

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. Howard Miller
Fletcher Jones, Senior Trust
7300 West Sahara Avenue
Las Vegas, Nevada 89117

RE: VAR-18210 - VARIANCE

Dear Mr. Miller:

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. Stacie Truesdell
Jones Vargas
3773 Howard Hughes Parkway, Third Floor, South
Las Vegas, Nevada 89169

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



ACTION LETTER

Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

February 23, 2007

Mr. Howard Miller
Fletcher Jones, Senior Trust
7300 West Sahara Avenue
Las Vegas, Nevada 89117

RE: VAR-18210 - VARIANCE

Dear Mr. Miller:

Your request for a Variance TO ALLOW 509 PARKING SPACES WHERE 783 SPACES ARE REQUIRED on 9.34 acres at 400 South Decatur Boulevard (APN 138-36-601-002), R-1 (Single Family Residential) Zone and C-2 (General Commercial) Zone [PROPOSED: C-2 (General Commercial)], Ward 1 (Tarkanian), was considered by the Planning Commission on February 22, 2007.

The Planning Commission voted to recommend **DENIAL** of your request because it was felt that the proposed development would be too intense for the subject site.

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. Stacie Truesdell
Jones Vargas
3773 Howard Hughes Parkway, Third Floor, South
Las Vegas, Nevada 89169

Mayor
Oscar B. Goodman

City Council
Gary Reese
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Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



City Council Action Letter



CITY COUNCIL ACTION LETTER

Separator Sheet



June 8, 2007

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN

STEVEN D. ROSS
BRENDA J. WILLIAMS
INTERIM

DOUGLAS A. SELBY
CITY MANAGER

Mr. Howard Miller
Fletcher Jones, Senior Trust
7300 West Sahara Avenue
Las Vegas, Nevada 89117

RE: VAR-18210 - VARIANCE
CITY COUNCIL MEETING OF JUNE 6, 2007
RELATED TO ZON-18208, SUP-19129 AND SDR-18206

Dear Mr. Miller:

The City Council at a regular meeting held June 6, 2007 APPROVED the request for a Variance TO ALLOW 509 PARKING SPACES WHERE 783 SPACES ARE REQUIRED on 9.34 acres at 400 South Decatur Boulevard (APN 138-36-601-002), R-1 (Single Family Residential) Zone and C-2 (General Commercial) Zone [PROPOSED: C-2 (General Commercial)]. The Notice of Final Action was filed with the Las Vegas City Clerk on June 7, 2007. This approval is subject to:

Planning & Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-18208), Special Use Permit (SUP-19129), and Site Development Plan Review (SDR-18206) shall be required.
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 cursive script, appearing to read "Lean Coleman".

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

cc: See Attached List

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

Mr. Howard Miller
VAR-18210 – Page Two
June 8, 2007

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

Ms. Stacie Truesdell
Jones Vargas
3773 Howard Hughes Parkway, Third Floor, South
Las Vegas, Nevada 89169



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

BRENDA J. WILLIAMS
INTERIM

DOUGLAS A. SELBY
CITY MANAGER

May 4, 2007

Mr. Howard Miller
Fletcher Jones, Senior Trust
7300 West Sahara Avenue
Las Vegas, Nevada 89117

RE: VAR-18210 - VARIANCE
CITY COUNCIL MEETING OF MAY 2, 2007
RELATED TO ZON-18208, SUP-19129 AND SDR-18206

Dear Mr. Miller:

The City Council at a regular meeting held May 2, 2007 HELD IN ABEYANCE the request for a Variance TO ALLOW 509 PARKING SPACES WHERE 783 SPACES ARE REQUIRED on 9.34 acres at 400 South Decatur Boulevard (APN 138-36-601-002), R-1 (Single Family Residential) Zone and C-2 (General Commercial) Zone [PROPOSED: C-2 (General Commercial)].

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the June 6, 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, appearing to read "Lean Coleman".

Lean Coleman
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. Stacie Truesdell
Jones Vargas
3773 Howard Hughes Parkway, Third Floor, South
Las Vegas, Nevada 89169

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov



March 22, 2007

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

Mr. Howard Miller
Fletcher Jones, Senior Trust
7300 West Sahara Avenue
Las Vegas, Nevada 89117

RE: VAR-18210 - VARIANCE
CITY COUNCIL MEETING OF MARCH 21, 2007
RELATED TO ZON-18208, SUP-19129 AND SDR-18206

Dear Mr. Miller:

The City Council at a regular meeting held March 21, 2007 TABLED the request for a Variance TO ALLOW 509 PARKING SPACES WHERE 783 SPACES ARE REQUIRED on 9.34 acres at 400 South Decatur Boulevard (APN 138-36-601-002), R-1 (Single Family Residential) Zone and C-2 (General Commercial) Zone [PROPOSED: C-2 (General Commercial)].

Sincerely,

A handwritten signature in cursive script that reads "Angela Crolli".

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. Stacie Truesdell
Jones Vargas
3773 Howard Hughes Parkway, Third Floor, South
Las Vegas, Nevada 89169

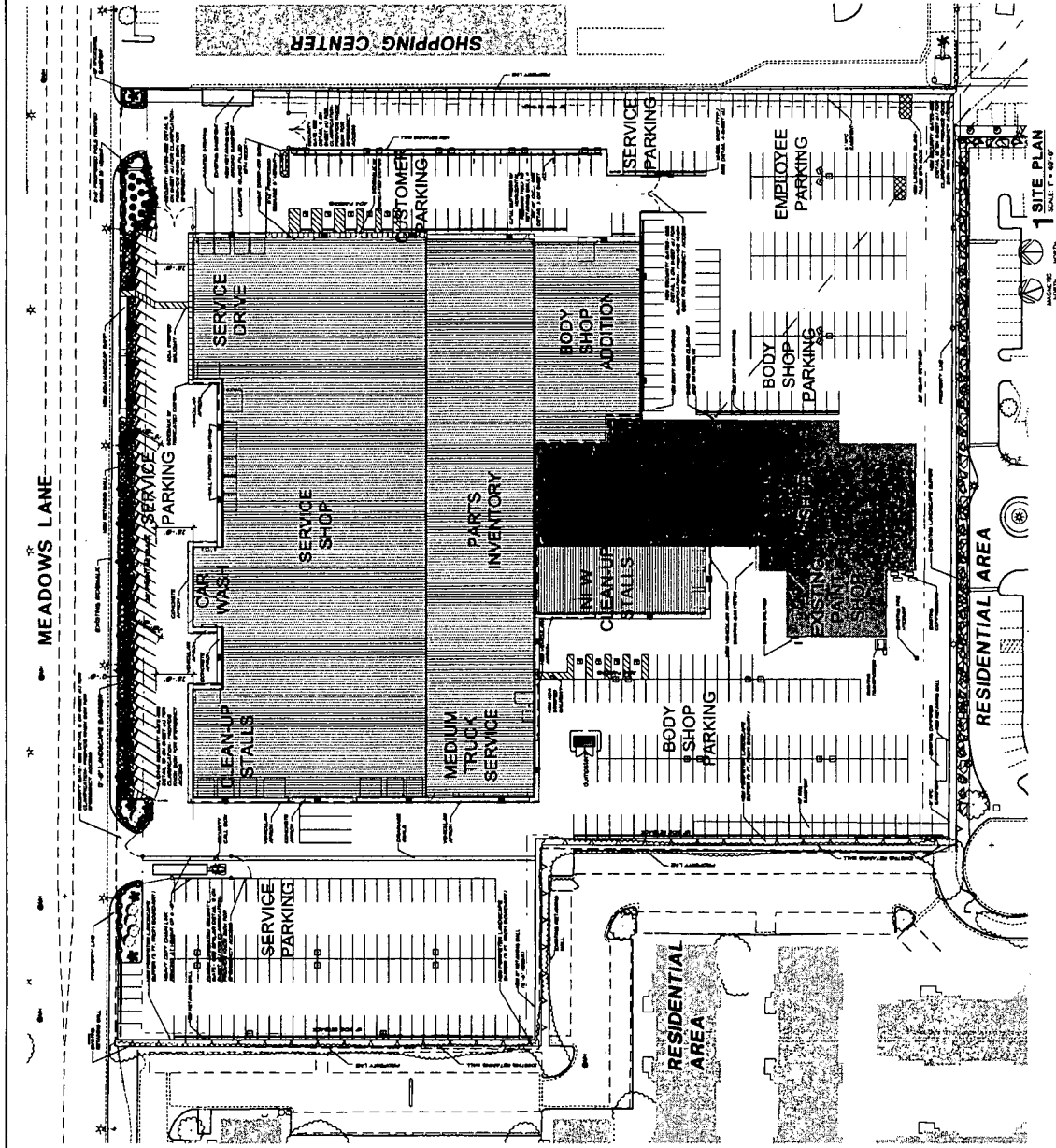
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

Plans (PMT)



Separator Sheet



MEADOWS LANE

SHOPPING CENTER

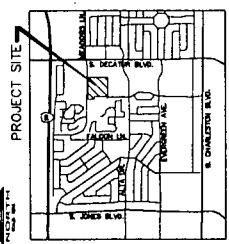
RESIDENTIAL AREA

RESIDENTIAL AREA

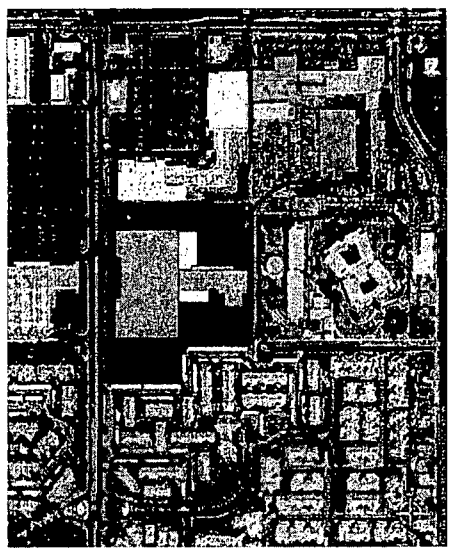
FOOTNOTES:

1. TOTAL NUMBER OF PARKING SPACES PROVIDED: 111	2. TOTAL NUMBER OF PARKING SPACES REQUIRED: 111	3. TOTAL NUMBER OF PARKING SPACES PROVIDED: 111	4. TOTAL NUMBER OF PARKING SPACES REQUIRED: 111
5. TOTAL NUMBER OF PARKING SPACES PROVIDED: 111	6. TOTAL NUMBER OF PARKING SPACES REQUIRED: 111	7. TOTAL NUMBER OF PARKING SPACES PROVIDED: 111	8. TOTAL NUMBER OF PARKING SPACES REQUIRED: 111

PROJECT ANALYSIS	PROJECT ANALYSIS	PROJECT ANALYSIS	PROJECT ANALYSIS
1. TOTAL NUMBER OF PARKING SPACES PROVIDED: 111	2. TOTAL NUMBER OF PARKING SPACES REQUIRED: 111	3. TOTAL NUMBER OF PARKING SPACES PROVIDED: 111	4. TOTAL NUMBER OF PARKING SPACES REQUIRED: 111
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COLORED SITE PLAN
SCALE: 1" = 40' - 0"



2 COLORED SITE PLAN
SCALE: 1" = 40' - 0"

david zimmer a.l.a.
3115 MARKET STREET, N.W.
ALBUQUERQUE, NEW MEXICO 87105
TEL: 505-261-1234 FAX: 505-261-1235
WWW.DZIMMER.COM

ALTERATIONS AND ADDITIONS TO:
BILL HEARD LAS VEGAS CHEVROLET
444 S. DECATUR BLVD. LAS VEGAS, NEVADA 89107
APR 13 2007

a.1
PROPOSED
PLAN

ZON-18208 VAR-18210 SUP-19129 SDR-18206 05-02-07 CC

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 13, 2006
Re: **VAR-18210** Fletcher Jones Management Group, Inc. 400 South Decatur Boulevard
Request for a Parking Variance

COMMENTS:

We support present City Code parking requirements; therefore we cannot support the variance request to allow 509 parking spaces where 783 spaces are the minimum allowed for the proposed expansion of an existing automotive service facility.

We note that this site is the subject of a Zoning Reclassification ZON-18208 and a Site Development Plan Review SDR-18206; all site-related conditions of approval are addressed with those actions.

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



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

VAR-18210 - VARIANCE RELATED TO ZON-18208 - PUBLIC HEARING - APPLICANT: FLETCHER JONES MANAGEMENT GROUP, INC. OWNER: FLETCHER JONES, SR. TRUST - Request for a Variance TO ALLOW 509 PARKING SPACES WHERE 783 SPACES ARE REQUIRED on 9.52 acres at 400 South Decatur Boulevard (APN 138-36-601-002), R-1 (Single Family Residential) Zone and C-2 (General Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 60 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

Protest / Approval Letter



PROTEST / APPROVAL LETTER

Separator Sheet

Mr. & Mrs. Donald B. Gaines
P.O. Box 1106
Rancho Santa Fe, CA 92067
dbg@gainesinvestmenttrust.com
(858) 759-9221 phone

February 16, 2007

Andrew P. Reed, Planning Supervisor
Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

email: areed@lasvegasnevada.gov

Re: Site Development Plan Review SDR-18206
Variance VAR-18210
Special Use Permit SUP-19129
Rezoning ZON-18208

Dear Mr. Reed,

As the owner of the directly adjacent property, we are strongly opposed to a zone change from R-1 to C-2. We are also opposed to any variance or special use permit etc. that may effect the quiet enjoyment of our property or the neighborhood in general.

Our property is a 304 unit senior apartment community know as, Country Club at the Meadows. All of our residents are 55+ with an average age of 70+.

Our community is behind security gates and is very low density. Those two factors contribute to our business success in that location. Virtually, all of our residents rent from us because of the ambiance of the grounds and the atmosphere of quiet peaceful surroundings.

When we bought our property about four years ago, one of our considerations for purchase was that certain parts of the adjacent property are R-1. This zoning is compatible with our property and does not pose any noise problems and other problems associated with commercial development.

There is no question that this proposed zone change etc. will impact our elderly residents negatively and that will cause us economic hardship on an operational level and will depress the value of our property.

Page 2 of 2
February 16, 2007
Andrew P. Reed, Planning Supervisor

We would be agreeable to arrange a site visit of our property with the members of the planning commission that have jurisdiction over this decision so that they can see the situation first hand. I am sure that the 500 or so residents that live at Country Club at the Meadows will feel the same way as we do when they are made aware of the proposed zone changes being considered on the adjacent property.

Please call us at the above phone number to discuss this issue further and please keep us in the loop as to all decision making on this issue.

Sincerely,

Don and Pam Gaines

Meadows Las Vegas LLC
Country Club at the Meadows
300 Promenade Blvd.
Las Vegas, NV 89107

DECATUR CROSSING CENTER LLC
15490 Ventura Blvd., Ste. 200
Sherman Oaks, CA 91403
Tel: (818) 501-5500
Fax: (818) 501-7629
E-mail: Decaturcenterllc@aol.com

February 21, 2007

Via Fax No. 702-385-7268 & Mail

Honorable Planning Commission
City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

Re.: Opposition to ZON-18208, VAR-18210, SUP- 19129 And SDR- 18206 -
proposed expansion of existing Body shop on Meadows Lane by Applicant Fletcher Jones
Management Group, Inc.

Dear Honorable Planning Commission Members:

We are the owners of the Target/Big Lots Anchored Shopping Center directly located across the street from the subject property.

First, we would like to inform you that we have never been contacted by the Applicant or any of their representatives to see if we have any questions or concerns with their proposed project across the street. We have seen the staff report for the first time only a few hours ago.

With All due respect, and with concerns similar in nature to those raised by your staff members in their staff report recommending a denial of the applications, we oppose the proposed zone change and other entitlements sought by this applicant for this property. The pending applications seek unreasonably necessary waivers for setbacks, screening, architectural compatibility, landscaping, traffic, visibility, and most importantly parking.

This project is simply too massive and it does not belong here in this location: And, in our opinion, it will substantially degrade and devalue the surrounding residential homes and Businesses. We are also concerned by the lack of an EIR adequately studying and assessing the potential project generated increases in noise, traffic, Air Quality, Hazardous material(handling & storage), potential for area Contamination and pollution, health , safety, crime and other effects on the property itself and the area surrounding it.

We would appreciate your denial of the project for reasons stated here to for and/or for those reasons stated in your own staff report recommending denial of the Various applications by this Applicant.

Sincerely,


Albert Cohen

DECATUR CROSSING CENTER LLC
15490 Ventura Blvd., Ste. 200
Sherman Oaks, CA 91403
Tel: (818) 501-5500
Fax: (818) 501-7629
E-mail: Decaturcenterllc@aol.com

February 22, 2007

Honorable Planning Commission
City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

Via Fax No. 702-385-7268 & Mail

8 702-474-0352

Re.: Opposition to ZON-18208, VAR-18210, SUP- 19129 And SDR- 18206 -
proposed expansion of existing Body shop on Meadows Lane by Applicant Fletcher Jones
Management Group, Inc.

Dear Honorable Planning Commission Members:

We would like to clarify our letter of yesterday that we will not be opposed to the construction of this project if it's reduced in size, architecturally enhanced, and the applicant can demonstrate to us that it will not negatively impact the surrounding properties and area.

Thanking you in advance for your attention to this matter..

Sincerely,



Albert Cohen

APN Map



Separator Sheet

Deed



Separator Sheet

APN: 138-36-601-002, 006, 008, 713-028, & 029
Affix R.P.T.T. SEempt 3
WHEN RECORDED MAIL TO:

Fletcher Jones, Jr.
175 E. Reno, #1-6
Las Vegas, NV 89119

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Fletcher Jones, Jr. and Stephanie A. Grody, Successor Co-Trustees of the Fletcher Jones, Sr. Trust,
dated February 13, 1989

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

Fletcher Jones, Jr. and Stephanie A. Grody, Successor Co-Trustees of the Fletcher Jones, Sr. Trust, dated
February 13, 1989

all that real property situated in the County of Clark State of Nevada, bounded and described as follows:
See Exhibit A attached hereto and made a part hereof.

This Grant, Bargain, Sale Deed is being recorded to correct the legal description as set forth in that
certain Order Approving First and Final Account, Report of Co-Executors and Petition for Allowance of
Fees and Costs, Distribution and Discharges, recorded in Book 961101, Document No. 00813.

Subject to: 1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements
now or hereafter, if any.

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

Witness my hand(s) this 14 day of September, 2001.

SELLERS

[Signature]
Fletcher Jones, Jr. - Successor Co-Trustee

[Signature]
Stephanie A. Grody - Successor Co-Trustee

STATE OF Nevada)
COUNTY OF Clark)

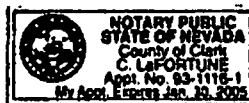
Escrow No. 01122428-027-FB

On this 9-14-01

appeared before me, a Notary Public,

Fletcher Jones Jr
Stephanie A Grody
personally known or proven to me to be the
person(s) whose name(s) is/are subscribed to the
above instrument, who acknowledged that
he/she/they executed the instrument for the
purposes therein contained.

[Signature]
Notary Public
My commission expires: 13005



ZON-18208 VAR-18210
SDR-18206 01/11/07 PC

Exhibit A

Parcel One (1):

That Portion of the Northeast Quarter (NE 1/4) of Section 36, Township 20 South, Range 60 East, M.D.B. & M., and more particularly described as follows:

Commencing at the East Quarter (E 1/4) corner of Section 36;
Thence South 89° 31' 54" West along the South line of the Northeast Quarter (NE 1/4) of Section 36, a distance of 685.16 feet to the True Point of Beginning;
Thence North 0° 18' 11" West, a distance of 176.00 feet to a point;
Thence North 89° 41' 20" East, a distance of 315.06 feet to a point;
Thence South 0° 35' 26" East, a distance of 102.29 feet to a point on a non tangent curve concave to the Southeast, having a radius of 340.00 feet, a radial line to said point bears North 12° 16' 25" West;
Thence along said curve through a central angle of 24° 43' 50" an arc length of 146.77 feet to a point of tangency;
Thence South 52° 59' 37" West, a distance of 22.14 feet to a point;
Thence South 89° 31' 54" West, a distance of 166.12 feet to the True Point of Beginning.

(Reference Deed for Legal Description Book 20 Page No. 156461)

Parcel Two (2):

That portion of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section 36, Township 20 South, Range 60 East, M.D.B. & M., more particularly described as follows:

Commencing at the East Quarter (E 1/4) corner of Section 36;
Thence South 89° 31' 54" West along the South line of the Northeast Quarter (NE 1/4), a distance of 1326.79 feet;
Thence North 00° 19' 21" West parallel with the East line of the Northeast Quarter (NE 1/4) of said Section 36, a distance of 1326.79 feet to the True Point of Beginning, said point being in the North line of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of said Section 36;
Thence along said North line South 89° 31' 54" West, 150.00 feet;
Thence South 00° 19' 21" East, 360.28 feet;
Thence North 89° 31' 54" East 150.00 feet to a point in the West line of the land described in the Deed to Fletcher Jones, et al, recorded April 19, 1974 as Document No. 377787;
Thence along said West line South 00° 19' 21" East, 311.94 feet (recorded distance 308.50 feet) to the Northwest (NW) corner of the land conveyed to the Housing Authority of the City of Las Vegas by Deed recorded November 7, 1969 as Document No. 794869;
Thence along the North line of said land, North 89° 31' 54" East, 570.53 feet to the Southwest (SW) corner of the land described as Parcel 1 in the Deed to Fletcher Jones recorded February 7, 1966 as Document No. 556186;
Thence along the West line of the land North 00° 19' 21" West, 668.78 feet to a point in the North line of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of said Section;
Thence along said North line, South 89° 31' 54" West, 570.53 feet to the True Point of Beginning.

20810928
00899

Excepting therefrom the interest in the Northerly Forty (40.00) feet as conveyed to the City of Las Vegas for road, public utility and incidental purposes by Deed recorded November 9, 1970 as Document No. 635802 in Book 676, Official Records.

(Reference Deed for Legal Description 998604 - 00899; and Michael L. Hobbs, of Summit Engineering, PLS No. 13663, 1421 E. Sunset Road, Suite 17, Las Vegas, Nevada 89119)

Parcel Three (3):

Lot Two (2) in Block Seven (7) and Lot Three (3) in Block One (1) in CHARLESTON HEIGHTS TRACT NO. 7 on file in Book 5 of Plats, Page 52 in the Office of the County Recorder, Clark County, Nevada.

Together with the interest in and to that portion of Michael Way as vacated by that certain Order of Vacation recorded December 11, 1970 as Document No. 67741 in Book 85 lying North of the North line of Alta Avenue, 80.00 feet wide and adjoining Lot Two (2) in Block Seven (7) and Lot Three (3) in Block One (1) of said Charleston Heights Tract No. 7 and being more particularly described as follows:

Commencing at the Northeast (NE) corner of the Southeast Quarter (SE 1/4) of said Section 36, Township 20 South, Range 60 East, M.D.B. & M.;
Thence South 89°31'54" West along the North line of the Southeast Quarter (SE 1/4) of said Section 36, a distance of 676.26 feet to the Northwest (NW) corner of Lot Two (2) in Block Seven (7) of Charleston Heights Tract No. 7 said Northwest (NW) corner being the True Point of Beginning;
Thence continuing South 89°31'54" East, a distance of 80.00 feet to the Northeast (NE) corner of Lot Three (3) in Block One (1) of Charleston Heights Tract No. 7;
Thence South 00°27'22" East along the East line of said Lot Three (3), a distance of 85.03 feet to the beginning of a tangent curve to the right, concave Northwesterly, having a radius of 15.00 feet;
Thence Southwesterly along said tangent curve through a central angle of 90°00'00", an arc length of 23.56 feet to the point of tangency of said curve with the North line of Alta Avenue, 80.00 feet wide, as said Avenue is shown on the Map of said Charleston Heights Tract No. 7;
Thence North 89°32'48" East along said North line of Alta Avenue, a distance of 30.29 feet to the beginning of a tangent curve to the left concave Northerly having a radius of 260.00 feet;
Thence continuing along said North line, Easterly along said tangent curve through a central angle of 18°59'12", an arc length of 86.16 feet to the point of tangency of said curve with the Southerly boundary line of said Lot Two (2), from a tangent at said point which bears South 70°33'26" West, Westerly, Northwesterly and Northerly along a curve to the right, concave Northeasterly having a radius of 15.00 feet;
Thence along said curve through a central angle of 108°59'12", an arc length of 28.53 feet;
Thence North 00°27'22" West along the West line of said Lot Two (2), a distance of 71.73 feet to the True Point of Beginning.

(Reference Deed for Legal Description 960110 - 00813)

Parcel Four (4)

That portion of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section 36, Township 20 South, Range 60 East, M.D.B. & M., described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 36 as shown by map of Charleston Heights Tract No. 7, on file in the Office of the County Recorder in Book 5 of Plats, Page 52, Clark County, Nevada Records:

Thence North 00° 19' 21" West along the East line of said South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section 36, a distance of 104.61 feet to the True Point of Beginning.

Thence South 89° 40' 39" West, a distance of 80.00 feet to a point.

Thence from a tangent whose bearing is South 00° 19' 21" East curving to the right along the arc of a curve having a radius of 24.87 feet and subtending a central angle of 89° 51' 15" an arc length of 39.00 feet.

Thence South 89° 31' 54" West, a distance of 195.22 feet to an arc point.

Thence from a tangent whose bearing is the last described course turning to the left along a curve having a radius of 340.00 feet and subtending a central angle of 36° 32' 17" an arc length of 216.82 feet.

Thence South 52° 59' 37" West, a distance of 22.65 feet.

Thence South 89° 31' 54" West along the South line of the Northeast Quarter (NE 1/4) of said Section 36, a distance of 236.16 feet to a point on the West right of way line of Michael Way (80.00 feet wide) as shown by said map of the Charleston Heights Tract No. 7.

Thence North 00° 19' 21" West parallel to the East line of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section 36, a distance of 660.00 feet.

Thence North 89° 31' 54" East parallel to the South line, a distance of 756.26 feet to a point on the aforementioned East line.

Thence South 00° 19' 21" East along the said East line, a distance of 555.39 feet to the True Point of Beginning.

Together with that certain spandrel area at the Northwest (NW) corner of Decatur Boulevard and Alta Avenue, described as "Excell 17" in Order of Vacation recorded December 17, 1959 in Book 225 as Document No. 183147, Official Records.

Excepting therefrom the interest in the East Forty (40.00) feet as conveyed to the County of Clark for road, public utility and incidental purposes by Deed recorded as Document No. 376916, Clark County, Nevada Records.

Further excepting therefrom the interest in the following property as conveyed to the City of Las Vegas for road, public utility and incidental purposes by Deed recorded December 10, 1956 as Document No. 54477 of Official Records, Clark County, Nevada Records:

Commencing at the Southeast (SE) corner of the Northeast Quarter (NE 1/4) of said Section 36:

Thence North 00° 18' 11" West along the East line of said Section 36, a distance of 104.61 feet to the True Point of Beginning.

Thence at right angles South 89° 41' 49" West, a distance of 80.00 feet to the Northeast (NE) corner of that certain parcel of land described in Parcel 1 of that certain Order of Vacation recorded December 17, 1959 as Document No. 183147 in Book 225 of Official Records of Clark County, Nevada:

Thence North 00° 36' 17" East, a distance of 631.24 feet to the point of intersection of the West line of the East 70.00 feet, measured at right angles to the East line of the Northeast Quarter (NE 1/4) of said Section 36, with the North line of the South 735.97 feet measured along a line parallel with Section 36.

Thence from said point North 89° 31' 54" East parallel with the South line of the Northeast Quarter (NE 1/4) of said Section 36, a distance of 70.00 feet to the East line of said Section 36.

Thence South 00° 18' 11" East along said East line a distance of 631.36 feet to the True Point of Beginning.

Further excepting therefrom any portion lying within Parcel One (1).

(Reference Deed for Legal Description 961101 - 00813)

Parcel Five (5)

That portion of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 36, Township 20 South, Range 60 East, M.D.B. & M., described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 36.

Thence South 89° 31' 54" West, a distance of 756.26 feet to a point.

20010928
01933

Thence North 00°19'21" West, a distance of 425.50 feet to a point said point being the True Point of Beginning;
Thence continuing North 00°19'21" West, a distance of 234.50 feet to a point;
Thence South 89°31'54" West, a distance of 30.00 feet to a point;
Thence South 00°19'21" East, a distance of 234.50 feet to a point;
Thence North 89°31'54" East, a distance of 30.00 feet to the True Point of Beginning.

Said parcel being further described as Parcel Three (3) as shown by Parcel Map recorded November 26, 1974 in File 4, Page 23 of Parcel Maps and as Document No. 436231 in Book 477 of Official Records, Clark County, Nevada

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
UNITED TITLE OF NEVADA
09-28-2001 11:46 JVB
BOOK: 20010928 INST: 01933
FEE: 11.00 RPTT: EX003

Exhibit A

Parcel One (1):

That Portion of the Northeast Quarter (NE 1/4) of Section 36, Township 20 South, Range 60 East, M.D.B. & M., and more particularly described as follows:

Commencing at the East Quarter (E 1/4) corner of Section 36;
Thence South 89°31'54" West along the South line of the Northeast Quarter (NE 1/4) of Section 36, a distance of 605.16 feet to the True Point of Beginning;
Thence North 0°18'11" West, a distance of 176.00 feet to a point;
Thence North 89°41'20" East, a distance of 315.06 feet to a point;
Thence South 0°35'26" East, a distance of 102.29 feet to a point on a non tangent curve concave to the Southeast, having a radius of 340.00 feet, a radial line to said point bears North 12°16'25" West;
Thence along said curve through a central angle of 24°43'50" an arc length of 146.77 feet to a point of tangency;
Thence South 52°59'37" West, a distance of 22.15 feet to a point;
Thence South 89°31'54" West, a distance of 165.12 feet to the True Point of Beginning.

Parcel Two (2):

That portion of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section 36, Township 20 South, Range 60 East, M.D.B. & M., more particularly described as follows:

Commencing at the East Quarter (E 1/4) corner of Section 36;
Thence South 89°31'54" West along the South line of the Northeast Quarter (NE 1/4), a distance of 1326.79 feet;
Thence North 00°19'21" West parallel with the East line of the Northeast Quarter (NE 1/4) of said Section 36, a distance of 1328.78 feet to the True Point of Beginning, said point being in the North line of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of said Section 36;
Thence along said North line South 89°31'54" West, 150.00 feet;
Thence South 00°19'21" East, 360.28 feet;
Thence North 89°31'54" East to a point in the West line of the land described in the Deed to Fletcher Jones, et al., recorded April 19, 1974 as Document No. 377787;
Thence along said West line South 00°19'21" East, 308.50 feet to the Northwest (NW) corner of the land conveyed to the Housing Authority of the City of Las Vegas by Deed recorded November 7, 1969 as Document No. 794869;
Thence along the North line of said land, North 89°31'54" East, 570.53 feet to the Southwest (SW) corner of the land described as Parcel 1 in the Deed to Fletcher Jones recorded February 7, 1966 as Document No. 556186;
Thence along the West line of the land North 00°19'21" West, 668.78 feet to a point in the North line of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of said Section;
Thence along said North line, South 89°31'54" West, 570.53 feet to the True Point of Beginning.

Excepting therefrom the interest in the Northerly Forty (40.00) feet as conveyed to the City of Las Vegas for road, public utility and incidental purposes by Deed recorded November 9, 1976 as Document No. 635802 in Book 676, Official Records.

Parcel Three (3):

Lot Two (2) in Block Seven (7) and Lot Three (3) in Block One (1) in CHARLESTON HEIGHTS TRACT NO. 7 on file in Book 5 of Plats, Page 52 in the Office of the County Recorder, Clark County, Nevada.

Together with the interest in and to that portion of Michael Way as vacated by that certain Order of Vacation recorded December 11, 1970 as Document No. 67741 in Book 85 lying North of the North line of Alta Avenue, 80.00 feet wide and adjoining Lot Two (2) in Block Seven (7) and Lot Three (3) in Block One (1) of said Charleston Heights Tract No. 7 and being more particularly described as follows:

Commencing at the Northeast (NE) corner of the Southeast Quarter (SE 1/4) of said Section 36, Township 20 South, Range 60 East, M.D.B. & M.;

Thence South $89^{\circ}31'54''$ West along the North line of the Southeast Quarter (SE 1/4) of said Section 36, a distance of 676.26 feet to the Northwest (NW) corner of Lot Two (2) in Block Seven (7) of Charleston Heights Tract No. 7 said Northwest (NW) corner being the True Point of Beginning;

Thence continuing South $89^{\circ}31'54''$ East, a distance of 80.00 feet to the Northeast (NE) corner of Lot Three (3) in Block One (1) of Charleston Heights Tract No. 7;

Thence South $00^{\circ}27'22''$ East along the East line of said Lot Three (3), a distance of 85.03 feet to the beginning of a tangent curve to the right, concave Northwesterly, having a radius of 15.00 feet;

Thence Southwesterly along said tangent curve through a central angle of $90^{\circ}00'00''$, an arc length of 23.56 feet to the point of tangency of said curve with the North line of Alta Avenue, 80.00 feet wide, as said Avenue is shown on the Map of said Charleston Heights Tract No. 7;

Thence North $89^{\circ}32'38''$ East along said North line of Alta Avenue, a distance of 30.29 feet to the beginning of a tangent curve to the left concave Northerly having a radius of 160.00 feet;

Thence continuing along said North line, Easterly along said tangent curve through a central angle of $18^{\circ}59'12''$, an arc length of 86.16 feet to the point of tangency of said curve with the Southerly boundary line of said Lot Two (2), from a tangent at said point which bears South $70^{\circ}33'26''$ West, Westerly, Northwesterly and Northerly along a curve to the right, concave Northeasterly having a radius of 15.00 feet;

Thence along said curve through a central angle of $108^{\circ}59'12''$, an arc length of 28.53 feet;

Thence North $00^{\circ}27'22''$ West along the West line of said Lot Two (2), a distance of 71.73 feet to the True Point of Beginning.

Parcel Four (4):

That portion of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section 36, Township 20 South, Range 60 East, M.D.B. & M., described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 36 as shown by map of Charleston Heights Tract No. 7, on file in the Office of the County Recorder in Book 5 of Plats, Page 52, Clark County, Nevada Records;

Thence North $00^{\circ}19'21''$ West along the East line of said South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section 36, a distance of 104.61 feet to the True Point of Beginning;

Thence South $89^{\circ}40'39''$ West, a distance of 80.00 feet to a point;

Thence from a tangent whose bearing is South $00^{\circ}19'21''$ East curving to the right along the arc of a curve having a radius of 24.87 feet and subtending a central angle of $89^{\circ}51'15''$ an arc length of 39.00 feet;

Thence South $89^{\circ}31'54''$ West, a distance of 195.22 feet to an arc point;

Thence from a tangent whose bearing is the last described course turning to the left along a curve having a radius of 340.00 feet and subtending a central angle of $36^{\circ}32'17''$ an arc length of 216.82 feet;

Thence South $52^{\circ}59'37''$ West, a distance of 22.15 feet;
Thence South $89^{\circ}31'54''$ West along the South line of the Northeast Quarter (NE 1/4) of said Section 36, a distance of 236.16 feet to a point on the West right of way line of Michael Way (80.00 feet wide) as shown by said map of the Charleston Heights Tract No. 7;
Thence North $00^{\circ}19'21''$ West parallel to the East line of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section 36, a distance of 660.00 feet;
Thence North $89^{\circ}31'54''$ East parallel to the South line, a distance of 756.26 feet to a point on the aforementioned East line;
Thence South $00^{\circ}19'21''$ East along the said East line, a distance of 555.39 feet to the True Point of Beginning.

Together with that certain spandrel area at the Northwest (NW) corner of Decatur Boulevard and Alta Avenue, described as "Parcel 1" in Order of Vacation recorded December 17, 1959 in Book 225 as Document No. 183147, Official Records.

Excepting therefrom the interest in the East Forty (40.00) feet as conveyed to the County of Clark for road, public utility and incidental purposes by Deed recorded as Document No. 376916, Clark County, Nevada Records.

Further excepting therefrom the interest in the following property as conveyed to the City of Las Vegas for road, public utility and incidental purposes by Deed recorded December 10, 1956 as Document No. 544570 of Official Records, Clark County, Nevada Records;

Commencing at the Southeast (SE) corner of the Northeast Quarter (NE 1/4) of said Section 36;
Thence North $00^{\circ}18'11''$ West along the East line of said Section 36, a distance of 104.61 feet to the True Point of Beginning;
Thence at right angles South $89^{\circ}41'49''$ West, a distance of 80.00 feet to the Northeast (NE) corner of that certain parcel of land described in Parcel 1 of that certain Order of Vacation recorded December 17, 1959 as Document No. 183147 in Book 225 of Official Records of Clark County, Nevada;
Thence North $00^{\circ}36'17''$ East, a distance of 631.24 feet to the point of intersection of the West line of the East 70.00 feet, measured at right angles to the East line of the Northeast Quarter (NE 1/4) of said Section 36, with the North line of the South 735.97 feet measured along a line parallel with Section 36;
Thence from said point North $89^{\circ}31'54''$ East parallel with the South line of the Northeast Quarter (NE 1/4) of said Section 36, a distance of 70.00 feet to the East line of said Section 36;
Thence South $00^{\circ}18'11''$ East along said East line a distance of 631.36 feet to the True Point of Beginning.

Further excepting therefrom any portion lying within Parcel One (1).

Parcel Five (5):

That portion of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 36, Township 20 South, Range 60 East, M.D.B. & M., described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 36;
Thence South 89°31'54" West, a distance of 756.26 feet to a point;
Thence North 00°19'21" West, a distance of 425.50 feet to a point said point being the True Point of Beginning;
Thence continuing North 00°19'21" West, a distance of 234.50 feet to a point;
Thence South 89°31'54" West, a distance of 30.00 feet to a point;
Thence South 00°19'21" East, a distance of 234.50 feet to a point;
Thence North 89°31'54" East, a distance of 30.00 feet to the True Point of Beginning.

Said parcel being further described as Parcel Three (3) as shown by Parcel Map recorded November 26, 1974 in File 4, Page 23 of Parcel Maps and as Document No. 436423 in Book 477 of Official Records, Clark County, Nevada.

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-18210** APN: _____

Name of Property Owner: Fletcher Jones Sr. Trust

Name of Applicant: Fletcher Jones Management Group, 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: _____

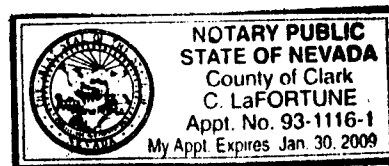
Signature of Property Owner: [Signature]

Print Name: Fletcher Jones Jr.

Subscribed and sworn before me

This 14 day of Nov, 2006

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



Justification Letter



Separator Sheet

JONES VARGAS

HERBERT M. JONES
MELVIN D. CLOSE, JR.
JOSEPH W. BROWN
ALBERT F. PAGNI
JOHN P. SANDE, III
WILLIAM J. RAGGIO
GARY R. GOODHEART
MICHAEL E. BUCKLEY
RICHARD F. JOST
JANET L. CHUBB
DOUGLAS M. COHEN
KIRK B. LENHARD
KEVIN R. STOLWORTHY
JAMES L. WADHAMS
JODI R. GOODHEART
PAUL A. LEMCKE

PHILIP M. BALLIF
MICHAEL G. ALONSO
ANN MORGAN
R. DOUGLAS KURDZIEL
KRIS T. BALLARD
CRAIG H. NORVILLE
WILLIAM C. DAVIS, JR.
KARL L. NIELSON
PATRICK A. ROSE
PATRICK J. SHEEHAN
TONY F. SANCHEZ III
CLARK V. VELLIS
JOHN P. DESMOND
SCOTT M. SCHOENWALD
CONSTANCE L. AKRIDGE
EDWARD M. GARCIA

ATTORNEYS AT LAW
3773 HOWARD HUGHES PARKWAY
THIRD FLOOR SOUTH
LAS VEGAS, NEVADA 89169

TEL (702) 862-3300 FAX (702) 734-2722

WWW.JONESVARGAS.COM

MARIA-NICOLLE BERINGER
WHITNEY D. BOCCI
JENNIFER BEATTY BRINTON
LOUIS M. BUBALA III
ADAM K. BULT
DAVID A. CARROLL
TYRUS O. COBB
TRACY A. DIFILLIPPO
ELIZABETH M. FIELDER
WILLIAM D. GREENLEE, JR.
RYAN W. HERRICK
BRIAN R. IRVINE
KIRK D. KAPLAN
BENJAMIN W. KENNEDY
CURT R. LEDFORD
DARREN J. LEMIEUX
DIANE J. MARKERT

LINDA P. MCKENZIE*
MATTHEW T. MILONE
CHRISTOPHER C. MONEY
BINU G. PALAL**
TAMARA BEATTY PETERSON
ALEX RAMIREZ
RICHARD A. RAWSON
MOLLY MALONE REZAC
JOHN P. SANDE, IV
BRETT J. SCOLARI
STEVEN G. SHEVORSKI
TIFFANY J. SWANIS
STACIE A. TRUESDELL
JESSE A. WADHAMS
CHRISTINA H. WANG
GORDON H. WARREN
ANDREW WONG

CLIFFORD A. JONES (1912 - 2001)
GEORGE L. VARGAS (1909 - 1985)
JOHN C. BARTLETT (1910 - 1982)
LOUIS MEAD DIXON (1919 - 1993)
GARY T. FOREMASTER (1953 - 1998)

Writer's Direct Line
(702) 862-3342
E-Mail Address
struesdell@jonesvargas.com

ROBERT E. BRUCE
AMANDA J. COWLEY
ALAN B. RABKIN
OF COUNSEL

BRIAN J. MATTER
EXECUTIVE DIRECTOR

November 7, 2006

City of Las Vegas
Planning & Development Department
731 S. 4th Street
Las Vegas, NV 89101

HAND DELIVERED

RE: Justification Letter – Parking Variance

Dear Planning and Development Department:

Enclosed is an application for a Parking Variance submitted in conjunction with an application for a Site Development Plan Review for an approximately 123,669 sq/ft expansion of an existing automobile service facility for that property consisting of approximately 9.34 acres located at 400 S. Decatur Blvd., south of Meadows Lane (APN 138-36-601-002) (the “**Property**”) submitted by Fletcher Jones Management Group, Inc. (the “**Applicant**”).

The Property is zoned C-2 (General Commercial) and R-1 (Single Family Resident District) and designated GC (General Commercial) under the General Plan. An application to re-zone the portion of the Property from R-1 to C-2 is also being submitted in conjunction with this application. The Property is currently used as an automobile service facility which is operated as part of the Bill Heard Dealership.

Because the automobile service facility is operated as part of the Bill Heard Dealership, the operation does not require the amount of parking required by code for a stand-alone automobile service facility. The current facility's requirements are more consistent with that required for a dealership with the ancillary use of an automobile service facility. Such a facility only requires 310 parking spaces and the Property would have parking in excess of what is required.

However, the existing facility is located on separate parcels from the Bill Heard Dealership. Therefore, a variance is required. The Applicant is requesting a variance to permit 509 parking spaces where 783 are required, or reduction of 35%.

RENO OFFICE
100 WEST LIBERTY STREET, TWELFTH FLOOR, RENO, NEVADA 89504 TEL (775) 786-5000 FAX (775) 786-1177

*LICENSED IN ARIZONA ONLY
**LICENSED IN ILLINOIS AND WISCONSIN ONLY

ZON-18208
SDR-18206

VAR-18210
01/11/07 PC

November 7, 2006

Page 2

Thank you for your consideration of this request. Please contact me at (702) 863-3342 if you have any questions or comments.

Very truly yours,

JONES VARGAS

A handwritten signature in black ink, appearing to read 'Stacie A. Truesdell', written over the printed name.

Stacie A. Truesdell

ST

Enclosures.

ZON-18208 VAR-18210
SDR-18206 01/11/07 PC

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance (parking)
 Project Address (Location) 400 S. Decatur Blvd.
 Project Name 400 S. Decatur Blvd. Proposed Use _____
 Assessor's Parcel #(s) 138-36-601-002 Ward # 1
 General Plan: existing GC proposed n/a Zoning: existing C-2/R-1 proposed n/a
 Commercial Square Footage n/a Floor Area Ratio n/a
 Gross Acres +/-9.34 Lots/Units n/a Density n/a
 Additional Information _____

PROPERTY OWNER Fletcher Jones, Sr. Trust Contact Howard Miller
 Address 7300 W. Sahara Ave Phone: 739-0495 Fax: 795-7194
 City Las Vegas State NV Zip 89117

APPLICANT Fletcher Jones Management Group, Inc. Contact Howard Miller
 Address 7300 W. Sahara Ave. Phone: 739-0495 Fax: 795-7194
 City Las Vegas State NV Zip 89117

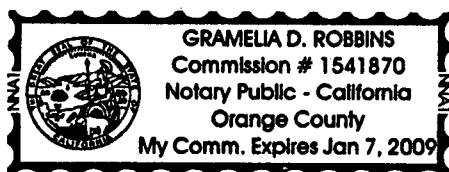
REPRESENTATIVE Jones Vargas Contact Stacie Trueßdell
 Address 3773 Howard Hughes Pkwy., Third Fl. South Phone: 862-3342 Fax: 734-2722
 City Las Vegas State NV Zip 89169

Property Owner Signature* [Signature]
 *An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Fletcher Jones, Jr.

Subscribed and sworn before me

This 2nd. day of November, 20 06.
Orange Co., CA. Granelia D. Robbins

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>VAR-18210</u>
Meeting Date:	<u>1-11-07</u>
Total Fee:	<u>600-</u>
Date Received:*	<u>11-17-06</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

Report Date 11/22/2006 04:45 PM

Submitted By

Page 1

A/P # 18210 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	11/17/2006 09:46	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

VAR-18210 - VARIANCE RELATED TO ZON-18208 - PUBLIC HEARING - APPLICANT: FLETCHER JONES MANAGEMENT GROUP, INC. OWNER: FLETCHER JONES, SR. TRUST - Request for a Variance TO ALLOW 509 PARKING SPACES WHERE 783 SPACES ARE REQUIRED on 9.52 acres at 400 South Decatur Boulevard (APN 138-36-601-002), R-1 (Single Family Residential) zone and C-2 (General Commercial) zone [PROPOSED: C-2 (General Commercial) zone, Ward 1 (Tarkanian).

Parent A/P #

Project # 18210 Project/Phase Name BILL HEARD LAS VEGAS CHEVROLET Phase #
Size/Area 9.52 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13836601002

Location

Owner/Tenant

Contact ID AC707281 Name JONES FLETCHER SR TRUST
Mailing Address 7300 W SAHARA AVE Organization JONES FLETCHER JR CO-TRS ETAL
City LAS VEGAS State/Province NV
ZIP/PC 89117-2756 Country ☐ Foreign
Day Phone (702)739-0495 x Evening Phone
Fax (702)795-7194 Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

400 S DECATUR BLVD
LAS VEGAS, 89107-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13836601002

Applicants/Contacts

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**VAR Application****Report Date** 11/22/2006 04:45 PM**Submitted By**

Page 2

Applicants/Contacts

Primary N **Capacity** OWNER **Contact ID** AC707281 ☐ **Foreign**
Effective **Expire**
Name JONES FLETCHER SR TRUST
Day Phone (702)739-0495 x **Eve Phone** **Organization** JONES FLETCHER JR CO-TRS ETAL
Pager **PIN #** **Position**
Fax (702)795-7194 **Mobile** **Profession**
E-Mail
Address 7300 W SAHARA AVE
LAS VEGAS, NV 89117-2756
Seasonal Addr

Valid From **To****Comments**
howard miller

Primary N **Capacity** APPL **Contact ID** AC1310800 ☐ **Foreign**
Effective **Expire**
Name FLETCHER JJONES MGMT GROUP
Day Phone (702)862-3342 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (702)734-2722 **Mobile** **Profession**
E-Mail
Address 7300 W. SAHARA
LAS VEGAS, NV 89117
Seasonal Addr

Valid From **To****Comments**
Howard Miller

Primary Y **Capacity** APPL **Contact ID** AC504528 ☐ **Foreign**
Effective **Expire**
Name JONES VARGAS ATTORNEYS AT LAW
Day Phone (702)862-3342 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (702)734-2722 **Mobile** **Profession**
E-Mail
Address 3773 HOWARD HUGHES PKWY
LAS VEGAS, NV 89109
Seasonal Addr

Valid From **To****Comments**
Stacie Truesdell**Contractors**

No Contractors

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

No Conditions

Report Date 11/22/2006 04:45 PM

Submitted By

Page 3

VARIANCE

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

Meeting Information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By Modified Date	YES Votes	NO Votes	ABSTENTIONS
01/11/2007	PC	SCHEDULED	0	0	0
DDONLEY	11/17/2006				

Template Type A/P #	A/P Type	Status	Stage
No children exist for this project			

Employee Employee ID	Last	First	MI	Comments
No Employee Entries				

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME,# WHO PICKED UP PERMIT	984018	11/17/2006 09:49		0.00
Stacy Truesdell, FLetcher Jones Sr Trust ck #3268, 739-9800					

Project Checklist



Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required				
YES	NO			
APPLICATION				
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)		
☒	☐	Grant deed and legal description		
☒	☐	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>300</u> \$ <u>300</u> \$ <u> </u> Total = \$ <u>600</u>		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
SITE PLAN Folded Plans: <u>6</u> Rolled/Colored Plans: <u>0</u>				
☒	☐	11" x 17" min. to 24" x 36" max. page size		<i>Additional Plans</i> <i>we) SDR</i>
☒	☐	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: <u> </u>		
☒	☐	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: <u>0</u> Rolled/Colored Plans: <u>0</u>				
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	North arrow, scale, and vicinity map		
☐	☒	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: <u>0</u> Rolled/Colored Plans: <u>0</u>				
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	Scale and building dimensions labeled		
☐	☒	North, south, east, and west elevations of <i>all</i> buildings		
☐	☒	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: <u>0</u> Rolled Plans: <u>0</u>				
☐	☒	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: The Zenner Group Application Type: Variance (Parking)

APN: 138-36-601-002 Location: 400 S. Decatur

Planner: [Signature] Pre-App Meeting Date: 6/30/06 Earliest PC Date: 10/19/06

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-18210 - VARIANCE RELATED TO ZON-18208 - PUBLIC HEARING - APPLICANT: FLETCHER JONES MANAGEMENT GROUP, INC. OWNER: FLETCHER JONES, SR. TRUST - Request for a Variance TO ALLOW 509 PARKING SPACES WHERE 783 SPACES ARE REQUIRED on 9.52 acres at 400 South Decatur Boulevard (APN 138-36-601-002), R-1 (Single Family Residential) Zone and C-2 (General Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 60 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-18210

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: February 22, 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-18210

Artesian Heights NA

Charleston Estates NA

Charleston Heights South NA

Charleston Preservation NA #10

Charleston Preservation NA #11

Charleston Preservation NA #12

Charleston Preservation NA #14

Charleston Preservation NA #15

Charleston Preservation NA #16

Fremont Estates HOA

Golf Ridge Terrace NA

Greens HOA

Harmony Park NA

James Down Towers Resident Council

Kensington HOA

Meadows Neighborhood Preservation NA

Palomino Area Preservation NA

Rancho Oakey NA

Rancho South NA

Sartini Plaza and Annex Resident Council

Justification Letter



Separator Sheet

JONES VARGAS

HERBERT M. JONES
MELVIN D. CLOSE, JR.
JOSEPH W. BROWN
ALBERT F. PAGNI
JOHN P. SANDE, III
WILLIAM J. RAGGIO
GARY R. GOODHEART
MICHAEL E. BUCKLEY
RICHARD F. JOST
JANET L. CHUBB
DOUGLAS M. COHEN
KIRK B. LENHARD
KEVIN R. STOLWORTHY
JAMES L. WADHAMS
JODI R. GOODHEART
PAUL A. LEMCKE

PHILIP M. BALLIF
MICHAEL G. ALONSO
ANN MORGAN
R. DOUGLAS KURDZIEL
KRIS T. BALLARD
CRAIG H. NORVILLE
WILLIAM C. DAVIS, JR.
KARL L. NIELSON
PATRICK A. ROSE
PATRICK J. SHEEHAN
TONY F. SANCHEZ III
CLARK V. VELLIS
JOHN P. DESMOND
SCOTT M. SCHOENWALD
CONSTANCE L. AKRIDGE
EDWARD M. GARCIA

ATTORNEYS AT LAW
3773 HOWARD HUGHES PARKWAY
THIRD FLOOR SOUTH
LAS VEGAS, NEVADA 89169

TEL (702) 862-3300 FAX (702) 734-2722

WWW.JONESVARGAS.COM

MARIA-NICOLLE BERINGER
WHITNEY D. BOCCHI
MEGAN BARKER BOWEN
LOUIS M. BUBALA III
ADAM K. BULT
DAVID A. CARROLL
ERIN E. DART
TRACY A. DIFILIPPO
KATHLEEN L. FELLOWS
ELIZABETH M. FIELDER
WILLIAM D. GREENLEE, JR.
RYAN W. HERRICK
BRIAN R. IRVINE
KIRK D. KAPLAN
MICHAEL A. KELLER
BENJAMIN W. KENNEDY
WAYNE O. KLUMP
CURT R. LEDFORD
DARREN J. LEMIEUX

DIANE J. MARKERT
LINDA P. MCKENZIE*
MATTHEW T. MILONE
CHRISTOPHER C. MONEY
BINU G. PALAL**
TAMARA BEATTY PETERSON
ALEJANDRO (ALEX) RAMIREZ
RICHARD A. RAWSON
MOLLY MALONE REZAC
JOHN P. SANDE, IV
BRETT J. SCOLARI
BRADLEY SCOTT SCHRAGER
STEVEN G. SHEVORSKI
TIFFANY J. SWANIS
STACIE A. TRUESDELL
JESSE A. WADHAMS
CHRISTINA H. WANG
GORDON H. WARREN
ANDREW WONG

ROBERT E. BRUCE
AMANDA J. COWLEY
ALAN B. RABKIN
OF COUNSEL

BRIAN J. MATTER
EXECUTIVE DIRECTOR

CLIFFORD A. JONES (1912 - 2001)
GEORGE L. VARGAS (1909 - 1985)
JOHN C. BARTLETT (1910 - 1982)
LOUIS MEAD DIXON (1919 - 1993)
GARY T. FOREMASTER (1953 - 1998)

Writer's Direct Line
(702) 862-3342
E-Mail Address
struesdell@jonesvargas.com

January 26, 2007

John Alabado
City of Las Vegas
Planning & Development Department
731 S. 4th Street
Las Vegas, NV 89101

HAND DELIVERED

RE: Requested Current Parking Count – SDR-18206

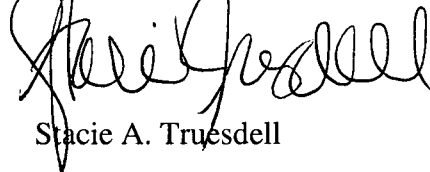
Dear John:

There are currently 1,053 parking spaces provided for the automobile service facility located at 400 S. Decatur Blvd., south of Meadows Lane (APN 138-36-601-002). It is important to note that many of these spaces are triple stacked; the car in the middle cannot get out without moving another car. The pending site development plan review (SDR-18206) would allow for 509 spaces.

Please call me at (702) 862-3342 if you have any additional questions or concerns.

Very truly yours,

JONES VARGAS



Stacie A. Truesdell

SAT

RENO OFFICE
100 WEST LIBERTY STREET, TWELFTH FLOOR, RENO, NEVADA 89504 TEL (775) 786-5000 FAX (775) 786-1177

*LICENSED IN ARIZONA ONLY
**LICENSED IN ILLINOIS AND WISCONSIN ONLY

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 – VARIANCES:
VAR-18210, VAR-18625, VAR-19098, VAR-19297 and VAR-19447

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 Variances:

VAR-18210 - APPLICANT: FLETCHER JONES MANAGEMENT GROUP, INC. - OWNER: FLETCHER JONES, SR. TRUST - Request for a Variance TO ALLOW 509 PARKING SPACES WHERE 783 SPACES ARE REQUIRED on 9.34 acres at 400 South Decatur Boulevard (APN 138-36-601-002), R-1 (Single Family Residential) Zone and C-2 (General Commercial) Zone [PROPOSED: C-2 (General Commercial)], Ward 1 (Tarkanian), LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

VAR-18625 - APPLICANT/OWNER: LE FERIA, LLC - Request for a Variance TO ALLOW 39 PARKING SPACES WHERE 95 PARKING SPACES ARE THE MINIMUM REQUIRED on 2.33 acres at 3851 Pennwood Avenue (APNs 162-07-702-002 and 003), M (Industrial) Zone, Ward 1 (Tarkanian), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.

VAR-19098 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KRYFAM, LP - Request for a Variance TO ALLOW 74 PARKING SPACES WHERE 87 SPACES ARE REQUIRED on 1.83 acres 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.

VAR-19297 - APPLICANT: AMERICAN CHILD CARE PROPERTIES, LLC - OWNER: DAVIDSON INVESTMENT REAL ESTATE, LP - Request for a Variance TO ALLOW A PROPOSED BUILDING 11 FEET FROM THE REAR PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED on 1.45 acres at the southwest corner of Bonanza Road and Page Street (APN 140-32-101-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.

VAR-19447 - APPLICANT/OWNER: KRYFAM, LP - Request for a Variance TO ALLOW A FOUR-STORY HOTEL WHERE TWO STORIES ARE THE MAXIMUM PERMITTED on 1.83 acres 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.

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.

BEVERLY K. BRIDGES, ACTING CITY CLERK

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

VARIANCE

MEETING: PLANNING COMMISSION
DATE: FEBURARY 22, 2007
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

VAR-18210

APPLICANT: FLETCHER JONES MANAGEMENT GROUP, INC. - OWNER: FLETCHER JONES, SR. TRUST - REQUEST FOR A VARIANCE TO ALLOW 509 PARKING SPACES WHERE 783 SPACES ARE REQUIRED ON 9.34 ACRES AT 400 SOUTH DECATUR BOULEVARD (APN 138-36-601-002), R-1 (SINGLE FAMILY RESIDENTIAL) ZONE AND C-2 (GENERAL COMMERCIAL) ZONE [PROPOSED: C-2 (GENERAL COMMERCIAL)], WARD 1 (TARKANIAN).

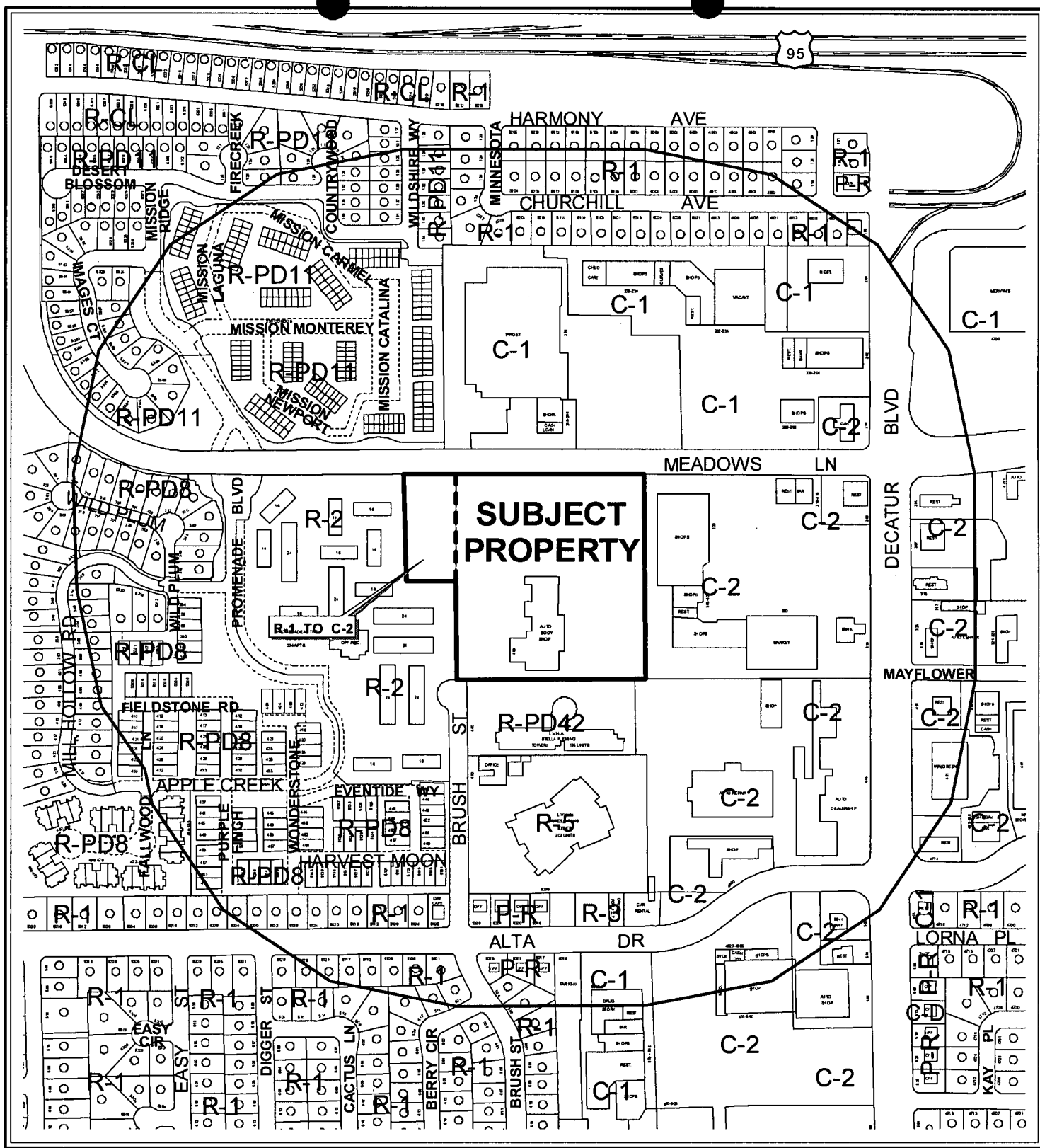
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

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



ANDREW P. REED, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: VAR-18210

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
C-2 (GENERAL COMMERCIAL)

0 200 400 Feet



VARIANCE

RENOTIFICATION

CASE NUMBER: VAR-18210

Public Hearing Information

TIME: 1:00 PM

DATE: MAY 2, 2007

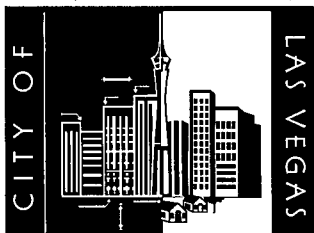
MEETING: Planning Commission

LOCATION: Council Chambers

City Hall

400 Stewart Ave.

PLANNING &
DEVELOPMENT



DEVELOPMENT
SERVICES CENTER

For Information call:

City of Las Vegas Planning & Development Dept.
at 229-6301, TDD 386-9108

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

VARIANCE

MEETING: CITY COUNCIL
DATE: MAY 2, 2007
TIME: 1:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

RENOTIFICATION

VAR-18210

APPLICANT: FLETCHER JONES MANAGEMENT GROUP, INC. - OWNER: FLETCHER JONES, SR. TRUST - REQUEST FOR A VARIANCE TO ALLOW 509 PARKING SPACES WHERE 783 SPACES ARE REQUIRED ON 9.34 ACRES AT 400 SOUTH DECATUR BOULEVARD (APN 138-36-601-002), R-1 (SINGLE FAMILY RESIDENTIAL) ZONE AND C-2 (GENERAL COMMERCIAL) ZONE [PROPOSED: C-2 (GENERAL COMMERCIAL)], WARD 1 (TARKANIAN). NOTE: THIS APPLICATION IS BEING AMENDED TO ALLOW 507 PARKING SPACES WHERE 783 ARE REQUIRED.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

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



SEE LOCATION MAP ON REVERSE SIDE

BEVERLY BRIDGES
ACTING CITY CLERK

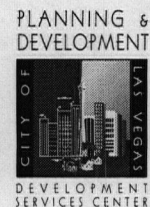
Affidavit of Sign Posting



Separator Sheet



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: VAR-18210

MEETING DATE: 02/22/07 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



Signature

Date

2-10-07

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: VAR-18210

MEETING DATE: 02/22/07 PC

212

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]
Signature

2-10-07
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.



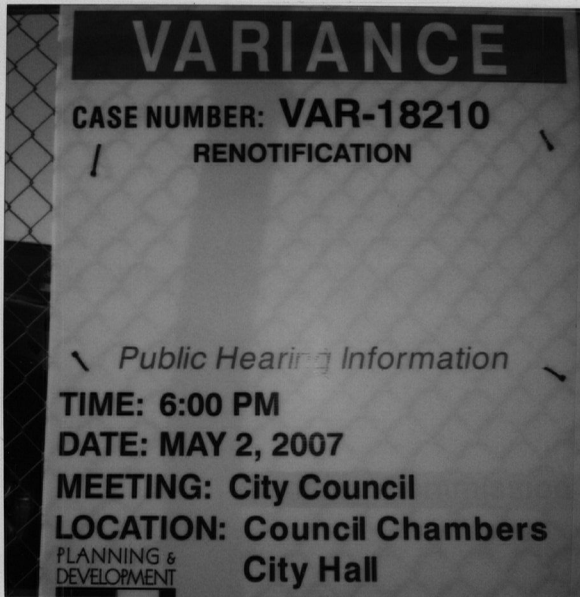
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: VAR-18210

MEETING DATE: 05/02/07 CC

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]
Signature

4-21-07
Date

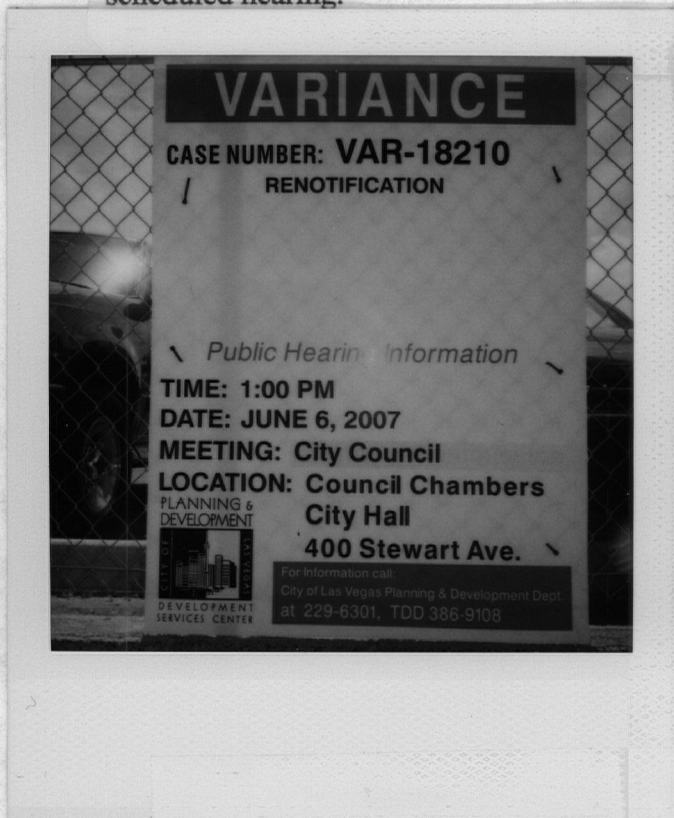
This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission, Hearings Officer or City Council.

**CITY OF LAS VEGAS
SIGN POSTING AFFIDAVIT**

CASE NUMBER: VAR-18210

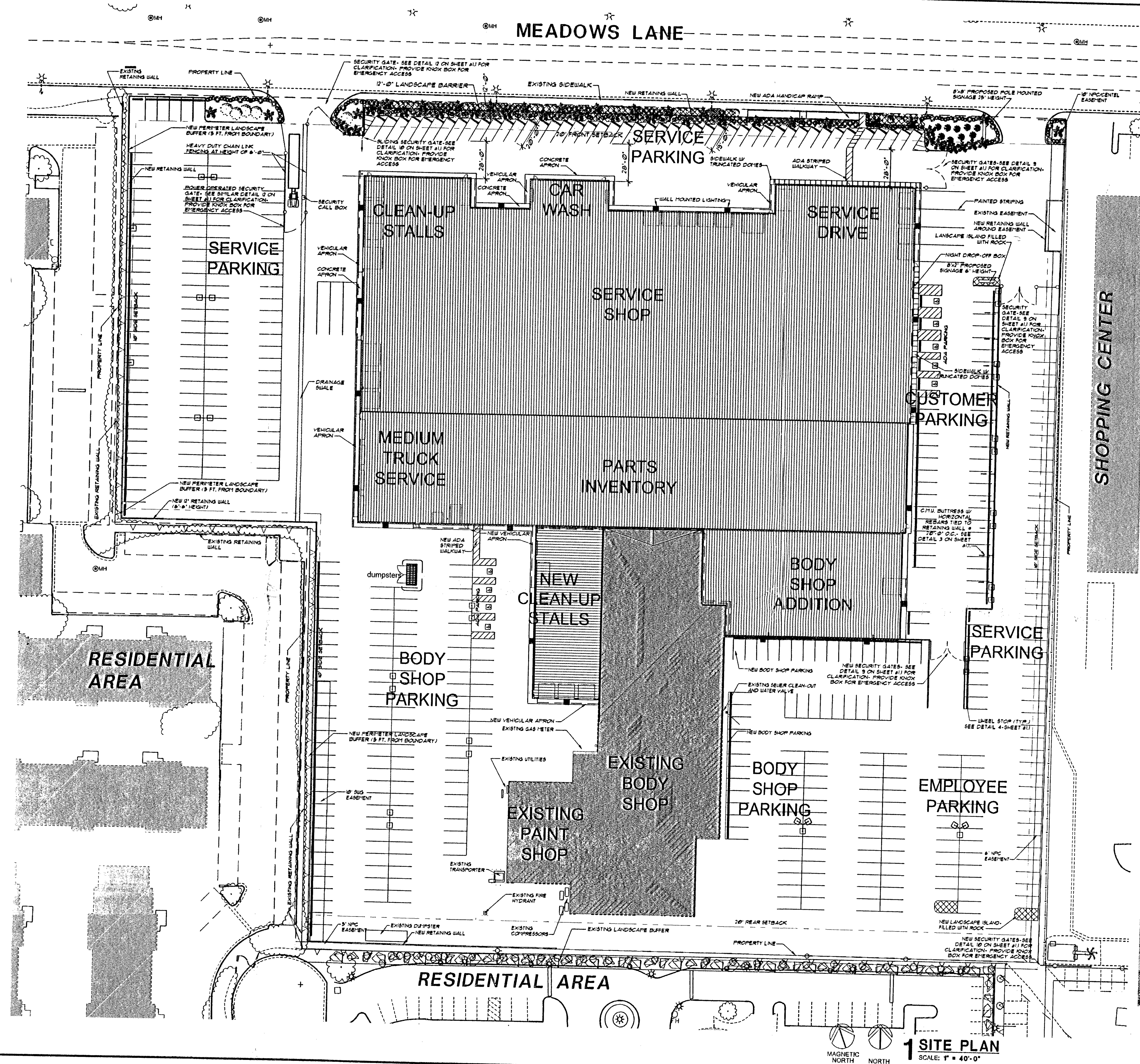
MEETING DATE: 6-6-7 City Council

SignPro does hereby certify that a notice as required by Chapter 19A.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 5-03-07

This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South Fourth Street during regular business hours prior to the subject application being heard by the Planning Commission or Hearings Officer.



notes:

PARKING ANALYSIS			
TOTAL NUMBER OF PARKING SPACES REQUIRED: 54 1 per 200 SF GFA	MIN. NUMBER OF ACCESSIBLE PARKING SPACES:	MIN. # OF VAN-ACCESSIBLE PARKING SPACES W/ MIN. 96" WIDE ACCESS AISLE:	MIN. # OF ACCESSIBLE PARKING SPACES W/ MIN. 60" WIDE ACCESS AISLE:
774	9	2	7
TOTAL NUMBER OF PARKING SPACES PROVIDED:	ACCESSIBLE PARKING SPACES PROVIDED:	VAN-ACCESSIBLE PARKING SPACES W/ MIN. 96" WIDE ACCESS AISLE PROVIDED:	ACCESSIBLE PARKING SPACES W/ MIN. 60" WIDE ACCESS AISLE PROVIDED:
500	9	3	7

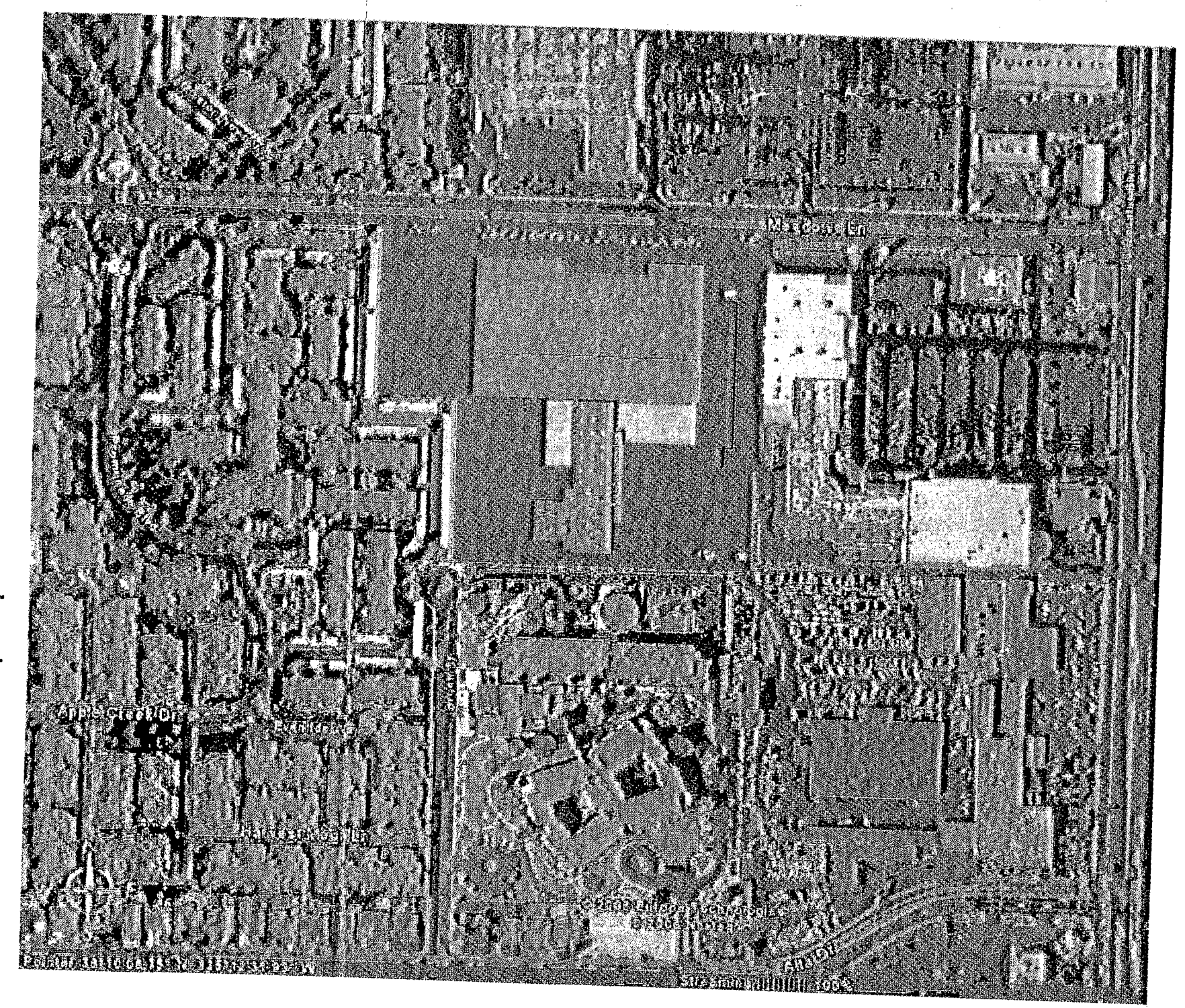
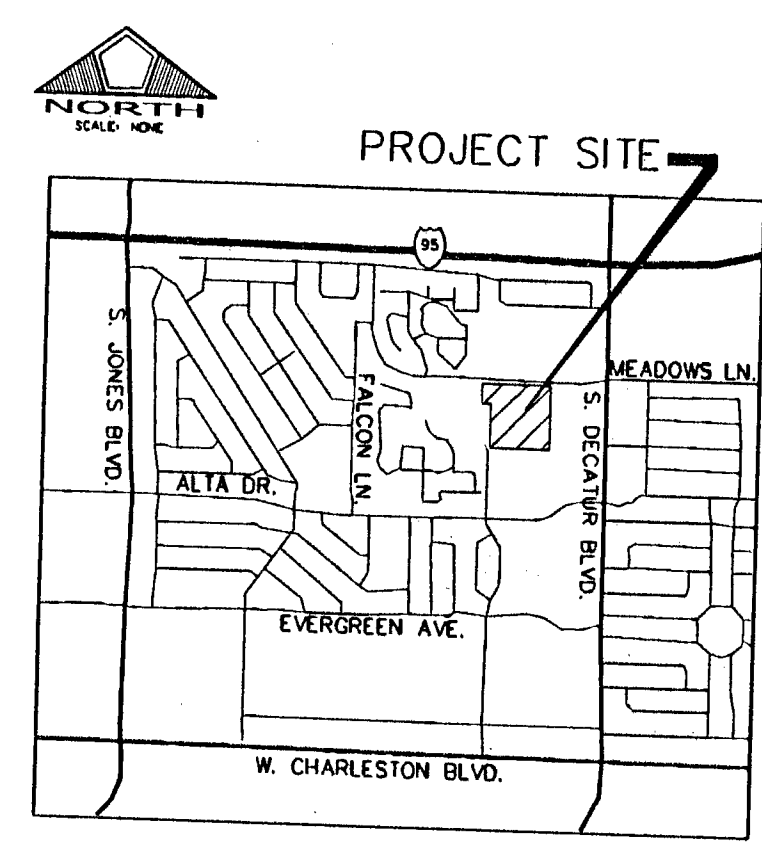
*NOTE: PARKING AND LANDSCAPE VARIANCE IN PROCESS OF BEING OBTAINED

*NOTE: ALL SETBACKS ARE BASED ON C-2 ZONING BARRED UPON REZONING RESIDENTIAL AREAS TO COMMERCIAL.

F.A.R. ANALYSIS		LEGEND	
EXISTING BUILDING:	31,206 SQ. FT.	--- PROPERTY LINE	NEW SIGNAGE
TOTAL EXPANSION:	123,669 SQ. FT.	--- BUILDING SETBACK	VEHICULAR FLOW
SITE:	408,762 SQ. FT.	EXISTING BUILDING	LANDSCAPE ISLAND/ BARRIER
FLOOR AREA RATIO:	31,206+123,669/408,762=.38		
ABBREVIATIONS			
P.L.=PROPERTY LINE			
D.A.=DRIVE AISLE			

color legend:

RESIDENTIAL-YELLOW
MULTI-FAMILY-ORANGE
COMMERCIAL-PINK
LANDSCAPING-GREEN
PAVEMENT-GRAY
INDUSTRIAL-PURPLE
PUBLIC-BLUE



1 SITE PLAN
SCALE: 1" = 40'-0"

2 COLORED SITE PLAN
SCALE: NONE

david zenner a.i.a.

818 Marietta Street, N.W.
Atlanta, Georgia 30318
(404) 881-8370 fax (404) 881-8173

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ALTERATIONS AND ADDITIONS TO: **BILL HEARD LAS VEGAS CHEVROLET** 444 S. DECATUR BLVD. LAS VEGAS, NEVADA 89107

ISSUANCES:

Revised Site Plan	02-28-07	project no.:	150038
Revised Site Plan	03-02-07	drawn by:	arp
		checked by:	
		sheet no.:	

a.1

PROPOSED SITE PLAN

APR 13 2007

PRELIMINARY - NOT FOR CONSTRUCTION