

City Council Proof of Publication



Separator Sheet

Las Vegas, Nevada

SEPTEMBER 5, 2006

TO: LAS VEGAS REVIEW JOURNAL

FROM: CITY CLERK

SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARINGS – VARIANCES AND

REQUIRED REVIEWS:

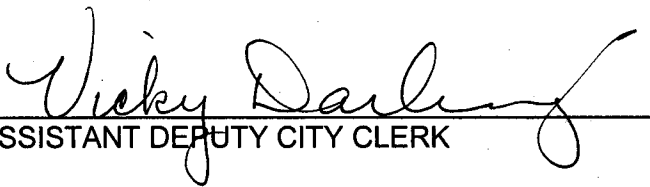
VAR-15048, VAR-15049, VAR-15051, VAR-15057, VAR-15596, RQR-14537, and

RQR-15054

Please publish the attached LEGAL NOTICE

ON THE FOLLOWING DATE: FRIDAY, SEPTEMBER 8, 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
SEPTEMBER 20, 2006

NOTICE IS HEREBY GIVEN THAT ON WEDNESDAY, SEPTEMBER 20, 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 Variances and Required Reviews:

VAR-15048 - APPLICANT: EVE MAZZARELLA - OWNER: 408 S SEVENTH ST, LLC - Request for a Variance TO ALLOW 55 PERCENT LOT COVERAGE WHERE 50 PERCENT IS THE MAXIMUM LOT COVERAGE ALLOWED on 0.64 acres at the southwest corner of Seventh Street and Chef Andre Rochat Place (APNs 139-34-710-030 through 033), R-3 (Medium Density Residential) Zone and R-3 (Medium Density Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 3 (Reese), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

VAR-15049 - APPLICANT: EVE MAZZARELLA - OWNER: 408 S SEVENTH ST, LLC - Request for a Variance TO ALLOW 58 PARKING SPACES WHERE 79 PARKING SPACES IS THE MINIMUM REQUIRED on 0.64 acres at the southwest corner of Seventh Street and Chef Andre Rochat Place (APNs 139-34-710-030 through 033), R-3 (Medium Density Residential) Zone and R-3 (Medium Density Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 3 (Reese), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

VAR-15051 - APPLICANT: EGJ MANAGEMENT, LLC - OWNER: RANCHO DRIVE, LLC - Request for a Variance TO ALLOW THE TOTAL SQUARE FOOTAGE OF PROPOSED ACCESSORY STRUCTURES TO EXCEED 50% OF THE FLOOR AREA OF THE MAIN DWELLING AND TO ALLOW AN ACCESSORY STRUCTURE IN FRONT OF THE MAIN DWELLING on 45.91 acres at 8100 North Rainbow Boulevard (APN 125-35-301-015), R-E (Residence Estates) Zone, Ward 6 (Ross), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

VAR-15057 - APPLICANT: SCOTT R. GEARING - OWNER: MONTERREY PLAZA, LLC - Request for a Variance TO ALLOW 61 PARKING SPACES WHERE 66 IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED on 0.88 acres adjacent to the south side of Azure Drive, approximately 170 west of Tenaya Way (APN 125-27-222-011), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation], Ward 6 (Ross), LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

VAR-15596 - APPLICANT: EVE MAZZARELLA - OWNER: 408 S SEVENTH ST, LLC - Request for a Variance TO ALLOW A FRONT YARD SETBACK OF 10 FEET WHERE 20 FEET IS THE MINIMUM SETBACK on 0.64 acres at the southwest corner of Seventh Street and Chef Andre Rochat Place (APNs 139-34-710-030 through 033), R-3 (Medium Density Residential) Zone and R-3 (Medium Density Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 3 (Reese), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

RQR-14537 - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: CRAIG MARKETPLACE, LLC - Required Two Year Review of an approved Variance (V-0031-02) WHICH ALLOWED 817 PARKING SPACES FOR AN EXISTING COMMERCIAL CENTER WHERE 887 PARKING SPACES ARE REQUIRED on 17.8 acres adjacent to the south side of Craig Road, approximately 220 feet east of Tenaya Way (APNs 138-03-715-002, 004, 005 and a portion of 003), C-1 (Limited Commercial) Zone, Ward 4 (Brown), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

RQR-15054 - APPLICANT/OWNER: ECT HOLDINGS, LLC - Required Five Year Review of an approved Variance (V-0068-90) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN 290 FEET FROM AN EXISTING BILLBOARD WHERE 300 FEET IS THE MINIMUM SEPARATION DISTANCE REQUIRED at 1200 East Charleston Boulevard (APN 162-02-110-014), C-2 (General Commercial) Zone, Ward 3 (Reese), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 61 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

Protest / Approval Letter



Separator Sheet

August 22, 2006

To Whom It May Concern:

As the owners of the property at 621 S. 7th St we are some of the last remaining residents of the neighborhood that have not converted our home to commercial or professional use. We have received and reviewed the proposed development project to be located at the corner of S. 7th St and Chef Andre Rochat and believe it will be a positive addition to the neighborhood. Please accept this letter as our support of the project.

Sincerely,

Cheryl Krieger

A handwritten signature in cursive script, appearing to read "Cheryl Krieger".

Jon Krieger

A handwritten signature in cursive script, appearing to read "Jon Krieger".

August 22, 2006

To Whom It May Concern:

As the owner of the property at 424 S. 7th St I have received and reviewed the proposed development project to be located at the corner of S. 7th St and Chef Andre Rochat. Please be advised that I am in support of the project.

Sincerely,

A handwritten signature in cursive script that reads "Daniel Ross".

Daniel Ross

Historic designation is irrelevant. It was improper for the staff report even to mention it. The neighborhood property owners fought long and hard to defeat City designation as a historic district, ultimately presenting the Planning Commission with a petition of opposition signed by owners of 88% of the parcels in the proposed historic district.

Submitted at Planning Commission

Date 8/24/06 Item 44-48

Justification Letter



Separator Sheet

KUMMER**KAEMPFER****KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICHjlazovich@kkbrf.com
702.792.7050

August 2, 2006

VIA HAND DELIVERYCITY OF LAS VEGAS
PLANNING & DEVELOPMENT
731 S. Fourth St.
Las Vegas, NV 89101**Re: REVISED Justification Letter
APN: 139-34-710-030, 031, 032 & 033**

To Whom It May Concern:

Please be advised, this office represents the applicant for the proposed project located on the above referenced parcels. The property is generally located on the southwest corner of Chef Andre Rochat Drive and 7th Street. The applicant is proposing to construct an office building, with a maximum height of 42 feet, which incorporates the existing office building (formerly a house) into the new structure (the "Project"). The applicant is filing several applications: (1) zone change to C-1; (2) parking variance; (3) variance for lot coverage; (4) site plan review with minor waivers; and (5) variance for building setback.

Zone Change

The property is currently zoned R-3 and P-R. The applicant is seeking a zone change to C-1. The reason the zone change is necessary is to allow a 42 foot tall structure. P-R zoning only allows a maximum height of 35 feet. Additionally, C-1 zoning will be compatible the other similar zoning in the immediate area. For example, north of the Project, there is C-1 and R-5 zoning; west of the Project is a combination of C-1, P-R and R-4 zoning and south of the project is a C-1 zoned parcel. Finally, the Project is located in the Downtown Redevelopment Area and is master-planned for commercial.

Parking, Lot Coverage and Building Setback Variance

Title 19.10 requires 79 spaces to be provided. Given site constraints and compliance with commercial setbacks, the applicant is only able to provide 58 spaces. Since the applicant has a vision to incorporate the existing office building into the new office structure, the footprint of the new office structure limits the amount of land available for parking. Additionally, the applicant will utilize one of the parcels exclusively for at grade parking (APN: 139-34-710-030). This parking lot will be compatible with the existing parking lot located immediately south of the Project. Finally, there are a number of metered parking spaces on 7th Street and Chef Andre Rochat Drive. Should there be a need for overflow parking, there is sufficient room on both streets.

LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.796.7181RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982SUMMERLIN OFFICE
3425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89129
Tel: 702.693.4260
Fax: 702.939.8457CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.882.1311
Fax: 775.882.0257RECEIVED
AUG 02 2006

The Project will cover 55% of the site which is only 5% over the required lot coverage maximum of 50%. The need for the additional lot coverage is to allow for additional parking underneath the office structure.

According to Title 19, the "narrowest" side is considered the front setback. Accordingly, the side facing Chef Andre Rochat Drive (north) is considered the "front" setback. The applicant is seeking a variance for the building setback on the north to be ten feet (10') where twenty feet (20') is required. Since the north is actually the "side" of our building, the applicant meets the intent of still providing a ten foot (10') setback with landscaping and the applicant exceeds the setback along 7th Street (which functions as the true front of the actual building).

Site Plan Review & Waivers

The Project will have a maximum height of 42 feet (three stories). Although a majority of the structure will be 35 feet in height, the additional seven feet is necessary for architectural embellishments. As indicated above, the applicant intends to incorporate the existing office building (formerly a house) into the new structure. This creativity will preserve a charming structure that has existed for many years while at the same time allowing the applicant to make improvements to the entire property. The total square footage of the building will be 32,311 square feet (23,613 sf office building and 8,698 sf for parking). The additional height is compatible with other structures in the immediate area.

The applicant is seeking a waiver for perimeter landscaping on the west side of the Project. This area is immediately adjacent to an existing alley and will contain parking spaces. The Project complies with the perimeter landscaping requirements on the north, south and east sides. The applicant is also seeking a waiver for the spacing of trees along the perimeter of the site. In order to meet commercial setback requirements and maximize parking, the applicant is unable to space all required trees per code requirements. However, in order to mitigate this waiver, the applicant is proposing to exceed the requisite number of trees throughout the Project. Therefore, although the requisite spacing of the trees may not be met in every instance, the applicant is meeting the intent of the code by exceeding the number of trees required to be planted throughout the Project. By way of example, it is our understanding that 24 trees are required by code. The applicant will exceed code requirements and provide 30 trees throughout the Project.

Summary

If you have any questions, please do not hesitate to contact me.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO



Jennifer Lazovich

JJL/dmf

cc: Eve Mazzarella

RECEIVED

AUG 02 2006

VAR-15596
08/24/06 PC

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

August 11, 2006

Ms. Eva Mazzarella
408 South Seventh Street
Las Vegas, Nevada 89101

RE: VAR-15596 - VARIANCE

Dear Ms. Mazzarella:

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: Ms. Jennifer Lazovich
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89169

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

August 25, 2006

Ms. Eva Mazzarella
408 South Seventh Street
Las Vegas, Nevada 89101

RE: VAR-15596 - VARIANCE

Dear Ms. Mazzarella:

Your request for a Variance TO ALLOW A FRONT YARD SETBACK OF 10 FEET WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED AND TO ALLOW A CORNER SIDE SETBACK OF SIX FEET WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED on 0.64 acres at the southwest corner of Seventh Street and Chef Andre Rochat Place (APNs 139-34-710-030 through 033), R-3 (Medium Density Residential) Zone and R-3 (Medium Density Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 3 (Reese), was considered by the Planning Commission on August 24, 2006.

The Planning Commission vote resulted in a tie, and will be forwarded to City Council with ***NO RECOMMENDATION***, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-15045), Variance (VAR-15048), Variance (VAR-15049) and Site Development Plan Review (SDR-15043) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

This item will be considered by the City Council on , 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:clb

cc: Ms. Jennifer Lazovich
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89169

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



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

Ms. Eva Mazarella
408 South Seventh Street
Las Vegas, Nevada 89101

RE: VAR-15596 - VARIANCE
CITY COUNCIL MEETING OF SEPTEMBER 20, 2006
RELATED TO ZON-15045, VAR-15048, VAR-15049 AND SDR-15043

Dear Applicant:

The City Council at a regular meeting held September 20, 2006 APPROVED the request for a Variance TO ALLOW A FRONT YARD SETBACK OF 10 FEET WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED AND TO ALLOW A CORNER SIDE SETBACK OF SIX FEET WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED on 0.64 acres at the southwest corner of Seventh Street and Chef Andre Rochat Place (APNs 139-34-710-030 through 033), R-3 (Medium Density Residential) Zone and R-3 (Medium Density Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial) Zone]. 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. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-15045), Variance (VAR-15048), Variance (VAR-15049) and Site Development Plan Review (SDR-15043) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Sincerely,

A handwritten signature in cursive script, appearing to read "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

Ms. Eva Mazzearella
VAR-15596 – Page Two
September 21, 2006

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

Ms. Jennifer Lazovich
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89169

Deed



Separator Sheet

Return to
Mail tax statements to:
EVE MAZZARELLA
408 S. Seventh Street
Las Vegas, Nevada 89101

20060630-0002816

Fee: \$15.00
N/C Fee: \$0.00

RPTT: EX#009

06/30/2006
T20060115797

11:08:34

Requestor:
EVE MAZZARELLA

Frances Deane
Clark County Recorder

RMS
Pas: 3

APN: 139-34-710-030
\$0.00 Consideration

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH That **EVE MAZZARELLA**, an unmarried woman, for good and other valuable consideration, does hereby Grant, Bargain, Sell and Convey to **408 S SEVENTH ST, LLC**, all of her right, title and interest in that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

Lot Twenty-Five (25) and Twenty-Six (26) in Block Five (5), Wardie Addition to The City of Las Vegas, as shown by map thereof on file in Book 1 of plats, Page 13, in the Office of the County Recorder of Clark County, Nevada.

Property commonly known as: Vacant Parcel - S Seventh St, Las Vegas, Nevada

- SUBJECT TO:
1. All general and special taxes for the fiscal year.
 2. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.

MAIL TAX STATEMENTS TO GRANTEES ADDRESS: 408 S SEVENTH ST, LLC, 408 S. Seventh Street, Las Vegas, Nevada 89101

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

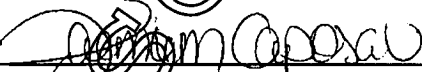
Witness her hand this 1st day of June, 2006.

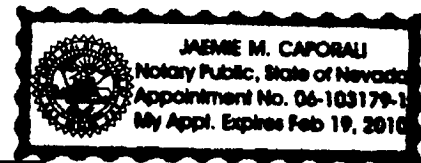

EVE MAZZARELLA

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 1st day of June, 2006, before me, the undersigned, a Notary Public in and for said County of Clark, State of Nevada, personally appeared EVE MAZZARELLA, personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


Notary Public



State of Nevada Declaration of Value

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	
Book	Page
Date of Recording	
Notes	<i>Agreement</i>

1. **Assessor Parcel Number(s)**

- a) 139-34-710-030
b) _____
c) _____
d) _____

2. **Type of Property:**

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

3. **Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value per NRS 375.010, Section 2: \$ _____

Real Property Transfer Tax Due \$ _____

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 9
b. Explain Reason for Exemption: Transfer to a business organization of which grantor is 100% owner.

5. **Partial Interest** Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 12% per month.

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

Signature: Eve Mazzarella Capacity: Grantor

Signature: Eve Mazzarella, manager Capacity: Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Eve Mazzarella
Address: 408 S Seventh St
City: Las Vegas
State: Nevada Zip: 89101

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: 408 S Seventh St, LLC, Eve Mazzarella
Address: 408 S Seventh St
City: Las Vegas
State: Nevada Zip: 89101

COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____

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

2816

Return to
Mail tax statements to:
EVE MAZZARELLA
408 S. Seventh Street
Las Vegas, Nevada 89101

20060630-0002817

Fee: \$15.00
N/C Fee: \$0.00

RPTT: EX#009

06/30/2006

11:08:34

20060115797

Requestor:

EVE MAZZARELLA

Frances Deane
Clark County Recorder

RMS

Pgs: 3

APN: 139-34-710-031

\$0.00 Consideration

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH That **EVE MAZZARELLA**, an unmarried woman, for good and other valuable consideration, does hereby Grant, Bargain, Sell and Convey to **408 S SEVENTH ST, LLC**, all of her right, title and interest in that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

Lot Twenty-Seven (27) and Twenty-Eight (28) in Block Five (5), Wardie Addition to The City of Las Vegas, as shown by map thereof on file in Book 1 of plats, Page 13, in the Office of the County Recorder of Clark County, Nevada.

Property commonly known as: 410 S Seventh St, Las Vegas, Nevada

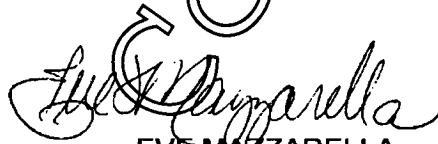
SUBJECT TO:

1. All general and special taxes for the fiscal year.
2. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.

MAIL TAX STATEMENTS TO GRANTEE'S ADDRESS: 408 S SEVENTH ST, LLC, 408 S. Seventh Street, Las Vegas, Nevada 89101

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

Witness her hand this 1st day of June, 2006.


EVE MAZZARELLA

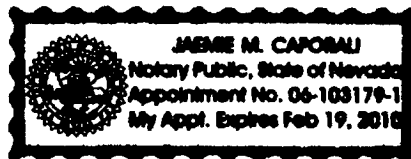
STATE OF NEVADA)

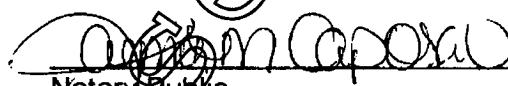
) ss.

COUNTY OF CLARK)

On this 1st day of June, 2006, before me, the undersigned, a Notary Public in and for said County of Clark, State of Nevada, personally appeared EVE MAZZARELLA, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.




Notary Public

Return to
Mail tax statements to:
EVE MAZZARELLA
408 S. Seventh Street
Las Vegas, Nevada 89101

20060630-0002816

Fee: \$15.00
N/C Fee: \$0.00

RPTT: EX#009

06/30/2006
T20060115797

11:08:34

Requestor:
EVE MAZZARELLA

Frances Deane
Clark County Recorder

RMS
Pas: 3

APN: 139-34-710-030
\$0.00 Consideration

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH That **EVE MAZZARELLA**, an unmarried woman, for good and other valuable consideration, does hereby Grant, Bargain, Sell and Convey to **408 S SEVENTH ST, LLC**, all of her right, title and interest in that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

Lot Twenty-Five (25) and Twenty-Six (26) in Block Five (5), Wardie Addition to The City of Las Vegas, as shown by map thereof on file in Book 1 of plats, Page 13, in the Office of the County Recorder of Clark County, Nevada.

Property commonly known as: Vacant Parcel - S Seventh St, Las Vegas, Nevada

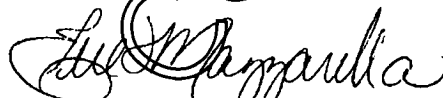
SUBJECT TO:

1. All general and special taxes for the fiscal year.
2. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.

MAIL TAX STATEMENTS TO GRANTEES ADDRESS: 408 S SEVENTH ST, LLC, 408 S. Seventh Street, Las Vegas, Nevada 89101

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

Witness her hand this 1st day of June, 2006.


EVE MAZZARELLA

STATE OF NEVADA)

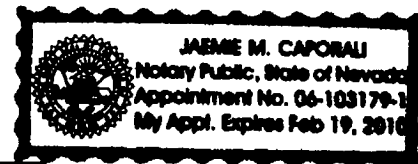
) ss.

COUNTY OF CLARK)

On this 1st day of June, 2006, before me, the undersigned, a Notary Public in and for said County of Clark, State of Nevada, personally appeared EVE MAZZARELLA, personally known to me (or ~~proved to me on the basis of satisfactory evidence~~) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


Notary Public



**State of Nevada
Declaration of Value**

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument # _____
Book: _____ Page: _____
Date of Recording: _____
Notes: *Assignment* *JS*

1. Assessor Parcel Number(s)

- a) 139-34-710-030
b) _____
c) _____
d) _____

2. Type of Property:

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

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value per NRS 375.010, Section 2: \$ _____
Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 9
b. Explain Reason for Exemption: Transfer to a business organization of which grantor is 100% owner.

5. Partial Interest: Percentage being transferred: _____ %

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

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

Signature: Eve Mazzarella Capacity: Grantor

Signature: Eve Mazzarella, manager Capacity: Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Eve Mazzarella
Address: 408 S Seventh St
City: Las Vegas
State: Nevada Zip: 89101

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: 408 S Seventh St, LLC, Eve Mazzarella
Address: 408 S Seventh St
City: Las Vegas
State: Nevada Zip: 89101

COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____

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

2814

20051214-0000863

Fee: \$16.00 RPTT: EX#009

N/C Fee: \$0.00

12/14/2005

09:04:15

T20050225697

Requestor:

EVE MAZZARELLA

Frances Deane
Clark County Recorder

PUN

Pgs: 3

Return to:
Mail tax statements to:
EVE MAZZARELLA
408 S. Seventh Street
Las Vegas, Nevada 89101

APN: 139-34-710-032
\$0.00 Consideration

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **EVE MAZZARELLA, an unmarried woman**, for good and other valuable consideration, does hereby Grant, Bargain, Sell and Convey to **408 S Seventh St, LLC**, all of her right, title and interest in that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

**LOTS TWENTY-NINE (29) AND THIRTY (30) IN BLOCK FIVE (5) OF
WARDIE ADDITION TO LAS VEGAS AS SHOWN BY MAP
THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 13 IN THE
OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY,
NEVADA.**

Property commonly known as: 408 South Seventh Street, Las Vegas, Nevada

SUBJECT TO:

1. All general and special taxes for the fiscal year.
2. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.

MAIL TAX STATEMENTS TO GRANTEES ADDRESS: 408 S Seventh St, LLC, 408 S.
Seventh Street, Las Vegas, Nevada 89101

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

Witness her hand this 8th day of December, 2005.


EVE MAZZARELLA

STATE OF NEVADA

COUNTY OF CLARK

On this 8th day of December, 2005, before me, the undersigned, a
Notary Public in and for said County of Clark, State of Nevada, personally appeared EVE
MAZZARELLA, personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person whose name is subscribed to the within instrument and
acknowledged to me that she executed the same in her authorized capacity, and that by
her signature on the instrument, the person, or the entity upon behalf of which the person
acted, executed the instrument.

WITNESS my hand and official seal.




Notary Public

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s):

a.) 139-34-710-032

b.)

c.)

d.)

2. Type of Property:

a.) ☐ Vacant Land

c.) ☐ Condo/Twnhse

c.) ☐ Apt. Bldg.

g.) ☐ Agricultural

i.) ☐ Other

b.) ☐ Single Fam. Res.

d.) ☐ 2-4 Plex

f.) ☒ Comm'l/ Ind'l

h.) ☐ Mobile Home

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (Value of Property)

Transfer Tax Value

Real Property Transfer Tax Due

4. If Exemption Claimed

a. Transfer Tax Exemption per NRS 375.090, Section

b. Explain Reason for Exemption:

\$ _____
\$ _____
\$ _____
\$ _____

9

Transfer to a Business
Organization of which
Grantor is 100% Owner

5. Partial Interest: Percentage being transferred: _____%

The undersigned declares and acknowledges, under penalty of pursuant to NRS 375.060 and NRS 375.110, then 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 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: [Signature] Capacity: Grantor

Signature: [Signature] Capacity: Grantor

SELLER (GRANTOR INFORMATION)

BUYER (GRANTEE INFORMATION)

Print Name: Eve Mazzarella

Print Name: 408 S Seventh St LLC

Address: 408 S. Seventh Street

Address: 408 S. Seventh Street

City: Las Vegas

City: Las Vegas

State: NV Zip: 89101

State: NV Zip: 89101

COMPANY REQUESTING RECORDING (required if not seller or buyer)

Print Name: _____

Escrow No: _____

Address: _____

City: _____

State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

863

RECEIVED

AUG 02 2006

LEGAL DESCRIPTION

Lots Twenty-Nine (29) and Thirty (30) in Block Five (5) of Wardie Addition to Las Vegas as shown by map thereof on file in Book 1 of Plats, Page 13 in the Office of the County Recorder of Clark County, Nevada.

VAR-15596
08/24/06 PC

Return to
Mail tax statements to:
EVE MAZZARELLA
408 S. Seventh Street
Las Vegas, Nevada 89101

20060630-0002818

Fee: \$15.00
N/C Fee: \$0.00

RPTT: EX#009

08/30/2006
#20060115797

11:08:34

Requestor:
EVE MAZZARELLA

Frances Deane
Clark County Recorder

RMS
Pgs: 3

APN: 139-34-710-033
\$0.00 Consideration

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH That **EVE MAZZARELLA**, an unmarried woman, for good and other valuable consideration, does hereby Grant, Bargain, Sell and Convey to **408 S SEVENTH ST, LLC**, all of her right, title and interest in that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

Lot Thirty-One (31) and Thirty-Two (32) in Block Five (5), Wardie Addition to The City of Las Vegas, as shown by map thereof on file in Book 1 of plats, Page 13, in the Office of the County Recorder of Clark County, Nevada.

Property commonly known as: 400 S Seventh St, Las Vegas, Nevada

SUBJECT TO:

1. All general and special taxes for the fiscal year.
2. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.

MAIL TAX STATEMENTS TO GRANTEES ADDRESS: 408 S SEVENTH ST, LLC, 408 S. Seventh Street, Las Vegas, Nevada 89101

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

Witness her hand this 1st day of June, 2006.

Eve Mazzarella

EVE MAZZARELLA

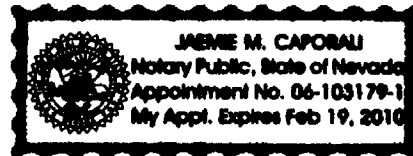
STATE OF NEVADA)

) ss.

COUNTY OF CLARK)

On this 1st day of June, 2006, before me, the undersigned, a Notary Public in and for said County of Clark, State of Nevada, personally appeared EVE MAZZARELLA, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Jamie M. Caporal
Notary Public

State of Nevada Declaration of Value

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	_____
Book: _____	Page: _____
Date of Recording: _____	
Notes: <i>Op asmtt su</i>	

1. **Assessor Parcel Number(s)**

- a) 139-34-710-033
b) _____
c) _____
d) _____

2. **Type of Property:**

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

3. **Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value per NRS 375.010, Section 2: \$ _____

Real Property Transfer Tax Due \$ _____

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section 9
b. Explain Reason for Exemption: Transfer to a business organization of which grantor is 100% owner.

5. **Partial Interest:** Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 12% per month.

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

Signature: Eve Mazzarella Capacity: Grantor

Signature: Eve Mazzarella, manager Capacity: Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Eve Mazzarella
Address: 408 S Seventh St
City: Las Vegas
State: Nevada Zip: 89101

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: 408 S Seventh St, LLC, Eve Mazzarella
Address: 408 S Seventh St
City: Las Vegas
State: Nevada Zip: 89101

COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____

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

2818

SOFI



Separator Sheet



Case Number: **VAR-15596** APN: 139-34-710-030 thru 033

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance - Building Setback North

Project Address (Location) SWC 7th & Chef Andre Rochat Place

Project Name _____ Proposed Use _____

Assessor's Parcel #(s) 139-34-710-030 thru 033 Ward # 1

General Plan: existing _____ proposed _____ Zoning: existing R3 & PR proposed C1

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER 408 S. 7th Street, LLC Contact Eve Mazzarella

Address 408 South 7th Street Phone: 798-4848 Fax: 871-7653

City Las Vegas State NV Zip 89101

APPLICANT Eve Mazzarella Contact Eve Mazzarella

Address 408 South 7th Street Phone: 798-4848 Fax: 871-7653

City Las Vegas State NV Zip 89101

REPRESENTATIVE Kummer Kaempfer Bonner Renshaw & Ferrario Contact Jennifer Lazovich

Address 3800 Howard Hughes Pkwy, Seventh Floor Phone: (702) 792-7000 Fax: (702) 796-7181

City Las Vegas State NV Zip 89169

Property Owner Signature* Eve Mazzarella

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

Print Name Eve Mazzarella

Subscribed and sworn before me

This 2nd day of August, 2006

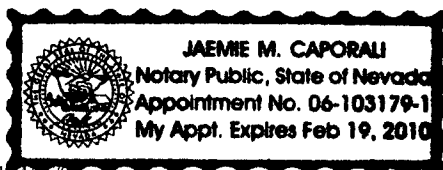
Jamie M. Caporali

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>JAR-15596</u>
Meeting Date:	<u>8/24/06</u>
Total Fee:	<u>200.00</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

VAR Application

Report Date 08/02/2006 04:34 PM

Submitted By

Page 1

A/P # 15596 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	08/02/2006 15:47	983052	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

VAR-15596 - VARIANCE - PUBLIC HEARING - APPLICANT: EVE MAZZARELLA - OWNER: 408 S SEVENTH ST, LLC - Request for a Variance TO ALLOW A FRONT YARD SETBACK OF 10 FEET WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED on 0.64 acres at the southwest corner of Seventh Street and Chef Andre Rochat Place (APNs 139-34-710-030 through 033), R-3 (Medium Density Residential) Zone and R-3 (Medium Density Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 1 (Tarkanian).

Parent A/P # 15045
Project # 15596 Project/Phase Name MAZZARELLA BUILDING Phase #
Size/Area 0.64 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13934710031

Location

Owner/Tenant

Contact ID AC1100687 Name 408 S SEVENTH ST L L C Organization % E MAZZARELLA
Mailing Address 408 S SEVENTH ST State/Province NV
City LAS VEGAS Country ☐ Foreign
ZIP/PC 89101 Evening Phone
Day Phone Mobile #
Fax

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

410 S 7TH ST
LAS VEGAS, 89101-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13934710030
13934710031
13934710032
13934710033

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

City of Las Vegas

400 Stewart Ave

Las Vegas, NV 89101-2927

VAR Application

Report Date 08/02/2006 04:34 PM

Submitted By

Page 2

VARIANCE

Y Parent Project link required?

Final City Council letter received

Y Will this go to the City Council?

Annotated minutes received

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

Meeting Information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
08/24/2006	PC	SCHEDULED		0	0	0
FSOLIS	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
982110	SWANTON	STEPHEN	L	Planning x4714

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME,# WHO PICKED UP PERMIT eve mazzarella ck 2359 / tom combs / 792-7000	983657	08/02/2006 15:52		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

VAR-15596 - VARIANCE RELATED TO ZON-15045, VAR-15048 AND VAR-15049 - PUBLIC HEARING - APPLICANT: EVE MAZZARELLA - OWNER: 408 S SEVENTH ST, LLC - Request for a Variance TO ALLOW A FRONT YARD SETBACK OF 10 FEET WHERE 20 FEET IS THE MINIMUM SETBACK on 0.64 acres at the southwest corner of Seventh Street and Chef Andre Rochat Place (APNs 139-34-710-030 through 033), R-3 (Medium Density Residential) Zone and R-3 (Medium Density Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 3 (Reese).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

PLANNING COMMISSION: AUGUST 24, 2006

CITY COUNCIL: SEPTEMBER 20, 2006

PLANNING SUPERVISOR: JOHN KORKOSZ



PUBLIC HEARING

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:

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

VAR-15596

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>**

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-15596

APPLICANT: EVE MAZZARELLA - OWNER: 408 S SEVENTH ST, LLC - REQUEST FOR A VARIANCE TO ALLOW A FRONT YARD SETBACK OF 10 FEET WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED AND TO ALLOW A CORNER SIDE SETBACK OF SIX FEET WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED ON 0.64 ACRES AT THE SOUTHWEST CORNER OF SEVENTH STREET AND CHEF ANDRE ROCHAT PLACE (APNS 139-34-710-030 THROUGH 033), R-3 (MEDIUM DENSITY RESIDENTIAL) ZONE AND R-3 (MEDIUM DENSITY RESIDENTIAL) ZONE UNDER RESOLUTION OF INTENT TO P-R (PROFESSIONAL OFFICE AND PARKING) ZONE [PROPOSED: C-1 (LIMITED COMMERCIAL) ZONE], WARD 3 (REESE).

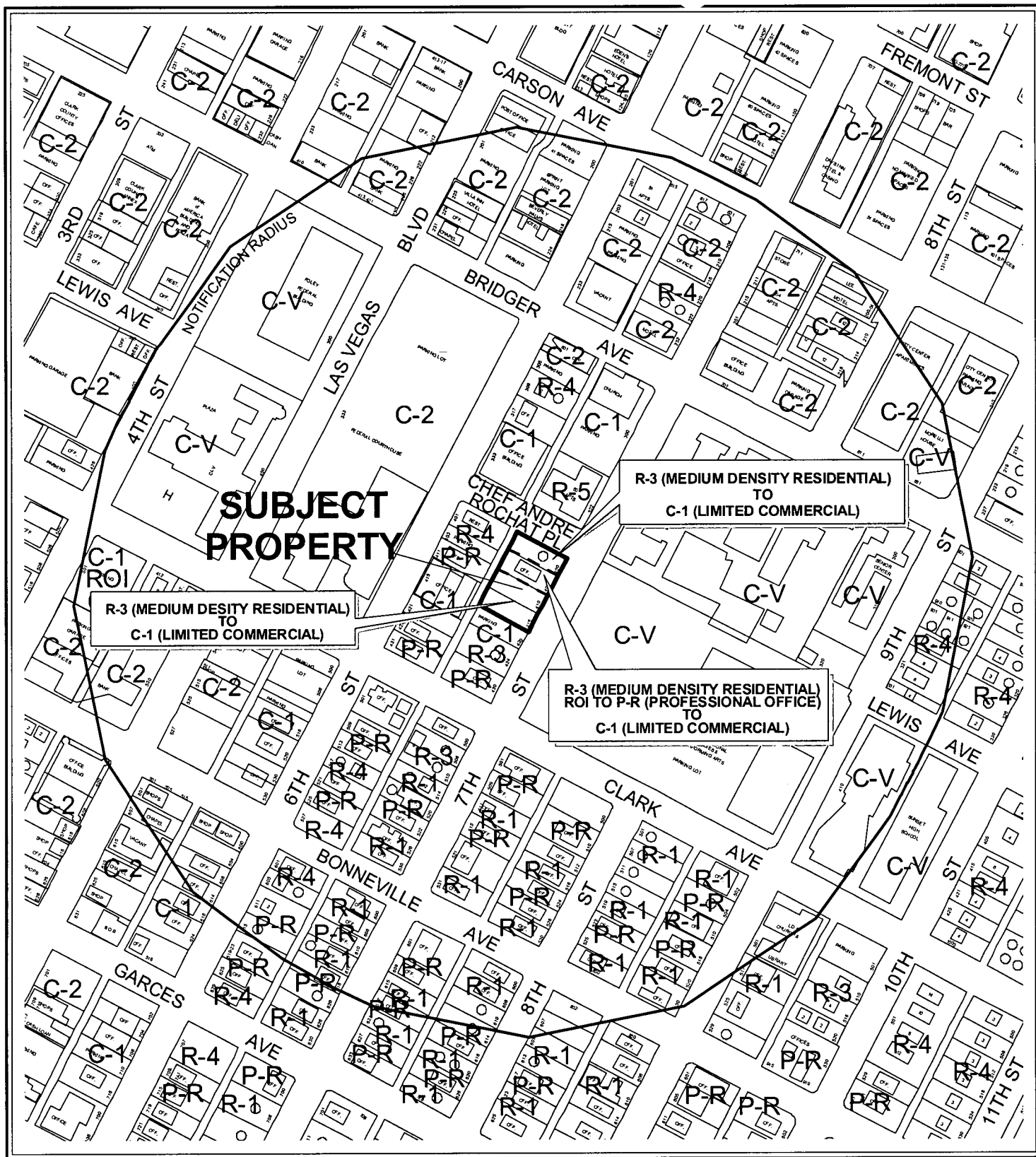
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

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>.



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

SEE LOCATION MAP ON REVERSE SIDE



0 200 400 Feet

CASE: VAR-15596

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-3 (MEDIUM DENSITY RESIDENTIAL) AND R-3 (MEDIUM DENSITY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO P-R (PROFESSIONAL OFFICE AND PARKING)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)



Affidavit of Sign Posting



Separator Sheet



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

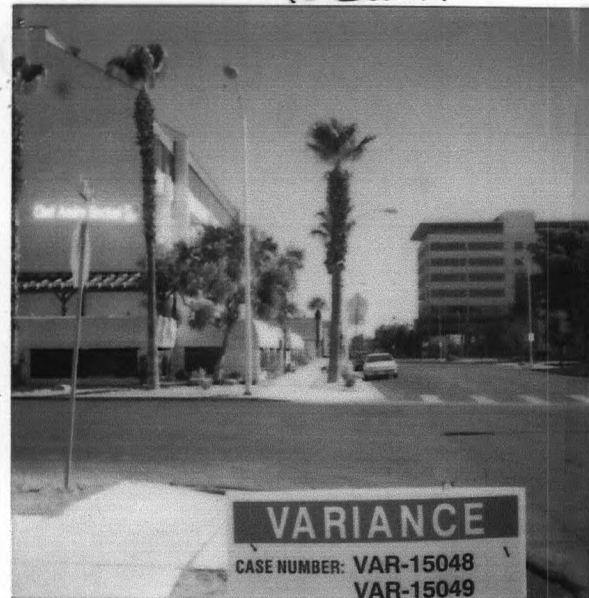


CASE NUMBER: VAR-15596

MEETING DATE: August 24, 2006

152

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 scheduled hearing.



[Signature]
Signature

8-8-6
Date

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.



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

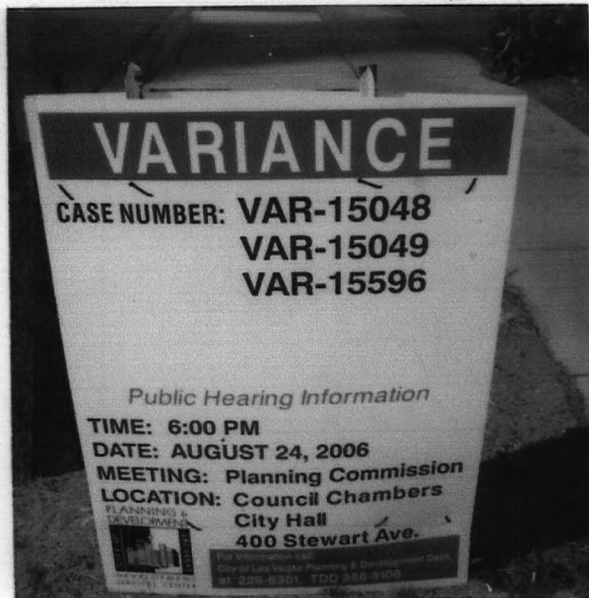


CASE NUMBER: VAR-15596

MEETING DATE: August 24, 2006

2 of 2

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 scheduled hearing.



7TH



[Signature]
Signature

8-8-6
Date

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.