

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

SPECIAL USE PERMIT

MEETING: PLANNING COMMISSION
DATE: NOVEMBER 2, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SUP-17404

APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC. - REQUEST FOR A SPECIAL USE PERMIT FOR A DRIVE-THROUGH FACILITY IN CONJUNCTION WITH A BANK WITHIN A PROPOSED SHOPPING CENTER ON 4.49 ACRES AT THE NORTHWEST CORNER OF DURANGO DRIVE AND GRAND MONTECITO PARKWAY, (APN 125-29-601-002 AND 020), TC (TOWNCENTER) ZONE [SC-TC (SERVICE COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION], WARD 6 (ROSS).

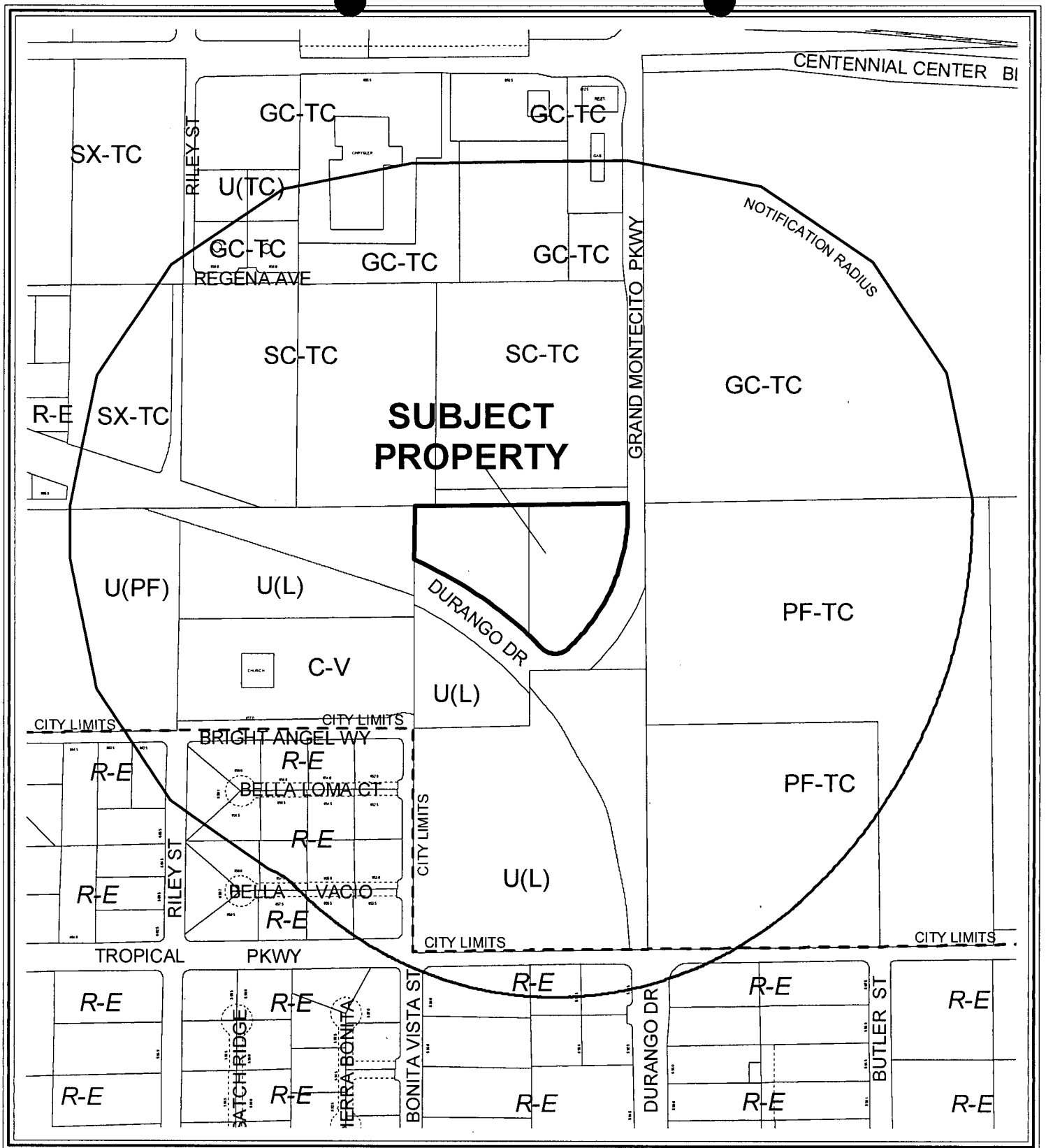
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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



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

SEE LOCATION MAP ON REVERSE SIDE



CASE: SUP-17404

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

0 200 400 Feet



City Council Proof of Publication



Separator Sheet

Las Vegas, Nevada

NOVEMBER 9, 2006

TO: LAS VEGAS REVIEW JOURNAL

FROM: CITY CLERK

SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARINGS – SPECIAL USE PERMITS
AND APPEALS: SUP-14192, SUP-16750, SUP-16911, SUP-16947, SUP-16948,
SUP-17404 and SUP-17405

Please publish the attached LEGAL NOTICE

ON THE FOLLOWING DATE: TUESDAY, NOVEMBER 21, 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
DECEMBER 06, 2006

NOTICE IS HEREBY GIVEN THAT ON WEDNESDAY, DECEMBER 06, 2006 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 Appeals:

SUP-14192 - APPLICANT/OWNER: RONALD J. WALKER - Appeal from the Denial by the Planning Commission of a Request for a Special Use Permit FOR A PROPOSED NON-HABITABLE ACCESSORY STRUCTURE TO BE 4 FEET TALLER THAN THE MAIN DWELLING at 1295 South Tenaya Way (APN 163-03-103-016), R-E (Residence Estates) Zone, Ward 2 (Wolfson), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

SUP-16750 - APPLICANT: DOUG HERMANSEN - OWNER: CHARLESTON HEIGHTS DEVELOPMENT, LLC - Request for a Special Use Permit FOR A MASSAGE ESTABLISHMENT WITH WAIVERS OF THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE AND THE 1000 FOOT DISTANCE SEPARATION REQUIREMENT FROM ANOTHER MASSAGE ESTABLISHMENT at 6800 West Cheyenne Avenue (APN 138-10-816-007), C-1 (Limited Commercial) Zone, Ward 4 (Brown), LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

SUP-16911 - APPLICANT: FL SMITH, LLC - OWNER: FORT APACHE COMMONS LTD, LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT at 1101 South Fort Apache Road (APN 163-05-110-006), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 05, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

SUP-16947 - APPLICANT: AMERICAN OUTDOOR ADVERTISING, LLC - OWNER: LDR-DMG MEADOW & DECATUR, LLC - Appeal from the Denial by the Planning Commission of a Request for a Request for a Special Use Permit FOR A PROPOSED OFF-PREMISE ADVERTISING SIGN (BILLBOARD) at 4600 Meadows Lane (APN 139-31-110-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

SUP-16948 - APPLICANT: BRINKER NEVADA LLC - OWNER: MONTECITO MARKETPLACE - Request for a Special Use Permit FOR A SUPPER CLUB AND A WAIVER FROM THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING PARK on the southeast corner of Durango Drive and Elkhorn Road (APN 125-20-510-019), TC (Towncenter) Zone [MT-TC (Montecito - Town Center) Special Land Use Designation], Ward 6 (Ross), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

SUP-17404 - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC. - Request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY IN CONJUNCTION WITH A BANK WITHIN A PROPOSED SHOPPING CENTER on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway, (APN 125-29-601-002 and 020), TC (Towncenter) 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 NORTHEAST QUARTER (NE¼) OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

SUP-17405 - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC. - Request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY WITHIN THE WEST PORTION OF A PROPOSED SHOPPING CENTER on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway, (APN 125-29-601-002 and 020), TC (Towncenter) 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 NORTHEAST QUARTER (NE¼) OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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

BARBARA JO RONEMUS, CITY CLERK

Plans (PMT)



Separator Sheet

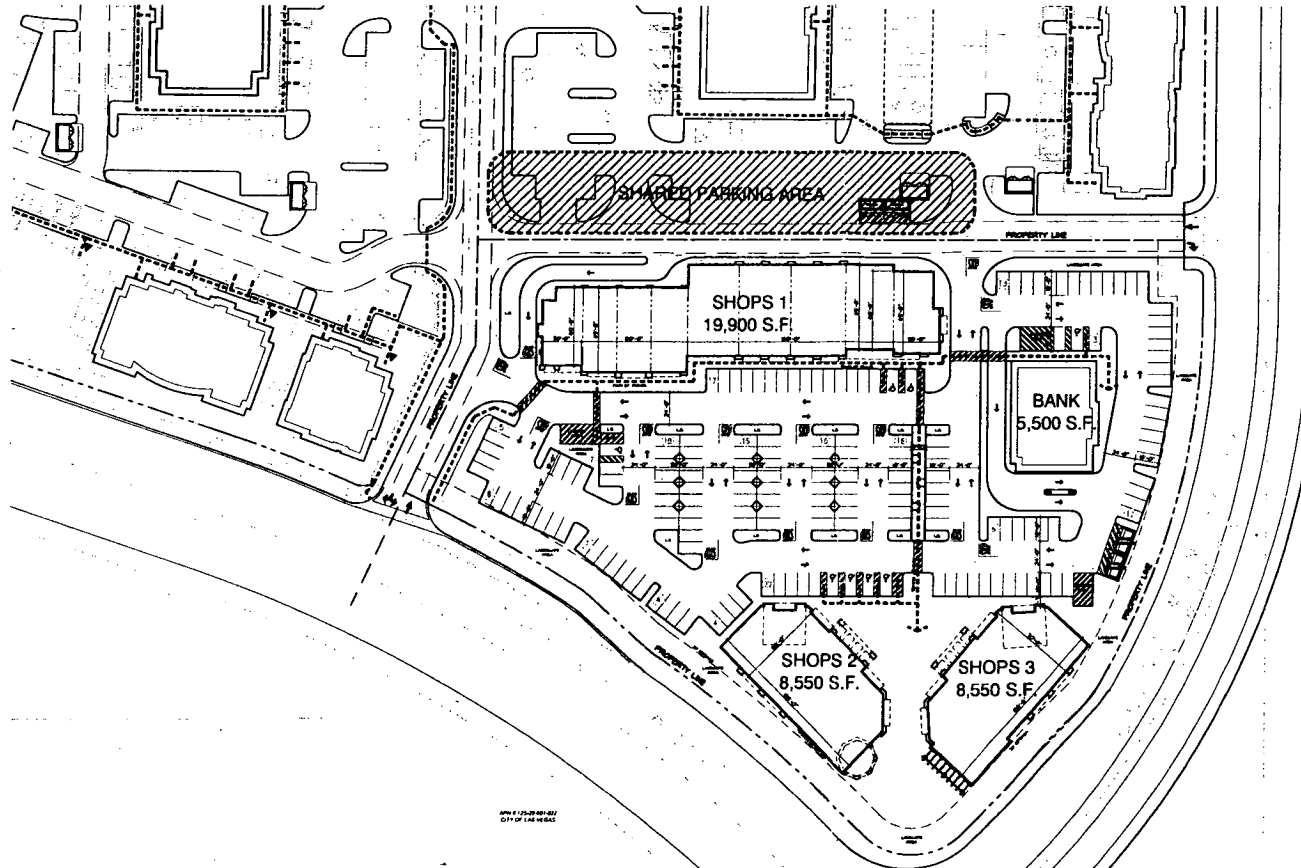
DURANGO & GRAND MONTECITO

LAS VEGAS, NV

No. 0714.1073.01

KKE architects, Inc. 525 east Colorado Boulevard, Fourth floor, Pasadena, California 91101 626.794.8230 626.794.8735 fax www.kke.com

A PROJECT FOR:
HUFFMAN BUILDERS WEST
5735 FORT APACHE ROAD
SUITE A
LAS VEGAS, NV 89148
T: 702/341.8809
F: 949/360.3819



LEGAL DESCRIPTION

A PORTION OF THE NE QUARTER OF THE NE QUARTER OF SEC 29, T 19 S, R 60 E, MDM

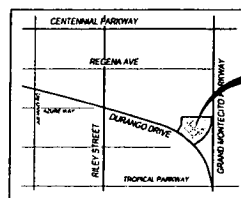
SUMMARY - RETAIL PARCEL

LAND AREA	±4.49 AC ±195,782 S.F.
BUILDING AREA	
SHOPS	37,000 S.F.
BANK/REST.	5,500 S.F.
TOTAL	42,500 S.F.
F.A.R.	0.21
PERCENT COVERAGE	21 %
PARKING REQUIRED (RETAIL)	148 STALLS
PARKING REQUIRED (BANK)	28 STALLS
PARKING PROVIDED	179
OVERALL PARKING RATIO	4.2 / 1000
PARKING STALL SIZE	9' x 18'
HANDICAP REQUIRED	5
HANDICAP PROVIDED	7
PARKING PROVIDED (W/ SHARED)	221
OVERALL PARKING RATIO (W/ SHARED)	5.2 / 1000

SUMMARY - OFFICE PARCEL

LAND AREA	±17.41 AC ±758,142 S.F.
BUILDING AREA	
OFFICE	247,769 S.F.
PARKING REQUIRED	821 STALLS
PARKING PROVIDED	956 STALLS
EXCESS PARKING PROVIDED	135 STALLS

VICINITY MAP



PROJECT LOCATION

SITE PLAN
October 3, 2006

NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approval. No warranties or guarantees of any kind are given or implied by the Architect.

RECEIVED

OCT 5 2006

SUP-17404

SDR-16952



NORTH

SUP-17405

REVISED

11/02/06 PC



DURANGO & GRAND MONTECITO

LAS VEGAS, NV

No. 0714.10(3.0)

K&K architects, Inc. 525 East Colorado Boulevard, Suite 200, Pasadena, California 91101 626.794.8730 626.794.8735 fax www.kka.com

A PROJECT FOR: HUFFMAN BUILDERS WEST

5735 FORT APACHE ROAD
SUITE A
LAS VEGAS, NV 89148

T: 702/341.8809
F: 949/360.3819

LEGAL DESCRIPTION

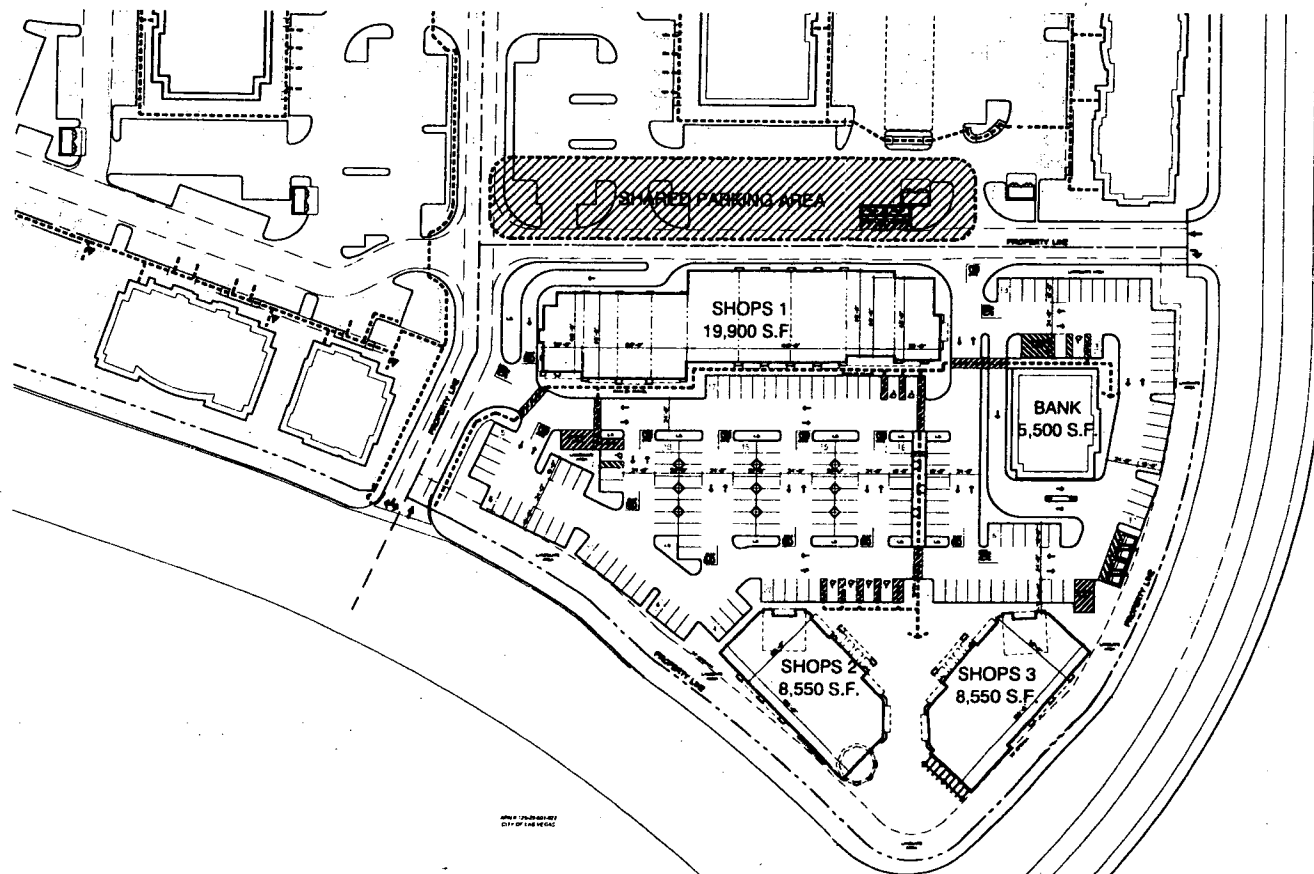
A PORTION OF THE NE QUARTER OF THE NE
QUARTER OF SEC 29, T 19 S, R 60 E, MDM

SUMMARY - RETAIL PARCEL

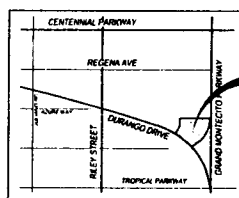
LAND AREA	± 4.49 AC ± 195,782 S.F.
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HANDICAP PROVIDED	7
PARKING PROVIDED (W/ SHARED)	221
OVERALL PARKING RATIO (W/ SHARED)	5.2 / 1000

SUMMARY - OFFICE PARCEL

LAND AREA	± 17.41 AC ± 758,142 S.F.
BUILDING AREA	
OFFICE	247,769 S.F.
PARKING REQUIRED	821 STALLS
PARKING PROVIDED	956 STALLS
EXCESS PARKING PROVIDED	135 STALLS



VICINITY MAP



PROJECT
LOCATION

SITE PLAN

October 3, 2006

NOTE: This information is conceptual in nature and is subject to
adjustments pending further verification and Client, Tenant,
and Governmental Agency approval. No warranties or
guarantees of any kind are given or implied by the Architect.

RECEIVED.

OCT 5 2006

SUP-17404 SUP-17405

SDR-16952 -REVISED

11/02/06 PC



NORTH

K&K
architects

Comments



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-17404 - SPECIAL USE PERMIT - PUBLIC HEARING - - APPLICANT/OWNER:
CENTENNIAL HILLS CENTER, LLC. - Request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY IN CONJUNCTION WITH A BANK WITHIN A PROPOSED SHOPPING CENTER on 4.49 acres at the intersection of Durango Drive and Grand Montecito Parkway, (APN 125-29-601-002 and 020), TC (Towncenter) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: **NOVEMBER 2, 2006**

CASE PLANNER: **DOUG RANKIN**



PUBLIC HEARING

CITY COUNCIL: IF APPROVED: **DECEMBER 6, 2006**

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

Comments Due: **OCTOBER 3, 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

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: October 10, 2006
Re: **SUP-17404** Centennial Hills Center NWC of Durango Drive and Grand Montecito Parkway
Request for a Special Use Permit for a drive through

COMMENTS:

We have no comment on the request for a Special Use Permit for property located on the northwest corner of Durango Drive and Grand Montecito Parkway for a proposed drive through facility in conjunction with a bank within a proposed shopping center.

We note that this site is the subject of a Site Development Plan Review SDR-16952; all site-related conditions of approval are addressed with that action.

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

October 19, 2006

Mr. Dave Clapsaddle
G.C. Garcia, Incorporated
1711 Whitney Mesa Drive, Suite 110
Henderson, Nevada 89014

RE: SUP-17404 - SPECIAL USE PERMIT

Dear Mr. Clapsaddle:

Please be advised the City Planning Commission at its regular meeting on **November 2, 2006** 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. Mike Young
Centennial Hill Center, LLC
5735 South Fort Apache Road,
Suite A
Las Vegas, Nevada 89148

Mr. John Stookey
Centennial Hills Center, LLC
7201 West Lake Mead Boulevard,
Suite 203
Las Vegas, Nevada 89128

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

November 3, 2006

Mr. Dave Clapsaddle
G.C. Garcia, Incorporated
1711 Whitney Mesa Drive, Suite 110
Henderson, Nevada 89014

RE: SUP-17404 - SPECIAL USE PERMIT

Dear Mr. Clapsaddle:

Your request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY IN CONJUNCTION WITH A BANK WITHIN A PROPOSED SHOPPING CENTER on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway, (APN 125-29-601-002 and 020), TC (Towncenter) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on November 2, 2006.

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

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-16952), if approved.
2. 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.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby



Mr. Dave Clapsaddle
SUP-17404 - Page Two
November 3, 2006

This item will be considered by the City Council on **December 6, 2006**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



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

JK:dm

cc: Mr. Mike Young
Centennial Hill Center, LLC
5735 South Fort Apache Road,
Suite A
Las Vegas, Nevada 89148

Mr. John Stookey
Centennial Hills Center, LLC
7201 West Lake Mead Boulevard,
Suite 203
Las Vegas, Nevada 89128

City Council Action Letter



Separator Sheet



December 21, 2006

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. Dave Clapsaddle
G.C. Garcia, Incorporated
1711 Whitney Mesa Drive, Suite 110
Henderson, Nevada 89014

RE: SUP-17404 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 20, 2006
RELATED TO SUP-17405 AND SDR-16952

Dear Mr. Clapsaddle:

The City Council at a regular meeting held December 20, 2006 APPROVED the request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY IN CONJUNCTION WITH A BANK WITHIN A PROPOSED SHOPPING CENTER on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway, (APN 125-29-601-002 and 020), TC (Towncenter) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on December 21, 2006. This approval is subject to:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-16952), if approved.
2. 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.
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 that reads "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, 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

Mr. Dave Clapsaddle
SUP-17404 – Page Two
December 21, 2006

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

Mr. Mike Young
Centennial Hill Center, LLC
5735 South Fort Apache Road, Suite A
Las Vegas, Nevada 89148

Mr. John Stookey
Centennial Hill Center, LLC
7201 West Lake Mead Boulevard, Suite #203
Las Vegas, Nevada 89128



December 7, 2006

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. Dave Clapsaddle
G.C. Garcia, Incorporated
1711 Whitney Mesa Drive, Suite 110
Henderson, Nevada 89014

RE: SUP-17404 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 6, 2006
RELATED TO SUP-17405 AND SDR-16952

Dear Mr. Clapsaddle:

The City Council at a regular meeting held December 6, 2006 HELD IN ABEYANCE the request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY IN CONJUNCTION WITH A BANK WITHIN A PROPOSED SHOPPING CENTER on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway, (APN 125-29-601-002 and 020), TC (Towncenter) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation].

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the December 20, 2006 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
Barbara Jo Ronemus, City Clerk

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

Mr. Mike Young
Centennial Hill Center, LLC
5735 South Fort Apache Road
Suite A
Las Vegas, Nevada 89148

Mr. John Stookey
Centennial Hill Center, LLC
7201 West Lake Mead Boulevard
Suite #203
Las Vegas, Nevada 89128

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

Deed



Separator Sheet

20050517-0004522

Fee: \$17.00 RPTT: \$14,280.00
N/C Fee: \$0.00

05/17/2005 14:07:40
T20050091625

Requestor:
NEVADA TITLE COMPANY

Frances Deane PUN
Clark County Recorder Pgs: 4

A.P.N.: 125-29-601-002
R.P.T.T.: \$14,280.00

Escrow #04-06-0083-DTL

Mail tax bill to and
When recorded mail to:
John B. Stookey, Manager
7201 W. Lake Mead Blvd., #203
Las Vegas, NV 89128

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That **Jim Marsh American Corporation, a Nevada corporation**, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **Centennial Hills Center, 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 LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".

SUBJECT TO:

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

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

SUP-17404 SUP-17405
SDR-16952 REVISED
11/02/06 PC

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

COPY

Jim Marsh American Corporation, a Nevada corporation

By: Jim Marsh

Print Name: James R. Marsh

Title: President

State of NEVADA }
County of Clark } ss:

This instrument was acknowledged before me on May 5, 2005
by James R. Marsh as President
of Jim Marsh American Corporation, a Nevada corporation

Leslye A. Roman
NOTARY PUBLIC

My Commission Expires: 11/19/06

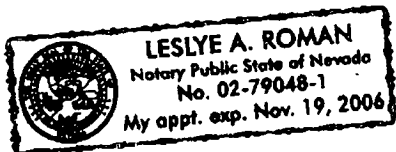


EXHIBIT "A"

THE WEST HALF (W ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE
SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF
SECTION 29, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF LAS
VEGAS IN A DEED RECORDED FEBRUARY 20, 2003 IN BOOK 20030220 AS
DOCUMENT NO. 02003 OF OFFICIAL RECORDS.

ASSESSOR'S

**State of Nevada
Declaration of Value**

1. Assessor Parcel Number(s)

a) 125-29-601-002
b) _____
c) _____
d) _____

2. Type of Property:

☒ a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☐ f) Comm'l/Ind'l
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book:	Page: _____
Date of Recording:	_____
Notes:	_____

3. Total Value/Sales Price of Property

\$2,800,000.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$2,800,000.00

Real Property Transfer Tax Due

\$ 14,280.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090,
Section: _____

b. Explain Reason for
Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declare(s) 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, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: GRANTOR/SELLER

Signature: _____

Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Jim Marsh American Corporation,
a Nevada corporation

Print Name: Centennial Hills Center, LLC

Address: 8555 W. Centennial Pkwy.

Address: 7201 W. Lake Mead Blvd., #203

City/State/Zip: Las Vegas, NV 89149

City/State/Zip: Las Vegas, NV 89128

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

Print Name: Nevada Title Company

Esc. #: 04-06-0083-DTL

Address: 2500 N Buffalo, Suite 150

City: Las Vegas State: NV Zip: 89128

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

Handwritten signature/initials

CENTENNIAL HILLS CENTER, LLC

Business Entity Information			
Status:	Active	File Date:	9/20/2004
Type:	Domestic Limited-Liability Company	Corp Number:	LLC21480-2004
Qualifying State:	NV	List of Officers Due:	9/30/2007
Managed By:	Managers	Expiration Date:	9/20/2504

Resident Agent Information			
Name:	KIMBERLY A . MAREK	Address 1:	7201 W LAKE MEAD
Address 2:	STE 203	City:	LAS VEGAS
State:	NV	Zip Code:	89128
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 - JOHN B STOOKEY				
Address 1:	7201 W LAKE MEAD #203	Address 2:		
City:	LAS VEGAS	State:	NV	
Zip Code:	89128	Country:		
Status:	Active	Email:		

Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	LLC21480-2004-001	# of Pages:	1
File Date:	09/20/2004	Effective Date:	
(No Notes for this action)			
Action Type:	Initial List		
Document Number:	LLC21480-2004-002	# of Pages:	1
File Date:	09/20/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050375314-40	# of Pages:	1
File Date:	09/06/2005	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	20060513900-06	# of Pages:	1
File Date:	08/10/2006	Effective Date:	
(No Notes for this action)			

SUP-17404 SUP-17405
SDR-16952 REVISED
11/02/06 PC

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-17404** APN: 125-29-601-002

Name of Property Owner: Centennial Hills Center, LLC

Name of Applicant: Centennial Hills Center, LLC

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: _____

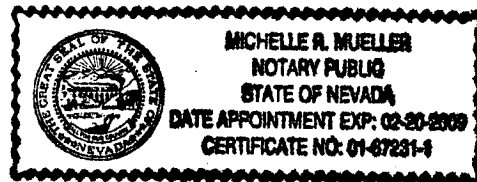
Signature of Property Owner/Authorized Agent: John Storky

Print Name: John Storky

Subscribed and sworn before me

This 4th day of October, 2006

Michelle R. Mueller
Notary Public in and for said County and State



Justification Letter



Separator Sheet



October 5, 2006

Margo Wheeler, Director
Planning and Development Department
City of Las Vegas
731 S. 4th Street
Las Vegas, NV 89131

RE: Justification Letter for Special Use Permit- Drive-Through
Lane for the Retail Center: APN-125-29-601-020

Dear Ms. Wheeler:

On behalf of our client Centennial Hills Center, LLC, please accept this letter as justification for Special Use Permit for a drive-through lane for the bank as depicted on the attached site plan. A drive-through lane is typically associated with a bank; it is oriented to the interior of the site to ensure efficient on-site vehicular traffic.

We believe the proposed application is appropriate for a bank in this location. We respectfully request your support; please feel free to contact me if you have any questions or need additional information.

Sincerely,


for David Clapsaddle
Director of Planning

GCG:mw


GCGARCIA

SUP-17404 SUP-17405
SDR-16952 REVISED
11/02/06 PC

A Planning & Development Services Corporation

1711 Whitney Mesa Drive, Suite 110, Henderson, Nevada 89014-2158

Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarcia@gcgarciainc.com

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Bank Drive-thru
 Project Address (Location) Grand Montecito & Durango
 Project Name Centennial Hills Retail Proposed Use Retail
 Assessor's Parcel #(s) 12529601002 Ward # 6
 General Plan: existing SCTC proposed NA Zoning: existing TC proposed NA
 Commercial Square Footage 5,500 Square Foot Bank Floor Area Ratio _____
 Gross Acres Overall: 4.49 Lots/Units _____ Density _____
 Additional Information Special Use Permit for a Drive-through lane for the retail building

PROPERTY OWNER Centennial Hills Center, LLC Contact John Stookey
 Address 5735 S. Fort Apache Road, Suite A Phone: _____ Fax: _____
 City Las Vegas, State NV Zip 89148

APPLICANT Centennial Hill Center, LLC Contact Mike Young
 Address 5735 S. Ft. Apache Road, Suite A Phone: (702) 341-8809 Fax: (702) 360-3819
 City Las Vegas State NV Zip 89148

REPRESENTATIVE G.C. Garcia, Inc. Contact Dave Clapsaddle
 Address 1711 Whitney Mesa Drive Phone: (702) 435-9909 Fax: (702) 435-0457
 City Henderson State NV Zip 89014

Property Owner Signature* John B. Stookey

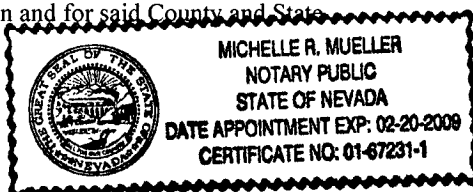
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name John Stookey

Subscribed and sworn before me

This 4th day of October, 2006
Michelle R. Mueller

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-17404</u>
Meeting Date:	<u>11.2.06</u>
Total Fee:	<u>800</u>
Date Received:*	<u>10-5-06</u>
Received By:	<u>[Signature]</u>

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

Hansen Sheet



Separator Sheet

Report Date 10/06/2006 08:36 AM

Submitted By

Page 1

A/P #	17404	Type	SUP	Issued Date	Issued By
-------	-------	------	-----	-------------	-----------

Parcel 12529601002

Location

Owner CENTENNIAL HILLS CENTER L L C

Phone (702) - x

Address 7201 W LAKE MEAD BLVD #203
LAS VEGAS NV 89128-8349

Country ☐ Foreign

Applicant's Full Name CENTENNIAL HILLS CENTER L L C

Day Phone (702) - x **Fax**

Pager

Address 7201 W LAKE MEAD BLVD #203
LAS VEGAS NV
89128-8349

Fees

NOTIFICATION & ADVERTISING FEE	300.00
PROCESSING FEE	500.00
Total Paid	800.00

Declared Value	0.00	Type of Work	
Calculated Value	0.00	Square Footage	0.00
Actual Value	0.00		

Comments

SUP-17404 SPECIAL USE PERMIT RELATED TO SUP-17405 AND SDR-16952 - PUBLIC HEARING - - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC. - Request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY IN CONJUNCTION WITH A BANK WITHIN A PROPOSED SHOPPING CENTER on 4.49 acres at the intersection of Durango Drive and Grand Montecito Parkway, (APN 125-29-601-002 and 020), TC (Towncenter) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

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)		DRIVE THRU IN TOWN CENTER.	
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations			
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations			
☒	☐	Correct fee(s): \$ <u>500</u> \$ <u>300</u> \$ <u> </u> Total = \$ <u>800.00</u>			
☒	☐	Statement of Financial Interest			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance			
LANDSCAPE PLAN					
☐	☐	11" x 17" min. to 24" x 36" max. page size		Folded Plans: <u>5</u> Rolled/Colored Plans: <u>0</u>	
☐	☐	North arrow, scale, and vicinity map			
☐	☐	All property lines and present dimensions labeled			
☐	☐	All building setbacks labeled			
☐	☐	All adjacent existing land uses and street names labeled			
☐	☐	All points of ingress and egress shown			
☐	☐	ADA accessibility requirements shown/labeled			
☐	☐	Parking standard(s) utilized: <u> </u>			
☐	☐	Parking space count and typical dimensions labeled			
☐	☐	#regular #compact #handicap Total			
☐	☐	All free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN					
☐	☐	11" x 17" min. to 24" x 36" max. page size		Folded Plans: Rolled/Colored Plans:	
☐	☐	North arrow, scale, and vicinity map			
☐	☐	All property lines and present dimensions labeled			
☐	☐	All required perimeter landscape planters shown			
☐	☐	All required parking lot fingers/islands shown			
☐	☐	Quantity, size, species/variety of all trees, shrubs, and ground cover			
BUILDING ELEVATIONS					
☐	☐	11" x 17" min. to 24" x 36" max. page size		Folded Plans: Rolled/Colored Plans:	
☐	☐	Scale and building dimensions labeled			
☐	☐	North, south, east, and west elevations of <i>all</i> buildings			
☐	☐	All building materials and colors noted			
☐	☐	8" x 10" photo of original color and material board			
☐	☐	Wall sign locations shown and sizes noted			
FLOOR PLAN					
☐	☐	11" x 17" min. to 24" x 36" max. page size		Folded Plans: Rolled Plans:	
☐	☐	Scale and building dimensions labeled			
☐	☐	All building entrances/exits shown			
☐	☐	Use of all 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: DAVE CLAPPSADDLE Application Type: S.U.P.
 APN: 125-29-601-002, 020 Location: DURANGO / GRAND MONTECITO
 Planner: [Signature] Pre-App Meeting Date: 10/5/06 Earliest PC Date: 11/2/06

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



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

SUP-17404 - SPECIAL USE PERMIT - PUBLIC HEARING - - APPLICANT/OWNER:
CENTENNIAL HILLS CENTER, LLC. - Request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY IN CONJUNCTION WITH A BANK WITHIN A PROPOSED SHOPPING CENTER on 4.49 acres at the intersection of Durango Drive and Grand Montecito Parkway, (APN 125-29-601-002 and 020), TC (Towncenter) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: **NOVEMBER 2, 2006**

CASE PLANNER: **DOUG RANKIN**



PUBLIC HEARING

CITY COUNCIL: IF APPROVED: **DECEMBER 6, 2006**

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

Comments Due: **OCTOBER 3, 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

~~SUP-47404 SUP-47405~~

FROM: *PLANNING AND DEVELOPMENT*

SDR-16952 REVISED

~~11/02/06 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 >**

SUP & SNC
10/09/2006

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: November 02, 2006

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-17404

Canyon Creek North HOA

Cimarron Village North HOA

Desert Creek HOA

Lone Mountain Citizens Advisory Council

Timberlake HOA

Affidavit of Sign Posting

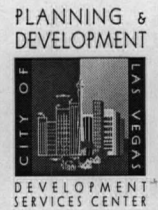


A F F I D A V I T O F S I G N P O S T I N G

Separator Sheet



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

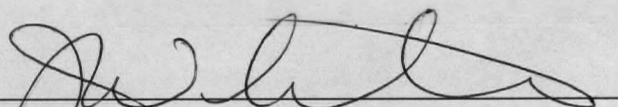


CASE NUMBER: SUP-17404

MEETING DATE: 11/02/06 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

10-22-06
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.

