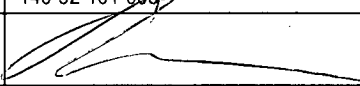


Project Checklist



Separator Sheet

Pre-Application Conference Item Required <table style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;">YES</td> <td style="width: 50%; text-align: center;">NO</td> </tr> </table>		YES	NO	CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST			
YES	NO						
APPLICATION PACKET							
☒ ☐ Application signed and notarized by all property owners or authorized agent(s)				NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To . . ." --> "Apply for -> Planning Applications")			
☒ ☐ Grant deed and legal description							
☒ ☐ Detailed justification letter							
☒ ☐ One black and white, reduced (8.5" x 11") laser copy of each required plan and elevation							
☒ ☐ Correct fee(s): \$ 300.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 830.00 Total							
☒ ☐ Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)							
☒ ☐ Assessor's Parcel Map							
☐ ☒ Development Impact Notice and Assessment (DINA)							
☐ ☒ Project of Regional Significance (PRS)							
☒ ☐ Color & Materials Board per Site Development Plan Review Submittal Requirements							
☐ ☒ Copy of Business Licenses: (Owner: ☐ Applicant: ☐ Representative: ☐)							
SITE PLAN							
☒ ☐ 11" x 17" min. to 24" x 36" max. page size				Folded Plans: 19			
☒ ☐ North arrow, scale, and vicinity map				Colored, Rolled Plans: 1			
☒ ☐ All property lines and present dimensions labeled				NOTES:			
☒ ☐ 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 + [30% or less of total] # compact + # handicap = Total:							
☒ ☐ All free-standing sign locations shown and heights and sizes noted							
LANDSCAPE PLAN							
☐ ☒ 11" x 17" min. to 24" x 36" max. page size				Folded Plans: 0			
☐ ☒ North arrow, scale, and vicinity map				Colored, Rolled Plans: 0			
☐ ☒ All property lines and present dimensions labeled				NOTES:			
☐ ☒ 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							
☐ ☒ 11" x 17" min. to 24" x 36" max. page size				Folded Plans: 0			
☐ ☒ Scale and building dimensions labeled				Colored, Rolled Plans: 0			
☐ ☒ North, south, east, and west elevations of all buildings				NOTES:			
☐ ☒ 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							
☐ ☒ 11" x 17" min. to 24" x 36" max. page size				Folded Plans: 0			
☐ ☒ Scale and building dimensions labeled				Rolled Plans: 0			
☐ ☒ All building entrances/exits shown				NOTES:			
☐ ☒ Use of all rooms noted/labeled							
☐ ☒ Maximum Occupancy (per I.B.C.)							
☐ ☒ Seating Capacity (where applicable)							
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.							
Owner / Applicant: City of Las Vegas		Application Type: Variance					
Representative: Samuel D. Tolman		Application Purpose: Government Facility (Fire Station) Parking Variance					
APN: 140-32-101-005		Site Location: 4551 E. Bonanza Road					
Planner's Signature: 		Pre-App. Meeting Date: 08/12/09					
Planner: Steve Gebeke, Planning Supervisor		Earliest Submittal Deadline: 08/25/09 no later than 2:00 pm					
		Earliest PC / CC Meeting Dates: 10/08/09 PC		11/04/09 CC			



CITY OF LAS VEGAS



Meeting



Conversation Record



Telephone

Page: 1 of 1

Date: 08/12/09

Time: 11:00 a.m.

Project Name: Fire Station @ 4551 E. Bonanza Road

Conversation between CLV P&D Representative: Greg Kapovich, Planner I (229-6137 Office / 385-7268 Fax / gkapovich@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Greg Kapovich	P&D	229-6137		
2. Steve Gebeke	P&D	229-5410		
3. Ozzie	Fire			
4. Jonathan	Traffic			
5. Gary	Dev Co			
6.				
7.	CLV - PW - Dev Co	229-6578	474-7599	
8.	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11.	CLV - Fire and Rescue	229-0366	229-0124	
12.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

Comment:

Complete Submittal Packets **MUST be received by Planning staff no later than **2:00 PM** of the Submittal Deadline Date, no exceptions**

The following Special Area/Master Plan(s)/Overlay District(s) apply to the project site: N/A.

Meeting Notes:

1. Currently an undeveloped lot.
2. Parking requirement in a C-1 zone is 1 space for every 300 square feet of gross floor area. The 7,600 square foot fire station would require 26 parking spaces. You are proposing 16 or 18 parking spaces? A variance will be required.

3. South property line does not have room for trees. Revise plans accordingly.

Ozzie - Gary 4. Exception would be required for planting materials along Bonanza Rd. unless you pull the wall back towards the street and plant above wall.

Gary - Improve all off-sites, sidewalks, driveways

Jonathan - Republic. Trash services are OK with trash enclosures. Jonathan would like a copy of email stating location of trash enclosures is OK. - Keep the flashers near SIDE -

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:

In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

-- Please return a copy of this form with the original Pre-Application Submittal Checklist --

Extraction List



Separator Sheet

14/10

PARCELS 492
LABELS 476**Report of All Selected Parcels**Case Number: VAR-35754Printed On: Thu: September 3, 2009

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
4 D R E I L L C	6360 MCLEOD RD #15 LAS VEGAS NV	14032113000
ABERCROMBIE INVESTMENT CORP	601 S RANCHO DR #A-10 LAS VEGAS NV	14032110000
ABREGO GREGORIO R SR & ANA	4504 QUEEN ANGEL CT LAS VEGAS NV	14029411053
ABURTO JUAN	4457 AVERY PARK AVE LAS VEGAS NV	14029411211
ACOSTA JAIME CEBALLOS	4549 ROSS AVE LAS VEGAS NV	14032112050
AGUILAR DEMETRIO R	550 ROXELLA LN #A LAS VEGAS NV	14029415018
AGUILERA JAIME & BERTHA	570 ROXELLA LN #B LAS VEGAS NV	14029411206
AGUIRRE BERNARDO & ESTELA	4452 BINGHAM AVE LAS VEGAS NV	14032113027
AGUIRRE ENRIQUE S	4464 COOL VALLEY DR LAS VEGAS NV	14032110030
AGUIRRE JOSE G & MARIA G	550 ROXELLA LN #C LAS VEGAS NV	14029411149
ALAS CRISTINA E	4521 DIAMOND HEAD DR LAS VEGAS NV	14029411060
ALDAY ORALIA	4540 COOL VALLEY DR LAS VEGAS NV	14032113025
ALFREDO LEDY	306 ROCKPORT CT PITTSBURG CA	14032112057
ALMANZA ARMANDO & REBECA	616 MARION DR LAS VEGAS NV	14029411046
ALTAMIRANO LILIANA	551 ROXELLA LN #C LAS VEGAS NV	14029413010
ALVARAN ALVARO N	7641 RANCH SPRINGS ST LAS VEGAS NV	14029413028
ALVAREZ ANA	4464 BINGHAM AVE LAS VEGAS NV	14032113021
ALVAREZ RAYMUNDO	642 BALD HILL CT LAS VEGAS NV	14032113030
ANGLES GUADALUPE N	4604 KATHLEEN CT LAS VEGAS NV	14029411146
ARGOTE-RIVERA JULIO	4515 BINGHAM AVE LAS VEGAS NV	14029415011
ARIZA ORALIA	4465 AVERY PARK AVE LAS VEGAS NV	14032111059
ARTATES LARRY	4520 ROSS AVE LAS VEGAS NV	14029411165
AURORA LOAN SERVICES L L C	327 S INVERNESS DR ENGLEWOOD CO	14029415016
AVILA ROSA L	566 AIRSHIRE CT LAS VEGAS NV	14029411190
AYALA ROSALBA	4529 DIAMOND HEAD DR LAS VEGAS NV	14029411222
AYALA XIOMARA	2461 CAPISTRANO AVE LAS VEGAS NV	14032111021
BALDIVIAS UMBERTO & ANA J	4521 PRINCE CARY CT LAS VEGAS NV	14032112059
BALLARTA JOSE	4576 BINGHAM AVE LAS VEGAS NV	14032110015
BALLINAS JORGE	4553 ROSS AVE LAS VEGAS NV	14032112017
BANK CITIBANK N A TRS	%INDYMAC BANK 7700 W PARMER LN AUSTIN TX	14029411121
		14029411207
		14029411195

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
BANK DEUTSCHE NATIONAL TR CO TRS	%COUNTRYWIDE HOME LOANS INC 400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	14029413002
BANK DEUTSCHE NATIONAL TR CO TRS	%QUALITY LOAN SERVICE CORP 2141 5TH AVE SAN DIEGO CA	14029411129
BANK DEUTSCHE TRUST COMPANY AMER	1100 VIRGINA DR FORT WASHINGTON PA	14032112022
BANK H S B C USA N A TRS	2929 WALDEN AVE DEPEW NY	14032113008
BANK INDYMAC FEDERAL F S B	6900 BEATRICE DR KALAMAZOO MI	14032112005
BANK NEW YORK MELLON TRS	%COUNTRYWIDE HOME LOANS INC 400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	14029413067
BANK U S NATIONAL ASSN N D	205 W 4TH ST #5 CINCINNATI OH	14029414045
BANK U S NATIONAL ASSN TRS	%AMER HOME MTGE SERV 4875 BELFORT RD JACKSONVILLE FL	14032112025
BANK U S NATIONAL ASSN TRS	%QUALITY LOAN SERV CORP 2141 5TH AVE SAN DIEGO CA	14029411177
BANK WELLS FARGO NATL ASSN TRS	%QUALITY LOAN SERV CORP 2141 5TH AVE SAN DIEGO CA	14029411152
BARAHONA-GUTIERREZ EDWIN	4500 QUEEN ANGEL CT LAS VEGAS NV	14032112051
BARAJAS SALVADOR & EVANGELINA	4525 ROSS AVE LAS VEGAS NV	14029411200
BARAJAS-DIAZ NORBERTO	4544 ROSS AVE LAS VEGAS NV	14029411186
BARCHETTI ANTHONY J	4458 AVERY PARK AVE LAS VEGAS NV	14029415009
BARNABY JEFFREY M & DEBORAH J	4549 BINGHAM AVE LAS VEGAS NV	14029411172
BARRAGAN MANUEL	571 CHRISTPHER CT LAS VEGAS NV	14032111032
BARRAZA ALFREDO NEVAREZ	4501 SODA ASH AVE LAS VEGAS NV	14029413012
BARRETO RAUL & MARIA	4516 SODA ASH AVE LAS VEGAS NV	14029413036
BARRETT JOANN	704 W NELSON AVE NO LAS VEGAS NV	14032112001
BECERRA JESUS M	4504 PRINCE CARY CT LAS VEGAS NV	14032112030
BECKEMEYER FRANCISCA D	4500 N ROSS AVE LAS VEGAS NV	14029411193
BEELER THOMAS W & SUELLEN	4556 COOL VALLEY DR LAS VEGAS NV	14029411042
BELL LLOYD JR & CASSANDRA W	4544 TOADSTOOL LN LAS VEGAS NV	14029413051
BERGMAN HELEN O SEPARATE PPTY TR	722 N HOLLYWOOD BLVD LAS VEGAS NV	14032112035
BERKNESS NIWAST	4473 AVERY PARK LAS VEGAS NV	14029415014
BIDEAULT ALAIN	%C BIDEAULT 16 RUE DE LIEGLISE 27770 ILLIERS LIEVEQUE FRANCE	14032101009
BLAKE JONATHAN & LACEY J	4513 COOL VALLEY DR LAS VEGAS NV	14029411102
BOLDS RONNIE & SANDRA	4520 COOL VALLEY DR LAS VEGAS NV	14029411051
BOLILAN JOVITA I TRUST	87-2139-4 HELELUA PL WAIANAE HI	14029413144
BONAL JOSE	4505 BINGHAM AVE LAS VEGAS NV	14029411163
BONANZA LAMB BUSINESS PARK L L C	4500 E BONANZA #E LAS VEGAS NV	14029411217
BONANZA VENTURE L L C	%H STINE 871 CORONADO CENTER ST #200 HENDERSON NV	14032101003

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
BONILLA MARCO A	4533 ROSS AVE LAS VEGAS NV	14029411202
BOUGHTER RAJDILYN	4442 AVERY PARK AVE LAS VEGAS NV	14029415005
BOWIE MELVIN & MARGIE	616 ADAMS LAS VEGAS NV	14029411218
BRADSHAW MICHAEL L	%M BRADSHAW 4612 DIAMOND HEAD DR LAS VEGAS NV	14032111026
BRIGGS DENNIS R & CATHERINE R	562 CHRISTPHER CT LAS VEGAS NV	14032111039
BROCIUS JOHN C & JIM	4580 ROSS AVE LAS VEGAS NV	14029411180
BROWN ESSIE	4520 DOIG LN LAS VEGAS NV	14029413081
BUCKLEY TONY P	4509 QUEEN ANGEL CT LAS VEGAS NV	14032112034
BUECHNER RICHARD	4528 SODA ASH AVE LAS VEGAS NV	14029413033
BUNGAY DALE A	4501 QUEEN ANGEL CT LAS VEGAS NV	14032112032
BUSTAMANTE FELIPE R & MARIBEL	4504 COOL VALLEY DR LAS VEGAS NV	14029411055
CABALLERO LEONOR	4573 HALBERT AVE LAS VEGAS NV	14029411037
CABRERA FRANCISCO D	4572 ROSS AVE LAS VEGAS NV	14029411181
CALVARIO LUIS	2545 S TORREY PINES LAS VEGAS NV	14029413146
CAMACHO HECTOR	1501 S MARYLAND PKWY LAS VEGAS NV	14032101016
CAMACHO HECTOR	1501 S MARYLAND PKWY LAS VEGAS NV	14032101017
CAMPAGNE ANNETTE REV LIV TR	1891 FAIRFIELD LN HENDERSON NV	14032101008
CARILLO ARTEMIA	516 PRINCE ALAN CT LAS VEGAS NV	14032112007
CARNEGIE CONSUELO P	4513 ROSS AVE LAS VEGAS NV	14029411197
CARRILLO ARTEMIA	500 PRINCE ALAN CT LAS VEGAS NV	14032112011
CASTANEDA RITO S & NOEMI M	4477 COOL VALLEY DR LAS VEGAS NV	14029411096
CASTANEDA ROSIO	3710 E 5TH ST LOS ANGELES CA	14029415027
CASTANEDA SERGIO	4581 HALBERT AVE LAS VEGAS NV	14029411039
CAZARES DANIEL	4429 COOL VALLEY DR LAS VEGAS NV	14029411084
CERVANTES DELFINO	571 ROXELLA LN #C LAS VEGAS NV	14032110019
CERVANTES JACQUELINE & SANTOS JR	4508 COOL VALLEY DR LAS VEGAS NV	14029411054
CERVANTES JOSE L	4472 BINGHAM AVE LAS VEGAS NV	14029411144
CERVANTES JOSE L	634 BALD HILL CT LAS VEGAS NV	14029415013
CERVANTES TORIBIO MARTINEZ	4549 HALBERT AVE LAS VEGAS NV	14029411031
CHANDLER I C	%T CHANDLER 10432 RUSSELL RD LA MESA CA	14029411021
CHANEY WARREN JR & WARREN	562 AIRSHIRE CT LAS VEGAS NV	14032111022
CHANG PAUL	15514 THREE PALMS HACIENDA HEIGHTS CA	14032110016

Report of All Selected Parcels**Case Number:** VAR-35754**Printed On:** Thu: September 3, 2009

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
CHAPMAN WILMA ETAL	4420 AVERY PARK AVE LAS VEGAS NV	14029415001
CHAVARRIA JUAN J	4429 AVERY PARK AVE LAS VEGAS NV	14029415025
CHAVEZ JUAN	4525 TOADSTOOL LN LAS VEGAS NV	14029413045
CHAVEZ OSCAR	9212 E 88TH PL LOS ANGELES CA	14032112039
CHERNG FAMILY TRUST	1683 WALNUT GROVE AVE #201 ROSEMEAD CA	14029401003
CHHENG LUN & ROEUN	4505 DIAMOND HEAD DR LAS VEGAS NV	14032112053
CHICKEN & ROOSTER L L C	7172 LA PUEBLA ST LAS VEGAS NV	14029411032
CHOIK STANLEY REVOCABLE TRUST	4513 TOADSTOOL LN LAS VEGAS NV	14029413042
CITY OF LAS VEGAS	400 STEWART AVE 4TH FLR LAS VEGAS NV	14032101005
CLAY DORIS A	4600 KATHLEEN CT LAS VEGAS NV	14032111060
COLLINS JOYCE R	P O BOX 3 NORWAY SC	14029413061
COLMENARES ASENCION	551 ROXELLA LN #A LAS VEGAS NV	14032113023
COOLEY LARRY D & IRMA	4545 BINGHAM AVE LAS VEGAS NV	14029411171
COOPER JOHN M & ORIELIE N	4512 TOADSTOOL LN LAS VEGAS NV	14029413059
CORONA JUAN ANTONIO & ROSA	4560 COOL VALLEY DR LAS VEGAS NV	14029411041
CORTES JOAQUIN & MARIA E	4588 ROSS AVE LAS VEGAS NV	14029411179
CORTEZ EVODIO & ESTANISLADA	4535 COOL VALLEY DR LAS VEGAS NV	14029411113
CORTEZ EVODIO & ESTANISLADA	4581 BINGHAM AVE LAS VEGAS NV	14029411176
COVERDELL ROBERT V	4509 DOIG LN LAS VEGAS NV	14029413065
CRAWFORD BENNIE B & MELONY D	803 MANDOLIN WIND SAN ANTONIO TX	14029411107
CRIMI IRENE	4548 BINGHAM AVE LAS VEGAS NV	14029411128
CRUELL LARFEE A JR & MADELINE J	4533 SODA ASH AVE LAS VEGAS NV	14029413020
CRUZ-SERNA PEDRO A	4609 TOADSTOOL LN LAS VEGAS NV	14029414046
CUENCAS JOEL	4596 ROSS ST LAS VEGAS NV	14029411178
D T MARK PROPERTIES L L C	16161 VENTURA BLVD #435 ENCINO CA	14032102002
DAGUIO EMETERIO G & AGNES	4517 SODA ASH AVE LAS VEGAS NV	14029413016
DAHN PHILLIP TIMOTHY & DEBORAH L	558 AIRSHIRE CT LAS VEGAS NV	14032111023
DAVENPORT BETTY J	566 CHRISTPHER CT LAS VEGAS NV	14032111038
DAY PATRICIA A	4597 ROSS AVE LAS VEGAS NV	14029411216
DEARCOS JOSE G & MAYRA	570 AIRSHIRE CT LAS VEGAS NV	14032111020
DEAVILA SUSANA GARCIA	4537 TOADSTOOL LN LAS VEGAS NV	14029413048
DEJESUS SARA	1926 BALLARD DR LAS VEGAS NV	14029411040

Report of All Selected Parcels**Case Number:** VAR-35754**Printed On:** Thu: September 3, 2009

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
DELACRUZ GLORIA V	P O BOX 2031 DALY CITY CA	14029413073
DELATORRE JOSE LUIS	4516 TOADSTOOL LN LAS VEGAS NV	14029413058
DELCID MARIO & CLARIBEL	4500 COOL VALLEY DR LAS VEGAS NV	14029411056
DELEON IRIS & FAUSTINO	4508 SODA ASH AVE LAS VEGAS NV	14029413038
DELEON JORGE	1861 RINGE LN LAS VEGAS NV	14029411034
DETRUJILLO MARGARITA GUERRERO	4453 COOL VALLEY DR LAS VEGAS NV	14029411090
DEVI SANGEETA	4454 AVERY PARK AVE LAS VEGAS NV	14029415008
DIAZ ADOLFO SR & MARIA G	8929 TEETERING ROCK AVE LAS VEGAS NV	14032112041
DIONISIO JUANITO & NELLY	558 ROXELLA LN #C LAS VEGAS NV	14032113003
DIVINE WILLIAM	14609 SATICOY ST #31 VAN NUYS CA	14029411027
DIXON DANIEL K	558 ROXELLA LN #D LAS VEGAS NV	14032113002
DOMINGO JESUS N & ANNABELLE P	4428 AVERY PARK AVE LAS VEGAS NV	14029415003
DONAYRE NORMA LINDA & PEDRO E	563 CHRISTPHER CT LAS VEGAS NV	14032111030
DRISCOLL DARYL & SHAWN	8600 BOLIN CT LAS VEGAS NV	14032113026
DUARTE MARTHA & PORFIRIO	4541 TOADSTOOL LN LAS VEGAS NV	14029413049
DUARTE PORFIRIO & MARTHA	4528 DOIG LN LAS VEGAS NV	14029413079
DUNKELBERGER BRIAN S	555 CHRISTOPHER CT LAS VEGAS NV	14032111028
ESCALERA PATRICIA & JUAN	528 PRINCE ALAN CT LAS VEGAS NV	14032112004
ESCAMILLA BERTOLDO	4529 DOIG LN LAS VEGAS NV	14029413070
ESCOBAR LEONICIO B	4577 ROSS AVE LAS VEGAS NV	14029411213
ESPARZA DANIEL B & GLORIA L	4565 E HALBERT AVE LAS VEGAS NV	14029411035
ESPINOZA FREDDY	4505 QUEEN ANGEL CT LAS VEGAS NV	14032112033
ESWAGEN ELMA G & WILFREDO G	4537 SODA ASH AVE LAS VEGAS NV	14029413021
F W & G III L L C	%F GIRARD 7197 POLITA CT LAS VEGAS NV	14032110023
FALCON JOSE	4480 BINGHAM AVE LAS VEGAS NV	14029411142
FAVELA JUAN & ALICIA	4508 ROSS AVE LAS VEGAS NV	14029411192
FEDERAL HOME LOAN MORTGAGE CORP	7255 BAYMEADOWS WY MAIL STOP JAXB2007 JACKSONVILLE FL	14032113009
FEDERAL HOME LOAN MTGE CORP	1417 N MAGNOLIA AVE OCALA FL	14032111043
FEDERAL NATIONAL MORTGAGE ASSN	%AURORA LOAN SERV 601 FIFTH AVE SCOTTSBLUFF NE	14032112043
FELIX CESAR	570 ROXELLA LANE A LAS VEGAS NV	14032110029
FIGUEROA HECTOR L ZERMENO	4505 PRINCE CARY CT LAS VEGAS NV	14032112013
FIRELANE INVESTMENT L L C	%L & S LIM 1258 RUNSHAW PL SAN JOSE CA	14029413001

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
FLORES CHRISTINA Q & ERNESTO	4541 ROSS AVE LAS VEGAS NV	14029411204
FLORES GONZALO	4589 ROSS AVE LAS VEGAS NV	14029411215
FRANCO EMILIA	4537 PRINLE CARY CT LAS VEGAS NV	14029411112
FRANCO EMILIA	4537 PRINCE CARY CT LAS VEGAS NV	14032112021
FRANCO WILMAN	4521 QUEEN ANGEL CT LAS VEGAS NV	14032112037
FRAYER PAMELA JO	4469 COOL VALLEY DR LAS VEGAS NV	14029411094
FREEMAL TOM F & LINDA M	6020 COCKTAIL DR LAS VEGAS NV	14029413055
GALAVIZ SEVERIANO	578 AIRSHIRE CT LAS VEGAS NV	14032111018
GALEANA GUADALUPE & FRANCISCA	551 ROXELLA LN #B LAS VEGAS NV	14032113022
GALLARDO ALEXANDER OMAR	536 PRINCE ALAN CT LAS VEGAS NV	14032112002
GANTMAN ROBERT MARTIN	4540 TOADSTOOL LN LAS VEGAS NV	14029413052
GARCIA AGUSTIN L	4529 COOL VALLEY DR LAS VEGAS NV	14029411110
GARCIA JORGE A & CONSUELO	4545 ROSS AVE LAS VEGAS NV	14029411205
GARCIA MONTANA L	4605 DIAMOND HEAD DR LAS VEGAS NV	14032111044
GAVIRATI EDWARD M	5733 INDIAN POINTE DR SIMI VALLEY CA	14032113004
GLENN SONDRÁ L & CHARLOTTE M	4456 BINGHAM AVE LAS VEGAS NV	14029411148
GOC-ONG REY S	4432 AVERY PARK AVE LAS VEGAS NV	14029415004
GODINEZ JAVIER RUIZ	563 ROXELLA LN #C LAS VEGAS NV	14032113011
GONZALES AMADOR F & IRENE G	212 HERITAGE LN AZTEC NM	14029411024
GONZALEZ ADRIAN	574 ROXELLA LN #B LAS VEGAS NV	14032110002
GONZALEZ EDMUNDO	4444 BINGHAM AVE LAS VEGAS NV	14029411151
GONZALEZ HECTOR COVARRUBIAS	4501 TOADSTOOL LN LAS VEGAS NV	14029413039
GONZALEZ JUAN I	4612 SODA ASH AVE LAS VEGAS NV	14029414052
GRIFFIN RONALD DEAN	4519 BINGHAM AVE LAS VEGAS NV	14029411166
GRIGOLLA STEVEN J	947 W GLADSTONE AZUSA CA	14029413026
GRIMES FLOYD W	6832 SUNCREST AVE LAS VEGAS NV	14029411022
GROSSMAN IRWIN TRS	%WALGREEN CO #04086 %TAX DEPT MS #1435 104 WILMOT RD DEERFIELD IL	14029401004
GUILLAR IVY	4513 FIRESIDE LN LAS VEGAS NV	14029413090
GUILLEN MANUEL & ANA	4525 SODA ASH AVE LAS VEGAS NV	14029413018
GUINITARAN FAMILY TRUST	8216 AQUA SPRAY AVE LAS VEGAS NV	14029411122
GUNGON CHRISTIAN M	4449 AVERY PARK AVE LAS VEGAS NV	14029415020
GUTIERREZ CRUZ G & MAGDALENA	709.WEATHERSTONE DR LAS VEGAS NV	14029413148

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GUTIERREZ LINO	3892 FITZPATRICK DR LAS VEGAS NV	14029411131
GUZMAN JOSE R	4425 AVERY PARK AVE LAS VEGAS NV	14029415026
HALES MICHAEL G & DENISE C	380 CLAYTON ST LAS VEGAS NV	14032111033
HALL DAVID	4509 COOL VALLEY DR LAS VEGAS NV	14029411101
HANSON MICHAEL EDGAR & BETHENE D	4525 PRINCE CARY CT LAS VEGAS NV	14032112018
HASS STEVEN L & JACQUELINE G	4508 TOADSTOOL LN LAS VEGAS NV	14029413060
HAYMORE BRENDA LEE	4540 SODA ASH AVE LAS VEGAS NV	14029413030
HENG KHIM	6568 CANDY APPLE CIR LAS VEGAS NV	14029413040
HENG KHIM	6568 CANDY APPLE CIR LAS VEGAS NV	14029413150
HENG TRY	621 WEATHERSTONE DR LAS VEGAS NV	14029413006
HENG TRY & TINA	4509 TOADSTOOL LN LAS VEGAS NV	14029413041
HERNANDEZ ADOLFO LUNA	4528 DOIG LN LAS VEGAS NV	14029413043
HERNANDEZ GUSTAVO & LAURA	4552 COOL VALLEY DR LAS VEGAS NV	14029411043
HERNANDEZ JUAN CARLOS	4437 COOL VALLEY DR LAS VEGAS NV	14029411086
HERNANDEZ REBECCA	4556 ROSS AVE LAS VEGAS NV	14029411184
HERNANDEZ ROSALBA	4544 SODA ASH AVE LAS VEGAS NV	14029413029
HERRERA CONRADO	627 HARNEY COURT LAS VEGAS NV	14029415029
HERRERA JOSE & LEONOR	4605 SODA ASH AVE LAS VEGAS NV	14029414056
HERRERA JUAN	4529 ROSS AVE LAS VEGAS NV	14029411201
HERRERA RAMON & AMADA	623 HARNEY CT LAS VEGAS NV	14029415028
HERRERA RONALD	559 CHRISTPHER CT LAS VEGAS NV	14032111029
HERZIG RODELYN M	4613 SODA ASH AVE LAS VEGAS NV	14029414058
HIATT MINVILUZ G & LYNN D	4532 SODA ASH AVE LAS VEGAS NV	14029413032
HIDROSOLLO BERNARDINO R	4609 DIAMOND HEAD DR LAS VEGAS NV	14032111045
HOANG BA & TRAN PHUONG TRUST	1624 GLASS POOL AVE HENDERSON NV	14032111040
HOLMES FAMILY TRUST	4501 BINGHAM AVE LAS VEGAS NV	14029411162
HOPKINS TIMOTHY & GRACE	930 COLORADO BLVD #3 LOS ANGELES CA	14032112055
HOUSING AUTHORITY CITY OF LV	P O BOX 1897 LAS VEGAS NV	14029411089
HOUSING AUTHORITY CITY OF LV	P O BOX 1897 LAS VEGAS NV	14029413017
HOUSING AUTHORITY CITY OF LV	P O BOX 1897 LAS VEGAS NV	14029411182
HUGHES SUSAN L	2746 #B E INDEPENDENCE ST TULSA OK	14029415017
HUITRON ANGEL & LILIA	4503 COOL VALLEY DR LAS VEGAS NV	14029411098

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HUSTON CHARLENE M	4500 BINGHAM AVE LAS VEGAS NV	14029411140
IBARRA CARMEN	4540 SODA ASH AVE LAS VEGAS NV	14029413024
IBARRA ELVIS P	4517 HALBERT AVE LAS VEGAS NV	14029411023
IBARRA ELVIS P	4507 COOL VALLEY LAS VEGAS NV	14029411100
IBARRA MARIA E	4525 QUEEN ANGEL CT LAS VEGAS NV	14032112038
IBARRA NORMA	4545 SODA ASH AVE LAS VEGAS NV	14029413023
J P B TRUST	2061 HERITAGE OAKS ST LAS VEGAS NV	14029411062
JACKSON STEVE W & BRENDA C	4532 DOIG LN LAS VEGAS NV	14029413078
JARA-PRECIADO JUAN	4537 ROSS AVE LAS VEGAS NV	14029411203
JENSEN DEAN & MYRNA ETAL	%B MCCARROLL 1844 HANLEY AVE SIMI VALLEY CA	14032110018
JEWCHAROEN NANTARAT	631 HARNEY CT LAS VEGAS NV	14029415030
JOBELLE ALBERT MONTAIGNE	4943 WIOTA ST LOS ANGELES CA	14029413011
JOHNSON DONALD & ARDELLA M	6504 MIMOSA VALLEY ST LAS VEGAS NV	14032113006
JONIC L L C	2689 CANARY DR COSTA MESA CA	14029411097
JOSE ALCALA	729 WEATHERSTONE DR LAS VEGAS NV	14029413143
JUAREZ MARIA CHRISTINA	4577 HALBERT LN LAS VEGAS NV	14029411038
KIM HUI JA	36-34 11TH ST 3RD FLOOR LONG ISLAND CITY NY	14029411157
KIM KYONG HO & OK CHA	4501 FIRESIDE LN LAS VEGAS NV	14029413087
KIM MASON	6369 SALMON MOUNTAIN AVE LAS VEGAS NV	14032112003
KIRKWOOD ELIZABETH M & JEFFREY L	999 HICKOCK ST LAS VEGAS NV	14029411119
KLUDASCH INGE A A	4524 BINGHAM AVE LAS VEGAS NV	14029411134
KNIGHT DONNA JEAN 2008 TRUST	4413 COOL VALLEY DR LAS VEGAS NV	14029411183
KOSLA JERZY	1467 ANDRE ST CARPINTERIA CA	14032110007
LACY CHARLES F & ALICE C	1017 LAVENDER LN LA CANADA CA	14032112058
LAGUNAS ARMANDO & ANTONIA	4448 BINGHAM AVE LAS VEGAS NV	14029411150
LAJONCHERE MARIA R	4524 COOL VALLEY DR LAS VEGAS NV	14029411050
LAM EDDEY E	6236 E GENTLE WATERS CT LAS VEGAS NV	14032112024
LAMANZA L L C	%PACIFIC PPTY GROUP 12100 WILSHIRE BLVD #1025 LOS ANGELES CA	14032101012
LANE HELENE L	4146 CHESHIRE DR CYPRESS CA	14029411127
LAS VEGAS INDIAN CENTER	2300 W BONANZA LAS VEGAS NV	14032113007
LAS VEGAS VOA ELDERLY HOUSING	920 S MAIN #250 GRAPEVINE TX	14032103002
LAWRENCE BRENT & JACQUELYN	613 WEATHERSTONE DR LAS VEGAS NV	14029413008

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LAWRENCE FAMILY TRUST	23284 CUESTPORT DR SANTA CLARITA CA	14032113012
LAWRENCE FAMILY TRUST	23284 CUESTPORT DR VALENCIA CA	14032113013
LAXTON CARL E & SUEKO	4601 KATHLEEN CT LAS VEGAS NV	14032111061
LEAVITT FAMILY TRUST	5040 SANDRA RD LAS VEGAS NV	14029413034
LEAVITT FAMILY TRUST	5040 SANDRA RD LAS VEGAS NV	14029413037
LEE JACK & PEI SU	554 CHRISTPHER CT LAS VEGAS NV	14032111041
LEES MARCY C	1716 ST GREGORY DR LAS VEGAS NV	14029413092
LICKO JOHN E & EMMA	4529 HALBERT AVE LAS VEGAS NV	14029411026
LILLIS ROBERT N & ROBIN I	6416 OLD COLONIAL WY LAS VEGAS NV	14032112008
LISSETT TAMARA R & PAUSIDE	4529 SODA ASH AVE LAS VEGAS NV	14029413019
LOCK CAROL CHRISTINE	609 WEATHERSTONE DR LAS VEGAS NV	14029413009
LOPEZ APOLONIO & HORTENCIA	4484 BINGHAM AVE LAS VEGAS NV	14029411141
LOPEZ BALDOMERO & ESMERALDA	617 WEATHERSTONE DR LAS VEGAS NV	14029413007
LOPEZ JUAN	4529 PRINCE CARY CT LAS VEGAS NV	14032112019
LOPEZ MARIA E	6355 CASCADE RUN AVE LAS VEGAS NV	14032110017
LOPEZ MARIA E	570 ROXELLA LN #C LAS VEGAS NV	14032110031
LOPEZ PRESCILLO K & GRACIA S	4424 AVERY PARK AVE LAS VEGAS NV	14029415002
LOPEZ RAFAEL & PIFINIA	4517 DIAMOND HEAD DR LAS VEGAS NV	14032112056
LOPEZ RAMON	567 ROXELLA LN #D LAS VEGAS NV	14032110024
LOPEZ REYNA	4533 QUEEN ANGEL CT LAS VEGAS NV	14032112040
LOPEZ RONY M	4516 DOIG LN LAS VEGAS NV	14029413082
LOPEZ ROSARIO	4565 BINGHAM AVE LAS VEGAS NV	14029411175
LOPEZ SALVADOR	4548 COOL VALLEY DR LAS VEGAS NV	14029411044
LORD JOHN	4441 AVERY PARK AVE LAS VEGAS NV	14029415022
LOZANO GERARDO & MARTHA A	6785 COUNCIL HEIGHTS WY LAS VEGAS NV	14032112020
LUNA GONZALO ROBLES	4541 COOL VALLEY DR LAS VEGAS NV	14029411116
MACEDO AMELIA	551 ROXELLA LN #D LAS VEGAS NV	14032113024
MADZELAN CYNTHIA L & JON W JR	570 CHRISTPHER CT LAS VEGAS NV	14032111037
MAGDALENA JAVIER & MARISELA	4437 AVERY PARK AVE LAS VEGAS NV	14029415023
MANSOUR MARI	7262 DICENTRA RD LAS VEGAS NV	14029411138
MANTILLA MIRNA G	559 ROXELLA LN #C LAS VEGAS NV	14032113015
MANZO TOMAS J	4424 BINGHAM AVE LAS VEGAS NV	14029411156

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MARIN ANITA	4509 BINGHAM AVE LAS VEGAS NV	14029411164
MARISCAL ALFREDO	4525 DOIG LN LAS VEGAS NV	14029413069
MARRERO GUILLERMO	4557 HALBERT AVE LAS VEGAS NV	14029411033
MARTINEZ JESUS & ALEJANDRA	4513 DOIG LN LAS VEGAS NV	14029413066
MARTINEZ JOSE	4515 COOL VALLEY DR LAS VEGAS NV	14029411103
MARTINEZ MIGUEL A & ANA B	4453 AVERY PARK AVE LAS VEGAS NV	14029415019
MARTINEZ ROBERTO & MARICELA	4553 SODA ASH AVE LAS VEGAS NV	14029413025
MARTINEZ SILVERIA	4520 BINGHAM AVE LAS VEGAS NV	14029411135
MARVIN MICHAEL D	4500 DOIG LN LAS VEGAS NV	14029413086
MASON CHAD	4512 PRINCE CARY CT LAS VEGAS NV	14032112028
MATAMOROS FLAVIO G ETAL	4580 BINGHAM AVE LAS VEGAS NV	14029411120
MATTHEW WANDA A	1826 CORDELL DR SAN ANGELO TX	14029411154
MAYA SERGIO	4520 QUEEN ANGEL CT LAS VEGAS NV	14032112046
MCCALL CHRIS D & TARINA R	4524 QUEEN ANGEL CT LAS VEGAS NV	14032112045
MCCARROLL WILLIE & BERNARDA ETAL	1844 HANLEY AVE SIMI VALLEY CA	14032110020
MCDANIEL FREDYSHA	566 ROXELLA LN #C LAS VEGAS NV	14032110027
MCKEE HOWARD T JR & C REV LIV TR	4581 ROSS AVE LAS VEGAS NV	14029411214
MCNALLY ANNA M	4465 COOL VALLEY DR LAS VEGAS NV	14029411093
MEDINA-GARIBAY RAFAEL	4604 TOADSTOOL LN LAS VEGAS NV	14029414042
MEDRANO SALVADOR	4509 ROSS AVE LAS VEGAS NV	14029411196
MEEKER HAROLD	4528 QUEEN ANGEL CT LAS VEGAS NV	14032112044
MEJIA JOSE M & MILAGRO A	4545 COOL VALLEY DR LAS VEGAS NV	14029411118
MELENDEZ REYNA X	633 WEATHERSTONE DR LAS VEGAS NV	14029413003
MENA LUIS & EVANGELINA	4528 COOL VALLEY DR LAS VEGAS NV	14029411049
MENDEZ NAPOLEON & ANTONIA GODOY	713 WEATHERSTONE DR LAS VEGAS NV	14029413147
MENDEZ NORMA	4508 PRINCE CARY CT LAS VEGAS NV	14032112029
MENDOZA JAVIER	3705 BETHEL BAY ST NO LAS VEGAS NV	14029411189
MEYERS MALEE	4532 BINGHAM AVE LAS VEGAS NV	14029411132
MIMEAU DONNA L	4536 TOADSTOOL LN LAS VEGAS NV	14029413053
MITCHELL MARTHA	574 ROXELLA LN #A LAS VEGAS NV	14032110001
MITRA INC	2421 W BONANZA RD LAS VEGAS NV	14032101007
MONTENEGRO ENRIQUE & IRENE	7817 SOMERHILL POINT WY LAS VEGAS NV	14032112012

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MONTENEGRO HECTOR & MARIBEL	4468 ARLINGTON PARK CT LAS VEGAS NV	14029411045
MONTES ROSALINA GOMEZ	4517 FIRESIDE LN LAS VEGAS NV	14029413091
MONTES VICTOR M	579 CHRISTPHER CT LAS VEGAS NV	14032111034
MUNOZ-MARTINEZ GABRIEL	567 CHRISTOPHER CT LAS VEGAS NV	14032111031
MURPHY JAMES E	8601 BRAZKE CT CLINTON MD	14032113019
NERY VICTOR L & DAISY G	550 CHRISTPHER CT LAS VEGAS NV	14032111042
NEVAREZ JOSE G	4608 SODA ASH AVE LAS VEGAS NV	14029414053
NNADI EUCHARIA	2846 VIA TERRA ST HENDERSON NV	14032113018
OCHOA BYRON O & MARY C	4520 PRINCE CARY CT LAS VEGAS NV	14032112026
OELSCHLAGER SCOTT A & JACKELINE	4532 TOADSTOOL LN LAS VEGAS NV	14029413054
ONTIVEROS GUADALUPE	575 ROXELLA LN #A LAS VEGAS NV	14032110013
ONUFRYK ROBERT A	4540 BRINGHAM AVE LAS VEGAS NV	14029411130
ORTEGA JUANA G	4505 COOL VALLEY DR LAS VEGAS NV	14029411099
PADILLA JUAN F	638 BALD HILL CT LAS VEGAS NV	14029415012
PADILLA-GUEVARA ABELINO	4539 BINGHAM AVE LAS VEGAS NV	14029411170
PADRON RODOLFO J	4468 BINGHAM AVE LAS VEGAS NV	14029411145
PALAFIX ELVIRA	4524 DOIG LN LAS VEGAS NV	14029413080
PARAS OLIVIA N	578-D ROXELLA LN LAS VEGAS NV	14032110008
PARKER TERESA A & RICHARD L	P O BOX 42027 LAS VEGAS NV	14032112049
PARRA ANTONIO	573 OLD WEST CT LAS VEGAS NV	14029411114
PARRA ANTONIO	573 OLD WEST CT LAS VEGAS NV	14029411198
PARRA JORGE A	4531 COOL VALLEY DR LAS VEGAS NV	14029411111
PEDRAZA ENRIQUE	504 PRINCE ALAN CT LAS VEGAS NV	14032112010
PEDRAZA JORGE	4505 FIRESIDE LN LAS VEGAS NV	14029413088
PERDOMO ROMUALDO A SR & RUTH	4520 SODA ASH AVE LAS VEGAS NV	14029413035
PEREZ APOLLO	574 CHRISTOPHER CT LAS VEGAS NV	14032111036
PEREZ GUADALUPE RANGEL	625 WEATHERSTONE DR LAS VEGAS NV	14029413005
PEREZ-AVELLANEDA JOSE ANTONIO	4504 BINGHAM AVE LAS VEGAS NV	14029411139
PERHAM JAMES J	4521 DOIG LN LAS VEGAS NV	14029413068
PINEDA JAVIER AVILA	4536 COOL VALLEY DR LAS VEGAS NV	14029411047
PODLEWSKI CHRISTOPHER	7648 PAINTED DUNES DR LAS VEGAS NV	14029411168
PORHOLA BREEZ	566 ROXELLA LN #B LAS VEGAS NV	14032110026

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PROVOST CLAUDETTE D	555 ROXELLA LN #C LAS VEGAS NV	14032113017
PULIDO-SANCHEZ JUAN S	6259 THUNDER BLITZ AVE LAS VEGAS NV	14029414043
QUINOEZ REFUGIO	4472 COOL VALLEY DR LAS VEGAS NV	14029411058
QUINTANA JUAN F	1135 CHESTWOOD AVE LAS VEGAS NV	14032112054
QUINTANILLA MIGUEL A	570 ROXELLA LN #D LAS VEGAS NV	14032110032
R N G RESOURCES L L C	%CRP RESOURCES LLC 6777 ALPINE BROOK AVE LAS VEGAS NV	14029411188
RABAGO ANITA C REVOCABLE LIV TR	1186 MINT JULEP WY LAS VEGAS NV	14029413031
RAMANGKOUN JOHN P & HEUANGSAVANH	4933 GOLDFIELD ST NO LAS VEGAS NV	14029413084
RAMIREZ DAMIAN	1920 AMSTERDAM AVE #2A NEW YORK NY	14032113032
RAMIREZ MARIA	4527 COOL VALLEY DR LAS VEGAS NV	14029411109
RAMOS SANTIAGO NEGRETE	4516 PRINCE CARY CT LAS VEGAS NV	14032112027
RANGEL JAIME & MARIA	4521 ROSS AVE LAS VEGAS NV	14029411199
RANGEL MARIA	4525 BINGHAM AVE LAS VEGAS NV	14029411167
RAYMUNDO F L & REMEDIOS S	5651 NORTH E ST SAN BERNARDINO CA	14032110004
RAYOS-MARTIN ELENA M	4545 TOADSTOOL LN LAS VEGAS NV	14029413050
RECINOS MARIA C	4600 SODA ASH AVE LAS VEGAS NV	14029414055
REDMOND THELMA B	4561 ROSS AVE LAS VEGAS NV	14029411209
REIGOSA LAZARO & MIGDALIA	4533 DIAMOND HEAD DR LAS VEGAS NV	14032112060
REYES ARNOLDO & MARTHA	508 PRINCE ALAN CT LAS VEGAS NV	14032112009
REYES-RICARDO JOSE	4564 BINGHAM AVE LAS VEGAS NV	14029411221
REYNOSO OCTAVIO & REYNOSO	4520 TOADSTOOL LN LAS VEGAS NV	14029413057
RICH SAMUEL G	5862 LUSTROUS CT LAS VEGAS NV	14032110006
RICHMOND AMERICAN HOMES NV INC	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	14029415035
RICHMOND AMERICAN HOMES NV INC	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	14029415034
RICHMOND AMERICAN HOMES NV INC	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	14029415033
RIRIE ADAM K & CLAUDIA K	4543 COOL VALLEY DR LAS VEGAS NV	14029411117
RIVERA JOSE M	4519 COOL VALLEY DR LAS VEGAS NV	14029411105
ROACH JANICE D	4555 BINGHAM AVE LAS VEGAS NV	14029411173
ROACHO JORGE & ROSA	4537 DOIG LN LAS VEGAS NV	14029413072
ROBINS KRIS LYNN	P O BOX 42001 LAS VEGAS NV	14032112015
ROBLEDO JOSE LUIS JR & GEMMA M	550 ROXELLA LN #D LAS VEGAS NV	14032113028
ROCKWELL GERRY AVISO & MELODY	635 HARNEY CT LAS VEGAS NV	14029415031

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RODRIGUEZ BERTOLDINO & ALICIA	858 HYATTSVILLE ST LAS VEGAS NV	14029413149
RODRIGUEZ ISIDRO	4517 PRINCE CARY CT LAS VEGAS NV	14032112016
RODRIGUEZ MARTIN	4144 DON BONITO ST LAS VEGAS NV	14029411133
RODRIGUEZ MIGUEL A & JULISA	4513 SODA ASH AVE LAS VEGAS NV	14029413015
RODRIGUEZ ROSBINDA & HUMBERTO M	4533 TOADSTOOL LN LAS VEGAS NV	14029413047
RODRIGUEZ GRACIE	558 ROXELLA LN #A LAS VEGAS NV	14032113001
ROMERO ADRIANA	4441 COOL VALLEY DR LAS VEGAS NV	14029411087
ROSALES LUIS M SR	8166 BORSON ST DOWNEY CA	14029413013
ROSALIN ERLINDA & MARIO	2906 LOCUST CT STERLING HEIGHTS MI	14029411191
ROWLETT JOHN R & TRACEY A	4609 SODA ASH AVE LAS VEGAS NV	14029414057
RUELAS VANESSA	4604 SODA ASH AVE LAS VEGAS NV	14029414054
RUIZ SALUD C	4476 BINGHAM AVE LAS VEGAS NV	14029411143
S B B PROPERTIES L L C	125 SUMMERHILL LN WOODSIDE CA	14032103001
S C P 2006-C23-106 L L C	%CVS PHARMACY INC #8824-01 %STORE ACCOUNTING DEPT 1 CVS DR WOONSOCKET RI	14032101014
S C P 2006-C23-106 L L C	%CVS PHARMACY INC #8824-01 %STORE ACCOUNTING DEPT 1 CVS DR WOONSOCKET RI	14032101015
SAENZ ARSENIO JR ETAL	554 ROXELLA LN #A LAS VEGAS NV	14032113031
SALAS VERONICA	559 ROXELLA LN #D LAS VEGAS NV	14032113014
SAMON-MORA RAUL	578 ROXELLA LN #A LAS VEGAS NV	14032110005
SANCHEZ ALEJANDRO & ESTHER	4569 HALBERT AVE LAS VEGAS NV	14029411036
SANCHEZ MIGUEL & ALICIA	4446 AVERY PARK AVE LAS VEGAS NV	14029415006
SANCHEZ-CORONA MISAEL	4545 HALBERT AVE LAS VEGAS NV	14029411030
SAUCEDO IVAN	4436 BINGHAM AVE LAS VEGAS NV	14029411153
SAUCEDO RAUL & HILDA	5116 HICKAM AVE LAS VEGAS NV	14029413074
SAYARATH BOUNTHANH & MALAYTHONG	4509 PRINCE CARY CT LAS VEGAS NV	14032112014
SCHOOL BOARD OF TRUSTEES	2832 E FLAMINGO RD LAS VEGAS NV	14032104001
SCHUMANN JONATHON & FRITZ	9149 BAYSINGER DR LAS VEGAS NV	14032110012
SCHWAB GRACIE A	554 AIRSHIRE CT LAS VEGAS NV	14032111024
SECRETARY HOUSING & URBAN DEV	%CHASE HOME FIN 3415 VISION DR COLUMBUS OH	14029413071
SEQUEIRA JOSE R JR & MARIA G	4468 COOL VALLEY DR LAS VEGAS NV	14029411059
SERNA EFRAIN	1121 PASSION FLOWER CIR LAS VEGAS NV	14029411155
SERRATOS ANA ISABEL VALADEZ	856 PARKHURST ST LAS VEGAS NV	14029411212
SHIMABUKU HERBERT Y & VANAPHA	4450 AVERY PARK AVE LAS VEGAS NV	14029415007

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SIERRA FELIX	579 ROXELLA LN #C LAS VEGAS NV	14032110011
SIERRA-NEVADA MULTIFAMILY INVEST	%CAMDEN PPTY TRUST %B BANEY 3 GREENWAY PLAZA #1300 HOUSTON TX	14032101006
SKILBRED MARIA C M & JACQUILYN M	578 CHRISTOPHER CT LAS VEGAS NV	14032111035
SLEDGE DAVID H	4512 QUEEN ANGEL CT LAS VEGAS NV	14032112048
SMILEY FLORETTA	520 PRINCE ALAN CT LAS VEGAS NV	14032112006
SMITH LEWIS	4613 DIAMOND HEAD DR LAS VEGAS NV	14032111046
SMITH MARIA L & SONIA S	4536 QUEEN ANGEL CT LAS VEGAS NV	14032112042
SMITH RONNIE & SHARON	4613 TOADSTOOL LN LAS VEGAS NV	14029414047
SORTO GALILEO & MERCEDES A	574 AIRSHIRE CT LAS VEGAS NV	14032111019
SOSA ANTONIO	4556 BINGHAM AVE LAS VEGAS NV	14029411126
SOSA ANTONIO R	4556 BINGHAM AVE LAS VEGAS NV	14029411210
SOTO ROQUE	4433 AVERY PARK AVE LAS VEGAS NV	14029415024
SOTO TOMAS C & LUCRECIA	721 WEATHERSTONE DR LAS VEGAS NV	14029413145
SOURIVONG KEOVILAY	4509 FIRESIDE LN LAS VEGAS NV	14029413089
SPLOND SHIRLEY C & JAMES E	4457 COOL VALLEY DR LAS VEGAS NV	14029411091
STAFFORD KAWIKA ALILOA & LISA N	554 ROXELLA LN #C LAS VEGAS NV	14032113029
STARR SHIRLEY H	4524 TOADSTOOL LN LAS VEGAS NV	14029413056
STEWART THOR S & JESSICA L	3753 S ROSECREST CIR LAS VEGAS NV	14029411125
SWEAT ANN	4537 DIAMOND HEAD DR LAS VEGAS NV	14032112061
TANTHUM KESRA	19226 NASHVILLE ST LOS ANGELES CA	14029413046
TAXPAYER	LAS VEGAS NV	14032113016
TAYLOR PHYLLIS	4517 QUEEN ANGEL CT LAS VEGAS NV	14032112036
TEODORO SHIRLEY R	4445 COOL VALLEY DR LAS VEGAS NV	14029411088
TERRONES LORENZO	4500 PRINCE CARY CT LAS VEGAS NV	14032112031
THOMAS BRIAN K & RHAYNE M	3761 WARM BREEZE WY LAS VEGAS NV	14029411187
THOMAS FRANCES F	555 ROXELLA LN #D LAS VEGAS NV	14032113020
THOMAS RUSSELL PPTY MGT L L C	1429 N PALM UPLAND CA	14032110014
THOMPSON TRUST	4608 DIAMOND HEAD DR LAS VEGAS NV	14032111027
THOUN KOHM & TERIZA	4500 TOADSTOOL LN LAS VEGAS NV	14029413062
THROWER VALERIE J	4552 SODA ASH AVE LAS VEGAS NV	14029413027
TONNER RUSSELL S & NANCY M	4725 DOGWOOD AVE SEAL BEACH CA	14029411052
TOOMBS BRIAN D & WENDY	4504 DOIG LN LAS VEGAS NV	14029413085

Report of All Selected Parcels**Case Number:** VAR-35754**Printed On:** Thu: September 3, 2009

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
TOPETE RICHARD F & SYLVIA	574 ROXELLA LN #C LAS VEGAS NV	14032110003
TORRES FELICITAS P	4541 SODA ASH AVE LAS VEGAS NV	14029413022
TORRES MARIA C	563 ROXELLA LN #D LAS VEGAS NV	14032113010
TORRES-BOJORQUEZ RUTH E	4601 TOADSTOOL LN LAS VEGAS NV	14029414044
TRATOS MARK G & SANDRA	2850 S MOJAVE RD LAS VEGAS NV	14032110025
TRUJILLO DENISE M	4559 BINGHAM AVE LAS VEGAS NV	14029411174
ULEP FAMILY TRUST	4251 KIPLING ST #400 WHEATRIDGE CO	14029414032
UNITED WESTERN PROPERTIES L L C	P O BOX 400700 LAS VEGAS NV	14029413014
URBINA-CAMPOS JERONIMO	579 ROXELLA LN #B LAS VEGAS NV	14032110010
VALDEZ ANGEL	4462 AVERY PARK AVE LAS VEGAS NV	14029415010
VALDEZ JUAN	4445 AVERY PARK LAS VEGAS NV	14029415021
VALDEZ MERCEDES	566 ROXELLA LN #D LAS VEGAS NV	14032110028
VALDOVINOS CARLOS O	4469 AVERY PARK AVE LAS VEGAS NV	14029415015
VALENCIA EVERARDO	4539 COOL VALLEY DR LAS VEGAS NV	14029411115
VALENCIA GLORIA	562 ROXELLA LN #A LAS VEGAS NV	14032113005
VALLE CEASAR & STEPHANIE	5201 E EAGLE ST LONG BEACH CA	14029411085
VALLES ROSENDO	8437 CAVARICCI AVE LAS VEGAS NV	14029411025
VALLES ROSENDO	8437 CAVARICCI AVE LAS VEGAS NV	14029411029
VALLES ROSENDO	8437 CAVARICCI AVE LAS VEGAS NV	14029411147
VARELA RICARDO CAMACHO	4532 COOL VALLEY DR LAS VEGAS NV	14029411048
VARGAS DIEGO	4476 COOL VALLEY DR LAS VEGAS NV	14029411057
VARGAS SANTIAGO P	%S DUGA 4516 BINGHAM AVE LAS VEGAS NV	14029411136
VAZQUEZ JOSE ALFREDO	4505 DOIG LN LAS VEGAS NV	14029413064
VELASCO ADAN	4473 COOL VALLEY DR LAS VEGAS NV	14029411095
VELASCO LORENZO A	4525 COOL VALLEY DR LAS VEGAS NV	14029411108
VICKERS KAREN & JONATHAN	4512 BINGHAM AVE LAS VEGAS NV	14029411137
VILLAGOMEZ SERGIO	869 GREENBROOK ST LAS VEGAS NV	14029411104
VILLANUEVA CONCEPCION	4521 E COOL VALLEY DR LAS VEGAS NV	14029411106
VILLANUEVA JUAN MANUEL & MARIA	4537 HALBERT LAS VEGAS NV	14029411028
VILLANUEVA RAMON	4532 PRINCE CARY CT LAS VEGAS NV	14032112023
VIRAMONTES JORGE	4521 TOADSTOOL LN LAS VEGAS NV	14029413044
WARE KENNETH W	4512 DOIG LN LAS VEGAS NV	14029413083

Report of All Selected Parcels**Case Number:** VAR-35754**Printed On:** Thu: September 3, 2009

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
WARNER JULIENE G	4501 DOIG LN LAS VEGAS NV	14029413063
WEATHERSPOON MORZEAN JR	4516 QUEEN ANGEL CT LAS VEGAS NV	14032112047
WILLIAMS SHIRLEY TRUST 2004	3769 LORRAINE LN LAS VEGAS NV	14029411092
WOJCIECHOWSKI THOMAS & CHARITO	4552 ROSS AVE LAS VEGAS NV	14029411185
WOJTASZEK ALICE A	629 WEATHERSTONE DR LAS VEGAS NV	14029413004
YASUDA THOMAS K REVOKABLE LIV TR	4501 DIAMOND HEAD DR LAS VEGAS NV	14032112052
ZACARIAS EDGARDO E & CLARA LUZ	4535 BINGHAM AVE LAS VEGAS NV	14029411169
ZAMBRANO LOURDES H	4557 ROSS AVE LAS VEGAS NV	14029411208
ZAMORA CARLOS A	4460 COOL VALLEY DR LAS VEGAS NV	14029411061
ZUK WILLIAM P	P O BOX 750006 LAS VEGAS NV	14032110022
ZUK WILLIAM P	P O BOX 750006 LAS VEGAS NV	14032110009
ZUK WILLIAM P	P O BOX 750006 LAS VEGAS NV	14032110021

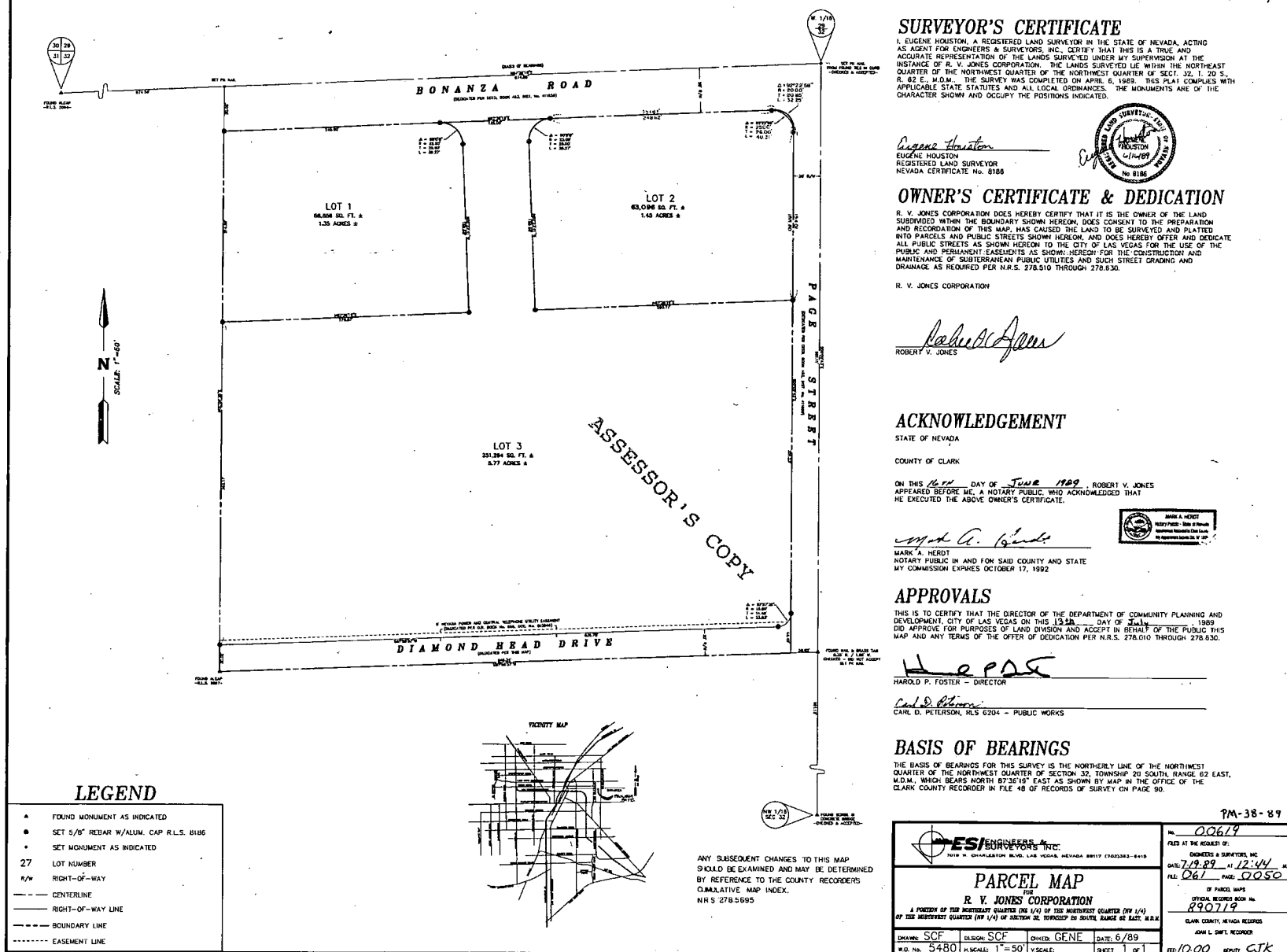
Plans (PMT)



Separator Sheet

BOOK 890719

00619



VAR-35754
10/08/09 PC

APN Map



Separator Sheet

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

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM SIXTH ORIGINAL

0 50 100 200 400 600 800

NOTES

MAP LEGEND

AVERAGE OA VALUE 35

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

PARCEL BOUNDARY 001 PARCEL NUMBER
SUBD BOUNDARY 1.00 ACREAGE
ROAD EASEMENT 202 PARCEL SUB/SEQ NUMBER
PM/LO BOUNDARY PB 25-40 PLAT RECORDING NUMBER
NON-PARCEL LOT LINE 5 BLOCK NUMBER
MATCH LINE / LEADER LINE 5 LOT NUMBER
ROAD ID NUMBER 015 GOV. LOT NUMBER

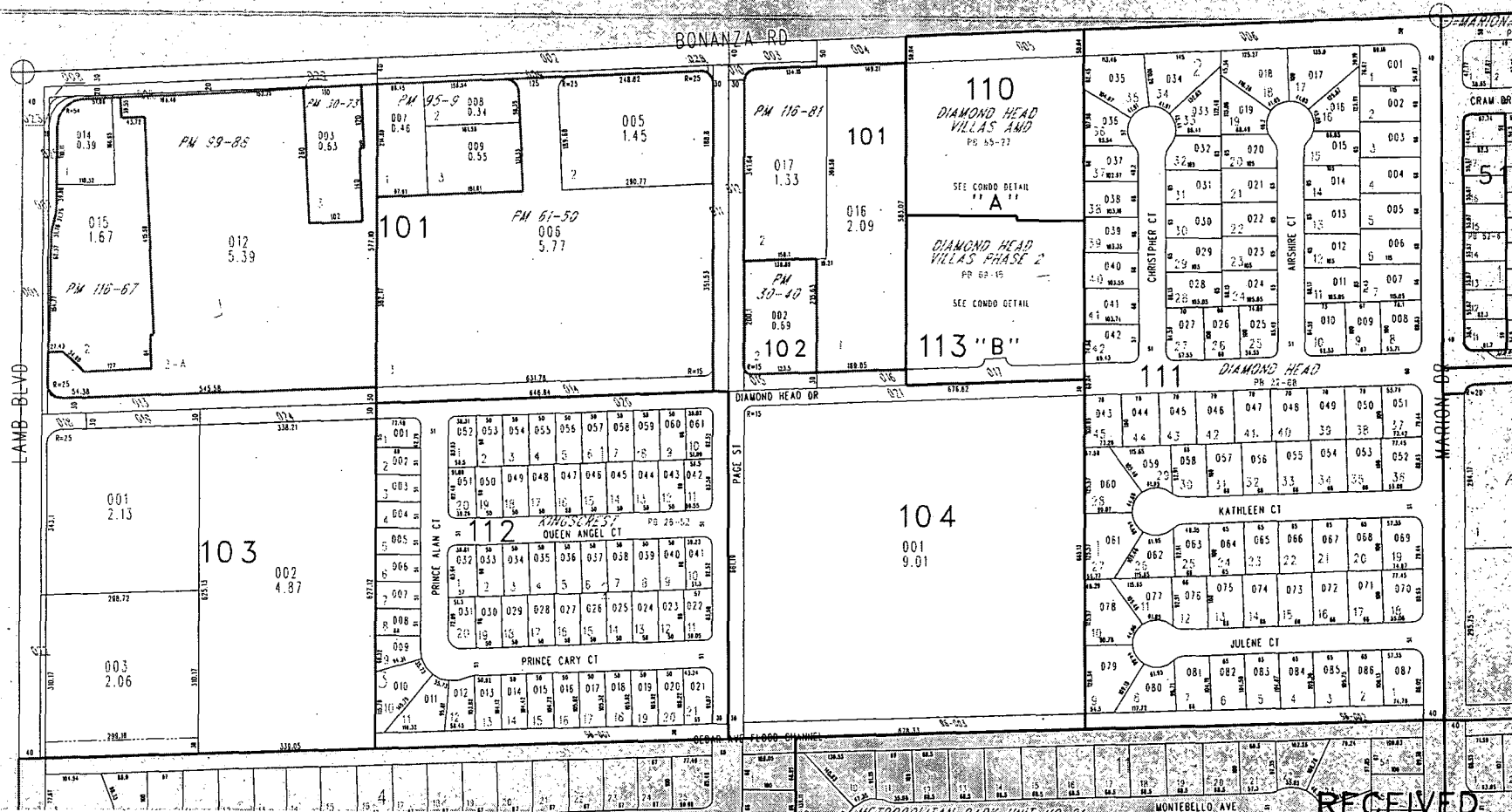
T20S R62E
R61E R62E R63E
119S 124 123 122
120S 139 140 141
121S 162 161 160

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

N 2 NW 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

140-32-1

Scale: 1"=200' Rev: 06/11/09



VAR-35754
10/08/09 PC

RECEIVED
TAX DIST 200
AUG 25 2009

City Council Action Letter



CITY COUNCIL ACTION LETTER

Separator Sheet



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER



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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

November 6, 2009

Ms. Robin Yoakum
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: VAR-35754 - VARIANCE
CITY COUNCIL MEETING OF NOVEMBER 4, 2009
RELATED TO SDR-35751

Dear Ms. Yoakum:

The City Council at a regular meeting held November 4, 2009 APPROVED the request a Variance TO ALLOW 19 PARKING SPACES WHERE 26 PARKING SPACES ARE REQUIRED FOR A PROPOSED GOVERNMENT FACILITY (FIRE STATION) on 1.45 acres at 4551 East Bonanza Road (APN 140-32-101-005), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 5, 2009. This approval is subject to:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-35751) if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Sincerely,


Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Samuel D. Tolman, AIA
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

Action Letter



Separator Sheet

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

October 9, 2009

Ms. Robin Yoakum
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: VAR-35754 - VARIANCE

Dear Ms. Robin Yoakum:

Your request for a Variance TO ALLOW 19 PARKING SPACES WHERE 26 PARKING SPACES ARE REQUIRED FOR A PROPOSED GOVERNMENT FACILITY (FIRE STATION) on 1.45 acres at 4551 East Bonanza Road (APN 140-32-101-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on October 8, 2009.

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

1. Conformance to the conditions for Site Development Plan Review (SDR-35751) if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

This item will be considered by the City Council on **November 4, 2009**, 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,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:nl

cc: Mr. Samuel D. Tolman, AIA
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



Applicant Letter



Separator Sheet

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

September 25, 2009

Ms. Robin Yoakum
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: VAR-35754 - VARIANCE

Dear Ms. Robin Yoakum:

Please be advised the City Planning Commission at its regular meeting on *October 8, 2009* 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 available on-line on *Friday, October 2, 2009* at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 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,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:nl

cc: Mr. Samuel D. Tolman, AIA
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell



Public Hearing Notice



PUBLIC HEARING NOTICE

Separator Sheet

Application Information

VAR-35754 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW 19 PARKING SPACES WHERE 26 PARKING SPACES ARE REQUIRED FOR A PROPOSED GOVERNMENT FACILITY (FIRE STATION) on 1.45 acres at 4551 East Bonanza Road (APN 140-32-101-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

SDR-35751 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-35754 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED 7,600 SQUARE-FOOT GOVERNMENT FACILITY (FIRE STATION) WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER BETWEEN THE SIDEWALK AND BACK OF CURB WHERE FIVE FEET IS REQUIRED ALONG ARTERIAL STREETS ONE HUNDRED FEET AND WIDER (BONANZA ROAD) on 1.45 acres at 4551 East Bonanza Road (APN 140-32-101-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

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 Location



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

Public Hearing Information

Meeting: Planning Commission
Date: *October 08, 2009*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Application Information

VAR-35754 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW 19 PARKING SPACES WHERE 26 PARKING SPACES ARE REQUIRED FOR A PROPOSED GOVERNMENT FACILITY (FIRE STATION) on 1.45 acres at 4551 East Bonanza Road (APN 140-32-101-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

SDR-35751 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-35754 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED 7,600 SQUARE-FOOT GOVERNMENT FACILITY (FIRE STATION) WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER BETWEEN THE SIDEWALK AND BACK OF CURB WHERE FIVE FEET IS REQUIRED ALONG ARTERIAL STREETS ONE HUNDRED FEET AND WIDER (BONANZA ROAD) on 1.45 acres at 4551 East Bonanza Road (APN 140-32-101-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

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Application Location



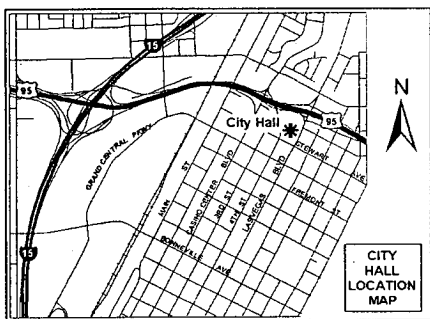
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: *October 08, 2009*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

Return Service Requested
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. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

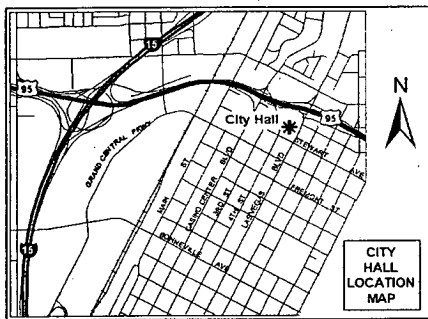
Please use available blank space on card for your comments.

VAR-35754 & SDR-35751

Planning Commission Meeting of 10/8/2009

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

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-35754 & SDR-35751

Planning Commission Meeting of 10/8/2009

Affidavit of Sign Posting



AFFIDAVIT OF SIGN POSTING

Separator Sheet



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: VAR-35754

MEETING DATE: 10/08/09 PC

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



Signature

9-27-09
Date

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

VARIANCE

CASE NUMBER: **VAR-35754**

Public Hearing Information

TIME: 6:00 PM

DATE: OCTOBER 8, 2009

MEETING: Planning Commission

LOCATION: Council Chambers

City Hall

400 Stewart Ave.

PLANNING &
DEVELOPMENT



For information call:

City of Las Vegas Planning & Development Dept.
at 229-6301, TDD 386-9108

09/27/2009 09:55

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: October 8, 2009

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

VAR-35754

Emerald Gardens HOA

Rulon Earl Resident Council

Stewart Place NA

Team Millenium Neighborhood Watch

Three Crowns Mobile Home Park Neighborhood
Watch

Vera Johnson Manor B Resident Council

Washington Square NA

7

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

VAR-35754 & SDR-35751

10/08/09 PC

HAND DELIVERED

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

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	3104 BONANZA ROAD
*STREETS & SANITATION (DPW)	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEMUS
*SID (DPW)	PATRICK MURPHY	4 th 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)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4 th Floor
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 Grissom Avenue, Building 11, Suite 103D

*** 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
08/26/2009

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

VAR-35754 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW 19 PARKING SPACES WHERE 26 PARKING SPACES ARE REQUIRED FOR A PROPOSED GOVERNMENT FACILITY (FIRE STATION) on 1.45 acres at 4551 East Bonanza Road (APN 140-32-101-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

PLANNING COMMISSION: OCTOBER 8, 2009

CITY COUNCIL: NOVEMBER 4, 2009

CASE PLANNER: STEVE GEBEKE



PUBLIC HEARING

Comments Due: SEPTEMBER 10, 2009

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 Nora Lares (nlares@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 Law Enforcement Issue

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

VAR-35754 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW 19 PARKING SPACES WHERE 26 PARKING SPACES ARE REQUIRED FOR A PROPOSED GOVERNMENT FACILITY (FIRE STATION) on 1.45 acres at 4551 East Bonanza Road (APN 140-32-101-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

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PUBLIC HEARING

Comments Due: SEPTEMBER 10, 2009

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LIST COMMENTS BELOW:

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Parking Variance
 Project Address (Location) Bonanza Road & Page Street
 Project Name City of Las Vegas Fire Station #108 Proposed Use Fire Station
 Assessor's Parcel #(s) 140-32-101-005 Ward # 3
 General Plan: existing SC proposed N/A Zoning: existing C-1 proposed N/A
 Commercial Square Footage 7,640 S.F. Floor Area Ratio _____
 Gross Acres 1.45 acres Lots/Units 1 Density _____
 Additional Information Please see justification letter attached.

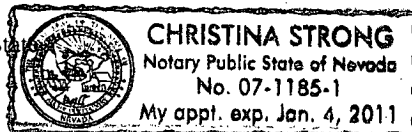
PROPERTY OWNER City of Las Vegas Contact Robin Yoakum
 Address 400 Stewart Avenue Phone: 229-1022 Fax: _____
 City Las Vegas State Nevada Zip 89101
 E-mail Address ryoakum@lasvegasnevada.gov

APPLICANT City of Las Vegas Contact Samuel D. Tolman, AIA
 Address 400 Stewart Avenue Phone: 229-2091 Fax: 464-2560
 City Las Vegas State Nevada Zip 89101
 E-mail Address stolman@lasvegasnevada.gov

REPRESENTATIVE City of Las Vegas Contact Samuel D. Tolman, AIA
 Address 400 Stewart Avenue Phone: 229-2091 Fax: 464-2560
 City Las Vegas State Nevada Zip 89101
 E-mail Address stolman@lasvegasnevada.gov

Property Owner Signature* Robin Yoakum
 *An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Robin Yoakum
 Subscribed and sworn before me - Christina Strong
 This 25th day of August, 2009.
Christina Strong

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>VAR - 35754</u>
Meeting Date:	<u>10/08/09</u>
Total Fee:	<u>830⁰⁰</u>
Date Received:*	<u>8/25/09</u>
Received By:	<u>M REX</u>

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

Justification Letter



Separator Sheet



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
DAVID W. STEINMAN,
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER

JORGE CERVANTES
PUBLIC WORKS DIRECTOR

August 24, 2009

HAND DELIVERED

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

SUBJECT: Justification Letter for the request for parking variance of CLV Fire Station #108.

To whom it may concern:

This is to serve as a justification letter for City of Las Vegas Fire Station #108, located on a portion of the property at the intersection of Bonanza Road and Page Street; assessors parcel no 140-32-101-005.

The City of Las Vegas is building this fire station in order to keep up with the growing demands for providing fire and life safety services to the citizens of the Las Vegas valley and in order to maintain their present ISO Class 1 insurance rating. The fire station will be designed as a sustainable facility to attain LEED Silver certification to comply with the City Council's resolution for all new City facilities. The fire station is located on a parcel of land that has a zoning designation of C-1, with a general plan designation of Service Commercial (SC). As we understand it, the (SC) designation allows low to medium intensity retail, office, other commercial uses that serve primarily local area patrons such as neighborhood shopping centers, theaters and other places of public assembly and public or semi-public use. It is our understanding that although governmental facilities such as fire stations are not expressly stated in the general plan, that the use is inferred.

Parking: The C-PB zoning designation requires 1 parking space per 300 square feet of building space. This would require that 26 parking spaces be provided for our 7,600 s.f. fire station. We are providing a total of 19 parking spaces for this project as the total maximum occupant load will be 12 persons for this facility. The amount of parking we are providing will meet the needs of the fire station personnel during shift change and will also accommodate the parking needs for members of the public who occasionally visit the fire station. The fire department has approved the number of parking spaces provided at this facility.

Sincerely,

Erik Singman
Designer, CLV Office of Architectural Services

- Enc: 1. Site Plan - 24X36 in size.
2. Site Plan - 8.5X11 in size.
3. Justification Letter

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

OFFICE 702.229.6535

FAX 702.384.4846

TDD 702.386.9108

www.lasvegasnevada.gov

VAR-35754

10/08/09 PC - REVISED

SEP 02 2009

June 16, 2009

Subject: Justification Letter for Fire Station #103

Page 2

4. Deed & Legal Description
5. Copy of assessors parcel map
6. Application/Petition Form w/ original signature.
7. Pre-Application Submittal Checklist.
8. Statement of Financial Interest, w/ original signature.

VAR-35754
10/08/09 PC - REVISED

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-35754 APN: 140-32-101-005

Name of Property Owner: City of Las Vegas

Name of Applicant: Samuel D. Tolman, AIA, NCARB

Name of Representative: Samuel D. Tolman, AIA, NCARB

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

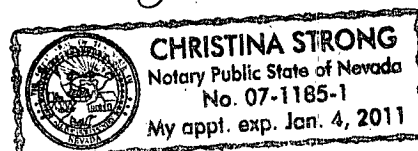
Signature of Property Owner: Robin Yoakum

Print Name: Robin Yoakum

Subscribed and sworn before me Christina Strong

This 25th day of August, 2009

Christina Strong
Notary Public in and for said County and State



RECEIVED

Deed



Separator Sheet

AP No. 140-32-101-005
Escrow No. 105-2373446-KLK/CJ
F.P.T.T. \$ 0.00 Exempt 2

AND WHEN RECORDED MAIL TO:
City of Las Vegas
400 Stewart Avenue, 4th Floor
Las Vegas, NV 89101

MAIL TAX STATEMENTS TO:
Same as above

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH, **RCS Capital Development, LLC, an Arizona limited liability company**, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the **City of Las Vegas, a municipal corporation of the State of Nevada**, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. All patents, restrictions, covenants, conditions, reservations, rights, rights of way, easements, or other matters of record, if any, or any that actually exist in the property;
3. All conditions, easements, and encroachments, if any, which a physical inspection or an accurate survey of the property would reveal; and
4. The applicable zoning and use regulations of any municipality, county, state or the United States affecting the property.

TOGETHER WITH all and singular tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

**VAR-35754
10/08/09 PC**

RECEIVED

AUG 25 2009

IN WITNESS WHEREOF, this instrument has been executed this 25TH day of February, 2009.

RCS Capital Development, LLC, an Arizona limited liability company

By: RCS Capital, LLC, an Arizona limited liability company

Its: Manager

By: [Signature]

Name: Richard J. Sodja

Its: Manager Richard J. Sodja

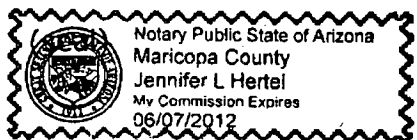
By: [Signature]

Name: Cheryl L. Sodja

Its: Manager

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 25th day of February, 2009, by Richard J. Sodja, as Manager of RCS Capital, LLC, an Arizona limited liability company, the Manager of RCS Capital Development, LLC, an Arizona limited liability company, for an on behalf of said limited liability company.



Jennifer L. Hertel
EXP 6-7-12

[Signature]
Notary Public

RECEIVED

AUG 25 2009

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 25th day of February, 2009, by Cheryl L. Sodja, as Manager of RCS Capital, LLC, an Arizona limited liability company, the Manager of RCS Capital Development, LLC, an Arizona limited liability company, for an on behalf of said limited liability company.

(seal)



Jennifer L. Hertel
Notary Public

Jennifer L. Hertel
EXP 6-7-12

RECEIVED

AUG 25 2009

EXHIBIT "A"
LEGAL DESCRIPTION

That Portion of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section 32, Township 20 South, Range 62 East, M.D.M., described as follows:

Lot Two (2) of that certain Parcel Map in File 61, Page 50 in the Office of the County Recorder of Clark County, Nevada, and recorded July 19, 1989 in Book 890719 as Document No. 00619, Official Records.

RECEIVED

AUG 25 2009

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 140-32-101-005
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. a) Total Value/Sales Price of Property:

\$900,000.00 @ JA

b) Deed in Lieu of Foreclosure Only (value of

(\$ _____)

c) Transfer Tax Value:

\$900,000.00 @ JA

d) Real Property Transfer Tax Due

\$ 0

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: 2

b. Explain reason for exemption: Buyer is Government entity and is exempt from paying RPTT

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: [Signature]

Capacity: Manager/Grantor

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: RCS Capital Development, L.L.C

Address: 3131 East Camelback Road, #420

City: Phoenix

State: AZ Zip: 85016

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: City of Las Vegas

Address: 400 Stewart Avenue, 4th

City: Las Vegas

State: NV Zip: 89101

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

First American Title Insurance

Print Name: Company

File Number: 105-2373446 KKK/KLK

Address: 8350 West Sahara Ave., Ste 110

City: Las Vegas

State: NV

Zip: 89117

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

RECEIVED

APR 25 2009

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 140-32-101-005
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. a) Total Value/Sales Price of Property:
b) Deed in Lieu of Foreclosure Only (value of
c) Transfer Tax Value:
d) Real Property Transfer Tax Due

\$900,000.00 0 48
(\$ _____)
\$900,000.00 0 48
\$ 0

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 2
b. Explain reason for exemption: Buyer is a Government entity and exempt from RPTT.

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: Rubinfar
Signature: _____

Capacity: Real Estate Administrator
Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: RCS Capital Development, L.L.C
Address: 3131 East Camelback Road, #420
City: Phoenix
State: AZ Zip: 85016

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: City of Las Vegas
Address: 400 Stewart Avenue, 4th
City: Las Vegas
State: NV Zip: 89101

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

First American Title Insurance
Print Name: Company
Address: 8350 West Sahara Ave., Ste 110
City: Las Vegas

File Number: 105-2373446 KLK/CLK
State: NV Zip: 89117

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

RECEIVED

AUG 25 2009

Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: September 9, 2009
Re: **VAR-35754** City of Las Vegas 4551 E. Bonanza Rd.
Request for a Parking Variance for a fire station

COMMENTS:

We have no comment on the Request for a Variance of to allow 19 Parking spaces where 26 parking spaces are required for a proposed government facility (fire station) at 4551 East Bonanza Road.

We note that this site is the subject of a Site Development Plan Review SDR-35751; all site-related conditions of approval are addressed with that action.

17

INTER-OFFICE MEMORANDUM

OCT 20 2009

TO:
PLANNING AND DEVELOPMENT DEPARTMENT

FROM:
CITY CLERK

SUBJECT:
APPEAL OR CITY COUNCIL REVIEW INFORMATION
ON PLANNING COMMISSION
ACTIONS

COPIES TO:

This is to certify that the following action relative to the Planning Commission decision on the application of:

FILE NO.: VAR-35754 - VARIANCE

APPLICANT: APPLICANT/OWNER: CITY OF LAS VEGAS

WARD: Ward 3 (Reese)

Appeal by applicant or any other aggrieved person:

Yes

☒ No

Review requested by City Council:

Yes

☒ No

OCT 20 2009

DATE

CITY CLERK

By Vicky Darling
Chief Deputy City Clerk

PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Planning Commission Action

October 8, 2009

Last day for filing an appeal by applicant
or any other aggrieved person. (Appeal
period is 10 days after the date of the
PC decision).

October 19, 2009

Last day for a review being requested by
the City Council. (Review period is 10
days after the date of the PC decision.)

October 19, 2009



731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

October 9, 2009

Ms. Robin Yoakum
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

RECEIVED BY
2009 OCT -9 PM 2:15
CITY ENGINEERS OFFICE

RE: VAR-35754 - VARIANCE

Dear Ms. Robin Yoakum:

Your request for a Variance TO ALLOW 19 PARKING SPACES WHERE 26 PARKING SPACES ARE REQUIRED FOR A PROPOSED GOVERNMENT FACILITY (FIRE STATION) on 1.45 acres at 4551 East Bonanza Road (APN 140-32-101-005), C-1 (Limited Commercial) Zone; Ward 3 (Reese), was considered by the Planning Commission on October 8, 2009.

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

1. Conformance to the conditions for Site Development Plan Review (SDR-35751) if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

This item will be considered by the City Council on **November 4, 2009**, 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,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:nl

cc: Mr. Samuel D. Tolman, AIA
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Luis Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



07101-001-06-09

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

October 9, 2009

Ms. Robin Yoakum
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: SDR-35751 - SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Robin Yoakum:

Your request for a Site Development Plan Review FOR A PROPOSED 7,600 SQUARE-FOOT GOVERNMENT FACILITY (FIRE STATION) WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER BETWEEN THE SIDEWALK AND BACK OF CURB WHERE FIVE FEET IS REQUIRED ALONG ARTERIAL STREETS ONE HUNDRED FEET AND WIDER (BONANZA ROAD) on 1.45 acres at 4551 East Bonanza Road (APN 140-32-101-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on October 8, 2009.

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

Planning and Development

1. Conformance to the conditions for Variance (VAR-35754) if approved.
2. No phasing shall be permitted; all landscaping must be planted prior to the issuance of a Certificate of Occupancy.
3. 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.
4. All development shall be in conformance with the site plan, floor plan, and building elevations, date stamped 08/25/09, and the landscape plan date stamped 09/02/09 except as amended by conditions herein.
5. 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.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Torkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



07101-001-06-09

6. 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.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. 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.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Construct all incomplete half-street improvements on Bonanza Road (sidewalk) adjacent to this site concurrent with development of this site.
14. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

Ms. Robin Yoakum
SDR-35751 - Page Three
October 9, 2009

15. 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.
16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
17. Site development to comply with all applicable conditions of approval for Z-18-98 and all other site-related actions.

This item will be considered by the City Council on **November 4, 2009**, 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,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:nl

cc: Mr. Samuel D. Tolman, AIA
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101



MEMORANDUM

TO: Steve Gebeke

FROM: Samuel Tolman AIA NCARB
Architectural Project Manager

A handwritten signature in black ink, appearing to be "Samuel Tolman", is written over the "FROM" line.

CC: Erik Singman, Louis Baker, Mark Sorensen

DATE: December 2, 2009

SUBJECT: Fire Station 108 Bonanza & Page SDR-35751 and Parking Variance
VAR- 35754

Dear Steve,

We received your notice of approval of SDR-35751 VAR-35754 on October 9, 2009 which expires in one year.

Due to the financial downturn of the present economy, the City has notified us that the construction of this project will be put on hold for an undefined time.

We respectfully request that this approval stand until the City notifies us that we can fund the construction. I do not know if this will be one or several years. We will make every effort to keep Planning informed of the pending status of this Fire Station.

Thanks,

Sam

DEPARTMENT OF
PUBLIC WORKS

CAPITAL PROJECT
MANAGEMENT
SECTION

400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 229-6535
FAX: (702) 384-4846
TDD: (702) 386-9108

www.lasvegasnevada.gov



Steve Gebeke

From: Steve Gebeke
Sent: Thursday, December 10, 2009 3:44 PM
To: Sam Tolman
Cc: Erik Singman; Louis Baker; Mark Sorensen
Subject: Fire Station 108 (SDR-35751 and VAR-35754)
Attachments: SDR-35751.tif; VAR-35754.tif

Sam –

I received your memo regarding the hold status of this project, and the request that the approval of the cases continue until ready to proceed. Unfortunately, the Site Development Plan Review and the Variance will expire per the Conditions of Approval and Title 19.18 standards. However, the expiration of these cases is not one year, but two from the date of final approval, or 11/04/11. If necessary, an Extension of Time (EOT) may be requested at any time prior to the expiration date. Requirements for an EOT submittal may be found on the city's website (I will not send them now as they are subject to change). Attached to this email, please find the final approval letters from the City Council meeting (you sent me a copy of the Planning Commission letters).

If you have any questions, please let me know.

Steve Gebeke

Planning Supervisor
Department of Planning and Development
City of Las Vegas
Office (702) 229-5410
Fax (702) 385-7268
sgebeke@lasvegasnevada.gov



