

Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riecki, Survey (FM, PM, & A's only)
Date: September 25, 2006
Re: **VAR-16471** Asian Development, LLC W. Side Sky Pointe Dr., S. of Kyle Canyon Rd.
Request for a Parking Variance

COMMENTS:

We support present City Code parking requirements, therefore we cannot support the variance request to allow 15 parking spaces where 25 spaces are the minimum allowed for a proposed commercial development located on the west side of Sky Pointe Drive, south of Kyle Canyon Road.

APN Map



Separator Sheet

NOTES

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

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

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

MAP LEGEND

AVERAGE
OR VALUE

55

PARCEL BOUNDARY

SUBD BOUNDARY

ROAD EASEMENT

P/W/D BOUNDARY

NON-PARCEL LOT LINE

MATCH LINE / LEADER LINE

ROAD ID NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

202

PARCEL SUB/STO NUMBER

PLAT RECORDING NUMBER

5

BLOCK NUMBER

5

LOT NUMBER

5

GOV. LOT NUMBER

119S R60E

6

5

4

3

2

1

99

100

101

181

182

183

184

185

120S

121S

122S

123S

124S

125

126

127

128

129

06

5

4

3

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1

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125-06-2

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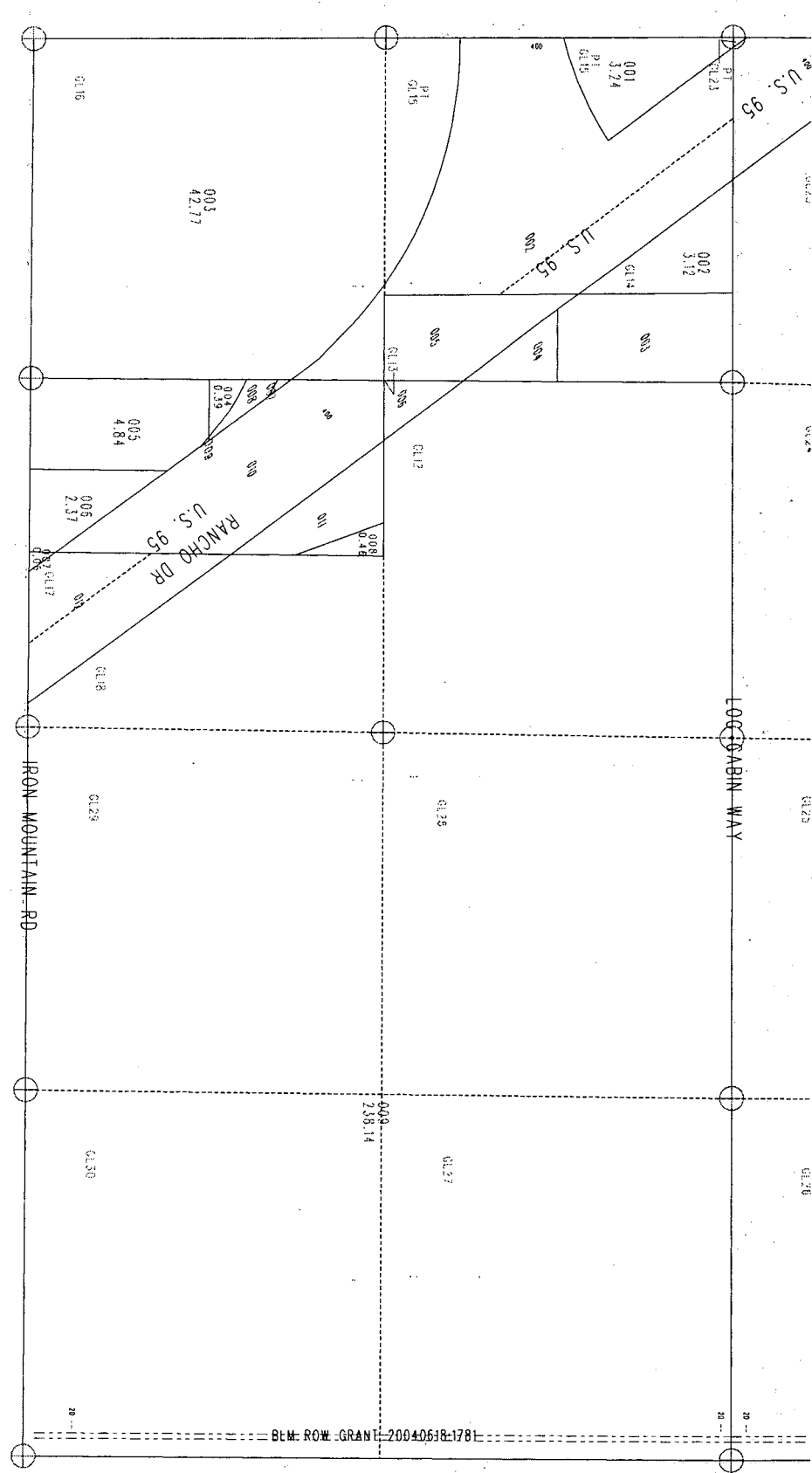
31

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35



VAR-16471

10/19/06 PC

RECEIVED

SEP 01 2006

TAX DIST 200

Deed



Separator Sheet

20040127
03097

Order No.: 241501-pla
APN No.: 125-06-002-008
R.P.T.T.: \$1,045.50

WHEN RECORDED MAIL TO:
Asian Development
P.O. Box 33292
Las Vegas, NV 89133

RETURN TAX STMTS. TO:
Asian Development
P.O. Box 33292
Las Vegas, NV 89133

GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That

LOYD R. RAMSTAD AND EDITH V. RAMSTAD, Husband and wife

in consideration of \$10.00, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

ASIAN DEVELOPMENT, LLC. A Nevada Limited Liability Company

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

The East Half (E1/2) of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 6, Township 19 South, Range 60 East, M.D.B. & M., Clark County, Nevada

Except therefrom that portion thereof conveyed to the State of Nevada lying within U.S. Highway No. 95 as the same may now exist.

Also except therefrom that portion conveyed to the State of Nevada by Deed recorded March 13, 1986 in Book 860313 as Document No. 00102, Official Records.

SUBJECT TO: 1. Taxes for the fiscal year.
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/our hand(s) this 21st day of January, 2004.

Lloyd R. Ramstad
LOYD R. RAMSTAD

Edith V. Ramstad
EDITH V. RAMSTAD

20040127
.03097

STATE OF NEVADA

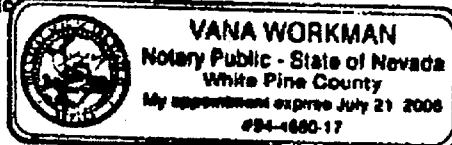
COUNTY OF CLATSOP

} SS

White Pine
This instrument was acknowledged before me on *Jan 21, 2004*

by: LOYD R. RAMSTAD and EDITH RAMSTAD

Vana Workman
Notary Public in and for said County and State



STATE OF NEVADA
DECLARATION OF VALUE

20040127
03097

1. Assessors Parcel Number(s)

- 4
- a) 125-06-002-008
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 RECORDERS OPTIONAL USE ONLY

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

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ 205,000.00
Transfer Tax Value \$ 0
Real Property Transfer Tax Due \$ 205,000.00
\$ 1,045.50

4. IF EXEMPTION CLAIMED:

- a. Transfer Tax Exempt per NRS 375.090 Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being Transferred: _____ %

The undersigned Seller (Grantor)/Buyer (Grantee), 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 parties agree that 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: Lloyd R. Ramstad Capacity: SELLER
Signature: Asian Development LLC Capacity: BUYER

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

Print Name: LOYD R. RAMSTAD
Address: P.O. Box 534
City: MCGILL
State: NEVADA
Zip: 89318
Telephone: _____

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

Print Name: ASIAN DEVELOPMENT LLC
Address: P.O. Box 33292
City: Las Vegas
State: NV
Zip: 89133
Telephone: _____

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

Print Name: NATIONAL TITLE CO. Escrow No.: 241501-pla
Address: 714 E. SAHARA AVENUE
City: LAS VEGAS State: NV Zip: 89104

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

3097

20040127
03097

RECORDED AT THE REQUEST OF:

NATIONAL TITLE COMPANY

01-27-2004 14:49 OSA

OFFICIAL RECORDS

BOOK/INSTR: 20040127-03097

PAGE COUNT: 3

FEE: 16.00
RPT: 1,045.50

3

4

APN #: 125-06-002-008

Recording Requested by and Return to:

Name: National Title Company

Address: 714 E. Sahara Avenue

City/State/Zip Las Vegas, Nevada 89104

Grant Bargain Sale Deed
(Title on Document)

Escrow No. 241501-pla

This page added to provide additional information required by NRS 111.312
Sections 1-2 (Additional recording fee applies).

This cover page must be typed or printed clearly in **black ink only**.



ASIAN DEVELOPMENT, LLC A NEVADA LIMITED-LIABILITY COMPANY

PRINT

Business Entity Information			
Status:	Active on 9/16/2005	File Date:	9/17/2002
Type:	Domestic Limited-Liability Company	Corp Number:	LLC11343-2002
Qualifying State:	NV	List of Officers Due:	9/30/2007
Managed By:	Managers	Expiration Date:	

Resident Agent Information			
Name:	CORPORATE SERVICE CENTER, INC.	Address 1:	5190 NEIL ROAD SUITE 4
Address 2:		City:	RENO
State:	NV	Zip Code:	89502
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

[View all business entities under this resident agent](#)

Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers			
Manager - CENTENNIAL HILLS, INC			
Address 1:	5190 NEIL ROAD, SUITE 430	Address 2:	
City:	RENO	State:	NV
Zip Code:	89502	Country:	
Status:	Active	Email:	

☐ Include Inactive Office

Actions\Amendments

Click here to view 8 actions\amendments associated with this company

[New Search](#)

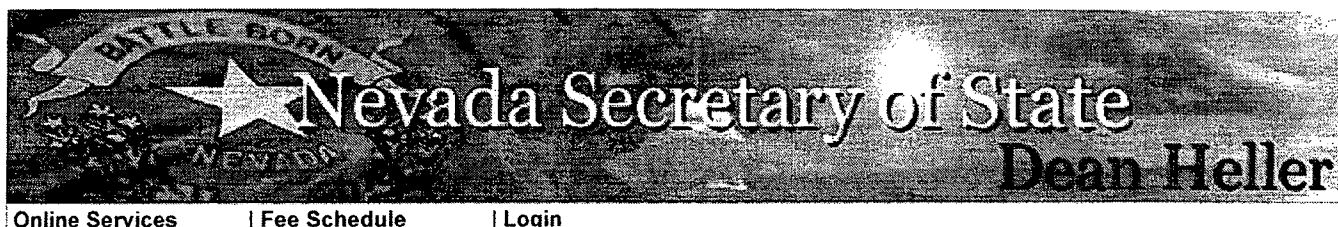
[Printer Friendly](#)

SOS Contact Information



You are currently not logged in

Copyright © 1996-2005

[Online Services](#)[Fee Schedule](#)[Login](#)**CENTENNIAL HILLS, INC.**[PRINT](#)**Business Entity Information**

Status:	Active	File Date:	3/3/2005 3:01:06 PM
Type:	Domestic Corporation	Corp Number:	E0069472005-5
Qualifying State:	NV	List of Officers Due:	3/31/2007
Managed By:		Expiration Date:	

Additional Information

Name Consent Date:	1/6/2006
--------------------	----------

Resident Agent Information

Name:	CORPORATE SERVICE CENTER INC	Address 1:	5190 NEIL RD STE 430
Address 2:		City:	RENO
State:	NV	Zip Code:	89502
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

[View all business entities under this resident agent](#)**Financial Information**

No Par Share Count:	10,000.00	Capital Amount:	\$ 0
No stock records found for this company			

Officers☐ Include Inactive Office**President - BARRY A BROOKSBY**

Address 1:	2931 N. TENAYA WAY, SUITE 101	Address 2:	
City:	LAS VEGAS	State:	NV

Zip Code:	89128	Country:	
Status:	Active	Email:	
Secretary - BARRY A BROOKSBY			
Address 1:	2931 N. TENAYA WAY, SUITE 101	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89128	Country:	
Status:	Active	Email:	
Director - BARRY A BROOKSBY			
Address 1:	2931 N TENAYA WAY, SUITE 101	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89128	Country:	
Status:	Active	Email:	
Treasurer - BARRY A BROOSKBY			
Address 1:	2931 N TENAYA WAY, SUITE 101	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89128	Country:	
Status:	Active	Email:	

Actions\Amendments[Click here to view 8 actions\amendments associated with this company](#)[New Search](#)[Printer Friendly](#)**SOS Contact Information**

You are currently not logged in

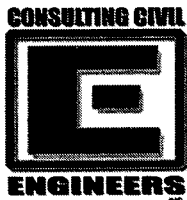
Copyright © 1996-2005

Justification Letter



JUSTIFICATION LETTER

Separator Sheet



Consulting Civil Engineers, INC.

3111 S. Valley View Ste. T101 • Las Vegas, NV 89102
(702) 222-4747 • (702) 248-9421 Fax

Tuesday, August 29, 2006

City of Las Vegas
Department of Planning and Development
731 South 4th Street
Las Vegas, NV 89101

RE: Justification Letter for
Variance of reduced parking for APN #125-06-002-008

To whom it may concern,

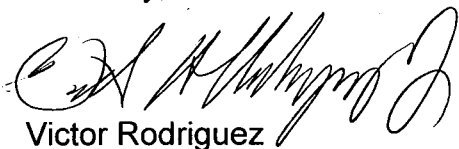
Please be advised that our office represents the applicant on the above referenced matter. This application is for a variance to reduce parking on the site in conjunction with a proposed 7,500 square foot office building. The site is approximately 0.46 acres in size and triangular in shape located southeast of the intersection of U.S.-95 and Kyle Canyon Road.

Companion applications for a General Plan Amendment to Service Commercial (SC) and rezoning to C-1 are part of this request.

This request is to reduce the required number of parking spaces to 15 where 25 is required. The justifications for the request are: 1) that the office building is situated to provide a three point turn around for a fire truck as required by City of Las Vegas Fire department; 2) the unique and restrictive shape of the parcel does not provide many alternatives without asking for other variances; 3) the access drive cannot be relocated as the BLM sold the property with the access easement in place and the buyers knowledge and understanding, as a result the location of any building is limited.

If you have any questions please feel free to contact me at 222-4747

Sincerely,



Victor Rodriguez

VAR-16471
10/19/06 PC

SOFI



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-16471** APN: 125-06-002-008

Name of Property Owner: Asian Development LLC

Name of Applicant: Asian Development LLC

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: _____

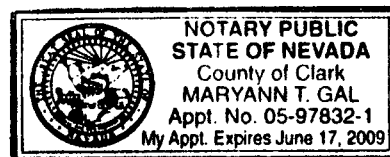
Print Name: _____

BARRY BROOKSBY

Subscribed and sworn before me

This 31st day of August, 2006

Maryann T. Dal
Notary Public in and for said County and State



Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance
 Project Address (Location) Sky Pointe @ Kyle Canyon
 Project Name Kyle Canyon Office Building Proposed Use Office Bldg.
 Assessor's Parcel #(s) 125-06-002-008 Ward # 6-ROSS
 General Plan: existing PDB/SC proposed SC Zoning: existing _____ proposed C-1
 Commercial Square Footage 7,500 SF Floor Area Ratio _____
 Gross Acres 0.46 Lots/Units 1 Density _____
 Additional Information _____

PROPERTY OWNER Asian Development LLC Contact David Bramlett
 Address PO BOX 33130 Phone: 658-8444 Fax: _____
 City Las Vegas State NV Zip 89133

APPLICANT _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

REPRESENTATIVE Consulting Civil Engineers Contact Victor Rodriguez
 Address 3111 S. Valley View Blvd. STE T-101 Phone: 222-4747 Fax: 248-9421
 City Las Vegas State NV Zip 89102

Property Owner Signature* _____

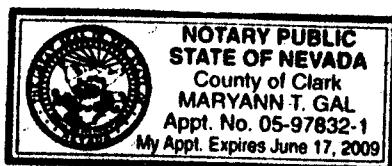
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name BARRY BROOKSBY

Subscribed and sworn before me

This 31st day of August, 20 06.
Maryann T. Gal

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>VAR-16471</u>
Meeting Date:	<u>10/19/06</u>
Total Fee:	<u>\$600.00</u>
Date Received:*	<u>9/1/06</u>
Received By:	<u>[Signature]</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.

Project Checklist



Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required	YES	NO		
APPLICATION				
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)		
☒	☐	Grant deed and legal description		
☒	☐	<i>Detailed</i> justification letter		
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations		
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations		
☒	☐	Correct fee(s): \$ <u>300</u> \$ <u>300</u> \$ _____ Total = \$ <u>600</u>		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
SITE PLAN Folded Plans: <u>6</u> Rolled/Colored Plans: <u>0</u>				
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	<i>All</i> property lines and present dimensions labeled		
☒	☐	<i>All</i> building setbacks labeled		
☒	☐	<i>All</i> adjacent existing land uses and street names labeled		
☒	☐	<i>All</i> points of ingress and egress shown		
☒	☐	ADA accessibility requirements shown/labeled		
☒	☐	Parking standard(s) utilized: _____		
☒	☐	Parking space count and typical dimensions labeled #regular #compact #handicap Total		
☒	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted		
LANDSCAPE PLAN Folded Plans: <u>0</u> Rolled/Colored Plans: <u>0</u>				
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	North arrow, scale, and vicinity map		
☐	☒	<i>All</i> property lines and present dimensions labeled		
☐	☒	<i>All</i> required perimeter landscape planters shown		
☐	☒	<i>All</i> required parking lot fingers/islands shown		
☐	☒	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover		
BUILDING ELEVATIONS Folded Plans: <u>0</u> Rolled/Colored Plans: <u>0</u>				
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	Scale and building dimensions labeled		
☐	☒	North, south, east, and west elevations of <i>all</i> buildings		
☐	☒	<i>All</i> building materials and colors noted		
☐	☒	8" x 10" photo of original color and material board		
☐	☒	<i>All</i> wall sign locations shown and sizes noted		
FLOOR PLANS Folded Plans: <u>0</u> Rolled Plans: <u>0</u>				
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	Scale and building dimensions labeled		
☐	☒	<i>All</i> building entrances/exits shown		
☐	☒	Use of <i>all</i> rooms noted/labeled		

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

Applicant: CCS Application Type: Variance
 APN: 125-06-002-008 Location: Skypointe Dr. South of Kyle Canyon
 Planner: [Signature] Pre-App Meeting Date: 8/16/06 Earliest PC Date: 10/19/06

Hansen Sheet



Separator Sheet

Report Date 09/06/2006 08:36 AM

Submitted By

Page 1

A/P # 16471 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	09/01/2006 11:16	984478	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

VAR-16471 - VARIANCE RELATED TO GPA-16426, ZON-16469 AND VAR-16470 - PUBLIC HEARING - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC - Request for a Variance TO ALLOW 15 PARKING SPACES WHERE 25 PARKING SPACES ARE THE MINIMUM REQUIRED FOR A PROPOSED OFFICE BUILDING on a portion of 0.49 acres adjacent to the West side of Sky Pointe Drive approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), U (Undeveloped) [SC (Service Commercial) Land Use Designation] and U (Undeveloped) [PCD (Planned Community Development) Land Use Designation] PROPOSED C-1 (Limited Commercial) Zone, Ward 6 (Ross).

Parent A/P #

Project # 16471 Project/Phase Name KYLE CANYON OFFICE BUILDING Phase #
Size/Area 0.46 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 12506002008

Location

Owner/Tenant

Contact ID AC594607 Name ASIAN DEVELOPMENT L L C
Mailing Address P O BOX 33130 Organization
City LAS VEGAS State/Province NV
ZIP/PC 89133-3130 Country ☐ Foreign
Day Phone (702)658-8444 x Evening Phone
Fax Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12506002008

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

No Conditions

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

There is no planning condition for this project.

Report Date 09/06/2006 08:36 AM

Submitted By

Page 2

VARIANCE

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

Meeting Information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
10/19/2006	PC	SCHEDULED		0	0	0
DSULLIVAN	09/01/2006					

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

No children exist for this project

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

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME,# WHO PICKED UP PERMIT Paulette Laidler, Kyle Canyon LLC CK #1106, 658-8828	984018	09/01/2006 11:20		0.00

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

VAR-16471

HAND DELIVERED

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

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

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

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC.**
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT **< US MAIL DELIVERY>**

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



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

VAR-16471 - VARIANCE RELATED TO GPA-16426, ZON-16469 AND VAR-16470 - PUBLIC HEARING
- APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC - Request for a Variance TO ALLOW 15 PARKING SPACES WHERE 25 PARKING SPACES ARE THE MINIMUM NUMBER REQUIRED FOR A PROPOSED OFFICE BUILDING on 0.49 acres adjacent to the west side of Sky Pointe Drive, approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), U (Undeveloped) Zone [SC (Service Commercial) Land Use Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) Land Use Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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

PLANNING SUPERVISOR: **JOHN KORKOSZ**



PUBLIC HEARING

Comments Due: **SEPTEMBER 18, 2006**

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

LIST COMMENTS BELOW:

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: October 19, 2006

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

VAR-16471

Elk Ridge HOA

Lone Mountain Citizens Advisory Council

Quarterhorse Falls II

Spring Mountain Ranch Master Association

Tule Springs Community Association

Action Letter



ACTION LETTER

Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

January 26, 2007

Mr. David Bramlett
Asian Development, LLC
PO Box 33130
Las Vegas, Nevada 89133

RE: ABEYANCE - VAR-16471 - VARIANCE

Dear Mr. Bramlett:

Your request for a Variance TO ALLOW 15 PARKING SPACES WHERE 25 PARKING SPACES ARE THE MINIMUM NUMBER REQUIRED FOR A PROPOSED OFFICE BUILDING on 0.49 acres adjacent to the west side of Sky Pointe Drive, approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross), was considered by the Planning Commission on January 25, 2007.

The Planning Commission accepted the applicant's request to **TABLE**.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on **January 26, 2007**.

Sincerely,

Andy Reed, Senior Planner
Planning and Development Department
Current Planning Division

AR:clb

cc: Mr. Victor Rodriguez
Consulting Civil Engineers
3111 South Valley View Boulevard, Suite T-101
Las Vegas, Nevada 89102

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



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Voice:

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Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

October 20, 2006

Mr. David Bramlett
Asian Development, LLC
PO Box 33130
Las Vegas, Nevada 89133

RE: VAR-16471 - VARIANCE

Dear Mr. Bramlett:

Your request for a Variance TO ALLOW 15 PARKING SPACES WHERE 25 PARKING SPACES ARE THE MINIMUM NUMBER REQUIRED FOR A PROPOSED OFFICE BUILDING on 0.49 acres adjacent to the west side of Sky Pointe Drive, approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross), was considered by the Planning Commission on October 19, 2006.

The Planning Commission voted to hold this item in **ABEYANCE** at the applicant's request as they need additional time to revise site plans.

This item is scheduled to be heard again at the **January 25, 2007** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

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

JK:clb

cc: Mr. Victor Rodriguez
Consulting Civil Engineers
3111 South Valley View Boulevard, Suite T-101
Las Vegas, Nevada 89102

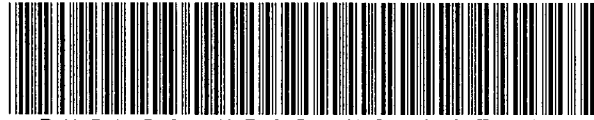
Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby



Public Hearing Notice



PUBLIC HEARING NOTICE

Separator Sheet

NOTICE OF PUBLIC HEARING

VARIANCE

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

VAR-16471

APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC - REQUEST FOR A VARIANCE TO ALLOW 15 PARKING SPACES WHERE 25 PARKING SPACES ARE THE MINIMUM NUMBER REQUIRED FOR A PROPOSED OFFICE BUILDING ON 0.49 ACRES ADJACENT TO THE WEST SIDE OF SKY POINTE DRIVE, APPROXIMATELY 640 FEET SOUTH OF KYLE CANYON (APN 125-06-002-008), U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] AND U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] [PROPOSED: C-1 (LIMITED COMMERCIAL) ZONE], WARD 6 (ROSS).

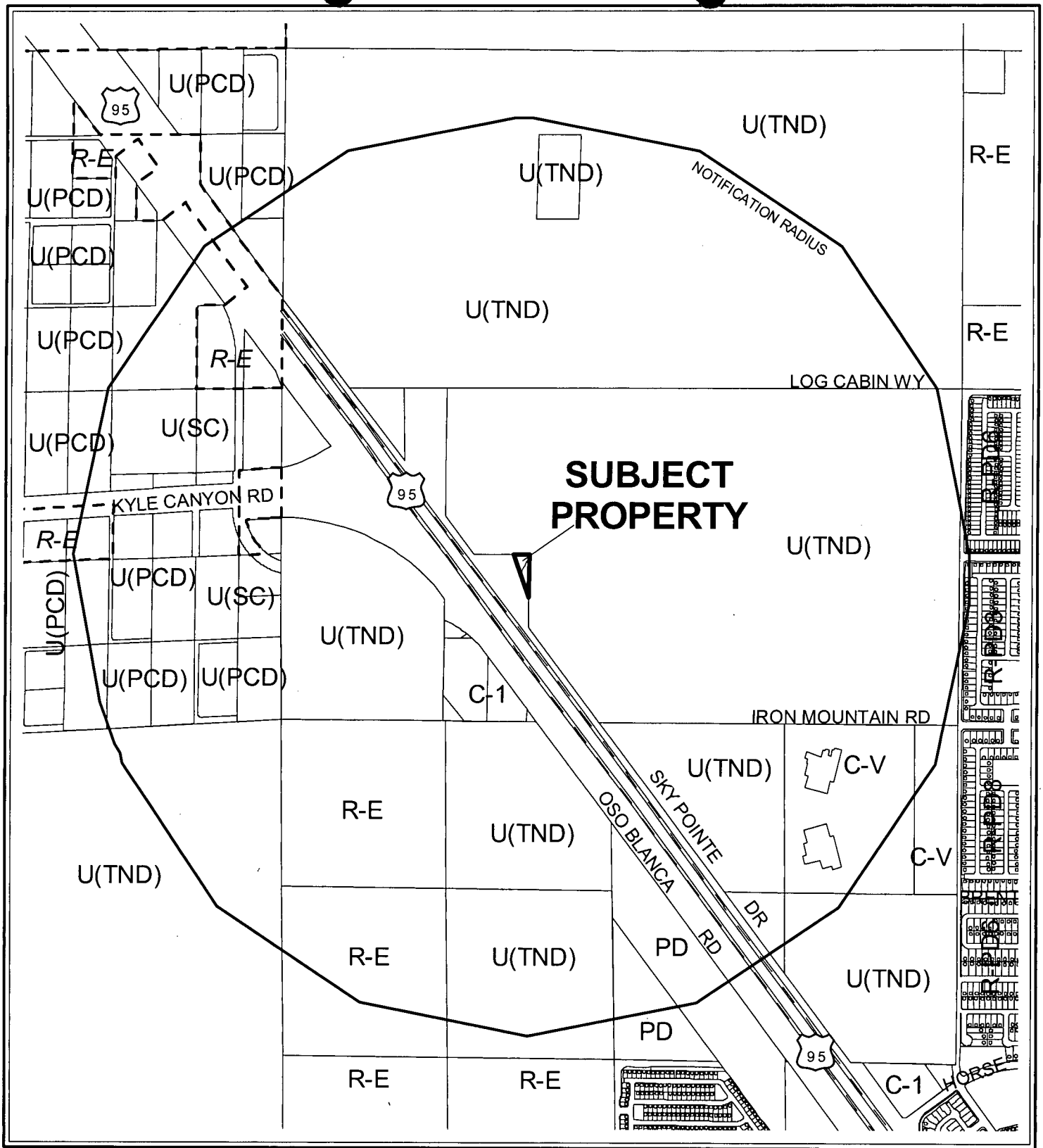
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request may be determined by the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



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

SEE LOCATION MAP ON REVERSE SIDE



CASE: VAR-16471

RADIUS: 3500 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONING [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] AND U (UNDEVELOPED) ZONING [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

0 600 1200 Feet



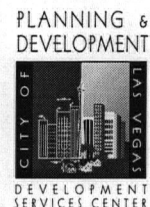
Affidavit of Sign Posting



Separator Sheet



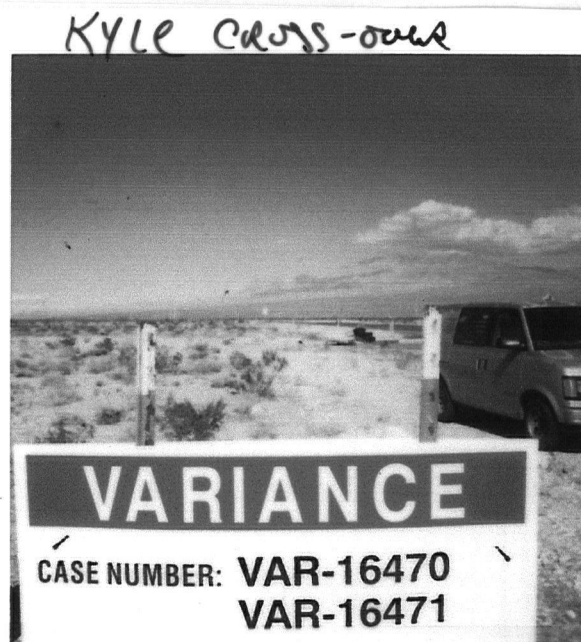
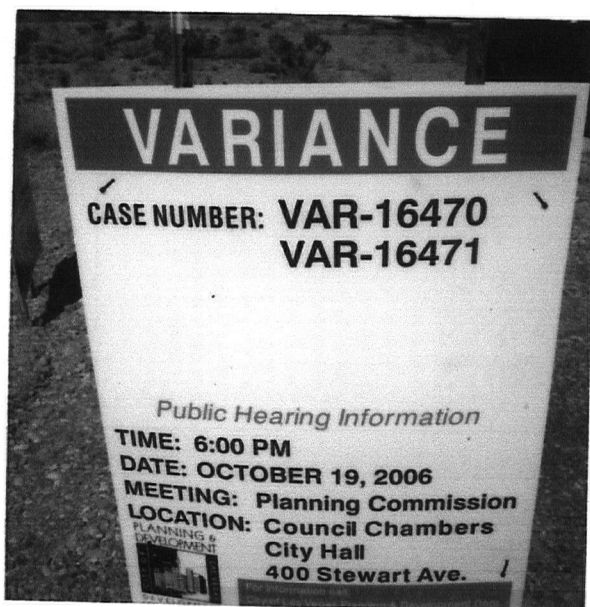
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



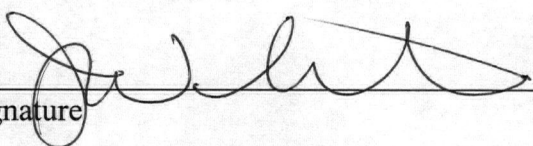
CASE NUMBER: VAR-16471

MEETING DATE: 10/19/06 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.



SKY Pointe


Signature

10-8-06
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.

Applicant Letter



APPLICANT LETTER

Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

October 6, 2006

Mr. David Bramlett
Asian Development, LLC
PO Box 33130
Las Vegas, Nevada 89133

RE: VAR-16471 - VARIANCE

Dear Mr. Bramlett:

Please be advised the City Planning Commission at its regular meeting on **October 19, 2006** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

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

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

Sincerely,

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

JK:clb

cc: Mr. Victor Rodriguez
Consulting Civil Engineers
3111 South Valley View Boulevard, Suite T-101
Las Vegas, Nevada 89102

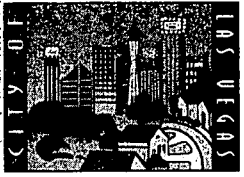
Mayor
Oscar B. Goodman

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

January 12, 2007

Mr. David Bramlett
Asian Development, LLC
PO Box 33130
Las Vegas, Nevada 89133

RE: ABEYANCE - VAR-16471 - VARIANCE

Dear Mr. Bramlett:

Please be advised the City Planning Commission at its regular meeting on **January 25, 2007** 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, AICP
Current Planning Manager
Planning and Development Department

DJR:clb

cc: Mr. Victor Rodriguez
Consulting Civil Engineers
3111 South Valley View Boulevard, Suite T-101
Las Vegas, Nevada 89102

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
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City Manager
Douglas A. Selby

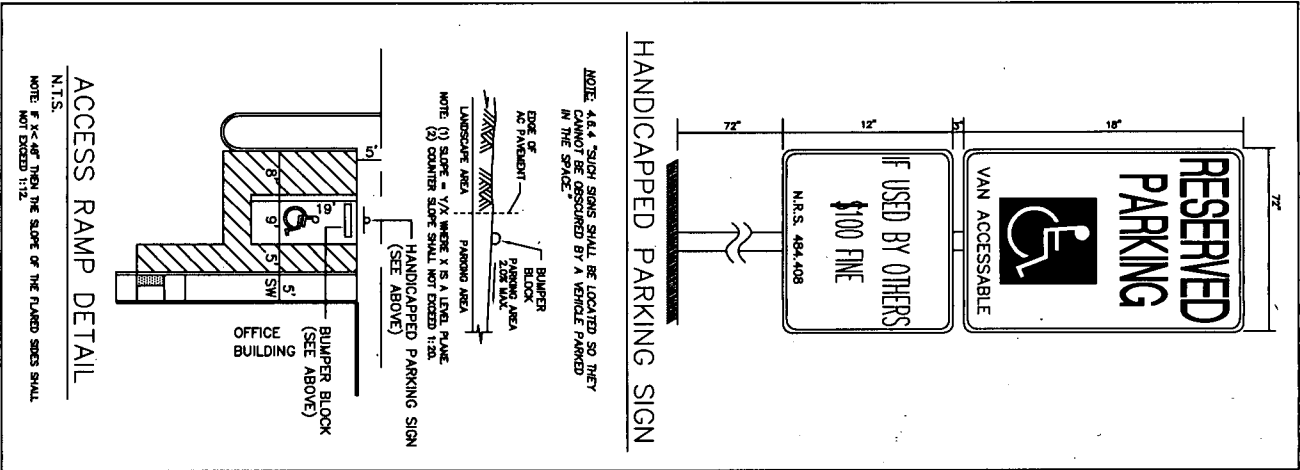
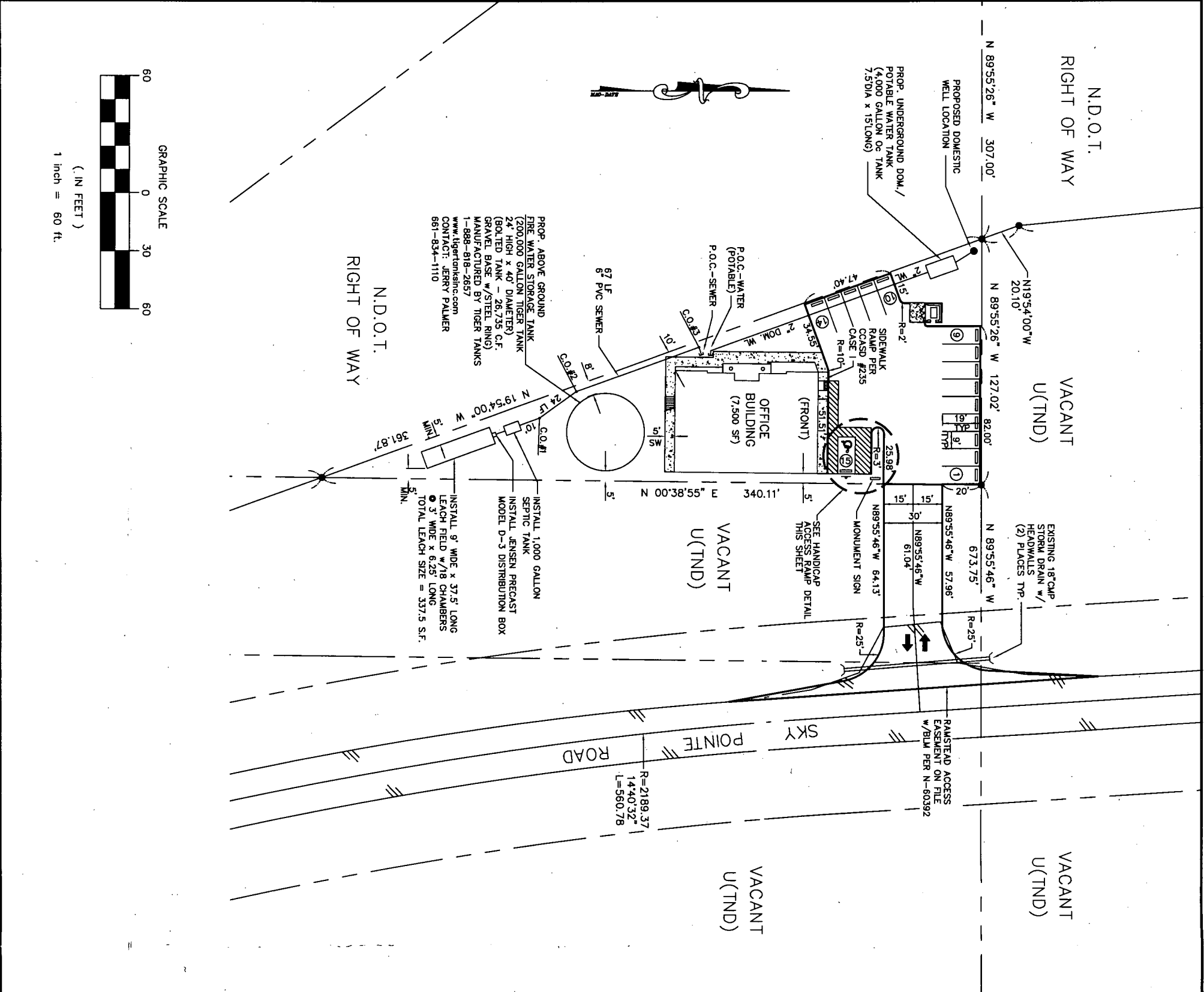


Plans (Approved Site Plan)



PLANS - APPROVED SITE PLAN

Separator Sheet

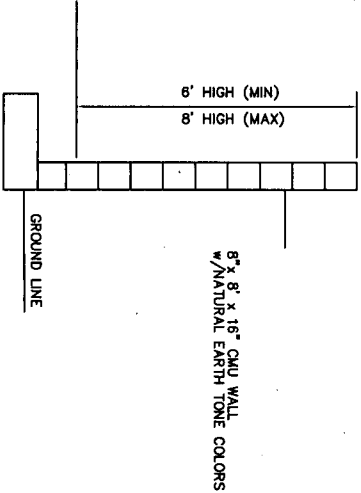
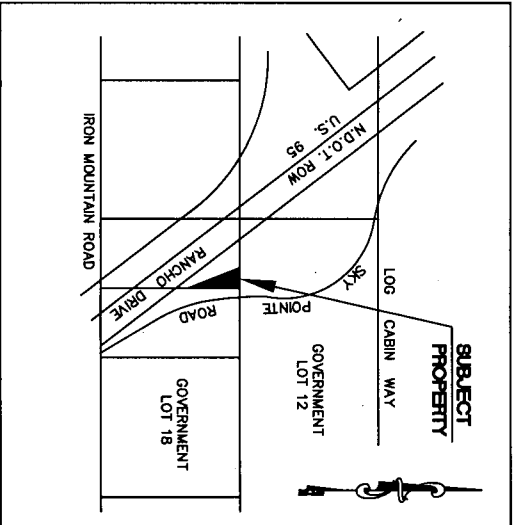


GENERAL SITE INFORMATION	
ASSESSOR PARCEL NOS. 125-06-002-008	
GROSS AREA : 0.46 ACRES (20,038 S.F.)	
NET AREA : 0.46 ACRES (20,038 S.F.)	
FRONT STREET SETBACK : MINIMUM 20' PROVIDED 84'	
SIDE SETBACK : MINIMUM 10' PROVIDED 5'	
REAR SETBACK : MINIMUM 20' PROVIDED 181'	
CORNER SIDE SETBACK : MINIMUM 15' PROVIDED 15'	
BUILDING HEIGHT : 35' MAXIMUM	

PROJECT SUMMARY	
TOTAL OFFICE	PARKING
BUILDING (1ST FLOOR) = 3,750 SF	HANDICAP SPACES REQUIRED: 1 SPACES
BUILDING (2ND FLOOR) = 3,750 SF	HANDICAP SPACES PROVIDED: 1 SPACES
TOTAL S.F. = 7,500 SF	TOTAL SPACES REQUIRED: 25 SPACES
	TOTAL SPACES PROVIDED: 15 SPACES
	PARKING RATIO: 1 PER 300 S.F.

LAND DATA
LAND AREA = 0.46 ACRES (20,089 SF)
FLOOR AREA RATIO: 37%

OWNER INFORMATION	
ASIAN DEVELOPMENT, L.L.C.	
P.O. BOX 33130	
LAS VEGAS, NEVADA 89133	
CONTACT: DAVID BRAMLETT	
TEL: (702) 658-8825	
FAX: (702) 658-5655	



VICINITY MAP

VAR-16471

10/19/06 PC

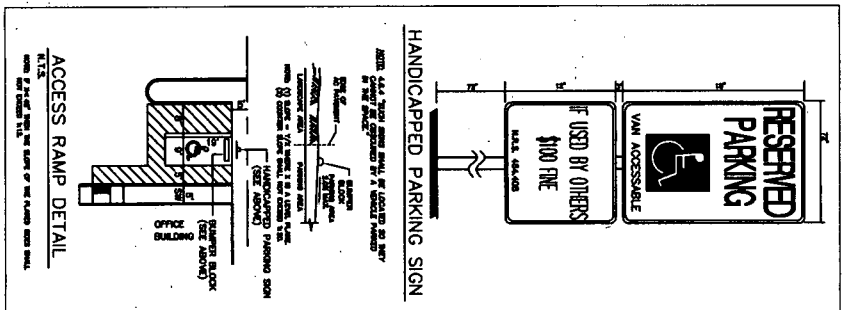
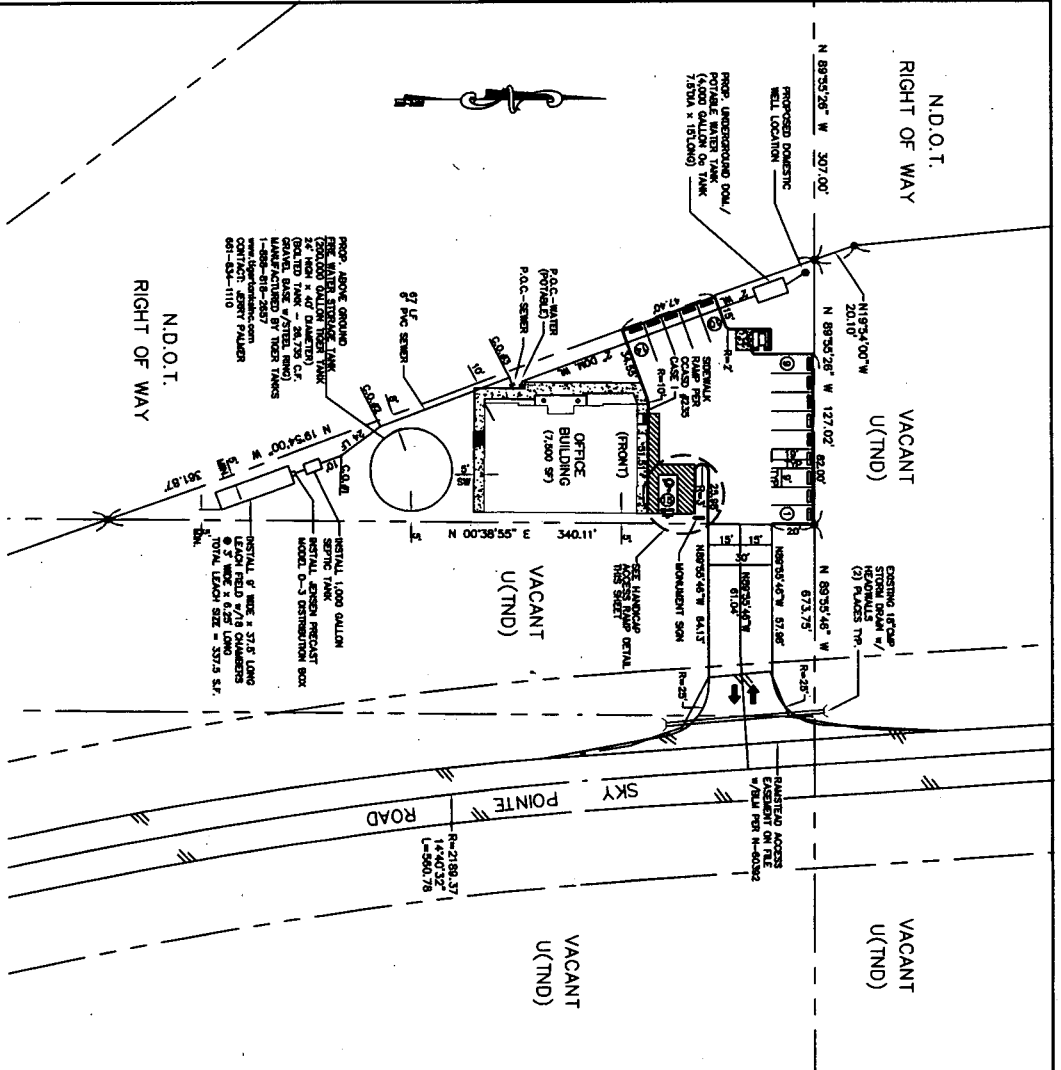
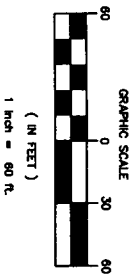
SEP 0 1 2006

1 OF 1	SHEET C-1	SHEET		SITE PLAN COMMERCIAL OFFICE BUILDING		L.D.I.D. P. O. BOX 33130 LAS VEGAS, NEVADA 89133 TEL.: (702) 658-8828 FAX.: (702) 658-5655		CONSULTING CIVIL ENGINEERS Consulting Civil Engineers, inc. 3111 S. Valley View Ste. T101 • Las Vegas, NV 89102 (702) 222-4747 • (702) 248-9606 Fax			
		TITLE		KYLE CANYON		DRAWN BY: V.B.		DATE: 8-29-2006		SCALE - VERTICAL: N.T.S.	
		SKY POINTE ROAD & U.S. 95				DESIGNED BY: V.B.				SCALE - HORIZONTAL: 1" = 60'	
						CHECKED BY: V.R.				PROJECT NUMBER: 2106.009	
										REV. DATE BY REVISION	
										SEAL	

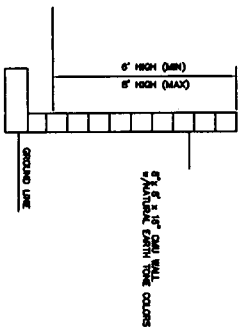
Plans (PMT)



Separator Sheet



PROPOSED PERIMETER WALL
N.T.S.
NOTE: THERE ARE NO EXISTING PERIMETER WALLS

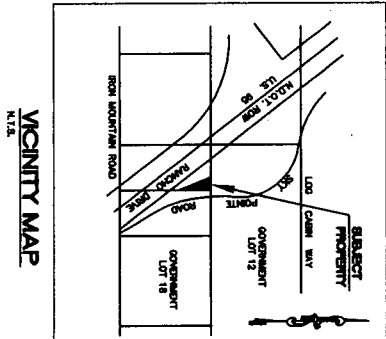


GENERAL SITE INFORMATION	
ASSESSOR PARCEL NO.: 125-06-002-008	
GROSS AREA: 0.46 ACRES (20,098 S.F.)	
NET AREA: 0.46 ACRES (20,038 S.F.)	
FRONT STREET SETBACK: MINIMUM 20' PROVIDED 64'	
SIDE SETBACK: MINIMUM 10' PROVIDED 5'	
REAR SETBACK: MINIMUM 20' PROVIDED 181'	
CORNER SIDE SETBACK: MINIMUM 15' PROVIDED 15'	
BUILDING HEIGHT: 35' MAXIMUM	

PROJECT SUMMARY	
TOTAL OFFICE	PARKING
BUILDING (1ST FLOOR) = 3,750 SF	HANDICAP SPACES REQUIRED: 1 SPACES
BUILDING (2ND FLOOR) = 3,750 SF	HANDICAP SPACES PROVIDED: 1 SPACES
TOTAL SF. = 7,500 SF	TOTAL SPACES REQUIRED: 25 SPACES
	TOTAL SPACES PROVIDED: 15 SPACES
	PARKING RATIO: 1 PER 500 SF.

LAND DATA	
LAND AREA = 0.46 ACRES (20,098 SF)	
FLOOR AREA RATIO: 37%	

OWNER INFORMATION	
ASIAN DEVELOPMENT, L.L.C.	
P.O. BOX 33130	
LAS VEGAS, NEVADA 89133	
CONTACT: DAVID BRAMLETT	
TEL: (702) 658-8823	
FAX: (702) 658-9655	



VICINITY MAP
N.T.S.

SITE PLAN
COMMERCIAL OFFICE BUILDING
TITLE: **KYLE CANYON**
SKY POINTE ROAD & U.S. 95

LDID.
P.O. BOX 33130
LAS VEGAS, NEVADA 89133
TEL: (702) 658-8828 FAX: (702) 658-9655
DRAWN BY: V.B. DATE: 8-29-2006
DESIGNED BY: V.B.
CHECKED BY: V.R.

Consulting Civil Engineers, Inc.
2111 S. Valley View Ste. 7101 • Las Vegas, NV 89102
(702) 222-4747 • (702) 243-9800 fax
SCALE - VERTICAL: N.T.S.
SCALE - HORIZONTAL: 1" = 60'
PROJECT NUMBER: 2106.009

REV.	DATE	BY	REVISION

SHEET
C-1
1 OF 1

VAR-16471
10/19/06 PC

RECEIVED
SEP 01 2006