

City Council Action Letter



Separator Sheet



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

February 22, 2007

Mr. Adan Castillo
5681 Chloride Court
Las Vegas, Nevada 89110

RE: ZON-18672 - REZONING
CITY COUNCIL MEETING OF FEBRUARY 21, 2007
RELATED TO VAR-18673, VAR-18674, AND SDR-18670

Dear Mr. Castillo:

The City Council at a regular meeting held February 21, 2007 APPROVED the request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 0.5 acres at the northwest corner of Poppy Lane and Paniflow Street (APN 139-25-410-022). The Notice of Final Action was filed with the Las Vegas City Clerk on February 22, 2007. This approval is subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-18670) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site, if approved.

Public Works

3. Submit a Reversionary Map for this site or coordinate with the City Surveyor to determine an acceptable mapping method; comply with the recommendations of the City Surveyor.
4. Dedicate 30 feet of right-of-way adjacent to this site for McKnight Street, Poppy Lane and Paniflow Street and dedicate a 15-foot radius on the northwest corner of Poppy Lane and Paniflow Street and on the northeast corner of McKnight Street and Poppy Lane prior to the issuance of any permits. Contact the Right-of-Way Section of the Department of Public Works for assistance in the preparation of the necessary documents.
5. Construct half-street improvements including appropriate transition paving on Poppy Lane, Paniflow Street, and McKnight Street adjacent to this site concurrent with development of this site. All existing paving damaged or

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

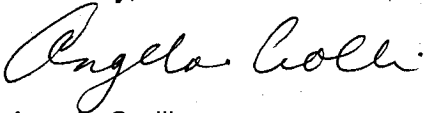
18112-001-06-05
CLV 7009

Mr. Adan Castillo
ZON-18672 – Page Two
February 22, 2007

removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map subdividing this site, whichever may occur first. Provide and improve all drainage ways as recommended.
7. A minimum of two lanes of asphalt pavement on the major access street adjacent to this site, and a working sanitary sewer connection shall be in place prior to final inspection of any units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed within 24 months of approval of construction drawings. No partial bond releases will be allowed until all perimeter roadway improvements are in place.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, Acting City Clerk

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

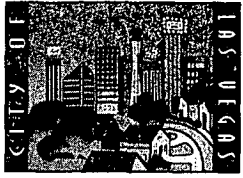
Mr. Adan Castillo
1202 Fall Breeze Drive
Las Vegas, Nevada 89142

Action Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

January 26, 2007

Mr. Adan Castillo
5681 Chloride Court
Las Vegas, Nevada 89110

RE: ZON-18672 - REZONING

Dear Mr. Castillo:

Your request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 0.5 acres at the northwest corner of Poppy Lane and Paniflow Street (APN 139-25-410-022), Ward 3 (Reese), was considered by the Planning Commission on January 25, 2007.

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

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-18670) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site, if approved.

Public Works

3. Submit a Reversionary Map for this site or coordinate with the City Surveyor to determine an acceptable mapping method; comply with the recommendations of the City Surveyor.
4. Dedicate 30 feet of right-of-way adjacent to this site for McKnight Street, Poppy Lane and Paniflow Street and dedicate a 15-foot radius on the northwest corner of Poppy Lane and Paniflow Street and on the northeast corner of McKnight Street and Poppy Lane prior to the issuance of any permits. Contact the Right-of-Way Section of the Department of Public Works for assistance in the preparation of the necessary documents.

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

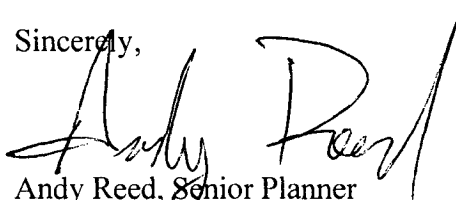


Mr. Adan Castillo
ZON-18672 - Page Two
January 26, 2007

5. Construct half-street improvements including appropriate transition paving on Poppy Lane, Paniflow Street, and McKnight Street adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map subdividing this site, whichever may occur first. Provide and improve all drainage ways as recommended.
7. A minimum of two lanes of asphalt pavement on the major access street adjacent to this site, and a working sanitary sewer connection shall be in place prior to final inspection of any units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed within 24 months of approval of construction drawings. No partial bond releases will be allowed until all perimeter roadway improvements are in place.

This item will be considered by the City Council on **February 21, 2007**, 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,



Andy Reed, Senior Planner
Planning and Development Department
Current Planning Division

AR:clb

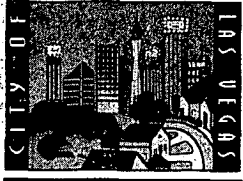
cc: Mr. Adan Castillo
1202 Fall Breeze Drive
Las Vegas, Nevada 89142

Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

January 12, 2007

Mr. Adan Castillo
5681 Chloride Court
Las Vegas, Nevada 89110

RE: ZON-18672 - REZONING

Dear Mr. Castillo:

Please be advised the City Planning Commission at its regular meeting on **January 25, 2007** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Douglas J. Rankin, AICP
Current Planning Manager
Planning and Development Department

DJR:clb

cc: Mr. Adan Castillo
1202 Fall Breeze Drive
Las Vegas, Nevada 89142

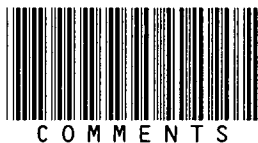
Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekkki, Survey (FM, PM, & A's only)
Date: January 11, 2007
Re: **ZON-18672** Ana Beltran NWC Poppy Lane & Paniflow St.
Request for Rezoning from R-E to R-3 on 0.5 acres

CONDITIONS OF APPROVAL:

1. Submit a Reversionary Map for this site or coordinate with the City Surveyor to determine an acceptable mapping method; comply with the recommendations of the City Surveyor.
2. Dedicate 30 feet of right-of-way adjacent to this site for McKnight Street, Poppy Lane and Paniflow Street and dedicate a 15-foot radius on the northwest corner of Poppy Lane and Paniflow Street and on the northeast corner of McKnight Street and Poppy Lane prior to the issuance of any permits. Contact the Right-of-Way Section of the Department of Public Works for assistance in the preparation of the necessary documents.
3. Construct half-street improvements including appropriate transition paving on Poppy Lane, Paniflow Street, and McKnight Street adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
4. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map subdividing this site, whichever may occur first. Provide and improve all drainage ways as recommended.

Project Checklist



PROJECT CHECKLIST

Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes	
Item Required					
YES	NO				
APPLICATION					
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)			
☒	☐	Grant deed and legal description			
☒	☐	<i>Detailed</i> justification letter			
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations			
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations			
☒	☐	Correct fee(s): \$ <u>700</u> \$ <u>300</u> \$ <u> </u> Total = \$ <u>1000</u>			
☒	☐	Statement of Financial Interest			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance			
SITE PLAN Folded Plans: <u>6</u> Rolled/Colored Plans: <u>0</u>					
☒	☐	11" x 17" min. to 24" x 36" max. page size		Additional plans w/ SDR	
☒	☐	North arrow, scale, and vicinity map			
☒	☐	<i>All</i> property lines and present dimensions labeled			
☒	☐	<i>All</i> building setbacks labeled			
☒	☐	<i>All</i> adjacent existing land uses and street names labeled			
☒	☐	<i>All</i> points of ingress and egress shown			
☒	☐	ADA accessibility requirements shown/labeled			
☒	☐	Parking standard(s) utilized: <u> </u>			
☒	☐	Parking space count and typical dimensions labeled #regular <u>17</u> #compact <u> </u> #handicap <u>1</u> Total <u>18</u>			
☒	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN Folded Plans: <u>0</u> Rolled/Colored Plans: <u>0</u>					
☐	☒	11" x 17" min. to 24" x 36" max. page size		S	
☐	☒	North arrow, scale, and vicinity map			
☐	☒	<i>All</i> property lines and present dimensions labeled			
☐	☒	<i>All</i> required perimeter landscape planters shown			
☐	☒	<i>All</i> required parking lot fingers/islands shown			
☐	☒	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover			
BUILDING ELEVATIONS Folded Plans: <u>0</u> Rolled/Colored Plans: <u>0</u>					
☐	☒	11" x 17" min. to 24" x 36" max. page size			
☐	☒	Scale and building dimensions labeled			
☐	☒	North, south, east, and west elevations of <i>all</i> buildings			
☐	☒	<i>All</i> building materials and colors noted			
☐	☒	8" x 10" photo of original color and material board			
☐	☒	<i>All</i> wall sign locations shown and sizes noted			
FLOOR PLANS Folded Plans: <u>0</u> Rolled Plans: <u>0</u>					
☐	☒	11" x 17" min. to 24" x 36" max. page size			
☐	☒	Scale and building dimensions labeled			
☐	☒	<i>All</i> building entrances/exits shown			
☐	☒	Use of <i>all</i> rooms noted/labeled			

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

Applicant: Ana Beltran Application Type: Rezoning
 APN: 139-25-410-022 Location: NEC McNight + Poppy
 Planner: [Signature] Pre-App Meeting Date: 11/29/06 Earliest PC Date: 01/25/07

Justification Letter



Separator Sheet

December 12, 2006

Ana Beltran
5681 Chloride Ct.
Las Vegas, NV 89110
Tel. (702) 308-2477

Justification Letter

To: City Las Vegas, Nevada

Dear Sirs:

I am writing this letter to petition for a Zoning Change and a Design Review for multi-family dwellings for the properties that are located at:

North-East Corner of McKnight & Poppy

APN= 139-25-410-022

The Current Zoning is R-E, and we apply for R-3.

This construction will be an improvement to the community, as well as provide affordable housing in a spacious and comfortable environment, by stucco, two (2) exterior color combination (Eggwhite and Viva Gold), stick built construction, asphalt shingles roof, two story, twenty five (25') feet tall, twelve (12) total units (three (3) buildings of four (4) units), each unit has two (2) bedroom and one (1) bathroom with 852 sqft. living space, and 10,224 sqft. total living space for this project.

I also hope to be an inspiration to surrounding home and land owners to build new structures or renovate existing structures to better the quality and look of the neighborhood.

I believe that this project will not only change the makeup of the neighborhood but can only bring good to the community.

If you have any questions, please contact Adan Castillo at (702) 524-6776. Thank you.

ZON-18672
01/25/07 PC

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: ANA BELTRAN
 Project Address (Location) N/E CORNER OF POPPY & MCNEIGH
 Project Name BELTRAN APARTMENTS Proposed Use _____
 Assessor's Parcel #(s) 139-25-410-022 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing RE proposed R3
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 0.5 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER ANA BELTRAN Contact ADAN CASTELLO
 Address 5681 CHLORIDE CT. Phone: 524-6776 Fax: 641-9893
 City LAS VEGAS State NV Zip 89110

APPLICANT ANA BELTRAN Contact ADAN CASTELLO
 Address 5681 CHLORIDE CT. Phone: 524-6776 Fax: 641-9893
 City LAS VEGAS State NV Zip 89110

REPRESENTATIVE ADAN CASTELLO Contact ADAN CASTELLO
 Address 1202 FALL BREEZE DR. Phone: 524-6776 Fax: 641-9893
 City LAS VEGAS State NV Zip 89142

Property Owner Signature* Ana Isabel Beltran

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

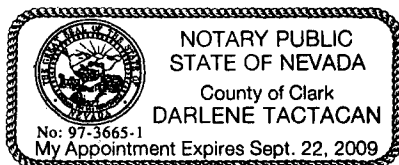
Print Name Ana Isabel Beltran

Subscribed and sworn before me

This 11th day of December, 20 06

Darlene Tactacan

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>ZON-18672</u>
Meeting Date:	<u>1-25-07</u>
Total Fee:	<u>1000-</u>
Date Accepted:	<u>12-12-06</u>
Accepted By:	<u>[Signature]</u>

*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.

Deed



Separator Sheet

20020402
00264

139-25-410-022

Affix R.P.T.T. \$112.50

Escrow No. 00234286K6J

WHEN RECORDED MAIL DEED AND TAX STATEMENTS TO:

Ana Beltran

5681 CHLORIDE COURT

LAS VEGAS, NV.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That: Thomas A. Smith, a married man as his sole and separate property and Michael T. Smith, an unmarried man in consideration of \$10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Ana Beltran, an unmarried woman all that real property situate in the County of CLARK State of Nevada, bounded and described as follows:

LOTS ELEVEN (11) THROUGH FOURTEEN (14) IN BLOCK FOUR (4), OF TANKELS NORTH ADDITON NO. 2 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 95 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

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.

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

Witness my/our hand(s) this 28th day of March, 2002.

Thomas A. Smith

Thomas A. Smith

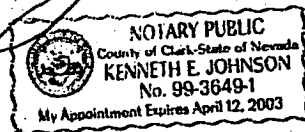
Michael T. Smith

Michael T. Smith

STATE OF NEVADA
COUNTY OF CLARK

On, 3-29-02 personally appeared before me, a Notary Public, Thomas A. Smith, Michael T. Smith 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 executed the instrument.

[Signature]
Notary Public in and for said County and State.



DOT rev. 12/99

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

LAND TITLE OF NEVADA

04-02-2002 08:08 STX 1

OFFICIAL RECORDS

BOOK: 20020402 INST: 00264

FEE:

14.00 RPTT:

112.50

SOFI



Separator Sheet

APN Map



Separator Sheet

NOTES: This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. 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.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 50 100 200 400 600 800

MAP LEGEND:

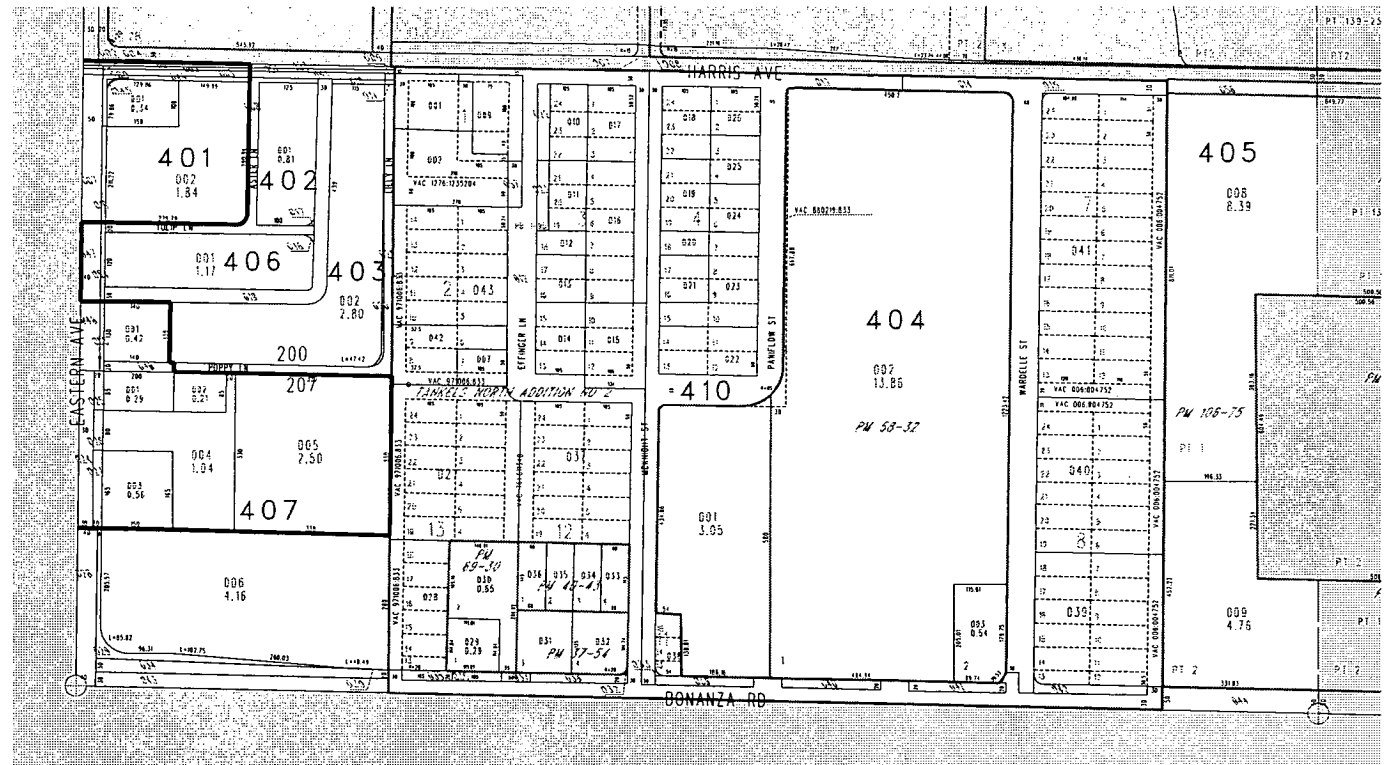
- PARCEL BOUNDARY
- SUBD BOUNDARY
- ROAD EASEMENT
- PW/D BOUNDARY
- NON-PARCEL LOT LINE
- WATCH LINE / LEADER LINE
- ROAD ID NUMBER

ASSessor's PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

2020 R61E
25
S 2 SW 4
139-25-4

PARCEL NUMBER: 001 1.30
ACREAGE: 202
PARCEL SUB/SD NUMBER: 10 25-45
PLAT RECORDING NUMBER: 5
BLOCK NUMBER: 8
LOT NUMBER: 6
GOV. LOT NUMBER: 6LS

Scale: 1"=200' Rev: 05/12/08



TAX DIST 200,207

ZON-18672
01/25/07 PC

Hansen Sheet



Separator Sheet

Report Date 12/12/2006 01:12 PM

Submitted By Robert Summerfield

Page 1

A/P # 18672 REZONING

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/12/2006 09:24	982786	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

ZON-18672 - REZONING RELATED TO SDR-18670, VAR-18673, AND VAR-18674 - PUBLIC HEARING - APPLICANT/OWNER: ANA BELTRAN - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 0.5 acres adjacent to the northwest corner of Poppy Lane and Paniflow Street (APN 139-25-410-022), Ward 3 (Reese).

Parent A/P #

Project #	18672	Project/Phase Name	Phase #
Size/Area	0.50 ACRE	Size Description	Subdivision Code
Proposed Start	Proposed Stop	% Completed	0.00
% Complete Formula			

Property/Site Information

Parcel 13925410022

Location

Owner/Tenant

Contact ID AC150494	Name	BELTRAN ANA	Organization
Mailing Address 5681 CHLORIDE CT			State/Province NV
City LAS VEGAS			Country
ZIP/PC 89110-1738			☐ Foreign
Day Phone			Evening Phone
Fax			Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13925410022

Applicants/Contacts

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**ZON Application****Report Date** 12/12/2006 01:12 PM**Submitted By** Robert Summerfield

Page 2

Applicants/Contacts

Primary N **Capacity** OWNER **Contact ID** AC150494 ☐ **Foreign**
Effective **Expire**
Name BELTRAN ANA
Day Phone **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax **Mobile** **Profession**
E-Mail
Address 5681 CHLORIDE CT
LAS VEGAS, NV 89110-1738
Seasonal Addr

Valid From **To**
Comments
No Comments

Primary Y **Capacity** OTHER **Other** REP **Contact ID** AC1319094 ☐ **Foreign**
Effective **Expire**
Name ADAN CASTELLO
Day Phone (702)524-6776 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (702)641-9893 **Mobile** **Profession**
E-Mail
Address 1202 FALL BREEZE DR
LAS VEGAS, NV 89142
Seasonal Addr

Valid From **To**
Comments
No Comments

Contractors

No Contractors

Item Description**Item Status****Activity Review Details****Detail** SUBMITTAL CHECKLIST (ZON)**Modified By** DDONLEY**Modified Date/Time** 12/12/2006 09:21**Comments**
No Comments**SUBMITTAL CHECKLIST**

Indicate if item is being submitted

- Y Pre-Application Conference Checklist
- Y Application/Petition Form
- Y Deed and Legal Description
- Y Justification Letter
- Y Assessor's Parcel Map
- Y Site Plans (18 Folded Blue Lines, 1 Rolled Colored)
- Y Laser Print of Site Plan
- Y Statement of Financial Interest
- N DINA "Project of Regional Significance" (If Applicable)

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

ZON Application

Report Date 12/12/2006 01:12 PM

Submitted By Robert Summerfield

Page 3

Check Conditions Condition Supervisor	Approval Required	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
---	----------------------	-------------------------	---------------	------------	--------------	----------

No Conditions

REZONING

N DINA Required? N PRS Parent required? Zoning Information

Final City Council letter received

Annotated minutes recieved

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

ROI Expired

Meeting Information

Zoning Information Acres Ordinance #	Existing Added By	Existing ROI Modified By	Proposed Comments	Approved Comments	ROI?	ROI Exp Date	Ordinance Adopted
--	----------------------	-----------------------------	----------------------	----------------------	------	--------------	-------------------

There are no items in this list

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

01/25/2007 PC SCHEDULED

0

0

0

DDONLEY 12/12/2006

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

Employee Employee ID	Last	First	MI	Comments
-------------------------	------	-------	----	----------

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------------	-------------	------------	-------	------	-------

PAYMNT CK NAME,# WHO PICKED UP PERMIT 970040 12/12/2006 09:41 0.00

ADAN CASTILLO, ANA I BELTRAN CK 2026, 524-6776

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

ZON-18672 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: ANA BELTRAN - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 0.5 acres at the northwest corner of Poppy Lane and Paniflow Street (APN 139-25-410-022), Ward 3 (Reese).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

PLANNING COMMISSION: **JANUARY 25, 2007** CITY COUNCIL: **FEBRUARY 21, 2007**

CASE PLANNER: **DOUG RANKIN** ☒ **PUBLIC HEARING**

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 Carman Burney (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

ZON-18672

HAND DELIVERED

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

SENT VIA COURIER/INTER-OFFICE MAIL/ OR US MAIL

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

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

Extraction List



Separator Sheet

28/2

PARCELS	130
LABELS	97

Report of All Selected ParcelsOwnerCase Number:

ZON-18672

Address
 VAR 18673
 VAR 18674
 SDR 18670
Printed On: Thu: December 21, 2006Parcel Number

18TH STREET CONDO L L C	%T BISSAR P O BOX 8326 NEWPORT BEACH CA	13936112000
ADEMSEN WILLIAM	2908 SKI CT #D LAS VEGAS NV	13936111000
ANAYA HIPOLITO & ANA MARIA	%MARIANAS TORTILLERIA 2551 E BONANZA RD LAS VEGAS NV	13936112058
ANAYA HIPOLITO & ANA MARIA	%MARIANAS TORTILLERIA 2551 E BONANZA RD LAS VEGAS NV	13936112036
ANDERSON LYNN L	%G ANDERSON JR 1580 HIGH POINTE DR COMMERCE TWP MI	13925410028
ARY LORA RAYNE	13418 TRAUB AVE LOS ANGELES CA	13936111017
B E UNO L L C	%MGT TEAM P O BOX 33118 LAS VEGAS NV	13936112026
B E UNO L L C	%MGT TEAM P O BOX 33118 LAS VEGAS NV	13936112051
B E UNO L L C	%MGT TEAM P O BOX 33118 LAS VEGAS NV	13936112012
B E UNO L L C	%MGT TEAM P O BOX 33118 LAS VEGAS NV	13936111002
B E UNO L L C	%MGT TEAM P O BOX 33118 LAS VEGAS NV	13936111003
B E UNO L L C	%MGT TEAM P O BOX 33118 LAS VEGAS NV	13936111004
B E UNO L L C	%MGT TEAM P O BOX 33118 LAS VEGAS NV	13936111009
B E UNO L L C	%MGT TEAM P O BOX 33118 LAS VEGAS NV	13936111005
BALANDRAN ISIDRO	712 DELTA ST LAS VEGAS NV	13925410014
BALANDRAN ISIDRO & ROCIO	712 DELTA ST LAS VEGAS NV	13925410013
BANUELOS PABLO	6328 DAVIDSON CT LAS VEGAS NV	13936112031
BARRETO MARIO	2104 SAN JOSE AVE LAS VEGAS NV	13925410020
BELTRAN ANA	5681 CHLORIDE CT LAS VEGAS NV	13925410022
BENTEAU PERRY & DEANNA	9562 MANSOR AVE GARDEN GROVE CA	13936112015
BENTEAU PERRY JOSEPH & DIANA	9562 MANSOR AVE GARDEN GROVE CA	13936112014
BISSAR SALEH J & FATIMA A	P O BOX 8326 NEWPORT BEACH CA	13936112042
BONANZA GARDENS L P	420 S W WASHINGTON #400 PORTLAND OR	13936110029
BUNNAG PRAMOTH & THASANEE	8761 LANDIS VIEW LN ROSEMEAD CA	13936112029
CALIFF JOSEPH G SR	1510 NECESSITY ST EAU CLAIRE WI	13936112019
CASTILLO CONSUELO	2920 SIKI CT #B LAS VEGAS NV	13936112045
CASTRO BENJAMIN U & ESTELA L	P O BOX 1362 CORONA CA	13936112064
CASTRO MERCEDES	103 CRECENT BAY ST HENDERSON NV	13925410012
CHUA JOHNNY & ROWENA TRUST	7020 KING SOLOMONS CT LAS VEGAS NV	13936112002
CHURCH UNITED PENTECOSTAL	3509 MADAMA ST LAS VEGAS NV	13925410002
CHURCH UNITED PENTECOSTAL	3509 MADAMA ST LAS VEGAS NV	13925410001
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13925303015

Report of All Selected Parcels**Case Number:** ZON-18672**Printed On:** Thu: December 21, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
CITY OF LAS VEGAS	400 E STEWART LAS VEGAS NV	13925405008
CLEMENTS ROBERT	2905 SIKI CT #A LAS VEGAS NV	13936112025
COLTON CONDO L L C	P O BOX 8326 NEWPORT BEACH CA	13936112004
D I PROPERTIES INC	6860 KEREN MARIE AVE LAS VEGAS NV	13925405009
DAVIS J D FAMILY TRUST	1108 E OWENS AVE NO LAS VEGAS NV	13936110030
DILORETO FAMILY TRUST	4625 VIA HUERTO SANTA BARBARA CA	13936112055
DUFFY FAMILY BIZ L L C	P O BOX 92796 HENDERSON NV	13936112011
EAGLE LAS VEGAS 1259 L L C	222 S HARBOR BLVD #625 ANAHEIM CA	13925404002
EFFINGER ST L L C	1903 S JONES BLVD #100 LAS VEGAS NV	13925410042
EFFINGER ST L L C	1903 S JONES BLVD #100 LAS VEGAS NV	13925410007
ELLIAS SHEIK	574 FARRINGTON ST MOUNTAIN HOUSE CA	13925410036
ELLIAS SHEIK	574 FARRINGTON ST MOUNTAIN HOUSE CA	13925410035
ELLIAS SHEIK	574 FARRINGTON ST MOUNTAIN HOUSE CA	13925410034
ELLIAS SHEIK	574 FARRINGTON ST MOUNTAIN HOUSE CA	13925410033
ELLIAS SHEIK	574 FARRINGTON ST MOUNTAIN HOUSE CA	13925410031
ELLIAS SHEIK	574 FARRINGTON ST MOUNTAIN HOUSE CA	13925410032
ERBACHER CHARLES H	1982 N RAINBOW BLVD #136 LAS VEGAS NV	13925410010
ESCOBEDO PROFESSIONAL PLAZA INC	3008 HOLLY HILL LAS VEGAS NV	13925401002
ESPINOSA LIONSO	2925 SIKI CT #B LAS VEGAS NV	13936112006
FERRO JOANNE	9402 HENNESSY AVE LAS VEGAS NV	13925410026
GOCAR ASSOC LTD PTNRSH	%CHECKER AUTO PARTS #2140 P O BOX 6030 PHOENIX AZ	13936111015
GOCAR ASSOC LTD PTNRSH	%CHECKER AUTO PARTS #2140 P O BOX 6030 PHOENIX AZ	13936111016
GOMEZ RALPH B	13506 E ELWYN DR BALDWIN PARK CA	13936112048
GONZALEZ ISMAEL	8174 DRACOPUS AVE LAS VEGAS NV	13936112018
GORE MILLY A	17 ALEJO IRVINE CA	13936112049
HAMADA JAMES H	2909-A SIKI CT LAS VEGAS NV	13936112021
HELP LAS VEGAS HOUSING ASSOC L P	%HELP USA INC 116 E 27TH ST 8TH FL NEW YORK NY	13925404001
HENRIQUEZ JESUS E	2936 SIKI CT #B LAS VEGAS NV	13936112061
HILLBILLY ACRES L L C	%G HALE P O BOX 26652 LAS VEGAS NV	13925410023
HILLBILLY ACRES L L C	P O BOX 26652 LAS VEGAS NV	13925410025
HILLBILLY ACRES L L C	P O BOX 26652 LAS VEGAS NV	13925410019
HILLBILLY ACRES L L C	P O BOX 26652 LAS VEGAS NV	13925410024

Report of All Selected Parcels**Case Number:** ZON-18672**Printed On:** Thu: December 21, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
HILLBILLY ACRES L L C	1640 ALTA DR #12 LAS VEGAS NV	13925410021
HOUSING AUTHORITY CITY OF LV	P O BOX 1897 LAS VEGAS NV	13936110031
HOUSING AUTHORITY CITY OF LV	P O BOX 1897 LAS VEGAS NV	13925410041
HOUSING AUTHORITY CITY OF LV	P O BOX 1897 LAS VEGAS NV	13925410039
HOUSING AUTHORITY CITY OF LV	P O BOX 1897 LAS VEGAS NV	13925410040
LAS VEGAS VALLEY WATER DIST	3700 W CHARLESTON BLVD LAS VEGAS NV	13925410038
LEE JOE N	5049 ANGELES VISTA LOS ANGELES CA	13936112016
LEE JOE NATHANIEL & ATHEA LOIS	5049 ANGELES VISTA LOS ANGELES CA	13936112043
LISIGNOLI RAYMOND G	4641 ROYAL RIDGE BLVD #140 LAS VEGAS NV	13925410015
LOPEZ JOSE G	2912 SIKI CT LAS VEGAS NV	13936112065
LOPEZ PATRICIA	2916 SIKI CT #B LAS VEGAS NV	13936112041
LOPEZ-RIVERA HILARIO	2925 SIKI CT #D LAS VEGAS NV	13936112007
MACHADO MARIA E	8695 HAWK CANYON ST HENDERSON NV	13936112046
MAEDA CHUCK N & MERRIT T	3331 KANAINA AVE HONOLULU HI	13936112027
MARTINEZ JUAN A SR & NORMA	2707 THOMASVILLE AVE HENDERSON NV	13925407004
MARTINEZ REFUGIO & MARIA E	619 BACKBONE MOUNTAIN RD HENDERSON NV	13925410029
MAY CONDO L L C	P O BOX 8326 NEWPORT BEACH CA	13936112003
MCKNIGHT SENIOR VILLAGE L P	%GEORGE GEKAKIS INC 6985 W SAHARA #206 LAS VEGAS NV	13925410027
MCKNIGHT SENIOR VILLAGE L P	%GEORGE GEKAKIS INC 6985 W SAHARA #206 LAS VEGAS NV	13925407005
MCKNIGHT SENIOR VILLAGE L P	2655 S RAINBOW BLVD #410 LAS VEGAS NV	13925410037
MENDOZA-ZABANILLAS LUIS R & C	2800 HARRIS AVE LAS VEGAS NV	13925410018
MIMI L L C	9856 JAMES RIVER CIR FOUNTAIN VALLEY CA	13925406001
MIMI L L C	9856 JAMES RIVER CIR FOUNTAIN VALLEY CA	13925403002
MIMI L L C	9856 JAMES RIVER CIR FOUNTAIN VALLEY CA	13925402001
NEVADA HOMES FOR YOUTH	525 S 13TH ST LAS VEGAS NV	13936112056
NEVADA POWER COMPANY	%LAND SERV STA #9 P O BOX 98910 LAS VEGAS NV	13925407006
NORAH CONDO L L C	P O BOX 8326 NEWPORT BEACH CA	13936112063
NV AFFORDABLE SENIOR HOUSING L P	191 W WILBUR RD #103 THOUSAND OAKS CA	13925301002
OCHOA FELIPE & MARIA C	2524 DALHART AVE LAS VEGAS NV	13925410030
OKKO SAMIA	18835 TABOR DR IRVINE CA	13936112050
ORTIZ MARIA	4652 SOLAR ECLIPSE DR LAS VEGAS NV	13925410011
PENN WANDA	1916 W 76TH ST LOS ANGELES CA	13936112052

Report of All Selected Parcels**Case Number:** ZON-18672**Printed On:** Thu: December 21, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
PEREZ RAFAEL & SONIA	6187 RISEPINE CT LAS VEGAS NV	13936112022
PICOS-NUNEZ OSCAR	2929 SIKI CT #A LAS VEGAS NV	13936112001
RAINES DEREK K	7028 GRANITE PEAK DR COLORADO SPRINGS CO	13936112054
REQUENA YASMIT & JOSE LUIS E	5526 LAKE CHARLES ST NO LAS VEGAS NV	13936112044
REQUENA YASMIT & JOSE LUIS E	5526 LAKE CHARLES ST NO LAS VEGAS NV	13936112010
REYES MIGUEL ANGEL	2925 SIKI CT #A LAS VEGAS NV	13936112005
RHO DELL INVESTMENTS L L C	2928 SIKI CT #B LAS VEGAS NV	13936112053
ROBERTS J G REV FAM TR FAM TR	711 RANCHO CIR LAS VEGAS NV	13925407002
RODRIGUEZ JULIA	2806 STANLEY AVE NO LAS VEGAS NV	13936112009
SALDANA JAVIER M	2908 SIKI CT #B LAS VEGAS NV	13936112033
SANDOVAL J ROSARIO & M ESTELA	4838 VAN BUREN LAS VEGAS NV	13925410017
SARABIA JESUS & ESTERLINA	6433 ADELINE CT LAS VEGAS NV	13936112062
SCHOOL BOARD OF TRUSTEES	2832 E FLAMINGO LAS VEGAS NV	13925303011
SCHOOL BOARD OF TRUSTEES	2832 E FLAMINGO LAS VEGAS NV	13925302001
SERRANO DAVID L	5100 KANSAS AVE LAS VEGAS NV	13925410009
SHARPE VIRGINIA D	745 MCKNIGHT ST LAS VEGAS NV	13925410016
SOUKUP DONALD & DIANE TRUST	%BLACKBIRD REALTY INC 3690 S EASTERN LAS VEGAS NV	13936112023
SOUKUP DONALD & DIANE TRUST	%BLACKBIRD REALTY INC 3690 S EASTERN LAS VEGAS NV	13936112034
SOUKUP DONALD & DIANE TRUST	%BLACKBIRD REALTY INC 3690 S EASTERN LAS VEGAS NV	13936112035
SOUKUP DONALD & DIANE TRUST	%BLACKBIRD REALTY INC 3690 S EASTERN LAS VEGAS NV	13936112024
SOUKUP DONALD & DIANE TRUST	%BLACKBIRD REALTY INC 3690 S EASTERN LAS VEGAS NV	13936112059
SOUKUP DONALD & DIANE TRUST	%BLACKBIRD REALTY INC 3690 S EASTERN LAS VEGAS NV	13936112012
SOUKUP DONALD & DIANE TRUST	%BLACKBIRD REALTY INC 3690 S EASTERN LAS VEGAS NV	13936112057
SOUTHERN TRACE HOLDINGS L L C	2655 S RAINBOW #401 LAS VEGAS NV	13925410043
STORM ANGELA	24361 MIRA VISTA ST VALENCIA CA	13936112013
SWAIN FAMILY TRUST	861 SERENIDAD PL GOLETA CA	13936112030
TAREK BISSAR L L C	P O BOX 8326 NEWPORT BEACH CA	13936112047
TASIC MILOS	340 SEINE WY HENDERSON NV	13936112028
ULLOA JOSE V & ROSALBA H	3712 JUDSON AVE NO LAS VEGAS NV	13936112032
WASH & SHOP INC	%WASH SHOP 2881 E BONANZA RD LAS VEGAS NV	13925404003
WILK ANNA G	5201 FOGGIA AVE LAS VEGAS NV	13936112017
WOMENS DEVELOPMENT CENTER INC	953 E SAHARA #201 LAS VEGAS NV	13936112020

Report of All Selected Parcels

Case Number: ZON-18672

Printed On: Thu: December 21, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
WOMENS DEVELOPMENT CENTER INC	953 E SAHARA #201 LAS VEGAS NV	13936112008
ZACHARIA JOHN B	10105 PLOMOSA PL LAS VEGAS NV	13936112060

Neighborhood Services List



NEIGHBORHOOD SERVICES LIST

Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: January 25, 2007

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:

ZON-18672

Archie C. Grant NA

Arthur McCants

Bracken NA

Church-Noblitt NA

College Park

Cultural Corridor Coalition

Downtown Business Operators Council

Downtown Central Development Committee
(DCDC)

East Las Vegas Community Development Corp.

Mi Casa En El Sol NA

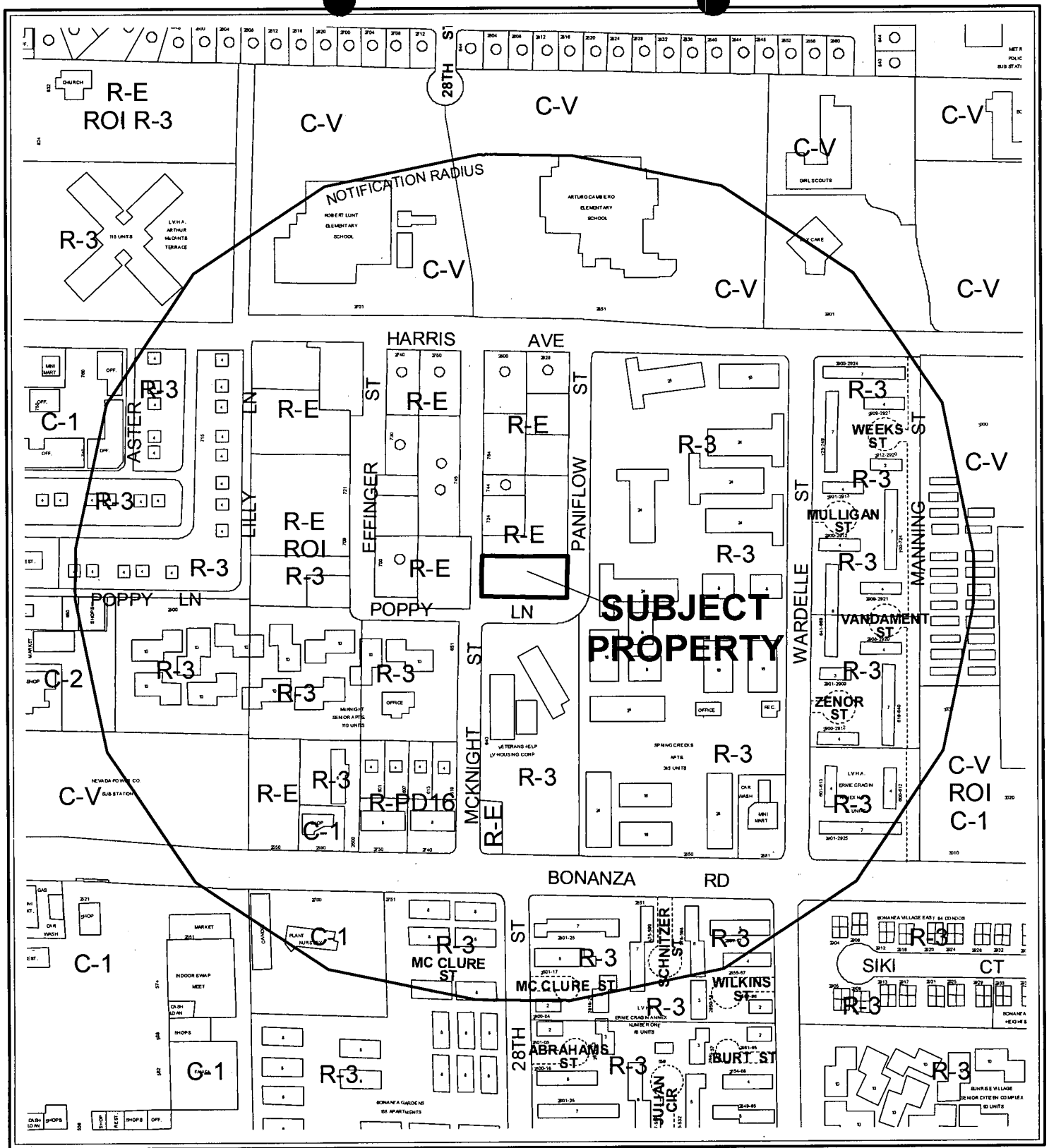
Washington Square NA

Public Hearing Notice



PUBLIC HEARING NOTICE

Separator Sheet



CASE: **ZON-18672**

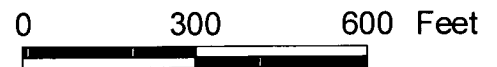
RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-3 (MEDIUM DENSITY RESIDENTIAL)



NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: JANUARY 25, 2007
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

ZON-18672

APPLICANT/OWNER: ANA BELTRAN - REQUEST FOR A REZONING FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) ON 0.5 ACRES AT THE NORTHWEST CORNER OF POPPY LANE AND PANIFLOW STREET (APN 139-25-410-022), WARD 3 (REESE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 25, 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 a written objection 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 General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to 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>.



DOUGLAS J. RANKIN, CURRENT PLANNING MANAGER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

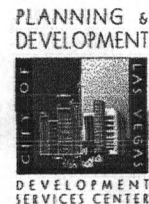
Affidavit of Sign Posting



Separator Sheet



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: ZON-18672

MEETING DATE: 01/25/07 PC

1 of 2

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



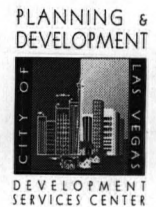
[Signature]
Signature

1-13-07
Date

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



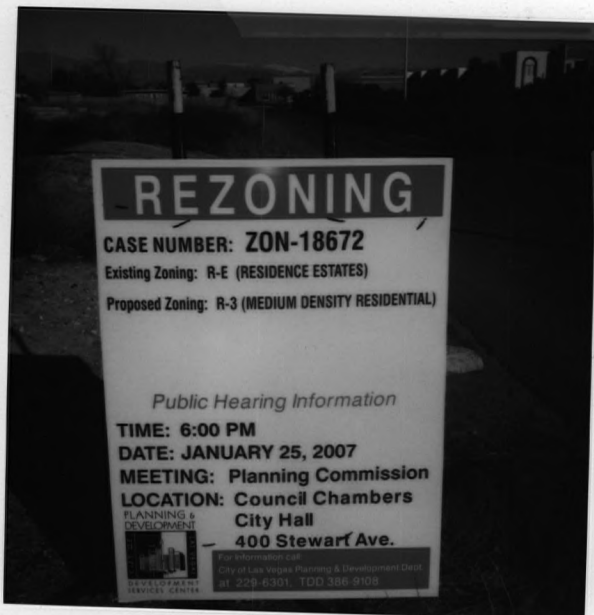
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: ZON-18672

MEETING DATE: 01/25/07 PC

212
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.

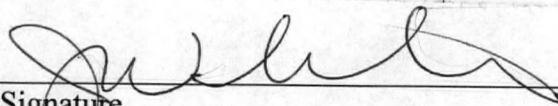


Poppy



Poppy

PANIFLOW


Signature

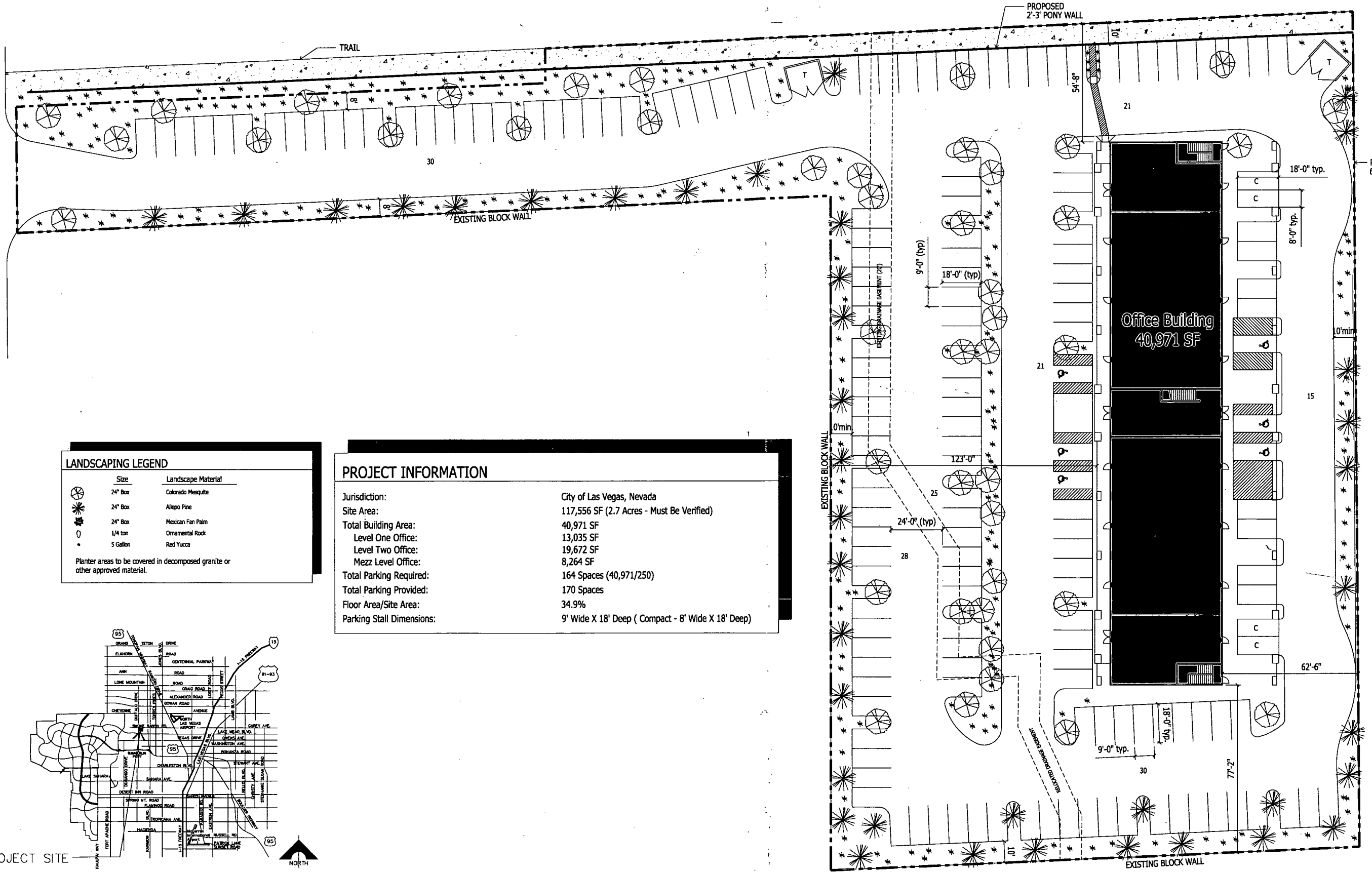
1-13-07
Date

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

Plans (Landscape Plans)

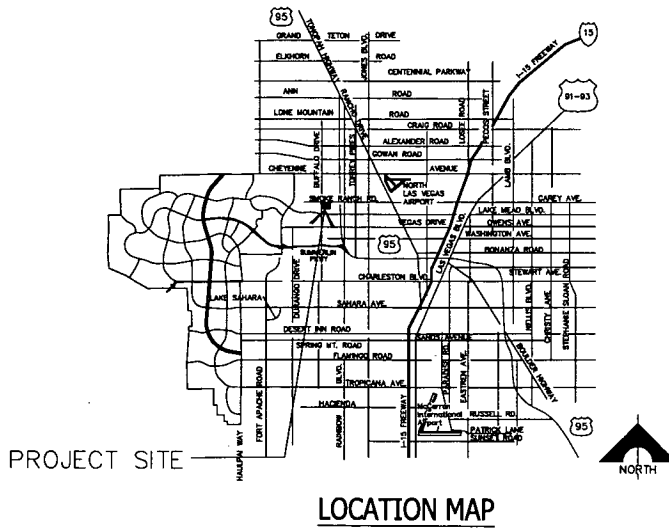


Separator Sheet



LANDSCAPING LEGEND		
	Size	Landscape Material
	24" Box	Colorado Mesquite
	24" Box	Allep Pine
	24" Box	Medican Fan Palm
	1/4 ton	Ornamental Rock
	5 Gallon	Red Yucca
Planter areas to be covered in decomposed granite or other approved material.		

PROJECT INFORMATION	
Jurisdiction:	City of Las Vegas, Nevada
Site Area:	117,556 SF (2.7 Acres - Must Be Verified)
Total Building Area:	40,971 SF
Level One Office:	13,035 SF
Level Two Office:	19,672 SF
Mezz Level Office:	8,264 SF
Total Parking Required:	164 Spaces (40,971/250)
Total Parking Provided:	170 Spaces
Floor Area/Site Area:	34.9%
Parking Stall Dimensions:	9' Wide X 18' Deep (Compact - 8' Wide X 18' Deep)



PRELIMINARY SITE/LANDSCAPING PLAN

RECEIVED
JAN 8 2007

APPROVED
CITY COUNCIL DATE: 2/21/07
PLANNING COMMISSION DATE: 1/25/07
BY: [Signature]
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

SDR-18657
REVISED
01/25/07 PC

CC Approved
... forwarded to CC 2/21/07
ZON-18753, SDR-18657

01/11/07

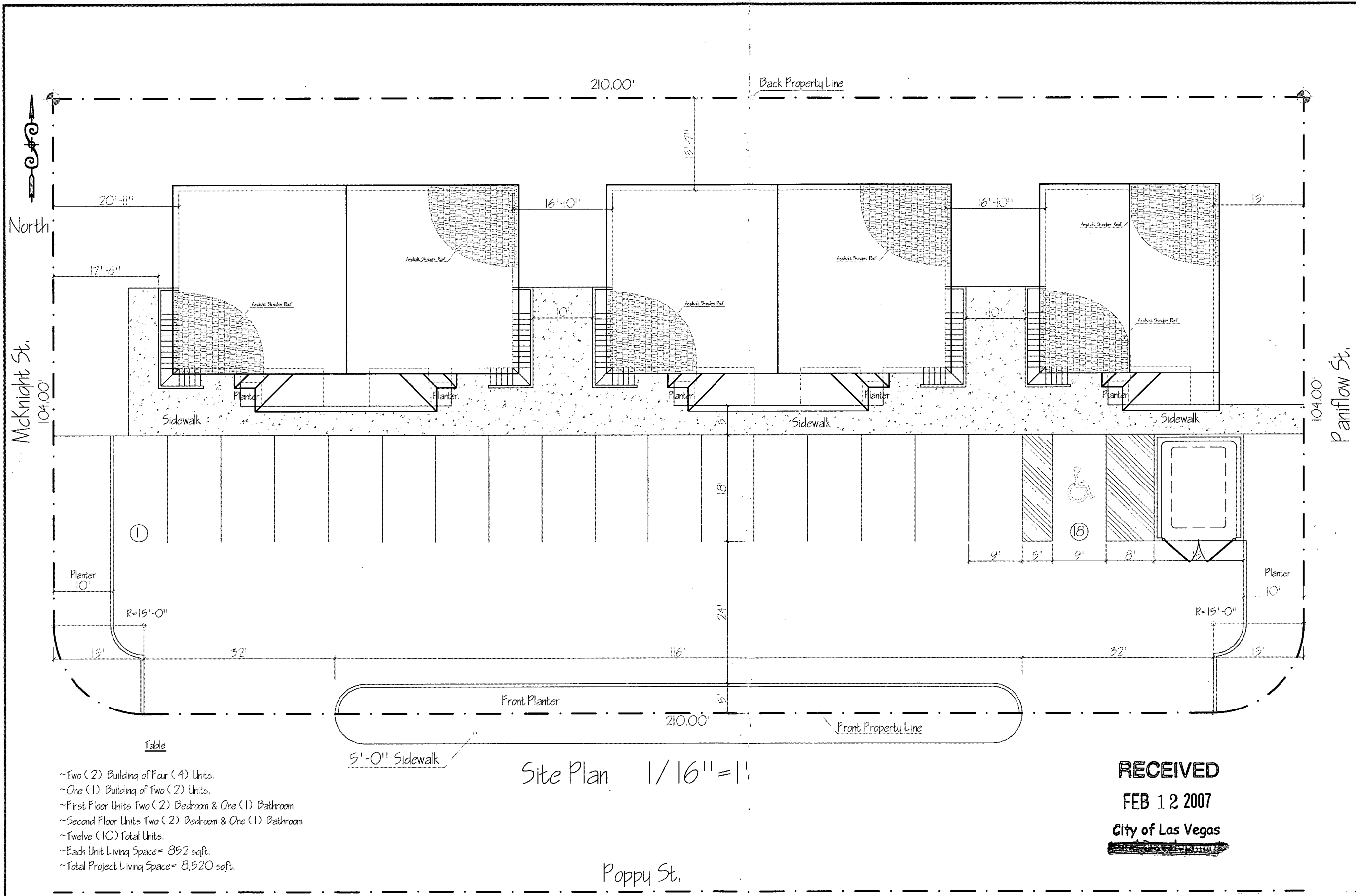
CLASSIFICATION
BY: [REDACTED]
DATE: [REDACTED]
AUTHORITY: [REDACTED]
REASON FOR DECLASSIFICATION: [REDACTED]
APPROVED BY: [REDACTED]
DATE OF REVIEW: [REDACTED]

Plans (Approved Site Plan)



PLANS - APPROVED SITE PLAN

Separator Sheet



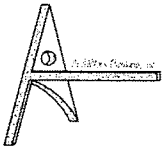
- ~Two (2) Building of Four (4) Units.
- ~One (1) Building of Two (2) Units.
- ~First Floor Units Two (2) Bedroom & One (1) Bathroom
- ~Second Floor Units Two (2) Bedroom & One (1) Bathroom
- ~Twelve (12) Total Units.
- ~Each Unit Living Space= 852 sqft.
- ~Total Project Living Space= 8,520 sqft.

Site Plan 1/16" = 1'

Poppy St.

RECEIVED
FEB 12 2007
City of Las Vegas

ZON-18672
VAR-18674
VAR-18673
SDR-18670
02-21-07 CC



Beltran's Apartments

Architectural Designer:

Signature: _____

Structural Designer:

Signature: _____

Electrical Designer:

Signature: _____

Mechanical Designer:

Signature: _____

Plumbing Designer:

Signature: _____

Beltran's Apartments:

Beltran, Ana

5681 Chloride Ct.

Las Vegas, NV 89110

File: 1001	Scale: 1/4" = 1'-0"
Job #: 61	Notes:
Date: 9/30/2006	Owner: Beltran
Process: A/C	

ArchWork Designs, Inc.

1202 Fall Breeze Dr.

Las Vegas, NV 89142

Tel: (702) 524-6776

Fax: (702) 641-9895

Plan #: 149-29-410-022

