

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

SPECIAL USE PERMIT

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

SUP-18279

APPLICANT: BIOMAT USA - OWNER: CIVIC CENTER PLAZA, LLC. - REQUEST FOR A SPECIAL USE PERMIT FOR THE EXPANSION OF AN EXISTING BLOOD PLASMA DONOR CENTER AT 611-623 LAS VEGAS BOULEVARD NORTH (APN 139-27-812-005), C-2 (GENERAL COMMERCIAL) ZONE, WARD 5 (WEEKLY).

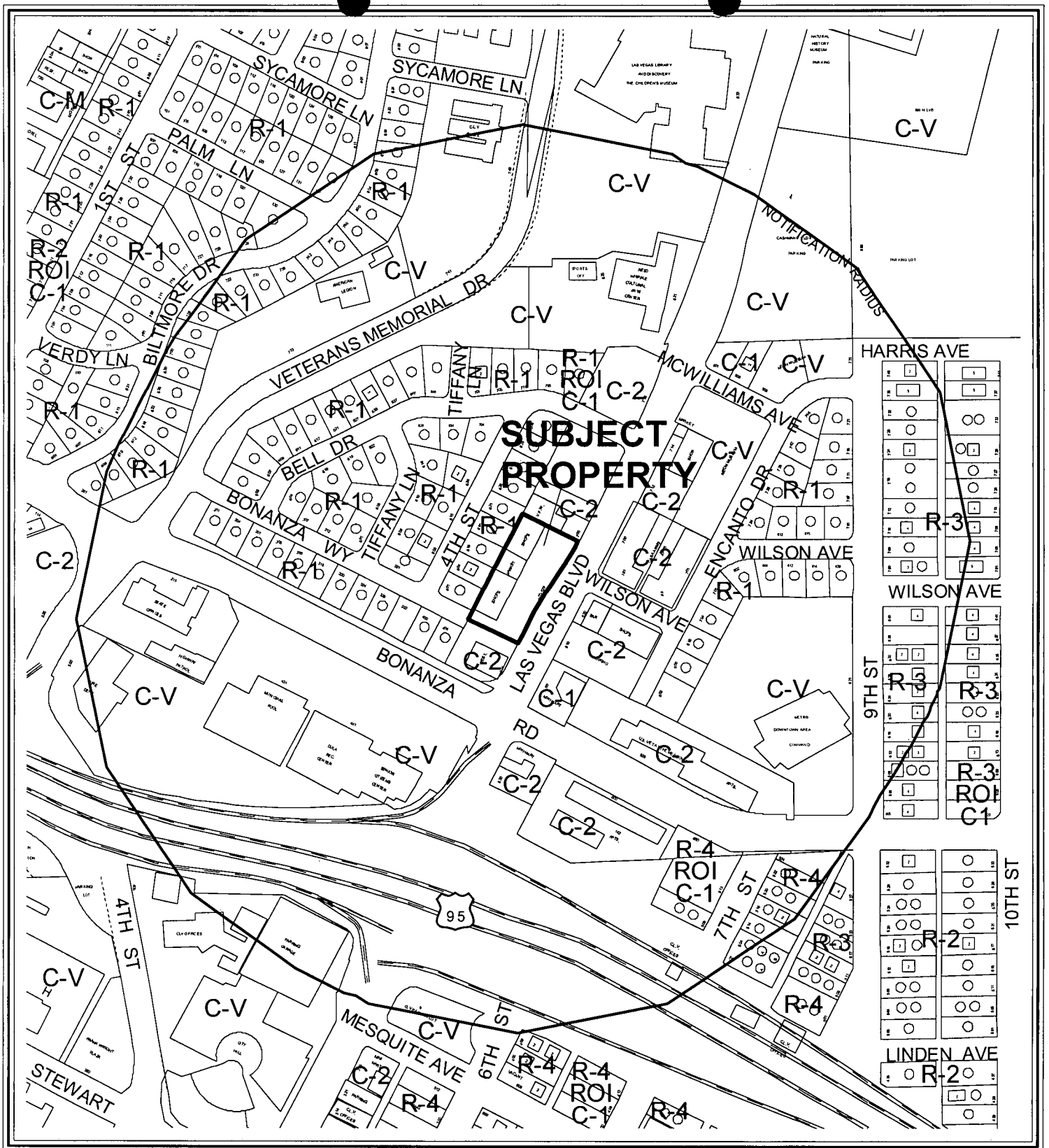
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

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 objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. This request may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after discussion of the item. You will receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



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

SEE LOCATION MAP ON REVERSE SIDE



CASE: **SUP-18279**

RADIUS: 1000

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

0 80 160 Feet



Appeal Memo



Separator Sheet

RECEIVED
CITY CLERK

2007 JAN 19 A 11:04



January 18, 2007

John Korkosz, Planning Supervisor
Planning & Development Department
731 South Forth Street
Las Vegas NV. 89101

RE: SUP-18279 - SPECIAL USE DENIAL APPEAL

I respectfully submit an appeal for the denial decision made by The Planning Commision on January 11, 2007 for the above mentioned special use permit.

Sincerely submitted,

Bob Camp
Associate

January 12, 2007

INTER-OFFICE MEMORANDUM

TO: PLANNING AND DEVELOPMENT DEPARTMENT	FROM: CITY CLERK
SUBJECT: APPEAL OR CITY COUNCIL REVIEW INFORMATION ON PLANNING COMMISSION ACTIONS	COPIES TO:

This is to certify that the following action relative to the Planning Commission decision on the application of:

FILE NO.: SUP-18279 - SPECIAL USE PERMIT

APPLICANT: APPLICANT: BIOMAT USA - OWNER: CIVIC CENTER PLAZA, LLC.

WARD: WARD 5 (WEEKLY)

Appeal by applicant or any other aggrieved person:

Yes

No

Review requested by City Council:

Yes

No

DATE

1/19/2007

CITY CLERK

Beverly K. Bridges

By: Beverly K. Bridges
Chief Deputy City Clerk

PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Planning Commission Action

January 11, 2007

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 10 days after the date of the PC decision).

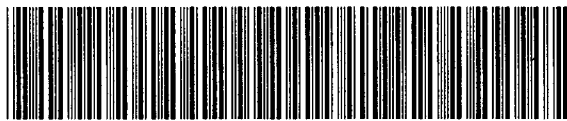
January 22, 2007

Last day for a review being requested by the City Council. (Review period is 10 days after the date of the PC decision.)

January 22, 2007

Set Date 1/17/2007
PH 2/7/2007

Justification Letter



JUSTIFICATION LETTER

Separator Sheet



IMMUNE DEFICIENCY FOUNDATION

The National Organization Dedicated to Research, Education and Advocacy for Primary Immune Deficiency Diseases

January 22, 2007

John Korkosz, Planning Supervisor
Current Planning Division
Planning and Development Department
City of Las Vegas
731 S. Fourth Street
Las Vegas, Nevada 89101

Dear Mr. Korkosz,

The Immune Deficiency Foundation (IDF) is the national patient non-profit health organization dedicated to improving the diagnosis and treatment of individuals with primary immune deficiency diseases. These diseases are chronic illnesses caused by hereditary or genetic defects in the immune system in which part of the body's immune system is missing or does not function properly. These diseases are not contagious.

For many of the approximately 250,000 patients in the US, the only effective treatment for these potentially life threatening diseases is the regular administration of intravenous immune globulin (IVIG), a treatment that is produced from donations of human plasma. Without adequate plasma donation facilities, companies like Biomat cannot provide sufficient supplies of plasma to produce enough IVIG to meet the needs of patients who rely on this life-saving therapy. Please grant the request of Biomat to expand its facility and collect more plasma for the production of IVIG.

As the founder and president of the Immune Deficiency Foundation (IDF), and the mother of a child who has suffered with a primary immune deficiency disease, I am deeply concerned about assuring that patients have adequate treatment. Unfortunately, there is no cure for primary immune deficiency diseases. Individuals who are born with or are diagnosed later in life with these diseases have compromised immune systems and cannot fight-off infections that might go unnoticed in someone with a healthy immune system.

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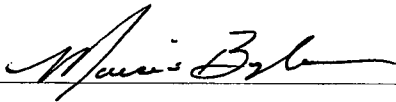
JAN 24 2007

Since the advent of IVIG in the 1980's many people with primary immune deficiencies have been able to lead relatively healthy, normal and productive lives. My son is a testament to the power of IVIG treatment. Although the first years of his life were frightening and uncertain, he is now in his 20's, married, and leading a healthy life. If communities around the country refused the efforts of companies like Biomat to build and grow their plasma collection facilities, my son might not have the life he leads today.

On behalf of the thousands of children born with primary immune deficiencies each year, and the countless others currently living with these conditions, I ask that you grant Biomat's request to expand its plasma collection center in Las Vegas.

Thank you for your consideration of the needs of the unique patient population that IDF serves. If you have any questions about our patients and the importance of IVIG, a plasma derived therapy, I would be delighted to talk with you further.

Sincerely,



Marcia Boyle

President and Founder

Immune Deficiency Foundation

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JAN 24 2007

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 – SPECIAL USE PERMITS

AND APPEAL:

SUP-17737, SUP-18218, SUP-18266, SUP-18279, SUP-18298, SUP-18314,

SUP-18316 and SUP-18377

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 Special Use Permits and Appeal:

SUP-17737 - APPLICANT/OWNER: DURANGO STRUCTURES, LLC - Request for a Special Use Permit FOR A DRIVE-THRU RESTAURANT on 3.82 acres at the northeast corner of Centennial Parkway and Durango Drive (APN 125-20-801-002), 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 (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

SUP-18218 - APPLICANT: REDBRICK PIZZA #1303 - OWNER: VIRGIN TERRITORY, LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED RESTAURANT at 6020 West Craig Road, Suite #140 (APN 138-02-611-006), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Ross), LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 02, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

SUP-18266 - APPLICANT: CRAIG MCCALL - OWNER: PHILLIP E. HEMPLER AND JOSEPH P. LEPIRE - Request for a Special Use Permit FOR A PAWN SHOP AND A WAIVER TO ALLOW A ZERO FOOT SEPARATION FROM AN EXISTING FINANCIAL INSTITUTION, SPECIFIED WHERE A 1,000 FOOT DISTANCE SEPARATION IS REQUIRED at 6032 West Cheyenne Avenue (APN 138-12-416-006), C-1 (Limited Commercial) Zone [SC (Service Commercial) General Plan Designation], Ward 6 (Ross), LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

SUP-18279 - APPLICANT: BIOMAT USA - OWNER: CIVIC CENTER PLAZA, LLC. - Appeal from the Denial by the Planning Commission of a Request for a Special Use Permit FOR THE EXPANSION OF AN EXISTING BLOOD PLASMA DONOR CENTER at 611-623 Las Vegas Boulevard North (APN 139-27-812-005), C-2 (General Commercial) Zone, Ward 5 (Weekly), LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

SUP-18298 - APPLICANT: GRITZ CAFÉ - OWNER: EXPERTISE SCHOOL OF BEAUTY LLC - Request for a Special Use Permit FOR A RESTAURANT LESS THAN 2,000 SQUARE FEET WITHOUT DRIVE-THROUGH 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.

SUP-18314 - APPLICANT: T-MOBILE USA, INC - OWNER: INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL - Request for a Special Use Permit FOR A PROPOSED 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN 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.

SUP-18316 - APPLICANT: INSITE TOWERS, LLC - OWNER: LAACO LTD - Request for a Special Use Permit FOR AN 80-FOOT HIGH WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN, TO BE 320 FEET FROM A SINGLE FAMILY DETACHED DWELLING WHERE THE TOWN CENTER STANDARDS REQUIRE A DISTANCE SEPARATION OF 330 FEET on 1.98 acres at the northeast corner of Kevin Way and Centennial Parkway (APN 125-20-402-007), T-C (Town Center) Zone, Ward 6 (Ross), LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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. Steven Fazekai
Civic Center Plaza
6130 West Flamingo
Las Vegas, Nevada 89103

RE: SUP-18279 - SPECIAL USE PERMIT

Dear Mr. Fazekai:

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

cc: Mr. Bob Camp
Habitec
1250 East Iron Eagle
Eagle, Idaho 83616

Mr. Mike Gold
Biomat USA
2410 Lillyvalle
Los Angeles, California 90032

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby



Action Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

January 12, 2007

Mr. Steven Fazekai
Civic Center Plaza
6130 West Flamingo
Las Vegas, Nevada 89103

RE: SUP-18279 - SPECIAL USE PERMIT

Dear Mr. Fazekai:

Your Request for a Special Use Permit FOR THE EXPANSION OF AN EXISTING BLOOD PLASMA DONOR CENTER at 611-623 Las Vegas Boulevard North (APN 139-27-812-005), C-2 (General Commercial) Zone, Ward 5 (Weekly), was considered by the Planning Commission on January 11, 2007.

The Planning Commission voted to recommend ***DENIAL*** of your request as the project was deemed to be inappropriate for the area.

This action by the Planning Commission on ***January 11, 2007*** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on ***January 12, 2007***.

Sincerely,

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

JK:dm

cc: Mr. Bob Camp
Habitec
1250 East Iron Eagle
Eagle, Idaho 83616

Mr. Mike Gold
Biomat USA
2410 Lillyvalle
Los Angeles, California 90032

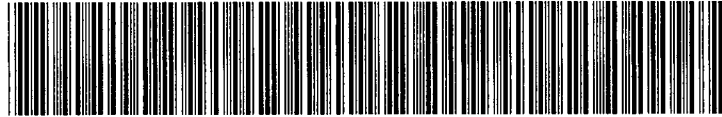
Mayor
Oscar B. Goodman

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 Action Letter



CITY COUNCIL ACTION LETTER

Separator Sheet



March 22, 2007

Mr. Steven Fazekai
Civic Center Plaza
6130 West Flamingo
Las Vegas, Nevada 89103

RE: SUP-18279 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF FEBRUARY 21, 2007

Dear Mr. Fazekai:

The City Council at a regular meeting held February 21, 2007 APPROVED the request for a Special Use Permit FOR THE EXPANSION OF AN EXISTING BLOOD PLASMA DONOR CENTER at 611-623 Las Vegas Boulevard North (APN 139-27-812-005), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 22, 2007. This approval is subject to:

Added Conditions:

- A. Plans for a new façade on the entire building shall be submitted for approval by the Planning and Development Department and work shall be completed prior to or concurrent with the final inspection for tenant improvements or remodeling.
- B. New landscape and irrigation plan for the entire center shall be submitted to the Department of Planning and Development for approval and implementation prior to final inspection of tenant improvements permit on remodeling. All landscaping shall meet Title 19 requirements and be maintained.
- C. Entire parking lot shall be repaired, resealed and repainted prior to final inspection of tenant improvements permit on remodeling.
- D. A new sign plan shall be submitted to Planning and Development for approval. Signage shall meet all requirements of the Title 19 and Scenic Byways Guidelines.
- E. The property shall be cleared of graffiti, debris and trash within 30 days and maintained. All roof equipment shall be repaired or replaced and screened to meet Title 19 requirements.

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

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

VOICE 702.229.6011

TDD 702.386.9108

www.lasvegasnevada.gov



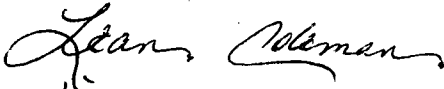
Mr. Steven Fazekai
SUP-18279 – Page Two
March 22, 2007

- F. The block wall on the south property line shall be six feet block wall with two feet wrought iron and installed prior to the final inspection on the tenant improvements, subject to approval of adjacent property owner.
- G. All window signage shall meet requirements of Title 19.

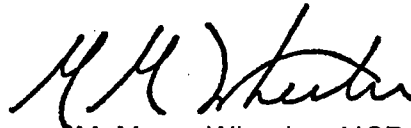
Planning and Development

- 1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
- 2. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Bob Camp
Habitec
1250 East Iron Eagle
Eagle, Idaho 83616

Mr. MikeGold
Biomat USA
2410 Lillyvalle
Los Angeles, California 90032



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. Steven Fazekai
Civic Center Plaza
6130 West Flamingo
Las Vegas, Nevada 89103

RE: SUP-18279 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF FEBRUARY 7, 2007

Dear Mr. Fazekai:

The City Council at a regular meeting held February 7, 2007 HELD IN ABEYANCE the request for a Special Use Permit FOR THE EXPANSION OF AN EXISTING BLOOD PLASMA DONOR CENTER at 611-623 Las Vegas Boulevard North (APN 139-27-812-005), C-2 (General 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

Mr. Bob Camp
Habitec
1250 East Iron Eagle
Eagle, Idaho 83616

Mr. Mike Gold
Biomat USA
2410 Lillyvalle
Los Angeles, California 90032

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



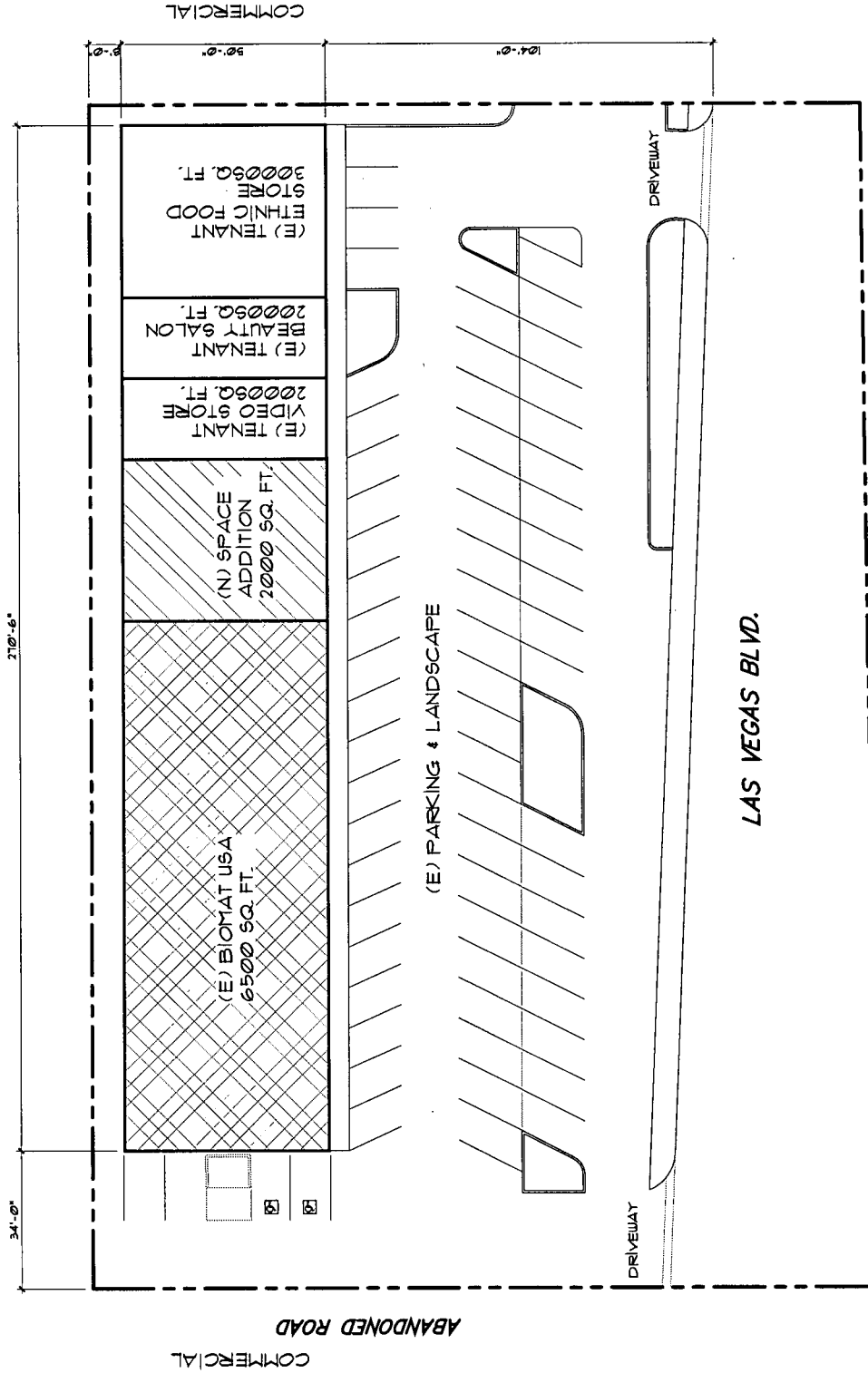
Plans (PMT)



P L A N S - P M T

Separator Sheet

RESIDENTIAL



SITE PLAN
SCALE: 1" = 30'

This sheet is issued for information only.
Tenant improvement work is to be contained
in the interior of the building. All existing
parking and site lighting to remain.
NO WORK IS TO BE DONE TO THE
BUILDING EXTERIOR OR SITE.

RECEIVED
NOV 22 2006

SUP-18279
01/11/07 PC

THESE PLANS ARE PREPARED BY THE ARCHITECT AND ENGINEER FOR THE PROJECT AND ARE NOT TO BE USED FOR ANY OTHER PROJECT. ANY REUSE OF THESE PLANS FOR ANY OTHER PROJECT IS AT THE USER'S SOLE RISK. THE ARCHITECT AND ENGINEER ASSUME NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS.

REVISIONS			
Rev.	Date	By	Notes


STEED
 Construction, Inc.
 101 South Page Drive
 Suite 200
 Englewood, Colorado 80150
 Phone: 303.778.7000
 Fax: 303.778.7332

PROJECT:
 TENANT IMPROVEMENT FOR:
BIOMAT USA
 611 LAS VEGAS BLVD. NORTH
 LAS VEGAS NEVADA

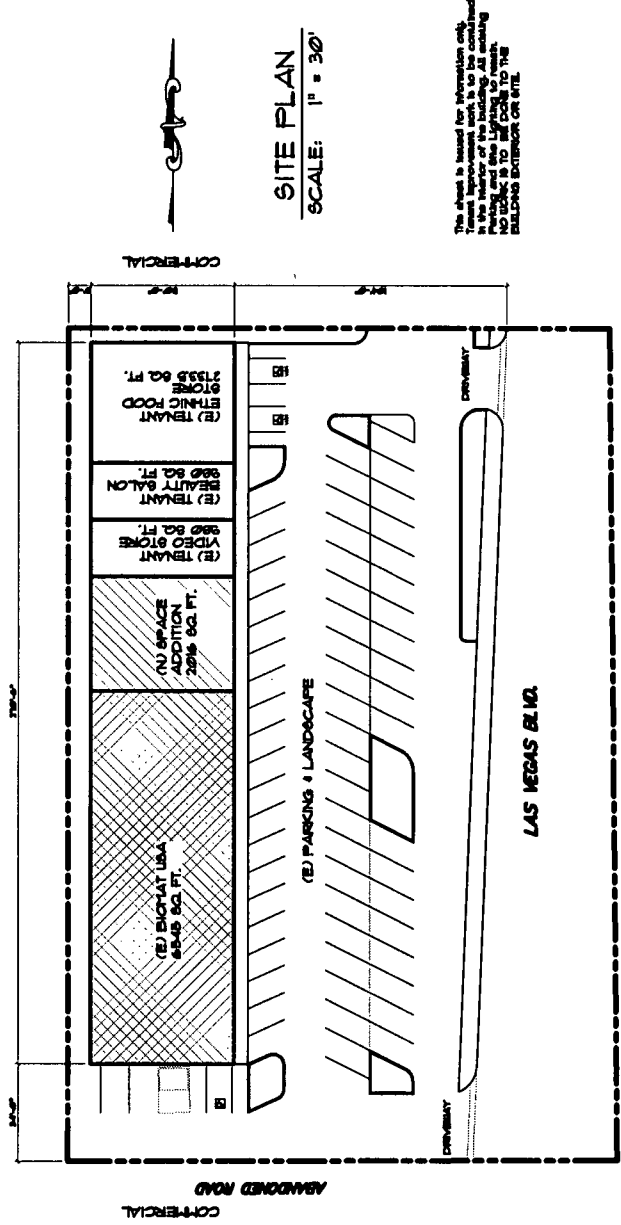

habitec
 ARCHITECTS • PLANNERS
 1010 Las Vegas Blvd. N., Suite 100
 Las Vegas, NV 89101
 Phone: 702.733.8888

DATE PLAN		DATE PLAN	

Drawn	21 OCT 06	Check	AD NOTED

A1.1

RESIDENTIAL



SITE PLAN
 SCALE: 1" = 30'

This sheet is issued for information only.
 The project is subject to change without notice.
 The architect assumes no liability for any damage or injury to persons or property arising from the use of these plans.

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 DEC 21 2006

SUP-18279
 REVISED
 01/11/07 PC

Comments



Separator Sheet

GRIFOLS

Blomat USA, Inc.
2410 Lillyvale Ave.
Los Angeles, CA 90032
Tel. (800) 421-0008
Fax (323) 441-7913

March 2, 2007

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

Re: SUP 18279 Applicant: Blomat USA, Inc. Owner: Civic Center Plaza, LLC

Dear Ms. Wheeler:

We understand and accept as conditions of zoning approval for the above referenced application, the following conditions, which conditions were made part of the record at the time of the February 21, 2007 public hearing on the above referenced matter:

- 1) Plans for a new façade on the entire building shall be submitted for the approval of the Planning and Development Department and work shall be completed prior to or concurrent to final inspection for tenant improvements on remodeling.
- 2) A new landscape and irrigation plan meeting Title 19 requirements shall be submitted to the Planning and Development Department for approval and implementation prior to final inspection on tenant improvement permit on remodeling.
- 3) The entire parking lot shall be repaired, resealed and repainted prior to final inspection on tenant improvements on remodeling.
- 4) A new sign plan shall be submitted to the Planning and Development Department for approval. Signage shall meet all requirements of Title 19 and Scenic Byway guidelines.
- 5) All of the property (including the area behind the building) shall be completely cleared of graffiti, debris and trash within 30 days of the

approval of the above referenced application and shall thereafter be maintained in a good and safe condition.

- 6) All roof equipment shall be repaired or replaced and shall be screened to meet code requirements.
- 7) The block wall on the south property line shall be six foot block and two foot wrought iron subject to the approval of the adjacent property owner.
- 8) All window signage shall meet all requirements of Title 19.

As noted, the above conditions were imposed by the City Council on the approval of our application at the time of the February 21, 2007 public hearing. However, as we noted for the record at that hearing, in addition to the above conditions and per our agreement with our neighbors, we have also agreed to replace or re-lamp and upgrade existing site lighting and we have agreed that the words "Plasma Center" or the like shall not be included as part of the sign on the building, itself, but "Plasma Center" or the like shall be permitted to be displayed on the door or doors to our facility.

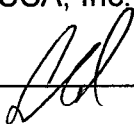
We recognize that as part of the approval of our special use permit application, the City Council required that the owner and landlord of the property acknowledge in writing his acceptance of these conditions. Please note that the owner and landlord has signed below acknowledging his consent and approval to the above conditions, thereby satisfying the condition imposed on us by the Las Vegas City Council.

Thank you for your courtesy and professionalism throughout this matter and we very much appreciate the recommendation of approval which your department gave to our application early on. We are confident that you and the City Council will be pleased once all improvements to the Center and to our facility have been completed.

Sincerely,

Biomat USA, Inc.

By

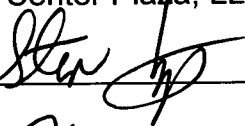


Its

DIRECTOR OF FACILITIES

The undersigned hereby acknowledges that he is the owner and landlord of the real property for which land use application SUP 18279 was filed and the undersigned hereby accepts the above conditions and agrees to comply with such conditions as part of the City Council's approval of SUP 18279

Civic Center Plaza, LLC

By 

Its Munger.

RECEIVED
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PLANNING AND
DEVELOPMENT

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 *BAA*
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: SUP-18279 Biomat USA 611 North Las Vegas Boulevard
Request for a Special Use Permit for the expansion of a plasma center

COMMENTS:

We have no comment on the request for a Special Use Permit for the expansion of an existing blood plasma donor center at 611 North Las Vegas 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

SUP-18279 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT:BIOMAT USA - OWNER: CIVIC CENTER PLAZA, LLC. - Request for a Special Use Permit FOR THE EXPANSION OF AN EXISTING BLOOD PLASMA DONOR CENTER at 611 Las Vegas Boulevard North (APN 139-27-812-005), C-2 (General 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 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

PLANNING COMMISSION: **JANUARY 11, 2007**

CASE PLANNER: **JOHN KORKOSZ**



PUBLIC HEARING

CITY COUNCIL: IF APPROVED: **FEBRUARY 7, 2007**

IF DENIED: **P.C. FINAL ACTION** (Unless appealed within 10 days)

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

APN Map



Separator Sheet

DELS - CLARK CO., NV.
 ofield, Assessor

T20S R61E

27

S 2 SE 4

139-27-8



001 PARCEL NUMBER
 1.00 ACREAGE
 202 PARCEL SUB/SEQ NUMBER
 PB 25-43 PLAT RECORDING NUMBER
 5 BLOCK NUMBER
 5 LOT NUMBER
 GL5 GOV. LOT NUMBER

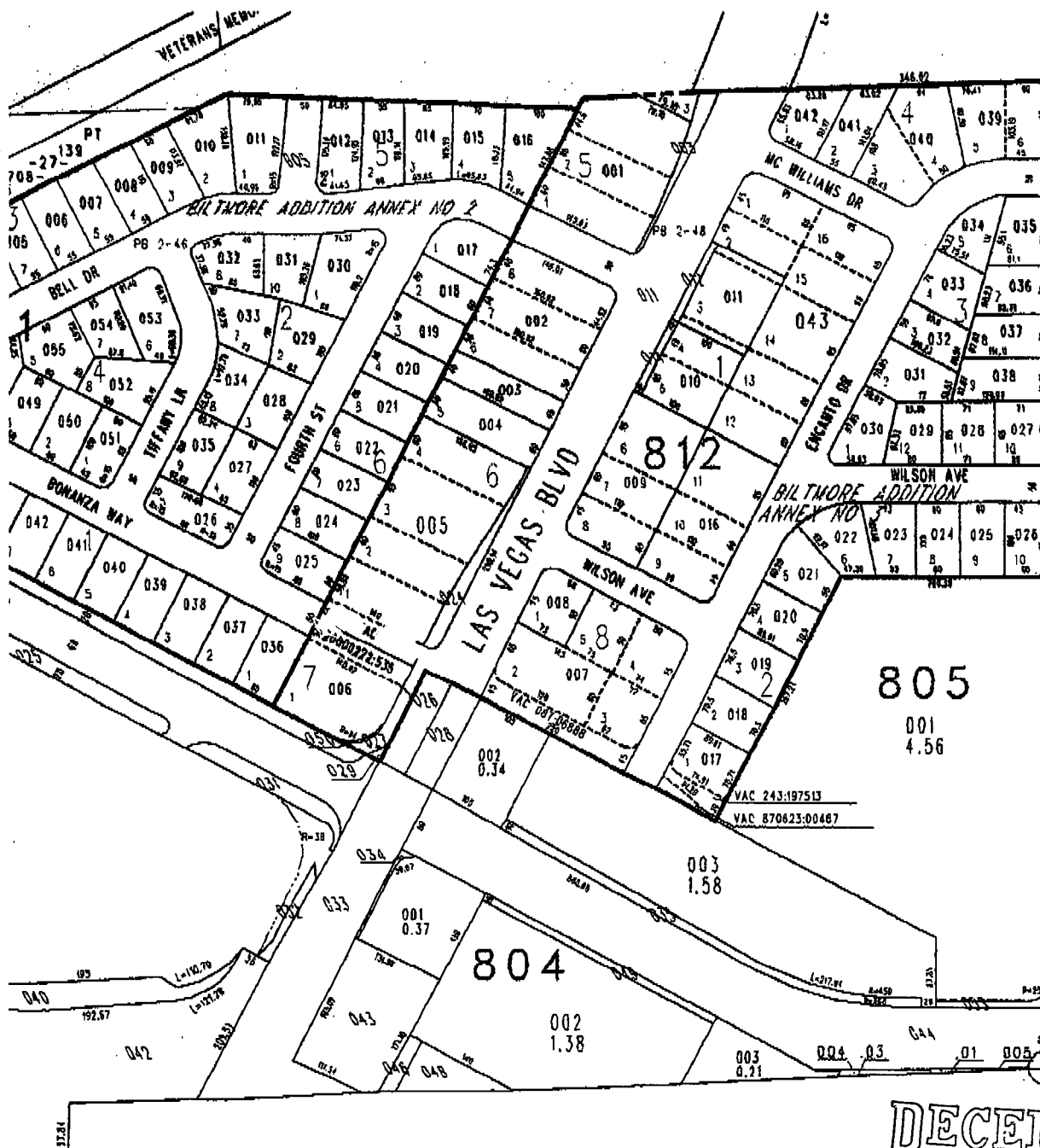
	R60E	R61E	R62E
T19S	125	124	123
T20S	138	139	140
T21S	163	162	161

8	5	4	3	2	1
7	8	9	10	11	12
16	17	18	19	20	21
30	31	32	33	34	35
36	37	38	39	40	41

8	4	8	4
6	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
8	1	5	1

Scale: 1"=200'

Rev: 11/02/06



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TAX DIST 203

NOTES

This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data indicated herein.
Information on roads and other easements may be obtained
from the Road Bureau listing in the Assessor's Office.
This map is compiled from official records, including surveys and deeds,
but only contains the information required for assessment. See the
recorded documents for more detailed legal information.

USE THIS SCALE(1) WHILE MAP BEING USED FROM 100' OR MORE

MAP LEGEND

45
AVERAGE
ON VALUE

--- PARCEL BOUNDARY
--- SUBD BOUNDARY
--- ROAD EASEMENT
--- PAVED BOUNDARY
--- NON-PARCEL LOT LINE
--- MATCH LINE / LEADER LINE
--- ROAD ID NUMBER

ASSessor's PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

1205 R&IE

27

139-27-8

Parcel Number

202

Parcel Sub/Sec Number

100

Parcel Recording Number

100

Block Number

100

Lot Number

100

Com. Lot Number

100

Scale: 1"=200'

Rev: 11/02/06

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

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Extraction List



Separator Sheet

6/4

Report of All Selected Parcels

Case Number: SUP-18279

Printed On: Thu: December 7, 2006

Owner	Address	Parcel Number
307 BONANZA L L C	%L THOMPSON P O BOX 28491 LAS VEGAS NV	13927811049
404BONANZA L L C	P O BOX 28491 LAS VEGAS NV	13927811036
717 L L C	%T COBLENTZ %S & A FELD 3207 BEL AIR DR LAS VEGAS NV	13927812003
7-ELEVEN INC	%AV TAX DEPT P O BOX 711 DALLAS TX	13927805002
ABLAY GEORGE	P O BOX 69683 LOS ANGELES CA	13927712064
ALBRITTON WAYNE C & GRETA M	1123 CIRCULO SAN SORRENTO RD PALM SPRINGS CA	13926410031
ALI SYED AMJAD	P O BOX 70634 LAS VEGAS NV	13927711013
ANDERSON STEVEN	722 BILTMORE DR LAS VEGAS NV	13927712017
ANSARI ABDUL R & NASEEMA F	8701 KNOLLMIST DR LAS VEGAS NV	13927811047
ANSARI ABDUL RAHIM & NASEEMA	8701 KNOLL MIST DR LAS VEGAS NV	13927811048
ARELLANO CARLOS & MARIA E	612 E WILSON AVE LAS VEGAS NV	13927812024
AUSTIN LINDA	5075 ROBERTA LAS VEGAS NV	13927812033
AVERY MARTA & ROBERT	608 E WILSON AVE LAS VEGAS NV	13927812023
AYLING NELSON	730 S HANOVER ST BALTIMORE MD	13927811030
BEAM ME UP L L C	%L THOMPSON P O BOX 28491 LAS VEGAS NV	13927811046
BECKNALL JEFFREY T	6317 SOLANO DR SAN JOSE CA	13926410019
BELTRAN FRANCISCO J	624 N 9TH ST LAS VEGAS NV	13926410101
BISHOP RANDALL A	10345 MCBROOM ST SHADOW HILLS CA	13927812017
BJELICICH GEORGE & VIDINKA	4019 WALDDORF CT LAS VEGAS NV	13927811020
BJELICICH GEORGE & VIDINKA	4019 WALDORF CT LAS VEGAS NV	13927811025
BONANZA SPRINGS SUITES L L C	12080 VENTURA PL #A STUDIO CITY CA	13927804002
BUCKLEY THOMAS R & BECKY M	1930 KACHINA MOUNTAIN DR HENDERSON NV	13934512045
CARPENTER MARIANNE	742 N 9TH ST LAS VEGAS NV	13926410002
CARPENTER MARIANNE	742 N 9TH ST LAS VEGAS NV	13926410001
CASA PALMS L L C	700 LAS VEGAS BLVD N LAS VEGAS NV	13927812010
CASA PALMS L L C	%CAPMARK SERV LP %TEAM Y 245 PEACHTREE CTR AVE N E #1800 ATLANTA GA	13927812009
CASA PALMS L L C	700 LAS VEGAS BLVD N LAS VEGAS NV	13927812016
CASTELO ANTHONY C	1104 TORRANCE BLVD TORRANCE CA	13927811018
CHAVEZ JOSE E T	1246 S WILSON DR W COVINA CA	13927811032
CHRISTIANSON LOUIS D	737 N 1ST ST LAS VEGAS NV	13927810023
CHRISTIANSON LOUIS D	737 N 1ST ST LAS VEGAS NV	13927810022
CIN-TEN PPTYs	900 TONI AVE LAS VEGAS NV	13926410033

Report of All Selected Parcels

Case Number: SUP-18279

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Owner	Address	Parcel Number
CIN-TEN PPTY'S	900 TONI AVE LAS VEGAS NV	13926410034
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13927708010
CITY OF LAS VEGAS	400 E STEWART LAS VEGAS NV	13934512001
CITY OF LAS VEGAS	833 LAS VEGAS BLVD N LAS VEGAS NV	13927708013
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13927812040
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13927708016
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13927812039
CITY OF LAS VEGAS	400 E STEWART AVE 4TH FLR LAS VEGAS NV	13927812042
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13927708014
CITY OF LAS VEGAS	400 E STEWART LAS VEGAS NV	13927803004
CITY OF LAS VEGAS	400 E STEWART LAS VEGAS NV	13927803003
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13927812043
CITY OF LAS VEGAS	400 E STEWART AVE 4TH FLOOR LAS VEGAS NV	13927805001
CITY OF LAS VEGAS	400 E STEWART LAS VEGAS NV	13927803002
CITY OF LAS VEGAS	400 E STEWART LAS VEGAS NV	13934501003
CITY OF LAS VEGAS	400 E STEWART AVE 4TH FL LAS VEGAS NV	13927812041
CIVIC CENTER PLAZA L L C	%EQUITY GROUP 8367 W FLAMINGO #201 LAS VEGAS NV	13927812005
CLOUDBREAK LAS VEGAS L L C	%CANTWELL ANDERSON INC %R BISHOP 733 SOUTH HINDRY AVE #102 INGLEWOOD CA	13927805003
COBLENTZ ALEXANDER & T LIV TR	%T COBLENTZ %S & A FELD 3207 BEL AIR DR LAS VEGAS NV	13927812007
COBLENTZ ALEXANDER & T LIV TR	%T COBLENTZ %S & A FELD 3207 BEL AIR DR LAS VEGAS NV	13927812008
CORTEZ RUBEN & ROSARIO	135 PALM LN LAS VEGAS NV	13927712009
COUNTY OF CLARK(LV CONV AUTH)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13926301004
COUNTY OF CLARK(LV CONV AUTH)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13927709001
COURTESY LEASING INC	%DEBORAH BARONE 1863 HELM DR LAS VEGAS NV	13927804003
CREEKWATER L L C	%L THOMPSON P O BOX 28491 LAS VEGAS NV	13927811041
CREEKWATER L L C	P O BOX 28491 LAS VEGAS NV	13927811042
CREEKWATER L L C	%L THOMPSON P O BOX 28491 LAS VEGAS NV	13927811040
CREEKWATER L L C	%L THOMPSON P O BOX 28491 LAS VEGAS NV	13927811043
CROWE DEBORAH	608 ENCANTO DR LAS VEGAS NV	13927812018
DELAMORA ARTURO	612 1/2 N 9TH ST LAS VEGAS NV	13926410017
DELEON GUSTAVO	1020 OAKLEY BLVD LAS VEGAS NV	13926410016
DENHAM TRUMAN D TRUST	3916 REDWOOD ST LAS VEGAS NV	13927811011

Report of All Selected Parcels

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
DRESSNER ANDREA	5724 ALLEGRO LAS VEGAS NV	13927811031
EBIYA ANOTONIO P & EMPERATRIZ L	726 N 9TH ST LAS VEGAS NV	13926410004
EBIYA ANTONIO P	728 N 9TH ST LAS VEGAS NV	13926410005
EBIYA ANTONIO P & EMPERATRIZ L	728 N 9TH ST LAS VEGAS NV	13926410003
EBIYA FRANCIS ROD P & JULIETA A	710 N 9TH ST LAS VEGAS NV	13926410008
EBIYA FRANKIE L	721 N 9TH ST LAS VEGAS NV	13927812035
EBIYA NELSON P & NELSON PEREZ	2231 ALLEGIANCE DR NO LAS VEGAS NV	13927812027
ESPARZA ANTONIO	627 BELL DR LAS VEGAS NV	13927811007
FLORES JESUS	15707 MADRIS AVE NORWALK CA	13926410029
FRANKLIN STEVEN	624 N 4TH ST LAS VEGAS NV	13927811029
FREEMAL THOMAS F & LINDA M	6020 COCKTAIL DR LAS VEGAS NV	13926410018
GALLEGO CAMILLE	711 BELL DR LAS VEGAS NV	13927811014
GILL RAFFORD R & DARVINE	725 N 10TH ST LAS VEGAS NV	13926410036
GOGERT DOROTHY L LIVING TRUST	P O BOX 3120 HC 33 LAS VEGAS NV	13927811001
GOMEZ RAFAEL LOPEZ	742 BILTMORE DR LAS VEGAS NV	13927712014
GONZALEZ APOLINAR & NORMA A	800 BILTMORE DR LAS VEGAS NV	13927712011
GONZALEZ EFREN	808 BILTMORE DR LAS VEGAS NV	13927711012
GONZALEZ REFUGIO	615 E WILSON AVE LAS VEGAS NV	13927812028
GROUND UP INVESTMENTS L L C	631 POINSETTIA PARK CT ENCINITAS CA	13926410012
GUERRERO IMELDA DEL CARMEN	606 TIFFANY LN LAS VEGAS NV	13927811035
GULLO RUSSELL A	409-411 N 6TH ST LAS VEGAS NV	13934512016
HAMEL GERALD	700 BILTMORE DR LAS VEGAS NV	13927712021
HARMON JEFFREY E & RHONDA FAM TR	1740 DEBRILLA DR LAS VEGAS NV	13927811021
HIDDEN HAROLD E & MARY L	621 BELL DR LAS VEGAS NV	13927811006
HISTORIC CLARK COTTAGES L L C	%J & W CLARK 502 N 7TH ST LAS VEGAS NV	13934512101
HOOPER INDUST LTD	2954 SUN LAKE DR LAS VEGAS NV	13934512042
JIMENEZ JAIME R	738 ENCANTO DR LAS VEGAS NV	13927812032
KAWAMURA TED & LUELLA N	2652 S KING ST HONOLULU HI	13926410015
KAWAMURA TED JR & LUELLA N	2652 S KING ST HONOLULU HI	13926410032
KING-SILVERHULT STIG	312 BONANZA WY LAS VEGAS NV	13927811050
KISH ALEX ETAL	%J KISH 609 TIFFANY LN LAS VEGAS NV	13927811052
KITCHUKOV TODOR	2500 S POWER RD #120 MESA AZ	13927811019

Report of All Selected Parcels

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Owner	Case Number:	Address	Parcel Number
KRIEGER KAREN MONICA	SUP-18279	10533 HAILEVILLE DR LAS VEGAS NV	13927811008
KRIER COURTNEY		131 N 9TH ST LAS VEGAS NV	13927812034
LACA MARILEE		4928 HIGHLAND VIEW LOS ANGELES CA	13927811009
LAROSA DOUGLAS T & MINERVA N		704 BILTMORE AVE LAS VEGAS NV	13927712020
LAS VEGAS TRUST #2501644		14931 BURNHAM CIR IRVINE CA	13934512044
LASKOWSKI DANUTA B		8218 WILDFIRE ST LAS VEGAS NV	13926410011
LASKOWSKI MIECZYSLAW & DANUTA B		8218 WILDFIRE ST LAS VEGAS NV	13926410013
LEET WILLIAM R & LYDIA L		400 BONANZA WY LAS VEGAS NV	13927811037
LEWIS ROBIN L		711 N 9TH ST LAS VEGAS NV	13927812037
LITVAK DAVID M		2005 PINTO LN LAS VEGAS NV	13934512040
LODGE AMERICAN LEGION POST #8		733 VETERANS MEMORIAL DR LAS VEGAS NV	13927708007
LODGE ELKS PAST RULERS #1468		4100 W CHARLESTON BLVD LAS VEGAS NV	13927804004
LODGE V F W		BOX 659 LAS VEGAS NV	13927812004
LONG MELA LEE		611 E BELL DR LAS VEGAS NV	13927811004
LOPEZ CLAUDIA P		601 TIFFANY LN LAS VEGAS NV	13927811051
LOPEZ-GOMEZ RAFAEL		742 BILTMORE DR LAS VEGAS NV	13927712013
LOUDEN MARILYN K		1853 HALLWOOD DR LAS VEGAS NV	13927712015
MARALIT MANOLITO G & THELMA L		716 N 9TH ST LAS VEGAS NV	13926410006
MARCUS FRED		622 BILTMORE DR LAS VEGAS NV	13927810017
MARCUS FRED R		622 BILTMORE DR LAS VEGAS NV	13927810018
MARTEL JESUS & ELIA		724 HIDDEN DESERT WY LAS VEGAS NV	13926410035
MARTINEZ JUAN J & ANITA V		708 N 9TH ST LAS VEGAS NV	13926410009
MATEO MARGARITO PINTO		331 S LAUREL ST SANTA ANA CA	13927812029
MCCALL WALTER A FAMILY TR ETAL		436 S 10 W FARMINGTON UT	13934512041
MCCARTER RICHARD A		622 BELL DR LAS VEGAS NV	13927811053
MELENDEZ ESLING		618 BELL DR LAS VEGAS NV	13927811054
MELENDEZ SONIA		610 ENCANTO DR LAS VEGAS NV	13927812019
MENDEZ GABRIEL & LORY IRENE		610 BELL DR LAS VEGAS NV	13927811055
MITCHELL GLORIA D & HARRY A		4101 AUTUMN ST LAS VEGAS NV	13927712012
MONTEALEGRE MARIA C		7853 AUTUMN RIDGE AVE CHANHASEN MN	13927812021
MORENO ANTONIO		P O BOX 7038 LOS ANGELES CA	13927812006
MORENO GERALDO P		724 ENCANTO DR LAS VEGAS NV	13927812030

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Owner	Address	Parcel Number
MORTON JENNIE B FAMILY TRUST	305 BONANZA WY LAS VEGAS NV	13927811044
MOSAVINEJAD MAJID SEYED	8701 KNOLLMIST DR LAS VEGAS NV	13927811005
MUNOZ JUAN R & VIRGINIA P	405 S MCDOWELL AVE LOS ANGELES CA	13927811024
NOVOTNY FAMILY EXEMPTION TRUST	2313 SANTA PAULA LAS VEGAS NV	13927811023
OBRIEN GEORGE L	618 BILTMORE DR LAS VEGAS NV	13927810019
PADILLA FELIPE DE JESUS C	2330 N WALNUT RD LAS VEGAS NV	13926410037
PADILLA JUSTINO	2330 N WALNUT LAS VEGAS NV	13926410038
PEELE HELEN	875 N 10TH ST NAPLES FL	13927811045
PESLIN EVELYN E & JOHN E	616 N 4TH ST LAS VEGAS NV	13927811022
PUNZALAN EMILY SUCALDITO	1366 FALLING SNOW AVE LAS VEGAS NV	13927712019
RAMIREZ RODOLFO	715 N 9TH ST LAS VEGAS NV	13927812036
REYES EVELYN	630 BILTMORE DR LAS VEGAS NV	13927810016
RIVERA LETICIA & VIOLETA	609 BELL DR LAS VEGAS NV	13927811003
RIVERA NESTOR H SR & CORAZON M	607 BELL DR LAS VEGAS NV	13927811002
RODRIGUEZ ROGELIO	705 BELL DR LAS VEGAS NV	13927811013
RODRIGUEZ-BAHENA SERGIO	704 ENCANTO DR LAS VEGAS NV	13927812020
ROMANO DANIEL A	733 N 10TH ST LAS VEGAS NV	13926410039
ROMANO DANIEL ALLEN	733 N 10TH ST LAS VEGAS NV	13927811038
SANCHEZ NERY & KARIN	304 MAIN ST PORT WASHINGTON NY	13927712018
SAVILLE ROBERT S & GUADALUPE Y	159 SAGEMONT CIR PARACHUTE CO	13927811026
SCHOOL BOARD OF TRUSTEES	2832 E FLAMINGO LAS VEGAS NV	13927804005
SEAL JAMES L	4316 VIA VAQUERO AVE LAS VEGAS NV	13927812026
SEQUEIRA JOSE R JR & MARIA G	P O BOX 43222 LAS VEGAS NV	13934512043
SHEBAH YHIEL	714 LAS VEGAS BLVD N LAS VEGAS NV	13927812001
SHEBAH YHIEL	714 LAS VEGAS BLVD N LAS VEGAS NV	13927812011
SHEBAH YHIEL	714 LAS VEGAS BLVD N LAS VEGAS NV	13927811016
SHEBAH YMIEL	715 BELL DR LAS VEGAS NV	13927811015
SHERMAN GAIL	2570 LINCOLN RD LAS VEGAS NV	13927810020
SOLORZANO SALVADOR	618 TIFFANY LN LAS VEGAS NV	13927811033
SOURLA-SEARLES CHRYSOULA A	605 N 4TH ST LAS VEGAS NV	13927811027
SOURLA-SEARLES CHRYSOULA A	605 N 4TH ST LAS VEGAS NV	13927811028
STARCHER JAMEY L & ALPHA C	610 BILTMORE DR LAS VEGAS NV	13927810021

Report of All Selected Parcels

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Owner	Address	Parcel Number
STATE OF NEVADA	CARSON CITY NV	13927803001
STEADMAN DEWAIN FAMILY TRUST	514 N 7TH ST LAS VEGAS NV	13934512046
STODDART TERRY B & SONIA O	712 N 9TH ST LAS VEGAS NV	13926410007
SUNCOR HOLDINGS COP II L L C	%K MARKS 11601 WILSHIRE BLVD #700 LOS ANGELES CA	13927804001
TAKATA JIM	24212 S ESHELMAN AVE LOMITA CA	13926410100
TEAM DYNAMIC L L C	%H GREER ETAL 1722 NIGHT SHADOW NO LAS VEGAS NV	13927812022
TORRES ALFREDO FAJARDO	13429 CERISE AVE HAWTHORNE CA	13927811010
ULLOA MOISES	730 BILTMORE DR LAS VEGAS NV	13927712016
VERGARA JUVENTINO R	P O BOX 13424 LAS VEGAS NV	13926410010
VILLAGRANA JULIO & ESTELA	804 BILTMORE DR LAS VEGAS NV	13927712010
VINNIK BORIS	1100 MONDAVI WY #G4 BAKERSFIELD CA	13926410030
WELTMER JOSH & LLUVIA	614 E WILSON AVE LAS VEGAS NV	13927812025
WILLIAMS KENNETH K	130 PALM LN LAS VEGAS NV	13927712066
WILSON OWEN O & MARIE E	255 TEXAS ST #111 RAPID CITY SD	13927812038
WINTHROP TRUST ETAL	3207 BEL AIR DR LAS VEGAS NV	13927812002
YIMLAMAI BOONCHAI & SOMLEE	1410 S 3RD ST LAS VEGAS NV	13927811039
YIMLAMAI BOONCHAI & SOMLEE	610 TIFFANY LN LAS VEGAS NV	13927811034
YIMLAMAI BOONCHAI & SOMLEE	1410 S 3RD ST LAS VEGAS NV	13927811012
YIMLAMAI DEAN	610 TIFFANY LN LAS VEGAS NV	13927811017
ZVULUN SHAFIK	726 ENCANTO DR LAS VEGAS NV	13927812031

Deed



Separator Sheet

Clark County Real Property

<http://redrock.co.clark.nv.us/assrealprop/pcldetail.aspx?hdninstanc...>

GENERAL INFORMATION	
PARCEL NO.	139-27-812-005
OWNER AND MAILING ADDRESS	CIVIC CENTER PLAZA L L C %EQUITY GROUP 8367 W FLAMINGO #201 LAS VEGAS NV 89147-4153
LOCATION ADDRESS CITY/TOWNSHIP	605 N LAS VEGAS BLVD LAS VEGAS
ASSESSOR DESCRIPTION	BILTMORE ADD ANNEX #3 PLAT BOOK 2 PAGE 48 LOT 1 BLOCK 6 & LOTS 2-4
RECORDED DOCUMENT NO.	* 20021210:02781
RECORDED DATE	12/10/2002
VESTING	NO STATUS

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

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	203
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	128066	160083
IMPROVEMENTS	99988	104324
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED	228054	264407
TAXABLE VALUE LAND+IMP	651583	755449
ESTIMATED LOT SIZE AND APPRAISAL INFORMATION		
ESTIMATED SIZE	1.05 Acres	
ORIGINAL CONST. YEAR	1964	
LAST SALE PRICE MONTH/YEAR	1100000 12/02	
LAND USE	COMMERCIAL NEIGHBORHOOD SHOPPING CENTERS	
DWELLING UNITS	0	

SUP-18279
01/11/07 PC

CIVIC CENTER PLAZA, LLC

Business Entity Information			
Status:	Active on 1/6/2006	File Date:	10/17/2002
Type:	Domestic Limited-Liability Company	Corp Number:	LLC12813-2002
Qualifying State:	NV	List of Officers Due:	10/31/2007
Managed By:	Managers	Expiration Date:	10/17/2502

Resident Agent Information			
Name:	CHRISTOPHER R. GROBL, ESQ.	Address 1:	4625 W. NEVSO DRIVE
Address 2:	SUITES 2 & 3	City:	LAS VEGAS
State:	NV	Zip Code:	89103
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

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

Officers		☒ Include Inactive Officers	
Manager - STEVEN FAZEKAS			
Address 1:	5985 TURHAN CIRCLE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89146	Country:	
Status:	Active	Email:	

Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	LLC12813-2002-001	# of Pages:	2
File Date:	10/17/2002	Effective Date:	
(No Notes for this action)			
Action Type:	Initial List		
Document Number:	LLC12813-2002-003	# of Pages:	1
File Date:	10/28/2002	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	LLC12813-2002-002	# of Pages:	1
File Date:	09/16/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20060007707-29	# of Pages:	1
File Date:	01/06/2006	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	20060530546-61	# of Pages:	1
File Date:	08/18/2006	Effective Date:	

Order No: 210419-311

APN No: 130-27-012-005

R.F.T.T.

WHEN RECORDED MAIL TO:

CIVIC CENTER PLAZA, LLC

5905 Durham Circle

Las Vegas, Nevada 89146

RETURN TAX STATEMENTS TO:

SAME

GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That D.M. HEIMER, VP & TRUST OFFICER OF NEVADA STATE BANK AND ROSANNE MOSS, SUCCESSOR CO-TRUSTEES OF THE MOSS FAMILY TRUST

in consideration of \$18.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to CIVIC CENTER PLAZA, LLC, A NEVADA LIMITED LIABILITY COMPANY

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

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: 1. Taxes for the fiscal year.
2. Rights of way, reservations, restrictions, easements and conditions of record.

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

Witness this 19th day of November, 2002

THE MOSS FAMILY TRUST

By: Rosanne Moss
ROSANNE MOSS,
SUCCESSOR CO-TRUSTEE

By: NEVADA STATE BANK,
SUCCESSOR CO-TRUSTEE

By: D.M. Heimer
D.M. HEIMER,
VP & TRUST OFFICER

COPY

ESSOR'S

STATE OF NEVADA
COUNTY OF CLARK

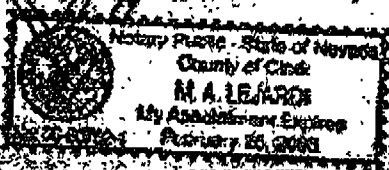
} ss

This instrument was acknowledged before me on November 19, 2006

by Roxanne Moss as Successor Trustee and D.M. Reimer

as Vice President and Trust Officer of Nevada State Bank
in Successor Trustee

Notary Public and for said County and State



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 130-77-512-005
 b) _____
 c) _____
 d) _____

2. Type of Property

- a) ☐ Vacant Land
 b) ☐ Condo/Townhome
 c) ☐ Apt. Bldg.
 d) ☐ Agricultural
 e) ☐ Other: _____
- f) ☒ Single Fam. Res.
 g) ☐ 2-4 Flors
 h) ☐ Comm. Bldg.
 i) ☐ Mobile Home

FOR RECORDERS OF TITRAL USE ONLY	
Document/Instrument	_____
Book	_____
Date of Recording	_____
Notes	_____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property)
 Transfer Tax Value
 Real Property Transfer Tax Due

\$ 1,100,000.00
 0
 1,100,000.00
 2,250.00

4. IF EXEMPTION CLAIMED:

a. Transfer Tax Exempt per NRS 375.099 Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being Transferred: %

The undersigned Seller (Grantor)/Buyer (Grantee), do hereby declare and acknowledge, under penalty of perjury, pursuant to NRS 375.090 and NRS 375.110, that the information provided is correct to the best of their knowledge and belief, and shall be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that the occurrence of any claimed exemption or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 12% per month. Pursuant to NRS 375.090, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature] Capacity: SALE

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: A.M. [Signature]
 Address: 2500 N. [Signature]
 City: Las Vegas
 State: NV
 Zip: 89125
 Telephone: _____

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: _____
 Address: _____
 City: _____
 State: _____
 Zip: _____
 Telephone: _____

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

Print Name: NATIONAL TITLE CO. Escrow No. 220419-ML
 Address: 7715 E. Sahara
 City: Las Vegas

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

SUP-18279

01/11/07 PC

20021210
02761**EXHIBIT 'A'**

Lots One (1), Two (2), Three (3) and Four (4) in Block Six (6) of BILTMORE ADDITION ANNEX NO. 1, as shown by map thereof on file in Book 2 of Plats, Page 48, in the Office of the County Recorder of Clark County, Nevada.

EXCEPTING THEREFROM the interest in said property as conveyed to the State of Nevada for road and incidental purposes by Deed recorded December 3, 1954 as Document No. 27645 of Official Records.

FURTHER EXCEPTING THEREFROM that portion of land as conveyed to the City of Las Vegas by Deed recorded September 10, 1999 in Book 990910 as Document No. 00847 of Official Records.

TOGETHER WITH that portion of land vacated by that certain Order of Vacation recorded February 22, 2000 in Book 20000222 as Document No. 00535 of Official Records, Clark County, Nevada.

ASSESOR

CLARK COUNTY, NEVADA
JUSTIN A. WUNDER, RECORDER
RECORDED AT REQUEST OF: NATIONAL TITLE COMPANY
12-18-2006 14:59 900 PAGE COUNT: 3

(OFFICIAL RECORDS)

BOOK/INSTRUMENT: 20021210-02761

FEE: 16.00
APTT: 2,750.00

SOFI



Separator Sheet

10-31-2006 09:55pm From:

1 702-552-5339

T-028 P.005/006 P-042



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-18279** APN: _____Name of Property Owner: CIVIC CENTER PLAZA LLCName of Applicant: HABITZ - BOB CAMP

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

X 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: Steven Fazekas

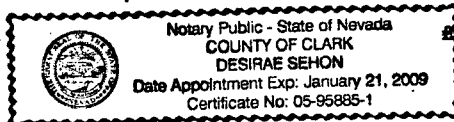
Subscribed and sworn before me

This 21 day of Nov., 2006Desirae Schon
Notary Public in and for said County and State

State of Nevada

County of ClarkThis instrument was acknowledged
before me on Nov 21, 06
by Steven FazekasDesirae Schon
Notary Signature

Revised 12-03-04



#Mapor Application Packet/Statement of Financial Interest.doc

Justification Letter



Separator Sheet



November 2, 2006

Development Services Center
Planning & Development
731 S. 4th. Street
Las Vegas NV. 89101

RE: Justification Letter

Please find following our pre-application conference request form and required plans for the BioMat USA plasma donation center's special use permit. This existing plasma center would like to add the adjoining laundry mat space (2016 sq. ft.) to their facility (6545 sq. ft.) to create a more useful and efficient work environment for there employees and clients. BioMat feels that larger bathrooms and a much larger waiting room would greatly improve the operations of their center. Approximately a third of the existing space would also be remodeled and be included in the building permit for the adjoining space.

Sincerely submitted,

A handwritten signature in black ink, appearing to read "Bob Camp", written over a horizontal line.

Bob Camp
Associate

SUP-18279
01/11/07 PC

Application



Separator Sheet

10-21-2006 09:54pm From:

T-001 P.004/006 F-442

PLANNING &
DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT
 Project Address (Location): 611 LAS VEGAS BLVD. NO. LAS VEGAS,
 Project Name: BIO MAT USA Proposed Use: PLASMA DONATION CENTER
 Assessor's Parcel #(s): 139-27-812-005 Ward #: _____
 General Plan: existing MXU proposed _____ Zoning: existing C-2 proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 1.05057 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Civic Center Plaza Contact: LLC - Steven Farkas
 Address 6130 W. FLAMINGO AVE Phone: 491-6822 Fax: 702-552-5339
 City LAS VEGAS State NV Zip 89103

REPRESENTATIVE HABITAT Contact: BOB CAMP
 Address 1250 E. Iron Eagle Phone: 934-5100 Fax: 934-9700
 City EAU CLAIRE State WI Zip 54601

REPRESENTATIVE BIO MAT USA Contact: MIKE FORD
 Address 2410 LILLY VALLE Phone: 323-225-2201 Fax: 441-7913
 City LOS ANGELES State CA Zip 90032

FOR DEPARTMENT USE ONLY

Property Owner Signature: Steven Farkas
 *An authorized agent may sign in lieu of the property owner the Final Maps, Technical Maps, and Permit Maps.
 Print Name: STEVEN FARKAS

Subscribed and sworn before me

This 21 day of November, 2006
Desirae Sehon

Notary Public in and for said County and State

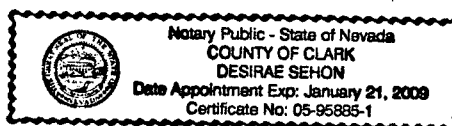
Case #	<u>SUP-18279</u>
Meeting Date:	<u>1/11/07</u>
Total Fee:	<u>\$800.00</u>
Date Received:	<u>11/22/06</u>
Received By:	<u>D. Sehon</u>

*The application will not be deemed complete until the following materials have been reviewed by the Planning and Development Department for consistency with applicable portions of the Zoning Ordinance.

State of Nevada
 County of Clark
 This instrument was acknowledged
 before me on Nov. 21, 06
 by Steven Farkas
Desirae Sehon
 Notary Signature

Revised 04/26/05

Adopted Application Packet Application Form.pdf



Hansen Sheet



Separator Sheet

Report Date 11/27/2006 11:11 AM

Submitted By

Page 1

A/P # 18279 SPECIAL USE PERMIT

Application Information

Stages	Date / Time	By	Date / Time	By
Processed	11/22/2006 14:17	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

SUP-18279 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT:BIOMAT USA - OWNER: CIVIC CENTER PLAZA, LLC. - Request for a Special Use Permit FOR THE EXPANSION OF AN EXISTING BLOOD PLASMA DONOR CENTER at 611 North Las Vegas Boulevard (APN 139-27-812-005), C-2 (General Commercial) Zone, Ward 5 (Weekly).

Parent A/P #

Project # 18279 Project/Phase Name BIOMAT BLOOD DONOR CENTER EXPA Phase #
Size/Area 1.05 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13927812005

Location

Owner/Tenant

Contact ID AC1310826 Name CIVIC CENTER PLAZA, LLC
Mailing Address 6130 W. FLAMINGO #201 Organization
City LAS VEGAS State/Province NEVADA
ZIP/PC 89103 Country ☐ Foreign
Day Phone (702)491-6802 x Evening Phone
Fax (702)552-5339 Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

605 N LAS VEGAS BLVD
LAS VEGAS, 89101-

611 N LAS VEGAS BLVD
LAS VEGAS, 89101-

613 N LAS VEGAS BLVD
LAS VEGAS, 89101-

615 N LAS VEGAS BLVD
LAS VEGAS, 89101-

617 N LAS VEGAS BLVD
LAS VEGAS, 89101-

Report Date 11/27/2006 11:11 AM

Submitted By

Page 2

Address	Parcel Link	A/P Link
---------	-------------	----------

619 N LAS VEGAS BLVD
LAS VEGAS, 89101-

621 N LAS VEGAS BLVD
LAS VEGAS, 89101-

623 N LAS VEGAS BLVD
LAS VEGAS, 89101-

625 N LAS VEGAS BLVD
LAS VEGAS, 89101-

627 N LAS VEGAS BLVD
LAS VEGAS, 89101-

629 N LAS VEGAS BLVD
LAS VEGAS, 89101-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13927812005

Item Description	Item Status
------------------	-------------

Review Activities	Act #	Act Type	Status	Waived	Issued	Started	Completed
Comp By		Comments					

There are no Review Activities for this Report

Activity Review Details

Detail	SUBMITTAL CHECKLIST (SUP)	Modified By	DSULLIVAN	Modified Date/Time	11/22/2006 14:17
Comments	No Comments				

Report Date 11/27/2006 11:11 AM

Submitted By

Page 3

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Pre-Application Conference Checklist
- Y Application/Petition Form
- Y Deed and Legal Description
- Y Justification Letter
- Y Assessors Parcel Map
- N DINA (Not Always Required)
- Y Site Plan (19 Folded Blue Lines, 1 Rolled Colored)
- Y Floor Plan, If Applicable (1 Folded, 1 Rolled)
- Y Laser Print Site Plan
- Y Laser Print Floor Plan
- Y Statement of Financial Interest

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

There is no planning condition for this project.

SPECIAL USE PERMIT

- N DINA Required? Final City Council letter received
- N Project of Regional Significance? Annotated minutes received
- N Parent Project link required? Is there a condition of approval for a Required Review?
If yes, when does it need to be reviewed?

Type of Use
BLOOD PLASMA DONOR CENTER

Meeting Information

Meeting Information		Meeting Status		YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Meeting Type	Comments	Modified Date			
01/11/2007	PC	SCHEDULED		0	0	0
DSULLIVAN	11/22/2006					

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

No children exist for this project

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

No Employee Entries

Report Date 11/27/2006 11:11 AM

Submitted By

Page 4

Log
Action
Comments

Description

Entered By

Start

Stop

Hours

PAYMNT CK NAME,# WHO PICKED UP PERMIT 984018
Steed Construction Inc ck #67969 dropped off by Deb in planning, 378-7300

11/22/2006 14:30

0.00

Project Checklist



Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required				
YES	NO			
APPLICATION				
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)		
☒	☐	Grant deed and legal description		
☒	☐	<i>Detailed</i> justification letter		
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations		
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations		
☒	☐	Correct fee(s): \$ 500 \$ + \$ 300 Total = \$ <u>800⁰⁰</u>		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
SITE PLAN Folded Plans: <u>19</u> Rolled/Colored Plans: <u>1</u>				
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	<i>All</i> property lines and present dimensions labeled		
☒	☐	<i>All</i> building setbacks labeled		
☒	☐	<i>All</i> adjacent existing land uses and street names labeled		
☒	☐	<i>All</i> points of ingress and egress shown		
☒	☐	ADA accessibility requirements shown/labeled		
☒	☐	Parking standard(s) utilized: <u>Blood Dmar 1:200⁴</u>		
☐	☐	Parking space count and typical dimensions labeled		
☐	☐	#regular <u>67</u> #compact <u>—</u> #handicap <u>2</u> 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		NA
☐	☒	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: BIOMAT USA/Habitec Application Type: SUP - Expansion of Blood/Plasma CTR
 APN: 139-27-812-005 Location: 611 Las Vegas BLVD
 Planner: [Signature] Pre-App Meeting Date: NOV 14 Earliest PC Date: JAN 11, 07

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



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

SUP-18279 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT:BIOMAT USA - OWNER:
CIVIC CENTER PLAZA, LLC. - Request for a Special Use Permit FOR THE EXPANSION OF AN EXISTING
BLOOD PLASMA DONOR CENTER at 611 Las Vegas Boulevard North (APN 139-27-812-005), C-2 (General
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 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST,
M.D.M.

PLANNING COMMISSION: **JANUARY 11, 2007**

CASE PLANNER: **JOHN KORKOSZ**



PUBLIC HEARING

CITY COUNCIL: IF APPROVED: **FEBRUARY 7, 2007**

IF DENIED: **P.C. FINAL ACTION** (Unless appealed within 10 days)

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*

SUP-18279
REVISED 01/11/07 PC**

HAND DELIVERED

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

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

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

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

** Corrected suite dimensions in site plan.

SUP & SNC
12/21/2006

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

SUP-18279

HAND DELIVERED

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

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

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
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*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

SUP & SNC
11/27/2006

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:

SUP-18279

Archie C. Grant NA

Biltmore Bungalows NA

Biltmore West NA

Church-Noblitt NA

Cultural Corridor Coalition

Downtown Business Operators Council

Downtown Central Development Committee
(DCDC)

East Las Vegas Community Development Corp.

Fremont Street Experience

Orleans Square NA

WLV-NAA1

WLV-NAA2

WLV-NAA4

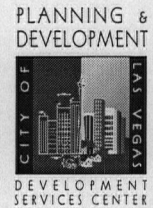
Affidavit of Sign Posting



Separator Sheet



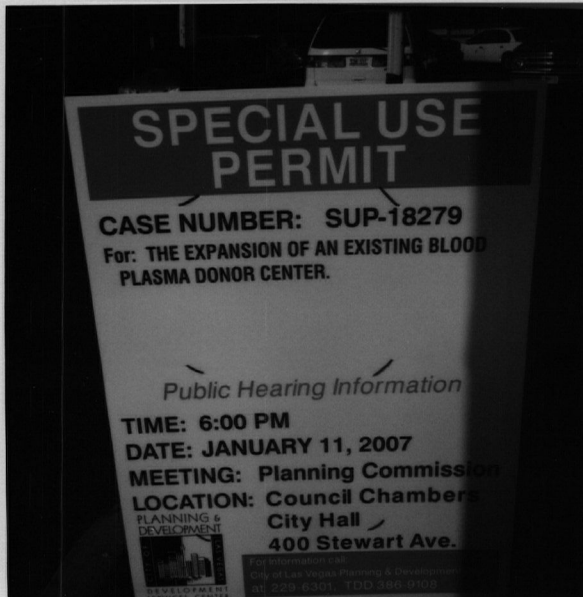
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: SUP-18279

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.

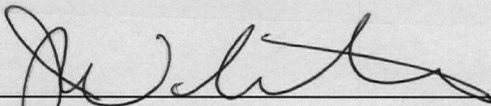


IO

BONANZA



L.V. BLVD


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.

THIS DRAWING DEPICTS IDEAS, DESIGNS, PLANS & DETAILS WHICH ARE PROPRIETARY TO HABITEC, INC. THEY WERE CREATED, DESIGNED, & DEVELOPED FOR USE SOLELY IN CONNECTION WITH THE PROJECT SHOWN ON THIS DRAWING & MAY BE USED ONLY WITH THE PERMISSION OF HABITEC, INC. NO TRANSFER OF ANY RIGHTS THEREIN IS INTENDED OR EFFECTED BY DELIVERY HEREOF. EXCEPT UPON THE WRITTEN PERMISSION OF HABITEC, INC. THIS DRAWING IS NOT TO BE DISCLOSED TO OTHERS, REPRODUCED OR COPIED IN WHOLE OR IN PART, OR USED IN ANY WAY FOR PROJECTS OTHER THAN THE SPECIFIED PROJECT. COPYRIGHT 2006 © HABITEC.

REVISIONS

Rev.#	Date	Note	By



STEED
CONSTRUCTION

Steed Construction, Inc.
1250 E. Iron Eagle Drive
Suite 200
Eagle, Idaho 83616
Phone: 208/378-7300
Fax: 208/378-7332

KEYNOTES:

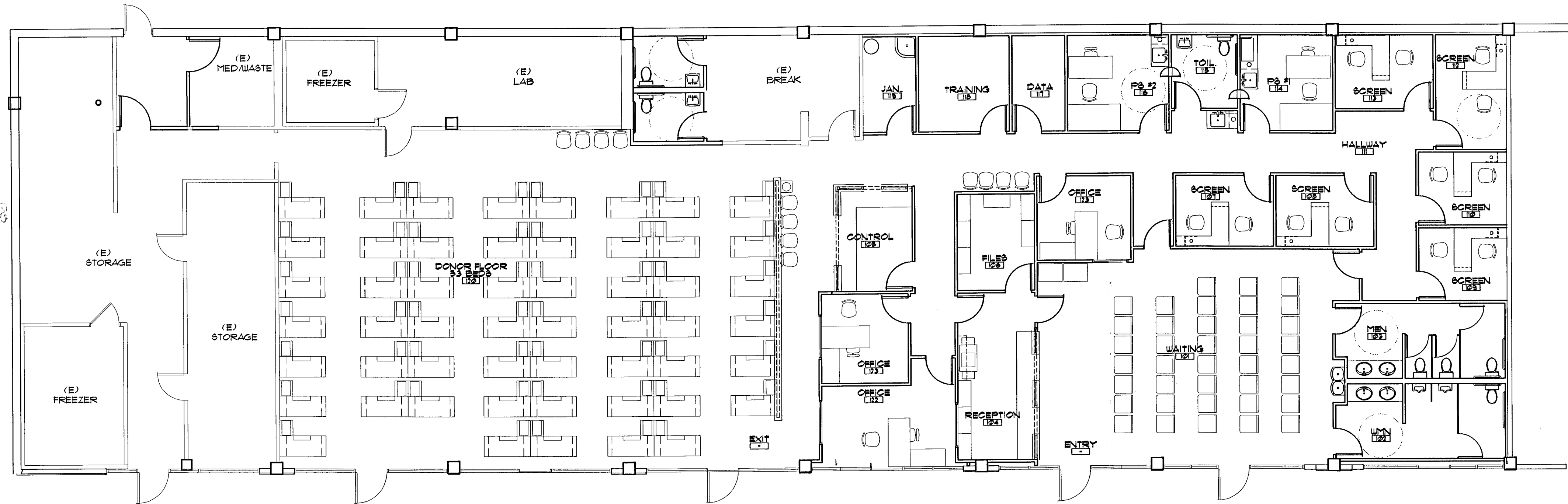
- 1) DEMO (E) BUILT-IN CABINETS
- 2) DEMO (E) LAUNDRY MAT AS REQUIRED. CAP PLUMBING
- 3) DEMO (E) CEILING GRID & PANELS AS REQUIRED. SEE REFLECTIVE CEILING PLAN FOR CLARIFICATION. SHEET A23
- 4) DEMO (E) WALLS AND DOORS AS REQUIRED
- 5) DEMO (E) PANELS AS REQUIRED. SEE ELECTRICAL DUGS.
- 6) DEMO (E) WINDOWS AND WALL
- 7) DEMO (E) BATHROOMS AS REQUIRED. CAP (E) PLUMBING IF REQUIRED.

GENERAL NOTES:

- A. MAINTAIN THE INTEGRITY OF ALL BUILDING SYSTEMS AND RATINGS. REPAIR ANY DAMAGE DONE TO SURROUNDING AREAS/CONSTRUCTION DURING DEMOLITION.
- B. ALL EXISTING CONDITIONS ARE NOT INDICATED ON THE DRAWINGS. SUB-CONTRACTORS SHALL CAREFULLY EXAMINE THE EXISTING INSTALLATIONS AND ALL PROJECT DRAWINGS TO BECOME FAMILIAR WITH THE SCOPE OF WORK.
- C. SUB-CONTRACTORS SHALL CLEAN CONSTRUCTION DEBRIS AND DUST DAILY BEYOND CONSTRUCTION LIMITS.
- D. ALL EXISTING WINDOW COVERINGS ARE TO BE REMOVED.
- E. CONTRACTORS SHALL PATCH AND REPAIR ANY DAMAGE OR PENETRATIONS AT ALL ELEMENTS TO REMAIN (INCLUDING BUT NOT LIMITED TO WALLS, CEILINGS, FLOORS, ETC.) CAUSED BY DEMOLITION ACTIVITIES OR REMOVAL OF ELECTRICAL, MECHANICAL, AND ARCHITECTURAL ELEMENTS. REPLACE ITEMS NOT REPAIRABLE TO ORIGINAL STATE. EXISTING FINISH MATERIALS INCLUDING CEILINGS, TRIM, ETC. SHALL BE PROTECTED AND RETAINED, UNLESS OTHERWISE NOTED.
- F. COORDINATE DEMO SCHEDULE AND TIMES WITH OWNER.
- G. WHERE DEMOLITION OR CONSTRUCTION WORK OCCURS ADJACENT TO OCCUPIED SPACE, ERECT APPROPRIATE BARRIERS (NOISE, DUST, ODOR, ETC.) AND TAKE NECESSARY STEPS TO MINIMIZE INTERFERENCE WITH THE BUILDING OCCUPANTS. THIS INCLUDES MAINTAINING ACCEPTABLE TEMPERATURE, HUMIDITY, AND VENTILATION IN THE OCCUPIED AREAS.
- H. THE U.S. ENVIRONMENTAL PROTECTION AGENCY MUST BE NOTIFIED 10 WORKING DAYS IN ADVANCE FOR ALL RENOVATIONS THAT DISTURBS 260 L.F., 160 S.F., 35 C.F. OF ASBESTOS CONTAINING MATERIALS.
- J. CONFIRM WITH OWNER WHAT, IF ANY, ITEMS ARE TO BE RETURNED FOR OWNER'S FUTURE USE.

1 DEMOLITION PLAN

1/16" = 1'-0"



APPROVED
CITY COUNCIL DATE: 2/22/07
PLANNING COMMISSION DATE: 4/10/07
BY: PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

GENERAL NOTES:

- A. SEE SHEET A21 FOR WALL TYPES, FINISHES & MATERIALS.
- B. SEE SHEET A21 FOR DOOR & HARDWARE SCHEDULES.
- C. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO ORDERING ANY MATERIALS.
- D. PROVIDE BLOCKING BETWEEN STUDS AT ALL MILLWORK CONDITIONS.
- E. PROVIDE WATER RESISTANT GYPSUM BOARD AT ALL UET WALL LOCATIONS (LAVATORIES, TOILETS, ETC.).
- F. THE DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCE AND TYPICAL DETAILS OF CONSTRUCTION. THE DRAWINGS DO NOT INDICATE EVERY CONDITION. WORK NOT PARTICULARLY DETAILED SHALL BE OF CONSTRUCTION SIMILAR TO PARTS THAT ARE DETAILED.
- G. PARTITION DIMENSIONS ARE GIVEN TO THE FACE OF STUD UNLESS OTHERWISE NOTED.
- H. COORDINATE STRUCTURAL, MECHANICAL, ELECTRICAL, & FIRE PROTECTION REQUIREMENTS, ROUTING AND FIELD VERIFICATION.
- J. WHERE NEW CONSTRUCTION JOINS WITH EXISTING CONSTRUCTION, ALIGN FINISHED SURFACE OF NEW & EXISTING.
- K. PROVIDE APPROPRIATE TRANSITIONS BETWEEN DISSIMILAR FLOORING MATERIALS AS RECOMMENDED BY THE MANUFACTURER. ALL TRANSITIONS TO BE ADA COMPLIANT:
- CERAMIC TILE TO CARPET
- VCT TO CARPET
- SHEET VINYL FLOORING TO CARPET
- L. IF PENETRATIONS TO EXISTING RATED ASSEMBLIES OCCUR PROVIDE ALL REQUIRED FLOOR/CEILING AND WALL PENETRATION PROTECTIONS: FIRE STOP SEALANTS, MINERAL WOOL FILLER, EXPANDING INTUMESCENT FILLERS AND SLEEVES AS REQUIRED. APPLICATIONS TO HAVE UL LISTING FOR REQUIRED PROTECTION RATING. APPLICATOR SHALL SUBMIT PROPOSED FIRE STOP SYSTEM FOR APPROVAL OF CONTRACTOR, ARCHITECT, & BUILDING OFFICIALS PRIOR TO APPLICATION.
- M. ALL EXTERIOR DOORS & STOOFS TO BE CONSTRUCTED OR REPAIRED AS PER THE ADA.

2 PRELIMINARY FLOOR PLAN

1/16" = 1'-0"

PROJECT:

TENANT IMPROVEMENT FOR:
**BIOMAT
USA**

611 LAS VEGAS BLVD. NORTH
LAS VEGAS NEVADA



habitec
ARCHITECTURE • PLANNING
INTERIOR DESIGN
1250 E. Iron Eagle Drive, Ste. 200
Eagle, Idaho 83616
208/338-5500 FAX 208/338-9700

DEMO. & FLOOR PLAN

Date	27 OCT 06
Scale	AS NOTED
Drawn	BC
Job	02215-39.00

Sheet	A2.1
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SUP-18279
01/11/07 PC

SUP-18279 F 07/21/07 CC approved

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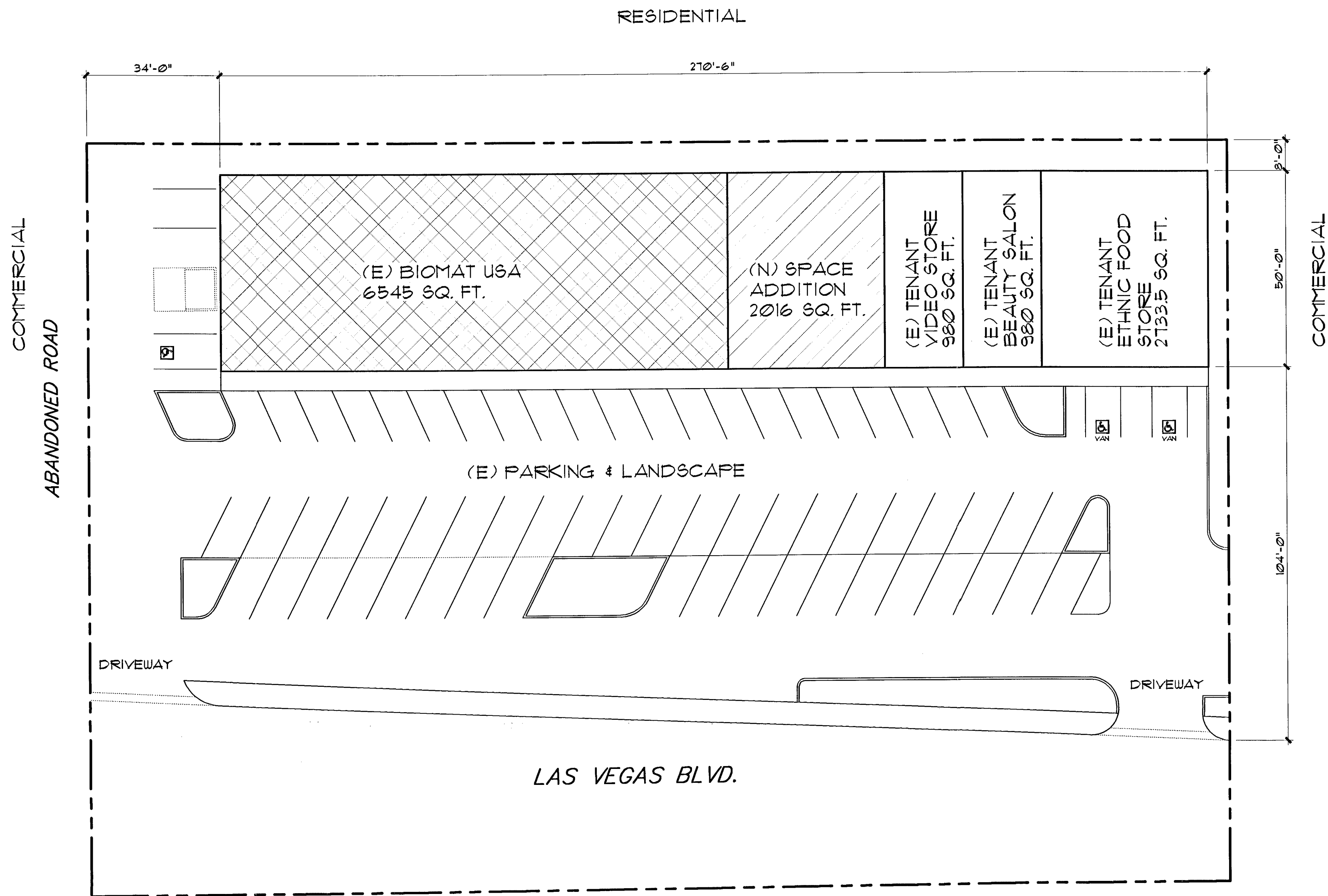
REVISIONS

Rev.#	Date	Note	By
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STEED
CONSTRUCTION

Steed Construction, Inc.
1250 E. Iron Eagle Drive
Suite 200
Eagle, Idaho 83616
Phone: 208/378-7300
Fax: 208/378-7332



SITE PLAN
SCALE: 1" = 30'

This sheet is issued for information only.
Tenant Improvement work is to be contained
in the interior of the building. All existing
Parking and Site Lighting to remain.
NO WORK IS TO BE DONE TO THE
BUILDING EXTERIOR OR SITE.

APPROVED
CITY COUNCIL DATE: 2/24/07
PLANNING COMMISSION DATE: 1/11/07
BY: [Signature]
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

PROJECT:
TENANT IMPROVEMENT FOR:
BIOMAT USA
611 LAS VEGAS BLVD. NORTH
LAS VEGAS NEVADA



habitec
ARCHITECTURE • PLANNING
INTERIOR DESIGN
1250 E. Iron Eagle Drive, Ste. 200
Eagle, Idaho 83616
208/939-5800 FAX 208/938-9700

SITE PLAN

RECEIVED
DEC 21 2006

Date: 27 OCT 06
Scale: AS NOTED
Drawn: BC
Job: 02215-3900

Sheet:
A1.1

SUP-18279
REVISED
01/11/07 PC

SUP-18279 S REVISED 1-11-07 PL Approved E.A. CC 02/21/07 CC Approved