

RECEIVED
 APR 12 2010
EOT-37928

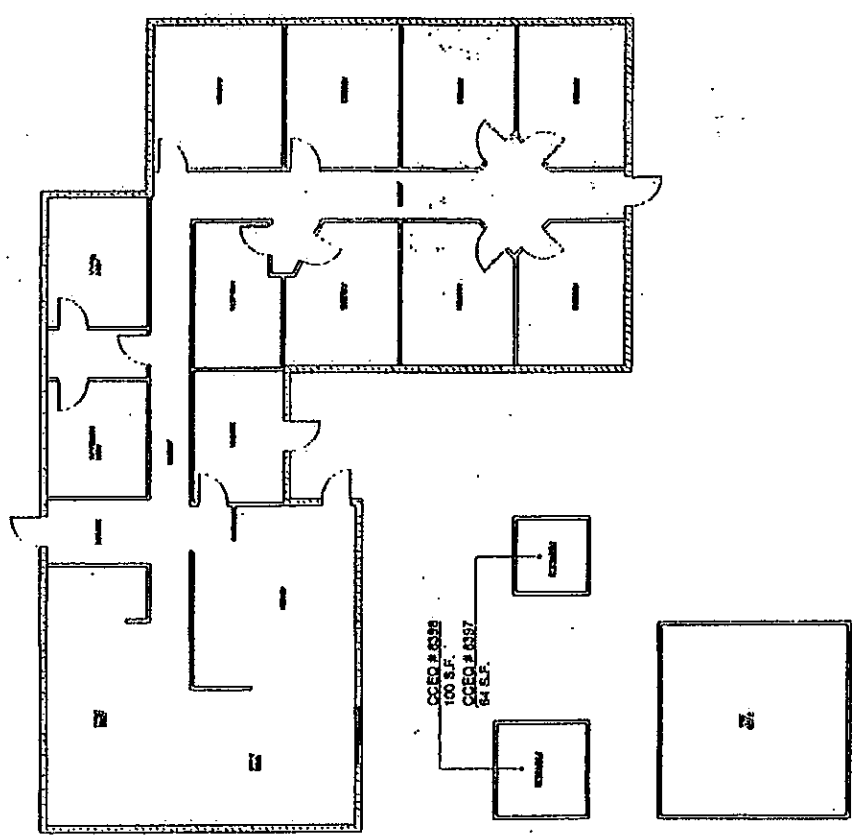
EVS Detention Storage House

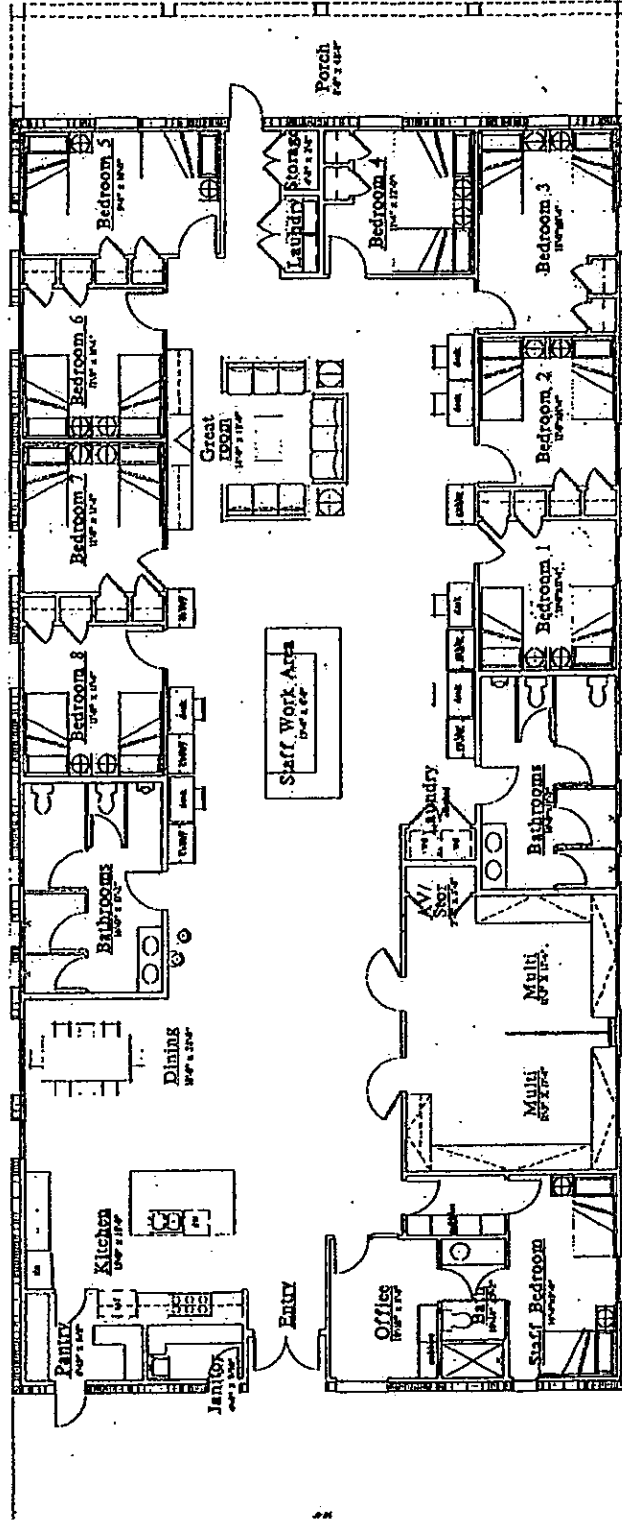
Project No.	8355
Client	Clark County, Las Vegas, Nevada
Project Name	EVS Detention Storage House
Project Location	Clark County, Nevada
Project Status	Design
Project Manager	JMA Architecture Studios
Project Engineer	JMA Architecture Studios
Project Architect	JMA Architecture Studios
Project Designer	JMA Architecture Studios
Project Draftsman	JMA Architecture Studios
Project Checker	JMA Architecture Studios
Project Approver	JMA Architecture Studios

Clark County
Needs Assessment
 Clark County, Las Vegas, Nevada

Project No.	8355
Client	Clark County, Las Vegas, Nevada
Project Name	EVS Detention Storage House
Project Location	Clark County, Nevada
Project Status	Design
Project Manager	JMA Architecture Studios
Project Engineer	JMA Architecture Studios
Project Architect	JMA Architecture Studios
Project Designer	JMA Architecture Studios
Project Draftsman	JMA Architecture Studios
Project Approver	JMA Architecture Studios

JMA ARCHITECTURE STUDIOS
 1078
 2.200.32
 3.440.31





FOCUS PROPERTY GROUP
KTOY NOLHARES

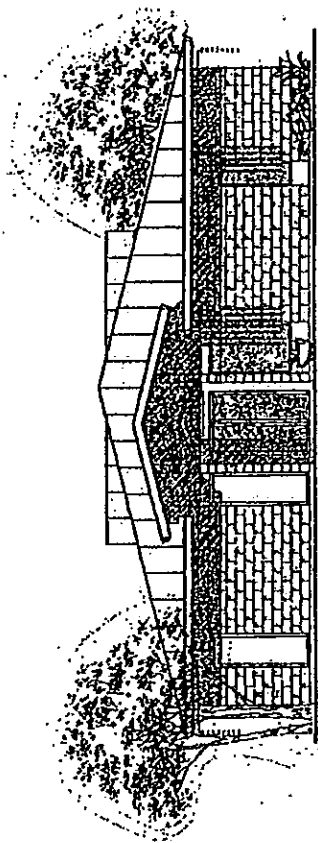
YOUTH TRANSITIONAL CENTER
HENDERSON, NEVADA

~~RECEIVED~~
APR 12 2010

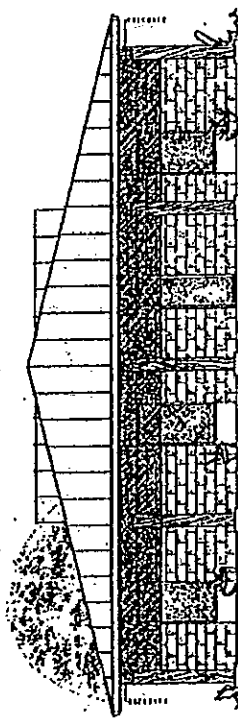
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APR 12 2010

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APR 12 2010

EOI-37928



FRONT ELEVATION

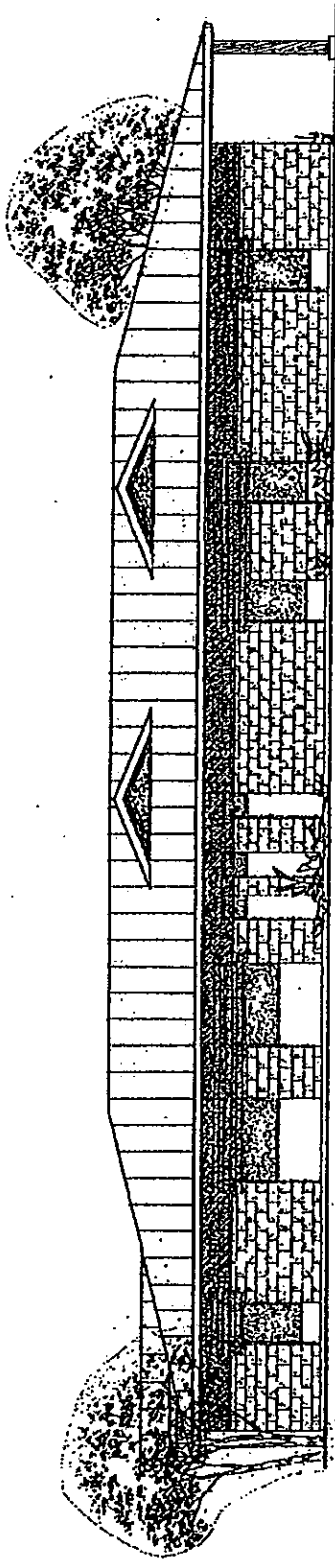


REAR ELEVATION

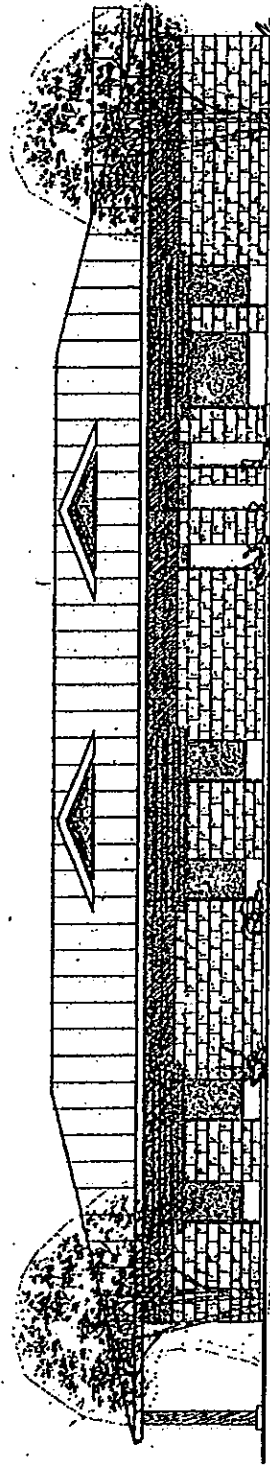
FOCUS PROPERTY GROUP
KITTY NO. 24510215

YOUTH TRANSITIONAL CENTER
HENDERSON, NEVADA

RECEIVED
APR 12 2010
EOT-37928



RIGHT ELEVATION



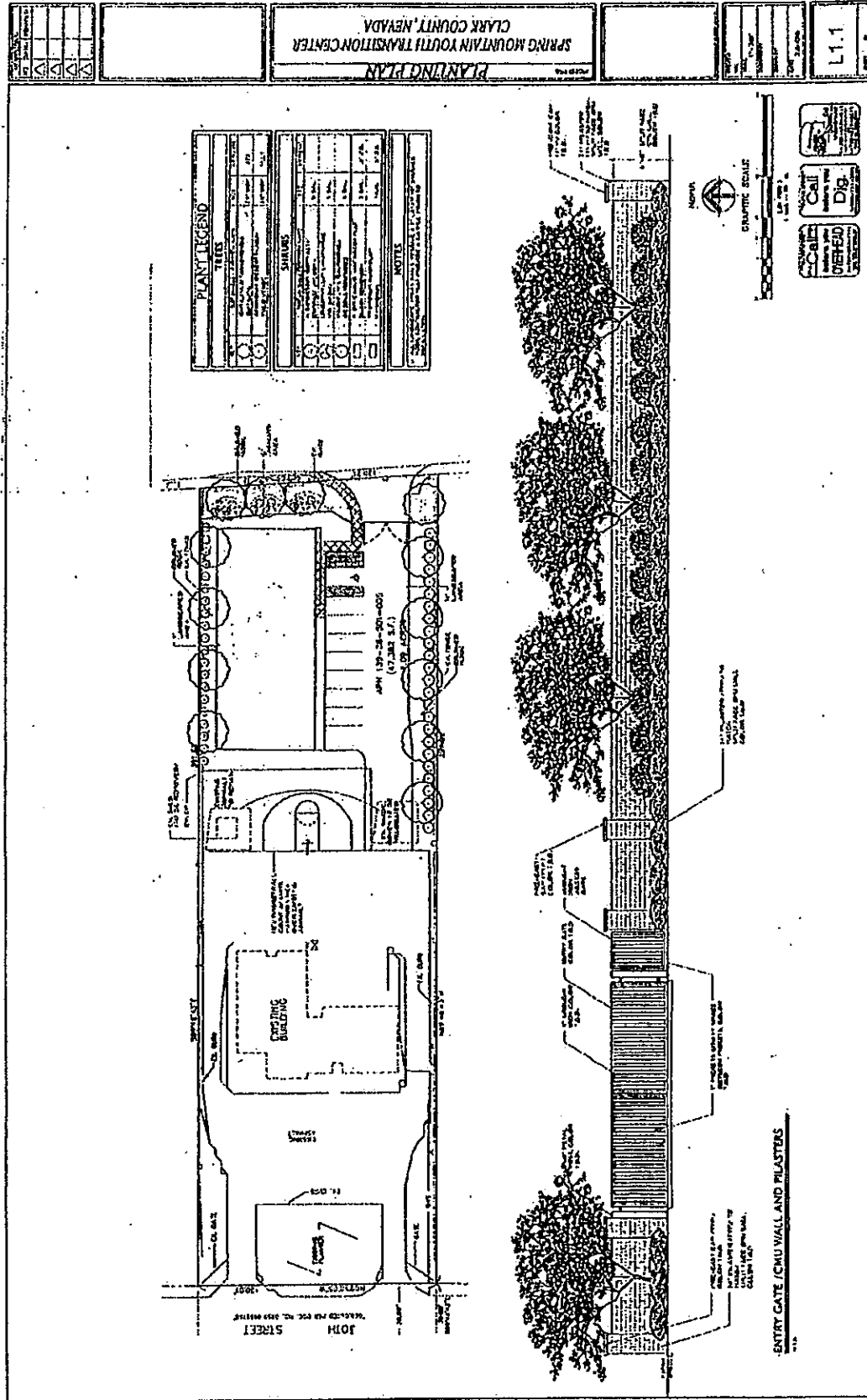
LEFT ELEVATION

FOCUS PROPERTY GROUP
KITTY NO. 2386023

YOUTH TRANSITIONAL CENTER
HENDERSON, NEVADA

RECEIVED
APR 12 2010

EOT-37928



RECEIVED
APR 12 2010
EOT-37928

PROJECT NO. 13-30-001-001 SHEET NO. 1 OF 1 DATE 12-15-10		CITY OF LAS VEGAS, CLARK COUNTY, NEVADA SPRING MOUNTAIN YOUTH TRANSITION CENTER	
PREPARED BY: [Signature] CHECKED BY: [Signature] DATE: 12-15-10		DESIGNED BY: [Signature] DATE: 12-15-10	

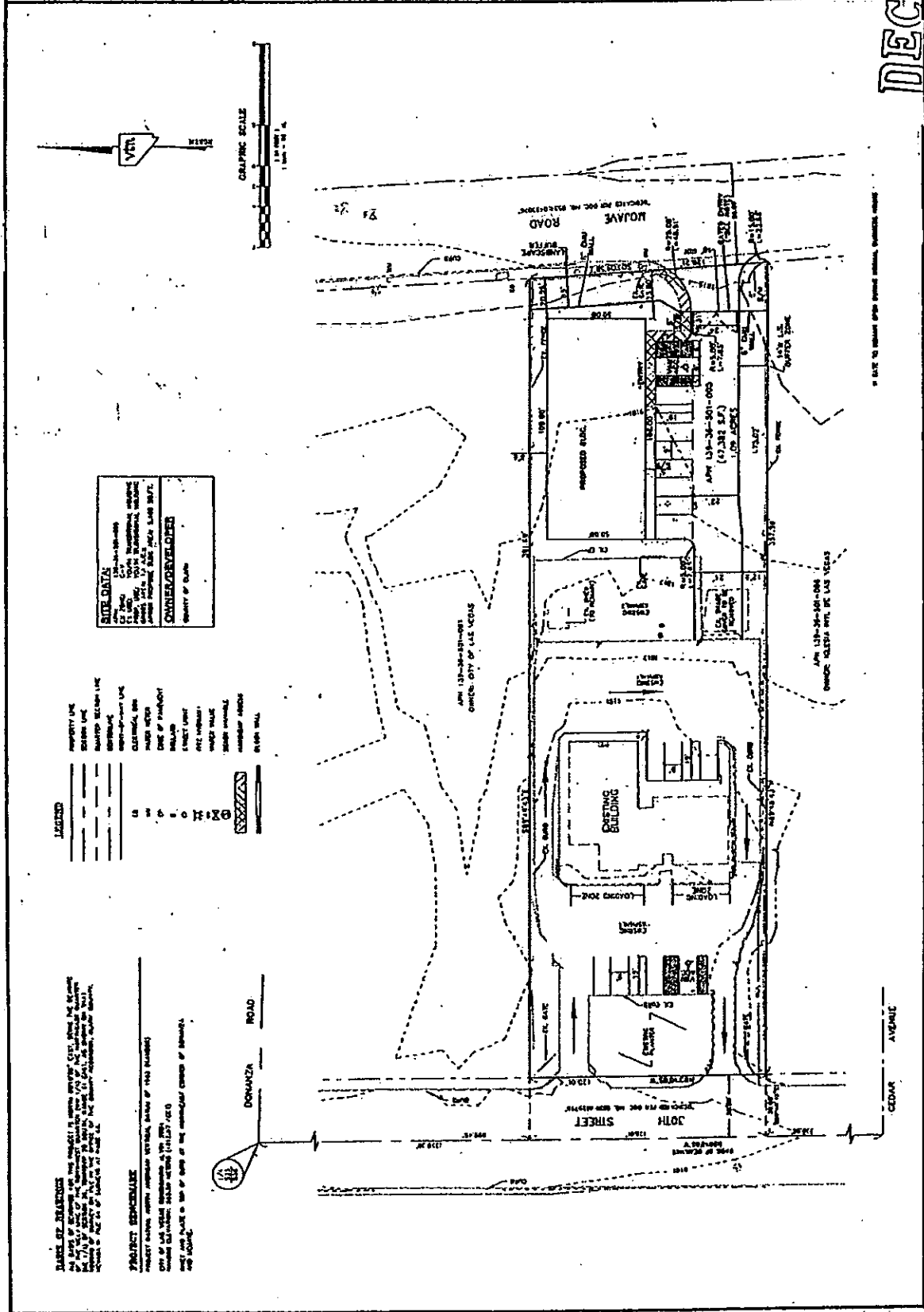


TABLE OF REVISIONS

NO.	DATE	DESCRIPTION
1	12-15-10	ISSUED FOR PERMITTING

PROJECT DESCRIPTION

PROJECT NAME: SPRING MOUNTAIN YOUTH TRANSITION CENTER
 CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
 PROJECT NO. 13-30-001-001
 SHEET NO. 1 OF 1
 DATE: 12-15-10

LEGEND

[Symbol]	PROPERTY LINE
[Symbol]	SETBACK LINE
[Symbol]	EXISTING BUILDING
[Symbol]	PROPOSED BUILDING
[Symbol]	EXISTING DRIVE
[Symbol]	PROPOSED DRIVE
[Symbol]	EXISTING LOT
[Symbol]	PROPOSED LOT
[Symbol]	EXISTING EASEMENT
[Symbol]	PROPOSED EASEMENT
[Symbol]	EXISTING FENCE
[Symbol]	PROPOSED FENCE
[Symbol]	EXISTING WALL
[Symbol]	PROPOSED WALL

SITE DATA

PROJECT NO.	13-30-001-001
SHEET NO.	1 OF 1
DATE	12-15-10
CITY	LAS VEGAS
COUNTY	CLARK
STATE	NEVADA
PROJECT NAME	SPRING MOUNTAIN YOUTH TRANSITION CENTER
PROJECT ADDRESS	13-30-001-001
PROJECT PHONE	
PROJECT FAX	
PROJECT EMAIL	
PROJECT WEBSITE	
PROJECT CONTACT	

DECLINED

APR 12 2010

EOT-37928



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

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

FM-0044-08-09

June 4, 2010

Mr. Randy Tarr
Clark County
500 Grand Central Parkway
Las Vegas, Nevada 89155

RE: EOT-37928 - EXTENSION OF TIME
CITY COUNCIL MEETING OF JUNE 2, 2010

Dear Mr. Tarr:

The City Council at a regular meeting held June 2, 2010, APPROVED the request for an Extension of Time of a previously approved Site Development Plan Review (SDR-12344) FOR AN ADDITIONAL PROPOSED 5,000 SQUARE-FOOT BUILDING TO AN EXISTING HALFWAY HOUSE FACILITY on 1.1 acres at 521 North Mojave Road (APN 139-36-501-005), C-V (Civic) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 3, 2010. This approval is subject to:

Planning and Development

1. This Site Development Plan Review (SDR-12344) shall expire on June 7, 2012 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of the Site Development Plan Review (SDR-12344) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Jason Thompson
Ritter Charitable Trust
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

Mr. Mark Fiorentino
KCRGF
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

May 20, 2010

Mr. Randy Tarr
Clark County
500 Grand Central Parkway
Las Vegas, Nevada 89155

RE: EOT-37928 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Tarr:

Please be advised the City Council at its regular meeting on *June 2, 2010* as referred to above, will consider your request. This meeting will be held at 1:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the *final agenda* will be available on-line on *Friday, May 28, 2010* 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 City Council requires that you or your representative be present at this meeting.

Sincerely,

M. Margo Wheeler, AICP
Director, Planning and Development Department

MMW:clb

cc: Mr. Jason Thompson
Ritter Charitable Trust
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

Mr. Mark Fiorentino
KCRGF
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Borlow
Stavros S. Anthany
City Manager
Elizabeth N. Fretwell



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 Riekk, Survey (FM, PM, & A's only)
Date: April 15, 2010
Re: **EOT-37928** Ritter Charitable Trust 521 N. Mojave Rd.
Request for an Extension of Time of an approved Site Development Plan Review (SDR-12344)

COMMENTS:

We have no objection on the request for an Extension of Time of a previously approved Site Development Plan Review for a proposed 5,000 square foot building in addition to an existing halfway house facility located at 521 North Mojave Road, as long as all previously imposed conditions of approval for SDR-12344 and all other subsequent site related actions are ultimately complied with.

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

EOT-37928 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: RITTER CHARITABLE TRUST - OWNER: COUNTY OF CLARK - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-12344) FOR AN ADDITIONAL PROPOSED 5,000 SQUARE-FOOT BUILDING TO AN EXISTING HALFWAY HOUSE FACILITY on 1.1 acres at 521 North Mojave Road (APN 139-36-501-005), C-V (Civic) Zone, Ward 3 (Reese).

CITY COUNCIL: JUNE 2, 2010

CASE PLANNER: DEBBIE SULLIVAN



CONSENT

Comments Due: MAY 7, 2010

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

LIST COMMENTS BELOW:

Report Date 04/13/2010 10:53 AM

Submitted By

Page 1

A/P # 37928 EXTENSION OF TIME

Application Information

Stages

	<u>Date / Time</u>	<u>By</u>		<u>Date / Time</u>	<u>By</u>
<u>Processed</u>	04/12/2010 15:37	982786	<u>Temp COO</u>		
<u>Approved</u>			<u>COO Issued</u>		
<u>Final</u>			<u>Expires</u>		

Associated Information

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

Description of Work

EOT-37928 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: RITTER CHARITABLE TRUST - OWNER: COUNTY OF CLARK - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-12344) FOR AN ADDITIONAL PROPOSED 5,000 SQUARE-FOOT BUILDING TO AN EXISTING HALFWAY HOUSE FACILITY on 1.1 acres at 521 North Mojave Road (APN 139-36-501-005), C-V (Civic) Zone, Ward 3 (Reese).

Parent A/P # 12344
Project # 37928 Project/Phase Name FYS DET. HALFWAY HOUSE Phase #
Size/Area 1.10 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13936501005

Location

Owner/Tenant

Contact ID AC1018747 Name COUNTY OF CLARK(FYS)
Mailing Address 500 S GRAND CENTRAL PKWY Organization
City LAS VEGAS State/Province NV
ZIP/PC 89155 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

520 30TH ST
LAS VEGAS, 89101-

521 N MOJAVE RD
LAS VEGAS, 89101-

A/P Addresses

No Other Addresses are associated to this Application

Report Date 04/13/2010 10:53 AM

Submitted By

Page 2

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13936501005

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1018747 ☐ Foreign
Effective Expire
Name COUNTY OF CLARK(FYS)
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 500 S GRAND CENTRAL PKWY
LAS VEGAS, NV 89155
Seasonal Addr

Valid From To
Comments No Comments

Primary N Capacity APPL Contact ID AC1153028 ☐ Foreign
Effective Expire
Name RITTER CHARITIBLE TRUST
Day Phone (702)242-4949 x Eve Phone Organization
Pager PIN # Position
Fax (702)568-0414 Mobile Profession
E-Mail
Address 3455 CLIFF SHADOWS PARKWAY
LAS VEGAS, NV 89129
Seasonal Addr

Valid From To
Comments No Comments

Primary Y Capacity OTHER Other REP Contact ID AC1711724 ☐ Foreign
Effective Expire
Name KAEMPFER CROWELL RANSHAW GRONAUER FIORENTINO
Day Phone (702)792-7000 x Eve Phone Organization
Pager PIN # Position
Fax (702)796-7181 Mobile Profession
E-Mail
Address 8345 WEST SUNSET ROAD
SUITE 250
LAS VEGAS, NV 89113-2092
Seasonal Addr

Valid From To
Comments No Comments

Contractors

No Contractors

Project # A/P Type Status Stage Relation

No children exist for this project

Planning Condition Description Effective Expire Comments

Report Date 04/13/2010 10:53 AM

Submitted By

Page 3

EXTENSION OF TIME

Y Will this go to the City Council?

Final City Council letter received

Y Will this go DIRECTLY to City Council?

Annotated minutes received

Parent Application Type SDR

Hearing Type

Parent Project # 12344

Public, Non-Public or Admin? NON-PUBLIC

Staff Recommendation

Meeting Information

Meeting Grid
Meeting Date
Comments
Added By

Meeting Type

Meeting Status

Add Date

Modified by

Modified Date

YES Votes

NO Votes

ABSTENTIONS

06/02/2010

CC

SCHEDULED

0

0

0

DDONLEY

04/12/2010

Template Type A/P #

A/P Type

Status

Stage

No children exist for this project

Employee
Employee ID

Last

First

MI

Comments

984478

SULLIVAN

DEBORAH

J

Planning x6895

Log
Action
Comments

Description

Entered By

Start

Stop

Hours

PAYMNT CO NAME WHO PICKED UP CONTACT#

890381

04/12/2010 15:58

0.00

TOM COOMBS; KAEMPFER CROWELL RENSHAW ET AL; CK#10469 OF JOHN A RITTER TTEE; 702-792-7000;

FEE FEE

983922

04/12/2010 15:53

04/12/2010 15:53

0.00

Public notification fee removed; added in error



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time
Project Address (Location) 521 N. Mojave Road
Project Name FYS Det. Halfway House Proposed Use _____
Assessor's Parcel #(s) 139-36-501-005 Ward # 3
General Plan: existing _____ proposed _____ Zoning: existing C-V proposed _____
Commercial Square Footage N/A Floor Area Ratio N/A
Gross Acres 1.1 Lots/Units 1 Density N/A
Additional Information _____

PROPERTY OWNER County of Clark Contact Randy Tarr
Address 500 S. Grand Central Pkwy Phone: 455-6462 Fax: _____
City Las Vegas State NV Zip 89155
E-mail Address _____

APPLICANT Ritter Charitable Trust Contact Jason Thompson
Address 3455 Cliff Shadows Pkwy Phone: 242-4949 Fax: 242-0414
City Las Vegas State NV Zip 89129
E-mail Address _____

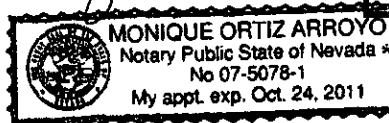
REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino Contact Mark Fiorentino
Address 8345 W. Sunset Rd, Ste 250 Phone: 792-7000 Fax: _____
City Las Vegas State NV Zip 89113
E-mail Address _____

Property Owner Signature* Carel Carter
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
Print Name Asst. Director of Real Property Mgt.

Subscribed and sworn before me

This 17 day of MARCH, 20 10
Monique Ortiz Arroyo

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>EOT-37928</u>
Meeting Date:	<u>6.2.10</u>
Total Fee:	<u>300-</u>
Date Received:*	<u>4.2.10</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.



**KAEMPFER
CROWELL**

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

ATTORNEYS AT LAW
LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcrlaw.com
702.693.4215

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.795.7181

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 12, 2010

VIA HAND DELIVERY

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
731 S. Fourth St.
Las Vegas, NV 89101

**Re: Justification Letter – Extension of Time for SDR-12344
APN: 139-36-501-005**

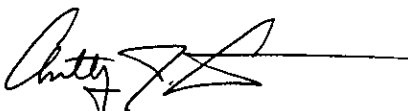
To Whom It May Concern:

Please be advised this office represents the Ritter Charitable Trust (the "Applicant") in the above referenced matter. SDR-12344 was initially approved by the Las Vegas City Council on or about June 7, 2006. SDR-12344 approved a 5,000 square foot addition to an existing Youth Transitional Center. The Applicant needs more time to complete the fundraising for the improvements to the Youth Transitional Center.

Thank you for your consideration of this request and please contact me if you have any further questions regarding this matter.

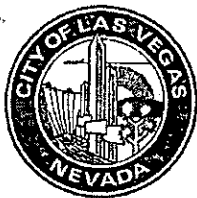
Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER &
FIORENTINO


Anthony J. Celeste

AJC/

EOT-37928



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

May 9, 2008

Mr. Randy Tarr
Clark County
500 Grand Central Parkway
Las Vegas, Nevada 89155

RE: EOT-27208 - EXTENSION OF TIME
CITY COUNCIL MEETING OF MAY 7, 2008

Dear Mr. Tarr:

The City Council at a regular meeting held May 7, 2008 APPROVED the request for an Extension of Time of an approved Site Development Plan Review (SDR-12344) FOR AN ADDITIONAL 5,000 SQUARE-FOOT BUILDING TO AN EXISTING HALFWAY HOUSE FACILITY on 1.1 acres at 521 North Mojave Road (APN 139-36-501-005), C-V (Civic) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 8, 2008. This approval is subject to:

Planning & Development

1. This Site Development Review (SDR-12344) shall expire on 06/07/10 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Site Development Review (SDR-12344) and all other related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lean Coleman".

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

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

Mr. Lenny Badger
Ritter Charitable Trust
3455 Cliff Shadows Parkway
Las Vegas, Nevada 89129

Ms. Liz Sorokac
Kummer Kaempfer Bonner Renshaw &
Ferrario
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

EOT-37928



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYORGARY BEENE
BARBARA BENTLEY
LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS LARKMAN
STEVEN D. ROSSDOUGLAS A. SELBY
CITY MANAGERCITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101VOICE MAILBOX
TTY: 702.255.0000
WWW.CITYOFVegas.NV.GOV
1-800-735-4636
03/2001

Post-Net Fax Note	Date	Time
To: <i>Adrienne Cox</i>	From: <i>Sandra Norskog</i>	
Date: <i>2006 06 09</i>	Time: <i>11:55 AM</i>	
Subject: <i>Site 1234</i>		

June 9, 2006

RECEIVED

JUN 13 2006

DEPT. OF REAL PROPERTY MGMT.

Ms. Sandra Norskog
Clark County
500 Grand Central Parkway
Las Vegas, Nevada 89155RE: SDR-12344 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JUNE 7, 2006

Dear Ms. Norskog:

The City Council at a regular meeting held June 7, 2006 APPROVED the request for a Site Development Plan Review FOR AN ADDITIONAL PROPOSED 5,000 SQUARE-FOOT BUILDING TO AN EXISTING HALFWAY HOUSE FACILITY on 1.1 acres at 521 North Mojave Road (APN 139-30-501-005), C-V (Civic) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 8, 2006. This approval is subject to:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan and landscaping plan date stamped 04/10/06, floor plan and building elevations, date stamped 03/14/06, except as amended by conditions herein.
3. The applicant shall construct a new trash enclosure with gates for the existing trash bin located in the center of the subject site, subject to review and approval by the Planning Department.
4. The landscaping located on the entire property shall be maintained and trimmed at all times.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: include nine (9)

EOT-37928

Ms. Sandra Norskog
SDR-12344 - Page Two
June 9, 2006

additional 24-inch box Palo Verde trees and 18 bushes along the perimeter of the west side of the subject site, subject to review and approval by the Planning Department.

6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

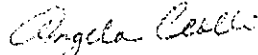
13. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
14. The proposed entry gates shall be set back a sufficient distance (a minimum of 15 feet) to allow a vehicle to pull completely out of the public street right of way before parking to manually operate the gate as required by the Department of Public Works. The installation of either swing gates or rolling gates is acceptable as long as no part of the gates either in the opened or closed position, intrude into the public right of way.

EOT-37928

Ms. Sandra Norskog
SDR-12344 - Page Three
June 9, 2006

15. The proposed fencing and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. Only the lower 2 feet may be solid within the sight zones. The Traffic Engineer shall have final approval of the proposed fence and access gate location to ensure that sight visibility requirements are adequately met.
16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

Sincerely,



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. Lenny Badger
Ritter Charitable Trust
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

Mr. Joel V. McCulloch
Quadrant Planning
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

EOT-37928



KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ELIZABETH M. SOROKAC
esorokac@kkbrf.com
702.693.4274

LAS VEGAS OFFICE
3880 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.796.7161

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5585 Kietzke Lane
Reno, NV 89511
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Fax: 775.852.3982

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3425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89129
Tel: 702.893.4280
Fax: 702.939.8457

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

February 27, 2008

Via Hand Delivery

City of Las Vegas
Planning & Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

**Re: First Extension of Time on SDR 12344 ("Application")
Property located at 521 N. Mojave-APN 139-36-501-005
("Property")
Justification Letter**

To Whom it May Concern:

This office represents the applicant on the Application listed above. The Application was approved by the Las Vegas City Council on June 7, 2006 and expires two years after the approval date unless a building permit has been issued for the principal building on the Property or an extension of time is requested. The SDR approved a 5,000 square foot addition to the existing Youth Transitional Center on the Property. This is the Applicant's request for a first extension of time as the Applicant needs more to complete the fundraising for the improvements to the Youth Transitional Center. Thank you for your consideration of this request and please contact me if you have any further questions regarding this matter.

Sincerely,

KUMMER KAEMPFER BONNER RENSCHAW & FERRARIO

Elizabeth M. Sorokac

EMS/anc

EOT-27206
05-07-08 CC



20080618-0000815

Fee: \$15.00
N/C Fee: \$0.00

06/18/2008 09:36:36
T20080119037

Requestor:
LAS VEGAS CITY

Debbie Conway KXC
Clark County Recorder Pgs: 2

APN(s): 139-36-501-005

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

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 139-36-501-005

Legal Description: THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST M.D.M., IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 36; THENCE SOUTH 0° 09' 09" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 36, A DISTANCE OF 899.49 FEET TO A POINT; THENCE SOUTH 89° 47' 47" EAST A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 30.00 FEET OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 36, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 0° 09' 09" EAST ALONG THE EAST LINE OF SAID WEST 30.00 FEET A DISTANCE OF 120.00 FEET TO A POINT; THENCE SOUTH 89° 47' 47" EAST A DISTANCE OF 397.90 FEET TO A POINT ON THE WEST LINE OF MOJAVE ROAD, (125 FEET WIDE), AS SAID MOJAVE ROAD IS DESCRIBED IN PARCEL NO. 2A OF THAT CERTAIN DEDICATION RECORDED JULY 11, 1975, AS INST. NO. 493076 OF OFFICIAL RECORDS OF CLARK COUNTY, NEVADA; THENCE NORTH 3° 08' 47" WEST ALONG THE WEST LINE OF SAID MOJAVE ROAD, A DISTANCE OF 120.21 FEET TO A POINT; THENCE NORTH 89° 47' 47" WEST A DISTANCE OF 391.62 FEET TO THE TRUE POINT OF BEGINNING.

IF COUNTY OF CLARK, STATE OF NEVADA, EVER CEASES TO USE SAID PROPERTY FOR JUVENILE COURT HALFWAY HOUSE PURPOSES, SAID PROPERTY AND ALL IMPROVEMENTS THERETO SHALL REVERT TO THE GRANTOR, CITY OF LAS VEGAS, WITH NO OBLIGATION ACCRUING THERETO TO THE CITY OF LAS VEGAS.

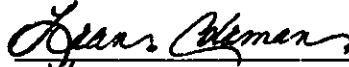
PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on May 7, 2008, approved the following: **Case Number: EOT-27206** together with various conditions, limitations and restrictions which may affect your occupancy and/or use, and any

ORIGINAL

Case Number: EOT-27206
Assessor's Parcel No(s): 139-36-501-005
City Council Meeting of May 7, 2008
Page 1 of 2

other successor property owner(s) occupancy and/or use, of the above-referenced real property in the City of Las Vegas. YOU ARE HEREBY ADVISED AND DIRECTED to contact the City of Las Vegas' Department of Planning and Development and/or the Las Vegas City Clerk's Office to request a copy of any and all such conditions, limitations or restrictions.

May 30, 2008



Leah Coleman, Deputy City Clerk II
City of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89101 - (702) 229-6311

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

Legal Description(s)

APN: 139-36-501-005

Portion of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section 36, Township 20 South, Range 61 East, M.D.B.M., Clark County Nevada.