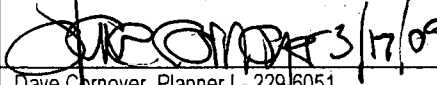
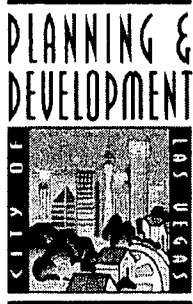


Project Checklist



Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST			
Item Required					
YES	NO				
APPLICATION PACKET					
☒	☐	Application signed and notarized by all property owners or authorized agent(s)			NOTES: Visit the City's website for blank application, SOFI, and DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To ..." --> "Apply for -> Planning Applications")
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	Reduced 8.5" x 11" copy of all plans and elevations			
☒	☐	Full size, rolled, color copy of all plans and elevations			
☒	☐	Correct fee(s): \$ 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			
☒	☒	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: 5
☒	☐	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: 1/300 SF			
☒	☐	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:	Scott Asjian & W I T BRO, Inc		Application Type:	Variance ?	
Representative:	Jefferey Armstrong/VTN		Application Purpose:	To allow a 20 25-foot setback along the east perimeter and to allow a 0.5-foot setback along the west perimeter.	
APN:	138-03-602-001 & 002		Site Location:	6971 & 6991 Red Coach	
Planner's Signature:			Pre-App. Meeting Date:	03/17/09	
Planner:	Dave Cornoyer, Planner I - 229/6051		Earliest Submittal Deadline:	03/31/09 no later than 2:00 pm	
			Earliest PC / CC Meeting Dates:	05/14/09 PC 06/17/09 CC	



CITY OF LAS VEGAS

- ☒ **Meeting**
☐ **Conversation Record**
☐ **Telephone**

Page: of
Time: 3:00 p.m.
Date: 03/17/09

Project Name: 6971 & 6991 Red Coach

Conversation between CLV P&D Representative: Steve Gebeke, Senior Planner (229-5410 / 385-7268 Fax), and:

Name	Company/Department	Phone	Fax	Email
1.				
2.				
3.				
4.				
5.				
6.				
7. GARY RED	CLV - PW - Dev Co	229-6578	474-7599	
8. JONATHAN GROFFER	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11. ORZE MIRKHAH	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:

- Provide landscape plans for the site with trees provided in the following quantities: One, 24-inch box tree spaced 20 feet on center along the north and east perimeters with four, five-gallon shrubs per tree; One, 24-inch box tree spaced 30 feet on center along the south and west perimeters with four, five gallon shrubs per tree; One, 24-inch box tree and four, five-gallon shrubs within one parking lot landscape island for every six uncovered parking spaces. If these quantities can not be met, an Exception must be requested in the justification letter.
- Provide landscape buffers of the following depths: 15 feet along the north perimeter; 8 feet along the south, east and west perimeters. If these depths can not be met, a Waiver must be requested in the justification letter
- Indicate surface materials utilized within landscape areas, parking lot areas, open areas
- Required parking for the site is 30 parking spaces (1/300 SF); must provide 1 handicapped van accessible and 1 handicapped accessible parking space; Indicate accessible routes on site plan; maintain 5-feet between buildings and parking lot/spaces; if not request an Exception in justification letter
- Submit Variance for reduced building setbacks; Request in justification letter a Variance to allow a 9.5-foot setback along the west perimeter where 10 feet is required and a 2.9-foot setback along the east perimeter where 10 feet is required
- Submit a Variance to allow 17 parking spaces where 30 are required; of the 17 parking spaces provided two must be the required handicapped parking

FILE: INDICATE ACCESS TO EACH STRUCTURE. FUTURE BUILDINGS TO BE SPARKLED
PUBLIC WORKS: UPDATE PORTION OF RED COACH; BRING WATER & SEWER TO PARCEL; SUBMIT A REVERSIONARY MAP;
VERIFY FLOOD ZONE - NEXT W/ FLOOD CONTROL; TRAFFIC MITIGATION FEES; PAVE FULL TURN AROUND

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 --

Action Letter



Separator Sheet



June 12, 2009

W I T BRO INC.
6971 W. Red Coach Avenue
Las Vegas, Nevada 89146

RE: ABEYANCE - VAR-34009 - VARIANCE

Dear Applicant:

Your request for a Variance TO ALLOW A 2.75-FOOT SIDE YARD SETBACK WHERE EIGHT FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE, A 15-FOOT FRONT YARD SETBACK AND A FIVE-FOOT SIDE YARD SETBACK WHERE 25 FEET AND EIGHT FEET ARE REQUIRED, RESPECTIVELY, FOR A PROPOSED ACCESSORY STRUCTURE, TO ALLOW ACCESSORY STRUCTURES TO BE LOCATED WITHIN A REQUIRED PERIMETER LANDSCAPE AREA WHERE SUCH IS NOT PERMITTED, AND TO ALLOW A 10-FOOT BUILDING SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MATCHING SETBACK OF 30 FEET FOR AN EXISTING BUILDING on 1.49 acres at 6971 and 6991 West Red Coach Avenue (APNs 138-03-602-001 and 002), Ward 4 (Steinman), was considered by the Planning Commission on June 11, 2009.

The Planning Commission accepted the applicant's request to **WITHDRAW WITHOUT PREJUDICE**.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on **June 12, 2009**.

Sincerely,

A handwritten signature in dark ink, appearing to read "D. Rankin".

Douglas J. Rankin, AICP
Planning Manager
Case Planning Division

DJR:nl

cc: Mr. Scott Ashjian
4485 N. Rainbow Boulevard
Las Vegas, Nevada 89146

Mr. Jeffrey Armstrong
VTN Nevada
2727 S. Rainbow Boulevard
Las Vegas, Nevada 89146

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STÉVEN D. ROSS

RICKI Y. BARLOW

DAVID W. STEINMAN
(INTERIM)

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



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SERVICES SINCE 1960

RECEIVED
JUN 11 2009

June 11, 2009

W.O. # 7162

Mrs. Margo Wheeler, A.I.C.P. Director
City of Las Vegas
731 South Fourth Street
Las Vegas, Nevada 89101

(Via Facsimile @ 474-7463)

RE: Withdrawal Request for Applications
ZON-34005 (Rezoning)
SDR-34007 (Site Development Review)
VAR-34009 (Variance)

Dear Mrs. Wheeler,

On behalf of our client, Scott Ashjian., VTN Nevada hereby requests the City of Las Vegas Planning Department allow us to withdraw without prejudice, the above referenced applications for a Rezoning, Site Development Review and Variance. The applicant met with City representatives last week, and was advised that withdrawing the current applications and resubmitting a master plan for the overall development would be everyone's best interest. Therefore the applicant is submitting this request to withdraw, and will resubmit a new plan which encompasses all properties under the current ownership for one development.

These matters are currently scheduled for the June 11, 2009, Planning Commission meeting, items # 18, 19 and 20.

Should you have any further questions regarding this matter, please do not hesitate to telephone this office at 253-2431.

Sincerely,
VTN Nevada

Jeffrey R. Armstrong, Senior Planner

cc: Tim Washburn
Chris Grubbs, PE.
Doug Rankin @ CLV (385-7268)

Submitted after final agenda



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SERVICES SINCE 1960

RECEIVED

JUN 10 2009

June 9, 2009

W.O. # 7162

Mrs. Margo Wheeler, A.I.C.P. Director
City of Las Vegas
731 South Fourth Street
Las Vegas, Nevada 89101

(Via Facsimile @ 474-4763)

RE: Withdrawal Request for Applications
ZON-34005 (Rezoning)
SDR-34007 (Site Development Review)
VAR-34009 (Variance)

Dear Mrs. Wheeler,

On behalf of our client, Scott Ashjian., VTN Nevada hereby requests the City of Las Vegas Planning Department allow us to withdraw without prejudice, the above referenced applications for a Site Development Review and Variance.

These matters are currently scheduled for the June 11, 2009, Planning Commission meeting, items # 18, 19 and 20.

Should you have any further questions regarding this matter, please do not hesitate to telephone this office at 253-2431.

Sincerely,
VTN-Nevada

Jeffrey R. Armstrong, Senior Planner

cc: Tim Washburn
Chris Grubbs, PE.

Submitted after final agenda

Date 6/10/09 Item 18-20
ZON-34005
VAR-34009
SDR-34007
06/11/09 PC



May 15, 2009

WITBRO INC.
6971 W. Red Coach Avenue
Las Vegas, Nevada 89146

RE: VAR-34009 - VARIANCE

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

Dear Applicant:

Your request for a Variance TO ALLOW A 2.75-FOOT SIDE YARD SETBACK WHERE EIGHT FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE, A 15-FOOT FRONT YARD SETBACK AND A FIVE-FOOT SIDE YARD SETBACK WHERE 25 FEET AND EIGHT FEET ARE REQUIRED, RESPECTIVELY, FOR A PROPOSED ACCESSORY STRUCTURE, TO ALLOW ACCESSORY STRUCTURES TO BE LOCATED WITHIN A REQUIRED PERIMETER LANDSCAPE AREA WHERE SUCH IS NOT PERMITTED, AND TO ALLOW A 10-FOOT BUILDING SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MATCHING SETBACK OF 30 FEET FOR AN EXISTING BUILDING on 1.49 acres at 6971 and 6991 West Red Coach Avenue (APNs 138-03-602-001 and 002), Ward 4 (Steinman), was considered by the Planning Commission on May 14, 2009.

The Planning Commission voted to hold this item in **ABEYANCE** at the request of the applicant.

This item is scheduled to be heard again at the **June 11, 2009** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. **The Planning Commission requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Rankin".

Douglas J. Rankin, AICP
Planning Manager
Case Planning Division

DJR:nl

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

W I T BRO INC.
VAR-34009 – Page Two
May 15, 2009

cc: Mr. Scott Ashjian
4485 N. Rainbow Boulevard
Las Vegas, Nevada 89146

Mr. Jeffrey Armstrong
VTN Nevada
2727 S. Rainbow Boulevard
Las Vegas, Nevada 89146

**KUMMER
KAEMPFER**

**KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ROBERT J. GRONAUER
rgronauer@kkbrf.com
702.792.7000

LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.882.1311
Fax: 775.882.0257

May 14, 2009

RECEIVED
MAY 14 2009

VIA E-MAIL

plowenstein@lasvegasnevada.gov

Mr. Peter Lowenstein, AICP
Planning Supervisor
LAS VEGAS PLANNING & DEVELOPMENT
731 South Fourth Street
Las Vegas, NV 89101

Re: *VAR-34013; SDR-34011; ZON-34005; VAR-34009; SDR-34007*
Scott Ashjian
5/14/09 Planning Commission Items #33-37

Dear Pete:

This office represents the applicant in the above-referenced matters. We respectfully request these matters be held from the presently scheduled Planning Commission hearing of May 14, 2009 until **June 11, 2009**.

Thank you for your consideration.

Sincerely,

KUMMER KAEMPFER BONNER RENSCHAW & FERRARIO

Bob Gronauer/mlt

Robert J. Gronauer

RJG/mlt

cc: Ben Sticka (via e-mail: bsticka@lasvegasnevada.gov)

Submitted after final agenda

Date

Item



Applicant Letter



APPLICANT LETTER

Separator Sheet



May 29, 2009

W I T BRO INC.
6971 W. Red Coach Avenue
Las Vegas, Nevada 89146

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

RE: ABEYANCE - VAR-34009 - VARIANCE

Dear Applicant:

Please be advised the City Planning Commission at its regular meeting on *June 11, 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, June 5, 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,

A handwritten signature in black ink, appearing to read "Peter Lowenstein".

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

cc: Mr. Scott Ashjian
4485 N. Rainbow Boulevard
Las Vegas, Nevada 89146

Mr. Jeffrey Armstrong
VTN Nevada
2727 S. Rainbow Boulevard
Las Vegas, Nevada 89146

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



May 1, 2009

W I T BRO INC.
6971 W. Red Coach Avenue
Las Vegas, Nevada 89146

RE: VAR-34009 - VARIANCE

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

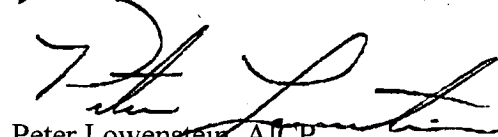
Dear Applicant:

Please be advised the City Planning Commission at its regular meeting on **May 14, 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, May 8, 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,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

cc: Mr. Scott Ashjian
4485 N. Rainbow Boulevard
Las Vegas, Nevada 89146

Mr. Jeffrey Armstrong
VTN Nevada
2727 S. Rainbow Boulevard
Las Vegas, Nevada 89146

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Affidavit of Sign Posting

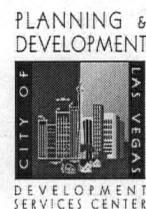


AFFIDAVIT OF SIGN POSTING

Separator Sheet



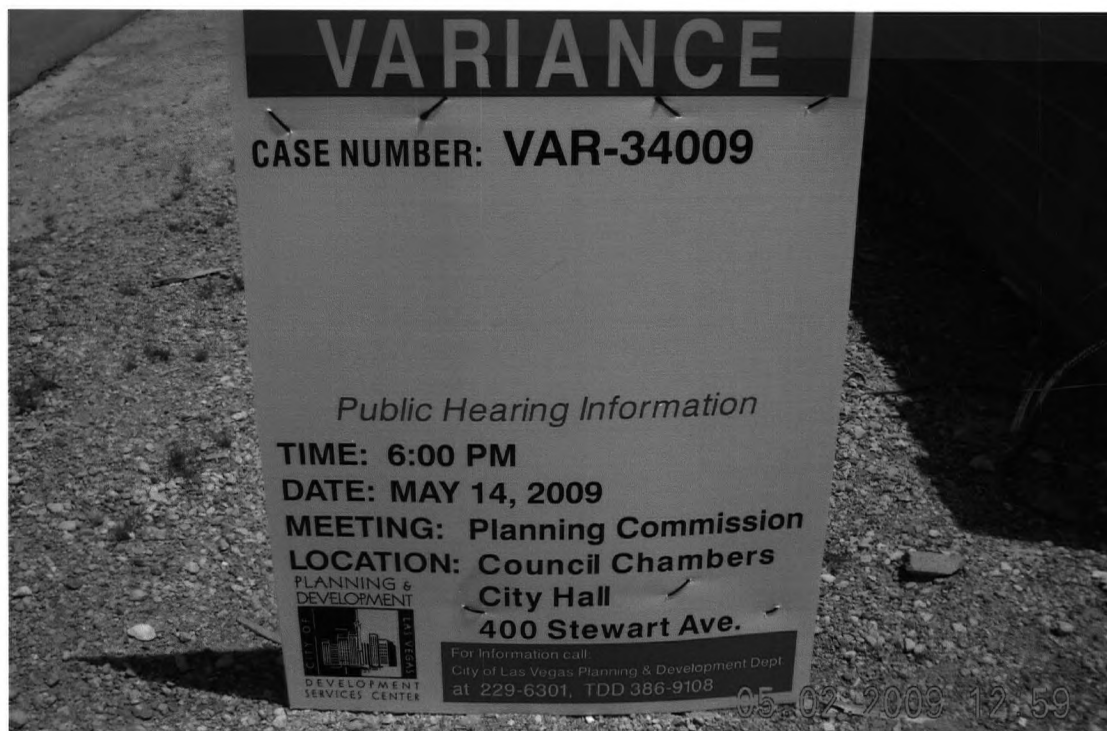
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

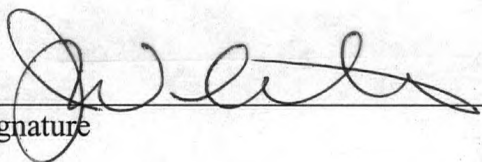


CASE NUMBER: VAR-34009

MEETING DATE: 05/14/09 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

5-02-09
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.

#36

Neighborhood Services List



Separator Sheet

10

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: May 14, 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-34009

Desert Greens HOA

Lone Mountain Village Association

Mountain Shadows HOA

Northwest Area Residents Association NCG

Northwest Citizens Board NA

RANCHO SANTA FE

Sandpiper Golf Villas HOA

SUNSET ESTATES PROPERTY OWNERS
ASSOC.

Turning Point Community Association

Woodcrest HOA

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: June 11, 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-34009

Desert Greens HOA

Lone Mountain Village Association

Mountain Shadows HOA

Northwest Area Residents Association NCG

Northwest Citizens Board NA

RANCHO SANTA FE

Sandpiper Golf Villas HOA

SUNSET ESTATES PROPERTY OWNERS
ASSOC.

Turning Point Community Association

Woodcrest HOA

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

**ZON-34005, VAR-34009 &
SDR-34007 – 05/14/09 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	DAVID BRATCHER	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)	DOA J. MEADE, ENGINEERING DESIGN DIVISION	1001 S. VALLEY VIEW BLVD.
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
04/03/2009

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-34009 - VARIANCE RELATED TO ZON-34005 - PUBLIC HEARING - APPLICANT: SCOTT ASHJIAN - OWNER: SCOTT ASHJIAN AND W.I.T. BRO, INC. - Request for a Variance TO ALLOW A 2.75-FOOT SIDE YARD SETBACK WHERE EIGHT FEET IS REQUIRED, A 15-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED, AND TO ALLOW AN ACCESSORY STRUCTURE TO BE LOCATED WITHIN A REQUIRED PERIMETER LANDSCAPE AREA WHERE SUCH IS NOT PERMITTED FOR AN EXISTING ACCESSORY STRUCTURE on 1.49 acres at 6971 and 6991 West Red Coach Avenue (APNs 138-03-602-001 and 002), Ward 4 (Steinman)

PLANNING COMMISSION: **MAY 14, 2009**

CITY COUNCIL: **JUNE 17, 2009**

CASE PLANNER: **PETER LOWENSTEIN**



PUBLIC HEARING

Comments Due:

APRIL 16, 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 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:

Hansen Sheet



Separator Sheet

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

VAR Application

285
5/14 PC

Report Date 03/31/2009 03:12 PM

Submitted By

Page 1

A/P # 34009 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	03/31/2009 11:56	984662	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

VAR-34009 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: W.I.T. BRO, INC. - Request for a Variance TO ALLOW A 2.75-FOOT SIDE YARD SETBACK WHERE EIGHT FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE on 1.49 acres at 6971 and 6991 West Red Coach Avenue (APNs 138-03-602-001 and 002), Ward 4 (Steinman)

Parent A/P

Project #	34009	Project/Phase Name	RED COACH AND BALSAM	Phase #	
Size/Area	1.49 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13803602001

Location

Owner/Tenant

Contact ID	AC1500166	Name	ASHJIAN SCOTT	Organization	4485 N RAINBOW
Mailing Address				State/Province	NV
City	LAS VEGAS			Country	☐ Foreign
ZIP/PC	89108-5711			Evening Phone	
Day Phone				Mobile #	
Fax					

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

6991 W RED COACH AVE
LAS VEGAS, 89108-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13803602001
13803602002

Applicants/Contacts

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

VAR Application

Report Date 03/31/2009 03:12 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity APPL Contact ID AC1553911 ☐ Foreign
Effective Expire
Name JEFFREY JEFFREY ARMSTRONG
Day Phone (702)253-2431 x Eve Phone (702)362-2597 x Organization VNT NEVADA
Pager PIN # Position REPRESENTATIVE
Fax Mobile Profession
E-Mail
Address 2727 SOUTH RAINBOW BLVD
LAS VEGAS, NV 89146 US
Seasonal Addr

Valid From To
Comments
No Comments

Primary Y Capacity OWNER Contact ID AC1500166 ☐ Foreign
Effective Expire
Name ASHJIAN SCOTT
Day Phone Eve Phone Organization 4485 N RAINBOW
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address

LAS VEGAS, NV 89108-5711

Seasonal Addr

Valid From To
Comments
No Comments

Contractors

No Contractors

Activity Review Details

Detail AGENDA TECH ITEMS (VAR) Modified By NLARES Modified Date/Time 03/31/2009 15:09
Comments
No Comments

AGENDA TECH ITEMS

Before Planning Commission Items

DRT Process Complete 04/14/2009
Plans Routed for Review 04/03/2009
Sent to Review Journal (if applicable) 04/28/2009
Public Hearing Notice Sent (if applicable) 05/01/2009

After Planning Commission Items

Action Letter Completed 05/15/2009
Notice of Final Action Form Completed 05/15/2009
Appeal Memo Completed

Sign Pro

Memo Sent to Post
04/24/2009

Sign Posted
05/03/2009

Memo Sent for Removal

Report Date 03/31/2009 03:12 PM

Submitted By

Page 3

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plan (18 Folded Blue Lines, 1 Rolled Color)
Y Application/Petition Form	Y Building Elevations (2 Folded, 1 Rolled Color)
Y Deed and Legal Description	Y Floor Plan (1 Folded, 1 Rolled)
Y Justification Letter	Y Laser Print Site Plan
Y Assessors Parcel Map	Y Laser Print Floor Plan
Y Statement of Financial Interest	Y Laser Print Elevation

Y Business Licensing Requirements Met

N Business License Exempt

VARIANCE

Y Parent Project link required? Final City Council letter received

Y Will this go to the City Council? Annotated minutes received

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

Staff Recommendation

Meeting Information

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

05/14/2009 PC SCHEDULED

0 0 0

JALABADO 03/31/2009

Template Type A/P # A/P 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#	890381	03/31/2009 12:09		0.00

JEFFREY ARMSTRONG; CK #1583; 702-253-2431

Report Date 03/31/2009 03:12 PM

Submitted By

Page 4

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

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE
 Project Address (Location) 6971 W. RED COACH AVENUE
 Project Name RED COACH / BALSAM Proposed Use OFFICE
 Assessor's Parcel #(s) 138-03-602-002 Ward # 4
 General Plan: existing O proposed O Zoning: existing RE proposed O
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 1.66 Acres Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER WIT BRO INC. Contact _____
 Address 6971 W. RED COACH AVENUE Phone: 697-7000 Fax: 251-0112
 City LAS VEGAS State NEVADA Zip 89146
 E-mail Address scott@vegasasphalt.com

APPLICANT SCOTT ASHJIAN Contact _____
 Address 4485 N. RAINBOW BOULEVARD Phone: 697-7000 Fax: 251-0112
 City LAS VEGAS State NEVADA Zip 89146
 E-mail Address scott@vegasasphalt.com

REPRESENTATIVE VTN-NEVADA Contact Jeffrey Armstrong
 Address 2727 S. RAINBOW BOULEVARD Phone: 253-2431 Fax: 362-2597
 City LAS VEGAS State NEVADA Zip 89146
 E-mail Address jeffreya@vtnnv.com

Property Owner Signature* _____

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

Print Name _____

Subscribed and sworn before me

This 30 day of March, 20 09

Notary Public in and for said County and State

Revised 10/27/08



JACKIE I. JONES
NOTARY PUBLIC
STATE OF NEVADA
MY COMMISSION EXPIRES: 7-10-2012
COMMISSION NO: 08-7276-1

FOR DEPARTMENT USE ONLY

Case #	<u>VAR 34009</u>
Meeting Date:	<u>5.14.09</u>
Total Fee:	<u>\$ 835.00</u>
Date Received:*	<u>3.31.09</u>
Received By:	<u>JFA</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.

f:\depot\Application Packet\Application Form.pdf

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE
 Project Address (Location) 6991 W. RED COACH AVENUE
 Project Name RED COACH / BALSAM Proposed Use OFFICE
 Assessor's Parcel #(s) 138-03-602-001 Ward # 4
 General Plan: existing 0 proposed 0 Zoning: existing RE proposed 0
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 1.66 Acres Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER SCOTT ASHJIAN Contact _____
 Address 4485 N. RAINBOW BOULEVARD Phone: 697-7000 Fax: 251-0112
 City LAS VEGAS State NEVADA Zip 89146
 E-mail Address scott@vegasasphalt.com

APPLICANT SCOTT ASHJIAN Contact _____
 Address 4485 N. RAINBOW BOULEVARD Phone: 697-7000 Fax: 251-0112
 City LAS VEGAS State NEVADA Zip 89146
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 City LAS VEGAS State NEVADA Zip 89146
 E-mail Address jeffreya@vtnnv.com

Property Owner Signature*

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

Print Name Scott Ashjian

Subscribed and sworn before me

This 30 day of March, 20 09.

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

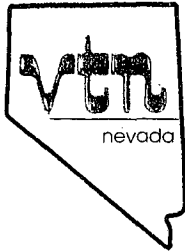
Case #	<u>VAR 34009</u>
Meeting Date:	<u>5.14.09</u>
Total Fee:	<u>\$ 830.-</u>
Date Received:*	<u>3.31.09</u>
Received By:	<u>JFA</u>

*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



CONSULTING ENGINEERS • PLANNERS • SURVEYORS
PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

March 31, 2009

W.O. 7162

Mr. Dave Cornoyer, Planner I
City of Las Vegas Planning & Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101

RECEIVED
MAR 31 2009

RECEIVED
MAR 31 2009

RE: REQUEST & JUSTIFICATION for a Rezoning, Site Development Plan Review, Variance and Waivers.
Assessors Parcel: 138-03-602-001 and 002

Dear Mr. Cornoyer,

On behalf of our client, Scott Ashjian, VTN Nevada respectfully submits this letter and applications for a Rezoning, Site Development Review, Variance and Waivers, in conjunction with an application for a proposed Office development. The subject property is currently zoned RE (Residence Estates), and is within the limits of the City of Las Vegas.

The subject property is master planned (O) Office under the Centennial Hills Land Use Plan.

Zone Change Request

The applicant is requesting a rezoning from RE (Residence Estates) to O (Office). The total land area under review per this application for rezoning is 1.66 gross acres, and is proposed as a 4,790 square foot office development.

Site Development Review Request

The total land area under review per this application is 1.66 gross acres, and is proposed as a 4,790 square foot office development. The proposed project consists of 2 existing building and 2 accessory structures similar in design, color and materials to the surrounding neighborhood. The project has interesting elevations and provides opportunities for the current tenants.

The applicant is proposing 2 buildings with usable areas of 2,260 square feet for building # 1, and 2,530 square feet for building # 2. Buildings 3 and 4 (accessory structures) will have 1,324 and 1,295 square feet respectively. The proposed buildings will have a maximum height of 35 feet.

Project setbacks will conform to the minimums allowed by the O (Office) zone as follows:

		<u>Principal Structure</u>	<u>Accessory Structure</u>
1.	Front	= 25 feet	25 Feet
2.	Side	= 10 feet	8 Feet
3.	Street side	= 15 feet	15 Feet
4.	Rear	= 15 feet	8 Feet

ZON-34005 VAR-34009
SDR-34007 05/14/09 PC

Exterior improvements include a 15 foot landscape buffer along Red Coach Avenue. Landscaping within the buffer areas will consist of larger (24") box trees at 1 per 30 feet along the northern property line.

Variance Request

The applicant is requesting a Variance to reduce the side yard setback for accessory structure from 8.0 feet to 2.75 feet for building # 4. The accessory structure is an existing structure which will be used primarily for storing supplies related to the office uses. The reduce setback will not negative impact the adjacent structure which is approximately 80 feet away from the existing home on the parcel.

The applicant is also requesting a Variance to reduce the setback for existing building # 1 to 1.4 feet.

The design of the parking area, in order to achieve maximum parking on the site encroached into the setback from parking to the existing structure.

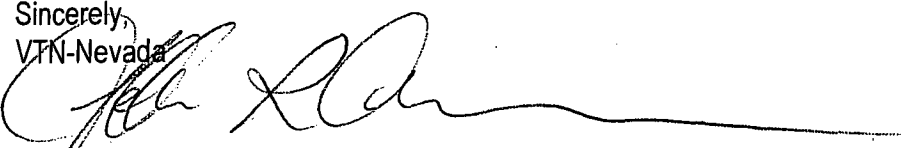
Waiver Request

The applicant is requesting a waiver to eliminate the landscaping and landscape buffer along the eastern, southern and western property lines. The applicant is requesting a Variance to reduce the setback for building # 4 from 8 feet to 2.75 feet. The encroachment into the setback by the building significantly reduces the ability to provide the landscape buffer in this area of the development. This in addition to the parking along the northern portion of the site reduces the applicant ability to provide this buffer for existing structures. Along the southern portion of the eastern property line, the applicant is requesting to eliminate the buffer area also. The applicant is under contract to purchase the property, and upon completion the new property will be incorporated into the development, eliminating the need for the buffer. The applicant is also requesting to eliminate the need for a block wall along this portion of the property. There is an existing block wall which covers approximately 50 percent of the property line, and a chain link fence with cover the balance. The applicant is requesting to have the chain link fence remain until the incorporation of the property into this development. The applicant is requesting to eliminate the buffer along the southern property line. The applicant is the current property owner of the property, and believes a buffer between the properties will not be needed, since the properties will interact when development is complete. The applicant believes the buffer along the western property line is not needed since the property is adjacent to Highway 95 which currently has a large buffer in addition to a sound wall.

The applicant believes this request is in accordance with the requirements of Title 19A, and respectfully request the City's approval of this request.

Should you have any further questions regarding this matter, please do not hesitate to telephone this office at 253-2431.

Sincerely,
VTN-Nevada


Jeffrey R. Armstrong, Senior Planner

cc: Scott Ashjian,
Chris Grubbs, PE.
Mark Alvarez, KKBR&F

**ZON-34005 VAR-34009
SDR-34007 05/14/09 PC**

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-34009 APN: 138-03-602-002

Name of Property Owner: W I T BRO INC.,

Name of Applicant: SCOTT ASHJIAN

Name of Representative: VTN-NEVADA

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: _____

Subscribed and sworn before me

This 30 day of March, 20 09

Jackie I. Jones
Notary Public in and for said County and State



JACKIE I. JONES
NOTARY PUBLIC
STATE OF NEVADA
MY COMMISSION EXPIRES: 7-10-2012
COMMISSION NO: 08-7276-1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-34009 APN: 138-03-602-001

Name of Property Owner: SCOTT ASHJIAN

Name of Applicant: SCOTT ASHJIAN

Name of Representative: VTN-NEVADA

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: [Signature]

Print Name: Scott Ashjian

Subscribed and sworn before me

This 30 day of March, 2009

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



Public Hearing Notice



Separator Sheet

VARIANCE

CASE NUMBER: VAR-34009

Public Hearing Information

TIME: 6:00 PM

DATE: MAY 14, 2009

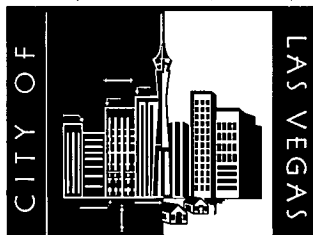
MEETING: Planning Commission

LOCATION: Council Chambers

City Hall

400 Stewart Ave.

PLANNING &
DEVELOPMENT



DEVELOPMENT
SERVICES CENTER

For Information call:

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

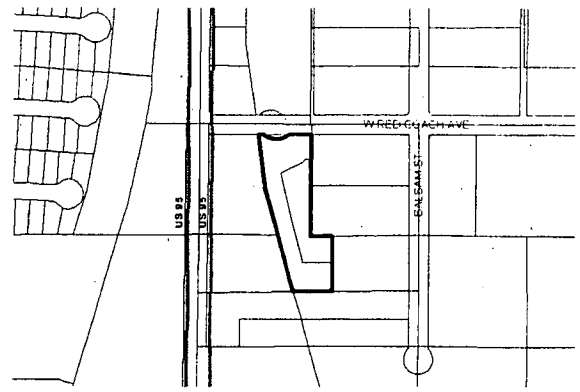
Application Information

ZON-34005 - REZONING - PUBLIC HEARING - APPLICANT: SCOTT ASHJIAN - OWNER: SCOTT ASHJIAN AND W.I.T. BRO, INC. - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: O (OFFICE) on 1.49 acres at 6971 and 6991 West Red Coach Avenue (APNs 138-03-602-001 and 002), Ward 4 (Steinman)

VAR-34009 - VARIANCE RELATED TO ZON-34005 - PUBLIC HEARING - APPLICANT: SCOTT ASHJIAN - OWNER: SCOTT ASHJIAN AND W.I.T. BRO, INC. - Request for a Variance TO ALLOW A 2.75-FOOT SIDE YARD SETBACK WHERE EIGHT FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE, A 15-FOOT FRONT YARD SETBACK AND A FIVE-FOOT SIDE YARD SETBACK WHERE 25 FEET AND EIGHT FEET ARE REQUIRED, RESPECTIVELY, FOR A PROPOSED ACCESSORY STRUCTURE, TO ALLOW ACCESSORY STRUCTURES TO BE LOCATED WITHIN A REQUIRED PERIMETER LANDSCAPE AREA WHERE SUCH IS NOT PERMITTED, AND TO ALLOW A 10-FOOT BUILDING SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MATCHING SETBACK OF 30 FEET FOR AN EXISTING BUILDING on 1.49 acres at 6971 and 6991 West Red Coach Avenue (APNs 138-03-602-001 and 002), Ward 4 (Steinman)

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. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <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: May 14, 2009
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

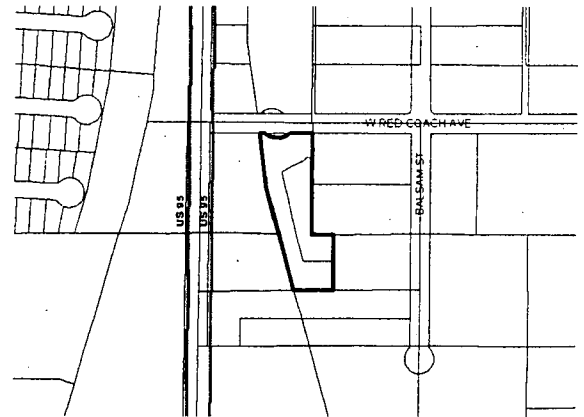
Application Information

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VAR-34009 - VARIANCE RELATED TO ZON-34005 - PUBLIC HEARING - APPLICANT: SCOTT ASHJIAN - OWNER: SCOTT ASHJIAN AND W.I.T. BRO, INC. - Request for a Variance TO ALLOW A 2.75-FOOT SIDE YARD SETBACK WHERE EIGHT FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE, A 15-FOOT FRONT YARD SETBACK AND A FIVE-FOOT SIDE YARD SETBACK WHERE 25 FEET AND EIGHT FEET ARE REQUIRED, RESPECTIVELY, FOR A PROPOSED ACCESSORY STRUCTURE, TO ALLOW ACCESSORY STRUCTURES TO BE LOCATED WITHIN A REQUIRED PERIMETER LANDSCAPE AREA WHERE SUCH IS NOT PERMITTED, AND TO ALLOW A 10-FOOT BUILDING SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MATCHING SETBACK OF 30 FEET FOR AN EXISTING BUILDING on 1.49 acres at 6971 and 6991 West Red Coach Avenue (APNs 138-03-602-001 and 002), Ward 4 (Steinman)

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Application Location



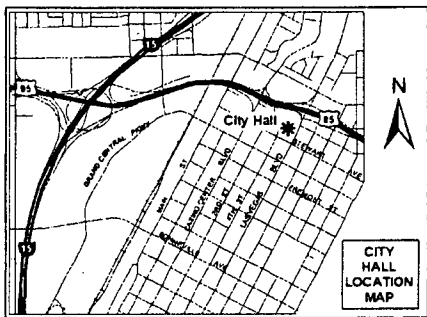
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: May 14, 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

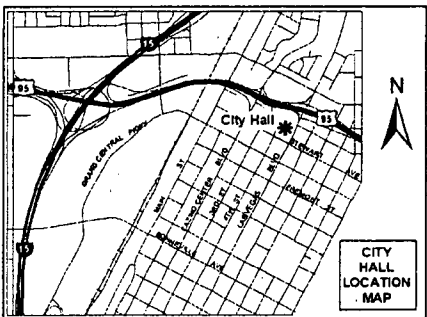
Please use available blank space on card for your comments.

ZON-34005 & VAR-34009

Planning Commission Meeting of 5/14/2009

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



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.

ZON-34005 & VAR-34009

Planning Commission Meeting of 5/14/2009

Deed



Separator Sheet

APN: 138-03-602-001

Affix R.P.T.T. \$3491.10

WHEN RECORDED MAIL TO and MAIL
TAX STATEMENT TO:

SCOTT ASHJIAN
4485 N RAINBOW
LV NV 89108

ESCROW NO: 07008525-030-MD

20080214-0002192

Fee: \$16.00

RPTT: \$3,411.90

N/C Fee: \$0.00

02/14/2008

13:24:13

T20080025902

Requestor:

CHICAGO TITLE

Debbie Conway

LEX

Clark County Recorder Pgs: 4

GRANT BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Patrick M Treichel and Kerry M Treichel, husband and wife as joint tenants

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

SCOTT ASHJIAN, AN UNMARRIED MAN

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to: 1. Taxes for the current fiscal year, paid current.

2. Conditions, covenants, restrictions, reservations, rights, rights of way and
easements now of record, if any.

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

Witness my/our hand(s) this _____ day of _____, ____.

Patrick M Treichel

Kerry M Treichel

ESCROW NO: 07008525-030-MD

COPY

STATE OF NEVADA

COUNTY OF CLARK

) ss.
)
)

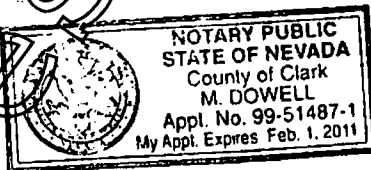
On this 2/13/08
appeared before me, a Notary Public,

Patrick M. Treichel
Kerry M. Treichel

personally known or proven to me to be
the person(s) whose name(s) is/are
subscribed to the above instrument who
acknowledged that he/she/they executed
the instrument for the purposes therein
contained.

M. Dowell
Notary Public

My commission expires 2/1/11



ASS

ESCROW NO: 07008525-030-MD

EXHIBIT A

That portion of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section 3, Township 20 South, Range 60 East, M.D.B. & M., described as follows:

Lot Two (2) of that certain Parcel Map on file in File 55 of Parcel Maps, Page 63, in the Office of the County Recorder of Clark County, Nevada.

ASSESSOR'S

COPY

**State of Nevada
Declaration of Value**

1. Assessor's Parcel Number(s)

a) 138-03-602-001

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 RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$668,806.00

Deed in Lieu of Foreclosure Only (value of property): ()

Transfer Tax Value:

\$668,806.00

Real Property Transfer Tax Due:

\$3410.91 3411.90

4. If Exemption Claimed:

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

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 GRANTEE

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: PATRICK TREICHEL

Address: 6991 W. RED COACH AVE.

City: LAS VEGAS

State: NV Zip: 89108

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: SCOTT ASHJIAN

Address: 4485 N. RAINBOW

City: LAS VEGAS

State: NV Zip: 89108

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

Print Name: Chicago Title
Address: 9500 Flamingo Road
City/State/Zip: Las Vegas, NV 89147

Escrow #: 07008525-030

4-1

A.P.N. #	138-03-602-002
Escrow No.	277572-RA
R.P.P.T.	
Recording Requested By:	
National Title Co	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
WET Asphalt	
6971 West Red Coach Avenue	
Las Vegas, NV 89108	

COPY

20080711-0003708

Fee: \$16.00 RPTT: \$2,040.00

N/A Fee: \$0.00

07/11/2008

15:11:19

T20080141136

Requestor:

NATIONAL TITLE COMPANY

Debbie Conway

JLB

Clark County Recorder Pgs: 4

23

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Gerald Treichel, Trustee of the Gerald Treichel Revocable Living Trust dated June 15, 1996 for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to

~~XXXXXXXXXX~~ **W. I. T. BRO, INC., A Nevada Corporation**

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;
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 thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 07-11-08

The Gerald Treichel Revocable Living Trust Dated June 15, 1996

Gerald Treichel
Gerald Treichel, Trustee

ZON-34005 VAR-34009
SDR-34007 05/14/09 PC

State of Nevada

} ss.

County of Clark

This instrument was acknowledged before me on April 29, 2008

by: ~~George Treichel~~ Gerald Treichel

Signature:

[Signature]
Notary Public



ASSESSOR'S

Exhibit A
LEGAL DESCRIPTION

File Number: 277572

PARCEL I:

That portion of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section 3, Township 20 South, Range 60 East, M.D.B. & M., described as follows:

Lot Three (3) as shown by map thereof in File 55 of Parcel Maps, Page 63, in the Office of the County Recorder of Clark County, Nevada.

PARCEL II:

An easement for ingress and egress over a portion of Lot Two (2) as dedicated and delineated on said map.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 138-03-602-002
b) _____
c) _____
d) _____

FOR RECORDER'S OPTIONAL USE ONLY

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

2. Type of Property

- a) ☐ Vacant Land b) ☒ Single Family Residence
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apartment Bldg. f) ☐ Commercial/Industrial
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (Value of Property) (_____)

Transfer Tax Value

Real Property Transfer Tax Due:

\$400,000.00
\$400,000.00
2,040.00

4. If Exemption Claimed:

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

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 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: _____

Gerald Treichel, Trustee

Capacity: _____

Grantor

Signature: _____

Scott Ashjian

by S R Carter Agent

Capacity: _____

Grantee

SELLER (GRANTOR) INFORMATION

Print Name: Gerald Treichel
Address: 3733 BRADLEY
City/State/Zip: LAS VEGAS, NV. 89130

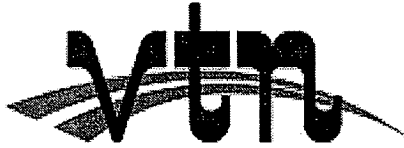
BUYER (GRANTEE) INFORMATION

Print Name: WIT ASPHALT
Address: 6971 W. RED COACH
City/State/Zip: LAS VEGAS, NV. 89108

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

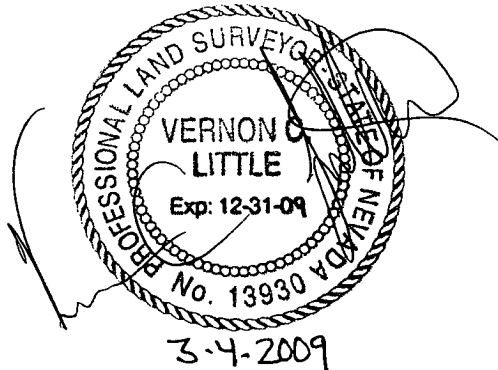
Company Name: National Title Co Escrow No: 277572-RA
Address: 714 East Sahara
City: Las Vegas State: NV Zip: 89104

3708



2727 SOUTH RAINBOW BOULEVARD * LAS VEGAS, NEVADA 89146-5148
PHONE 702-873-7550 * FAX 702-362-2597

W.O. 7162
MARCH 4, 2009
BY: KAK
P.R. BY: VCL
PAGE 1 OF 4



EXPLANATION:

THIS LEGAL DESCRIBES A PARCEL OF LAND GENERALLY LOCATED EASTERLY OF U.S. HIGHWAY 95 (ORAN K GRAGSON HIGHWAY) AND SOUTH OF RED COACH AVENUE FOR ZONING PURPOSES.

LEGAL DESCRIPTION
ZONING

BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 03, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST SIXTEENTH SECTION CORNER OF SECTION 03, SAID TOWNSHIP AND RANGE; THENCE NORTH 89°52'29" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 03, A DISTANCE OF 171.67 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 89°52'29" EAST, ALONG SAID NORTH LINE, 164.80 FEET; THENCE SOUTH 00°23'53" WEST, DEPARTING SAID NORTH LINE, 338.97 FEET; THENCE NORTH 89°57'30" EAST, 81.00 FEET; THENCE SOUTH 00°00'00" WEST, 169.54 FEET; THENCE NORTH 90°00'00" WEST, 130.15 FEET TO THE EASTERLY RIGHT-OF-WAY OF U.S. 95 (ORAN K. GRAGSON HWY); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THROUGH THE FOLLOWING COURSES: NORTH 15°30'17" WEST, 323.47 FEET; THENCE NORTH 07°46'40" WEST, 198.21 FEET TO THE **POINT OF BEGINNING**, AS SHOWN ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION", ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING 1.66 ACRES (GROSS), MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

ZON-34005 VAR-34009
SDR-34007 05/14/09 PC

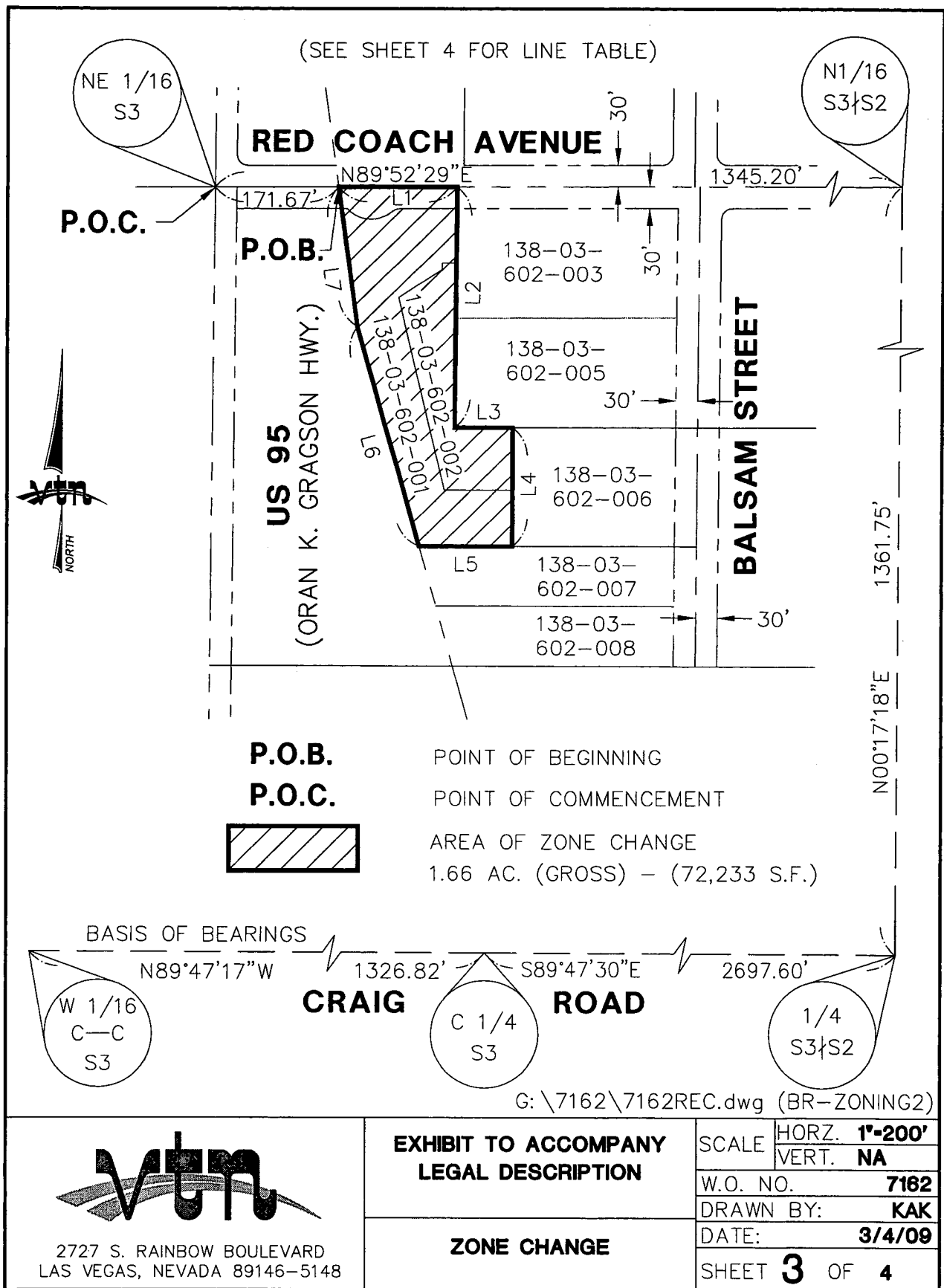
LEGAL CONTINUED
W.O. 7162
MARCH 4, 2009
PAGE 2 OF 4

BASIS OF BEARINGS:

NORTH 89°47'17" WEST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 03, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 134 OF SURVEYS, AT PAGE 80.

END OF DESCRIPTION.

G:\7162\LEGAL\ZONING.doc
REF G:\7162\7162.dwg (BR-ZONING2)



LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°52'29"E	164.80'
L2	S00°23'53"W	338.97'
L3	N89°57'30"E	81.00'
L4	S00°00'00"W	169.54'
L5	N90°00'00"W	130.15'
L6	N15°30'17"W	323.47'
L7	N07°46'40"W	198.21'

G:\7162\7162REC.dwg (BR-ZONING2)

 2727 S. RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148	EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION	SCALE	HORZ. 1"=200' VERT. NA
		W.O. NO.	7162
	ZONE CHANGE	DRAWN BY:	KAK
		DATE:	3/4/09
		SHEET	4 OF 4

Parcel name: ZONE2-GROSS

North: 26790684.6595 East : 755749.8344
Line Course: S 89-52-29 W Length: 164.80
North: 26790684.2992 East : 755585.0348
Line Course: S 07-46-40 E Length: 198.21
North: 26790487.9127 East : 755611.8588
Line Course: S 15-30-17 E Length: 323.47
North: 26790176.2142 East : 755698.3281
Line Course: S 90-00-00 E Length: 130.15
North: 26790176.2142 East : 755828.4781
Line Course: N 00-00-00 E Length: 169.54
North: 26790345.7542 East : 755828.4781
Line Course: S 89-57-30 W Length: 81.00
North: 26790345.6953 East : 755747.4781
Line Course: N 00-23-53 E Length: 338.97
North: 26790684.6572 East : 755749.8331

Perimeter: 1406.14 Area: 72,223 S.F. 1.66 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

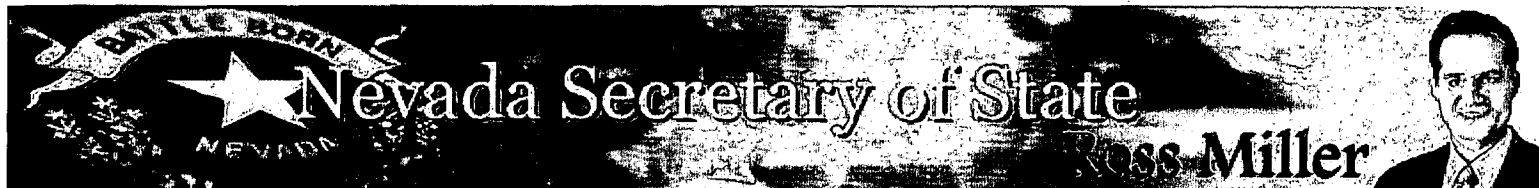
Error Closure: 0.0027 Course: S 29-24-59 W
Error North: -0.00239 East : -0.00135
Precision 1: 520,792.59

Parcel name: ZONE2-NET

North: 26790654.6590 East : 755749.6260
Line Course: S 89-52-29 W Length: 77.88
North: 26790654.4887 East : 755671.7462
Curve Length: 13.86 Radius: 20.00
Delta: 39-42-54 Tangent: 7.22
Chord: 13.59 Course: S 70-01-02 W
Course In: S 00-07-31 E Course Out: N 39-50-25 W
RP North: 26790634.4888 East : 755671.7899
End North: 26790649.8454 East : 755658.9769
Curve Length: 69.04 Radius: 45.00
Delta: 87-54-17 Tangent: 43.38
Chord: 62.47 Course: N 85-53-17 W
Course In: N 39-50-25 W Course Out: S 48-03-52 W
RP North: 26790684.3979 East : 755630.1477
End North: 26790654.3247 East : 755596.6723
Line Course: S 89-52-29 W Length: 7.54
North: 26790654.3082 East : 755589.1323
Line Course: S 07-46-40 E Length: 167.94
North: 26790487.9132 East : 755611.8599
Line Course: S 15-30-17 E Length: 323.47
North: 26790176.2148 East : 755698.3291
Line Course: S 90-00-00 E Length: 130.15
North: 26790176.2148 East : 755828.4791
Line Course: N 00-00-00 E Length: 169.54
North: 26790345.7548 East : 755828.4791
Line Course: S 89-57-30 W Length: 81.00
North: 26790345.6959 East : 755747.4792
Line Course: N 00-23-53 E Length: 308.97
North: 26790654.6584 East : 755749.6257
Line Course: N 00-00-00 E Length: 0.00
North: 26790654.6584 East : 755749.6257

Perimeter: 1349.39 Area: 66,640 S.F. 1.53 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)



Information Center

Election Center

Business Center

Licensing Center

Securities Center

Online Services

My Data Reports | Business Entity Search | Fee Schedule (Data Reports) | Login (Data Reports)

W.I.T. BRO, INC.

New Search

Printer Friendly

Calculate List Fees

Business Entity Information

Status:	Active	File Date:	4/4/1996
Type:	Domestic Corporation	Corp Number:	C7588-1996
Qualifying State:	NV	List of Officers Due:	4/30/2009
Managed By:		Expiration Date:	

Registered Agent Information

Name:	KIANNA SCHOLER	Address 1:	4485 N. RAINBOW
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89108
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

[View all business entities under this registered agent](#)**Financial Information**

No Par Share Count:	0	Capital Amount:	\$ 25.00
Par Share Count:	2,500.00	Par Share Value:	\$ 0.01

Officers☒ Include Inactive Officers**Secretary - SCOTT ASHJIAN**

Address 1:	4485 NORTH RAINBOW	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89108	Country:	ZON-34005 VAR-34009
Status:	Active	Email:	SDR-34007 05/14/09 PC

Treasurer - SCOTT ASHJIAN			
Address 1:	4485 NORTH RAINBOW	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89108	Country:	
Status:	Active	Email:	
President - SCOTT ASHJIAN			
Address 1:	4485 NORTH RAINBOW	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89108	Country:	
Status:	Active	Email:	
Director - SCOTT ASHJIAN			
Address 1:	4485 NORTH RAINBOW	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89108	Country:	USA
Status:	Active	Email:	

Actions\Amendments Click here to view 13 actions\amendments associated with this company

You are currently not logged in

Nevada Secretary of State, Ross Miller. Copyright 2008. All rights reserved.

APN Map



Separator Sheet

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

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

USE THIS SCALE(Feet) WHEN MAP REDUCED FROM 11x17 ORIGINAL

0

50

100

200

400

600

800

MAP LEGEND

AVERAGE
QA VALUE
45

—

 PARCEL BOUNDARY

 SUBD BOUNDARY

 ROAD EASEMENT

 PM/LD BOUNDARY

 NON-PARCEL LOT LINE

 MATCH LINE / LEADER LINE

 ROAD ID NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

BOOK

T20S R60E

SEC

03

MAP

S 2 NE 4

138-03-6

001

1.00

PARCEL NUMBER

001

126

125

124

R59E

R60E

R61E

137

138

139

T20S

T19S

164

163

162

T21S

6

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202

PB 25-45

5

5

GL5

PARCEL SUB/SEQ NUMBER

PLAT RECORDING NUMBER

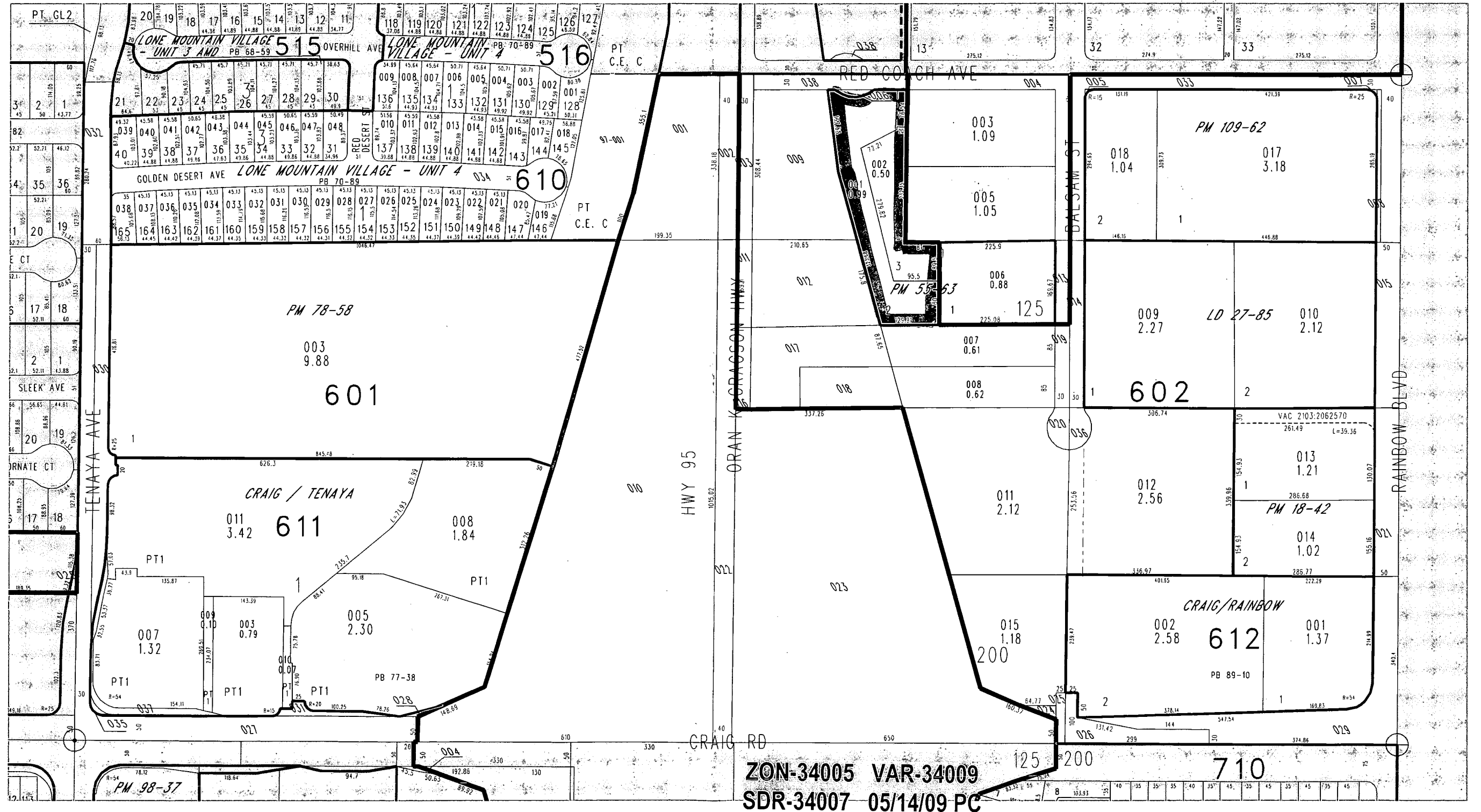
BLOCK NUMBER

LOT NUMBER

GOV. LOT NUMBER

Scale:1"=200'

Rev:12/12/08



TAX DIST 125,200

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

VAR-34009 - VARIANCE RELATED TO ZON-34005 - PUBLIC HEARING - APPLICANT: SCOTT ASHJIAN - OWNER: SCOTT ASHJIAN AND W.I.T. BRO, INC. - Request for a Variance TO ALLOW A 2.75-FOOT SIDE YARD SETBACK WHERE EIGHT FEET IS REQUIRED, A 15-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED, AND TO ALLOW AN ACCESSORY STRUCTURE TO BE LOCATED WITHIN A REQUIRED PERIMETER LANDSCAPE AREA WHERE SUCH IS NOT PERMITTED FOR AN EXISTING ACCESSORY STRUCTURE on 1.49 acres at 6971 and 6991 West Red Coach Avenue (APNs 138-03-602-001 and 002), Ward 4 (Steinman)

PLANNING COMMISSION: MAY 14, 2009

CITY COUNCIL: JUNE 17, 2009

CASE PLANNER: PETER LOWENSTEIN



PUBLIC HEARING

Comments Due:

APRIL 16, 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 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**

#360

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 Riekkki, Survey (FM, PM, & A's only)
Date: April 14, 2009
Re: **VAR-34009** Jon Scott Ashjian 6971 and 6991 West Red Coach Avenue
Request for a side and front setback Variance

COMMENTS:

We have no comment on the Variance request for property located at 6971 and 6991 West Red Coach Avenue to allow a 2.75 foot side yard setback where 8 feet is required, a 15 foot front yard setback where 25 feet is required and to allow an accessory structure to be located within a required perimeter landscape area where such is not permitted for an accessory structure.

We note that this site is the subject of a Site Development Plan Review SDR-34007; all site-related conditions of approval are addressed with that action.

Plans (PMT)



Separator Sheet

R-3

CITY OF LAS VEGAS

RE

CLARK COUNTY

RED COACH AVENUE

S 89°50'57" E 164.59'

60' FOOT RIGHT-OF-WAY

15'

15'

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US-95-FREEMWAY

BALSAM STREET

RE

CLARK COUNTY

RE

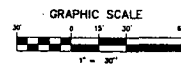
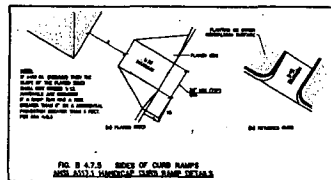
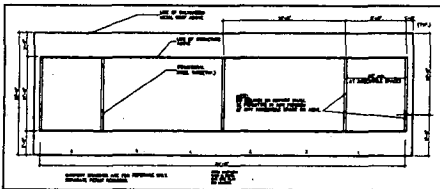
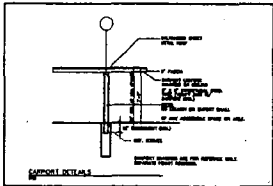
CLARK COUNTY

RE

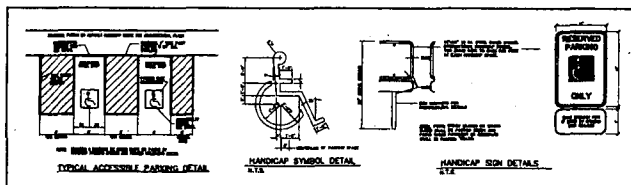
CLARK COUNTY

M

CITY OF LAS VEGAS



SITE CALCULATIONS	
OFFICES	
OFFICE BUILDING	2,380 SF
BUILDING - B	2,330 SF
TOTAL BUILDING AREA	4,710 SF
PARKING	
PARKING REQUIREMENTS - 1 PER 300 SF	15 SPACES
PARKING REQUIRED - (4,710 SF / 300) =	15.7 SPACES
PARKING SPACES PROVIDED	21 SPACES
HANDICAP SPACES REQUIRED	1 SPACE
HANDICAP SPACES PROVIDED	1 SPACE
LOADING SPACES REQUIRED	0 SPACES
LOADING SPACES PROVIDED	0 SPACES
TOTAL PARKING SPACES REQUIRED	16 SPACES
TOTAL PARKING SPACES PROVIDED	21 SPACES



SITE DATA	
ZONING APPLICATION	
APN NUMBER	138-03-802-001 & 002
CURRENT ZONING	RE (RURAL RESIDENTIAL)
PROPOSED ZONING	OFFICE
EXISTING USE	OFFICE
PROPOSED USE	OFFICE
MASTER PLAN DESIGNATION	OFFICE

GENERAL NOTES	
1. THERE ARE FOUR EXISTING STRUCTURES LOCATED ON THE SITE WHICH WILL REMAIN.	
2. THE BOUNDARY SHOWN HEREON IS FROM RECORD INFORMATION AND MAY DIFFER FROM ACTUAL SURVEYED BOUNDARY.	
3. STREETS ARE TO BE PRIVATELY MAINTAINED. THE STREETS ARE 24' FIRE LANES.	

OWNER	
SCOTT ASHJAN & WIT BRO INC. 4485 N. RAINBOW BOULEVARD LAS VEGAS, NV 89148	

DEVELOPER	
SCOTT ASHJAN 4485 N. RAINBOW BOULEVARD LAS VEGAS, NV 89148 (702) 597-7000	

1 OF 2 SHEETS
7/15/09 CIVIL

DRAWN BY:	JLA	3/23/09
DESIGNED BY:	JLA	3/23/09
CHECKED BY:		
PROJECT NO:	7155	
SCALE:	3/8" = 1'-0"	

SITE DEVELOPMENT PLAN
FOR
RED COACH/BALSAM

SCOTT ASHJAN
4485 NORTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89148
(702) 597-7000
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146
(702) 873-7850 FAX (702) 343-2587 WEB WWW.VISION.COM
CONSULTING ENGINEERS & PLANNERS & LAND SURVEYORS

NO.	DATE	BY	REVISION

VAR-34009

SDR-34007

05/14/09 REVISED

RECEIVED
APR 24 2009

Plans (Approved Site Plan)



Separator Sheet
