

City Council Action Letter



Separator Sheet



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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov
18112-001-06-05
CLV 7009

August 3, 2005

Mr. Joe Boniffato
Oso Blanco, LLC
7811 West Charleston Boulevard, Suite #2-395
Las Vegas, Nevada 89117

RE: SDR-6402 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JUNE 15, 2005
Related to SUP-6401

Dear Mr. Boniffato:

The City Council at a regular meeting held June 15, 2005 APPROVED the request for a Site Development Plan Review FOR A 5,843 SQUARE FOOT TAVERN on 2.37 acres adjacent to the northwest corner of Iron Mountain Road and Oso Blanca Road (APN 125-06-002-006), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 16, 2005. This approval is subject to:

Planning and Development

1. Required one-year review to City Council for a status report.
2. All development shall be in conformance with the site plan and building elevations, date stamped 03/29/05 except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to indicate that the 6,750 square foot retail building, associated landscaping and parking is not a part of the subject site.
4. The landscape plan shall be revised to reflect a 15-foot landscape buffer along Iron Mountain Road. Additionally, twenty trees shall be added to the west property line or located throughout the site as required by the Commercial Development Standards, prior to the time the application is made for a building permit.
5. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
6. All City Code requirements and design standards of all City departments must be satisfied.

ROC-15629

7. The trash enclosures shall be fully enclosed and roofed using the same design theme as the principal structure on the site. The trash enclosure shall be reviewed administratively by staff.
8. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
9. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
10. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
11. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five gallon shrubs for each tree within provided planters.
12. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
13. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
14. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets except single-family residential development. Air conditioning units shall not be mounted on rooftops residential development.
15. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
16. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
17. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

ROC-15629

Public Works

18. Dedicate an additional 10 feet of right-of-way for a total of 80 feet of right-of-way for Oso Blanca Road, a minimum of 40 feet of right-of-way adjacent to this site for Iron Mountain Road and dedicate additional rights-of-way required by Standard Drawings #234.1 or #234.3 and #234.2 prior to the issuance of any permits for this site.
19. Dedicate the area needed for a radius meeting American Association of State Highway and Transportation Officials (AASHTO) criteria for a normal crowned street with a design velocity of 35 miles per hour (MPH) to allow Iron Mountain Road to curve near the southeast corner of the site into Oso Blanca Road at a ninety degree angle. Coordinate with the City of Las Vegas Traffic Engineering Section to determine dedication details for Iron Mountain Road to intersect Oso Blanca Road. Also coordinate with the City Engineer to determine dedication and Vacation requirements, if any, to accommodate the Mountain's Edge Parkway project adjacent to this site.
20. Coordinate with the Right of Way Section of the Department of Public Works to submit to the Bureau of Land Management for a BLM right of way grant across the parcel to the east for road, sewer and drainage easements as required to allow Iron Mountain Road to intersect Oso Blanca Road at a 90 degree angle.
21. Construct half-street improvements including appropriate overpaving, if legally able on Iron Mountain Road and construct full-street improvements on Oso Blanca Road adjacent to this 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. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
22. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
23. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
24. Extend oversized public sewer in Oso Blanca Road to the northern edge of this site and oversized public sewer in Iron Mountain Road to the western edge of this site to a location and depth as required by the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. 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.

RDC-15629

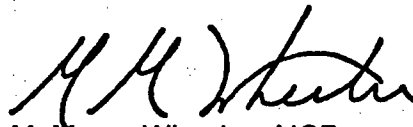
Mr. Joe Boniffato
SDR-6402 – Page Two
August 3, 2005

25. Landscape and maintain all unimproved rights of way adjacent to this site.
26. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to issuance of any permits or approval of construction drawings for this site.
27. 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, submittal of any construction drawings or the submittal of a Map subdividing this site, 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 City of Las Vegas Neighborhood Drainage Studies and 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 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, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Sincerely,



Yddleena Yturralde
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: See Attached List

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

Mr. Cris Ibaretta
Gerald Garapich, AIA, LLC
10 Commerce Center Drive
Henderson, Nevada 89014

REC-15629

Extraction List



Separator Sheet

13/9

C

PARCELS	198
LABELS	160

Report of All Selected Parcels**Case Number:** ROC-15629**Printed On:** Fri: August 4, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
ABUNDO RODOLFO E JR & MICHELE	9531 DIAMOND BRIDGE AVE LAS VEGAS NV	12508197022
ACACIA PROPERTIES L L C	%FOCUS COML GROUP 3455 CLIFF SHADOWS PKWY LAS VEGAS NV	12507797004
ACOSTA AZALEA	9472 MILKWEED CANYON AVE LAS VEGAS NV	12505497013
ADAMS FRANK C & MIMSY	8421 SPENCER CANYON ST LAS VEGAS NV	12507797001
AGUILAR MARIO D & KAREN M	1392 CARNEROS VALLEY ST CHULA VISTA CA	12507797003
AHERN CAROLYN L 1998 SEP PPTY TR	8621 SCARSDALE DR LAS VEGAS NV	12507712012
ALBERTO ELAINE C	25342 JOYCE PL STEVENSON RANCH CA	12601801013
ALEJO EVELYN Y & WILFREDO Y	9101 FOOTHILLS BLVD SUNLAND CA	12507711147
AMOROSO VAUGHN P & ELSA P	9460 MILKWEED CANYON AVE LAS VEGAS NV	12507712039
ANCHETA BARTOLOME & AIDA	207 ASHWOOD DR SUISUN CA	12507711008
ANDERSON RYAN & MICHELE	9213 STEELTREE ST LAS VEGAS NV	12601601016
ANDRES REGINA & GEORGE	2502 INEZ WY ANTIOCH CA	12507712007
ANOBILE MICHAEL J	9542 DIAMOND BRIDGE AVE LAS VEGAS NV	12507712005
APARO DAVID L & ANDREA	9457 DIAMOND BRIDGE AVE LAS VEGAS NV	12507711150
ASIAN DEVELOPMENT L L C	P O BOX 33292 LAS VEGAS NV	12505413007
BADILLO ANTONIO & L REV LIV TR	1067 GRIFFITH AVE LAS VEGAS NV	12505413008
BECKER ERNEST A JR & K C FAM TR	50 S JONES BLVD #100 LAS VEGAS NV	12507711003
BLACKBURN EASTON	2945 GENOVA CT HENDERSON NV	12507712008
BLANCO LUIS R	4900 WINTERBROOK AVE DUBLIN CA	12507711153
BOARDLEY HAROLD	9473 MILKWEED CANYON AVE LAS VEGAS NV	12506002008
BORIN MILA O	14806 DOTY AVE HAWTHORNE CA	12601702004
BOZONIER ANTHONY R JR & SANDRA	9468 GRANDVIEW SPRING AVE LAS VEGAS NV	12601701013
BROWN SAMUEL JR	P O BOX 570745 LAS VEGAS NV	12507711165
CACHAPER PATRICK	9507 MILKWEED CANYON AVE LAS VEGAS NV	12507712027
CAMACHO MARCIEL & NANCY	409 ALBERTO WY #7 LOS GATOS CA	12507711130
CAMACHO MARCIEL & NANCY	135 PUESTA DEL SOL LOS GATOS CA	12507711126
CAMACHO MARICEL J & NANCY	409 ALBERTO WY #7 LOS GATOS CA	12507711113
		12507712022
		12507711134
		12507711139
		12507711137
		12507712019

Report of All Selected Parcels**Case Number:** ROC-15629**Printed On:** Fri: August 4, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
CAMACHO SANFORD J & KAREN L	7661 BONNIEWOOD LN DUBLIN CA	12507711136
CARRANZA JUAN R & FRANCISCA	9507 DIAMOND BRIDGE AVE LAS VEGAS NV	12507711161
CASSELLS MARK GORDON	9508 HAVASU CANYON AVE LAS VEGAS NV	12507711064
CATRE JESUS L	9477 MILKWEED CANYON AVE LAS VEGAS NV	12507711131
CAVIGNEAUX DAVID B & VALERIE F	8433 SPENCER CANYON ST LAS VEGAS NV	12507712042
CHEHADE GEORGE J TRUST	P O BOX 750478 LAS VEGAS NV	12507711093
CIRIACO HILARIO G & LUNA	9482 DIAMOND BRIDGE AVE LAS VEGAS NV	12507711007
CONNELL JONROY	8468 WALKER GARDENS PL LAS VEGAS NV	12507711017
COUYOUMJIAN HARRY	2368 LASSEN WY TUSTIN CA	12507711102
D F B F LIVING TRUST	P O BOX 530155 HENDERSON NV	12507711094
DELROSARIO ARTHUR D & LORRAINE J	9604 CHALGROVE VILLAGE AVE LAS VEGAS NV	12507711111
EARLS JESSICA A & VICTORIA ANNE	9536 HAVASU CANYON AVE LAS VEGAS NV	12507712029
EBRAHIM FAIZA	9531 MILKWEED CANYON AVE LAS VEGAS NV	12507712021
ELHINDI SUMMER	2350 CLIPPER ST SAN MATEO CA	12507711095
FERLAND DANIEL E & ALICE B	9538 MILKWEED CANYON AVE LAS VEGAS NV	12507712015
FRAGOSO JOSE J	9465 DIAMOND BRIDGE AVE LAS VEGAS NV	12507711155
GAMBARDELLA JEANETTE	10047 PORTULA VALLEY ST LAS VEGAS NV	12507711104
GARBER TOMER & AKIVA	9481 MILKWEED CANYON AVE LAS VEGAS NV	12507711132
GARCIA QUENTON M	9514 GRANDVIEW SPRING AVE LAS VEGAS NV	12507711106
GARCIA STEVEN TROY	144 N ROSE BLOSSOM LN ANAHEIM CA	12507711116
GOCHMAN AARON & IDALI	22744 FESTIVIDAD DR VALENCIA CA	12507711143
GOMEZ RAFAEL FERNANDO	5826 VIRGINIA AVE LOS ANGELES CA	12507711151
GONZALEZ NANCY & HECTOR G	1556 BENT ARROW DR NO LAS VEGAS NV	12507711141
GONZALEZ-MARTELL MINERVA	10620 S HIGHLAND PKWY #110-491 LAS VEGAS NV	12507711011
HAMILTON KEVIN K & KELLI J	9534 MILKWEED CANYON AVE LAS VEGAS NV	12507712016
HEADRICK BRADLEY & TRINA	9144 DOANE AVE LAS VEGAS NV	12508124006
HENRIQUEZ SANDRA	5029 ECHO ST LOS ANGELES CA	12507712002
HENRIQUEZ WALTER	9503 GRANDVIEW SPRING AVE LAS VEGAS NV	12507711097
HERMOSURA RODRIGO C & EMMA L	9816 PESEO CRESTA LAS VEGAS NV	12507711133
HERNANDEZ MARLON	9461 MILKWEED CANYON AVE LAS VEGAS NV	12507711127
HILDERBRANDT NANITA	23522 BROADWELL AVE TORRANCE CA	12507712024
HSU CHRISTA	9454 DIAMOND BRIDGE AVE LAS VEGAS NV	12507711014

Report of All Selected Parcels**Case Number:** ROC-15629**Printed On:** Fri: August 4, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
ICHIKAWA RODNEY T	9145 NICKLEWOOD AVE LAS VEGAS NV	12505413006
IRONWOOD PROPERTIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601801017
JABIER CARLOS & ARABELLA	6541 GOSSAMER FOG AVE LAS VEGAS NV	12507711100
JAVIER AQUILINO B	17501 CLOVERVIEW DR TINLEY PARK IL	12507711009
JIMENEZ RAY & MARGARET	138 VIA PASITO VENTURA CA	12507711145
JURADO ANNA B	2217 VIA CAMILLE MONTEBELLO CA	12507711146
KENNEDY MIKAEL J & MICHELLE	9470 DIAMOND BRIDGE AVE LAS VEGAS NV	12507711010
KHALIL GEORGE	5640 SHUTTLE CT LAS VEGAS NV	12507711128
KOENIG TANYA	5902 MONTEREY #306 LOS ANGELES CA	12507711115
KOENIG TANYA & EDDIE SAMUEL	5902 MONTEREY RD #306 LOS ANGELES CA	12507712003
KOPESA HOLDINGS L L C	4013 VILLA FLORA ST LAS VEGAS NV	12507711062
KYLE ACQUISITION GROUP L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12612000001
KYLE ACQUISITION GROUP L L C	3455 CLIFF SHADOWS PKWY #110 LAS VEGAS NV	12507101001
KYLE ACQUISITION GROUP L L C	3455 CLIFF SHADOWS PKWY #110 LAS VEGAS NV	12507101002
KYLE ACQUISITION GROUP L L C	3455 CLIFF SHADOWS PKWY #110 LAS VEGAS NV	12507501001
KYLE ACQUISITION GROUP L L C	3455 CLIFF SHADOWS PKWY #110 LAS VEGAS NV	12507201002
KYLE ACQUISITION GROUP L L C	3455 CLIFF SHADOWS PKWY #110 LAS VEGAS NV	12507602001
KYLE ACQUISITION GROUP L L C	3455 CLIFF SHADOWS PKWY #110 LAS VEGAS NV	12507301001
KYLE ACQUISITION GROUP L L C	3455 CLIFF SHADOWS PKWY #110 LAS VEGAS NV	12507301002
KYLE ACQUISITION GROUP L L C	3455 CLIFF SHADOWS PKWY #110 LAS VEGAS NV	12507201001
KYLE ACQUISITION GROUP L L C	3455 CLIFF SHADOWS PKWY #110 LAS VEGAS NV	12506002001
KYLE ACQUISITION GROUP L L C	3455 CLIFF SHADOWS PKWY #110 LAS VEGAS NV	12507602002
KYLE ACQUISITION GROUP L L C	3455 CLIFF SHADOWS PKWY #110 LAS VEGAS NV	12506002002
KYLE ACQUISITION GROUP L L C	3455 CLIFF SHADOWS PKWY #110 LAS VEGAS NV	12506001001
KYLE ACQUISITION GROUP L L C	3455 CLIFF SHADOWS PKWY #110 LAS VEGAS NV	12506002007
KYLE ACQUISITION GROUP L L C	3455 CLIFF SHADOWS PKWY #110 LAS VEGAS NV	12506002009
KYLE ACQUISITION GROUP L L C	3455 CLIFF SHADOWS PKWY #110 LAS VEGAS NV	12506002003
KYLE CANYON GATEWAY CENTER L L C	7935 W SAHARA AVE #103 LAS VEGAS NV	12506002006
KYLE COMMERCIAL L P	3225-B S RAINBOW BLVD #206 LAS VEGAS NV	12601801007
KYLE COMMERCIAL L P	3225-B SOUTH RAINBOW BLVD #206 LAS VEGAS NV	12601801008
LADWIG MATTHEW	9473 DIAMOND BRIDGE AVE LAS VEGAS NV	12507711157
LAY JOSHUA D	6225 HAWTHORN WOODS LAS VEGAS NV	12507711018

Report of All Selected Parcels**Case Number:** ROC-15629**Printed On:** Fri: August 4, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
LEGASPI RENATO A & AMELIA D	366 BRIDGECREEK WY HAYWARD CA	12507711107
LINDSEY LANCE & DEBORA	902 CAMINO REAL #203 REDONDO BEACH CA	12507711117
LOPEZ ANDREW	73 DUTCH COLONY LAS VEGAS NV	12507712030
LOPEZ FAMILY TRUST	4636 ELM AVE LAS VEGAS NV	12507711109
LOPEZ YANYL	9519 DIAMOND BRIDGE LAS VEGAS NV	12507711164
LUND EARLENE	3015 WEDEKIND RD SPARKS NV	12601702009
MARTINEZ CYNTHIA	9526 DIAMOND BRIDGE AVE LAS VEGAS NV	12507711001
MARTINEZ PEDRO I	9520 HAVASU CANYON AVE LAS VEGAS NV	12507711061
MATISON JEANETTE	9530 DIAMOND BRIDGE AVE LAS VEGAS NV	12507712011
MCGOUGH GIA	9458 DIAMOND BRIDGE AVE LAS VEGAS NV	12507711013
MEDINA RADLEY & KIMBERLY	9515 DIAMOND BRIDGE AVE LAS VEGAS NV	12507711163
MEEHAN DAVID H	%M WADSWORTH 1601 E CARSON LAS VEGAS NV	12601601015
MEGDAL JEROME FAMILY L P ETAL	%P MEGDAL 1875 CENTURY PARK EAST #1840 LOS ANGELES CA	12601702005
MEGDAL JEROME FAMILY L P ETAL	%P MEGDAL 1875 CENTURY PARK EAST #1840 LOS ANGELES CA	12601701012
MEGDAL JEROME FAMILY L P ETAL	%P MEGDAL 1875 CENTURY PARK EAST #1840 LOS ANGELES CA	12601701011
MEGDAL JEROME FAMILY L P ETAL	%P MEGDAL 1875 CENTURY PARK EAST #1840 LOS ANGELES CA	12601702006
MEGDAL JEROME FAMILY L P ETAL	%P MEGDAL 1875 CENTURY PARK EAST #1840 LOS ANGELES CA	12601801004
MINELLI FRED & LOTUS	1835 GREEN RIDGE DR CARROLLTON TX	12507711154
MONTOYA ANTHONY J	9510 MILKWEED CANYON AVE LAS VEGAS NV	12507711142
MORA JOSE LUIS	9464 GRANDVIEW AVE LAS VEGAS NV	12507711114
MULKEY II L P	%D MULKEY 2860 AUGUSTA DR LAS VEGAS NV	12506002004
N M G CAPITAL PARTNERS I L L C	2970 W SAHARA AVE #100 LAS VEGAS NV	12507701002
NGO DOAN	12442 MORRIE LN GARDEN GROVE CA	12507711123
NGUYEN KIM H	9477 DIAMOND BRIDGE AVE LAS VEGAS NV	12507711158
ODU IJEOMA & NKECHI	3701 OVERLAND AVE #D-134 LOS ANGELES CA	12507711129
OLDENDORFF ALFRED	9511 DIAMOND BRIDGE AVE LAS VEGAS NV	12507711162
OSBORNE MICHELLE E	9441 MILKWEED CANYON AVE LAS VEGAS NV	12507711122
PAGADUAN PACITA C	9464 MILKWEED CANYON AVE LAS VEGAS NV	12507711149
PANTALEO SALVATORE J	4434 PEACEFUL HARBOR LAS VEGAS NV	12507711020
PATTERSON LAMAR	9502 MILKWEED CANYON AVE LAS VEGAS NV	12507711144
PETERSON S & A 1997 TRUST ETAL	3659 MOONCREST CIR LAS VEGAS NV	12601801009
POWELL JERINALD & CHARMAINE	9514 DIAMOND BRIDGE AVE LAS VEGAS NV	12507711004

Report of All Selected Parcels**Case Number:** ROC-15629**Printed On:** Fri: August 4, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
PRICE CLAYTON & CYTHA	7100 PIRATES COVE #1013 LAS VEGAS NV	12601801006
PRICE CLAYTON T & CYTHA	7100 PIRATES COVE #1013 LAS VEGAS NV	12601801005
RAMIREZ ALEX MARCIAL	14015 ORIZAGA AVE #4 PARAMOUNT CA	12507711166
RAMSEY PAMELA	8449 SPENCER CANYON ST LAS VEGAS NV	12507712001
RANARIO CHAD KIMO	9506 GRANDVIEW SPRINGS AVE LAS VEGAS NV	12507711108
RANCHO WAY L L C	1000 BRISTOL ST N #17105 NEWPORT BEACH CA	12506002005
REQUILMAN HELEN C & MAURO R	800 S WELLS #1213 CHICAGO IL	12507711156
REYNOSO THEODORE P	11939 MIRO CIR SAN DIEGO CA	12507711099
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV	12507712044
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV	12507711152
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV	12507711015
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV	12507711121
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV	12507712043
RITCHIE JONATHAN J & ELIZA JANE	9468 MILKWEED CANYON AVE LAS VEGAS NV	12507711148
ROBINSON CYNTHIA M	1340 TORINGTON DR LAS VEGAS NV	12507711012
RODRIGUEZ MANUEL M JR	3129 GLANCY DR SAN DIEGO CA	12507712026
RODRIGUEZ RAMON & SUSAN	1390 CLYDESDALE BATTLE MOUNTAIN NV	12507711005
ROOHANI KHUSROW FAMILY TRUST	3305 SPRING MOUNTAIN RD #51 LAS VEGAS NV	12601801003
RUSSO JOHN	9453 MILKWEED CANYON AVE LAS VEGAS NV	12507711125
RYAN JOHN	9506 DIAMOND BRIDGE AVE LAS VEGAS NV	12507711006
SAGEBRUSH CANTINA L L C	5275 S DURANGO DR LAS VEGAS NV	12601702007
SAGEBRUSH CANTINA L L C	5275 S DURANGO DR LAS VEGAS NV	12601702008
SANDOVAL CESAR	8425 SPENCER CANYON ST LAS VEGAS NV	12507712040
SANDOVAL VIDAL	7420 LINDSEY LN SPARKS NV	12507711160
SCHELIN DUSTIN & JANELLE	9480 GRANDVIEW SPRING AVE LAS VEGAS NV	12507711110
SCHURLEY LAURA	8429 SPENCER CANYON ST LAS VEGAS NV	12507712041
SHAIEB JAMES STEVEN	9539 DIAMOND BRIDGE AVE LAS VEGAS NV	12507712014
SHARIATI GUILTY	7332 MARBLE LAKE ST #103 LAS VEGAS NV	12507711105
SHIAH NICHOLAS J	9518 MILKWEED CANYON AVE LAS VEGAS NV	12507711140
SMITH ADAM M & JOANNA J	9449 MILKWEED CANYON AVE LAS VEGAS NV	12507711124
SOLLECITO SUSAN	13673 TIERRA SPUR SALINAS CA	12507712023
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601701005

Report of All Selected Parcels**Case Number:** ROC-15629**Printed On:** Fri: August 4, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601701006
SOUTHWEST DESERT EQUITIES L L C	%FOCUS COML GROUP 3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601701007
SOUTHWEST DESERT EQUITIES L L C	%K HERMANSON 3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601801018
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601801016
SOUTHWEST DESERT EQUITIES L L C	%FOCUS COML GROUP 3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601701008
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601801014
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601601014
SPURGEON DAREN	9512 HAVASU CANYON AVE LAS VEGAS NV	12507711063
SUNDELL PETER & HEIDI	9531 GRANDVIEW SPRING AVE LAS VEGAS NV	12507712025
SUPOLA ZOLTAN G	9628 RANCHO PALMAS DR LAS VEGAS NV	12507711096
TARLETON ANNA	P OBOX 22732 SACRAMENTO CA	12507711159
TATAJE YNES	9527 MILKWEED CANYON AVE LAS VEGAS NV	12507712020
TAXPAYER	LAS VEGAS NV	12507712010
TEGENGE TILAHUN C	9540 HAVASU CANYON AVE LAS VEGAS NV	12507712028
THOMSON KENT G	9472 GRANDVIEW SPRING AVE LAS VEGAS NV	12507711112
TORRES TOLENTINO	7378 PREEN ST NO LAS VEGAS NV	12507711019
TRAN KHAM J	8472 WALKER GARDENS PL LAS VEGAS NV	12507711016
TRUJILLO RAMON & LYNETTE R	9522 DIAMOND BRIDGE AVE LAS VEGAS NV	12507711002
TSOLIS KONSTANTINOS C	5578 ROLLINS ST LAS VEGAS NV	12507711118
UCROS RAFAEL & SANDY	15527 FAIRFORD AVE NORWALK CA	12507711101
USA	WASHINGTON DC	12601502005
USA	WASHINGTON DC	12507601003
USA	%CITY CLERK 400 E STEWART AVE LAS VEGAS NV	12507501004
USA	WASHINGTON DC	12601801015
USA	WASHINGTON DC	12601801002
USA	WASHINGTON DC	12507501003
USA	WASHINGTON DC	12601801019
UY MARCELITO T	13044 PORTOLA WY SYLMAR CA	12507712006
VALIENTE GARRY & CHRISTINE	4524 HAVASU CANYON AVE LAS VEGAS NV	12507711060
VAN PELT ASHLEY	9535 DIAMOND BRIDGE AVE LAS VEGAS NV	12507712013
VASQUEZ ESPIRITU	7153 CLEARWATER AVE LAS VEGAS NV	12507712031
VERGARA ANALYN	12206 CANYON HILL AVE SYLMAR CA	12507712018

Report of All Selected Parcels

Case Number: ROC-15629

Printed On: Fri: August 4, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
VERGEDEDIOS EMILY & MARJORIE B	19348 LUDLOW ST NORTHRIDGE CA	12507712017
W W CENTENNIAL HILLS L L C	%PTA - EX #999 6600 W CHARLESTON BLVD #120 LAS VEGAS NV	12507601005
WANPAKDEE MONTREE	9538 DIAMOND BRIDGE AVE LAS VEGAS NV	12507712009
WELLS BRYAN W	9511 MILKWEED CANYON LAS VEGAS NV	12507711135
WHEELER DUSTIN L	8461 SPENCER CANYON ST LAS VEGAS NV	12507712004
ZEID ANIS G ABI	28349 BRUNING ST MURRIETA CA	12507711098

Project Checklist



Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required				
YES	NO			
APPLICATION				
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)		
☒	☐	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): \$300 \$300 \$ Total = \$ 600.00		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
SITE PLAN Folded Plans: <u>7</u> Rolled/Colored Plans: <u>7</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> 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>7</u> Rolled/Colored Plans: <u>7</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>7</u> Rolled/Colored Plans: <u>7</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>7</u> Rolled Plans: <u>7</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		

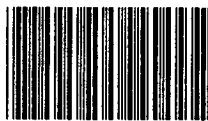
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: Kyle Canyon Gateway Center LLC Application Type: ACC and #3 Condition #2 for SDR-162

APN: 125-06-002-008 Location: 9213 050th Ave.

Planner: Ben S. Pre-App Meeting Date: 8/3/06 Earliest PC Date: 9/6/06

Refund



REFUND

Separator Sheet



City of Las Vegas Claim for Refund

**Refund to be issued to:**

Kyle Canyon Gateway Center L L C
7935 W Sahara Ave #103
Las Vegas, NV 89117-7909
(702)242-5615 x

Transaction Date: August 17, 2006 3:15 pm

ROC-15629

NOTIFICATION & ADVERTISING FEE

AUTHORIZED BY: DRANKIN

Refund Amount

\$ 300.00

ROC-15629

PROCESSING FEE

AUTHORIZED BY: DRANKIN

Refund Amount

\$ 300.00

Refund Total: \$ 600.00

Reason for refund: APPLICATION CANNOT BE HEARD. PER DOUG RANKIN. FEE
REFUNDED.

Claimant Signature

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**Credit Memo****Report Date** 08/17/2006 03:18 PM**Submitted By**

Page 1

Trn #	71968	Trn Date	08/17/2006 15:17	Template Type	PRJ	A/P #	15629
Customer	KYLE CANYON GATEWAY CENTER L L C						
Address	7935 W SAHARA AVE #103						
	LAS VEGAS NV 89117-7909						

Refunded Fees
Item

Amount

Overpayment

600.00

Total Amount

600.00

Total Amount Due

600.00

CREDIT MEMO

CITY of LAS VEGAS CLAIM FOR REFUND

08/17/06
Date

TO: Finance and Business Services, Accounts Payable

Please issue warrant to:

Kyle Canyon Gateway Center LLC
Name

7935 W. Sahara, Ste #103
Address

Las Vegas, NV 89117
City, State, Zip Code

In the amount of

\$ 600--

For the following:

NO GR#

Document # (i.e., GR#, Business License #, Permit #)

08/17/06
Date

\$ 600--

Amount

ROC-15629
For

Deposited by

Reason for refund: Application cannot be heard.

Per Doug Rankin

Claimant Signature

I certify this demand is true and correct; is unpaid and due the claimant.

[Signature]
Authorized by

Planning Manager
Title

007301261	00E22000000000	ACT/WA	AMOUNT
007301270	00E22000000000		\$300--
			\$300--

Hansen Refund Account #:
100000.00000.160870.000000.000.000

Nora Lares

From: Doug Rankin
Sent: Wednesday, August 16, 2006 1:55 PM
To: Nora Lares
Subject: ROC-15629 Refund

Follow Up Flag: Follow up
Flag Status: Green

Please refund ROC-15629 as the application can not be heard.

Deed



Separator Sheet

KYLE CANYON GATEWAY CENTER, LLC

Business Entity Information			
Status:	Active	File Date:	7/28/2005 4:00:28 PM
Type:	Domestic Limited-Liability Company	Corp Number:	E0490462005-5
Qualifying State:	NV	List of Officers Due:	7/31/2007
Managed By:	Managers	Expiration Date:	

Resident Agent Information			
Name:	JOSEPH BONIFATTO	Address 1:	9811 W CHARLESTON #2-395
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89117
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers				☐ Include Inactive Officers	
Manager - BP MANAGEMENT LLC					
Address 1:	9811 W. CHARLESTON # 2-395	Address 2:			
City:	LAS VEGAS	State:	NV		
Zip Code:	89117	Country:			
Status:	Active	Email:			
Manager - PLH HOLDINGS LLC					
Address 1:	9811 W. CHARLESTON # 2-395	Address 2:			
City:	LAS VEGAS	State:	NV		
Zip Code:	89117	Country:			
Status:	Active	Email:			

Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	20050293600-77	# of Pages:	1
File Date:	07/28/2005	Effective Date:	
FILED,REG MAIL,EXPEDITE,072905JMV			
Action Type:	Initial List		
Document Number:	20050293601-88	# of Pages:	1
File Date:	07/28/2005	Effective Date:	
LIST 2005-2006-1FS,REG MAIL,EXPEDITE,072905JMV			
Action Type:	Amended List		
Document Number:	20050451431-85	# of Pages:	1
File Date:	10/03/2005	Effective Date:	
(No Notes for this action)			
Action Type:	Resident Agent Change		
Document Number:	20050465653-56	# of Pages:	1
File Date:	10/03/2005	Effective Date:	

RAC FILED 101805JMV			
Action Type:	Annual List		
Document Number:	20060423689-10	# of Pages:	1
File Date:	06/30/2006	Effective Date:	
(No Notes for this action)			
Action Type:	Amended List		
Document Number:	20060490741-73	# of Pages:	1
File Date:	07/31/2006	Effective Date:	
(No Notes for this action)			

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ROC-15629 APN: 125-06-002-006

Name of Property Owner: Kyle Canyon Gateway Center LLC

Name of Applicant: Same as Owner (Joseph Bonifatto)

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): _____

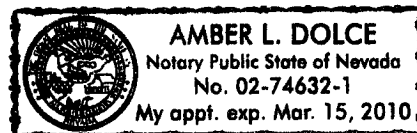
APN: _____

Signature of Property Owner: _____

Print Name: JOSEPH BONIFATTO / MANAGER MEMBER

Subscribed and sworn before me

This 3rd day of August, 2006
Amber L. Dolce
Notary Public in and for said County and State



Justification Letter



Separator Sheet



July 28, 2006

City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, Nevada 89101

CIVIL

STRUCTURAL

MECHANICAL

ELECTRICAL

PLUMBING

SURVEYING

LEED

Dear Sirs/Madams:

Please accept this letter from Wright Engineers on behalf of our client, Kyle Canyon Gateway Center LLC, as the justification for a request for a Review of Condition related to approved Site Development Plan Review SDR-6402. This site plan was approved by Las Vegas City Council on June 15, 2005. There are two conditions affected by this request.

Firstly, condition #2 references a site plan date stamped as 03/29/05. We have made revisions, not to the design of the site, but to the title block information to correct the floor space calculations relative to the parking requirements. The tavern should be noted as containing 2,160 square feet of seating area, not 893 square feet, with appropriate changes to the parking calculations. The project still meets code requirements for parking and conforms to the previously submitted floor plan. No design changes have been made to the project. We would ask to submit the corrected site plan as part of this application and request that condition #2 be amended to reflect the date stamp that will be used for the corrected site plan.

Secondly, we request deletion of condition #3. This condition appears to require that the proposed retail building not be considered as part of the site plan application. Obviously, this is not our intent, as the 6,750 square-foot retail building is one of two proposed structures on the previously approved site plan and forms an integral component of the development.

Thank you for your consideration.

Sincerely,

Gary Leobold, AICP
Director of Planning

7425 Peak Drive
Las Vegas, NV 89128
(p) 702.933.7000
(f) 702.933.7001
800.933.7611
wrightengineers.com

RDC-15629

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Review of Condition
 Project Address (Location) 9213 Oso Blanca Road
 Project Name Tavern at Kyle Canyon Proposed Use Tavern/Retail
 Assessor's Parcel #(s) 125-06-002-006 Ward # 6
 General Plan: existing PCD proposed -- Zoning: existing C-1 proposed --
 Commercial Square Footage 12,593 s.f. Floor Area Ratio 0.12
 Gross Acres 2.37 Lots/Units -- Density --
 Additional Information Amend condition #2 and delete condition #3 for SDR-6402

PROPERTY OWNER Kyle Canyon Gateway Center LLC Contact Joseph Bonifatto
 Address 7935 W. Sahara, Suite #103 Phone: 242-5615 Fax: 920-8282
 City Las Vegas State Nevada Zip 89117

APPLICANT Same as owner Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

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

FOR DEPARTMENT USE ONLY

Property Owner Signature* [Signature]

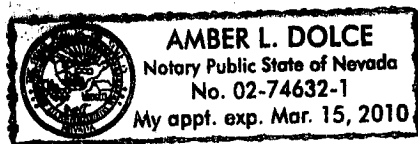
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name JOSEPH BONIFATTO / MANAETANO MEMBER

Subscribed and sworn before me

This 3rd day of August, 2006.

Amber L. Dolce
Amber L. Dolce
 Notary Public in and for said County and State



Case #	<u>ROC-15629</u>
Meeting Date:	<u>9-6-06</u>
Total Fee:	<u>600</u>
Date Received:*	<u>8-3-06</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

ROC Application

9/6 CC

Report Date 08/03/2006 04:49 PM

Submitted By

Page 1

A/P # 15629 REVIEW OF CONDITION

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	08/03/2006 14:03	982786	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	☒ Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

ROC-15629 - REVIEW OF CONDITION - PUBLIC HEARING - Request for a Review of Condition Numbers 2 and 3 of an approved Site Development Plan Review (SDR-6402) TO AMEND THE DATE STAMP TO 08/03/06 AND TO REMOVE CONDITION NUMBER 3 for an approved tavern on 2.37 acres at 9213 Oso Blanca Road (APN 125-06-002-006), C-1 (Limited Commercial), Ward 6 (Ross).

Parent A/P #	6402	Project/Phase Name	REVIEW OF CONDITION NUMBER 2 T	Phase #	
Project #	15629	Size Description		Subdivision Code	
Size/Area	0.00	Proposed Stop		% Completed	0.00
Proposed Start					
% Complete Formula					

Property/Site Information

Parcel 12506002006

Location

Owner/Tenant

Contact ID AC1205373	Name	KYLE CANYON GATEWAY CENTER L L C	
Mailing Address 7935 W SAHARA AVE #103	Organization		
City LAS VEGAS	State/Province NV		
ZIP/PC 89117-7909	Country		☐ Foreign
Day Phone (702)242-5615 x	Evening Phone		
Fax (702)920-8282	Mobile #		

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

9213 OSO BLANCA RD
LAS VEGAS, 89166-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12506002006

Applicants/Contacts

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**ROC Application****Report Date** 08/03/2006 04:49 PM**Submitted By**

Page 2

Applicants/Contacts

Primary Y **Capacity** OWNER **Contact ID** AC1205373 ☐ **Foreign**

Effective **Expire**

Name KYLE CANYON GATEWAY CENTER L L C

Day Phone (702)242-5615 x **Eve Phone** **Organization**

Pager **PIN #** **Position**

Fax (702)920-8282 **Mobile** **Profession**

E-Mail

Address 7935 W SAHARA AVE #103
LAS VEGAS, NV 89117-7909

Seasonal Addr

Valid From **To**

Comments
Joseph Bonifatto 242-5615

Contractors

No Contractors

Activity Review Details

Detail SUBMITTAL CHECKLIST (ROC) **Modified By** DDONLEY **Modified Date/Time** 08/03/2006 14:00

Comments
No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Application/Petition Form	Y Floor Plan (1 Folded, 1 Rolled)
Y Justification Letter	Y Laser Print Site Plan
Y Site Plan (17 Folded Blue Lines, 1 Rolled Color)	Y Laser Print Floor Plan
N Landscape Plan	Y Laser Print Elevation
N Building Elevations (1 Folded, 1 Rolled Colored)	Y Statement of Financial Interest
Y Copy of Approval Letter	

REVIEW OF CONDITION

Will this go to City Council? **Will this go DIRECTLY to City Council?** **Final City Council letter received**

Parent Application Type SDR **Annotated minutes received**

Parent Project # 6402 **Is there a condition of approval for a Required Review?**

Hearing Type **If yes, when does it need to be reviewed?**

Public, Non-Public, Admin PUBLIC

Meeting Information

Meeting Information		Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Comments	Add Date	Modified By	Modified Date		
09/06/2006		CC	SCHEDULED			
DDONLEY		08/03/2006		0	0	0

Report Date 08/03/2006 04:49 PM

Submitted By

Page 3

Meeting Information

Meeting Date	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Comments	Add Date	Modified By	Modified Date		
Added By					

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	Description	Entered By	Start	Stop	Hours
Comments					

PAYMNT	CK NAME,# WHO PICKED UP PERMIT gary leobold / kyle canyon gateway ck 1019 / 933-7000	983657	08/03/2006 14:12		0.00
--------	---	--------	------------------	--	------

Z-SUBC	REASON ALL ITEMS NOT SUBMITTED Landscape and Building plans not needed per Ben S.		08/03/2006 14:07		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

ROC-15629 - REVIEW OF CONDITION - PUBLIC HEARING - Request for a Review of Condition Numbers 2 and 3 of an approved Site Development Plan Review (SDR-6402) TO AMEND THE DATE STAMP TO 08/03/06 AND TO REMOVE CONDITION NUMBER 3 for an approved tavern on 2.37 acres at 9213 Oso Blanca Road (APN 125-06-002-006), C-1 (Limited Commercial), Ward 6 (Ross).

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

CITY COUNCIL MEETING: SEPTEMBER 9, 2006

PUBLIC HEARING: YES

CASE PLANNER: BEN STICKA

Comments Due: AUGUST 15, 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

ROC-15629

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/ 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>**

ROC
08/08/2006