

Justification Letter



Separator Sheet



John W. Johnson
Co-President
Architect

Brian F. Zita
Co-President
Architect

John B. Hicks
Vice President

Cecil R. Spencer
Vice President

Regional Managers
Jesse E. Macias
Roy W. Pedro
Alan K. Shimabukuro
John W. Strobel
Blythe R. Wilson

Offices

ANAHEIM, CA
BELLEVUE, WA
MARTINEZ, CA
PETALUMA, CA
ROSEVILLE, CA
SCOTTSDALE, AZ
VANCOUVER, WA

www.rhldesign.com

MEMORANDUM

Date: 07/27/06 **Job #** CND06015.0
To: Planning & Development Dept.
Development Services Center
City of Las Vegas
731 S. 4th St.
Las Vegas, NV 89101
(702) 229-6301
From: David Reynolds
RHL Design Group, Inc.
RE: SUP Submittal

To Whom It May Concern:

This justification letter is to the City of Las Vegas Planning department per the Variance Submittal Requirements.

Project Description:

This application is being made to the City of Las Vegas as a request to establish a small-scale car rental office within the existing O'Bannon Plaza located at 2211 to 2259 S. Rainbow Blvd. The proposed operation would be for car rentals only; there would be no auto sales or moving truck rentals. As proposed, an area of approximately 1708 square feet (2219 S. Rainbow Blvd.) found within the existing convenience mall would be renovated to incorporate minor interior décor changes and improvements to accommodate a small customer counter area for rental services and related office space for an Avis employee. No additional square footage is being proposed. All proposed operations are to be conducted from within the existing convenience mall building.

Avis proposes to operate seven days a week and staff one employee per shift. Business hours would be Monday through Friday, 8:00am to 6:00pm, Saturday 8:00am to 4:30pm, and Sunday 10:am to 2:00pm. It is proposed for Avis to use 10 designated parking spaces located on the property for car rentals and returns as well as overnight parking for cars when they are not rented above and beyond the 6 parking stalls required per Las Vegas Zoning code section 19.10. A maximum of 10 rental cars may be located onsite at any given time (including overnight parking).

Project Objective:

It is the objective of this proposed suburban rental car facility (in a multi-tenant commercial shopping center) to provide a valuable service and product to the local community and to hotel patrons. The proposed suburban car rental operation is expected to handle a much lower volume of rental cars than would a more typical urban rental office, or one located near an airport or auto mall. The typical customer that this proposed suburban rental operation will attract is expected to be out-of-town guests of local residents, or local residents who need a vehicle while theirs is being repaired.

VAR-15498 08/24/06 PC

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Project Construction:

From a physical standpoint there will be no exterior construction as part of this proposal other than the installation of a small exterior wall sign(s) (if approved) and the installation of the thin parking stall marker posts. Interior construction will be limited to the installation of a customer service area, wall shelving and possibly non-bearing half height cubicle walls in conjunction with the service counter.

Project Findings of Fact:

Presented below are findings of fact for the proposed project

1. Necessity or Desirability - The proposed suburban Avis rental car operation is a desirable use in that it will provide the local community and citizens of Las Vegas with a means to supply and provide rental cars for tourists and visitors, family and relatives and those displaced by a collision or automotive repairs. The proposed use will also provide a service and commodity to the community that will not only increase the tax revenue generation base, but will also contribute to the general well being of the neighborhood and community and the quality of life of the neighborhood and community.

2. Health, Safety and General Welfare - Due to the positioning of the proposed Avis operation within the existing convenience mall, the proposed operation will not create adverse impacts and will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.

3. Code Compliance - Since the Avis operation is proposed to be placed within the existing convenience mall, and utilize existing parking spaces, the proposed use will require a variance for the additional 10 parking stalls to comply and be in accordance with the regulations and conditions specified in the City's Municipal and Development codes for such use and operation. We have also shown compliance to parking variance V-97-88 on sheet C-1 in form of a new calculation of the entire shopping center of which we will be changing from a 1/175 s.f. parking calculation to a 1/200 s.f. calculation per chapter 19.10 of the Las Vegas Zoning Code.

Established 1966

General Plan - The requested Variance is for parking that is permitted within the existing CC land use designation. No revisions or alterations to the City's General Plan are proposed. The granting of the requested Variance will not adversely affect the City's general plan or any governmental agency adopted plan. Lastly, the requested use is compatible with the City's General Plan.

**VAR-15498
08/24/06 PC**

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Comments



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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: August 1, 2006
Re: **VAR-15498** John W. Johnson 2219 South Rainbow Boulevard
Request for a Parking Variance

COMMENTS:

We support present City Code parking requirements; therefore we cannot support the Variance request for property located at 2219 South Rainbow Boulevard to allow 202 parking spaces where 247 spaces is the minimum number of parking spaces required; and 214 spaces were approved by Variance.

Route Form



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CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

VAR-15498

HAND DELIVERED

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

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

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

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

Applicant Letter



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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

August 11, 2006

Mr. Morris A. Zagha
O'Bannon Plaza, LLC
PO Box 27532
Los Angeles, California 90027-0532

RE: VAR-15498 - VARIANCE

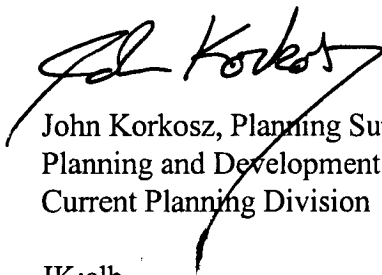
Dear Mr. Zagha:

Please be advised the City Planning Commission at its regular meeting on **August 24, 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:clb

cc: Mr. David Reynolds
John Johnson, Architects
2401 Katella Avenue, Suite #400
Anaheim, California 92806

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



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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

August 25, 2006

Mr. Morris A. Zagha
O'Bannon Plaza, LLC
PO Box 27532
Los Angeles, California 90027-0532

RE: VAR-15498 - VARIANCE

Dear Mr. Zagha:

Your request for a Variance TO PROVIDE 202 PARKING SPACES WHERE 247 SPACES ARE REQUIRED, AND 214 SPACES WERE APPROVED BY VARIANCE at 2219 South Rainbow Boulevard (APN 163-03-804-009), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on August 24, 2006.

The Planning Commission accepted the applicant's request to **STRIKE** this item from the agenda.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on **August 25, 2006**.

Sincerely,

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

JK:clb

cc: Mr. David Reynolds
John Johnson, Architects
2401 Katella Avenue, Suite #400
Anaheim, California 92806

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



Project Checklist



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City of Las Vegas
CURRENT PLANNING PROJECT CHECKLIST

Project Name: _____
Applicant Name: DAVID REYNOLDS Telephone: (714) 935-0050
Project Number: VAR-15498 Ward Number: 1

STAFF ACTIONS	Initial/Date	Initial/Date
☐ Pre-App. Meeting Date:	_____	☐ DRT Outcome: _____
☐ App. Filing Date:	_____	☐ Applicant Contacted: _____
☐ App. Accuracy Checked:	_____	☐ Site Visit Completed: _____
☐ Routing Form Sent:	<u>7.14.06</u>	☐ Photos Taken: _____
☐ DRT Meeting Date:	<u>7.25.06</u>	
Notes: _____		

P. C. ACTIONS	Initial/Date	Initial/Date
☐ Hearing Notice Rec'd:	<u>8.4.06</u>	☐ PC Meeting Date: <u>8.24.06</u>
☐ Hearing Notices Mailed:	<u>8.11.06</u>	☐ PC Action: _____
☐ Draft Report Sent to PC:	<u>8.17.06</u>	☐ Letter to Applicant: <u>8.11.06</u>
☐ Final Report Reviewed:	_____	☐ PC Minutes Filed: _____
Additional PC Conditions: _____		

C. C. ACTIONS	Initial/Date	Initial/Date
☐ CC Report Completed:	_____	☐ CC Resolution Filed: _____
☐ CC Meeting Date:	_____	☐ CC Minutes Filed: _____
☐ CC Action:	_____	☐ Final Plans Submitted: _____
☐ Letter to Applicant:	_____	☐ Ordinance Completed: _____
☐ Conditions Checked:	_____	

☐ RELATED FILES: _____

☐ See ADMINISTRATIVE ACTIONS 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>300</u> \$ <u>300</u> \$ _____ Total = \$ <u>600</u>		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
SITE PLAN Folded Plans: <u>6</u> Rolled/Colored Plans: <u>0</u>				
☒	☐	11" x 17" min. to 24" x 36" max. page size		Additional plans w/ sup
☒	☐	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: _____		
☒	☐	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: <u>0</u> Rolled/Colored Plans: <u>0</u>				
☐	☐	11" x 17" min. to 24" x 36" max. page size		
☐	☐	North arrow, scale, and vicinity map		
☐	☐	<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: <u>0</u> Rolled/Colored Plans: <u>0</u>				
☐	☐	11" x 17" min. to 24" x 36" max. page size		
☐	☐	Scale and building dimensions labeled		
☐	☐	North, south, east, and west elevations of <i>all</i> buildings		
☐	☐	<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>0</u> Rolled Plans: <u>0</u>				
☐	☐	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: Avis Application Type: Variance (pkg) RECEIVED
 APN: 163-03-804-009 Location: 229 S. Rainbow JUL 31 2006
 Planner: [Signature] Pre-App Meeting Date: 6/23/06 Earliest PC Date: 8/24/06



ARCHITECTURE • ENGINEERING • ENVIRONMENTAL SERVICES

2401 E. Katella Ave., Suite 400, Anaheim, CA 92806

Telephone: (714) 935-0050 Facsimile: (714) 935-0051

John W. Johnson
Co-President
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John B. Hicks
Vice President

Regional Managers

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Established 1966

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MARTINEZ, CA
PETALUMA, CA
ROSEVILLE, CA
SCOTTSDALE, AZ

www.rhldesign.com

LETTER OF TRANSMITTAL

Date: July 27, 2006 RHL Job No. CND06015.0

To: Jim Marshall - Planner
City of Las Vegas
731 S. Fourth St.
Las Vegas, Nv 89101
Phone: (702) 229-5447
Fax: (702) 385-7268

From: David Reynolds
John W. Johnson, Architect
Anaheim, CA.

RE: Avis Suburban Rental location
2219 S. Rainbow Blvd.
Las Vegas, NV

Transmitted via: ☒ California overnight ☐ For Approval ☐ For your use
☐ As Requested ☐ For review and comment ☐ Return
☒ Other: Variance Submittal

QTY.	DATE	REV.	DESCRIPTION
6 copies	07-27-06		11 x 17 Plans
1 Copy	07-27-06		Original signed and notarized Application
1 Copy	07-27-06		Original Submittal Checklist
1 Copy	07-27-06		Meeting Conversation Record
1 Copy	07-27-06		Grant Deed and Legal Description
1 Copy	07-27-06		Parcel Map
1 Copy	07-27-06		8.5x11 Floor Plan
1	07-27-06		\$600 check for plan review fee

Remarks:

Mr. Marshall,

Here is all the information required to make the Variance Submittal to the City of Las Vegas per the Variance submittal requirements sheet. Thanks You.

Best Regards,

David Reynolds
Job Captain

Signed: 

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JUL 31 2006



☒ Meeting

☐ Telephone

Conversation Record

Project Name Avis

Page 1 of 1

Date 6/23/06

Time 2:00 am ☒ pm

Conversation between CLV Representative(s) N. Goldberg
and,

Name	Company/Department	Phone	FAX
<u>John W. Johnson</u>		<u>765-1660</u>	
<u>David Reynolds</u>		<u>935-0050</u>	<u>935-0051</u>

☐ see Meeting Attendance Sheet

Comments:

Special Use Permit for an Automobile Rental establishment

Meets the requirements of Title 19.04

Site has a parking Variance (V-97-88) to allow 214 spaces where 245 spaces are required.

Updated parking analysis is required. May not exceed what was permitted by V-97-88 or an additional Variance will be required for the difference.

Auto rental parks @ 1:200

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JUL 31 2006

Deed



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20010226
02119**State of Nevada
Declaration of Value****1. Assessor's Parcel Number(s)**

- a) 163-03-804-009
b)
c)
d)

2. Type of Property:

- a) Vacant Land b) Single Fam. Res.
c) Condo/ Townhse d) 2-4 Plex
e) Apt. Bldg. f) Comm'l/ Ind'l
g) Agricultural h) Mobile Home
i) Other _____

FOR RECORDER'S USE ONLY

Documentation Reviewed By: _____
Type of Documentation: _____
Assessor's Tag: _____
Recording Deputy: _____

3. Total Value/ Sales Price of Property: \$ 0.00

Deduct Assumed Liens and/or Encumbrances (0.00)

(Recording information on assumed amounts: Book/Instrument #: _____/_____)

4. Taxable Value (per NRS 375.010, Section 2): \$ 0.00

Real Property Transfer Tax Due: \$ 0.00

If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: exempt 10 /NAC 375, Section 10
b. Explain Reason for Exemption: Members to LLC

5. Partial Interest: Percentage being transferred: []%

The undersigned Seller (Grantor)/ Buyer (Grantee), 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, 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 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

Seller Signature M. ZAGHA
Print Name MORRIS M. ZAGHA
Address 4847 BONVUE AVENUE
City LOS ANGELES
State CA Zip 90027
(Optional) Telephone (818) 907-0600
Capacity OWNER

BUYER (GRANTEE) INFORMATION

Buyer Signature M. ZAGHA
Print Name MORRIS M. ZAGHA
Address 4847 BONVUE AVENUE
City LOS ANGELES
State CA Zip 90027
(Optional) Telephone (818) 907-0600
Capacity MANAGING MEMBER

COMPANY REQUESTING RECORDING:

Company Name: United Title of Nevada Esc#: 00131209-029-TDS
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/ MICROFILMED)

2119

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JUL 31 2006

20010226
02119

APN: 163-03-804-009
Affix R.P.T.T. \$ Exempt 10
WHEN RECORDED MAIL TO:
MORRIS ZAGHA
4847 BONVUE AVE.
LOS ANGELES, CA 90027

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Morris M. Zagha and Rachel A. Zagha, husband and wife as community property with rights of survivorship

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

O'Bannon Plaza, L.L.C., a Nevada Limited Liability Company

RECORDER'S MEMO
POSSIBLE POOR RECORD DUE TO
QUALITY OF ORIGINAL DOCUMENT

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

See Exhibit "A" attached hereto and by this reference made a part hereof for legal description

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

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

Witness my/our hand(s) this 22/23 day of FEBRUARY, 2001.

SELLERS:

By: Morris M. Zagha
Morris M. Zagha

By: Rachel A. Zagha
Rachel A. Zagha

STATE OF NEVADA (County of Clark) ss.
COUNTY OF Clark (County of Clark)

Escrow No. 00131209-029-TDS

On this 22nd day of February, 2001,
appeared before me, a Notary Public,

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

Notary Public
My commission expires: May 9, 2003



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JUL 8 1 2006

20010226
02119

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

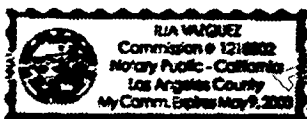
State of California

County of Los Angeles } ss.

On February 22, 2001 before me, Elva Victoria Moreno Padilla
Notary Public
personally appeared Manuel M. Zayas
Name and Title of Officer in S. - Jane Doe, Notary Public
Capacity of Signer

☐ personally known to me
☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) (s/he) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Place Notary Seal Above

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudsters removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant Deed

Document Date: 2-22/21/2001 Number of Pages: 1

Signer(s) Other Than Named Above: Richard A. Zayas

Capacity(ies) Claimed by Signer

Signer's Name: Manuel M. Zayas Richard A. Zayas

☒ Individual

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____



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JUL 31 2006

20010226
02119

Exhibit A

That part of Government Lot One Hundred and One (101) in Section 3, Township 21 South, Range 60 East, M.D.M., being bounded and described as follows:

Commencing at the Northwest corner of said Lot 101, said point being on the center line of O'Bannon Avenue, Thence South $92^{\circ}33'23''$ East along the West line of said Lot 101, 30.01 feet to a point on the South right of way line of said O'Bannon Avenue, said point being the Point of Beginning; Thence North $88^{\circ}27'41''$ East, along the South right-of-way line of O'Bannon Avenue (said line being 30.00 feet South of and parallel with the North line of said Lot 101), 255.49 feet to a point of curvature; Thence Southeasterly along a curved line convex Northeasterly (having a radius of 25.00 feet, a central angle of $86^{\circ}43'23''$, and being tangent to said last described line at said last described point), an arc distance of 37.84 feet to an intersection with the West right of way line of FAS 829 commonly known as Rainbow Boulevard (the Northerly projection of said West right of way line intersects the North line of said Lot 101 at a point being 75.93 feet, as measured along said North line, West of the Northeast corner of said Lot 101); Thence South $02^{\circ}25'40''$ East along said West right of way line, 573.48 feet (the Southerly projection of said West right of way line intersects the South line of said Lot 101 at a point being 78.27 feet, as measured along said South line of Lot 101, West of the Southeast corner of said Lot 101); Thence Southwesterly along a curved line convex Southeasterly (having a radius of 25.00 feet and a central angle of $82^{\circ}42'08''$), an arc distance of 36.09 feet to a point of tangency (said point being on the North right of way line via Olivera Avenue); Thence South $88^{\circ}15'53''$ West along said North right of way line (being 30.00 feet North of and parallel with the South line of said Lot 101, and being tangent to said last described curved line at said last described point), 233.62 feet to a point on the West line of said Lot 101; Thence North $02^{\circ}33'23''$ West along said last described west line, 620.79 feet to the Point of Beginning.

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
UNITED TITLE OF NEVADA
02-26-2001 14:21 JYB
OFFICIAL RECORDS
BOOK: 20010226 INST: 02119
FEE: 9.00 APT: EX#010

3

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JUL 31 2006

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-15498** APN: **163-03-804-009**
Name of Property Owner: **O'BANNON PLAZA LLC**
Name of Applicant: **DAVID A. REYNOLDS**

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: _____

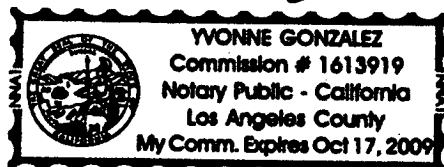
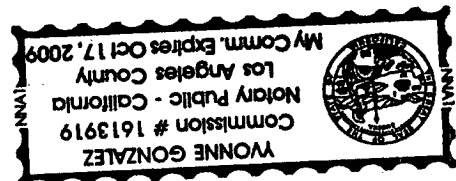
Signature of Property Owner: _____

Print Name: **MORRIS M. ZAGHA**

Subscribed and sworn before me

This 1st day of August, 2006

Yvonne Gonzalez
Notary Public in and for said County and State



Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE
 Project Address (Location) 2219 S. RAINBOW BL, LAS VEGAS NV,
 Project Name AVIS RENT A CAR Proposed Use RENTAL OFFICE
 Assessor's Parcel #(s) 163-03-804-009 Ward # 1
 General Plan: existing _____ proposed _____ Zoning: existing C-1 proposed _____
 Commercial Square Footage 1,708 Floor Area Ratio N/A
 Gross Acres 3.69 Lots/Units N/A Density N/A
 Additional Information _____

PROPERTY OWNER O'BANNON PLAZA, LLC Contact MORRIS M. ZAGHA
 Address P.O. BOX 27532 Phone: 323-913-1061 Fax: 323-662-4031
 City LOS ANGELES State CA. Zip 90027-0532

APPLICANT JOHN W. JOHNSON, ARCHITECT Contact DAVID REYNOLDS
 Address 2401 E. KATELLA AVE, SUITE 400 Phone: 714-935-0050 Fax: 714-935-0051
 City ANAHEIM State CA. Zip 92807

REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

FOR DEPARTMENT USE ONLY

Property Owner Signature* M. Zagha

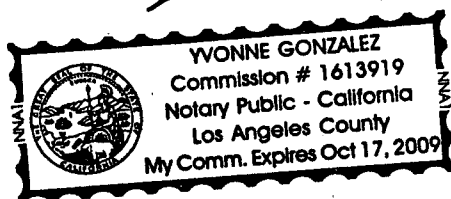
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name MORRIS M. ZAGHA

Subscribed and sworn before me

This 26th day of July, 2006

Wonne Gonzalez
 Notary Public in and for said County and State



Case #	<u>VAR-15498</u>
Meeting Date:	<u>8/24/06</u>
Total Fee:	<u>600.00</u>
Date Received:*	<u>7/21/06</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.

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

VAR-15498 - VARIANCE - PUBLIC HEARING - APPLICANT: JOHN W. JOHNSON OWNER: O'BANNON PLAZA, LLC - Request for a Variance TO PROVIDE 202 PARKING SPACES WHERE 247 SPACES ARE REQUIRED, AND 214 SPACES WERE APPROVED BY VARIANCE at 2219 South Rainbow Boulevard (163-03-804-009), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: **AUGUST 24, 2006**

PLANNING SUPERVISOR: **JOHN KORKOSZ**



PUBLIC HEARING

CITY COUNCIL: IF APPROVED: **SEPTEMBER 20, 2006**

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

Comments Due: **ASAP**

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 Carman Burney (cburney@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:

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

VARIANCE

MEETING: PLANNING COMMISSION
DATE: AUGUST 24, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

VAR-15498

APPLICANT: JOHN W. JOHNSON OWNER: O'BANNON PLAZA, LLC - REQUEST FOR A VARIANCE TO PROVIDE 202 PARKING SPACES WHERE 247 SPACES ARE REQUIRED, AND 214 SPACES WERE APPROVED BY VARIANCE AT 2219 SOUTH RAINBOW BOULEVARD (APN 163-03-804-009), C-1 (LIMITED COMMERCIAL) ZONE, WARD 1 (TARKANIAN).

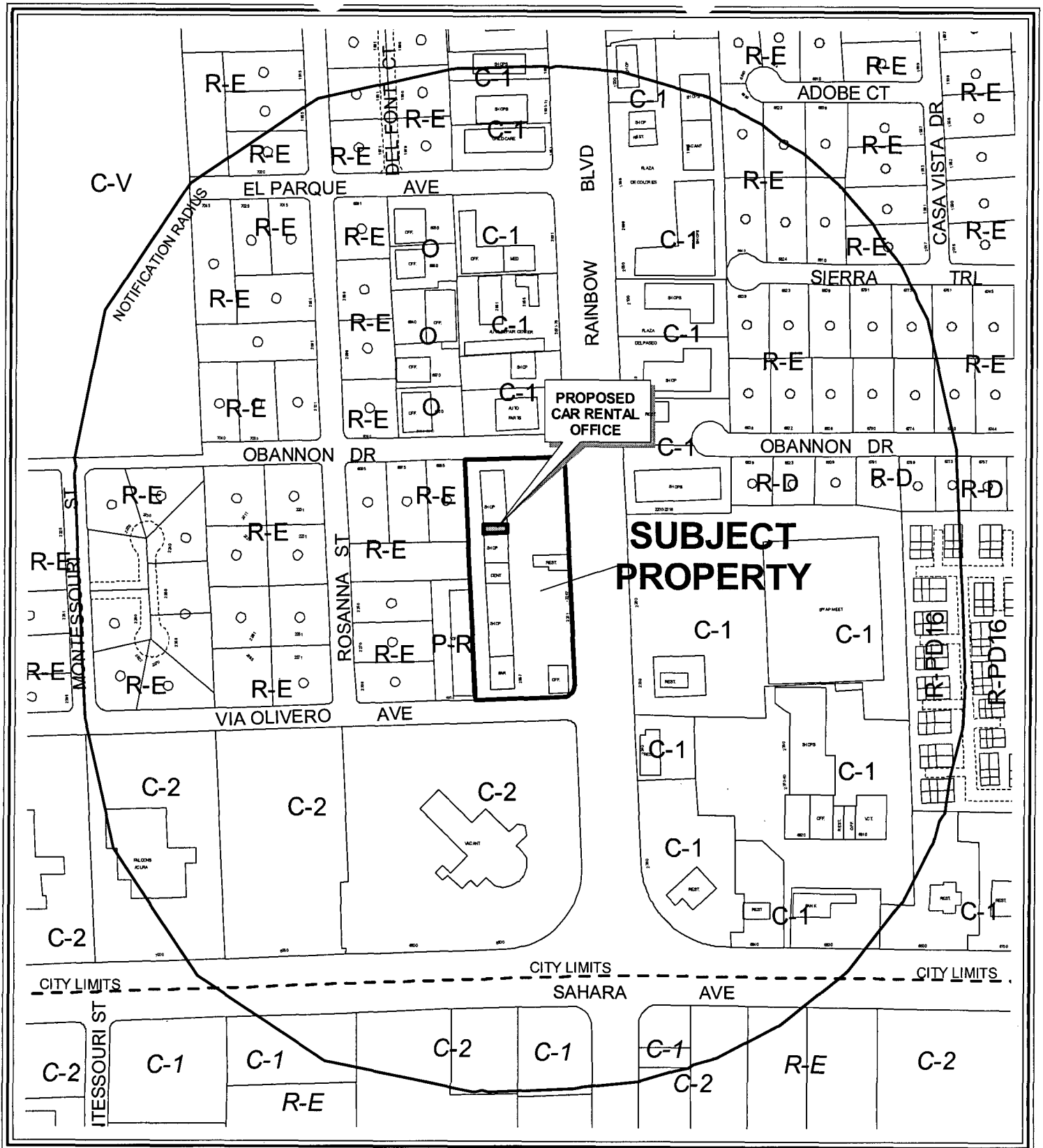
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

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



SEE LOCATION MAP ON REVERSE SIDE

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



CASE: **VAR-15498**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 200 400 Feet



Affidavit of Sign Posting



Separator Sheet



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: VAR-15498

MEETING DATE: August 24, 2006

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]

Date 8-8-6

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