

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

SPECIAL USE PERMIT

MEETING: PLANNING COMMISSION
DATE: JANUARY 25, 2007
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SUP-18084

APPLICANT/OWNER: JOSE LOPEZ - REQUEST FOR A SPECIAL USE PERMIT FOR PRIVATE STREETS AT THE SOUTHEAST CORNER OF MAVERICK STREET AND JO MARCY DRIVE (APN 125-14-506-001), R-E (RESIDENCE ESTATES) ZONE, WARD 6 (ROSS).

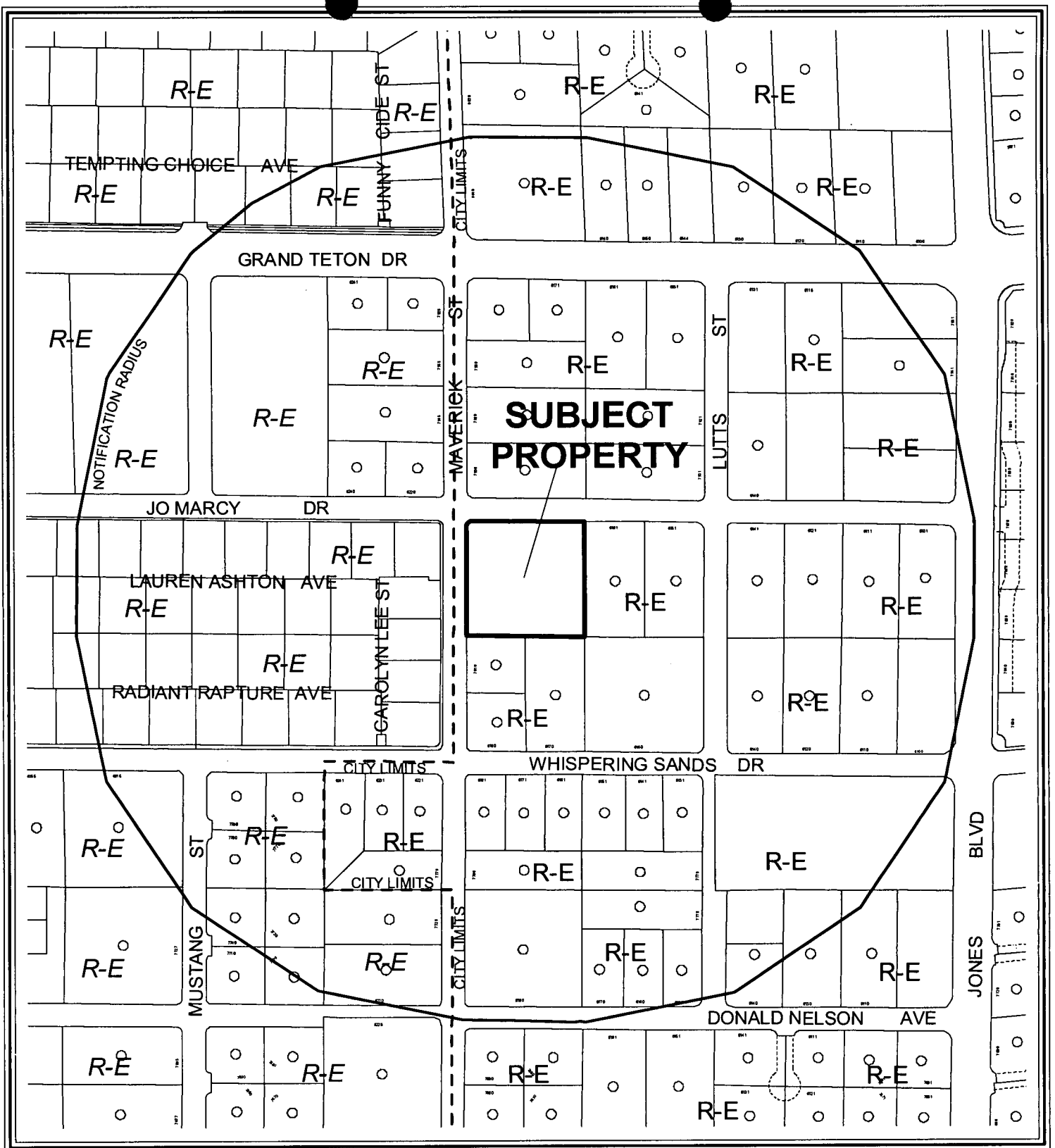
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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 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. This request 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 discussion of the item. You will 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, CURRENT PLANNING MANAGER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **SUP-18084**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES)

0 400 Feet



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

February 9, 2007

Mr. Jose Lopez
2355 Lincoln Road
Las Vegas, Nevada 89115

RE: ABEYANCE - SUP-18084 - SPECIAL USE PERMIT

Dear Mr. Lopez:

Please be advised the City Planning Commission at its regular meeting on **February 22, 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,

Andrew P. Reed, Planning Supervisor
Planning and Development Department
Current Planning Division

AR:clb

cc: Ms. Lana Manning
Civil Works, Inc.
8625 South Dean Martin Drive
Las Vegas, Nevada 89139

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 26, 2007

Mr. Jose Lopez
2355 Lincoln Road
Las Vegas, Nevada 89115

RE: SUP-18084 - SPECIAL USE PERMIT

Dear Mr. Lopez:

Please be advised the City Planning Commission at its regular meeting on **February 8, 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,

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

JK:dm

cc: Ms. Lana Manning
Civil Works, Inc.
8625 South Dean Martin Drive
Las Vegas, Nevada 89139

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. Jose Lopez
2355 Lincoln Road
Las Vegas, Nevada 89115

RE: SUP-18084 - SPECIAL USE PERMIT

Dear Mr. Lopez:

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: Ms. Lana Manning
Civil Works, Inc.
8625 South Dean Martin Drive
Las Vegas, Nevada 89139

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

November 17, 2006

Mr. Robert Summerfield
City of Las Vegas Planning
731 South Fourth Street
Las Vegas, NV 89101

Dear Robert:

I would like to request the following items be held from the upcoming Planning Commission meeting on December 21, 2006. We have an additional Waiver that needs to be filed; along with other issues that need to be resolved before these applications can be heard for approval.

WVR-18085

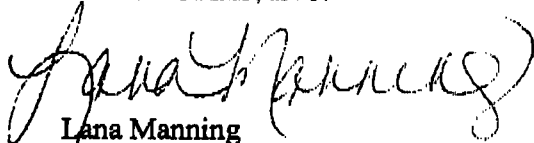
SUP-18084

Please schedule these items to be heard at the next Planning Commission meeting scheduled for January 11, 2007.

If you need additional information, please contact me at 876-3474.

Respectfully,

CIVILWORKS, INC.



Lana Manning
Land Development Processor

Cc: Jose Lopez-Las Cabanas

LJM:iarn

CivilWorksInc

Engineering with "sensible" solutions tailored to your "specific" needs.

7625 Dean Martin Drive, Suite #101 • Las Vegas, NV 89139-5975
Office: 702.876.3474 • Fax: 702.876.1323

RECEIVED

NOV 17 2006

January 24, 2007

Mr. Robert Summerfield
City of Las Vegas Planning
731 South Fourth Street
Las Vegas, NV 89101

Dear Robert:

I would like to request the following items be held from the upcoming Planning Commission meeting on January 25, 2007.

WVR-18085

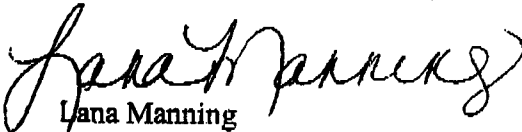
SUP-18084

Please schedule these items to be heard at the next Planning Commission meeting scheduled for February 8, 2007.

If you need additional information, please contact me at 876-3474.

Respectfully,

CIVILWORKS, INC.



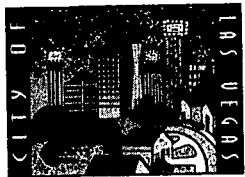
Lana Manning
Land Development Processor

Cc: Jose Lopez-Las Cabanas

LJM:iam

54-55

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. Jose Lopez
2355 Lincoln Road
Las Vegas, Nevada 89115

RE: SUP-18084 - SPECIAL USE PERMIT

Dear Mr. Lopez:

Your request for a Special Use Permit FOR PRIVATE STREETS at the southeast corner of Maverick Street and Jo Marcy Drive (APN 125-14-506-001), R-E (Residence Estates) Zone, Ward 6 (Ross), was considered by the Planning Commission on January 25, 2007.

The Planning Commission voted to hold this item in **ABEYANCE** at the applicant's request.

This item is scheduled to be heard again at the **February 8, 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,

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

AR:clb

cc: Ms. Lana Manning
Civil Works, Inc.
8625 South Dean Martin Drive
Las Vegas, Nevada 89139

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



February 6, 2007

Mr. Robert Summerfield
City of Las Vegas Planning
731 South Fourth Street
Las Vegas, NV 89101

Dear Robert:

I would like to request the following items be held from the upcoming Planning Commission meeting on February ~~8~~²², 2007.

WVR-18085

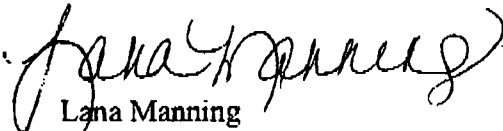
SUP-18084

Please schedule these items to be heard at the next Planning Commission meeting scheduled for February ~~23~~²², 2007.

If you need additional information, please contact me at 876-3474.

Respectfully,

CIVILWORKS, INC.



Lana Manning
Land Development Processor

Cc: Jose Lopez-Las Cabanas

LJM:iam

Civil Works Inc

Engineering with "sensible" solutions tailored to your "specific" needs.

7625 Dean Martin Drive, Suite #101 • Las Vegas, NV 89139-5975
Office: 702.876.3474 • Fax: 702.876.1323

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

February 9, 2007

Mr. Jose Lopez
2355 Lincoln Road
Las Vegas, Nevada 89115

RE: SUP-18084 - SPECIAL USE PERMIT

Dear Mr. Lopez:

Your Request for a Special Use Permit FOR PRIVATE STREETS at the southeast corner of Maverick Street and Jo Marcy Drive (APN 125-14-506-001), R-E (Residence Estates) Zone, Ward 6 (Ross), was considered by the Planning Commission on February 8, 2007.

The Planning Commission voted to hold this item in **ABEYANCE** per applicant's request.

This item is scheduled to be heard again at the **February 22, 2007** 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,

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

JK:dm

cc: Ms. Lana Manning
Civil Works, Inc.
8625 South Dean Martin Drive
Las Vegas, Nevada 89139

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

February 22, 2007

Mr. Jose Lopez
2355 Lincoln Road
Las Vegas, Nevada 89115

RE: ABEYANCE - SUP-18084 - SPECIAL USE PERMIT

Dear Mr. Lopez:

Your request for a Special Use Permit FOR PRIVATE STREETS at the southeast corner of Maverick Street and Jo Marcy Drive (APN 125-14-506-001), R-E (Residence Estates) Zone, Ward 6 (Ross), was considered by the Planning Commission on February 22, 2007.

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

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04 for Private Streets use.
2. Approval of and conformance to the Conditions of Approval for Waiver (WVR-18085) and Parcel Map (PMP-13512) shall be required.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

5. The private street shall be granted as a public utility easement (P.U.E), City of Las Vegas public sewer easement and public drainage easement to be privately maintained by the Homeowners' Association.

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

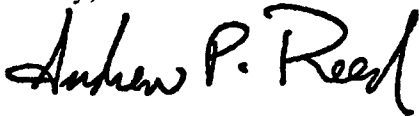


Mr. Jose Lopez
SUP-18084 - Page Two
February 23, 2007

6. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
7. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

This item will be considered by the City Council on **March 21, 2007**, 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,



Andrew P. Reed, Planning Supervisor
Planning and Development Department
Current Planning Division

AR:clb

cc: Ms. Lana Manning
Civil Works, Inc.
8625 South Dean Martin Drive
Las Vegas, Nevada 89139

City Council Proof of Publication



Separator Sheet

Las Vegas, Nevada

MARCH 5, 2007

TO: LAS VEGAS REVIEW JOURNAL

FROM: CITY CLERK

SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARINGS – SPECIAL USE PERMITS
SUP-18084, SUP-19068, SUP-19087, SUP-19100, SUP-19105, SUP-19121 and
SUP-19129

Please publish the attached LEGAL NOTICE

ON THE FOLLOWING DATE: FRIDAY, MARCH 9, 2007 (One time)

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

ASSISTANT DEPUTY CITY CLERK

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

NOTICE OF PUBLIC HEARINGS
MARCH 21, 2007

NOTICE IS HEREBY GIVEN THAT ON WEDNESDAY, MARCH 21, 2007 at the hour of 1:00 P.M. in the Council Chambers, City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following Special Use Permits:

SUP-18084 - APPLICANT/OWNER: JOSE LOPEZ - Request for a Special Use Permit FOR PRIVATE STREETS at the southeast corner of Maverick Street and Jo Marcy Drive (APN 125-14-506-001), R-E (Residence Estates) Zone, Ward 6 (Ross), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

SUP-19068 - APPLICANT: ACELERO LEARNING - OWNER: LUZ MARIE SANCHEZ - Request for a Special Use Permit FOR A CHILD CARE CENTER at 4301 Stewart Avenue (APN 140-31-602-009), R-E (Residence Estates) Zone, Ward 3 (Reese), LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.

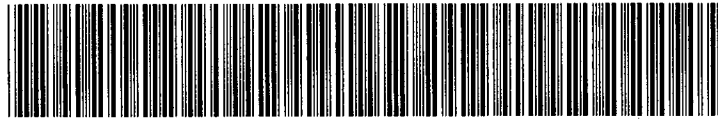
SUP-19087 - APPLICANT: ESSENCE OF THAI, INC. - OWNER: CARMELLA M. MAURO - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING RESTAURANT at 4105 West Sahara Avenue (APN 162-07-511-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.

SUP-19100 - APPLICANT/OWNER: KRYFAM, LP - Request for a Special Use Permit FOR A HOTEL WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 80 FEET FROM A RESIDENTIAL USE WHERE 330 FEET IS THE MINIMUM REQUIRED at the southwest corner of Tenaya Way and Sky Pointe Drive (APN 125-27-410-004), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross), LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

SUP-19105 - APPLICANT: 1 HOUR BAIL BONDS - OWNER: LEWIS CENTER PARKING, LLC - Request for a Special Use Permit FOR A BAIL BOND SERVICE at 321 South Casino Center Boulevard (APN 139-34-201-020), C-1 (Limited Commercial) Zone, Ward 3 (Reese), LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

SUP-19121 - APPLICANT: ADVANCE GROUP, INC. - OWNER: RESORT HOLDINGS 1, LLC - Request For A Special Use Permit FOR AN AUTO TITLE LOAN ESTABLISHMENT at 7460 West Cheyenne Avenue (APN 138-10-413-007), C-1 (Limited Commercial) Zone, Ward 4 (Brown), LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

City Council Action Letter



CITY COUNCIL ACTION LETTER

Separator Sheet



March 22, 2007

Mr. Jose Lopez
2355 Lincoln Road
Las Vegas, Nevada 89115

RE: SUP-18084 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF MARCH 21, 2007
RELATED TO WVR-18085

Dear Mr. Lopez:

The City Council at a regular meeting held March 21, 2007 APPROVED the request for a Special Use Permit FOR PRIVATE STREETS at the southeast corner of Maverick Street and Jo Marcy Drive (APN 125-14-506-001), R-E (Residence Estates) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 22, 2007. This approval is subject to:

Planning & Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04 for Private Streets use.
2. Approval of and conformance to the Conditions of Approval for Waiver (WVR-18085) and Parcel Map (PMP-13512) shall be required.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

5. The private street shall be granted as a public utility easement (P.U.E), City of Las Vegas public sewer easement and public drainage easement to be privately maintained by the Homeowners' Association.
6. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
WARD 5 (VACANT)

DOUGLAS A. SELBY
CITY MANAGER

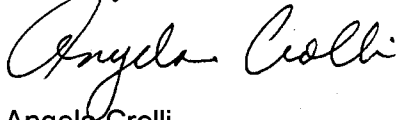
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

Mr. Jose Lopez
SUP-18084 – Page Two
March 22, 2007

7. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, Acting City Clerk

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

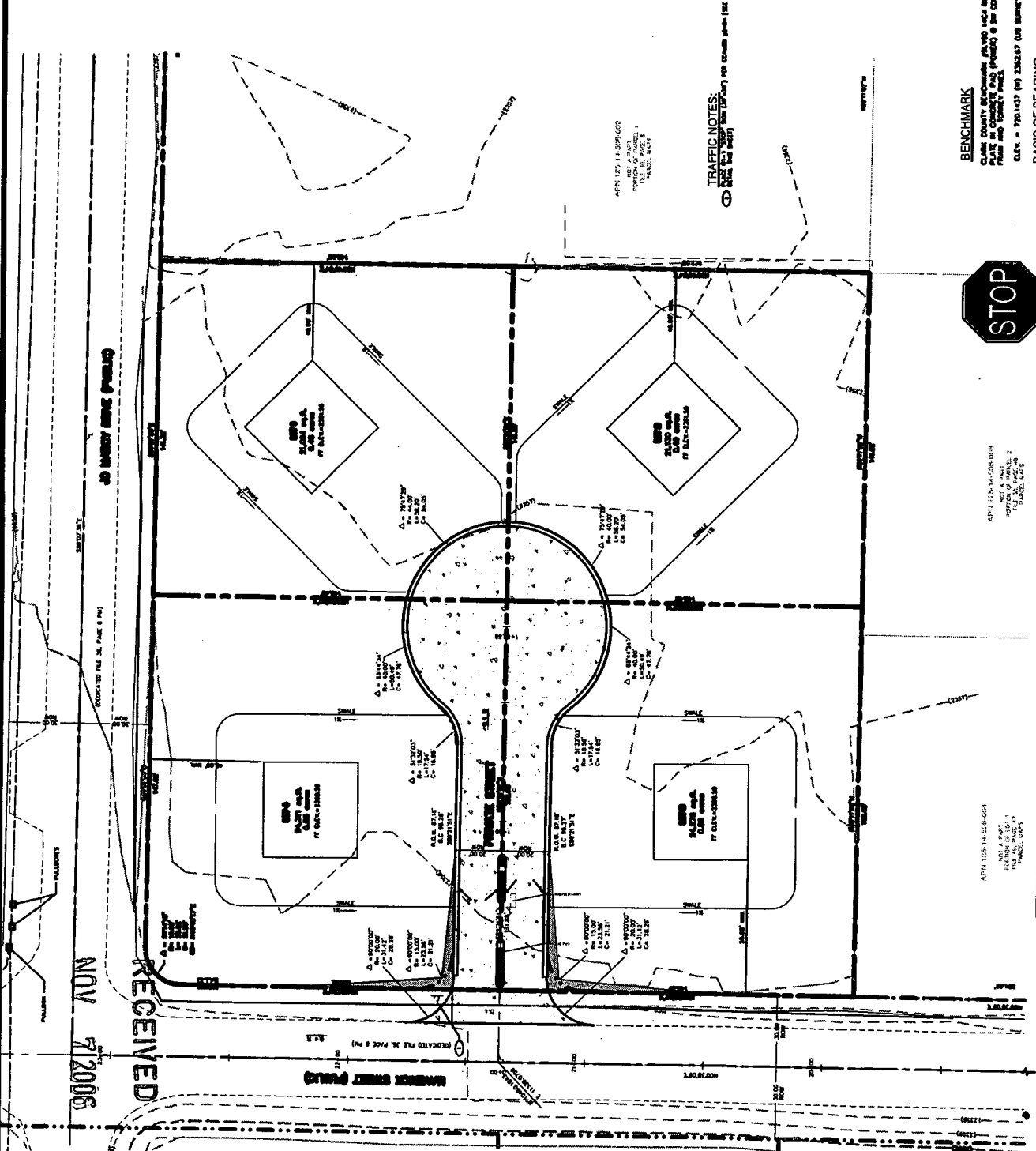
Ms. Lana Manning
Civil Works, Inc.
8625 South Dean Martin Drive
Las Vegas, Nevada 89139

Plans (PMT)



Separator Sheet

RECEIVED
NOV 7 2006



APR 125-14-508-004

CLARK COUNTY
CITY OF LAS VEGAS

APR 1985 14-008-008

NOT A PART
POSITION OF DARNEL 2
FILE IN PAGE 43
DARNEL MARY



R1-1 SIGN
NTS

BENCHMARK

CLARK COUNTY SHERIFFS FILED 14CS INV-1 AND
PLATE IN CLARK COUNTY PAD (PENDING) @ SW CORNER OF
FRANK AND HENLEY STS.

CLWA = 770.1033 (M) 2362.67 (US ENERGY FIGHT)

BASIS OF BEARING

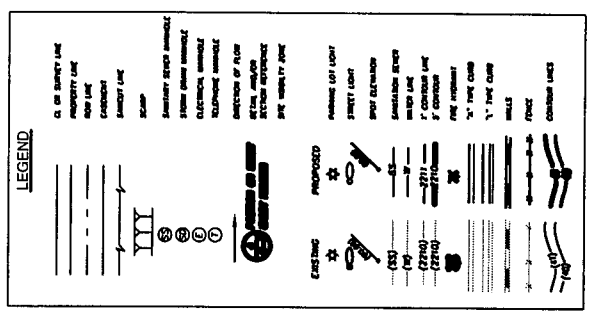
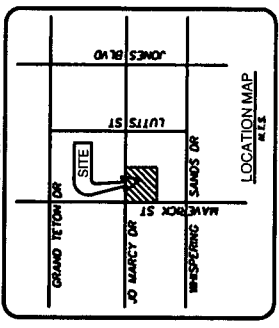
MONTH 1976. LAST, SHOW THE CONTENTS OF
 SUBMITTING LAND OWNED, AS SHOWN BY MAP BOOKS ON
 FILE IN FILE 34, PAGE 8 OF PARCEL MAPS IN THE OFFICE
 OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

NOTE: A listing in the Saturday Evening Post and Sunday Morning News does not constitute an endorsement by the U.S. Government.

SUP-18084
12/21/06 PC

Call Cal before you
overhead
1-800-27-2888 1-800-90-421

SITE PLAN



GIWIWORKS Inc. Engineering with "flexible" solutions tailored to your "specific" needs.
 7625 Dean Martin Drive, Suite #101 • Las Vegas, NV 89139-5975
 Office # (702) 876-3474 • Fax # (702) 876-1338

LAS CABANAS
 • MAVERICK & JO MARCY
 OWNER/DEVELOPER: JOSE LOPEZ
 2185 CARMEL STREET
 LOS ANGELES, CALIFORNIA 90018
 PH: (213) 833-6346



C-1

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: January 10, 2007
Re: **SUP-18084** Civil Works, Inc. SEC of Maverick Street and Jo Marcy Drive
Request for a Special Use Permit for Private Streets

CONDITIONS OF APPROVAL:

1. The private street shall be granted as a public utility easement (P.U.E), City of Las Vegas public sewer easement and public drainage easement to be privately maintained by the Homeowners' Association.
2. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
3. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

APN Map



Separator Sheet

Deed



Separator Sheet

APN: 125-14-506-001 2\

Affix R.P.T.T. \$3,570.00

ESCROW NO. 15050167-SLM

WHEN RECORDED MAIL DEED AND TAX

STATEMENTS TO:

Jose Gillardo Lopez

2185 Camel Street

Las Vegas, NV 89118

20050511-0002059

Fee: \$21.00 RPTT: \$3,570.00

N/C Fee: \$0.00

05/11/2005 11:43:17

T20050087281

Requestor:

LAND TITLE OF NEVADA

Frances Deane

Clark County Recorder

KGP

Pgs: 8

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That:

David Brownell, an unmarried man as to an undivided 37.5% interest and Robert Ash and Norma Ash, husband and wife as to an undivided 25% interest and Nathan Lee and Christine Lee, husband and wife as to an undivided 25% interest and Steve Thronson and Susan Thronson, husband and wife as to an undivided 12.5% interest, all as tenants in common, for valuable consideration, receipt of which is hereby acknowledged, hereby Grant, Bargain, Sell and Convey to Jose G. Lopez, a married man as his sole and separate property and Jose Antonio Lopez, a married man as his sole and separate property and Ramon Esparza, a married man as his sole and separate property and Manuel Esparza, a single man, All as Joint Tenants

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

LOT TWO (2) OF THE CERTAIN PARCEL MAP ON FILE IN FILE 36, PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

SUBJECT
TO:

1. Taxes for the current fiscal year, and any and all taxes (including supplemental taxes) and assessments levied or assessed after the recording date of this document.
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

8th

day of

May

2005.

signed in counterpart

David Brownell

signed in counterpart

Robert Ash

signed in counterpart

Norma Ash

signed in counterpart
Nathan Lee

signed in counterpart
Christine Lee

signed in counterpart

Steve Thronson

signed in counterpart

Susan Thronson



STATE OF NEVADA
COUNTY OF CLARK

On, 5-8-05, personally appeared before me, a Notary Public,

CHRISTINE LEE and Nathan Lee,
personally known (or proven) to me to be the person(s) whose name(s) is/are subscribed to the
within instrument who acknowledged that he/she/they executed the instrument.

Karl Kalnitz
Notary Public in and for said County and State.

Witness my/our hand(s) this 6th day of May, 2005.

signed in counterpart
David Brownell

signed in counterpart
Robert Ash

signed in counterpart
Norma Ash

signed in counterpart
Nathan Lee

signed in counterpart
Christine Lee,

Steve Thronson
Steve Thronson

Susan Thronson
Susan Thronson

STATE OF NEVADA
COUNTY OF CLARK

On, _____, personally appeared before me, a Notary Public,

personally known (or proven) to me to be the person(s) whose name(s) is/are subscribed to the
within instrument who acknowledged that he/she/they executed the instrument.

Notary Public in and for said County and State.

See attached acknowledgment
DTD 5-6-2005

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of ORANGE

SS.

On MAY 6, 2005

Date

before me, G. SATIN A NOTARY PUBLIC

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared STEVE THRONSON

Name(s) of Signer(s)

- ☐ personally known to me
☒ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: GRANT BARGAIN SALE DEED

Document Date: MAY 6, 2005 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of ORANGE

SS.

On MAY 6, 2005

before me, G. SATIN A NOTARY PUBLIC

personally appeared SUSAN THROSON

Name(s) of Signer(s)

☐ personally known to me
☒ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) (s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: GRANT, BARGAIN SALE DEED

Document Date: MAY 6, 2005 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Witness my/our hand(s) this 9 day of May, 2005.

signed in counterpart
David Brownell

Robert Ash

Norma Ash

signed in counterpart
Nathan Lee

signed in counterpart
Christine Lee, Member

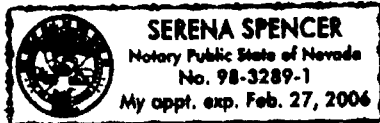
signed in counterpart
Steve Thronson

signed in counterpart
Susan Thronson

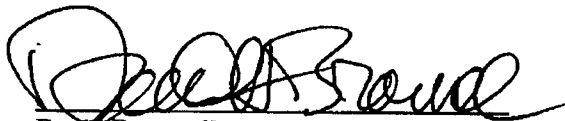
STATE OF NEVADA
COUNTY OF CLARK

On, May 9, 2005, personally appeared before me, a Notary Public,
Robert Ash and Norma Ash,
personally known (or proven) to me to be the person(s) whose name(s) is/are subscribed to the
within instrument who acknowledged that he/she/they executed the instrument.

[Signature]
Notary Public in and for said County and State.



Witness my/our hand(s) this 5th day of May, 2005


David Brownell

signed in counterpart
Robert Ash

signed in counterpart
Norma Ash

signed in counterpart
Nathan Lee

signed in counterpart
Christine Lee, Member

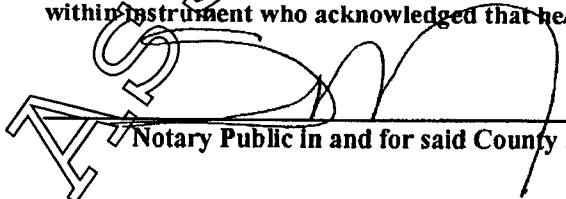
signed in counterpart
Steve Thronson

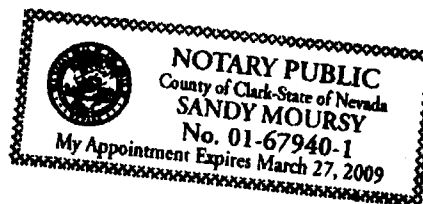
signed in counterpart
Susan Thronson

STATE OF NEVADA
COUNTY OF CLARK

On 5/5/05, personally appeared before me, a Notary Public,

David Brownell,
personally known (or proven) to me to be the person(s) whose name(s) is/are subscribed to the
within instrument who acknowledged that he/she/they executed the instrument.


Notary Public in and for said County and State.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor's Parcel Number(s)

a) **125-14-506-001**

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
i) ☐ Other

**FOR RECORDER'S OPTIONAL USE
ONLY**

Book: _____

Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$700,000.00

Deed in Lieu of Foreclosure Only (value of property)

\$

Transfer Tax Value:

\$

Real Property Transfer Tax Due

\$3,570.00

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 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: _____

Capacity: Grantor

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

(Required)

Print Name: David Brownell, Manager

Address: P.O. BOX 27740

City: Las Vegas

State: Nevada, 89126

BUYER (GRANTEE) INFORMATION

(Required)

Print Name: Jose Gillardo Lopez

Address: 2185 Camel Street

City: Las Vegas

State: Nevada, 89118

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

Print Name: LAND TITLE OF NEVADA, INC.

Escrow #: 15050167-SLM

Address: 720 S Seventh Street

City: Las Vegas, Nevada 89101

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

2059

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-18084** APN: 125-14-506-001

Name of Property Owner: Jose Lopez

Name of Applicant: Lana Manning-Civilworks, Inc.

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: _____

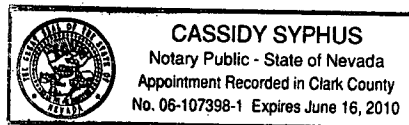
Signature of Property Owner: JOSE GILDAARDO LOPEZ

Print Name: Jose Lopez

Subscribed and sworn before me

This 18 day of September, 2006

Cassidy Syphus
Notary Public in and for said County and State



Justification Letter



Separator Sheet

November 7, 2006

City of Las Vegas Planning and Development Department
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

**SUBJECT: REQUEST FOR SPECIAL USE PERMIT
APN#-125-14-506-001**

To Whom It May Concern:

We respectfully request your consideration for approval for the above-referenced application. This is a proposed 4 lot residential subdivision situated on approximately 2.08 acres, located at cross streets Jo Marcy and Maverick. The current zoning on this parcel is RE, which shall remain.

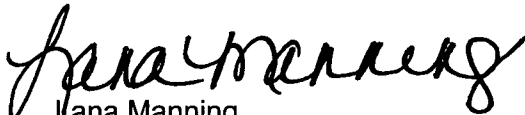
On behalf of our Client, we are requesting a Special Use Permit to allow construction of a Private Street within a proposed gated subdivision. This being a gated community with access limited to the Homeowners and their guests, traffic on this street will be very minimal as there is no through access. We are requesting this Special Use Permit because we are not in conformance of the provisions outlined in Title 19.04 – Private Streets, paragraphs 1-5. Emergency vehicle access has been addressed through meetings with City of Las Vegas Fire Chief who is in agreement with this request.

Accompanying this application is a Waiver Of Development Standards application and a Deviation from Standards.

Thank you for your consideration, please contact me at 876-3474 if you need additional information.

Respectfully,

CIVILWORKS, INC.



Lana Manning
Agency Processor

LJM:iam

Civil Works Inc

Engineering with "sensible" solutions tailored to your "specific" needs.

7625 Dean Martin Drive, Suite #101 • Las Vegas, NV 89139-5975

Office: 702.876.3474 • Fax: 702.876.1323

**SUP-18084
12/21/06 PC**

Application



A P P L I C A T I O N

Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit
Project Address (Location) Jo Maverick and Marcy
Project Name Las Cabanas Proposed Use RE
Assessor's Parcel #(s) 125-14-506-001 Ward # _____
General Plan: existing RE proposed _____ Zoning: existing _____ proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 2.08 Lots/Units 4 Density _____
Additional Information _____

PROPERTY OWNER Jose Lopez Contact Jose Lopez
Address 2355 Lincoln Road Phone: 429-5431 Fax: _____
City Las Vegas State NV Zip 89115

APPLICANT CivilWorks, Inc. Contact Lana Manning
Address 7625 S. Dean Martin Drive Phone: 876-3474 Fax: 876-1323
City Las Vegas State NV Zip 89139

REPRESENTATIVE CivilWorks, Inc. Contact Lana Manning
Address 7625 S. Dean Martin Drive Phone: 876-3474 Fax: 876-1323
City Las Vegas State NV Zip 89139

Property Owner Signature* JOSE GILDARDO LOPEZ

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

Print Name JOSE GILDARDO LOPEZ

Subscribed and sworn before me

This 18 day of September, 2006.

Cassidy Syphus

Notary Public in and for said County and State



CASSIDY SYPHUS
Notary Public - State of Nevada
Appointment Recorded in Clark County
No. 06-107398-1 Expires June 16, 2010

FOR DEPARTMENT USE ONLY

Case #	<u>SUP-18084</u>
Meeting Date:	<u>12-21-06</u>
Total Fee:	<u>800-</u>
Date Received:	<u>11-7-06</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.

Hansen Sheet



Separator Sheet

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

SUP Application

Report Date 11/08/2006 03:57 PM

Submitted By

Page 1

A/P # 18084 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	11/08/2006 13:23	982786	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

SUP-18084 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CIVIL WORKS, INC - OWNER: JOSE LOPEZ - Request for a Special Use Permit TO ALLOW A PRIVATE STREET at the southeast corner of Maverick Street and Jo Marcy Drive (APN 125-15-506-001), DR (Desert Rural Density Residential) Zone, Ward 6 (Ross).

Parent A/P

Project #	18084	Project/Phase Name	LAS CABANAS	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 12514506001

Location

Owner/Tenant

Contact ID	AC1113075	Name	LOPEZ JOSE G & JOSE ANTONIO	Organization	ESPARZA RAMON & MANUEL
Mailing Address	2355 LINCOLN RD			State/Province	NV
City	LAS VEGAS			Country	☐ Foreign
ZIP/PC	89115-5329			Evening Phone	
Day Phone	(702)429-5431 x			Mobile #	
Fax	(702) -				

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

12514506001

Planning Condition	Description	Effective	Expires	Comments
--------------------	-------------	-----------	---------	----------

There is no planning condition for this project.

Project Checklist



Separator Sheet



☒ Meeting

☐ Telephone

6/4/5

Conversation Record

Project Name To Marcy / Maverick

Page ____ of ____

Date ____/____/____

Time ____:____ am pm

Conversation between CLV Representative(s):
and,

Roh Levran Gina Vexless
Victor Sildano

Name

Company/Department

Phone

FAX

Lara Manning

CivilWorks, Inc

876-3474

☐ see Meeting Attendance Sheet

Comments:

~~Notes~~

Intersection offset waiver:

180' where 220' required

Traffic has no problem with offset waiver.

Deviation from standard for gating.
Must work with Fire.

Land Development

Drainage study, half street improvements

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) <i>original signed</i>
☒	☐	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): \$ <u>500</u> \$ <u>300</u> \$ <u> </u> Total = \$ <u>800</u>
☒	☐	Statement of Financial Interest
☒	☐	Development Impact Notice and Assessment (DINA)
☒	☐	Project of Regional Significance

SITE PLAN			Folded Plans:	Rolled/Colored Plans:
☒	☐	11" x 17" min. to 24" x 36" max. page size	/ 9	/
☒	☐	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		
☐	☐	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: Lana Manning Application Type: Special Use Permit

APN: 125-14-506-001 Location: Jo Marcy + Maverick

Planner: ML Pre-App Meeting Date: 9/5/06 Earliest PC Date: 11/2/06

DINA Letter



Separator Sheet

CITY OF LAS VEGAS
PLANNING AND DEVELOPMENT DEPARTMENT

ENVIRONMENTAL IMPACT ASSESSMENT

Pursuant to Las Vegas Municipal Code (LVMC) Section 19.18.010(E) and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that your project is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project. The Environmental Impact Assessment forms attached herein must be prepared for each factor and submitted for evaluation.

✓	1	Project Description <i>4-Lot Residential Subdivision on 2.08 Acres</i>
✓	2	Transportation and Traffic <i>N/A</i>
✓	3	Schools <i>N/A</i>
✓	4	Emergency Services <i>N/A</i>
✓	5	Housing <i>N/A</i>
✓	6	Mass Transit <i>N/A</i>
✓	7	Open Space and Recreation <i>N/A</i>
✓	8	Hydrology <i>N/A</i>
✓	9	Water Quality <i>N/A</i>
✓	10	Utilities and Service System

* Bold question numbers denote minimum NRS requirements

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

Applicant Information

The following Environmental Impact Assessment is being submitted for consideration for the proposed project known as _____, located at Jo Macey & Maverick

Las Cabanas

This document is being prepared by: Lona Manning

Company Name: Civil Works, LLC

Address: 7625 Dean Martin

Contact Person:

Name: Lona Manning

Title: Processor - CD

Telephone: 876-3474

Fax: 876-1323

E-mail: _____

I certify that the statements made by me on this Environmental Impact Assessment represent my best professional judgment and are, to the best of my knowledge, true and complete and correct.

I understand that any misrepresentation or material omission of fact on this document may be considered as constituting grounds for an incomplete application and may uphold processing of the application until complete information is provided.

Signature: _____

[Handwritten Signature]

Name: _____

Title: _____

Date: _____

11.7.06

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

1 Project Description

- 1.a Project title: Las Cabanas
1.b Application #:
1.c Project location: Jo macey/maverick
1.d Project sponsor

Name:

Address:

Telephone:

- 1.e G. P. designation:

- 1.f Zoning:

- 1.g Project description:

Total site acreage: 2.08

- i) Residential

Total units: 4

FAR per Lot:

Lot Coverage per Lot:

- ii) Hospitality

Total rooms:

Total entertainment:

- iii) Commercial

Total S.F.:

Total FAR:

Total Lot Coverage:

- 1.h Briefly describe the project's surrounding land use and setting:

North:

East:

South:

West:

- 1.i Project narrative (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach exhibits if necessary):

Narrative:

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

2 Transportation and Traffic

2.a Would the project include adequate emergency access pursuant to LVMC Fire and emergency response requirements?

Explain:

2.b Would the project provide adequate parking pursuant to LVMC parking requirements?

Explain:

2.c Would the project potentially increase hazards due to a design feature (e.g., sharp curves, dangerous intersection) or incompatible uses (e.g., commercial heavy equipment)?

Explain:

2.d Would the site have sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed project?

Explain:

2.e Insert a Table (attach additional sheets if necessary), indicating the number of vehicle trips that the proposal will generate, estimated by applying to the proposal the average trip rates for the peak days and hours established by the Institute of Transportation Engineers (or its successor).

Table:

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

3 Schools

3.a What is the total number of proposed residential units?

Conventional units:

Age-restricted units:

3.b Based upon the student generation factors utilized by Clark County School District¹ what is the estimated number of pupils generated by the proposal which will be added to the enrollment of each of the following:

Elementary School

School name:

Distance from site²:

Number of pupils:

Junior High/Middle School

School name:

Distance from site²:

Number of pupils:

High School

School name:

Distance from site²:

Number of pupils:

¹ See Exhibit 1

² Attach a map indicating the primary route/distance from the proposed project main entry point to the school main access point.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

4	Emergency Services
----------	---------------------------

4.a Provide the distance from the site of the proposal to the nearest facilities from which firefighting, police and emergency services will be provided, including without limitation, facilities of a local government that are planned but not yet constructed, and facilities that have been included in a local government's plan for capital improvements prepared pursuant to NRS 278.0226.

Fire

Name of the facility:

Existing/proposed:

Distance from site³:

Police

Name of the facility:

Existing/proposed:

Distance from site³:

Emergency Services

Name of the facility:

Existing/proposed:

Distance from site³:

4.b Would the project result in increase for emergency services in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Explain:

³ Attach a map indicating the primary route/distance from the proposed project main entry point to the firefighting, police, and emergency services main access point.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

5	Housing
----------	----------------

5.a Would the proposed project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, rural preservation area, or zoning ordinance)?

Explain:

5.b Would the project displace or eliminate existing housing?

Explain:

5.c What are the project characteristics, in terms of:

Density:

Height:

Gated community:

Housing Type:

Home ownership:

5.d Provide a brief statement setting forth the anticipated effects of the proposal on housing.

Explain:

ENVIRONMENTAL IMPACT ASSESSMENT

6 **Mass Transit**

- 6.a Provide the distance from the site of the proposal to the nearest mass transit loading point.

Line number/name:

Location:

Distance from site⁴:

- 6.b Would the project result in change to the existing mass transit route, creation of a new line, or new loading points?

Explain:

- 6.c Provide a brief statement setting forth the anticipated effects of the proposal on mass transit.

Explain:

⁴ Attach a map indicating the primary pedestrian route/distance from the proposed project main entry point to the nearest mass transit.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

7 Open Space and Recreation

- 7.a Provide the distance from the site of the proposal to the nearest existing⁵ or planned⁶ (as identified by the City of Las Vegas Master Plan – Parks Element, 2000) recreation area as follows:

Neighborhood Park

Park name:

Location:

Distance from site⁷:

Community Park

Park name:

Location:

Distance from site⁷:

Regional Park

Park name:

Location:

Distance from site⁷:

- 7.b Based upon 1990 US Census population table⁸, what would be the total population generated by the proposed project?

Explain:

- 7.c How much public parkland would be included in the proposed project?

Explain:

- 7.d Provide a brief statement setting forth the anticipated effects of the proposal on open space and recreation.

Explain:

⁵ See Exhibit 2

⁶ See Exhibit 3

⁷ Attach a map indicating the straight distance from the project property line to the park property line.

⁸ See Exhibit 4

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

8 Hydrology

8.a Would the proposed project alter the existing drainage pattern of the site area?

Explain:

8.b What is the quantity of the increase in storm water runoff generated by the proposed project, estimated by using standards hydrologic method?

Explain:

8.c Would the total quantity of water runoff after construction exceed the capacity of existing or planned storm water drainage system?

Explain:

8.d Would the proposed project result in the construction of a new storm water drainage facility or the expansion of existing facilities? Is the storm water facility identified in the Neighborhood, City Wide or the Regional Master Plans?

Explain:

8.e Would the proposed project place housing within a 100-year special flood hazard area as mapped on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM)?

Explain:

8.f Would the proposed project require drainage mitigation to protect the development from interim flows?

Explain:

8.g Would the proposed project development meet the Clark County Regional Flood Control District – Hydrologic Criteria and Drainage Design Manual requirements for street flow and dry lane criteria for both the existing and the ultimate flow conditions?

Explain:

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

9	Water Quality
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9.a Would water service provided to the proposed project by an existing or planned facility?

Explain:

9.b Would the proposed project result in the construction of a new water treatment facility or expansion of existing facilities?

Explain:

9.c What is the quantity of water that the project will demand during and after completion of the project, estimated by applying a demand factor established by the provider of water service or an equivalent calculation to the number of units that will be created by and the gross acreage that will be occupied by the project?

Explain:

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

10	Utilities and Service System
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10.a Would the proposed project connect to an existing or planned sewer system?

Explain:

10.b What is the quantity of sewage affluent generated by the proposed project, estimated by applying a sewage generation factor established by the provider of sewer service or an equivalent calculation to the number of units or area of indoor floor space that would be created by the project?

Explain:

10.c Would the total quantity of sewage effluent generated by the proposed project exceed the capacity of existing or planned sewer system and wastewater treatment facility?

Explain:

10.d Would the proposed project generate any industrial waste?

Explain:

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 1

Clark County School District
April 9, 2002

2001-2001 Valley-wide Student Yields

Grade	Student Yield	
	Single-Family	Multi-Family
K-5	0.245	0.163
6-8	0.123	0.066
9-12	0.137	0.062
P & 13	0.004	0.002

Single-Family units include mobile homes and townhouse.

Multi-Family units include a combination of apartments, plexes, and condominiums.

P & 13: Pre-school and Sunset School.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 2

City of Las Vegas
Master Plan – Parks Element
March 15, 2000

Existing City Parks
(Map 1, pp. 11)

Parks Name	Classification			Acres
	N	C	R	
Aloha Shores Park	X			4.03
Angel Park	X			6.11
AnSan Sister City Park	X			7.83
Baker Park	X			6.78
Bob Baskin Park	X			6.18
Bruce Trent Park	X			10.00
Buckskin Basin	X	X		39.17
Charleston Heights Park	X			3.90
Charleston Heights	X			7.12
Chester A. Stupak Park	X			1.23
Children's Mem. Park	X	X		29.82
Coleman Park	X			4.00
Cragin Park	X			3.27
Dexter Park	X			4.70
Doolittle Park	X			15.28
Ed Fountain Park	X	X		29.82
Ethel Pearson Park	X			2.59
Fitzgerald Tot Lot	X			0.70
Freedom Park	X	X	X	68.08
Hadland Park	X			13.64

Parks Name	Classification			Acres
	N	C	R	
Heers Park	X			7.07
Hills Park	X			13.50
Huntridge Circle Park	X			3.14
James Gay III Park	X			7.18
Jaycee Park	X			18.40
Lorenzi Park	X	X	X	59.37
Lubertha Johnson Park	X			1.60
Mary Dutton Park	X			0.20
Mirabelli Park	X			1.41
Pueblo Park(s)	X			5.09
Rafael Rivera Park	X			9.28
Rainbow Family Park	X	X		26.48
Elkhorn/Durango Fields	X	X		
Rotary Park	X			3.34
Stewart Place Park	X			3.45
Wayne Bunker Family Pk	X			13.75
W. Charleston Lions Park	X			4.50
Wildwood Park	X			1.24
Woofter Family Park	X			9.22
Clarence Ray Park	X			0.10

N: Neighborhood Park

C: Community Park

R: Regional Park

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 3

City of Las Vegas
Master Plan – Parks Element
March 15, 2000

Planned City Parks
(Map 12, pp. 49)

Parks Name	Classification			Acres
	N	C	R	
Fort Apache/Log Cabin Park	X			TBD
Jones/Iron Mountain Park	X	X	X	TBD
Grand Canyon/Bardley Park	X	X		40.0/34.0
Fort Apache/Elkhorn Park	X			TBD
Elkhorn/Durango Ballfields	X	X		TBD
Deer Springs Park	X	X		110.0/40.0
Deer Springs/Thom Park	X	X		TBD
Regional Sports Park	X	X		60.00
Ann/Cimmaron Park	X			2.50
Cheyenne/Jensen	X	X		20.00
Metro Park	X			17.00
Alexander/Diamond Ridge Park	X			TBD
Cheyenne/Durango Park	X	X	X	5.0/61.5
Northwest Soccer Park	X	X		TBD
Summerlin Sports Park	X			TBD
Pioneer/Silver Ridge Park	X			TBD
AnSan Sister City Park	X			TBD
Buffalo/Oakey Park	X	X		42.5/30.0
Pioneer/O'Bannon Park	X			TBD
Oakey/Redwood Park	X	X		28.00
Heritage Park	X			TBD
Dog Fanciers Park	X			0.5/6.0
Bonanza/Honolulu Park	X			TBD

N: Neighborhood Park C: Community Park R: Regional Park

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 4

US Census Bureau
1990

Persons per Units by Units in Structure by Owner and Renter Occupied
(City of Las Vegas, US Census Bureau, 1990 STF-1)

Owner-Occupied	Persons per Unit
Single Family Detached	2.82
Single Family Attached (Townhouse)	2.14
Condominiums	
2 to 19 units	1.92
20 to 49 units	1.86
50 or more units	1.35
Mobile Home or Trailer	2.05

Renter Occupied	Persons per Unit
Single Family Detached	3.33
Single Family Attached (Townhouse)	2.79
Apartments	
2 to 19 units	2.23
20 to 49 units	1.82
50 or more units	1.76
Mobile Home or Trailer	1.87

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

SUP-18084 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CIVIL WORKS, INC. - OWNER: JOSE LOPEZ - Request for a Special Use Permit FOR PRIVATE STREETS at the southeast corner of Maverick Street and Jo Marcy Drive (APN 125-15-506-001), DR (Desert Rural Density Residential) Zone, Ward 6 (Ross).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: **DECEMBER 21, 2006** CITY COUNCIL: **JANUARY 17, 2007**

CASE PLANNER: **DOUG RANKIN**



PUBLIC HEARING

Comments Due: **NOVEMBER 20, 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*

SUP-18084

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 SCHROEDER	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>**

SUP & SNC
11/08/2006

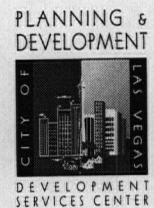
Affidavit of Sign Posting



Separator Sheet



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



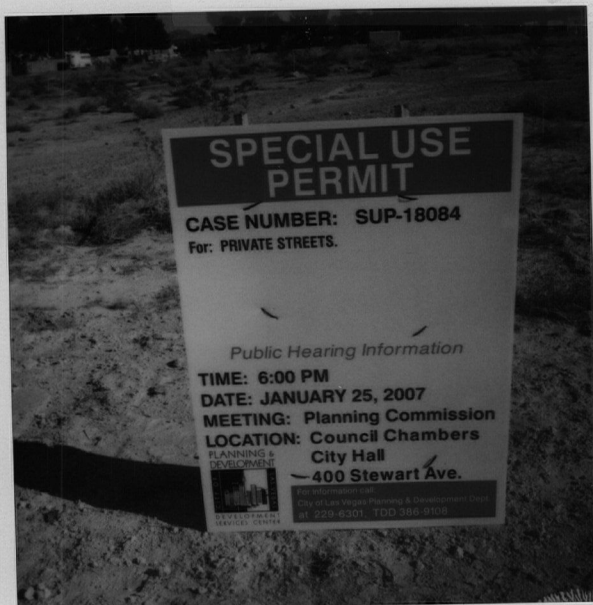
CASE NUMBER: SUP-18084

MEETING DATE: 01/25/07 PC

1 of 2

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

JO MARCY



Signature

Date

1-13-07

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



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



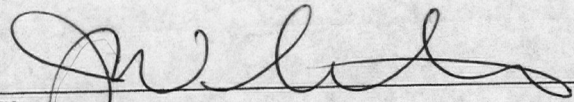
CASE NUMBER: SUP-18084

MEETING DATE: 01/25/07 PC

2 of 2

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




Signature

1-13-07
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.

