

The map illustrates the proposed high-speed rail route through the Los Angeles region. The route is shown as a red line, starting from the north and heading south. It passes through the San Gabriel Valley, Los Angeles, and San Bernardino counties. Key locations marked on the map include Los Angeles, Long Beach, Anaheim, San Bernardino, and various smaller cities and towns. The map also shows major highways and geographical features like the San Gabriel River and the Los Angeles River.

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. 23 ACRES

SETBACKS - (BUILDING)		
FRONT	REQ'D	PROVIDED
INTERIOR SIDE	20'	26'-6"
REAR	5'	13'-6"
SIDE	15'	48'-8"
	15'	25'-1"

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

BUILDING AREA:

EXISTING OFFICE	1,186 S.F.
TOTAL SF	1,186 S.F.

PARKING AREA:

TOTAL PARKING REQUIRED
OFFICE 1,186 @ 1:300 = 4

PARKING PROVIDED	3
HANDICAPPED PARKING REQUIRED	VAN ACCESSIBLE 1
TOTAL PARKING PROVIDED	4

LANDSCAPE BUFFERS

	REQ'D	PROVIDED
FRONT	15'-0"	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

OPYRIGHT 2006 © BY APTUS ARCHITECTURE

I	City of Las Vegas	8.22.06
	SDR, SUP, RZ Submittal	
NO.	DESCRIPTION	DATE

ISSUED

TITLE
SITE PLAN AND
ZONING INFO.

DRAWING NO.

AS 100

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. Riekkki, Survey (FM, PM, & A's only)
Date: September 11, 2006
Re: **ZON-16169** John Hernandez 11 Prince Lane
Request for a Zoning Reclassification From R-1 To P-R

CONDITIONS OF APPROVAL:

1. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
2. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits.

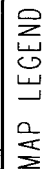
APN Map



Separator Sheet

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.



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

_____ PARCEL BOUNDARY
 _____ SUBD BOUNDARY
 - - - - - ROAD EASEMENT
 _____ PM/LD BOUNDARY
 - - - - - NON-PARCEL LOT LINE
 _____ MATCH LINE / LEADER LINE
 001 ROAD ID NUMBER

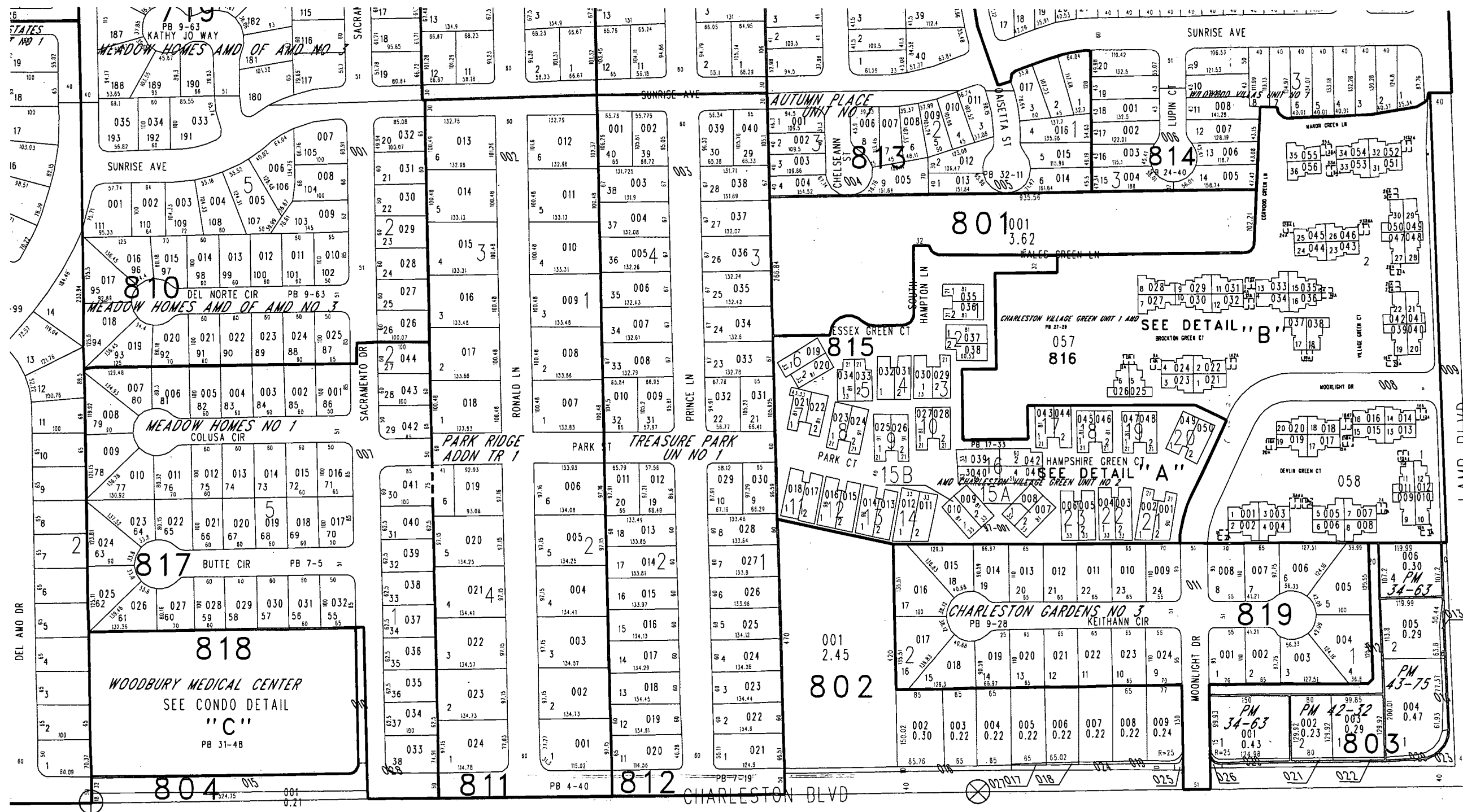
001	PARCEL NUMBER
1.00	ACREAGE
202	PARCEL SUB/SEQ NUMBER
PB 25-45	PLAT RECORDING NUMBER
5	BLOCK NUMBER
5	LOT NUMBER
GL5	GOV. LOT NUMBER

BOOK		T20S R62E		
		R61E	R62E	R63E
T20S	T19S	124	123	122
	T20S	139	140	141
	T21S	162	161	160

SEC.	31				
6	5	4	3	2	
7	8	9	10	11	
18	17	16	15	14	
19	20	21	22	23	
30	29	28	27	26	
31	32	33	34	35	

MAP	S	2	SE	4
8		4		8
5		1		5
6		2		6
7		3		7
8		4		8
5		1		5

140-31-8



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GPA-16168 ZON-16169
SDR-16174 10/05/06 PC
TAX DIST 200

Deed



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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.

**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 2:

\$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.**

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

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 2006

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

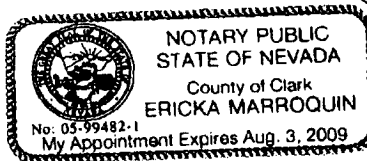
STATE OF NEVADA

COUNTY OF CLARK

On MARCH 1, 2006, 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.

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

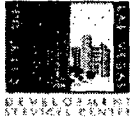
GPA-16168 ZON-16169
SDR-16174 10/05/06 PC

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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-16169** 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

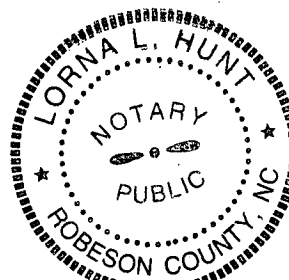
Subscribed and sworn before me

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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Application



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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Re Zone
 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 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 APTUS Architecture Contact Kristen Neuman
 Address 1200 S. 4th Street Ste. 206 Phone: 839/1200 Fax: 839/1213
 City LAS Vegas State NV Zip 89104

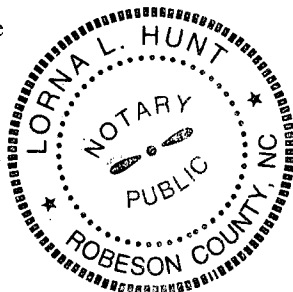
FOR DEPARTMENT USE ONLY

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>2006-16169</u>
Meeting Date:	<u>10/5/06</u>
Total Fee:	<u>\$1000.00</u>
Date Received:	<u>8/22/06</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.

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Final DRT



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CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



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

ZON-16169 - REZONING RELATED TO GPA-16168 - PUBLIC HEARING - OWNER/APPLICANT:
JOHN HERNANDEZ - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) 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:

Project Checklist



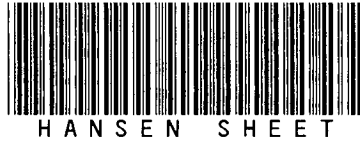
Separator Sheet

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)		3
☒	☐	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): \$700 \$300 \$ Total = \$ 1000		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
SITE PLAN Folded Plans: 10 Rolled/Colored Plans: 1				
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	<i>All</i> property lines and present dimensions labeled		
☒	☐	<i>All</i> building setbacks labeled		
☒	☐	<i>All</i> adjacent existing land uses and street names labeled		
☒	☐	<i>All</i> points of ingress and egress shown		
☒	☐	ADA accessibility requirements shown/labeled		
☒	☐	Parking standard(s) utilized: _____		
☒	☐	Parking space count and typical dimensions labeled		
☒	☐	#regular #compact #handicap Total		
☒	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted		
LANDSCAPE PLAN Folded Plans: _____ Rolled/Colored Plans: _____				
☐	☐	11" x 17" min. to 24" x 36" max. page size		
☐	☐	North arrow, scale, and vicinity map		
☐	☐	<i>All</i> property lines and present dimensions labeled		
☐	☐	<i>All</i> required perimeter landscape planters shown		
☐	☐	<i>All</i> required parking lot fingers/islands shown		
☐	☐	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover		
BUILDING ELEVATIONS Folded Plans: _____ 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		
☐	☐	<i>All</i> building materials and colors noted		
☐	☐	8" x 10" photo of original color and material board		
☐	☐	<i>All</i> wall sign locations shown and sizes noted		
FLOOR PLANS Folded Plans: _____ Rolled Plans: _____				
☐	☐	11" x 17" min. to 24" x 36" max. page size		RECEIVED AUG 22 2006
☐	☐	Scale and building dimensions labeled		
☐	☐	<i>All</i> building entrances/exits shown		
☐	☐	Use of <i>all</i> rooms noted/labeled		

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

Applicant: Kristen Neuman Application Type: ZON - R-1 to P-R
 APN: 140-31-812-000 Location: 11 Pince Lane
 Planner: [Signature] Pre-App Meeting Date: 8/2/06 Earliest PC Date: 10/5/06

Hansen Sheet



Separator Sheet

Report Date 08/22/2006 03:48 PM

Submitted By

Page 1

A/P # 16169 REZONING

Application Information

Stages	Date / Time	By	Date / Time	By
Processed	08/22/2006 11:24		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

ZON-16169 - REZONING RELATED TO GPA-16168 - PUBLIC HEARING - OWNER/APPLICANT: JOHN HERNANDEZ - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.2 acres at 11 Prince Lane (APN: 140-31-812-020), Ward 3 (Reese).

Parent A/P # 16168
Project # 16169 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 %

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**ZON Application****Report Date** 08/22/2006 03:48 PM**Submitted By**

Page 2

Owner/Tenant

Contact ID	AC1090445	Name	KUCHMAN THELMA LIVING TRUST	Profession	
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	Profession	
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	Profession	
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 Addresses11 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				

No Conditions

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

There is no planning condition for this project.

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

ZON Application

Report Date 08/22/2006 03:48 PM

Submitted By

Page 3

REZONING

N DINA Required? N PRS Y Parent required? Zoning Information

Final City Council letter received

Annotated minutes recieved

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

ROI Expired

Meeting Information

Zoning Information	Existing	Existing ROI	Proposed	Approved	ROI?	ROI Exp Date	Ordinance Adopted
Acres	Added By	Modified By	Comments				
Ordinance #							
0.20	R-1		P-R				
	JGRIDER						

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

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

No children exist for this project

Employee	Last	First	MI	Comments
Employee ID				

No Employee Entries

Log	Description	Entered By	Start	Stop	Hours
Action					
Comments					
PAYMNT	CK NAME,# WHO PICKED UP PERMIT	983657	08/22/2006 11:36		0.00
	louise wee ck 5137 (\$3100) visa cc pmt Kristen Neuman (\$50) / 839-1200				

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

ZON-16169

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	JEFF GALAMBAS	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING	RICK SCHRODER	DSC

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

Neighborhood Services List



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:

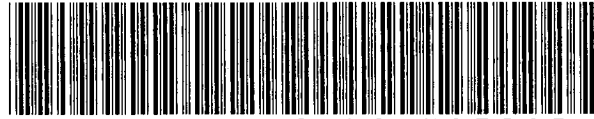
ZON-16169

East Las Vegas Community Development Corp.

Rulon Earl Resident Council

Stewart Place NA

Public Hearing Notice



PUBLIC HEARING NOTICE

Separator Sheet

NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: NOVEMBER 2, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

ZON-16169

OWNER/APPLICANT: JOHN HERNANDEZ - REQUEST FOR A REZONING FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) ON 0.2 ACRES AT 11 PRINCE LANE (APN 140-31-812-020), WARD 3 (REESE).

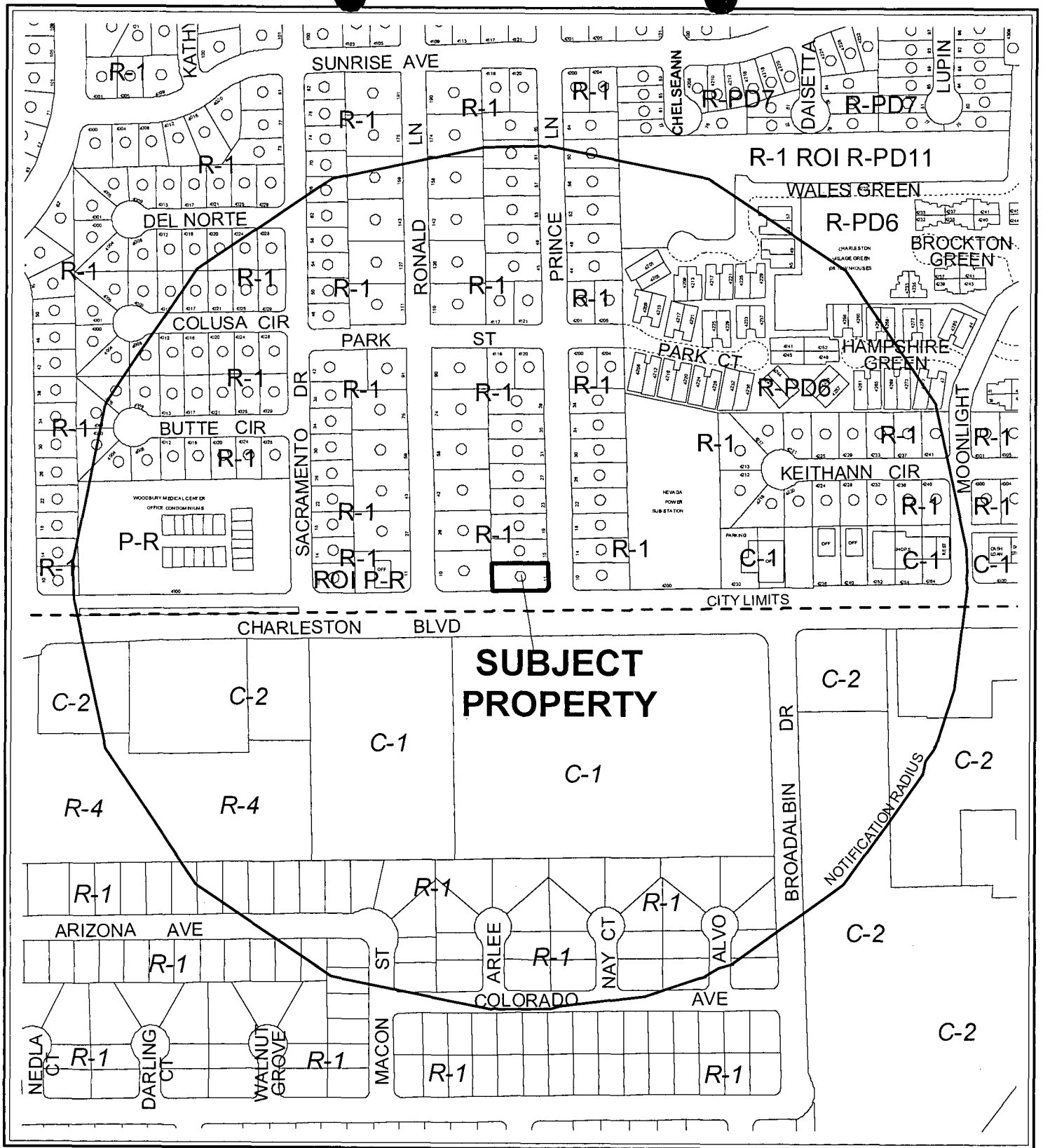
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.

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>.



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

SEE LOCATION MAP ON REVERSE SIDE



CASE: **ZON-16169**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:
P-R (PROFESSIONAL OFFICE AND PARKING)

0 200 400 Feet



City Council Action Letter



CITY COUNCIL ACTION LETTER

Separator Sheet



December 7, 2006

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

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

Dear Ms. Neuman:

The City Council at a regular meeting held December 6, 2006 APPROVED the request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) 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. This approval is subject to:

Planning and Development

1. A General Plan Amendment (GPA-16168) to an O (Office) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.
3. A Site Development Plan Review (SDR-16174) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

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

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

VOICE 702.229.6011

TTY 702.386.9108

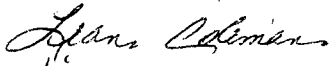
www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

Ms. Kristen Neuman
ZON-16169 – Page Two
December 7, 2006

5. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site.

Sincerely,



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

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

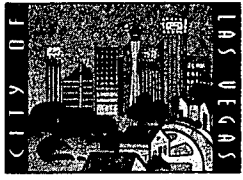
Mr. John Hernandez
102 Batten Court
Pinehurst, North Carolina 28374

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

October 19, 2006

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

RE: ZON-16169 - REZONING

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

City Manager
Douglas A. Selby



Action Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

November 3, 2006

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

RE: ZON-16169 - REZONING

Dear Ms. Neuman:

Your request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) 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, subject to the following:

Planning and Development

1. A General Plan Amendment (GPA-16168) to an O (Office) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.
3. A Site Development Plan Review (SDR-16174) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
5. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

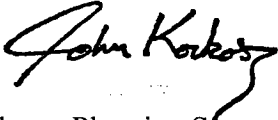
City Manager
Douglas A. Selby



Ms. Kristen Neuman
ZON-16169 - Page Two
November 3, 2006

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,

A handwritten signature in black ink, appearing to read "John Korkosz". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

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

JK:dm

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

Plans (PMT)



Separator Sheet

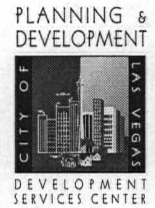
Affidavit of Sign Posting



Separator Sheet



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: ZON-16169

MEETING DATE: 11/02/06 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



0

CHARLES



Prince


Signature

10-22-6
Date

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