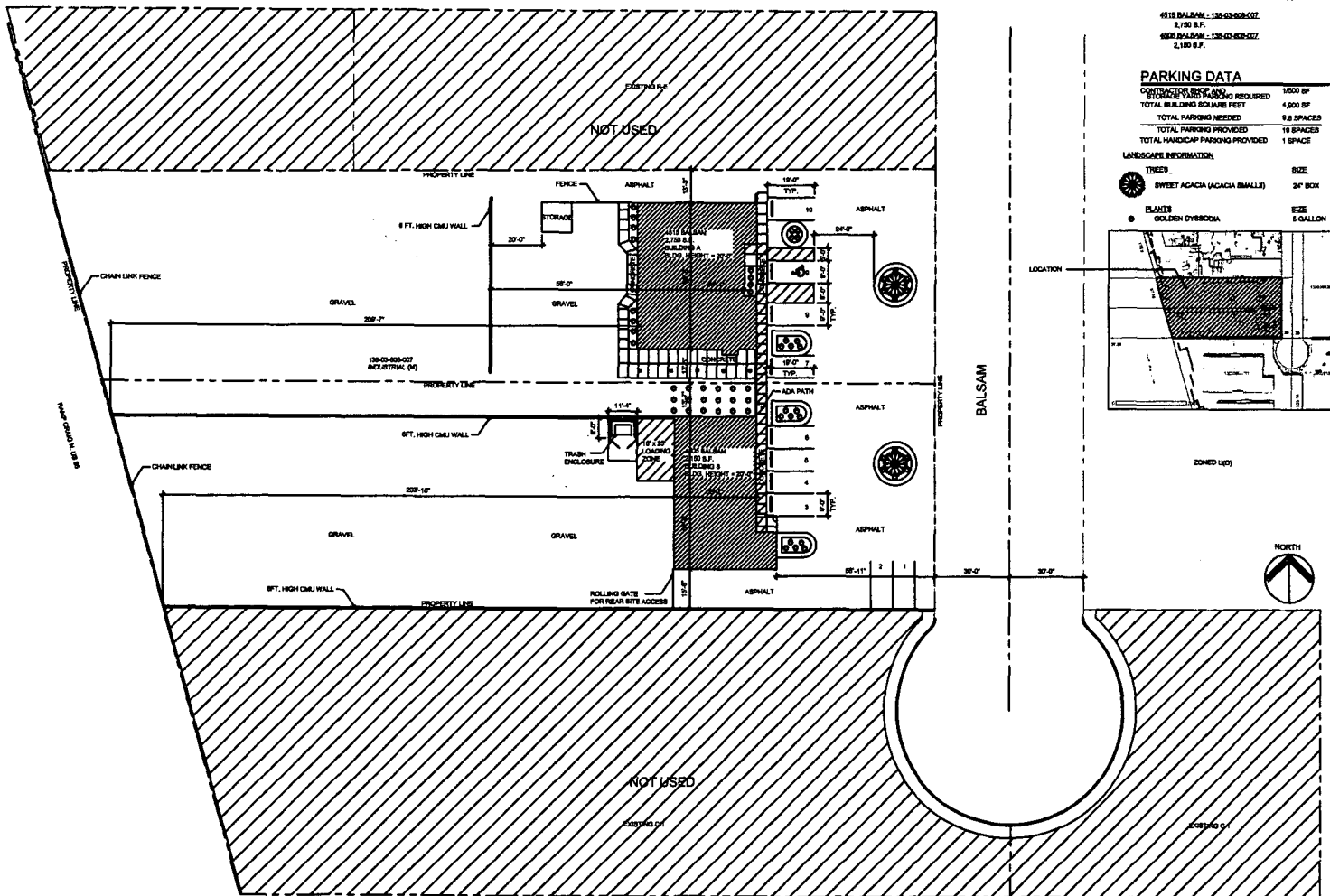


Plans (PMT)



Separator Sheet



SITE DATA

SITE AREA: 4515 BALSAM: 138-03-608-007
4505 BALSAM: 138-03-608-007
APPROX. 1.24 ACRES

UNIT / BUILDING DATA

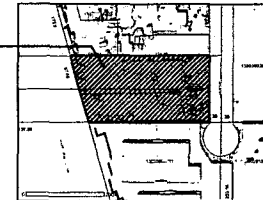
4515 BALSAM: 138-03-608-007
3,750 S.F.
4505 BALSAM: 138-03-608-007
5,100 S.F.

PARKING DATA

CONCRETE DRIVE AND STORAGE YARDS REQUIRED: 1500 SF
TOTAL BUILDING SQUARE FEET: 8,850 SF
TOTAL PARKING NEEDED: 9.8 SPACES
TOTAL PARKING PROVIDED: 10 SPACES
TOTAL HANDICAP PARKING PROVIDED: 1 SPACE

LANDSCAPE INFORMATION

TREES: SIZE: 24" BOX
PLANTER: SIZE: 6 GALLON
SWEET ACACIA (ACACIA BIANCHI)
GOLDEN DYSDROIA



7 SITE PLAN
1" = 10'

VAR-34013
SDR-34011
05/14/09 PC
REVISED

RECEIVED

APR 21 2009

SCOTT L. BAKER,
ARCHITECT, INC.



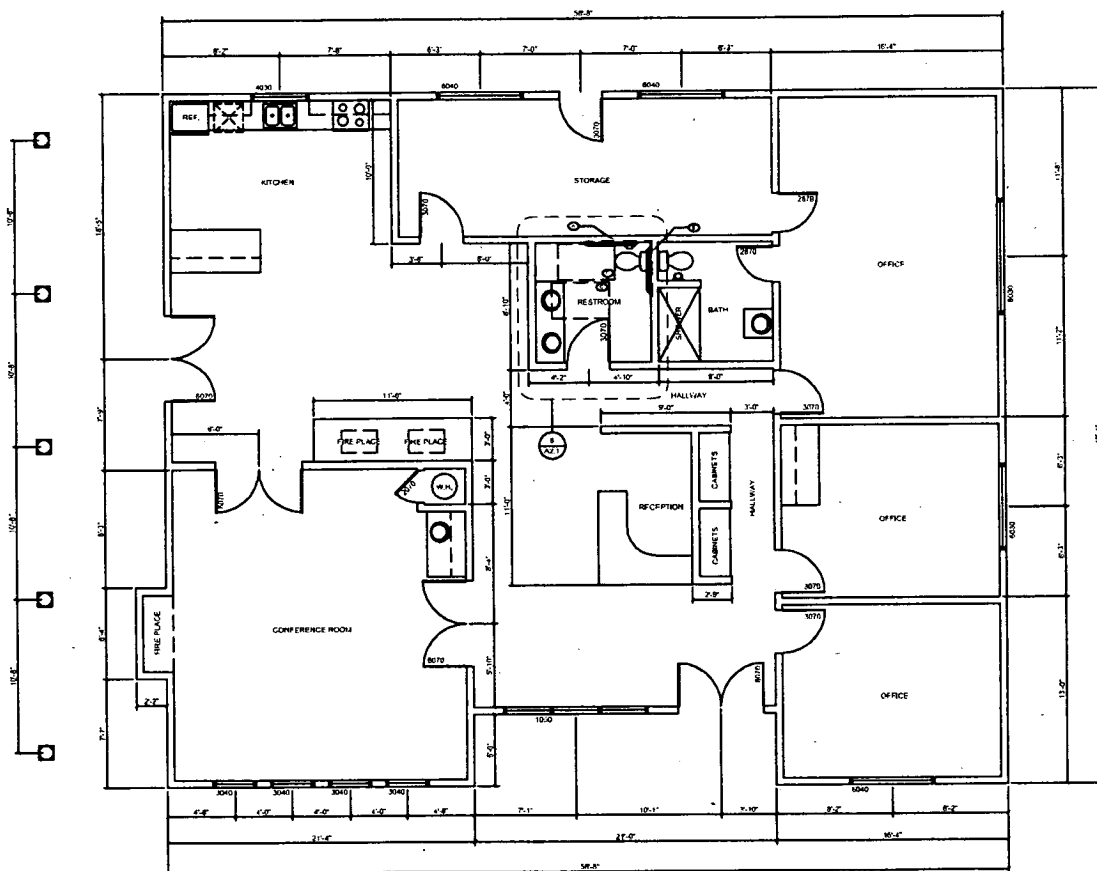
4505 & 4515 BALSAM
LAS VEGAS, NV

DATE	BY	REVISION
03-10-09	SLB	1
03-10-09	SLB	2
03-10-09	SLB	3
03-10-09	SLB	4
03-10-09	SLB	5
03-10-09	SLB	6
03-10-09	SLB	7
03-10-09	SLB	8
03-10-09	SLB	9
03-10-09	SLB	10

DATE	BY	REVISION
03-10-09	SLB	1
03-10-09	SLB	2
03-10-09	SLB	3
03-10-09	SLB	4
03-10-09	SLB	5
03-10-09	SLB	6
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03-10-09	SLB	8
03-10-09	SLB	9
03-10-09	SLB	10

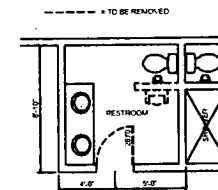
4515 & 4505
SITE PLAN
& LANDSCAPE
PLAN

A1.1



7 FLOOR PLAN
1/4" = 1'-0"

- GENERAL NOTES:
1. SIDE GRAB BAR - 24" MIN. x 2.5", 12" MIN. x 42" MAX.
 2. 8" BACKING CENTERED ON GRAB BAR, 4'-4" LONG MIN.
 3. REAR GRAB BAR - 24" MIN. x 2.5", 24" LONG MIN.
 4. 2.5" BACKING CENTERED ON TOILET 8" OFF SIDE WALL, 3' LONG.
 5. 30" x 48" CLEAR SPACE.
 6. ALL INTERIOR WALLS ARE 8'-0" HIGH.



6 BATHROOM DEMO PLAN
1/4" = 1'-0"

SCOTT L. BAKER,
ARCHITECT, INC.



4505 & 4515 BALSAM
LAS VEGAS, NV

NO.	DATE	DESCRIPTION
1	03-10-09	ISSUED FOR PERMIT
2	03-12-09	REVISED FOR PERMIT
3	04-15-09	REVISED FOR PERMIT
4	05-14-09	REVISED FOR PERMIT

03-10-09	ISSUED FOR PERMIT
03-12-09	REVISED FOR PERMIT
04-15-09	REVISED FOR PERMIT
05-14-09	REVISED FOR PERMIT

4515
FLOOR
PLAN
A2.1

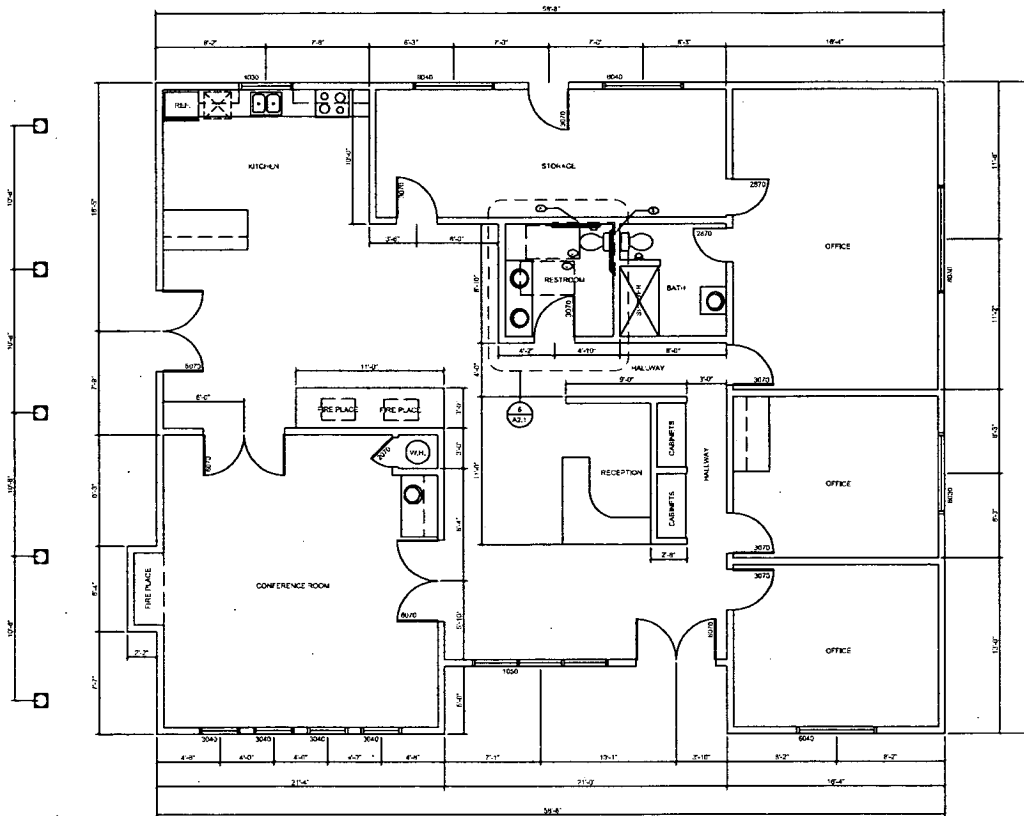
VAR-34013 SDR-34011
REVISED 05/14/09 PC

APR 15 2009

RECEIVED

RECEIVED

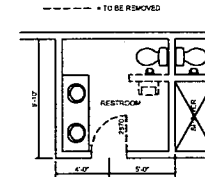
MAR 5 2009



7 FLOOR PLAN
1/4" = 1'-0"

NOTES:

1. 30" GRAB BAR - 32'-0" A.F.F. 12" MIN. - 42" MAX.
2. 2" X 6" BACKING CE-ITTED ON GRAB BAR 4'-0" LONG MIN.
3. 12" GRAB BAR - 32'-0" A.F.F. 12" LONG MIN.
4. 1/2" X 6" BACKING CE-ITTED ON TOILET 1'-0" OFF SIDE WALL 2' LONG.
5. 30" X 18" CLEAR SPACE.



6 BATHROOM DEMO PLAN
1/4" = 1'-0"

SCOTT L. BAKER,
ARCHITECT, INC.



4505 & 4515 BALSAM
LAS VEGAS, NV

NO.	DATE	DESCRIPTION
1	05/14/09	ISSUED FOR PERMIT
2	05/14/09	ISSUED FOR PERMIT
3	05/14/09	ISSUED FOR PERMIT
4	05/14/09	ISSUED FOR PERMIT
5	05/14/09	ISSUED FOR PERMIT
6	05/14/09	ISSUED FOR PERMIT
7	05/14/09	ISSUED FOR PERMIT
8	05/14/09	ISSUED FOR PERMIT
9	05/14/09	ISSUED FOR PERMIT
10	05/14/09	ISSUED FOR PERMIT

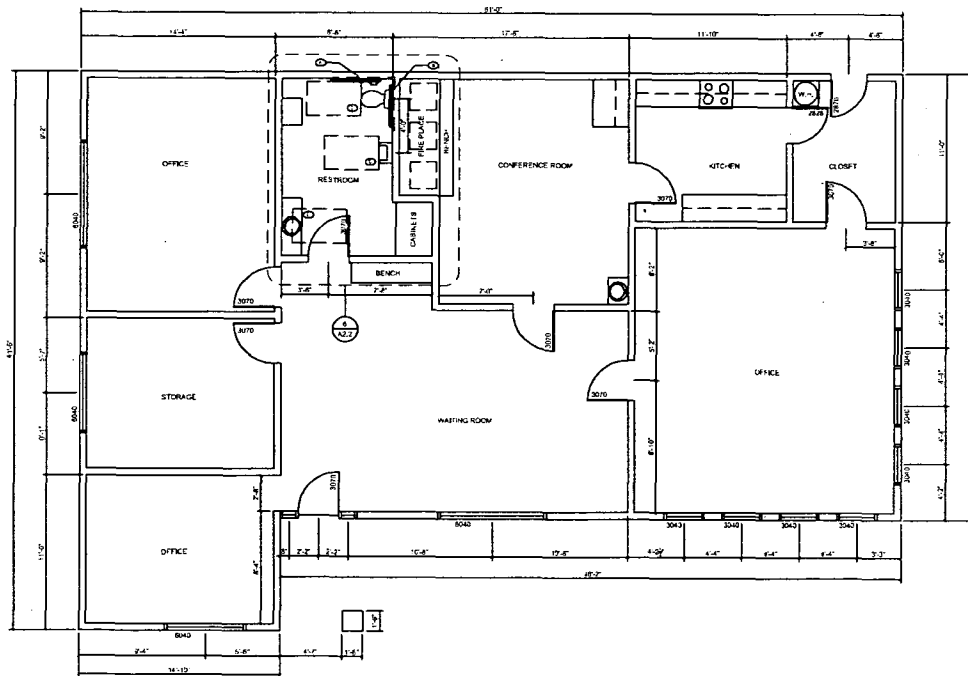
05-100	REVISION	DATE	DESCRIPTION
05-100	REVISION	DATE	DESCRIPTION
05-100	REVISION	DATE	DESCRIPTION
05-100	REVISION	DATE	DESCRIPTION
05-100	REVISION	DATE	DESCRIPTION
05-100	REVISION	DATE	DESCRIPTION
05-100	REVISION	DATE	DESCRIPTION
05-100	REVISION	DATE	DESCRIPTION
05-100	REVISION	DATE	DESCRIPTION
05-100	REVISION	DATE	DESCRIPTION

4515
FLOOR
PLAN
A2.1

VAR-34013
SDR-34011
05/14/09 PC

RECEIVED

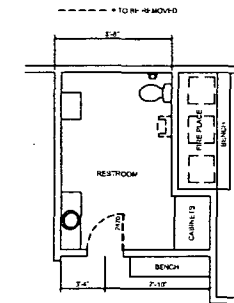
MAR 31 2009



7 FLOOR PLAN
1/4" = 1'-0"

NOTES

1. SEE GROUND PLAN - 22'-0" X 7'-0" - 12'-0" X 12'-0" - 12'-0" X 12'-0"
2. SEE BACKSHEET FOR DIMENSIONS - 4'-0" LONG MIN.
3. NEAR GROUND PLAN - 33'-0" X 7'-0" LONG MIN.
4. SEE BACKSHEET FOR DIMENSIONS - 8'-0" SIDE WALL - 7' LONG.
5. SEE 4'-0" CLEAR SPACE.



6 BATHROOM DEMO PLAN
1/4" = 1'-0"

SCOTT L. BAKER,
ARCHITECT, INC.



4505 & 4515 BALSAM
LAS VEGAS, NV

DATE	10/10/08
BY	SLB
CHECKED	SLB
DATE	10/10/08
BY	SLB
CHECKED	SLB
DATE	10/10/08

DATE	10/10/08
BY	SLB
CHECKED	SLB
DATE	10/10/08
BY	SLB
CHECKED	SLB
DATE	10/10/08

4505
FLOOR
PLAN
A2.2

VAR-34013
SDR-34011
05/14/09 PC

Plans (Approved Site Plan)



Separator Sheet



VAR-34013
SDR-34011

MAR 31 2009

RECEIVED

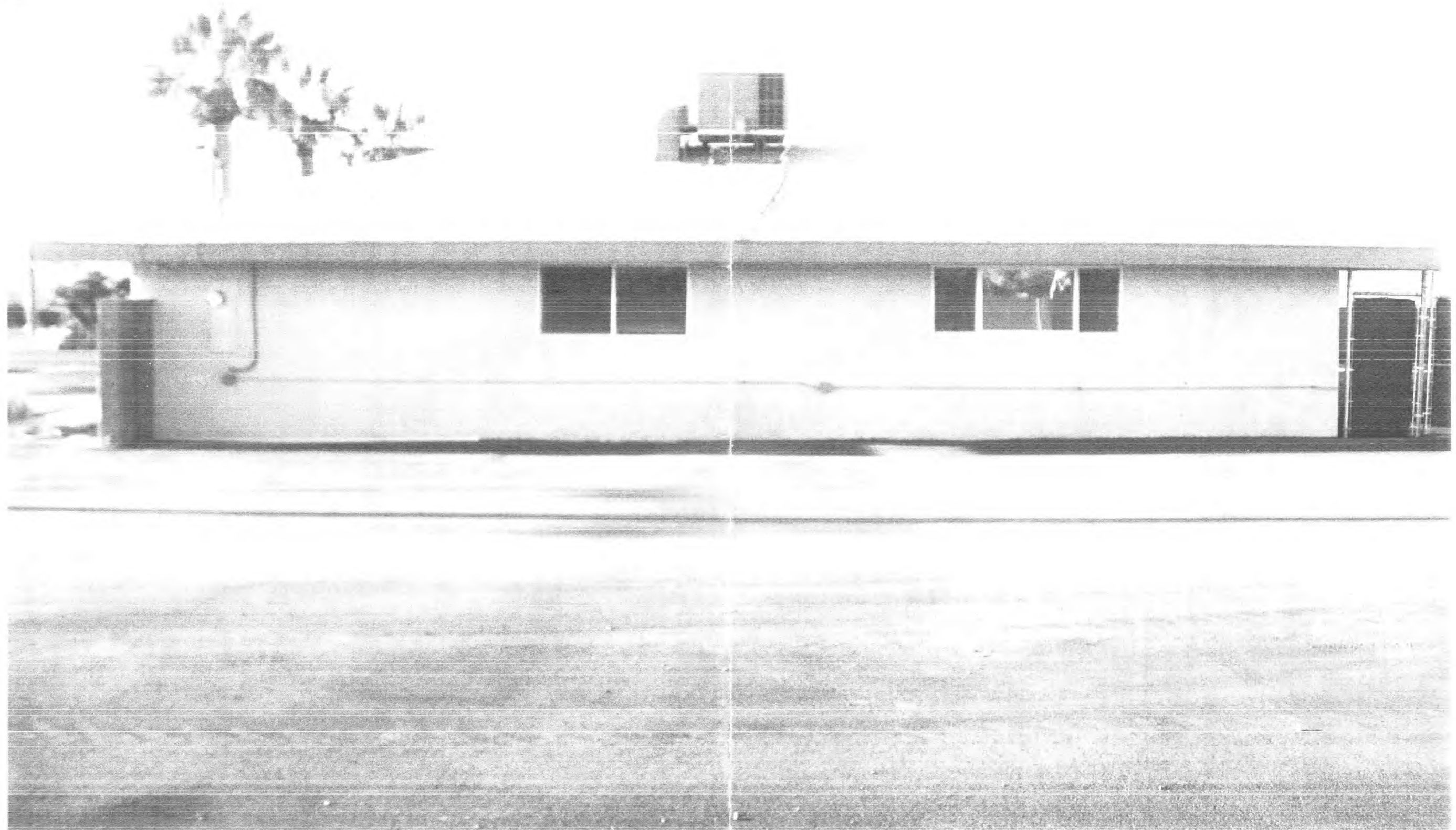
4515

(PHOTO)

stamped 3-31-09:pc 5-14-09 Abbey → PC 6-11-09 withdraw

VAR-34013
SDR-34011
05/14/09 PC

1. 00000





4515

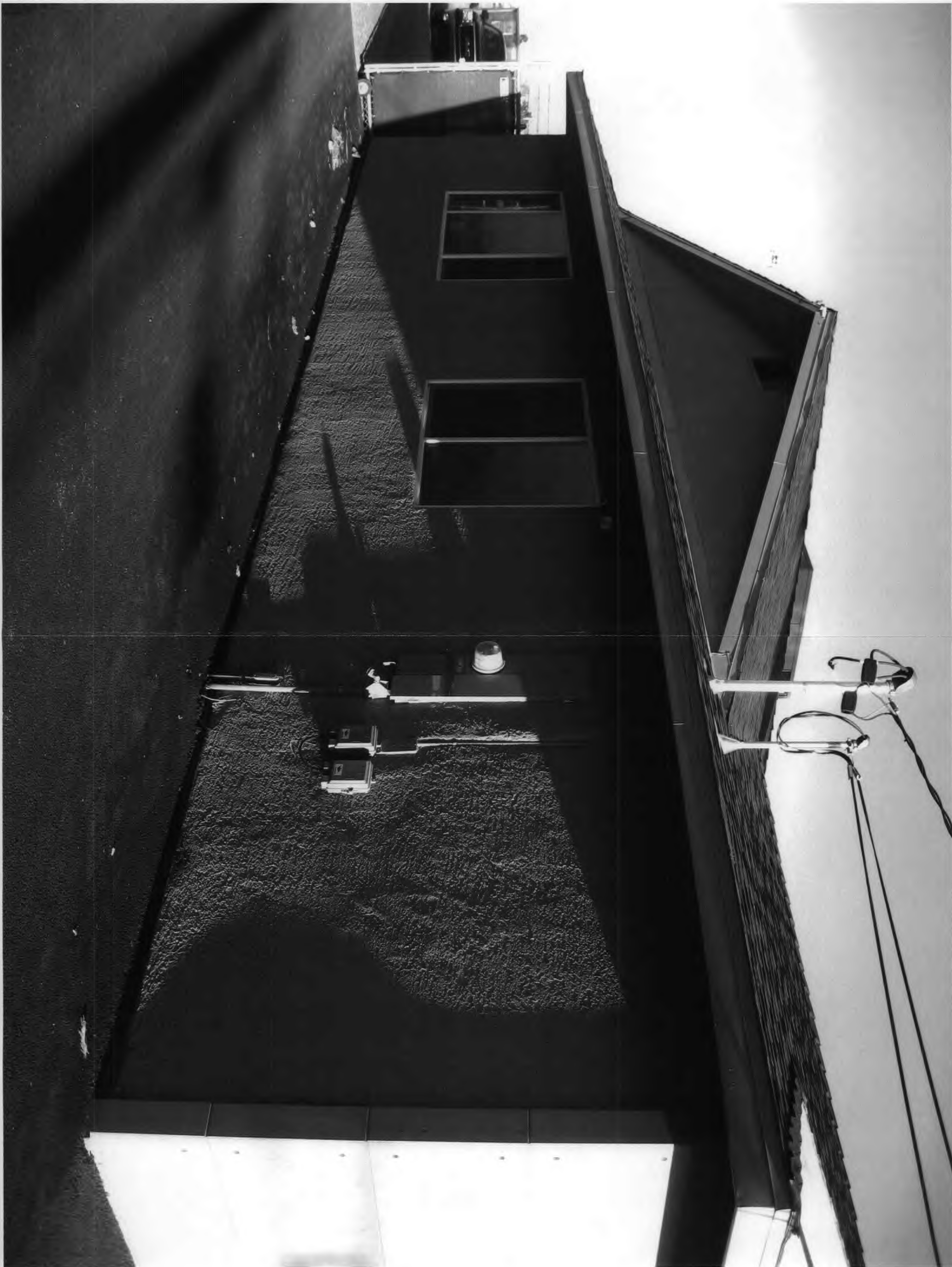
RECEIVED

MAR 31 2009

VAR-34013
SDR-34011

(PHOTO 3) STAMPED 3-31-09 : PC 5-14-09 Abbey → PC 6-11-09 withdraw

4
VAR-34013, SDR 34011 (PHOTO) 3-31-09 : PC 5-14-09 Hwy → PC 6-11-09 withdrawal



4505

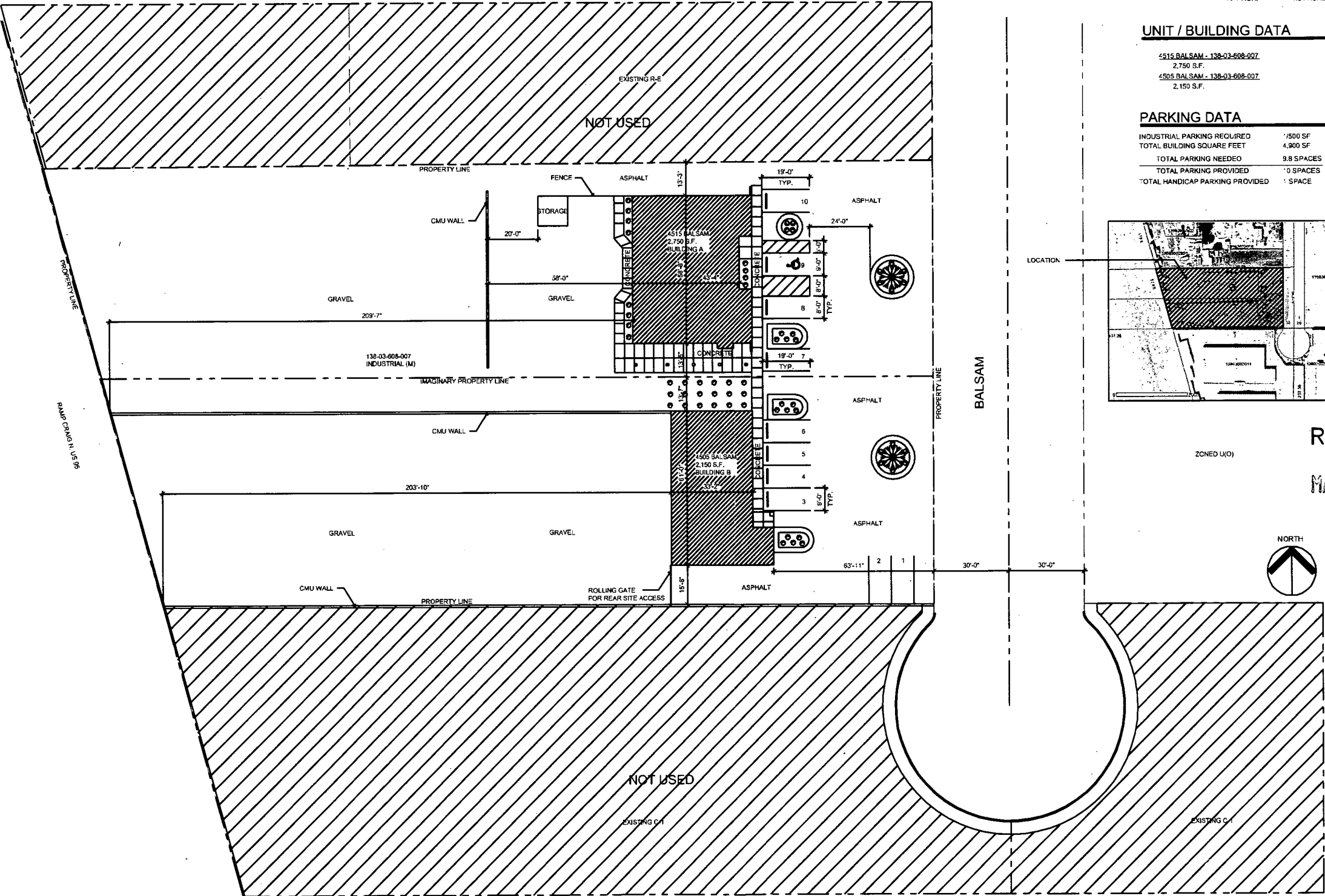
RECEIVED
MAR 31 2009

4505

RECEIVED
MAR 31 2009



VAR-34013; SDR-34011 (PHOTOS) 3-31-09 PC 5-14-09 Abey → PC 6-11-09 withdrawal



SITE DATA

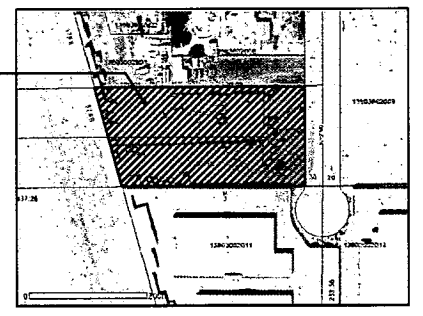
SITE AREA	APN: 138-03-608-007
	4515 BALSAM
	APPROX. 58,300 S.F.
	1.34 ACRES

UNIT / BUILDING DATA

4515 BALSAM - 138-03-608-007
2,750 S.F.
4505 BALSAM - 138-03-608-007
2,150 S.F.

PARKING DATA

INDUSTRIAL PARKING REQUIRED	1,500 SF
TOTAL BUILDING SQUARE FEET	4,900 SF
TOTAL PARKING NEEDED	9.8 SPACES
TOTAL PARKING PROVIDED	10 SPACES
TOTAL HANDICAP PARKING PROVIDED	1 SPACE



RECEIVED
MAR 31 2009



7 SITE PLAN
1" = 10'

SCOTT L. BAKER,
ARCHITECT, INC.



**4505 & 4515 BALSAM
LAS VEGAS, NV**

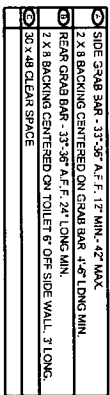
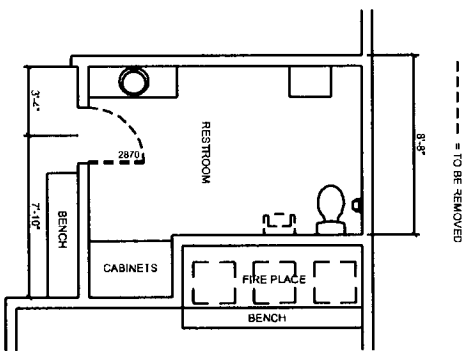
NO.	DATE	REVISIONS
1	03/25/09	ISSUED FOR PERMIT

09-100	PROJECT NUMBER
MARCH 25, 2009	DATE
KP	DRAWN
SLB	CHECKED

4515 & 4505
SITE PLAN
& LANDSCAPE
PLAN

A1.1

VAR-34013; SDR -34011 (S) STAMPED 3-31-09; PC S-14-09 Abbey -> PC 6-11-09 will draw

$1/4'' = 1'-0''$  $1/4'' = 1'-0''$ 

2007

[illegible]

7225 S. BERMUDA ROAD, SUITE D
LAS VEGAS, NEVADA 89119
702.837.6221
702.837.5960 FAX

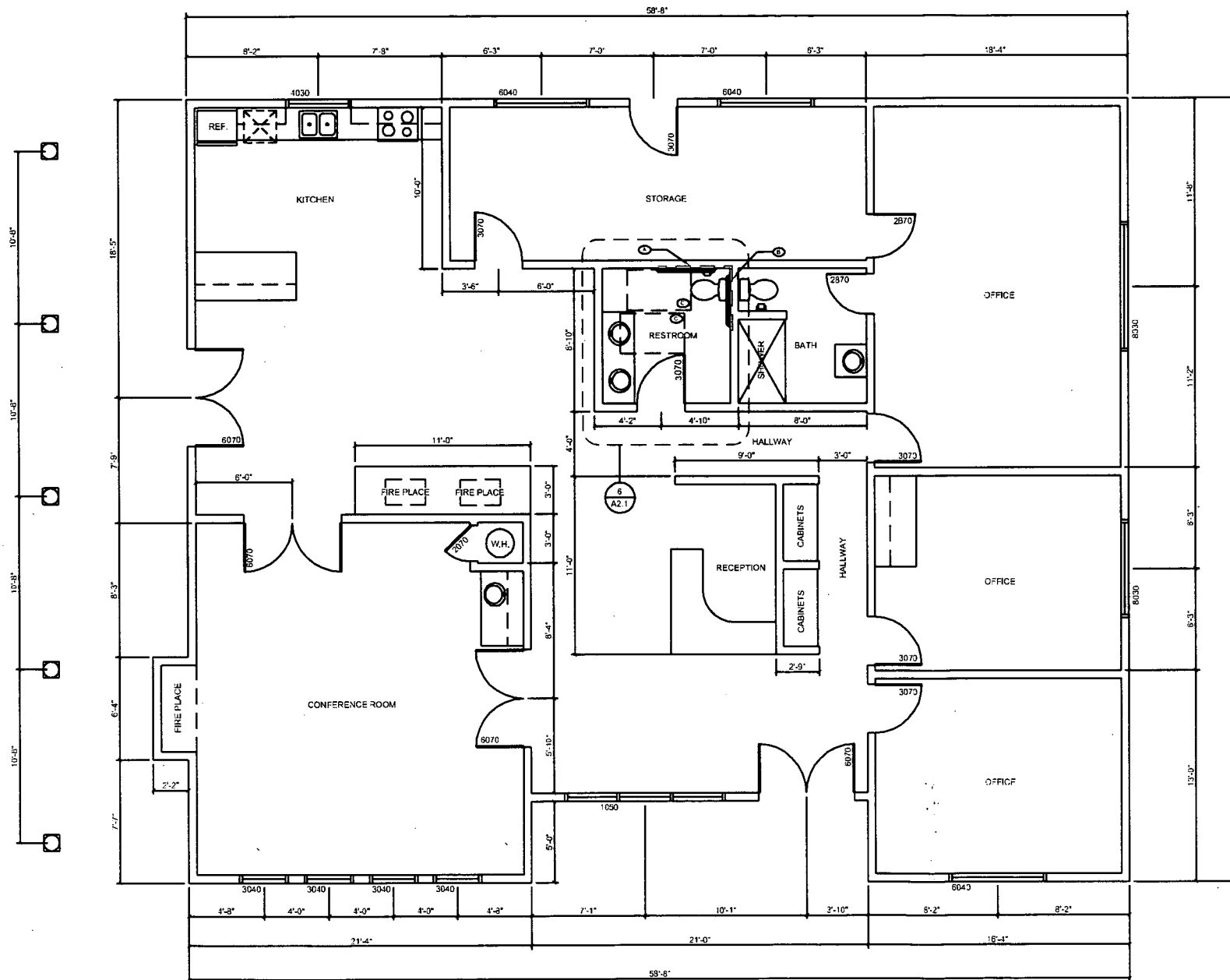
Drawings and specifications remain the property of the design professional.
Copies of the drawings and specifications retained by the client
may be utilized only for the use and for completing the project after they were prepared
and not for the construction of any other project. 9402 425.780.2
copyright © 2008 Scott L. Baskie Architects Inc.

09-100
project number
MARCH 25, 2009
date
KP
drawn
SLB
checked

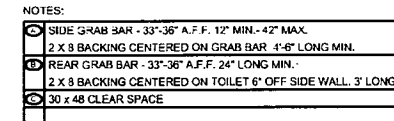
4505
FLOOR
PLAN

A2.2

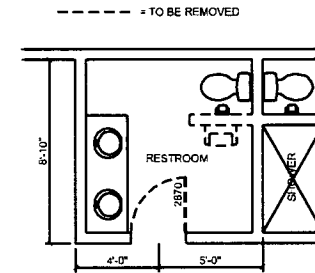
VAR-34013; SDR-34011 (FP2) STAMPED 3-31-09: PC 5-14-09 Abey → PC 6-11-09 withdraw



7 FLOOR PLAN
1/4" = 1'-0"

$$1/4'' = 1'-0''$$


BATHROOM DEMO PLAN

$$\frac{1}{4}'' = 1'-0''$$


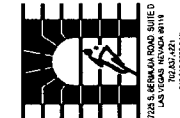
RECEIVED

MAR 31 2009

09-100	project number	
MARCH 25, 2009	date	
KP	drawn	
SLB	checked	

4515
FLOOR
PLAN

A2.1



**4505 & 4515 BALSAM
LAS VEGAS, NV**

SCOTT L. BAKER,
ARCHITECT, INC.

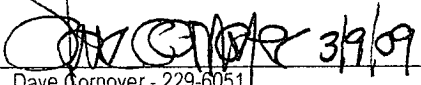
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VAR-34013; SDR -34011 (FP) STAMPED 3-31-09: PC S-14-09 Abey → PC-6-11-09 withdraw

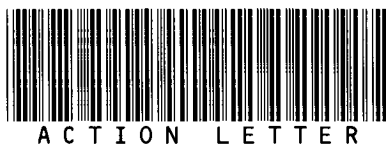
Project Checklist



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): \$ 500.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 1030.00 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: 19
☒	☐	North arrow, scale, and vicinity map			Colored, Rolled Plans: 1
☒	☐	All property lines and present dimensions labeled			NOTES:
☒	☐	All building setbacks labeled			
☒	☐	All adjacent existing land uses and street names labeled			
☒	☐	All points of ingress and egress shown			
☒	☐	ADA accessibility requirements shown/labeled			
☒	☐	Parking standard(s) utilized: 1 / 500 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: 3
☒	☐	North arrow, scale, and vicinity map			Colored, Rolled Plans: 1
☒	☐	All property lines and present dimensions labeled			NOTES: Landscape plans may be incorporate with the Site Plans
☒	☐	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: 2
☒	☐	Scale and building dimensions labeled			Colored, Rolled Plans: 1
☒	☐	North, south, east, and west elevations of all buildings			NOTES: Provide height of existing structure; Photographs of each elevation (north, south, east and west) may be submitted in lieu of plans
☒	☐	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: 1
☒	☐	Scale and building dimensions labeled			Rolled Plans: 1
☒	☐	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 Ashjian		Application Type: Site Development Plan Review	
Representative:		Chris Morelli		Application Purpose: To allow for the conversion of a Residence to Industrial use	
APN:		138-08-602-008 # 007		Site Location: 4505 Balsam Street # 4515	
Planner's Signature:				Pre-App. Meeting Date: 03/09/09	
Planner:				Earliest Submittal Deadline: 03/31/09 no later than 2:00 pm	
		Dave Cornoyer - 229-6051		Earliest PC / CC Meeting Dates: 05/14/09 PC 06/17/09 CC	

Action Letter



Separator Sheet



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

June 12, 2009

Mr. Jon Scott Ashjian
4515 Balsam Street
Las Vegas, Nevada 89108

RE: ABEYANCE - SDR-34011 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Ashjian:

Your request for a Major Amendment to an approved Site Development Plan Review (SDR-28390) FOR THE CONVERSION OF TWO EXISTING RESIDENCES, ONE 2,150 SQUARE FEET AND ONE 2,750 SQUARE FEET TO A PROPOSED 4,900 SQUARE-FOOT CONTRACTOR'S PLANT, SHOP AND STORAGE YARD WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE EAST PERIMETER WHERE 15 FEET IS THE MINIMUM REQUIRED AND A ZERO-FOOT BUFFER ALONG THE NORTH, WEST AND SOUTH PERIMETER WHERE EIGHT FEET IS THE MINIMUM REQUIRED on 1.23 acres at 4505 and 4515 Balsam Street (APNs 138-03-602-007 and 008), M (Industrial) Zone, 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 black ink, appearing to read "D. Rankin".

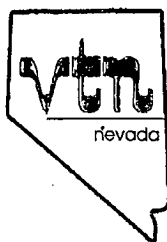
Douglas J. Rankin, AICP
Planning Manager
Case Planning Division

DJR:nl

cc: Mr. Tim Washburn
4515 Balsam Street
Las Vegas, Nevada 89108

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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JUN 11 2009

June 11, 2009

W.O. # 7162-X

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
VAR-34013 (Variance)
SDR-34011 (Site Development Review)

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. 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 # 16 and 17.

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)



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JUN 10 2009

June 9, 2009

W.O. # 7162-X

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
VAR-34013 (Variance)
SDR-34011 (Site Development Review)**

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 # 16 and 17.

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 16-17
VAR-34013
SDR-34011
06/11/09 PC



May 15, 2009

Mr. Jon Scott Ashjian
4515 Balsam Street
Las Vegas, Nevada 89108

RE: SDR-34011 - SITE DEVELOPMENT PLAN REVIEW

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 Mr. Ashjian:

Your request for a Major Amendment to an approved Site Development Plan Review (SDR-28390) FOR THE CONVERSION OF TWO EXISTING RESIDENCES, ONE 2,150 SQUARE FEET AND ONE 2,750 SQUARE FEET TO A PROPOSED 4,900 SQUARE-FOOT CONTRACTOR'S PLANT, SHOP AND STORAGE YARD WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE EAST PERIMETER WHERE 15 FEET IS THE MINIMUM REQUIRED AND A ZERO-FOOT BUFFER ALONG THE NORTH, WEST AND SOUTH PERIMETER WHERE EIGHT FEET IS THE MINIMUM REQUIRED on 1.23 acres at 4505 and 4515 Balsam Street (APNs 138-03-602-007 and 008), M (Industrial) Zone, 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

cc: Mr. Tim Washburn
4515 Balsam Street
Las Vegas, Nevada 89108

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

KUMMER

KAEMPFER

**KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO**

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

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ROBERT J. GRONAUER
rgronauer@kkbrf.com
702.792.7000

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

Robert J. Gronauer

RJG/mlt

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

Submitted after final agenda

Date

Item



Applicant Letter



Separator Sheet



May 29, 2009

Mr. Jon Scott Ashjian
4515 Balsam Street
Las Vegas, Nevada 89108

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 - SDR-34011 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Ashjian:

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. Tim Washburn
4515 Balsam Street
Las Vegas, Nevada 89108

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

Mr. Jon Scott Ashjian
4515 Balsam Street
Las Vegas, Nevada 89108

RE: SDR-34011 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Ashjian:

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 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,

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Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

cc: Mr. Tim Washburn
4515 Balsam Street
Las Vegas, Nevada 89108

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
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STEVEN D. ROSS

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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

Public Hearing Notice



PUBLIC HEARING NOTICE

Separator Sheet

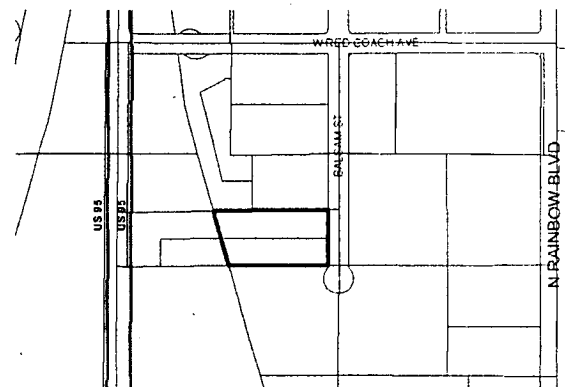
Application Information

VAR-34013 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JON SCOTT ASHJIAN - Request for a Variance TO ALLOW NO WALL ADJACENT TO A RESIDENTIAL ZONING DISTRICT WHERE A PERIMETER WALL IS REQUIRED FOR AN INDUSTRIAL PROPERTY LOCATED ADJACENT TO A RESIDENTIAL ZONING DISTRICT on 0.61 acres at 4515 Balsam Street (APN 138-03-602-007), M (Industrial) Zone, Ward 4 (Steinman)

SDR-34011 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-34013 - PUBLIC HEARING - APPLICANT/OWNER: JON SCOTT ASHJIAN - Request for a Major Amendment to an approved Site Development Plan Review (SDR-28390) FOR THE CONVERSION OF TWO EXISTING RESIDENCES, ONE 2,150 SQUARE FEET AND ONE 2,750 SQUARE FEET TO A PROPOSED 4,900 SQUARE-FOOT CONTRACTOR'S PLANT, SHOP AND STORAGE YARD WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE EAST PERIMETER WHERE 15 FEET IS THE MINIMUM REQUIRED AND A ZERO-FOOT BUFFER ALONG THE NORTH, WEST AND SOUTH PERIMETER WHERE EIGHT FEET IS THE MINIMUM REQUIRED on 1.23 acres at 4505 and 4515 Balsam Street (APNs 138-03-602-007 and 008), M (Industrial) Zone, 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

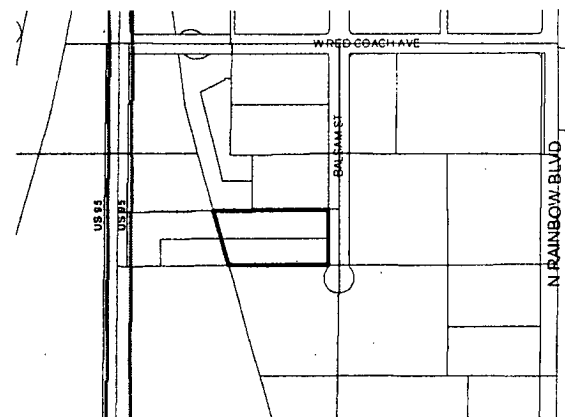
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Application Location



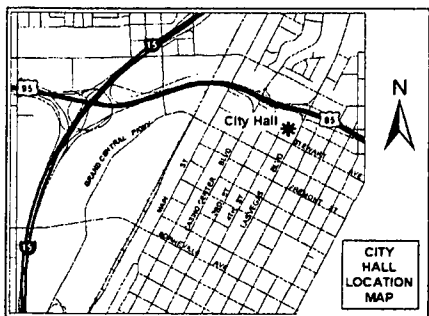
The proposed project may not pertain to the entire highlighted project site.

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

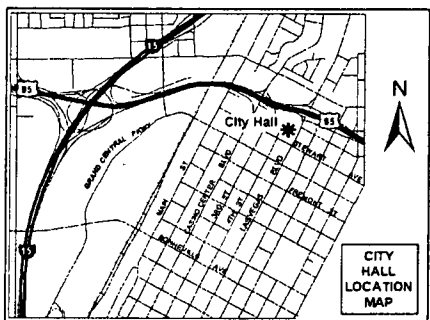
Please use available blank space on card for your comments.

VAR-34013 & SDR-34011

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



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-34013 & SDR-34011

Planning Commission Meeting of 5/14/2009

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:

SDR-34011

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

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: May 14, 2009

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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

**VAR-34013 & SDR-34011
05/14/09 PC - REVISED**

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
04/22/2009

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

**VAR-34013 & SDR-34011
05/14/09 PC**

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
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SDPR
04/02/2009

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

SDR-34011 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-34013 - PUBLIC HEARING - APPLICANT/OWNER: JON SCOTT ASHJIAN - Request for a Major Amendment to an approved Site Development Plan Review (SDR-28390) FOR THE CONVERSION OF AN EXISTING 2,150 SQUARE-FOOT AND AN EXISTING 2,750 SQUARE-FOOT RESIDENCE INTO A CONTRACTOR'S PLANT, SHOP AND STORAGE YARD WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE EAST PERIMETER WHERE 15-FEET IS REQUIRED AND A ZERO-FOOT BUFFER ALONG THE NORTH PERIMETER WHERE EIGHT FEET IS REQUIRED on 1.23 acres at 4505 and 4515 Balsam Street (APNs 138-03-602-007 and 008), M (Industrial) Zone, 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 Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SDR Application****Report Date** 03/31/2009 03:33 PM**Submitted By**

Page 1

A/P # 34011 **SITE DEVELOPMENT PLAN REVIEW****Application Information****Stages**

	Date / Time	By		Date / Time	By
Processed	03/31/2009 12:19	983953	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

SDR-34011 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-34013 - PUBLIC HEARING - APPLICANT/OWNER: JON SCOTT ASHJIAN - Request for a Major Amendment to an approved Site Development Plan Review (SDR-28390) FOR THE CONVERSION OF AN EXISTING 2,150 SQUARE-FOOT AND AN EXISTING 2,750 SQUARE-FOOT RESIDENCE INTO A CONTRACTOR'S PLANT, SHOP AND STORAGE YARD WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE EAST PERIEMTER WHERE 15-FEET IS REQUIRED AND A ZERO-FOOT BUFFER ALONG THE NORTH PEREIMTER WHERE EIGHT FEET IS REQUIRED on 1.23 acres at 4505 and 4515 Balsam Street (APNs 138-03-602-007 and 008), M (Industrial) Zone, Ward 4 (Steinman)

Parent A/P #

Project #	34011	Project/Phase Name	4505 & 4515 BALSAM SITE DEVELO	Phase #	
Size/Area	0.61 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information**Parcel** 13803602007**Location****Owner/Tenant**

Contact ID AC1341692	Name	ASHJIAN JON S	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 Addresses4515 BALSAM ST
LAS VEGAS, 89108-**Linked Parcels**

No Parcels are linked to this Application

A/P Linked Parcels13803602007
13803602008

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SDR Application****Report Date** 03/31/2009 03:33 PM**Submitted By**

Page 2

Applicants/Contacts

Primary	Y	Capacity	OWNER	Contact ID	AC1341692 ☐ Foreign
Effective		Expire			
Name	ASHJIAN JON S				
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

Item Description**Item Status**

Check Fees	Fees Successful
PROCESSING FEE (\$500.00)	Paid
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
332115 B&S PLAN (BUILDING&SAFETY PLAN REVIEW)	Incomplete
332113 DEVCO (DEVELOPMENT COORDINATION)	Incomplete
332124 FIRE ENG (FIRE PROTECTION ENGINEERING)	Incomplete
332116 FLOOD (FLOOD CONTROL)	Incomplete
332123 LAND DEV (LAND DEVELOPMENT)	Incomplete
332114 NEIGH P&S (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
332117 ROW (RIGHT-OF-WAY)	Incomplete
332122 SEWER (COLLECTION SYSTEMS PLANNING)	Incomplete
332121 SID (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
332120 SURVEY (SURVEY)	Incomplete
332119 TEFO (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
332118 TRAFFIC (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Failed
(STAFF RECOMMENDATION)	
(PT-ENTER THE # OF LABELS)	
(ASSIGN CASE TO A PLANNER)	
(PT-NOTIFICATION MAP DATE)	
(PT-SIZE OF NOTIFICATION AREA)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	1
Case # 74599	

Fees	Status	Paid Date	Amount
------	--------	-----------	--------

NOTIFICATION & ADVERTISING FEE	P	03/31/2009 12:29	500.00
PROCESSING FEE	P	03/31/2009 12:29	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	03/31/2009 12:29	30.00

Total Unpaid	0.00	Total Paid	1030.00
---------------------	------	-------------------	---------

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SDR Application****Report Date** 03/31/2009 03:33 PM**Submitted By**

Page 3

Inspections

Insp #	Insp Type	#	Ord/Grp	Assigned To	Call	Scheduled
	Preference	Inspected By		Comments		

There are no Inspections for this Report

Review Activities

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

332115	B&S PLAN	0	N	03/31/2009 15:32		
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332113	DEVCO	0	N	03/31/2009 15:32		
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332124	FIRE ENG	0	N	03/31/2009 15:32		
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332116	FLOOD	0	N	03/31/2009 15:32		
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332123	LAND DEV	0	N	03/31/2009 15:32		
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332114	NEIGH P&S	0	N	03/31/2009 15:32		
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332117	ROW	0	N	03/31/2009 15:32		
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332122	SEWER	0	N	03/31/2009 15:32		
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332121	SID	0	N	03/31/2009 15:32		
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332120	SURVEY	0	N	03/31/2009 15:32		
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332119	TEFO	0	N	03/31/2009 15:32		
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332118	TRAFFIC	0	N	03/31/2009 15:32		
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Activity Review Details**Detail** AGENDA TECH ITEMS (SDR)**Modified By** NLARES**Modified Date/Time** 03/31/2009 15:17**Comments**

No Comments

AGENDA TECH ITEMS**Before Planning Commission Items**

DRT Process Completed 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

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

SDR Application

Report Date 03/31/2009 03:33 PM

Submitted By

Page 4

SUBMITTAL CHECKLIST

Indicate if item is being submitted

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

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

Z-LEGAL				983953	03/31/2009 12:19	
N						

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.
--

SITE PLAN REVIEW

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

Staff Recommendation

Meeting Information

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

05/14/2009	PC	SCHEDULED	0	0	0
NGOLDBERG	03/31/2009				

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SDR Application****Report Date** 03/31/2009 03:33 PM**Submitted By**

Page 5

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

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

No children exist for this project

Employee	Last	First	MI	Comments
Employee ID				

No Employee Entries

Log	Description	Entered By	Start	Stop	Hours
Action					
Comments					

Z-SUBC	REASON ALL ITEMS NOT SUBMITTED	983953	03/31/2009 12:18		0.00
Spoke with Dave C. to confirm that the applicant is submitting justification letter and PMT's via email.					

Model Home Details

No Model Home Details

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: JON SCOT ASHTIAN
 Project Address (Location) 4515 BALSAM ST LV NV 89108
 Project Name _____ Proposed Use _____
 Assessor's Parcel #(s) 136-03-602-007 Ward # 4
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage 31108 Floor Area Ratio _____
 Gross Acres 1.61 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER <u>JON SCOT ASHTIAN</u>	Contact <u>JON SCOT ASHTIAN</u>
Address <u>4515 BALSAM ST</u>	Phone: <u>6977000</u> Fax: <u>251012</u>
City <u>LAS VEGAS</u>	State <u>NV</u> Zip <u>89108</u>
E-mail Address <u>SCOTT@VEGASASPHALT.COM</u>	

APPLICANT <u>JON SCOT ASHTIAN</u>	Contact <u>JON SCOT ASHTIAN</u>
Address <u>4515 BALSAM ST</u>	Phone: <u>6977000</u> Fax: <u>251012</u>
City <u>LAS VEGAS</u>	State <u>NV</u> Zip <u>89108</u>
E-mail Address <u>SCOTT@VEGASASPHALT.COM</u>	

REPRESENTATIVE <u>TIM WASHBURN</u>	Contact <u>TIM WASHBURN</u>
Address <u>4515 BALSAM ST</u>	Phone: <u>4437270</u> Fax: <u>251012</u>
City <u>LAS VEGAS</u>	State <u>NV</u> Zip <u>89108</u>
E-mail Address <u>TIMW@VEGASASPHALT.COM</u>	

FOR DEPARTMENT USE ONLY

Property Owner Signature* _____

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

Print Name JON SCOT ASHTIAN

Subscribed and sworn before me

This 14th day of March, 20 09

Notary Public in and for said County and State



Revised 10/27/08

Case # <u>SDR-34011</u>
Meeting Date: <u>05/14/09</u>
Total Fee: \$ <u>1030.00</u>
Date Received: * <u>03/31/09</u>
Received By: _____

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

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SCOTT ASHTIAN
 Project Address (Location) 4505 BALSAM ST LV NV 89108
 Project Name _____ Proposed Use _____
 Assessor's Parcel #(s) 138-03-602-008 Ward # 4
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage 2092 Floor Area Ratio _____
 Gross Acres .62 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER	<u>SCOTT ASHTIAN</u>	Contact	<u>SCOTT ASHTIAN</u>
Address	<u>4505 BALSAM ST</u>	Phone:	<u>702 71000</u>
City	<u>LAS VEGAS</u>	Fax:	<u>251 0112</u>
E-mail Address	<u>SCOTT@VEGASASPHALT.COM</u>	State	<u>NV</u>
		Zip	<u>89108</u>

APPLICANT	<u>SCOTT ASHTIAN</u>	Contact	<u>SCOTT ASHTIAN</u>
Address	<u>4505 BALSAM ST</u>	Phone:	<u>702 71000</u>
City	<u>LAS VEGAS</u>	Fax:	<u>251 0112</u>
E-mail Address	<u>SCOTT@VEGASASPHALT.COM</u>	State	<u>NV</u>
		Zip	<u>89108</u>

REPRESENTATIVE	<u>TIM WASHBURN</u>	Contact	<u>TIM WASHBURN</u>
Address	<u>4515 BALSAM ST</u>	Phone:	<u>702 37270</u>
City	<u>LAS VEGAS</u>	Fax:	<u>251 0112</u>
E-mail Address	<u>TIMW@VEGASASPHALT.COM</u>	State	<u>NV</u>
		Zip	<u>89108</u>

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 ASHTIAN

Subscribed and sworn before me

This 14th day of March, 2009

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-34011</u>
Meeting Date:	<u>05/14/09</u>
Total Fee:	<u>\$1030.00</u>
Date Received:*	<u>03/31/09</u>
Received By:	<u>[Signature]</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

Justification Letter



Separator Sheet

**KUMMER
KAEMPFER**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kkbrf.com
702.693.4215

**KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO**

RECEIVED

APR 23 2009

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: 775.884.8300
Fax: 775.882.0257

April 20, 2009

VIA HAND DELIVERY

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
731 So. Fourth Street
Las Vegas, NV 89101

**Re: Amended Justification Letter – Scott Ashjian
Site Development Review & Variance
APN: 138-03-602-007 & 008**

To Whom It May Concern:

Please be advised this office represents Scott Ashjian (the "Applicant"), in the above referenced matter. The Applicant is requesting a site development review for property generally located between US 95 and Balsam, more particularly known as assessor's parcel numbers 138-03-602-007 & 008 (the "Site").

The Site is zoned industrial. The Applicant is requesting a site development review for two existing office buildings with outside storage behind the said office buildings. The buildings are 2750 square feet and 2150 square feet, respectively. Both buildings are approximately 34' in height. The Site meets all parking. In conjunction with the site development review, the Applicant is seeking a waiver to reduce landscape requirements, exception for number of trees and a landscape berm.

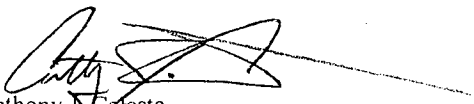
The Applicant is in the process of assembling several parcels adjacent to the Site for the purpose of developing a mixture of office and industrial uses. In conjunction with the site development review, the Applicant is requesting a variance to allow a chain link fence where a block wall is required on the northern property line of APN: 138-03-602-007. The adjacent property, APN: 138-03-602-006, is currently zoned residential. The Applicant is in escrow to close on the adjacent property. After closing, the Applicant will seek to pursue annexation of the adjacent parcel and a zone change that is compatible to the area.

Upon planning commission approval, the Applicant will file a reversionary map and seek all applicable permits.

We thank you in advance for your time and consideration of this application. Should you have any questions or concerns, please contact us.

Sincerely,

KUMMER KAEMPFER BONNER RENSCHAW & FERRARIO


Anthony J. Celeste

AJC/dmf



719177_1.DOC

**VAR-34013
SDR-34011
05/14/09 PC- REVISED**

15385.3

SOFI



S O F I

Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-34011 APN: 138-03-402-007

Name of Property Owner: JOHN SCOTT ASHTIAN

Name of Applicant: JON SCOTT ASHTIAN

Name of Representative: TIM WASHBURN

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

Yes

X No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner:

Print Name: _____

Subscribed and sworn before me

This 14th day of March, 2009

Notary Public in and for said County and State





Deed



Separator Sheet

20070112-0002782

R.P.T.T.: \$2,040.00
APN: 138-03-602-007

Title Order No. 5116006261
Escrow No. 5116006261-GM

WHEN RECORDED MAIL TO:

Jon S Ashjian
4485 N Rainbow
Las Vegas, NV 89108

MAIL TAX STATEMENTS TO:

Grantee at address above

Fee: \$17.00 RPTT: \$2,040.00
N/C Fee: \$0.00

01/12/2007 14:05:40
T20070006933

Requestor:

OLD REPUBLIC TITLE COMPANY OF NEVADA

Debbie Conway ADF
Clark County Recorder Pgs: 5

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

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

Jared E Shafer and Jessica Floyd, Successor Co-Trustees of The Erika Jaks Trust executed on the 20th day of June, 1990 at Las Vegas, Nevada

hereby GRANT(S), BARGAIN(S), SELL(S) AND CONVEY(S) to

JON S ASHJIAN a married man as his sole and separate property

that property in Clark County, Nevada, described as:

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

Dated January 3, 2007

THE ERIKA JAKS TRUST

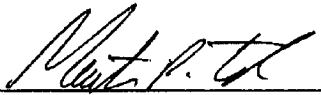
BY: [Signature]
Jared E Shafer, Successor Co-Trustee

BY: [Signature]
Jessica Floyd, Successor Co-Trustee

4515 Balsam
Site Development

State of Kentucky
County of Jefferson

This instrument was acknowledged before me on 1/8/07
by Jessica Floyd.


Signature of notarial officer

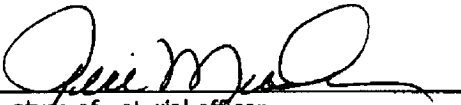
8-15-2009

RECORDER'S NOTE:
NOTARY STAMP IS PRESENT,
HOWEVER THE INK COLOR
MAY NOT BE REPRODUCIBLE

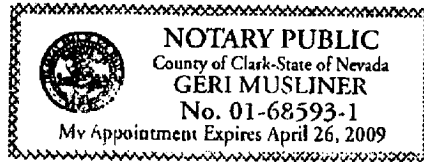
ASSESSOR'S COPY

State of Nevada
County of Clark

This instrument was acknowledged before me on 10th day of January, 2007 by Jared E Shafer.



Signature of notarial officer



ASSESSOR'S COPY

Order No. : 5116006261-GM

EXHIBIT "A"

The land referred to is situated in the State of Nevada, County of Clark, City of Las Vegas, and is described as follows:

The South Half (S 1/2) of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 3, Township 20 South, Range 60 East, M.D.B. & M.

EXCEPTING THEREFROM the East thirty feet (30.00') is conveyed to Clark County, Nevada for road purposes by Deed recorded January 21, 1971 in Book 95, Document Number 75331.

EXCEPTING THEREFROM the South 85 feet of the East 512 feet of the South Half (S 1/2) of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 3, Township 20 South Range 60 East, M.D.M., in the County of Clark, State of Nevada.

EXCEPTING THEREFROM said portion is conveyed to the State of Nevada for highway purposes by Deed recorded December 15, 1976 in Book 688, Document Number 647362.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
138-03-602-007

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

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

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

4. If Exemption Claimed:

a. Transfer Tax Exemption per 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 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: Grantor

Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Jared E Shafer and Jessica Floyd,
Successor Co-Trustees of The Erika Jaks Trust
P O Box 50790
Henderson, NV 89016

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Scott Ashjian
4485 N RAINBOW BLVD
LAS VEGAS, NV 89108

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

Old Republic Title Company of Nevada
140 N. Stephanie Street
Henderson, NV 89074

Escrow #: 5116006261-GM

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

2782

(4) 11

20070321-0003952

APN: 138-03-602-008
ESCROW NO: 05004277-500-JR3
WHEN RECORDED MAIL TO and
MAIL TAX STATEMENT TO:

Fee: \$16.00 RPTT: \$1,836.00
N/C Fee: \$0.00

03/21/2007 14:31:08
T20070050106

Requestor:
COMMONWEALTH TITLE

Scott Ashjian
4485 North Rainbow Blvd
Las Vegas, NV 89108

Debbie Conway JJF
Clark County Recorder Pgs: 4

GRANT, BARGAIN, SALE DEED

R.P.T.T. \$1,836.00

THIS INDENTURE WITNESSETH: That
PREMIER TRUST OF NEVADA, INC., GUARDIAN OF THE ESTATE OF
Sheila Fairfield, a single woman

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) 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, described as follows:

For legal description of the real property, see Exhibit A attached hereto and made a part hereof.

- SUBJECT TO:
1. Taxes for the fiscal year 2006 - 2007
 2. Rights of Way, reservations, restrictions, easements, and conditions of record.

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

VAR-34013
SDR-34011
05/14/09 PC

Witness my hand this 8 day of March, 2007.

Premier Trust of Nevada, Inc., guardian of the
Estate of Sheila J. Fairfield


by: Authorized Signatory

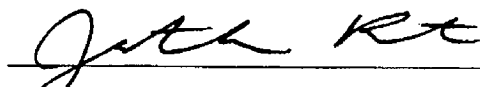
STATE OF NEVADA

COUNTY OF Clark

} ss:

On 8 Mar. 2007, personally appeared before me, a Notary Public in and for said
County and State, Marie C. Bryan,
who acknowledged to me that she executed the same.

WITNESS my hand and official seal.


NOTARY PUBLIC in and for said County and State.

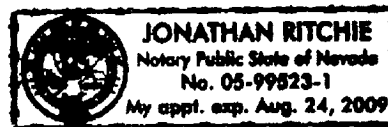


Exhibit "A"

All that certain real property situated in the County of Clark, State of Nevada, described as follows:

The South Eighty-Five (85) feet of the East Five Hundred Twelve (512) feet of the South Half (S ½) of the South Half (S ½) of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section 3, Township 20 South, Range 60 East, M.D.M.

Except the interest in the East 30 feet conveyed to Clark County for roads, utilities, and other public and incidental purposes by deed recorded January 21, 1971 as Document No. 75331.

Further excepting therefrom a piece or parcel of land over and across portions 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. said parcel being more fully described by metes and bounds as follows to wit:

Beginning at a point on the right or Easterly highway right of way line of U.S. 95 Expressway - Las Vegas, Project RF-TQF-006-2 (10) said point being 337.26 feet right of and at right angles to Highway Engineering Station "C" 779-69.59 P.O.T. said point of being further described as bearing North 55°38'11" West, a distance of 1,215.64 feet from the East one quarter corner of Section 3, Township 20 South, Range 60 East, M.D.B. & M.;
Thence North 89°42'25" West, along the Southerly boundary of Grantor's property, a distance of 175.76 feet to the Southwest corner of Grantors property;
Thence North 0°36'05" East, along the Westerly boundary of said Grantor's property a distance of 85.00 feet to the Northwest corner of said Grantor's property;
Thence South 89°42'25" East along the Northerly boundary of said Grantor's property, a distance of 151.64 feet to an intersection with said Easterly highway right of way line;
Thence South 15°16'04" East along said Easterly highway right of way line, a distance of 88.24 feet to the Point of Beginning, said parcel contains an at right angles of 13,915 square feet, more or less, as deeded to the State of Nevada for road purposes, recorded September 19, 1977 as Document No. 748378, Clark County, Nevada Records.

COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 138-03-602-008
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
Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

\$360,000.00

Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

Transfer Tax Value per NRS 375.010, Section 2: **\$360,000.00**

Real Property Transfer Tax Due: **\$1,836.00**

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 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 Grantor

Signature _____ Capacity Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Sheila Fairfield
Address: 2700 West Sahara Avenue, Suite 300
City/State/Zip: Las Vegas, NV 89102

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Jon Scott Ashjian
Address: 4485 N. Rainbow Blvd
City/State/Zip: Las Vegas, NV 89108

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

COMMONWEALTH LAND TITLE INSURANCE COMPANY Escrow #: 5004277-500-JR3
10100 W. Charleston Boulevard Escrow Officer: Jonathan Ritchie
Las Vegas, NV 89135

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

3982

Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: April 15, 2009
Re: **SDR-34011** Jon Scott Ashjian 4505 and 4515 Balsam Street
Request for a Major Amendment to an approved Site Development Plan Review for a residence to office conversion

CONDITIONS OF APPROVAL:

1. Coordinate with the Department of Building and Safety to determine if existing property lines have any impact on further development of this site.
2. Construct all incomplete half-street improvements including curb, gutter, sidewalk, driveway access and appropriate transitional paving on Balsam Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
3. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
4. Provide a copy of a perpetual irrevocable recorded Joint Access Agreement between parcel numbers 138-03-602-007 and 138-03-602-008 prior to the issuance of any permits.
5. Extend public sewer from the intersection of Rainbow Boulevard and Red Coach Avenue to this site at a size, depth and location acceptable to the Collection System Planning section of the Department of Public Works. Connect to public sewer and abandon any Individual Sewage Collection System (ISDS) prior to the issuance of any permits for this site. Provide public sewer easements for all public sewers not located within a public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
6. All landscaping and private improvements installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
7. Comply with the requirements of Las Vegas Municipal Code Chapter 4.32 Traffic Signal Impact Fee prior to the issuance of permits for this site.
8. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

#34

.62 .61

B U S I N E S S L I C E N S E M A S T E R «

LIC #«C11«»11377«»E«»142098« MEMO« INSP# »5« BUS PHONE«»702«»5620575«
BUS NAME«»LSK LANDSCAPE DESIGNS LLC « GROUP« »0000« COUNT
STR# DIR STREET NAME TYPE SUITE « FILING DATE
BUS LOC« » 4505« » « »BALSAM « »ST« » « 05/14/08
MAIL ADR »4505 BALSAM ST « NO MAIL ADD CHG » «
CTY/STA »LAS VEGAS NV « ZIP »89108 « MAIL HANDLING » «
CODING » « SLOT LIMIT » «

TYPE »LANDSCAPE DESIGN/CON«
MONIT » « » « IWS REQ » «
OVERRIDE FEE » « # UNITS » « ANNIV MO » « BILL AMT 250.00
250.00 «

LICENSE STATUS » « « LIC ISSUED 06/11/08 ORIG LIC DT 06/11/08
RECLASS D06-01019 03/11/09

~~COL »031109« COO » « CON » « COM » « COR » « P/ISSUE » «~~

ST LIC » « HLTH PERM » « USE TYPE » « INS EXP » «
BOND EXP » « POLICE CD » « SLS TX »Y« IWS PERMIT » «
CONTRACTOR CLASS » « O/L SEATING » « AFFIDAVIT »S« »051408«
TYPE OF OWNERSHIP »C« CORP / ASSOC NAME« »LSK LANDSCAPE DESIGNS LLC « » «

ADD»□« CHANGE»□« APPL»□« LOWN»□« LICRV»□« LICB»□« LMEM»□« BACK»□« PRINT»□«

Front E: 63.9
side S: 15.66
side N: 13.25
Acres W: 15.66

VAR-28392
Z-N-28389
GPA-28388

BUSINESS LICENSE MASTER «

LIC #«»E02«»00793«»5«»102858« MEMO« INSP# »5« BUS PHONE«» «»8919111«
 BUS NAME«»24 7 CONSTRUCTION INC « GROUP« »0000« COUNT
 STR# DIR STREET NAME TYPE SUITE « FILING DATE
 BUS LOC« » 4515« » « »BALSAM « »ST« » « 05/04/06
 MAIL ADR »4515 BALSAM ST « NO MAIL ADD CHG » «
 CTY/STA »LAS VEGAS NV « ZIP »89108 « MAIL HANDLING » «
 CODING » « SLOT LIMIT » «

TYPE »EQUIPMENT RENTAL «
 MONIT » « » « IWS REQ » «

OVERRIDE FEE » « # UNITS » « ANNIV MO » « BILL AMT GROSS

LICENSE STATUS »D« 03/30/09 » LIC ISSUED 02/16/07 ORIG LIC DT 02/06/07
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ST LIC » « HLTH PERM » « USE TYPE » « INS EXP » «
 BOND EXP » « POLICE CD » « SLS TX »Y« IWS PERMIT »PP «
 CONTRACTOR CLASS » « O/L SEATING » « AFFIDAVIT »S« »022709«
 TYPE OF OWNERSHIP »C« CORP / ASSOC NAME« »24 7 CONSTRUCTION INC « » «

ADD»« CHANGE»« APPL»« LOWN»« LICRV»« LICB»« LMEM»« BACK»« PRINT»«

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LIC #«»C11«»07090«»J«»082287«      MEMO«      INSP#      »5«      BUS PHONE«»702«»8919111«
BUS NAME«»A & A ASPHALT PAVING CO      «      GROUP«      »0000«      COUNT
      STR#      DIR      STREET NAME      TYPE      SUITE «      FILING DATE
BUS LOC«      »      4515«      »      «      »BALSAM      «      »ST«      »      «      10/05/98
MAIL ADR »4515 BALSAM ST      «      NO MAIL ADD CHG »      «
CTY/STA »LAS VEGAS NV      «      ZIP »89108      «      MAIL HANDLING »      «
CODING      »      «      SLOT LIMIT »      «
      TYPE »CONTRACTOR      «
      MONIT »      «      » IWS REQ »      «
OVERRIDE FEE »      «      # UNITS »      «      ANNIV MO »      «      BILL AMT      250.00

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ST LIC »38420      «      HLTH PERM »      «      USE TYPE »      «      INS EXP »      «
BOND EXP »      «      POLICE CD »      «      SLS TX »Y«      IWS PERMIT »      «
CONTRACTOR CLASS »      «      O/L      SEATING »      «      AFFIDAVIT »S«      »100598«
TYPE OF OWNERSHIP »C«      CORP / ASSOC NAME«      »A & A ASPHALT PAVING CO      «      »      «

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ADD»□« CHANGE»□« APPL»□« LOWN»□« LICRV»□« LICB»□« LMEM»□« BACK»□« PRINT»□«

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PRELIM PHONE

OWNER PHONE

BUS PHONE 702 562-0575

FILING DATE 05/14/08

SC

PLANNING RESPONSES TO BUS LIC « DATE 03/13/09 ORIG LOG PLAN 03/12/09

ACTION »D« ZONE »M « UPDATED BY GOLDBERG N PLANNING TO RECHECK » «

FILE » « » « NEED APP » « COMMENTS » NEEDS NEW SDR, AN«

»D C OF O «

» «

UPDATE» « SCREEN PRINT» « LOG REPORT.. » « » «

