

Project Checklist



Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required				
YES	NO			
APPLICATION				
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)		+10 site Plans DINA REQUIRED
☒	☐	Grant deed and legal description		
☒	☐	<i>Detailed</i> justification letter		
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations		
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations		
☒	☐	Correct fee(s): \$ <u>500</u> \$ <u>300</u> \$ _____ Total = \$ <u>800</u>		
☒	☐	Assessor Parcel Map		
☒	☐	Statement of Financial Interest		
☒	☐	Development Impact Notice and Assessment (DINA)		
☒	☐	Project of Regional Significance		
SITE PLAN Folded Plans: <u>6</u> Rolled/Colored Plans:				
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	<i>All</i> property lines and present dimensions labeled		
☒	☐	<i>All</i> building setbacks labeled		
☒	☐	<i>All</i> adjacent existing land uses and street names labeled		
☒	☐	<i>All</i> points of ingress and egress shown		
☒	☐	ADA accessibility requirements shown/labeled		
☒	☐	Parking standard(s) utilized: _____		
☒	☐	Parking space count and typical dimensions labeled #regular #compact #handicap Total		
☒	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted		
LANDSCAPE PLAN Folded Plans: Rolled/Colored Plans:				
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	North arrow, scale, and vicinity map		
☐	☒	<i>All</i> property lines and present dimensions labeled		
☐	☒	<i>All</i> required perimeter landscape planters shown		
☐	☒	<i>All</i> required parking lot fingers/islands shown		
☐	☒	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover		
BUILDING ELEVATIONS Folded Plans: Rolled/Colored Plans:				
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	Scale and building dimensions labeled		
☐	☒	North, south, east, and west elevations of <i>all</i> buildings		
☐	☒	<i>All</i> building materials and colors noted		
☐	☒	8" x 10" photo of original color and material board		
☐	☒	<i>All</i> wall sign locations shown and sizes noted		
FLOOR PLANS Folded Plans: Rolled Plans:				
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	Scale and building dimensions labeled		
☐	☒	<i>All</i> building entrances/exits shown		
☐	☒	Use of <i>all</i> rooms noted/labeled		

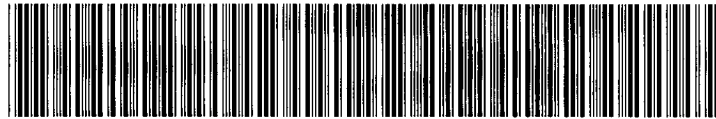
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: Scott Ashjian Application Type: Special Use Permit (mini-storage)

APN: 138-03-510-011, 012, 013 Location: Rainbow & Red Coach

Planner: J+mel Pre-App Meeting Date: 5/28/08 Earliest PC Date: 7/24/08

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



August 22, 2008

Mr. Fred Lessman
Kraft Family, LP
8331 Las Lomas Way
Las Vegas, Nevada 89129

RE: SUP-28399 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF AUGUST 20, 2008
RELATED TO GPA-28394, ZON-28396, VAR-28400, VAR-28651,
SUP-28398 AND SDR-28397

Dear Mr. Lessman:

The City Council at a regular meeting held August 20, 2008 APPROVED the request for a Special Use Permit FOR A PROPOSED MINI-STORAGE FACILITY on the west side of Rainbow Boulevard, approximately 150 feet north of Red Coach Avenue (APNs 138-03-510-011, 012 and 013), U (Undeveloped) Zone [O (Office) General Plan Designation] [PROPOSED: C-1 (Limited Commercial)]. The Notice of Final Action was filed with the Las Vegas City Clerk on August 21, 2008. This approval is subject to:

Planning & Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for a Mini-Storage Facility use.
2. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-28394), Rezoning (ZON-28396), Site Development Plan Review (SDR-28397), Variance (VAR-28400), Variance (VAR-28651), and Special Use Permit (SUP-28398) shall be required, if approved.
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.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Mr. Fred Lessman
SUP-28399 – Page Two
August 22, 2008

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

Sincerely,



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

cc: Mr. Bill Roberts
339 Hollins Hall Street
Las Vegas, Nevada 89145

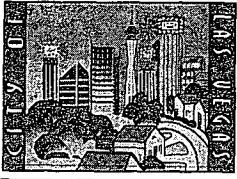
Mr. Fred Lessman
Azarbayjan Shahram
3225 South Rainbow Boulevard, Suite #206
Las Vegas, Nevada 89146-6216

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

July 25, 2008

Mr. Fred Lessman
Kraft Family, LP
8331 Las Lomas Way
Las Vegas, Nevada 89129

RE: SUP-28399 - SPECIAL USE PERMIT

Dear Mr. Lessman:

Your request for a Special Use Permit FOR A PROPOSED MINI-STORAGE FACILITY on the west side of Rainbow Boulevard, approximately 150 feet north of Red Coach Avenue (APNs 138-03-510-011, 012 and 013), U (Undeveloped) Zone [O (Office) General Plan Designation] [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown), was considered by the Planning Commission on July 24, 2008.

The Planning Commission voted to recommend **DENIAL** of your request as it was deemed incompatible with the surrounding development and land uses.

This item will be considered by the City Council on **August 20, 2008**, 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,

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Mr. Bill Roberts
339 Hollins Hall Street
Las Vegas, Nevada 89145

Mr. Fred Lessman
Azarbayjan Shahram
3225 South Rainbow Boulevard, Suite #206
Las Vegas, Nevada 89146-6216

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



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

July 11, 2008

Mr. Fred Lessman
Kraft Family, LP
8331 Las Lomas Way.
Las Vegas, Nevada 89129

RE: SUP-28399 - SPECIAL USE PERMIT

Dear Mr. Lessman:

Please be advised the City Planning Commission at its regular meeting on **July 24, 2008** 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, July 18, 2008** 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 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,

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Mr. Bill Roberts
339 Hollins Hall Street
Las Vegas, Nevada 89145

Mr. Fred Lessman
Azarbayjan Shahram
3225 South Rainbow Boulevard, Suite #206
Las Vegas, Nevada 89146-6216

Mayor
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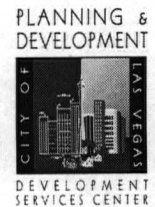
Affidavit of Sign Posting



Separator Sheet



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: SUP-28399

MEETING DATE: 07/24/08 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



Signature

7-12-08
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.

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: July 24, 2008

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:

SUP-28399

Desert Greens HOA

Lone Mountain Village Association

Northwest Area Residents Association NCG

Northwest Citizens Board NA

Sandpiper Golf Villas HOA

Turning Point Community Association

Woodcrest HOA

Public Hearing Notice



Separator Sheet

NOTICE OF NEIGHBORHOOD MEETING

We would like to invite you to a neighborhood meeting to discuss a proposed project on the west side of Rainbow and north of Red Coach Avenue. Please see the aerial below for the location of the project.

Date: *Monday, June 30, 2008*
Time: *6:00 p.m.*
Place: *Mountain Crest Community Center
4701 N. Durango
Las Vegas, NV 89129*

The following applications on file with the City are scheduled for the July 24, 2008 Planning Commission agenda:

GPA-28394 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: KRAFT FAMILY, LP, ET AL - Request to Amend a portion of the Northwest Sector of the Centennial Hills Master Plan FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL) on 2.37 acres on the west side of Rainbow Boulevard 150 feet north of Red Coach Avenue (APNs 138-03-510-011, 012 and 013), Ward 4 (Brown):

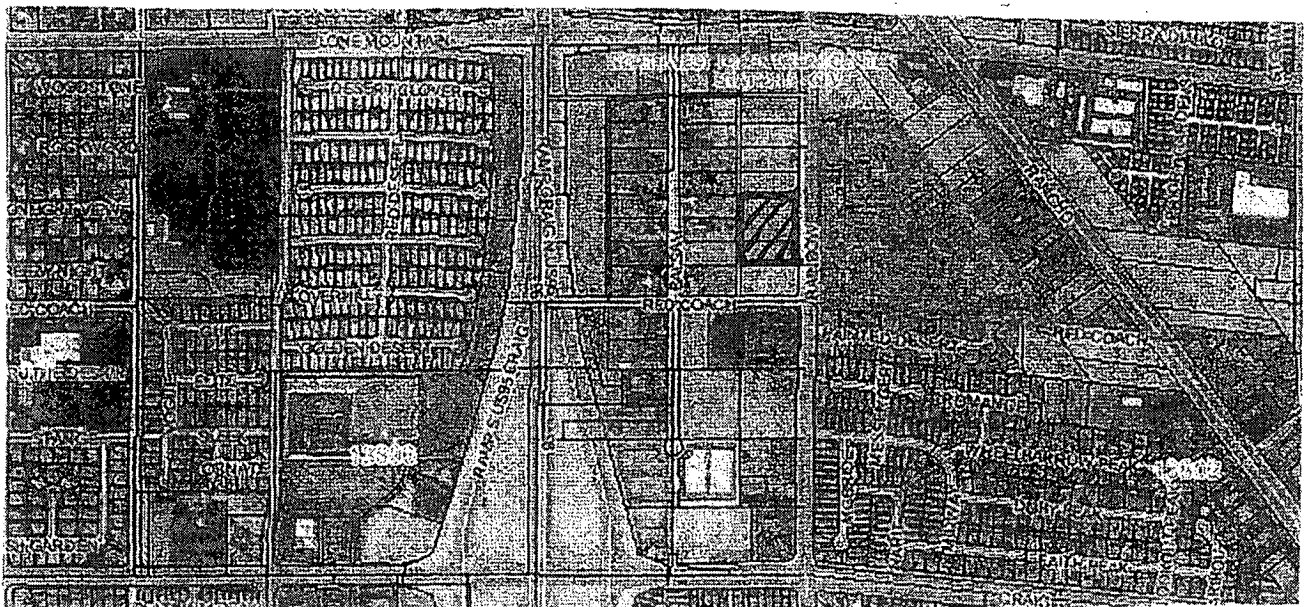
ZON-28396 - REZONING RELATED TO GPA-28394 - PUBLIC HEARING - APPLICANT/OWNER: KRAFT FAMILY, LP, ET AL - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL).

VAR-28400 - VARIANCE RELATED TO GPA-28394 AND ZON-28396 - PUBLIC HEARING - APPLICANT/OWNER: KRAFT FAMILY, LP, ET AL - Request for a Variance to ALLOW FIVE PARKING SPACES WHERE 13 SPACES ARE REQUIRED FOR A PROPOSED 74,540 SQUARE-FOOT MINI STORAGE AND BOAT/RV STORAGE FACILITY.

SUP-28398 - SPECIAL USE PERMIT RELATED TO GPA-28394 AND ZON-28396 - PUBLIC HEARING - APPLICANT/OWNER: KRAFT FAMILY, LP, ET AL - Request for a SPECIAL USE PERMIT FOR A PROPOSED BOAT/RV STORAGE FACILITY.

SUP-28399 - SPECIAL USE PERMIT RELATED TO GPA-28394, ZON-28396 AND SUP-28398 - PUBLIC HEARING - APPLICANT/OWNER: KRAFT FAMILY, LP, ET AL - Request for a Special Use Permit FOR A PROPOSED MINI STORAGE FACILITY.

SDR-28397 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-28394, ZON-28396, VAR-28400, SUP-28398, AND SUP-28399 - PUBLIC HEARING - APPLICANT/OWNER: KRAFT FAMILY, LP, ET AL - Request for a Site Development Plan Review FOR A 74,540 SQUARE-FOOT MINI STORAGE AND BOAT/RV STORAGE FACILITY WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ON THE NORTH AND SOUTH PROPERTY LINES WHERE EIGHT FEET IS REQUIRED.



Thank you and we look forward to seeing you.

If you have any questions, please call Liz Sorokac at Kummer Kaempfer Bonner Renshaw & Ferrario
(702) 693-4274

AFFIDAVIT OF MAILING FOR NEIGHBORHOOD MEETING

I, Amber Calixto, an employee of Kummer Kaempfer Bonner Renshaw & Ferrario, being first duly sworn, deposes and says that on June 18, 2008, a copy of the neighborhood meeting notification for the date and time of June 30, 2008 at 6:00 p.m., to be held at Mountain Crest Community Center located approximately 2.5 miles from the proposed project for applications GPA-28394, ZON-28396, VAR-28400, SUP-28398, SUP-28399 & SDR-28397 the attached of which is a true and correct copy, was mailed electronically and/or deposited in the United States Mail, First Class Mail, postage prepaid, to each person and/or organization whose name appears on the list or addresses that appear on the map attached herein.

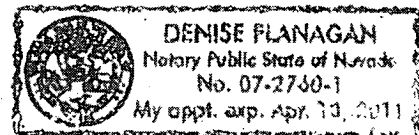
Amber Calixto
SIGNATURE

State of Nevada)

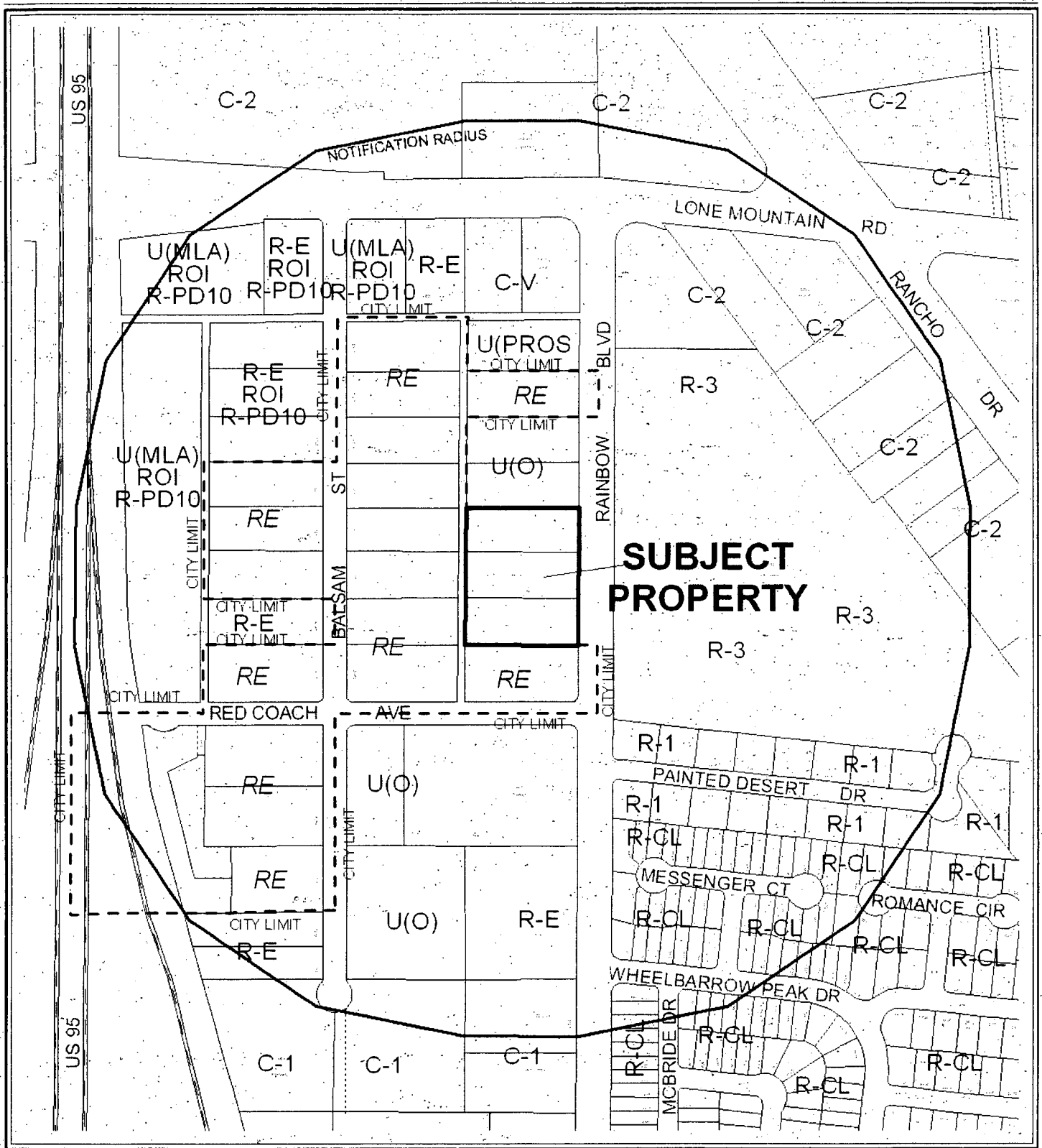
County of Clark)

SUBSCRIBED AND SWORN to before me
this 19 day of June, 2008.

Denise Flanagan
Notary Public in and for said County and State



Attachments:
Notice
Mailing List



CASE: **SUP-28399**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

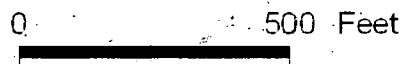
U (UNDEVELOPED) [O (OFFICE) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

0 500 Feet





C-1 (LIMITED COMMERCIAL)



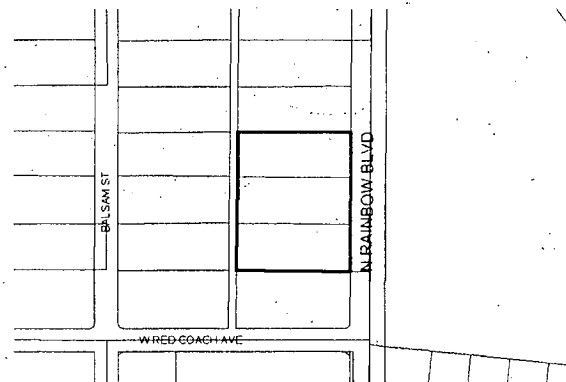
Application Information

SUP-28398 - SPECIAL USE PERMIT RELATED TO GPA-28394, ZON-28396, VAR-28400 AND VAR-28651 - PUBLIC HEARING - APPLICANT/OWNER: KRAFT FAMILY, LP, ET AL - Request for a Special Use Permit FOR A PROPOSED BOAT/RV STORAGE FACILITY on the west side of Rainbow Boulevard, approximately 150 feet north of Red Coach Avenue (APNs 138-03-510-011, 012 and 013), U (Undeveloped) Zone [O (Office) General Plan Designation] [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown)

SUP-28399 - SPECIAL USE PERMIT RELATED TO GPA-28394, ZON-28396, VAR-28400, VAR-28651 AND SUP-28398 - PUBLIC HEARING - APPLICANT/OWNER: KRAFT FAMILY, LP, ET AL - Request for a Special Use Permit FOR A PROPOSED MINI-STORAGE FACILITY on the west side of Rainbow Boulevard, approximately 150 feet north of Red Coach Avenue (APNs 138-03-510-011, 012 and 013), U (Undeveloped) Zone [O (Office) General Plan Designation] [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown)

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: July 24, 2008
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

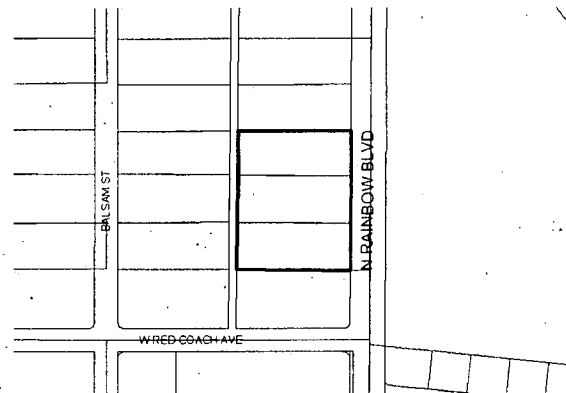
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Application Location



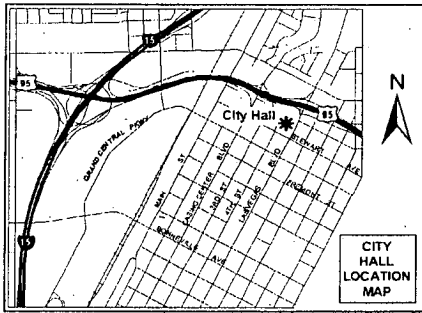
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: July 24, 2008
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

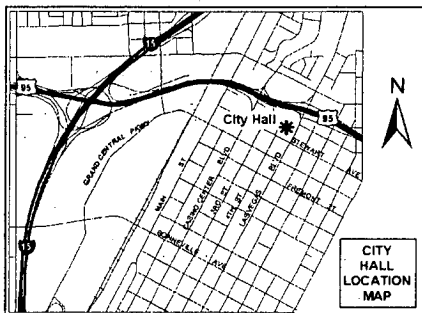
Please use available blank space on card for your comments.

SUP-28398 & SUP-28399

Planning Commission Meeting of 7/24/2008

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.

SUP-28398 & SUP-28399

Planning Commission Meeting of 7/24/2008

Extraction List



EXTRACTION LIST

Separator Sheet

Case: GPA-28394
2534801003
ANTA FE STATION INC
S NIELSON
STATION CASINOS INC
111 W SAHARA AVE
AS VEGAS NV 89102-4343

Case: GPA-28394
13803510011
KRAFT FAMILY L P
8331 LAS LOMAS WY
LAS VEGAS NV 89129-0000

Case: GPA-28394
13803602002
TREICHEL GERALD REVOCABLE LIV TR
6971 W RED COACH AVE
LAS VEGAS NV 89108-5752

Case: GPA-28394
2534801002
ENTRAL TELEPHONE CO
PPTY TAX DEPT
O BOX 7909
VERLAND PARK KS 66207-0909

Case: GPA-28394
13803510018
KEN'S TRUST
4668 BALSAM ST
LAS VEGAS NV 89108-5706

Case: GPA-28394
13803602005
POTTER RAYMOND M & PATRICIA L
4595 BALSAM ST
LAS VEGAS NV 89108-5701

Case: GPA-28394
3803510006
ITY OF LAS VEGAS
30 E STEWART AVE
AS VEGAS NV 89101-2913

Case: GPA-28394
13803510017
COMEAU ELLEN I
4650 BALSAM ST
LAS VEGAS NV 89108-5706

Case: GPA-28394
13803602006
FEDERAL HOME LOAN MORTGAGE
CORP FARGO HOME MTGE INC
P O BOX 1225
CHARLOTTE NC 28201-1225

Case: GPA-28394
3803510005
ITY OF LAS VEGAS
30 E STEWART
AS VEGAS NV 89101-2913

Case: GPA-28394
13803510012
AZARSHAH TRUST ETAL
3225 S RAINBOW BLVD #206
LAS VEGAS NV 89146-6216

Case: GPA-28394
13803602010
GRAGSON-BELTWAY BELCASTRO L L C
%R TORRES
3960 HOWARD HUGHES PKWY #150
LAS VEGAS NV 89169-5919

Case: GPA-28394
3803510004
IARBURGER KARL W
2 PUTNAM ST
ROVIDENCE RI 02909-2615

Case: GPA-28394
13803510016
GONZALEZ JAIME
7405 W GILMORE AVE
LAS VEGAS NV 89129-6575

Case: GPA-28394
13803602007
ASHJIAN JON S
4485 N RAINBOW
LAS VEGAS NV 89108-5711

Case: GPA-28394
3803510003
F INVESTMENTS L L C
S AIZENBERG
366 W CHEYENNE AVE
O LAS VEGAS NV 89032-2484

Case: GPA-28394
13803510015
COMPARONI SHIRLEY & FRANK ADOLPH
4614 BALSAM ST
LAS VEGAS NV 89108-5706

Case: GPA-28394
13803602008
ASHJIAN SCOTT
4485 N RAINBOW BLVD
LAS VEGAS NV 89108-5711

Case: GPA-28394
3803510022
WILSON VERLA M REVOCABLE LIV TR
742 BALSAM ST
AS VEGAS NV 89108-5747

Case: GPA-28394
13803602001
ASHJIAN SCOTT
4485 N RAINBOW
LAS VEGAS NV 89108-5711

Case: GPA-28394
13803602011
MINI-MASTERS INC
3800 HOWARD HUGHES PKWY 17TH FL
LAS VEGAS NV 89169-0925

Case: GPA-28394
3803510020
HAPMAN VIVIAN M
722 BALSAM ST
AS VEGAS NV 89108-5747

Case: GPA-28394
13803602018
INVESTMENT SOLUTIONS INC
2207 W GOWAN
NO LAS VEGAS NV 89032-7961

Case: GPA-28394
13803602013
SAGEBRUSH PROPERTY VENTURES LLC
4485 N RAINBOW BLVD
LAS VEGAS NV 89108-5711

Case: GPA-28394
3803510010
IALLY L L C
O BOX 33130
AS VEGAS NV 89133-3130

Case: GPA-28394
13803602017
CHURCH L D S PRESIDING BISHOP
%TAX DIVISION #531-5859
50 E NORTH TEMPLE ST 22ND FLOOR
SALT LAKE CITY UT 84150-0002

Case: GPA-28394
13803510025
S F INVESTMENTS L L C
4366 W CHEYENNE AVE
NO LAS VEGAS NV 89032-2484

Case: GPA-28394
3803510019
AGLE TRUST
686 BALSAM ST
AS VEGAS NV 89108-5706

Case: GPA-28394
13803602003
KEHL FAMILY TRUST
4597 N BALSAM ST
LAS VEGAS NV 89108-5701

13803510026
ANYON RAYMOND
1687 BALSAM ST
LAS VEGAS NV 89108-5705

Case: GPA-28394

13802201008
DOWLEN CARNEY
6500 PAINTED DESERT DR
LAS VEGAS NV 89108-5753

Case: GPA-28394

13802210028
TEEL JAMESON R & JAMIE L
6652 MESSENGER CT
LAS VEGAS NV 89108-5749

Case: GPA-28394

13803510028
SALLEGOS BENERITO & C REV LIV TR
1661 BALSAM
LAS VEGAS NV 89108-5705

Case: GPA-28394

13802202001
MALLETT WILLIE E LIVING TRUST
6645 PAINTED DESERT DR
LAS VEGAS NV 89108-5717

Case: GPA-28394

13802210027
PENA JOSE
6648 MESSENGER CT
LAS VEGAS NV 89108-5749

Case: GPA-28394

13803510029
PINEDA JOSE R
1633 BALSAM ST
LAS VEGAS NV 89108-5705

Case: GPA-28394

13802202002
VOSS LARRY D & SHAROLYN SUE
6641 PAINTED DESERT DR
LAS VEGAS NV 89108-5717

Case: GPA-28394

13802210026
HOUSING AUTHORITY CITY OF LV
P O BOX 1897
LAS VEGAS NV 89125-1897

Case: GPA-28394

13803510030
EWIS & KLOSOWSKI-LEWIS REV TR
1615 BALSAM ST
LAS VEGAS NV 89108-5705

Case: GPA-28394

13802202003
MOBLEY JACKIE F
6637 PAINTED DESERT DR
LAS VEGAS NV 89108-5717

Case: GPA-28394

13802210025
SHADE RICHARD C & LORA M
6640 MESSENGER CT
LAS VEGAS NV 89108-5749

Case: GPA-28394

13803510008
REELEY RALPH E & JACKIE MAY TRS
1722 BALSAM ST
LAS VEGAS NV 89108-5747

Case: GPA-28394

13802202004
SPEER CYNTHIA SUE
6613 PAINTED DESERT DR
LAS VEGAS NV 89108-5717

Case: GPA-28394

13802210024
PINJUV RICKI K
6636 MESSENGER CT
LAS VEGAS NV 89108-5749

Case: GPA-28394

13803510009
TALY L L C
%C BROOKSBY
%LDI LLC
P O BOX 50840
PROVO UT 84605-0840

Case: GPA-28394

13802202005
MUNNS RICHARD
6601 PAINTED DESERT DR
LAS VEGAS NV 89108-5717

Case: GPA-28394

13802210023
VIZCARRA LEOPOLDO
6632 MESSENGER CT
LAS VEGAS NV 89108-5749

Case: GPA-28394

13803510013
ZARSHAH TRUST ETAL
225 S RAINBOW #206
AS VEGAS NV 89146-6216

Case: GPA-28394

13802202006
STROUP ROBERT A & BETTY H
6517 PAINTED DESERT DR
LAS VEGAS NV 89108-5754

Case: GPA-28394

13802210022
MOSS SUSAN J
6628 MESSENGER CT
LAS VEGAS NV 89108-5749

Case: GPA-28394

13803510014
HARRINGTON KAROL JEAN ETAL
729 BROOKSTONE CT
AS VEGAS NV 89117-2443

Case: GPA-28394

13802202007
CHRISTENSEN RONALD J
6513 PAINTED DESERT DR
LAS VEGAS NV 89108-5754

Case: GPA-28394

13802210021
LINDSEY JENNETTE
6624 MESSENGER CT
LAS VEGAS NV 89108-5743

Case: GPA-28394

13802101003
A K PROPERTIES L L C
747 N RANCHO
AS VEGAS NV 89130-3533

Case: GPA-28394

13802202008
PERRYMAN-BUROW ALCINE
6509 PAINTED DESERT DR
LAS VEGAS NV 89108-5754

Case: GPA-28394

13802210020
REID RONALD L
6620 MESSENGER CT
LAS VEGAS NV 89108-5743

Case: GPA-28394

13802201007
SCH BRAXTON R & BETTRICE E
512 W PAINTED DESERT DR
AS VEGAS NV 89108-5753

Case: GPA-28394

13802210029
IRIANDA ROBERTO & EUGENIA
6656 MESSENGER CT
LAS VEGAS NV 89108-5749

Case: GPA-28394

13802210019
MORGAN DWAYNE & TONI K FAMILY TR
11009 ARBOR PINE AVE
LAS VEGAS NV 89144-1615

Case: GPA-28394

3802210018 Case: GPA-28394
SHEPHERD JOSHUA
612 MESSENGER CT
LAS VEGAS NV 89108-5743

13802210031 Case: GPA-28394
PAPE DONALD J
6649 MESSENGER CT
LAS VEGAS NV 89108-5744

13802210013 Case: GPA-28394
HANGEN PATRICIA A.
6605 MESSENGER CT
LAS VEGAS NV 89108-5736

3802210017 Case: GPA-28394
REYES MARCO ANTONIO
608 MESSENGER CT
LAS VEGAS NV 89108-5743

13802210035 Case: GPA-28394
GUADAGNO CINDY D
6633 MESSENGER CT
LAS VEGAS NV 89108-5744

13802210019 Case: GPA-28394
RUESS CARTER W
6541 ROMANCE CIR
LAS VEGAS NV 89108-5729

3802210016 Case: GPA-28394
YSON FELICIA LESHETTE
604 MESSENGER CT
LAS VEGAS NV 89108-5743

13802210032 Case: GPA-28394
WILDE PATRICK J & MICHAEL T
6645 MESSENGER CT
LAS VEGAS NV 89108-5744

13802210043 Case: GPA-28394
MORALES TIFFANY
6652 WHEELBARROW PEAK DR
LAS VEGAS NV 89108-5742

3802210015 Case: GPA-28394
ALMELA MARILYN V & DANIEL J
600 MESSENGER CT
LAS VEGAS NV 89108-5743

13802210036 Case: GPA-28394
PAGE JUNE M
6629 MESSENGER CT
LAS VEGAS NV 89108-5744

13802210042 Case: GPA-28394
WHEELER MARVIN C & ILSE R
4548 CIELO LN
LAS VEGAS NV 89130-5308

3802211017 Case: GPA-28394
IDALGO JORGE
743 W CHARLESTON BLVD #2
AS VEGAS NV 89146-9053

13802210014 Case: GPA-28394
COLORADO CONSERVANCY 1 TRUST
%S ROBINSON
P O BOX 4441
LAGUNA BEACH CA 92652-4441

13802210040 Case: GPA-28394
MIRANDA GARY & RENEE TR
6640 WHEELBARROW PEAK DR
LAS VEGAS NV 89108-5742

3802211016 Case: GPA-28394
RTIZ LIBORIO AMAYA
540 ROMANCE CIR
AS VEGAS NV 89108-5729

13802210009 Case: GPA-28394
ELLIOTT ROBERT B
6621 MESSENGER CT
LAS VEGAS NV 89108-5736

13802210039 Case: GPA-28394
PERKINS SCOTT & VICKI
6636 WHEELBARROW PEAK DR
LAS VEGAS NV 89108-5742

3802211015 Case: GPA-28394
ONES CARL O & MARIA D
535 ROMANCE CIR
AS VEGAS NV 89108-5729

13802211018 Case: GPA-28394
CRISTILLI TAHAM J & MARY F
6545 ROMANCE CIR
LAS VEGAS NV 89108-5729

13802210041 Case: GPA-28394
SHEA RYAN O
6644 WHEELBARROW PEAK DR
LAS VEGAS NV 89108-5742

3802210030 Case: GPA-28394
RACY MICHAEL W & SUSAN H
553 MESSENGER CT
AS VEGAS NV 89108-5744

13802210010 Case: GPA-28394
GREEN WARREN
8402 DANVILLE DR
AUSTIN TX 78753-5810

13802210038 Case: GPA-28394
FARROW CARLUSS A
3721 N CAMPBELL DR
LAS VEGAS NV 89129-7028

3802210033 Case: GPA-28394
AGASAWA FAMILY TRUST
341 MESSENGER CT
AS VEGAS NV 89108-5744

13802210011 Case: GPA-28394
LLOYD FAMILY TRUST
P O BOX 400248
LAS VEGAS NV 89140-0248

13802210037 Case: GPA-28394
FULSAAS BETTY K REV LIV TR
6628 WHEELBARROW PEAK DR
LAS VEGAS NV 89108-5742

3802210034 Case: GPA-28394
TEWART GABRIEL
O BOX 803
ATIONAL CITY CA 91951-0803

13802210012 Case: GPA-28394
PEELLE WESLEY J
6609 MESSENGER CT
LAS VEGAS NV 89108-5736

13802210008 Case: GPA-28394
O'NEIL PATRICK D & RAMONA RUIZ
6620 WHEEL BARROW PEAK DR
LAS VEGAS NV 89108-5741

13802210007 Case: GPA-28394
 C W S D A S FAMILY TRUST
 7450 VERDE WY
 LAS VEGAS NV 89149-5827

13802210051 Case: GPA-28394
 WEEKLEY CAROL E A
 6617 WHEELBARROW PEAK DR
 LAS VEGAS NV 89108-5740

13802201001 Case: GPA-28394
 DONNELLY TODD M
 6644 PAINTED DESERT DR
 LAS VEGAS NV 89108-5718

13802210006 Case: GPA-28394
 COOPER COLLEEN
 7912 WEDLOCK LN
 LAS VEGAS NV 89129-5469

13802210045 Case: GPA-28394
 WELCH REBECCA L
 4458 MCBRIDE DR
 LAS VEGAS NV 89108-5734

13802201002 Case: GPA-28394
 HANDEGARD ARVID & PAMELA J
 6640 PAINTED DESERT DR
 LAS VEGAS NV 89108-5718

13802210005 Case: GPA-28394
 ESHELMAN SHELLY
 P O BOX 36204
 LAS VEGAS NV 89133-6204

13802210046 Case: GPA-28394
 NICHOLS CHRISTOPHER P
 4452 MCBRIDE DR
 LAS VEGAS NV 89108-5734

13802201003 Case: GPA-28394
 THOMAS MICHAEL RAY
 6636 PAINTED DESERT DR
 LAS VEGAS NV 89108-5718

13802210004 Case: GPA-28394
 HARETTE WILFRED & MARIA
 1048 RED ARROW
 LAS VEGAS NV 89135-1624

13802211050 Case: GPA-28394
 FITZPATRICK ROBBIN WEISMAN
 4448 MCBRIDE DR
 LAS VEGAS NV 89108-5710

13802201004 Case: GPA-28394
 HILL TERRY & KAREN
 4800 EVERGREEN GLEN DR
 LAS VEGAS NV 89130-2209

13802210003 Case: GPA-28394
 TAYLOR SAMANTHA
 6600 WHEELBARROW PEAK DR
 LAS VEGAS NV 89108-5738

13802101015 Case: GPA-28394
 LONE MOUNTAIN APTS I L L C
 6021 S FORT APACHE #100
 LAS VEGAS NV 89148-5562

13802201005 Case: GPA-28394
 REED DEAN & TERRI
 6612 PAINTED DESERT DR
 LAS VEGAS NV 89108-5718

13802210044 Case: GPA-28394
 WEIDNER ELVA L
 337 CASHMAN DR
 LAS VEGAS NV 89102-2001

13802101002 Case: GPA-28394
 CHAU LONG BEN & Q R REV TR ETAL
 9337 CANYON SHADOW
 LAS VEGAS NV 89117-7126

13802201006 Case: GPA-28394
 RAYNER ELMO JR & JO ANNE R
 6600 PAINTED DESERT DR
 LAS VEGAS NV 89108-5718

13802210047 Case: GPA-28394
 WENS SEAN P
 633 WHEELBARROW PEAK DR
 LAS VEGAS NV 89108-5740

13802101005 Case: GPA-28394
 B R N V L L C
 4201 JORY TRL
 LAS VEGAS NV 89108-5210

13802112121 Case: GPA-28394
 LONE MOUNTAIN APTS I L P
 6021 S FORT APACHE #100
 LAS VEGAS NV 89148-5562

13802210048 Case: GPA-28394
 UNIK ROBERT & KATHLEEN
 629 WHEELBARROW PEAK DR
 LAS VEGAS NV 89108-5740

13802101017 Case: GPA-28394
 B R N V L L C
 4201 JORY TRL
 LAS VEGAS NV 89108-5210

13802210049 Case: GPA-28394
 ULSE INVESTMENTS L L C
 6J PULSE
 701 PATRICIA AVE
 LAS VEGAS NV 89130-2526

13802101006 Case: GPA-28394
 SINGH MANINDER K
 1301 E FREMONT ST
 LAS VEGAS NV 89101-5409

13802210050 Case: GPA-28394
 LBINI DINA MARIA
 621 WHEELBARROW PEAK DR
 LAS VEGAS NV 89108-5740

13802101007 Case: GPA-28394
 ATLAS III TRUST ETAL
 12121 WILSHIRE BLVD #1300
 LOS ANGELES CA 90025-1166

Iron Mountain Ranch Master Association

Providence Community Association

Painted Desert Community Association

Summerlin West Community Association

Summerlin North Community Association

Northwest Area Residents Association N
Mark Edgel
5645 W. Alexander Rd.
Las Vegas, NV 89130

Woodcrest HOA
Kathy Fullerman
PO Box 12117
Las Vegas, NV 89122

Northwest Citizens Board NA
Chalice Lundquist
4924 Vega Ln.
Las Vegas, NV 89130

Turning Point Community Association
Bob Freeland
7241 Indian Creek Lane #104
Las Vegas, NV 89149

Desert Greens HOA
Byron Connor
7249 Painted Shadows Way
Las Vegas, NV 89149

Summer Springs HOA
Exena Reinhardt
1212 Observation Dr. # 101
Las Vegas, NV 89128

Sandpiper Golf Villas HOA
Gerald Brodeur
7213 Vista Bonita Dr.
Las Vegas, NV 89149

Lone Mountain Village Association
Susan Santarcangelo
7109 Junction Village Ave.
Las Vegas, NV 89129

Iron Mountain Ranch Master Association

2455 S. Rainbow
Suite 200
Las Vegas, NV 89146

Providence Community Association

7175 W. Durango
Suite 280
Las Vegas, NV 89149

Painted Desert Community Association

5665 Painted Mirage Rd.
Las Vegas, NV 89149

Summerlin West Community Association

1000 W. Charleston Blvd.
Las Vegas, NV 89135

Summerlin North Community Association

2120 Snow Trail
Las Vegas, NV 89134

Northwest Area Residents Association N

Mark Edgel
5645 W. Alexander Rd.
Las Vegas, NV 89130

Woodcrest HOA

Kathy Fullerman
PO Box 12117
Las Vegas, NV 89122

Mountain Shadows HOA

Anthony Bruges
4009 Poppy Fields Dr.
Las Vegas, NV 89129

Northwest Citizens Board NA

Chalice Lundquist
4924 Vega Ln.
Las Vegas, NV 89130

Turning Point Community Association

Bob Freeland
7241 Indian Creek Lane #104
Las Vegas, NV 89149

Desert Greens HOA

Byron Connor
7249 Painted Shadows Way
Las Vegas, NV 89149

Summer Springs HOA

Exena Reinhardt
1212 Observation Dr. # 101
Las Vegas, NV 89128

Sandpiper Golf Villas HOA

Gerald Brodeur
7213 Vista Bonita Dr.
Las Vegas, NV 89149

Lone Mountain Village Association

Susan Santarcangelo
7109 Junction Village Ave.
Las Vegas, NV 89129

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

SUP-28399

HAND DELIVERED

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

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

<CCSD>	LINDA PERRI	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

*** 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 >**

SUP
06/04/2008

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

SUP-28399 - SPECIAL USE PERMIT RELATED TO GPA-28394, ZON-28396 AND SUP-28398 - PUBLIC HEARING - APPLICANT/OWNER: KRAFT FAMILY, LP, ET AL - Request for a SPECIAL USE PERMIT FOR A PROPOSED MINI STORAGE FACILITY on the west side of Rainbow Boulevard 150 feet north of Red Coach Avenue (APNs 138-03-510-011, 012 and 013), U (Undeveloped) Zone [O (Office) General Plan Designation] [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown)

PLANNING COMMISSION: JULY 24, 2008

CITY COUNCIL: AUGUST 20, 2008

PLANNING SUPERVISOR: PETER LOWENSTEIN



PUBLIC HEARING

Comments Due: JUNE 25, 2008

*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:

Hansen Sheet



Separator Sheet

Report Date 06/10/2008 03:08 PM

Submitted By

Page 1

A/P # 28399 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	05/30/2008 16:39	984727	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

SUP-28399 - SPECIAL USE PERMIT RELATED TO GPA-28394, ZON-28396 AND SUP-28398 - PUBLIC HEARING - APPLICANT/OWNER: KRAFT FAMILY, LP AND AZARBAYJAN SHAHRAM - Request for a SPECIAL USE PERMIT FOR A PROPOSED MINI STORAGE FACILITY on 2.37 acres generally located 150 feet north of the northwest corner of Rainbow Boulevard and Redcoach Avenue (APN: 138-03-510-011 thru 013), Ward 4 (Brown)

Parent A/P #	28394	Project/Phase Name	SUP MINI STORAGE 150 NORTH OF	Phase #	
Project #	28399	Size Description		Subdivision Code	
Size/Area	0.00	Proposed Start		% Completed	0.00
Proposed Stop					
% Complete Formula					

Property/Site Information

Parcel 13803510011

Location

Owner/Tenant

Contact ID AC1106942	Name	AZARBAYJAN SHAHRAM	Organization	
Mailing Address 3225 S RAINBOW BLVD			State/Province NV	
City LAS VEGAS			Country	☐ Foreign
ZIP/PC 89146			Evening Phone	
Day Phone (702)592-3529 x			Mobile #	
Fax				

Contact ID AC62554	Name	KRAFT FAMILY L P	Organization	
Mailing Address 8331 LAS LOMAS WY			State/Province NV	
City LAS VEGAS			Country	☐ Foreign
ZIP/PC 89129			Evening Phone	
Day Phone			Mobile #	
Fax				

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13803510011
13803510012

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SUP Application****Report Date** 06/10/2008 03:08 PM**Submitted By**

Page 2

A/P Linked Parcels

13803510013

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC62554	☐ Foreign
Effective		Expire				
Name	KRAFT FAMILY L P					
Day Phone		Eve Phone		Organization		
Pager		PIN #		Position		
Fax		Mobile		Profession		
E-Mail						
Address	8331 LAS LOMAS WY LAS VEGAS, NV 89129					
Seasonal Addr						

Valid From	To
Comments	
No Comments	

Primary	N	Capacity	OTHER	Other	REP	Contact ID	AC1521427	☐ Foreign
Effective		Expire						
Name	BILL ROBERTS							
Day Phone	()635-6939 x	Eve Phone		Organization				
Pager		PIN #		Position				
Fax	()243-8287	Mobile		Profession				
E-Mail								
Address	339 HOLLINS HALL ST LAS VEGAS, NV 89145							
Seasonal Addr								

Valid From	To
Comments	
No Comments	

Primary	Y	Capacity	OWNER	Contact ID	AC1106942	☐ Foreign
Effective		Expire				
Name	AZARBAYJAN SHAHRAM					
Day Phone	(702)592-3529 x	Eve Phone		Organization		
Pager		PIN #		Position		
Fax		Mobile		Profession		
E-Mail						
Address	3225 S RAINBOW BLVD #206 LAS VEGAS, NV 89146					
Seasonal Addr						

Valid From	To
Comments	
Fred Lessman	

Contractors

No Contractors

Item Description**Item Status**

Check Fees	Fees Successful
PROCESSING FEE (\$500.00)	Paid
NOTIFICATION & ADVERTISING FEE (\$300.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

SUP Application

Report Date 06/10/2008 03:08 PM

Submitted By

Page 3

Item Description

Item Status

Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Successful
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0
Pre-Check Conditions Added:	0
Inspections Added:	0
Reviews Added:	12
DEVCO	
NEIGH P&S	
B&S PLAN	
FLOOD	
TRAFFIC	
TEFO	
SURVEY	
SID	
SEWER	
ROW	
LAND DEV	
FIRE ENG	
Fees Added:	0
Conditions Added:	0
Periodic Inspection Schedules Added:	0

Fees

Status

Paid Date

Amount

NOTIFICATION & ADVERTISING FEE	P	06/03/2008 09:51	300.00
PROCESSING FEE	P	06/03/2008 09:51	500.00
Total Unpaid		0.00	Total Paid 800.00

Review Activities

Act#	Act Type	Status	Waived	Issued	Started	Completed
Comp By	Comments					

278060	B&S PLAN	0	N	06/10/2008 15:08		
278058	DEVCO	0	N	06/10/2008 15:08		
278069	FIRE ENG	0	N	06/10/2008 15:08		
278061	FLOOD	0	N	06/10/2008 15:08		
278068	LAND DEV	0	N	06/10/2008 15:08		
278059	NEIGH P&S	0	N	06/10/2008 15:08		
278067	ROW	0	N	06/10/2008 15:08		
278066	SEWER	0	N	06/10/2008 15:08		

Report Date 06/10/2008 03:08 PM

Submitted By

Page 4

Review Activities	Act#	Act Type	Status	Waived	Issued	Started	Completed
Comp By		Comments					
278065	SID	0	N		06/10/2008 15:08		
278064	SURVEY	0	N		06/10/2008 15:08		
278063	TEFO	0	N		06/10/2008 15:08		
278062	TRAFFIC	0	N		06/10/2008 15:08		

Activity Review Details

Detail SUBMITTAL CHECKLIST (SUP)

Modified By RGUMARANG

Modified Date/Time 05/30/2008 16:38

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Pre-Application Conference Checklist
- Y Application/Petition Form
- Y Deed and Legal Description
- Y Justification Letter
- Y Assessors Parcel Map
- Y DINA (Not Always Required)
- Y Site Plan (19 Folded Blue Lines, 1 Rolled Colored)
- Y Floor Plan, If Applicable (1 Folded, 1 Rolled)
- Y Laser Print Site Plan
- Y Laser Print Floor Plan
- Y Statement of Financial Interest

Check Conditions

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

No Conditions

Project #	A/P Type	Status	Stage	Relation
-----------	----------	--------	-------	----------

No children exist for this project

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

There is no planning condition for this project.

Report Date 06/10/2008 03:08 PM

Submitted By

Page 5

SPECIAL USE PERMIT

Y DINA Required? Y Will this go to the City Council? Final City Council letter received
Y Project of Regional Significance? Annotated minutes received
Y Parent Project link required? Is there a condition of approval for a Required Review?
If yes, when does it need to be reviewed?

Type of Use

MINI-STORAGE FACILITY

Staff Recommendation

Meeting Information

Meeting Information		Meeting Type		Meeting Status		YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Comments	Add Date	Modified By	Modified Date				
07/24/2008		PC		SCHEDULED		0	0	0
RGUMARANG		05/30/2008	RGUMARANG	06/04/2008				

Template Type/AP#	AP Type	Status	Stage
-------------------	---------	--------	-------

No children exist for this project

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

No Employee Entries

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

PAYMNT CO NAME WHO PICKED UP CONTACT# 983657 06/03/2008 09:52 0.00
Ashjian Development ck 94 / 635-6939 / Bill Roberts

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE
 Project Address (Location) RAINBOW/RED COACH
 Project Name RAINBOW/RED COACH SELF STORAGE Proposed Use SELF STORAGE
 Assessor's Parcel #(s) 138-03-510-011 Ward # A
 General Plan: existing WH-0 proposed WH-5 Zoning: existing R-E proposed C-1
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres .79 NET Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER KRAFT FAMILY, LP Contact FRED LESSMAN
 Address 8331 LAS LOMAS WY. Phone: (702) 592-3529 Fax: _____
 City LAS VEGAS State NV. Zip 89129

APPLICANT KRAFT FAMILY, LP Contact FRED LESSMAN
 Address 8331 LAS LOMAS WY. Phone: (702) 592-3529 Fax: _____
 City LAS VEGAS State NV. Zip 89129

REPRESENTATIVE BILL ROBERTS ct _____
 Address 339 HOLLINS HALL STREET Phone: (702) 635-6939 Fax: (702) 243-8287
 City LAS VEGAS State NV. Zip 89145

Property Owner Signature* [Signature]

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

Print Name KEVIN KRAFT GEN. PARTNER

Subscribed and sworn before me

This 10 day of March, 2008.

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # VAR-28400
 Meeting Date: 7/24/08
 Total Fee: \$600
 Date Received:* 5/30/08
 Received By: ROBERTO

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT- MINI STORAGE
 Project Address (Location) RAINBOW / RED COACH
 Project Name RAINBOW / RED COACH SELF STORAGE Proposed Use SELF STORAGE
 Assessor's Parcel #(s) 138-03-510-012, 013 Ward # 4
 General Plan: existing ~~PD~~ D proposed MS Zoning: existing R-E proposed C-1
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 1.58 NET Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER AZARBAYJAN SHAHRAM Contact FRED LESSMAN
 Address 3225 S. RAINBOW #206 Phone: (702) 592-3529 Fax: _____
 City LAS VEGAS State NV. Zip 89146-6216

APPLICANT AZARBAYJAN SHAHRAM Contact FRED LESSMAN
 Address 3225 S. RAINBOW #206 Phone: (702) 592-3529 Fax: _____
 City LAS VEGAS State NV. Zip 89146-6216

REPRESENTATIVE BILL ROBERTS ct _____
 Address 339 HOLLINS HALL STREET Phone: (702) 635-6939 Fax: (702) 243-8287
 City LAS VEGAS State NV. Zip 89145

FOR DEPARTMENT USE ONLY

Property Owner Signature* [Signature]

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

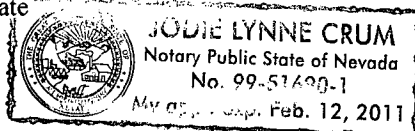
Print Name SHAHRAM AZARBAYJAN

Subscribed and sworn before me

This 17th day of MARCH, 20 08

[Signature]

Notary Public in and for said County and State



Case #	<u>SUP-28399</u>
Meeting Date:	<u>7/10/08</u>
Total Fee:	<u>\$ 800</u>
Date Received:*	<u>5/30/08</u>
Received By:	<u>Romeo</u>

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT- MINI STORAGE
 Project Address (Location) RAINBOW/RED COACH
 Project Name RAINBOW/REDCOACH SELF STORAGE Proposed Use SELF STORAGE
 Assessor's Parcel #(s) 138-03-510-011 Ward # 4
 General Plan: existing 0 proposed 0 Zoning: existing R-E proposed C-1
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres .79 NET Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER KRAFT FAMILY, LP Contact FRED LEGGEMAN
 Address 8331 LAS LOMAS WY. Phone: (702) 592-3529 Fax: _____
 City LAS VEGAS State NV. Zip 89129

APPLICANT KRAFT FAMILY, LP. Contact FRED LEGGEMAN
 Address 8331 LAS LOMAS WY. Phone: (702) 592-3529 Fax: _____
 City LAS VEGAS State NV. Zip 89129

REPRESENTATIVE BILL ROBERTS ct _____
 Address 339 HOLLINS HALL STREET Phone: (702) 635-6939 Fax: (702) 243-8287
 City LAS VEGAS State NV. Zip 89145

Property Owner Signature* _____

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

Print Name KEVIN KRAFT GEN. PARTNER

Subscribed and sworn before me

This 10 day of March, 2008.

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-28399</u>
Meeting Date:	<u>7/10/08</u>
Total Fee:	<u>\$800</u>
Date Received:*	<u>5/30/08</u>
Received By:	<u>Romeo</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

WJR

Consulting Services, LLC **Land Acquisition & Development Services**

May 28, 2008

City of Las Vegas Planning Department
731 S. Fourth Street
Las Vegas, NV 89101
Ph: (702) 229-6301
Fax: (702) 474-7463

**RE: REQUEST FOR GPA, ZONING, SPECIAL USE PERMIT, SITE DEVELOPMENT
REVIEW, VARIANCE, FOR APN: 138-03-510-011, 012 AND 013 (2.36 ACRES)**

To Whom It May Concern:

We at Azarshah Trust, Azarbayjan Shahram, & Kraft Family LP, would like to formally request that the subject property be rezoned from R-E (Residential Estate) to Commercial.

The sole purpose for this request would allow us to proceed with the development of a proposed Self Storage / RV, which would provide a well, needed service to the surrounding area. We respectfully request your approval of this request to rezone the said property as noted above herein.

VARIANCE REQUEST:

Request to waive the On-Site Parking @ 1 per 50 Units based on RV Spaces can be used for parking when available.

SPECIAL USE PERMIT:

Request to allow for a Self Storage and RV / Boat Storage Facility within a C-1 Zoning.

If you have any questions, please feel free to call me at (702) 635-6939

Sincerely,

Bill Roberts

WJR Consulting Services, LLC
339 Hollins Hall Street
Las Vegas, NV 89145
Ph: (702) 635-6939
Email: billykingmanaz@yahoo.com

RECEIVED

MAY 30 2008

SUP-28399
07/24/08 PC



Consulting Services, LLC
Land Acquisition & Development Services

June 26, 2008

City of Las Vegas Planning Department
731 S. Fourth Street
Las Vegas, NV 89101
Ph: (702) 229-6301
Fax: (702) 474-7463

**RE: REQUEST FOR GPA, ZONING, SPECIAL USE PERMIT, SITE DEVELOPMENT
REVIEW, VARIANCE, FOR APN: 138-03-510-011, 012 AND 013 (2.36 ACRES)**

To Whom It May Concern:

We at Azarshah Trust, Azarbayjan Shahram, & Kraft Family LP, would like to formally request that the subject property be rezoned from R-E (Residential Estate) to Commercial.

The sole purpose for this request would allow us to proceed with the development of a proposed Self Storage / RV, which would provide a well, needed service to the surrounding area. We respectfully request your approval of this request to rezone the said property as noted above herein. The Items requesting approval are as follows:

- Request to Rezone from Undeveloped to the C-1 (Limited Commercial) Zoning district.
- Request to amend the General Plan from O (Office) to SC (Service Commercial).
- Request for a Parking Variance to allow 5 parking spaces where 15 is required based on 500+/- Units.
- Request for a Variance to allow a zero-foot setback on the north and south property lines where 10 feet is required.
- Request for a Variance to allow a 10-foot setback on the west property line where Residential Adjacency Standards require 75 feet.
- Request for a Waiver to allow a zero-foot landscape buffer along the north and south property lines where eight feet is required.
- Request for a Waiver to allow a 10-foot landscape buffer on the east property line where 15 feet is required.
- Request for a Special Use Permit to allow for a Boat/RV Storage Facility.
- Request for a Special Use Permit to allow for Mini Storage Facility.

If you have any questions, please feel free to call me at (702) 635-6939.

Sincerely,
Bill Roberts
WJR Consulting Services, LLC
339 Hollins Hall Street
Las Vegas, NV 89145
Ph: (702) 635-6939
Email: billykingmanaz@yahoo.com



**SUP-28399
REVISED
07/24/08 PC**

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-28399** APN: 138-03-510-011

Name of Property Owner: KRAFT FAMILY, LP

Name of Applicant: KRAFT FAMILY, LP

Name of Representative: BILL ROBERTO

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: KEVIN KRAFT GEN. PARTNER

Subscribed and sworn before me

This 10 day of March 2008

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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-28399** APN: 138-03-510-02,013

Name of Property Owner: AZARBAYJAN SHAHRAM

Name of Applicant: AZARBAYJAN SHAHRAM

Name of Representative: BILL ROBERTO

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

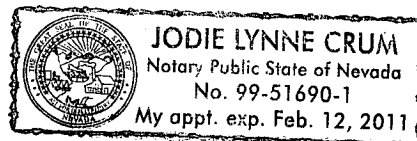
Signature of Property Owner: _____

Print Name: SHAHAM. AZARBAYJAN

Subscribed and sworn before me

This 11th day of MARCH, 2008

Notary Public in and for said County and State

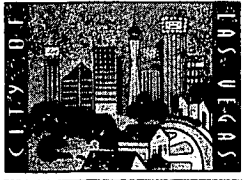


DINA Letter



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

July 10, 2008

Tom Roberts
Metropolitan Police Department
Intergovernmental Services
400 Stewart Ave.
Las Vegas, NV 89101

Re: Development Impact Notice and Assessment (DINA)
Project of Regional Significance

Project Title:
GPA-28394; SUP-28398; SUP-28399
13803510011; 13803510012; 13803510013

Dear Mr. Roberts,

Pursuant to 1999 Statutes of Nevada, Chapter 481, and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that the project in reference is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan, and your Agency may be affected by the proposal.

It is the responsibility of the affected Agency to determine whether the proposed project would have a negative impact on the level of services it provides and if any mitigation measures to reduce the impacts of the project are necessary.

Therefore, as an affected Agency, this Environmental Impact Assessment referral is being forwarded for your review of potential negative impacts and to request your comments. Such comments may propose suggestions for mitigation measures to reduce any such negative impacts.

Comments must be submitted to the Department no later than July 24th 2008.

Please forward comments to Agenda Technician Nora Lares.

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
plowenstein@lasvegasnevada.gov
(702) 229-4693

**Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services**

No Law Enforcement Issue

Enclosures:

1. Environmental Impact Assessment Report GPA-28394; SUP-28398; SUP-28399
2. Location Map
3. Project Plans

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



Deed



Separator Sheet

EXHIBIT "A"

**LOT THIRTY-FOUR (34) IN BLOCK TWO (2) OF BRIDLE PATH ESTATES, AS SHOWN BY
MAP THEREOF ON FILE IN BOOK 6 OF PLATS, PAGE 99, IN THE OFFICE OF THE
COUNTY RECORDER OF CLARK COUNTY, NEVADA.**

ASSESSOR'S

**SUP-28399
07/24/08 PC**

20000925
01741

EXHIBIT "A"
LEGAL DESCRIPTION

ESCROW NO.: 00030318

LOT THIRTY-SIX (36) IN BLOCK TWO (2) OF BRIDLEPATH ESTATES, AS
SHOWN BY MAP THEREOF ON FILE IN BOOK 6 OF PLATS, PAGE 99, IN
THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

ASSESSOR'S

COPY

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

STEWART TITLE OF NEVADA

09-25-2008 15:18 GMC 2
OFFICIAL RECORDS
BOOK 20000925 INST: 01741

FEE: 8.00 RPTT: 200.00

SUP-28399
07/24/08 PC

EXHIBIT "A"

**LOT 35 IN BLOCK 2 OF BRIDLE PATH ESTATES, AS SHOWN BY MAP THEREOF ON FILE
IN BOOK 6 OF PLATS, PAGE 99, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK
COUNTY, NEVADA.**

ASSESSOR'S

COPY

**SUP-28399
07/24/08 PC**

RECORDING REQUESTED BY:
STEWART TITLE COMPANY
WHEN RECORDED MAIL TO:
MAIL TAX STATEMENTS TO:

KRAFT FAMILY LIMITED
8331 Las Lomas Way
Las Vegas, NV 89129

20000925
ESCROW NO. 00030311
R.P.T.T. \$ 200.00
A.P.N. ~~XXXXXXXXXX~~

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **RONALD WILLIAM HODGE, A SINGLE MAN**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to

KRAFT FAMILY LIMITED PARTNERSHIP, A NEVADA LP

and to the heirs and assigns of such Grantee forever, all that real property situated in the
County of **Clark** State of Nevada, bounded and described as follows:

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

SUBJECT TO: 1. Taxes for fiscal year 2000-2001.

2. Reservations, restrictions, conditions, rights, rights of way and easements, if any, of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereon.

DATE: **September 21, 2000**

Ronald William Hodge
RONALD WILLIAM HODGE

STATE OF **NEVADA**

COUNTY OF **CLARK**

This instrument was acknowledged before me on **9-22-00**
by **RONALD WILLIAM HODGE**

Signature

[Signature]
Notary Public



65
**STATE OF NEVADA
DECLARATION OF VALUE**

20000925
01741

1. Assessor Parcel Number(s):

a) [REDACTED]
b) _____
c) _____
d) _____

2. Type of Property:

- a) ☒ Vacant Land b) _____ Single Family Res.
c) _____ Condo/Townhouse d) _____ 2-4 Plex
e) _____ Apartment Bldg. f) _____ Comm'l/Ind'l
g) _____ Agricultural h) _____ Mobile Home
i) Other: _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument No.: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$ 80,000.00

Deduct Assumed Liens and/or Encumbrances:

\$ _____

Provide recording information: Doc/Instrument No.:

Book: _____ Page: _____

Transfer Tax Value per NRS 375.010, Section 2:

\$ 80,000.00

Real Property Transfer Tax Due:

\$ 200.00

4. If Exemption Claimed:

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

b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: 100 %

The undersigned Seller (Grantor)/Buyer (Grantee), 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 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

Seller Signature: [Signature]
Print Name: RONALD WILLIAM HODGE KRAFT
Address: 7618X NW 1ST AVE
City/State/Zip: MIAMI FL 33150
Telephone: _____
Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: [Signature]
Print Name: LAURA KRAFT
Address: 8731 LAS LUGAS WAY
City/State/Zip: LV NV 89129
Telephone: 702-656-5077
Capacity: MANAGING PARTNER

COMPANY REQUESTING RECORDING

Company Name: STEWART TITLE OF NEVADA

Escrow No.: 00030318

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

1741

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 138-03-S10-012
b)
c)
2. Type of Property
a) ☒ Vacant Land
c) ☐ Condo/Twnhse
e) ☐ Apt. Bldg.
g) ☐ Agricultural
 ☐ Other
b) ☐ Single Fam. Res.
d) ☐ 2-4 Plex
f) ☐ Comm'l/Ind'l
h) ☐ Mobil Home

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property \$ 250,000.00
Deed In Lieu of Foreclosure Only (Value of property) \$n/a
Transfer Tax Value \$ 250,000.00
Real Property Transfer Tax Due \$ 1275.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 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: Escrow Agent

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Edward N. DeMayo
Address: 7 Stewart Drive
City: San Rafael
State: CA Zip: 94901

BUYER (GRANTEE) INFORMATION
(REQUIRED)

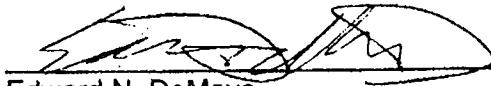
Print Name: Azarshah Trust
Address: 3225 S. Rainbow, #206
City: Las Vegas
State: NV Zip: 89146

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

Print Name: First American Title Insurance Co. Escrow #: 187938-55
Address: 3960 Howard Hughes Parkway, #630, Las Vegas, Nevada, 89109

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

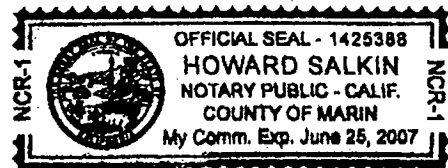
4065


Edward N. DeMayo

STATE OF CALIFORNIA)
COUNTY OF MARIN : ss.

This instrument was acknowledged before me on 9/19/08 by
Edward N. DeMayo.


Notary Public
(My commission expires: 6/25/07)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 13, 2005** under Escrow No. **NCS-187938-HHLV**.

20060117-0004065

Fee: \$16.00 RPTT: \$1,275.00
W/C Fee: \$0.00

01/17/2006 15:45:41

T20060009798

Requestor:
FIRST AMERICAN TITLE COMPANY OF N

Frances Deane ADF
Clark County Recorder Pgs: 4

A.P.N.: 138-03-510-012
File No: NCS-187938-HHLV (js)
R.P.T.T.: \$1,275.00

When Recorded Mail To: Mail Tax Statements To:

Azarshah Trust
3225 S. Rainbow Blvd., #206
Las Vegas, NV 89146

GRANT, BARGAIN and SALE DEED

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

Edward N. DeMayo, a married man as his sole and separate property

do(es) hereby GRANT, BARGAIN and SELL to
Shahram Azarbayjan, Trustee of the Azarshah Trust, dated January 29, 2002
as to an undivided 22.50% interest and Red Rainbow, LLC, a Nevada limited
liability company as to an undivided 51.786% interest and JSW Real Estate
Investments, LLC, a Nevada limited liability company as to an undivided
25.714% interest 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: 09/13/2005

20060109-0004996

Fee: \$16.00

RPTT: \$1,428.00

N/C Fee: \$0.00

01/09/2006

14:36:42

20060004876

Requestor:

FIRST AMERICAN TITLE COMPANY OF NEVADA

Frances Deane

RMS

Clark County Recorder

Pgs: 4

A.P.N.: 13803510013
File No: NCS-186396-HHLV (js)
R.P.T.T.: \$1,428.00

When Recorded Mail To: Mail Tax Statements To:
Shahram Azarbayjan, Trustee
Azarshah Trust dated January 29, 2002
3225 S. Rainbow, # 206
Las Vegas, NV 89146

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION receipt of which is hereby acknowledged,

James W. Ridings and Margaret Waynoka Ridings, husband and wife as joint tenants

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

Shahram Azarbayjan, Trustee of the Azarshah Trust dated January 29, 2002 as to an undivided 22.80% interest Red Rainbow, LLC, a Nevada limited liability company as to an undivided 51.786% interest JSW Real Estate, LLC, a Nevada limited liability company as to an undivided 25.714% interest

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: 09/19/2005

James W. Ridings
James W. Ridings

Margaret Waynoka Ridings
Margaret Waynoka Ridings

STATE OF **NEVADA**

COUNTY OF **CLARK**

This instrument was acknowledged before me on September 27, 2005 by
James W. Ridings and Margaret Waynoka Ridings, husband and wife as joint tenants.

Kristen Hernandez
Notary Public
(My commission expires Jan 27, 2009)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 19, 2005** under Escrow No. **NCS-186396-HHLV**.

Comments



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

SUP-28399 - SPECIAL USE PERMIT RELATED TO GPA-28394, ZON-28396 AND SUP-28398 - PUBLIC HEARING - APPLICANT/OWNER: KRAFT FAMILY, LP, ET AL - Request for a SPECIAL USE PERMIT FOR A PROPOSED MINI STORAGE FACILITY on the west side of Rainbow Boulevard 150 feet north of Red Coach Avenue (APNs 138-03-510-011, 012 and 013), U (Undeveloped) Zone [O (Office) General Plan Designation] [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown)

PLANNING COMMISSION: **JULY 24, 2008**

CITY COUNCIL: **AUGUST 20, 2008**

PLANNING SUPERVISOR: **PETER LOWENSTEIN**



PUBLIC HEARING

Comments Due: **JUNE 25, 2008**

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: **LUMPED INTERGOVERNMENTAL SERVICES**

REFER TO SDR-28397 COMMENTS

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekk, Survey (FM, PM, & A's only)
Date: June 20, 2008
Re: **SUP-28399** Kraft Family, LP et al W. Side Rainbow Blvd., N. of Red Coach Ave.
Request for a Special Use Permit for a proposed mini-storage facility

COMMENTS:

We have no comment on the Request for a Special Use Permit application for a proposed mini-storage facility located on the west side of Rainbow Boulevard, north of Red Coach Avenue.

We note that this site is the subject of a Site Development Plan Review SDR-28397; all site-related conditions of approval are addressed with that action.

Carman Burney

From: Nora Lares
Sent: Thursday, July 24, 2008 8:01 AM
To: Carman Burney
Subject: FW: DINA: GPA-28394; SUP-28398 & SUP-28399 (138-03-510-011; 138-03-510-012 & 138-03-510-013)

From: Albert Sung
Sent: Thursday, July 24, 2008 7:59 AM
To: Nora Lares
Cc: Peter Lowenstein; Robert Welch
Subject: DINA: GPA-28394; SUP-28398 & SUP-28399 (138-03-510-011; 138-03-510-012 & 138-03-510-013)

Nora,

Flood Control has no comment and does not require a drainage study for GPA-28394, SUP-28398 & SUP-28399.

However, a technical drainage study will be required for the related zoning condition SDR-28397. A technical drainage study must be prepared and sealed by a Nevada licensed civil engineer and be approved by City of Las Vegas Flood Control Division prior to any permitting for construction. You can call me at X2001 if you have any questions.

Albert Sung, P.E.
Flood Control Division
Public Works Department

Mary Beth Scow, President
Terri Janison, Vice President
Carolyn Edwards, Clerk
Shirley Barber, Member
Ruth Johnson, Member
Larry P. Mason, Member
Sheila Moulton, Member

Dr. Walt Rulfes, Superintendent

July 23, 2008

Peter Lowenstein, AICP
City of Las Vegas, Planning and Development
731 South 4th Street
Las Vegas, NV. 89101

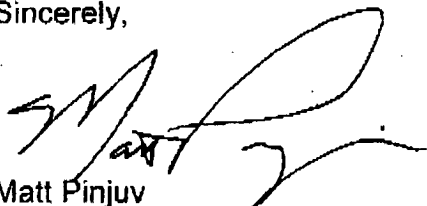
RE: Rainbow Boulevard Self Storage
GPA-28394, SUP-28398 and SUP-28399
APN: 138-03-801-011, 012 and 013

Dear Mr. Lowenstein:

Clark County School District's Real Property Management staff has reviewed the above referenced project and found the proposed self storage development will have no impact on existing schools in the area.

Please contact me if you need any additional information.

Sincerely,



Matt Pinjuv
Coordinator II, Land Use Planner

MJP/pao

From: Nora Lares
Sent: Thursday, July 17, 2008 8:26 AM
To: Carman Burney
Subject: FW: Review of Development Impact Notices and Assessments (DINA's)
Attachments: David Boochev.vcf



I believe these are items in your 7/24 PC agenda.

From: David Boocher [mailto:boocherd@rtcstv.com]
Sent: Thursday, July 17, 2008 8:15 AM
To: Nora Lares
Cc: Philip Banea; Paulette Carolin; Jerry Duke; Bruce Turner
Subject: Review of Development Impact Notices and Assessments (DINA's)

CLV-GPA-28394, CLV-SUP-28398 and CLV-SUP-28399 - Rainbow Self Storage - APN#: 138-03-510-011, 012 and 013.

CLV-SUP-28496 - Jones & Cheyenne 80' Monopine Communication Tower - APN#: 138-11-804-021

The RTC has no comment on this application.

Thank you for the opportunity to submit comments. Should you have questions or wish to clarify any matters, please feel free to contact me at 702-676-1704.

CONFIDENTIALITY NOTICE:

This e-mail message, including any attachments, may contain confidential and/or privileged information, and is intended solely for the person or entities to which it is addressed. Any unauthorized review, use, disclosure or distribution is expressly prohibited. If you are not the intended recipient, please contact the sender by reply to this e-mail message and delete/destroy all copies of the original message.

David A. Boocher
Transportation Planner
Regional Transportation Commission of Southern Nevada 600 S. Grand Central Pkwy., Ste. 350 Las Vegas,
NV 89106-4512
(702) 676-1704
FAX (702) 676-1713
boocherd@rtcsonv.com

Recordation Memo



Separator Sheet

Receipt/Conformed Copy

Requestor:

LAS VEGAS CITY

09/25/2008 14:13:36 T20080223595

Book/Instr: 20080925-0004723

Notice Page Count: 1

Fees: \$14.00 N/C Fee: \$0.00

APN(s): 138-03-510-011

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-03-510-011

Debbie Conway
Clark County Recorder

(initials)

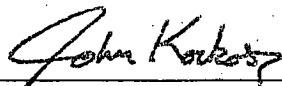
Legal Description:

LOT THIRTY-SIX (36) IN BLOCK TWO (2) OF BRIDLEPATH ESTATES, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 6 OF PLATS, PAGE 99, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **August 20, 2008** approved the following **Case Number(s): SDR-28397, SUP-28398, SUP-28399, VAR-28400, and VAR-28651** together with various conditions, limitations, and restrictions which may affect your occupancy and/or use, and any other successor property owner(s) occupancy and/or use of the above-referenced real property in the City of Las Vegas. **YOU ARE HEREBY ADVISED AND DIRECTED** to contact the City of Las Vegas' Department of Planning and Development and/or the Las Vegas City Clerk's Office to request a copy of any and all such conditions, limitations, or restrictions.

August 29, 2008

COPY



John Korkosz, AICP, Planning Supervisor
City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101 – (702) 229-6301

**WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, CITY CLERK
400 STEWART AVENUE, 1ST FLOOR
LAS VEGAS, NV 89101**

Receipt/Conformed Copy

Requestor:

LAS VEGAS CITY

09/25/2008 14:13:36 T20080223595

Book/Instr: 20080925-0004724

Notice Page Count: 1

Fees: \$14.00 N/C Fee: \$0.00

APN(s): 138-03-510-012

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-03-510-012

Debbie Conway
Clark County Recorder

dk

Legal Description:

LOT THIRTY-FIVE (35) IN BLOCK TWO (2) OF BRIDLEPATH ESTATES, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 6 OF PLATS, PAGE 99, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

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August 29, 2008

COPY

John Korkosz

John Korkosz, AICP, Planning Supervisor
City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101 – (702) 229-6301

**WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, CITY CLERK
400 STEWART AVENUE, 1ST FLOOR
LAS VEGAS, NV 89101**

APN(s): 138-03-510-013

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-03-510-013

Receipt/Confirmed Copy

Requestor:

LAS VEGAS CITY

09/25/2008 14:13:36 T20080223595

Book/Instr: 20080925-0004725

Notice Page Count: 1

Fees: \$14.00 N/C Fee: \$0.00

Debbie Conway
Clark County Recorder

(Signature)

Legal Description:

LOT THIRTY-FOUR (34) IN BLOCK TWO (2) OF BRIDLEPATH ESTATES, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 6 OF PLATS, PAGE 99, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **August 20, 2008** approved the following **Case Number(s): SDR-28397, SUP-28398, SUP-28399, VAR-28400, and VAR-28651** together with various conditions, limitations, and restrictions which may affect your occupancy and/or use, and any other successor property owner(s) occupancy and/or use of the above-referenced real property in the City of Las Vegas. YOU ARE HEREBY ADVISED AND DIRECTED to contact the City of Las Vegas' Department of Planning and Development and/or the Las Vegas City Clerk's Office to request a copy of any and all such conditions, limitations, or restrictions.

August 29, 2008

COPY

(Signature of John Korkosz)

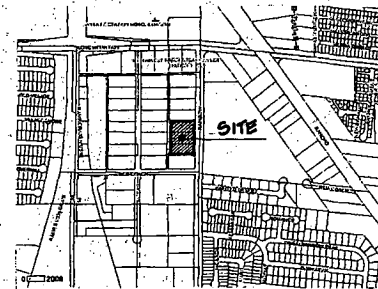
John Korkosz, AICP, Planning Supervisor
City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101 - (702) 229-6301

**WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, CITY CLERK
400 STEWART AVENUE, 1ST FLOOR
LAS VEGAS, NV 89101**

Plans (PMT)



Separator Sheet



VICINITY MAP

NTS

TABULATION

APN: 135-15-010-001, 002, 003	2.90
NET ACRES	2.90
EXISTING ZONING	R-E
PROPOSED ZONING	C-1
PARKING REQUIRED	9
PARKING PROVIDED	9
1. 2,500 SF. (17' X 10' STORAGE SPACES)	
2. 1,000 SF. STORAGE AREA (2 STORY)	
3. 10 COVERED RV SPACES	
4. 10 COVERED RV SPACES	
5. 10 COVERED RV SPACES	
6. OFFICE	1,150 SF.
7. TRUCK ENCLOSURE	
8. ENTRY GATE	
9. EXIT GATE	
10. DOUBLE 12' X 30' STORAGE SPACES	

PLANT LIST

COMMON NAME	SIZE
TREES	
MUNDT PINK	24" DBH
SHOEBRING ACACIA	
SHRUBS	
BLUNT-MULLE	9' GAL.
SLANTERS	
INDIAN HAWTHORNE	
DIABLO MACH ORANGE	
ROSEMARY CREEPING	
DAY LILIES	

NOTE:
ALL LANDSCAPE AREAS TO HAVE CHALK
OR DECOMPOSED GRANITE (1/4")

RECEIVED

MAY 30 2008

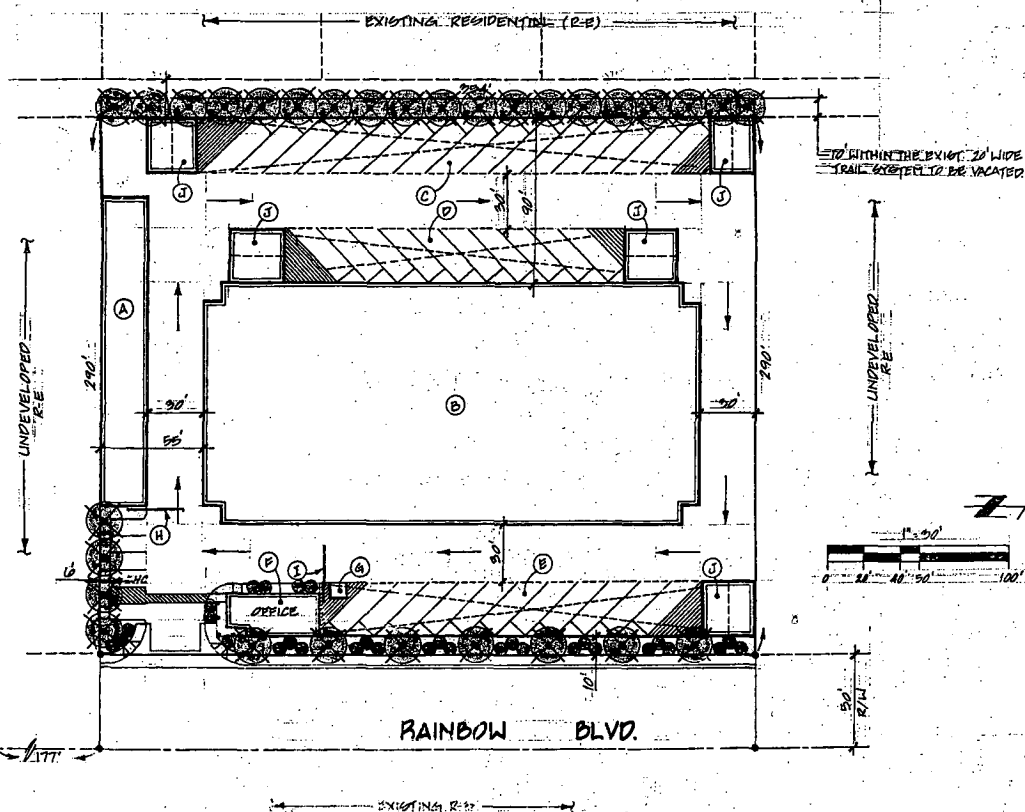
SILVERADO SELF STORAGE

135-15-010-001, 002, 003

CONCEPTUAL SITE/LANDSCAPE PLAN

SUP-28399

07/24/08 PC



APN Map



Separator Sheet

NOTES

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

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

USE THIS SCALE(Feet) WHEN MAP REDUCED FROM 1:1X1 ORIGINAL

MAP LEGEND

- PARCEL BOUNDARY
- SUBD BOUNDARY
- ROAD EASEMENT
- PM/LO BOUNDARY
- NON-PARCEL LOT LINE
- MATCH LINE / LEADER LINE
- ROAD ID NUMBER

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

AVERAGE QA VALUE 45	001	001	001
	1.00	PARCEL NUMBER	
	202	ACREAGE	
	PG 23-40	PARCEL SUB/SEO NUMBER	
	5	PLAT RECORDING NUMBER	
	5	BLOCK NUMBER	
	5	LOT NUMBER	
	CL5	GOV. LOT NUMBER	

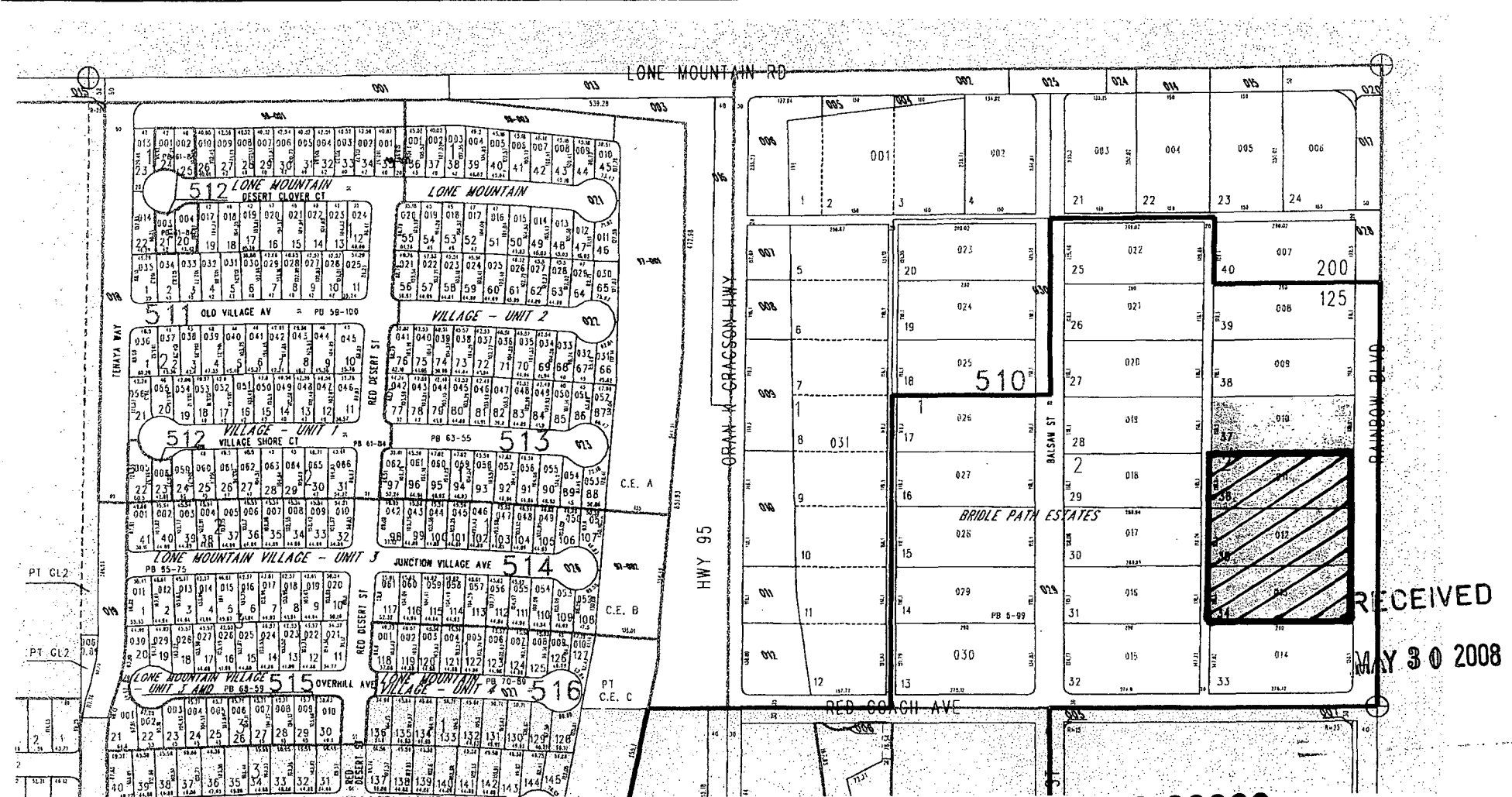
T20S	R60E
119S	126
120S	125
121S	124
122S	137
123S	138
124S	139
125S	164
126S	163
127S	162

03
8
5
6
7
8
5

N 2 NE 4
8
5
6
7
8
5

138-03-5

Scale: 1"=200' Rev: 05/31/05



SUP-28399
07/24/08 PC
 TAX DIST 125,200

Plans (Landscape Plans)



Separator Sheet
