

Justification Letter



Separator Sheet



12/8/2006

City of Las Vegas
Development Services Center
Planning and Development
731 S. Fourth Street
Las Vegas, Nevada 89101

RE: Wilshire Plaza V-0031-00 (1)

Dear Sirs:

This letter shall serve as our request on behalf of the Landlord of the above referenced Shopping Center, to have the parking variance, referenced above, extended in time.

This allows a business in the Shopping Center, a small Banquet Facility, to continue its operations.

Approval concerning this matter will be appreciated. Thank You.

Sincerely,

Elmore Bacon

RQR-18663
01-17-07 CC

Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: V-0031-00(1)

Project Address (Location) 5243 WEST CHARLESTON BLVD.

Project Name WILSHIRE PLAZA

Proposed Use BANQUET FACILITY

Assessor's Parcel #(s)

Ward # 1

General Plan: existing proposed Zoning: existing C-1 proposed

Commercial Square Footage 27,004

Floor Area Ratio 25

Gross Acres 2.43

Lots/Units 14

Density

Additional Information 163-01-501-007

WILSHIRE

PROPERTY OWNER LAS VEGAS ASSOCIATES DBA

Contact ELMORE BACON

Address c/o 3737 PECOS MCLEOD SUITE 101

Phone: 458-2911 Fax: 458-6104

City LAS VEGAS

State NEVADA

Zip 89121

APPLICANT LAS VEGAS ASSOCIATES DBA WILSHIRE

Contact ELMORE BACON

Address C/O 3737 PECOS MCLEOD SUITE 101

Phone: 458-2911 Fax: 458-6104

City LAS VEGAS

State NEVADA

Zip 89121

REPRESENTATIVE ELMORE BACON

Contact

Address 3737 PECOS MCLEOD SUITE 101

Phone: 458-2911 Fax: 458-6104

City LAS VEGAS

State NEVADA

Zip 89121

Property Owner Signature*

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

Print Name Linda Lai

Subscribed and sworn before me

This 6th day of December, 2006

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # RRR-18663

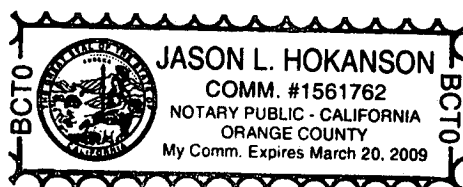
Meeting Date: 1-17-06

Total Fee: 300

Date Accepted: 12-7-06

Accepted By: FS

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.



SOFI



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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-18663** APN: 163-01-501-007

Name of Property Owner: LAS VEGAS ASSOCIATES DBA WILSHIRE PLAZA

Name of Applicant: LAS VEGAS ASSOCIATES DBA WILSHIRE PLAZA

Name of Representative: ELMORE BACON- WESTMARK COMMERCIAL GROUP

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

XX 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: _____

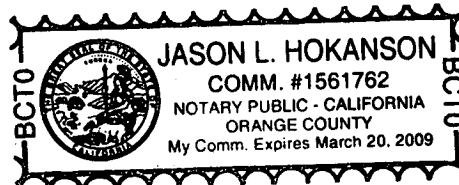
Signature of Property Owner: Melinda

Print Name: Linda La

Subscribed and sworn before me

This 6 day of December, 2006

Notary Public in and for said County and State



Hansen Sheet



Separator Sheet

Report Date 12/12/2006 03:51 PM

Submitted By

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A/P # 18663 REQUIRED REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/11/2006 16:49	940315	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

RQR-18663 - REQUIRED REVIEW - APPLICANT/OWNER: LAS VEGAS ASSOCIATES DBA WILSHIRE - Required Five Year Review of an approved Variance (V-0031-00) THAT ALLOWED THIRTY SEVEN (37) PARKING SPACES WHERE SIXTY FIVE (65) ARE THE MINIMUM PARKING SPACES REQUIRED FOR A PROPOSED BANQUET FACILITY at 5243 West Charleston Boulevard, Suites 2 and 3 (APN 163-01-501-007), C-1 (Limited Commercial), Ward 1 (Tarkanian).

Parent A/P # H99911200

Project # 18663

Project/Phase Name WILSHIRE PLAZA

Phase #

Size/Area 0.00

Size Description

Subdivision Code

Proposed Start

Proposed Stop

% Completed 0.00

% Complete Formula

Property/Site Information

Parcel 16301501007

Location

Owner/Tenant

Contact ID AC1296434 Name LAS VEGAS ASSOCIATES G P
Organization Position % WESTMARK COML GROUP Profession
Mailing Address 3737 PECOS-MCLEOD #101
City LAS VEGAS State/Province NV ZIP/PC 89121-4263
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 10/19/2006 To ☒ Primary 100.00 %

Contact ID AC463033 Name LAS VEGAS ASSOCIATES G P
Organization Position Profession
Mailing Address 4575 BERNADA CIR
City SALT LAKE CITY State/Province UT ZIP/PC 84124-4742
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 12/04/2002 To 10/19/2006 ☐ Primary 0.00 %

Contact ID AC257455 Name WILSHIRE PLAZA DEVELOPMENT CO
Organization Position % WESTMARK COMM GROUP Profession
Mailing Address 3737 PECOS-MCLEOD #100
City LAS VEGAS State/Province NV ZIP/PC 89121-4262
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 08/10/2002 To 12/04/2002 ☐ Primary 0.00 %

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**RQR Application****Report Date** 12/12/2006 03:51 PM**Submitted By**

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Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses5243 W CHARLESTON BLVD
LAS VEGAS, 89146-5243 W CHARLESTON BLVD 1
LAS VEGAS, 89146-5243 W CHARLESTON BLVD 2
LAS VEGAS, 89146-5243 W CHARLESTON BLVD 3
LAS VEGAS, 89146-5243 W CHARLESTON BLVD 4
LAS VEGAS, 89146-5243 W CHARLESTON BLVD 5
LAS VEGAS, 89146-5243 W CHARLESTON BLVD 6
LAS VEGAS, 89146-5243 W CHARLESTON BLVD 7
LAS VEGAS, 89146-5243 W CHARLESTON BLVD 8
LAS VEGAS, 89146-5243 W CHARLESTON BLVD 9
LAS VEGAS, 89146-5243 W CHARLESTON BLVD 10
LAS VEGAS, 89146-5243 W CHARLESTON BLVD 11
LAS VEGAS, 89146-5241 W CHARLESTON BLVD
LAS VEGAS, 89146-5247 W CHARLESTON BLVD
LAS VEGAS, 89146-5239 W CHARLESTON BLVD
LAS VEGAS, 89146-

Report Date 12/12/2006 03:51 PM

Submitted By

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Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16301501007

Applicants/Contacts

Primary	Y	Capacity	APPL	Contact ID	AC1296434	☐ Foreign
Effective		Expire				
Name	LAS VEGAS ASSOCIATES G P					
Day Phone		Eve Phone		Organization		
Pager		PIN #		Position	% WESTMARK COML GROUP	
Fax		Mobile		Profession		
E-Mail						
Address	3737 PECOS-MCLEOD #101 LAS VEGAS, NV 89121-4263					
Seasonal Addr						
Valid From		To				
Comments	elmore bacon					

Contractors

No Contractors

Activity Review Details

Detail	SUBMITTAL CHECKLIST (RQR)	Modified By	FSOLIS	Modified Date/Time	12/11/2006 16:43
Comments	No Comments				

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Application/Petition Form
- Y Site Plans (2 copies)
- Y Laser Print Site Plan
- Y Statement of Financial Interest

Report Date 12/12/2006 03:51 PM

Submitted By

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REQUIRED REVIEW

Will this go to City Council? Will this go DIRECTLY to City Council? Final City Council letter received
N Parent Project link required? Annotated minutes received
Required five-year Review Is there a condition of approval for a Required Review?
Parent Application Type VAR
Parent Project # V-0031-00
Meeting Information

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
01/17/2007	CC	SCHEDULED		0	0	0
FSOLIS	12/11/2006	FSOLIS	12/11/2006			

Template Type A/P #	A/P Type	Status	Stage
No children exist for this project			

Employee Employee ID	Last	First	MI	Comments
No Employee Entries				

Log Action Comments	Description	Entered By	Start	Stop	Hours
MEMO	MEMORANDUM Fee paid under EOT-18633 by error.	960340	12/12/2006 13:40	12/12/2006 13:40	0.00

Final DRT



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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

RQR-18663 - REQUIRED REVIEW - APPLICANT/OWNER: LAS VEGAS ASSOCIATES, DBA WILSHIRE - Required Five Year Review of an approved Variance (V-0031-00) THAT ALLOWED THIRTY SEVEN (37) PARKING SPACES WHERE SIXTY FIVE (65) ARE THE MINIMUM PARKING SPACES REQUIRED FOR A PROPOSED BANQUET FACILITY at 5243 West Charleston Boulevard, Suites 2 and 3 (APN 163-01-501-007), C-1 (Limited Commercial), Ward 1 (Tarkanian).

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

CITY COUNCIL MEETING: JANUARY 17, 2007

PUBLIC HEARING: YES

CASE PLANNER: BEN STICKA

Comments Due: December 26, 2006*

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to CAROLE COMBS (ccombs@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

RQR-18663

HAND DELIVERED

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

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

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

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

City Council Action Letter



CITY COUNCIL ACTION LETTER

Separator Sheet



065581

January 19, 2007

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

Las Vegas Associates dba Wilshire
Mr. Elmore Bacon
3737 Pecos McLeod, Suite #101
Las Vegas, Nevada 89121

RE: RQR-18663 - REQUIRED FIVE YEAR REVIEW
CITY COUNCIL MEETING OF JANUARY 17, 2007

Dear Applicant:

The City Council at a regular meeting held January 17, 2007 APPROVED the Required Five Year Review of an approved Variance (V-0031-00) THAT ALLOWED THIRTY SEVEN (37) PARKING SPACES WHERE SIXTY FIVE (65) ARE THE MINIMUM PARKING SPACES REQUIRED FOR A PROPOSED BANQUET FACILITY at 5243 West Charleston Boulevard, Suites 2 and 3 (APN 163-01-501-007), C-1 (Limited Commercial). The Notice of Final Action was filed with the Las Vegas City Clerk on January 18, 2007. This approval is subject to:

Planning & Development

1. The applicant shall re-stripe the parking lot within 30 days of approval of this application to include five handicapped accessible parking spaces that meet the requirement of Title 19.10.010.

Sincerely,

A handwritten signature in cursive script, reading "Angela Crolli".

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

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

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

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



018224

September 26, 2001

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)

MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

E. Bacon
Wilshire Plaza Development Company
3737 Pecos McLeod, Suite 101
Las Vegas, Nevada 89121

RE: V-0031-00(1) - ONE YEAR REQUIRED REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 19, 2001
Related to U-0077-00(1) *H99911200*

Dear Applicant:

The City Council at a regular meeting held September 19, 2001 APPROVED the Required One Year Review on an Approved Variance WHICH ALLOWED THIRTY-SEVEN (37) PARKING SPACES WHERE SIXTY-FIVE (65) ARE THE MINIMUM PARKING SPACES REQUIRED FOR A PROPOSED BANQUET FACILITY at 5243 West Charleston Boulevard, Suites 2 and 3 (APN: 163-01-501-007), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 20, 2001. This approval is subject to:

Planning and Development

1. This Variance shall be reviewed by the City Council five years from the date of City Council approval.
2. Conformance to all applicable conditions of approval for Variance (V-0031-00).

Sincerely,

ANGELA CROLLI
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

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

Ms. Beth Olsen
Bells and Bows
5243 W. Charleston Boulevard, #2, 3 & 4
Las Vegas, Nevada 89146

RQR-18663
01-17-07 CC

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

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

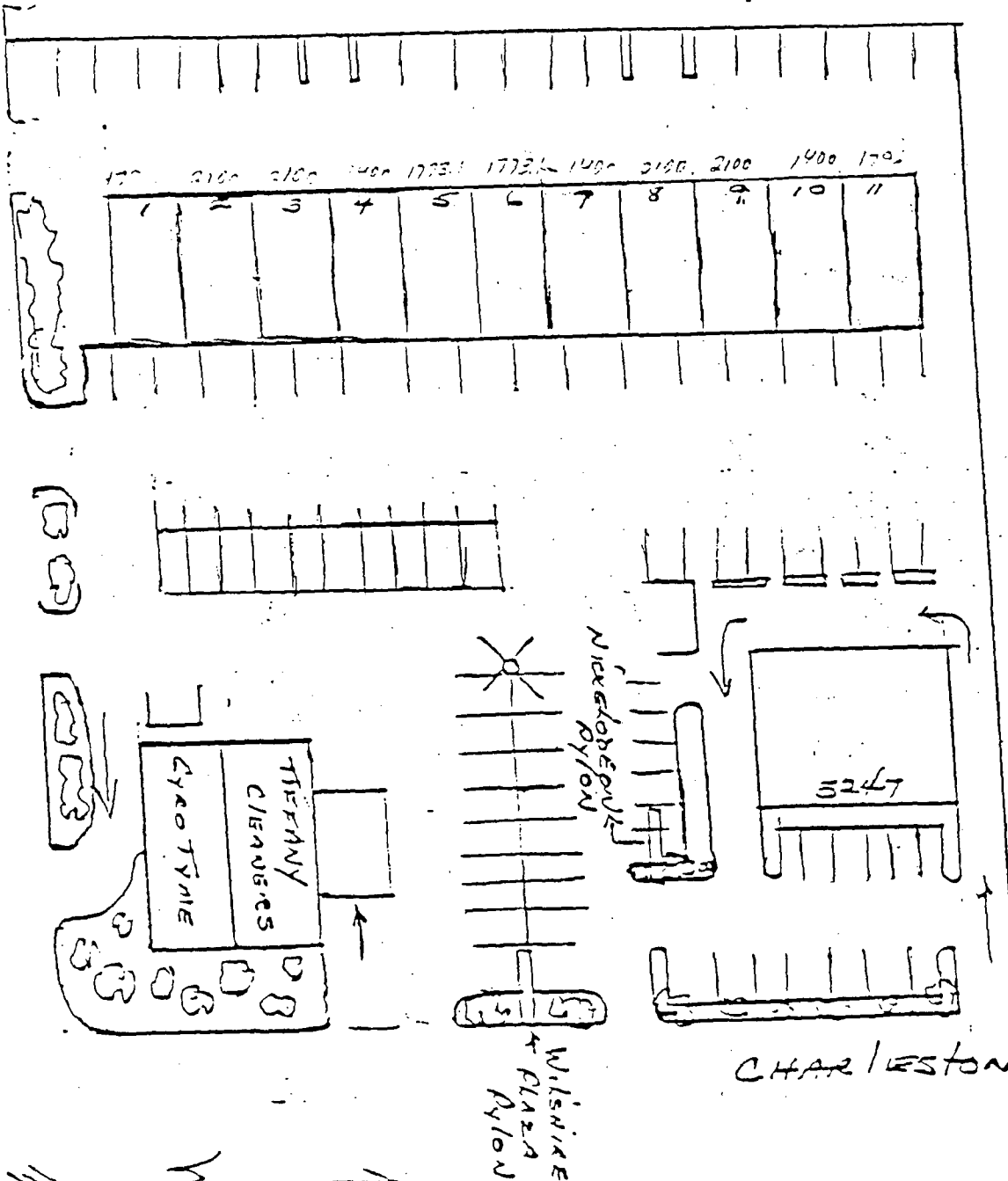
Plans (PMT)



Separator Sheet

RQR-18663
01-17-07 CC

WILSHIRE



WILSHIRE PLAZA
5247 W. CHARLESTON

APPROVED

CITY COUNCIL DATE: 01/17/07

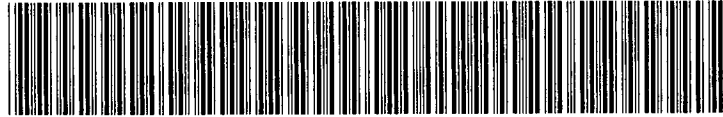
PLANNING COMMISSION DATE: N/A

BY: [Signature]

PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

RQR-18663 & CC 01/17/07 Approve M-O

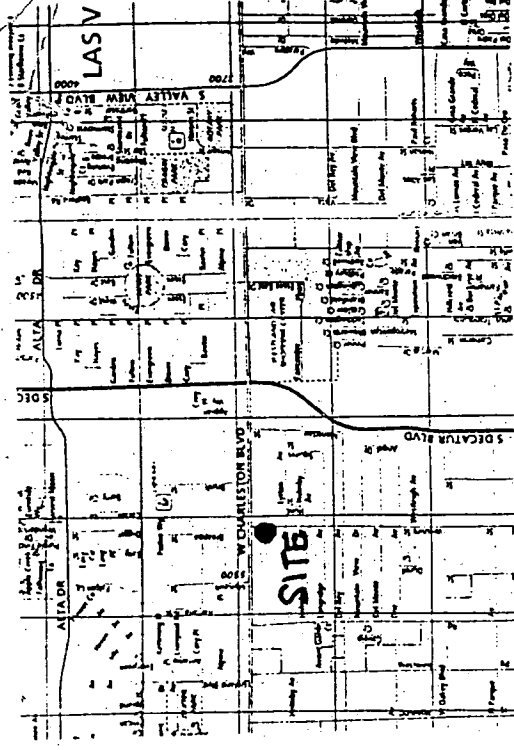
Plans (Approved Site Plan)



PLANS - APPROVED SITE PLAN

Separator Sheet

V-0031-00
 CC 8/16/00
 CC 8/16/00
 PC 6/16/00
 8/16/00
 8/16/00



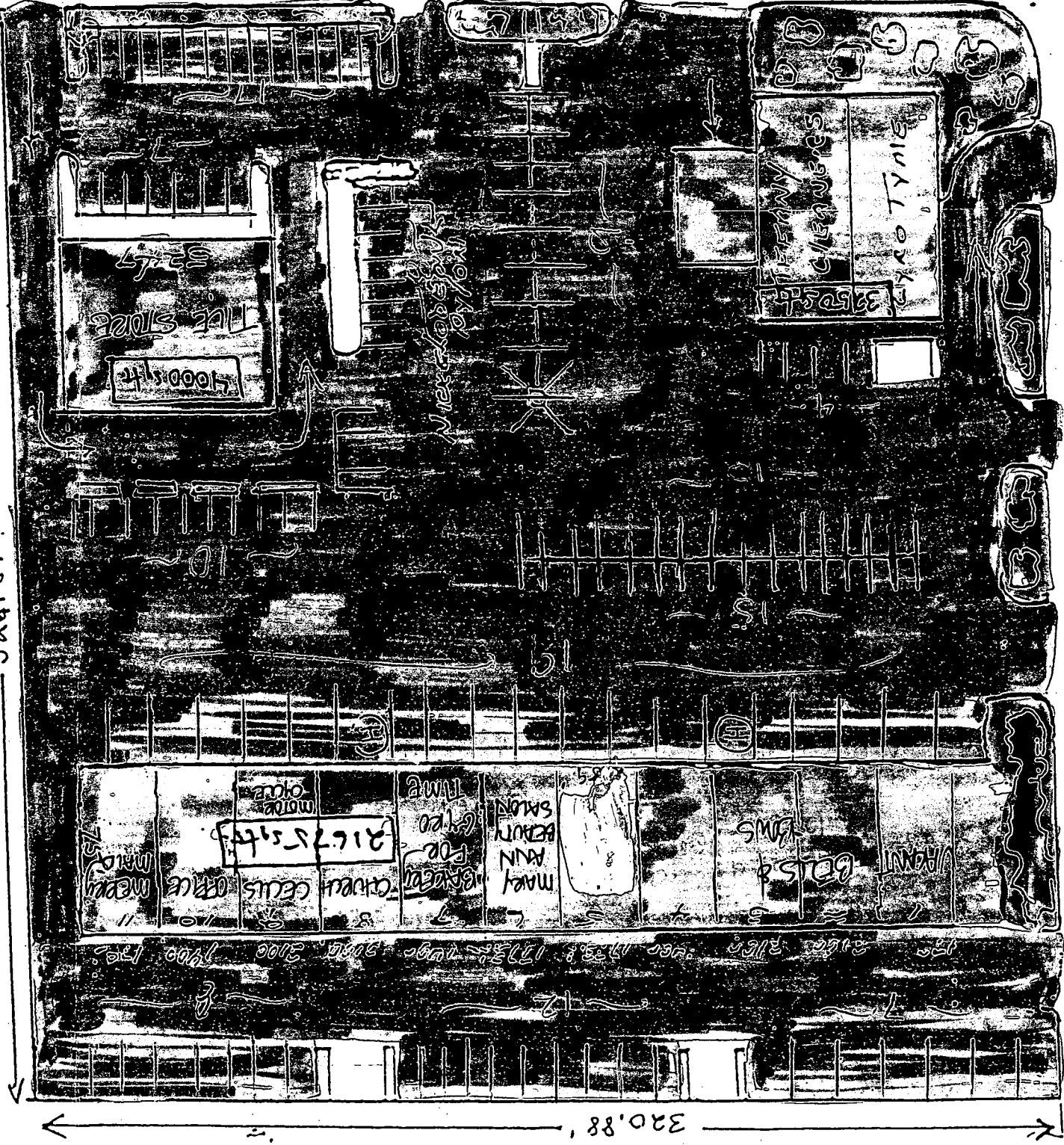
WILSHIRE PLAZA

5243 W. CHARLESTON

Retail
 Tile
 And
 Floor

CHARLESTON BLVD

329.87'



WILSHIRE
 & PLAZA
 Pylon

WILSHIRE ST.

LAND AREA
 2.43 ACRES
 106,850 sq ft

07.11

N