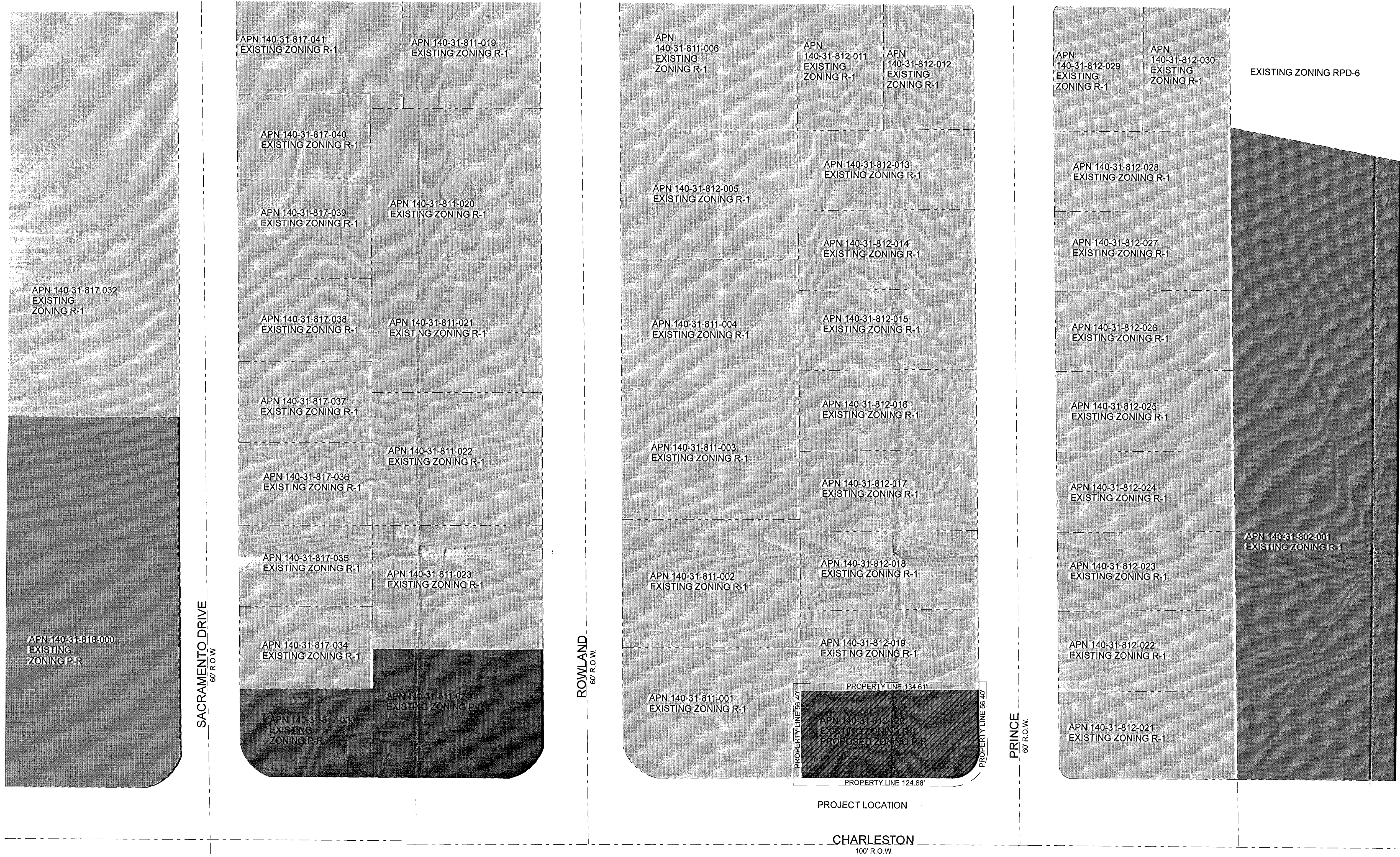
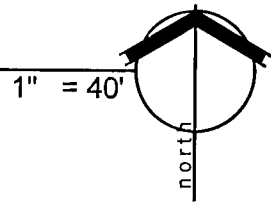




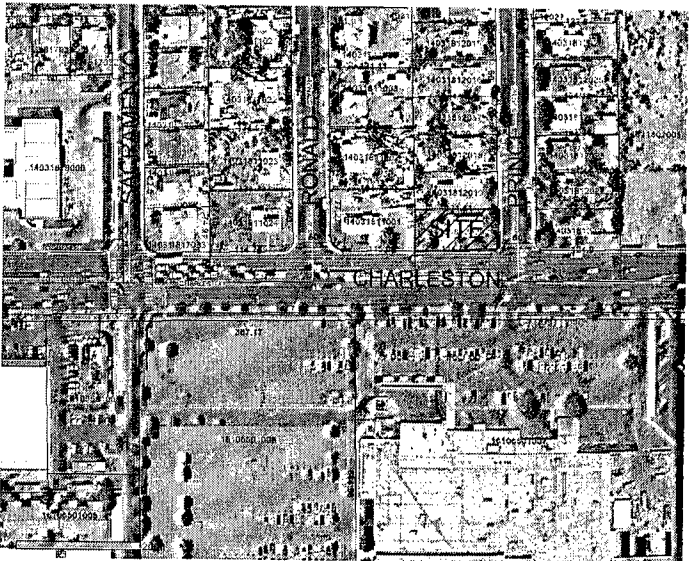
CLARK COUNTY JURISDICTION
ZONED C-2

CLARK COUNTY JURISDICTION
ZONED C-1

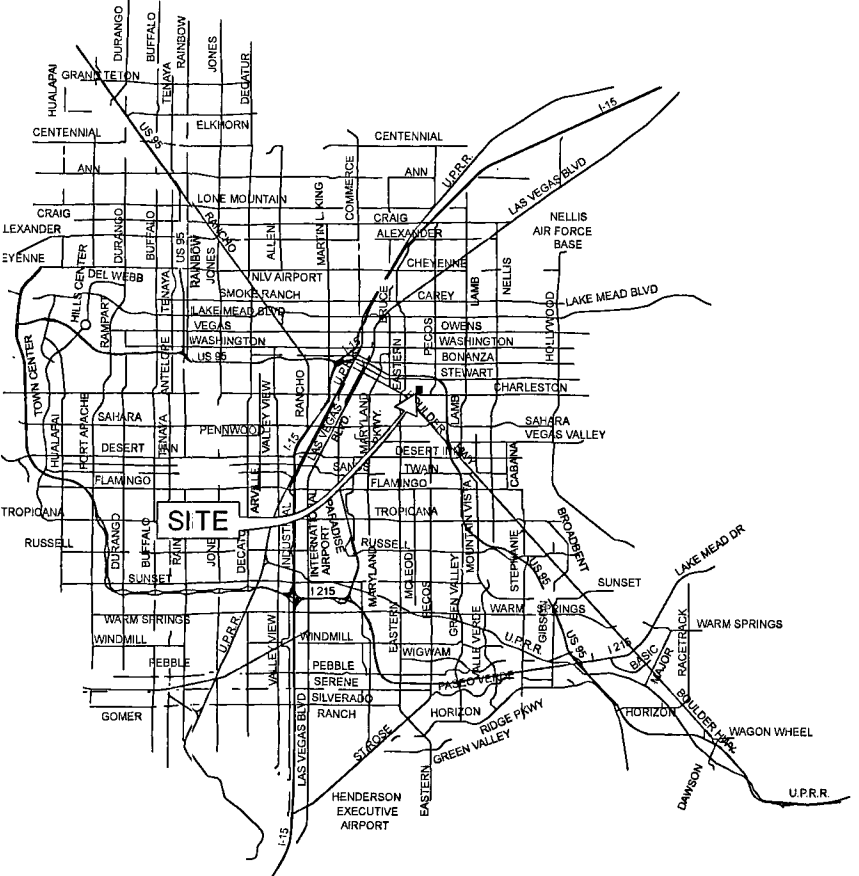
SITE PLAN



Location Map



Vicinity Map



Site Zoning & Data

SITE DATA:

PARCEL NUMBER	140-31-812-020
JURISDICTION	CITY OF LAS VEGAS-89110
EXISTING GENERAL PLAN	"L" - LOW
PROPOSED GENERAL PLAN	"O" OFFICE
EXISTING ZONING	R-1
PROPOSED ZONING	P-R
SITE AREA	8,835 S.F. 2 ACRES
SETBACKS - (BUILDING)	
FRONT	REQ'D 20' PROVIDED 25'-6"
INTERIOR SIDE	5'
REAR	15'
SIDE	15'

MAX HEIGHT & STORIES	35'
ACUTAL HEIGHT & STORIES	15'-0" 1 STORY
LOT COVERAGE ALLOWED	50%
ACTUAL LOT COVERAGE	13.4%

BUILDING AREA:

EXISTING OFFICE	1,188 S.F.
TOTAL SF	1,188 S.F.

PARKING AREA:

TOTAL PARKING REQUIRED	1,186 @ 1:300 = 4
OFFICE	
PARKING PROVIDED	3
HANDICAPPED PARKING REQUIRED	VAN ACCESSIBLE 1
TOTAL PARKING PROVIDED	4

LANDSCAPE BUFFERS

FRONT	REQ'D 15'-0"	PROVIDED 26'-6"
SOUTH SIDE	15'-0"	25'
BACK	15'-0"	39'-6"
NORTH SIDE	15'-0"	13'-3"

11 Prince Lane
Site Development Review

11 Prince Lane
Las Vegas, Nevada 89110

APTUS Architecture

1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213
info@aptusarchitecture.com

APTUS PROJECT NO. 06.094

ARCHITECT

ENGINEER

NOTES

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I City of Las Vegas 8.22.06

SDR, SUP, RZ Submittal

NO. DESCRIPTION DATE

ISSUED

TITLE
GENERAL PLAN
AMENDMENT

AUG 22 2006

DRAWING NO.

GPA

11 Prince Lane

GPA-16168 ZON-16169
SDR-16174 10/05/06 PC

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. Riekkii, Survey (FM, PM, & A's only)
Date: September 11, 2006
Re: **GPA-16168** John Hernandez 11 Prince Lane
Request for a General Plan Amendment From: L To: O

COMMENTS:

We have no comment on the request to amend a portion of the Southeast Sector Plan of the General Plan From: L (Low Density Residential) To: O (Office) on 0.2 acres of property located at 11 Prince Lane.

We note that this site is the subject of a Zoning Reclassification ZON-16169 and Site Development Plan Review SDR-16174; all site-related conditions of approval are addressed with those actions.

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

GPA-16168 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: JOHN HERNANDEZ - Request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: L (LOW DENSITY RESIDENTIAL) TO O (OFFICE) on 0.2 acres at H Prince Lane (APN: 140-31-812-020), Ward 3 (Reese).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.

PLANNING COMMISSION: **OCTOBER 5, 2006** CITY COUNCIL: **NOVEMBER 1, 2006**

CASE PLANNER: **DOUG RANKIN** ☒ **PUBLIC HEARING**

Comments Due: **SEPTEMBER 6, 2006**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Dorothy Marsili (damarsili@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services

No Significant Law Enforcement Issue

[Signature] 8/29/06

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

GPA-16168 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: JOHN HERNANDEZ - Request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: L (LOW DENSITY RESIDENTIAL) TO O (OFFICE) on 0.2 acres at 11 Prince Lane (APN: 140-31-812-020), Ward 3 (Reese).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.

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CITY COUNCIL: **NOVEMBER 1, 2006**

CASE PLANNER: **DOUG RANKIN**



PUBLIC HEARING

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LIST COMMENTS BELOW:

Las Vegas Police Dept.
Office of Intergovernmental Services

No Significant Law Enforcement Issue

J 7318 M 8-29-06

Extraction List



Separator Sheet

12/10

C

PARCELS	266
LABELS	225

Report of All Selected ParcelsCase Number: GPA-16168Printed On: Fri: September 15, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
ALARCON MIGUEL	4224 KEITHANN CIR LAS VEGAS NV	14031897001
ALMUSAWI AMIR	4236 PARK CT LAS VEGAS NV	14031818000
ALVARADO ELIZABETH C	34 SACRAMENTO DR LAS VEGAS NV	14031819020
ALVARADO MARTIN	38 PRINCE LN LAS VEGAS NV	14031815011
ALVAREZ VICTOR MANUEL	4201 PARK ST LAS VEGAS NV	14031817039
ANDERSON DENNIS ALBERT	7225 PERIWINKLE LAS VEGAS NV	14031812028
ARELLANO GUILLERMO & REINA	10 SACRAMENTO DR LAS VEGAS NV	14031812032
ARELLANO-PEREZ FERNANDO	3986 ARIZONA AVE LAS VEGAS NV	14031812017
ARNOLD GUY CLAYTON	22 PRINCE LN LAS VEGAS NV	14031817033
ARZOLA-SALDIVAR RUBEN	4024 DEL NORTE CIR LAS VEGAS NV	16106511015
BADER JEROME & CHRISTINE RUTH	4216 PARK CT LAS VEGAS NV	14031812024
BAKER GEORGE C JR LIVING TRUST	1484 N 1ST AVE UPLAND CA	14031810024
BARBA-GARCIA JOSE	4013 COLUSA CIR LAS VEGAS NV	14031815016
BARRON MARIA S	1358 ALVO CT LAS VEGAS NV	16106512009
BENNETT CHERYL LYNNE	4004 COLUSA CIR LAS VEGAS NV	14031817005
BISARRA JUNAR M & MILA	3120 JERVES ST LIHUE HI	16106512001
BLYTHE ENTERPRISES L L C	1926 GLENDON AVE #6 LOS ANGELES CA	14031817010
BOLANOS MIGUEL	4260 HAMPSHIRE GREEN CT LAS VEGAS NV	16106512005
BOLANOS-MATA ANTONIO	4012 BUTTE CIR LAS VEGAS NV	14031810028
BOLDEN MARILYN D	4221 PARK CT LAS VEGAS NV	14031815044
BUCKLES DEE MERLIN	110 RONALD LN LAS VEGAS NV	14031817028
BURGOIN HERIBERTO	4029 COLUSA CIR LAS VEGAS NV	14031815024
CABRERA ADELAIDE FAMILY TRUST	7764 FIRETHORN LN LAS VEGAS NV	14031811007
CABRIALES MARIA TERESA & WALDO	4220 KEITHANN CIR LAS VEGAS NV	14031817001
CAMPBELL JOHN CLINTON & SUSAN M	3950 ARIZONA AVE LAS VEGAS NV	14031811010
CARCAMO FELIX	45 PRINCE LN LAS VEGAS NV	14031819019
CARDENAS JUAN	49 PRINCE LN LAS VEGAS NV	16106511018
CARLEN BILLY WAYNE	4232 KEITHANN CIR LAS VEGAS NV	14031812008
CARVAJAL DANYSE RAE	4225 ESSEX GREEN CT LAS VEGAS NV	14031812007
CASTRO JUAN	4001 BUTTE CIR LAS VEGAS NV	14031819022
		14031815030
		14031817024

Report of All Selected Parcels**Case Number:** GPA-16168**Printed On:** Fri: September 15, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
CERVANTES MARCOS	4220 PARK CT LAS VEGAS NV	14031815015
CHARLESTON LAMB L L C	4680 S POLARIS AVE #290 LAS VEGAS NV	14031801001
CHARLESTON TERRACE L L C	P O BOX 1705 PLEASANTON CA	16106501005
CHARLESTON VILLAGE HOWNERS ASSN	%BENCHMARK PPTYS INC 1515 E TROPICANA #350A LAS VEGAS NV	14031816057
CHAVARIN ISELA	4240 PARK CT LAS VEGAS NV	14031815010
CHAVEZ ROBERTO B & MARIA E	1342 MACON ST LAS VEGAS NV	16106511010
CLARK DONALD & LOUISE	1413 TONOPAH DR LAS VEGAS NV	14031812006
CLIFTON JAMES R	90 RONALD LN LAS VEGAS NV	14031811006
CONNORS CHARLES RANDALL & GLORIA	4253 HAMPSHIRE GREEN CT LAS VEGAS NV	14031815008
COOME RANDY	4217 KEITHANN CIR LAS VEGAS NV	14031819015
CRISCI ROCCO N & SARAH S	4248 HAMPSHIRE GREEN CT LAS VEGAS NV	14031815041
CRUZADO MAURO P & CATALINA P	4017 COLUSA CIR LAS VEGAS NV	14031817004
CUEVAS ENEDINA	4004 BUTTE CIR LAS VEGAS NV	14031817026
DATTALA JOHN	43 RONALD LN LAS VEGAS NV	14031811022
DATTALA JOHN	50 SACRAMENTO DR LAS VEGAS NV	14031817043
DEDICATED ASSETS L C	2733 E PARLEYS WY #300 SALT LAKE CITY UT	14031818001
DEDICATED ASSETS L C	2733 E PARLEYS WY #300 SALT LAKE CITY UT	14031818003
DEDICATED ASSETS L C	2733 E PARLEYS WY #300 SALT LAKE CITY UT	14031818032
DEDICATED ASSETS L C	2733 E PARLEYS WY #300 SALT LAKE CITY UT	14031818010
DEDICATED ASSETS L C	2733 E PARLEYS WY #300 SALT LAKE CITY UT	14031818025
DEDICATED ASSETS L C	2733 E PARLEYS WY #300 SALT LAKE CITY UT	14031818026
DEDICATED ASSETS L C	2733 E PARLEYS WY #300 SALT LAKE CITY UT	14031818027
DEDICATED ASSETS L C	2733 E PARLEYS WY #300 SALT LAKE CITY UT	14031818035
DEDICATED ASSETS L C	2733 E PARLEYS WY #300 SALT LAKE CITY UT	14031818004
DEDICATED ASSETS L C	2733 E PARLEYS WY #300 SALT LAKE CITY UT	14031818034
DEDICATED ASSETS L C	2733 E PARLEYS WY #300 SALT LAKE CITY UT	14031818002
DEDICATED ASSETS L C	2733 E PARLEYS WY #300 SALT LAKE CITY UT	14031818005
DEDICATED ASSETS L C	2733 E PARLEYS WY #300 SALT LAKE CITY UT	14031818028
DEDICATED ASSETS L C	2733 E PARLEYS WY #300 SALT LAKE CITY UT	14031818009
DEDICATED ASSETS L C	2733 E PARLEYS WY #300 SALT LAKE CITY UT	14031818008
DEDICATED ASSETS L C	2733 E PARLEYS WY #300 SALT LAKE CITY UT	14031818033
DEDICATED ASSETS L C	2733 E PARLEYS WY #300 SALT LAKE CITY UT	14031818029

Report of All Selected Parcels**Case Number:** GPA-16168**Printed On:** Fri: September 15, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
DEDICATED ASSETS L C	2733 E PARLEYS WY #300 SALT LAKE CITY UT	14031818030
DEDICATED ASSETS L C	2733 E PARLEYS WY #300 SALT LAKE CITY UT	14031818031
DEDICATED ASSETS L C	2733 E PARLEYS WY #300 SALT LAKE CITY UT	14031818006
DEDICATED ASSETS L C	2733 E PARLEYS WY #300 SALT LAKE CITY UT	14031818007
DEDICATED ASSETS L C	2733 E PARLEYS WY #300 SALT LAKE CITY UT	14031818018
DEDICATED ASSETS L C	2733 E PARLEYS WY #300 SALT LAKE CITY UT	14031818020
DEDICATED ASSETS L C	2733 E PARLEYS WY #300 SALT LAKE CITY UT	14031818017
DEDICATED ASSETS L C	2733 E PARLEYS WY #300 SALT LAKE CITY UT	14031818016
DEDICATED ASSETS L C	2733 E PARLEYS WY #300 SALT LAKE CITY UT	14031818012
DEDICATED ASSETS L C	2733 E PARLEYS WY #300 SALT LAKE CITY UT	14031818015
DEDICATED ASSETS L C	2733 E PARLEYS WY #300 SALT LAKE CITY UT	14031818014
DEDICATED ASSETS L C	2733 E PARLEYS WY #300 SALT LAKE CITY UT	14031818024
DEDICATED ASSETS L C	2733 E PARLEYS WY #300 SALT LAKE CITY UT	14031818023
DEDICATED ASSETS L C	2733 E PARLEYS WY #300 SALT LAKE CITY UT	14031818013
DEDICATED ASSETS L C	2733 E PARLEYS WY #300 SALT LAKE CITY UT	14031818011
DEDICATED ASSETS L C	2733 E PARLEYS WY #300 SALT LAKE CITY UT	14031818021
DEDICATED ASSETS L C	2733 E PARLEYS WY #300 SALT LAKE CITY UT	14031818022
DEDICATED ASSETS L C	2733 E PARLEYS WY #300 SALT LAKE CITY UT	14031818019
DEGEEST DAVID L & PAYAO	3926 ARIZONA AVE LAS VEGAS NV	16106511020
DEJESUS-GONZALEZ FELIPE	54 SACRAMENTO DR LAS VEGAS NV	14031817044
DELGADO ARLEANA & MARIA	70 SACRAMENTO DR LAS VEGAS NV	14031810029
DIAZ ARTURO	4228 KEITHANN CIR LAS VEGAS NV	14031819021
DIAZ-GUTIERREZ ISRAEL	4237 PARK CT LAS VEGAS NV	14031815028
DICKEY WILLIAM J	57 PRINCE LN LAS VEGAS NV	14031812005
D'ORSAY FLETCHER & E REV LIV TR	4021 BUTTE CIR LAS VEGAS NV	14031817019
DOWNEY DENNIS L & BONNIE E	1431 ALVO CT LAS VEGAS NV	16106512007
DRURY WILLIAM D & HOLLY J	2412 MASON AVE LAS VEGAS NV	16106511001
ENRIQUEZ SALVADOR & MARIA	3504 KEMP ST NO LAS VEGAS NV	14031819023
ESPINOZA ESTELA	4013 BUTTE CIR LAS VEGAS NV	14031817021
EVERFIELD ROLLAND Y	5235 BIG STONE WY LAS VEGAS NV	14031817025
FIRST STATES INVEST 5200 L L C	%FIRST STATES GROUP L P 1725 THE FAIRWAY JENKINTOWN PA	16106501006
FIRST STATES INVEST 5200 L L C	%FIRST STATES GROUP L P 1725 THE FAIRWAY JENKINTOWN PA	16106501007

Report of All Selected Parcels**Case Number:** GPA-16168**Printed On:** Fri: September 15, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
FLORES CARLITOS & PAULINE	4204 PARK ST LAS VEGAS NV	14031812030
FLORES ENRIQUE & MARIA LAURA	52 PRINCE LN LAS VEGAS NV	14031812035
FLYNN CRAIG S	4212 PARK CT LAS VEGAS NV	14031815017
FORD MARGARET C	4277 HAMPSHIRE GREEN CT LAS VEGAS NV	14031815002
FOSTER BRYON	10 PRINCE LN LAS VEGAS NV	14031812021
FRISA ANTHONY R & JANE M	4120 PARK ST LAS VEGAS NV	14031812012
FULBRIGHT WARREN B	P O BOX 42667 LAS VEGAS NV	14031815005
FULLER-BUSTOS L L C	2835 S BRONCO LAS VEGAS NV	14031802005
GALANO ANNUNZIATA	4208 PARK CT LAS VEGAS NV	14031815018
GALINDO-HERNANDEZ MOISES	1325 ALVO CT LAS VEGAS NV	16106512006
GALVAN JOSE A & ALMA A	1305 DONARIOUS CIR LAS VEGAS NV	14031811001
GAMA JOSE LUIS	1316 ARLEE CT LAS VEGAS NV	16106511004
GAMEZ FRANCISCO A & BEATRIZ	4025 COLUSA CIR LAS VEGAS NV	14031817002
GARCIA LUIS C & MARIA E	2734 E 111TH ST LYNWOOD CA	14031812034
GARRISON THOMAS B	3974 ARIZONA AVE LAS VEGAS NV	16106511016
GEORGE MICHAEL L	4221 KEITHANN CIR LAS VEGAS NV	14031819014
GOEHRING ELLEN K	4244 PARK CT LAS VEGAS NV	14031815009
GOMEZ JOE T & CARMEN	75 RONALD LN LAS VEGAS NV	14031811020
GOMEZ RAMON & ROSA	4016 BUTTE CIR LAS VEGAS NV	14031817029
GONZALEZ ADRIAN	159 RONALD LN LAS VEGAS NV	14031811015
GONZALEZ AIDE L	53 SOUTH HAMPTON LN LAS VEGAS NV	14031815036
GRACE THOMAS A	42 RONALD LN LAS VEGAS NV	14031811003
GREENBERG ABRAHAM	4217 ESSEX GREEN CT LAS VEGAS NV	14031815032
GREENBLOTT IRA G	27 PRINCE LN LAS VEGAS NV	14031812016
GRIFFITHS JOHN C & LAURA L	4240 E CHARLESTON BLVD LAS VEGAS NV	14031802006
GUERRERO TINA	174 RONALD LN LAS VEGAS NV	14031811011
GUILAS FILIPINA M & ISRAELITO A	4008 COLUSA CIR LAS VEGAS NV	14031817011
HAINS LOUIS J	1341 NAY CT LAS VEGAS NV	16106512015
HAYES CHARLENE M	1316 ALVO CT LAS VEGAS NV	16106512004
HERNADEZ DANIEL	18 PRINCE LN LAS VEGAS NV	14031812023
HERNANDEZ CESAR C	4200 PARK ST LAS VEGAS NV	14031812029
HERNANDEZ JOHN	102 BATTON CT PINEHURST NC	14031812020

Report of All Selected Parcels**Case Number:** GPA-16168**Printed On:** Fri: September 15, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
HERNANDEZ JUAN	9580 W SAHARA AVE #200 LAS VEGAS NV	14031812033
HERNANDEZ NANCY & JOHN A SR	4225 PARK CT LAS VEGAS NV	14031815025
HETHER PAUL M	4205 ESSEX GREEN CT LAS VEGAS NV	14031815020
HILL LILLIAN GAIL	45 REYBURN DR HENDERSON NV	14031815003
HILTON JOHN N & CAROLINE S P	3985 ARIZONA AVE LAS VEGAS NV	16106511034
HOME DEPOT U S A INC	%PPTY TAX DEPT RE BP #3303 P O BOX 105842 ATLANTA GA	16105101003
HOUSING AUTHORITY CLARK COUNTY	5390 E FLAMINGO RD LAS VEGAS NV	16106512014
HOVATER JOSEFA A	4233 KEITHANN CIR LAS VEGAS NV	14031819011
HUTCHISON MIKE P & MOLLY L	%WINWOOD DEV CO 1400 WINWOOD DR LAS VEGAS NV	14031817012
ISHAM MARTY JACKSON & GRETA H	1342 NAY CT LAS VEGAS NV	16106512010
J & S TRUST	3878 W OQUENDO RD LAS VEGAS NV	14031412039
JACKSON GAIL & TERRY	4264 HAMPSHIRE GREEN CT LAS VEGAS NV	14031815045
KAMPSHOFF DEVON MICHAEL	225 ROYAL LEGACY LN LAS VEGAS NV	14031811016
KANDA RUTH M	4224 PARK CT LAS VEGAS NV	14031815014
KARNAMAA PETROLEUM INC	374 LAS LANZAS ST LAS VEGAS NV	16106501002
KELSO KENNETH E & NANCY M FAM TR	4201 ESSEX GREEN CT LAS VEGAS NV	14031815019
KHARBANDA SUNIL K & RENU	1033 CROCKER AVE DALY CITY CA	14031802008
KHARBANDA SUNIL K & RENU	1033 CROCKER AVE DALY CITY CA	14031802007
KHARBANDA SUNIL K & RENU	1033 CROCKER AVE DALY CITY CA	14031802009
KIRBY JOHN HENRY JR	4116 PARK ST LAS VEGAS NV	14031812011
KIRBY SHARON L	4117 PARK ST LAS VEGAS NV	14031812010
KIRBY SHARON L	4121 PARK ST LAS VEGAS NV	14031812009
KIRSTIN K L P	3401 W CHARLESTON BLVD LAS VEGAS NV	14031817014
KLIMCHAK JOSEPH D & MYONGSUN C	1326 MACON ST LAS VEGAS NV	16106511011
KRAUSS HELEN M	4257 HAMPSHIRE GREEN CT LAS VEGAS NV	14031815007
LEE RODNEY JOSEPH	4261 HAMPSHIRE GREEN CT LAS VEGAS NV	14031815006
LEON ASCENCION & VINCENTE	60 PRINCE LN LAS VEGAS NV	14031812037
LLOYD JOE	58 SACRAMENTO DR LAS VEGAS NV	14031810026
LOEFFLER MURRAY W	4269 HAMPSHIRE GREEN CT LAS VEGAS NV	14031815004
LOMBARDO MARY	3938 ARIZONA AVE LAS VEGAS NV	16106511019
LOPEZ ABEL	14 SACRAMENTO DR LAS VEGAS NV	14031817034
LOPEZ JUAN	22 SACREMENTO DR LAS VEGAS NV	14031817036

Report of All Selected Parcels**Case Number:** GPA-16168**Printed On:** Fri: September 15, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
LOPEZ MARCO A	4028 BUTTE CIR LAS VEGAS NV	14031817032
LOPEZ MARIA J	76 SUZY CT LAS VEGAS NV	14031817017
LORE ALLAN W	1315 NAY CT LAS VEGAS NV	16106512013
MARKS	4230 E CHARLESTON BLVD LAS VEGAS NV	14031802002
MARKS PARTNERSHIP	4230 E CHARLESTON BLVD LAS VEGAS NV	14031802003
MARTIN MARK S	45 SOUTH HAMPTON LN LAS VEGAS NV	14031815038
MARTINEZ JOSE ANDRADE	4016 COLUSA CIR LAS VEGAS NV	14031817013
MAUER AUSTA FRANCES LIVING TRUST	11126 CRIMSON DUSK CT LAS VEGAS NV	14031802004
MAYORGA SAMUEL R	3123 BRIARWOOD RD BONITA CA	14031817015
MCGOUGH EVA M	1342 ALVO CT LAS VEGAS NV	16106512002
MCKEARN FAMILY TRUST	19 PRINCE LN LAS VEGAS NV	14031812018
MEHLMANN JERRY JAN & SANDRA L	1357 NAY CT LAS VEGAS NV	16106512016
MEYER GEORGE R & BETTY	4232 PARK CT LAS VEGAS NV	14031815012
MIELKE LESTER DANIEL	14 PRINCE LN LAS VEGAS NV	14031812022
MONAHAN PHYLLIS M ETAL	61 PRINCE LN LAS VEGAS NV	14031812004
MONTANO LEO & JOSEPHINE	42 MOONLIGHT DR LAS VEGAS NV	14031815001
MOORE PAULA L	26 PRINCE LN LAS VEGAS NV	14031812025
MORIARTY FAMILY TRUST	3973 ARIZONA AVE LAS VEGAS NV	16106511033
MORRISON MICKAEL W & VALLIRY J	4209 ESSEX GREEN CT LAS VEGAS NV	14031815034
MUDD TIM	325 S 3RD ST #1 BOX 191 LAS VEGAS NV	14031815033
MURPHY STEPHEN G	1946 ROXBURY LN LAS VEGAS NV	14031817003
NAST JOHN A & DOLORES J	1341 ARLEE CT LAS VEGAS NV	16106511007
NAVARRO PABLO & ANNAMARIA C	4205 PARK ST LAS VEGAS NV	14031812031
NEVADA POWER COMPANY	%LAND SERV STA #9 P O BOX 98910 LAS VEGAS NV	14031802001
NOBLE ANTHONY	4241 PARK CT LAS VEGAS NV	14031815039
NUNEZ BARBARA	4229 KEITHANN CIR LAS VEGAS NV	14031819012
NUNEZ JOHN D JR	31 PRINCE LN LAS VEGAS NV	14031812015
OCHOA SALVADOR H	3998 ARIZONA AVE LAS VEGAS NV	16106511014
OROPEZA MARIA GUADALUPE	4241 KEITHANN CIR LAS VEGAS NV	14031819009
PAGANI ANA MARIA	57 S HAMPTON LN LAS VEGAS NV	14031815035
PEBENITO EFREN P & ERLINDA P	1357 MACON ST LAS VEGAS NV	16106511036
PEBENITO RODOLFO P & OFELIA A	1341 MACON ST LAS VEGAS NV	16106511035

Report of All Selected Parcels**Case Number:** GPA-16168**Printed On:** Fri: September 15, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
PENA EPIFANIO & CECILIA	39 PRINCE LN LAS VEGAS NV	14031812013
PEP BOYS MANNY MOE & JACK CA	3111 W ALLEGHENY AVE PHILADELPHIA PA	16106501003
PEREZ GERARDO OSCAR JR	1316 NAY CT LAS VEGAS NV	16106512012
PEREZ LUIS A & CELIA	3962 ARIZONA AVE LAS VEGAS NV	16106511017
PEREZ RAFAEL	2226 CLIFFORD ST #1 LOS ANGELES CA	14031817035
PEREZ YESHICA	26 SACRAMENTO DR LAS VEGAS NV	14031817037
PETERSON BRADLEY E & BRIAN M	4440 COOL VALLEY DR LAS VEGAS NV	14031811005
PINEDO MARTHA	4233 PARK CT LAS VEGAS NV	14031815027
POLLO REALTY L L C	200 UNION HILL DR #100 BIRMINGHAM AL	16106501004
POOLER RICHARD T & RUTH R	34 PRINCE LN LAS VEGAS NV	14031812027
POWELL OWEN L & RUTH T	26 RONALD LN LAS VEGAS NV	14031811002
PRICE DOUGLAS B & PATRICIA A	4016 DEL NORTE CIR LAS VEGAS NV	14031810022
RAINBOLT BARBARA ETAL	27 RONALD LN LAS VEGAS NV	14031811023
RAMIREZ EUSEBIO	4350 LA CIENEGA ST #1A LAS VEGAS NV	14031810023
RAMOS RODERICK	62 SACRAMENTO DR LAS VEGAS NV	14031810027
RENTERIA EFREN	4017 BUTTE CIR LAS VEGAS NV	14031817020
REYES DINA	4221 ESSEX GREEN CT LAS VEGAS NV	14031815031
RIVERA FELIX RODRIGUEZ	1326 ALVO CT LAS VEGAS NV	16106512003
RODRIGUEZ MILDREY	18103 S W 154 AVE MIAMI FL	16106512008
ROJO FRANCISCO SOTO	4008 ARIZONA AVE LAS VEGAS NV	16106511013
ROSE KRISTIE KAY	42 SACRAMENTO DR LAS VEGAS NV	14031811019
ROSE KRISTIE KAY & DUANE P	42 SACRAMENTO DR LAS VEGAS NV	14031817041
SAINZ MARTHA	4024 BUTTE CIR LAS VEGAS NV	14031817031
SALGUERO RODRIGO C	4005 BUTTE CIR LAS VEGAS NV	14031817023
SALGUERO SERGIO A	4216 KEITHANN CIR LAS VEGAS NV	14031819018
SANCHEZ RIGOBERTO	4209 PARK CT LAS VEGAS NV	14031815021
SCOTT ROMER RICHARD	59 RONALD LN LAS VEGAS NV	14031811021
SERRANO GLORIA	56 PRINCE LN LAS VEGAS NV	14031812036
SHOREY MERLE F & MARY E	35 PRINCE LN LAS VEGAS NV	14031812014
SIKIC SNJEZANA Z	1904 OLD MILL LN HENDERSON NV	14031811024
SILVA DEMIAN S	4252 HAMPSHIRE GREEN CT LAS VEGAS NV	14031815042
SLACK KAYE ELLEN	P O BOX 364006 NO LAS VEGAS NV	14031811017

Report of All Selected Parcels**Case Number:** GPA-16168**Printed On:** Fri: September 15, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
SMITH JAMES R & GAIL M	1316 MACON ST LAS VEGAS NV	16106511012
SPANN KENNETH D & SHIRLEY W	1326 ARLEE CT LAS VEGAS NV	16106511003
STEWART KARIN	4229 ESSEX GREEN CT LAS VEGAS NV	14031815029
STINSON KEVIN & DOLORES	4213 PARK CT LAS VEGAS NV	14031815022
STRINGFELLOW FRANCES L	4217 PARK CT LAS VEGAS NV	14031815023
SULT ROBERT E	1342 ARLEE CT LAS VEGAS NV	16106511002
SWINNEY GERALD E	1358 MACON ST LAS VEGAS NV	16106511009
TERRONES LORENZO O	30 SACRAMENTO DR LAS VEGAS NV	14031817038
TOMASELLO MICHAEL A & SALLY J	126 RONALD LN LAS VEGAS NV	14031811008
TOPETE JENARO J	4228 PARK CT LAS VEGAS NV	14031815013
TRIDENT TRUST L P	30240 RANCHO VIEJO RD #B SAN JUAN CAPISTRANO CA	16105110001
TRIDENT TRUST L P	30240 RANCHO VIEJO RD #B SAN JUAN CAPISTRANO CA	16105110002
TRIDENT TRUST L P	30240 RANCHO VIEJO RD #B SAN JUAN CAPISTRANO CA	16105110003
UMANA FELIPE	58 RONALD LN LAS VEGAS NV	14031811004
UMANA FELIPE	46 SACRAMENTO DR LAS VEGAS NV	14031817042
UMANA FELIPE	142 RONALD LN LAS VEGAS NV	14031811009
URBINA GERARDO	4008 BUTTE CIR LAS VEGAS NV	14031817027
VARGAS JUANITA	15 PRINCE LN LAS VEGAS NV	14031812019
VELASQUEZ ELEAZAR	4025 BUTTE CIR LAS VEGAS NV	14031817018
VERA JUAN M CERPA ETAL	%M/M J CERPA 10 DEL AMO DR LAS VEGAS NV	14031412038
VILLALOBOS CINDY	721 S HURON DR SANTA ANA CA	14031810025
VILLANUEVA JUAN & FABIOLA	1326 NAY CT LAS VEGAS NV	16106512011
VILLANUEVA PEDRO & MARIA	4028 COLUSA CIR LAS VEGAS NV	14031817016
VILICANA JESSE	111 RONALD LN LAS VEGAS NV	14031811018
VORNBERG MARGARET ANN	4268 HAMPSHIRE GREEN CT LAS VEGAS NV	14031815046
WALSH ROBERT	4225 KEITHANN CIR LAS VEGAS NV	14031819013
WATSON MINNIE	30 PRINCE LN LAS VEGAS NV	14031812026
WEIBLE TONY D & HELENA S	4256 HAMPSHIRE GREEN CT LAS VEGAS NV	14031815043
WEINER LEONARD	1357 ARLEE CT LAS VEGAS NV	16106511008
WEIRICH DENNIS L & LUCIA	4020 BUTTE CIR LAS VEGAS NV	14031817030
WHITE DENNIS EUGENE	4213 KEITHANN CIR LAS VEGAS NV	14031819016
WHITTEN ROBERT S & ALICE J	1315 ARLEE CT LAS VEGAS NV	16106511005

Report of All Selected Parcels**Case Number:** GPA-16168**Printed On:** Fri: September 15, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
WHITTLE THOMAS D & OLIVIA	3120 E ELDORADO LN LAS VEGAS NV	14031819024
WILLIAMS BETTY	4229 PARK CIR LAS VEGAS NV	14031815026
WILLIAMS MELVIN E & M L LIV TR	4955 N RILEY ST LAS VEGAS NV	14031819010
WOLIN DAVID G	1325 ARLEE CT LAS VEGAS NV	16106511006
WOOD PAULA ANN	4245 PARK CT LAS VEGAS NV	14031815040
WOODBURY MEDICAL CENTER	%WOODBURY CORP 2733 E PARLEYS WY #300 SALT LAKE CITY UT	14031804001
WOOLSTON 1994 TRUST	38 SACRAMENTO DR LAS VEGAS NV	14031817040
WRIGHT GARY W	49 SOUTH HAMPTON LN LAS VEGAS NV	14031815037
ZAMUDIO RAYMUNDO	4009 BUTTE CIR LAS VEGAS NV	14031817022
ZAVALA PEDRO	4212 KEITHANN CIR LAS VEGAS NV	14031819017

Deed



Separator Sheet

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 140-31-812-020
b) _____
c) _____
d) _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

\$196,500.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value per NRS 375.010, Section 4:

\$196,500.00

Real Property Transfer Tax Due:

\$1,002.15

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 declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____

Capacity _____

Signature _____

Capacity _____

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

Print Name: Myron C. Kuchman, as Successor
Co-Trustee

Address: 1000 Belcorte Lane
City/State/Zip: Henderson, NV 89074

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

Print Name: John Hernandez

Address: 11 Prince Lane
City/State/Zip: Las Vegas, NV 89110

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

LAWYERS TITLE OF NEVADA, INC.
2755 E. Desert Inn Road
Las Vegas, NV 89121

Escrow #: 2303135-230-NH1
Escrow Officer: Nancy Herrera

**AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE
FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.**

RECEIVED
AUG 22 2005

GPA-16168 ZON-16169
SDR-16174 10/05/06 PC

APN: 140-31-812-020
ESCROW NO: 02303135-230-NH1
WHEN RECORDED MAIL TO and
MAIL TAX STATEMENT TO:

John Hernandez
11 Prince Lane
Las Vegas, NV 89110

20060307-0000284

Fee: \$16.00 RPTT: \$1,002.15

N/C Fee: \$25.00

03/07/2006

09:03:51

T20060040169

Requestor:

LAWYERS TITLE OF NEVADA

Frances Deane
Clark County Recorder

JKA

Pgs: 4

GRANT, BARGAIN, SALE DEED

R.P.T.T. \$1,002.15

THIS INDENTURE WITNESSETH: That

**Myron C. Kuchman and Catherine J. Bonnell as Successor Co-Trustees of
The Thelma Kuchman Living Trust, dated August 30, 1999**

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby
Grant, Bargain, Sell and Convey to

John Hernandez, a married man as his sole and separate property.

all that real property situated in the County of Clark, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: 1. Taxes for the fiscal year 2005 - 2006
2. Rights of Way, reservations, restrictions, easements, and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my hand this 1 day of March 2004

The Thelma Kuchman Living Trust, dated August 30, 1999

Myron C. Kuchman Co-Trustee
Myron C. Kuchman, as Successor Co-Trustee

The Thelma Kuchman Living Trust, dated August 30, 1999

Catherine J. Bonnell Co-Trustee
Catherine J. Bonnell, as Successor Co-Trustee

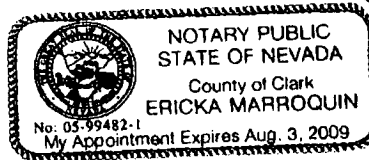
STATE OF NEVADA

COUNTY OF CLAY

On March 1, 2004, personally appeared before me, a Notary Public in and for said County and State, Myron C. Kuchman and Catherine J. Bonnell, who acknowledged to me that they executed the same.

WITNESS my hand and official seal.

ERICKA MARROQUIN
NOTARY PUBLIC in and for said County and State.



ASSESSED

Exhibit A

All that certain real property situated in the County of Clark, State of Nevada, described as follows:

Lot Eleven (11) in Block Two (2) of Treasure Park Unit No. 1, as shown by map thereof on file in Book 7 of Plats, Page 19, in the Office of the County Recorder of Clark County, Nevada.

APN Map



Separator Sheet

SOFI



S O F I

Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-16168** APN: 140.31.812.020

Name of Property Owner: _____

Name of Applicant: John Hernandez

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

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: [Signature]

Print Name: John Hernandez

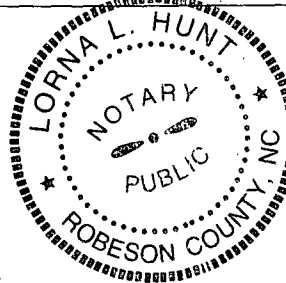
Subscribed and sworn before me

This 16th day of August, 20 06

Lorna L. Hunt
Notary Public in and for said County and State

My Commission Expires

Revised 12-03-04 10/23/10



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AUG 22 2006

Justification Letter



Separator Sheet

August 22, 2006

City of Las Vegas
Planning and Development Department
731 s. 4th Street.
Las Vegas, Nevada 89101

RE: APN: 140-31-812-020
Subject: A. General Plan Amendment
B. Zoning Change
C. Site Development Review

Dear Sirs:

The intended use for the property at the northwest corner of Charleston and Prince is Office Space.

This property currently has a General Plan designation of "L" and a zoning designation of "R-1". We are requesting a general plan amendment to "O" and a zone change to "P-R" for this parcel. This project consists of an existing home that will be converted to an office, which is typical for properties along Charleston. We feel this general plan amendment and zone change would be of similar use to that which is currently in the area.

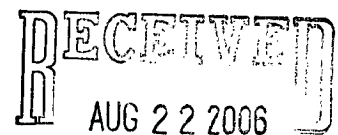
We intend to upgrade the existing structure by removing the carport and adding parking on the west side of the property. The structure is approximately 1,186 sf and is one story in height. Four parking spaces will be provided, one of which will be a van accessible space. We will also add landscaping along Charleston as required by Title 19. We are requesting a landscape waiver along the north, east and west property lines due to the site configuration and the location of the existing structure. This project will provide a place of business and opportunity for people to work closer to their own homes which would reduce the need for time consuming commutes.

Please consider this General Plan Amendment, rezoning and site development review request as a positive impact on the City of Las Vegas and the surrounding neighborhood.

Respectfully Submitted,



Kristen G. Neuman, AIA for John Hernandez
APTUS Architecture



GPA-16168 ZON-16169
SDR-16174 10/05/06 PC

Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment
Project Address (Location) 11 Prince ~~St~~ Lane
Project Name 11 Prince Lane Office Proposed Use Office
Assessor's Parcel #(s) 140-31-812-020 Ward # 3
General Plan: existing L proposed O Zoning: existing R-1 proposed PR
Commercial Square Footage 1186 Floor Area Ratio NA
Gross Acres .2 Lots/Units NA Density NA
Additional Information _____

PROPERTY OWNER JOHN HERNANDEZ Contact JOHN HERNANDEZ
Address 102 BATTEN CT. Phone: (910) 215-0544 Fax: _____
City PINEHURST NC State NC Zip 28374

APPLICANT JOHN HERNANDEZ Contact John Hernandez
Address 102 Batten Court Phone: (910) 215-0544 Fax: same
City Pinehurst State NC Zip 28374

REPRESENTATIVE APUS Architecture Contact Kristen Neuman
Address 1200 S. 4th Street Ste. 206 Phone: 839/1200 Fax: 839/1213
City LAS Vegas State NV Zip 89104

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.

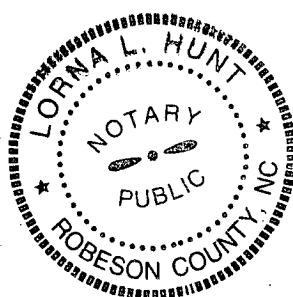
Print Name JOHN HERNANDEZ

Subscribed and sworn before me

This 16th day of August, 20 06
Lorna L. Hunt

Notary Public in and for said County and State

My Commission Expires
10/23/10



Case #	<u>GPA-16/68</u>
Meeting Date:	<u>10/05/06</u>
Total Fee:	<u>8/22/06</u>
Date Received:	<u>1/350.00</u>
Received By:	<u>John Anderson</u>

*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.

RECEIVED
AUG 22 2006

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)		CPA L to O LOCATION MAP
☒	☐	Grant deed and legal description		
☒	☐	Detailed justification letter		
☒	☒	✓ Reduced 8.5" x 11" copy of <i>all</i> plans and elevations		
☐	☐	Full size, rolled, color copy of <i>all</i> plans and elevations		
☒	☐	Correct fee(s): \$ 100.00 \$ 300.00 \$ _____ Total = \$ <u>1300.00</u>		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
SITE PLAN				Folded Plans: <u>19</u> Rolled/Colored Plans: <u>1</u>
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	All property lines and present dimensions labeled		
☒	☐	All building setbacks labeled		
☒	☐	All adjacent existing land uses and street names labeled		
☒	☐	All points of ingress and egress shown		
☐	☒	ADA accessibility requirements shown/labeled		
☐	☒	Parking standard(s) utilized: _____		
☐	☒	Parking space count and typical dimensions labeled		
☐	☒	#regular #compact #handicap Total		
☐	☒	All free-standing sign locations shown and heights and sizes noted		
LANDSCAPE PLAN				Folded Plans: _____ Rolled/Colored Plans: _____
☐	☐	11" x 17" min. to 24" x 36" max. page size		
☐	☐	North arrow, scale, and vicinity map		
☐	☐	All property lines and present dimensions labeled		
☐	☐	All required perimeter landscape planters shown		
☐	☐	All required parking lot fingers/islands shown		
☐	☐	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover		
BUILDING ELEVATIONS				Folded Plans: _____ Rolled/Colored Plans: _____
☐	☐	11" x 17" min. to 24" x 36" max. page size		
☐	☐	Scale and building dimensions labeled		
☐	☐	North, south, east, and west elevations of <i>all</i> buildings		
☐	☐	All building materials and colors noted		
☐	☐	8" x 10" photo of original color and material board		
☐	☐	All wall sign locations shown and sizes noted		
FLOOR PLANS				Folded Plans: _____ Rolled Plans: _____
☐	☐	11" x 17" min. to 24" x 36" max. page size		RECEIVED AUG 22 2006
☐	☐	Scale and building dimensions labeled		
☐	☐	All building entrances/exits shown		
☐	☐	Use of <i>all</i> rooms noted/labeled		

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

Applicant: Kristen Neuman Application Type: CPA L to O

APN: 140-31-812-020 Location: 11 PRINCELANE

Pre-App Meeting Date: _____ Earliest PC Date: _____

Hansen Sheet



Separator Sheet

Report Date 08/22/2006 03:42 PM

Submitted By

Page 1

A/P # 16168 GENERAL PLAN AMENDMENT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	08/22/2006 11:10		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

GPA-16168 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: JOHN HERNANDEZ - Request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: L (LOW DENSITY RESIDENTIAL) TO O (OFFICE) ON 0.2 on 0.2 acres at 11 Prince Lane (APN: 140-31-812-020), Ward 3 (Reese).

Parent A/P #

Project # 16168 Project/Phase Name 11 PRINCE LANE OFFICE Phase #
Size/Area 0.20 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 14031812020

Location

Owner/Tenant

Contact ID AC1215251 Name HERNANDEZ JOHN
Organization Position Profession
Mailing Address 102 BATTON CT
City PINEHURST State/Province NC ZIP/PC 28374-8214
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 07/13/2006 To ☒ Primary 100.00 %

Contact ID AC1157699 Name HERNANDEZ JOHN
Organization Position Profession
Mailing Address 11 PRINCE LAN
City LAS VEGAS State/Province NV ZIP/PC 89110-4525
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 03/23/2006 To 07/13/2006 ☐ Primary 0.00 %

Contact ID AC1154249 Name HERNANDEZ JOHN
Organization Position Profession
Mailing Address 11 PRINCE LAN
City LAS VEGAS State/Province NV ZIP/PC 89110
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 03/16/2006 To 03/23/2006 ☐ Primary 0.00 %

Report Date 08/22/2006 03:42 PM

Submitted By

Page 2

Owner/Tenant

Contact ID AC1090445 Name KUCHMAN THELMA LIVING TRUST
Organization KUCHMAN MYRON CO-TRS ETAL Position
Mailing Address 9000 BELCONTE LN
City HENDERSON State/Province NV ZIP/PC 89074-6918
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 12/01/2005 To 03/16/2006 ☐ Primary 0.00 %

Contact ID AC1086805 Name KUCHMAN THELMA LIVING TRUST
Organization KUCHMAN MYRON CO-TRS ETAL Position
Mailing Address 9000 BELCONTE LN
City HENDERSON State/Province NV ZIP/PC 89074
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 11/24/2005 To 12/01/2005 ☐ Primary 0.00 %

Contact ID AC184918 Name KUCHMAN THELMA LIVING TRUST
Organization KUCHMAN THELMA & MYRON TRS ETA Position
Mailing Address 11 PRINCE LN
City LAS VEGAS State/Province NV ZIP/PC 89110-4525
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 08/10/2002 To 11/24/2005 ☐ Primary 0.00 %

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

11 PRINCE LN
LAS VEGAS, 89110-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

14031812020

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

Z-GPAPTLAB					08/22/2006 11:10	
N						

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

There is no planning condition for this project.

Report Date 08/22/2006 03:42 PM

Submitted By

Page 3

GENERAL PLAN AMEND

General Plan Information

- N Parent Project link required?
- N Project of Regional Significance?
- N Redevelopment Plan Amendment?

Final City Council letter received

General Plan Sector

Annotated minutes received

SOUTHEAST

Meeting Information

Meeting Information

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

General Plan Amend Grid

Acres	Existing GPD	Proposed GPD	Approved GPD	Approval Date
Comments Added By	Modified By			

0.20 L O

JGRIDER

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	Description	Entered By	Start	Stop	Hours
Comments					

PAYMNT	CK NAME, # WHO PICKED UP PERMIT	983657	08/22/2006 11:35		0.00
louise wee ck 5137 (\$3100) visa cc pmt Kristen Neuman (\$50) / 839-1200					

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

GPA-16168 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: JOHN HERNANDEZ - Request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: L (LOW DENSITY RESIDENTIAL) TO O (OFFICE) on 0.2 acres at 11 Prince Lane (APN: 140-31-812-020), Ward 3 (Reese).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.

PLANNING COMMISSION: **OCTOBER 5, 2006** CITY COUNCIL: **NOVEMBER 1, 2006**

CASE PLANNER: **DOUG RANKIN**



PUBLIC HEARING

Comments Due: **SEPTEMBER 6, 2006**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Dorothy Marsili (damarsili@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

GPA-16168

HAND DELIVERED

COMPREHENSIVE PLANNING (GPA & MAJOR MOD ONLY)	TERESA MORRELL	DSC
*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	RICK SCHRODER	DSC

SENT VIA COURIER/INTER-OFFICE MAIL/ OR US MAIL

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

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: November 02, 2006

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

GPA-16168

East Las Vegas Community Development Corp.

Rulon Earl Resident Council

Stewart Place NA

AFFIDAVIT OF MAILING FOR NEIGHBORHOOD MEETING

I Kristen Neuman, an employee of APTUS Architecture, being first duly sworn, deposes and says that on the day of Sept 1, 2006, a copy of the Neighborhood meeting notification for the date and time of 9-13-06 6pm to be held at E. Las Vegas Community CTR located 2.23 miles from the proposed project for a request to: (add project description)
Convert existing residence at 11 prince st to office.

the attached of which is a true and correct copy, was mailed electronically and/or deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list or addresses that appear on the map attached herein in.

Kristen G. Neuman

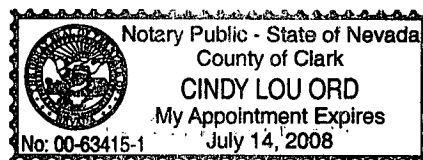
SIGNATURE

State of Nevada)
County of Clark)

Kristen G. Neuman being first duly sworn, deposes and says:

SUBSCRIBED AND SWORN TO before me
this 5th day of Oct., 2006.

Cindy Lou Ord
NOTARY PUBLIC in and for said County and State



Attachments:
Notice
Mailing list

Neighborhood Meeting Notice

Date of Meeting: **September 13, 2006**

Time: **6:00 pm**

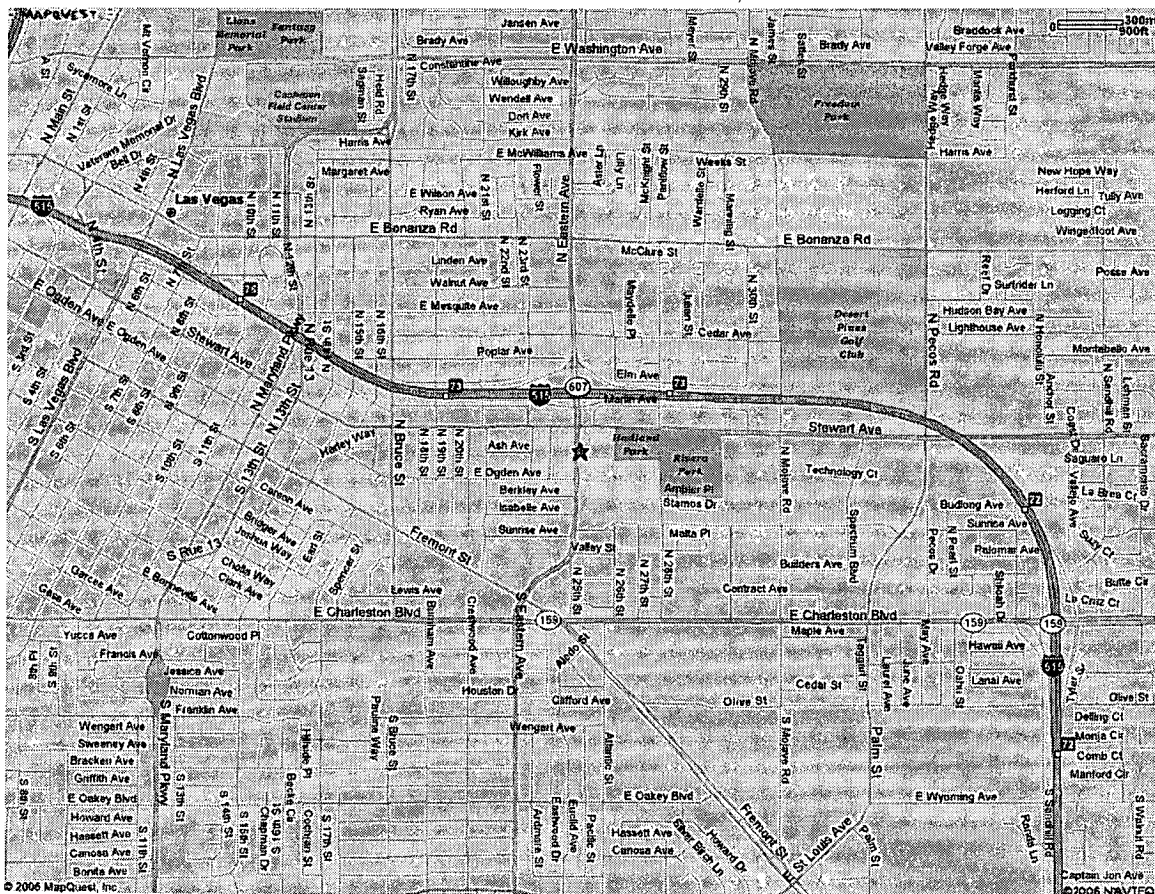
Location: **East Las Vegas Community / Senior Center**
250 North Eastern Avenue
Las Vegas, NV 89101
Phone: (702) 229-1515
Conference Room: #1

Topic: General Plan Amendment (**GPA-16168**), Re-Zone (**ZON-16169**), Site Development Review (**SDR-16174**): An application in the city of Las Vegas that is scheduled to be placed on the October 19, 2006 city of Las Vegas Planning Commission Agenda.

These applications (GPA-16168, ZON-16169, SDR-16174) are a request to convert an existing residence into an office. The current general plan is "L" - Low and the current zoning is R-1. The proposed general plan is "O" - Office and the proposed zoning is PR. The project is located at 11 Prince Street, APN 140-31-812-020 and is located in Ward 3.

With questions or comments please contact John Hernandez at 910.215.0544 or **915.204.7361**.

Contact name and number for night of meeting: John Hernandez at 910.215.0544 or **915.204.7361** or Kristen Neuman at 702.839.1200 or 702.501.6825.



Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

GENERAL PLAN AMENDMENT

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

GPA-16168

APPLICANT/OWNER: JOHN HERNANDEZ - REQUEST TO AMEND A PORTION OF THE SOUTHEAST SECTOR PLAN OF THE MASTER PLAN FROM: L (LOW DENSITY RESIDENTIAL) TO O (OFFICE) ON 0.2 ACRES AT 11 PRINCE LANE (APN: 140-31-812-020), WARD 3 (REESE).

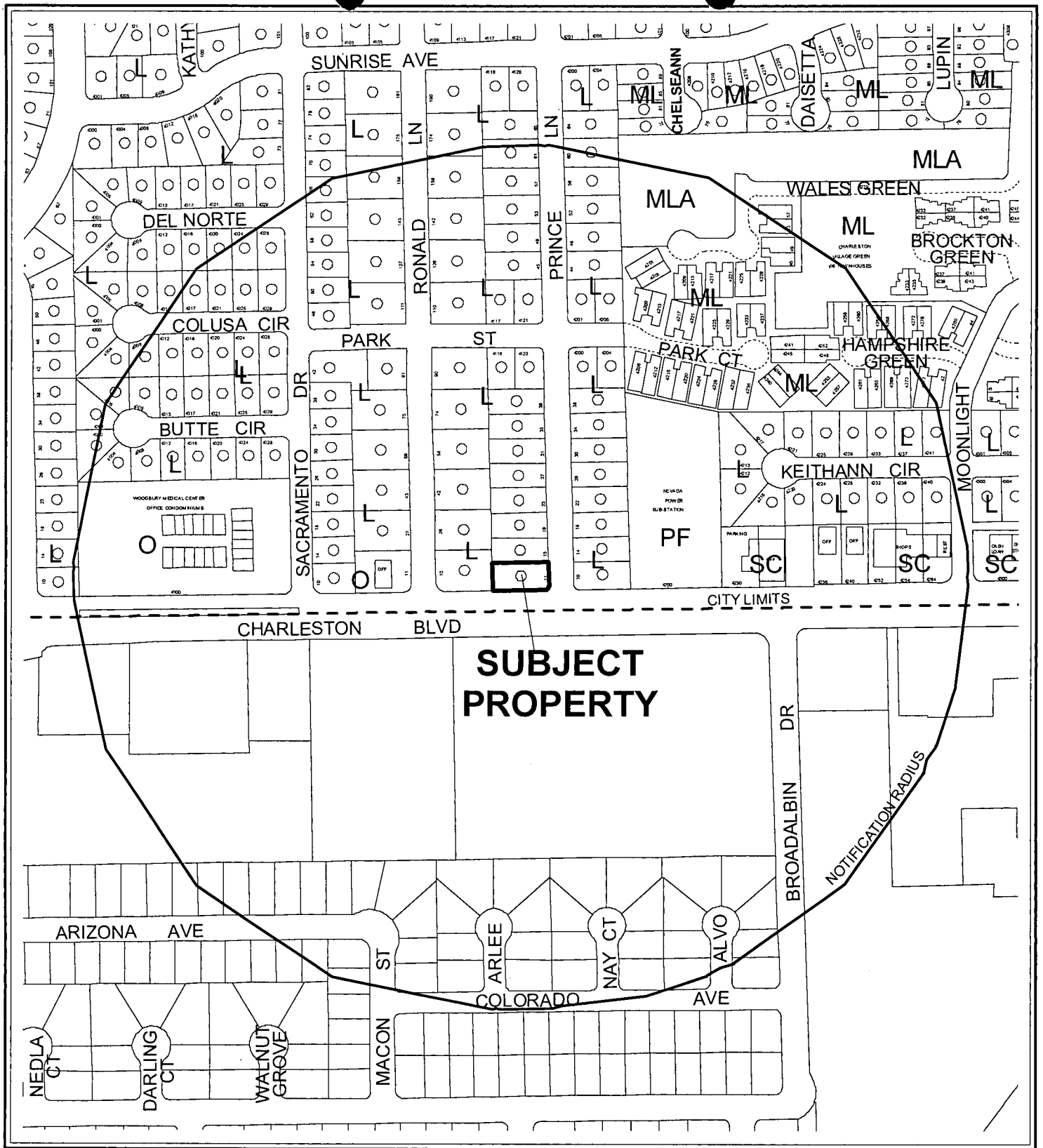
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.

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 a written objection 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 General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



DOUGLAS J. RANKIN; PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **GPA-16168**

RADIUS: 1000 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE)

0 200 400 Feet



City Council Action Letter



Separator Sheet



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

December 7, 2006

Ms. Kristen Neuman
Aptus Architecture
1200 South Fourth Street
Suite 206
Las Vegas, Nevada 89104

RE: GPA-16168 – GENERAL PLAN-AMENDMENT
CITY COUNCIL MEETING OF DECEMBER 6, 2006
RELATED TO ZON-16169 AND SDR-16174

Dear Ms. Neuman:

The City Council at a regular meeting held December 6, 2006 APPROVED the request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: L (LOW DENSITY RESIDENTIAL) TO O (OFFICE) on 0.2 acres at 11 Prince Lane (APN: 140-31-812-020). The Notice of Final Action was filed with the Las Vegas City Clerk on December 7, 2006.

Sincerely,

A handwritten signature in cursive script, reading "Lean Coleman".

Lean Coleman
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Mr. John Hernandez
102 Batten Court
Pinehurst, North Carolina 28374

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



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

November 3, 2006

Ms. Kristen Neuman
Aptus Architecture
1200 South Fourth Street,
Suite 206
Las Vegas, Nevada 89104

RE: GPA-16168 - GENERAL PLAN AMENDMENT

Dear Ms. Neuman:

Your request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: L (LOW DENSITY RESIDENTIAL) TO O (OFFICE) on 0.2 acres at 11 Prince Lane (APN: 140-31-812-020), Ward 3 (Reese), was considered by the Planning Commission on November 2, 2006.

The Planning Commission voted to recommend **APPROVAL** of your request.

This item will be considered by the City Council on **December 6, 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:dm

cc: Mr. John Hernandez
102 Batten Court
Pinehurst, North Carolina 28374

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

Ms. Kristen Neuman
Aptus Architecture
1200 South Fourth Street,
Suite 206
Las Vegas, Nevada 89104

RE: GPA-16168 - GENERAL PLAN AMENDMENT

Dear Ms. Neuman:

Your Request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: L (LOW DENSITY RESIDENTIAL) TO O (OFFICE) on 0.2 acres at 11 Prince Lane (APN: 140-31-812-020), Ward 3 (Reese), was considered by the Planning Commission on October 5, 2006.

The Planning Commission voted to hold this item in **ABEYANCE** for the application to be heard with the zoning and site plan.

This item is scheduled to be heard again at the **November 2, 2006** Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,


Douglas J. Rankin, Acting Current Planning Manager
Planning and Development Department
Current Planning Division

DJR:dm

cc: Mr. John Hernandez
102 Batten Court
Pinehurst, North Carolina 28374

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby



Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

September 22, 2006

Ms. Kristen Neuman
Aptus Architecture
1200 South Fourth Street,
Suite 206
Las Vegas, Nevada 89104

RE: GPA-16168 - GENERAL PLAN AMENDMENT

Dear Ms. Neuman:

Please be advised the City Planning Commission at its regular meeting on **October 5, 2006** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Douglas J. Rankin, Acting Current Planning Manager
Planning and Development Department
Current Planning Division

DJR:dm

cc: Mr. John Hernandez
102 Batten Court
Pinehurst, North Carolina 28374

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

October 19, 2006

Ms. Kristen Neuman
Aptus Architecture
1200 South Fourth Street, Suite 206
Las Vegas, Nevada 89104

RE: ABEYANCE - GPA-16168 - GENERAL PLAN AMENDMENT

Dear Ms. Neuman:

Please be advised the City Planning Commission at its regular meeting on **November 2, 2006** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

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

JK:dm

cc: Mr. John Hernandez
102 Batten Court
Pinehurst, North Carolina 28374

Mayor
Oscar B. Goodman

City Council
Gary Reese
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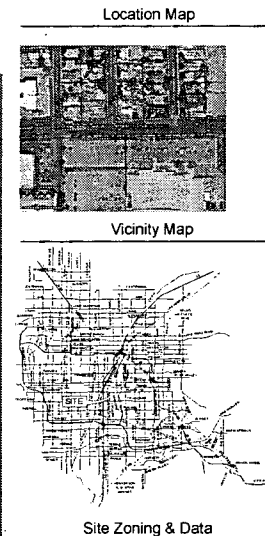
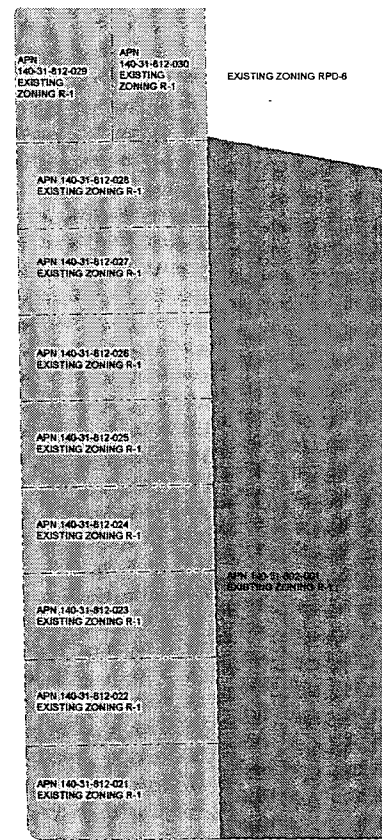
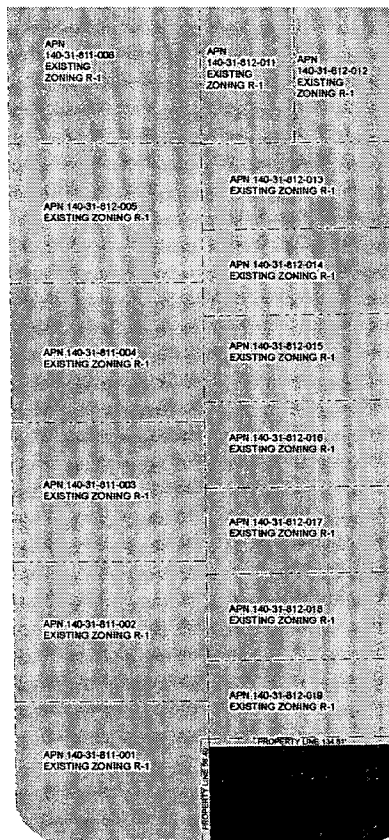
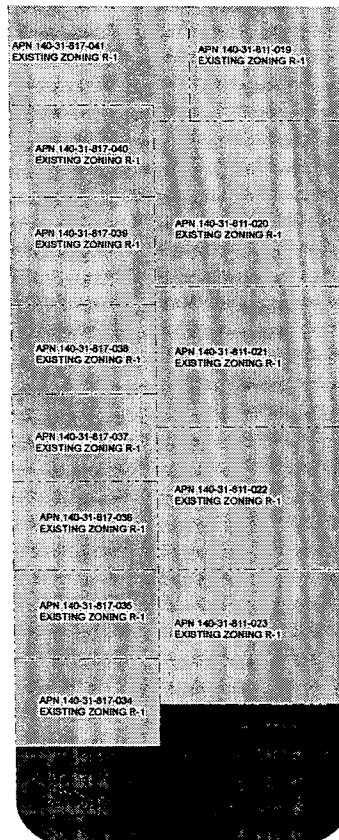
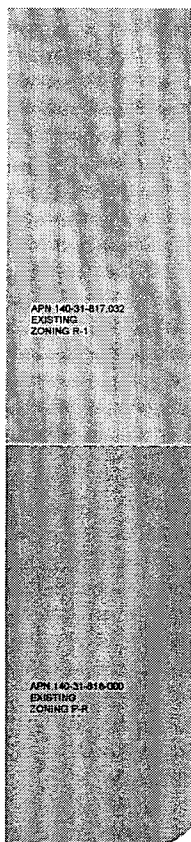
City Manager
Douglas A. Selby



Plans (PMT)



Separator Sheet



Site Zoning & Data

SITE DATA:	
PARCEL NUMBER	140-31-812-020
JURISDICTION	CITY OF LAS VEGAS-88110
EXISTING GENERAL PLAN	"L", LOW
PROPOSED GENERAL PLAN	"O" OFFICE
EXISTING ZONING	R-1
PROPOSED ZONING	R-1
SITE AREA	8.33 S.F.
	2.4 ACRES
SETBACKS - (BUILDING)	
FRONT	20'
REAR	5'
SIDE	10'
MAX HEIGHT & STORES	
ACTUAL HEIGHT & STORES	15'-0" 1 STORY
LOT COVERAGE ALLOWED	50%
ACTUAL LOT COVERAGE	13.4%
BUILDING AREA:	
EXISTING OFFICE	1,186 S.F.
TOTAL S.F.	1,186 S.F.
PARKING AREA:	
TOTAL PARKING REQUIRED	1,186 S.F.
PARKING PROVIDED	1,186 S.F.
HANDICAPPED PARKING REQUIRED	1 VAN ACCESSIBLE
TOTAL PARKING PROVIDED	1 VAN ACCESSIBLE
LANDSCAPE BUFFERS	
FRONT	10'-0"
SOUTH SIDE	10'-0"
BACK	10'-0"
NORTH SIDE	10'-0"

11 Prince Lane
Site Development Review
11 Prince Lane
Las Vegas, Nevada 89110

APTUS Architecture
1200 South 4th Street
Suite 300
Las Vegas, Nevada 89104
P 702.879.1200
F 702.879.1113
info@aptusarchitecture.com

APTUS PROJECT NO. 06.094
ARCHITECT

ENGINEER

NOTES

COPYRIGHT 2006 © BY APTUS ARCHITECTURE

NO.	DESCRIPTION	DATE
1	City of Las Vegas	8.22.06
2	SDR SLP RZ Submittal	

ISSUED

TITLE
GENERAL PLAN
AMENDMENT

DRAWING NO.
GPA
11 Prince Lane

CLARK COUNTY JURISDICTION
ZONED C-2

CLARK COUNTY JURISDICTION
ZONED C-1

OFFICE
LOW-UP TO 5 48 DUAC
PUBLIC FACILITY
SERVICE COMMERCIAL

SITE PLAN



RECEIVED
AUG 22 2006

GPA-16168 ZON-16169
SDR-16174 10/05/06 PC

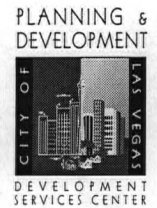
Affidavit of Sign Posting



Separator Sheet



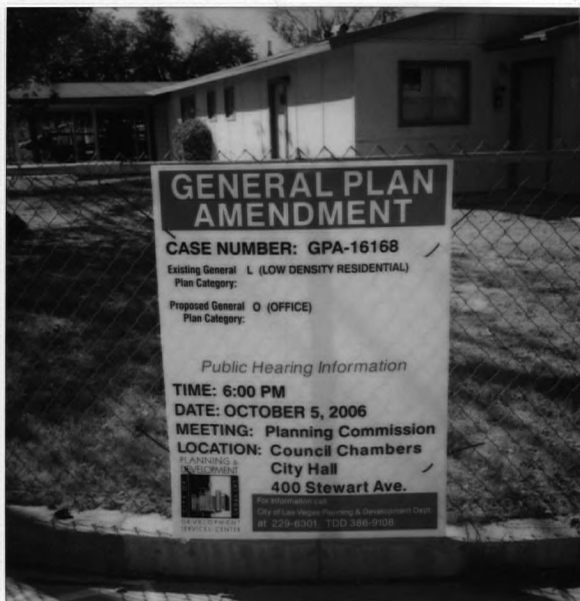
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: GPA-16168

MEETING DATE: 10/05/06 PC

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

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.