

Plans (Approved Site Plan)



PLANS - APPROVED SITE PLAN

Separator Sheet



RECEIVED
APR 30 2007

client: Juan Diego Zamora-Aguilar
city: las vegas
property adress: 175 Ronald In
zip code: 80261

A-2

PROJECT MODIFICATION SITE PLAN

SCALE: 3/32"

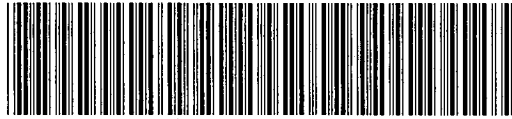
Stricken CC Denied

VAR-2647; SUP-2646 PC 6-14-07 S PC Approved 7/11/07

5/25/07

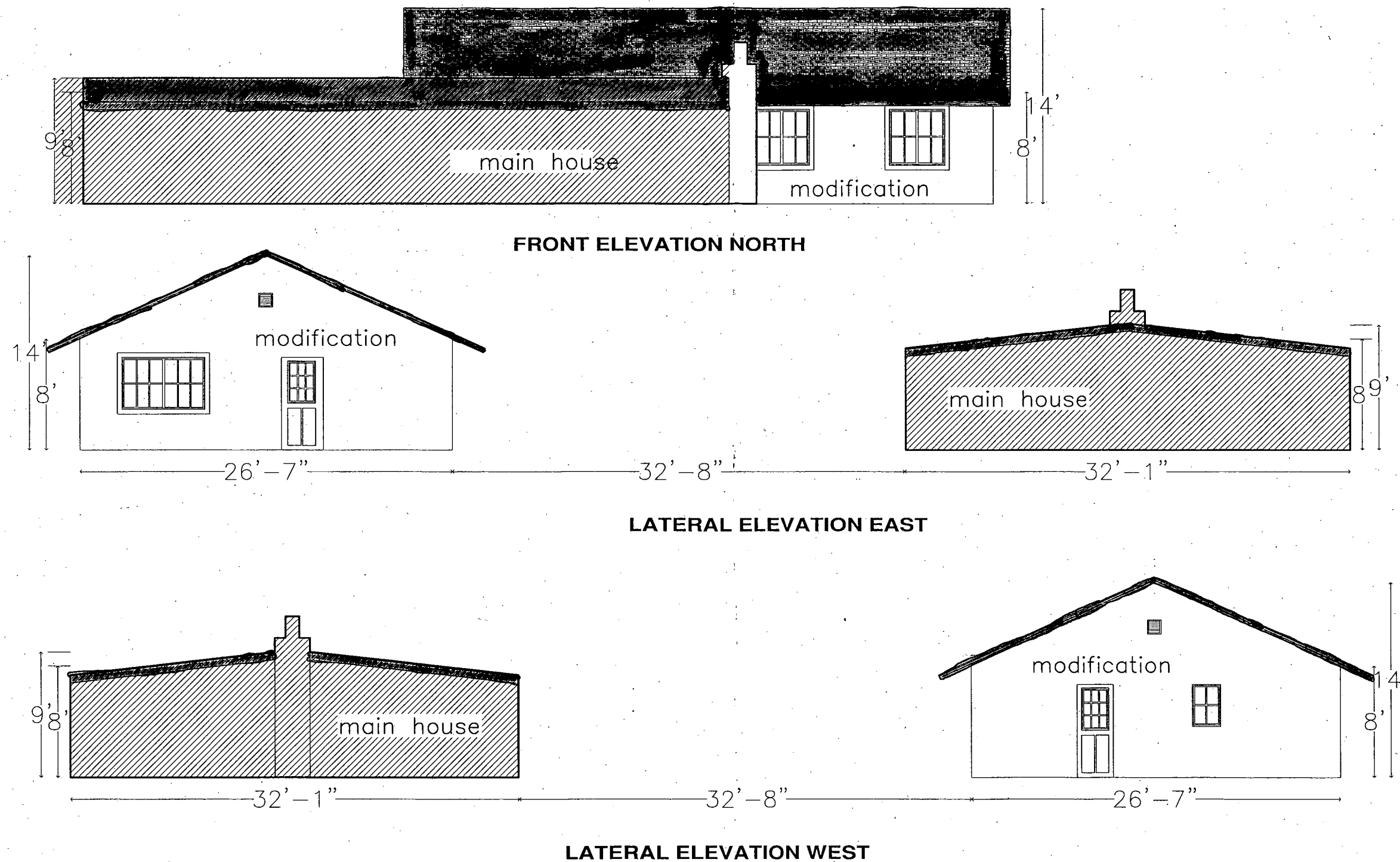
SCANNED

Plans (Elevations)



PLANS - ELEVATIONS

Separator Sheet



client: Juan Diego Zamora-Aguilar
city: las vegas
property address: 175 Ronald In
zip code: 80261

F-1

**PROJECT MODIFICATION
ELEVATIONS & FACHADES**

SCALE: 1/8"

NOTES:

R-13 insulation in all exterior walls
R-30 insulation in all ceiling

RECEIVED
APR 30 2007

STICKER CC Denied
VAR-21647; SUP-21646 PC 6-14-07 E PC Approved 7/11/07



SCANNED

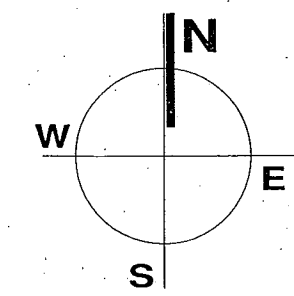
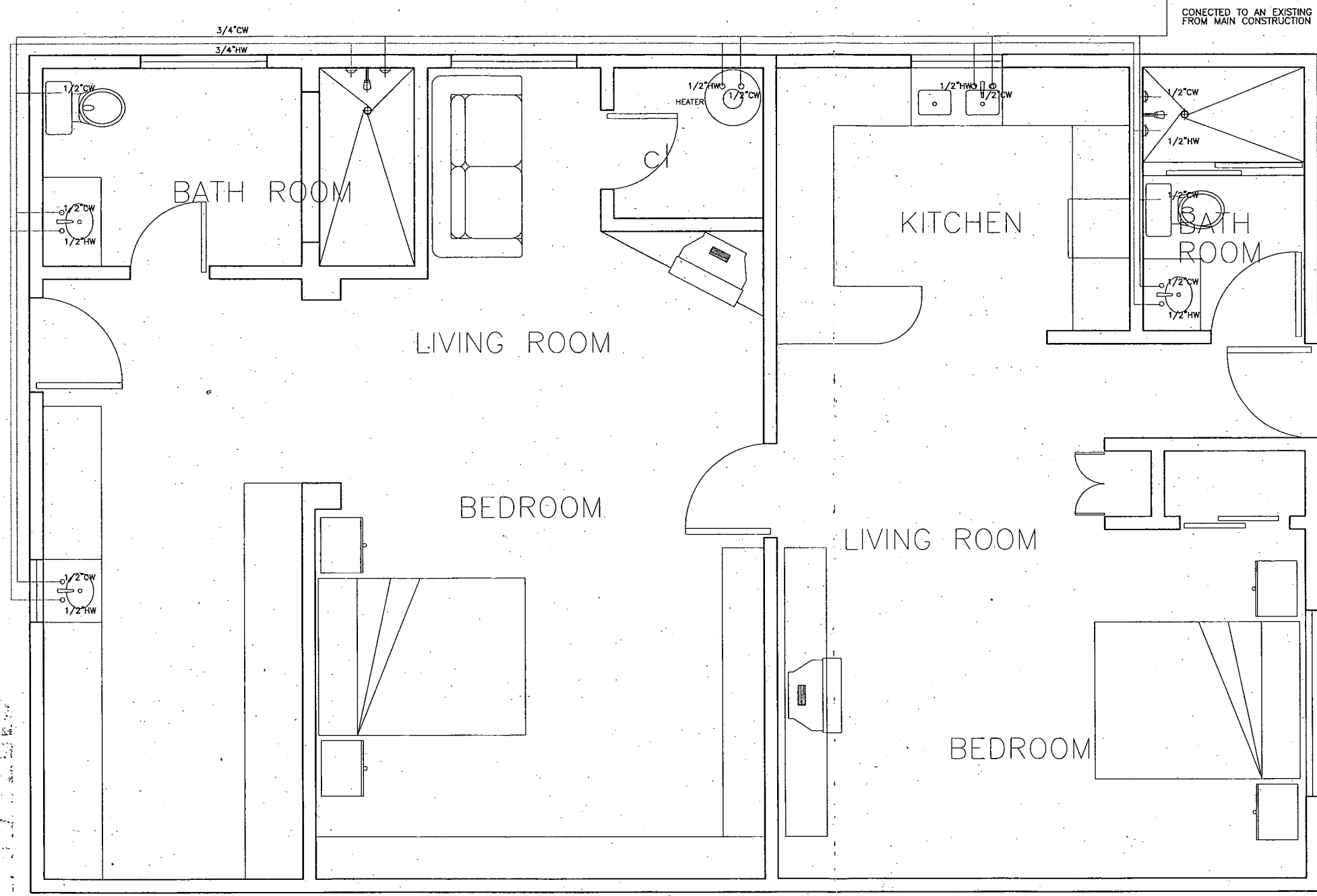
5/25/07

Plans (Floor Plans)



PLANS - FLOOR PLANS

Separator Sheet



RECEIVED
APR 30 2007

client: Juan Diego Zamora-Aguilar city: las vegas property address: 175 Ronald In zip code: 80261	P-1	PROJECT MODIFICATION PLUMBING WATER PLAN SCALE: 1/4"	SIMBOLOGY cold water _____ hot water _____	NOTES: water line to be 3/4" cooper w 1/2" stubs @ fixtures
---	-------------------	--	--	---

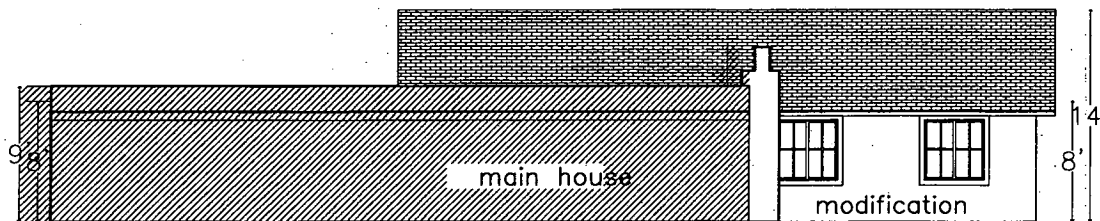
STICKEN
VAR-21647; SUP-21646
CC Denied
PC 6/14/07 F PC Approved → CC 11/11/07

5/25/07
SCANNED

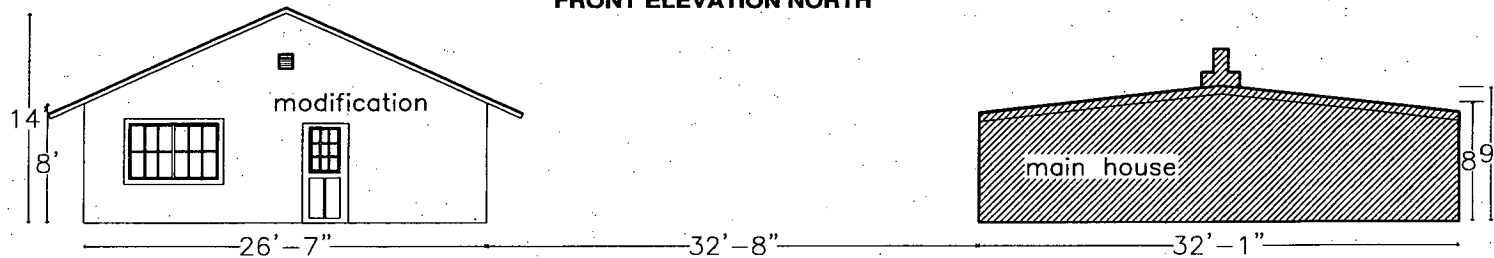
Plans (PMT)



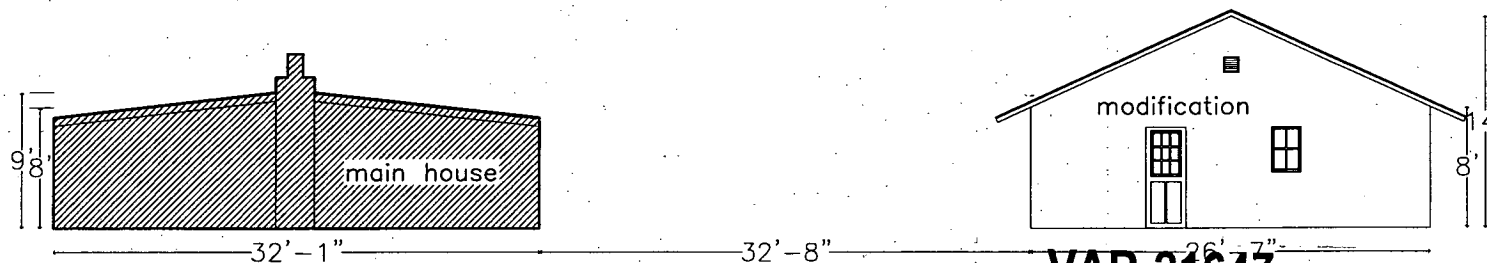
Separator Sheet



FRONT ELEVATION NORTH



LATERAL ELEVATION EAST



LATERAL ELEVATION WEST

VAR-21647

SUP-21646

06/14/07 PC

RECEIVED
APR 30 2007

client: Juan Diego Zamora-Aguilar
city: las vegas
property address: 175 Ronald In
zip code: 80261

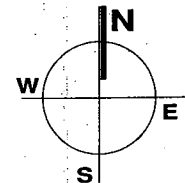
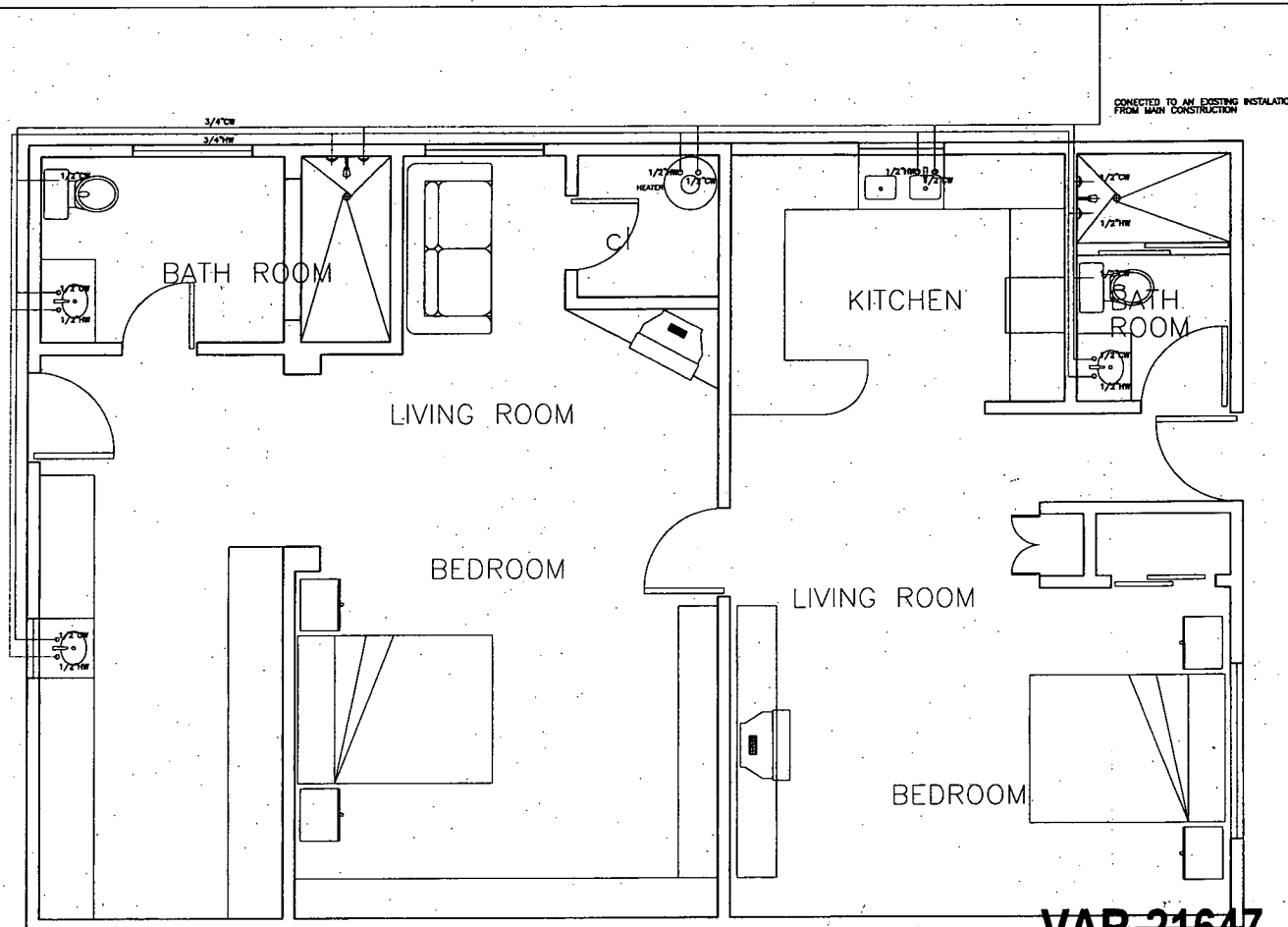
F-1

PROJECT MODIFICATION
ELEVATIONS & FACHADES

SCALE: 1/8"

NOTES:

R-13 insulation in all exterior walls
R-30 insulation in all ceiling



CONNECTED TO AN EXISTING INSTALLATION
FROM MAIN CONSTRUCTION

VAR-21647
SUP-21646
06/14/07 PC

RECEIVED
APR 30 2007

client: Juan Diego Zamora-Aguilar
city: las vegas
property address: 175 Ronald In
zip code: 80261

P-1

**PROJECT MODIFICATION
PLUMBING WATER PLAN**

SCALE: 1/4"

SIMBOLOGY

cold water _____
hot water _____

NOTES:

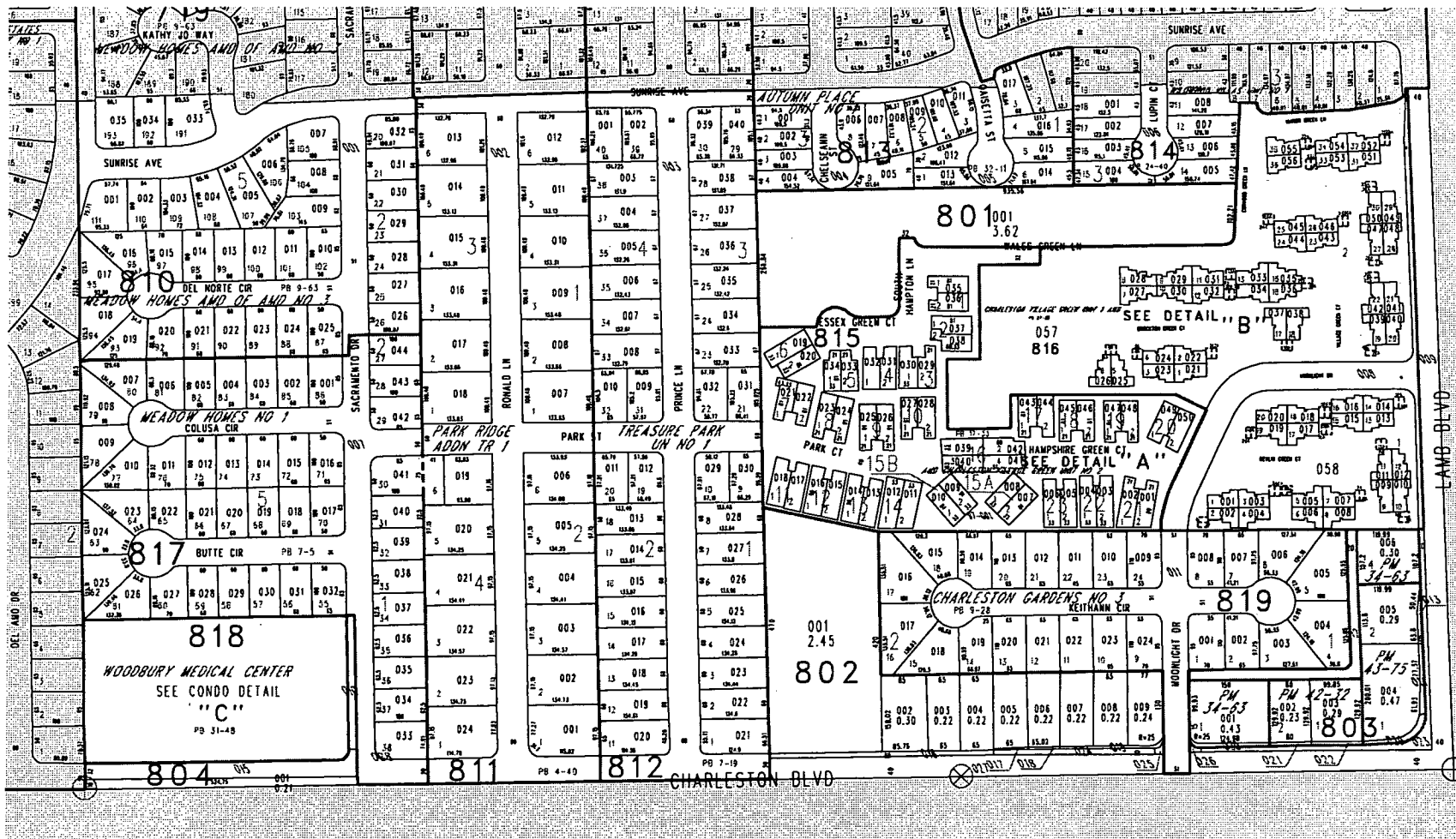
water line to be 3/4" cooper
w 1/2" stubs @ fixtures

APN Map



Separator Sheet

NOTES This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information. USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL 	MAP LEGEND ——— PARCEL BOUNDARY ——— SUBD BOUNDARY - - - ROAD EASEMENT - - - PM/LD BOUNDARY - - - NON-PARCEL LOT LINE - - - MATCH LINE / LEADER LINE - - - ROAD ID NUMBER	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T20S R62E 31 S 2 SE 4 140-31-8																																																	
		AVERAGE OA VALUE 35	PARCEL BOUNDARY 001 1.00 PARCEL NUMBER 202 PARCEL SUB/SEQ NUMBER PB 25-45 5 BLOCK NUMBER 5 LOT NUMBER 5 GOV. LOT NUMBER GL5	<table border="1"> <tr> <th>R61E</th> <th>R62E</th> <th>R63E</th> </tr> <tr> <td>124</td> <td>125</td> <td>122</td> </tr> <tr> <td>139</td> <td>140</td> <td>141</td> </tr> <tr> <td>162</td> <td>161</td> <td>160</td> </tr> </table>	R61E	R62E	R63E	124	125	122	139	140	141	162	161	160	<table border="1"> <tr> <td>8</td> <td>5</td> <td>4</td> <td>5</td> <td>2</td> <td>1</td> </tr> <tr> <td>7</td> <td>8</td> <td>9</td> <td>10</td> <td>11</td> <td>12</td> </tr> <tr> <td>18</td> <td>17</td> <td>16</td> <td>15</td> <td>14</td> <td>13</td> </tr> <tr> <td>19</td> <td>20</td> <td>21</td> <td>22</td> <td>23</td> <td>24</td> </tr> <tr> <td>30</td> <td>29</td> <td>28</td> <td>27</td> <td>26</td> <td>25</td> </tr> <tr> <td>31</td> <td>32</td> <td>33</td> <td>34</td> <td>35</td> <td>36</td> </tr> </table>	8	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
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VAR-21647
 SUP-21646
 06/14/07 PC

RECEIVED
 APR 30 2007

TAX DIST 200

City Council Action Letter



Separator Sheet



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER

July 13, 2007

Mr. Juan Diego Zamora Aguilar
175 Ronald Lane
Las Vegas, Nevada 89110

RE: SUP-21646 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JULY 11, 2007
RELATED TO VAR-21647

Dear Juan Diego Zamora Aguilar:

The City Council at a regular meeting held July 11, 2007 DENIED the request for a Special Use Permit FOR AN EXISTING ACCESSORY STRUCTURE (CLASS I) at 175 Ronald Lane (APN 140-31-811-014), R-1 (Single Family Residential) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 12, 2007.

Sincerely,

A handwritten signature in cursive script that reads "Lean Coleman".

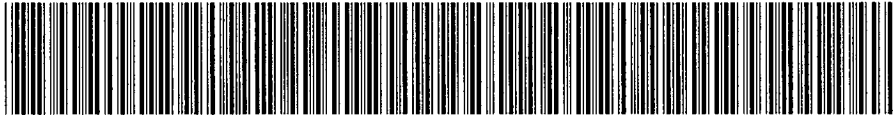
Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

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

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

City Council Proof of Publication



CITY COUNCIL PROOF OF PUBLICATION

Separator Sheet

Las Vegas, Nevada

JUNE 25, 2007

TO: LAS VEGAS REVIEW JOURNAL

FROM: CITY CLERK

SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARINGS – SPECIAL USE PERMITS
AND REQUIRED REVIEWS:

SUP-20471, SUP-20486, SUP-20497, SUP-20498, SUP-20499, SUP-20740,
SUP-21037, SUP-21419, SUP-21500, SUP-21645, SUP-21646, SUP-21649,
SUP-21656, SUP-22298, RQR-21567 and RQR-21572

Please publish the attached LEGAL NOTICE

ON THE FOLLOWING DATE: FRIDAY, JUNE 29, 2007 (One time)

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

ACTING CHIEF DEPUTY CITY CLERK

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

NOTICE OF PUBLIC HEARINGS
JULY 11, 2007

NOTICE IS HEREBY GIVEN THAT ON WEDNESDAY, JULY 11, 2007 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 Special Use Permits and Required Reviews:

SUP-20471 - APPLICANT/OWNER: AHP NEVADA, INC. - Request for a Special Use Permit FOR THE EXPANSION TO AN EXISTING CONVALESCENT CARE CENTER at 3450 North Buffalo Drive (APN 138-10-301-018), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-3 (Medium Density Residential)], Ward 4 (Brown)

SUP-20486 - APPLICANT: THE ISLAND DEVELOPMENT, LLC - OWNER: NEAR AND FAR, LLC - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at 401 South Maryland Parkway (APNs 139-34-811-047 and 052), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

SUP-20497 - APPLICANT: LOWE'S COMPANIES, INC. - OWNER: CAROLINE'S COURT, LLC - Request for a Special Use Permit FOR A BUILDING AND LANDSCAPE MATERIAL/LUMBER YARD at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-601-012, 017 and 125-17-202-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)

SUP-20498 - APPLICANT: LOWE'S COMPANIES, INC. - OWNER: CAROLINE'S COURT, LLC - Request for a Special Use Permit FOR OUTDOOR STORAGE, ACCESSORY at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-601-012, 017 and 125-17-202-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)

SUP-20499 - APPLICANT/OWNER: CAROLINE'S COURT, LLC - Request for a Special Use Permit FOR A RESTAURANT WITH DRIVE THROUGH at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-601-012, 017 and 125-17-202-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)

SUP-20740 - APPLICANT: THE ISLAND DEVELOPMENT, LLC - OWNER: NEAR AND FAR, LLC - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR WITH A WAIVER TO ALLOW A 95-FOOT DISTANCE SEPARATION WHERE 400-FEET IS REQUIRED FROM A SCHOOL at 401 South Maryland Parkway (APNs 139-34-811-047 and 052), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

SUP-21037 - APPLICANT: WESTCARE NEVADA - OWNER: RANCHO ALEXANDER BUSINESS PARK - Request for a Special Use Permit FOR A PUBLIC OR PRIVATE SCHOOL, SECONDARY on 11.08 acres at 4075 North Rancho Drive (APN 138-02-814-024), C-2 (General Commercial) Zone, Ward 6 (Ross)

SUP-21419 - APPLICANT: YOONHEE LEE - OWNER: CENTENNIAL CENTRE, L.L.C. - Request for a Special Use Permit FOR A RESTAURANT WITH BEER/WINE/COOLER ON SALE at 6181 Centennial Center Boulevard (APN 125-28-610-004), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)

SUP-21500 - APPLICANT: DRAKE DEVELOPMENTS, LLC - OWNER: TENAYA MB, LLC - Request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE at 9350 West Lake Mead Boulevard (APN 138-18-812-004), P-C (Planned Community) Zone, Ward 4 (Brown)

SUP-21645 - APPLICANT: HOME CONSIGNMENT CENTER - OWNER: CENTENNIAL GATEWAY, LLC - Request for a Special Use Permit TO ALLOW SECONDHAND SALES WITHIN AN EXISTING COMMERCIAL CENTER at 5720 Centennial Center Boulevard, Suite 120 (APN 125-27-411-007), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)

SUP-21646 - APPLICANT/OWNER: JUAN DIEGO ZAMORA-AGUILAR - Request for a Special Use Permit FOR AN EXISTING ACCESSORY STRUCTURE (CLASS I) at 175 Ronald Lane (APN 140-31-811-014), R-1 (Single Family Residential) Zone, Ward 3 (Reese)

SUP-21649 - APPLICANT/OWNER: SHARON KEA - Request for a Special Use Permit FOR A PROPOSED MASSAGE ESTABLISHMENT IN CONJUNCTION WITH AN APPROVED 31,000 SQUARE FOOT HEALTH SPA WITH A WAIVER TO ALLOW NO DISTANCE SEPARATION FROM A PUBLIC PARK AND SCHOOL AND 340 FEET FROM A CHILD CARE FACILITY AND A CHURCH AND WHERE 400 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED, A WAIVER TO ALLOW A DISTANCE SEPARATION OF APPROXIMATELY 59 FEET AND 70 FEET FROM TWO EXISTING MASSAGE ESTABLISHMENTS WHERE 1,000 FEET IS REQUIRED, AND A WAIVER TO ALLOW A 24 HOUR SPA WHERE THE REQUIRED HOURS OF OPERATION ARE FROM 8:00 AM TO 9:00 PM at 1070 East Sahara Avenue (APN 162-02-801-136), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

SUP-21656 - APPLICANT: DRAKE REAL ESTATE SERVICES - OWNER: BOAS-LAS VEGAS, LLC - Request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE on 1.72 acres at 4810 West Ann Road (APN 125-25-801-019), C-1 (Limited Commercial) Zone, Ward 6 (Ross)

SUP-22298 - APPLICANT/OWNER: ARIZONA INVESTORS - Request for a Special Use Permit FOR GAMING (RESTRICTED) WITH A WAIVER TO ALLOW A FIVE-FOOT SEPARATION FROM A SINGLE-FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED IN CONJUNCTION WITH AN EXISTING TAVERN at 7045 North Durango Drive (APN 125-20-114-007) T-C (Town Center) Zone, Ward 6 (Ross)

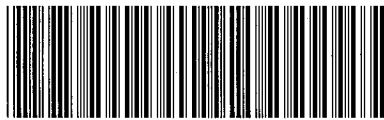
RQR-21567 - APPLICANT: REAGAN OUTDOOR ADVERTISING - OWNER: HIGHLAND INDUSTRIAL PARK PARTNERSHIP - Request for a Required Two Year Review of an approved Special Use Permit (SUP-1945) that allowed A 45-FOOT TALL, 24-FOOT BY 28-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2901 Highland Drive (APN: 162-08-611-011), M (Industrial) Zone, Ward 1 (Tarkanian)

RQR-21572 - APPLICANT: REAGAN OUTDOOR ADVERTISING - OWNER: HIGHLAND INDUSTRIAL PARK PARTNERSHIP - Request for a Required Two Year Review of an approved Special Use Permit (SUP-1876) that allowed A 45-FOOT TALL, 24-FOOT BY 28-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2901 Highland Drive (APN: 162-09-210-002), M (Industrial) Zone, Ward 1 (Tarkanian)

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, 1st Floor, City Hall.

BEVERLY K. BRIDGES, CITY CLERK

Action Letter



ACTION LETTER

Separator Sheet



June 15, 2007

Mr. Juan Diego Zamora Aguilar
175 Ronald Lane
Las Vegas, Nevada 89110

RE: SUP-21646 - SPECIAL USE PERMIT

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
WARD 5 (VACANT)

DOUGLAS A. SELBY
CITY MANAGER

Dear Mr. Diego Zamora Aguilar:

Your Request for a Special Use Permit FOR AN EXISTING ACCESSORY STRUCTURE (CLASS I) at 175 Ronald Lane (APN 140-31-811-014), R-1 (Single Family Residential) Zone, Ward 3 (Reese), was considered by the Planning Commission on June 14, 2007.

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

Planning and Development

1. Conformance to the conditions for Variance (VAR-21647), if approved.
2. Conformance to all requirements under Title 19.04.010 for an Accessory Structure (Class I) use, including minimum parking requirements.
3. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.
5. This is subject to administrative review in two years.

This item will be considered by the City Council on **July 11, 2007**, 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,

A handwritten signature in black ink that reads "Andrew P. Reed".

Andrew P. Reed, Planning Supervisor
Planning and Development Department
Current Planning Division

AR:dm

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

Applicant Letter



Separator Sheet



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
WARD 5 (VACANT)

DOUGLAS A. SELBY
CITY MANAGER

June 1, 2007

Mr. Juan Diego Zamora Aguilar
175 Ronald Lane
Las Vegas, Nevada 89110

RE: SUP-21646 - SPECIAL USE PERMIT

Dear Mr. Diego Zamora Aguilar:

Please be advised the City Planning Commission at its regular meeting on *June 14, 2007* 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,

A handwritten signature in black ink that reads "Andrew P. Reed".

Andrew P. Reed, Planning Supervisor
Planning and Development Department
Current Planning Division

AR:dm

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

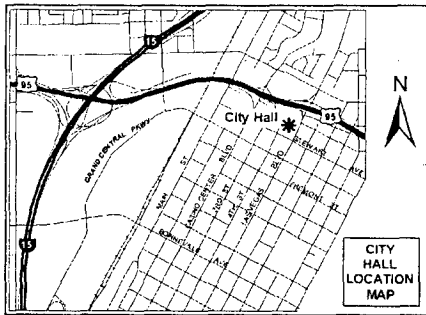
Public Hearing Notice



Separator Sheet

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

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.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

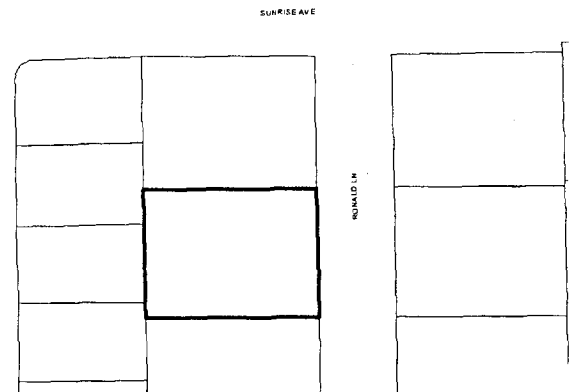
VAR-21647, SUP-21646

Application Information

VAR-21647 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JUAN DIEGO ZAMORA-AGUILAR - Request for a Variance TO ALLOW THE HEIGHT OF AN EXISTING ACCESSORY STRUCTURE (CLASS I) TO EXCEED THE HEIGHT OF THE PRINCIPAL DWELLING on 0.31 acres at 175 Ronald Lane (APN 140-31-811-014), R-1 (Single Family Residential) Zone, Ward 3 (Reese).

SUP-21646 - SPECIAL USE PERMIT RELATED TO VAR-21647 - PUBLIC HEARING - APPLICANT/OWNER: JUAN DIEGO ZAMORA-AGUILAR - Request for a Special Use Permit FOR AN EXISTING ACCESSORY STRUCTURE (CLASS I) at 175 Ronald Lane (APN 140-31-811-014), R-1 (Single Family Residential) Zone, Ward 3 (Reese).

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: **June 14, 2007**
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: June 14, 2007

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

SUP-21646

Rulon Earl Resident Council

Stewart Place NA

Hansen Sheet



Separator Sheet

6/14/07 PC

RT

Report Date 05/01/2007 12:02 PM

Submitted By Robert Summerfield

Page 1

A/P # 21646 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	04/30/2007 10:42	982721	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

SUP-21646 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JUAN DIEGO ZAMORA-AGUILAR - Request for a Special Use Permit FOR AN EXISTING ACCESSORY STRUCTURE (CLASS I) at 175 Ronald Lane (APN 140-31-811-014), R-1 (Single Family Residential), Ward 3 (Reese).

Parent A/P #

Project #	21646	Project/Phase Name	175 RONALD LANE - SUP TO ALLOW	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 14031811014

Location

Owner/Tenant

Contact ID AC875645	Name	ZAMORA-AGUILAR JUAN DIEGO	
Mailing Address 175 RONALD LN	Organization		
City LAS VEGAS	State/Province NV		
ZIP/PC 89110-4412	Country		☐ Foreign
Day Phone(702)301-3487 x	Evening Phone		
Fax	Mobile #		

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

175 RONALD LN
LAS VEGAS, 89110-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

14031811014

Applicants/Contacts

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

SUP Application

Report Date 05/01/2007 12:02 PM

Submitted By Robert Summerfield

Page 2

Applicants/Contacts

Primary N Capacity APPL Contact ID AC875645 ☐ Foreign
Effective Expire
Name ZAMORA-AGUILAR JUAN DIEGO
Day Phone (702)301-3487 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 175 RONALD LN
LAS VEGAS, NV 89110-4412
Seasonal Addr

Valid From To
Comments
No Comments

Primary Y Capacity OWNER Contact ID AC875645 ☐ Foreign
Effective Expire
Name ZAMORA-AGUILAR JUAN DIEGO
Day Phone (702)301-3487 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 175 RONALD LN
LAS VEGAS, NV 89110-4412
Seasonal Addr

Valid From To
Comments
Contact Juan Diego

Contractors

No Contractors

Item Description

Item Status

Review Activities

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

206263	B&S PLAN	0	N	05/01/2007 11:53				
206261	DEVCO	0	N	05/01/2007 11:53				
206272	FIRE ENG	0	N	05/01/2007 11:53				
206264	FLOOD	0	N	05/01/2007 11:53				
206271	LAND DEV	0	N	05/01/2007 11:53				

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

SUP Application

Report Date 05/01/2007 12:02 PM

Submitted By Robert Summerfield

Page 3

Review Activities Act #	Act Type	Status	Waived	Issued	Started	Completed
Comp By	Comments					
206262	NEIGH P&S	0	N	05/01/2007 11:53		
206270	ROW	0	N	05/01/2007 11:53		
206269	SEWER	0	N	05/01/2007 11:53		
206268	SID	0	N	05/01/2007 11:53		
206267	SURVEY	0	N	05/01/2007 11:53		
206266	TEFO	0	N	05/01/2007 11:53		
206265	TRAFFIC	0	N	05/01/2007 11:53		

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

No Conditions

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

There is no planning condition for this project.

SPECIAL USE PERMIT

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

Type of Use
ACCESSORY STRUCTURE, HABITABLE

Meeting Information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
06/14/2007	PC	SCHEDULED		0	0	0
PLOWENSTEIN	04/30/2007	PLOWENSTEIN	04/30/2007			

Template Type A/P #	A/P Type	Status	Stage
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No children exist for this project

Report Date 05/01/2007 12:02 PM

Submitted By Robert Summerfield

Page 4

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

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME,# WHO PICKED UP PERMIT JUAN DIEGO ZAMORA, CASH, 301-3487	970040	04/30/2007 10:52		0.00

Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Exempt OF SIZE AND Height (Special Use Permit)
Project Address (Location) 175 RONALD Lane, Las Vegas, NV 89110
Project Name 175 RONALD Lane Proposed Use Rental
Assessor's Parcel #(s) 140-31-811-014 Ward # _____
General Plan: existing X proposed _____ Zoning: existing X proposed _____
Commercial Square Footage 13,300 ft. (lot) Floor Area Ratio 1,107 ft.
Gross Acres 1/4 Lots/Units _____ Density _____
Additional Information Unit pre-existing when purchased property

PROPERTY OWNER JUAN DIEGO ZAMORA - Aguilar Contact SELF
Address 175 RONALD Ln. Phone: 702-3013487 Fax: N/A
City Las Vegas State NV Zip 89110

APPLICANT JUAN DIEGO ZAMORA Aguilar Contact SELF
Address 175 RONALD Ln. Phone: 702-3013487 Fax: N/A
City Las Vegas State NV Zip 89110

REPRESENTATIVE JUAN D. ZAMORA Aguilar Contact SELF
Address 175 RONALD Ln. Phone: 702-3013487 Fax: _____
City Las Vegas State NV Zip 89110

Property Owner Signature* Juan Diego Zamora A

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

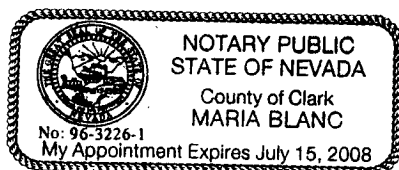
Print Name Juan Diego ZAMORA Aguilar

Subscribed and sworn before me

This 19 day of April, 2007

Maria Blanc

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-21646</u>
Meeting Date:	<u>6/14/07</u>
Total Fee:	<u>\$800. ^{xx}/_{xx}</u>
Date Accepted:	<u>4/30/07</u>
Accepted By:	<u>[Signature]</u>

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

Justification Letter



Separator Sheet

April 19, 2007

City of Las Vegas
Planning and Development Department
Services Center

RE: Parcel # 140-31-811-014
Site: 175 Ronald Lane
Las Vegas, NV 89110

By means of this letter I am requesting that my application for Special Use Permit be approved. I would like to explain the situation in which I find myself. When I purchased this property in November 2004, this property already had the two studios behind the main house. Upon refinancing my property I was told that the city did not show the two studios. Therefore, I decided to investigate why. I was not told that permissions were never issued by the city. Your representative indicated the following: One of the studios I was informed that the final inspection was not done and that the other was suppose to be a garage and not a studio.

I would appreciate it all of your assistance in resolving this matter I may be reached by phone 702-301-3487.

Sincerely, *Juan Diego Zamora A*

Juan Diego Zamora Aguilar

**VAR-21647
SUP-21646
06/14/07 PC**

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-21646** APN: 140-31-811-014

Name of Property Owner: Juan Diego Zamora-Aguilar

Name of Applicant: Juan Diego Zamora-Aguilar

Name of Representative: Juan Diego Zamora-Aguilar

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: N/A

Partner(s): N/A

APN: N/A

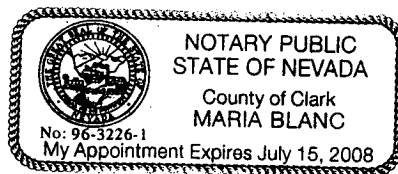
Signature of Property Owner: Juan Diego Zamora A

Print Name: JUAN DIEGO ZAMORA AGUILAR

Subscribed and sworn before me

This 19 day of April, 2007

Maria Blanc
Notary Public in and for said County and State



Deed



Separator Sheet

20041130-0006553

APN: 140-31-811-014
ESCROW NO: 02300942-230-PB1
WHEN RECORDED MAIL TO and
MAIL TAX STATEMENT TO:

Fee: \$16.00 RPTT: \$1,241.85
N/C Fee: \$0.00

11/30/2004 14:54:41
T20040139872

Requestor:
LAWYERS TITLE OF NEVADA

Frances Deane SUO
Clark County Recorder Pgs: 3

Juan Diego Zamora-Aguilar
175 Ronald Lane
Las Vegas, Nevada 89110

GRANT, BARGAIN, SALE DEED

R.P.T.T. **\$1,241.85**

THIS INDENTURE WITNESSETH: That

Douglas L. Smith and Peggy A. Smith, husband and wife as joint tenants

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby
Grant, Bargain, Sell and Convey to

Juan Diego Zamora-Aguilar, an unmarried man

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

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: 1. Taxes for the fiscal year 2004 - 2005
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.

Witness my hand this 24 day of November, 2004

Douglas L. Smith
Douglas L. Smith

Peggy A. Smith
Peggy A. Smith

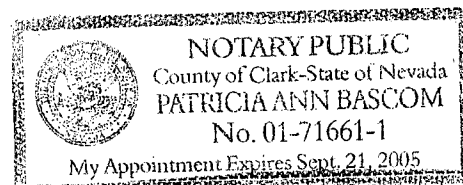
STATE OF NEVADA

COUNTY OF Clark } ss:

On 11-24-04, personally appeared before me, a Notary Public in and for said
County and State, Douglas L. Smith and Peggy A. Smith,
who acknowledged to me that _____ executed the same.

WITNESS my hand and official seal.

Patricia Ann Bascom
NOTARY PUBLIC in and for said County and State.



VAR-21647
SUP-21646
06/14/07 PC

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 140-31-811-014
b) _____
c) _____
d) _____

145

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:

\$243,500.00

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

Transfer Tax Value per NRS 375.010, Section 2: \$243,500.00

Real Property Transfer Tax Due: \$1,241.85

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 Douglas L. Smith Capacity SEVER

Signature Juan Diego Zamora Aguilar Capacity Buyer

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

Print Name: Douglas L. Smith
Address: PO Box 43477
City/State/Zip: Las Vegas, NV 89116-1477

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

Print Name: Juan Diego Zamora-Aguilar
Address: 175 Ronald Ln
City/State/Zip: Las Vegas, NV 89110

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

LAWYERS TITLE OF NEVADA, INC.
2755 E. Desert Inn Road
Las Vegas, NV 89121

Escrow #: 2300942-230-PB1
Escrow Officer: Patti Bascom

**AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE
FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.**

6553

Legal Description



LEGAL DESCRIPTION

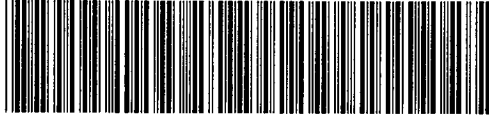
Separator Sheet

Exhibit A

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

Lot Five (5) in Block Three (3) of PARK RIDGE ADDITION, as shown by map thereof on file in Book 4 of Plats, Page 40, in the Office of the County Recorder of Clark County, Nevada

Project Checklist



PROJECT CHECKLIST

Separator Sheet

City of Las Vegas

CURRENT PLANNING PROJECT CHECKLIST

Project Name: SUP-21646
 Applicant Name: Juan Diego Zamora Telephone: 301-3487
 Project Number: Agular Ward Number: _____

STAFF ACTIONS

Initial/Date

Initial/Date

☐ Pre-App. Meeting Date: _____	☐ DRT Outcome: _____
☐ App. Filing Date: _____	☐ Applicant Contacted: _____
☐ App. Accuracy Checked: _____	☐ Site Visit Completed: _____
☐ Routing Form Sent: <u>05-04-07</u>	☐ Photos Taken: _____
☐ DRT Meeting Date: <u>05-14-07</u>	

Notes: _____

P. C. ACTIONS

Initial/Date

Initial/Date

☐ Hearing Notice Rec'd: _____	☐ PC Meeting Date: <u>6-14-07</u>
☐ Hearing Notices Mailed: <u>6-1-07</u>	☐ PC Action: _____
☐ Draft Report Sent to PC: <u>6-8-07</u>	☐ Letter to Applicant: <u>6-1-07</u>
☐ Final Report Reviewed: _____	☐ PC Minutes Filed: _____

Additional PC Conditions: _____

C. C. ACTIONS

Initial/Date

Initial/Date

☐ CC Report Completed: _____	☐ CC Resolution Filed: _____
☐ CC Meeting Date: _____	☐ CC Minutes Filed: _____
☐ CC Action: _____	☐ Final Plans Submitted: _____
☐ Letter to Applicant: _____	☐ Ordinance Completed: _____
☐ Conditions Checked: _____	

☐ **RELATED FILES:** _____

☐ See **ADMINISTRATIVE ACTIONS** Sheet

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes	
Item Required					
YES	NO				

APPLICATION		
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)
☒	☐	Grant deed and legal description
☒	☐	Detailed justification letter
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations
☒	☐	Correct fee(s): \$ <u>500</u> \$ <u>300</u> \$ _____ Total = \$ <u>800</u>
☒	☐	Statement of Financial Interest
☐	☒	Development Impact Notice and Assessment (DINA)
☐	☒	Project of Regional Significance

SITE PLAN		Folded Plans:	Rolled/Colored Plans:
☒	☐	11" x 17" min. to 24" x 36" max. page size	
☒	☐	North arrow, scale, and vicinity map	
☒	☐	<i>All</i> property lines and present dimensions labeled	
☒	☐	<i>All</i> building setbacks labeled	
☒	☐	<i>All</i> adjacent existing land uses and street names labeled	
☒	☐	<i>All</i> points of ingress and egress shown	
☒	☐	ADA accessibility requirements shown/labeled	
☒	☐	Parking standard(s) utilized: _____	
☒	☐	Parking space count and typical dimensions labeled	
☒	☐	#regular #compact #handicap Total	
☒	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted	

LANDSCAPE PLAN		Folded Plans:	Rolled/Colored Plans:
☐	☒	11" x 17" min. to 24" x 36" max. page size	
☐	☒	North arrow, scale, and vicinity map	
☐	☒	<i>All</i> property lines and present dimensions labeled	
☐	☒	<i>All</i> required perimeter landscape planters shown	
☐	☒	<i>All</i> required parking lot fingers/islands shown	
☐	☒	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover	

BUILDING ELEVATIONS		Folded Plans:	Rolled/Colored Plans:
☒	☐	11" x 17" min. to 24" x 36" max. page size	
☒	☐	Scale and building dimensions labeled	
☒	☐	North, south, east, and west elevations of <i>all</i> buildings	
☒	☐	<i>All</i> building materials and colors noted	
☒	☐	8" x 10" photo of original color and material board	
☒	☐	<i>All</i> wall sign locations shown and sizes noted	

FLOOR PLANS		Folded Plans:	Rolled Plans:
☒	☐	11" x 17" min. to 24" x 36" max. page size	
☒	☐	Scale and building dimensions labeled	
☒	☐	<i>All</i> building entrances/exits shown	
☐	☐	Use of <i>all</i> rooms noted/labeled	

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

Applicant: Juan Biego Zamora Application Type: Special Use Permit
 APN: 140-31-811-014 Location: 175 Ronald Lane
 Planner: [Signature] Pre-App Meeting Date: 4-18-07 Earliest PC Date: 6-14-07

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

SUP-21646

HAND DELIVERED

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

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

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*SID (DPW)	T. McDANIEL	4th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC.
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

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 *BAA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekkki, Survey (FM, PM, & A's only)
Date: May 14, 2007
Re: **SUP-21646** Juan Diego Zamora-Aguilar 175 Ronald Lane
Request for a Special Use Permit for an existing accessory structure

COMMENTS:

We have no comment on the Request for a Special Use Permit application to allow an existing accessory structure located at 175 Ronald Lane.

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

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

SUP-21646 - SPECIAL USE PERMIT RELATED TO VAR-21647 - PUBLIC HEARING -
APPLICANT/OWNER: JUAN DIEGO ZAMORA-AGUILAR - Request for a Special Use Permit FOR AN
EXISTING ACCESSORY STRUCTURE (CLASS I) at 175 Ronald Lane (APN 140-31-811-014), R-1 (Single
Family Residential), Ward 3 (Reese).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½)
OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 62 EAST,
M.D.M.

PLANNING COMMISSION: **JUNE 14, 2007**

CASE PLANNER: **ANDY REED**



PUBLIC HEARING

CITY COUNCIL: IF APPROVED: **JULY 11, 2007**

IF DENIED: **P.C. FINAL ACTION** (Unless appealed within 10 days)

Comments Due: **MAY 15, 2007**

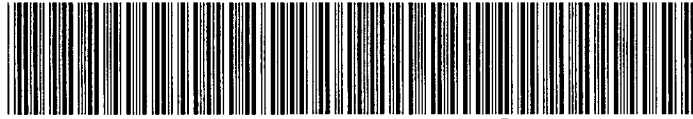
Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Dorothy Marsili (damarsili@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

**Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services
No Significant Law Enforcement Issue**

[Signature] 5/15/07

Affidavit of Sign Posting

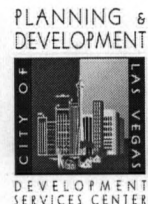


AFFIDAVIT OF SIGN POSTING

Separator Sheet



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: SUP-21646

MEETING DATE: 06/14/07 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

6-3-07
Date

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