

# Plans (PMT)

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PLANS - PMT

Separator Sheet

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# APN Map

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Separator Sheet

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**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

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

MAP LEGEND	—	PARCEL BOUNDARY	001	PARCEL NUMBER
	—	SUBD BOUNDARY	1.00	ACREAGE
	- - -	ROAD EASEMENT	202	PARCEL SUB/SEQ NUMBER
	- - -	PW/LD BOUNDARY	PB 23-45	PLAT RECORDING NUMBER
	- - -	NON-PARCEL LOT LINE	5	BLOCK NUMBER
- - -	MATCH LINE / LEADER LINE	5	LOT NUMBER	
- - -	ROAD ID NUMBER	CL5	GOV. LOT NUMBER	

**T20S R60E**

R59E	R60E	R61E
126	125	124
170S	170S	170S
137	138	139
164	163	162

**12**

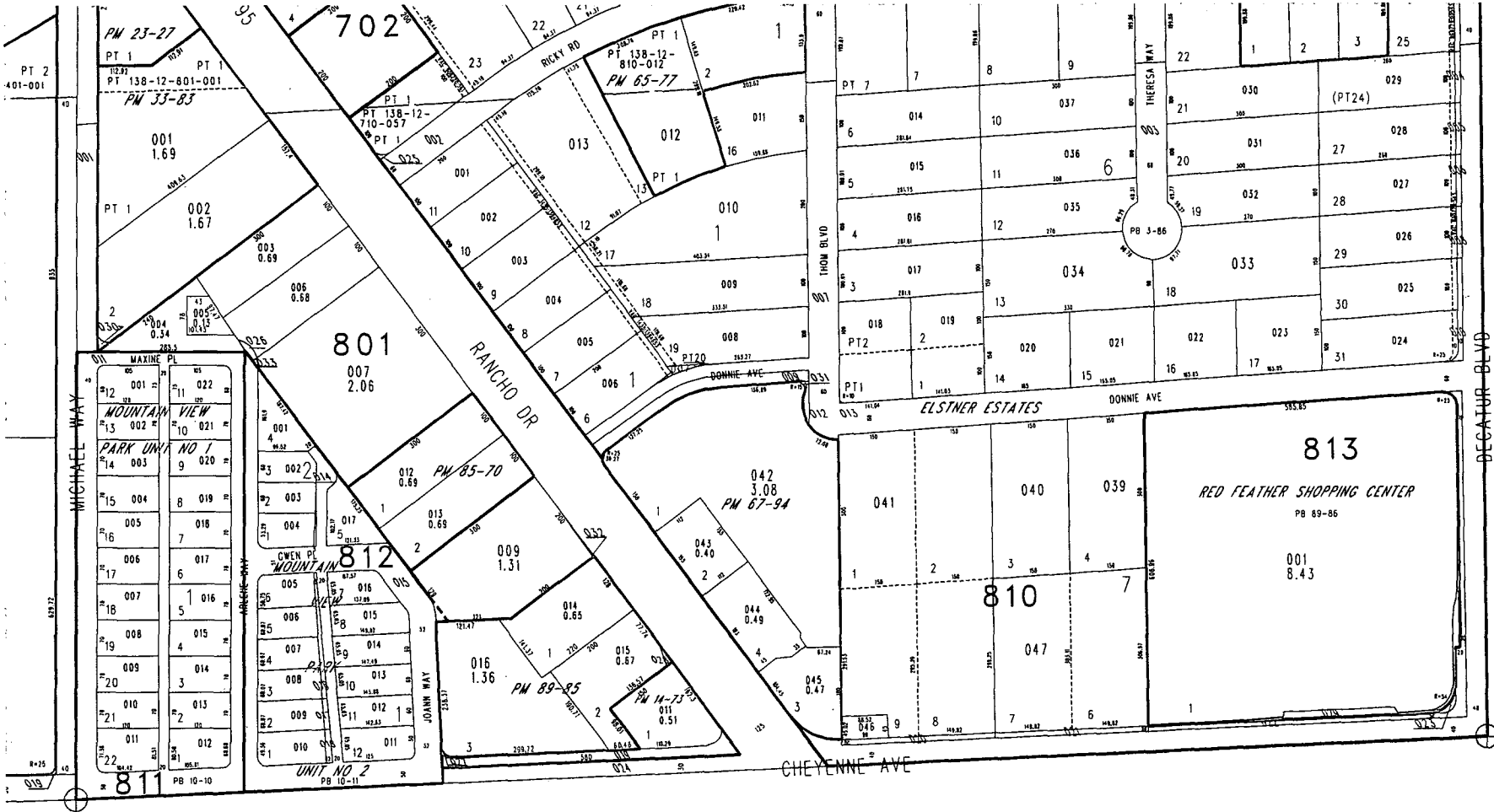
6	5	4	5	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

**S 2 SE 4**

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

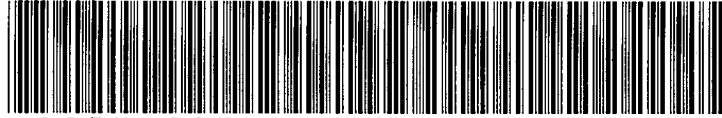
**138-12-8**

Scale: 1"=200' Rev: 04/19/04



# City Council Action Letter

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CITY COUNCIL ACTION LETTER

Separator Sheet

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July 14, 2006

Ms. Melanie Bollman  
David Maddox  
2440 Willow Road  
Arroyo Grande, CA 93470

RE: VAR-11981 - VARIANCE  
CITY COUNCIL MEETING OF JULY 12, 2006  
RELATED TO VAR-11904, SDR-11902 AND RQR-11344

Dear Ms. Bollman:

The City Council at a regular meeting held July 12, 2006 accepted the WITHDRAWAL WITHOUT PREJUDICE of the request for a Variance TO ALLOW A FIVE FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND TO ALLOW A FIVE FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED FOR A PROPOSED COMMERCIAL BUILDING on 0.49 acre at 3340 North Rancho Drive (APN 138-12-810-004), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 13, 2006.

Sincerely,

A handwritten signature in cursive script that reads "Angela Crolli".

Angela Crolli  
Deputy City Clerk II for  
Barbara Jo Ronemus, City Clerk

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

Mr. Timothy Neal, Architect  
6129 Glamorous Court  
North Las Vegas, Nevada 89031

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

LARRY BROWN  
LAWRENCE WEEKLY  
STEVE WOLFSON  
LOIS TARKANIAN  
STEVEN D. ROSS

DOUGLAS A. SELBY  
CITY MANAGER

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

VOICE 702.229.6011  
TTY 702.386.9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

18112-001-06-05  
CLV 7009





June 9, 2006

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

LARRY BROWN  
LAWRENCE WEEKLY  
STEVE WOLFSON  
LOIS TARKANIAN  
STEVEN D. ROSS

DOUGLAS A. SELBY  
CITY MANAGER

Ms. Melanie Bollman  
David Maddox  
2440 Willow Road  
Arroyo Grande, CA 93470

RE: VAR-11981 - VARIANCE  
CITY COUNCIL MEETING OF JUNE 7, 2006  
RELATED TO VAR-11904, SDR-11902 AND RQR-11344

Dear Ms. Bollman:

The City Council at a regular meeting held June 7, 2006 HELD IN ABEYANCE the request for a Variance TO ALLOW A FIVE FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND TO ALLOW A FIVE FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED FOR A PROPOSED COMMERCIAL BUILDING on 0.49 acre at 3340 North Rancho Drive (APN 138-12-810-004), C-2 (General Commercial) Zone.

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the July 12, 2006 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in cursive script that reads "Angela Crolli".

Angela Crolli  
Deputy City Clerk II for  
Barbara Jo Ronemus, City Clerk

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

Mr. Timothy Neal, Architect  
6129 Glamorous Court  
North Las Vegas, Nevada 89031

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

VOICE 702.229.6011

TTY 702.386.9108

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18112-001-06-05  
CLV 7009



May 19, 2006

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

LARRY BROWN  
LAWRENCE WEEKLY  
STEVE WOLFSON  
LOIS TARKANIAN  
STEVEN D. ROSS

DOUGLAS A. SELBY  
CITY MANAGER

Ms. Melanie Bollman  
David Maddox  
2440 Willow Road  
Arroyo Grande, CA 93470

RE: VAR-11981 - VARIANCE  
CITY COUNCIL MEETING OF MAY 17, 2006  
RELATED TO VAR-11904, SDR-11902 AND RQR-11344

Dear Ms. Bollman:

The City Council at a regular meeting held May 17, 2006 HELD IN ABEYANCE the request for a Variance TO ALLOW A FIVE FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND TO ALLOW A FIVE FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED FOR A PROPOSED COMMERCIAL BUILDING on 0.49 acre at 3340 North Rancho Drive (APN 138-12-810-004), C-2 (General Commercial) Zone.

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the June 7, 2006 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ydoleena Yturralde".

Ydoleena Yturralde  
Deputy City Clerk II for  
Barbara Jo Ronemus, City Clerk

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

Mr. Timothy Neal, Architect  
6129 Glamorous Court  
North Las Vegas, Nevada 89031

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

VOICE 702.229.6011

TTY 702.386.9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

18112-001-06-05  
CLV 7009



# City Council Proof of Publication

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CITY COUNCIL PROOF OF PUBLICATION

Separator Sheet

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Las Vegas, Nevada

MAY 1, 2006

TO: LAS VEGAS REVIEW JOURNAL

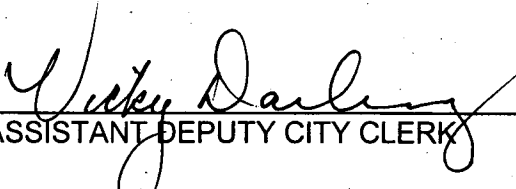
FROM: CITY CLERK

SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARINGS – VARIANCES:  
VAR-11904, VAR-11981, VAR-12168 AND VAR-12669

Please publish the attached LEGAL NOTICE

ON THE FOLLOWING DATE: FRIDAY, MAY 5, 2006 (One time)

Send me three copies of the Affidavit of Publication at your earliest convenience [no later than seven (7) days following final publication].

  
ASSISTANT DEPUTY CITY CLERK

cc: Finance Department – Accounts Payable  
City Attorney – (on Ordinances)  
Planning and Development Department  
Front Desk

NOTICE OF PUBLIC HEARINGS  
MAY 17, 2006

NOTICE IS HEREBY GIVEN THAT ON WEDNESDAY, MAY 17, 2006 at the hour of 1:00 P.M. in the Council Chambers, City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following Variances:

VAR-11904 – APPLICANT: TIMOTHY NEAL - OWNER: DAVID MADDOX - Request for a Variance TO ALLOW 11 PARKING SPACES WHERE 33 SPACES ARE REQUIRED AND TO ALLOW NO LOADING ZONING WHERE ONE IS REQUIRED FOR A PROPOSED COMMERCIAL BUILDING on 0.49 acre at 3340 North Rancho Drive (APN 138-12-810-004), C-2 (General Commercial) Zone, Ward 6 (Ross), LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$ ) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

\* VAR-11981 - APPLICANT: TIMOTHY NEAL - OWNER: DAVID MADDOX - Request for a Variance TO ALLOW A FIVE FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND TO ALLOW A FIVE FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED FOR A PROPOSED COMMERCIAL BUILDING on 0.49 acre at 3340 North Rancho Drive (APN 138-12-810-004), C-2 (General Commercial) Zone, Ward 6 (Ross), LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$ ) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

VAR-12168 - APPLICANT/OWNER: PORTICO PROPERTIES - Request for a Variance TO ALLOW 346 PARKING SPACES WHERE 351 SPACES ARE REQUIRED FOR A PROPOSED ADDITION TO AN EXISTING APARTMENT COMPLEX, on 8.6 acres at 2301 Valley View Boulevard (APN 162-05-401-001), R-3 (Medium Density Residential) Zone, PROPOSED: R-4 (High Density Residential) Ward 1 (Tarkanian), LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$ ) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF SECTION 05, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.

VAR-12669 - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: SMOKE RANCH DEVELOPMENT, LLC - Request for a Variance TO ALLOW A THREE-STORY BUILDING WHERE TWO STORIES IS THE MAXIMUM HEIGHT ALLOWED on 2.72 acres at 7401 West Smoke Ranch Road (APN 138-22-102-004), U (Undeveloped) [O (Office) Master Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 4 (Brown), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

ANY AND ALL INTERESTED PERSONS may appear and be heard at said meeting or, prior thereto, may file written objections thereto or approvals thereof with the City Clerk, 1<sup>st</sup> Floor, City Hall.

BARBARA JO RONEMUS, CITY CLERK

# Action Letter

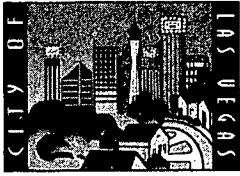
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Separator Sheet

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# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street  
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

April 14, 2006

Ms. Melanie Bollman  
David Maddox  
2440 willow Rd  
Arroyo Grande, CA 93470

**RE: VAR-11981 - VARIANCE**

Dear Ms. Bollman:

Your request for a Variance TO ALLOW A FIVE FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND TO ALLOW A FIVE FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED FOR A PROPOSED COMMERCIAL BUILDING on 0.49 acre at 3340 North Rancho Drive (APN 138-12-810-004), C-2 (General Commercial) Zone, Ward 6 (Ross), was considered by the Planning Commission on April 13, 2006.

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

The Planning Commission voted to **DENY** the request following staff recommendation that the proposed project is over built.

This item will be considered by the City Council on **May 17, 2006**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. **The council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Douglas J Rankin, Planning Supervisor  
Planning and Development Department  
Current Planning Division

DJR:clc

cc: Mr. Timothy Neal, Architect  
6129 Glamorous Court  
North Las Vegas, NV 89031

Mayor  
Oscar B. Goodman

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

City Manager  
Douglas A. Selby



# Applicant Letter

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Separator Sheet

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# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street  
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

March 31, 2006

Ms. Melanie Bollman  
David Maddox  
2440 willow Rd  
Arroyo Grande, CA 93470

**RE: VAR-11981 - VARIANCE**

Dear Ms. Bollman:

Please be advised the City Planning Commission at its regular meeting on *April 13, 2006* as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the *final agenda* will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Douglas J. Rankin, Planning Supervisor  
Planning and Development Department  
Current Planning Division

DJR:kl

cc: Mr. Timothy Neal, Architect  
6129 Glamorous Court  
North Las Vegas, NV 89031

Mayor  
Oscar B. Goodman

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

City Manager  
Douglas A. Selby



# Public Hearing Notice

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Separator Sheet

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# NOTICE OF PUBLIC HEARING

## VARIANCE

MEETING: PLANNING COMMISSION  
DATE: APRIL 13, 2006  
TIME: 6:00 P.M.  
LOCATION: CITY COUNCIL CHAMBERS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA

## VAR-11981

APPLICANT: TIMOTHY NEAL - OWNER: DAVID MADDOX - REQUEST FOR A VARIANCE TO ALLOW A FIVE FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND TO ALLOW A FIVE FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED FOR A PROPOSED COMMERCIAL BUILDING ON 0.49 ACRE AT 3340 NORTH RANCHO DRIVE (APN 138-12-810-004), C-2 (GENERAL COMMERCIAL) ZONE, WARD 6 (ROSS).

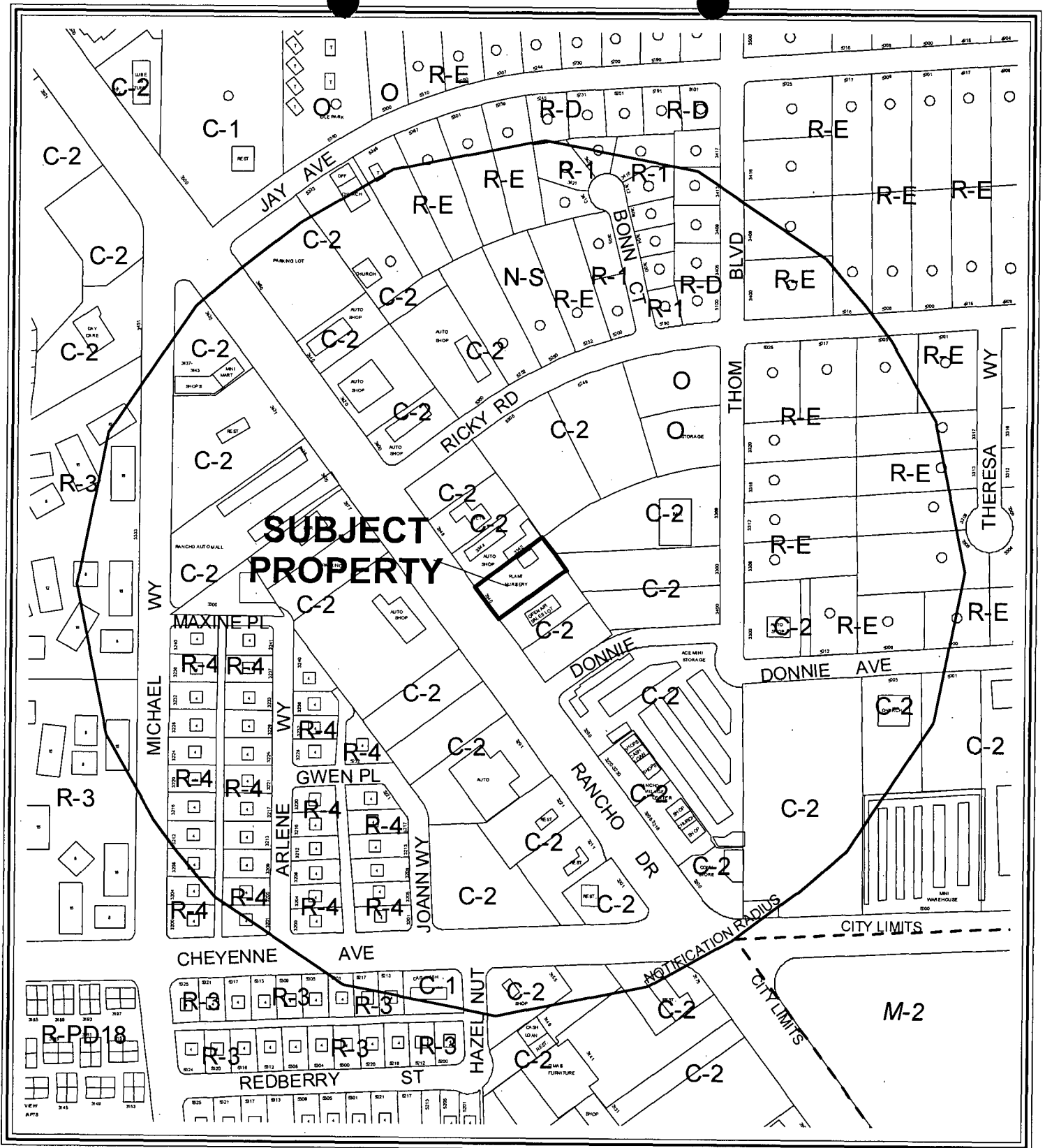
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$ ) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request may be determined by the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



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

SEE LOCATION MAP ON REVERSE SIDE



CASE: VAR-11981

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



# Hansen Sheet

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Separator Sheet

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4-13 PC  
PA

Report Date 02/28/2006 03:06 PM

Submitted By

Page 1

A/P # 11981 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/23/2006 09:42	983978	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	<input checked="" type="checkbox"/> Auto Reviews	Bill Group		Actual Valuation	0.00

Description of Work

VAR-11981 - VARIANCE - PUBLIC HEARING - APPLICANT: TIMOTHY NEAL - OWNER: DAVID MADDOX - Request for a Variance TO ALLOW A FIVE FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND TO ALLOW A THREE FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED FOR A PROPOSED COMMERCIAL BUILDING on 0.49 acres at 3340 North Rancho Drive (APN 138-12-810-004), C-2 (General Commercial) Zone, Ward 6 (Ross).

Parent A/P #

Project #	11981	Project/Phase Name	SENSATION SPAS	Phase #	
Size/Area	9.57 ACRES	Size Description		% Completed	0.00
Proposed Start		Proposed Stop			
% Complete Formula					

Property/Site Information

Parcel 13812810004

Location

Owner/Tenant

Contact ID	AC1140415	Name	DAVID MADDOX	Organization	
Mailing Address	440 WILLOW ROAD			State/Province	
City	ARROYO GRANDE			Country	<input type="checkbox"/> Foreign
ZIP/PC	93420			Evening Phone	
Day Phone	(805)343-9940 x			Mobile #	
Fax	(805)343-9960				

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

3340 N RANCHO DR  
LAS VEGAS, 89130-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13812810004

Applicants/Contacts

Report Date 02/28/2006 03:06 PM

Submitted By

Page 2

**Applicants/Contacts**

Primary N Capacity OWNER Contact IDAC1140415 Foreign  
Effective Expire  
Name DAVID MADDOX  
Day Phone(805)343-9940 x Eve Phone Address 2440 WILLOW ROAD  
Pager PIN # ARROYO GRANDE  
Fax (805)343-9960 Mobile CA  
E-Mail 93420  
Organization Position Profession  
Seasonal Addr

Valid From To  
Comments  
Melanis Bollman 805-343-9940

Primary N Capacity OTHER Other REP Contact IDAC1140414 Foreign  
Effective Expire  
Name TIMOTHY NEAL  
Day Phone(702)646-8004 x Eve Phone Address 6129 GLAMOROUS COURT  
Pager PIN # NORTH LAS VEGAS  
Fax (702)987-5230 Mobile NV  
E-Mail 89031  
Organization Position Profession  
Seasonal Addr

Valid From To  
Comments  
Tim Neal 646-8004

Primary Y Capacity APPL Contact IDAC1140437 Foreign  
Effective Expire  
Name TIMOTHY NEAL  
Day Phone(702)646-8004 x Eve Phone Address 6129 GLAMOROUS CT.  
Pager PIN # N. LAS VEGAS  
Fax (702)987-5230 Mobile NV  
E-Mail 89031  
Organization Position Profession  
Seasonal Addr

Valid From To  
Comments  
Tim Neal, 646-8004

**Contractors**

No Contractors

**Activity Review Details**

Detail SUBMITTAL CHECKLIST (VAR) Modified By MBUTSCH Modified Date/Time 02/23/2006 09:41  
Comments  
No Comments

Report Date 02/28/2006 03:06 PM

Submitted By

Page 3

**SUBMITTAL CHECKLIST**

Indicate if item is being submitted

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

**VARIANCE**

N 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?

**Meeting Information**

Meeting Information		Meeting Type	Meeting Status	Comments	YES Votes	
Meeting Date	NO Votes	ABSTENTIONS	Added By	Add Date	Modified By	Modified Date
04/13/2006	0	PC	MBUTSCH	SCHEDULED	02/23/2006	0

Template Typ	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	Comments			
PAYMNT 0.00	CK NAME,# WHO PICKED UP PERMIT SENSATION SPAS OF NV INC CK 3730 / BROUGHT IN BY TIM NEAL / 646-8004 / COVERS PROJECTS 11904, 11902 & 11981	983657	02/23/2006 09:45	
Z-SUBC 0.00	REASON ALL ITEMS NOT SUBMITTED Items submitted OK per Doug.		02/23/2006 09:42	



# Application

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Separator Sheet

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# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: SETBACK(S) VARIANCE  
 Project Address (Location) 3340 N. RANCHO DR., LAS VEGAS, NV 89130  
 Project Name SENSATION SPAS Proposed Use RETAIL/STORAGE  
 Assessor's Parcel #(s) 13812810004 Ward # 6  
 General Plan: existing N/A proposed X Zoning: existing C-2 proposed SAME  
 Commercial Square Footage 9,571 Floor Area Ratio .22:1  
 Gross Acres 0.49 Lots/Units 1 Density 1 UNIT PER .49 ACRES  
 Additional Information \_\_\_\_\_

PROPERTY OWNER DAVID MADDOX Contact MELANIE BOLLMAN  
 Address 2440 WILLOW RD. Phone: 885-9940 Fax: 885-9960  
 City ARROYO GRANDE State CA Zip 93420

APPLICANT TIMOTHY NEAL Contact TIM NEAL, ARCHITECT  
 Address 6129 GLAMOROUS CT. Phone: 646-8004 Fax: 987-5230  
 City N. LAS VEGAS State NV Zip 89031

REPRESENTATIVE TIMOTHY NEAL Contact TIM NEAL, ARCHITECT  
 Address 6129 GLAMOROUS CT. Phone: 646-8004 Fax: 987-5230  
 City N. LAS VEGAS State NV Zip 89031

### FOR DEPARTMENT USE ONLY

Property Owner Signature\* David Maddox

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

Print Name DAVID MADDOX

Subscribed and sworn before me

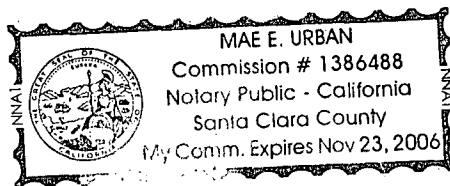
This 16<sup>th</sup> day of Feb., 2006

Mae Urb

Notary Public in and for said County and State  
Santa Clara, CA

Case #	<u>VAR 11981</u>
Meeting Date:	<u>4/13/06</u>
Total Fee:	<u>600.00</u>
Date Received:*	<u>2/28/06</u>
Received By:	<u>M. Butsch</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

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Separator Sheet

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# Timothy R. Neal Architect

phone no.: (702)646-8004 fax no.: (702)987-5230  
6129 Glamorous Court, North Las Vegas, Nevada 89031-3503

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1/15/06

City of Las Vegas, Planning & Development Department:

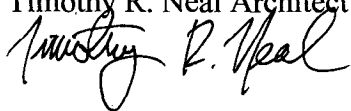
I, Timothy R. Neal, Architect, am currently designing a new commercial building for **Sensation Spas** at **3340 North Rancho Drive, Las Vegas, Nevada**. I will act, per the owner's (David Maddox) request, on behalf of the owner during this application process. I will act as the owner's representative on all relevant issues.

The new building will be used as a retail/storage location for Sensation Spas. Sensation Spas is an existing company that sells pre-manufactured above-ground spas and swimming pools. The existing small building is to be removed. The current owner, David Maddox, also owns the similar lot to the southeast. New construction will be single story and consist of the following construction methods: Concrete block (CMU) exterior walls, concrete slab on grade, and pre-manufactured roof trusses. An existing parking lot will be used and expanded. A parking variance and setback waivers are requested as per my pre-application conference on November 16<sup>th</sup>, 2005, with Doug Rankin.

The product to be sold and stored (pools and spas) are relatively large and thus require a large building for a relatively small number of products. Because of the somewhat large size of the building for a relatively small number of products, a parking variance is requested. The existing parking lot consisting of seven spaces shall be expanded to eleven spaces. Thirty four spaces would be required per the proposed design, according to Doug Rankin's calculation. Rarely are more than two to three spaces required during Sensation Spas current operating hours. The current access to the existing parking lot is shared with the neighboring lot, also owned by David Maddox, as mentioned above. A shared access agreement will be provided if requested.

Also, due to the required building size and increased parking area, a waiver of the side (northwest) and rear (northeast) building setbacks is requested. The current required side setback is ten feet- five feet is requested. The current required rear setback is twenty feet- five feet is requested. Fire sprinklers will be provided for added safety. A waiver for the required landscaping at described side and rear is also requested. There is only one existing neighboring business (Master Transmission to the northwest) that has any close proximity to the proposed building. This building is of similar construction (CMU exterior walls) to Sensation Spas' proposed construction. The neighboring lot, also owned by David Maddox, currently has temporary canopies and sheds that are to be removed and protected inventory will be moved to the new building upon completion. The common property line between the two parcels will be used as access/loading for the new building and possible future construction on the neighboring lot.

Thank you,  
Timothy R. Neal Architect



VAR-11981

SOFI

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Separator Sheet

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Separator Sheet

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20040317  
02853

RECORDED AT THE REQUEST OF:

FIRST AMERICAN TITLE COMPANY OF

03-17-2004 14:27 TXA

OFFICIAL RECORDS

BOOK/INSTR: 20040317-02853

PAGE COUNT: 2

FEE: 15.00  
RFTT: 1,708.50

A.P. No. 138-12-810-004 and 138-12-810-005 62

Escrow No. 109-2071942-val/RJC

R.P.T.T. \$1,310.00

WHEN RECORDED MAIL TO:

Howard Johnson  
9117 Gemstone  
Las Vegas, NV 89134

MAIL TAX STATEMENT TO:

David Maddox  
2440 Willow Rd  
Arroyo Grande, CA 93444 (Y)

**GRANT, BARGAIN and SALE DEED**

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

Howard Johnson, III, a married man as his sole and separate property

do(es) hereby GRANT, BARGAIN and SELL to

David Maddox, an unmarried man

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

**LOTS SEVEN (7) AND EIGHT (8) IN BLOCK ONE (1) OF ELSTNER ESTATES SUBDIVISION AS SHOWN BY MAP THEREOF ON FILE IN BOOK 3 OF PLATS, PAGE 86, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.**

**TOGETHER WITH THAT PORTION OF THE ALLEY AS VACATED BY THE CITY OF LAS VEGAS IN AN ORDER OF VACATION RECORDED JULY 20, 1981 IN BOOK 1435 AS INSTRUMENT NO. 1394653 OF OFFICIAL RECORDS.**

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

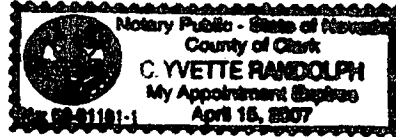
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 03/11/2004

20040317  
02853

Howard Johnson III  
Howard Johnson III

STATE OF NEVADA )  
                          : ss.  
COUNTY OF CLARK )



This instrument was acknowledged before me on  
MARCH 11, 2004 by  
Howard Johnson, III.

C. Yvette Randolph  
Notary Public  
(My commission expires: 4-15-07)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 03/11/2004 under Escrow No. 109-2071942

Madhy

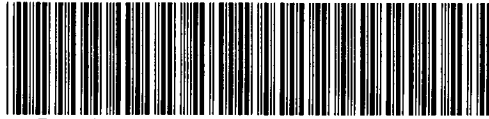
FRANCES DEANE OF  
CLARK COUNTY, NEVADA  
CERTIFIES THIS IS A  
TRUE COPY IF IMPRESSED  
WITH RECORDERS SEAL

2006 JAN 10 P 1: 35

Frances Deane

# Project Checklist

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PROJECT CHECKLIST

Separator Sheet

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City of Las Vegas

CURRENT PLANNING PROJECT CHECKLIST

Project Name: \_\_\_\_\_

Applicant Name: Tom Neal  
VAR-11981

Telephone: 646-8004  
 Ward Number: \_\_\_\_\_

STAFF ACTIONS	Initial/Date	Initial/Date
<input type="checkbox"/> Pre-App. Meeting Date:	_____	<input type="checkbox"/> DRT Outcome: _____
<input type="checkbox"/> App. Filing Date:	<u>02-28-06</u>	<input type="checkbox"/> Applicant Contacted: _____
<input type="checkbox"/> App. Accuracy Checked:	_____	<input type="checkbox"/> Site Visit Completed: _____
<input type="checkbox"/> Routing Form Sent:	<u>03-03-06</u>	<input type="checkbox"/> Photos Taken: _____
<input type="checkbox"/> DRT Meeting Date:	<u>03-13-06</u>	
Notes: _____		

P. C. ACTIONS	Initial/Date	Initial/Date
<input type="checkbox"/> Hearing Notice Rec'd:	_____	<input type="checkbox"/> PC Meeting Date: <u>04-13-06</u>
<input type="checkbox"/> Hearing Notices Mailed:	<u>03-31-06</u>	<input type="checkbox"/> PC Action: _____
<input type="checkbox"/> Draft Report Sent to PC:	<u>04-07-06</u>	<input type="checkbox"/> Letter to Applicant: <u>04-14-06</u>
<input type="checkbox"/> Final Report Reviewed:	<u>04-10-06</u>	<input type="checkbox"/> PC Minutes Filed: _____
Additional PC Conditions: _____		

C. C. ACTIONS	Initial/Date	Initial/Date
<input type="checkbox"/> CC Report Completed:	_____	<input type="checkbox"/> CC Resolution Filed: _____
<input type="checkbox"/> CC Meeting Date:	_____	<input type="checkbox"/> CC Minutes Filed: _____
<input type="checkbox"/> CC Action:	_____	<input type="checkbox"/> Final Plans Submitted: _____
<input type="checkbox"/> Letter to Applicant:	_____	<input type="checkbox"/> Ordinance Completed: _____
<input type="checkbox"/> Conditions Checked:	_____	

RELATED FILES: \_\_\_\_\_

See ADMINISTRATIVE ACTIONS Sheet

*City of Las Vegas*  
**ADMINISTRATIVE ACTIONS**

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Action: \_\_\_\_\_  
Date: \_\_\_\_\_ Staff: \_\_\_\_\_  
Notes: \_\_\_\_\_  
\_\_\_\_\_  
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Action: \_\_\_\_\_  
Date: \_\_\_\_\_ Staff: \_\_\_\_\_  
Notes: \_\_\_\_\_  
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Action: \_\_\_\_\_  
Date: \_\_\_\_\_ Staff: \_\_\_\_\_  
Notes: \_\_\_\_\_  
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Action: \_\_\_\_\_  
Date: \_\_\_\_\_ Staff: \_\_\_\_\_  
Notes: \_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

# Route Form

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ROUTE FORM

Separator Sheet

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**CITY OF LAS VEGAS**  
**INTER-OFFICE MEMORANDUM**  
**REQUEST FOR COMMENT**

**FROM: PLANNING AND DEVELOPMENT**

VAR-11904/VAR-11981/SDR-11902

**HAND DELIVERED**

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

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

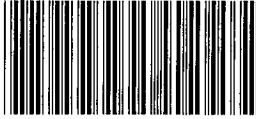
<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 <sup>th</sup> FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 <sup>nd</sup> FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 <sup>nd</sup> FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*STREETS & SANITATION	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES	JOHN BLACK	3124 BONANZA ROAD
*SID (DPW)	T. McDANIEL	4 <sup>th</sup> FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<SPRINT> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD

**\* 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  
03/03/2006

# Comments

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COMMENTS

Separator Sheet

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# Memorandum

City of Las Vegas  
Department of Public Works  
Development Coordination

**To:** Department of Planning and Development  
**From:** Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*  
**CC:** Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riecki, Survey (FM, PM, & A's only)  
**Date:** March 21, 2006  
**Re:** **VAR-11981** Timothy Neal 3340 N. Rancho Dr.  
Request for a Variance for setbacks

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## COMMENTS:

We have no comment on the Request for a Variance application to allow a five foot side yard setback where 10 feet is required and to allow a three foot rear yard setback where 20 feet is required for a proposed commercial building located at 3340 North Rancho Drive.

**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-11981 - VARIANCE RELATED TO VAR-11904 AND SDR-11902 - PUBLIC HEARING - APPLICANT: TIMOTHY NEAL - OWNER: DAVID MADDOX** - Request for a Variance TO ALLOW A FIVE FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND TO ALLOW A THREE FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED FOR A PROPOSED COMMERCIAL BUILDING on 0.49 acres at 3340 North Rancho Drive (APN 138-12-810-004), C-2 (General Commercial) Zone, Ward 6 (Ross).

PLANNING COMMISSION: **APRIL 13, 2006**      CITY COUNCIL: **MAY 17, 2006**

CASE PLANNER: **DOUG RANKIN**       **PUBLIC HEARING**

**Comments Due:      MARCH 14, 2006**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **CAROLE COMBS (ccombs@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:**

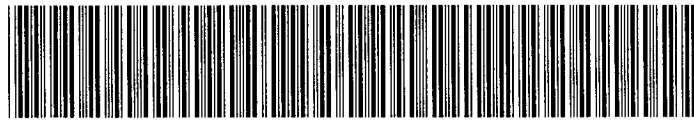
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**Las Vegas Metropolitan Police Dept.**  
**Office of Intergovernmental Services**

**No Law Enforcement Issue**

# Affidavit of Sign Posting

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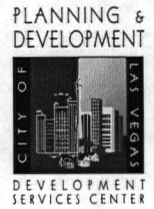
AFFIDAVIT OF SIGN POSTING

Separator Sheet

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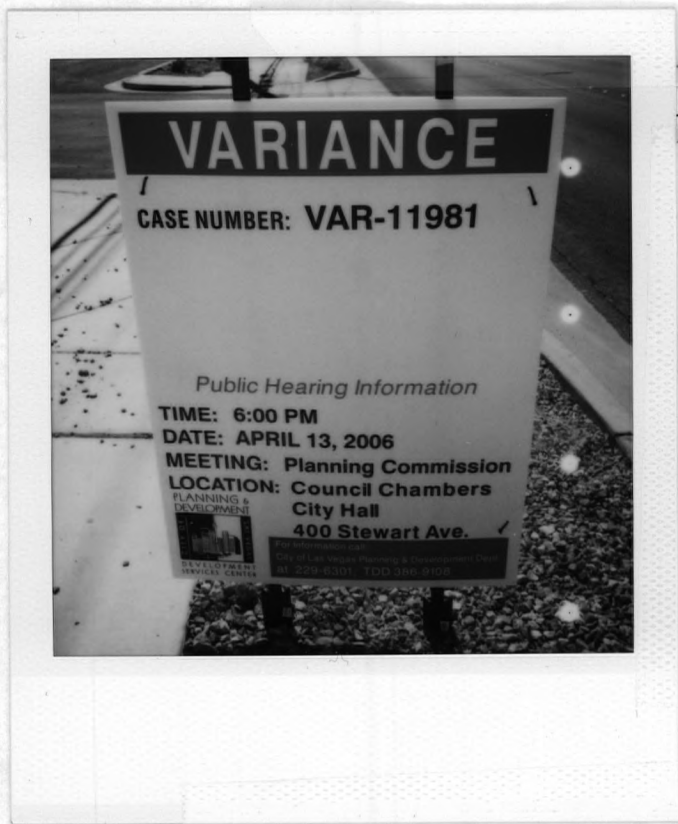
# CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

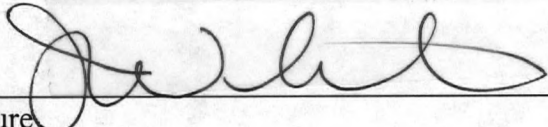


**CASE NUMBER:** VAR-11981

**MEETING DATE:** 04/13/06 PC

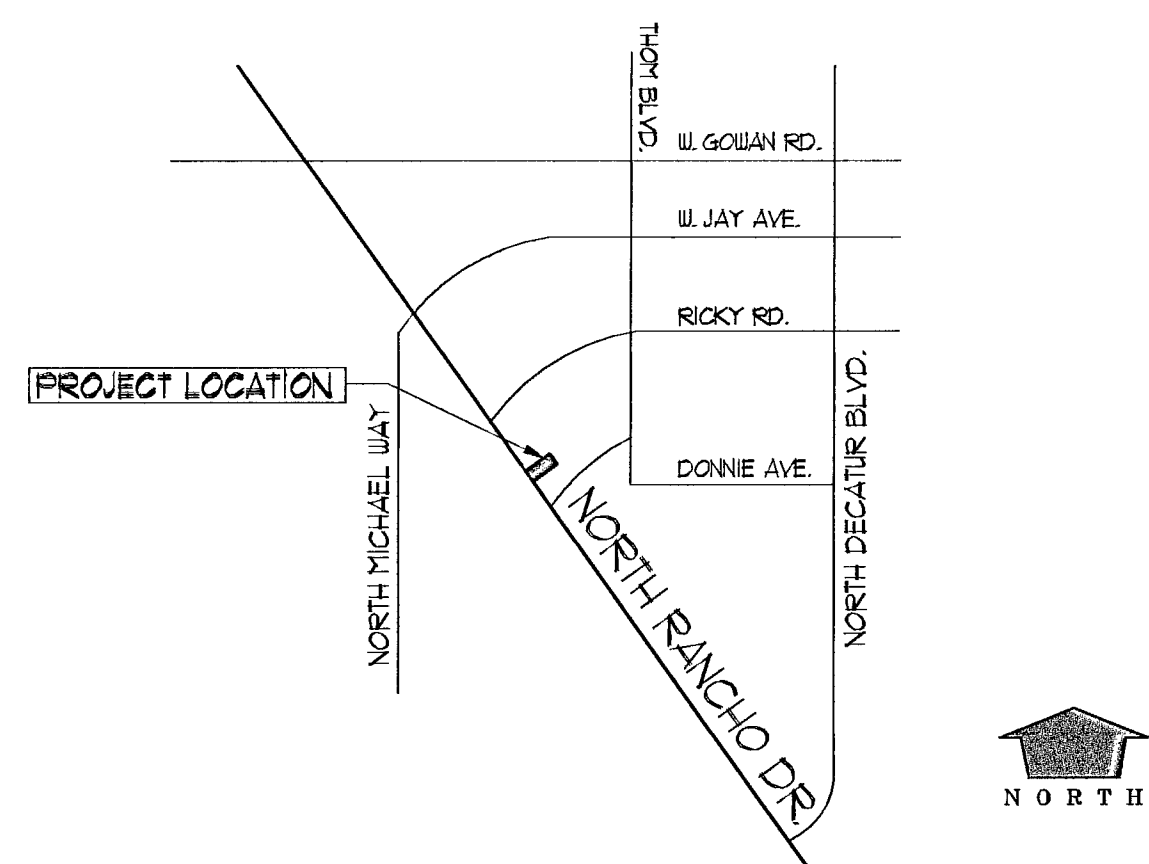
**Sign Pro** does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



  
Signature

4-2-6  
Date

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



**VICINITY MAP**

MUNICIPAL JURISDICTION: CITY OF LAS VEGAS, NEVADA

PLANS DEVELOPED IN ACCORDANCE WITH:

- 2003 IBC
- 2000 UMC
- 2000 UPC
- 2002 NEC
- SOUTHERN NEVADA CODE AMENDMENTS

LOT AREA: 0.43 ACRE

BUILDING AREA: 9571 SQ. FT.

ZONING: C-2

OCCUPANCY CLASS: B 1 S-2

CONSTRUCTION TYPE: V-A

BUILDING HEIGHT: 28'-0" MAX.

FAR: 0.22 : 10

DENSITY: 1 UNIT (9571 SQ. FT.) PER 0.43 ACRE (LESS THAN 2 UNITS PER ACRE)

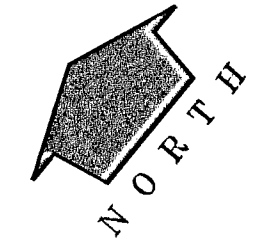
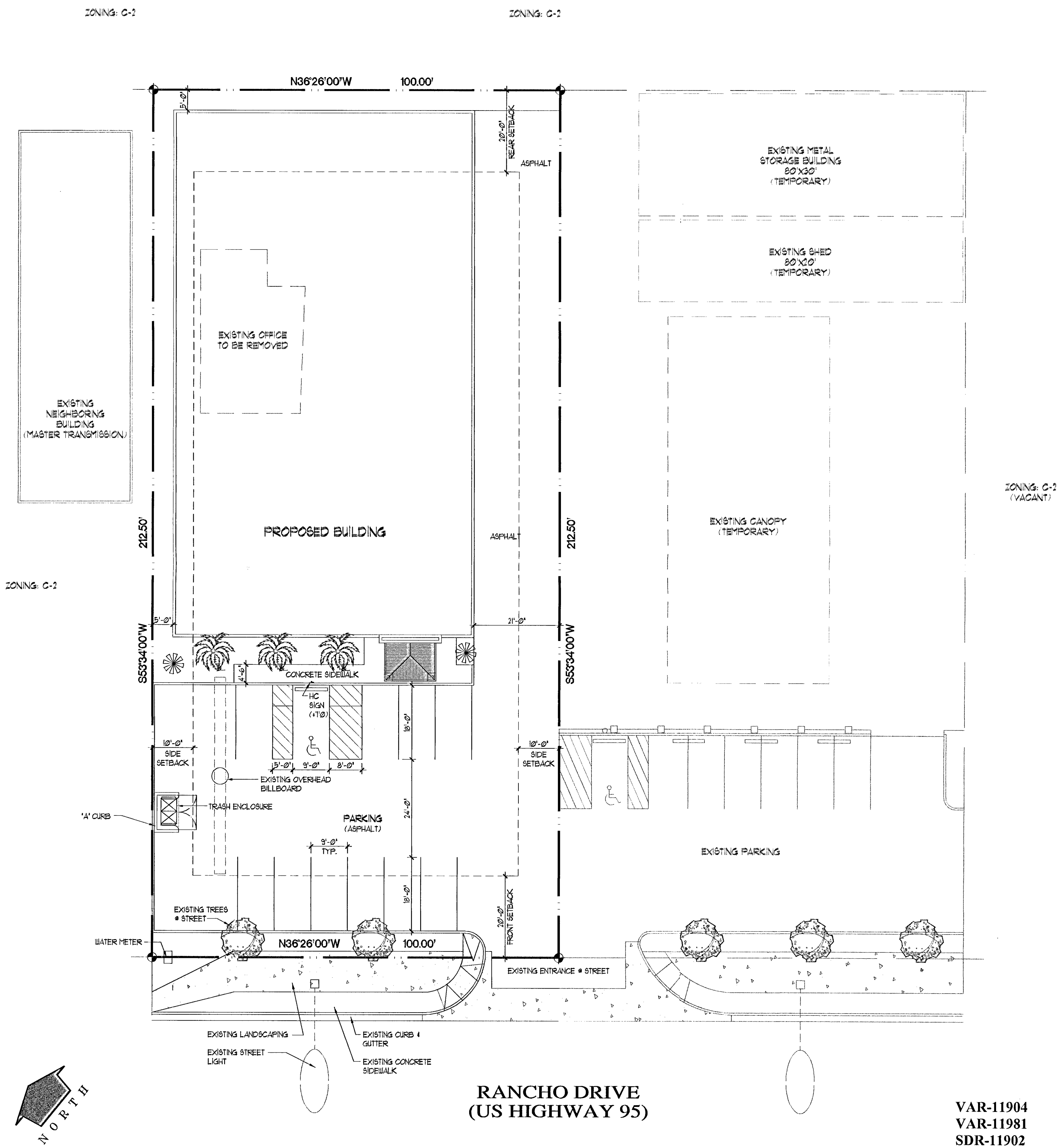
OCCUPANT LOAD:

- B 4804 SQ. FT. @ 1:100 = 48.04
- S-2 4,761 SQ. FT. @ 1:500 = 9.53
- TOTAL LOAD: 58 OCCUPANTS

EXITS REQUIRED: 2

PARKING:

- 4804 SQ. FT. @ 1:115 = 21.45
- 4,761 SQ. FT. @ 1:1000 = 4.71
- TOTAL REQUIRED: 33 SPACES
- TOTAL PROVIDED: 11 SPACES
- HANDICAP PARKING: 1 PROVIDED



**RANCHO DRIVE  
(US HIGHWAY 95)**

VAR-11904  
VAR-11981  
SDR-11902  
04-13-06 PC

RECEIVED  
MAR 02 2006

REVISIONS	

Copyright © 2006 Timothy R. Neal

**Timothy R. Neal Architect**  
N.C.A.R.B.

6129 Glamorous Ct. N. Las Vegas, Nevada 89031  
phone: (702) 646-8004 fax: (702) 987-5230

Proposed Plans for  
**Sensation Spas**  
3340 North Rancho Drive  
Las Vegas, Nevada

SITE PLAN  
PROJECT INFO.

DATE: 3/1/06

SHEET No:

**A1.1**

**CODE ANALYSIS**

**A1.1 SITE PLAN**

SCALE: 1/8"=1'-0"