

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: August 30, 2006
Re: **EOT-15595** Galtar, LLC E side of Rancho Drive, S of Lone Mountain Road
Request for an Extension of Time of an approved Zoning Reclassification

COMMENTS:

We have no objection to the request for an Extension of Time of an approved Zoning Reclassification for property located on the east side of Rancho Drive, approximately 1,130 feet south of Lone Mountain Road, as long as all previously imposed conditions of approval for Z-0049-02 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-15595 - EXTENSION OF TIME - REZONING - APPLICANT/OWNER: GALTAR, LLC - Request for an Extension of Time of an approved Rezoning (Z-0049-02) FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL) on 3.10 acres adjacent to the east side of Rancho Drive, approximately 1,130 feet south of Lone Mountain Road (APN 138-02-102-007), Ward 6 (Ross).

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

CITY COUNCIL MEETING: SEPTEMBER 20, 2006

PUBLIC HEARING: NO

CASE PLANNER: BEN STICKA

Comments Due: SEPT 1, 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 Significant Law Enforcement Issue

[Signature] 8/29/06

Galtar, LLC

3275 E Sahara Avenue . Las Vegas, NV 89104
Phone (702)326-7577 . Fax (702) 361-0003
galtarllc@earthlink.net

July 21, 2006

No. of pages: 2

Via Facsimile (702) 258-7193

Gary M. Lange
Engineer Service Supervisor
Las Vegas Valley Water District
Engineering Services Division
(702) 870-2011

RE: Water Plans: Thrifty Used Auto Sales
APN 138-02-102-007 & 009, Project #H 84075

*To City of LAS Vegas, - Reason for Extension Needed,
Water Dept. needs more time to Review Plans,*

This letter is in regards to your letter dated June 28, 2006. The project for the subject property was previously approved in October 2004. We will be developing the Lot before August. The Building Plans have not yet been determined. May we schedule a meeting with you to discuss the approval? Please reply in writing and fax to (702) 361-0003.

We appreciate your attention to this matter.

Thank you,

Gus Merhi

Galtar, LLC

cc: William S. Crockett, P.E.
Delta Engineering
3131 Meade Ave, Ste. D
Las Vegas, NV 89102

Fax: (702) 364-9333

RECEIVED

AUG 2 2006

EOT-15595
09-20-06 CC

ATTACH # A.

June 28, 2006

William S. Crockett, P.E.
Delta Engineering
3131 Meade Avenue, Ste. D
Las Vegas, Nevada 89102

Dear Mr. Crockett:

SUBJECT: WATER PLANS: Thrifty Used Auto Sales,
APN #138-02-102-007 & 009, Project #H 84075

The water plans for the subject project have been received and reviewed by the Las Vegas Valley Water District (District). As part of the review process, it has been determined that a new water commitment will be required for the project. Therefore, the final review package cannot be released back to you until a Building Permit Notification form is completed and a building plan check number is received by the District from the City of Las Vegas.

The Building Permit Notification form should accompany the building plans and application submitted to the City of Las Vegas Central Permits Department. Once the District receives the City of Las Vegas plan check number, the District can complete the appropriate application(s) and agreement(s), and return the water plan review package to you for your continued action.

If you have any questions, please contact Jason Ghadery at 822-8394.

Sincerely,
Original signed by:
GARY M. LANGE

Gary M. Lange, Engineering Service Supervisor
Engineering Services Division

GML/jng

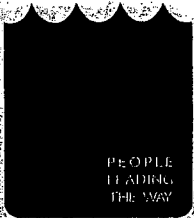
cc: Galtar, LLC

RECEIVED

AUG 2 2006

EOT-15595
09-20-06 CC

LAS VEGAS VALLEY
WATER DISTRICT



1001 SOUTH VALLEY VIEW BLVD.
LAS VEGAS, NV 89153
TELEPHONE, 702/870-2011

Board of Directors
Myrna Williams
PRESIDENT

Yvonne Atkinson Gates
VICE PRESIDENT

Tom Collins

Chip Maxfield

Lynette Boggs McDonald

Rory Reid

Bruce Woodbury

Patricia Mulroy
GENERAL MANAGER

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

September 13, 2006

Mr. Gus Merhi
Galtar, LLC
3275 East Sahara Avenue
Las Vegas, Nevada 89104

RE: EOT-15595 - EXTENSION OF TIME - REZONING

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Council at its regular meeting on **September 20, 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



City Council Action Letter



Separator Sheet



September 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. Gus Mehri
Galtar, LLC
3275 East Sahara Avenue
Las Vegas, Nevada 89104

RE: EOT-15595 – EXTENSION OF TIME – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF SEPTEMBER 20, 2006

Dear Applicant:

The City Council at a regular meeting held September 20, 2006 APPROVED the request for an Extension of Time of an approved Rezoning (Z-0049-02) FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL) on 3.10 acres adjacent to the east side of Rancho Drive, approximately 1,130 feet south of Lone Mountain Road (APN 138-02-102-007). The Notice of Final Action was filed with the Las Vegas City Clerk on September 21, 2006. This approval is subject to:

Planning and Development

1. This Extension of Time will expire on August 21, 2008 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Site Development Plan Review (Z-0049-02) and Extension of Time (EOT-5088) as required by the Planning and Development Department and Department of Public Works.

Sincerely,

A handwritten signature in cursive script, reading "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

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





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

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

VOICE 702.229.8011

TDD 702.388.9108

www.lasvegasnevada.gov
16112-001-804



060086

October 8, 2004

Mr. Gus Merhi
Galatar, LLC
3275 East Sahara Avenue
Las Vegas, Nevada 89104

RE: EXTENSION OF TIME - REZONING - EOT-5088
CITY COUNCIL MEETING OF OCTOBER 6, 2004

Dear Applicant:

The City Council at a regular meeting held October 6, 2004 APPROVED the request for a Reinstatement and Extension of Time on an approved Rezoning (Z-0049-02) FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL) on 3.10 acres adjacent to the east side of Rancho Drive, approximately 1,130 feet south of Lone Mountain Road (APN 138-02-102-007). The Notice of Final Action was filed with the Las Vegas City Clerk on October 7, 2004. This approval is subject to:

Planning and Development

1. This Extension of Time will expire on August 21, 2008 and the Rezoning (Z-0049-02) shall be void unless another Extension of Time is approved by the City Council.
2. Conformance to all applicable conditions of approval for Rezoning Z-0049-02 and Site Development Plan Review SDR-1413.

Sincerely,

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

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

Adrian Jones
Jones & Greenwold
4750 West Flamingo Road, #B
Las Vegas, Nevada 89103

EOT-15595
09-20-06 CC



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

ACTING CITY MANAGER
DOUGLAS A. SELBY

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

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

August 26, 2002

EOT-15595
09-20-06 CC

Mr. Robert Etor
Etor 1981 Trust
2405 Llewellyn Drive
Las Vegas, Nevada 89102

RE: Z-0049-02 - REZONING
CITY COUNCIL MEETING OF AUGUST 21, 2002
Related to GPA-0022-02, U-0076-02 AND Z-0049-02(1)

Dear Mr. Etor:

The City Council at a regular meeting held August 21, 2002 APPROVED the request for Rezoning FROM: R-E (Residence Estates) TO: C-2 (General Commercial) on the east side of Rancho Drive, approximately 1,130 feet south of Lone Mountain Road (APN: 138-02-102-007), PROPOSED USE: USED AUTO SALES. The Notice of Final Action was filed with the Las Vegas City Clerk on August 22, 2002. This approval is subject to:

Planning and Development

1. A General Plan Amendment (GPA-0024-02) to a GC (General Commercial) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Construct all incomplete half-street improvements on Rancho Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
5. Grant a 20 foot wide public sewer easement along the eastern edge of this property and provide necessary off-site sewer easements to connect this site to the existing sewer line in Torrey Pines Drive prior to the submittal of sewer related construction drawings or the issuance of any building or grading permits, whichever may occur first. Improvement Drawings submitted to the City for review shall not be approved for construction until

all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

6. A Traffic Impact Analysis must be submitted to and approved by the Nevada Department of Transportation and a copy submitted for review to the Department of Public Works prior to the issuance of any building or grading permits. Include a section addressing the test drive patterns proposed from this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

7. Landscape and maintain all unimproved rights-of-way on Rancho Drive adjacent to this site.
8. Submit an application for an Occupancy Permit for all landscaping and private improvements (driveways) in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits.
9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the

EOT-15595
09-20-06 CC

Mr. Robert Etor
Z-0049-02 – Page Three
August 26, 2002

construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

Sincerely,



DOREEN ARAUJO
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

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

Mr. Richard Moreno
Moreno & Associates
300 South 4th Street, Suite #1500
Las Vegas, Nevada 89101

Ms. Caroline Marrero
2436 Tour Edition Drive
Henderson, Nevada 89070

Mr. Adrian Jones
4815 W. Russell Road #18R
Las Vegas, Nevada 89118



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

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LARRY BROWN
LAWRENCE WEEKLY
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STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER



060086

October 8, 2004

Mr. Gus Merhi
Galatar, LLC
3275 East Sahara Avenue
Las Vegas, Nevada 89104

RE: EXTENSION OF TIME - REZONING - EOT-5086
CITY COUNCIL MEETING OF OCTOBER 6, 2004

Dear Applicant:

The City Council at a regular meeting held October 6, 2004 APPROVED the request for a Reinstatement and Extension of Time on an approved Rezoning (Z-0049-02) FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL) on 3.10 acres adjacent to the east side of Rancho Drive, approximately 1,130 feet south of Lone Mountain Road (APN 138-02-102-007). The Notice of Final Action was filed with the Las Vegas City Clerk on October 7, 2004. This approval is subject to:

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1. This Extension of Time will expire on August 21, 2006 and the Rezoning (Z-0049-02) shall be void unless another Extension of Time is approved by the City Council.
2. Conformance to all applicable conditions of approval for Rezoning Z-0049-02 and Site Development Plan Review SDR-1413.

Sincerely,

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

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

Adrian Jones
Jones & Greenwold
4750 West Flamingo Road, #B
Las Vegas, Nevada 89103

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

VOICE 702.229.6011

TDD 702.386.9108

www.lasvegasnevada.gov
18112-001-604

EOT-15595
09-20-06 CC



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
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August 26, 2002

EOT-15595
09-20-06 CC

Mr. Robert Etor
Etor 1981 Trust
2405 Llewellyn Drive
Las Vegas, Nevada 89102

RE: Z-0049-02 - REZONING
CITY COUNCIL MEETING OF AUGUST 21, 2002
Related to GPA-0022-02, U-0076-02 AND Z-0049-02(1)

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all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

6. A Traffic Impact Analysis must be submitted to and approved by the Nevada Department of Transportation and a copy submitted for review to the Department of Public Works prior to the issuance of any building or grading permits. Include a section addressing the test drive patterns proposed from this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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EOT-15595
09-20-06 CC

Mr. Robert Etor
Z-0049-02 – Page Three
August 26, 2002

construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

Sincerely,



DOREEN ARAUJO
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

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

Mr. Richard Moreno
Moreno & Associates
300 South 4th Street, Suite #1500
Las Vegas, Nevada 89101

Ms. Caroline Marrero
2436 Tour Edition Drive
Henderson, Nevada 89070

Mr. Adrian Jones
4815 W. Russell Road #18R
Las Vegas, Nevada 89118

SOFI



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: 4944 APN: 138-02-102-007-(009) 008-005-011

Name of Property Owner: Gatlar LLC.

Name of Applicant: GATHAR 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 ☐ 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:

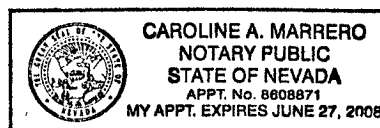
Print Name:

Subscribed and sworn before me

This 25th day of July, 2016

Caroline A. Navarro
Notary Public in and for said County and State

County of Clark
State of Nevada



Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time - Rezoning - EOT-1558
 Project Address (Location) 4600 N Raggio Drive
 Project Name _____ Proposed Use _____
 Assessor's Parcel #(s) 138-02-102-007-00000000 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Galtar LLC Contact Gas Merhi
 Address 3275 E Sahara Phone: 641-8379 Fax: 702-641-3428
 City LAS Vegas Nevada State Nevada Zip 89104

APPLICANT Galtar Contact 702-641-8379
 Address 3275 E Sahara Phone: 641-8379 Fax: 641-3428
 City LAS Vegas Nevada 89104 State _____ Zip 89104

REPRESENTATIVE Robert Forster Contact 702-321-3706
 Address 3275 E Sahara Phone: 641-8379 Fax: 641-3428
 City LAS Vegas Nevada State Nevada Zip 89104

FOR DEPARTMENT USE ONLY

Property Owner Signature* [Signature]

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

Print Name Abassan Merhi

Subscribed and sworn before me

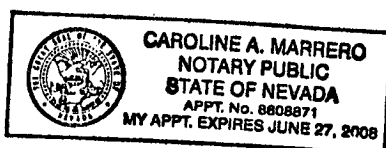
This 25th day of July, 2006
Caroline A. Marrero

Notary Public in and for said County and State

County of Clark
State of Nevada

Case #	<u>EOT-15595</u>
Meeting Date:	<u>9-20-06</u>
Total Fee:	<u>300-</u>
Date Received:*	<u>8-2-06</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

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

EOT Application

9/20 CC

Report Date 08/02/2006 04:14 PM

Submitted By

Page 1

A/P # 15595 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	08/02/2006 15:18	982786	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-15595 - EXTENSION OF TIME - REZONING - APPLICANT/OWNER: GALTAR, LLC - Request for an Extension of Time of an approved Rezoning (Z-0049-02) FROM R-E (RESIDENCE ESTATES) TO C-2 (GENERAL COMMERCIAL) on 3.10 acres adjacent to the east side of Rancho Drive, approximately 1,130 feet south of Lone Mountain Road (APN 138-02-102-007), Ward 6 (Ross).

Parent A/P # H99915686

Project # 15595 Project/Phase Name EXTENSION OF TIME OF AN APPROV

Size/Area 3.10 ACRE Size Description

Proposed Start Proposed Stop

% Complete Formula

Phase #

Subdivision Code

% Completed 0.00

Property/Site Information

Parcel 13802102007

Location

Owner/Tenant

Contact ID AC210884 Name GALTAR L L C

Mailing Address 3275 E SAHARA AVE

City LAS VEGAS

ZIP/PC 89104-4303

Day Phone (702)641-8379 x

Fax (702)641-3428

Organization

State/Province NV

Country

Evening Phone

Mobile #

☐ Foreign

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

4620 N RANCHO DR
LAS VEGAS, 89130-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13802102007

Applicants/Contacts

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

EOT Application**Report Date** 08/02/2006 04:14 PM**Submitted By**

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Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC210884	☐ Foreign
Effective		Expire				
Name	GALTAR L L C					
Day Phone	(702)641-8379 x	Eve Phone		Organization		
Pager		PIN #		Position		
Fax	(702)641-3428	Mobile		Profession		
E-Mail						
Address	3275 E SAHARA AVE LAS VEGAS, NV 89104-4303					
Seasonal Addr						
Valid From		To				
Comments	Gus Merhi 641-8379					

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Applicants/Contacts

Primary Y Capacity OTHER Other REP Contact ID AC1249949 ☐ Foreign
Effective Expire
Name ROBERT FORD
Day Phone (702)641-8379 x Eve Phone (702)321-3706 x Organization
Pager PIN # Position
Fax (702)641-3428 Mobile Profession
E-Mail
Address 3275 E. SAHARA
LAS VEGAS, NV 89104
Seasonal Addr

Valid From To
Comments
No Comments

Contractors

No Contractors

Activity Review Details

Detail SUBMITTAL CHECKLIST (EOT) Modified By DDONLEY Modified Date/Time 08/02/2006 15:12
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

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Las Vegas, NV 89101-2927

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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 ZON

Hearing Type

Parent Project # Z-0049-02

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
09/20/2006	CC	SCHEDULED		0	0	0
DDONLEY	08/02/2006					

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 galtar llc ck 4023 / robert ford / 641-8379	983657	08/02/2006 15:27		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-15595 - EXTENSION OF TIME - REZONING - APPLICANT/OWNER: GALTAR, LLC - Request for an Extension of Time of an approved Rezoning (Z-0049-02) FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL) on 3.10 acres adjacent to the east side of Rancho Drive, approximately 1,130 feet south of Lone Mountain Road (APN 138-02-102-007), Ward 6 (Ross).

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

CITY COUNCIL MEETING: SEPTEMBER 20, 2006

PUBLIC HEARING: NO

CASE PLANNER: BEN STICKA

Comments Due: SEPT 1, 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-15595

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 SCHRODER	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 >**

Justification Letter



Separator Sheet

Galtar, LLC

3275 E Sahara Avenue . Las Vegas, NV 89104
Phone (702)326-7577 . Fax (702) 361-0003
galtarllc@earthlink.net

July 21, 2006

No. of pages: 2

Via Facsimile (702) 258-7193

Gary M. Lange
Engineer Service Supervisor
Las Vegas Valley Water District
Engineering Services Division
(702) 870-2011

RE: Water Plans: Thrifty Used Auto Sales
APN 138-02-102-007 & 009, Project #H 84075

*To City of LAS Vegas - Reason for Extension Needed,
Water Dept. needs more time to Review Plans.*

This letter is in regards to your letter dated June 28, 2006. The project for the subject property was previously approved in October 2004. We will be developing the Lot before August. The Building Plans have not yet been determined. May we schedule a meeting with you to discuss the approval? Please reply in writing and fax to (702) 361-0003.

We appreciate your attention to this matter.

Thank you,

Gus Merhi

Galtar, LLC

cc: William S. Crockett, P.E.
Delta Engineering
3131 Meade Ave, Ste. D
Las Vegas, NV 89102

Fax: (702) 364-9333

RECEIVED

AUG 2 2006

EOT-15595
09-20-06 CC