

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-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).

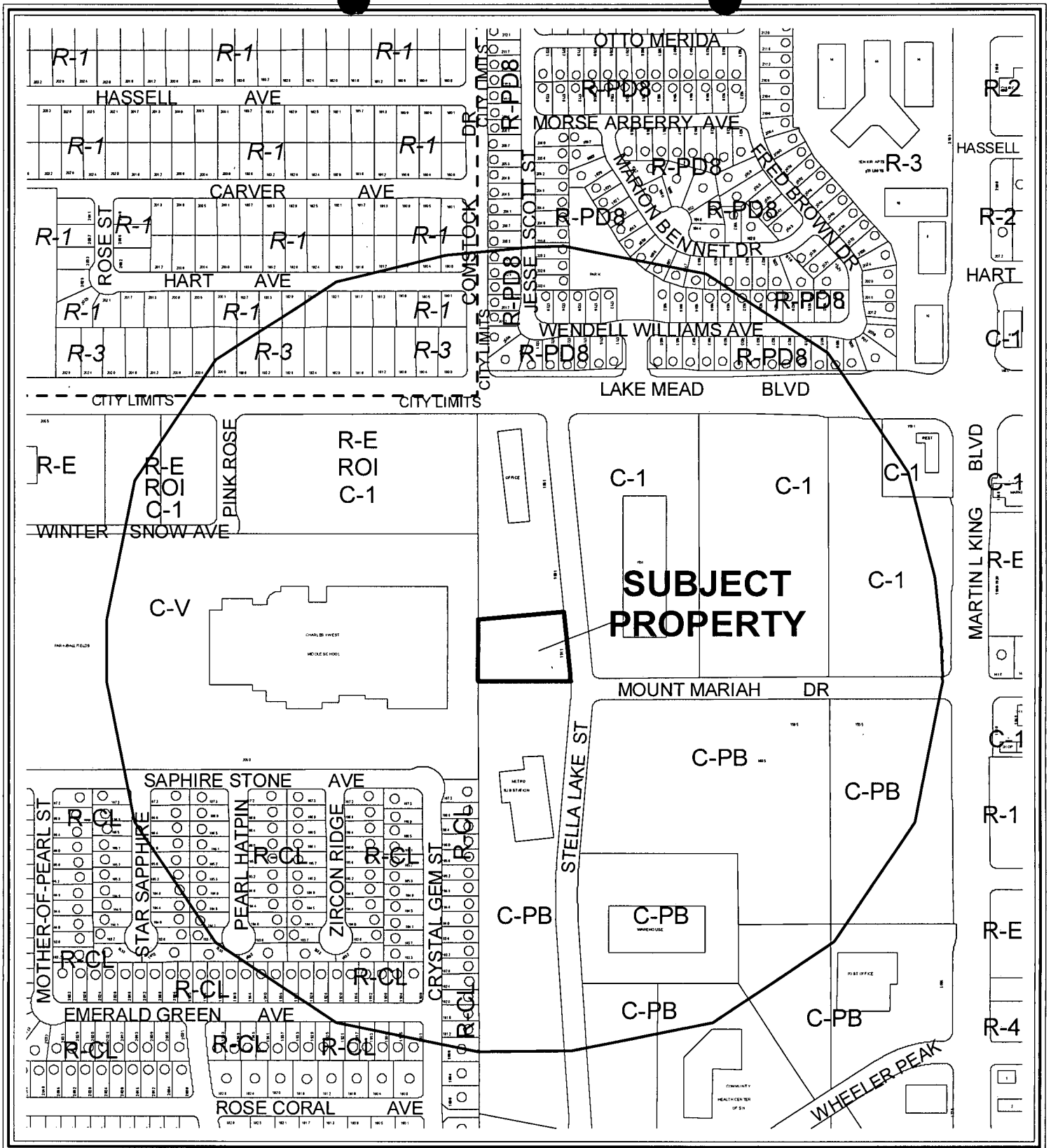
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.DM.

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-18298

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)



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.

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

Ms. Gwen Braimoh
Expertise LLC
1911 Stella Lake, Suite 100
Las Vegas, Nevada 89106

RE: SUP-18298 - SPECIAL USE PERMIT

Dear Ms. Braimoh:

Your 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), was considered by the Planning Commission on January 11, 2007.

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

Planning and Development

1. Conformance to the conditions for Rezoning (Z-136-94) and Site Development Plan Review (SDR-6140) if approved.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on **February 7, 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.

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

Sincerely,

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

JK:dm

cc: Mr. Trina Jiles
Gritz Café
1911 Stella Lake, Suite 150
Las Vegas, Nevada 89106



Plans (PMT)

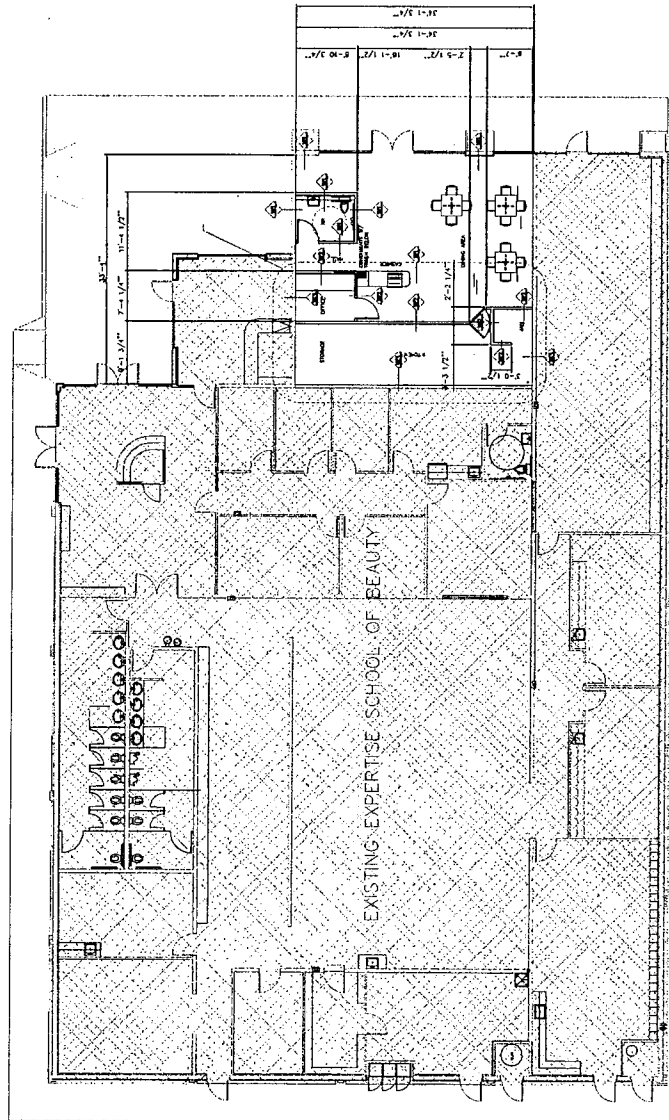
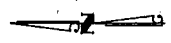


Separator Sheet

FLOOR PLAN

VAR-18299
SUP-18298
01/11/07 PC

RECEIVED
NOV 27 2006



WALL TYPES

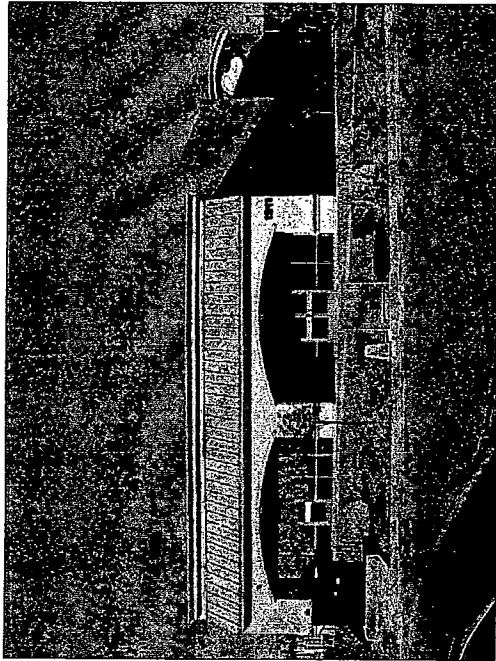
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CONTRACTOR
MEDCO CONSTRUCTION
1300 CHANDLER SITE 2
LAS VEGAS, NEVADA 89102
PHONE 702.735.5570

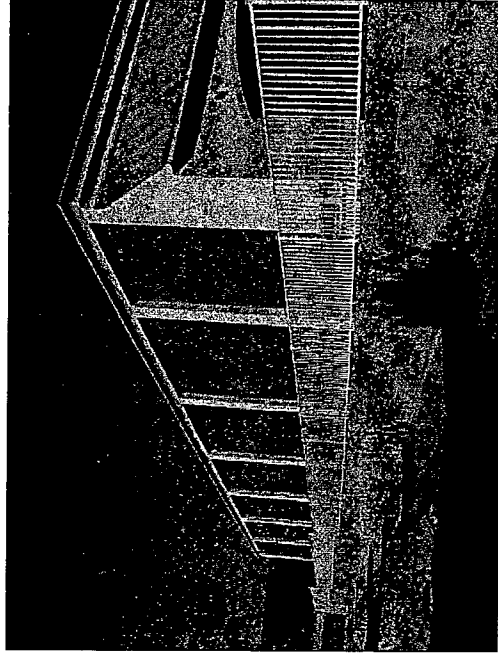
PROJECT
TENTATIVE IMPROVEMENT-GRIZ CAFE
1911 STELLA LAKE STREET
LAS VEGAS, NEVADA

DATE
11/11/06
DRAWN
BY
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BY

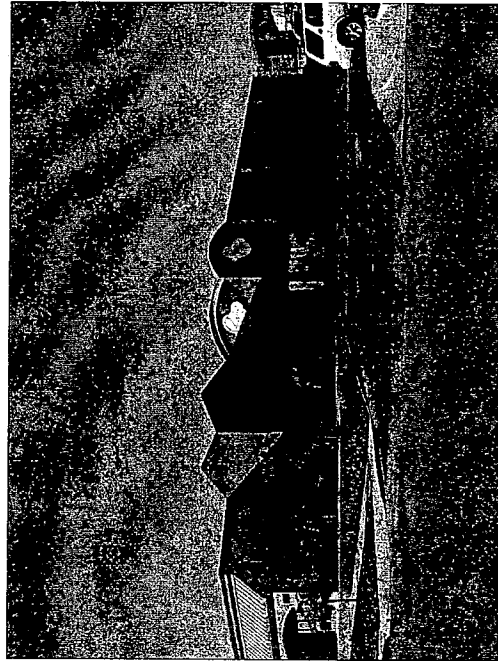
SCALE
1/8\"



AS FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



AS FRONT ELEVATION

VAR-18299
SUP-18298
01/11/07 PC

RECEIVED
NOV 27 2006

A2.1

DATE: 11/27/06
DRAWN: JH
SHEET NO: 24

EXISTING EXTERIOR ELEVATIONS AND LANDSCAPING

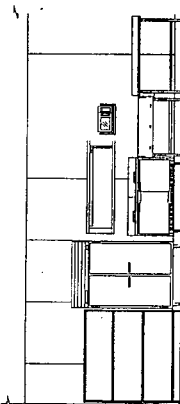
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1911 STELLA LAKE STREET
LAS VEGAS, NEVADA

CONTRACTOR:

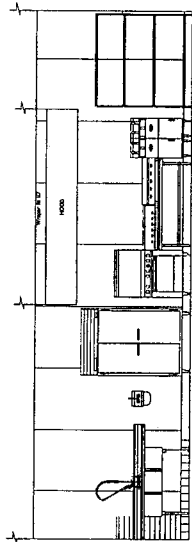
CONSTRUCTION
1911 STELLA LAKE STREET
LAS VEGAS, NV 89118
702-337-7070

CONSULTANTS:

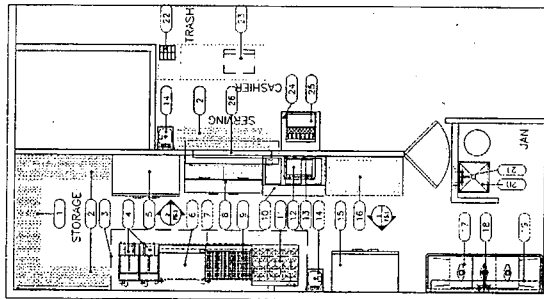
REVISIONS



KITCHEN INTERIOR ELEVATION - 2



KITCHEN INTERIOR ELEVATION - 1



KITCHEN FLOOR PLAN

EQUIPMENT SCHEDULE										
Item No	Qty	Equipment Category	Manufacturer	Model Number	Amps	Volts	KW	Phase	Plug	Direct
1	1	Shelving, Wire	Eqle Gratz/Metal Masters	18602						
2	3	Shelving, Wire	Eqle Gratz/Metal Masters	18722						
3	1	Food, Exhaust	Capilla Air	Custom						
4	2	Fryer, Deep Fat, Gas	Yeon	SM200						
5	1	Freezer, Reach-In	American Range	AFR-116	12.5	115	0.75	1	X	76.5
6	1	Freezer, Chest	American Range	AFR-116						
7	1	Refrigerator, Under-Counter	American Range	AFR-116						
8	1	Refrigerator, Under-Counter	American Range	AFR-116						
9	1	Refrigerator, Under-Counter	American Range	AFR-116						
10	1	Refrigerator, Under-Counter	American Range	AFR-116						
11	1	Refrigerator, Under-Counter	American Range	AFR-116						
12	1	Refrigerator, Under-Counter	American Range	AFR-116						
13	1	Refrigerator, Under-Counter	American Range	AFR-116						
14	2	Sink, Work, Wall Mount	Eqle Gratz/Metal Masters	18602	14.5	120	1.7	1	X	
15	1	Refrigerator, Reach-In	Eqle Gratz/Metal Masters	18602	3.4	115	0.33	1	X	76.5
16	1	Sink, Work, Wall Mount	Eqle Gratz/Metal Masters	18602						
17	1	Sink, 3 Compartments	Eqle Gratz/Metal Masters	18602						
18	1	Pre-Rinse Faucet, Wall Mount	T & S Brass	B-0131-B						
19	1	Hot Water, Wall Mount	Eqle Gratz/Metal Masters	18602						
20	1	Hot Water, Wall Mount	Eqle Gratz/Metal Masters	18602						
21	1	Hot Water, Wall Mount	Eqle Gratz/Metal Masters	18602						
22	1	Hot Water, Wall Mount	Eqle Gratz/Metal Masters	18602						
23	1	Hot Water, Wall Mount	Eqle Gratz/Metal Masters	18602						
24	1	Hot Water, Wall Mount	Eqle Gratz/Metal Masters	18602						
25	1	Hot Water, Wall Mount	Eqle Gratz/Metal Masters	18602						
26	1	Hot Water, Wall Mount	Eqle Gratz/Metal Masters	18602						

VAR-18299
SUP-18298
01/11/07 PC

Clark County Bar & Restaurant Supply

Clark County Bar & Restaurant Supply
1117 South Commerce St.
Las Vegas, NV 89102
Ph: (702) 382-5762
Fax: (702) 382-7366
www.vegasbarandrestaurant.com

Project Name: Clark County Bar & Restaurant Supply
Las Vegas, NV

Project No: 1714-06
Date: NONE

Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riecki, Survey (FM, PM, & A's only)
Date: December 11, 2006
Re: **SUP-18298** Gritz Café 1911 Stella Lake Street
Request for a Special Use Permit for a restaurant without a drive through

COMMENTS:

We have no comment on the request for a restaurant of less than 2,000 square feet without drive-through, located within a previously approved commercial building at 1911 Stella Lake Street, Number 150.

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-18298 - SPECIAL USE PERMIT RELATED TO VAR-18299 - PUBLIC HEARING - APPLICANT:
GRITZ CAFE - 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).

THE ABOVE PROPERTY IS 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.

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.
Community Governmental Services

No Law Enforcement Issue

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

Ms. Gwen Braimoh
Expertise LLC
1911 Stella Lake, Suite 100
Las Vegas, Nevada 89106

RE: SUP-18298 - SPECIAL USE PERMIT

Dear Ms. Braimoh:

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. Trina Jiles
Gritz Café
1911 Stella Lake, Suite 150
Las Vegas, Nevada 89106

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



Separator Sheet



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

Ms. Gwen Braimoh
Expertise LLC
1911 Stella Lake, Suite #100
Las Vegas, Nevada 89106

RE: SUP-18298 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF FEBRUARY 7, 2007
RELATED TO VAR-18299

Dear Ms. Braimoh:

The City Council at a regular meeting held February 7, 2007 APPROVED the 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. The Notice of Final Action was filed with the Las Vegas City Clerk on February 8, 2007. This approval is subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-136-94) and Site Development Plan Review (SDR-6140) if approved.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

A handwritten signature in cursive script, reading "Lean Coleman".

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

cc: See Attached List

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



Ms. Gwen Braimoh
SUP-18298 – Page Two
February 8, 2007

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

Ms. Trina Jiles
Gritz Café
1911 Stella Lake, Suite #150
Las Vegas, Nevada 89106

APN Map



Separator Sheet

Deed



Separator Sheet

EXPERTISE SCHOOL OF BEAUTY, LLC

Business Entity Information			
Status:	Active on 11/4/2005	File Date:	12/14/2004
Type:	Domestic Limited-Liability Company	Corp Number:	LLC29130-2004
Qualifying State:	NV	List of Officers Due:	12/31/2006
Managed By:	Managers	Expiration Date:	12/14/2504

Resident Agent Information			
Name:	GWENDOLYN C BRAIMOH	Address 1:	8208 DEFIANCE AVE
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89129
Phone:		Fax:	
Email:		Mailing Address 1:	902 W OWENS AVE
Mailing Address 2:		Mailing City:	LAS VEGAS
Mailing State:	NV	Mailing Zip Code:	89106

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

Officers				☐ Include Inactive Officers
Manager - GWENDOLYN C BRAIMOH				
Address 1:	902 WEST OWENS	Address 2:		
City:	LAS VEGAS,	State:	NV	
Zip Code:	89106	Country:	USA	
Status:	Active	Email:		

Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	LLC29130-2004-001	# of Pages:	1
File Date:	12/14/2004	Effective Date:	
(No Notes for this action)			
Action Type:	Initial List		
Document Number:	20050533216-17	# of Pages:	1
File Date:	11/04/2005	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	20050619676-92	# of Pages:	1
File Date:	12/16/2005	Effective Date:	
(No Notes for this action)			

VAR-18299
SUP-18298
01/11/07 PC

RECEIVED
NOV 27 2006

APN: 139-21-313-001

Recording Requested by:

City of Las Vegas, Nevada

After recordation, mail to:

City of Las Vegas
Office of Business Development
400 Stewart Avenue, 2nd Floor
Las Vegas, Nevada 89101

20060109-0004801

Fee: \$17.00

RPTT: \$2,231.25

ATC Fee: \$0.00

01/09/2006

14:21:58

T20060004839

Requestor:

SOUTHWEST TITLE

Frances Deane

DGI

Clark County Recorder

Pgs: 5

Escrow 05-12-0085EH

GRANT, BARGAIN AND SALE DEED

For valuable consideration, the receipt of which is hereby acknowledged, the CITY OF LAS VEGAS, a municipal corporation of the State of Nevada (herein the "Grantor"), hereby grants, bargains and sells to Expertise School of Beauty, LLC, a Nevada limited liability company (herein the "Grantee") all right, title, and interest in the real property (the "Property") legally described in the document attached hereto as Attachment "A" and incorporated herein by this reference, which Property is also known as APN: 139-21-313-001 Parcel 5-1.

1. The Property is conveyed pursuant to an agreement for Disposition and Development Agreement ("the Agreement") of the Property, entered into by and between Grantor and Grantee and dated June 15, 2005. The conveyance herein is subject to the terms, covenants, and conditions set forth in the Agreement.
2. The Agreement provides, among other things, that Grantee's use, occupation, and development of the Property is subject to compliance with certain covenants, restrictions, and obligations and that Grantee's failure to perform thereunder may result in Grantor's exercising its rights to re-purchase, re-enter, and re-possess as set forth in said Agreement, provided, however, that Grantor's exercise of such rights shall not defeat, render invalid, or limit any mortgage, deed of trust or other security instrument permitted by the Agreement.
3. The absence from this Deed of the covenants, restrictions, and obligations contained in the Agreement shall not work as a merger thereof into this Deed to the exclusion of said covenants, restrictions, and obligations.
4. The conditions set forth in the foregoing paragraphs shall remain in effect until a Certificate of Completion for the improvements constructed on the Property is issued by Grantor the City of Las Vegas.
5. The Property is conveyed subject to restrictions, reservations, conditions, rights-of-way, easements and other encumbrances of record.

VAR-18299
SUP-18298
01/11/07 PC

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NOV 27 2006

IN WITNESS THEREOF, the Grantor and Grantee have caused this instrument to be executed this 6TH day of JANUARY, 2006

CITY OF LAS VEGAS

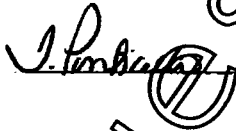
By: 
OSCAR B. GOODMAN, Mayor

"GRANTOR"

ATTEST:


BARBARA JO RONEMUS, City Clerk

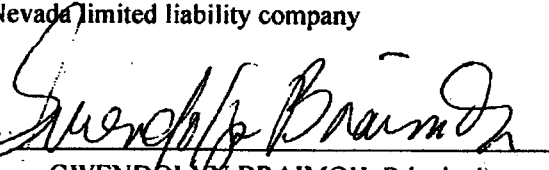
Approved as to form:

 1/4/06
Date

ACCEPTANCE

The provisions of this Grant, Bargain, and Sale Deed are hereby approved and accepted.

EXPERTISE SCHOOL OF BEAUTY, LLC,
a Nevada limited liability company

By: 
GWENDOLYN BRAIMOH, Principal

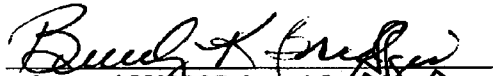
"GRANTEE"

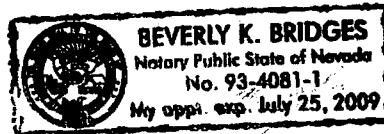
RECEIVED
NOV 27 2006

ACKNOWLEDGMENTS

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

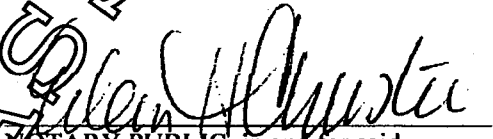
On this 6th day of January, 2005, personally appeared before me,
the undersigned, a Notary Public in and for the County of Clark, State of Nevada, OSCAR B.
GOODMAN, who acknowledged that he executed the above instrument.

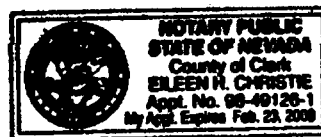

NOTARY PUBLIC, in and for said
County and State



STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 16 day of December, 2005, personally appeared before me,
the undersigned, a Notary Public in and for the County of Clark, State of Nevada,
GWENDOLYN BRAIMOH, who acknowledged that she executed the above instrument.


NOTARY PUBLIC, in and for said
County and State



**STATE OF NEVADA
DECLARATION OF VALUE**

COPY

1. Assessor Parcel Number(s):
139-21-313-001

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

2. Type of Property:

- a) ☒ Vacant Land b) ☐ Single Family Residence
c) ☐ Condo/Townhouse d) ☐ 2-4 Flax
e) ☐ Apartment Building f) ☒ Commercial/Industrial
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other

3. Total Value/Sales Price of Property: \$437,132.80
Deed in Lieu of Foreclosure Only (value of property) \$
Transfer Tax Value: \$437,132.80
Real Property Transfer Tax Due: \$2233.80

4. If Exemption Claimed:

- a) Transfer Tax Exemption, per NRS 375.090, Section:
b) Explain Reason for Exemption:

b) Partial Interest: Percentage being transferred: 100%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature] Capacity: Seller
Signature: [Signature] Capacity: Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: CITY OF LAS VEGAS

Print Name: EXPERTISE SCHOOL OF BEAUTY

Address: 400 Stewart Ave, Suite 100

Address: 907 W Owens

City: Las Vegas

City: Las Vegas

State: NV

Zip: 89101

State: NV

Zip: 89106

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

SOUTHWEST TITLE COMPANY

Escrow No.: 05-12-0085EHC

2880 W. Sahara Ave., Ste 100

Escrow Officer: Eileen H. Christie

Las Vegas, NV 89102

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

APPROVED AS TO FORM

[Signature]
12/21/06 Date

Escrow No.: 05-12-0085EHC

RECEIVED
NOV 27 2006

ATTACHMENT "A"
GRANT DEED
LEGAL DESCRIPTION

A.P.N. 139-21-313-001 PARCEL 5-1
1.0357 AC. PARCEL

LOT 5-1, AMENDED LAS VEGAS ENTERPRISE PARK

BEING A PORTION OF LOT 5 OF THE AMENDED MAP OF LAS VEGAS ENTERPRISE PARK, ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 77 OF PLATS, AT PAGE 54, LYING WITHIN THE EAST HALF (E ½) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE ALONG THE WEST LINE OF SAID LOT 5, NORTH 00° 20' 56" EAST, 167.60 FEET; THENCE NORTH 85° 00' 06" EAST, DEPARTING SAID WEST LINE, 233.20 FEET TO THE WESTERLY RIGHT OF WAY OF STELLA LAKE STREET (60 FEET WIDE); THENCE SOUTH 04° 59' 54" EAST, ALONG SAID WESTERLY RIGHT OF WAY, 169.53 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 470.00 FEET; THENCE SOUTHERLY 20.32 FEET, ALONG SAID CURVE AND SAID WESTERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 02° 28' 36" TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 89° 43' 00" WEST, ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 249.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 43,078 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS:

NORTH 00° 17' 00" EAST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., AS SHOWN ON THE AMENDED MAP OF LAS VEGAS ENTERPRISE PARK ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 77 OF PLATS, AT PAGE 54.

END OF DESCRIPTION

OWNER'S INITIALS Ob

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-18298** APN: 139-21-313-012

Name of Property Owner: Expertise LLC - Gwen Braimoh

Name of Applicant: Gritz Cafe - Trina Jiles

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: 139-21-313-012

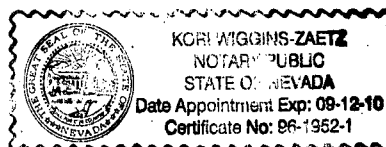
Signature of Property Owner: _____

Print Name: Gwen Braimoh

Subscribed and sworn before me

This 27th day of November, 2006

Kori Wiggins-Zaetz
Notary Public in and for said County and State



RECEIVED
NOV 27 2006

Justification Letter



Separator Sheet



**1911 Stella Lake #150
Las Vegas, NV 89106
702-279-9910**

Justification Letter

October 30, 2006

To Whom It May Concern:

Gritz Café is requesting a Special Use Permit to open a **restaurant, less than 2000 sq ft w/o a drive thru** at 1911 Stella Lake St. #150, Las Vegas, NV 89106. Title 19 requires a Special Use Permit for this type of use in a C-PB zoning district.

Title 19 also requires 14 parking spaces for this type of use. The existing building, Expertise School of Beauty, provided 40 spaces where 38 were required. The 1190 sq ft TI space was originally called a future office space. The parking for the TI space was provided at 1/300 ratio. The proposed restaurant use has a parking ratio of 1/50 (seating) and 1/200 (remaining). Six parking spaces are currently available for the restaurant. We are requesting a parking variance for 6 spaces, where 14 are required. **(Please see attached chart)**

Gritz Café will staff no more than three employees at a time and provide 12 seats. We have identified our target customers as the staff, students, and clients of Expertise School of Beauty, for whom parking has already been considered. Gritz Café will be nestled within a business park community. We have projected that the employees of the future FBI headquarters, located directly across the street, will most probably walk to our establishment or have their breakfast and lunches delivered. Our hours of operation, 7am - 3pm Monday thru Saturday, have been tailored to meet the needs of our target customers. We predict a large percentage of our business volume will come from deliveries to the local businesses, which are also within walking distance of our establishment.

Currently, there are no Cafés located within the Enterprise Business Park. With your approval, Gritz Café will provide fresh, healthy breakfast and lunch choices for our growing business community.

It is our humble request that the Mayor, City Counsel, and Planning Commission approve a Special Use Permit and Parking Space Variance for Gritz Café.

Sincerely,

Trina Jiles
CEO, Gritz Cafe

**VAR-18299
SUP-18298
01/11/07 PC**

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NOV 27 2006

Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Gritz Cafe

Project Address (Location) 1911 Stella Lake #150, Las Vegas, NV 89106

Project Name Gritz Cafe Proposed Use Restaurant > 2000 sq
W/O DRIVE THRU

Assessor's Parcel #(s) 139-21-313-012 Ward # 5

General Plan: existing x proposed _____ Zoning: existing x proposed _____

Commercial Square Footage 1190 Floor Area Ratio .09

Gross Acres .99 Lots/Units 2 Density Low

Additional Information _____

PROPERTY OWNER Expertise LLC

Contact Gwen Braimah

Address 1911 Stella Lake #100 Phone: 636-8686 Fax: _____

City Las Vegas State NV Zip 89106

APPLICANT Gritz Cafe

Contact Trina Jiles

Address 1911 Stella Lake #150 Phone: 279-9910 Fax: _____

City Las Vegas State NV Zip 89106

REPRESENTATIVE GRITZ CAFE

Contact Trina Jiles

Address 1911 Stella Lake #150 Phone: 279-9910 Fax: _____

City Las Vegas State NV Zip 89106

Property Owner Signature Gwen Braimah

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

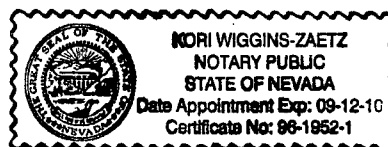
Print Name Gwen Braimah

Subscribed and sworn before me

This 27th day of November, 20 06

Mori Wiggins-Zaetz

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-18298</u>
Meeting Date:	<u>01/11/07</u>
Total Fee: \$	<u>800.00</u>
Date Received:*	<u>11/27/06</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.

RECEIVED
NOV 27 2006

Hansen Sheet



Separator Sheet

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

SUP Application

Report Date 11/27/2006 01:49 PM

Submitted By

Page 1

A/P # 18298 SPECIAL USE PERMIT

Application Information

Stages	Date / Time	By	Date / Time	By
Processed	11/27/2006 12:26	984548	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-18299 - SPECIAL USE PERMIT RELATED TO VAR-18299 - PUBLIC HEARING - APPLICANT: GRITZ CAFÉ - OWNER: EXPERTISE SCHOOL OF BEAUTY LLC - Request for a Special Use Permit FOR A RESTAURANT LESS THAN 2000 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).

Parent A/P #		Project/Phase Name	GRITZ CAFE	Phase #	
Project #	18298	Size Description		Subdivision Code	
Size/Area	0.00	Proposed Stop		% Completed	0.00
Proposed Start					
% Complete Formula					

Property/Site Information

Parcel 13921313012

Location

Owner/Tenant

Contact ID	AC1287018	Name	EXPERTISE SCHOOL BEAUTY L L C
Mailing Address	1911 STELLA LAKE ST	Organization	
City	LAS VEGAS	State/Province	NV
ZIP/PC	89106-2142	Country	☐ Foreign
Day Phone		Evening Phone	
Fax		Mobile #	

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

1911 STELLA LAKE ST
LAS VEGAS, 89106-

1911 STELLA LAKE ST 100
LAS VEGAS, 89106-

1911 STELLA LAKE ST 150
LAS VEGAS, 89106-

1987 STELLA LAKE ST
LAS VEGAS, 89106-

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SUP Application****Report Date** 11/27/2006 01:49 PM**Submitted By**

Page 2

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13921313012

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC1287018	☐	Foreign
Effective		Expire					
Name	EXPERTISE SCHOOL BEAUTY L L C						
Day Phone		Eve Phone		Organization			
Pager		PIN #		Position			
Fax		Mobile		Profession			
E-Mail							
Address	1911 STELLA LAKE ST LAS VEGAS, NV 89106-2142						
Seasonal Addr							
Valid From		To					
Comments	No Comments						

Primary	N	Capacity	OTHER	Other	REP	Contact ID	AC1313517	☐	Foreign
Effective		Expire							
Name	GRITZ CAFE								
Day Phone	(702)279-9910 x		Eve Phone		Organization				
Pager		PIN #		Position					
Fax		Mobile		Profession					
E-Mail									
Address	1911 STELLA LAKE #150 LAS VEGAS, NV 89106								
Seasonal Addr									
Valid From		To							
Comments	Trina Jiles 702-279-9910								

Primary	Y	Capacity	APPL	Contact ID	AC1313517	☐	Foreign
Effective		Expire					
Name	GRITZ CAFE						
Day Phone	(702)279-9910 x		Eve Phone		Organization		
Pager		PIN #		Position			
Fax		Mobile		Profession			
E-Mail							
Address	1911 STELLA LAKE #150 LAS VEGAS, NV 89106						
Seasonal Addr							
Valid From		To					
Comments	Trina Jiles 702-279-9910						

Contractors

No Contractors

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SUP Application****Report Date** 11/27/2006 01:49 PM**Submitted By**

Page 3

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

No Conditions

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

RESTAURANT, LESS THAN 2,000 SQ. FT., W/O DRIVE-THROUGH

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

JGRIDER 11/27/2006

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
TRINA S JILES, CK 4260, 279-9910

970040

11/27/2006 12:35

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): \$ <u>500</u> \$ <u>300</u> \$ _____ Total = \$ <u>800</u>		
☐	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
SITE PLAN				
		Folded Plans: <u>2</u> Rolled/Colored Plans:		Parking Variance accompanied
☒	☐	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>19-10</u>		
☒	☐	Parking space count and typical dimensions labeled #regular #compact #handicap Total		
☒	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted		
LANDSCAPE PLAN				
		Folded Plans: Rolled/Colored Plans:		
☐	☐	11" x 17" min. to 24" x 36" max. page size		
☐	☐	North arrow, scale, and vicinity map		
☐	☐	<i>All</i> property lines and present dimensions labeled		
☐	☐	<i>All</i> required perimeter landscape planters shown		
☐	☐	<i>All</i> required parking lot fingers/islands shown		
☐	☐	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover		
BUILDING ELEVATIONS				
		Folded Plans: Rolled/Colored Plans:		
☐	☐	11" x 17" min. to 24" x 36" max. page size		
☐	☐	Scale and building dimensions labeled		
☐	☐	North, south, east, and west elevations of <i>all</i> buildings		
☐	☐	<i>All</i> building materials and colors noted		
☐	☐	8" x 10" photo of original color and material board		
☐	☐	<i>All</i> wall sign locations shown and sizes noted		
FLOOR PLANS				
		Folded Plans: <u>1</u> 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: Trina Jiles Application Type: Special Use Permit **RECEIVED**
 APN: 139-21-313 012 Location: 1911 Stella Lake NOV 27 2006
 Planner: MJ 883 Pre-App Meeting Date: 11/14/06 Earliest PC Date: 1/11/07



☒ Meeting

☐ Telephone

Conversation Record

Project Name Gritz

Page 1 of 1
Date 10/14/06
Time 2:00 am pm

Conversation between CLV Representative(s):
and,

Rob Levant, Terry

Name

Company/Department

Phone

FAX

Trina Jiles, et al

☐ see Meeting Attendance Sheet

Comments:

Parking Variance for 6 spaces where 14 required

Special Use Permit

Final DRT



6

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-18298 - SPECIAL USE PERMIT RELATED TO VAR-18299 - PUBLIC HEARING - 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).

THE ABOVE PROPERTY IS 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.

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

C I T Y O F L A S V E G A S

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SUP-18298

HAND DELIVERED

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

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

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

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

SUP & SNC
11/27/2006

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-18298

Aida Brents Resident Council

Berkley Square NA

Bonanza Village NA

Diamond Point NA

G-704 NA

Whispering Timbers HOA

WLV-NAA1

WLV-NAA2

WLV-NAA3

WLV-NAA4

WLV-NAA6

WLV-NAA7

WLV-NAA8

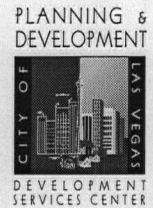
Affidavit of Sign Posting



Separator Sheet



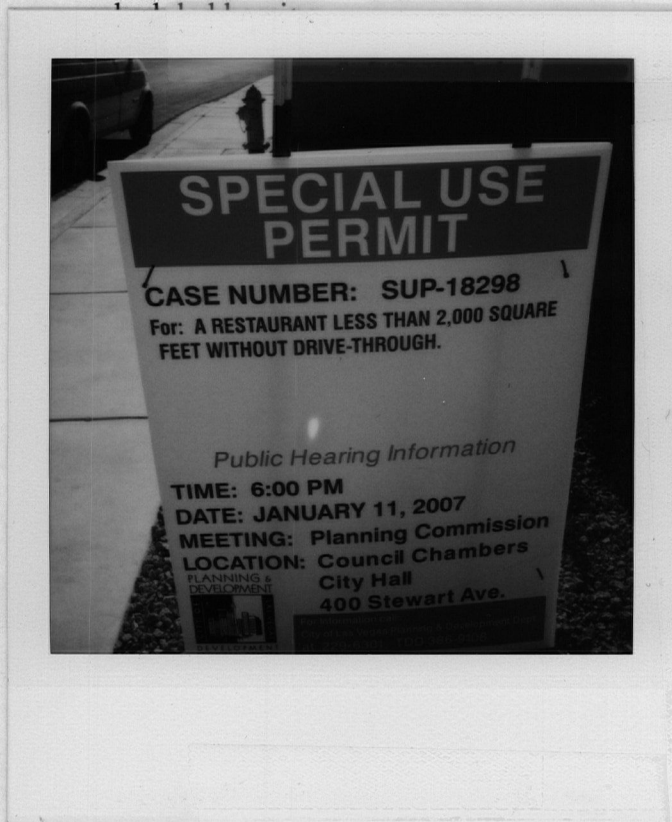
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: SUP-18298

MEETING DATE: 01/11/07 PC

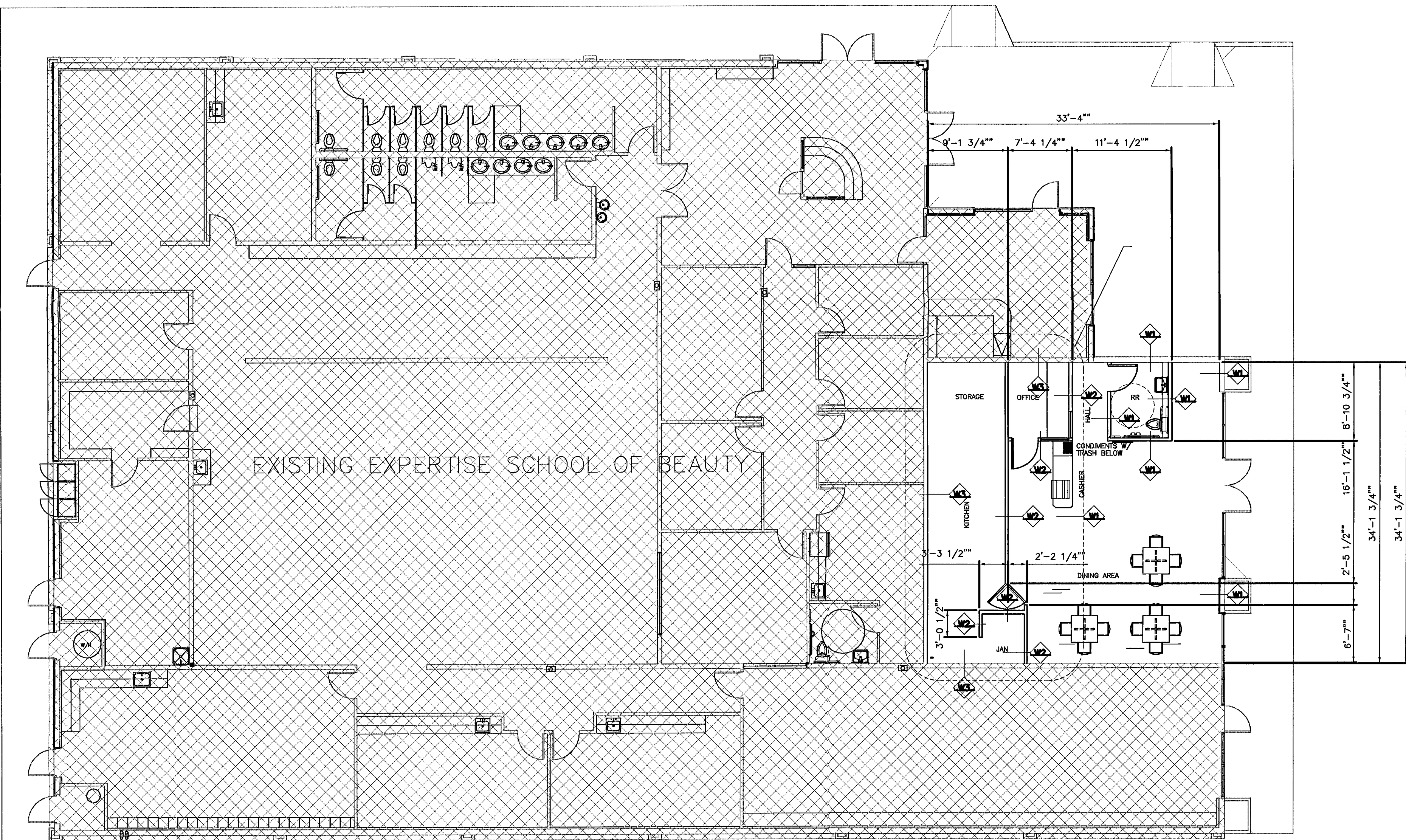
Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first



[Signature]
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.



FLOOR PLAN

SCALE: 1/4" = 1'- 0"



W1

(E) INTERIOR/EXTERIOR WALL:
5/8" TYPE "X" GYP BOARD
INTERIOR OVER 2 1/2" MTL
STUD FURRING W/ R-19 STRO-
FOAM BOARD INSULATION
BETWEEN. 1-COAT STUCCO
SYSTEM EXTERIOR OVER
CMU WALL.

W2

INTERIOR WALL:
5/8" TYPE "X" GYP BOARD
ON EACH SIDE OF INTERIOR
3 5/8" MTL STUDS.

W3

(E) INTERIOR WALL:
5/8" TYPE "X" GYP BOARD ON EACH SIDE
OF INTERIOR 6" MTL STUDS W/ R-19 BATT
INSULATION BETWEEN. EXTEND TO BOTTOM
OF ROOF SHEATHING. COORDINATE WITH
DETAIL 1/A8.1

NOTE:
1. (E) INDICATES EXISTING TO REMAIN
2. COORDINATE WITH SHEET A8.1 FOR WALL TYPE DETAILS.

REVISIONS	BY
	RF
	RF
CONSULTANTS:	
CONTRACTOR:	

PROJECT: TENTATIVE IMPROVEMENT-GRITZ CAFE
1911 STELLA LAKE STREET
LAS VEGAS, NEVADA

SHEET TITLE: FLOOR PLAN

DATE: 11/14/06
SCALE: AS SHOWN
DRAWN: CM
JOB NO.:
SHEET
A1.1
RECEIVED
NOV 27 2006

APPROVED
CITY COUNCIL DATE: 02/01/07
PLANNING COMMISSION DATE: 01/11/07
BY: [Signature]
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

VAR-18249; SUP-18249 PC 1/11/07 7:00:07 PM Approved
F-A



EAST ELEVATION (FUTURE GRITZ CAFE ENTRANCE)

SCALE: NTS



SOUTH ELEVATION

SCALE: NTS



NORTH ELEVATION

SCALE: NTS



WEST ELEVATION

SCALE: NTS

REVISIONS	BY
	RF
	RF
CONSULTANTS:	

MEDCO CONSTRUCTION 5380 CAMERON STE 2 LAS VEGAS, NV 89118 LIC# 33770	
CONTRACTOR:	

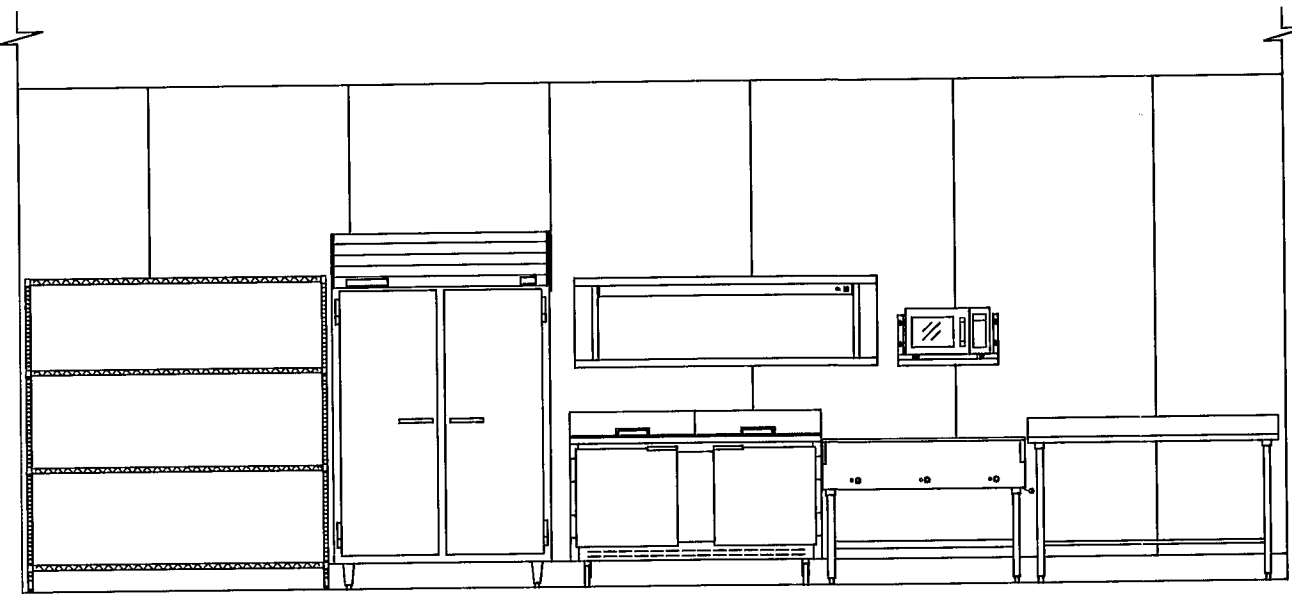
PROJECT: TENTATIVE IMPROVEMENT-GRITZ CAFE 1911 STELLA LAKE STREET LAS VEGAS, NEVADA	SHEET TITLE: EXISTING EXTERIOR ELEVATIONS AND LANDSCAPING
--	--

DATE:	11/14/06
SCALE:	AS SHOWN
DRAWN:	GM
JOB NO.:	

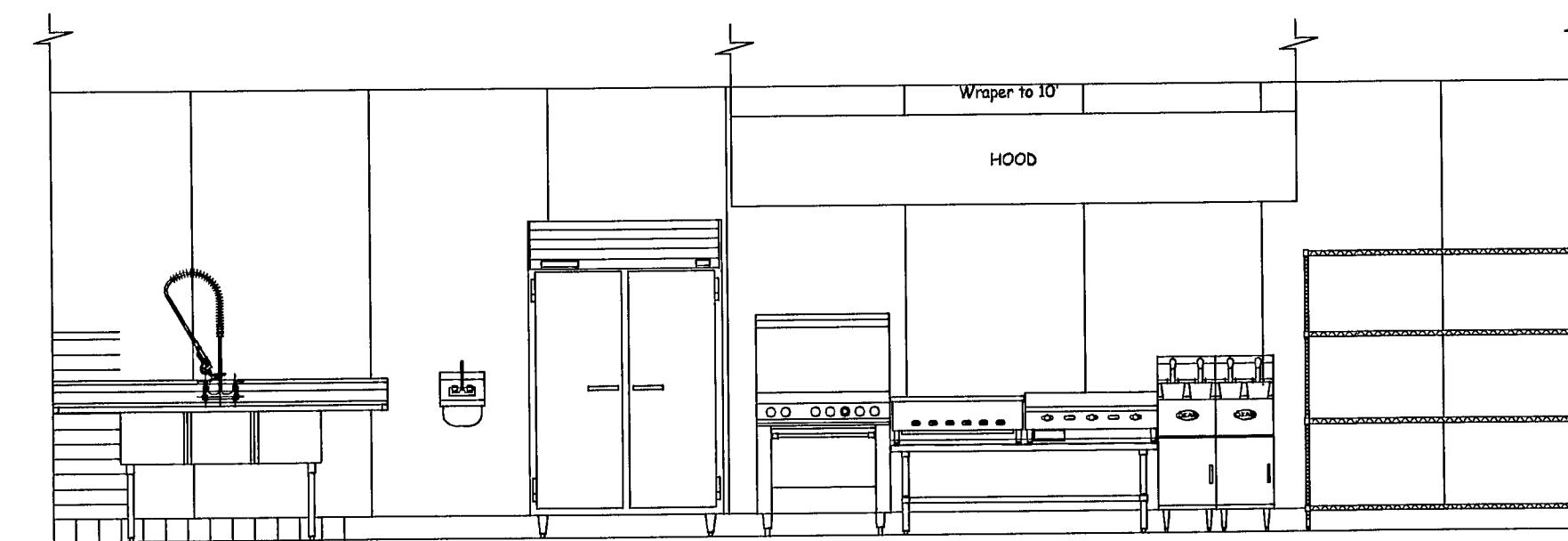
SHEET	A2.1
VAR-18299	
SUP-18298	
01/11/07	

APPROVED
CITY COUNCIL DATE: 02/07/07
PLANNING COMMISSION DATE: 01/11/07
BY: [Signature]
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

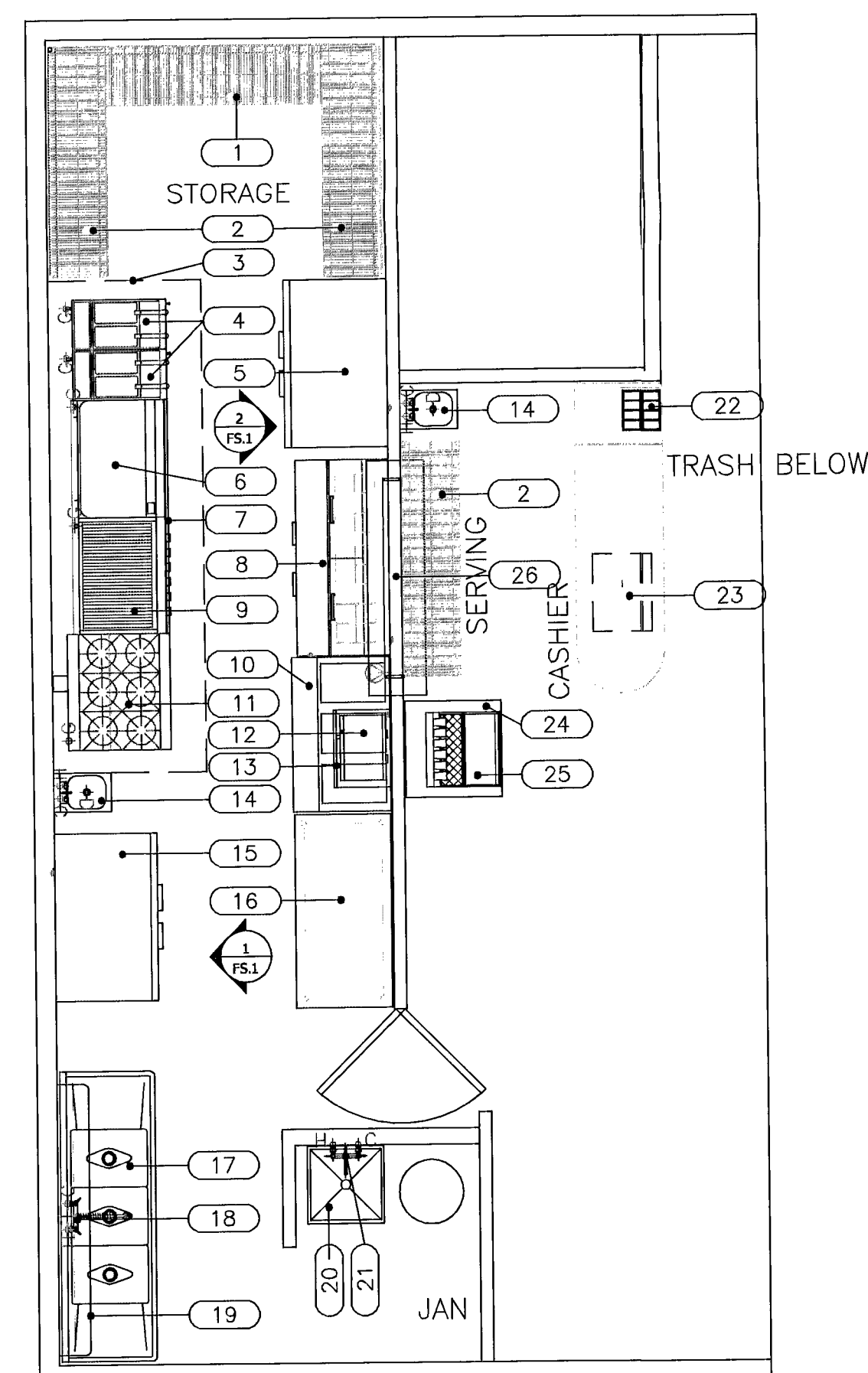
VAR-18299, SUP-18298 PC 11/16/07 11/16/07 Approved



KITCHEN INTERIOR ELEVATION - 2



KITCHEN INTERIOR ELEVATION - 1



KITCHEN FLOOR PLAN

EQUIPMENT SCHEDULE																					
Item No	Qty	Equipment Category	Manufacturer	Model Number	Amps	Volts	KW	HP	Phase	Direct	Plug	Electrical AFF (in)	Cold Water Size (in)	Hot Water Size (in)	Hot Water AFF (in)	Direct Drain Size (in)	Direct Drain AFF (in)	Indir Drain Size (in)	Indir Drain AFF (in)	Gas Size (in)	MBTUH
1	1	Shelving, Wire	Eagle Group/Metal Masters	1860Z																	
2	3	Shelving, Wire	Eagle Group/Metal Masters	1872Z																	
3	1	Hood, Exhaust	Captive Aire	Custom																	
4	2	Fryer, Deep Fat, Gas	Dean	SR42G																0.75	105
5	1	Freezer, Reach-In	Beverage-Air	EF48S	12.5	115		0.75	1		X	78.5								0.75	90
6	1	Griddle, Gas	American Range	ARTG-136																	
7	1	Stand, Equipment	Advance Tabco	EG-306																	
8	1	Refrigerator, Sandwich/Salad Prep	Beverage-Air	SP60-16	6.5	115		0.25	1		X	12								0.75	90
9	1	Broiler, Under-Fired/Gas	American Range	AERB-36																	
10	1	Table, Hot Food	Eagle Group/Metal Masters	DHT3-208	10.8	208	2.3		1		X	22								0.75	227
11	1	Range, Restaurant, Gas	American Range	AR-6-C																	
12	1	Oven, Microwave	Panasonic	NE-1024	14.0	120	1.7		1		X										
13	1	Shelf, Microwave	Advance Tabco	MS-18-24																	
14	2	Sink, Hand, Wall Mount	GSW	HS-1615W									0.5	0.5	33	1.5	27				
15	1	Refrigerator, Reach-In	Beverage-Air	ER48S	9.4	115		0.33	1		X	78.5									
16	1	Table, Work	Eagle Group/Metal Masters	T3060B																	
17	1	Sink, 3 Compartments	R&J	3-1824-18D									0.5	0.5	38	1.5	20				
																1.5	20				
																1.5	20				
18	1	Pre-Rinse Faucet, Wall Mount	T & S Brass	B-0133-B									0.5	0.5	40						
19	1	Pot Rack, Wall Mount	Advance Tabco	PS-10-84																	
20	1	Mop Sink, Floor Mount	GSW	SE-1922-1-FM																	
21	1	Faucet, Utility	GSW	800400-2									0.5	0.5							
22	1	Condiment Rack	Cambro	6RS6-110																	
23	1		POS System	By Others																	
24	1	Table, Work	Eagle Group/Metal Masters	T3030B																	
25	1		Soad Machine	By Others																	
26	1	Warmer, Food Overhead	APW Wyott	FD-60L	10.8	120	1.3		1		X										

APPROVED
CITY COUNCIL DATE: 02/07/07
PLANNING COMMISSION DATE: 01/11/07
BY: [Signature]
CITY OF LAS VEGAS

General Notes

Clark County Bar & Restaurant Supply

No.	Revision/Issue	Date

Firm Name and Address

Clark County Bar & Restaurant Supply
1117 South Commerce St.
Las Vegas, NV 89102

Ph.- (702)382 6762
Fax- (702)382-7582

www.vegaskitchens.com

Project Name and Address

Tentative Improvement-Gritz Cafe
Las Vegas, NV

Project

Date
11-14-06

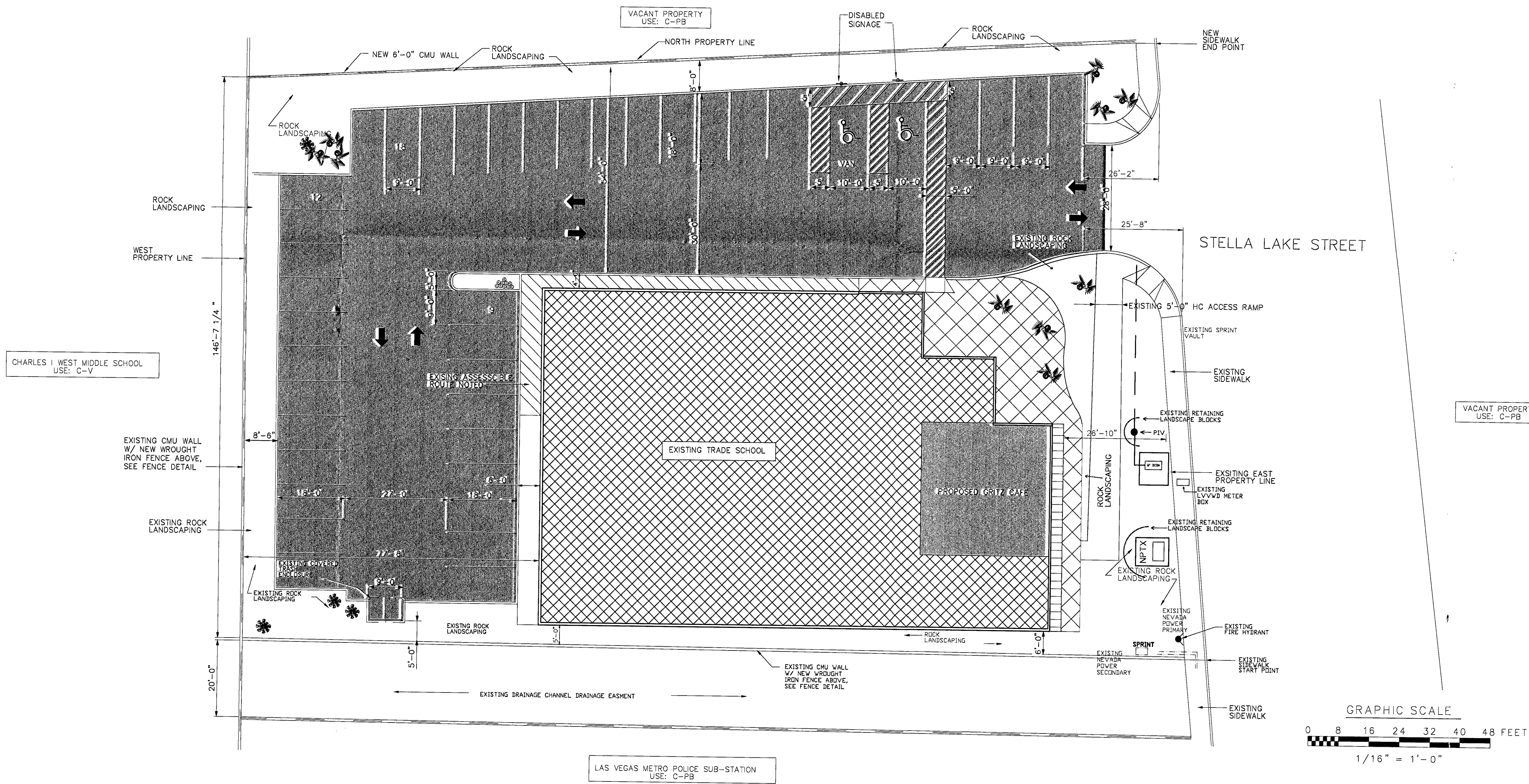
Scale
NONE

Sheet

FS.1

RECEIVED
NOV 27 2006

VAR-14299, SUP-19248 PC 11/11/07 > 02/07/07 Approved



SITE PLAN

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

REVISIONS	BY

CONSULTANTS:

MEDCO CONSTRUCTION
5380 CAMERON STE 2
LAS VEGAS, NV 89118
LIC# 33770

CONTRACTOR:

PROJECT: TENTATIVE IMPROVEMENT-GRITZ CAFE
1911 STELLA LAKE STREET
LAS VEGAS, NEVADA

APN # 139-213-13-001

SHEET TITLE: SITE PLAN

DATE: 11/14/06
SCALE: 1/8" = 1'-0"
DRAWN:
JOB NO.: 06-01-ESB

SHEET
SP1.1
01/11/07 006

VAR-18299
SUP-18298
01/11/07 PC

VAR-18299; SUP-18298 PC 1/11/07 APPROVED

VICINITY MAP

PROJECT SITE

TO BOULDER CITY

DESIGN ANALYSIS

I.B.C.

2003 EDITION

ZONING:

C-PB (PLANNED BUSINESS PARK)

BUILDING DATA:

V-B - SPRINKLED

(EXISTING)TYPE OF CONSTRUCTION

A-2 OCCUPANCY

GRITZ CAFE (RESTAURANT, LESS THAN 2000 SQ. FT.
W/O DRIVE THRU.)

1,190 SQ. FT

TOTAL SQ. FTG. OF OFFICE SHELL =

OCCUPANCY LOAD:

KITCHEN/STORAGE/JAN	200/347 S.F. PER PERSON	=	1
CASHIER	200/82 S.F. PER PERSON	=	1
OFFICE	300/65 S.F. PER PERSON	=	1
DINING AREA	50/574 S.F. PER PERSON	=	10

TOTAL = 13 OCCUPANTS

EXITS REQUIRED: 1

EXITS PROVIDED: 1- DBL 3'-0"x7'-0" DOORS

PARKING:

EXISTING	FLR AREA	RATIO	REQUIRED:
(E) TRADE SCHOOL	10,725 SQ. FT.	1/STAFF 1/2 STUDENTS	30
(E) OFFICE AREA	1190 SQ. FT.	1/300	4
(E) OFFICE SHELL (FUTURE GRITZ CAFE)	1190 SQ. FT.	1/300	4

TOTAL	FLR AREA	RATIO	REQUIRED:
PROPOSED	13,107 SQ. FT.		38
RESTURANT LESS THAN 2000 SQ. FT. (W/O DRIVE THRU.)	1.190 SQ. FT.		10 MINIMUM
REMAINING	SEATING 1/50 1/200		PER TITLE 19

VARIANCE REQUEST FOR

4 ADDITIONAL SPACES FOR GRITZ CAFE;

TOTAL PROVIDED	EXISTING 38 +2 HC
----------------	----------------------

[illegible]

MISCELLANEOUS NOTES

1. CONTRACTOR SHALL PROVIDE ALL MEANS TO PROTECT THE STRUCTURE DURING CONSTRUCTION. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO BRACING AND SHORING FOR LOADS DUE TO CONSTRUCTION, AND WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.

REVISIONS	BY

EDCO CONSTRUCTION
30 CAMERON STE 2
LAS VEGAS, NV 89118
C# 33770

INITIATIVE IMPROVEMENT—GRIZZ CAFE
1911 STELLA LAKE STREET
LAS VEGAS, NEVADA

CODE ANALYSIS, INDEX TO DRAWINGS & VICINITY MAP

DATE: 11/14/06
SCALE: AS SHOWN
DRAWN: GM
JOB NO.:

MEET

T1.1

NOV 27 2006

VAR-18299
SUP-18298
01/11/07 PC

VA2-18299; SUP-18299 PC 1/11/07 >CC02/07/07 Approved



SHEET

LS1.1

OF SHEETS

06

UAR-18249; SUP-18249 PC 1/11/07 → CCC=1041.

SHEET TITLE: LANDSCAPE PLAN

APN # 139-213-13-001

CONTRACTOR:

MEDCO CONSTRUCTION
5380 CAMERON STE 2
LAS VEGAS,NV 89118
LIC# 33770

REVISIONS	BY

CONSULTANTS:

APPROVED
CITY COUNCIL DATE: 02/07/07
PLANNING COMMISSION DATE: 01/11/07
BY: [Signature]
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS