Stalls
Total Provided		59 Stalls

LAND DATA

LAND AREA	0.88 ACRES
BUILDING/LAND RATIO	14.3 %



VICINITY MAP

NO SCALE

APPROVED

CITY COUNCIL DATE: 9/14/06

PLANNING COMMISSION DATE: 9/14/06

BY: [Signature]

PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

SHEET TITLE
SITE PLAN

PROJECT
Monterrey Retail Building
Azure and Tenaya, Las Vegas, NV

GEARING
ARCHITECTURE

SHEET
AS-1
Project No.: 06-100
Drawn by: ERG
Checked by: ERG
Date: 9-14-06

Deed



Separator Sheet

A.P.N.: 125-27-222-008
R.P.T.T.: \$5,105.10

Escrow #05-11-0993-CLB

Mail tax bill to and
When recorded mail to:
Luis Rodriguez, Manager
8367 West Flamingo Road #202
Las Vegas, NV 89147

20060118-0003019

Fee: \$16.00
N/C Fee: \$0.00

RPTT: \$5,105.10

01/18/2006

14:01:42

20060010539

Requestor:

NEVADA TITLE COMPANY

Frances Deane
Clark County Recorder

ARO

Pgs: 5

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That **Azure South, Inc., a Nevada corporation,** for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **Monterrey Plaza, LLC, a Nevada limited liability company,,** all that real property situated in the County of **Clark,** State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:

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.

IN WITNESS WHEREOF, this instrument has been executed this 16 day of November, 2005.

Azure South, Inc., a Nevada corporation

By: Frank Nielsen, Secretary

State of NEVADA

County of Clark

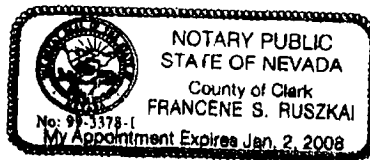
ss:

This instrument was acknowledged before me on
by Frank Nielsen, Secretary
of Azure South, Inc., a Nevada corporation

November 16, 2005

Francene S. Ruszka
NOTARY PUBLIC

My Commission Expires: _____



State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)

a) 125-27-222-008

b) _____

c) _____

d) _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #:

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$1,001,000.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$1,001,000.00

Real Property Transfer Tax Due

\$5,105.10

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090,
Section: _____

b. Explain Reason for
Exemption _____

5. Partial Interest/ Percentage being transferred: 100 %

The undersigned declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.100, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, parties agree that disavowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: GRANTOR/SELLER

Signature: _____

Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Azure South, Inc., a Nevada
corporation

Print Name: Monterrey Plaza, LLC, a Nevada
limited liability company

Address: 6600 W. Charleston, Ste 120

Address: 8367 West Flamingo Road

City/State/Zip: Las Vegas, NV 89146

City/State/Zip: Las Vegas, NV 89147

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

Print Name: Nevada Title Company

Esc. #: 05-11-0993-CLB

Address: 2500 N Buffalo, Suite 150

City: Las Vegas

State: NV

Zip: 89128

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

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)

a) 125-27-222-008
b) _____
c) _____
d) _____

COPY

2. Type of Property:

X a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☐ f) Comm'l/Indy
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$1,001,000.00 _____

Deed in Lieu of Foreclosure Only (value of property) _____

Transfer Tax Value:

\$1,001,000.00 _____

Real Property Transfer Tax Due

\$5,105.10 _____

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090,
Section: _____

b. Explain Reason for
Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.100, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, parties agree that disavowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____ Capacity: GRANTOR/SELLER

Signature: _____ Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Azure South, Inc., a Nevada
corporation

Print Name: Monterrey Plaza, LLC, a Nevada
limited liability company

Address: 6600 W. Charleston, Ste 120

Address: 8367 West Flamingo Road

City/State/Zip: Las Vegas, NV 89146

City/State/Zip: Las Vegas, NV 89147

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

Print Name: Nevada Title Company

Esc. #: 05-11-0993-CLB

Address: 2500 N Buffalo, Suite 150

City: Las Vegas

State: NV

Zip: 89128

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

3019

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 1:117 ORIGINAL

0 50 100 200 400 600 800

MAP LEGEND

- PARCEL BOUNDARY
- - - SUBD BOUNDARY
- ROAD EASEMENT
- - - PM/LD BOUNDARY
- - - NON-PARCEL LOT LINE
- - - WATCH LINE / LEADER LINE
- - - ROAD ID NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

AVERAGE
OA VALUE
45

1.00
2.02
PG 23-43
5
5
615

PARCEL NUMBER
ACREAGE
PARCEL SUB/SEQ NUMBER
PLAT RECORDING NUMBER
BLOCK NUMBER
LOT NUMBER
GOV. LOT NUMBER

T21S R60E

R59E	R60E	R61E
137	158	139
164	163	162
175	176	177

Scale: 1"=200'

14

6	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

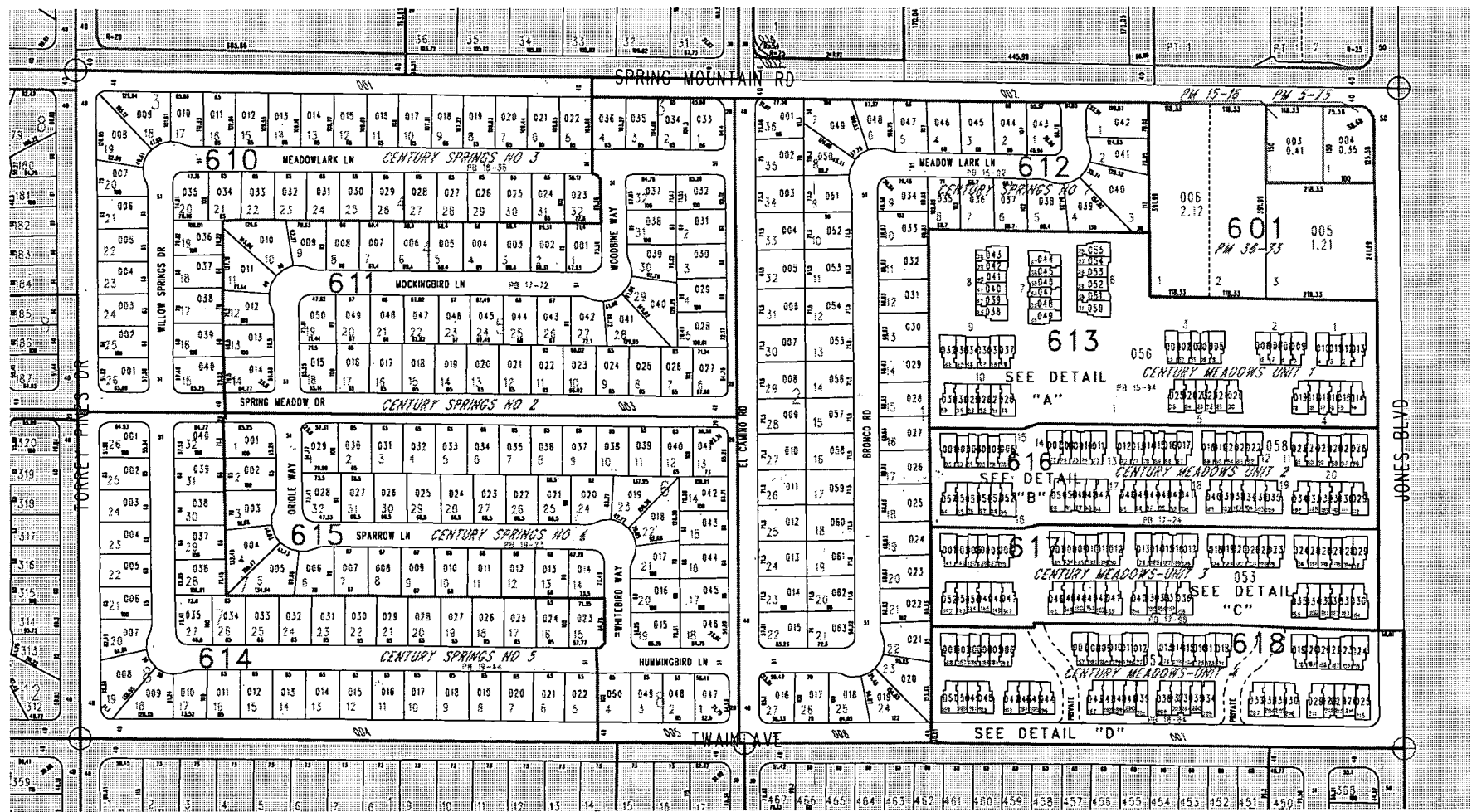
Rev: 05/16/06

S 2 NE 4

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

163-14-6





Legal Description



Separator Sheet

Escrow No.: 05-11-0993-CLB

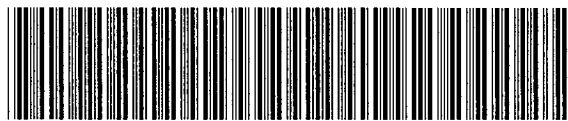
EXHIBIT "A"
LEGAL DESCRIPTION

A PORTION OF LOT 2, MONTECITO EAST – A COMMERCIAL SUBDIVISION, ON FILE IN BOOK 113, PAGE 26 OF PLATS IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, BEING WITHIN THE NORTHWEST QUARTER (NW ¼) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA:

BEGINNING AT A POINT ON THE SOUTH LINE OF AZURE DRIVE AS IT EXISTS AT 45.00 FOOT HALF-WIDTH, BEING THE NORTHWEST CORNER OF THE SURVEY AREA ON RECORD OF SURVEY IN FILE 147, PAGE 70 OF SURVEYS, BEING 1251.48 FEET SOUTH 0°51'56" WEST ALONG THE QUARTER SECTION LINE TO THE SIXTEENTH SECTION CORNER MONUMENT AT THE INTERSECTION OF AZURE DRIVE AND TENAYA WAY; 209.78 FEET NORTH 84°35'59" WEST; AND 45.00 FEET SOUTH 5°24'01" WEST FROM THE NORTH QUARTER CORNER MONUMENT OF SAID SECTION 27; AND RUNNING THENCE SOUTH 5°24'02" WEST 268.69 FEET ALONG THE WEST LINE OF THE SURVEY AREA OF SAID RECORD OF SURVEY TO THE SOUTH LINE OF SAID LOT 2, MONTECITO EAST – A COMMERCIAL SUBDIVISION; THENCE NORTH 85°01'54" WEST 143.00 FEET ALONG SAID SOUTH LINE; THENCE NORTH 5°24'02" EAST 269.77 FEET TO THE SOUTH LINE OF SAID AZURE DRIVE; THENCE SOUTH 84°35'59" EAST 143.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

FURTHER DEPICTED AS LOT 2-2 ON THAT CERTAIN RECORD OF SURVEY FILED IN FILE 153 OF SURVEYS, PAGE 57 OF OFFICIAL RECORDS.

Justification Letter



JUSTIFICATION LETTER

Separator Sheet

LAW OFFICE

Jay H. Brown, Ltd.

A PROFESSIONAL CORPORATION
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jay@jhbrownltd.com

July 13, 2006

City of Las Vegas Planning & Development
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: Monterrey Investments, LLC
Justification Letter
APN: 125-27-232-011

Gentlemen:

Please be advised that I represent Monterrey Investments, LLC in connection with its applications being submitted to allow a supper club and office space located west of the southwest corner of Tenaya Way and Azure Drive and commonly known as Assessor's Parcel No. 125-27-222-011.

We are applying for a special use permit to allow on-premise consumption of alcohol and to allow restricted gaming of five machines. This property is currently zoned SX-TC, which allows for on-premise consumption of alcohol and gaming with approval of a special use permit.

Additionally, we are applying for a variance to reduce the parking requirement. Currently, there are 61 spaces where 65 are required. The reduction of 4 spaces should not directly impact this location based on peak hours of operation for the supper club. The office will be open from 8 am to 5 pm; the supper club will have the majority of its patrons during the dinner hour, which is customarily between 5 and 9 pm. Because the primary usage for each business will not overlap and because it is anticipated that the office will have minimum traffic, if any, the lack of 4 parking spaces will not impact the parking requirement and the 61 spaces will be sufficient for both the office space and supper club patrons.

Furthermore, we are requesting a waiver to reduce the lot landscaping and a waiver to reduce the perimeter landscaping buffer. In order to acquire more parking, we are sacrificing 3 small areas of lot landscaping that were originally located between the parking spaces. As to the perimeter landscaping, we are requesting a waiver to allow 7 ft. of landscaping on the east property line where 8 ft. is required and an average of a 2 ft.

RECEIVED
JUL 13 2006

VAR-15057
08/24/06 PC

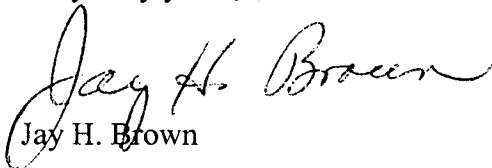
City of Las Vegas Planning & Development
July 13, 2006
Page 2

reduction of landscaping on the west side of the property. The west property line has the required 8 ft. of landscaping for the most part, except along the building where the landscaping averages 6 ft. However, there remains a significant amount of landscaping on the property. Specifically, the property owner has provided 30 ft. of landscaping on the south side of the property as well as a running path to provide a buffer between the site and the adjacent residential property. Additionally, 4 feet of landscaping has been provided on the north side of the property where none was required. Therefore, there will not be any aesthetic loss on the subject site as a result of the minor reduction in landscaping.

An application for a Site Development Plan Review is also enclosed for the construction of the building.

If you should have any questions, please contact me at the above number.

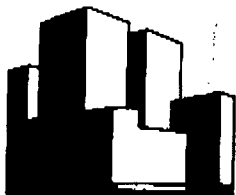
Very truly yours,


Jay H. Brown

JHB:cc
Enc.

RECEIVED
JUL 13 2006

VAR-15057
08/24/06 PC



Monterrey Investments, LLC

General Contractor
Lic.# 59326

8367 W. FLAMINGO RD., STE. 202 • LAS VEGAS, NEVADA 89147 • (702) 873-7760 • FAX: (702) 873-7486

JULY 11, 2006

CITY OF LAS VEGAS
BUILDING DEPARTMENT
731 SOUTH 4TH STREET
LAS VEGAS, NV 89101

RE: MONTERREY PLAZA
APN # 125-27-222-011

TO WHOM IT MAY CONCERN:

WE ARE REQUESTING A VARIANCE OF FOUR (4) PARKING SPACES LESS THAN IS REQUIRED DUE TO THE FACT THAT THERE IS PARKING AROUND US THAT CAN BE USED IN CROSS EASEMENT.

WE ARE ALSO REQUESTING A SPECIAL USE PERMIT FOR A RESTAURANT AND SUPPER CLUB. WE FEEL THIS AREA WILL SUPPORT THIS USE.

WE ARE ALSO REQUESTING A SPECIAL USE PERMIT FOR RESTRICTED GAMING.

WE ALSO HAVE SOME MINOR SET BACK VARIANCES FOR LANDSCAPING ALONG THE WEST PROPERTY LINE NEXT TO THE BUILDING.

WE APPRECIATE YOUR CONSIDERATION.

SINCERELY,


LUIS E RODRIGUEZ
MANAGING MEMBER

LER

VAR-15057
08/24/06 PC

SOFI



S O F I

Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-15057** APN: 25-27-222-011

Name of Property Owner: MONTERREY INVESTMENTS, LLC

Name of Applicant: SCOTT P. GEARING, GEARING ARCHITECTURE, LTD.

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: [redacted]

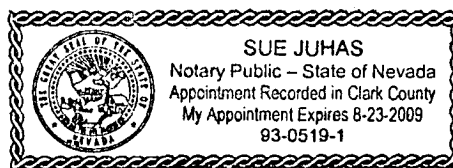
Signature of Property Owner: K. L. 10/17/17

Print Name: Luis E. Ramirez

Subscribed and sworn before me Luis E. Rodriguez

This 11th day of July, 2006

Sue Lukas
Notary Public in and for said County and State



Hansen Sheet



Separator Sheet

Report Date 07/12/2006 09:40 AM

Submitted By

Page 1

A/P # 15057 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	07/11/2006 15:12	982786	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-15057 - VARIANCE - PUBLIC HEARING - APPLICANT: SCOTT R. GEARING - OWNER: MONTERREY PLAZA, LLC - Request for a Variance TO ALLOW 61 PARKING SPACES WHERE 66 IS THE MINIMUM NUMBER OF SPACES REQUIRED on 0.88 acres adjacent to the south side of Azure Drive, approximately 170 feet from Tenaya Way (APN 125-27-222-011), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

Parent A/P # 15058
Project # 15057 Project/Phase Name MONTERREY RETAIL BUILDING Phase #
Size/Area 0.88 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 12527222011
Location

Owner/Tenant

Contact ID AC1133023 Name MONTERREY PLAZA L L C
Mailing Address 8367 W FLAMINGO RD #202 Organization % L RODRIGUEZ
City LAS VEGAS State/Province NV
ZIP/PC 89147-4153 Country ☐ Foreign
Day Phone (702)873-7760 x Evening Phone
Fax (702)873-7486 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

12527222011

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

There is no planning condition for this project.

Report Date 07/12/2006 09:40 AM

Submitted By

Page 2

VARIANCE

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

Meeting Information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
08/24/2006	PC	SCHEDULED		0	0	0
DDONLEY	07/11/2006	DDONLEY	07/11/2006			

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	983657	07/11/2006 15:36		0.00
TONYA RODRIGUEZ CK 1688 (\$800) & MONTERREY PLAZA LLC CK 1032 (\$2200) / SCOTT GEARING / 791-5567					

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE - PARKING
 Project Address (Location) WEST OF THE SWC OF TENAYA WAY AND AZURE DR.
 Project Name MONTEREY RETAIL BUILDING. Proposed Use RESTAURANT & OFFICE
 Assessor's Parcel #(s) 125-27-222-011 Ward # _____
 General Plan: existing SX-TL proposed SAME Zoning: existing SX-TL proposed SAME
 Commercial Square Footage 5,500 S.F. Floor Area Ratio 14.3%
 Gross Acres 0.88 ACRES Lots/Units N/A Density N/A
 Additional Information _____

PROPERTY OWNER MONTEREY INVESTMENTS, LLC Contact LUIS RODRIGUEZ
 Address 8367 W. FLAMINGO RD. #202 Phone (702) 873-7160 Fax: 873-7486
 City LAS VEGAS State NV Zip 89147

APPLICANT SCOTT R. GEARING Contact SAME
 Address 3460 SPENCER ST. Phone (702) 791-5567 Fax: 369-4668
 City LAS VEGAS State NV Zip 89169

REPRESENTATIVE GEARING ARCHITECTURE, LTD. Contact SCOTT R. GEARING
 Address 3460 SPENCER ST Phone: (702) 791-5567 Fax: 369-4668
 City LAS VEGAS State NV Zip 89169

FOR DEPARTMENT USE ONLY

Property Owner Signature* [Signature]

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

Print Name Luis E. Rodriguez

Subscribed and sworn before me Luis E. Rodriguez

This 11th day of July, 2006.

[Signature]

Notary Public in and for said County and State

Case #

VAR - 15057

Meeting Date: 8-24-06

Total Fee: 600 -

Date Received: 7-11-06

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.



Project Checklist



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): \$300 \$ <u>+</u> \$300 Total = \$ <u>600</u>
☒	☐	Statement of Financial Interest
☐	☒	Development Impact Notice and Assessment (DINA)
☒	☐	Project of Regional Significance

SITE PLAN		Folded Plans: <u>42</u> Rolled/Colored Plans:
☒	☐	(28 FORM FOR 4 APPLICATIONS) 15 FOR PPS CIRCULARS)
☒	☐	
☒	☐	
☒	☐	
☒	☐	
☒	☐	
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☒	☐	
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LANDSCAPE PLAN		Folded Plans:	Rolled/Colored Plans:
☐	☒		
☐	☒		
☐	☒		
☐	☒		
☐	☒		
☐	☒		

BUILDING ELEVATIONS		Folded Plans:	Rolled/Colored Plans:
☐	☒		
☐	☒		
☐	☒		
☐	☒		
☐	☒		
☐	☒		

FLOOR PLANS		Folded Plans:	Rolled Plans:
☐	☒		
☐	☒		
☐	☒		
☐	☒		

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

OWNER: POWERKEY INVESTMENTS LLC

Applicant: SCOTT CARRING ARCHITECTURE Application Type: WALK-PARKING

APN: 125-27-222-011

Location: 518 AZURE WALK TOWERS

Planner: [Signature] Pre-App Meeting Date: 5/31/06 Earliest PC Date: 07/27/06

☐ Meeting☐ Telephone

Conversation Record

Project Name Flantery KOTMC BLDGPage 1 of 1
Date 05/31/06
Time 10:00 am/pmConversation between CLV Representative(s):
and,

Clark, Gary Leonard

Name

Company/Department

Phone

FAX

Scott Gearing☐ See Meeting Attendance Sheet

Comments:

- proposal is for a 4,550 SF restaurant & service bar / supper club + office (951 SF)
- site will be underparked, so req's are:
 - SUP - restaurants with service bar / supper club use
 - SUP - restricted gaming -- will need the 330' waiver per TC standards -- will need to notify residents + conduct neighborhood meeting
 - VAR - parking - have 57, need 65, according to applicant
 - SOR - site plan for bldg - may include waivers of parking lot landscaping and perimeter landscape buffering
- will need to see floor plans to determine that the use is not a "Pub / Bar / Tavern", as this use is NOT ALLOWED in SX-TC - floor plan was not submitted at pre-app mtg.
- PPS required.
- signage per CHARC review.

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

VAR-15057

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	KENT CHANG	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>**

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-15057 - VARIANCE RELATED TO SUP-15058 - PUBLIC HEARING - APPLICANT: SCOTT R. GEARING - OWNER: MONTERREY PLAZA, LLC - Request for a Variance TO ALLOW 61 PARKING SPACES WHERE 66 IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED on 0.88 acres adjacent to the south side of Azure Drive, approximately 170 west of Tenaya Way (APN 125-27-222-011), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: **AUGUST 24, 2006**

CITY COUNCIL: **SEPTEMBER 20, 2006**

PLANNING SUPERVISOR: **JOHN KORKOSZ**



PUBLIC HEARING

Comments Due: **JULY 25, 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:

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: August 24, 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-15057

Ambiance Estates HOA

Cimarron Village North HOA

Desert Creek HOA

Gilcrease NA

Grand Entries

Lone Mountain Citizens Advisory Council

Painted Desert Community Association

Sheep Mountain #5 NA

Solana Del Mar at Painted Desert HOA

Tropical Meadows HOA

Tropical Valley NA

Villas on the Green at Painted Desert HOA

Vintage Hills HOA

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

VARIANCE

MEETING: PLANNING COMMISSION
DATE: AUGUST 24, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

VAR-15057

APPLICANT: SCOTT R. GEARING - OWNER: MONTERREY PLAZA, LLC - REQUEST FOR A VARIANCE TO ALLOW 61 PARKING SPACES WHERE 66 IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED ON 0.88 ACRES ADJACENT TO THE SOUTH SIDE OF AZURE DRIVE, APPROXIMATELY 170 WEST OF TENAYA WAY (APN 125-27-222-011), T-C (TOWN CENTER) ZONE [SX-TC (SUBURBAN MIXED-USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION], WARD 6 (ROSS).

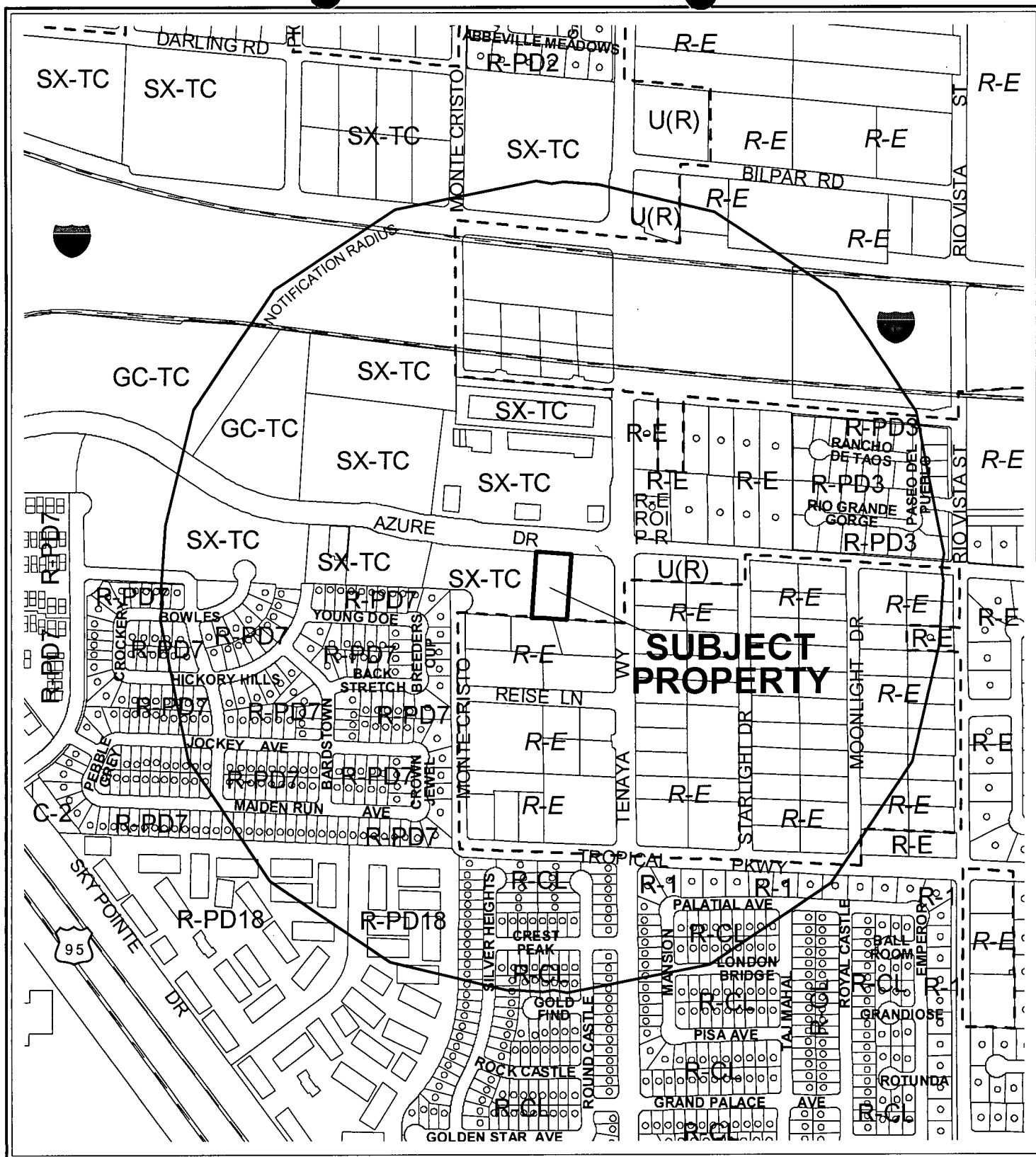
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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-15057**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

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

August 25, 2006

Mr. Luis Rodriguez
Monterrey Investments, LLC
8367 West Flamingo Road, Suite #202
Las Vegas, Nevada 89147

RE: VAR-15057 - VARIANCE

Dear Mr. Rodriguez:

Your request for a Variance TO ALLOW 61 PARKING SPACES WHERE 66 IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED on 0.88 acres adjacent to the south side of Azure Drive, approximately 170 west of Tenaya Way (APN 125-27-222-011), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on August 24, 2006.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permits (SUP-15058 & SUP-15059) and Site Development Plan Review (SDR-15055) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

This item will be considered by the City Council on *September 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,

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

JK:clb

cc: Mr. Scott Gearing
3460 Spencer Street
Las Vegas, Nevada 89169

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby



Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

August 11, 2006

Mr. Luis Rodriguez
Monterrey Investments, LLC
8367 West Flamingo Road, Suite #202
Las Vegas, Nevada 89147

RE: VAR-15057 - VARIANCE

Dear Mr. Rodriguez:

Please be advised the City Planning Commission at its regular meeting on **August 24, 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. Scott Gearing
3460 Spencer Street
Las Vegas, Nevada 89169

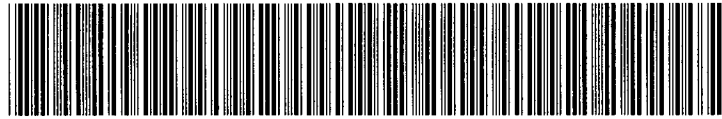
Mayor
Oscar B. Goodman

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



CITY COUNCIL ACTION LETTER

Separator Sheet



January 10, 2007

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

Mr. Luis Rodriguez
Monterrey Investments, LLC
8367 West Flamingo Road, Suite #202
Las Vegas, Nevada 89147

RE: VAR-15057 - VARIANCE
CITY COUNCIL MEETING OF SEPTEMBER 20, 2006
RELATED TO SUP-15058, SUP-15059 AND SDR-15055

Dear Applicant:

The City Council at a regular meeting held September 20, 2006 APPROVED the request for a Variance TO ALLOW 61 PARKING SPACES WHERE 66 IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED on 0.88 acres adjacent to the south side of Azure Drive, approximately 170 feet west of Tenaya Way (APN 125-27-222-011), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on September 21, 2006. This approval is subject to:

Added condition

A. This variance shall be for 59 spaces where 64 are required.

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permits (SUP-15058 & SUP-15059) and Site Development Plan Review (SDR-15055) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Sincerely,

A handwritten signature in cursive script, reading "Carmel Viado".

Carmel Viado
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

A handwritten signature in cursive script, reading "M. Margo Wheeler".

M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Luis Rodriguez
VAR-15057 – Page Two
January 10, 2007

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

Mr. Scott Gearing
3460 Spencer Street
Las Vegas, Nevada 89169

City Council Proof of Publication



Separator Sheet

Las Vegas, Nevada

SEPTEMBER 5, 2006

TO: LAS VEGAS REVIEW JOURNAL

FROM: CITY CLERK

SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARINGS – VARIANCES AND

REQUIRED REVIEWS:

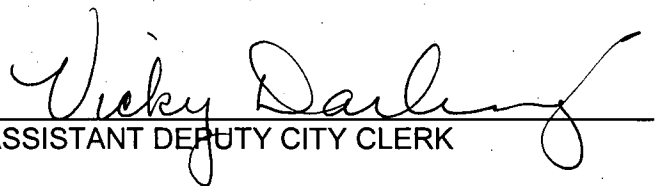
VAR-15048, VAR-15049, VAR-15051, VAR-15057, VAR-15596, RQR-14537, and

RQR-15054

Please publish the attached LEGAL NOTICE

ON THE FOLLOWING DATE: FRIDAY, SEPTEMBER 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
SEPTEMBER 20, 2006

NOTICE IS HEREBY GIVEN THAT ON WEDNESDAY, SEPTEMBER 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 Required Reviews:

VAR-15048 - APPLICANT: EVE MAZZARELLA - OWNER: 408 S SEVENTH ST, LLC - Request for a Variance TO ALLOW 55 PERCENT LOT COVERAGE WHERE 50 PERCENT IS THE MAXIMUM LOT COVERAGE ALLOWED on 0.64 acres at the southwest corner of Seventh Street and Chef Andre Rochat Place (APNs 139-34-710-030 through 033), R-3 (Medium Density Residential) Zone and R-3 (Medium Density Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 3 (Reese), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

VAR-15049 - APPLICANT: EVE MAZZARELLA - OWNER: 408 S SEVENTH ST, LLC - Request for a Variance TO ALLOW 58 PARKING SPACES WHERE 79 PARKING SPACES IS THE MINIMUM REQUIRED on 0.64 acres at the southwest corner of Seventh Street and Chef Andre Rochat Place (APNs 139-34-710-030 through 033), R-3 (Medium Density Residential) Zone and R-3 (Medium Density Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 3 (Reese), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

VAR-15051 - APPLICANT: EGJ MANAGEMENT, LLC - OWNER: RANCHO DRIVE, LLC - Request for a Variance TO ALLOW THE TOTAL SQUARE FOOTAGE OF PROPOSED ACCESSORY STRUCTURES TO EXCEED 50% OF THE FLOOR AREA OF THE MAIN DWELLING AND TO ALLOW AN ACCESSORY STRUCTURE IN FRONT OF THE MAIN DWELLING on 45.91 acres at 8100 North Rainbow Boulevard (APN 125-35-301-015), R-E (Residence Estates) Zone, Ward 6 (Ross), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

VAR-15057 - APPLICANT: SCOTT R. GEARING - OWNER: MONTERREY PLAZA, LLC - Request for a Variance TO ALLOW 61 PARKING SPACES WHERE 66 IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED on 0.88 acres adjacent to the south side of Azure Drive, approximately 170 west of Tenaya Way (APN 125-27-222-011), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation], Ward 6 (Ross), LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

VAR-15596 - APPLICANT: EVE MAZZARELLA - OWNER: 408 S SEVENTH ST, LLC - Request for a Variance TO ALLOW A FRONT YARD SETBACK OF 10 FEET WHERE 20 FEET IS THE MINIMUM SETBACK on 0.64 acres at the southwest corner of Seventh Street and Chef Andre Rochat Place (APNs 139-34-710-030 through 033), R-3 (Medium Density Residential) Zone and R-3 (Medium Density Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 3 (Reese), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

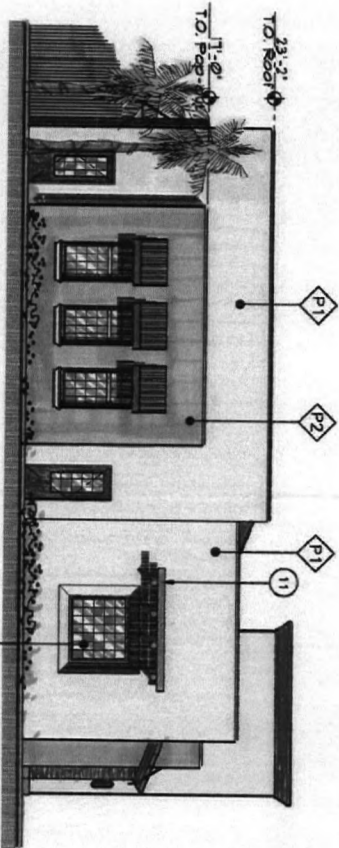
RQR-14537 - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: CRAIG MARKETPLACE, LLC - Required Two Year Review of an approved Variance (V-0031-02) WHICH ALLOWED 817 PARKING SPACES FOR AN EXISTING COMMERCIAL CENTER WHERE 887 PARKING SPACES ARE REQUIRED on 17.8 acres adjacent to the south side of Craig Road, approximately 220 feet east of Tenaya Way (APNs 138-03-715-002, 004, 005 and a portion of 003), C-1 (Limited Commercial) Zone, Ward 4 (Brown), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

Plans (Elevations)



P L A N S - E L E V A T I O N S

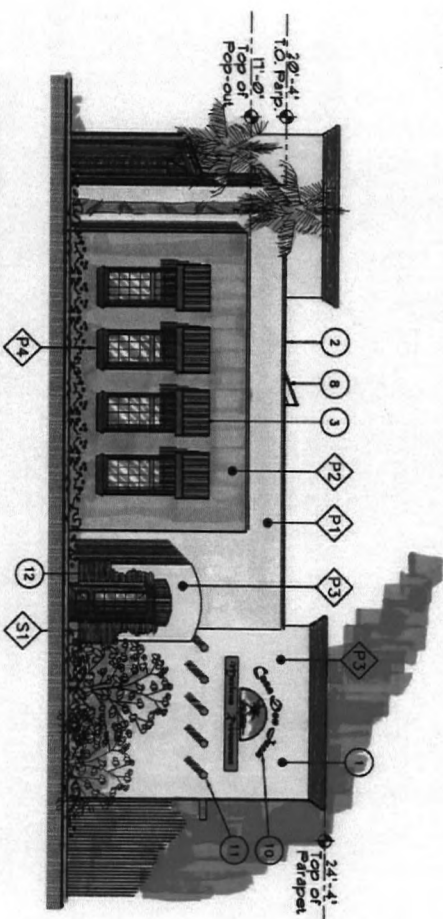
Separator Sheet



SOUTH ELEVATION (VIEW FROM SOUTH PARKING AREA)

SCALE: 1/8" = 1'-0"

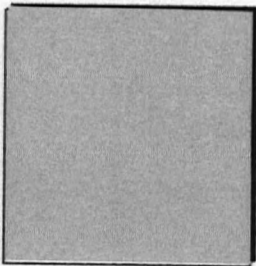
661A-3



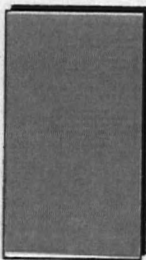
NORTH ELEVATION (VIEW FROM AZURE DRIVE)

SCALE: 1/8" = 1'-0"

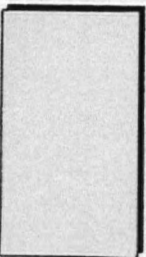
661A-3



BUILDING FIELD COLOR
Benjamin Moore - Gray Mirage
2142-50



BUILDING and TRIM
Benjamin Moore - Dry Sage
2142-40



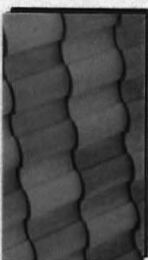
ACCENT COLOR
Benjamin Moore - Meadow Yellow
2020-50



TRIM COLOR
Benjamin Moore - Mystical Grape
2071-30



STONE COLOR
Suede Drystack Ledgerstone
CSV-2010

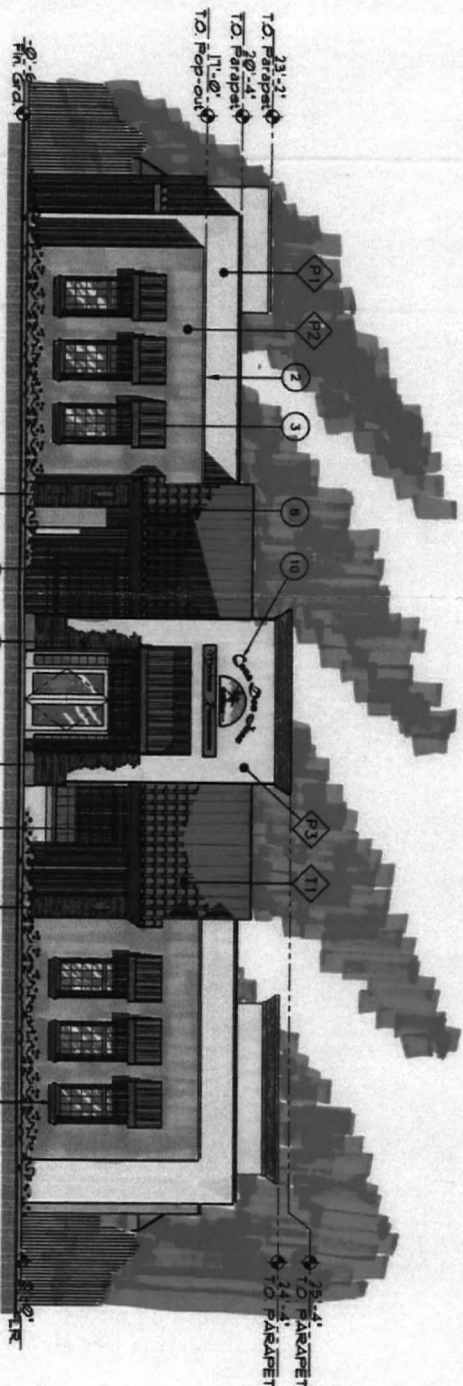


TILE COLOR
Eagle Cambo Real - Santa Barbara
SMC8403

COLORS

CONSTRUCTION NOTES:

1. PAINTED STUCCO SAND FINISH ON ALL WALLS
2. 24 GA. PAINTED SHEET METAL CAP FLASHING
3. GUTTERED CAVITIES FLASHING ON METAL TUBE FLASHING
4. UNITS DOUBLE FRAME WINDOWS WITH WOOD MILLION
5. PAINTED METAL CLAD SOLID CORE DOOR
6. ELECTRICAL SWITCH GEAR CABINET SHOWN DISASSEMBLED
7. FINE CAST CONCRETE WINDOW SILL
8. CONCRETE MASON TILE ROOF
9. PAINTED WOOD FASCIA
10. SIGNAGE LOCATION (EXACT NAME AND DESIGN TO BE DETERMINED)
11. 8" DIAMETER TREATED LOG CANTILEVERED
12. RAFTER TILE OVERLAY
13. ROOF 2" X 6" X 12" SPACED STUDS, UNFINISHED
14. ROOF 2" X 6" X 12" SPACED STUDS, UNFINISHED



EAST ELEVATION (VIEW FROM REAR)

SCALE: 1/8" = 1'-0"

661A-3

RECEIVED
JUL 11 2006
CITY COUNCIL DATE: 9/20/06
PLANNING COMMISSION DATE: 9/20/06
BY: John K. Koles
CITY OF LAS VEGAS
PLANNING AND DEVELOPMENT

BUILDING ELEVATIONS

SHEET TITLE BUILDING ELEVATIONS and COLOR SCHEME

PROJECT
Monterrey Retail Building
Azure and Tenaya, Las Vegas, NV



SHEET
A-3
OF 4

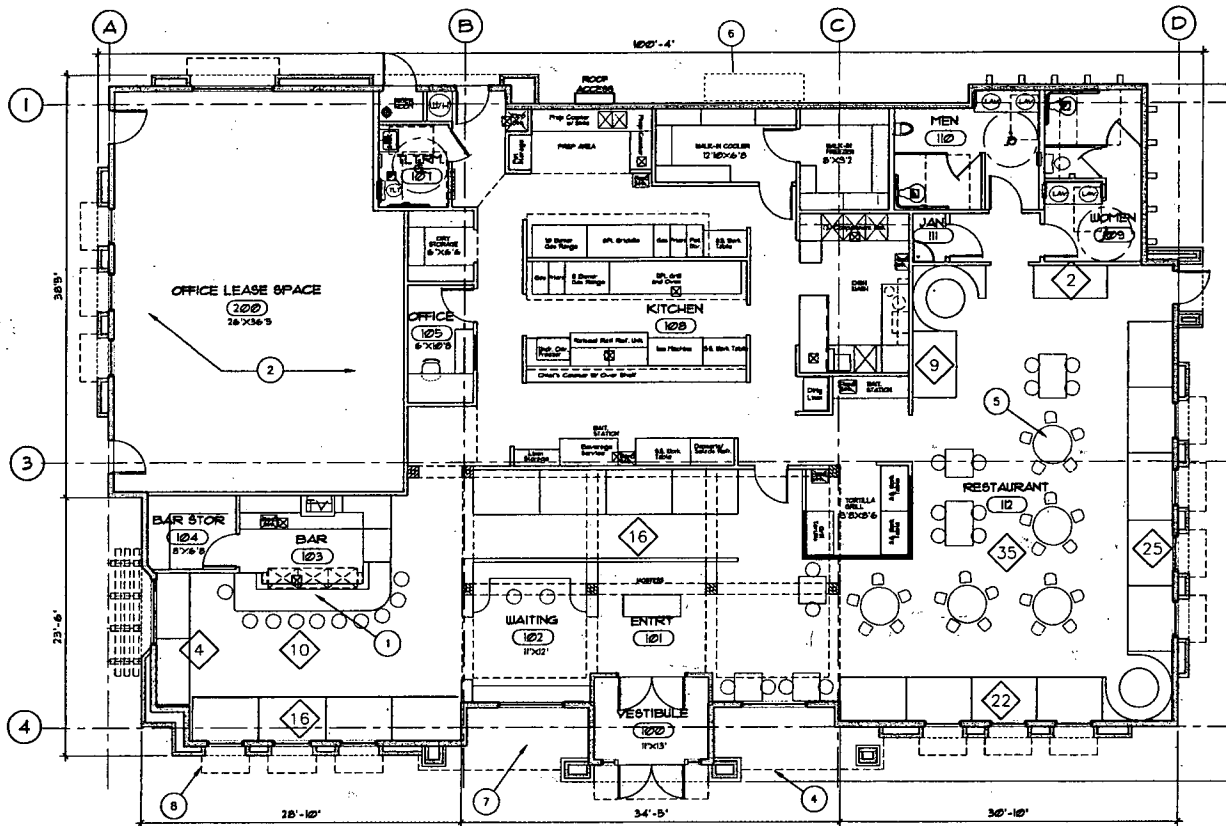
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Drawn By: [blank]
Checked By: [blank]
Date: 1-1-2006

VAR-15057; SDR-15055; SUP-15058; SUP-15059 E PC 08/29/06

Plans (PMT)



Separator Sheet



FLOOR PLAN
SCALE: 3/16" = 1'-0"

CONSTRUCTION NOTES:

1. BAR WITH (5) BUILT-IN SLUG MACHINES
2. OFFICE SPACE (TYP.)
3. RESTAURANT SEATING (TYP.)
4. DASHED LINE INDICATES ROOF OVERHANG ABOVE (TYPICAL)
5. SEATING NUMBER TOTAL SEATING FOR THE RESTAURANT SEATING, PLUS 10 IN THE BAR.
6. WATERPROOF BUTCHERSEAR CABINET.
7. SHADDED OUTDOOR SEATING AREA.
8. DASHED LINE INDICATES CANVAS AWNING ABOVE SEATING WHERE SHOWN (TYPICAL)

SHEET TITLE
FLOOR PLAN
Restaurant - 5,772 S.F.
PROJECT
Monterrey Retail Building
Azure and Tenaya, Las Vegas, Nevada



Building Data	
AREA	
Office	984 S.F.
Bar/Restaurant	2,547 S.F.
Kitchen, etc.	2,008 S.F.
Total	5,539 S.F.
SEATING	
100 Restaurant	
30 Bar	
10 Waiting	

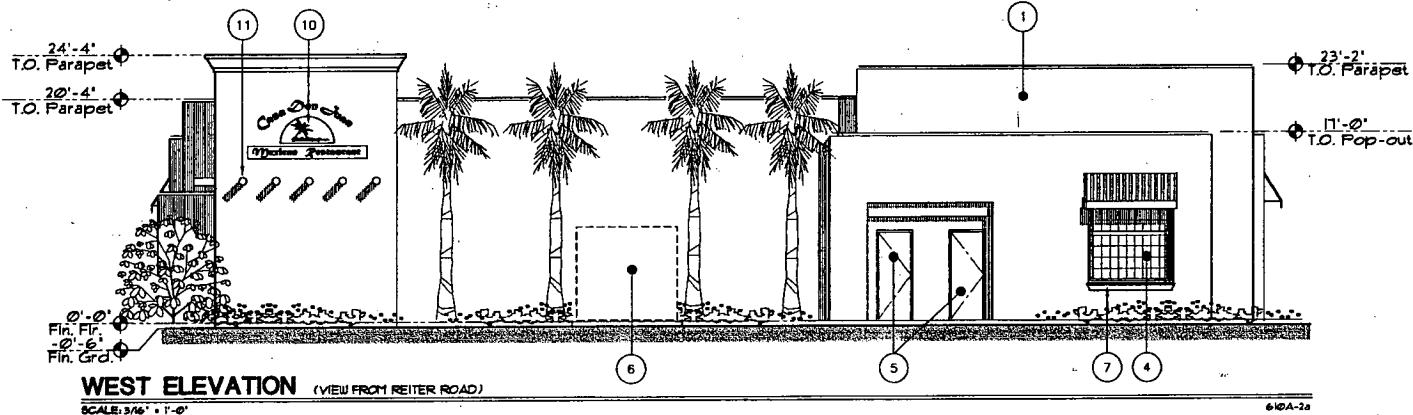
RECEIVED

SHEET
A-1
Project No. 00-100
Drawn by
SAC
Checked by
SAC
Date
1-1-2006

VAR-15057

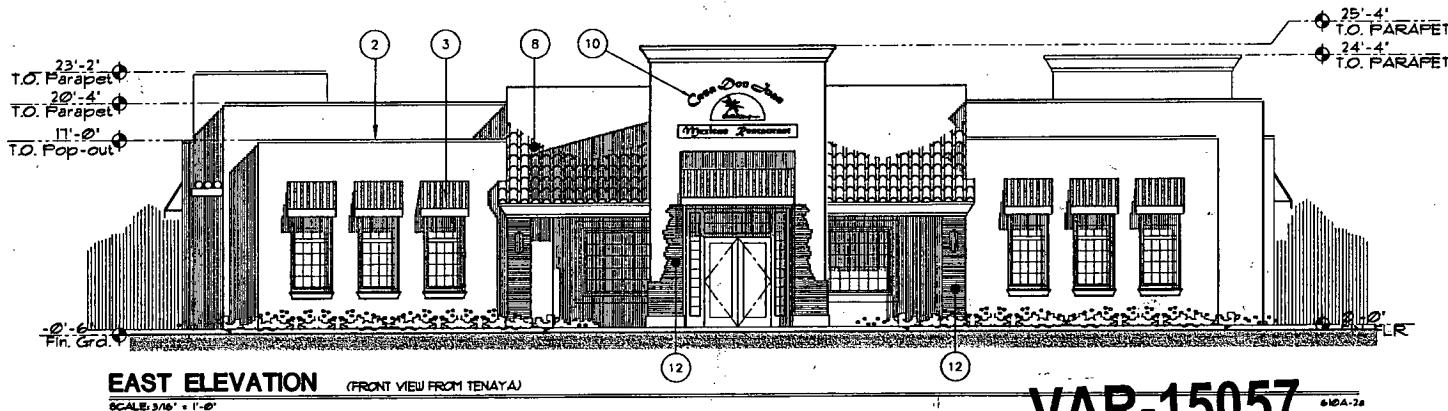
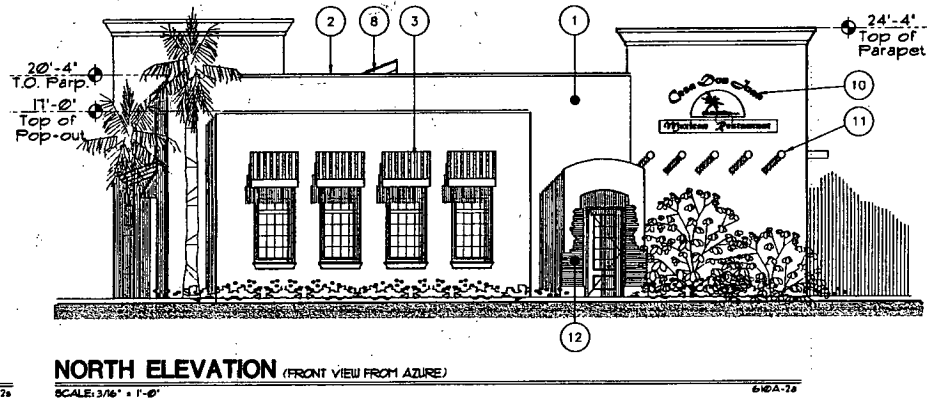
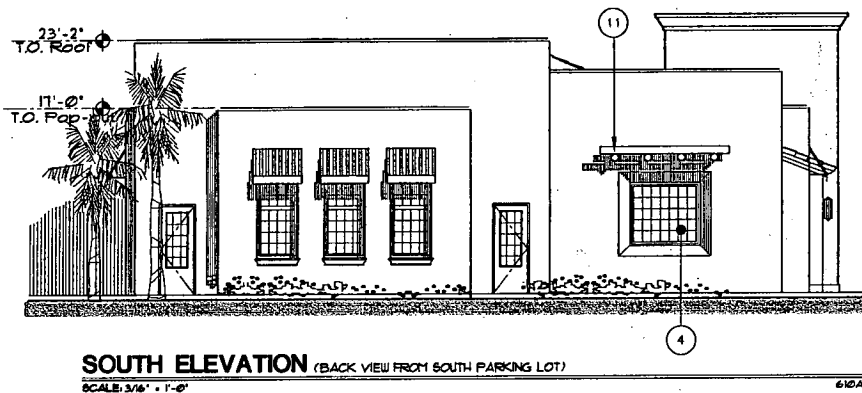
08/24/06 PC

JUL 11 2006



CONSTRUCTION NOTES:

1. PAINTED BRICK SAND FINISH ON ALL WALLS
2. 24 GA. PAINTED SHEET METAL CAP FLASHING
3. STIMPED CANVAS ASHING ON METAL TUBE FLASHING
4. TINTED DOUBLE PANE UNDOORS WITH BRICK TELLERS
5. PAINTED METAL CLAD, SOLID CORE DOOR
6. ELECTRICAL SWITCH GEAR CABINET SHOWN DASHED
7. PRE-CAST CONCRETE WINDOW SILL
8. MISSION TILE ROOF
9. PAINTED BRICK FASCIA
10. SIGNAGE LOCATION (EXACT NAME AND DESIGN TO BE DETERMINED)
11. 6" DIAMETER TREATED LOG CANTILEVERED RAFTER TAIL OVERHANG
12. DRY-STACK COLORADO STONE, STAGGERED ABOVE AS SHOWN (TYP. WHERE MATCHED)



SHEET TITLE
BUILDING ELEVATIONS

PROJECT
Monterrey Retail Building
2300 Decatur Blvd., Las Vegas, Nevada

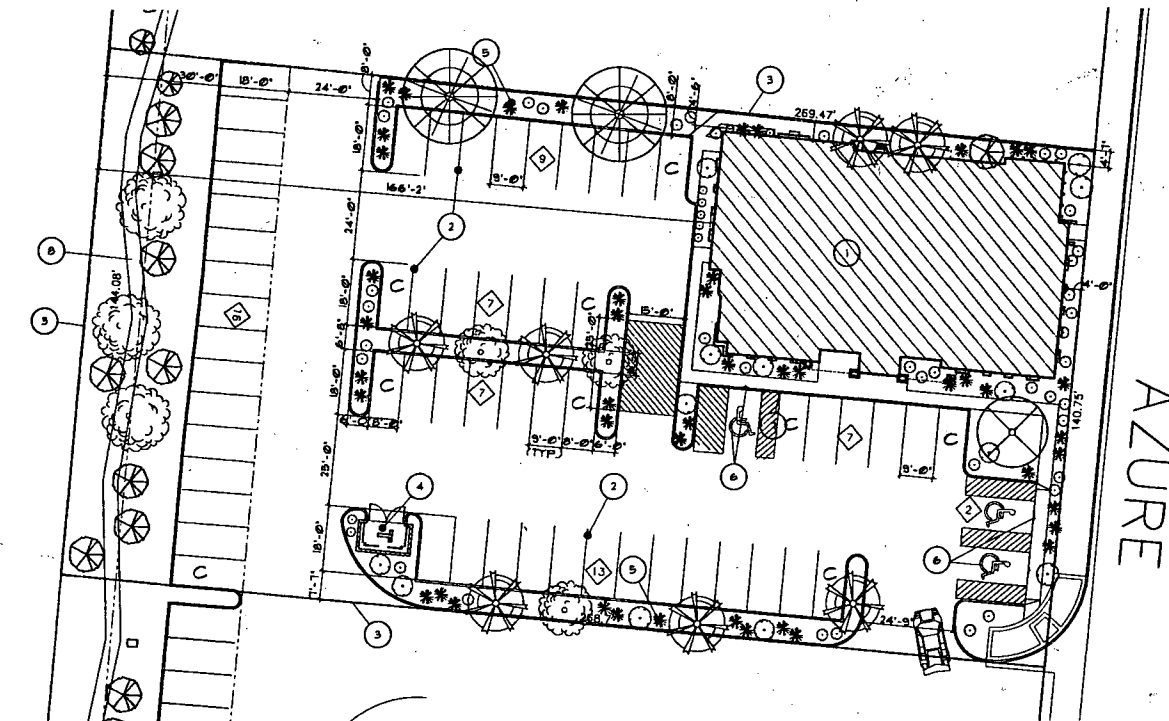


RECEIVED

JUL 11 2006

VAR-15057
08/24/06 PC

SHEET	A-2	
	Project No. 06-100	
Drawn by	SRS	
Checked by	mg	
Date	1-1-2006	

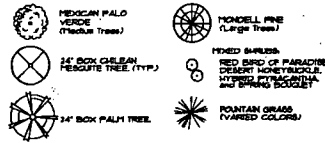


LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

6.6/8/ITE

LANDSCAPE LEGEND:



LANDSCAPE NOTES:

- 1 NEW BUILDING
- 2 PAINTED PARKING STRIPING and ASPHALT PARKING AREA
- 3 PROPERTY LINE (TYP.)
- 4 TRASH ENCLOSURE
- 5 LANDSCAPED AREAS WITH AUTOMATIC DRAIN IRRIGATION SYSTEM. PROVIDE CHURNED GRANITE GROUND COVER OVER WITH PERMEABLE PAVING (TYPICAL). DRAIN PLANTS ARE 18" DIA.
- 6 PAINTED HANDICAP SYMBOL and SIGN
- 7 4" THICK, 5'-6" WIDE CONCRETE SIDEWALK
- 8 EXISTING JOGGING PATH and LANDSCAPING STRIP

LANDSCAPE PLAN

SHEET TITLE
LANDSCAPE PLAN

PROJECT
Monterrey Retail Building
Azure and Tenaya, Las Vegas, NV



RECEIVED

JUL 11 2006

VAR-15057

08/24/06 PC

SHEET	L-1	OF	1
Project No.	26-000		
Drawn by	870		
Checked by	870	Date	1-1-06

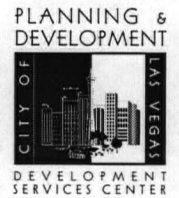
Affidavit of Sign Posting



Separator Sheet



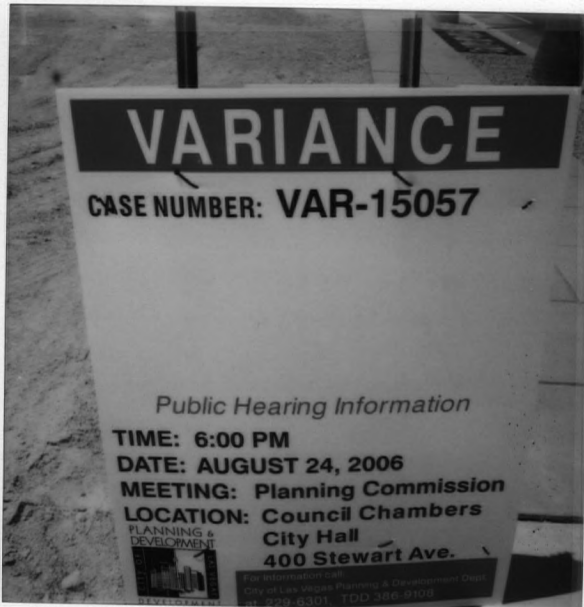
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: VAR-15057

MEETING DATE: August 24, 2006

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



AZURE

TENAYA

[Signature]
Signature

8-8-6
Date

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