

# City Council Action Letter

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CITY COUNCIL ACTION LETTER

Separator Sheet

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April 21, 2006

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

LARRY BROWN  
LAWRENCE WEEKLY  
STEVE WOLFSON  
LOIS TARKANIAN  
STEVEN D. ROSS

DOUGLAS A. SELBY  
CITY MANAGER

Mr. Demetrius McWhorter  
Big Mama's Rib Shack  
2230 West Bonanza Road  
Las Vegas, Nevada 89106

RE: VAR-11712 – VARIANCE  
CITY COUNCIL MEETING OF APRIL 19, 2006  
RELATED TO VAR-11714 AND SDR-11707

Dear Mr. McWhorter:

The City Council at a regular meeting held April 19, 2006 APPROVED the request for a Variance TO ALLOW 400 PARKING SPACES WHERE 493 PARKING SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR A PROPOSED MIXED-USE DEVELOPMENT on 1.88 acres at 2228 and 2230 West Bonanza Road; and 704, 706, 708, and 710 Dike Lane (APNs 139-29-704-019 through 025), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 20, 2006. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-11707) and Variance (VAR-11714).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.

Sincerely,

A handwritten signature in cursive script that reads "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](http://www.lasvegasnevada.gov)

18112-001-06-05  
CLV 7009



Mr. Demetrius McWhorter  
VAR-11712 – Page Two  
April 21, 2006

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

Ms. Kristen Neuman  
APTUS Architecture  
1200 South Fourth Street, Suite #206  
Las Vegas, Nevada 89104

Mr. Demetrius McWhorter  
9054 Barium Rock Avenue  
Las Vegas, Nevada 89143

Mr. Demetrius McWhorter  
Mr. Jeff Jordan  
Rosebud Development  
710 Dike Lane  
Las Vegas, Nevada 89016

# Action Letter

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ACTION LETTER

Separator Sheet

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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

March 24, 2006

Mr. Demetrius McWhorter  
Big Mama's Rib Shack  
2230 West Bonanza Road  
Las Vegas, Nevada 89106

**RE: VAR-11712 - VARIANCE**

Dear Mr. McWhorter:

Your request for a Variance TO ALLOW 400 PARKING SPACES WHERE 493 PARKING SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR A PROPOSED MIXED-USE DEVELOPMENT on 1.88 acres at 2228 and 2230 West Bonanza Road; and 704, 706, 708, and 710 Dike Lane (APNs 139-29-704-019 through 025), C-1 (Limited Commercial) Zone, Ward 5 (Weekly), was considered by the Planning Commission on March 23, 2006.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

**Planning and Development**

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-11707) and Variance (VAR-11714).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.

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

VOICE 702.229.6011

TTY 702.386.9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

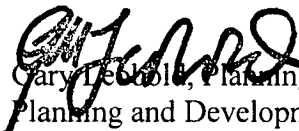
18112-001-06-05  
CLV 7009



Mr. Demetrius McWhorter  
VAR-11712 - Page Two  
March 24, 2006

This item will be considered by the City Council on *April 19, 2006*, 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,

  
Gary Lech, Planning Supervisor  
Planning and Development Department  
Current Planning Division

GL:clb

cc: Ms. Kristen Neuman  
APTUS Architecture  
1200 South Fourth Street, Suite #206  
Las Vegas, Nevada 89104

Mr. Demetrius McWhorter  
9054 Barium Rock Avenue  
Las Vegas, Nevada 89143

Mr. Demetrius McWhorter  
Mr. Jeff Jordan  
Rosebud Development  
710 Dike Lane  
Las Vegas, Nevada 89106

# Applicant Letter

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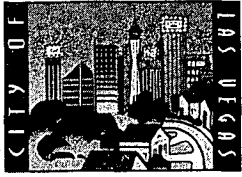


APPLICANT LETTER

Separator Sheet

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# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street  
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

March 10, 2006

Mr. Demetrius McWhorter  
Big Mama's Rib Shack  
2230 West Bonanza Road  
Las Vegas, Nevada 89106

**RE: VAR-11712 - VARIANCE**

Dear Mr. McWhorter:

Please be advised the City Planning Commission at its regular meeting on **March 23, 2006** has 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,

  
Gary Leobold, Planning Supervisor  
Planning and Development Department  
Current Planning Division

GL:clb

cc: Ms. Kristen Neuman  
APTUS Architecture  
1200 South Fourth Street, Suite #206  
Las Vegas, Nevada 89104

Mr. Demetrius McWhorter  
Mr. Jeff Jordan  
Rosebud Development  
710 Dike Lane  
Las Vegas, Nevada 89106

Mr. Demetrius McWhorter  
9054 Barium Rock Avenue  
Las Vegas, Nevada 89143

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



# Public Hearing Notice

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Separator Sheet

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# NOTICE OF PUBLIC HEARING

## VARIANCE

MEETING: PLANNING COMMISSION  
DATE: MARCH 23, 2006  
TIME: 6:00 P.M.  
LOCATION: CITY COUNCIL CHAMBERS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA

## VAR-11712

APPLICANT: ROSE BUD DEVELOPMENT, LLC - OWNER: BIG MAMA'S COOKING OR KITCHEN, INC., ET AL - REQUEST FOR A VARIANCE TO ALLOW 400 PARKING SPACES WHERE 493 PARKING SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR A PROPOSED MIXED-USE DEVELOPMENT ON 1.88 ACRES AT 2228 AND 2230 WEST BONANZA ROAD; AND 704, 706, 708, AND 710 DIKE LANE (APNS 139-29-704-019 THROUGH 025), C-1 (LIMITED COMMERCIAL) ZONE, WARD 5 (WEEKLY).

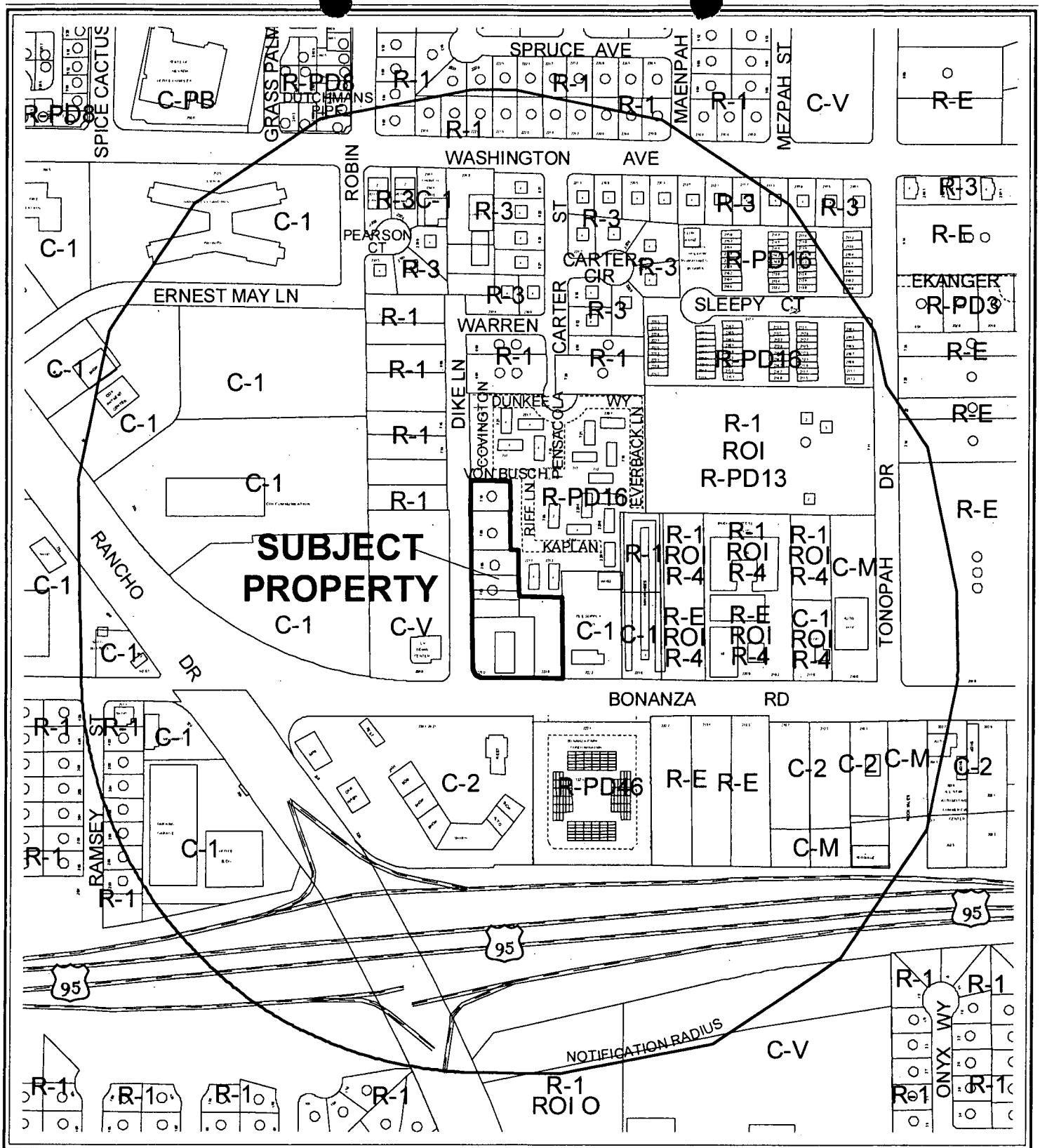
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

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>.



GARY LEOBOLD, PLANNING SUPERVISOR  
PLANNING AND DEVELOPMENT DEPARTMENT  
CURRENT PLANNING DIVISION

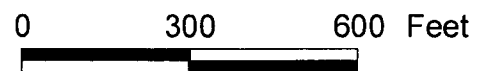
SEE LOCATION MAP ON REVERSE SIDE



CASE: VAR-11712

RADIUS: 1000 FT

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



Las Vegas, Nevada

APRIL 3, 2006

TO: LAS VEGAS REVIEW JOURNAL

FROM: CITY CLERK

SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARINGS – VARIANCES:

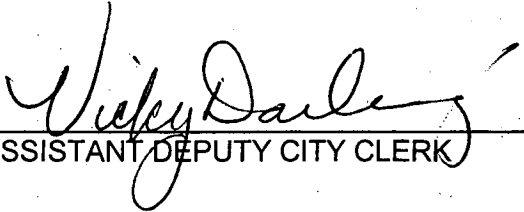
VAR-11270, VAR-11698, VAR-11700, VAR-11704, VAR-11710, VAR-11712,

VAR-11714 AND VAR-11723

Please publish the attached LEGAL NOTICE

ON THE FOLLOWING DATE: FRIDAY, APRIL 7, 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  
APRIL 19, 2006

NOTICE IS HEREBY GIVEN THAT ON WEDNESDAY, APRIL 19, 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:

VAR-11270 - APPLICANT: BARRY ROSS - OWNER: KATHLEEN S. MAYERS - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 21 FEET WHERE 51 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED COMMERCIAL BUILDING, TO ALLOW A TRASH ENCLOSURE SETBACK OF FIVE FEET ADJACENT TO A RESIDENTIAL USE WHERE 50 FEET IS THE MINIMUM SEPARATION REQUIRED, AND TO ALLOW AN 11-FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED on 2.5 acres at 4550 West Oakey Boulevard (APNs 162-06-202-001 and 002), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian), LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.

VAR-11698 - APPLICANT: FAMILY PROMISE - OWNER: WIDOW'S MITE, INC. - Request for a Variance TO ALLOW TWO PARKING SPACES WHERE FIVE PARKING SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED AND TO ALLOW NO LOADING SPACE WHERE ONE LOADING SPACE IS REQUIRED on 0.13 acres at 502 West Van Buren Avenue (APN 139-27-110-043), R-4 (High Density Residential) Zone [PROPOSED: O (Office) Zone], Ward 5 (Weekly), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

VAR-11700 - APPLICANT: FAMILY PROMISE - OWNER: WIDOW'S MITE, INC. - Request for a Variance TO ALLOW A 21-FOOT FRONT YARD SETBACK WHERE 25 FEET IS THE MINIMUM FRONT YARD SETBACK REQUIRED; TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM SIDE YARD SETBACK REQUIRED AND TO ALLOW A 40-FOOT LOT WIDTH WHERE 100 FEET IS THE MINIMUM LOT WIDTH REQUIRED AND TO PROVIDE NO TRASH ENCLOSURE WHERE A TRASH ENCLOSURE IS REQUIRED on 0.13 acres at 502 West Van Buren Avenue (APN 139-27-110-043), R-4 (High Density Residential) Zone [PROPOSED: O (Office) Zone], Ward 5 (Weekly), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

VAR-11704 - APPLICANT: HONDA DEVELOPMENT, LLC - OWNER: SANDHILL VILLAGE, LLC - Request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 2.54 ACRES WHERE FIVE ACRES IS THE MINIMUM ACREAGE REQUIRED adjacent to the south side of Tully Avenue approximately 300 feet east of Sandhill Road (APN 140-30-801-006), R-E (Residence Estates) Zone under Resolution of Intent to R-3 (Medium Density Residential) Zone [PROPOSED: R-PD11 (Residential Planned Development - 11 Units Per Acre) Zone], Ward 3 (Reese), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

VAR-11710 - APPLICANT: THE MONTECITO COMPANIES - OWNER: MONTECITO MARKETPLACE, LLC, ET AL - Request for a Variance TO ALLOW 1,032 PARKING SPACES WHERE 1,209 PARKING SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED on 21.48 acres at the southeast corner of Durango Drive and Elkhorn Road (APNs 125-20-510-007, 008, 011, and 012), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use) Town Center Land Use Designation], Ward 6 (Ross), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

VAR-11712 - APPLICANT: ROSE BUD DEVELOPMENT, LLC - OWNER: BIG MAMA'S COOKING OR KITCHEN, INC., ET AL - Request for a Variance TO ALLOW 400 PARKING SPACES WHERE 493 PARKING SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR A PROPOSED MIXED-USE DEVELOPMENT on 1.88 acres at 2228 and 2230 West Bonanza Road; and 704, 706, 708, and 710 Dike Lane (APNs 139-29-704-019 through 025), C-1 (Limited Commercial) Zone, Ward 5 (Weekly), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

VAR-11714 - VARIANCE RELATED TO VAR-11712 - PUBLIC HEARING - APPLICANT: ROSE BUD DEVELOPMENT, LLC - OWNER: BIG MAMA'S COOKING OR KITCHEN, INC., ET AL - Request for a Variance TO ALLOW A 6.8-FOOT REAR-YARD SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED, TO ALLOW A 2.3-FOOT SIDE-YARD SETBACK WHERE TEN FEET IS THE MINIMUM SETBACK REQUIRED, TO ALLOW A FIVE-FOOT CORNER-YARD SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK ALLOWED, TO ALLOW A MAXIMUM LOT COVERAGE OF 83.6 PERCENT WHERE 50 PERCENT IS THE MAXIMUM LOT COVERAGE ALLOWED, AND TO ALLOW A REDUCTION OF BUILDING STEP-BACK REQUIREMENTS FOR A PROPOSED MIXED-USE DEVELOPMENT on 1.88 acres at 2228 and 2230 West Bonanza Road; and 704, 706, 708, and 710 Dike Lane (APNs 139-29-704-019 through 025), C-1 (Limited Commercial) Zone, Ward 5 (Weekly), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

VAR-11723 - APPLICANT: INTERURBAN CONSTRUCTION, LLC - OWNER: URBAN LOFTS XIV, LTD. - Request for a Variance TO ALLOW 11,627 SQUARE FEET OF OPEN SPACE WHERE 61,079 SQUARE FEET IS THE MINIMUM AMOUNT OF OPEN SPACE REQUIRED on 6.07 gross acres at the northwest corner of 25th Street and Charleston Boulevard (APN 139-35-815-002), C-2 (General Commercial) Zone [PROPOSED: R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone], Ward 3 (Reese), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 35, TOWNSHIP 20 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, 1<sup>st</sup> Floor, City Hall.

BARBARA JO RONEMUS, CITY CLERK

# Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

## **Development Notification**

PC Meeting: March 23, 2006

**The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:**

**VAR-11712**

Aida Brents Resident Council

Bonanza Village NA

Eastland Heights 1, 2, 3, & 4 NA

G-704 NA

Harry Levy Gardens Resident Council

Palomino Area Preservation NA

Pinto Palomino Residents

Rancho Manor NA

Rancho Oakey NA

Rancho South NA

Twin Lakes Village NA

West Las Vegas Neighborhood Executive Board

WLV-NAA4

WLV-NAA6

WLV-NAA7

WLV-NAA8

# Affidavit of Sign Posting

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Separator Sheet

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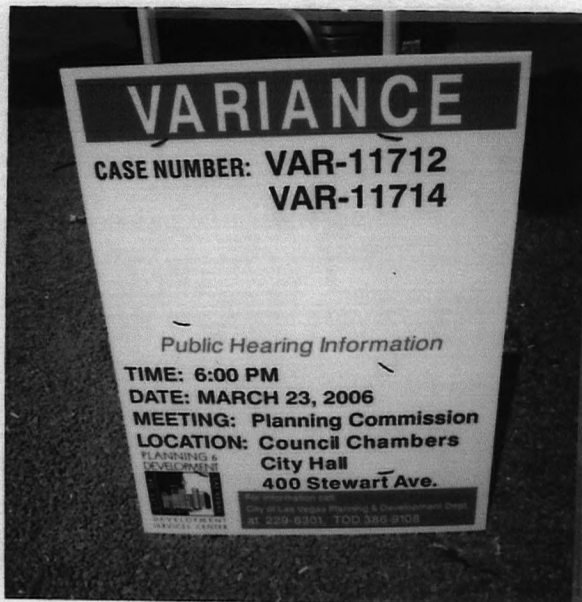
# CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: VAR-11712 & VAR-11714

MEETING DATE: March 23, 2006

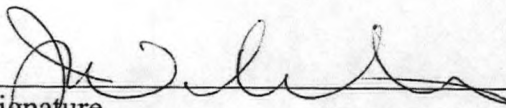
1 of 6  
Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



IC

BONANZA



  
Signature

3-12-6  
Date

This affidavit must be returned to the Planning and Development Department, Current Planning Division, at 731 South 4<sup>th</sup> 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

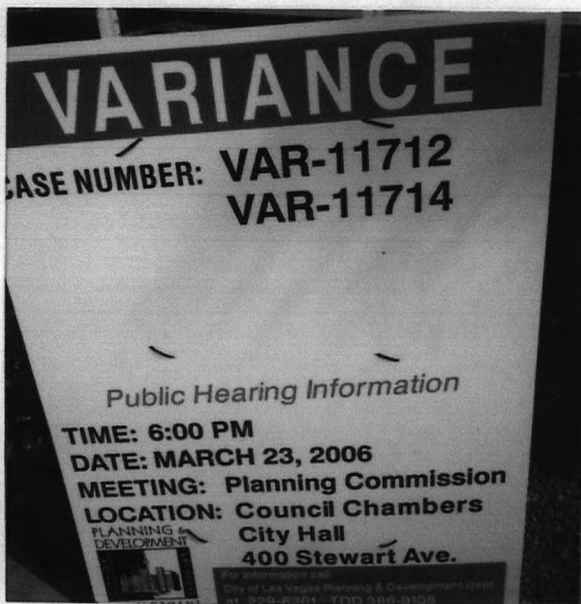


CASE NUMBER: VAR-11712 & VAR-11714

MEETING DATE: March 23, 2006

2 of 6

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.



O



[Signature]  
Signature

3-12-6  
Date

This affidavit must be returned to the Planning and Development Department, Current Planning Division, at 731 South 4<sup>th</sup> 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

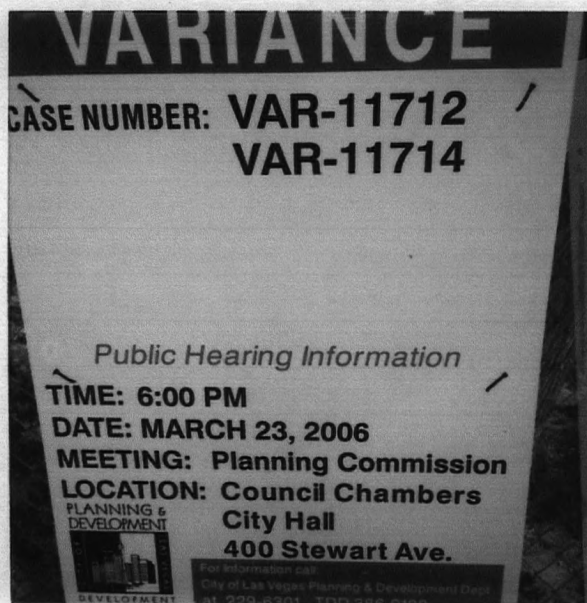


**CASE NUMBER:** VAR-11712 & VAR-11714

**MEETING DATE:** March 23, 2006

3d6

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.

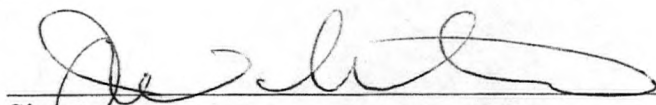


10



BONANZA

Dike

  
Signature

3-12-6  
Date

This affidavit must be returned to the Planning and Development Department, Current Planning Division, at 731 South 4<sup>th</sup> 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



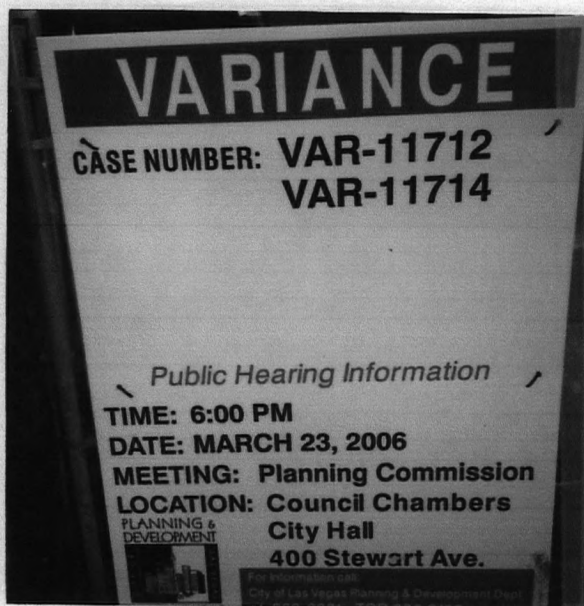
CASE NUMBER: VAR-11712 & VAR-11714

MEETING DATE: March 23, 2006

4 of 6

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.

BONANZA



O



OK

Signature

3-12-6  
Date

This affidavit must be returned to the Planning and Development Department, Current Planning Division, at 731 South 4<sup>th</sup> 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

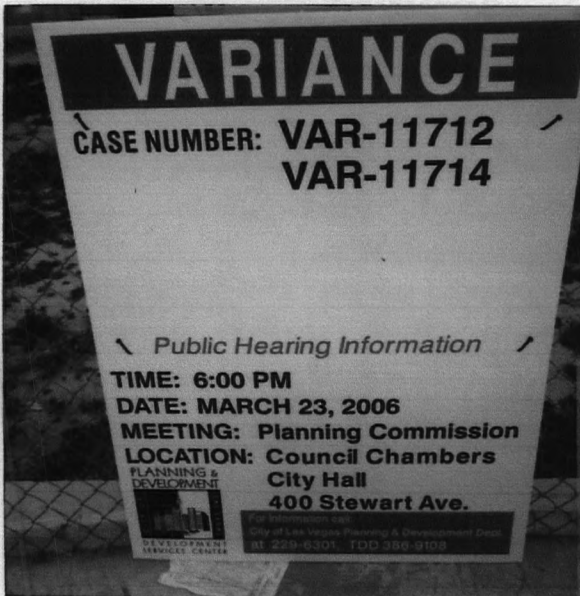


**CASE NUMBER:** VAR-11712 & VAR-11714

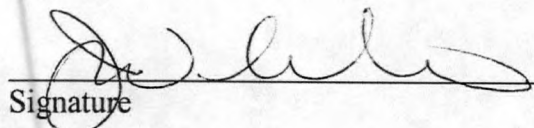
**MEETING DATE:** March 23, 2006

5076

**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.



Dike

  
Signature

3-12-6  
Date

This affidavit must be returned to the Planning and Development Department, Current Planning Division, at 731 South 4<sup>th</sup> 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

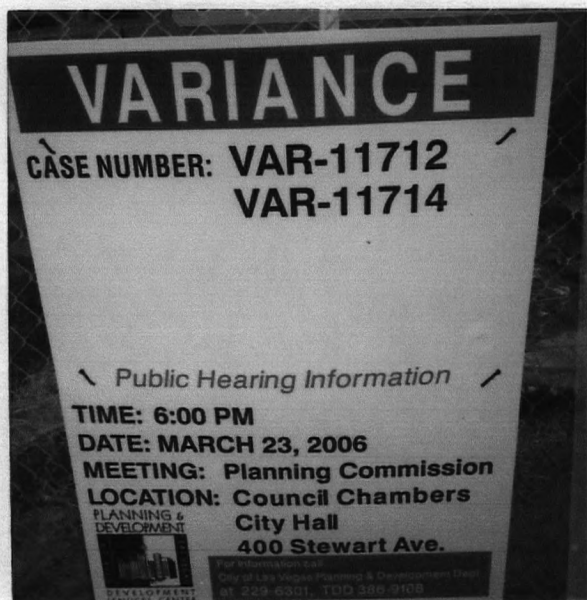


CASE NUMBER: VAR-11712 & VAR-11714

MEETING DATE: March 23, 2006

6 of 6

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.



07

010



BONANZA

[Signature]  
Signature

3-12-6  
Date

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

# Route Form

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ROUTE FORM

Separator Sheet

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# CITY OF LAS VEGAS

## INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

**FROM:** *PLANNING AND DEVELOPMENT*

**VAR-11712**

### HAND DELIVERED

|                                 |                  |     |
|---------------------------------|------------------|-----|
| *DEVELOPMENT COORDINATION (DPW) | GARY REID        | DSC |
| FIRE ENGINEERING                | OZZIE MIRKHAH    | DSC |
| *FLOOD CONTROL (DPW)            | ROSA CORTEZ      | DSC |
| *LAND DEVELOPMENT (DPW)         | KENT CHANG       | 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 <sup>th</sup> FLOOR CITY HALL           |
| OFFICE OF BUSINESS DEVELOPMENT | DAVID BRATCHER      | 2 <sup>nd</sup> FLOOR CITY HALL EXPANSION |
| NEIGHBORHOOD SERVICES          | ANNE KILPONEN       | 2 <sup>nd</sup> FLOOR CITY HALL           |
| *TEFO (DPW)                    | TOM WILKING         | 3104 BONANZA ROAD                         |
| *SID (DPW)                     | T. McDANIEL         | 4 <sup>th</sup> 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>**

VARIANCE  
02/08/2006

# Final DRT

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# Separator Sheet

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**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-11712 - VARIANCE - PUBLIC HEARING - APPLICANT: ROSE BUD DEVELOPMENT, LLC - OWNER: BIG MAMA'S COOKING OR KITCHEN, INC., ET AL** - Request for a Variance TO ALLOW 413 PARKING SPACES WHERE 493 PARKING SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR A PROPOSED MIXED-USE DEVELOPMENT on 1.88 acres at 2228 and 2230 West Bonanza Road; and 704, 706, 708, and 710 Dike Lane (APNs 139-29-704-019 through 025), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

PLANNING COMMISSION: **MARCH 23, 2006**

CITY COUNCIL: **APRIL 19, 2006**

PLANNING SUPERVISOR: **GARY LEOBOLD**



**PUBLIC HEARING**

Comments Due: **FEBRUARY 22, 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 Carman Burney ([cburney@lasvegasnevada.gov](mailto: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:**

# Hansen Sheet

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# Separator Sheet

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Report Date 02/08/2006 10:52 AM

Submitted By

Page 1

A/P # 11712 VARIANCE

Application Information

Stages

|           | Date / Time      | By     |            | Date / Time | By |
|-----------|------------------|--------|------------|-------------|----|
| Processed | 02/07/2006 14:41 | 983486 | 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         | <input checked="" type="checkbox"/> Auto Reviews | Bill Group | Actual Valuation     | 0.00 |

Description of Work

VAR-11712 - VARIANCE - PUBLIC HEARING - APPLICANT: ROSE BUD DEVELOPMENT - OWNER: BIG MAMA'S COOKING OR KITCHEN, INC., ET AL- Request for a Variance TO ALLOW 413 PARKING SPACES WHERE 493 PARKING SPACES ARE THE MINIMUM REQUIRED on 1.88 acres at 2228 and 2230 West Bonanza Road; and 704, 706, 708, and 710 Dike Lane (APNs 139-29-704-019 through 025), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

Parent A/P #

Project # 11712 Project/Phase Name THE VIEW Phase #  
Size/Area 1.88 ACRE Size Description  
Proposed Start Proposed Stop % Completed 0.00  
% Complete Formula

Property/Site Information

Parcel 13929704023

Location

Owner/Tenant

Contact ID AC154987 Name BIG MAMA'S COOKING OR KITCHEN  
Mailing Address 2230 W BONANZA RD Organization MCWHORTER ENTERPRISES LTD L L  
City LAS VEGAS State/Province NV  
ZIP/PC 89106-4714 Country ☐ Foreign  
Day Phone(702)271-3167 x Evening Phone  
Fax (702)396-6593 Mobile #

Contact ID AC1131920 Name JEFF JORDAN  
Mailing Address 710 DIKE Organization  
City LAS VEGAS State/Province NV  
ZIP/PC 89106 Country ☐ Foreign  
Day Phone(702)271-3167 x Evening Phone  
Fax (702)396-6593 Mobile #

Contact ID AC797715 Name MCWHORTER DEMETRIUS GERHARD  
Mailing Address 9054 BARIUM ROCK AVE Organization  
City LAS VEGAS State/Province NV  
ZIP/PC 89143-2308 Country ☐ Foreign  
Day Phone(702)271-3167 x Evening Phone  
Fax (702)396-6593 Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

2228 W BONANZA RD  
LAS VEGAS, 89106-

Report Date 02/08/2006 10:52 AM

Submitted By

Page 2

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13929704019  
13929704020  
13929704021  
13929704022  
13929704023  
13929704024  
13929704025

Check Conditions

| Condition | Approval<br>Supervisor Required | Approved By<br>Comments | Approved Date | Applied By | Applied Date | Assigned |
|-----------|---------------------------------|-------------------------|---------------|------------|--------------|----------|
|-----------|---------------------------------|-------------------------|---------------|------------|--------------|----------|

No Conditions

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

There is no planning condition for this project.

VARIANCE

N 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<br>Meeting Date<br>Comments<br>Added By | Meeting Type<br>Add Date | Meeting Status<br>Modified By | Modified Date | YES Votes | NO Votes | ABSTENTIONS |
|-------------------------------------------------------------|--------------------------|-------------------------------|---------------|-----------|----------|-------------|
| 03/23/2006                                                  | PC                       | SCHEDULED                     |               | 0         | 0        | 0           |
| EBERZINA                                                    | 02/07/2006               |                               |               |           |          |             |

| Template Type | A/P # | A/P Type | Status | Stage |
|---------------|-------|----------|--------|-------|
|---------------|-------|----------|--------|-------|

No children exist for this project

| Employee<br>Employee ID | Last | First | MI | Comments |
|-------------------------|------|-------|----|----------|
|-------------------------|------|-------|----|----------|

No Employee Entries

| Log<br>Action<br>Comments | Description | Entered By | Start | Stop | Hours |
|---------------------------|-------------|------------|-------|------|-------|
|---------------------------|-------------|------------|-------|------|-------|

|        |                                                         |        |                  |  |      |
|--------|---------------------------------------------------------|--------|------------------|--|------|
| PAYMNT | CK NAME,# WHO PICKED UP PERMIT                          | 983657 | 02/07/2006 15:15 |  | 0.00 |
|        | ROSE BUD DEVELOPMENT LLC CK 1060 / DEMETRIUS / 271-3167 |        |                  |  |      |

# Application

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Separator Sheet

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# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: VARIANCE PARKING  
 Project Address (Location) 2230 WEST BONANZA ROAD LAS VEGAS, NV 89106  
 Project Name THE VIEW Proposed Use MIXED-USE  
 Assessor's Parcel #(s) 139-29-704-023, 024, 025 Ward # 5  
 General Plan: existing C-1 proposed C-1 Zoning: existing SC proposed SC  
 Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
 Gross Acres \_\_\_\_\_ Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
 Additional Information \_\_\_\_\_

PROPERTY OWNER BIG MAMAS COOKING, INC Contact DEMETRIUS MCWHORTER  
 Address 9054 BARIUM ROCK AVE Phone: 271-3167 Fax: 396-6593  
 City LAS VEGAS State NV Zip 89143

APPLICANT ROSE BUD DEVELOPMENT, LLC Contact DEMETRIUS MCWHORTER  
 Address 2230 WEST BONANZA ROAD Phone: 271-3167 Fax: 396-6593  
 City LAS VEGAS, NV 89106 State NV Zip 89106

REPRESENTATIVE APTUS ARCHITECTURE Contact KRISTEN NEUMAN  
 Address 1200 S FOURTH ST SUITE 206 Phone: 839-1200 Fax: 839-1213  
 City LAS VEGAS State NV Zip 89104

### FOR DEPARTMENT USE ONLY

Property Owner Signature\* Dargin McWhorter

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

Print Name DARGIN MCWHORTER

Subscribed and sworn before me

This 24th day of January, 20 06.

Cindy Lou Ord

Notary Public in and for said County and State



|                |                  |
|----------------|------------------|
| Case #         | <u>VAR-11712</u> |
| Meeting Date:  | <u>3/23/06</u>   |
| Total Fee:     | <u>\$600</u>     |
| Date Received: | <u>2/7/06</u>    |
| Received By:   | <u>Ebel</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.

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: VARIANCE PARKING  
 Project Address (Location) 2230 WEST BONANZA ROAD LAS VEGAS, NV 89106  
 Project Name THE VIEW Proposed Use MIXED-USE  
 Assessor's Parcel #(s) 139-29-704-020, 021, 022 Ward # 5  
 General Plan: existing C-1 proposed C-1 Zoning: existing SC proposed SC  
 Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
 Gross Acres \_\_\_\_\_ Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
 Additional Information \_\_\_\_\_

PROPERTY OWNER DEMETRIUS MCWHORTER Contact DEMETRIUS MCWHORTER  
 Address 9054 BARIUM ROCK AVE Phone: 271-3167 Fax: 396-6593  
 City LAS VEGAS State NV Zip 89143

APPLICANT ROSE BUD DEVELOPMENT, LLC Contact DEMETRIUS MCWHORTER  
 Address 2230 WEST BONANZA ROAD Phone: 7022713167 Fax: 7023966593  
 City LAS VEGAS, NV 89106 State NV Zip 89106

REPRESENTATIVE APTUS ARCHITECTURE Contact KRISTEN NEUMAN  
 Address 1200 S FOURTH ST SUITE 206 Phone: 839-1200 Fax: 839-1213  
 City LAS VEGAS State NV Zip 89104

### FOR DEPARTMENT USE ONLY

Property Owner Signature\* Demetrius McWhorter

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

Print Name DEMETRIUS MCWHORTER

Subscribed and sworn before me

This 24th day of January, 20 06.

Cindy Lou Ord

Notary Public in and for said County and State



|                 |                   |
|-----------------|-------------------|
| Case #          | <u>VAR. 11712</u> |
| Meeting Date:   | <u>3/23/06</u>    |
| Total Fee:      | <u>\$1000</u>     |
| Date Received:* | <u>2/7/06</u>     |
| Received By:    | <u>E. Boyd</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.



## PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION / PETITION FORM

Application/Petition For: VARIANCE PARKING  
Project Address (Location) 2230 WEST BONANZA ROAD LAS VEGAS, NV 89106  
Project Name THE VIEW Proposed Use MIXED-USE  
Assessor's Parcel #(s) 139-29-704-019 Ward # 5  
General Plan: existing C-1 proposed C-1 Zoning: existing SC proposed SC  
Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
Gross Acres \_\_\_\_\_ Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
Additional Information \_\_\_\_\_

PROPERTY OWNER JEFF JORDAN Contact DEMETRIUS MCWHORTER  
Address 710 DIKE LANE Phone: 7022713167 Fax: 7023966593  
City LAS VEGAS State NV Zip 89106

APPLICANT ROSE BUD DEVELOPMENT, LLC Contact DEMETRIUS MCWHORTER  
Address 2230 WEST BONANZA ROAD Phone: 7022713167 Fax: 7023966593  
City LAS VEGAS, NV 89106 State NV Zip 89106

REPRESENTATIVE APTUS ARCHITECTURE Contact KRISTEN NEUMAN  
Address 1200 S FORTH ST SUITE 206 Phone: 839-1200 Fax: 839-1213  
City LAS VEGAS State NV Zip 89104

#### FOR DEPARTMENT USE ONLY

Property Owner Signature\* Demetrius McWhorter

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

Print Name Demetrius McWhorter

Subscribed and sworn before me authorized for Jeff Jordan

This 24th day of January, 2006

Cindy Lou Ord

Notary Public in and for said County and State



|                |                    |
|----------------|--------------------|
| Case #         | <u>VAR 11712</u>   |
| Meeting Date:  | <u>3/23/06</u>     |
| Total Fee:     | <u>\$600</u>       |
| Date Received: | <u>2/7/06</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.

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: VARIANCE PARKING  
 Project Address (Location) 2230 WEST BONANZA ROAD LAS VEGAS, NV 89106  
 Project Name THE VIEW Proposed Use \_\_\_\_\_  
 Assessor's Parcel #(s) 139-29-704-019 Ward # 5  
 General Plan: existing SC proposed SC Zoning: existing C-1 proposed C-1  
 Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
 Gross Acres \_\_\_\_\_ Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
 Additional Information \_\_\_\_\_

PROPERTY OWNER JEFF JORDAN Contact DEMETRIUS MCWHORTER  
 Address 710 DIKE LANE Phone: 271-3167 Fax: 396-6593  
 City LAS VEGAS State NV Zip 89106

APPLICANT ROSE BUD DEVELOPMENT, LLC Contact DEMETRIUS MCWHORTER  
 Address 2230 WEST BONANZA ROAD Phone: 271-3167 Fax: 396-6593  
 City LAS VEGAS State NV Zip 89106

REPRESENTATIVE APTUS ARCHTITECTURE Contact KRISTEN NUEMAN  
 Address 1200 S FOURTH ST SUITE 206 Phone: 839-1200 Fax: 839-1213  
 City LAS VEGAS State NV Zip 89104

### FOR DEPARTMENT USE ONLY

Property Owner Signature\* \_\_\_\_\_

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

Print Name JEFF JORDAN

Subscribed and sworn before me \_\_\_\_\_

This 9th day of Sept., 20 06

Notary Public in and for said County and State



NOTARY PUBLIC  
STATE OF NEVADA  
County of Clark  
ROBIN D. GULLO  
No. 91-0259-1  
April 25, 2006

Case # \_\_\_\_\_

Meeting Date: \_\_\_\_\_

Total Fee: \_\_\_\_\_

Date Received: \* \_\_\_\_\_

Received By: \_\_\_\_\_

\*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.



## PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION FOR ADMINISTRATIVE DEVIATION

Project Address (Location) 2230 W. BONANZARD  
Project Name THE VIEW Proposed Use MIXED USE  
Assessor's Parcel #(s) 139-29-704-023-024, 025 Ward # 5  
Zoning: existing C-1

PROPERTY OWNER BIG MAMA'S COOKING Contact Demetrius McWhorter  
Address 2230 W. BONANZARD Phone: 271-7167 Fax: 396-6593  
City LAS VEGAS State NV Zip 89106

WE THE UNDERSIGNED ABUTTING PROPERTY OWNERS HAVE NO OBJECTION TO THE PROPOSED:

| Name | Property Address | Owner Address | Signature |
|------|------------------|---------------|-----------|
|      |                  |               |           |
|      |                  |               |           |
|      |                  |               |           |
|      |                  |               |           |
|      |                  |               |           |

ONLY

Property Owner Signature

Print Name Demetrius McWhorter

Subscribed and sworn before me

This 24th day of January, 20 06

Cindy Lou Ord

Notary Public in and for said County and State



Revised 06/07/04

FOR DEPARTMENT USE

Case #

Meeting Date: ADMINISTRATIVE

Total Fee - \$100.00

Date Accepted:

Accepted By:



## PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION FOR ADMINISTRATIVE DEVIATION

Project Address (Location) 2230 WEST BONANZA ROAD  
Project Name The View Proposed Use Mixed-Use  
Assessor's Parcel #(s) 139-29-704-020,021,022 Ward # 5  
Zoning: existing C-1

PROPERTY OWNER Demetrius McWhorter Contact Demetrius McWhorter  
Address 9054 Barium Rock Ave Phone: 271-3167 Fax: 396-6593  
City Las Vegas State NV Zip 89143

WE THE UNDERSIGNED ABUTTING PROPERTY OWNERS HAVE NO OBJECTION TO THE PROPOSED:

| Name | Property Address | Owner Address | Signature |
|------|------------------|---------------|-----------|
|      |                  |               |           |
|      |                  |               |           |
|      |                  |               |           |
|      |                  |               |           |
|      |                  |               |           |

ONLY

Property Owner Signature

Print Name

Subscribed and sworn before me

This 24th day of January, 20 06

Cindy Lou Ord

Notary Public in and for said County and State



Revised 06/07/04

FOR DEPARTMENT USE

Case #

Meeting Date: ADMINISTRATIVE

Total Fee - \$100.00

Date Accepted:

Accepted By:

f:\depot\Application Packet\Administrative Deviation.doc



## PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION FOR ADMINISTRATIVE DEVIATION

Project Address (Location) 2230 WEST BONANZA ROAD  
Project Name The View Proposed Use Mixed-use  
Assessor's Parcel #(s) 139-29-704-019 Ward # 5  
Zoning: existing C-7

PROPERTY OWNER SEPE JORDAN Contact Demetrius McWhorter  
Address 710 DIKE LANE Phone: 271-3167 Fax: 396-6593  
City LAS VEGAS State NV Zip 89106

WE THE UNDERSIGNED ABUTTING PROPERTY OWNERS HAVE NO OBJECTION TO THE PROPOSED:

| Name | Property Address | Owner Address | Signature |
|------|------------------|---------------|-----------|
|      |                  |               |           |
|      |                  |               |           |
|      |                  |               |           |
|      |                  |               |           |
|      |                  |               |           |

ONLY

Property Owner Signature

Print Name Demetrius McWhorter

Subscribed and sworn before me

This 24th day of January, 2006

Cindy Lou Ord

Notary Public in and for said County and State of Nevada



Revised 06/07/04

FOR DEPARTMENT USE

Case #

Meeting Date: ADMINISTRATIVE

Total Fee - \$100.00

Date Accepted:

Accepted By:

# Justification Letter

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# Separator Sheet

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February 7, 2006

City of Las Vegas  
Planning and Development Department  
731 S. Fourth Street  
Las Vegas, NV 89101

RE: APN: 139-29-704-019 thru 139-29-704-025

Subject: Variance to Title 19 Parking Requirements

Dear Sirs:

We respectfully submit this application for a Variance to the Title 19 Parking Requirements on the project formally called "The View". This application is part of companion applications to amend an already approved project. Changes to the design of the project have required us to file this new application. The View Project received full project approval by the Las Vegas City Council on October 5, 2005. In that approval process, we withdrew WITHOUT prejudice an application for a parking variance. We now would like to re-submit a request for a variance of the parking requirements per Title 19.

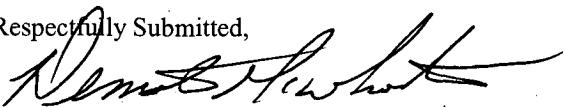
The View has been modified and is now a mixed-use MID-RISE residential condominium development located on the corner of Bonanza Road and Dike Lane in the City of Las Vegas. This project will provide a true mix of retail and residential components into one development. The project contains approximately 10,000 square feet of commercial space on the first level. We envision a fantastic mix of retail shops that will complement the neighborhood. The project now contains 300 residential condominium units contained within one residential building. The residential building is 8 stories tall, and sits atop the parking structure. The total height of the project is now 12 stories tall and approximately 180 feet in height as opposed to the previously approved 25 story tower that was 275' in height.

We are providing parking for this mixed-use development in a four story parking structure. We respectfully request a reduction in the parking requirements per Title 19 in the amount of 80 spaces which equates to only a 16.2% overall reduction in the required spaces. The main factor behind this request is the irregular shape of the site which has seriously constrained our design. This reduction in parking is necessary to make the project viable economically as well as visually. In addition, 94% of the units in our development are studio and one bedroom and we feel that a good percentage of the buyers for these units will have only one vehicle or will access the public transit system, which has a stop conveniently located directly in front of our proposed development. In this development, we are also providing 57 parking spaces for the retail component and 50 guest spaces as required by the code. We feel that these retail spaces will also act as extra parking spaces during the hours that the retail stores are closed for business. This will usually be before and after normal business hours. These retail parking spaces will serve a dual role that will easily support the parking demand project for this project. Because of the retail component of this project, we strongly feel that this reduction in the parking requirement will have absolutely no negative impact on the project. We feel that because we have a truly mixed-use development in which the different uses will overlap with each other, we would be providing too much parking space that would not be fully utilized, which would then become a waste to the development and cause an increase in the cost of construction. As developers, we are trying to keep costs at a minimum so that the people in the existing surrounding neighborhoods can have the opportunity and ability to participate in our development that we feel will be a major revitalization project for that area.

With this project we are trying to revitalize the neighborhood and provide urban infill into the City. We feel that a variance to this code section would enhance and help the urban growth and development for which the City is striving to achieve and produce absolutely no negative impact on the area.

We hope that you will join us in our attempt to bring a much-needed high caliber project into that area, which has been in a state of decay for several decades now. Please consider this project as a positive impact on the City of Las Vegas and the surrounding area.

Respectfully Submitted,

  
Demetrius McWhorter  
Rose Bud Development, LLC

**VAR-11712**  
**03/23/06 PC**

# SOFI

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## Separator Sheet

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## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-11712** APN: 139-29-704-019

Name of Property Owner: JEFF JORDAN

Name of Applicant: ROSE BUD DEVELOPMENT, LLC

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

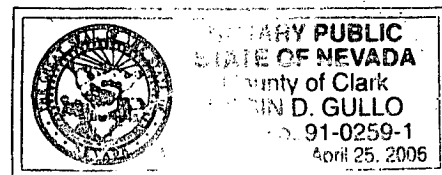
Signature of Property Owner: \_\_\_\_\_

Print Name: JEFF JORDAN

Subscribed and sworn before me

This 9th day of Feb., 2006

Notary Public in and for said County and State





## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-11712 APN: 139-29-704-020, 021, 022

Name of Property Owner: DEMETRIUS MCWHORTER

Name of Applicant: ROSE BUD DEVELOPMENT, LLC

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

Signature of Property Owner: *Demetrius McWhorter*

Print Name: DEMETRIUS MCWHORTER

Subscribed and sworn before me

This 24TH day of JANUARY, 2006

*Cindy Lou Ord*  
Notary Public in and for said County and State





## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number VAR-11712 APN: 139-29-704-023, 024, 025

Name of Property Owner: Big Mama's Cooking or Kitchen, Inc. & McWhorter Enterprises, LLC

Name of Applicant: ROSE BUD DEVELOPMENT, LLC

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

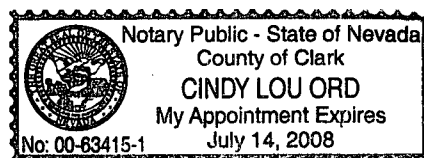
Signature of Property Owner: \_\_\_\_\_

Print Name: DARGIN MCWHORTER

Subscribed and sworn before me

This 24TH day of JANUARY, 2006

Cindy Lou Ord  
Notary Public in and for said County and State





## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-11712** APN: 139-29-704-019

Name of Property Owner: JEFF JORDAN

Name of Applicant: ROSE BUD DEVELOPMENT, LLC

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

Signature of Property Owner: \_\_\_\_\_

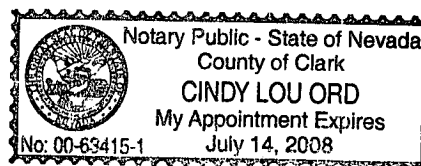
*Jeff Jordan*  
AUTHORIZED

Print Name: JEFF JORDAN

Subscribed and sworn before me

This 24TH day of JANUARY, 2006

Cindy Lou Ord  
Notary Public in and for said County and State



# Project Checklist

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Separator Sheet

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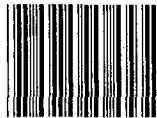
| Pre-Application Conference          |                                     | CITY OF LAS VEGAS<br>Planning & Development Department<br>SUBMITTAL CHECKLIST    |          | Additional Notes                                                                         |       |
|-------------------------------------|-------------------------------------|----------------------------------------------------------------------------------|----------|------------------------------------------------------------------------------------------|-------|
| Item Required                       |                                     |                                                                                  |          |                                                                                          |       |
| YES                                 | NO                                  |                                                                                  |          |                                                                                          |       |
| <b>APPLICATION</b>                  |                                     |                                                                                  |          |                                                                                          |       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Signed and notarized by <i>all</i> property owners or authorized agent(s)        |          |                                                                                          |       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Grant deed and legal description                                                 |          |                                                                                          |       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <i>Detailed</i> justification letter                                             |          |                                                                                          |       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Reduced 8.5" x 11" copy of <i>all</i> plans and elevations                       |          |                                                                                          |       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Full size, rolled, color copy of <i>all</i> plans and elevations                 |          |                                                                                          |       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Correct fee(s): \$ <u>300</u> \$ <u>300</u> \$ <u>    </u> Total = \$ <u>600</u> |          |                                                                                          |       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Statement of Financial Interest                                                  |          |                                                                                          |       |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Development Impact Notice and Assessment (DINA)                                  |          |                                                                                          |       |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project of Regional Significance                                                 |          |                                                                                          |       |
| <b>SITE PLAN</b>                    |                                     |                                                                                  |          |                                                                                          |       |
|                                     |                                     |                                                                                  |          | Folded Plans: <u>5</u> Rolled/Colored Plans: <u>2</u>                                    |       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 11" x 17" min. to 24" x 36" max. page size                                       |          | <div style="font-size: 1.5em;">493 Spaces<br/>Required<br/>413 Spaces<br/>Provided</div> |       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | North arrow, scale, and vicinity map                                             |          |                                                                                          |       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <i>All</i> property lines and present dimensions labeled                         |          |                                                                                          |       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <i>All</i> building setbacks labeled                                             |          |                                                                                          |       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <i>All</i> adjacent existing land uses and street names labeled                  |          |                                                                                          |       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <i>All</i> points of ingress and egress shown                                    |          |                                                                                          |       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | ADA accessibility requirements shown/labeled                                     |          |                                                                                          |       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Parking standard(s) utilized: <u>19-10</u>                                       |          |                                                                                          |       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Parking space count and typical dimensions labeled                               |          |                                                                                          |       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | #regular                                                                         | #compact | #handicap                                                                                | Total |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <i>All</i> free-standing sign locations shown and heights and sizes noted        |          |                                                                                          |       |
| <b>LANDSCAPE PLAN</b>               |                                     |                                                                                  |          |                                                                                          |       |
|                                     |                                     |                                                                                  |          | Folded Plans:    Rolled/Colored Plans:                                                   |       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 11" x 17" min. to 24" x 36" max. page size                                       |          | <div style="font-size: 2em;">/</div>                                                     |       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | North arrow, scale, and vicinity map                                             |          |                                                                                          |       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <i>All</i> property lines and present dimensions labeled                         |          |                                                                                          |       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <i>All</i> required perimeter landscape planters shown                           |          |                                                                                          |       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <i>All</i> required parking lot fingers/islands shown                            |          |                                                                                          |       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover    |          |                                                                                          |       |
| <b>BUILDING ELEVATIONS</b>          |                                     |                                                                                  |          |                                                                                          |       |
|                                     |                                     |                                                                                  |          | Folded Plans:    Rolled/Colored Plans:                                                   |       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 11" x 17" min. to 24" x 36" max. page size                                       |          | <div style="font-size: 2em;">/</div>                                                     |       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Scale and building dimensions labeled                                            |          |                                                                                          |       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | North, south, east, and west elevations of <i>all</i> buildings                  |          |                                                                                          |       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <i>All</i> building materials and colors noted                                   |          |                                                                                          |       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 8" x 10" photo of original color and material board                              |          |                                                                                          |       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <i>All</i> wall sign locations shown and sizes noted                             |          |                                                                                          |       |
| <b>FLOOR PLANS</b>                  |                                     |                                                                                  |          |                                                                                          |       |
|                                     |                                     |                                                                                  |          | Folded Plans:    Rolled Plans:                                                           |       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 11" x 17" min. to 24" x 36" max. page size                                       |          | <div style="font-size: 1.5em;">of Parking<br/>structure</div>                            |       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Scale and building dimensions labeled                                            |          |                                                                                          |       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <i>All</i> building entrances/exits shown                                        |          |                                                                                          |       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 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: Rose Bnd      Application Type: VAR - Parking  
 APN: 139-29-704-019 to -025      Location: BONANZA / DIKE  
 Planner: \_\_\_\_\_      Pre-App Meeting Date: 1/26/06      Earliest PC Date: 3/23/06

# Deed

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D E E D

# Separator Sheet

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17  
RPTT: 1312.50

980602.02304

## GRANT, BARGAIN, SALE DEED

98-11-2379-A6

THIS INDENTURE WITNESSETH: That: McDONALD'S REAL ESTATE COMPANY OF COLUMBIA, MARYLAND, the Grantor, in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain and Sell to Big Mama's Cooking or Kitchen, Inc. and McWhorter Enterprises Limited, L.L.C., a Nevada Limited-Liability Company, the Grantee, all that real property situate in the County of Clark, State of Nevada, the Property, bounded and described as follows:

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

APN: 139-29-704-023; 139-29-704-024 and 139-79-704-025.

As part of the consideration for the sale of the Property from the Grantor to the Grantee, by accepting this deed, Grantee covenants that the Property shall not be used for restaurant purposes for a period of twenty (20) years from the date of this deed. The term "restaurant" as used in this restriction shall apply to any type of food service establishment which serves any amount of any of the following products: hamburgers or cheeseburgers. Provided that any food service establishment which offers as the primary method of service for all meal times, food and drink orders, taken by and served by a waiter or waitress at the customer's table is excluded from the term "restaurant". In addition, and not by way of example, the following restaurants operating under the listed trade names, or operating under any successor trade names are prohibited within the area and for the time period specified in this restriction: Burger King, Carl's Jr., Checker's, Del Taco, Fuddrucker's, Hardee's, Hot-N-Now, In and Out Burgers, Jack in the Box, Rally's, Taco Bell, Wendy's, White Castle, Backyard Burgers and Whataburger. This restriction shall be a covenant running with the land and be binding upon the Grantee, its heirs, administrators, successors and assigns.

### SUBJECT TO:

- 1) Taxes for the fiscal year, paid current.
- 2) Conditions, covenants, restrictions, reservations, rights, rights of way, and easements of record, if any.
- 3) Effect of patent executed by the State of Nevada, recorded in Book 1 of Deeds page 115.
- 4) Mineral rights, reservations and exclusions in the patent from the State of Nevada.
- 5) Water rights and claims of title to water.
- 6) Zoning and building laws or ordinances.
- 7) Private, public and utility easements and roads and highways, whether or not of record.
- 8) The terms, reservations and conditions of the sale of the Property from Grantor to Grantee.

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

Witness, this 14 day of June, 1998.

McDONALD'S REAL ESTATE COMPANY  
OF COLUMBIA, MARYLAND

By

*Martin W. Chimura*  
Martin W. Chimura, Attorney-in-Fact  
Attorney-in-Fact



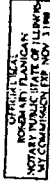
ACKNOWLEDGMENT - McDONALD'S  
(No attestation required)STATE OF ILLINOIS } SS:  
COUNTY OF DUPAGE }

I, Rosemary Flanagan, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that Marie W. Cheneau, known to me as Marie W. Cheneau, is the person whose name is subscribed to the foregoing instrument as such authorized party and before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as the free and voluntary act of such authorized party and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 15<sup>th</sup> day of June, 1988.

*Rosemary Flanagan*  
Notary Public  
Rosemary Flanagan

My commission expires November 3, 1989.



## QUITCLAIM DEED

A/R: RPTT: Exempt #11

FOR VALUABLE CONSIDERATION the receipt of which is hereby acknowledged  
 J. LILLIAN CARTWRIGHT, A WIDOW

do(es) hereby remise(s), release(s) and forever quitclaim(s) to:  
 JEFF JORDAN, AN UNMARRIED MAN

all that real property situate in the County of \_\_\_\_\_ State of Nevada, described as follows:

FOR THE LEGAL DESCRIPTION SEE SAME ON EXHIBIT "A" ATTACHED  
 HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

APN: 139-29-704-019

DATED: December 22, 1997

J. Lillian Cartwright  
 J. LILLIAN CARTWRIGHT

Fid. C636 432 277290

FL.  
 STATE OF ~~NEVADA~~  
 COUNTY OF Essex

On Dec. 23, 1997  
 before me, the undersigned, a Notary Public in and for  
 said County and State, personally appeared  
J. LILLIAN CARTWRIGHT

known to me to be the person(s) described in and who  
 executed the foregoing instrument, who acknowledged to  
 me that he executed the same freely and voluntarily  
 and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Kathleen Apornan  
 Notary public in and for said County and State



ENCLOSURE NO. } 97170485  
 CLOSER NO.

WHEN RECORDED MAIL TO: Jeff Jordan  
710 Dike Lane, Las Vegas, NV  
89106

DESCRIPTION: THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST N.D.M., DESCRIBED AS FOLLOWS:

[illegible]

EXCEPTING FROM THE MOST WESTERLY SIX (6) FEET OF THE ABOVE DESCRIBED LAND, THE INTEREST IN AND TO SAID WESTERLY SIX (6) FEET CONVEYED TO THE CITY OF LAS VEGAS FOR ROAD PURPOSES BY DEED RECORDED JULY 30, 1945, AS DOCUMENT NO. 200444 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

CLARK COUNTY, NEVADA  
JUDITH A. VANDEVER RECORDER  
RECORDED AT REQUEST OF

STEWART TITLE OF NEVADA  
12-31-97 16:05 BAH  
BOOK 97121 INST 9325  
FEE 8.00 APPT. E1011

APN: 139-29-704-020  
Affix R.P.T.T. \$663.00  
ESCROW NO. 15041391-JW  
WHEN RECORDED MAIL DEED AND TAX  
STATEMENTS TO:  
DEMETRIUS GERHARD MCWHORTER

9054 Barium Rock Ave.  
Las Vegas, NV 89143

20050113-0003900

Fee: \$16.00 RPTT: \$612.00

N/C Fee: \$0.00

01/13/2005  
120050003161

14:11:37

Requestor:  
LAND TITLE OF NEVADA

Frances Deane  
Clark County Recorder

DMU  
Pas: 3

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That ELSA M. RODRIGUEZ, a married woman as her sole and separate property, in consideration of \$10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to DEMETRIUS GERHARD MCWHORTER,

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

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT  
TO:

1. Taxes for the current fiscal year, and any and all taxes (including supplemental taxes) and assessments levied or assessed after the recording date of this document.
2. Rights of way, reservations, restrictions, easements and conditions of record.
3. New Deed of Trust to record concurrently herewith.

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

Witness my hand(s) this 13TH day of DECEMBER, 2004.

ELSA M. RODRIGUEZ  
ID: 0.0.0. PPT: 204872126

~~STATE OF NEVADA~~  
~~CLERK OF COUNTY~~

On, this 13th day of December, 2004, personally appeared before me, a Notary Public, ELSA M. RODRIGUEZ, personally known (or proven) to me to be the person(s) whose name(s) is/are subscribed to the within instrument who acknowledged that he/she/they executed the instrument.

~~NOTARY PUBLIC IN AND FOR CLARK COUNTY AND STATE OF NEVADA~~

Eric G. Flaxman

Vice Consul of the United States of America

APN: 139-29-704-021  
ESCROW NO.

MAIL TAX STATEMENT TO AND  
WHEN RECORDED RETURN TO:

DEMETRIUS MCWHORTER  
9054 BARIUM ROCK AVE  
LAS VEGAS, NV 89143

20040909-0005546  
Fee: \$17.00 RPTT: \$943.50  
09/09/2004 16:00:35 T20040096881  
Reg: DEMETRIUS MCWHORTER  
Frances Deane N/C: \$0.00  
Clark County Recorder Pgs: 4

**GRANT, BARGAIN, SALE DEED**

R.P.T.T. \$

THIS INDENTURE WITNESSETH That HENRY H COLLINS JR.  
FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does  
hereby Grant, Bargain, Sell and Convey to  
DEMETRIUS MCWHORTER

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HERIN

706 DIKE LN  
LAS VEGAS, NV 89106

SUBJECT TO:

1. Taxes for the fiscal year 2004-2005.
2. Rights of way, reservations restrictions, easements  
and conditions of record.

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

WITNESS my hand this       day of       , 2004.

Together with all and singular hereditament and appurtenances thereunto belonging or in any way appertaining to.

In Witness Whereof, I/We have hereunto set my hand/our hands on 13<sup>th</sup> day of August, 2004.

Henry Collins Jr  
Signature of Grantor

Mary Sue Collins  
Signature of Grantor

Henry Collins Jr  
Print or Type Name Here

Mary Sue Collins  
Print or Type Name Here

STATE OF  
COUNTY OF

On this 13<sup>th</sup> day of August, 2004, personally appeared before me, a Notary Public, Henry Collins Jr & Mary Sue Collins personally known to me to be the person(s) whose name(e) is subscribed to the above instrument who acknowledged that he executed this instrument. Witness my hand and official seal.

Joan Elise Kissling  
Notary Public

My commission expires: 2-28-07

Consult an attorney if you doubt this form's fitness for your purpose.



20050308-0004939

APN: 139-29-704-022  
Recording requested by and mail documents and  
tax statements to:

Name: DEMETRIUS MCWHORTER  
Address: 9054 BARIUM ROCK AVE  
City/State/Zip: LAS VEGAS, NV 89143

DED104  
Nevada Legal Forms & Books, Inc. (702) 870-8977  
[www.legalformsrus.com](http://www.legalformsrus.com)

Fee: \$17.00 RPTT: \$765.00  
MC Fee: \$0.00  
03/08/2005 15:19:00  
T20050042441

Requestor:  
DEMETRIUS MCWHORTER

Frances Deane ADF  
Clark County Recorder Pgs: 4

RPTT: \_\_\_\_\_

## QUITCLAIM DEED

THIS INDENTURE WITNESS that the GRANTOR(S): HENRY H COLLINS JR  
AND MARY SUE COLLINS

for and in consideration of TEN Dollars (\$ 10.00)  
do hereby QUITCLAIM the right, title and interest, if any, which GRANTOR may have in all that real  
property, the receipt of which is hereby acknowledged, to the GRANTEE(S):

DEMETRIUS G. MCWHORTER

all that real property situated in the City of LAS VEGAS

County of CLARK, State of NEVADA

bounded and described as follows: (Set forth legal description and commonly known address)

7011 DIKE LN  
LAS VEGAS, NV 89106

SEE ATTACHED EXHIBIT "A" FOR LEGAL  
DESCRIPTION.

**WARNING: THE COUNTY RECORDER MAY CHARGE AN ADDITIONAL FEE IF YOU  
WRITE WITHIN THE 1" MARGINS OF THIS DOCUMENT OR VIOLATE ANY OTHER  
RECORDING REQUIREMENTS IMPOSED BY YOUR COUNTY RECORDER.**

Initials  
HC Jr  
MS

Together with all and singular hereditament and appurtenances thereto belonging or in any way appertaining to.

In Witness Whereof, I/We have hereunto set my hand/our hands on 13<sup>th</sup> day of August, 20 04.

Mary Sue Collins  
Signature of Grantor

Mary Sue Collins  
Print or Type Name Here

Henry Collins Jr  
Signature of Grantor

HENRY COLLINS JR  
Print or Type Name Here

STATE OF Nevada  
COUNTY OF Clark

On this 13<sup>th</sup> day of August, 20 04, personally appeared before me, a Notary Public Mary Sue Collins & Henry Collins personally known to me to be the person(s) whose name(e) is subscribed to the above instrument who acknowledged that he executed this instrument. Witness my hand and official seal.

Joan Elise Kissling  
Notary Public

My commission expires: Feb 28, 2007

Consult an attorney if you doubt this forms fitness for your purpose.



# Legal Description

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Separator Sheet

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## Exhibit A

## Parcel One (1)

The portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 29, Township 20 South, Range 61 East, M.D.B. & M., in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

COMMENCING at the East Quarter corner of said Section 29; Thence along the North line of said Southeast Quarter (SE 1/4) North 88°27'00" West 1051.00 feet; Thence parallel with the East line of said Southeast Quarter (SE 1/4) South 0°23'00" East to a point distance North 0°25'00" West 270.12 feet from the North line of said Southeast Quarter (SE 1/4) Bonanza Road as said Avenue existed on December 3, 1918, said point of being the TRUE POINT OF BEGINNING; Thence South 0°23'00" East 118.37 feet; Thence parallel with the North line of the land described in the Deed to Walter Pughen et ux, recorded December 3, 1918, in Book 25 of Deeds, Page 61 as Document No. 77568 of the records of said county, South 88°44'00" East 120.00 feet to the West line of the land described in the Deed to Victoria J. Meyers, et ux, recorded December 7, 1918, in Book 25 of Deeds, Page 167 as Document No. 77601 of said records; Thence along the West line, North 0°25'00" West 118.37 feet; Thence North 88°44'00" West 120.00 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM the North 62.00 feet thereof.

## Parcel One A (1A)

An undivided 3/640 interest in and to that artesian well located in the Southeast Quarter (SE 1/4) of Section 29, Township 20 South, Range 61 East, M.D.B. & M., said artesian well being known as the Russell Well, together with a right-of-way through existing ditches and pipe lines between said land said well.

## Parcel Two (2)

The portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 29, Township 20 South, Range 61 East, M.D.B. & M., more particularly described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 29; Thence along the North line of said Southeast Quarter (SE 1/4) North 88°40'23" West, 1051.00 feet; Thence parallel with the East line of said Southeast Quarter (SE 1/4) South 0°27'00" East, 1194.61 feet, more or less, to a point distant North 0°37'00" West 160.12 feet from the North line of Clark Avenue (now Bonanza Road) as said Avenue existed on December 3, 1918, said point also being the TRUE POINT OF BEGINNING; Thence South 0°27'00" East 20 feet to the Northwest Corner (NW) of first parcel conveyed by Marina Bluthridge, a widow and now unmarried, to Luther E. Ragdale and Ethel Ragdale, husband and wife as joint tenants, dated March 24, 1963, recorded April 30, 1963, as Document No. 255564, Clark County, Nevada; Thence continuing South 0°27'00" East a distance of 132.98 feet to a point on the present right-of-way line of Clark Avenue; Thence as described, and conveyed in the Deed to said State of Nevada, recorded July 22, 1943, in Book 33 of Deeds, Page 253 as Document No. 168450, Clark County, Nevada, records; Thence South 89°03'11" East along said present right-of-way of Bonanza Road, 134.09 feet; Thence North 0°27'00" West 152.64 feet; Thence North 88°55'31" West 135.00 feet to the TRUE POINT OF BEGINNING.

EXCEPTING from the above described Parcel Two (2) that portion conveyed from Luther E. Ragdale et ux, to the City of Las Vegas, described as follows:

A certain tract or parcel of land lying and being situated in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SE 1/4) of Section 29, Township 20 South, Range 61 East, M.D.M., and being more particularly described as follows:

Commencing at the Southeast (SE) corner of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 29; Thence South 00°17'08" East along the East line of the said Section 29 a distance of 4.86 feet to a point in the centerline of Bonanza Road; said centerline is defined in that certain Deed to the State of Nevada, recorded July 21, 1941, in Book 31 of Deeds, Page 253, as Document No. 168450, Clark County, Nevada, records; Thence North 89°47'18" West along said centerline of Bonanza Road a distance of 1050.71 feet to a point in the Southerly prolongation of the West line of that certain parcel of land described in the Deed to Luther E. Ragdale, et al., recorded April 30, 1963, as Document No. 355358, of Official Records of Clark County, Nevada; Thence North 00°37'08" West along said West line a distance of 50.01 feet to a point in a line that is parallel with and distant 50.00 feet Northerly, measured at right angles, from the aforementioned centerline of Bonanza Road; Thence South 89°47'18" East along said parallel line a distance of 19.71 feet to a point; Thence from a tangent at said point which bears through a central angle of 89°10'10" an arc distance of 11.11 feet to the point of tangency of said curve with the aforementioned West line of said parcel described in the said Deed recorded as Document No. 355358; Thence South 00°37'08" East along said West line a distance of 19.71 feet to the TRUE POINT OF BEGINNING.

FURTHER EXCEPTING from the above described Parcel Two (2) that portion conveyed from Luther E. Ragdale et al, to the City of Las Vegas, described as follows:

A certain tract or parcel of land lying and being situated in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SE 1/4) of Section 29, Township 20 South, Range 61 East, M.D.M., and being more particularly described as follows:

COMMENCING at the Southeast corner of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 29; Thence South 00°37'08" East along the East line of said Section 29 a distance of 4.86 feet to a point in the centerline of Bonanza Road; said centerline is defined in that certain Deed to the State of Nevada, recorded July 21, 1941, in Book 31 of Deeds, Page 253, as Document No. 168450, Clark County, Nevada, records; Thence North 89°47'18" West along said centerline of Bonanza Road a distance of 1050.71 feet to a point in the Southerly prolongation of the West line of that certain parcel of land described in the Deed to Luther E. Ragdale, et al., recorded April 30, 1963, as Document No. 355358 of Official Records of Clark County, Nevada; Thence North 00°37'08" West along said West line a distance of 50.01 feet to a point in a line that is parallel with and distant 50.00 feet Northerly, measured at right angles, from the aforementioned centerline of Bonanza Road; Thence South 89°47'18" East along said parallel line a distance of 19.71 feet to a point; Thence from a tangent at said point which bears through a central angle of 89°10'10" an arc distance of 11.11 feet to the point of tangency of said curve with the aforementioned West line of said parcel described in the said Deed recorded as Document No. 355358; Thence South 00°37'08" East along said West line a distance of 19.71 feet to the TRUE POINT OF BEGINNING.

## Parcel Three (3)

That portion of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 29, Township 20 South, Range 61 East, M.D.B. & M., described as follows:

COMMENCING at a point on the North boundary of the Southeast Quarter (SE1/4) of said Section 29, from which the quarter corner between Section 28 and 29, Township 20 South, Range 61 East, M.D.B. & M.; bears South  $87^{\circ}27'00''$  East 821.00 feet; Thence South  $0^{\circ}25'00''$  East and parallel to the East boundary of said Section 29 to a point North boundary of Clark Avenue (original alignment 50.00 feet wide) now known as Bonanza Road, said point being further described as the Southeast (SE) corner of that certain parallel of land conveyed by John A. Wilson, et ux, to Charles E. Cett, et ux, by Deed recorded June 28, 1950, as Document No. 343411, Clark County, Nevada records, the TRUE POINT OF BEGINNING; Thence North  $88^{\circ}44'00''$  West along said North line of Bonanza Road a distance of 75.00 feet to a point; Thence North  $0^{\circ}25'00''$  West a distance of 160.12 feet to the Northeast (NE) corner of the certain parcel of land conveyed by Lloyd G. Tupper, Trustee, to Franchise Realty Interstate Corporation, an Illinois Corporation, by Deed recorded July 6, 1967 as Document No. 648348, Clark County, Nevada records; Thence North  $88^{\circ}44'00''$  West along the North line of that last mentioned conveyed parcel a distance of 35.00 feet to a point; Thence North  $0^{\circ}25'00''$  West a distance of 56.19 feet more or less the Northwest corner of the aforementioned parcel conveyed to Charles E. Cett, et ux, by Document No. 343411; Thence South  $88^{\circ}44'00''$  East a distance of 110.00 feet to the Northeast corner of the last mentioned conveyed parcel; Thence South  $0^{\circ}25'00''$  East a distance of 216.31 feet more or less to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM the interest in and to that portion of land lying within the first described parcel as described and conveyed to the State Nevada by Julia Russell by Deed recorded July 23, 1943, in Book 33 of Deeds, Page 253, as Document No. 168450, Clark County, Nevada records.

FURTHER EXCEPTING THEREFROM the interest in and to that portion of land lying within the first described parcel as described and conveyed to the City of Las Vegas by Luther F. Ragdale, et ux, by Deed recorded June 26, 1967, as Document No. 646621, Clark County, Nevada records.

Grantee 90  
United Title of Nevada  
3980 Howard Hughes Pkwy  
Las Vegas, NV 89169

CLARK COUNTY, NEVADA  
JUDITH A. VANDEYER, RECORDER  
RECORDED AT REQUEST OF:  
UNITED TITLE OF NEVADA  
96-02-98 16100 EBP 5  
OFFICIAL RECORDS  
BOOK: 988602 INST: 62384  
FEE: 11.00 RPTT: 912 60

EXHIBIT "A"

COMMENCING AT A POINT ON THE NORTH BOUNDARY OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. &M., CLARK COUNTY, NEVADA, FROM WHICH THE QUARTER SECTION CORNER BETWEEN SECTION 28 & 29. SAID TOWNSHIP AND RANGE BEARS SOUTH 88°27' EAST, 1051.00 FEET DISTANT; THENCE SOUTH 0°25' EAST, AND PARALLEL TO THE EAST BOUNDARY OF SAID SECTION 29 TO A POINT 432.52 FEET NORTH 0°25' WEST FROM THE NORTH BOUNDARY OF THE RIGHT OF WAY OF CLARK AVENUE, PRODUCED, AS THE SAME IS NOW ESTABLISHED THE POINT OF BEGINNING. THENCE SOUTH 88°44' EAST AND PARALLEL TO THE NORTH BOUNDARY OF SAID CLARK AVENUE RIGHT OF WAY, A DISTANCE OF 100.00 FEET; THENCE SOUTH 0°25' EAST AND PARALLEL TO THE EAST BOUNDARY OF SAID SECTION 29, A DISTANCE OF 100 FEET; THENCE NORTH 88°44' WEST AND PARALLEL TO THE NORTH BOUNDARY OF 100.00 FEET, THENCE NORTH 0°25' WEST AND PARALLEL TO THE EAST BOUNDARY OF SAID SECTION 29, A DISTANCE OF 100.00 FEET TO THE SAID POINT OF BEGINNING.

SAID LEGAL DESCRIPTION IS THE SAME AS SHOWN IN THE PREVIOUS DEED FROM JOHNNIE E. MORGAN AND ELSA M. RODRIGUEZ, HUSBAND AND WIFE AS GRANTOR TO ELSA M. RODRIGUEZ, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AS GRANTEE, RECORDED ON APRIL 15, 1994 IN BOOK 940415 AS INSTRUMENT NO. 02337, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ASSESSED

EXHIBIT "A"  
LEGAL DESCRIPTION

That portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 29, Township 20 South, Range 61 East, M.D.B.&M., described as follows:

Commencing at the East Quarter corner of said Section 29; thence along the North line of said Southeast Quarter (SE 1/4) North, 88°27' West, 1051.00 feet; thence parallel with the East line of said Southeast Quarter (SE 1/4) South, 0°25' East, to a point distant North 0°25' West, 332.62 feet from the North line of Clark Avenue (now Bonanza Road) as said avenue existed on December 3, 1938, said point being the true point of beginning; thence South 0°25' East 62.50 feet; thence parallel with the North line of the land described in the deed to Walter Pulsipher, et ux, recorded December 3, 1938 in Book 25 of Deeds, Page 161, as Document No. 77568 of Records of said County, South 88°44' East, 120.00 feet to the West line of the land described in the deed to Victor J. Meyers, et ux, recorded December 7, 1938, in Book 25 of Deeds, Page 167 as Document No. 77601 of records of said County; Thence along said West line, North 0°25' West, 62.50 feet; thence North 88°44' West, 120.00 feet to the true point of beginning.

706 E. Dike

H C sr  
M S E.

# EXHIBIT

## DESCRIPTION

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

That portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 29, Township 20 South, Range 61 East, M.D.B. & M., in the City of Las Vegas, County of Clark, State of Nevada, more particularly described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 29, thence along the North line of said Southeast Quarter (SE 1/4) North 88°27'00" West 1051.00 feet, thence parallel with the East line of said Southeast Quarter (SE 1/4), South 0°25'00" East to a point distant North 0°25'00" West 270.12 feet from the North line of Clark Avenue (now Bonanza Road), as said Avenue existed on December 3, 1938, said point being the true point of beginning; thence South 0°25'00" East 62.00 feet; thence South 88°44'00" East 120.00 feet; thence North 0°25'00" West 62.00 feet; thence North 88°44'00" West 120.00 feet, to the true point of beginning.

.....

ASSESSOR

704. E. DIKE

H/C 3r  
MSE

# Protest / Approval Letter

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Separator Sheet

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VAR-11714  
SDR-11707  
VAR-11712

RECEIVED  
MAR 15 2006

March 13, 2006

Daniel & Grace Lorenzo  
840 Rancho Drive #4207  
Las Vegas, NV 89106  
SUNSHINE VILLAGE HOA, 712 DIKE LANE, LAS VEGAS, NV 89106

Planning & Development Department  
Current Planning Division  
Development Services Center  
731 South Fourth Street  
Las Vegas, NV 89101

RE: SDR- 11707; VAR-11712; VAR-11714

Dear Sir or Madam:

As part of the Sunshine Village HOA I am writing to express my objection to the proposed development plan and attendant variances as requested by Rose Bud Development, LLC.

Sunshine Village provides much needed low income housing in the Las Vegas Valley. For the past 14 years we have strived to maintain a comfortable and respectable environment for underprivileged residents to call home. This is oftentimes a challenging and time consuming task, but as owners we believe it is important to our tenants and the community.

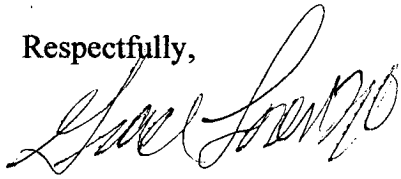
Rose Bud Development, LLC has requested waivers to allow a reduction of landscape requirements as well as a variance of setback requirements. They have also requested a variance to allow fewer parking spots than is required for a proposed mixed-use development of this size. We find the parking spot request most troublesome, as overflow from the proposed mixed-use development will surely end up in the Sunshine Village parking lot. This will necessitate the Sunshine Village HOA taking expensive preventive measures such as erecting a gate, which will in turn necessitate the raising of rents for our tenants.

The request to allow a reduction of landscape and variance of setback requirements is equally alarming. These variances will permit Rose Bud Development, LLC to turn our quaint neighborhood into a virtual "concrete jungle" compromising the esthetic value of our property. If Rose Bud Development, LLC is permitted to move forward with this proposed mixed-use

VAR-11712  
P

development we implore you to hold them to the required standards and to not approve these variances.

Respectfully,

A handwritten signature in cursive script, appearing to read "Grace Lorenzo", written in dark ink.

Grace Lorenzo

RECEIVED

MAR 15 2006

cc: Councilman Lawrence Weekly, Ward 5

# APN Map

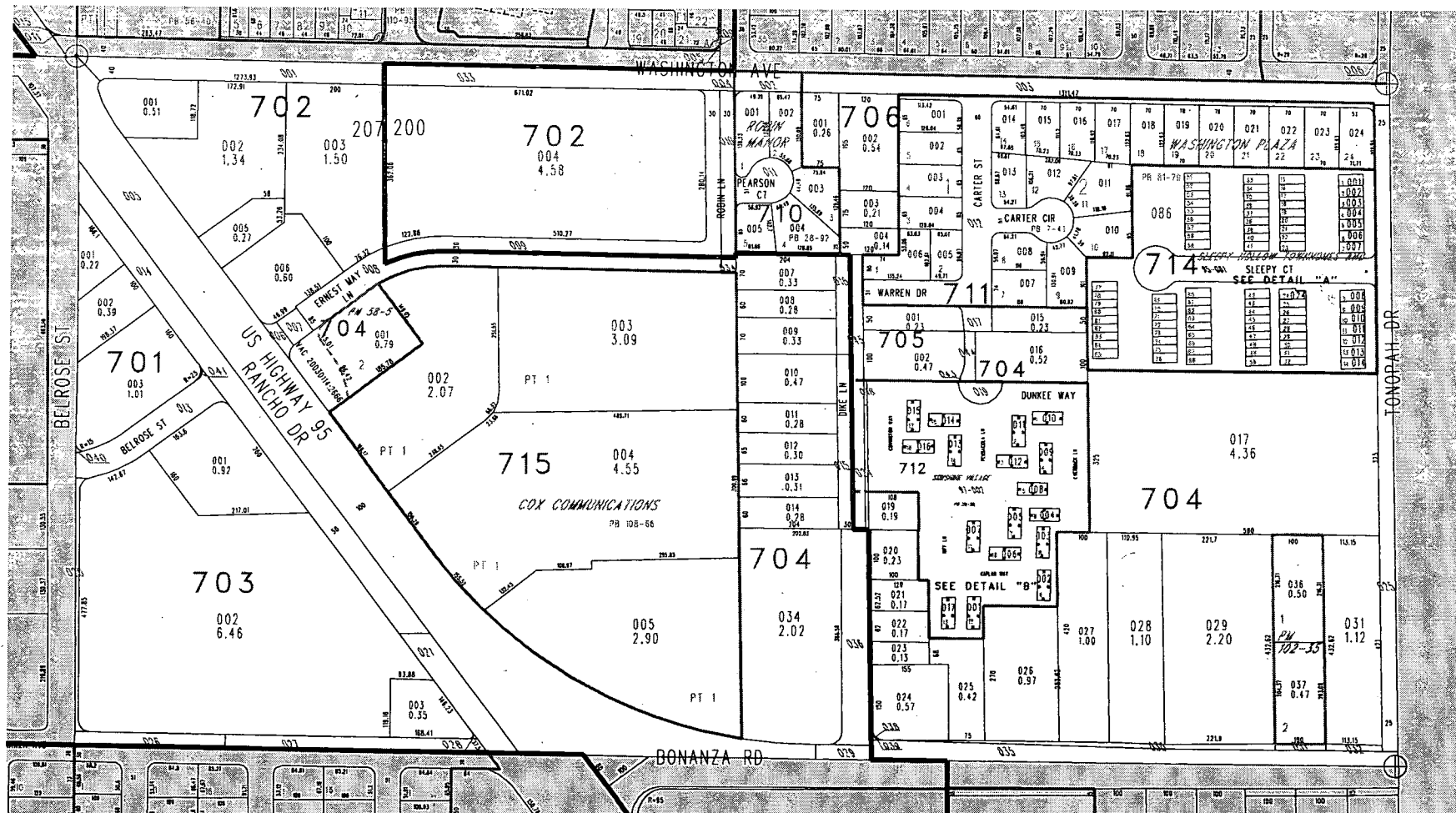
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Separator Sheet

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                          |                                                                         |                                                                                                                                                                                |                                                                                 |                                                                                                                                |                                                                                   |                     |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---------------------|--|
| <b>NOTES</b><br>This map is for assessment use only and does NOT represent a survey.<br>No liability is assumed for the accuracy of the data delineated herein.<br>Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.<br>This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.<br>USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1:117 ORIGINAL<br> | <b>MAP LEGEND</b><br>———— PARCEL BOUNDARY<br>- - - - - SUBD BOUNDARY<br>- - - - - ROAD EASEMENT<br>- - - - - PM/LD BOUNDARY<br>- - - - - NON-PARCEL LOT LINE<br>- - - - - WATCH LINE / LEADER LINE<br>--- ROAD ID NUMBER | <b>ASSESSOR'S PARCELS - CLARK CO., NV.</b><br>M. W. Schofield, Assessor |                                                                                                                                                                                | <b>T20S R61E</b><br>R60E R61E R62E<br>125 124 123<br>138 139 140<br>163 162 161 | <b>29</b><br>6 5 4 3 2 1<br>7 8 9 10 11 12<br>13 14 15 16 17 18<br>19 20 21 22 23 24<br>25 26 27 28 29 30<br>31 32 33 34 35 36 | <b>N 2 SE 4</b><br>8 4 8 4<br>5 1 5 1<br>6 2 6 2<br>7 3 7 3<br>8 4 8 4<br>5 1 5 1 | <b>139-29-7</b><br> |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                          | AVERAGE<br>OA VALUE<br>35                                               | PARCEL NUMBER<br>001<br>ACREAGE<br>1.00<br>PARCEL SUB/SEQ NUMBER<br>202<br>PLAT RECORDING NUMBER<br>PP 75-45<br>BLOCK NUMBER<br>5<br>LOT NUMBER<br>5<br>GOV. LOT NUMBER<br>015 |                                                                                 |                                                                                                                                |                                                                                   |                     |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                          |                                                                         |                                                                                                                                                                                |                                                                                 |                                                                                                                                | Scale: 1"=200' Rev: 06/27/03                                                      |                     |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                          |                                                                         |                                                                                                                                                                                |                                                                                 |                                                                                                                                |                                                                                   |                     |  |



**VAR-11712**  
**03/23/06 PC**

TAX DIST 200,207

# Comments

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Separator Sheet

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**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-11712 - VARIANCE - PUBLIC HEARING - APPLICANT: ROSE BUD DEVELOPMENT, LLC - OWNER: BIG MAMA'S COOKING OR KITCHEN, INC., ET AL** - Request for a Variance TO ALLOW 413 PARKING SPACES WHERE 493 PARKING SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR A PROPOSED MIXED-USE DEVELOPMENT on 1.88 acres at 2228 and 2230 West Bonanza Road; and 704, 706, 708, and 710 Dike Lane (APNs 139-29-704-019 through 025), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

PLANNING COMMISSION: **MARCH 23, 2006**

CITY COUNCIL: **APRIL 19, 2006**

PLANNING SUPERVISOR: **GARY LEOBOLD**



**PUBLIC HEARING**

Comments Due: **FEBRUARY 22, 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 Carman Burney ([cburney@lasvegasnevada.gov](mailto: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:**

**\*\*Attention\*\***

There are law enforcement concerns regarding the reduction of parking spaces. Reducing on site parking has the potential to increase traffic congestion because of cars re-entering traffic to find a parking space elsewhere, also causing a potential pedestrian hazard.

# Memorandum

City of Las Vegas  
Department of Public Works  
Development Coordination

**To:** Department of Planning and Development  
**From:** Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*  
**CC:** Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekkj, Survey (FM, PM, & A's only)  
**Date:** February 22, 2006  
**Re:** **VAR-11712** Rose bud Development, LLC NEC of Bonanza Road and Dike Lane  
Request for a parking Variance

---

## COMMENTS:

We support present City Code parking requirements; therefore we cannot support the Variance request for property located on the northeast corner of Bonanza Road and Dike Lane to allow 413 parking spaces where 493 spaces are the minimum number of parking spaces required for a proposed mixed use development.

We note that this site is the subject of a Site Development Plan Review SDR-11707; all site-related conditions of approval are addressed with that action.

CITY OF LAS VEGAS  
PLANNING COMMISSION RECOMMENDATIONS / COMMENTS

FROM: CLARK COUNTY DEPARTMENT OF AVIATION

APPLICATION NUMBERS: SDR-11707;VAR-11712;VAR-11714

PROJECT: Rose-bud Development, LLC, 12-story Mixed-use

LOCATION: NE of Bonanza Blvd. & Dike Ln.

MEETING DATE: March 23, 2006

COMMENTS:

The proposed development may be subject to continuing noise and over-flights from aircraft utilizing the North Las Vegas Airport (NLVA). Future demand for air travel and airport operations is anticipated to increase significantly, with a fifty percent increase of flight operations expected to occur at the NLVA over the next two decades. Please note that, while they are limited, nighttime operations regularly occur at the NLVA.

It should also be noted that the FAA no longer approve remedial noise mitigation measures for incompatible development, impacted by aircraft operations, which was constructed after October 1, 1998. Therefore, Federal funds will not be available in the future should the owners of dwelling units within the proposed project wish to be purchased or have the units soundproofed by Clark County.

Federal Aviation Regulations (Title 14, Part 77) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway, or for any structure greater than 200 feet in height. Such notification allows the FAA to determine what impact, if any, the proposed development will have upon navigable airspace, and allows the FAA to determine whether the development requires obstruction marking or lighting.

Clark County Code (Title 20, Subsection 13), pursuant to Chapter 497 of the Nevada Revised Statutes, requires that a Permit from the Clark County Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) must also be obtained prior to construction. Per 20.13.040 of Clark County Code, an aviation easement will be required for any structure, which will exceed the 100:1 slope for North Las Vegas Airport (NLVA).

The proposed development will exceed the 100:1 notice requirement. **Therefore, applicant is required to file FAA form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, and, depending upon the FAA's determination, obtain either a Permit from the Clark County Director of Aviation or a Variance from the AHABA prior to construction.**

Name:

*John Korkosz*

Date:

*3/20/06*

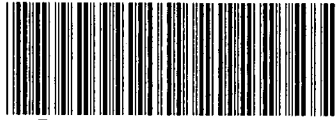
Title:

*Senior Planner*

1990

# Plans (PMT)

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P L A N S - P M T

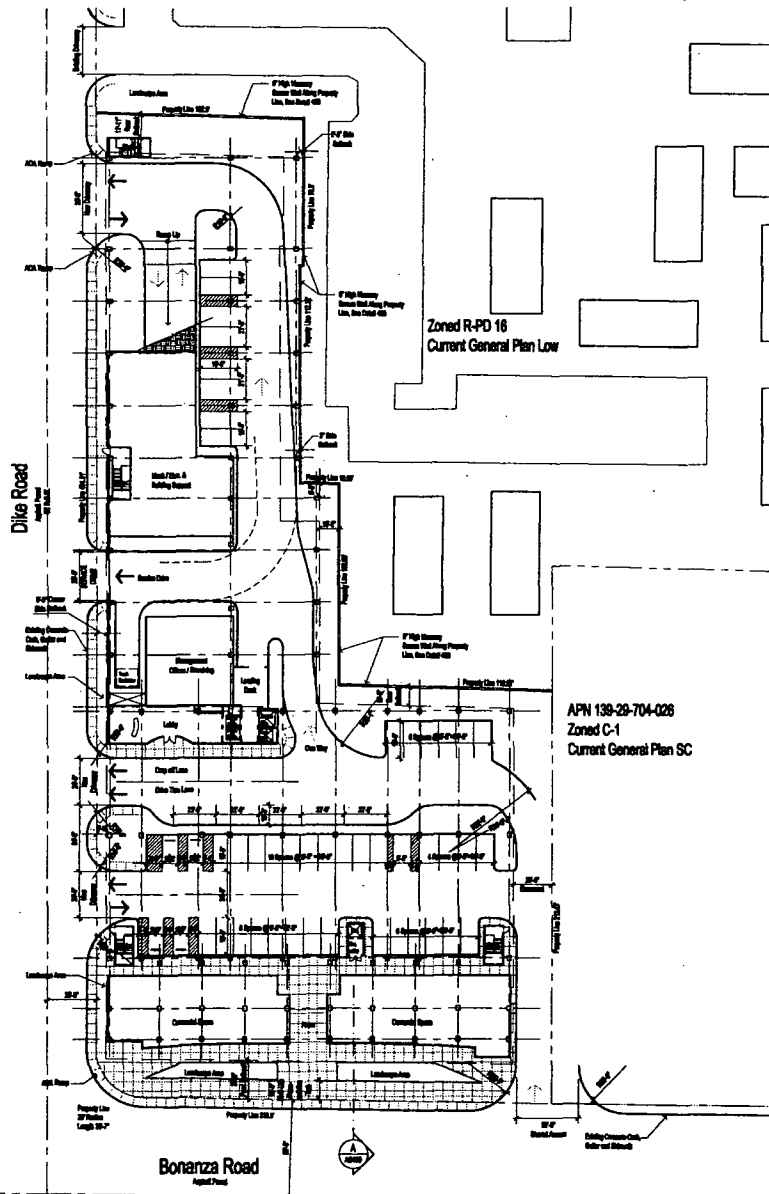
Separator Sheet

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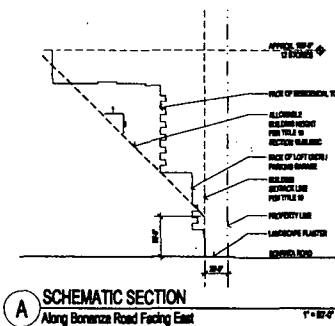
APN 139-29-704-013  
Zoned R-1  
Current General Plan M-L

APN 139-29-704-014  
Zoned R-1  
Current General Plan M-L

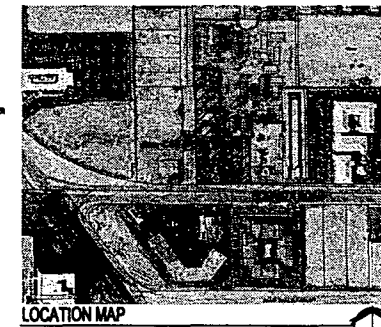
APN 139-29-704-034  
Zoned C-V  
Current General Plan SC



SITE PLAN AND GROUND FLOOR



RECEIVED  
MAR 06 2006



| Site Zoning                                                                            |                                                                                                          |
|----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| <b>SITE DATA:</b>                                                                      |                                                                                                          |
| PARCEL NUMBERS                                                                         | 139-29-704-024<br>139-29-704-023<br>139-29-704-022<br>139-29-704-021<br>139-29-704-020<br>139-29-704-019 |
| JURISDICTION                                                                           | CITY OF LAS VEGAS                                                                                        |
| EXISTING ZONING                                                                        | C-1                                                                                                      |
| EXISTING GENERAL PLAN DESIGNATION                                                      | SC                                                                                                       |
| SITE IS LOCATED IN THE "REDEVELOPMENT AREA" AND THE "NEIGHBORHOOD REVITALIZATION AREA" |                                                                                                          |
| PROPOSED ZONING (for all parcels)                                                      | C-1                                                                                                      |
| PROPOSED GENERAL PLAN (for all parcels)                                                | SC                                                                                                       |
| SITE AREA                                                                              | 78,389 NSF<br>1.79 ACRES NET                                                                             |

MAX. LOT COVERAGE ALLOWED 50%  
LOT COVERAGE PROPOSED 81.5% NET (Variance Requested)  
UNITS 300  
UNITS PER ACRE 168

| SETBACKS:   |       |
|-------------|-------|
|             | REQ'D |
| FRONT       | 20'   |
| REAR        | 20'   |
| SIDE        | 10'   |
| CORNER SIDE | 19'   |

MAX HEIGHT: NONE  
PROPOSED HEIGHT: 12 STORIES AND 187' MAX. HEIGHT

LANDSCAPE BUFFERS  
SEE LANDSCAPE PLAN L100

| Site Data                 |                       |
|---------------------------|-----------------------|
| <b>CONDOMINIUM UNITS:</b> |                       |
| UNIT INFORMATION          |                       |
| RESIDENTIAL TOWER         | 300 UNITS             |
| TOTAL UNITS               | 300 UNITS             |
| <b>BUILDING AREAS:</b>    |                       |
| TOTAL COMMERCIAL          | 10,000 S.F.           |
| <b>PARKING ANALYSIS:</b>  |                       |
| CONDOMINIUM (200 UNITS)   |                       |
| 2 Bedroom Units           | 18 @ 1.75 = 32        |
| 1 Bedroom/Studio Units    | 282 @ 1.25 = 353      |
| Visitors                  | 288 @ 1.00 units = 50 |
| Total                     | 435 Spaces            |

| PARKING COMPUTATIONS - COMMERCIAL / (RETAIL, OFFICE) |                     |
|------------------------------------------------------|---------------------|
| Commercial                                           | 10,000 @ 1/175 = 58 |
| Total                                                | 58 Spaces           |

|                       |            |
|-----------------------|------------|
| Total Spaces Required |            |
| Residential           | 435 Spaces |
| Commercial            | 58 Spaces  |
| Total                 | 493 Spaces |

|                                                    |            |
|----------------------------------------------------|------------|
| Total Required Parking                             | 493 Spaces |
| Parking Provided                                   | 323 Spaces |
| Compact parking Provided (less than 30%)           | 77 Spaces  |
| Total Provided Parking (18.9 % Variance Requested) | 400 Spaces |

SDR-11707 VAR-11714  
REVISED VAR-11712  
03/23/06 PC

The View  
Rose Bud Development LLC  
2230 W. Bonanza  
Las Vegas, NV 89106

APTUSA Architecture

1200 South 4th Street  
Suite 206  
Las Vegas, Nevada 89104  
P 702.879.1200  
F 702.879.1213  
info@aptusarchitecture.com

APTUS PROJECT NO 05.106

ARCHITECT

ENGINEER

NOTES

CONSENT 2006 BY APTUS ARCHITECTURE

| NO. | DESCRIPTION             | DATE   |
|-----|-------------------------|--------|
| 1   | City of Las Vegas       | 3.2.06 |
| 2   | SDP (Revised)           |        |
| 3   | City of Las Vegas       | 2.8.06 |
| 4   | Site Development Review |        |
| 5   | ISSUED                  |        |

SITE PLAN /  
GROUND  
FLOOR PLAN

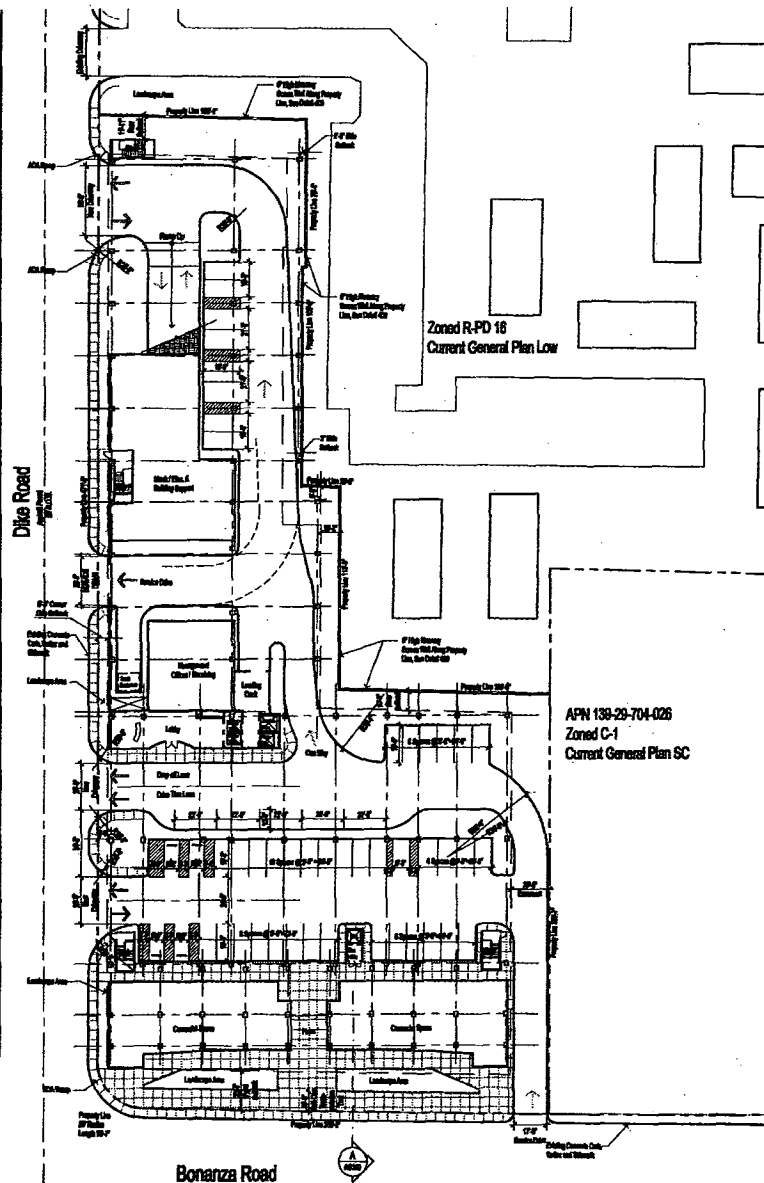
DRAWING NO

AS100  
THE VIEW

APN 138-29-704-013  
Zoned R-1  
Current General Plan M-L

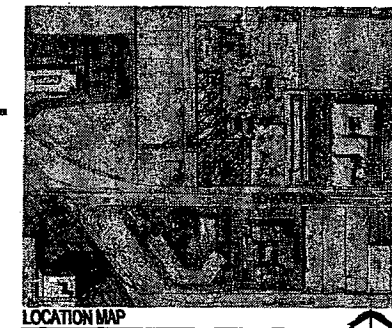
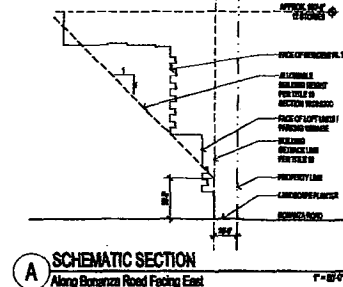
APN 138-29-704-014  
Zoned R-1  
Current General Plan M-L

APN 138-29-704-034  
Zoned C-1  
Current General Plan SC



SITE PLAN AND GROUND FLOOR

**A SCHEMATIC SECTION**  
Along Bonanza Road Facing East  
Height Waiver Requested  
Stepback Variance Requested



RECEIVED  
FEB 28 2006

## Site Zoning

### SITE DATA:

PARCEL NUMBERS 138-29-704-024  
138-29-704-023  
138-29-704-022  
138-29-704-021  
138-29-704-020  
138-29-704-018

JURISDICTION CITY OF LAS VEGAS  
EXISTING ZONING C-1  
EXISTING GENERAL PLAN DESIGNATION SC  
SITE IS LOCATED IN THE "REDEVELOPMENT AREA" AND THE "NEIGHBORHOOD REVITALIZATION AREA"

PROPOSED ZONING (for all parcels) C-1  
PROPOSED GENERAL PLAN (for all parcels) SC

SITE AREA 70,309 NSF  
1.70 ACRES NET

MAX. LOT COVERAGE ALLOWED 50%  
LOT COVERAGE PROPOSED 83.8% NET (Variance Requested)  
UNITS 300  
UNITS PER ACRE 168

### SETBACKS:

|             | REQD | PROVIDED                                          |
|-------------|------|---------------------------------------------------|
| FRONT       | 20'  | 20'-0"                                            |
| REAR        | 20'  | 0'-0" (Variance Requested)                        |
| SIDE        | 10'  | 20'-0", 10'-2", 0'-0", 2'-0" (Variance Requested) |
| CORNER SIDE | 15'  | 0'-0" (Variance Requested)                        |

MAX HEIGHT: NONE  
PROPOSED HEIGHT: 12 STORIES and 180' MAX. HEIGHT

LANDSCAPE BUFFERS  
SEE LANDSCAPE PLAN L.100

## Site Data

### CONDOMINIUM UNITS:

UNIT INFORMATION  
RESIDENTIAL TOWER 300 UNITS  
TOTAL UNITS 300 UNITS

### BUILDING AREAS:

TOTAL COMMERCIAL 10,000 S.F.

### PARKING ANALYSIS:

CONDOMINIUM (300 UNITS)  
2 Bedroom Units 18 @ 1.75 = 32  
1 Bedroom/Studio Units 282 @ 1.25 = 353  
Visitors 250 @ 1/16 units = 60  
Total 435 Spaces

### PARKING COMPUTATIONS - COMMERCIAL / RETAIL, OFFICE

Commercial 10,000 @ 1/175 = 68  
Total 68 Spaces

Total Spaces Required  
Residential 435 Spaces  
Commercial 68 Spaces  
Total 503 Spaces

Total Required Parking 493 Spaces

Parking Provided  
Compact parking Provided (less than 50%) 323 Spaces  
Total Provided Parking (18.9 % Variance Requested) 400 Spaces

\*\* Parking is provided in a four story parking structure

**VAR-11712 VAR-11714**  
**SDR-11707 03/23/06 PC**  
**REVISED**

The View  
Rose Bud Development LLC  
2230 W. Bonanza  
Las Vegas, NV 89106

APTUS Architecture

1200 South Main Street  
Suite 200  
Las Vegas, Nevada 89101  
P 702.259.1200  
F 702.259.7211  
info@aptusarchitecture.com

APTUS PROJECT NO. 05.106  
ARCHITECT

OWNER

NOTES

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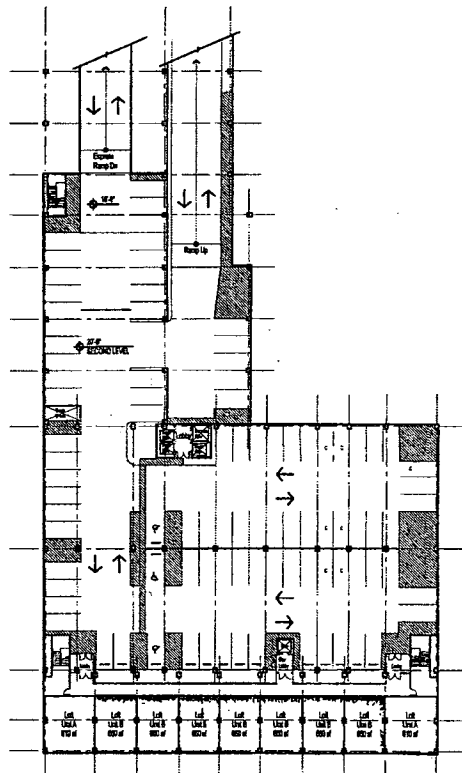
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| 3   | City Of Las Vegas | 7/27/06 |
| 4   | City Of Las Vegas | 7/27/06 |
| 5   | City Of Las Vegas | 7/27/06 |
| 6   | City Of Las Vegas | 7/27/06 |
| 7   | City Of Las Vegas | 7/27/06 |
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| 10  | City Of Las Vegas | 7/27/06 |

ISSUED

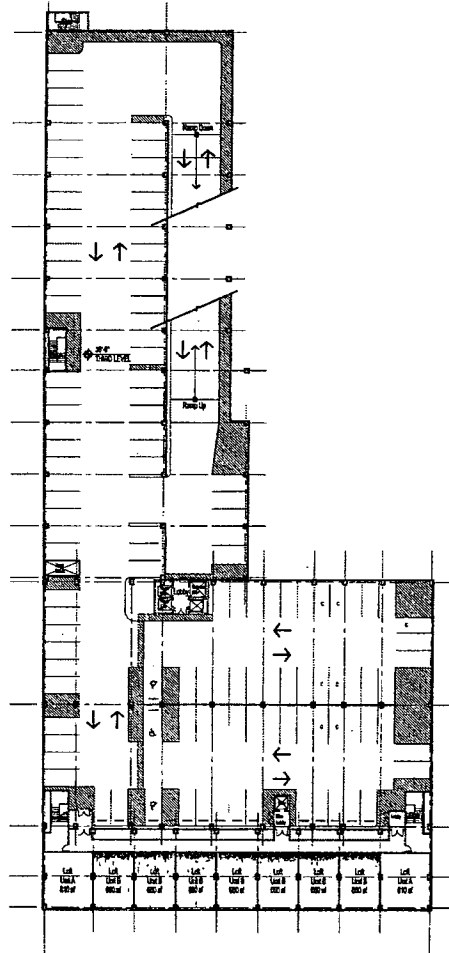
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SITE PLAN /  
GROUND  
FLOOR PLAN

DRAWING NO.

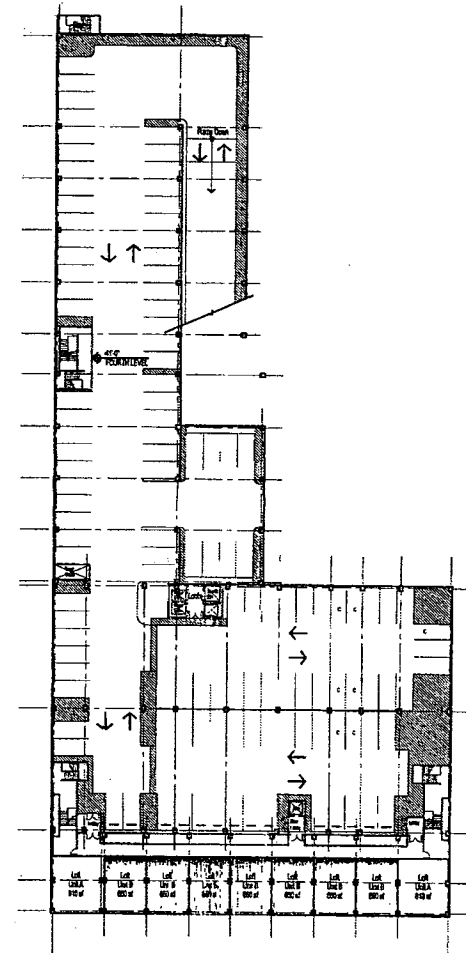
ASI00  
THE VIEW



2. Second Floor



3. Third Floor



4. Fourth Floor

**The View**  
Mixed Use Development  
2230 W. Bonanza  
Las Vegas, Nevada 89106

**APTUS Architecture**

1200 South 4th Street  
Suite 204  
Las Vegas, Nevada 89104  
P 702.578.1200  
F 702.578.1213  
info@aptusarchitecture.com

APTUS PROJECT NO. 05.106  
ARCHITECT

ENGINEER

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| NO. | DESCRIPTION        | DATE    |
|-----|--------------------|---------|
| 2   | City of Las Vegas  | 2/27/06 |
| 1   | SDR (Planned)      | 2/28/06 |
| 1   | City of Las Vegas  | 2/28/06 |
| 1   | San Joaquin County | 2/28/06 |

ISSUED

RECEIVED  
FEB 28 2006

TITLE  
SECOND,  
THIRD AND  
FOURTH  
FLOOR PLANS  
DRAWING NO.

A101

RECEIVED  
FEB 28 2006

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**SDR-11707 03/23/06 PC**  
**REVISED**

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The View  
Mixed Use Development  
2230 W. Bonanza  
Las Vegas, Nevada 89106

APTUS Architecture

1700 South 4th Street  
Suite 208  
Las Vegas, Nevada 89104  
P 702.525.1200  
F 702.525.1213  
info@aptusarchitecture.com

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ARCHITECT

ENGINEER

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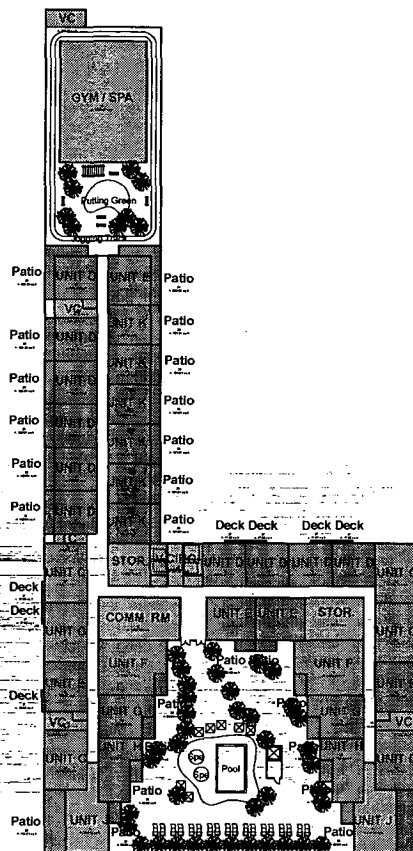
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City of Las Vegas  
Site Development Review  
2.6.6

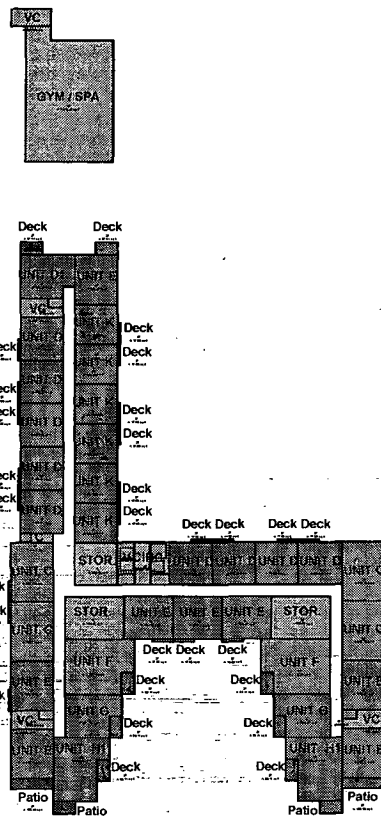
ISSUED

TITLE  
FIFTH THRU  
TWELFTH  
FLOOR PLANS

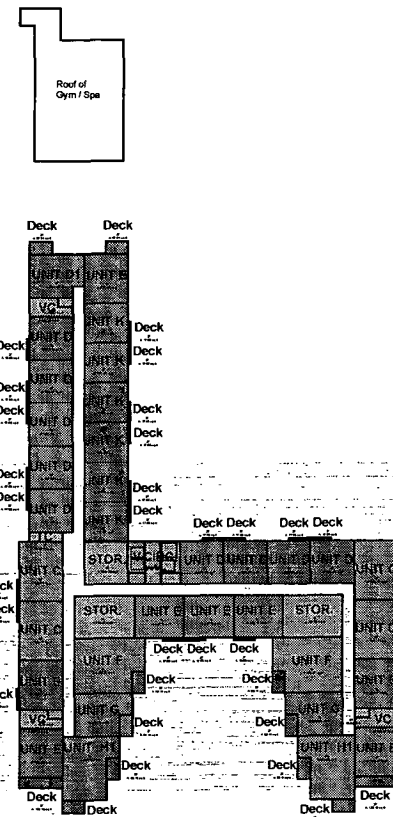
DRAWING NO.  
A102



5. Fifth Floor (Rec Deck)

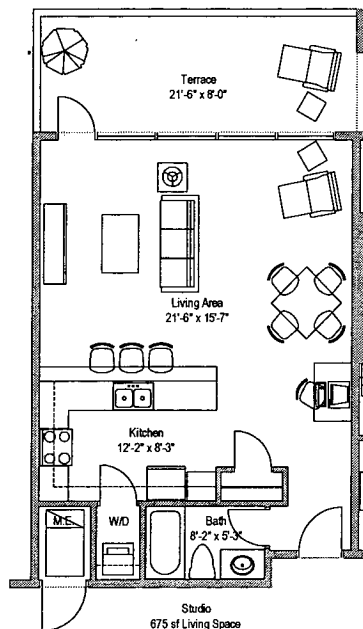


6. Sixth Floor



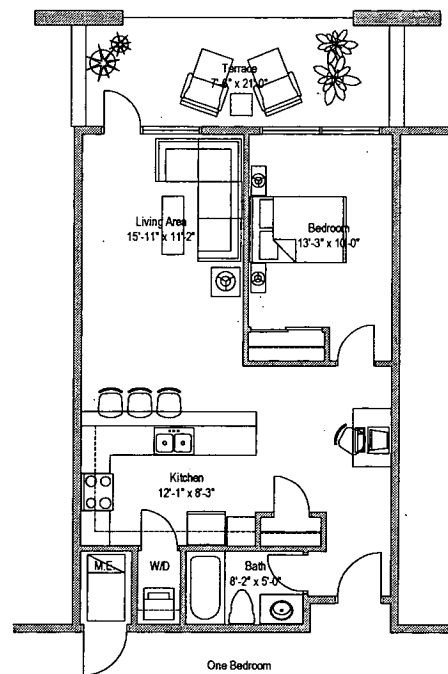
7. 7 thru 12

VAR-11712  
03/23/06 PC



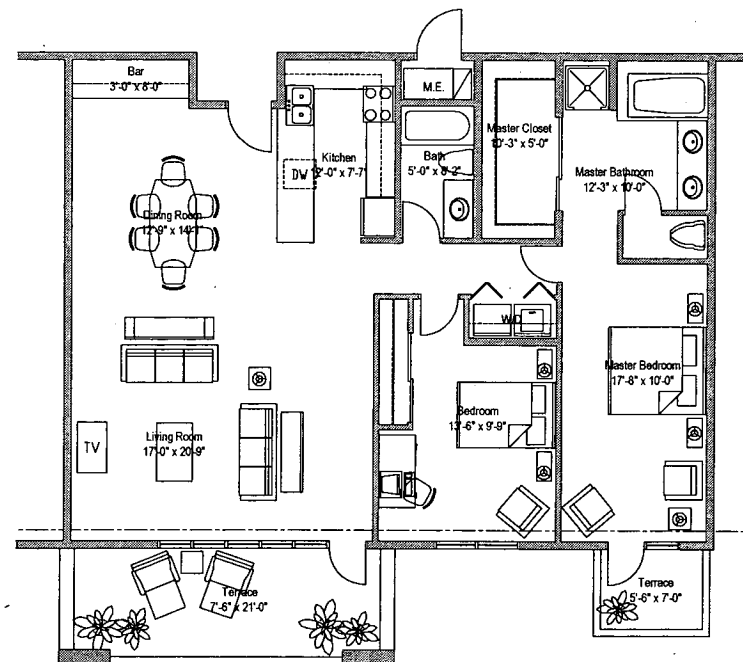
FLOOR PLAN  
STUDIO

W = 14'



FLOOR PLAN  
ONE BEDROOM

W = 14'



FLOOR PLAN  
TWO BEDROOM

W = 14'

**The View**  
Rose Bud Development LLC  
2230 W. Bonanza  
Las Vegas, NV 89106

**APTUS Architecture**

1200 South 4th Street  
Suite 204  
Las Vegas, Nevada 89104  
702.879.1200  
702.879.1213  
info@aptusarchitecture.com

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|     |                         |        |
|-----|-------------------------|--------|
| 1   | City Of Las Vegas       | 2.6.06 |
| 2   | Site Development Review |        |
| NO. | DESCRIPTION             | DATE   |

ISSUED

TITLE

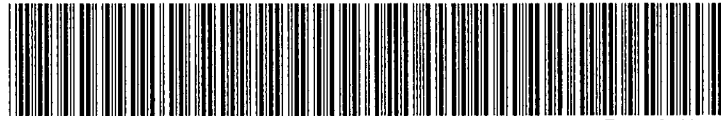
UNIT PLANS

DRAWING NO.

**A110**  
THE VIEW

**RECEIVED**  
FEB 07 2006  
**VAR-11712**  
**03/23/06 PC**

# Plans (Approved Site Plan)



PLANS - APPROVED SITE PLAN

## Separator Sheet













