Comments

COMMENTS

Separator Sheet

May 25, 2007

David Pawl / Brent Wilson
VP Properties, LLC
2020 W. Bonanza Rd.
Las Vegas, NV 89106

Sent via FAX: 702-263-4017

Dear Mr. Pawl and Mr. Wilson:

In reviewing the site plan related to entitlement applications (SDR-18676 and ZON-17304) for the Southwest Design Group location on West Bonanza Road a significant concern has been raised. The site plan indicates an existing 18-foot high structure that while allowable at a 15.26-foot setback in a residential zone does not met the development standards of the proposed C-2 (General Commercial) zoning district. In order to hear and potentially approve the requested zoning and site development plan review, the Planning Commission and City Council must also hear a variance request to permit a deviation from the residential adjacency standard due to the location and height of this building. Further, there are several site plan deficiencies that should be addressed prior to these applications being presented to the Planning Commission.

To provide time for the revision of the site plan and to prepare and correct any necessary paperwork, it is staff's recommendation that the entitlement applications (SDR-18676 and ZON-17304) be requested to be held in abeyance from the June 14th, 2007 Planning Commission Meeting to the July 12th, 2007 meeting. This would allow time to meet with staff; the submission of the variance request; updates to the plans and paperwork; and a re-evaluation of the project by staff. Please contact Robert Summerfield at 229-4856 to set up a meeting time to discuss the specifics of the needed revisions to the site plan or if you have any other questions regarding this matter.

Sincerely,

Andy Reed
Planning Supervisor

cc: File

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
WARD 5 (VACANT)

DOUGLAS A. SELBY
CITY MANAGER

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

Dorothy Marsili

From: Robert Summerfield
Sent: Wednesday, June 06, 2007 3:23 PM
To: Steve Swanton; Dorothy Marsili; Andy Reed
Subject: Revised plans received for ZON-17304 & SDR-18676, for the 07/12/07 PC Meeting.

Follow Up Flag: Follow up
Flag Status: Flagged

Attachments: Picture (Metafile)

All - I have received revised plans for ZON-17304 & SDR-18676. The revised plans have been processed as specified by the procedures established on May 29, 2007. I will print a copy (ies) of the e-mail and ask the Agenda Tech to place in all appropriate files.

Please let me know if there are any questions.

Thanks - RTS

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS

Robert T. Summerfield, AICP
~
Planner II
City of Las Vegas
Planning and Development
(702) 229-4856

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

TABLED - RENOTIFICATION - SDR-18676 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17304 - PUBLIC HEARING - APPLICANT/OWNER: V.P. PROPERTIES, LLC, ET AL *- Request for a Site Development Plan Review FOR A LANDSCAPE MATERIAL/LUMBER YARD AND WAIVERS TO ALLOW A PERIMETER LANDSCAPE BUFFER TEN FEET IN WIDTH WHERE 15 FEET IS THE MINIMUM REQUIRED ADJACENT TO THE RIGHT-OF-WAY AND TO ALLOW A PERIMETER LANDSCAPE BUFFER ZERO FEET IN WIDTH WHERE EIGHT FEET IS THE MINIMUM REQUIRED ALONG A PORTION OF THE INTERIOR AND TO ALLOW NO SCREEN WALL WHERE AN EIGHT-FOOT SCREEN WALL IS THE MINIMUM REQUIRED FOR A PORTION OF THE EASTERN SIDE PROPERTY LINE on 2.67 acres at 2020 through 2022 West Bonanza Road and 715 Clarkway Drive (APNs 139-28-301-020 and 029), R-E (Residence Estates) and C-1 (Limited Commercial) Zones [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).*

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

PLANNING COMMISSION: ***JUNE 14, 2007*** *CITY COUNCIL:* ***JULY 11, 2007***

CASE PLANNER: ***ANDY REED*** ☒ ***PUBLIC HEARING***

Comments Due: ***MAY 15, 2007***

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 Dorothy Marsili ***(damarsili@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:

Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services

No Significant Law Enforcement Issue

5/10/07

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
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekki, Survey (FM, PM, & A's only)
Date: January 9, 2007
Re: **SDR-18676** V. P. Properties, LLC et al 2020 through 2022 W. Bonanza Rd.
Request for a Site Development Plan Review for a proposed landscape material/lumber yard

CONDITIONS OF APPROVAL:

1. All new driveways or modifications to existing driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a and shall also receive approval from the Nevada Department of Transportation.

2. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

3. Landscape and maintain all unimproved right-of-way, if any, on Bonanza Road adjacent to this site.

4. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

5. As appropriate, submit an Encroachment Agreement to the City of Las Vegas or obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Bonanza Road public right-of-way adjacent to this site prior to the issuance of any permits.

6. Site development to comply with all applicable conditions of approval for ZON-17304 and all other subsequent site-related actions.

COMMENTS:

We note there is a trail/pedestrian path adjacent to this site on Bonanza Road and should be commented on by the Planning and Development Department.

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
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekki, Survey (FM, PM, & A's only)
Date: January 9, 2007
Re: **SDR-18676** V. P. Properties, LLC et al 2020 through 2022 W. Bonanza Rd.
Request for a Site Development Plan Review for a proposed landscape material/lumber yard

CONDITIONS OF APPROVAL:

1. Construct all incomplete half-street improvements on Bonanza Road and remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

2. Submit an application to the Land Development Section of the Department of Public Works a deviation from Standards Drawing #222a for the driveway accessing this site. The driveway shall also receive approval from the Nevada Department of Transportation.

3. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

4. Provide a copy of a recorded Joint Access Agreement for the two parcels that comprise this site prior to the issuance of any permits for this site; alternatively, file an Administrative Joining of the parcels that comprise this site.

5. Landscape and maintain all unimproved right-of-way, if any, on Bonanza Road adjacent to this site.

6. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

7. As appropriate, submit an Encroachment Agreement to the City of Las Vegas or obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Bonanza Road public right-of-way adjacent to this site prior to the issuance of any permits.

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

9. Site development to comply with all applicable conditions of approval for ZON-17304 and all other subsequent site-related actions.

COMMENTS:

We note there is a trail/pedestrian path adjacent to this site on Bonanza Road and should be commented on by the Planning and Development Department.

Project Checklist

PROJECT CHECKLIST

Separator Sheet

Pre-Application Conference Item Required YES	NO	CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST	Additional Notes
		APPLICATION	
☒	☐	Signed and notarized by ***all*** property owners or authorized agent(s)	Waivers req'd.
☒	☐	Grant deed and legal description	
☒	☐	***Detailed*** justification letter	
☒	☐	Reduced 8.5" x 11" copy of ***all*** plans and elevations	
☒	☐	Full size, rolled, color copy of ***all*** plans and elevations	
☒	☐	Correct fee(s): $ 500 $ 300 $ ____ Total = $ 800	
☒	☐	Statement of Financial Interest	
☐	☒	Development Impact Notice and Assessment (DINA)	
☐	☒	Project of Regional Significance	
		SITE PLAN Folded Plans: 19 Rolled/Colored Plans: 1	
☒	☐	11" x 17" min. to 24" x 36" max. page size	
☒	☐	North arrow, scale, and vicinity map	
☒	☐	***All*** property lines and present dimensions labeled	
☒	☐	***All*** building setbacks labeled	
☒	☐	***All*** adjacent existing land uses and street names labeled	
☒	☐	***All*** points of ingress and egress shown	
☒	☐	ADA accessibility requirements shown/labeled	
☒	☐	Parking standard(s) utilized: ____	
☒	☐	Parking space count and typical dimensions labeled #regular #compact #handicap Total	
☒	☐	***All*** free-standing sign locations shown and heights and sizes noted	
		LANDSCAPE PLAN Folded Plans: 3 Rolled/Colored Plans: 1	
☒	☐	11" x 17"min. to 24" x 36" max. page size	
☒	☐	North arrow, scale, and vicinity map	
☒	☐	***All*** property lines and present dimensions labeled	
☒	☐	***All*** required perimeter landscape planters shown	
☒	☐	***All*** required parking lot fingers/islands shown	
☒	☐	Quantity, size, species/variety of ***all*** trees, shrubs, and ground cover	
		BUILDING ELEVATIONS Folded Plans: 2 Rolled/Colored Plans: 1	
☒	☐	11" x 17" min. to 24" x 36" max. page size	Photos ok
☒	☐	Scale and building dimensions labeled	
☒	☐	North, south, east, and west elevations of ***all*** buildings	
☒	☐	***All*** building materials and colors noted	
☒	☐	8" x 10" photo of original color and material board	
☒	☐	***All*** wall sign locations shown and sizes noted	
		FLOOR PLANS Folded Plans: 1 Rolled Plans: 1	
☒	☐	11" x 17" min. to 24" x 36" max. page size	
☒	☐	Scale and building dimensions labeled	
☒	☐	***All*** building entrances/exits shown	
☒	☐	Use of ***all*** 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: SW Design Application Type: Site Development Plan Review

APN: 139-28-301-020 & 029 Location: 2020 W. Bonanza

Planner: Nat G Pre-App Meeting Date: 12/8/06 Earliest PC Date: 1/25/07

Revised 02/02/04 f:\depot\

SOFI

S O F I

Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18676** APN: *139-28-301-020*

Name of Property Owner: *VP Properties LLC*

Name of Applicant: *David Pawl*

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** X **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: X _____

Print Name: *David Pawl*

Subscribed and sworn before me

This 6th day of December, 20 06

_____

Notary Public in and for said County and State

CAROLYN JUNIO
Notary Public State of Nevada
No. 05-97548-1
My appt. exp. May 11, 2009

APN Map

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 deliniated 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	001 1.00 PARCEL NUMBER ACREAGE
SUBD BOUNDARY	202 PARCEL SUB/SEQ NUMBER
ROAD EASEMENT	PB 25-45 PLAT RECORDING NUMBER
PM/LD BOUNDARY	5 BLOCK NUMBER
NON-PARCEL LOT LINE	5 LOT NUMBER
MATCH LINE / LEADER LINE	GL5 GOV. LOT NUMBER
001 ROAD ID NUMBER	

AVERAGE QA VALUE 35

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

BOOK T20S R61E

	R60E	R61E	R62E
T19S	125	124	123
T20S	138	139	140
T21S	163	162	161

SEC. 28

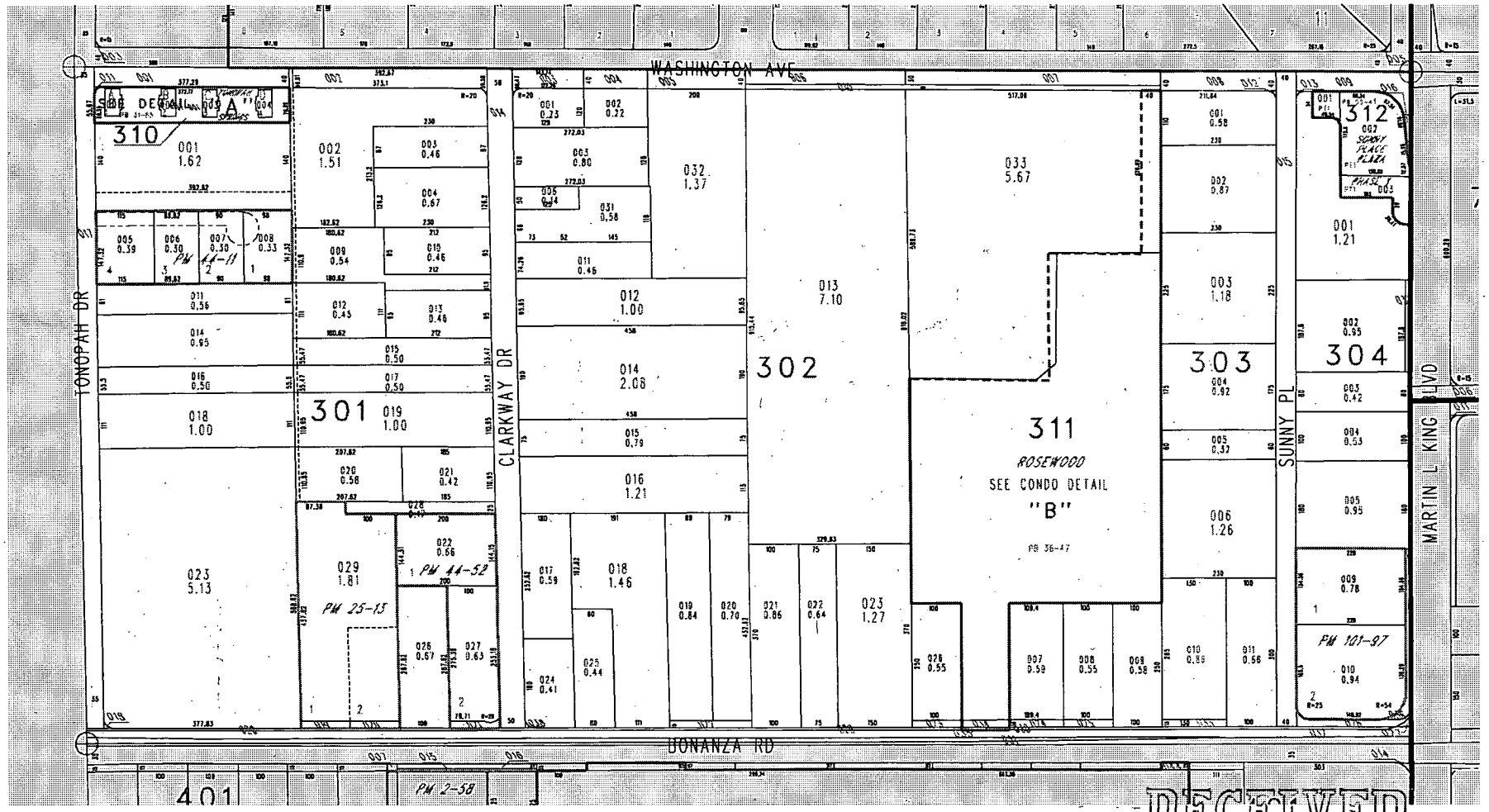
6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

MAP N 2 SW 4

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

139-28-3

Scale:1"=200' Rev:04/25/06



SDR-18676

01/25/07 PC

RECEIVED DEC 12 2006

TAX DIST 200

Deed

DEED

Separator Sheet

SDR 18676

David Pawl

2020-2022 W. Bonanza Rd.

Proposed 8.8 thousand square building/landscape material yard and office.

Traffic produced by proposed development:

New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	BUILDING MATERIALS &LUMBER STORE [1000 SF]	8.8	45.16	397
AM Peak Hour			2.60	23
PM Peak Hour			4.49	40
(heaviest 60 minutes)				

Existing traffic on all nearby streets:

Bonanza Rd.	
Average Daily Traffic (ADT)	18,298
PM Peak Hour *(heaviest 60 minutes)*	1,464

Clarkway Dr.	
Average Daily Traffic (ADT)	176
PM Peak Hour *(heaviest 60 minutes)*	14

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Bonanza Rd.	32585
Clarkway Dr.	16200

This project will add approximately 397 trips per day on Bonanza Rd. and Clarkway Dr. This will increase the expected volumes by about 2 percent on Bonanza and about 226 percent on Clarkway. Bonanza is at about 56 percent capacity and Clarkway is at about 1 percent capacity.

Based on Peak Hour use, this development will add roughly 2 additional cars into the area; which works out to about one every 2 minutes.

Note that this report assumes all traffic from this development uses all named streets.

01-04-07 12:45:26:16

APPLICATION

APPL: 287281 0 PERMIT: 97011066 ! PARCEL: 13928 301 025

PC: M 3620 97 ! LINK:

ADDR: 2020 W BONANZA RD 1/2 DIME:y

SUBDV NAME: NO RECORDED SUB ! MAP: 2324 72

LOT: 0 BLOCK: 0 BK: PG: ! CODE BMP: E:

BUS/OWN NAME: DEMARCO ! STATED VAL: 3150

CNTR NAME: OWNER ! CORR VAL:

CONTACT PHONE: 6489028 ! APPL RCV DT: 052997

STATE LIC: ! ISSUE DT: 052997

CITY LIC: ! EXPIRED DT: 112997

COMM/RES/APT: R NBR UNITS: VILLAGE ! INACTIVE DT:

PERMIT TYPE: 13.0 ! VOID DT:

PLAN REVIEW: N ! RENEW DT:

HOLD: ELEC N MECH N PLMG N OVERRIDE PRJ CMPL DT:

WK DESC: CHAIN LINK AROUND WELL

COMMENT: ADDRESS LISTED 2020 1/2 W BONA LEGAL 1: PARCEL MAP FILE 25 PAGE 13

NZA 2: LOT 2

ELEC: 3:

MECH: 4:

PLMG: ZONE: R-E

OVERRIDE (D/P): INSPECTOR: B M E

IJC 052997 1008 LAP 052997 1111

ADD " = ? CHG " = ? DELETE CLEAR " PRT GOTO

01-04-07 12:55:23:07

APPLICATION

9PPL: 753795 0 PERMIT: ! PARCEL: 13928 301 021

PC: M 589 06 ! LINK:

ADDR: 715 CLARKWAY DR DIME:y

SUBDV NAME: NO REC SUB ! MAP: 2324 72

LOT: 0 BLOCK: 0 BK: PG: ! CODE BMP: E:

BUS/OWN NAME: BUCHANAN ! STATED VAL: 15400

CNTR NAME: OWNER ! CORR VAL: 15400

CONTACT PHONE: 6361221 ! APPL RCV DT: 091906

STATE LIC: ! ISSUE DT:

CITY LIC: ! EXPIRED DT:

COMM/RES/APT: R NBR UNITS: VILLAGE ! INACTIVE DT:

PERMIT TYPE: 4.0 20.0 ! VOID DT:

PLAN REVIEW: Y P/C DEFINED ! RENEW DT:

HOLD: ELEC N MECH N PLMG N OVERRIDE PRJ CMPL DT:

WK DESC: NEW GARAGE

COMMENT: SLAB EXISTING LEGAL 1: PT NW4 SW4 SEC 28 20 61

2:

ELEC: (OWNER) 3:

MECH: 4:

PLMG: ZONE: R-E

OVERRIDE (D/P): INSPECTOR: B M E

LC 091906 1121 JS3 092206 1054

ADD " = ? CHG " = ? DELETE CLEAR " PRT GOTO

01-04-07 12:55:50:38

APPLICATION

9PPL: 537963 6 PERMIT: 2010370 ! PARCEL: 13928 301 021

PC: M 3707 02 ! LINK:

ADDR: 715 CLARKWAY DR DIME:y

SUBDV NAME: NO RECORDED SUB ! MAP: 2324 72

LOT: 0 BLOCK: 0 BK: PG: ! CODE BMP: E:

BUS/OWN NAME: BUCHANAN ! STATED VAL: 140

CNTR NAME: OWNER ! CORR VAL: 140

CONTACT PHONE: 6361221 ! APPL RCV DT: 061002

STATE LIC: ! ISSUE DT: 061002

CITY LIC: ! EXPIRED DT: 120702

COMM/RES/APT: R NBR UNITS: VILLAGE ! INACTIVE DT:

PERMIT TYPE: 9.0 ! VOID DT:

PLAN REVIEW: N ! RENEW DT:

HOLD: ELEC N MECH N PLMG N OVERRIDE PRJ CMPL DT:

WK DESC: REROOF HEN HOUSE/BARN

COMMENT: LEGAL 1: PT NW4 SW4 SEC 28 20 61

2:

ELEC: 3:

MECH: 4:

PLMG: ZONE: R-E

OVERRIDE (D/P): INSPECTOR: B M E

DAI 061002 0804 MB 061002 0842

ADD " = ? CHG " = ? DELETE CLEAR " PRT GOTO

01-04-07 12:56:03:24

APPLICATION

9PPL: 527259 4 PERMIT: 1011378 ! PARCEL: 13928 301 021

PC: M 4682 01 ! LINK:

ADDR: 715 CLARKWAY DR DIME:y

SUBDV NAME: NO RECORDED SUB ! MAP: 2324 72

LOT: 0 BLOCK: 0 BK: PG: ! CODE BMP: E:

BUS/OWN NAME: BUCHANAN ! STATED VAL: 2800

CNTR NAME: OWNER ! CORR VAL: 2800

CONTACT PHONE: 6361221 ! APPL RCV DT: 052901

STATE LIC: ! ISSUE DT: 062501

CITY LIC: ! EXPIRED DT:

COMM/RES/APT: R NBR UNITS: VILLAGE ! INACTIVE DT:

PERMIT TYPE: 4.0 20.0 ! VOID DT:

PLAN REVIEW: Y P/C DEFINED ! RENEW DT:

HOLD: ELEC N MECH N PLMG N OVERRIDE PRJ CMPL DT: 091801

WK DESC: SHED PER T.C. 20X20

COMMENT: LEGAL 1: PT NW4 SW4 SEC 28 20 61

2:

ELEC: 3:

MECH: 4:

PLMG: ZONE: R-E

OVERRIDE (D/P): INSPECTOR: B M E

J W 052901 0802 BB 092001 1251

ADD " = ? CHG " = ? DELETE CLEAR " PRT GOTO

01-04-07 12:56:15:37

APPLICATION

9PPL: 282930 0 PERMIT: 97011170 ! PARCEL: 13928 301 021

PC: M 3325 97 ! LINK:

ADDR: 715 CLARKWAY DR DIME:y

SUBDV NAME: NO RECORDED SUB ! MAP: 2324 72

LOT: 0 BLOCK: 0 BK: PG: ! CODE BMP: E:

BUS/OWN NAME: BUCHANAN ! STATED VAL: 2800

CNTR NAME: OWNER ! CORR VAL:

CONTACT PHONE: 8807575 ! APPL RCV DT: 053097

STATE LIC: ! ISSUE DT: 053097

CITY LIC: ! EXPIRED DT: 061398

COMM/RES/APT: R NBR UNITS: VILLAGE ! INACTIVE DT:

PERMIT TYPE: 4.0 ! VOID DT:

PLAN REVIEW: N ! RENEW DT:

HOLD: ELEC N MECH N PLMG N OVERRIDE PRJ CMPL DT:

WK DESC: TWO 200 SQ FT SHEDS

COMMENT: LEGAL 1: PT NW4 SW4 SEC 28 20 61

2:

ELEC: 3:

MECH: 4:

PLMG: ZONE:

OVERRIDE (D/P): INSPECTOR: B M E

RJ 053097 0948 MB 053097 1036

ADD " = ? CHG " = ? DELETE CLEAR " PRT GOTO

01-04-07 12:56:27:39

APPLICATION

9PPL: 280317 A PERMIT: 97022721 ! PARCEL: 13928 301 021

PC: M 3325 97 ! LINK:

ADDR: 715 CLARKWAY DR DIME:y

SUBDV NAME: NO RECORDED SUB ! MAP: 2324 72

LOT: 0 BLOCK: 0 BK: PG: ! CODE BMP: E:

BUS/OWN NAME: BUCHANAN ! STATED VAL: 1

CNTR NAME: OWNER 638-8202 ! CORR VAL: 4480

CONTACT PHONE: 6388202 ! APPL RCV DT: 091197

STATE LIC: ! ISSUE DT: 111297

CITY LIC: ! EXPIRED DT: 061398

COMM/RES/APT: R NBR UNITS: VILLAGE ! INACTIVE DT:

PERMIT TYPE: 10.0 ! VOID DT:

PLAN REVIEW: Y P/C DEFINED ! RENEW DT:

HOLD: ELEC N MECH N PLMG N OVERRIDE PRJ CMPL DT:

WK DESC: 640 SQ.FT. SHED ADDITION

COMMENT: LEGAL 1: PT NW4 SW4 SEC 28 20 61

2:

ELEC: 3:

MECH: 4:

PLMG: ZONE: R-E

OVERRIDE (D/P): INSPECTOR: B M E

DH 091197 0834 BB 111297 0938

ADD " = ? CHG " = ? DELETE CLEAR " PRT GOTO

V.P. PROPERTIES, LLC

Business Entity Information

Status:	Active	File Date:	4/24/2006 3:49:46 PM
Type:	Domestic Limited-Liability Company	Corp Number:	E0308572006-8
Qualifying State:	NV	List of Officers Due:	4/30/2007
Managed By:	Managing Members	Expiration Date:	

Resident Agent Information

Name:	CHARLES LOBELLO LAW OFFICES	Address 1:	1830 EAST SAHARA AVENUE, SUITE 113
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89104
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

Financial Information

No Par Share Count:	0	Capital Amount:	$ 0

No stock records found for this company

Officers

Include Inactive Officers

Managing Member - DAVID PAWL

Address 1:	2020 W BONANZA RD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89106	Country:	
Status:	Active	Email:	

Managing Member - TODD & REBECCA VANBLANKENSTEIN FAMILY TRUST

Address 1:	2020 W BONANZA RD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89106	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20060257542-23	# of Pages:	1
File Date:	04/24/2006	Effective Date:	

(No Notes for this action)

Action Type:	Initial List		
Document Number:	20060291595-79	# of Pages:	1
File Date:	05/05/2006	Effective Date:	

(No Notes for this action)

DESCRIPTION TO ACCOMPANY APPLICATION ZONE CHANGE

BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 AS DEPICTED UPON FILE 25 PAGE 13 OF PARCEL MAPS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;
THENCE ALONG THE WEST BOUNDARY THEREOF, NORTH 00°37'08" WEST, 553.57 FEET;
THENCE SOUTH 89°46'56" EAST, 207.64 FEET;
THENCE SOUTH 00°37'08" EAST, 110.95 FEET;
THENCE NORTH 89°46'56" WEST, 115.0 FEET;
THENCE SOUTH 00°37'08" EAST, 25.00 FEET;
THENCE SOUTH 89°46'56" EAST, 100.00 FEET;
THENCE SOUTH 00°37'08" EAST, 472.41 FEET TO A POINT ON THE CENTERLINE OF BONANZA ROAD;
THENCE ALONG SAID CENTERLINE, NORTH 89°46'56" WEST, 192.62 FEET;
THENCE DEPARTING SAID CENTERLINE, NORTH 00°37'08" WEST, 54.79 FEET TO THE POINT OF BEGINNING.

SAID ZONING PARCEL CONTAINS 116,336 SQUARE FEET OR 2.67 ACRES MORE OR LESS AS DETERMINED BY COMPUTER METHOD.

BASIS OF BEARINGS
BEING THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. SAID LINE BEARS SOUTH 89°46'56" EAST.

THIS DESCRIPTION DOES NOT CONSTITUTE A DIVISION OF LAND AS DEFINED BY NEVADA REVISED STATUTES AND IS INTENDED FOR USE FOR A PARCEL OF LAND IN AN ANTICIPATED ZONING ACTION AND WAS CONSTRUCTED FROM CONSTRUCTIVE NOTICE DOCUMENTS WITHIN THE CUMULATIVE RECORD INDEX, CLARK COUNTY NEVADA RECORDS, CLARK COUNTY, NEVADA.

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
KEVIN E. MOTT
NO. 8662

09/06/2006

CERTIFICATE EXPIRES 12/31/2007

KEVIN E. MOTT
PROFESSIONAL LAND SURVEYOR
6540 FRESH MEADOWS LANE
LAS VEGAS, NV 89108
702-994-0369

20020805
.00489

RECORDING REQUESTED BY:
Fidelity National Title Agency of Nevada, Inc.
Escrow No. 02-515744-VT
Title Order No. 00515744

When Recorded Mail Document and Tax Statement To:
Mr. David Pawl
2020 W. Bonanza
Las Vegas, NV 89119

RPTT: $637.50
APN: 139-28-301-025

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That William H. Stoddard, Successor Trustee of the Patricia Lou Zempa Trust Dated August 18, 2000

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to *David Pawl, An Unmarried Man*

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

That portion of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 28, Township 20 South, Range 61 East, M.D.B.& M., described as follows:

Parcel Two (2) as shown by map thereof in File 25 of Parcel Maps, Page 13, and as amended by instrument recorded June 25, 1978, as Document No. 1034533 of Official Records, in the Office of the County Recorder of Clark County, Nevada.

SUBJECT TO: 1. Taxes for the fiscal year
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, except all water rights, claims or title to water in or under said property, including, without limitation, in said exception all of grantor's water rights under permit No. 11409 (Certificate No. 3233), all of which water rights are hereby reserved and retained by the grantor hereof.

DATED: June 28, 2002

STATE OF NEVADA
COUNTY OF CLARK

This instrument was acknowledged before me
on July 18, 2002
by William H. Stoddard

Signature Elizabeth Stessel
Notary Public
My Commission Expires: 8/27/03

Patricia Lou Zempa Trust
Dated August 18, 2000
By: William H. Stoddard
William H. Stoddard, Successor Trustee

OFFICIAL SEAL
ELIZABETH STESSEL
NOTARY PUBLIC - STATE OF NEVADA
CLARK COUNTY
99-58276-1 My Appt. Expires Aug. 27, 2003

8-27-2003

Copy
Not Original
Not Original

200208 05
00489

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 139-28-301-025
   b)
   c)
   d)
   e)

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

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument #:
Book: Page:
Date of Recording:
Notes: 8

3. Total Value/Sales Price of the Property $ 255,000.00
   Deed in Lieu of Foreclosure Only (Value of Property) ( )
   Transfer Tax Value: $ 255,000.00
   Real Property Transfer Tax Due $ 637.50

4. If Exemption Claimed:
   a. Transfer Tax Exemption per NRS 375.090, Section 0
   b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: 100%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Capacity

Signature Y Pawl Capacity Buyer

SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name:	Patricia Lou Zampa Trust Dated August 18, 2000	Print Name:	David Pawl
Address:	801 S. Rancho Drive #D-4	Address:	2020 W. Bonanza A
City, State, Zip:	Las Vegas, NV 89106	City, State, Zip:	L.V. NV 89119

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: Fidelity National Title Agency of Nevada, Inc. Escrow #: 02-515744-VT
Address: 500 N. Rainbow Blvd. Suite 100
City, State and Zip: Las Vegas, NV 89107
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

State of Nevada, Declaration of Value (declval.wpf 11/01)

469

822-8198 CARL G

Assessor's Copy

200208 05
00489

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 139-28-301-025
   b)
   c)
   d)
   e)

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

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

3. Total Value/Sales Price of the Property $ 255,000.00
   Deed in Lieu of Foreclosure Only (Value of Property) ( )
   Transfer Tax Value: $ 255,000.00
   Real Property Transfer Tax Due $ 637.50

4. If Exemption Claimed:
   a. Transfer Tax Exemption per NRS 375.090, Section 0
   b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: 0%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

The Patricia Lou Zempa Trust
Signature [illegible] Capacity Owner

Signature Capacity

SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name:	Patricia Lou Zempa Trust Dated August 18, 2000	Print Name:	David Pawl
Address:	801 S. Rancho Drive #D-4	Address:	CA
City, State, Zip:	Las Vegas, NV 89106	City, State, Zip:	

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: Fidelity National Title Agency of Nevada, Inc. Escrow #: 02-515744-VT
Address: 500 N. Rainbow Blvd. Suite 100
City, State and Zip: Las Vegas, NV 89107
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

State of Nevada, Declaration of Value (declval.wpf 11/01)

469

Assessor's Copy

Assessor's Copy

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
FIRST AMERICAN TITLE COMPANY OF

08-05-2002 10:10 ARD 2
OFFICIAL RECORDS
BOOK: 20020805 INST: 00487

FEE: 15.00 RPTT: 637.50

20060522-0003851

Fee: $17.00 RPTT: $2,040.00
N/C Fee: $0.00
05/22/2006 14:49:13
120060090500
Requestor:
FIRST AMERICAN TITLE COMPANY OF NEVADA
Frances Deane BGN
Clark County Recorder Pgs: 5

A.P.N.: 139-28-301-020
File No: NCS-222871-HHLV (LY)
R.P.T.T.: $2,040.00

When Recorded Mail To: Mail Tax Statements To:

V.P. Properties, LLC
2020 W. Bonanza Road
Las Vegas, NV 89106

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Larry Buchannan and Darla Gail Young-Buchannan

do(es) hereby *GRANT, BARGAIN and SELL* to

V.P. Properties, LLC, a Nevada limited liability company

the real property situate in the County of Clark, State of Nevada, described as follows:

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

Subject to:

1. All general and special taxes for the current fiscal year.

2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 03/28/2006

Assessor's Copy

Larry Buchannan

Darla Gail Young-Buchannan

STATE OF **NEVADA**)
: ss.
COUNTY OF **CLARK**

This instrument was acknowledged before me on 21 April 2006 by **Larry Buchannan and ~~Darla Gail Young-Buchannan~~.**

Notary Public
(My commission expires: Dec 5 2007)

Notary Public - State of Nevada
County of Clark
CYNTHIA D. JAMES-BANKS
My Appointment Expires
No: 03-85557-1 December 5, 2007

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 28, 2006** under Escrow No. **NCS-222871-HHLV.**

State of Nevada
County of Clark
This instrument was acknowledged before me
on 4/21/06 by Darla Gail Young-Buchannan (only)
name(s) of person(s)

(Signature of Notarial Officer)

MERLING ARIAS
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 03-81590-1
MY APPT. EXPIRES JULY 15, 2007

Assessor's Copy

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 139-28-301-020
   b)
   c)
   d)

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

FOR RECORDERS OPTIONAL USE	
Book	Page:
Date of Recording:	
Notes:	

3. Total Value/Sales Price of Property: $400,000.00
   Deed in Lieu of Foreclosure Only (value of property) ($)
   Transfer Tax Value: $400,000.00
   Real Property Transfer Tax Due $2,040.00

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption, per 375.090, Section:
   b. Explain reason for exemption:

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Capacity: Buyer
Signature: Capacity: ~~Buyer~~ Agent

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Larry Buchannan and Darla Gail Young-Buchannan	Print Name: David Paul
Address: 313 Upland Blv	Address: 2020 W. Bonanza Rd
City: Las Vegas,	City: Las Vegas
State: NV Zip: 89107	State: NV Zip: 89106

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: First American Title Insurance Company National Commercial Services File Number: NCS-222871-HHLV LY/ME
Address 3960 Howard Hughes Parkway, S-380
City: Las Vegas State: NV Zip: 89109

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

COPY
Assessor's Copy

3851

First American Title Insurance Company
National Commercial Services
3960 Howard Hughes Parkway, S-380, Las Vegas, NV 89109
(702)732-3278 - Fax (702)732-8514

Exhibit A

APN 139-28-301-020, Las Vegas, NV. Legal description to follow.

Assessor's Copy

Exhibit "A"

THE WEST 207.62 FEET OF THE SOUTH ONE-HALF (S 1/2) OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT A POINT ON THE NORTH BOUNDARY OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., IN THE COUNTY OF CLARK, STATE OF NEVADA, FROM WHICH THE QUARTER SECTION CORNER BETWEEN SECTIONS 28 AND 29, SAID TOWNSHIP AND RANGE BEARS NORTH 89°12' WEST, 825 FEET DISTANT;
THENCE SOUTH 0°25' EAST AND PARALLEL TO THE WEST BOUNDARY LINE OF SAID SECTION 28 TO A POINT 457.62 FEET NORTH 0°25' WEST FROM THE NORTH BOUNDARY LINE OF THE RIGHT OF WAY OF BONANZA ROAD (FORMERLY CLARK AVENUE), AS IT WAS ORIGINALLY ESTABLISHED BY DEED NO. 22194, RECORDED FEBRUARY 6, 1925 IN BOOK 11 OF DEEDS, AT PAGE 29, RECORDS OF CLARK COUNTY, NEVADA, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°36' WEST ALONG A LINE PARALLEL TO THE NORTH BOUNDARY OF SAID BONANZA ROAD (FORMERLY CLARK AVENUE) RIGHT OF WAY 392.62 FEET;
THENCE NORTH 0°25' WEST AND PARALLEL TO THE WEST BOUNDARY LINE OF SAID SECTION 28, A DISTANCE OF 221.90 FEET;
THENCE SOUTH 89°36' EAST AND PARALLEL TO THE NORTH BOUNDARY LINE OF SAID BONANZA ROAD (FORMERLY CLARK AVENUE) RIGHT OF WAY 392.62 FEET;
THENCE SOUTH 0°25' EAST AND PARALLEL TO THE WEST BOUNDARY LINE OF SAID SECTION 28, A DISTANCE OF 221.90 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 20, 2001 IN BOOK 20010920 AS INSTRUMENT NO. 02001.

Assessor's Copy

Application

APPLICATION

Separator Sheet

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: *Site Development Plan Review*

Project Address (Location) *2020 West Bonanza Road*

Project Name *Southwest Design* **Proposed Use** *Landscape Material Yard*

Assessor's Parcel #(s) *139-28-301-029* **Ward #** *5 - Weekly*

General Plan: existing *SC/MXU* proposed *N/A* **Zoning:** existing *R-E & C-1* proposed *C-2*

Commercial Square Footage *2476 S.F. Office/5558 Mat'l Yard* **Floor Area Ratio** *2.6%*

Gross Acres *2.43 Acres* 2.67GRS **Lots/Units** *N/A* **Density** *N/A*

Additional Information *City of Las Vegas Redevelopment Plan Area*

PROPERTY OWNER *David Pawl* **Contact**

Address *2020 West Bonanza Road* **Phone:** *(702)263-9713* **Fax:** *(702)263-4017*

City *Las Vegas* **State** *Nevada* **Zip** *89106*

APPLICANT *David Pawl* **Contact**

Address *2020 West Bonanza Road* **Phone:** *(702)263-9713* **Fax:** *(702)263-4017*

City *Las Vegas* **State** *Nevada* **Zip** *89106*

REPRESENTATIVE *Brent Wilson* **Contact**

Address *2112 Conchita Street* **Phone:** *(702)595-5228* **Fax:**

City *Las Vegas* **State** *Nevada* **Zip** *89108*

Property Owner Signature* X

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

Print Name X David M. Pawl

Subscribed and sworn before me

This 6th day of December, 20 06.

Carolyn Junio

Notary Public in and for said County and State

CAROLYN JUNIO
Notary Public State of Nevada
No. 05-97548-1
My appt. exp. May 11, 2009

FOR DEPARTMENT USE ONLY

Case #	SDR-18676
Meeting Date:	1/25/07
Total Fee:	$800.00
Date Received:*	12/12/06
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.

Justification Letter

JUSTIFICATION LETTER

Separator Sheet

Brent Wilson
2112 Conchita Street
Las Vegas, Nevada 89108
Phone: (702) 595-5228
E-Mail: wilson.76@cox.net

December 12, 2006

Mr. Nathan Goldberg
Planning and Development Department - Current Planning Division
City of Las Vegas Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

RE: JUSTIFICATION FOR SITE DEVELOPMENT PLAN REVIEW ACCOMPANIED BY WAIVER REQUESTS (RELATED TO ZON-17304)
APN's: 139-28-301-020 & 029
Southwest Design

Dear Nathan,

The owner of the parcels listed above and proprietor of the licensed concrete contracting business, Mr. David Pawl, respectfully requests the City of Las Vegas to review the proposed site plan on approximately 2.67 gross (2.43 net) acres generally located at the northwest corner of Bonanza Road and Clarkway Drive within ward 5 of the City of Las Vegas. The Site Development Plan Review and waivers are being submitted as companion applications to ZON-17304. ZON-17304 is a proposed zone change to allow a building and landscape material/lumber yard in conjunction with the existing decorative concrete design office. No buildings are being added to the existing development at this time.

SITE DEVELOPMENT PLAN REVIEW

The applicant has submitted a proposed site plan for review. The plan consists of 2,476 square feet of office space and 5,558 square feet of building/landscape material yard customer display area. There are three existing assessory structures that are used to screen and shelter concrete materials and paving stones. One of the assessory structures that remains at the northeast corner of the property will be removed due to building code and setback violations.

WAIVER REQUESTS

19.08.050.D.1 – Wall Materials and Details

Walls surrounding the site are a mix of materials. The wall along the western boundary of the site consists of solid concrete block at varying heights between 4' and 6' on the vacant residentially zoned side. The wall along the northern boundary of the site encroaches onto the property a distance of between 8' and 14', consists primarily of reused garage door panels, and varies in height from 5' to 7'. The wall adequately screens both properties. The eastern boundary wall consists of different materials at different locations along the boundary of separate abutting parcels. It consists of a 6' CMU block wall with corrugated metal extending to 8' in height at the boundary abutting the existing residence (139-28-301-022). There are existing buildings crossing the eastern side property line on the rear parcel between 139-28-301-020 and 021 as this was formerly a combined parcel that has been subdivided and sold to the applicant. The buildings located on the applicant's property are being razed to alleviate the nonconformity. As a result, the present wall of buildings on the adjacent parcel will be the future screen wall between the parcels. Chain link fencing has been removed between the subject property and the vacant alleyway, parcel 139-28-

SDR-18676
01/25/07 PC

301-028. This parcel is a 25' wide "alley" that is not used for vehicular traffic and only serves as a well easement to convey water from the existing well on the applicant's property to properties on the east side of Clarkway Drive, a remnant from the rural condition of the area. The applicant prefers to leave this area open as the status of the parcel as an easement is unbuildable and will be part of an abutting development in the future. There is currently chain link fencing between parcels 139-28-301-029 & 026, which are both currently zoned C-1. The applicant proposes to leave the existing walls and fencing in the present condition as development in the foreseeable future would not warrant decorative pilasters and contrasting materials as required by code. All abutting properties are adequately screened with the perimeter walls that exist.

19.08.050.D.2 – Building Placement
The primary structure is located approximately 37' from the current City of Las Vegas right-of-way and 52' from the back of sidewalk abutting the existing Bonanza roadway. The building is currently being used as a landscape and decorative concrete design office that was renovated from a previous use as a single family home. Since the residential zoning has been changed and the structure remains, the building could not be reasonably placed next to the street frontage.

19.10 – Parking Lot Landscape Islands, Trees, Shrubs, and Ground Cover
The parking lot is located at the front of the building, between the primary structure and the bonanza frontage. In this area, there are parking spaces allowing one handicapped and seven standard parking spaces. The applicant has included parking on the presently R-E zoned portion of the parcel to accommodate 65 additional parking spaces. East and west of the office building are swinging gates that allow passage into the rear yard of the office facility. If landscape islands, trees, or shrubs were located where curbing and this plant material would be required, access to the rear of the building would not be possible. Visual enhancements to the front of the property include the addition of foundation landscaping where physically able and pavers to the parking area in front of the office building.

19.10 – Parking Lots shall not directly abut a building or must have a 5' sidewalk or landscaping
The parking lot is constructed and has been enhanced as indicated above. There is not a sidewalk constructed between the building and the entire parking area, but the applicant has agreed to place parking curb stops 5' from the building face in this area. With the limited distance constraints between the constructed building and the back-of-sidewalk, and a waiver for the width of the Bonanza Road landscape buffer zone being requested, there is only room between the existing building and the back of constructed sidewalk to accommodate 18' deep parking stalls, 24' drive aisle, and 10' landscaping. Due to the physical constraints of the site, the applicant feels that this waiver would be warranted.

19.12 – Landscape Buffer Zones – 15'/8'
The Bonanza frontage improvements have been constructed. The applicant obtained the required approval from NDOT in order to place the entrance curb-cut where it is currently located. There is a 10' landscape planter located abutting the sidewalk along Bonanza Road with low-lying shrubs and rock mulch. With the 10' wide landscaping area, there is only enough room between the building and the landscape planter to provide two 12' wide travel lanes and the standard 18' depth parking stalls. The applicant requests a waiver to allow landscaping along the Bonanza Road frontage at a distance of 10' in width. The applicant also requests a waiver to allow a lack of landscaping buffer adjacent to the parcel protruding into the property (139-28-301-028), which makes the subject parcels an irregular shape. Again, due to the physical constraints of the site, the applicant feels that the waivers are warranted.

19.12 – Plant Materials
The applicant intends to buffer the interior of the property with an 8' landscape buffer per code, except where waivers would be applied. The existing 10' landscape planter abutting the bonanza right-of-way consists of ground shrubs and low-level plantings to allow the enhanced front of the office building to give

the business street presence. Extensive improvements to the primary structure have been made to the facade which fronts Bonanza Road since the property was purchased in 2002. These improvements include the addition of stone veneer and fresh coats of paint to enhance the appearance of the building. Also added was the paving stone parking area located between the primary structure and the Bonanza Road frontage. The applicant wishes to waive the requirement for 24" box trees along the Bonanza frontage to allow the public to view the building from this right-of-way. The applicant agrees to obtain an encroachment agreement with the City to plant within the right-of-way.

In summary, the existing use of the property is a decorative concrete design office and decorative masonry/landscape materials yard. The portion of the parcel that is presently zoned R-E is being used primarily for employees of the concrete contracting business to park their vehicles during normal business hours (typically between 6a and 5p) with scattered building materials located throughout the area. The subject parcels comprise approximately 200' of Bonanza Road frontage of which 100' is decoratively landscaped with plant materials located in a 10' landscape area behind an approximately 18" high stem wall. The owner has enhanced the facade of the office building fronting Bonanza Road extensively from its condition when the property was purchased. The property was previously used as a homeless shelter and the owner has worked diligently to remove the refuse left over from this land use. The portion of property behind the office building is intended to be private with access only through the primary structure.

Properties surrounding the subject parcels are vacant or currently being used for similar businesses and land uses and are all master-planned MXU – Mixed Use, under the City's recently adopted addition to the Redevelopment Plan. The property to the west is famous locally for being the Binion Ranch, which is currently vacant. Abutting the north edge of the included parcel is a large single-family residential property's rear yard which is devoid of permanent built structures. Along the eastern edge of the subject site are four properties – two single-family residences, a vacant alley/well easement, and an office for a roofing company, which also fronts Bonanza. The alley is a 25' wide privately owned easement for the well located on the applicant's property to convey water to parcels on the east side of Clarkway Drive. The two occupied single family residences abutting the property will be adequately screened from the proposed and existing use of the subject property.

This portion of the City's Redevelopment Plan and the surrounding area, especially the Bonanza Road frontage is currently in a trend of development that is shifting from blighted, aging development including rural single-family residences to land uses of a more commercial and/or industrial nature. Due to the existing industrial nature of this transitional area of Las Vegas, the applicant feels that the proposed zoning and site plan are consistent and compatible with current and future development.

If you have any questions, comments, or concerns, please contact me at a number or address listed above.

Respectfully,

Brent Wilson

SDR-18676
01/25/07 PC

Brent Wilson
2112 Conchita Street
Las Vegas, Nevada 89108
Phone: (702) 595-5228
E-Mail: wilson.76@cox.net

April 30, 2007

Planning and Development Department - Current Planning Division
City of Las Vegas Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

RE: REVISED JUSTIFICATION FOR REZONING AND SITE DEVELOPMENT PLAN REVIEW APPLICATIONS (ZON-17304 & SDR-18676)
APN's: 139-28-301-020 & 029
Southwest Design

Dear Planning Staff,

The owner of the parcels listed above, Mr. David Pawl, respectfully requests the City of Las Vegas to review Rezoning and Site Development Plan Review applications on approximately 2.67 gross (2.43 net) acres generally located at the northwest corner of Bonanza Road and Clarkway Drive within ward 5 of the City of Las Vegas. The Rezoning and Site Development Plan Review applications were submitted separately and tabled at the February 22, 2007 Planning Commission hearing. The applicant wishes to bring the items up for consideration and for the items to be heard together. The applicant is proposing a zone change from C-1 and R-E to C-2 on the property within a transitional area of the city. A trash enclosure is proposed, but no habitable buildings are being added to the development at this time.

The existing use of the property is a decorative concrete design and contractor's office with associated parking lot for daytime employees. The R-E zoned portion of the subject property is primarily being used for parking, which requires a rezoning to a commercial zone. Since the applicant wishes to expand his business into the currently residential zoned property, a rezoning to C-2 is required for the allowed use as a landscape/building materials yard. The Site Development Plan Review is requested to establish the use of the property as a landscape/building materials yard and all existing development on the property.

Most adjacent parcels are zoned for residential development, but only two of six abutting properties are used as habitable dwellings. Properties near the Bonanza frontage in this area of town are in a transitional trend from rural residential to commercial and industrial development. The applicant feels that this zone change is appropriate at this time and the proposed land use is consistent with current and planned development along this corridor.

REZONING REQUEST – C-1 AND R-E TO C-2

The proposed C-2 zoning conforms to the MXU land use designation placed on this area of the City's redevelopment area, established in May of last year with GPA-9219. The applicant is requesting a rezoning to C-2 on 2.67 gross acres. The intent of the rezoning is to allow a landscape material yard with outdoor storage and display in conjunction with a landscape/concrete design office. The applicant has somewhat recently purchased parcel 139-28-301-020 and would like to expand the existing operation into the residentially zoned area. A trash enclosure is being added to the existing development according to residential adjacency standards for these structures.

RECEIVED
APR 30 2007

ZON-17304 SDR-18676
REVISED 06/14/07 PC

The present R-E zoning on the parcels is no longer consistent with the progression of development that is occurring along the Bonanza Road corridor. This area is perceived as better suited for commercial and light industrial development than low density residential, which the property is currently zoned to allow.

SITE DEVELOPMENT PLAN REVIEW

The applicant has submitted the existing site plan for review. The plan consists of approximately 3,200 square feet of office space being the primary structure and a modular building placed on-site. There is approximately 5,600 square feet of building/landscape material yard customer display area. There are three existing assessory structures used to screen and shelter materials and provide security for trade tools. One of the assessory structures that remains at the northeast corner of the property will be removed due to building code and setback violations.

WAIVER REQUESTS

19.12 – Landscape Buffer Zones – 15'/8'

The Bonanza frontage improvements have been constructed. The applicant obtained the required approval from NDOT in order to place the entrance curb-cut where it is currently located. A visit with an NDOT representative revealed that the NDOT right-of-way ends at the back of curb with the sidewalk and beyond being CLV right-of-way and private property, respectively. There is a 10' landscape planter located abutting the eastern portion of sidewalk along Bonanza Road. With the 10' wide landscaping area, there is only enough room between the building and the landscape planter to provide two 12' wide travel lanes and standard 18' depth parking stalls. The applicant requests a waiver to allow landscaping along the Bonanza Road frontage at a distance of 10' in width in order to allow parking in front of the building. Due to the physical limitations between the existing sidewalk and primary structure, the applicant feels the waiver is warranted. The applicant also requests a waiver to allow a lack of landscaping buffer adjacent to the parcel protruding into the property (139-28-301-028), which makes the subject parcels an irregular shape. Again, due to the irregular physical character of the site, the applicant feels that the waivers are warranted.

Properties surrounding the subject parcels are primarily vacant rural residences or similar land uses. The property to the west is the vacant Binion Ranch. Abutting the north edge of the included parcel is a large single-family residential property's rear yard which contains no built structures. Abutting the eastern edge of the subject site are four properties – an office for a similar trade, a vacant alley/well easement, and two single-family residences. The alley is a 25' wide privately owned easement for the well located on the applicant's property to convey water to parcels on the east side of Clarkway Drive. The occupied single family residences abutting the property will be adequately screened from the proposed use of the subject property.

This portion of the City's Redevelopment Plan and the surrounding area, especially the Bonanza Road frontage is currently in a trend of development that is shifting from blighted, aging rural single-family residences to land uses of more commercial and industrial nature. Due to the site's surroundings and the existing nature of this area of the City of Las Vegas, the applicant feels that the proposed zoning and site plan are consistent and compatible with current and future development.

If you have any questions, comments, or concerns, please contact the applicant or myself.

Respectfully,

Brent Wilson

ZON-17304 SDR-18676
REVISED 06/14/07 PC

Hansen Sheet

HANSEN SHEET

Separator Sheet

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

6714 PC RL

SDR Application

Report Date 05/01/2007 04:44 PM **Submitted By**

A/P # 18676 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/12/2006 10:12	984478	**Temp COO**		
Approved	01/26/2007 13:41	950010	**COO Issued**		
Final			**Expires**		

Associated Information

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

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

SDR-18676 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17304 - PUBLIC HEARING - APPLICANT/OWNER: V.P. PROPERTIES, LLC, ET AL - Request for a Site Development Plan Review FOR A LANDSCAPE MATERIAL/LUMBER YARD AND WAIVERS TO ALLOW A PERIMETER LANDSCAPE BUFFER TEN FEET IN WIDTH WHERE 15 FEET IS THE MINIMUM REQUIRED ADJACENT TO THE RIGHT-OF-WAY AND TO ALLOW A PERIMETER LANDSCAPE BUFFER ZERO FEET IN WIDTH WHERE EIGHT FEET IS THE MINIMUM REQUIRED ALONG A PORTION OF THE INTERIOR AND TO ALLOW NO SCREEN WALL WHERE AN EIGHT-FOOT SCREEN WALL IS THE MINIMUM REQUIRED FOR A PORTION OF THE EASTERN SIDE PROPERTY LINE on 2.67 acres at 2020 through 2022 West Bonanza Road and 715 Clarkway Drive (APNs 139-28-301-020 and 029), R-E (Residence Estates) and C-1 (Limited Commercial) Zones [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).

Parent A/P # 18676
Project # 18676 **Project/Phase Name** SOUTHWEST DESIGN **Phase #**
Size/Area 2.67 ACRE **Size Description** **Subdivision Code**
Proposed Start **Proposed Stop** **% Completed** 0.00
% Complete Formula

Property/Site Information

Parcel 13928301029

Location

Owner/Tenant

Contact ID AC1319096 **Name** DAVID PAWL
Mailing Address 2020 W. BONANZA RD. **Organization**
City LAS VEGAS **State/Province** NEVADA
ZIP/PC 89106 **Country** ☐ **Foreign**
Day Phone (702)263-9713 x **Evening Phone**
Fax (702)263-4017 **Mobile #**

Contact ID AC1285404 **Name** VP PROPERTIES LLC
Mailing Address 2020 WEST BONANZA ROAD **Organization** VP PROPERTIES LLC
City LAS VEGAS **State/Province** NV
ZIP/PC 89106 **Country** ☐ **Foreign**
Day Phone (702)263-9713 x **Evening Phone**
Fax (702)263-4017 **Mobile #**

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

2022 W BONANZA RD
LAS VEGAS, 89106-

2020 W BONANZA RD
LAS VEGAS, 89106-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13928301020
13928301029

Applicants/Contacts

Primary N **Capacity** OWNER **Contact ID** AC1319096 ☐ **Foreign**
Effective **Expire**
Name DAVID PAWL
Day Phone (702)263-9713 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (702)263-4017 **Mobile** **Profession**
E-Mail
Address 2020 W. BONANZA RD.
LAS VEGAS, NEVADA 89106
Seasonal Addr

Valid From **To**
Comments
David Pawl (702) 263-9713 (owner for parcel #139-28-301-029)

Primary N **Capacity** APPL **Contact ID** AC1319096 ☐ **Foreign**
Effective **Expire**
Name DAVID PAWL
Day Phone (702)263-9713 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (702)263-4017 **Mobile** **Profession**
E-Mail
Address 2020 W. BONANZA RD.
LAS VEGAS, NEVADA 89106
Seasonal Addr

Valid From **To**
Comments
David Pawl (702) 263-9713

Primary N **Capacity** OWNER **Contact ID** AC1285404 ☐ **Foreign**
Effective **Expire**
Name VP PROPERTIES LLC
Day Phone (702)263-9713 x **Eve Phone** **Organization** VP PROPERTIES LLC
Pager **PIN #** **Position**
Fax (702)263-4017 **Mobile** **Profession**
E-Mail
Address 2020 WEST BONANZA ROAD
LAS VEGAS, NV 89106
Seasonal Addr

Valid From **To**
Comments
David Pawl (702) 263-9713 (owner for parcel #139-28-301-020)

Applicants/Contacts

Primary Y **Capacity** OTHER **Other** REP **Contact ID** AC1319097 ☐ **Foreign**
Effective **Expire**
Name BRENT WILSON
Day Phone (702)595-5228 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax **Mobile** **Profession**
E-Mail
Address 2112 CONCHITA STREET
LAS VEGAS, NEVADA 89108
Seasonal Addr

Valid From **To**
Comments
Brent Wilson (702) 595-5228

Contractors

No Contractors

Item Description / Item Status

Fees

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	12/12/2006 10:15	300.00
PROCESSING FEE	P	12/12/2006 10:15	500.00
NOTIFICATION & ADVERTISING FEE	P	04/30/2007 14:06	300.00

Total Unpaid 0.00 **Total Paid** 1100.00

Inspections

There are no Inspections for this Report

Review Activities

Act # / Comp By	Act Type / Comments	Status	Waived	Issued	Started	Completed
182938 / 984317	FLOOD Comply with ZON-17304. ZON-17304 Required Drainage Study.	3	N	12/13/2006 10:07	12/15/2006 10:53	12/15/2006 10:54
182936 / 982362	NEIGH P&S	1	N	12/13/2006 10:07	12/15/2006 11:45	12/20/2006 16:27
182946 / 940292	FIRE ENG	1	N	12/13/2006 10:07	12/19/2006 07:19	12/19/2006 07:19
182941 / 900374	TEFO Street light and service on Clarkway and conduit on Bonanza required.	3	N	12/13/2006 10:07	12/19/2006 07:56	12/19/2006 08:00
182944 / 970394	SEWER No comments.	1	N	12/13/2006 10:07	12/19/2006 09:49	12/19/2006 09:49
182940 / 960480	TRAFFIC No Comments	1	N	12/13/2006 10:07	12/19/2006 17:06	12/29/2006 08:55

Review Activities

Act # / Comp By	Act Type / Comments	Status	Waived	Issued	Started	Completed
182943 / 900076	SID No Comment.	1	N	12/13/2006 10:07	12/20/2006 07:31	12/20/2006 07:31
182945 / 970084	LAND DEV Remove all substandard public street improvements and unused driveway cuts, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site. Coordinate with CLV _ Engineering Design Pioneer Trail	3	N	12/13/2006 10:07	12/20/2006 11:24	12/20/2006 11:24
182942 / 900065	SURVEY suggest administrative joining of parcels.	3	N	12/13/2006 10:07	12/21/2006 08:16	12/21/2006 08:16
182939 / 920220	ROW 12/15/2006, SDR-18676, PERIMETER LANDSCAPE BUFFER, 2020-2022 W BONANZA & 715 CLARKWAY DR, 139-28-301-020, 029, REF: ZON-17304 BONANZA TRAIL RUNS ALONG THIS SITE: DO WE NEED ANY ADD'L? OTHERWISE, R/W OK CS	3	N	12/13/2006 10:07	12/21/2006 09:24	12/21/2006 09:24
182937 / 910037	B&S PLAN	1	N	12/13/2006 10:07	12/27/2006 13:00	12/27/2006 13:00
182935 / 880185	DEVCO We note there is a trail/pedestrian path adjacent to this site on Bonanza Road and should be commented on by the Planning and Development Department.	3	N	12/13/2006 10:07	01/02/2007 16:46	01/09/2007 13:44

Activity Review Details

Detail AGENDA TECH ITEMS (SDR) **Modified By** CBURNEY **Modified Date/Time** 12/12/2006 16:37

Comments

No Comments

AGENDA TECH ITEMS

Before Planning Commission Items

DRT Process Complete 12/26/2006

Plans Routed for Review 12/15/2006

Sent to Review Journal (if applicable) 01/09/2007

Public Hearing Notice Sent (if applicable) 01/12/2007

After Planning Commission Items

Action Letter Completed 01/26/2007

Notice of Final Action form completed 01/26/2007

Appeal Memo Completed 01/26/2007

Detail PLANNING TECH ITEMS (SDR) **Modified By** MPELI **Modified Date/Time** 01/09/2007 09:29

Comments

No Comments

PLANNING TECH ITEMS

Notification Map

Map Completed 01/09/2007

Number of Labels 184

Size of Notification Area 1000

Mobile Home Parks to be Notified

Detail SUBMITTAL CHECKLIST (SDR) **Modified By** DSULLIVAN **Modified Date/Time** 12/12/2006 10:12

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y	Pre-Application Conference Checklist	Y	Site Plans (19 Folded Blue Lines, 1 Rolled Color)
Y	Application/Petition Form	Y	Landscape Plan
Y	Deed and Legal Description	Y	Building Elevations (2 Folded, 1 Rolled Color)
Y	Justification Letter	Y	Floor Plan (1 Folded, 1 Rolled)
Y	Color and Material Board	Y	Laser Print Site Plan
N	DINA (Not Always Required)	Y	Laser Print Floor Plan
Y	Statement of Financial Interest	Y	Laser Print Elevation

Check Conditions

Condition	Approval Supervisor Required	Approved By	Approved Date	Applied By	Applied Date	Assigned	Comments

No Conditions

Project #	A/P Type	Status	Stage	Relation
18676	SDR	Completed		Not Dependent

Planning Condition	Description	Effective	Expire	Comments
PW-Z222ADWY	REDESIGN DRIVEWAY PER STD 222A			All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a unless a deviation from standards is approved by the City Engineer and shall also receive approval from the Nevada Department of Transportation.

Planning Condition	Description	Effective	Expire	Comments
PW-TMSWALK	SIDEWALK ALONG ENTRANCE			Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
PW-FMLNDR/W	LANDSCAPE UNUSED RIGHT-OF-WAY			Landscape and maintain all unimproved right of way, if any, on Bonanza Road adjacent to this site.
PW-MOBSTRUCT	LANDSCAPING OBSTRUCTION			All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
PW-FMENCR	ENCROACHMENT AGREEMENT			As appropriate, submit an Encroachment Agreement to the City of Las Vegas or obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Bonanza Road public right of way adjacent to this site prior to the issuance of any permits.
PW-ZCOMPLY	COMPLY WITH PREVIOUS ATION			Site development to comply with all applicable conditions of approval for ZON-17304 and all other subsequent site-related actions.

SITE PLAN REVIEW

N **DINA Required?** N **Project of Regional Significance?** **Final City Council letter received**

N **Parent Project link required?** **Annotated minutes recieved**

Y **Will this go to the City Council?** **Is there a condition of approval for a Required Review?**

Hearing Type

Public, Non-Public, Admin? PUBLIC **If yes, when does it need to be reviewed?**

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
06/14/2007 RLEVRANT	PC 05/01/2007	SCHEDULED		0	0	0
02/22/2007 CBURNEY	PC 02/23/2007	TABLED		0	0	0
02/22/2007 CBURNEY	PC 01/26/2007	SCHEDULED		0	0	0
01/25/2007 applicant's request CBURNEY	PC 01/26/2007	ABEYANCE		0	0	0
01/25/2007 DSULLIVAN	PC 12/12/2006	SCHEDULED		0	0	0

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

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
983953	GOLDBERG	NATHAN	B	x5447
920220	SULLIVAN	CAROL	S	
880185	BAILEY	ROGER	W	x2196

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME,# WHO PICKED UP PERMIT	983657	04/30/2007 14:06		0.00
southwest design group ck 13484 / 263-9713 / Edgar Giron					
PAYMNT	CK NAME,# WHO PICKED UP PERMIT	984053	12/12/2006 10:15		0.00
BRENT WILSON, SOUTHWEST DESIGN GROUP, CK#12521, 263-9713					

A/P # 18676 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/12/2006 10:12	984478	**Temp COO**		
Approved			**COO Issued**		
Final			**Expires**		

Associated Information

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

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

SDR-18676 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17304 - PUBLIC HEARING - APPLICANT/OWNER: V.P. PROPERTIES, LLC ET AL. - Request for a Site Development Plan Review FOR AN EXISTING BUILDING AND LANDSCAPE MATERIAL/LUMBER YARD ESTABLISHMENT AND WAVIERS TO ALLOW A PERIMETER LANDSCAPE BUFFER TEN FEET IN WIDTH WHERE 15 FEET IS THE MINIMUM REQUIRED ADJACENT TO THE RIGHT-OF-WAY AND TO ALLOW A PERIMETER LANDSCAPE BUFFER ZERO FEET IN WIDTH WHERE EIGHT FEET IS THE MINIMUM REQUIRED AND TO ALLOW NO SCREEN WALL WHERE AN EIGHT-FOOT SCREEN WALL IS THE MINIMUM REQUIRED FOR A PORTION OF THE EASTERN SIDE PROPERTY LINE on 02.67 acres at 2020 through 2022 West Bonanza Road and 715 Clarkway Drive, (APN 139-28-301-020 and 029), R-E (Residence Estates) and C-1 (Limited Commercial) Zones [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).

Parent A/P #
Project # 18676 **Project/Phase Name** **Phase #**
Size/Area 2.67 ACRE **Size Description** **Subdivision Code**
Proposed Start **Proposed Stop** **% Completed** 0.00
% Complete Formula

Property/Site Information

Parcel 13928301029

Location

Owner/Tenant

Contact ID AC1319096 **Name** DAVID PAWL
Mailing Address 2020 W. BONANZA RD. **Organization**
City LAS VEGAS **State/Province** NEVADA
ZIP/PC 89106 **Country** ☐ **Foreign**
Day Phone (702)263-9713 x **Evening Phone**
Fax (702)263-4017 **Mobile #**

Contact ID AC1285404 **Name** VP PROPERTIES LLC
Mailing Address 2020 WEST BONANZA ROAD **Organization** VP PROPERTIES LLC
City LAS VEGAS **State/Province** NV
ZIP/PC 89106 **Country** ☐ **Foreign**
Day Phone (702)263-9713 x **Evening Phone**
Fax (702)263-4017 **Mobile #**

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

2022 W BONANZA RD
LAS VEGAS, 89106-

2020 W BONANZA RD
LAS VEGAS, 89106-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13928301020
13928301029

Applicants/Contacts

Primary N **Capacity** OWNER **Contact ID** AC1319096 ☐ **Foreign**
Effective **Expire**
Name DAVID PAWL
Day Phone (702)263-9713 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (702)263-4017 **Mobile** **Profession**
E-Mail
Address 2020 W. BONANZA RD.
LAS VEGAS, NEVADA 89106
Seasonal Addr

Valid From **To**
Comments
David Pawl (702) 263-9713 (owner for parcel #139-28-301-029)

Primary N **Capacity** APPL **Contact ID** AC1319096 ☐ **Foreign**
Effective **Expire**
Name DAVID PAWL
Day Phone (702)263-9713 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (702)263-4017 **Mobile** **Profession**
E-Mail
Address 2020 W. BONANZA RD.
LAS VEGAS, NEVADA 89106
Seasonal Addr

Valid From **To**
Comments
David Pawl (702) 263-9713

Primary N **Capacity** OWNER **Contact ID** AC1285404 ☐ **Foreign**
Effective **Expire**
Name VP PROPERTIES LLC
Day Phone (702)263-9713 x **Eve Phone** **Organization** VP PROPERTIES LLC
Pager **PIN #** **Position**
Fax (702)263-4017 **Mobile** **Profession**
E-Mail
Address 2020 WEST BONANZA ROAD
LAS VEGAS, NV 89106
Seasonal Addr

Valid From **To**
Comments
David Pawl (702) 263-9713 (owner for parcel #139-28-301-020)

Applicants/Contacts

Primary Y **Capacity** OTHER **Other** REP **Contact ID** AC1319097 ☐ **Foreign**
Effective **Expire**
Name BRENT WILSON
Day Phone (702)595-5228 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax **Mobile** **Profession**
E-Mail
Address 2112 CONCHITA STREET
LAS VEGAS, NEVADA 89108
Seasonal Addr

Valid From **To**
Comments
Brent Wilson (702) 595-5228

Contractors

No Contractors

Item Description	Item Status

Activity Review Details

Detail SUBMITTAL CHECKLIST (SDR) **Modified By** DSULLIVAN **Modified Date/Time** 12/12/2006 10:12
Comments
No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y	**Pre-Application Conference Checklist**	Y	**Site Plans (19 Folded Blue Lines, 1 Rolled Color)**
Y	**Application/Petition Form**	Y	**Landscape Plan**
Y	**Deed and Legal Description**	Y	**Building Elevations (2 Folded, 1 Rolled Color)**
Y	**Justification Letter**	Y	**Floor Plan (1 Folded, 1 Rolled)**
Y	**Color and Material Board**	Y	**Laser Print Site Plan**
N	**DINA (Not Always Required)**	Y	**Laser Print Floor Plan**
Y	**Statement of Financial Interest**	Y	**Laser Print Elevation**

Check Conditions

Condition	Approval Supervisor Required	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned

No Conditions

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance? Final City Council letter received

Parent Project link required? Annotated minutes recieved

Y Will this go to the City Council? Is there a condition of approval for a Required Review?

Hearing Type

Public, Non-Public, Admin? PUBLIC If yes, when does it need to be reviewed?

Meeting Information

Meeting Info 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
DSULLIVAN	12/12/2006					

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
PAYMNT	CK NAME,# WHO PICKED UP PERMIT	984053	12/12/2006 10:15		0.00
BRENT WILSON, SOUTHWEST DESIGN GROUP, CK#12521, 263-9713					

Final DRT

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

SDR-18676 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17304 - PUBLIC HEARING - APPLICANT/OWNER: V.P. PROPERTIES, LLC ET AL *- Request for a Site Development Plan Review FOR A LANDSCAPE MATERIAL/LUMBER YARD AND WAIVERS TO ALLOW A PERIMETER LANDSCAPE BUFFER TEN FEET IN WIDTH WHERE 15 FEET IS THE MINIMUM REQUIRED ADJACENT TO THE RIGHT-OF-WAY AND TO ALLOW A PERIMETER LANDSCAPE BUFFER ZERO FEET IN WIDTH WHERE EIGHT FEET IS THE MINIMUM REQUIREDALONG A PORTION OF THE INTERIOR AND TO ALLOW NO SCREEN WALL WHERE AN EIGHT-FOOT SCREEN WALL IS THE MINIMUM REQUIRED FOR A PORTION OF THE EASTERN SIDE PROPERTY LINE on 2.67 acres at 2020 through 2022 West Bonanza Road and 715 Clarkway Drive, (APN 139-28-301-020 and 029), R-E (Residence Estates) and C-1 (Limited Commercial) Zones [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).*

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 28, 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

ROUTE FORM

Separator Sheet

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT	**SDR-18676**

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	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*TEFO **(DPW)**	TOM WILKING	3104 BONANZA ROAD
*STREETS & SANITATION **(DPW)**	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES **(DPW)**	JOHN BLACK	2900 RONEMUS
*SID **(DPW)**	T. McDANIEL	4th FLOOR CITY HALL
*SURVEY **(DPW)**	ALAN RIEKKI	WEST YARD
<EMBARQ> **(SDPR only)**	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT **(NO PLANS)**	DOA J. MEADE, ENGINEERING DESIGN DIVISION	1001 S. VALLEY VIEW BLVD.

**** 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>***

SDPR
12/12/2006

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

ZON-17304 SDR-18676

FROM: *PLANNING AND DEVELOPMENT* REVISED 07/12/07 PC

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

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REZONING
06/06/2007

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT	ZON-17304 SDR-18676 REVISED 06/14/07 PC

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	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2nd FLOOR CITY HALL EXPANSION
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SDPR
05/03/2007

Neighborhood Services List

NEIGHBORHOOD SERVICES LIST

Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: August 23, 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:

SDR-18676

Aida Brents Resident Council

Bonanza Village NA

Diamond Point NA

G-704 NA

Harry Levy Gardens Resident Council NA

Pinto Palomino Residents NA

Rancho Bel Air NA

Rancho Circle NA

Rancho Manor NA

Rancho Oakey NA

Rancho South NCG

Rancho Springs NA

WLV-NAA1

WLV-NAA4

WLV-NAA6

WLV-NAA7

WLV-NAA8

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: June 14, 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:

SDR-18676

Aida Brents Resident Council

Bonanza Village NA

Diamond Point NA

G-704 NA

Harry Levy Gardens Resident Council NA

Pinto Palomino Residents NA

Rancho Bel Air NA

Rancho Circle NA

Rancho Manor NA

Rancho Oakey NA

Rancho South NA

Rancho Springs NA

WLV-NAA1

WLV-NAA4

WLV-NAA6

WLV-NAA7

WLV-NAA8

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:

SDR-18676

Aida Brents Resident Council

Bonanza Village NA

Diamond Point NA

G-704 NA

Harry Levy Gardens Resident Council

Pinto Palomino Residents

Rancho Bel Air NA

Rancho Circle NA

Rancho Manor NA

Rancho Oakey NA

Rancho South NA

Rancho Springs NA

WLV-NAA1

WLV-NAA4

WLV-NAA6

WLV-NAA7

WLV-NAA8

Public Hearing Notice

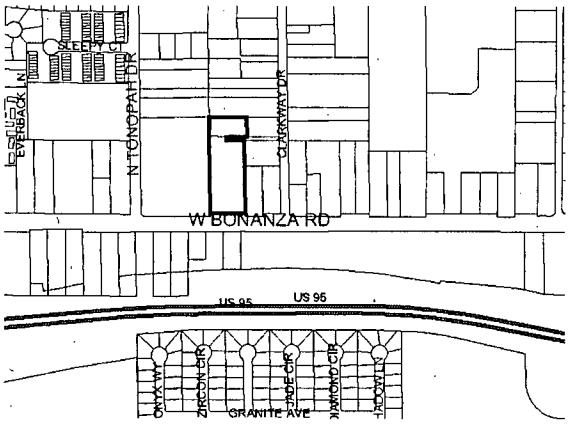
PUBLIC HEARING NOTICE

Separator Sheet

Application Information

ABEYANCE - TABLED - RENOTIFICATION - SDR-18676 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17304 AND VAR-22389 - PUBLIC HEARING - APPLICANT/OWNER: V.P. PROPERTIES, LLC, ET AL - Request for a Site Development Plan Review FOR A LANDSCAPE MATERIAL/LUMBER YARD WITH WAIVERS TO ALLOW A PERIMETER LANDSCAPE BUFFER TEN FEET IN WIDTH WHERE 15 FEET IS THE MINIMUM REQUIRED ADJACENT TO THE RIGHT-OF-WAY AND TO ALLOW A PERIMETER LANDSCAPE BUFFER ZERO FEET IN WIDTH WHERE EIGHT FEET IS THE MINIMUM REQUIRED ALONG A PORTION OF THE INTERIOR AND TO ALLOW NO SCREEN WALL WHERE AN EIGHT-FOOT SCREEN WALL IS THE MINIMUM REQUIRED FOR A PORTION OF THE EASTERN SIDE PROPERTY LINE on 2.67 acres at 2020 through 2022 West Bonanza Road and 715 Clarkway Drive (APNs 139-28-301-020 and 029), R-E (Residence Estates) and C-1 (Limited Commercial) Zones [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Williams).

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

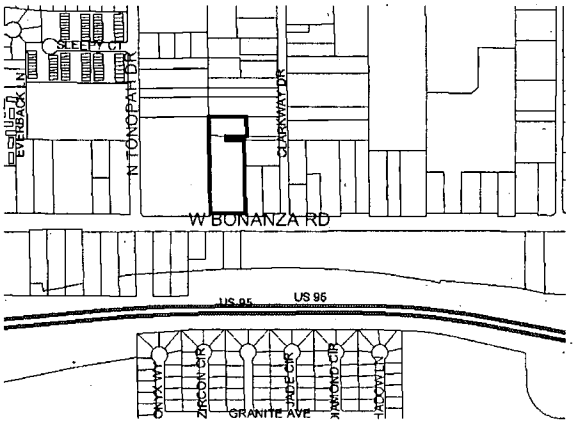
Meeting:	Planning Commission
Date:	***August 23, 2007***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

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, 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.

Application Information

ABEYANCE - TABLED - RENOTIFICATION - SDR-18676 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17304 AND VAR-22389 - PUBLIC HEARING - APPLICANT/OWNER: V.P. PROPERTIES, LLC, ET AL - Request for a Site Development Plan Review FOR A LANDSCAPE MATERIAL/LUMBER YARD WITH WAIVERS TO ALLOW A PERIMETER LANDSCAPE BUFFER TEN FEET IN WIDTH WHERE 15 FEET IS THE MINIMUM REQUIRED ADJACENT TO THE RIGHT-OF-WAY AND TO ALLOW A PERIMETER LANDSCAPE BUFFER ZERO FEET IN WIDTH WHERE EIGHT FEET IS THE MINIMUM REQUIRED ALONG A PORTION OF THE INTERIOR AND TO ALLOW NO SCREEN WALL WHERE AN EIGHT-FOOT SCREEN WALL IS THE MINIMUM REQUIRED FOR A PORTION OF THE EASTERN SIDE PROPERTY LINE on 2.67 acres at 2020 through 2022 West Bonanza Road and 715 Clarkway Drive (APNs 139-28-301-020 and 029), R-E (Residence Estates) and C-1 (Limited Commercial) Zones [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Williams).

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***August 23, 2007***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

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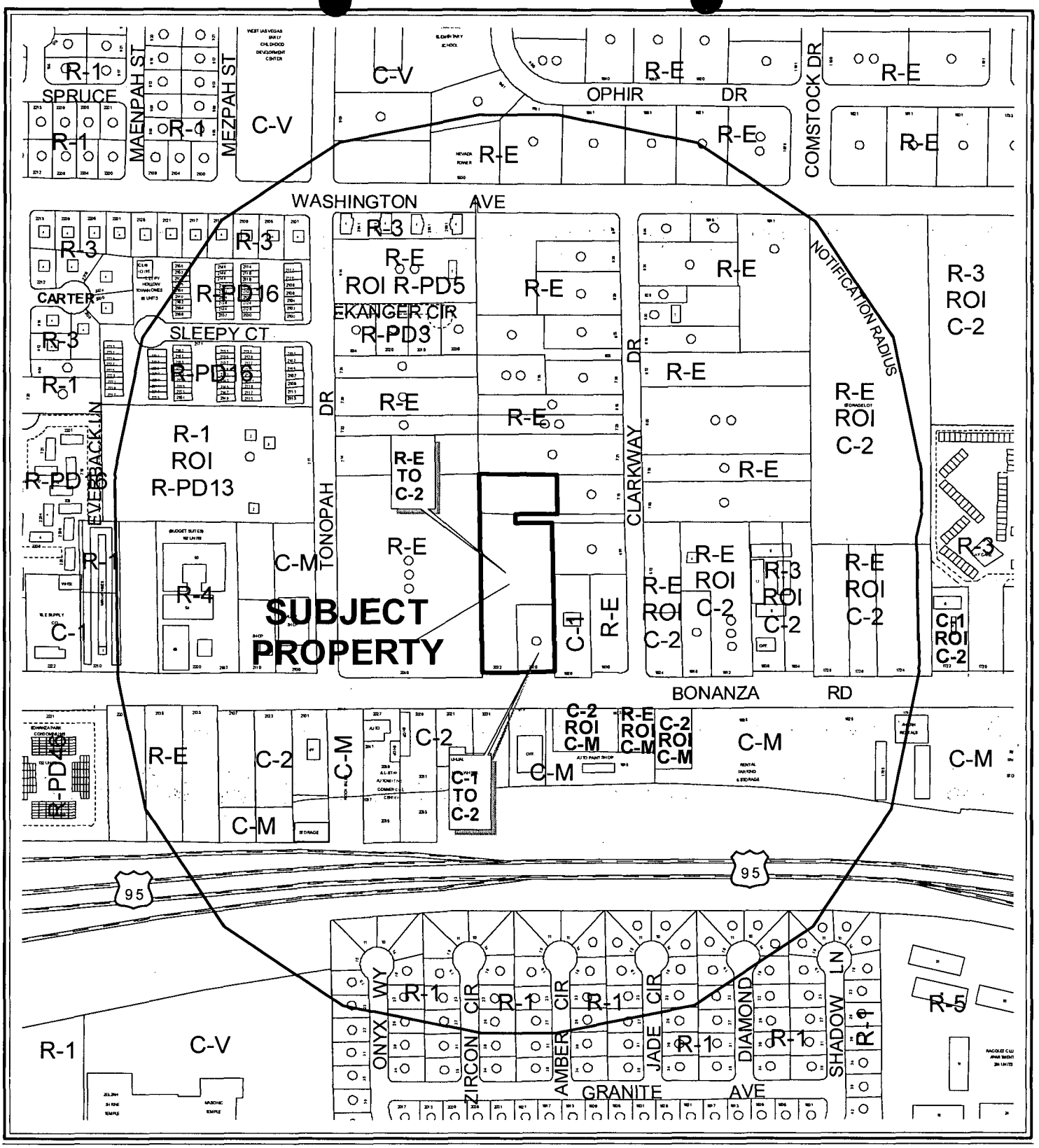


0 200 400 Feet

CASE: **SDR-18676**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) AND C-1 (LIMITED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL)

N

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

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

SDR-18676

APPLICANT/OWNER: V.P. PROPERTIES, LLC, ET AL - REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A LANDSCAPE MATERIAL/LUMBER YARD AND WAIVERS TO ALLOW A PERIMETER LANDSCAPE BUFFER TEN FEET IN WIDTH WHERE 15 FEET IS THE MINIMUM REQUIRED ADJACENT TO THE RIGHT-OF-WAY AND TO ALLOW A PERIMETER LANDSCAPE BUFFER ZERO FEET IN WIDTH WHERE EIGHT FEET IS THE MINIMUM REQUIREDALONG A PORTION OF THE INTERIOR AND TO ALLOW NO SCREEN WALL WHERE AN EIGHT-FOOT SCREEN WALL IS THE MINIMUM REQUIRED FOR A PORTION OF THE EASTERN SIDE PROPERTY LINE ON 2.67 ACRES AT 2020 THROUGH 2022 WEST BONANZA ROAD AND 715 CLARKWAY DRIVE (APNS 139-28-301-020 AND 029), R-E (RESIDENCE ESTATES) AND C-1 (LIMITED COMMERCIAL) ZONES [PROPOSED: C-2 (GENERAL COMMERCIAL) ZONE], WARD 5 (WEEKLY).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

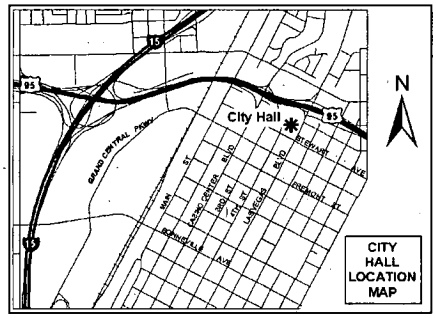
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, Current 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.

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

SEE LOCATION MAP ON REVERSE SIDE

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



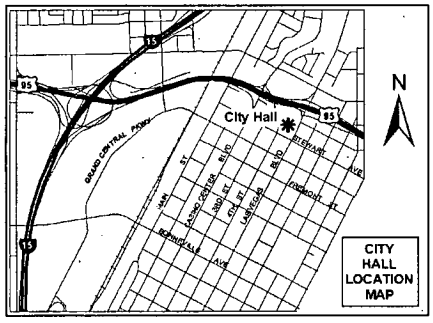
If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐ I SUPPORT this Request ☐ I OPPOSE this Request

SDR-18676

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐ I SUPPORT this Request ☐ I OPPOSE this Request

SDR-18676

Applicant Letter

APPLICANT LETTER

Separator Sheet

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER

June 29, 2007

Mr. David Pawl
2020 West Bonanza Road
Las Vegas, Nevada 89106

RE: ABEYANCE - TABLED - RENOTIFICATION - SDR-18676

Dear Mr. Pawl:

Please be advised the City Planning Commission at its regular meeting on ***July 12, 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,

Andrew P. Reed

Andrew P. Reed, Planning Supervisor
Planning and Development Department
Current Planning Division

AR:dm

cc: Mr. Brent Wilson
2112 Conchita Street
Las Vegas, Nevada 89108

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
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

February 9, 2007

Mr. David Pawl
VP Properties, LLC
2020 West Bonanza Road
Las Vegas, Nevada 89106

RE: ABEYANCE - SDR-18676 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Pawl:

Please be advised the City Planning Commission at its regular meeting on ***February 22, 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,

Andrew P. Reed, Planning Supervisor
Planning and Development Department
Current Planning Division

AR:clb

cc: Mr. Brent Wilson
2112 Conchita Street
Las Vegas, Nevada 89108

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby

CITY OF LAS VEGAS NEVADA

07101-001-07-05

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
WARD 5 (VACANT)

DOUGLAS A. SELBY
CITY MANAGER

June 1, 2007

Mr. David Pawl
2020 West Bonanza Road
Las Vegas, Nevada 89106

RE: TABLED - RENOTIFICATION - SDR-18676

Dear Mr. Pawl:

Please be advised the City Planning Commission at its regular meeting on ***June 14, 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,

Andrew P. Reed

Andrew P. Reed, Planning Supervisor
Planning and Development Department
Current Planning Division

AR:dm

cc: Mr. Brent Wilson
2112 Conchita Street
Las Vegas, Nevada 89108

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

Brent Wilson
2112 Conchita Street
Las Vegas, Nevada 89108
Phone: (702) 595-5228
E-Mail: wilson.76@cox.net

May 31, 2007

Mr. Robert Summerfield
Planning and Development Department - Current Planning Division
City of Las Vegas Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

RE: REQUEST TO ABEY ZON-17304 & SDR-18676
APN's: 139-28-301-020 & 029
Southwest Design

Dear Robert,

The owner of the parcels listed would like to have these items abeyed at the June 14, 2007 Planning Commission hearing for 30 days to work with City of Las Vegas staff. We have been made aware that some changes will need to be made to the plans in order to present an approvable project to the Planning Commission. The applicant requests the additional 30 days to produce, process, and have the items heard concurrently at the July 12, 2007 Planning Commission hearing.

If you have any questions, comments, or concerns, please contact the applicant or myself at your earliest convenience.

Thank you,

Brent Wilson

RECEIVED
MAY 31 2007

Brent Wilson
2112 Conchita Street
Las Vegas, Nevada 89108
Phone: (702) 595-5228
E-Mail: wilson.76@cox.net

February 21, 2007

Planning and Development Department - Current Planning Division
City of Las Vegas Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101
Fax: (702)385-7268

RE: REQUEST TO TABLE ZON-17304 & SDR-18676
APN's: 139-28-301-020 & 029
Southwest Design

Dear Planning Staff,

The owner of the parcels listed would like to have the Rezoning and Site Development Plan Review applications listed above to be tabled indefinitely at this time. Certain options are being reviewed by the applicant in order to possibly gain more favorable recommendations from staff and to possibly devise a more cohesive land area to be zoned.

We appreciate the time spent by City staff reviewing the applications and wish to work with the responsible members prior to proceeding with the applications.

If you have any questions, comments, or concerns, please contact me at a number or address listed above.

Respectfully,

Brent Wilson

Brent Wilson
2112 Conchita Street
Las Vegas, Nevada 89108
Phone: (702) 595-5228
E-Mail: wilson.76@cox.net

January 25, 2007

Mr. Nathan Goldberg
Planning and Development Department - Current Planning Division
City of Las Vegas Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101
Fax: (702) 385-7268

RE: REQUEST TO ABEY ZON-17304 AND SDR-18676
APN's: 139-28-301-020 & 029
Southwest Design

Dear Nathan,

The owner and managing member of the parcels listed above, Mr. David Pawl, is requesting abeyance of the above-mentioned items until the February 22, 2007 Planning Commission hearing in order to submit revised plans and act on other matters mentioned in the draft staff recommendations.

These items are currently numbers 24 and 25 on the January 25, 2007 Planning Commission agenda.

If you have any questions, comments, or concerns, please contact me at a number or address listed above.

Thank you,

Brent Wilson

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

August 10, 2007

Mr. David Pawl
2020 West Bonanza Road
Las Vegas, Nevada 89106

RE: ABEYANCE - TABLED - RENOTIFICATION - SDR-18676 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Pawl:

Please be advised the City Planning Commission at its regular meeting on ***August 23, 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,

Andrew P. Reed

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

cc: Mr. Brent Wilson
2112 Conchita Street
Las Vegas, Nevada 89108

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
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City Manager
Douglas A. Selby

PLANNING & DEVELOPMENT
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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. David Pawl
VP Properties, LLC
2020 West Bonanza Road
Las Vegas, Nevada 89106

RE: SDR-18676 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Pawl:

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.

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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. Brent Wilson
2112 Conchita Street
Las Vegas, Nevada 89108

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby

CITY OF LAS VEGAS NEVADA

07101-001-07-05

Action Letter

ACTION LETTER

Separator Sheet

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101
Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

August 24, 2007

Mr. David Pawl
2020 West Bonanza Road
Las Vegas, Nevada 89106

RE: ABEYANCE - TABLED - RENOTIFICATION - SDR-18676 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Pawl:

Your request for a Site Development Plan Review FOR A LANDSCAPE MATERIAL/LUMBER YARD WITH WAIVERS TO ALLOW A PERIMETER LANDSCAPE BUFFER TEN FEET IN WIDTH WHERE 15 FEET IS THE MINIMUM REQUIRED ADJACENT TO THE RIGHT-OF-WAY AND TO ALLOW A PERIMETER LANDSCAPE BUFFER ZERO FEET IN WIDTH WHERE EIGHT FEET IS THE MINIMUM REQUIRED ALONG A PORTION OF THE INTERIOR AND TO ALLOW NO SCREEN WALL WHERE AN EIGHT-FOOT SCREEN WALL IS THE MINIMUM REQUIRED FOR A PORTION OF THE EASTERN SIDE PROPERTY LINE on 2.67 acres at 2020 through 2022 West Bonanza Road and 715 Clarkway Drive (APNs 139-28-301-020 and 029), R-E (Residence Estates) and C-1 (Limited Commercial) Zones [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Williams), was considered by the Planning Commission on August 23, 2007.

The Planning Commission voted to recommend ***DENIAL*** of your request because it was felt that the proposed development would not be compatible with the adjacent properties.

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

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

cc: Mr. Brent Wilson
2112 Conchita Street
Las Vegas, Nevada 89108

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

CITY OF LAS VEGAS NEVADA

07101-001-06-07

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
BRENDA J. WILLIAMS
INTERIM

DOUGLAS A. SELBY
CITY MANAGER

June 15, 2007

Mr. David Pawl
2020 West Bonanza Road
Las Vegas, Nevada 89106

RE: TABLED - RENOTIFICATION - SDR-18676

Dear Mr. Pawl:

Your request for a Site Development Plan Review FOR A LANDSCAPE MATERIAL/LUMBER YARD WITH WAIVERS TO ALLOW A PERIMETER LANDSCAPE BUFFER TEN FEET IN WIDTH WHERE 15 FEET IS THE MINIMUM REQUIRED ADJACENT TO THE RIGHT-OF-WAY AND TO ALLOW A PERIMETER LANDSCAPE BUFFER ZERO FEET IN WIDTH WHERE EIGHT FEET IS THE MINIMUM REQUIRED ALONG A PORTION OF THE INTERIOR AND TO ALLOW NO SCREEN WALL WHERE AN EIGHT-FOOT SCREEN WALL IS THE MINIMUM REQUIRED FOR A PORTION OF THE EASTERN SIDE PROPERTY LINE on 2.67 acres at 2020 through 2022 West Bonanza Road and 715 Clarkway Drive (APNs 139-28-301-020 and 029), R-E (Residence Estates) and C-1 (Limited Commercial) Zones [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Williams), was considered by the Planning Commission on June 14, 2007.

The Planning Commission voted to hold this item in ***ABEYANCE*** per applicant's request.

This item is scheduled to be heard again at the ***July 12, 2007*** Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Andrew P. Reed

Andrew P. Reed, Planning Supervisor
Planning and Development Department
Current Planning Division

AR:dm

cc: Mr. Brent Wilson
2112 Conchita Street
Las Vegas, Nevada 89108

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

July 13, 2007

Mr. David Pawl
2020 West Bonanza Road
Las Vegas, Nevada 89106

RE: ABEYANCE - TABLED - RENOTIFICATION - SDR-18676

Dear Mr. Pawl:

Your request for a Site Development Plan Review FOR A LANDSCAPE MATERIAL/LUMBER YARD WITH WAIVERS TO ALLOW A PERIMETER LANDSCAPE BUFFER TEN FEET IN WIDTH WHERE 15 FEET IS THE MINIMUM REQUIRED ADJACENT TO THE RIGHT-OF-WAY AND TO ALLOW A PERIMETER LANDSCAPE BUFFER ZERO FEET IN WIDTH WHERE EIGHT FEET IS THE MINIMUM REQUIRED ALONG A PORTION OF THE INTERIOR AND TO ALLOW NO SCREEN WALL WHERE AN EIGHT-FOOT SCREEN WALL IS THE MINIMUM REQUIRED FOR A PORTION OF THE EASTERN SIDE PROPERTY LINE on 2.67 acres at 2020 through 2022 West Bonanza Road and 715 Clarkway Drive (APNs 139-28-301-020 and 029), R-E (Residence Estates) and C-1 (Limited Commercial) Zones [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Williams), was considered by the Planning Commission on July 12, 2007.

The Planning Commission voted to hold this item in ***ABEYANCE*** to allow the applicant to hold a neighborhood meeting.

This item is scheduled to be heard again at the ***August 23, 2007*** Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Andrew P. Reed

Andrew P. Reed, Planning Supervisor
Planning and Development Department
Current Planning Division

AR:dm

cc: Mr. Brent Wilson
2112 Conchita Street
Las Vegas, Nevada 89108

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

CITY OF LAS VEGAS NEVADA

07101-001-06-07

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
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. David Pawl
VP Properties, LLC
2020 West Bonanza Road
Las Vegas, Nevada 89106

RE: SDR-18676 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Pawl:

Your request for a Site Development Plan Review FOR A LANDSCAPE MATERIAL/LUMBER YARD AND WAIVERS TO ALLOW A PERIMETER LANDSCAPE BUFFER TEN FEET IN WIDTH WHERE 15 FEET IS THE MINIMUM REQUIRED ADJACENT TO THE RIGHT-OF-WAY AND TO ALLOW A PERIMETER LANDSCAPE BUFFER ZERO FEET IN WIDTH WHERE EIGHT FEET IS THE MINIMUM REQUIRED ALONG A PORTION OF THE INTERIOR AND TO ALLOW NO SCREEN WALL WHERE AN EIGHT-FOOT SCREEN WALL IS THE MINIMUM REQUIRED FOR A PORTION OF THE EASTERN SIDE PROPERTY LINE on 2.67 acres at 2020 through 2022 West Bonanza Road and 715 Clarkway Drive (APNs 139-28-301-020 and 029), R-E (Residence Estates) and C-1 (Limited Commercial) Zones [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly), was considered by the Planning Commission on January 25, 2007.

The Planning Commission voted to hold this item in ***ABEYANCE*** in an effort to allow the applicant an opportunity to revise the site plan.

This item is scheduled to be heard again at the ***February 22, 2007*** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Andy Reed

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

AR:clb

cc: Mr. Brent Wilson
2112 Conchita Street
Las Vegas, Nevada 89108

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby

CITY OF LAS VEGAS NEVADA

07101-001-07-05

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
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

February 23, 2007

Mr. David Pawl
VP Properties, LLC
2020 West Bonanza Road
Las Vegas, Nevada 89106

RE: ABEYANCE - SDR-18676 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Pawl:

Request for a Site Development Plan Review FOR A LANDSCAPE MATERIAL/LUMBER YARD AND WAIVERS TO ALLOW A PERIMETER LANDSCAPE BUFFER TEN FEET IN WIDTH WHERE 15 FEET IS THE MINIMUM REQUIRED ADJACENT TO THE RIGHT-OF-WAY AND TO ALLOW A PERIMETER LANDSCAPE BUFFER ZERO FEET IN WIDTH WHERE EIGHT FEET IS THE MINIMUM REQUIRED ALONG A PORTION OF THE INTERIOR AND TO ALLOW NO SCREEN WALL WHERE AN EIGHT-FOOT SCREEN WALL IS THE MINIMUM REQUIRED FOR A PORTION OF THE EASTERN SIDE PROPERTY LINE on 2.67 acres at 2020 through 2022 West Bonanza Road and 715 Clarkway Drive (APNs 139-28-301-020 and 029), R-E (Residence Estates) and C-1 (Limited Commercial) Zones [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly)., was considered by the Planning Commission on February 22, 2007.

The Planning Commission accepted the applicant's request to ***TABLE***.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on ***February 23, 2007***.

Sincerely,

Andrew P. Reed

Andrew P. Reed, Planning Supervisor
Planning and Development Department
Current Planning Division

AR:clb

cc: Mr. Brent Wilson
2112 Conchita Street
Las Vegas, Nevada 89108

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby

CITY OF LAS VEGAS NEVADA

07101-001-07-05

City Council Action Letter

CITY COUNCIL ACTION LETTER

Separator Sheet

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

November 9, 2007

Mr. David Pawl
2020 West Bonanza Road
Las Vegas, Nevada 89106

RE: SDR-18676 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 19, 2007
RELATED TO ZON-17304

Dear Mr. Pawl:

The City Council at a regular meeting held September 19, 2007 APPROVED the request for a Site Development Plan Review FOR A LANDSCAPE MATERIAL/LUMBER YARD WITH WAIVERS TO ALLOW A PERIMETER LANDSCAPE BUFFER TEN FEET IN WIDTH WHERE 15 FEET IS THE MINIMUM REQUIRED ADJACENT TO THE RIGHT-OF-WAY AND TO ALLOW A PERIMETER LANDSCAPE BUFFER ZERO FEET IN WIDTH WHERE EIGHT FEET IS THE MINIMUM REQUIRED ALONG A PORTION OF THE INTERIOR AND TO ALLOW NO SCREEN WALL WHERE AN EIGHT-FOOT SCREEN WALL IS THE MINIMUM REQUIRED FOR A PORTION OF THE EASTERN SIDE PROPERTY LINE on 2.67 acres at 2020 through 2022 West Bonanza Road and 715 Clarkway Drive (APNs 139-28-301-020 and 029), R-E (Residence Estates) and C-1 (Limited Commercial) Zones [PROPOSED: C-2 (General Commercial) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on September 20, 2007. This approval is subject to:

Added Conditions:

A. There shall be an 8-foot high decorative block wall with 20 percent contrasting materials on the entire north side and east side except along parcel 139-28-301-028.

B. There shall be no on-site storage of sand and/or gravel.

C. There shall be no access permitted to Clarkway Drive.

D. A two-year review from the date of final approval of this application shall be required at a public hearing of the City Council.

E. The requested waiver of the front landscaping is hereby denied.

Planning & Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-17304) and Variance (VAR-22389) shall be required.

2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan and landscape plan, date stamped 06/05/07, and building elevations, date stamped 12/12/06 and 04/30/07, except as amended by conditions herein.

4. The applicant shall remove all graffiti and trash from the site within 30 days of approval of this item.

5. The applicant shall obtain a demolition permit and remove the building in the far northeast corner of the site and all storage containers within 30 days of approval of this item. Said building is identified on the site plan, date stamped 06/05/07, as "Existing Bldg. to be Removed".

6. The applicant shall have an occupancy investigation performed for the two-story accessory structure and obtain any necessary building permits from the Department of Building and Safety to convert the building from a residential accessory structure to a commercial accessory structure within 30 days of approval of this item. Said building is identified on the site plan, date stamped 06/05/07, as "Existing Bldg. to Remain".

7. The applicant shall obtain the necessary building permits from the Department of Building and Safety to site the construction trailer/modular building as a permanent structure; otherwise the structure shall be removed from the site within 30 days of approval of this item.

8. No person shall be allowed to live on the subject property.

9. All outside storage shall be screened from view of the adjacent properties and streets. The screening must be architecturally consistent with the principal dwelling in terms of materials, colors, and details except as amended by conditions herein.

10. Recordation of a reversionary parcel map or administrative joining consolidating the parcels on the site within 120 days of final approval.

11. Pursuant to Title 19.10.010 (D)(6), all parking, driveway and vehicle storage areas shall occur on paved areas. Those areas designated on the site plan, date stamped 06/05/07, as parking and all areas used for vehicle storage must adhere to the standards as set forth in Title 19.10, except as amended herein.

12. Deleted at City Council.

13. A Waiver from Title 19.12.040 (Perimeter Landscape Buffering) requirements is hereby approved, to allow no perimeter landscape buffer along the boundary with parcel 139-28-301-028 in the side yard where eight feet is the minimum required.

14. An Exception from Title 19.10.010 (J)(11)(c) (Parking Lot Landscaping) requirements regarding the required number of trees is hereby approved, to allow a total of 6 trees where 12 trees are the minimum required.

15. Deleted at City Council.

16. The request to use chain link fencing to provide portions of the required perimeter and screen walls is hereby approved provided that it is used in conjunction with material to create an opaque appearance to screen the site from the view of the adjacent properties and streets.

17. A Waiver from Title 19.08.050 (D)(1) (Fencing and Walls) requirements is hereby approved, to allow no wall where a perimeter screen wall at least six feet in height would be required along the boundary with parcel 139-28-301-028 in the side yard.

18. Deleted at City Council.

19. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

20. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

21. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

22. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

23. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

24. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

25. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

26. Construct all incomplete half-street improvements on Bonanza Road and remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

27. Submit an application to the Land Development Section of the Department of Public Works a deviation from Standards Drawing #222a for the driveway accessing this site. The driveway shall also receive approval from the Nevada Department of Transportation.

28. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

29. Provide a copy of a recorded Joint Access Agreement for the two parcels that comprise this site prior to the issuance of any permits for this site; alternatively, file an Administrative Joining of the parcels that comprise this site.

30. Landscape and maintain all unimproved right-of-way, if any, on Bonanza Road adjacent to this site.

31. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

32. As appropriate, submit an Encroachment Agreement to the City of Las Vegas or obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Bonanza Road public right-of-way adjacent to this site prior to the issuance of any permits.

33. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

34. Site development to comply with all applicable conditions of approval for ZON-17304 and all other subsequent site-related actions.

Sincerely,

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

M. Margo Wheeler, AICP
Director
Planning and Development Department

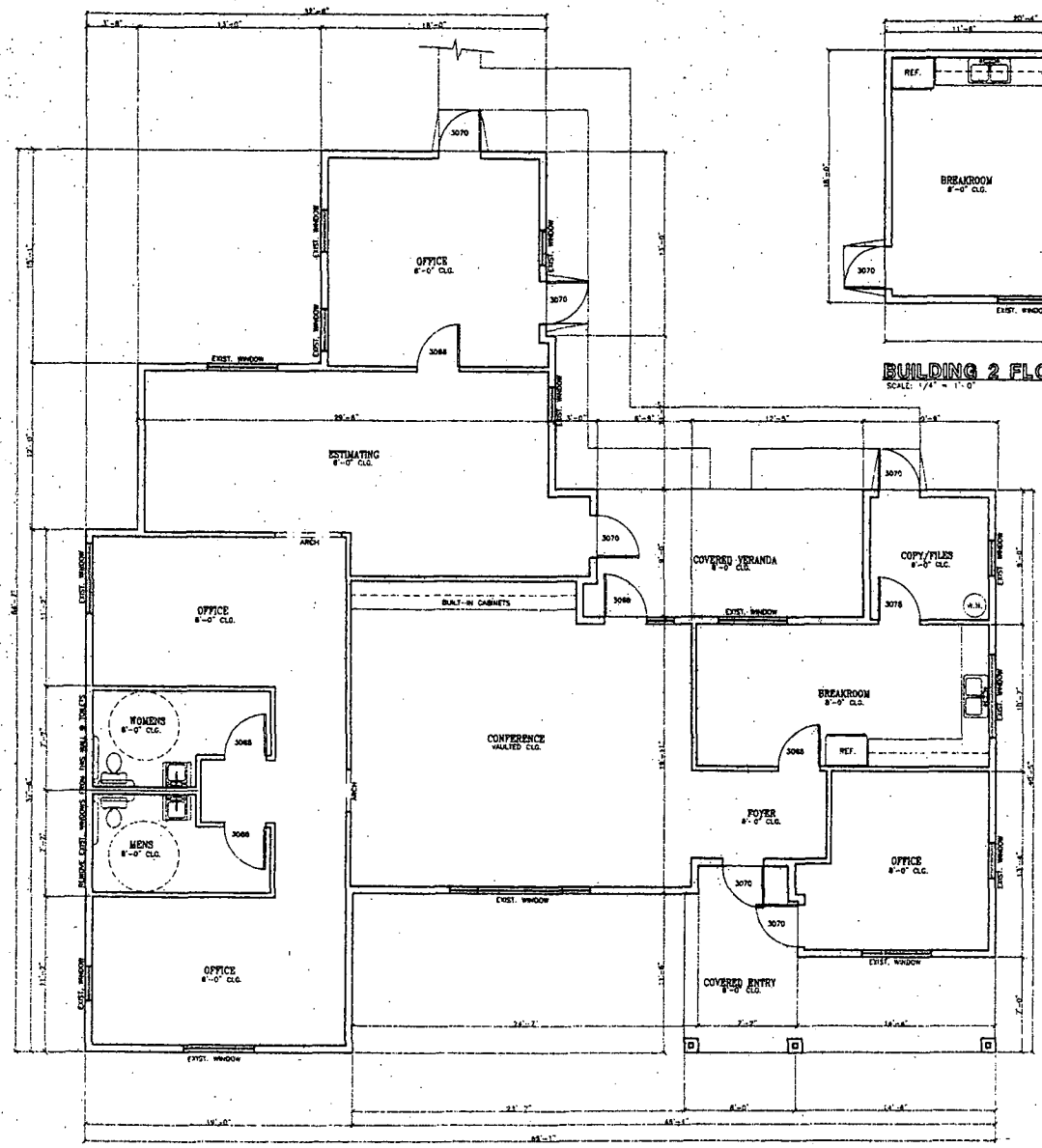
cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Brent Wilson
2112 Conchita Street
Las Vegas, Nevada 89108

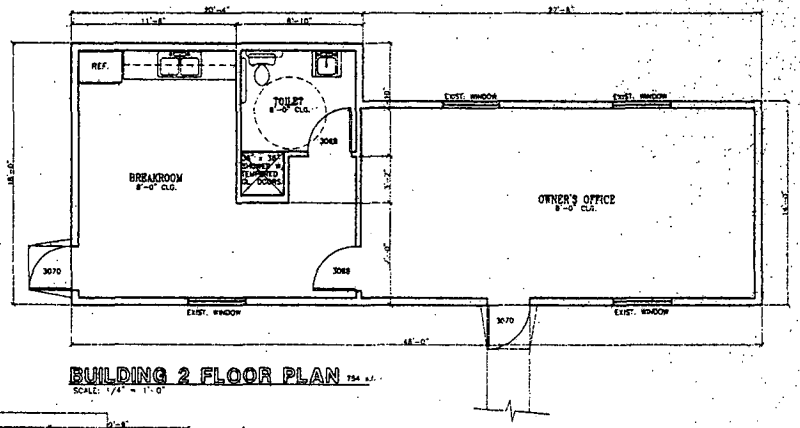
Plans (PMT)

PLANS - PMT

Separator Sheet



BUILDING 1 FLOOR PLAN 3476 s.f.
SCALE: 1/4" = 1'-0"



BUILDING 2 FLOOR PLAN 754 s.f.
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. ALL EXTERIOR WALLS ARE EXIST. SLUMP STONE & 2x6 @ 16" O.C. CONSTRUCTION
2. ALL INTERIOR WALLS TO BE 2x4 CONSTRUCTION UNLESS OTHERWISE NOTED.
3. FINISH TO EXPOSED NATURAL SLUMPSTONE & (3) COAT STUCCO SYSTEM OVER OVER PLYWOD, OR RATED O.S.B. WHERE REQUIRED FOR SHEAR
4. ROOF IS EXIST. CONCRETE TILE OVER ROOFING FELT OVER OSB.
5. PROVIDE 5/8" DRYWALL THROUGHOUT.
6. OWNER TO SELECT BASE AND CASING.
7. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
8. MATCH ALL DOORS, WINDOWS AND FINISHES TO EXISTING.
9. REMOVE ALL NON-BEARING INTERIOR WALLS AND REPLACE WITH WALLS AS SHOWN
10. CAP ALL ABANDONED UTILITIES.
11. PROVIDE RAMPS ACCORDING TO A.D.A. REQUIREMENTS AT ALL EXITS.
12. ALL THRESHOLDS SHALL BE FLUSH WITHIN 1/2" AS PER A.D.A. REQUIREMENTS

A-2

D·I·S·T·I·N·C·T·I·V·E
GENERAL CONTRACTING
PH. (702) 395-2307 LIC. #45304

OFFICE RENOVATION PROJECT

THE SOUTHWEST DESIGN GROUP
LAS VEGAS, NEVADA

REVISIONS

NO.	REV. DATE

JOB NUMBER 0223-03
DATE: 7/15/07

A-2

Z-0067-02

ZON-17304 SDR-18676
REVISED 06/14/07 PC

RECEIVED
APR 30 2007

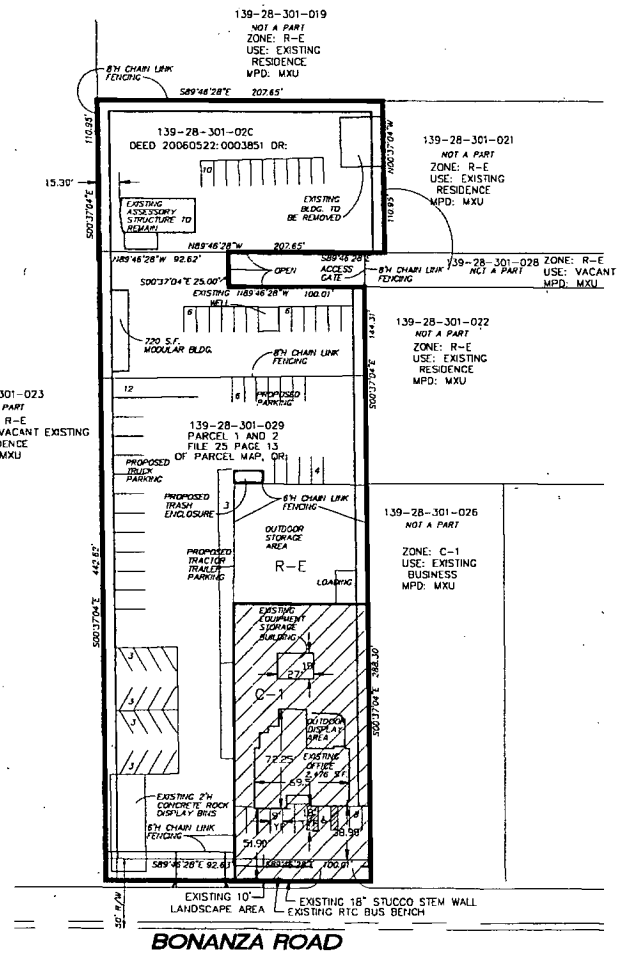
Z-0067-02(1)
9-12-02 PC

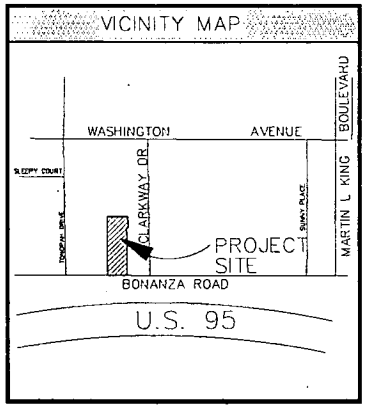
STAFF

SITEPLAN

APN: 139-28-301-020, 029

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.





SITE-DATA

REZONING APPLICATION ZON-17304
C-1 AND R-E TO C-2:

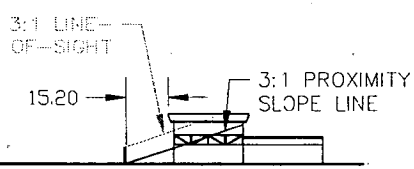
APN NUMBER(S)	139-28-301-020 & 029
TOTAL SITE GROSS/NET AREA	2.87/2.43 ACRES
CURRENT C-1 ZONED SITE AREA:	.46 ACRES
CURRENT R-E ZONED SITE AREA:	1.97 ACRES
PROPOSED GROSS/NET AREA TO BE REZONED:	2.87/2.43 ACRES
CURRENT ZONING:	C-1 & R-E
PROPOSED USE:	LANDSCAPE & BUILDING MATERIAL YARD
PROPOSED ZONING	C-2

SITE DEVELOPMENT PLAN REVIEW - SDR-18676:

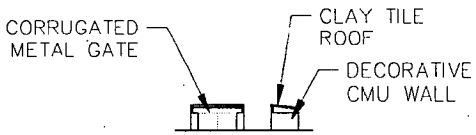
APN NUMBERS:	139-28-301-020 & 029
PROPOSED USE:	LANDSCAPE & BUILDING MATERIAL YARD
PROPOSED ZONING	C-2
MINIMUM SETBACKS	
FRONT:	1.38'
SIDE:	±14.5'
REAR:	1.71'
F.A.R.	5.4%
PROPOSED OFFICE SQUARE FOOTAGE:	
PRIMARY OFFICE:	2,476 S.F.
MODULAR OFFICE:	720 S.F.
TOTAL OFFICE SQUARE FOOTAGE:	3,196 S.F.
PROPOSED BUILDING & LANDSCAPE MATERIAL YARD SQUARE FOOTAGE:	5,558 S.F.
REQUIRED PARKING:	
OFFICE USE:	3196/300 = 11 SPACES REQUIRED
BUILDING/LANDSCAPE MATERIAL YARD	5558/500 = 12 SPACES REQUIRED
TOTAL PARKING SPACES REQUIRED:	23 SPACES REQUIRED
TOTAL PROVIDED PARKING:	67 SPACES PROVIDED

NOTES:

- PROPOSED PARKING TO BE PAVED TO MEET THE REQUIREMENTS OF CLV TITLE 19.10
- TRASH ENCLOSURE TO BE CONSTRUCTED TO MEET THE REQUIREMENTS OF CLV TITLE 12.08



RESIDENTIAL ADJ. DETAIL



TRASH ENCLOSURE ELEVATIONS

ZON-17304 SDR-18676
REVISED 07/12/07 PC

RECEIVED
JUN 05 2007

DESIGNED BY: B.T.W.	DRAWN BY: B.T.W.	DATE: 12/12/06
DECKED BY:	JOB NUMBER: 06-0807	

NO.	REVISIONS	BY	DATE
1	SITE DEVELOPMENT PLAN REVIEW	BTW	12/12/06
2	OWNER SITE CHANGE	BTW	3/13/07
3	SITE PLAN REVISIONS	BTW	6/7/07

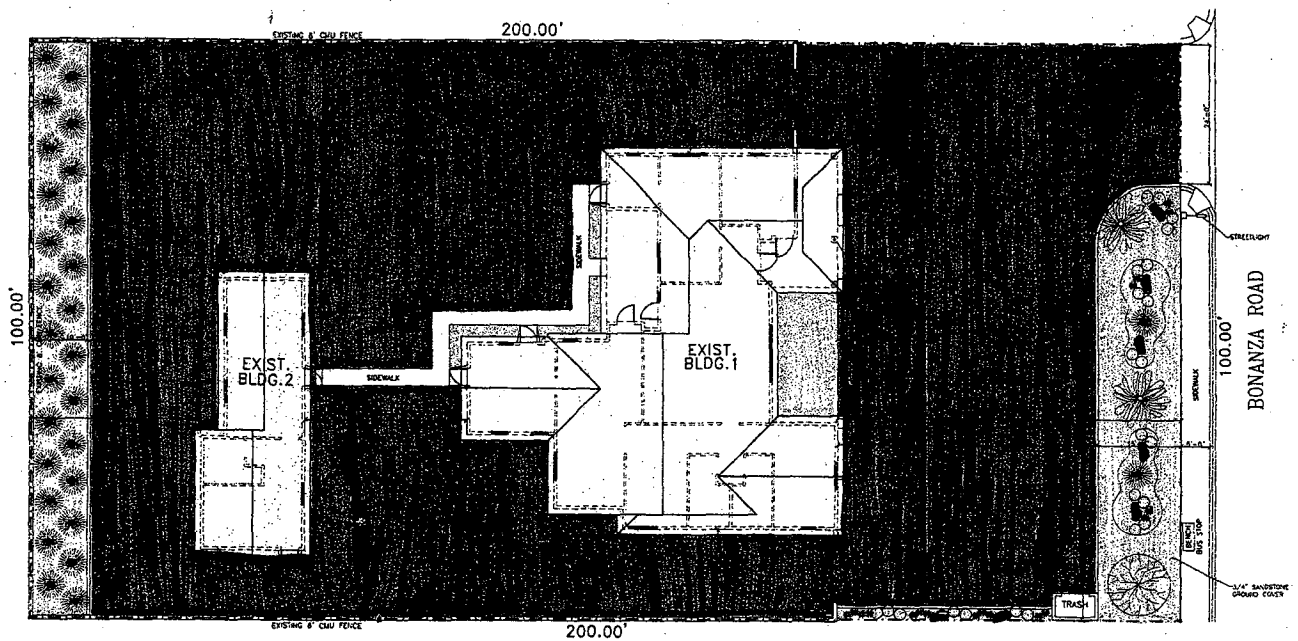
SITEPLAN

FOR: SOUTHWEST DESIGN

MICHAEL FORREST
7040 CWER AVENUE
NORTH LAS VEGAS, NV 89084
702-575-4451

SHEET 1 of 2

SOUTHWEST DESIGN GROUP
LAS VEGAS, NEVADA



SITE PLAN
SCALE: 1" = 10'-0"

NORTH

PLANT LEGEND

- MEXICAN FAN PALM (16' BTH)
- MONDEL PINE (24" BOX)
- EXISTING TREE TO REMAIN
- WHEELER'S DWARF (5 GAL.)
- DAYLILLY (1 GAL.)
- RED SANDSTONE BOULDER (200-300 lb.)

CODE ANALYSIS

EXISTING ZONING	C-C
OCCUPANCY	B
DESC. OF USE	DENTAL OFFICE
CONSTRUCTION TYPE	V - N
FULLY SPRINKLED	NO
ALLOWABLE HEIGHT	1 STORY
ALLOWABLE FLOOR AREA	8,000 S.F.
BLDG. 1 FLOOR AREA	2,476 S.F.
BLDG. 2 FLOOR AREA	754 S.F.
TOTAL FLOOR AREA	3,230 S.F.

OCCUPANT LOAD - BLDG. 1 OFFICE AREA(1/100gsf)
2,476 sf/30 = 25 — EXITS REQ'D = 2
UBC table 10-a allowable=30 — PROVIDED = 4

OCCUPANT LOAD - BLDG. 2 OFFICE AREA(1/100gsf)
754 sf/30 = 8 — EXITS REQ'D = 1
UBC table 10-a allowable=30 — PROVIDED = 2

FIRE RESISTANCE OF EXTERIOR WALLS: 1 HR. WITHIN 10' OF P.L.

PROTECTION OF OPENINGS: NOT PERMITTED WITHIN 5' PROTECTED WITHIN 10'

FIRE RESISTIVE CONSTRUCTION REQUIREMENTS: 1 HR. @ SHAFT ENCLOSURES; 1 HR. BETWEEN OCCUPANCIES

SPECIAL INSPECTIONS: SEE STRUCTURAL PLANS

WATER AND WASTE SYSTEM: LAS VEGAS WATER DISTRICT
POWER SYSTEM: NEVADA POWER

NOTES:
1. PROJECT SHALL COMPLY WITH 1997 UBC, UMC, UPC AND 1999 NEC AND IBC-2312.1-1992 REQUIREMENTS FOR SANDBLASTS.

PARKING ANALYSIS

PARKING REQ'D. (1 per 300 S.F.) =	11 SPACES
PARKING PROVIDED =	12 SPACES (1) HANDICAP

DRAWING INDEX

A-1	SITE PLAN/COVER SHEET
A1.1	SITE DETAILS
A-2	FLOOR PLANS
A-3	ELEVATIONS - BLDG. 1
A3.1	ELEVATIONS - BLDG. 2
A-4	ROOF PLAN
A-5	CROSS SECTIONS
A-6	MISC. DETAILS & SCHEDULES
E-1	ELECTRICAL PLANS

Z-0067-02

Z-0067-02(1)

9-12-02 PC

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STAFF

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PH. (702) 396-2307 LIC. #45304

OFFICE RENOVATION PROJECT

THE SOUTHWEST DESIGN GROUP
LAS VEGAS, NEVADA

NOTICE
THESE PLANS WERE PREPARED BY THE NEW ERA DESIGN GROUP, INC. IN ACCORDANCE WITH THE CONTRACT WITH THE OWNER.
CONSULTANT'S REUSE AS, VALID.

REVISIONS

No.	REV. DATE
	7/18/02

FILE NAME: 0233-A1
DATE: 7/13/02

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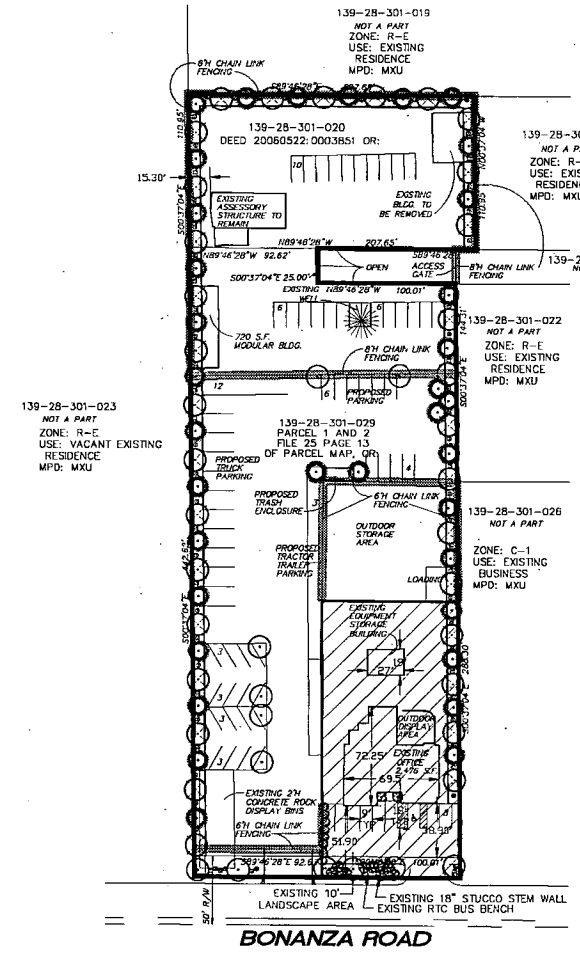
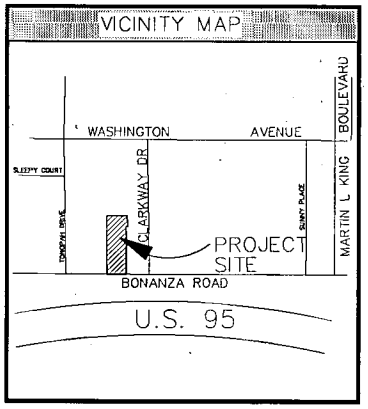
LANDSCAPE PLAN

APN: 139-28-301-020, 029

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.





TREE/PLANT SCHEDULE				
SYM.	QTY.	SIZE	SPACING	NAME
	24	EXISTING	VARIES	TREES & SHRUBS
	33	24" BOX	1/40'	MONDEL PINE
	33	24" BOX	1/40'	CHILEAN MEQUITE
	13	24" BOX	1/30'	LIVE OAK
	64	5 GAL	VARIES	TEXAS RANGER

NOTES:

- PROPOSED LANDSCAPING SHALL MEET THE REQUIREMENTS OF CLV TITLE 19.12.
- LANDSCAPING SHOWN IS CONCEPTUAL IN NATURE. PLANT SPECIES AND LOCATIONS SHALL BE ESTABLISHED WITH THE FINAL LANDSCAPE CONSTRUCTION PLANS.
- FINAL LANDSCAPE CONSTRUCTION PLANS SHALL BE PREPARED BY A REGISTERED LANDSCAPE ARCHITECT OR LICENSED LANDSCAPE CONTRACTOR.

DESIGNED BY: B.T.W. DRAWN BY: B.T.W. DATE: 12/19/06
CHECKED BY: JOB NUMBER: DRAWING NO.:

NO.	REVISION	BY	DATE
1	SITE DEVELOPMENT PLAN REVIEW	BTW	12/19/06
2	OWNER SITE CHANGE	BTW	2/12/07
3	SITE PLAN REVISIONS	BTW	6/21/07

CONCEPTUAL LANDSCAPE PLAN

FOR: SOUTHWEST DESIGN

MICHAEL FORREST
7040 DIVER AVENUE
NORTH LAS VEGAS, NV 89084
702-575-4451

SHEET 2 OF 2

ZON-17304 SDR-18676

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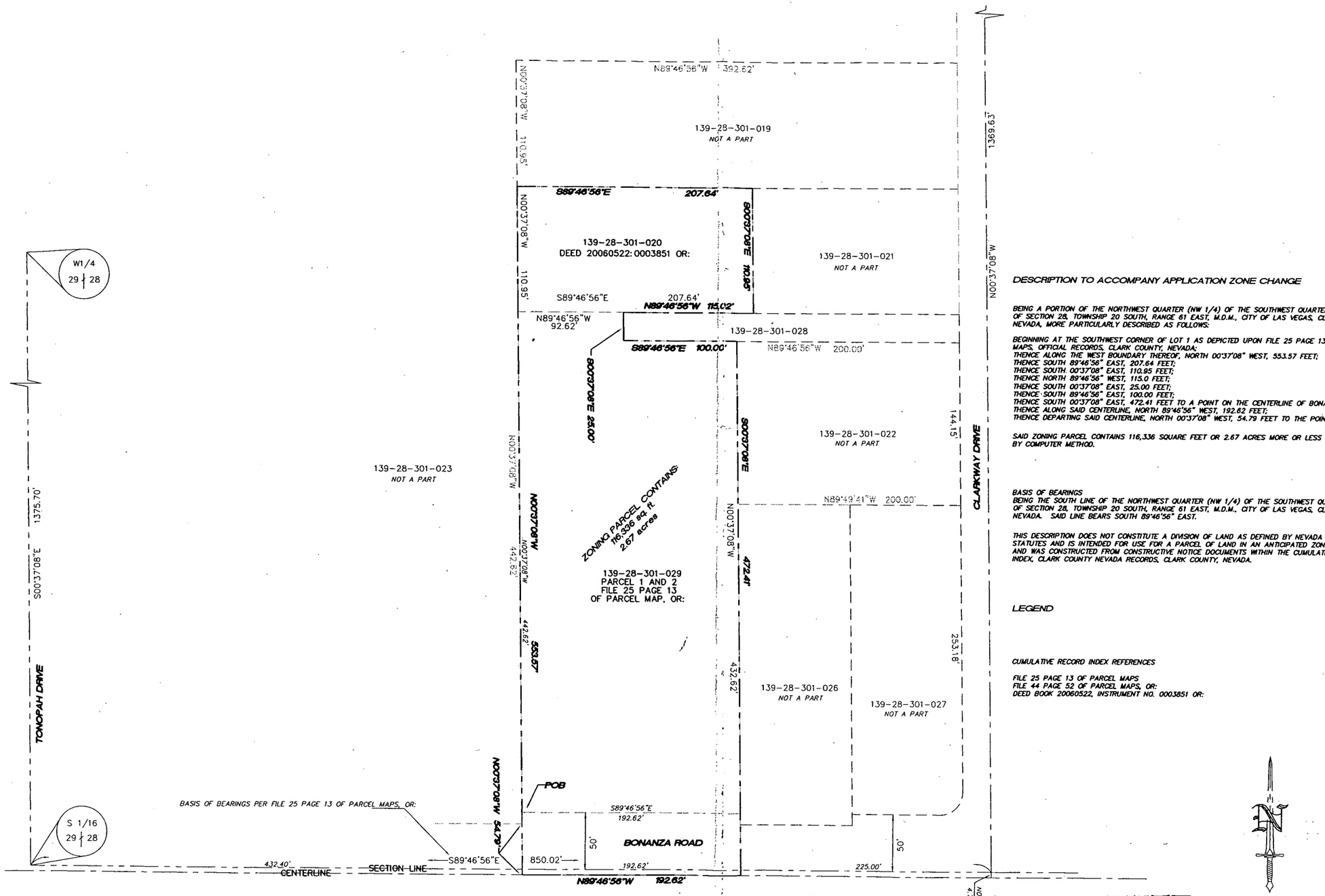
Plans (Approved Site Plan)

PLANS - APPROVED SITE PLAN

Separator Sheet



DESCRIPTION TO ACCOMPANY APPLICATION ZONE CHANGE

BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 AS DEPICTED UPON FILE 25 PAGE 13 OF PARCEL MAPS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;
THENCE ALONG THE WEST BOUNDARY THEREOF, NORTH 00°37'08" WEST, 553.57 FEET;
THENCE SOUTH 89°46'56" EAST, 207.64 FEET;
THENCE SOUTH 00°37'08" EAST, 110.95 FEET;
THENCE NORTH 89°46'56" WEST, 115.0 FEET;
THENCE SOUTH 00°37'08" EAST, 25.00 FEET;
THENCE SOUTH 89°46'56" EAST, 100.00 FEET;
THENCE SOUTH 00°37'08" EAST, 472.41 FEET TO A POINT ON THE CENTERLINE OF BONANZA ROAD;
THENCE ALONG SAID CENTERLINE, NORTH 89°46'56" WEST, 192.62 FEET;
THENCE DEPARTING SAID CENTERLINE, NORTH 00°37'08" WEST, 54.79 FEET TO THE POINT OF BEGINNING.

SAID ZONING PARCEL CONTAINS 116,336 SQUARE FEET OR 2.67 ACRES MORE OR LESS AS DETERMINED BY COMPUTER METHOD.

BASIS OF BEARINGS
BEING THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. SAID LINE BEARS SOUTH 89°46'56" EAST.

THIS DESCRIPTION DOES NOT CONSTITUTE A DIVISION OF LAND AS DEFINED BY NEVADA REVISED STATUTES AND IS INTENDED FOR USE FOR A PARCEL OF LAND IN AN ANTICIPATED ZONING ACTION AND WAS CONSTRUCTED FROM CONSTRUCTIVE NOTICE DOCUMENTS WITHIN THE CUMULATIVE RECORD INDEX, CLARK COUNTY NEVADA RECORDS, CLARK COUNTY, NEVADA.

LEGEND

CUMULATIVE RECORD INDEX REFERENCES

FILE 25 PAGE 13 OF PARCEL MAPS
FILE 44 PAGE 52 OF PARCEL MAPS, OR:
DEED BOOK 20060522, INSTRUMENT NO. 0003851 OR:

PROFESSIONAL LAND SURVEYOR
KEVIN E. MOTT
NO. 8662
STATE OF NEVADA
9/6/06
CERTIFICATE EXPIRES 12/31/2007

DESIGNED BY: RECORD	DRAWN BY: KEM	DATE: 9.5.06
CHECKED BY:	JOB NUMBER: 6-952006	

NO.	REVISION	BY	DATE

SKETCH TO ACCOMPANY APPLICATION FOR ZONE CHANGE

PORTION NW 1/4 SW 1/4 SECTION 28 T20S R61E MDM

FOR: SOUTHWEST DESIGN

KEVIN E. MOTT
PROFESSIONAL LAND SURVEYOR
6540 FRESH MEADOWS LANE
LAS VEGAS, NV 89108
702-994-0369

SHEET 1
of : 1

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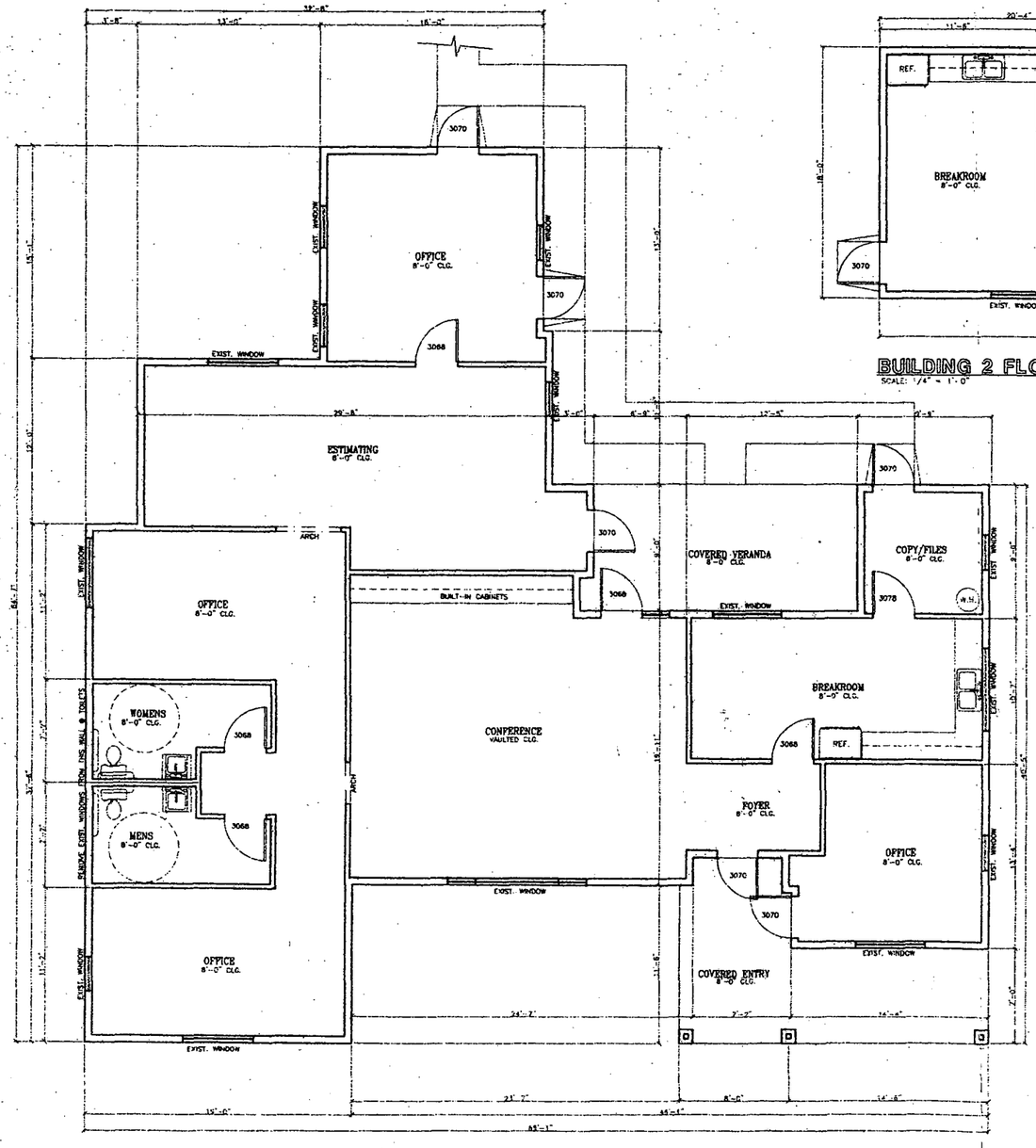
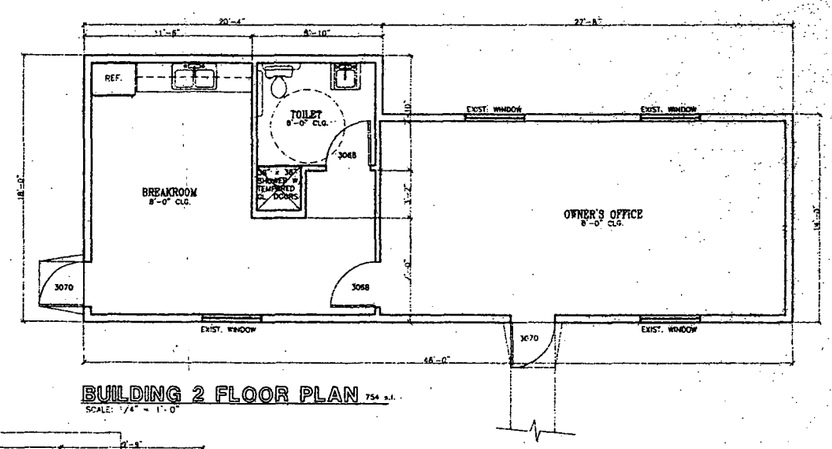
Plans (Floor Plans)

PLANS - FLOOR PLANS

Separator Sheet



BUILDING 1 FLOOR PLAN 2475 s.f.
SCALE: 1/4" = 1'-0"



BUILDING 2 FLOOR PLAN 754 s.f.
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. ALL EXTERIOR WALLS ARE EXIST. SLUMP STONE & 2X6 @ 16" O.C. CONSTRUCTION.
2. ALL INTERIOR WALLS TO BE 2x4 CONSTRUCTION UNLESS OTHERWISE NOTED.
3. FINISH TO EXPOSED NATURAL SLUMPSTONE & (3) COAT STUCCO SYSTEM OVER OVER PLYWD. OR RATED O.S.B. WHERE REQUIRED FOR SHEAR
4. ROOF IS EXIST. CONCRETE TILE OVER ROOFING FELT OVER OSB.
5. PROVIDE 5/8" DRYWALL THROUGHOUT.
6. OWNER TO SELECT BASE AND CASING.
7. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
8. MATCH ALL DOORS, WINDOWS AND FINISHES TO EXISTING.
9. REMOVE ALL NON-BEARING INTERIOR WALLS AND REPLACE WITH WALLS AS SHOWN.
10. CAP ALL ABANDONED UTILITIES.
11. PROVIDE RAMPS ACCORDING TO A.D.A. REQUIREMENTS AT ALL EXITS.
12. ALL THRESHOLDS SHALL BE FLUSH WITHIN 1/2" AS PER A.D.A. REQUIREMENTS

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OFFICE RENOVATION PROJECT

THE SOUTHWEST DESIGN GROUP
LAS VEGAS, NEVADA

NOTICE
THESE PLANS WERE PREPARED BY THE BLDG. DESIGNER UNDER NRS 623.227 AS AUTHORIZED UNDER NRS 624.

CONTRACTOR REMAINS ALL LIABILITY

REVISIONS

No.	REV.	DATE

S.E. PROJ#
0223-A2
DATE:
7/5/07

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