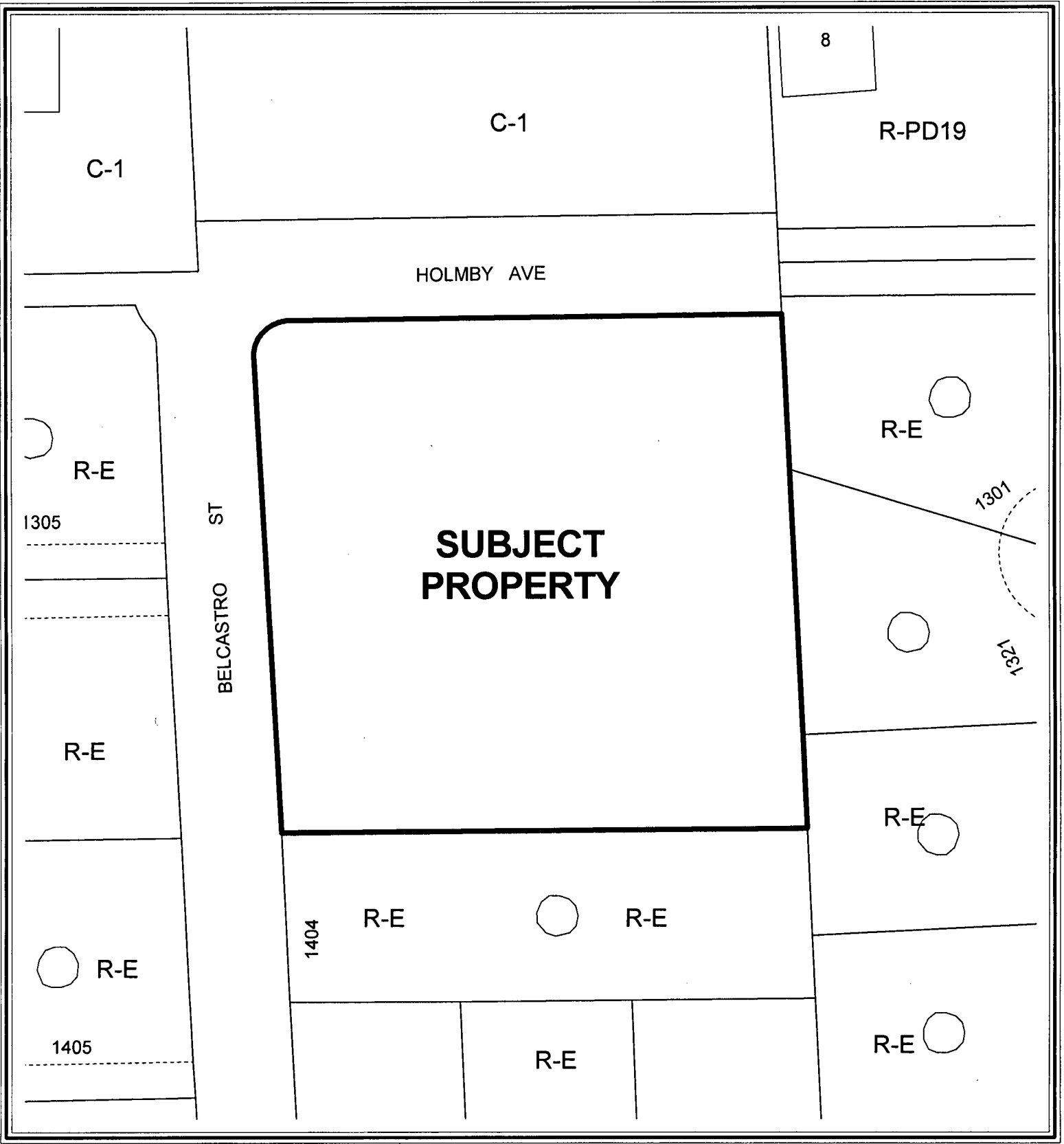


Plans (PMT)



Separator Sheet

~~EOT-17431~~
11/15/06 CC



CASE: EOT-17431

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)



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: October 24, 2006
Re: **EOT-17431** EMS Engineering SEC of Belcastro Street and Holmby Avenue
Request for an Extension of Time of an approved Special Use Permit

COMMENTS:

We have no objection to the request for an Extension of Time of an approved Special Use Permit that allowed a private street on the southeast corner of Belcastro Street and Holmby Avenue, as long as all previously imposed conditions of approval for SUP-4511 and all subsequent site-related actions are ultimately complied with.

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

EOT-17431 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: EMS ENGINEERING - OWNER: SAMER NAKHLE - Request for an Extension of Time of an approved Special Use Permit (SUP-4511) THAT ALLOWED A PRIVATE STREET adjacent to the southeast corner of Belcastro Street and Holmby Avenue (APN 163-03-501-032), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

***NOTE: THIS IS A DIRECT TO COUNCIL ITEM - COMMENTS ARE DUE WITHIN APPROXIMATELY ONE WEEK**

CITY COUNCIL MEETING: NOVEMBER 15, 2006

PUBLIC HEARING: NO

CASE PLANNER: BEN STICKA

Comments Due: OCT. 26, 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 CAROLE COMBS (ccombs@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

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

November 3, 2006

Mr. Gus Mishnerfi
Mr. Samer Nakhle
8221 Windrush Avenue
Las Vegas, Nevada 89117

RE: EOT-17431 - EXTENSION OF TIME - SPECIAL USE PERMIT

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Council at its regular meeting on **November 15, 2006**. This meeting will be held at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations and any conditions related to your application may be obtained prior to the meeting from the Planning and Development Department, Current Planning Division, at the Development Services Center, 731 South Fourth Street, or you may obtain this information by calling 229-6301.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

M. Margo Wheeler, AICP
Director, Planning and Development Department

MW:cc

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

cc: Mr. Mike Szymanski
EMS Engineering
5160 South Eastern Avenue, Suite F
Las Vegas, Nevada 89119



City Council Action Letter



Separator Sheet



November 16, 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. Gus Misherfi
Mr. Samer Nakhle
8221 Windrush Avenue
Las Vegas, Nevada 89117

RE: EOT-17431 – EXTENSION OF TIME – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF NOVEMBER 15, 2006

Dear Applicant:

The City Council at a regular meeting held November 15, 2006 APPROVED the request for an Extension of Time of an approved Special Use Permit (SUP-4511) THAT ALLOWED A PRIVATE STREET adjacent to the southeast corner of Belcastro Street and Holmby Avenue (APN 163-03-501-032), R-E (Residence Estates) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 16, 2006. This approval is subject to:

Planning and Development

1. This Extension of Time will expire on August 4, 2008 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-4511) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

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

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Mr. Mike Szymanski
EMS Engineering
5160 South Eastern Avenue, Suite F
Las Vegas, Nevada 89119

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





August 9, 2004

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

Gus Misherfi
Samer Nakhle
8221 Windrush Avenue
Las Vegas, Nevada 89117

RE: SUP-4511 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF AUGUST 4, 2004

Dear Mr. Misherfi:

The City Council at a regular meeting held August 4, 2004 APPROVED a Request for a Special Use Permit FOR A PROPOSED PRIVATE STREET adjacent to the southeast corner of Belcastro Street and Holmby Avenue (APN: 163-03-501-032), R-E (Residence Estates) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 5, 2004. This approval is subject to:

Planning and Development

1. Conformance to all Minimum Requirements of Title 19.04.050 for the Private Streets use.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

4. Submit a petition of vacation for Belcastro Street and Holmby Avenue adjacent to this site prior to or concurrent with submittal of a Tentative Map for this site. Such petition shall be acted upon by City Council prior to the submittal of a Final Map for technical review. Belcastro Street shall be terminated in a circular cul-de-sac meeting current City Standards, unless otherwise allowed by the City Engineer.
5. Private streets shall be identified as "Public Utility Easements (P.U.E.), City of Las Vegas Sewer Easements and Public Drainage Easements to be Privately Maintained by the Homeowner's Association."

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov
18112-001-6004

EOT-17431
11-15-06 CC

Gus Misherifi
SUP-4511 – Page Two
August 9, 2004

6. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
7. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
8. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
9. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

Sincerely,



Stacey Campbell
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Mr. John Vornsand, AICP
2564 Wigwam Parkway, Suite #308
Henderson, Nevada 89074

EOT-17431
11-15-06 CC

Deed



Separator Sheet

Order No.: 241375-MW
APN No.: 163-93-591-032
R.P.T.T.: 1,683.00

WHEN RECORDED MAIL TO:

Samer MASHALE Nakhle
2764 Chaucer Street
Las Vegas, NV 89135

RETURN TAX STMTS. TO:

Same

GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That ADNAN MISHERFI, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

in consideration of \$10.00, the receipt of which is hereby acknowledged, he does hereby Grant, Bargain, Sell and Convey to

**NAKHLE
SAMER MASHALE, AN UNMARRIED MAN**

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

The North Half (N1/2) of Government Lot Thirty-one (31), being the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) in Section 3, Township 21 South, Range 60 East, M.D.B. & M.

EXCEPTING THEREFROM the interest in and to the North 30.00 feet; the West 30.0 feet and that certain spandrel area in the Northwest corner thereof as conveyed to Clark County, by Deed recorded November 3, 1979 as Document No. 1102297 in Book 1143.

Said land being further described as Lot One (1) of that certain Certificate of Land Division recorded November 3, 1979 as Document No. 1102296 in Book 1143, Official Records.

SUBJECT TO: 1. Taxes for the fiscal year 2003-04.
2. Easements of way, reservations, restrictions, easements and conditions of record.

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

Witness this 3rd day of December, 2005.

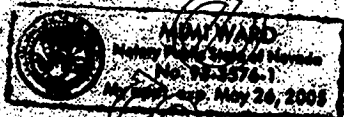
Adnan Misherfi by Ghassan

Witnessed this Act in FACT
ADNAN MISHERFI by GHIASSAN MISHERFI
AS HIS ATTORNEY IN FACT

20031203
093163

COPY

USOK'S



STATE OF NEVADA
COUNTY OF CLARK

} ss

This instrument was acknowledged before me on 12-3-03
by: ADNAN MISHERFI BY GHASSAN MISHERFI AS HIS ATTORNEY IN FACT

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

Justification Letter



Separator Sheet

EMS ENGINEERING

5160 S. Eastern Ave. #F
Las Vegas, Nevada 89119
(702) 739-7211

September 29, 2006

Subject: Justification Letter for Extension of Time for SUP-4511.

Due to a slowing of housing sales the developer has gotten behind schedule on his developments. He still plans to develop this parcel as shown. This is the only undeveloped parcel left in this immediate area so all conditions of the original map are still the same.



E.M. Szymanski, PE

EOT-17431
11-15-06 CC

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-17431 APN: 163-03-501-032Name of Property Owner: SAMER NAKHLE

Name of Applicant: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

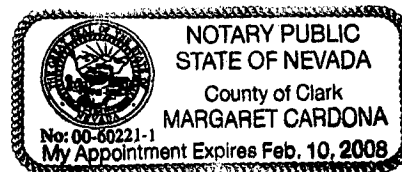
City Official: _____

Partner(s): _____

APN _____

Signature of Property Owner: SAMER NAKHLE BY Phaman
Maher: his AH in FACTPrint Name: SAMER NAKHLE

Subscribed and sworn before me

This 5th day of October, 20 06
[Signature]
Notary Public in and for said County and State

Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: EXTENSION OF TIME FOR SUP-4511
 Project Address (Location) BEICASTRO / HOLMBY
 Project Name BEICASTRO SUBDIVISION Proposed Use R-E
 Assessor's Parcel #(s) 163-03-501-032 Ward #
 General Plan: existing R-E proposed Zoning: existing R-E proposed
 Commercial Square Footage Floor Area Ratio
 Gross Acres 2.5 Lots/Units 4 Density 2/AC.
 Additional Information

PROPERTY OWNER SAMER NAKHLE Contact GUS MISHERFI
 Address 8221 WINDRUSH AVE Phone: 338-0792 Fax: 304-2133
 City LAS VEGAS State NV Zip 89117

APPLICANT EMS ENGINEERING Contact MIKE SZYMAUSKI
 Address 5160 S. EASTERN STE F Phone: 739-7211 Fax: 739-7211
 City LAS VEGAS State NV Zip 89119

REPRESENTATIVE EMS ENGINEERING Contact MIKE SZYMAUSKI
 Address 5160 S. EASTERN STE F Phone: 739-7211 Fax:
 City LAS VEGAS State NV Zip 89119

Property Owner Signature* SAMER NAKHLE BY Human Minder

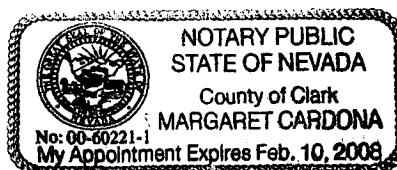
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name SAMER NAKHLE

Subscribed and sworn before me

This 5th day of October, 20 06

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>EOT 17431</u>
Meeting Date:	<u>11/15/06</u>
Total Fee:	<u>\$300</u>
Date Received:*	<u>10/6/06</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

11/15 C.E.

Report Date 10/12/2006 08:22 AM

Submitted By

Page 1

A/P # 17431 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	10/06/2006 14:08	984224	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

EOT-17431 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: EMS ENGINEERING - OWNER: SAMER NAKHLE - Request for an Extension of Time of an approved Special Use Permit (SUP-4511) THAT ALLOWED A PRIVATE STREET adjacent to the southeast corner of Belcastro Street and Holmby Avenue (APN 163-03-501-032), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

Parent A/P # 4511
Project # 17431 Project/Phase Name BELCASTRO SUBDIVISION Phase #
Size/Area 2.50 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16303501032

Location

Owner/Tenant

Contact ID AC1277974 Name SAMER NAKHLE
Mailing Address 8221 WINDRUSH AVE Organization
City LAS VEGAS State/Province NEVADA
ZIP/PC 89117 Country ☐ Foreign
Day Phone (702)338-0792 x Evening Phone
Fax (702)304-2133 Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16303501032

Applicants/Contacts

Report Date 10/12/2006 08:22 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1277974 ☐ Foreign
Effective Expire
Name SAMER NAKHLE
Day Phone (702)338-0792 x Eve Phone Organization
Pager PIN # Position
Fax (702)304-2133 Mobile Profession
E-Mail
Address 8221 WINDRUSH AVE
LAS VEGAS, NEVADA 89117
Seasonal Addr

Valid From To

Comments
gus mishferfi 338-0792

Primary Y Capacity APPL Contact ID AC475290 ☐ Foreign
Effective Expire
Name EMS ENGINEERING
Day Phone (702)739-7211 x Eve Phone Organization
Pager PIN # Position
Fax (702)739-7211 Mobile Profession
E-Mail
Address 5160 SOUTH EASTERN AVENUE
SUITE F
LAS VEGAS, NEVADA 89119
Seasonal Addr

Valid From To

Comments
mike szymanski 739-7211

Contractors

No Contractors

Activity Review Details

Detail SUBMITTAL CHECKLIST (EOT) Modified By GKAPOVICH Modified Date/Time 10/06/2006 14:08
Comments
No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Application/Petition Form
- Y Justificaton Letter
- Y Laser Print Site Plan
- Y Laser Print Floor Plan
- Y Laser Print Elevation
- Y Statement of Financial Interest
- Y Copy of Approval Letter

Report Date 10/12/2006 08:22 AM

Submitted By

Page 3

EXTENSION OF TIME

Y Will this go to the City Council? Final City Council letter received

Y Will this go DIRECTLY to City Council? Annotated minutes received

Parent Application Type SUP

Hearing Type

Parent Project # 4511

Public, Non-Public or Admin? NON-PUBLIC

Meeting Information

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified by	Modified Date	YES Votes	NO Votes	ABSTENTIONS
11/15/2006	CC	SCHEDULED		0	0	0
GKAPOVICH	10/06/2006					

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 MIKE SZYMANSKI, EMS ENG, CK#4227, 739-7211	984053	10/06/2006 14:21		0.00

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

EOT-17431 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: EMS ENGINEERING - OWNER: SAMER NAKHLE - Request for an Extension of Time of an approved Special Use Permit (SUP-4511) THAT ALLOWED A PRIVATE STREET adjacent to the southeast corner of Belcastro Street and Holmby Avenue (APN 163-03-501-032), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

***NOTE: THIS IS A DIRECT TO COUNCIL ITEM - COMMENTS ARE DUE WITHIN APPROXIMATELY ONE WEEK**

CITY COUNCIL MEETING: NOVEMBER 15, 2006
PUBLIC HEARING: NO

CASE PLANNER: BEN STICKA

Comments Due: OCT. 26, 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 CAROLE COMBS (ccombs@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

EOT-17431

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
10/19/2006