

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

VARIANCE

MEETING: PLANNING COMMISSION
DATE: JANUARY 11, 2007
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

VAR-18204

APPLICANT/OWNER: BRUCE R. NOBLE - REQUEST FOR A VARIANCE TO ALLOW A PROPOSED BUILDING ZERO FEET FROM THE SIDE PROPERTY LINE WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED AND EIGHT FEET FROM THE REAR PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED ON 0.44 ACRES ON THE NORTH SIDE OF OWENS AVENUE, APPROXIMATELY 333 FEET EAST OF MARTIN L. KING BOULEVARD (APN-139-21-804-008), R-3 (MEDIUM DENSITY RESIDENTIAL) ZONE [PROPOSED: C-1 (LIMITED COMMERCIAL) ZONE], WARD 5 (WEEKLY).

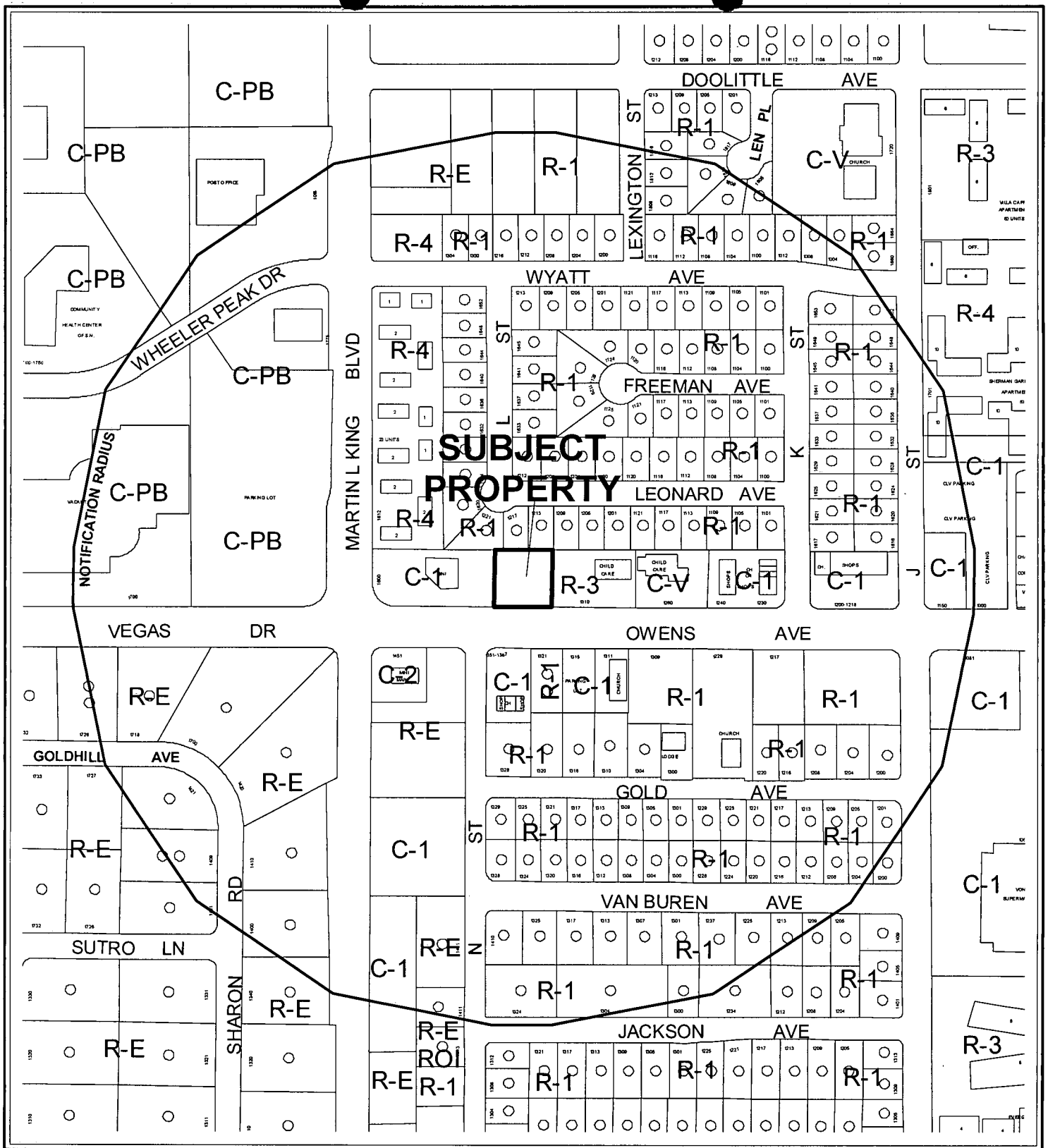
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

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-18204**

RADIUS: 1000 FT

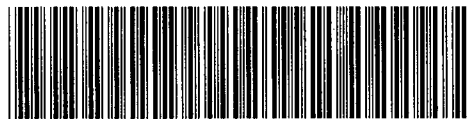
ZONING OF SUBJECT PROPERTY:
R-3 (MEDIUM DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:
C-1 (LIMITED COMMERCIAL)

0 100 200 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

December 29, 2006

Mr. Bruce Noble
3712 Valley Drive
North Las Vegas, Nevada 89032

RE: VAR-18204 - VARIANCE

Dear Mr. Noble:

Please be advised the City Planning Commission at its regular meeting on *January 11, 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

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby



City Council Proof of Publication



Separator Sheet

Las Vegas, Nevada

JANUARY 22, 2006

TO: LAS VEGAS REVIEW JOURNAL

FROM: CITY CLERK

SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARINGS – VARIANCES:
VAR-18161, VAR-18179, VAR-18204, VAR-18299, VAR-18312 and VAR-18325

Please publish the attached LEGAL NOTICE

ON THE FOLLOWING DATE: FRIDAY, JANUARY 26, 2006 (One time)

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

ASSISTANT DEPUTY CITY CLERK

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

NOTICE OF PUBLIC HEARINGS
FEBRUARY 07, 2007

NOTICE IS HEREBY GIVEN THAT ON WEDNESDAY, FEBRUARY 07, 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 Variances:

VAR-18161 - APPLICANT/OWNER: HENRY J. STAZENSKI, JR. AND CINDY K. STAZENSKI - Request for a Variance TO ALLOW A REAR SETBACK OF 12 FEET WHERE 15 FEET IS REQUIRED TO ENCLOSE AN EXISTING PATIO ON AN EXISTING SINGLE FAMILY RESIDENCE on 0.15 acres at 3941 Costa Mesa Avenue (APN-140-31-211-023), R-1 (Single Family Residential) Zone, Ward 3 (Reese), LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.

VAR-18179 - APPLICANT/OWNER: KAYLA J. WELLS - Request for a Variance TO ALLOW AN EXISTING CARPORT 10 FEET FROM THE FRONT PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED on 0.14 acres at 345 Wisteria Avenue (APN-138-36-213-010), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian), LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

VAR-18204 - APPLICANT/OWNER: BRUCE R. NOBLE - Request for a Variance TO ALLOW A PROPOSED BUILDING ZERO FEET FROM THE SIDE PROPERTY LINE WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED AND EIGHT FEET FROM THE REAR PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED on 0.44 acres on the north side of Owens Avenue, approximately 333 feet east of Martin L. King Boulevard (APN-139-21-804-008), R-3 (Medium Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly), LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

VAR-18299 - APPLICANT: GRITZ CAFÉ - OWNER: EXPERTISE SCHOOL OF BEAUTY LLC - Request for a Variance TO ALLOW 40 PARKING SPACES WHERE 48 SPACES ARE REQUIRED on 0.99 acres at 1911 Stella Lake Street, Number 150 (APN 139-21-313-012), C-PB (Planned Business Park) Zone, Ward 5 (Weekly), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

VAR-18312 - APPLICANT: T-MOBILE USA, INC - OWNER: INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL - Request for a Variance TO ALLOW A PROPOSED 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN TO BE A MINIMUM 184 FEET FROM RESIDENTIAL PROPERTY WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A SETBACK OF 240 FEET on 1.75 acres adjacent to the south side of Alexander Road, approximately 650 feet east of Cimarron Road (APN 138-09-501-003), C-V (Civic) Zone, Ward 4 (Brown), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 09, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

VAR-18325 - APPLICANT/OWNER: ONE + ONE FOUNDATION, INC. - Request for a Variance TO ALLOW A PROPOSED EIGHT-FOOT HIGH BLOCK WALL IN THE FRONT YARD WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED AND TO ALLOW A PORTION OF THE TOP THREE FEET TO BE SOLID WHERE NOT PERMITTED on 0.25 acres at 1506 5th Place (APN 162-03-213-032), R-1 (Single Family Residential) Zone, Ward 3 (Reese), LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 03, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.

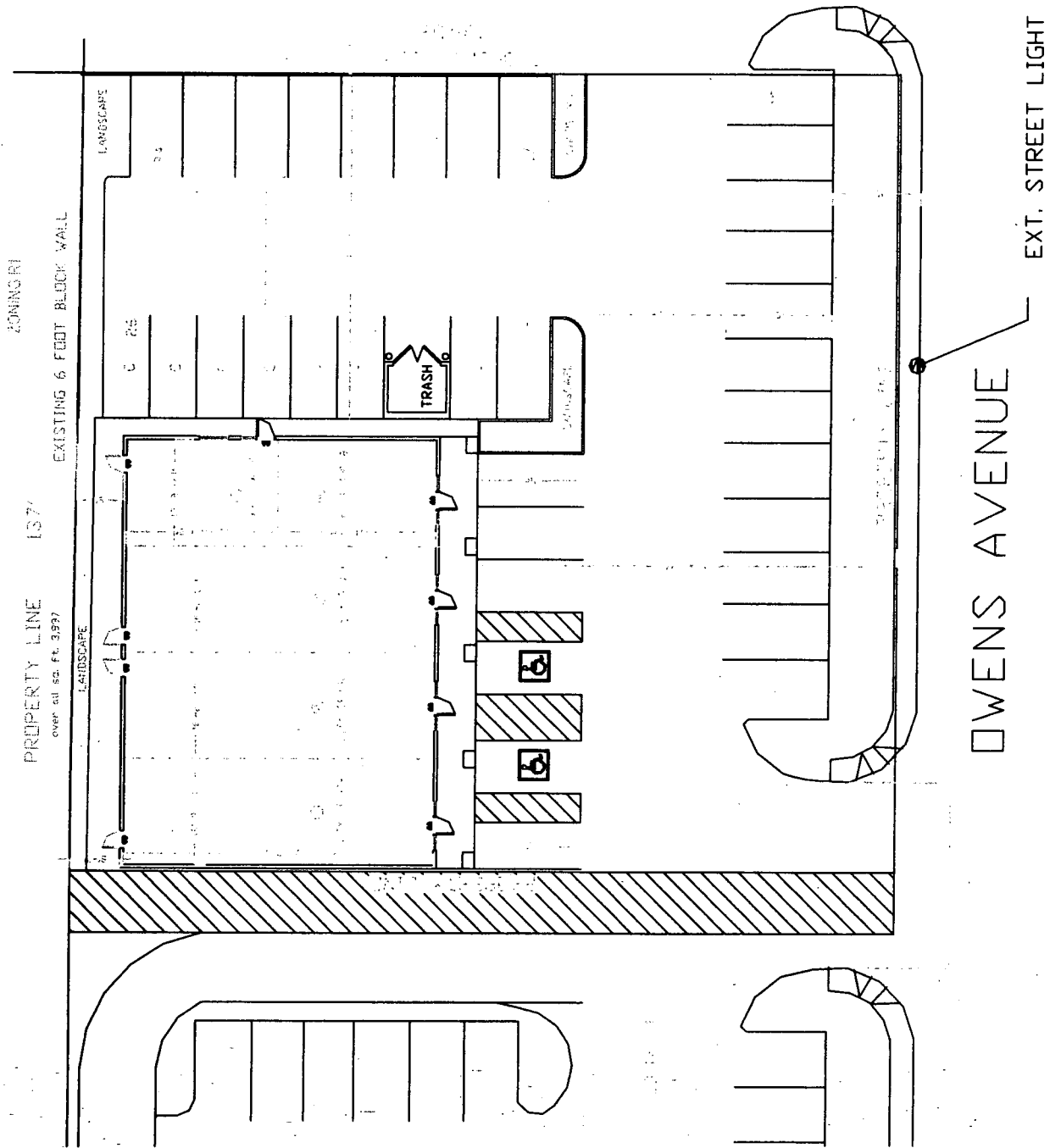
ANY AND ALL INTERESTED PERSONS may appear and be heard at said meeting or, prior thereto, may file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall.

BARBARA JO RONEMUS, CITY CLERK

Plans (PMT)



Separator Sheet



ZON-18203 VAR-18204
 SDR-18202 01/11/07 PC

NOV 16 2006

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. Riekk, Survey (FM, PM, & A's only)
Date: December 11, 2006
Re: **VAR-18204** Bruce R. Noble N. Side Owens Ave., E. of Martin L. King Blvd.
Request for a Variance for building setbacks

COMMENTS:

We have no comment on the Request for a Variance application to allow a proposed building zero feet from the side property line where 10 feet is the minimum setback required and eight feet from the rear property line where 20 feet is the minimum setback required for property located on the north side of Owens Avenue, east of Martin L. King Boulevard.

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-18204 - VARIANCE RELATED TO ZON-18203 - PUBLIC HEARING - APPLICANT/OWNER: BRUCE R. NOBLE - Request for a Variance TO ALLOW A PROPOSED BUILDING ZERO FEET FROM THE SIDE PROPERTY LINE WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED AND EIGHT FEET FROM THE REAR PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED on 0.44 acres on the north side of Owens Avenue, approximately 333 feet east of Martin L. King Boulevard (APN-139-21-804-008), R-3 (Medium Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

PLANNING COMMISSION: JANUARY 11, 2007

CITY COUNCIL: FEBRUARY 7, 2007

CASE PLANNER: JOHN KORKOSZ



PUBLIC HEARING

Comments Due:

DECEMBER 13, 2006

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

LIST COMMENTS BELOW:

Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services

No Law Enforcement Issue

City Council Action Letter



CITY COUNCIL ACTION LETTER

Separator Sheet



February 22, 2007

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

Mr. Bruce Noble
3712 Valley Drive
North Las Vegas, Nevada 89032

RE: VAR-18204 - VARIANCE
CITY COUNCIL MEETING OF FEBRUARY 21, 2007
RELATED TO ZON-18203 AND SDR-18202

Dear Mr. Noble:

The City Council at a regular meeting held February 21, 2007 APPROVED the request for a Variance TO ALLOW A PROPOSED BUILDING ZERO FEET FROM THE SIDE PROPERTY LINE WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED AND EIGHT FEET FROM THE REAR PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED on 0.44 acres on the north side of Owens Avenue, approximately 333 feet east of Martin L. King Boulevard (APN-139-21-804-008), R-3 (Medium-Density-Residential)-Zone [PROPOSED: C-1 (Limited Commercial) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on February 22, 2007. This approval is subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-18203) and Site Development Plan Review (SDR-18202) if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Sincerely,

A handwritten signature in black ink, appearing to read "Angela Crolli".

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

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

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009



February 8, 2007

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

Mr. Bruce Noble
3712 Valley Drive
North Las Vegas, Nevada 89032

RE: VAR-18204 - VARIANCE
CITY COUNCIL MEETING OF FEBRUARY 7, 2007
RELATED TO ZON-18203 AND SDR-18202

Dear Mr. Noble:

The City Council at a regular meeting held February 7, 2007 HELD IN ABEYANCE the request for a Variance TO ALLOW A PROPOSED BUILDING ZERO FEET FROM THE SIDE PROPERTY LINE WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED AND EIGHT FEET FROM THE REAR PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED on 0.44 acres on the north side of Owens Avenue, approximately 333 feet east of Martin L. King Boulevard (APN-139-21-804-008), R-3 (Medium Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone].

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the February 21, 2007 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in cursive script that reads "Lean Coleman".

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, Acting City Clerk

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

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

VOICE 702.229.6011
TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV-7009

APN Map



Separator Sheet

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Read 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.

MAP LEGEND

AVERAGE
A VALUE

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

T20S R61E

21

MAP S 2 SE 4

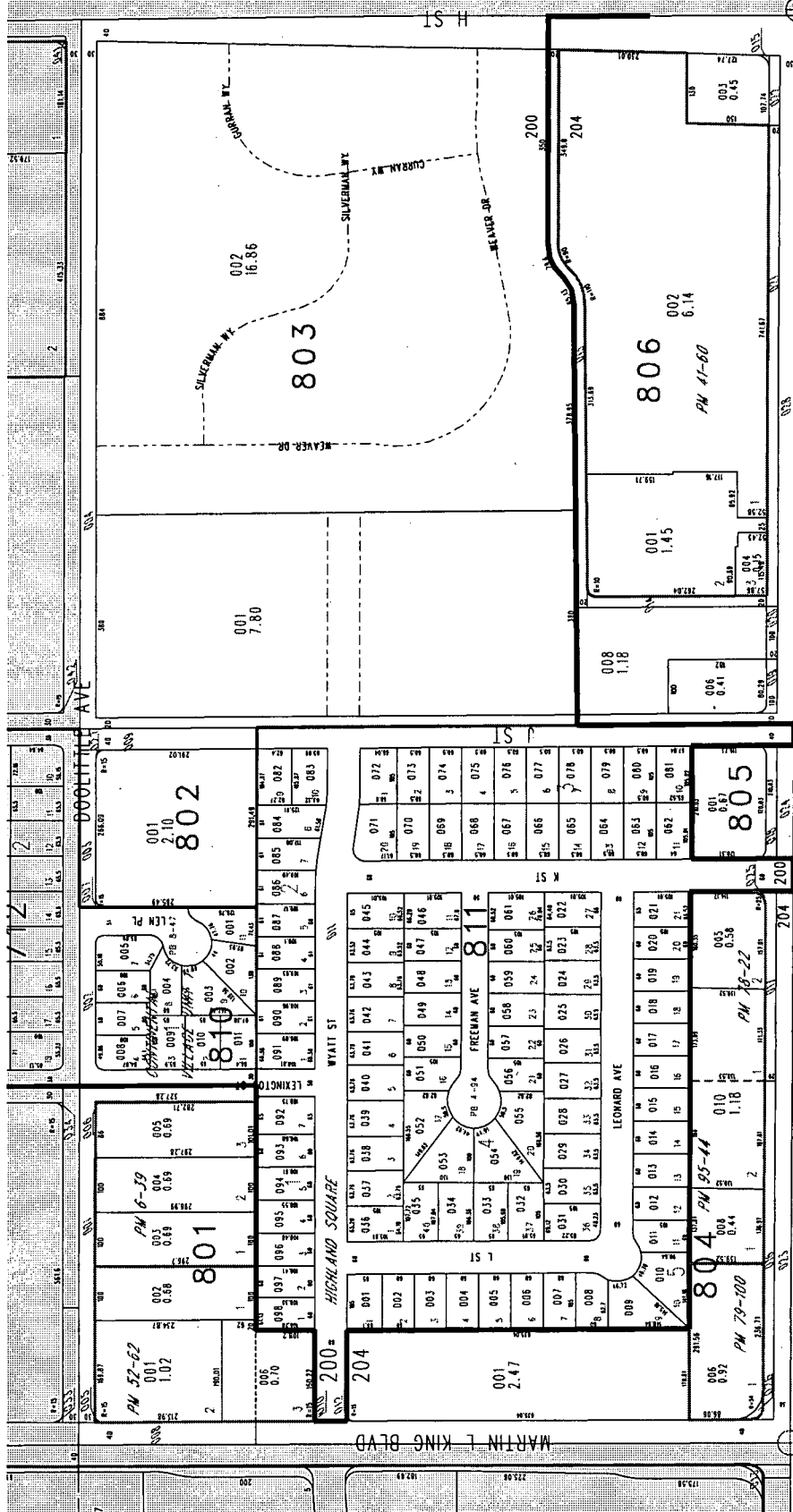
139-21-8



	ROUL	ROIL	ROZL
1215	125	124	123
1205	138	139	140
1215	163	162	161

Scale: 1"=200'

GL5 GOV. LOT NUMBER



RECEIVED
NOV 16 2006

TAX DIST 200,204

ZON-18203 VAR-18204
SDR-18202 01/11/07 PC

Deed



Separator Sheet

GENERAL INFORMATION	
PARCEL NO.	139-21-804-008
OWNER AND MAILING ADDRESS	NOBLE BRUCE R 3712 VALLEY DR LAS VEGAS NV 89032-0328
LOCATION ADDRESS CITY/TOWNSHIP	LAS VEGAS
ASSESSOR DESCRIPTION	PARCEL MAP FILE 95 PAGE 44 LOT 1
RECORDED DOCUMENT NO.	* 20050614:00417
RECORDED DATE	06/14/2005
VESTING	NO STATUS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	204
APPRAISAL YEAR	2006
FISCAL YEAR	06-07
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2005-06	2006-07
LAND	33541	43603
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED	33541	43603
TAXABLE VALUE LAND+IMP	95831	124580
ESTIMATED LOT SIZE AND APPRAISAL INFORMATION		
ESTIMATED SIZE	0.44 Acres	
ORIGINAL CONST. YEAR	0	
LAST SALE PRICE MONTH/YEAR	125000 06/05	
LAND USE	VACANT	
DWELLING UNITS	0	

ZON-18203 VAR-18204
SDR-18202 01/11/07 PC

A.P. N.: 139-21-804-008
R.P.T.T.: \$637.50

Escrow #05-05-0735-KR

Mail tax bill to and
When recorded mail to:
3712 Valley Drive
Las Vegas, Nv 89032

20050614-0000417

Fee: \$18.00 RPTT: \$637.50
N/C Fee: \$0.00

06/14/2005 09:00:18
T20050108198

Requestor:
NEVADA TITLE COMPANY

Frances Deane SOL
Clark County Recorder Pgs: 5

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That **Glenview LLC, a Nevada Limited Liability Company,** for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **Bruce R. Noble, an unmarried man,** all that real property situated in the County of **Clark,** State of Nevada, bounded and described as follows:

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

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

ZON-18203 VAR-18204
SDR-18202 01/11/07 PC

IN WITNESS WHEREOF, this instrument has been executed this 18th day of May, 2005.

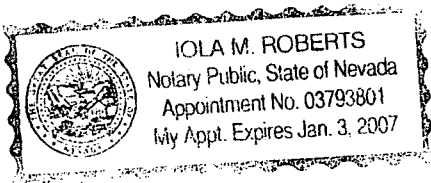
Glenview LLC, a Nevada limited liability company

By: James C. Saxton
JAMES C. SAXTON
Print Name: James C. Saxton

Title: Managing Member

State of NEVADA }
County of Clark } ss:

This instrument was acknowledged before me on MAY 18, 2005
by JAMES C. SAXTON as MANAGING MEMBER
of Glenview LLC, a Nevada limited liability company



Iola M. Roberts
NOTARY PUBLIC

My Commission Expires: JAN 3, 2007

SOFI



Separator Sheet



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Bruce Noble

✓ No

APN: _____

Print Name: Bruce R. Noble.

Deborah Trentini
Notary Public in and for said County and State



Justification Letter



Separator Sheet

Bruce R. Noble
3712 Valley Dr.
N. Las Vegas, NV. 89032
702-648-6765 (H)
702-266-5318 (C)

November 14, 2006

To Whom It May Concern,

I Bruce Noble, as owner of the property, would like to have it rezone to C-1 for light retail and office space use which co-inside with existing properties in the area. I would like to request a waiver regarding parking lot and perimeter landscaping because, on the eastside of property line there is a possibility for further pavement.

I would also like to request a variance on set back requirements to remain consistent with existing buildings, and to maintain adequate parking in the front and have a sufficient building design , the building height is of single story requirements and should not negatively impact the existing buildings in anyway.

Sincerely,

Signature

Bruce R Noble

**ZON-18203 VAR-18204
SDR-18202 01/11/07 PC**

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE
 Project Address (Location) N. of Owens, E of MLK
 Project Name _____ Proposed Use _____
 Assessor's Parcel #(s) 139-21-804-008 Ward # _____
 General Plan: existing C proposed _____ Zoning: existing R-3 proposed C-1
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres .44 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER <u>Bruce Noble</u>	Contact <u>702-266-5318</u>
Address <u>3712 Valley Dr.</u>	Phone: _____ Fax: _____
City <u>N. Las Vegas Nv. 89032</u>	State _____ Zip _____

APPLICANT _____	Contact _____
Address <u>Same as above</u>	Phone: _____ Fax: _____
City _____	State _____ Zip _____

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

Property Owner Signature* Bruce R Noble

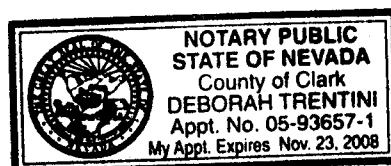
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name BRUCE R. NOBLE

Subscribed and sworn before me

This 3 day of November, 2006
Deborah Trentini

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>VAR-18204</u>
Meeting Date:	<u>1/11/07</u>
Total Fee:	<u>\$600.00</u>
Date Received:*	<u>11/16/06</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

VAR Application

V11/07 PC

RJ

Report Date 11/22/2006 02:10 PM

Submitted By

Page 1

A/P # 18204 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	11/16/2006 16:48	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-18204 - VARIANCE RELATED TO ZON-18203 - PUBLIC HEARING - APPLICANT/OWNER: BRUCE R. NOBLE - Request for a Variance TO ALLOW A ZERO FOOT SIDE SETBACK WHERE A 10 FOOT SETBACK IS REQUIRED AND TO ALLOW AN EIGHT FOOT REAR SETBACK WHERE A 20 FOOT SETBACK IS REQUIRED) on 0.44 acres on the north side of West Owens Avenue approximately 333 feet east of Martin Luther King Boulevard (APN-139-21 -804-008), R-3 (Medium Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).

Parent A/P

Project # 18204 Project/Phase Name NEW COMMERCIAL BUILDING OWENS Phase #
Size/Area 0.44 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13921804008

Location

Owner/Tenant

Contact ID AC1307403 Name BRUCE NOBLE Organization
Mailing Address 3712 VALLEY DR. State/Province NEVADA
City LAS VEGAS Country
ZIP/PC 89032 Evening Phone
Day Phone (702)266-5318 x Mobile #
Fax ☐ Foreign

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

13921804008

Applicants/Contacts

Report Date 11/22/2006 02:10 PM

Submitted By

Page 2

Applicants/Contacts

Primary Y Capacity OWNER Contact ID AC1307403 ☐ Foreign
Effective Expire
Name BRUCE NOBLE
Day Phone (702)266-5318 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 3712 VALLEY DR.
LAS VEGAS, NEVADA 89032
Seasonal Addr
Valid From To
Comments
Bruce Noble (702) 266-5318

Contractors

No Contractors

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

No Conditions

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 Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Add Date	Modified By			
Comments		Modified Date			
Added By					
01/11/2007	PC	SCHEDULED	0	0	0
DSULLIVAN	11/16/2006				

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

No children exist for this project

Employee	Last	First	MI	Comments
Employee ID				

No Employee Entries

Log	Description	Entered By	Start	Stop	Hours
Action					
Comments					
PAYMNT	CK NAME,# WHO PICKED UP PERMIT	970040	11/17/2006 13:42		0.00
	BRUCE NOBLE, CK 1376, 266-5318				

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

VAR Application**Report Date** 11/22/2006 02:10 PM**Submitted By**

Page 3

Log
Action
Comments

Description**Entered By****Start****Stop****Hours**

Project Checklist



Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS			
		Planning & Development Department			
Item Required		SUBMITTAL CHECKLIST			
YES	NO				

APPLICATION		
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)
☒	☐	Grant deed and legal description
☒	☐	<i>Detailed</i> justification letter
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations
☒	☒	Full size, rolled, color copy of <i>all</i> plans and elevations
☒	☐	Correct fee(s): \$300 \$300 \$ Total = \$ 600 ⁰⁰
☒	☐	Statement of Financial Interest
☐	☒	Development Impact Notice and Assessment (DINA)
☐	☐	Project of Regional Significance

SITE PLAN		Folded Plans: 6	Rolled/Colored Plans: 0
☒	☐	11" x 17" min. to 24" x 36" max. page size	
☒	☐	North arrow, scale, and vicinity map	
☒	☐	<i>All</i> property lines and present dimensions labeled	
☒	☐	<i>All</i> building setbacks labeled	
☒	☐	<i>All</i> adjacent existing land uses and street names labeled	
☒	☐	<i>All</i> points of ingress and egress shown	
☒	☐	ADA accessibility requirements shown/labeled	
☒	☐	Parking standard(s) utilized: _____	
☒	☐	Parking space count and typical dimensions labeled #regular #compact #handicap Total	
☒	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted	

LANDSCAPE PLAN		Folded Plans:	Rolled/Colored Plans:
☐	☐	11" x 17" min. to 24" x 36" max. page size	
☐	☐	North arrow, scale, and vicinity map	
☐	☐	<i>All</i> property lines and present dimensions labeled	
☐	☐	<i>All</i> required perimeter landscape planters shown	
☐	☐	<i>All</i> required parking lot fingers/islands shown	
☐	☐	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover	

BUILDING ELEVATIONS		Folded Plans:	Rolled/Colored Plans:
☐	☐	11" x 17" min. to 24" x 36" max. page size	
☐	☐	Scale and building dimensions labeled	
☐	☐	North, south, east, and west elevations of <i>all</i> buildings	
☐	☐	<i>All</i> building materials and colors noted	
☐	☐	8" x 10" photo of original color and material board	
☐	☐	<i>All</i> wall sign locations shown and sizes noted	

FLOOR PLANS		Folded Plans:	Rolled Plans:
☐	☐	11" x 17" min. to 24" x 36" max. page size	
☐	☐	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: BRUCE NOBLE Application Type: VARIANCE

APN: 139-21-204-008 Location: NOWANS E/MLK

Planner: ARM Pre-App Meeting Date: 12/2/06 Earliest PC Date: 12/07/06

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-18204 - VARIANCE RELATED TO ZON-18203 - PUBLIC HEARING - APPLICANT/OWNER:
BRUCE R. NOBLE - Request for a Variance TO ALLOW A PROPOSED BUILDING ZERO FEET FROM THE SIDE PROPERTY LINE WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED AND EIGHT FEET FROM THE REAR PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED on 0.44 acres on the north side of Owens Avenue, approximately 333 feet east of Martin L. King Boulevard (APN-139-21-804-008), R-3 (Medium Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

PLANNING COMMISSION: JANUARY 11, 2007 CITY COUNCIL: FEBRUARY 7, 2007

CASE PLANNER: JOHN KORKOSZ



PUBLIC HEARING

Comments Due: **DECEMBER 13, 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*

VAR-18204

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>**

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: January 11, 2007

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-18204

Aida Brents Resident Council

Berkley Square NA

Bonanza Village NA

Diamond Point NA

G-704 NA

Harry Levy Gardens Resident Council

Rancho Manor NA

Rancho Oakey NA

Rancho South NA

Whispering Timbers HOA

WLV-NAA1

WLV-NAA2

WLV-NAA3

WLV-NAA4

WLV-NAA6

WLV-NAA7

WLV-NAA8

Affidavit of Sign Posting

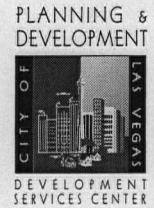


A F F I D A V I T O F S I G N P O S T I N G

Separator Sheet



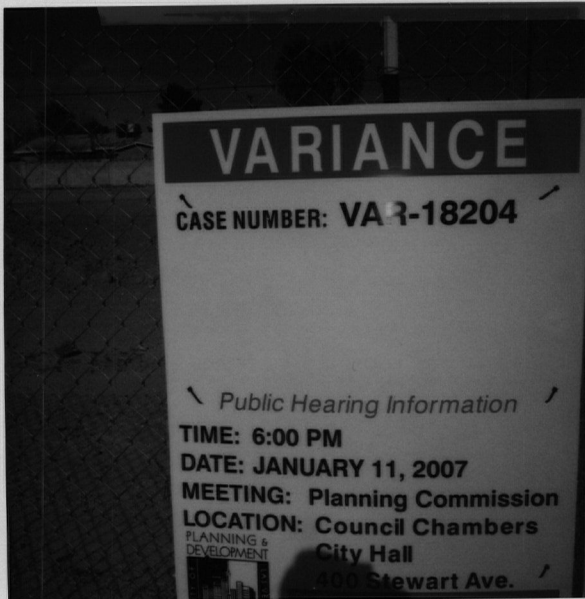
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

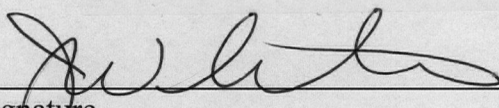


CASE NUMBER: VAR-18204

MEETING DATE: 01/11/07 PC

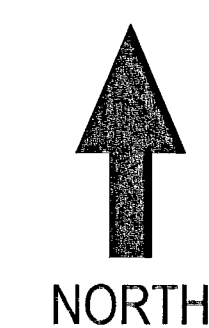
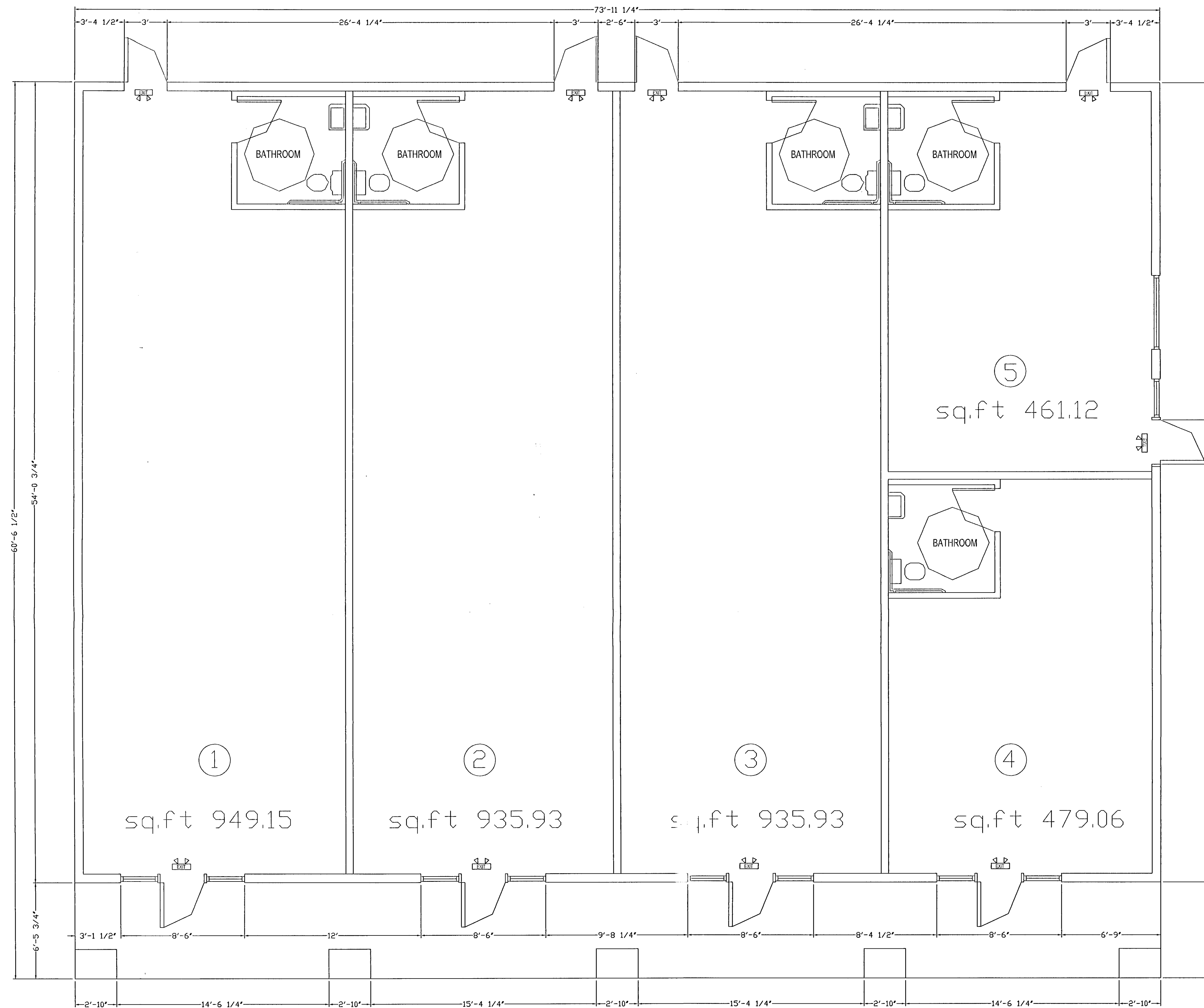
Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.




Signature

12-30-06
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.



PROPOSED FLOOR PLAN

APPROVED
CITY COUNCIL DATE: 2/21/07
PLANNING COMMISSION DATE: 11/10/07
BY: [Signature]
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

ZON-18203
SDR-18202

VAR-18204
01/11/07 PC

PROJECT LOCATION:
OWENS & MLK
APN: 139-21-804-008
LAS VEGAS, NV. 89106
ZON-18203; VAR-18204; SDR-18202; PC 01/11/07 F
cc Approved

PROJECT NAME:
NEW COMMERCIAL BLDG.

PROJECT #:

DRAWN BY: CMW

DATE: 11/14/06

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

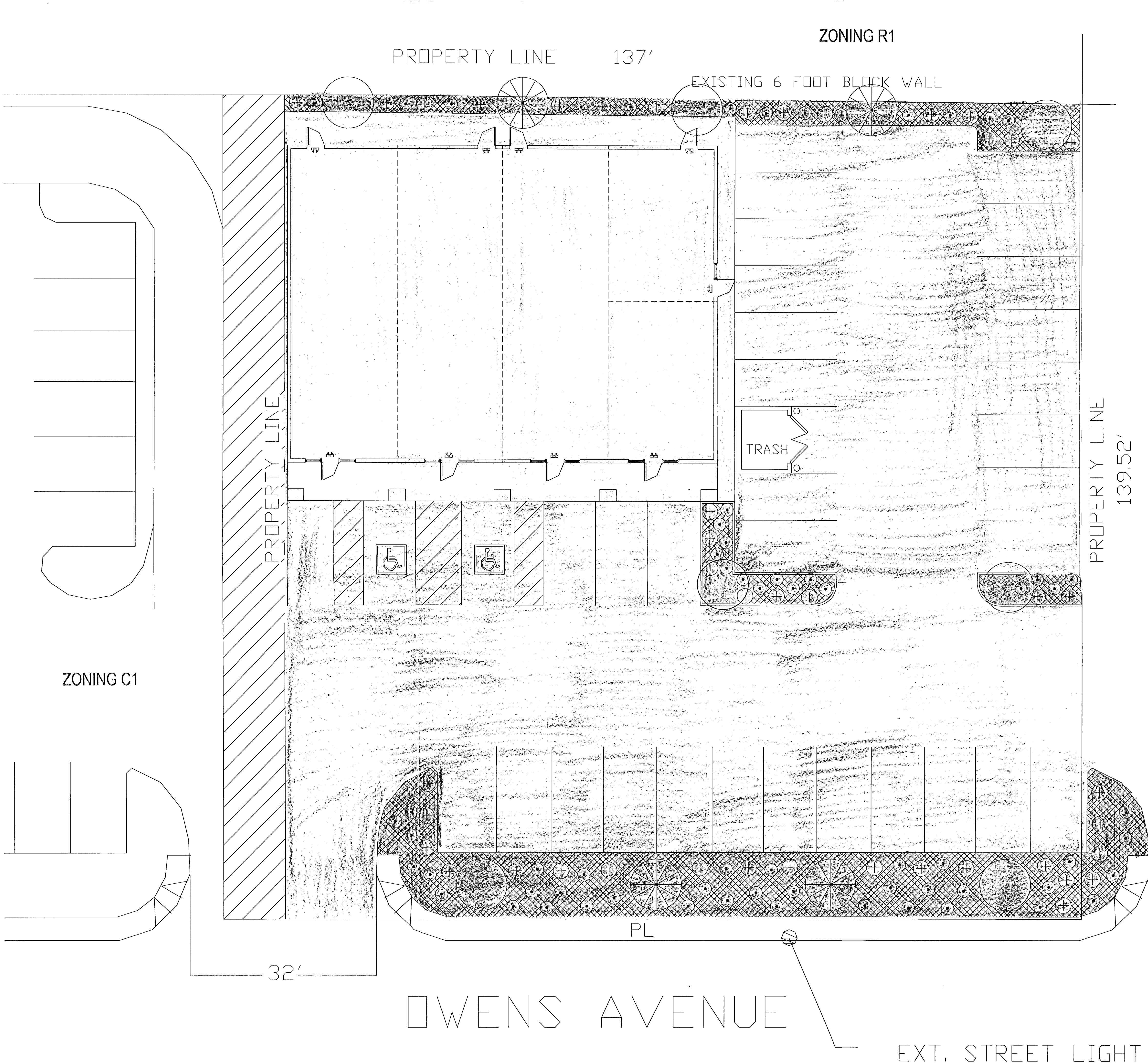
NOV 16 2006

A1

Rev.#	Date

OWNER BUILDER

FLOOR PLAN



ZONING C1
VACANT LOT

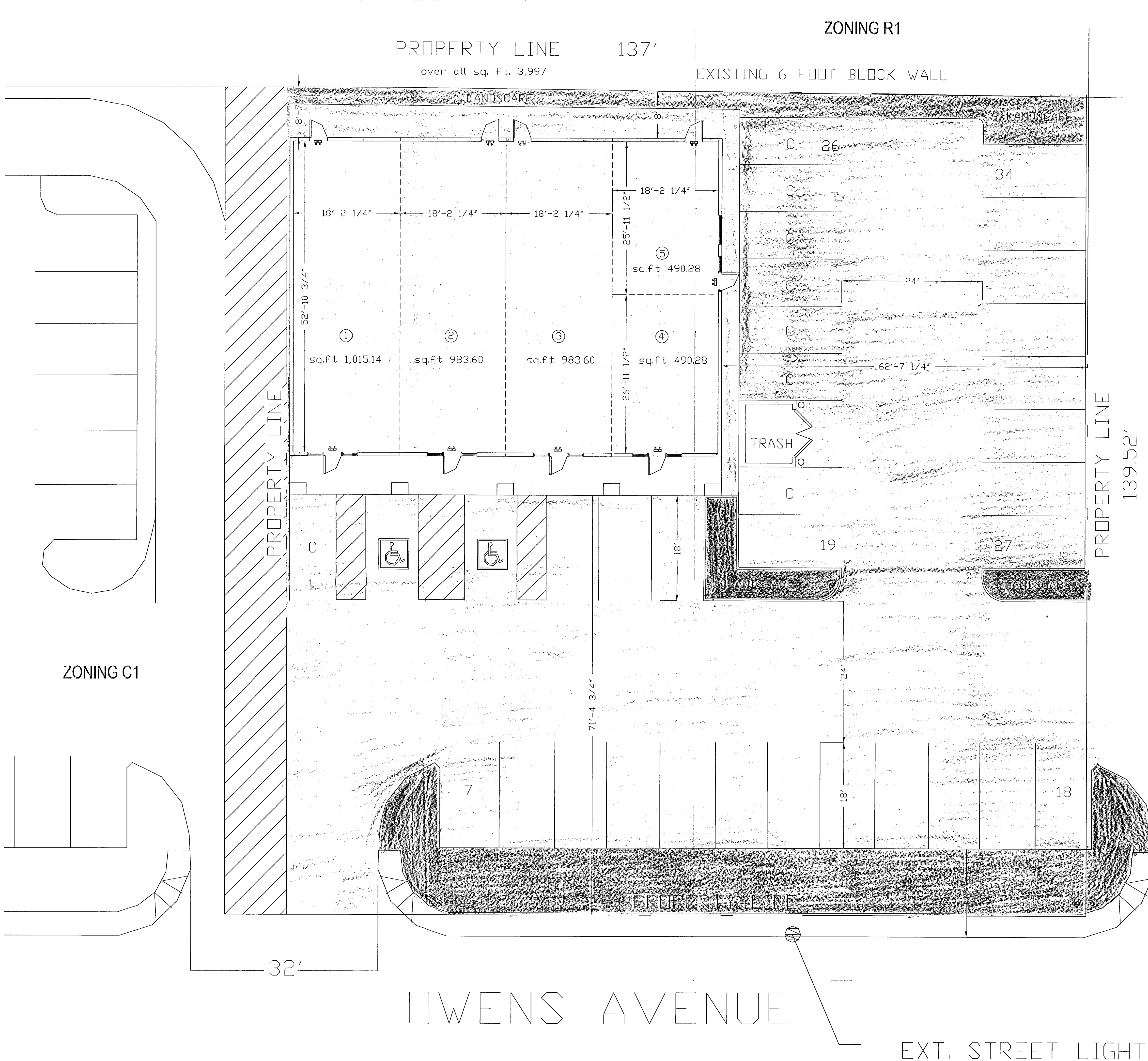
- MIN. 2" GROUND COVER USING 3/4" ROCK MULCH - MOJAVE GOLD
- MIN. 22 - 5 GAL. SHRUBS: WHITE CLOUD
- MIN. 22 - 5 GAL. SHRUBS: TEXAS SAGE
- 7- 24" BOX TREES: SOUTHERN OAK
- 4- 24" BOX TREES: FLOWERING PLUM



APPROVED
CITY COUNCIL DATE: 11/11/07
PLANNING AND DEVELOPMENT
BY: [Signature]
CITY OF LAS VEGAS

PROJECT APPROX. LOCATION
NORTH
ZON-18203 VAR-18204
SDR-18202 01/11/07 PC
NOV 16 2006

Rev.#	Date
OWNER BUILDER	
LANDSCAPE PLAN	
PROJECT LOCATION: OWENS & MLK APN: 139-21-804-008 LAS VEGAS, NV. 89106 ZON-18203; VAR-18204; SDR-18202 PC 01/11/07 L-2 C-000007 cc Approved 02/26/07	
PROJECT NAME: NEW COMMERCIAL BLDG.	
PROJECT #:	
DRAWN BY: CMW	
DATE: 11/14/06	
SCALE: 1/8" = 1'-0"	
LP	



ZONING C1
VACANT LOT

ZONING (PROPOSED): C1 LIMITED COMMERCIAL
TOTAL LOT AREA: 0.44 ACRES

TOTAL PARKING PROVIDED
24 STANDARD
8 COMPACT
2 H/C ACCESSIBLE
34 TOTAL SPACES

TOTAL PARKING REQUIRED
1,750 SQ. FT. (GENERAL RETAIL) 1:175 = 10 SPACES
BARBER SHOP: 3 CHAIRS = 6 SPACES

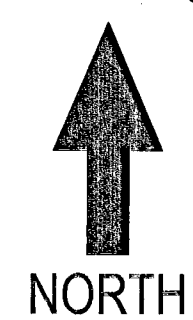
SQ. FT. USE PARKING CALC.
1,750 SQ. FT. (GENERAL RETAIL) 1:175 = 10 SPACES
1,200 SQ. FT. (OFFICE) 1:300 = 4 SPACES
BARBER SHOP: 3 CHAIRS = 6 SPACES
1,000 SQ.FT. (RESTURANT) 1:50 SEATING (500 SQ.FT.)
1:200 REMAINING GFA = 12.5 SPACES

SALON - 3 PER CHAIR
3,997 SQ.FT. 33 SPACES



APPROVED
CITY COUNCIL DATE 11/11/07
PLANNING COMMISSION DATE 11/11/07
BY: [Signature]
CITY OF LAS VEGAS

ZON-18203 VAR-18204
SDR-18202 01/11/07 PC



SITE PLAN

Rev.#	Date
OWNER BUILDER	
SITE PLAN	
PROJECT LOCATION: OWENS & MLK APN: 139-21-804-008 LAS VEGAS, NV. 89106 PC 11/11/07 SDR-18202 VAR-18204 CC-Approved	
PROJECT NAME: NEW COMMERCIAL BLDG.	
PROJECT #:	
DRAWN BY: CMW	
DATE: 11/14/06	
SCALE: 1/8" = 1'-0"	
NOV 16 2006	
SP	