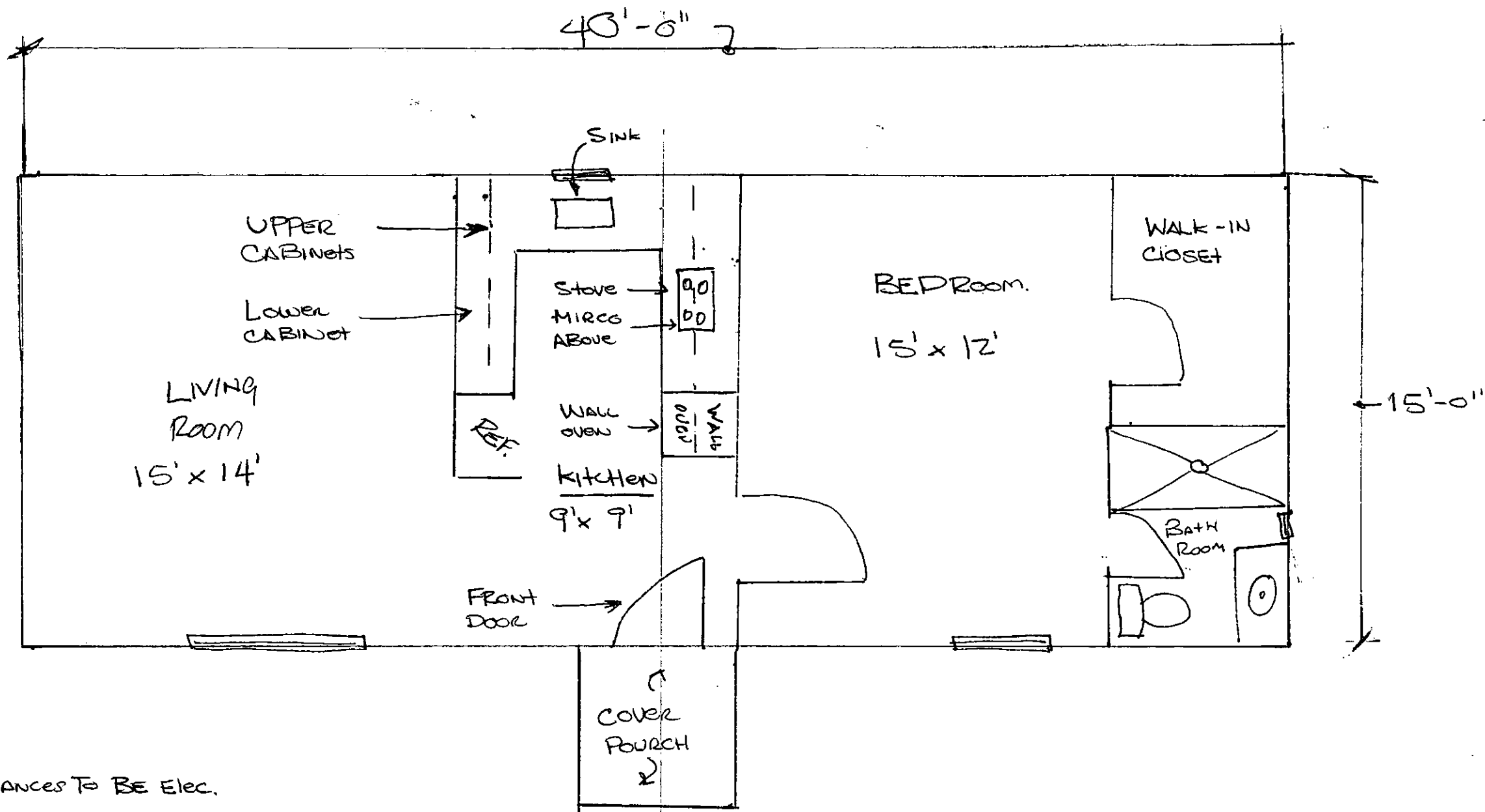




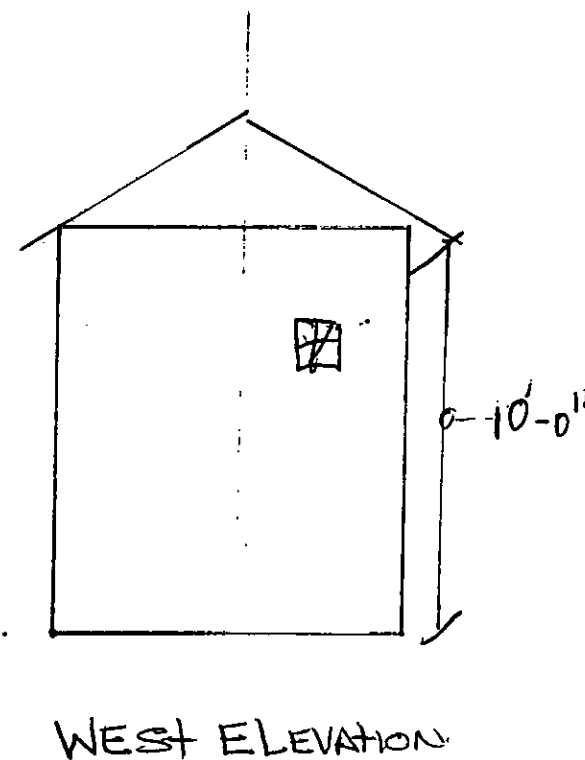
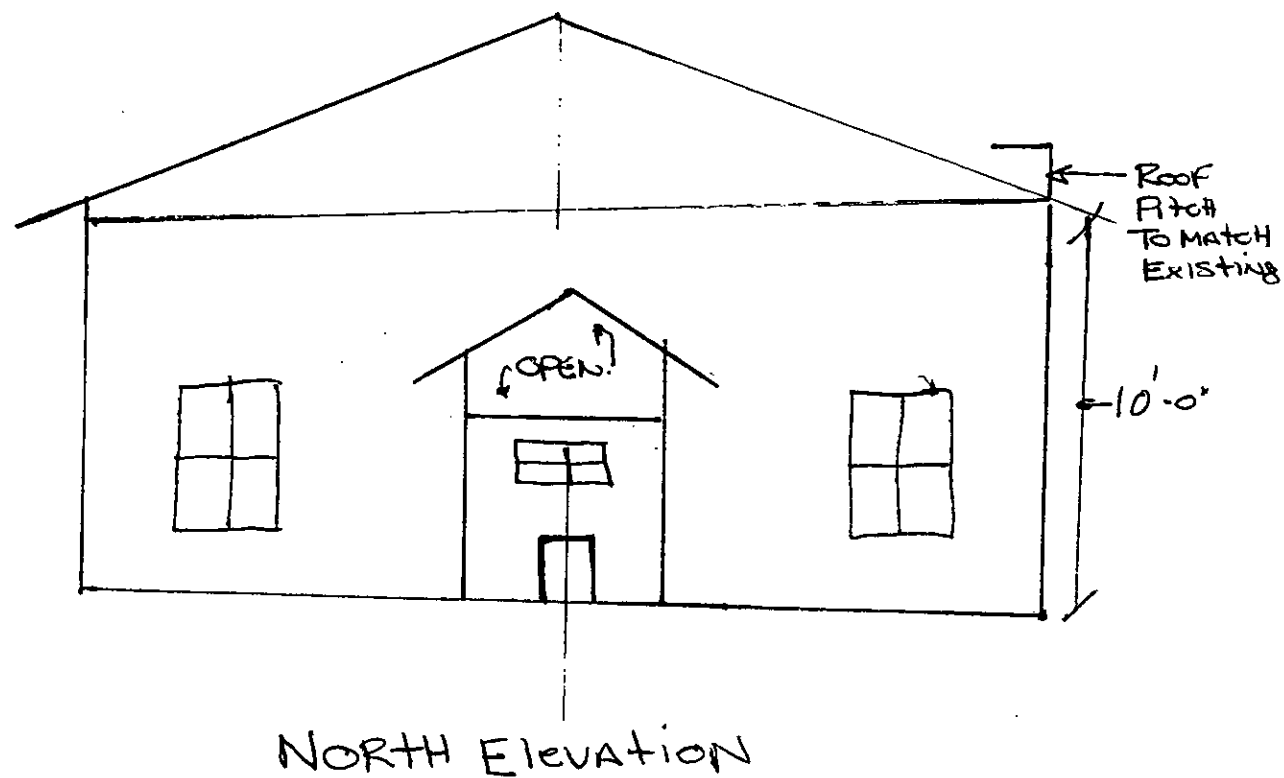
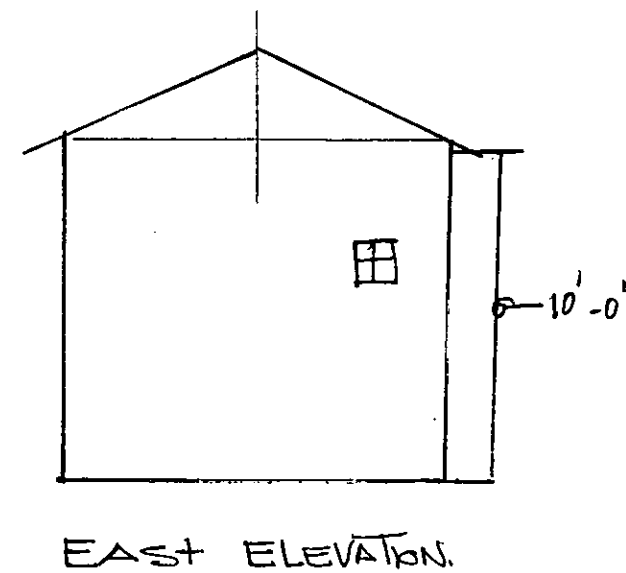
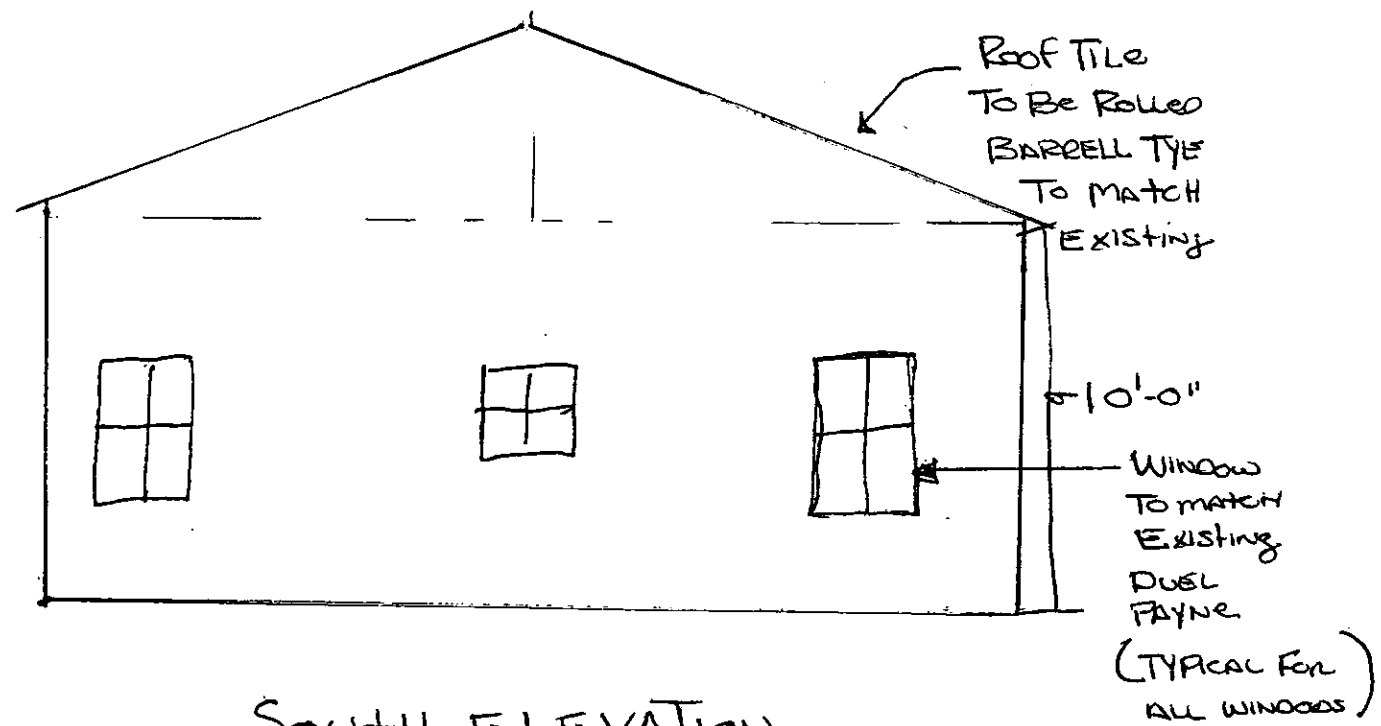
NOTES:

- 1) ALL APPLIANCES TO BE Elec.
- 2) ALL EXISTING FINISH TO MATCH EXISTING HOME.
- 3) HEIGHT NOT TO EXCEED 15'-0"

FLOOR PLAN: $\frac{1}{4}" = 1'-0"$
 TOTAL SQFT = 6000

RECEIVED
 APR 13 2010

AMATO
 CASTA
 FLOOR PLAN
 SCALE $\frac{1}{4}" = 1'-0"$
 A-2



BLUE
NOTES:

BUILDING
TO BE WOOD
FRAME

(3) PART Stucco
OVER LATH.

Color To
MATCH Existing
Home

Window To Be
DUEL PAYNE
Style TO MATCH
Existing
Home.

Roof TILE
Pitch TO
MATCH Existing

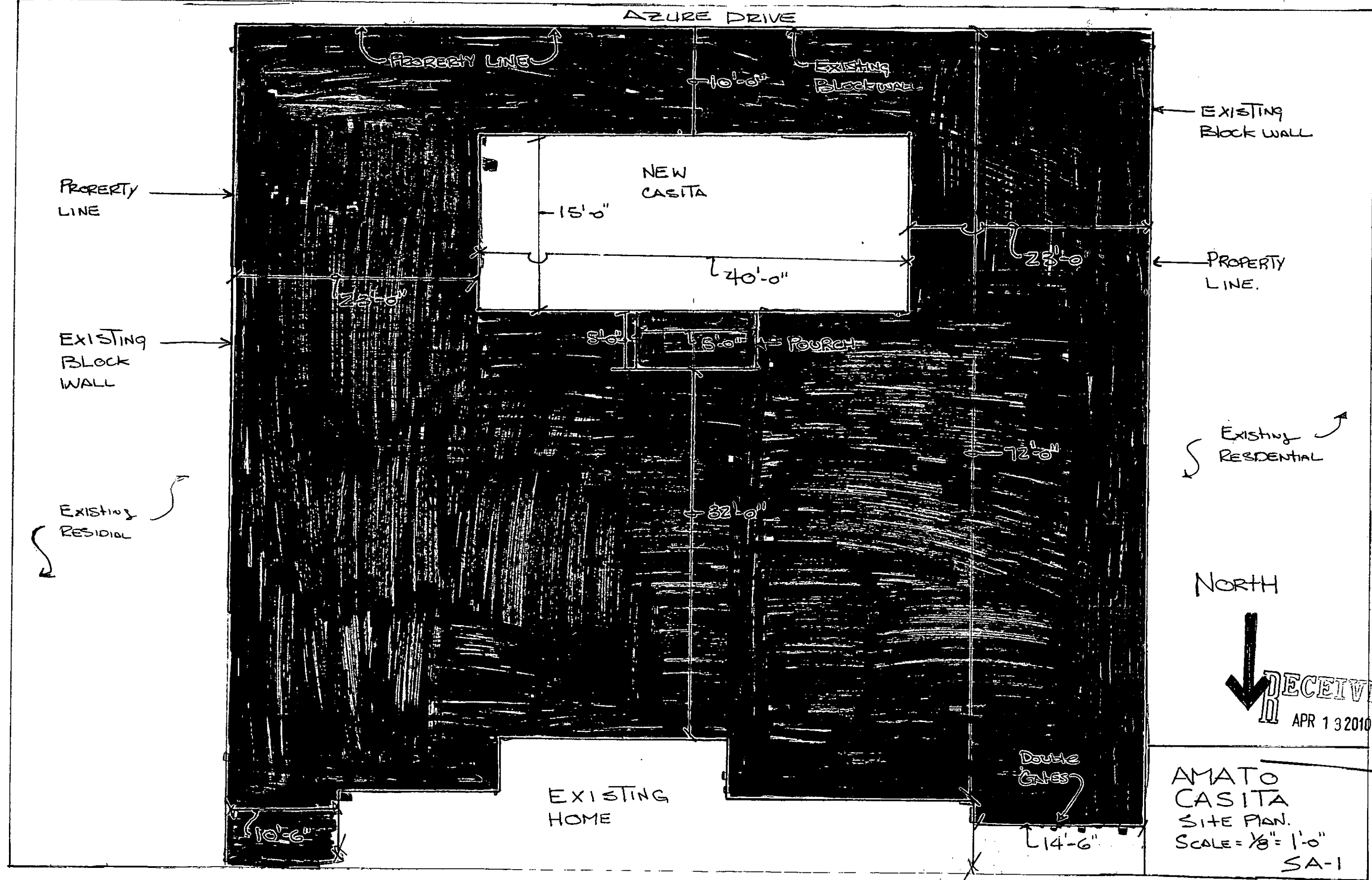
NORTH.



RECEIVED
APR 13 2010

AMATO
CASTIA
SCALE = 1/8" = 1'-0"

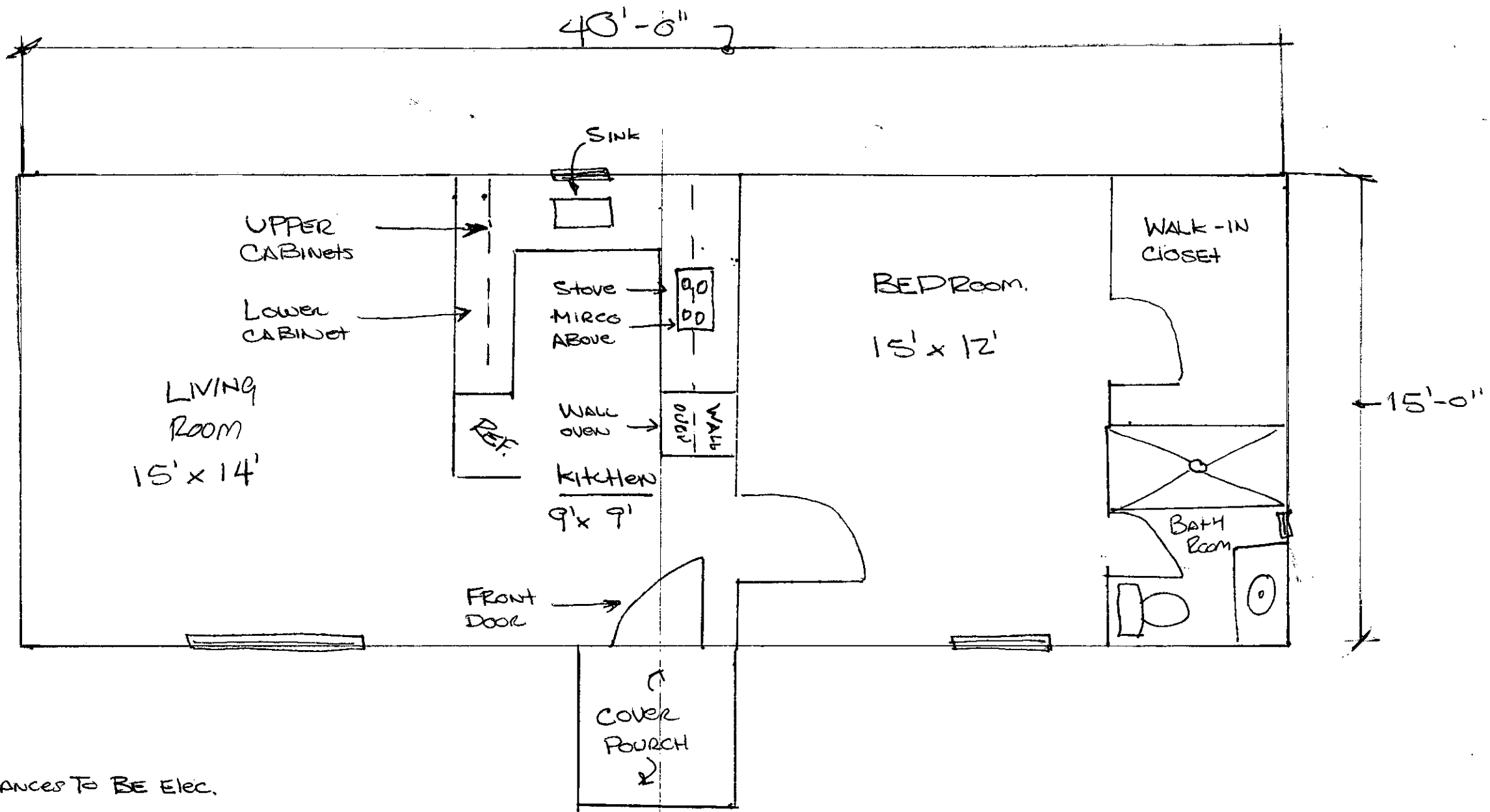
A-1



EMERALD TREE COURT.

AMATO
CASITA
SITE PLAN.
SCALE = 1/8" = 1'-0"
SA-1

SUP - 37939 (SITE PLAN) STAMBO 4-13-10



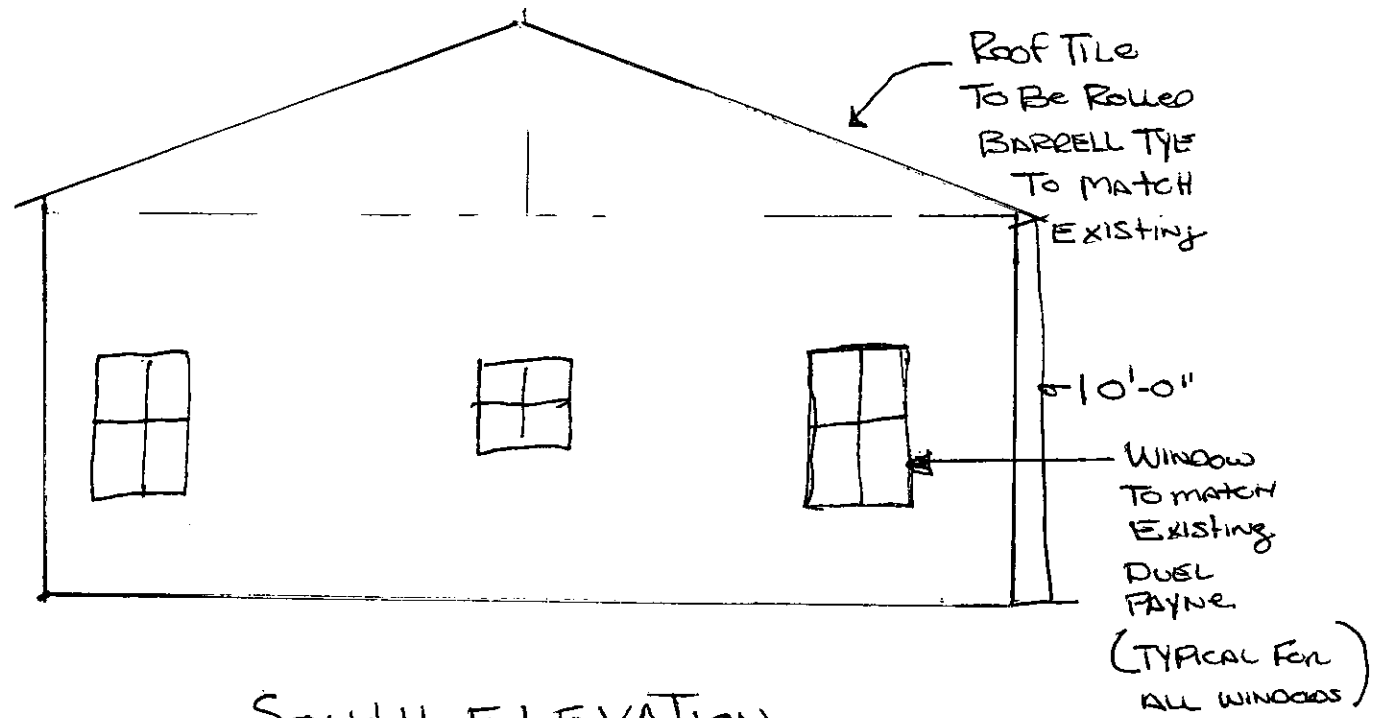
- NOTES:
- 1) ALL APPLIANCES TO BE Elec.
 - 2) ALL EXISTING FINISH TO MATCH EXISTING HOME.
 - 3) HEIGHT NOT TO EXCEED 15'-0"

FLOOR PLAN: $\frac{1}{4}" = 1'-0"$
 TOTAL SQFT = 6000

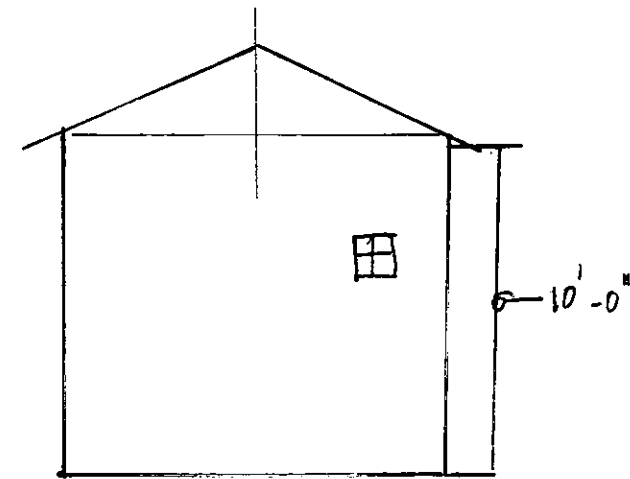
RECEIVED
 APR 13 2010

SUP-37939

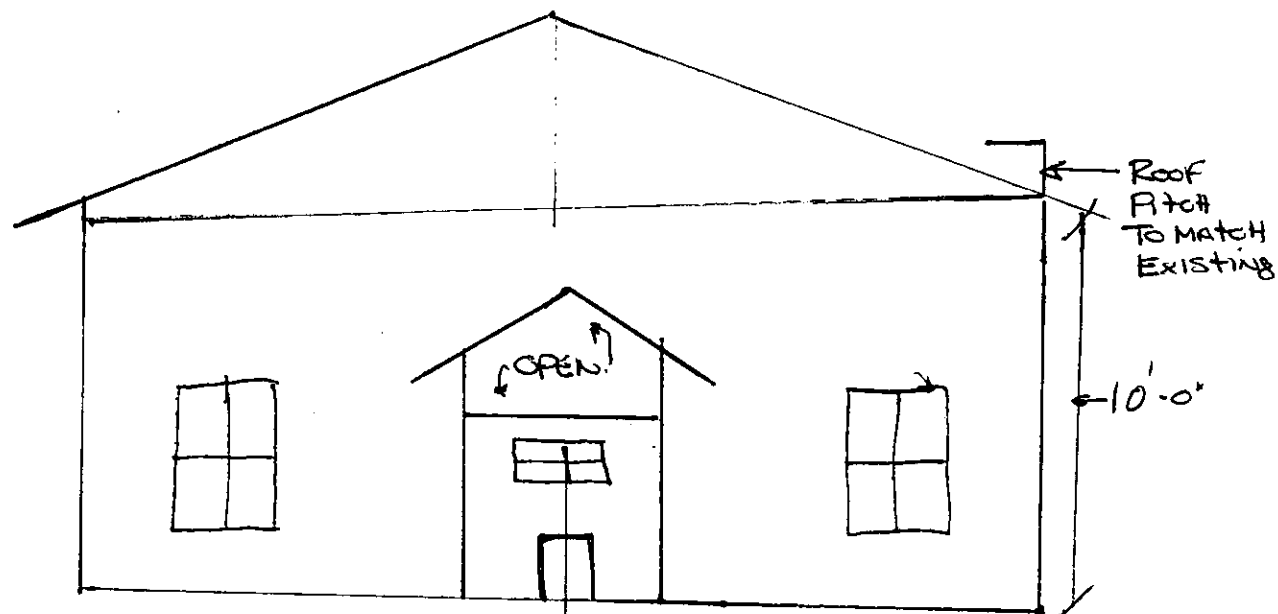
AMATO
 CASTA
 FLOOR PLAN
 SCALE $\frac{1}{4}" = 1'-0"$
 A-2



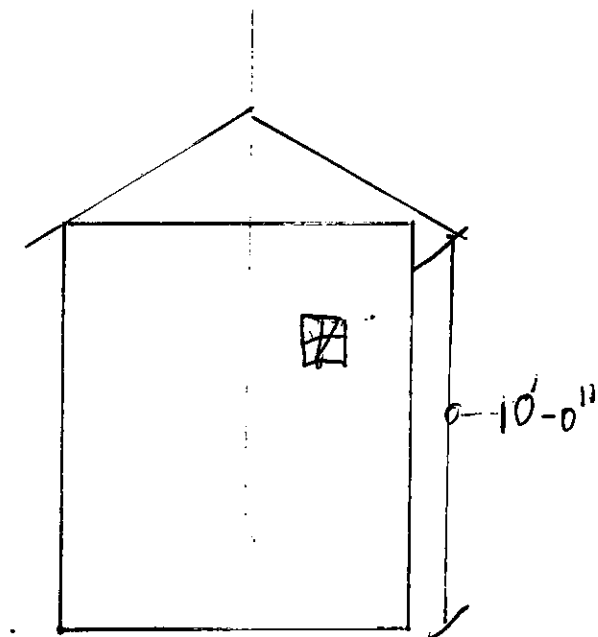
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

BLUE
NOTES:

BUILDING
TO BE WOOD
FRAME

(3) PART STUCCO
OVER LATH.

COLOR TO
MATCH EXISTING
HOME.

WINDOW TO BE
DUEL PAYNE
STYLE TO MATCH
EXISTING
HOME.

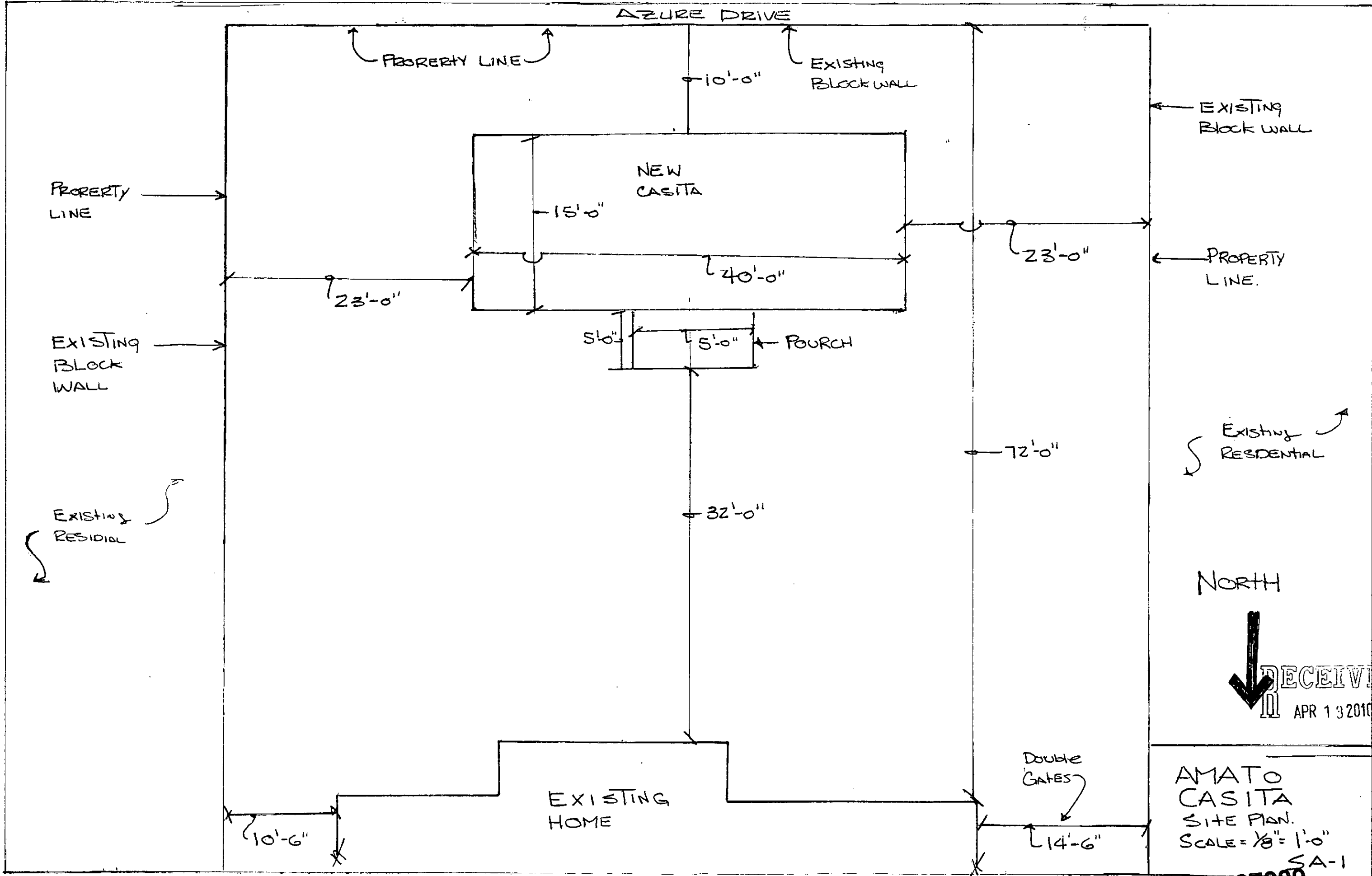
ROOF TILE
PITCH TO
MATCH EXISTING

NORTH.



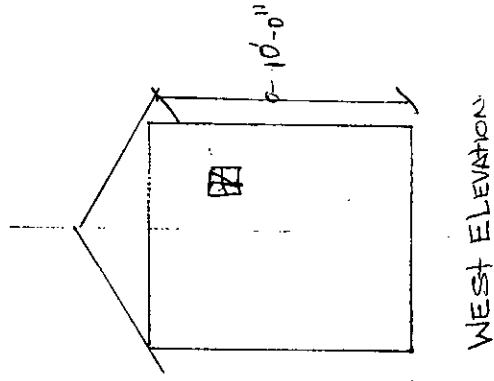
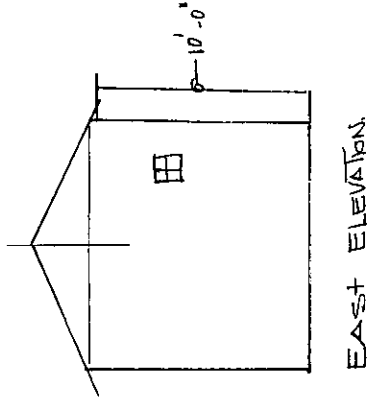
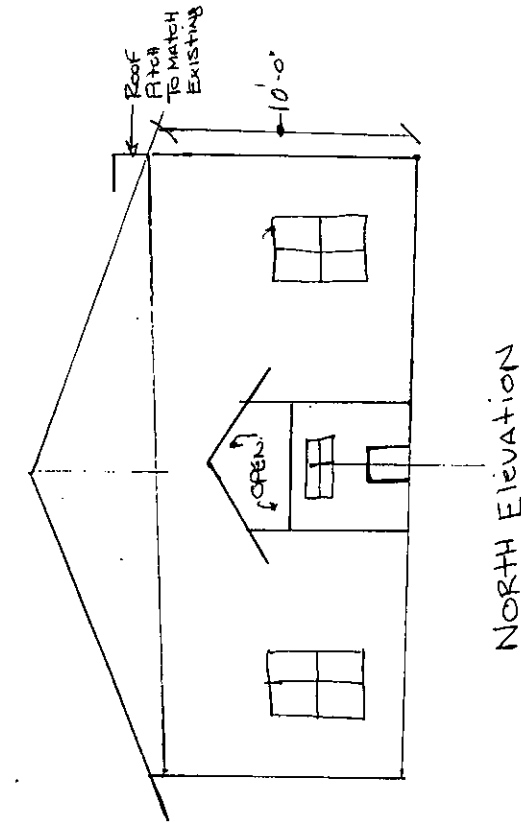
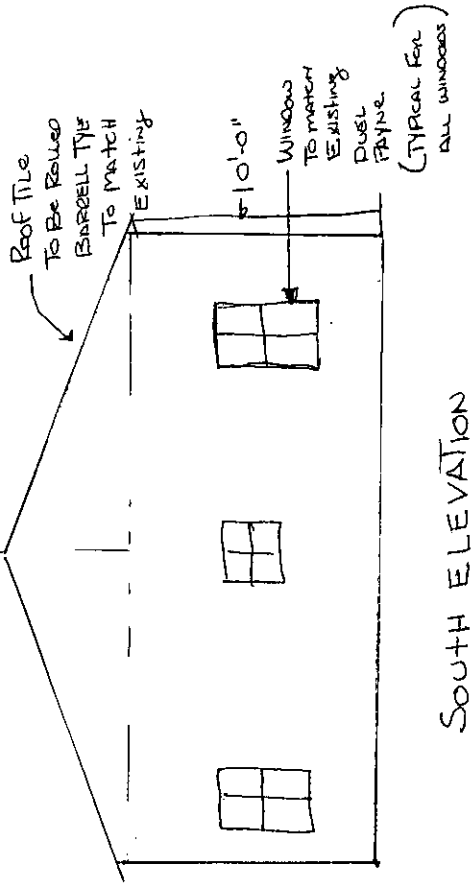
AMATO
CASTIA
SCALE = 1/8" = 1'-0"

SUP-37939 A-1



EMERALD TREE COURT.

SUP-37939



BLU

NOTES:

BUILDING
TO BE WOOD
FRAME

(3) PART STUCCO
OVER LATH.

COLOR TO
MATCH EXISTING
HOME.

WINDOW TO BE
DUELL PAYNE.
STYLE TO MATCH
EXISTING
HOME.

Roof Tile
Pitch To
MATCH EXISTING

NORTH.

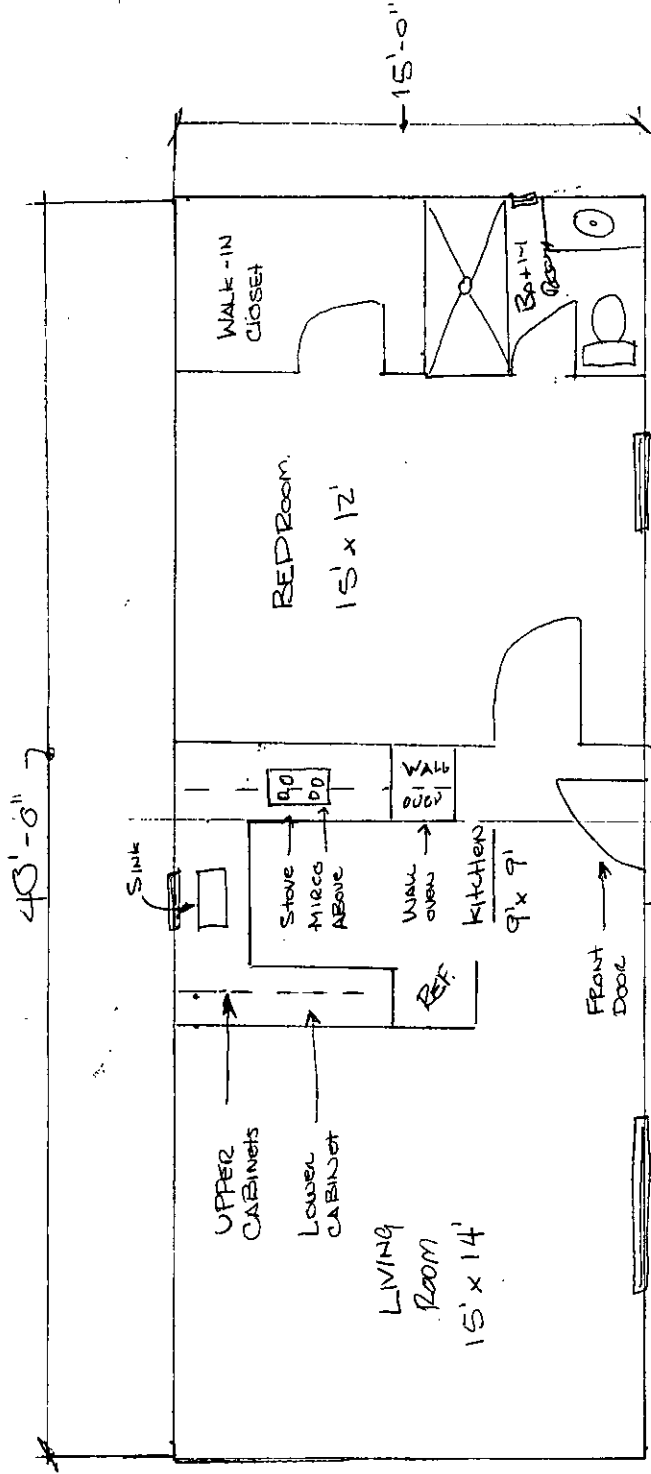


AMATO
CASTIA
SCALE: 1/8" = 1'-0"

A-1

SUP-37939

RECEIVED
APR 13 2010



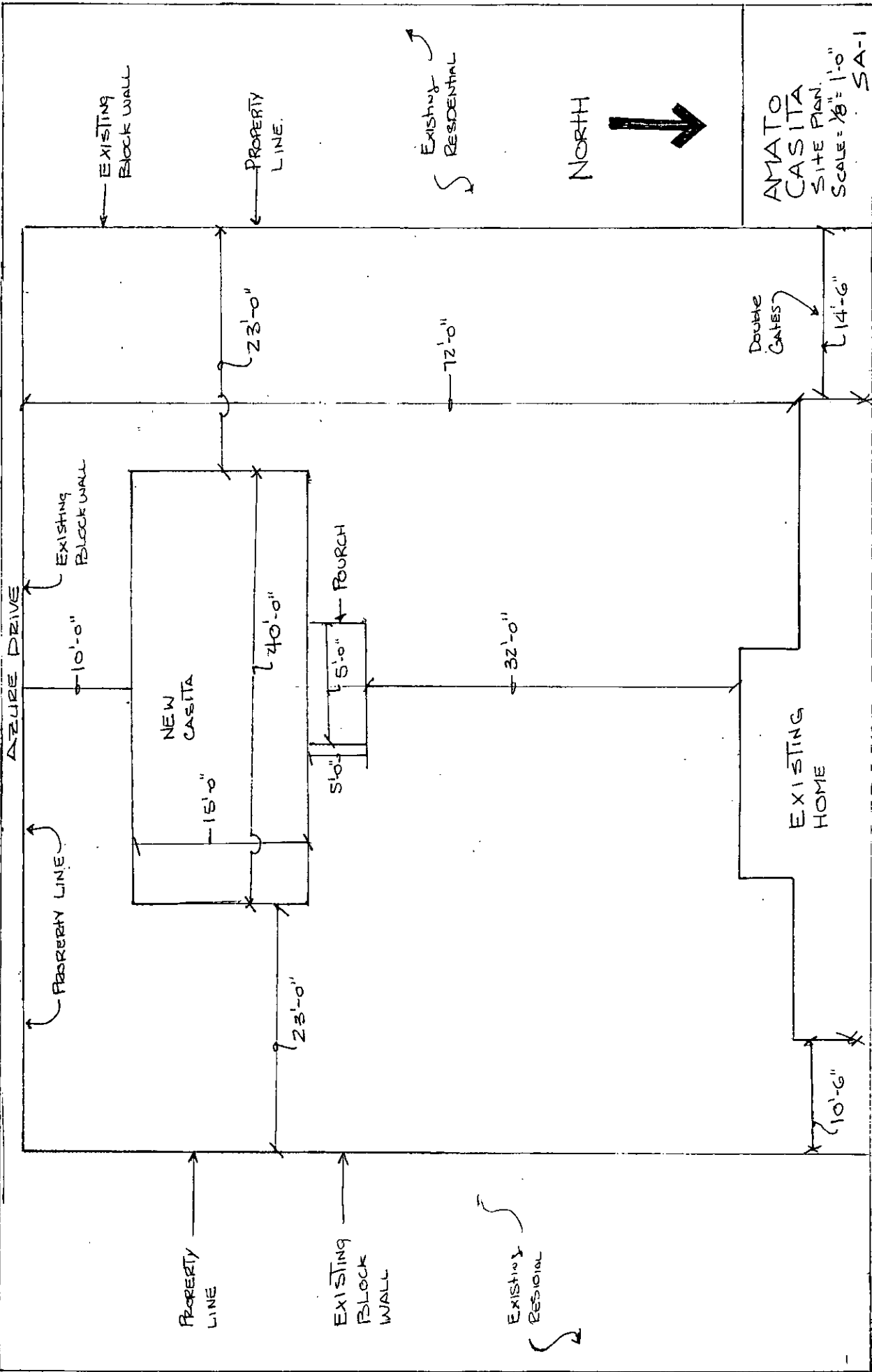
- NOTES:
- 1) ALL APPLIANCES TO BE Elec.
 - 2) ALL EXISTING FINISH TO MATCH EXISTING HOME.
 - 3) HEIGHT NOT TO EXCEED 15'-0"

Floor Plan: 1/4" = 1'-0"

TOTAL SQFT = 600 sq'

AMATO
CASTA
FLOOR PLAN
SCALE 1/4" = 1'-0"
A-Z

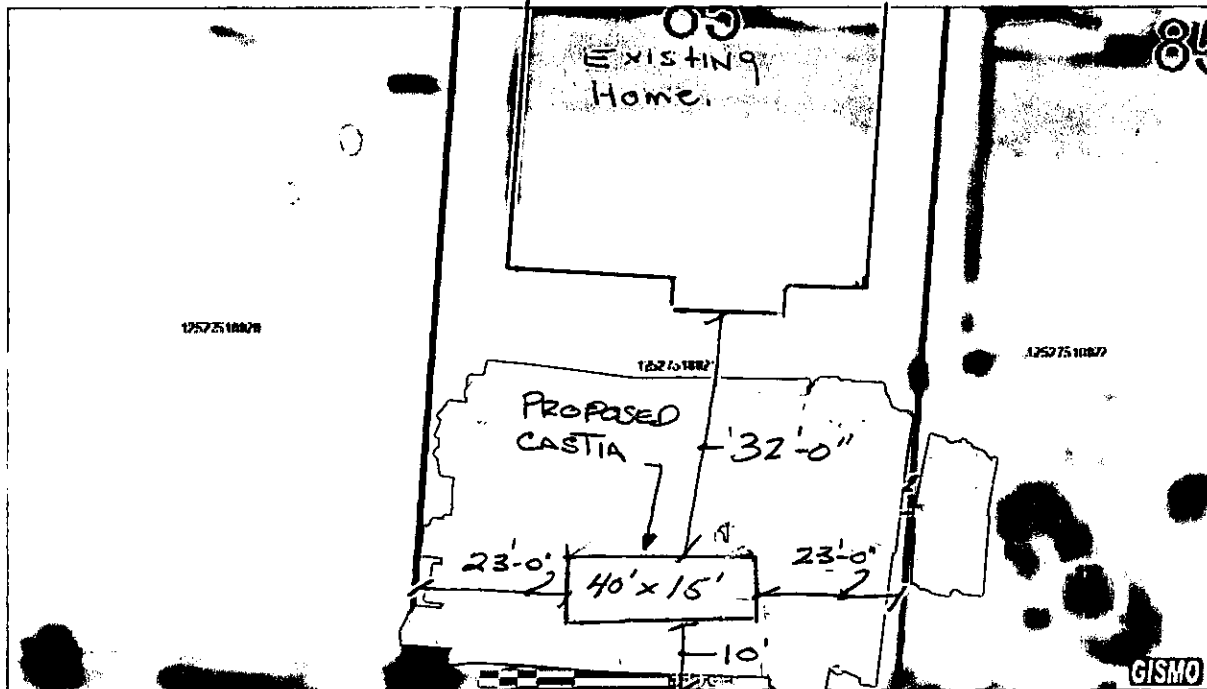
RECEIVED
APR 13 2010
SUP-37939



EMERALD TREE COURT.

SUP-37939
RECEIVED
 APR 13 2010

Southern Nevada GIS ~ OpenWeb Info Mapper



The MAPS and DATA are provided without warranty of any kind, expressed or implied.

Date Created: 3/18/2010

Property Information

Parcel: 12527510021
Owner Name(s): AMATO ROBERT & MARY GRACE
Site Address: 6825 EMERALD TREE CT
Jurisdiction: Las Vegas - 89130
Zoning Classification: Residential Planned Deveopment District (R-PD2)

Misc Information

Subdivision Name: TORREY PINES 2 UNIT 2
Lot Block: Lot 21 Block 1
Sale Date: 06/2009
Sale Price: \$295,500

Construction Year: 2005
T-R-S: 19-60-27
Census Tract: 3303

Elected Officials

Commission District: C - LARRY BROWN
US Senate: JOHN ENSIGN, HARRY REID
State Senate: 9 - DENNIS NOLAN
School District: B - CHRIS GARVEY
Board of Education: 1 - GLORIA BONAVENTURA

City Ward: 6 - STEVEN D. ROSS
US Congress: 01 - SHELLEY BERKLEY
State Assembly: 13 - CHAD CHRISTENSEN
University Regent: 12 - ANDREA ANDERSON
Minor Civil Division: Las Vegas Township

RECEIVED
APR 13 2010
3/18/2010



July 20, 2010

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

Mr. and Mrs. Robert Amato
6825 Emerald Tree Court
Las Vegas, Nevada 89130

RE: SUP-37939 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JULY 7, 2010

Dear Mr. and Mrs. Amato:

The City Council at a regular meeting held July 7, 2010, APPROVED the request for a Special Use Permit FOR A PROPOSED 600 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) at 6825 Emerald Tree Court (APN 125-27-510-021), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 8, 2010. This approval is subject to:

Added Condition

A. The accessory structure may not be rented.

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for an Accessory Structure (Class I) use.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the Accessory Structure (Class I). An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

4. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns 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 drainageways as recommended.

Sincerely,

Handwritten signature of Gabriela Portillo-Brenner in black ink.

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

Handwritten signature of M. Margo Wheeler in black ink.

M. Margo Wheeler, AICP
Director
Planning and Development Department

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



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 28, 2010

Mr. and Mrs. Robert Amato
6825 Emerald Tree Court
Las Vegas, Nevada 89130

**RE: SUP-37939 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF MAY 27, 2010**

Dear Mr. and Mrs. Amato:

Your request for a Special Use Permit FOR A PROPOSED 600 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) at 6825 Emerald Tree Court (APN 125-27-510-021), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross), was considered by the Planning Commission on May 27, 2010.

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

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for an Accessory Structure (Class I) use.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the Accessory Structure (Class I). An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

4. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns 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 drainageways as recommended.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Steve Wolfson
Lais Tarkanian
Steven D. Rass
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



Mr. and Mrs. Robert Amato
SUP-37939 - Page Two
May 28, 2010

This item will be considered by the City Council on July 7, 2010, 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, appearing to read 'Steve Gebeke', with a long horizontal line extending to the right.

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE



Planning and Development Department

Case Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: SUP-37939 - APPLICANT/OWNER: ROBERT AND MARY GRACE AMATO

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **MAY 27, 2010** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Carman Burney at (702) 385-7268**. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM MAY 26, 2010.

Handwritten signature of Robert Amato in black ink.

Signature

5-25-2010

Date

Robert Amato

Please Print Name

N/A.

Company Name

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

RECEIVED

MAY 25 2010

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 14, 2010

Mr. and Mrs. Robert Amato
6825 Emerald Tree Court
Las Vegas, Nevada 89130

RE: SUP-37939 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF MAY 27, 2010

Dear Mr. and Mrs. Amato:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on *May 27, 2010* as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the *final agenda* will be available on-line on *Friday, May 21, 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 Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

Mayor
Oscar B. Goodman

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





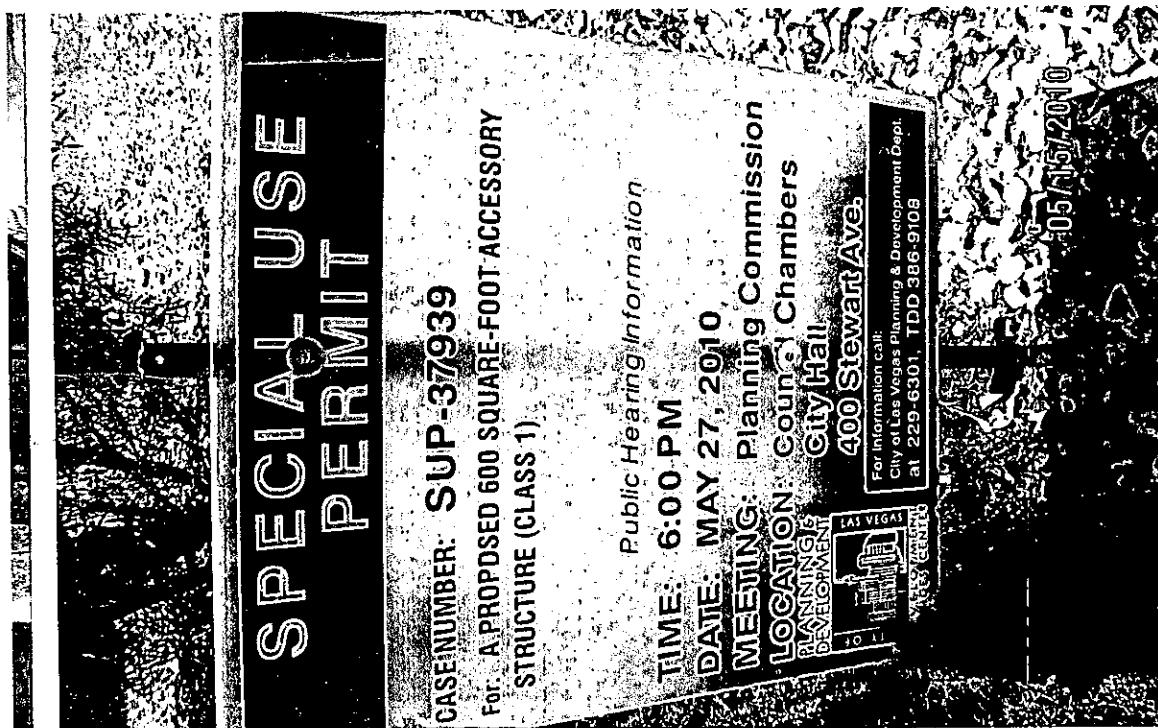
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: SUP-37939

MEETING DATE: 05/27/10 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]
Signature

5-15-10
Date

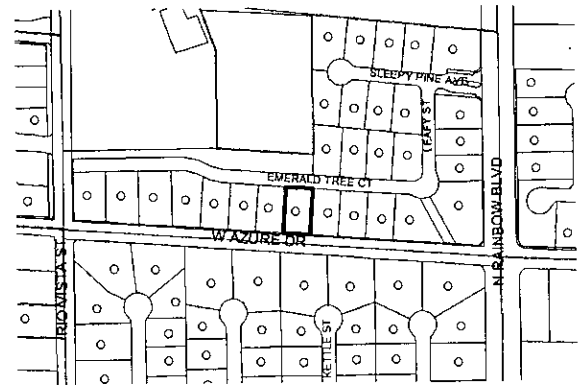
This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

COPY

Application Information

SUP-37939 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ROBERT AND MARY GRACE AMATO - Request for a Special Use Permit FOR A PROPOSED 600 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) at 6825 Emerald Tree Court (APN 125-27-510-021), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).

Application Location



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

Public Hearing Information

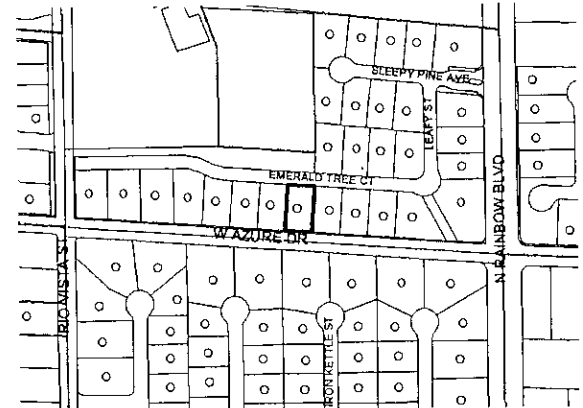
Meeting: Planning Commission
Date: May 27, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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 Rezoning will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

SUP-37939 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ROBERT AND MARY GRACE AMATO - Request for a Special Use Permit FOR A PROPOSED 600 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) at 6825 Emerald Tree Court (APN 125-27-510-021), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).

Application Location



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

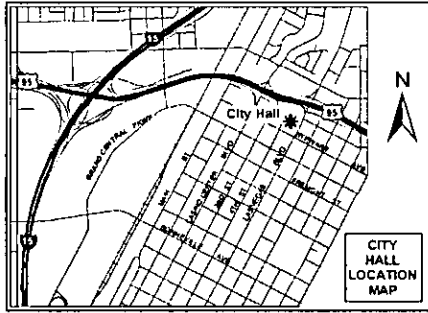
Public Hearing Information

Meeting: Planning Commission
Date: May 27, 2010
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 Rezoning will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

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

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

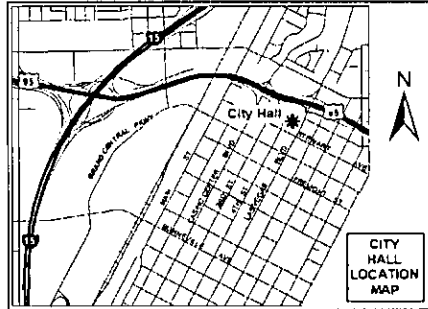
Please use available blank space on card for your comments.

SUP-37939

Planning Commission Meeting of 5/27/2010

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

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-37939

Planning Commission Meeting of 5/27/2010

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: May 27, 2010

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-37939

Ambiance Estates HOA

Copperfield HOA

Desert Creek HOA

Eagle Crest Apartments

Grand Entries NA

Lamplight Glen at Rome

Rancho Santa Fe HOA

Sandpiper Golf Villas HOA

Shenandoah HOA

Solana Del Mar Community Association

Summerhills Owners Association

Timber Creek HOA

Tropical Meadows HOA

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 Riekkj, Survey (FM, PM, & A's only)
Date: April 27, 2010
Re: **SUP-37939** Robert and Mary Grace Amato 6825 Emerald Tree Ct.
Request for a Special Use Permit for a proposed accessory structure (Class I)

CONDITIONS OF APPROVAL:

1. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns 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 drainageways as recommended.

Carman Burney

From: Brian O'Callaghan [B5623O@LVMPD.COM]
Sent: Tuesday, April 27, 2010 2:09 PM
To: Carman Burney; Nora Lares
Subject: DINA/PRS for 05/27/10 PC

The proposed projects will have minimal or no impact on police services:

SUP-37892

SUP-37849

SUP-37939

Brian O'Callaghan
Las Vegas Metropolitan Police Department
Office of Intergovernmental Services
Phone: (702) 828-5538
Cellular: (702) 510-9405
Fax: (702) 828-1565

Carman Burney

From: Steve Gebeke
Sent: Thursday, April 22, 2010 8:48 AM
To: Carman Burney
Subject: FW: DINA/PRS for 05/27/10 PC

FYI

Steve Gebeke

Planning Supervisor
Department of Planning and Development
City of Las Vegas
Office (702) 229-5410
Fax (702) 385-7268
sgebeke@lasvegasnevada.gov

From: Marc Jordan [mailto:MARC@cityofnorthlasvegas.com]
Sent: Thursday, April 22, 2010 8:23 AM
To: Steve Gebeke
Subject: Re: DINA/PRS for 05/27/10 PC

Mr Gebeke,

Thank you for providing the City of North Las Vegas the opportunity to review and comment on the referenced items in this email.

The Planning and Zoning Department for the City of North Las Vegas has no comments on these applications. However, should the scope of the attached applications change or should other concerns come to our attention, we would like the opportunity to provide further comment at that time.

Sincerely,

Marc Jordan
Planning Manager
City of North Las Vegas
Planning and Zoning Department
633-1545
marc@cityofnorthlasvegas.com

>>> "Steve Gebeke" <sgebeke@LasVegasNevada.GOV> 4/21/2010 5:25 PM >>>

Pursuant to Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that the following project(s) is/are subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan, and your Agency may be affected by the proposal.

SUP-37892
SUP-37849
SUP-37939

Carman Burney

From: Philip Banea [BaneaP@rtcsonv.com]
Sent: Tuesday, May 04, 2010 4:06 PM
To: Carman Burney; Nora Lares
Cc: David Booher; Bruce Turner
Subject: RTC Response to CLV-SUP-37849 and CLV-SUP-37939

May 4, 2010

Carman Burney and Nora Lares, Agenda Technicians
Development Services Center
City of Las Vegas Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

DEVELOPMENT IMPACT NOTICE AND ASSESSMENT (DINA) PROJECTS OF REGIONAL SIGNIFICANCE

Dear Ms. Burney and Ms. Lares:

We have reviewed the following DINA's:

<i>Project Title</i>	<i>Application #</i>	<i>APN#</i>
St. Mary Coptic Orthodox Church	CLV-SUP-37849	138-14-703-009
Amato Casita	CLV-SUP-37939	125-27-510-021

The RTC has no comment on any of these applications as submitted.

Thank you for the opportunity to provide comments. Should you have questions or wish to clarify any matters, please feel free to contact me at 702-676-1704.

Sincerely,

Philip Banea, AICP
Senior Transportation Planner
RTC of Southern Nevada
(702) 676-1651
baneap@rtcsonv.com

Carman Burney

From: Joe Pena
Sent: Wednesday, April 28, 2010 8:26 AM
To: Carman Burney; Nora Lares
Cc: Tim Parks
Subject: DINA for SUP-37892, SUP-37849 & SUP-37939

SUP-37892

With respect to wastewater, the applicant or property owner referenced in planning action SUP-37892, Shall abandon the existing septic tank according to SNHD regulations and connect to public sewer in Cheyenne Ave.

SUP-37849

With respect to wastewater, this project will not have a significant impact on the sanitary sewer collection system. No comments for section 10 of the Development Impact Notice and Assessment (DINA).

SUP-37939

With respect to wastewater, this project will not have a significant impact on the sanitary sewer collection system. No comments for section 10 of the Development Impact Notice and Assessment (DINA).

Joe M. Peña
Sr. Engineering Associate
Collection System Planning
Department of Public Works
Ph: (702) 229-2180 Fax: (702) 382-8551
jpena@lasvegasnevada.gov
website: www.lasvegasnevada.gov

Carman Burney

From: Steve Gebeke
Sent: Monday, April 26, 2010 8:32 AM
To: Carman Burney
Subject: FW: Special Use Permits

FYI

Steve Gebeke

Planning Supervisor
Department of Planning and Development
City of Las Vegas
Office (702) 229-5410
Fax (702) 385-7268
sgebeke@lasvegasnevada.gov

From: Terri.White@lvvwd.com [mailto:Terri.White@lvvwd.com] **On Behalf Of** Doa.Meade@lvvwd.com
Sent: Monday, April 26, 2010 8:27 AM
To: Steve Gebeke
Subject: Special Use Permits

Good Morning Mr. Gebeke:

Please find below, the response from the Las Vegas Valley Water District in reference to the Development Impact Notice and Assessment (DINA) letter that we received for the following projects:

SUP-37892

6170 W. CARTIER AVE 138-14-703-009

The District has determined that the following Special Use Permits will not have a significant impact on the capacity of the District's water supply system.

SUP-37849

6640 W CHEYENNE RD 138-11-406-012

The District has determined that the following Special Use Permits will not have a significant impact on the capacity of the District's water supply system.

SUP-37939

6825 EMERALD TREE CT 125-27-510-021

The District has determined that the following Special Use Permits will not have a significant impact on the capacity of the District's water supply system.

If you have any questions or require further information, please let me know.
Thank you.

Carman Burney

From: Albert Sung
Sent: Wednesday, May 05, 2010 10:23 AM
To: Carman Burney
Cc: Steve Gebeke; Robert Welch
Subject: DINA: SUP-37939;

Carman,

Flood Control has no comment and does not require a drainage study for this project. However, the applicant is required to meet with Flood Control to establish the finish floor of the proposed guest house. You can call me at X2001 if you have any questions.

Albert Sung, P.E.
Flood Control Division
Public Works Department

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

SUP-37939

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC

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

<CCSD>	LINDA PERRI	4212 EUCALYPTUS ANNEX
METRO	BRIAN O'CALLAGHAN	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	3104 BONANZA ROAD
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*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>**

SUP
04/13/2010

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-37939 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ROBERT AND MARY GRACE AMATO - Request for a Special Use Permit FOR A PROPOSED 600 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) at 6825 Emerald Tree Court (APN 125-27-510-021), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).

PLANNING COMMISSION: **MAY 27, 2010**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

CITY COUNCIL: IF APPROVED: **JULY 7, 2010**

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

Comments Due: **APRIL 27, 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:

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

SUP Application

5-27-10 PL

GK

Report Date 04/13/2010 10:34 AM

Submitted By

Page 1

A/P # 37939 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	04/13/2010 09:52	984757	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-37939 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ROBERT AND MARY GRACE AMATO - Request for a Special Use Permit FOR A PROPOSED 600 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) at 6825 Emerald Tree Court (APN 125-27-510-021), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 6 (Ross)

Parent A/P #

Project #	37939	Project/Phase Name	AMATO ACCESSORY STRUCTURE (CLA	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 12527510021

Location

Owner/Tenant

Contact ID	AC1764670	Name	ROBERT AMATO	Organization	
Mailing Address	6825 EMERALD TREE CT.			State/Province	NV
City	LAS VEGAS			Country	
ZIP/PC	89130			Evening Phone	
Day Phone	(702)355-8372 x			Mobile #	
Fax					

☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

6825 EMERALD TREE CT
LAS VEGAS, 89130-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12527510021

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SUP Application****Report Date** 04/13/2010 10:34 AM**Submitted By**

Page 2

Applicants/Contacts

Primary N Capacity OTHER Contact ID AC1764670 ☐ Foreign
Effective Expire
Name ROBERT AMATO
Day Phone (702)355-8372 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 6825 EMERALD TREE CT.
LAS VEGAS, NV 89130
Seasonal Addr
Valid From To
Comments No Comments

Primary N Capacity OWNER Contact ID AC1764670 ☐ Foreign
Effective Expire
Name ROBERT AMATO
Day Phone (702)355-8372 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 6825 EMERALD TREE CT.
LAS VEGAS, NV 89130
Seasonal Addr
Valid From To
Comments No Comments

Primary Y Capacity APPL Contact ID AC1764670 ☐ Foreign
Effective Expire
Name ROBERT AMATO
Day Phone (702)355-8372 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 6825 EMERALD TREE CT.
LAS VEGAS, NV 89130
Seasonal Addr
Valid From To
Comments No Comments

Contractors

No Contractors

Item Description**Item Status**

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$500.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
386880 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
386878 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
386889 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete

Report Date 04/13/2010 10:34 AM

Submitted By

Page 3

Item Description	Item Status
386881 FLOOD #1 (FLOOD CONTROL)	Incomplete
386888 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
386879 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
386887 ROW #1 (RIGHT-OF-WAY)	Incomplete
386886 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
386885 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
386884 SURVEY #1 (SURVEY)	Incomplete
386883 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
386882 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Failed
(SIGNPRO-MEMO SENT TO POST DT)	
(SIGNPRO-SIGN POSTED DATE)	
(PT-ENTER THE # OF LABELS)	
(ASSIGN CASE TO A PLANNER)	
(AT-COMplete DRT PROCESS)	
(PT-NOTIFICATION MAP DATE)	
(AT-ROUTE PLANS FOR REVIEW)	
(AT-SEND PUB HEARING NOTICE)	
(AT-SEND TO REVIEW JOURNAL)	
(PT-SIZE OF NOTIFICATION AREA)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	04/13/2010 09:53	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	04/13/2010 09:53	30.00
PROCESSING FEE	P	04/13/2010 09:53	500.00
Total Unpaid		0.00	Total Paid 1030.00

Inspections

There are no Inspections for this Report

Review Activities	Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
386878		DEVCO	1	Incomplete	☐	04/13/2010 10:31			
386879		NEIGH P&S	1	Incomplete	☐	04/13/2010 10:31			
386880		B&S PLAN	1	Incomplete	☐	04/13/2010 10:31			
386881		FLOOD	1	Incomplete	☐	04/13/2010 10:31			
386882		TRAFFIC	1	Incomplete	☐	04/13/2010 10:31			
386883		TEFO	1	Incomplete	☐	04/13/2010 10:31			

Report Date 04/13/2010 10:34 AM

Submitted By

Page 4

Review Activities Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
386884	SURVEY	1	Incomplete	☐	04/13/2010 10:31			
386885	SID	1	Incomplete	☐	04/13/2010 10:31			
386886	SEWER	1	Incomplete	☐	04/13/2010 10:31			
386887	ROW	1	Incomplete	☐	04/13/2010 10:31			
386888	LAND DEV	1	Incomplete	☐	04/13/2010 10:31			
386889	FIRE ENG	1	Incomplete	☐	04/13/2010 10:31			

Activity Review Details

Detail SUBMITTAL CHECKLIST (SUP)

Modified By JBOYLES

Modified Date/Time 04/13/2010 09:51

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- | | |
|--|--|
| Y Pre-Application Conference Checklist | Y Site Plan (19 Folded Blue Lines, 1 Rolled Colored) |
| Y Application/Petition Form | Y Floor Plan, if Applicable (1 Folded, 1 Rolled) |
| Y Deed and Legal Description | Y Laser Print Site Plan |
| Y Justification Letter | Y Laser Print Floor Plan |
| Y Assessors Parcel Map | Y Statement of Financial Interest |
| Y DINA (Not Always Required) | |

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions Condition	Approval Supervisor Required	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
Z-LEGAL				984757	04/13/2010 09:52	
N						

Project #	A/P Type	Status	Stage	Relation
No children exist for this project				
Planning Condition	Description	Effective	Expire	Comments

There is no planning condition for this project.

Report Date 04/13/2010 10:34 AM

Submitted By

Page 5

SPECIAL USE PERMIT

Y DINA Required? Y Will this go to the City Council? Final City Council letter received
Y Project of Regional Significance? Annotated minutes received
N Parent Project link required? Is there a condition of approval for a Required Review?
Type of Use If yes, when does it need to be reviewed?
ACCESSORY STRUCTURE, (CLASS I)
N Is this an Alcohol related Use? Staff Recommendation

Meeting Information

Meeting Information

Meeting Date	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
05/27/2010	PC	SCHEDULED	0	0	0
JBOYLES	04/13/2010				

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

No children exist for this project

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

No Employee Entries

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

PAYMNT	CO NAME WHO PICKED UP CONTACT#	890381	04/13/2010 09:54		0.00
	ROBERT AMATO; OWNER; CK#3385; 702-355-8372;				

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Robert & Mary Grace Amato
 Project Address (Location) 6825 EMERALD TREE COURT LV. NV. 89135-7908
 Project Name AMATO Guest Home Proposed Use
 Assessor's Parcel #(s) 125-27-510-021 Ward # 6
 General Plan: existing proposed Zoning: existing R-PDZ proposed
 Commercial Square Footage Floor Area Ratio
 Gross Acres 0.28 Lots/Units 21 Density
 Additional Information

PROPERTY OWNER Robert & Mary Grace Amato Contact (702) 355-8372
 Address 6825 EMERALD TREE COURT Phone: 355-8372 Fax:
 City LAS VEGAS State NV Zip 89130
 E-mail Address THE BUILDER 911 @ HOTMAIL.COM

APPLICANT Robert & Mary Grace Amato Contact
 Address 6825 EMERALD TREE COURT Phone: 355-8372 Fax:
 City LAS VEGAS State NV Zip 89130
 E-mail Address THE BUILDER 911 @ HOTMAIL.COM

REPRESENTATIVE Robert Amato Contact
 Address 6825 EMERALD TREE COURT Phone: 355-8372 Fax:
 City LAS VEGAS State NV Zip 89130
 E-mail Address THE BUILDER 911 @ HOTMAIL.COM

Property Owner Signature* [Signature]

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

Print Name Robert Amato

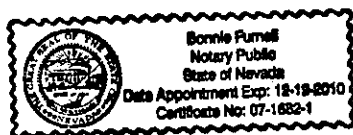
Subscribed and sworn before me

This 19th day of March, 2010

Bonnie Funnell

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-37939</u>
Meeting Date:	<u>05/27/10</u>
Total Fee:	<u>\$ 1030.00</u>
Date Received:*	<u>04/13/10</u>
Received By:	<u>Jonathan B.</u>

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

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

March 18 2010

Robert Amato
6825 Emerald Tree Ct.
Las Vegas, NV 89130

Dear Sir or Madam,

This letter is being written regarding the Amato Purposed guest house located at 6825 Emerald Tree ct in Las Vegas Nevada, with in the county of Clark and the APN being 125-27-510-021. We would like to build this guest house, so that when our elderly parents and relatives come to visit they can have a space of their own that does not consist of going up and down stairs, because all of our bedrooms are up stairs and they can are not able to fluidly maneuver the stairs because of their age.

Thank you for your consideration.

A handwritten signature in black ink, appearing to be 'Robert Amato', written in a cursive style.

Robert Amato

RECEIVED
APR 13 2010
SUP-37939



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-37939** APN: 125-27-510-021

Name of Property Owner: Robert & Mary Grace Amato

Name of Applicant: Robert Amato & Mary Amato

Name of Representative: Robert Amato

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

☐ Yes

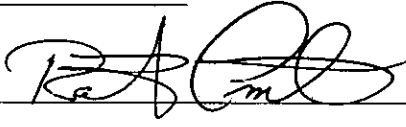
☒ No

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

City Official: _____

Partner(s): _____

APN: _____

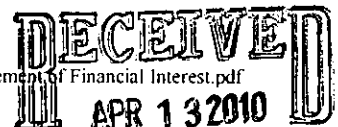
Signature of Property Owner: 

Print Name: Robert Amato

Subscribed and sworn before me

This 19th day of March, 20 10

Bonnie Fumell
Notary Public in and for said County and State



DATE 4/12/2009

Countrywide Home Loans, Inc. for the benefit
of Washington Mutual Mortgage Securities
Corp

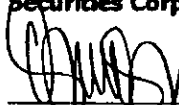

By: Authorized Signatory, Print/Type
Name
Leslie Johnson, Assistant Secretary

LESLIE JOHNSON

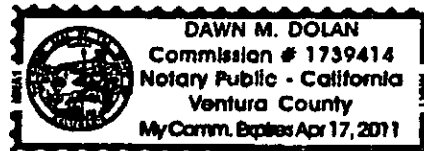
STATE OF California

COUNTY OF Ventura

This instrument was acknowledged before me on April 24, 2009 by
**Countrywide Home Loans, Inc. for the benefit of Washington Mutual Mortgage
Securities Corp** By: Leslie Johnson, Its: Assistant Secretary


Dawn M. Dolan Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated April
12, 2009 under Escrow No. 183-2379455.



DAWN M. DOLAN
#1739414
APRIL 17, 2011

RECEIVED
APR 13 2010

20090624-0003581

Fee: \$15.00 RPTT: \$1,507.05

N/C Fee: \$0.00

06/24/2009 15:13:25

T20090220736

Requestor:

FIRST AMERICAN TITLE PASEO V

Debbie Conway ANI

Clark County Recorder Pgs: 3

A.P.N.: 125-27-510-021
File No: 183-2379455 (SC)
R.P.T.T.: \$1,507.05

When Recorded Mail To: Mail Tax Statements To:
Robert Amato and Mary Grace Amato
6825 Emerald Tree Court
Las Vegas, NV 89130

GRANT, BARGAIN and SALE DEED

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

Countrywide Home Loans, Inc. for the benefit of Washington Mutual Mortgage Securities Corp

do(es) hereby GRANT, BARGAIN and SELL to

Robert Amato and Mary Grace Amato, husband and wife as joint tenants with right of survivorship

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

PARCEL ONE (1):

LOT 21 IN BLOCK 1 OF FINAL MAP OF TORREY PINES 11, UNIT 2, A COMMON INTEREST COMMUNITY, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 117 OF PLATS, PAGE 65 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL TWO (2):

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, USE AND ENJOYMENT AND PUBLIC UTILITY PURPOSES ON, OVER AND ACROSS THE PRIVATE STREETS AND COMMON AREAS ON THE MAP REFERENCED HEREINABOVE, WHICH EASEMENT IS APPURTENANT TO PARCEL ONE (1).

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.

RECEIVED
APR 13 2010

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 125-27-510-021
b) _____
c) _____
d) _____

2. Type of Property

- a) ☐ Vacant Land b) ☒ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. a) Total Value/Sales Price of Property: \$295,500.00
b) Deed in Lieu of Foreclosure Only (value of) (\$)
c) Transfer Tax Value: \$295,500.00
d) Real Property Transfer Tax Due \$1,507.05

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 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 parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Leslie Johnson
Signature: Leslie Johnson, Assistant Secretary

Capacity: Grantor
Capacity: _____

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

Print Name: Countrywide Home Loans, Inc.
Address: 2505 W. Chandler Blvd., M/S
City: Chandler
State: AZ Zip: 85224

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

Print Name: Robert Amato and Mary Grace Amato
Address: 6825 Emerald Tree Court
City: Las Vegas
State: NV Zip: 89130

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

First American Title Insurance
Print Name: Company File Number: 183-2379455 SC/ADEC
Address: 7951 Deer Springs Way, Suite 190
City: Las Vegas State: NV Zip: 89131

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

RECEIVED
APR 13 2010

CLARK COUNTY PROPERTY

Parcel # **125-27-510-021** Address **6825 EMERALD TREE CT**
 PropCity **LAS VEGAS** Zip Cd **89130-7908**
 TN-RG-SE **19- 60.0- 27** Tax Dist **LAS VEGAS CITY** ReAssd **2009**
 Tot Value **\$128,255** Land Use **1100000001/SFR** Update **03/02/10**
 GEO Id **PT N2 NE4 19-60.0-27** Status

ASSESSOR DESCRIPTION

File-Page **PB 0117-0065** Subdivision **/ TORREY PINES 2 UNIT 2**
 Assr Lot **21** Block **1** Phase Bldg Unit
 Assr Apt Parcel Area Tract Outlot
 Assr Desc **TORREY PINES 2 UNIT 2 PLAT BOOK 117 PAGE 65**
LOT 21 BLOCK 1

OWNER & DOC INFORMATION

Owner Name **AMATO ROBERT & MARY GRACE** ETAL DOC DATE **06/24/09** DOC NUMBER **2009062403581** DV **0** MUL
 2nd Dwner **04/21/09** **2009042103430** **N** **0**
 Address (S) **6825/ EMERALD TREE/ CT**
 City **LAS VEGAS** State **NV** Zip Code **89130- 7908**
 Prev Owner **COUNTRYWIDE HOME LOANS INC**
 Own Phone Tenant Phone

LAND & BUILDING INFORMATION

Land Value **\$21000** Nuisance
 FrontxDpth
 Acres **0.28** Irregular Adq Parking Str Lights
 Lot SqFt **12197** Undrg Util Rec Area Curb Guttr
 Topography Str Paved Sidewalks Traffic
 Schools View Landscaping
 Shopping Metro Map **23- B3** Area **102**
 Impr Value **\$107,255** Act Yr Blt **2005** Carpet **80 %** Tot Rooms **11**
 Type Style **2 STORY** Eff Yr Blt **2005** Ceramic TI Bedrooms **5**
 Architectr Cost Class Vinyl Tile **20 %** Bathrooms **3.00**
 Ext Wall **FRM STUCCO** Units **1** Hardwood Family Rms **3**
 Roof Matrl **CONC TILE** Home Auto Centr'l Vac **N** Formal Din **Y**
 Flooring **CONC** Security **N** BI Refrig **N** Fireplaces **1**
 Heat System **FORCE AIR** Intercom **N** BI Micro **N** Garbg Disp
 Air Cond **CENT COOL** Range Fan Trash Cmpst **N** Dishwasher
 Centr'l Air Range Oven

PROPERTY SUB-AREAS SQ-FT

LivingArea **4043** First Flr **2110** Porch 1 **112** Garage **684**
 Building 1 **4727** Second Flr **1933** Porch 2
 Total Bldg **4727** Abv Second Porch 3
 Pool (N) Basement F Paving 1 **1/600** Storage
 Fence Basement Li Paving 2 Deck

EXTRA FEATURE INFORMATION

Pool Heatr **N** Tennis Cts Prch/Patio **6** Sprinklrf **AVE**
 Jacuz/SepJ **N** Tns Lights **N** Prch Cover **5** Sprinklrf
 Deck **NONE** Tns Fence **N** Prch Deck **1** Other
 Fence Oth

SALES & LOAN INFORMATION

MLS Sale PRICE DATE TYPE PCT OWN DT
 County 1 **\$295,500** **06/01/09** **F/FORECLOSURE**
 County 2 **\$366,915** **05/01/08** **T/TRUSTEES DEED**
 County 3 **\$602,990** **08/01/05** **R/RECORDED VALUE**
 LOAN AMOUNT LENDER TYPE INT TITLE
1788
 TOTAL TAX TOTAL ASSD IMPRV LAND PERS PROP YEAR EXEMPTION
 Curr **\$4201.63** **\$128,255** **\$107,255** **\$21,000** **2010**
 Prev **\$6014.88** **\$202,036** **\$100,536** **\$101,500** **2009**
 T Rate **3.2760** Tot SA Bal PP Codes
 Delinq Transfer/R Deeded/R

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

03/17/10

08:00 PM

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3/17/2010

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

Applicant Information

The following Environmental Impact Assessment is being submitted for consideration for the proposed project known as ~~CASA~~, located at 6845 EMERALD TREE COURT

This document is being prepared by:

Company Name: N/A

Address: N/A

Contact Person:

Name: Robert Amato

Title: owner

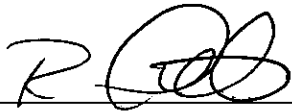
Telephone: (702) 355-8372

Fax:

E-mail: THEBUILDER911@HOTMAIL.COM

I certify that the statements made by me on this Environmental Impact Assessment represent my best professional judgment and are, to the best of my knowledge, true and complete and correct.

I understand that any misrepresentation or material omission of fact on this document may be considered as constituting grounds for an incomplete application and may uphold processing of the application until complete information is provided.

Signature: 

Date: 4/10/10

Name:

Title:

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

1 Project Description

- 1.a Project title: AMATO CASTIA.
1.b Application #:
1.c Project location: 6825 EMERALD TREE COURT LV. NV. 89130
1.d Project sponsor

Name: Robert Amato
Address: 6825 EMERALD TREE COURT
Telephone: (702) 355-8372

1.e G. P. designation:

1.f Zoning:

1.g Project description: ADDITIONAL CASTIA

Total site acreage:

i) Residential

Total units: 1

FAR per Lot:

Lot Coverage per Lot:

ii) Hospitality N/A

Total rooms: .

Total entertainment:

iii) Commercial N/A

Total S.F.:

Total FAR:

Total Lot Coverage:

1.h Briefly describe the project's surrounding land use and setting:

North: Residential

East: 1'

South: 1'

West: 1'

1.i Project narrative (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach exhibits if necessary):

Narrative:

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

2 Transportation and Traffic

- 2.a Would the project include adequate emergency access pursuant to LVMC Fire and emergency response requirements?

Explain: N/A

- 2.b Would the project provide adequate parking pursuant to LVMC parking requirements?

Explain: N/A

- 2.c Would the project potentially increase hazards due to a design feature (e.g., sharp curves, dangerous intersection) or incompatible uses (e.g., commercial heavy equipment)?

Explain: N/A

- 2.d Would the site have sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed project?

Explain: Yes No Traffic Will Be Generated

- 2.e Insert a Table (attach additional sheets if necessary), indicating the number of vehicle trips that the proposal will generate, estimated by applying to the proposal the average trip rates for the peak days and hours established by the Institute of Transportation Engineers (or its successor).

Table: ~~Ø~~

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

3 Schools

3.a What is the total number of proposed residential units?

Conventional units:

1

Age-restricted units:

0

3.b Based upon the student generation factors utilized by Clark County School District¹ what is the estimated number of pupils generated by the proposal which will be added to the enrollment of each of the following:

Elementary School

School name:

Distance from site²:

Number of pupils:

N/A

0

Junior High/Middle School

School name:

Distance from site²:

Number of pupils:

N/A

0

High School

School name:

Distance from site²:

Number of pupils:

N/A

0

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¹ See Exhibit 1

² Attach a map indicating the primary route/distance from the proposed project main entry point to the school main access point.

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ENVIRONMENTAL IMPACT ASSESSMENT

4 Emergency Services

- 4.a Provide the distance from the site of the proposal to the nearest facilities from which firefighting, police and emergency services will be provided, including without limitation, facilities of a local government that are planned but not yet constructed, and facilities that have been included in a local government's plan for capital improvements prepared pursuant to NRS 278.0226.

Fire

Name of the facility: Buffalo Fire House.
Existing/proposed: Existing
Distance from site³: 2 miles

Police

Name of the facility: North Cheyenne Area Command
Existing/proposed: Existing
Distance from site³: 9 miles

Emergency Services

Name of the facility: Centinua Williams Hospital
Existing/proposed: Existing
Distance from site³: 3.2 miles

- 4.b Would the project result in increase for emergency services in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Explain:

Ø
No one will be there full time
The CASTA is to be built on
Existing Home site

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³ Attach a map indicating the primary route/distance from the proposed project main entry point to the firefighting, police, and emergency services main access point.

ENVIRONMENTAL IMPACT ASSESSMENT

5 Housing

- 5.a Would the proposed project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, rural preservation area, or zoning ordinance)?

Explain: NO

- 5.b Would the project displace or eliminate existing housing?

Explain: NO

- 5.c What are the project characteristics, in terms of:

Density: 1

Height: 15

Gated community: YES

Housing Type: WOOD FRAME Single Story

Home ownership: Robert Amato

- 5.d Provide a brief statement setting forth the anticipated effects of the proposal on housing.

Explain: Ø

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ENVIRONMENTAL IMPACT ASSESSMENT

6 Mass Transit

- 6.a Provide the distance from the site of the proposal to the nearest mass transit loading point.

Line number/name:

Location:

Distance from site⁴:

- 6.b Would the project result in change to the existing mass transit route, creation of a new line, or new loading points?

Explain: NO its a CASTIA

- 6.c Provide a brief statement setting forth the anticipated effects of the proposal on mass transit.

Explain: Ø EFFECTS IT IS

A CASTIA ON R. Home site

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⁴ Attach a map indicating the primary pedestrian route/distance from the proposed project main entry point to the nearest mass transit.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

7 Open Space and Recreation

- 7.a Provide the distance from the site of the proposal to the nearest existing⁵ or planned⁶ (as identified by the City of Las Vegas Master Plan – Parks Element, 2000) recreation area as follows:

Neighborhood Park

Park name:

Location:

Distance from site⁷:

Community Park

Park name:

Location:

Distance from site⁷:

Regional Park

Park name:

Location:

Distance from site⁷:

- 7.b Based upon 1990 US Census population table⁸, what would be the total population generated by the proposed project? $\emptyset$

Explain: NO 1 PERSON IN THIER LATE 70'S WILL BE HERE

- 7.c How much public parkland would be included in the proposed project?

Explain: $\emptyset$

- 7.d Provide a brief statement setting forth the anticipated effects of the proposal on open space and recreation.

Explain: $\emptyset$

5 See Exhibit 2

6 See Exhibit 3

7 Attach a map indicating the straight distance from the project property line to the park property line.

8 See Exhibit 4

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

8 Hydrology

8.a Would the proposed project alter the existing drainage pattern of the site area?

Explain: NO

8.b What is the quantity of the increase in storm water runoff generated by the proposed project, estimated by using standards hydrologic method?

Explain: NO

8.c Would the total quantity of water runoff after construction exceed the capacity of existing or planned storm water drainage system?

Explain: NO

8.d Would the proposed project result in the construction of a new storm water drainage facility or the expansion of existing facilities? Is the storm water facility identified in the Neighborhood, City Wide or the Regional Master Plans?

Explain: NO

8.e Would the proposed project place housing within a 100-year special flood hazard area as mapped on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM)?

Explain: NO

8.f Would the proposed project require drainage mitigation to protect the development from interim flows?

Explain: NO

8.g Would the proposed project development meet the Clark County Regional Flood Control District – Hydrologic Criteria and Drainage Design Manual requirements for street flow and dry lane criteria for both the existing and the ultimate flow conditions?

Explain: NO

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

9 **Water Quality**

9.a Would water service provided to the proposed project by an existing or planned facility?

Explain: NO

9.b Would the proposed project result in the construction of a new water treatment facility or expansion of existing facilities?

Explain: NO

9.c What is the quantity of water that the project will demand during and after completion of the project, estimated by applying a demand factor established by the provider of water service or an equivalent calculation to the number of units that will be created by and the gross acreage that will be occupied by the project?

Explain: .

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

10	Utilities and Service System
-----------	-------------------------------------

10.a Would the proposed project connect to an existing or planned sewer system?

Explain: EXISTING

10.b What is the quantity of sewage affluent generated by the proposed project, estimated by applying a sewage generation factor established by the provider of sewer service or an equivalent calculation to the number of units or area of indoor floor space that would be created by the project?

Explain: NO

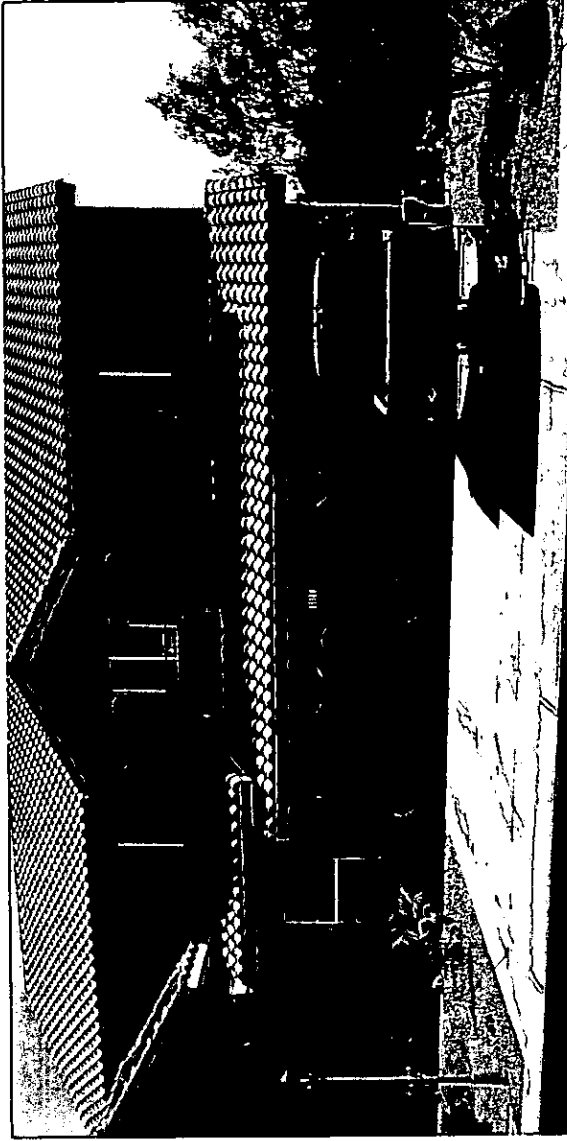
10.c Would the total quantity of sewage effluent generated by the proposed project exceed the capacity of existing or planned sewer system and wastewater treatment facility?

Explain: NO

10.d Would the proposed project generate any industrial waste?

Explain: NO

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SUP-37939

13/9

C

Parcels 157
Labels 136

Report of All Selected Parcels

Owner

Case Number: SUP-37939

Address

Printed On: Mon: April 26, 2010

Parcel Number

AFSHAR FATIMAH	6917 EMERALD TREE CT LAS VEGAS NV	12527597002
ALDINGER RONALD W & MARY A	6009 GOLDEN SADDLE ST LAS VEGAS NV	12527510014
AMATO ROBERT & MARY GRACE	6825 EMERALD TREE CT LAS VEGAS NV	12527512040
AMES STEPHEN & MEI	6217 LULLABY PINE CT LAS VEGAS NV	12527510021
ANGUANO AIDEE	6000 IRON KETTLE ST LAS VEGAS NV	12526111007
AVARICE L L C	2567 W CHEYENNE NO LAS VEGAS NV	12527611014
BARNES DALE E & JANET	6112 BLOWING BELLOWS ST LAS VEGAS NV	12527511030
BARTLETT FAMILY 1998 TRUST	6112 LONESOME CACTUS ST LAS VEGAS NV	12527511030
BARTLETT SCOTT	6112 LONESOME CACTUS ST LAS VEGAS NV	12527612025
BEAL RONALD G	8225 EGINTON AVE LAS VEGAS NV	12527611003
BOGDANOVICH MARK & TRACY L	6112 IRON KETTLE ST LAS VEGAS NV	12527611002
BOGDANOVICH NICK	6113 BLOWING BELLOWS ST LAS VEGAS NV	12527610070
BOYD DOUGLAS K & NIKKIE E	6004 LONESOME CACTUS ST LAS VEGAS NV	12527611021
CALDERON ERNEST V & MIRIAM L	6713 CAMBIUM PINE LAS VEGAS NV	12527612022
CAPMANY CYNTHIA	6709 CAMBIUM PINE AVE LAS VEGAS NV	12527611037
CENTENNIAL RAINBOW L P	10655 PARK RUN DR LAS VEGAS NV	12526111004
CHAN MICHAEL C	6109 LONESOME CACTUS ST LAS VEGAS NV	12526111003
CHRISMAN RICHARD D ETAL	6117 GOLDEN SADDLE ST LAS VEGAS NV	12526101004
CLARK JOSEPH P & MYRA Y	749 MAIDENCANE DR LEXINGTON KY	12527611007
CONNELLY MARLA L & DANIEL A	6116 GOLDEN SADDLE ST LAS VEGAS NV	12527612027
COOK NICHOLAS & TONIA	6913 EMERALD TREE CT LAS VEGAS NV	12527612005
COOPER CLINTON E	6816 SLEEPY PINE AVE LAS VEGAS NV	12527510015
CORBETT RONALD & VIRGINIA	6108 GOLDEN SADDLE ST LAS VEGAS NV	12527510004
CORNEY LISA A	6012 GOLDEN SADDLE ST LAS VEGAS NV	12527612007
		12527612011

Report of All Selected Parcels

Case Number: SUP-37939

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Owner	Address	Parcel Number
COUEVAS DENNIS M & PAM	2745 S WESTWIND LAS VEGAS NV	12527610067
COUEVAS DENNIS M & PAM	2745 S WESTWIND LAS VEGAS NV	12527610066
COUNTRY WESTERN CHURCH	6200 RIO VISTA ST LAS VEGAS NV	12527502004
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	12527502002
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	12527502001
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	12527501007
CRAWFORD MICHAEL C & MICHELEE Q	7017 RANCHO DE TAOS CT LAS VEGAS NV	12527511013
CUZELA ANTHONY P	6009 BLOWING BELLOWS ST LAS VEGAS NV	12527612017
DEARMOND LELAND J	6126 N RAINBOW BLVD LAS VEGAS NV	12526201007
DENNY LARRY DALE & KIMBERLY	6208 LEAFY ST LAS VEGAS NV	12527510026
DISTINCTIVE HOMES TAOS EST III	2500 W SAHARA #111 LAS VEGAS NV	12527511029
DISTINCTIVE HOMES TAOS EST III	2500 W SAHARA #111 LAS VEGAS NV	12527511011
DISTINCTIVE HOMES TAOS EST III	2500 W SAHARA #111 LAS VEGAS NV	12527511001
DISTINCTIVE HOMES TAOS EST III	2500 W SAHARA #111 LAS VEGAS NV	12527511027
DISTINCTIVE HOMES TAOS EST III	2500 W SAHARA #111 LAS VEGAS NV	12527511028
DONOHUE SIEGLINDE	6101 IRON KETTLE ST LAS VEGAS NV	12527611027
ECK FRANKLIN T	6752 LEDGEWOOD DR LAS VEGAS NV	12526201002
EPLEY JIMMY D & JENNIFER FAM TR	6717 CAMBIUM PINE AVE LAS VEGAS NV	12526111005
ETTER SHARON L ETAL	6186 MOONLIGHT DR LAS VEGAS NV	12527610047
FAIRCHILD JOSEPH J & JEAN C	6095 N SERENE DR LAS VEGAS NV	12526201006
FEDERAL HOME LOAN MORTGAGE CORP	5000 PLANO PKWY CARROLLTON TX	12527612016
FERRER JULIETA	6000 BLOWING BELLOWS ST LAS VEGAS NV	12527612032
FLANIGAN CORA BETH	6067 RIO VISTA LAS VEGAS NV	12527610061
FORD THOMAS J & MARTHA M	6000 GOLDEN SADDLE ST LAS VEGAS NV	12527612014
FORGEY GORDON A JR & NORA M	6100 BLOWING BELLOWS ST LAS VEGAS NV	12527612028
GARCIA JORGE L & CECILIA	6008 LONESOME CACTUS ST LAS VEGAS NV	12527611038
GARCIA LOUISA ANN	6013 IRON KETTLE ST LAS VEGAS NV	12527611028
GASKILL MICHAEL E & LINDA J	6101 BLOWING BELLOWS ST LAS VEGAS NV	12527612019
GIBSON STEVEN & ANDREA	6808 EMERALD TREE CT LAS VEGAS NV	12527510010
GOSSE PATRICK M & JENNIFER S	6008 GOLDEN SADDLE ST LAS VEGAS NV	12527612012
GRAHAM DAVID	6809 SLEEPY PINE AVE LAS VEGAS NV	12527510009
GRAHAM RICHARD T & CENOVIA S	6131 RIO VISTA LAS VEGAS NV	12527610063

Report of All Selected Parcels

Case Number: SUP-37939

Printed On: Mon: April 26, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
GRAHAM RICHARD T & CENOVIA S	6131 RIO VISTA ST LAS VEGAS NV	12527610064
GRAHAM RICHARD T & CENOVIA S	6131 RIO VISTA LAS VEGAS NV	12527610062
GRIFFITH LAWRENCE L & VICKY P	6008 IRON KETTLE ST LAS VEGAS NV	12527611015
GROSS JASON P	6113 GOLDEN SADDLE ST LAS VEGAS NV	12527612003
GROVE ANDRE & BUFFY	6224 LULLABY PINE CT LAS VEGAS NV	12526111010
HALLOWELL WILLIAM A & TAMMY R	6113 LONESOME CACTUS ST LAS VEGAS NV	12527611006
HARO LETICIA & GEORGE L	6804 SLEEPY PINE AVE LAS VEGAS NV	12527510001
HATEFI FIROOZ M	6813 EMERALD TREE CT LAS VEGAS NV	12527510024
HEFFERNAN J & P FAMILY LIVING TR	6808 SLEEPY PINE AVE LAS VEGAS NV	12527510002
HETTERSCHIEDT GORDON C & PAMELA	6817 SLEEPY PINE AVE LAS VEGAS NV	12527510007
HOGAN DENNIS L	6105 IRON KETTLE ST LAS VEGAS NV	12527611026
HOWIE NICOLE & NIKKI	6016 GOLDEN SADDLE ST LAS VEGAS NV	12527612010
HURD ROBERT J & NEU S	6220 LEAFY ST LAS VEGAS NV	12527510029
J E LIVING TRUST	519 CHRISTIE DR SOUTH LAKE TAHOE CA	12527611031
J V J TRUST	7017 RIO GRANDE GORGE CT LAS VEGAS NV	12527511003
JACOT DOUGLAS D & LEAH M	6005 LONESOME CACTUS ST LAS VEGAS NV	12527611013
JEPSON LORI A	6001 BLOWING BELLOWS ST LAS VEGAS NV	12527612015
JOHNSON MICHAEL JAY & STEPHANI L	6105 LONESOME CACTUS ST LAS VEGAS NV	12527611008
KECMAN RADE	6013 LONESOME CACTUS ST LAS VEGAS NV	12527611011
KEEFER ROY K & SHELBY M	6101 GOLDEN SADDLE ST LAS VEGAS NV	12527612001
KEGLEY CHERYL L	6104 IRON KETTLE ST LAS VEGAS NV	12527611019
KELLY JUDY & KATHRYN	6220 LULLABY PINE CT LAS VEGAS NV	12526111011
KIM WILLIAM DONGWOOK	6105 GOLDEN SADDLE ST LAS VEGAS NV	12527612002
KINCAID CRAIG & ROBIN	6829 EMERALD TREE CT LAS VEGAS NV	12527510020
KINSORA T F & PAGE-K D REC TR	6013 GOLDEN SADDLE ST LAS VEGAS NV	12527612041
KOLIE ROBERT G	6012 LONESOME CACTUS ST LAS VEGAS NV	12527611039
LABBRANCHE JACQUES	6152 MOONLIGHT DR LAS VEGAS NV	12527610048
LATONIO BALTAZAR V & IMMACULADA	6216 LULLABY PINE LAS VEGAS NV	12526111012
LEE ELDA J	1850 SMITH ST LAS VEGAS NV	12526201022
LEE ELDA J	1850 SMITH ST LAS VEGAS NV	12526201023
LEE ELDA J	1850 SMITH ST LAS VEGAS NV	12526201024
LEPPERT ANTHONY J & TARA L	6104 GOLDEN SADDLE ST LAS VEGAS NV	12527612008

Report of All Selected Parcels

Case Number: SUP-37939

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
LOVELOCK WILLIAM J	6117 BLOWING BELLOWES ST LAS VEGAS NV	12527612023
MARIANO CHARLES A & STEPHANIE Y	7009 RIO GRANDE GORGE CT LAS VEGAS NV	12527511002
MARKOVIC CURTIS	6809 EMERALD TREE CT LAS VEGAS NV	12527510025
MECHAM RUSSELL S & MICHELLE L	6100 IRON KETTLE ST LAS VEGAS NV	12527611018
MILLAN JOSSIE	6213 LULLABY PINE CT LAS VEGAS NV	12526111006
MIZRAHI VICTORIA	6153 RIO VISTA ST LAS VEGAS NV	12527610065
MOSER DUANE	6132 MOONLIGHT DR LAS VEGAS NV	12527610049
MOSS JAMES	6116 IRON KETTLE ST LAS VEGAS NV	12527611022
NEAL JOE DENNIS	6212 LULLABY PINE CT LAS VEGAS NV	12526111013
NELSON MARY LUCREZIA LIVING TR	6005 GOLDEN SADDLE ST LAS VEGAS NV	12527612039
NIXON JOCELYN M	P O BOX 270561 LAS VEGAS NV	12527611001
PALMER EMMET C & LINDA F	6016 IRON KETTLE ST LAS VEGAS NV	12527611017
PARKER THEODORE III	6009 LONESOME CACTUS ST LAS VEGAS NV	12527611012
PENIX RICKY B	6817 EMERALD TREE CT LAS VEGAS NV	12527510023
PETCOLESCU GEORGE	6116 LONESOME CACTUS ST LAS VEGAS NV	12527611004
PETRIDES PANAYIOTIS N	6816 EMERALD TREE LAS VEGAS NV	12527510012
PINEGAR BRIAN J & JANECE FAM TR	6012 IRON KETTLE ST LAS VEGAS NV	12527611016
POGUE TIMOTHY & TRACY	6100 N RAINBOW BLVD LAS VEGAS NV	12526201009
PORTARO RONNIE	7958 LOOKOUT ROCK CIR LAS VEGAS NV	12527611020
PORUBSKY RICHARD & FILOMENA	6820 EMERALD TREE CT LAS VEGAS NV	12527510013
PRICE FAMILY TRUST	6821 SLEEPY PINE AVE LAS VEGAS NV	12527510006
PUERNER PATRICIA A & FREDERICK J	6140 N RAINBOW LAS VEGAS NV	12526201004
RABERT FLORDELIZA & JONATHAN	6820 SLEEPY PINE AVE LAS VEGAS NV	12527510005
RANDOLPH ANTHONY & JUANA Y	6812 SLEEPY PINE AVE LAS VEGAS NV	12527510003
RECINTO WILLIAM P & MARTESS G	7016 RANCHO DE TAOS CT LAS VEGAS NV	12527511026
REEVES VERNON	6113 IRON KETTLE ST LAS VEGAS NV	12527611024
RHOADES CARL W	6012 BLOWING BELLOWES ST LAS VEGAS NV	12527612029
ROBERTS RUSSELL C & KATHERINE L	6013 BLOWING BELLOWES ST LAS VEGAS NV	12527612018
ROTUSBERGER FAMILY TRUST	6108 BLOWING BELLOWES ST LAS VEGAS NV	12527612026
RUESCH DANIEL & SHANNON	6221 LULLABY PINE CT LAS VEGAS NV	12526111008
SALVUCI GERALD & CARMELLA C TR	6833 EMERALD TREE CT LAS VEGAS NV	12527510019
SAVINI JOHN J & ELIZABETH A	6017 LONESOME CACTUS ST LAS VEGAS NV	12527611010

Report of All Selected Parcels

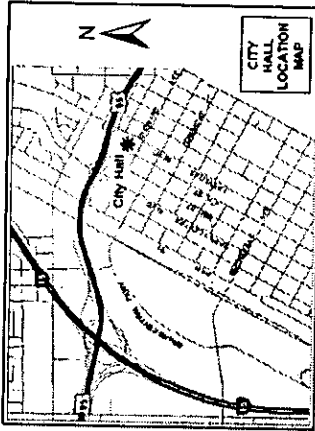
Case Number: SUP-37939

Printed On: Mon: April 26, 2010

Owner	Address	Parcel Number
SERAFINI LUIGI & LINDA	6116 BLOWING BELLOWS ST LAS VEGAS NV	12527612024
SILER BOBBY M & BEVERLY J	6905 EMERALD TREE CT LAS VEGAS NV	12527510017
SIMPSON THOMAS	6821 EMERALD TREE CT LAS VEGAS NV	12527510022
SMITH ELIZABETH	708 PROUD EAGLE LN LAS VEGAS NV	12527510018
SMITH HENRY & TREVONDA	6813 SLEEPY PINE AVE LAS VEGAS NV	12527510008
STEVENS KAREN	6105 BLOWING BELLOWS ST LAS VEGAS NV	12527612020
STUCKY JOANNE C & JIM R	6008 BLOWING BELLOWS ST LAS VEGAS NV	12527612030
TAXPAYER	LAS VEGAS NV	12526111009
TAXPAYER	LAS VEGAS NV	12527611029
TAXPAYER	LAS VEGAS NV	12527612009
TAXPAYER	LAS VEGAS NV	12527611025
TERESO LAURA JOGLAR	6812 EMERALD TREE CT LAS VEGAS NV	12527510011
THOMAS HELEN L TRUST	%PREMIER TRUST OF NV INC %H L THOMAS TRUST 2700 W SAHARA #300 LAS VEGAS NV	12527502003
THRALL LARRY & DONNA	6004 GOLDEN SADDLE ST LAS VEGAS NV	12527612013
TIEDEMAN L ROBERT & DALELA L	6216 LEAFY ST LAS VEGAS NV	12527510028
TORRES STEVEN L & LOUISE M	6909 EMERALD TREE CT LAS VEGAS NV	12527510016
TORREY PINES ESTS HOWNERS ASSN	%ADEPT MGMT 1930 VILLAGE CENTER CIR #3-621 LAS VEGAS NV	12526111038
TRAMPLER BRUCE A & LAURA KATHRYN	6117 IRON KETTLE ST LAS VEGAS NV	12527611023
TREADWELL LARRY D	6112 GOLDEN SADDLE ST LAS VEGAS NV	12527612006
TRYON RALPH M	6005 IRON KETTLE ST LAS VEGAS NV	12527611030
UDALL CHRISTOPHER K & TRISHA C	6165 SERENE DR LAS VEGAS NV	12526201003
VANDERMOLEN SCOTT	6109 BLOWING BELLOWS ST LAS VEGAS NV	12527612021
VEGA THOMAS M JR & BRENDA	6101 LONESOME CACTUS ST LAS VEGAS NV	12527611009
VERNON ALICIA L	6212 LEAFY ST LAS VEGAS NV	12527510027
VICK HELEN	7016 RIO GRANDE GORGE CT LAS VEGAS NV	12527511012
WALDIE PATTON L & KIM	6004 BLOWING BELLOWS ST LAS VEGAS NV	12527612031
WEIFORD KEISHA V & DALE A	7021 RANCHO DE TAOS CT LAS VEGAS NV	12527511014
WESTAR ENTERPRISES LLC	7025 RIO GRANDE GORGE CT LAS VEGAS NV	12527511004
WISHENGRAD STUART & CYNTHIA L	6117 LONESOME CACTUS ST LAS VEGAS NV	12527611005

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

Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT
 this Request

☐ I OPPOSE
 this Request

Please use available blank space on card for your comments.

SUP-37939

Planning Commission Meeting of 5/27/2010



POSTED
MAY 25 2010

12527510015 Case: SUP-37939
 COOK NICHOLAS & TONIA
 6913 EMERALD TREE CT
 LAS VEGAS NV 89130-7909

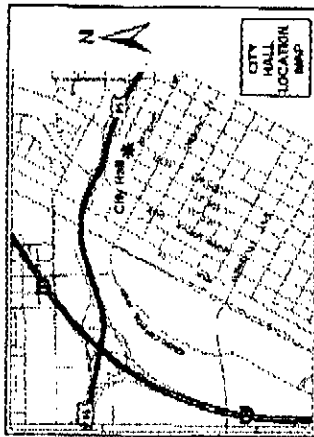
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Submitted after final agenda	
Date	Item 17A

City of Las Vegas Planning & Development Department

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

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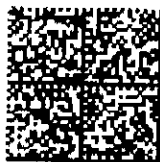
☒ I SUPPORT this Request
☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-37939

Planning Commission Meeting of 5/27/2010

PRESORTED
FIRST CLASS



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MAILED FROM ZIP CODE 89101

12527611004
Case: SUP-37939
PETCOULESCU GEORGE
6116 LONESOME CACTUS ST
LAS VEGAS NV 89130-1053

RECEIVED
MAY 26 2010

17A



CITY OF LAS VEGAS

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

Page: 1 of 1
Date: 03/29/10
Time: 10:00 a.m.

Project Name: Amato Guest House

Conversation between CLV P&D Representative: John Grider, Planner I (229-6711 Office / 385-7268 Fax / jgrider@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. John Grider	Planning & Development	229-6711		
2. Doug Rankin	Planning & Development	229-5408		
3. Robert Amato		355-8372		
4.				
5.				
6.				
7.	CLV - PW - Dev Co	229-6578	474-7599	
8.	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11.	CLV - Fire and Rescue	229-0366	229-0124	
12.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

Is this project intended to meet the City of Las Vegas Green Building Rebate Program? ☐ YES ☒ NO
Please refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives.

The following Special Area/Master Plan(s)/Overlay District(s) apply to the project site: N/A

Meeting Notes:

1. Revise Justification letter to reflect the the request for an Accessory Structure (Class I).
2. Revise Site Plan to show the distance separation from the main dwelling a minimum of 10 feet per (SDR-1580) and from all property lines.
3. Provide elevations to show the Accessory Structure (Class I) height. The height is shall not exceed two stories (with a maximum of 35 feet), or the height of the main structure.
4. Provide elevations to show that Accessory Structure (Class I) is aesthetically compatible with the principal dwelling unit.
5. Provide the total floor area of the accessory structure as it shall not be greater than fifty percent of the floor area of the principal dwelling unit. In addition, the main total aggregate total of the ground floor areas of all accessory structures shall not cover more than fifty percent of the rear yard.

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:

In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

-- Please return a copy of this form with the original Pre-Application Submittal Checklist --

Complete Submittal Packets MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date; no exceptions



CITY OF LAS VEGAS

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

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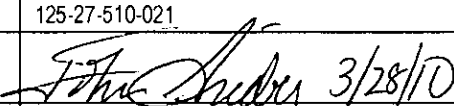
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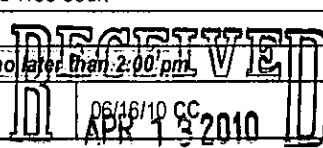
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-- Please return a copy of this form with the original Pre-Application Submittal Checklist --

****Complete Submittal Packets MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date, no exceptions****

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST			
Item Required:					
YES	NO				
APPLICATION PACKET					
☒	☐	Application signed and notarized by all property owners or authorized agent(s)		NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")	
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	Correct fee(s): \$ 500.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 1030.00 Total			
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)			
☒	☐	Assessor's Parcel Map			
☐	☒	Development Impact Notice and Assessment (DINA)			
☒	☐	Project of Regional Significance (PRS)			
☒	☐	Color & Materials Board per Site Development Plan Review Submittal Requirements			
☒	☐	Copy of Business Licenses: (Owner: ☐ Applicant: ☐ Representative: ☐)			
SITE PLAN					
☒	☐	11" x 17" min. to 24" x 36" max. page size		Folded Plans:	19
☒	☐	North arrow, scale, and vicinity map		Colored, Rolled Plans:	1
☒	☐	All property lines and present dimensions labeled		Reduced Copy (8-1/2x11 B/W):	1
☒	☐	All building setbacks labeled		NOTES:	
☒	☐	All adjacent existing land uses and street names labeled			
☒	☐	All points of ingress and egress shown			
☒	☐	ADA accessibility requirements shown/labeled			
☒	☐	Parking standard(s) utilized:			
☐	☒	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total			
☐	☒	All free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN					
☐	☐	11" x 17" min. to 24" x 36" max. page size		Folded Plans:	0
☐	☐	North arrow, scale, and vicinity map		Colored, Rolled Plans:	0
☐	☐	All property lines and present dimensions labeled		Reduced Copy (8-1/2x11 B/W):	0
☐	☐	All required perimeter landscape planters shown		NOTES:	
☐	☐	All required parking lot fingers/islands shown			
☐	☐	Quantity, size, species/variety of all trees, shrubs, and ground cover			
BUILDING ELEVATIONS					
☒	☐	11" x 17" min. to 24" x 36" max. page size		Folded Plans:	2
☒	☐	Scale and building dimensions labeled		Colored, Rolled Plans:	1
☒	☐	North, south, east, and west elevations of all buildings		Reduced Copy (8-1/2x11 B/W):	1
☒	☐	All building materials and colors noted		NOTES:	
☒	☐	8" x 10" photo of original color and material board			
☐	☒	All wall sign locations shown and sizes noted			
FLOOR PLANS					
☒	☐	11" x 17" min. to 24" x 36" max. page size		Folded Plans:	1
☒	☐	Scale and building dimensions labeled		Colored, Rolled Plans:	1
☒	☐	All building entrances/exits shown		Reduced Copy (8-1/2x11 B/W):	1
☒	☐	Use of all rooms noted/labeled		NOTES:	
☒	☐	Maximum Occupancy (per I.B.C.)			
☐	☒	Seating Capacity (where applicable)			
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.					
Owner / Applicant:	Robert Amato		Application Type:	Special Use Permit	
Representative:	Robert Amato		Application Purpose:	Accessory Structure (Class I)	
APN:	125-27-510-021		Site Location:	6825 Emerald Tree Court	
Planner's Signature:	 3/28/10		Pre-App. Meeting Date:	03/29/10	
Planner:	John Grider, Planner I - 229-6711 Doug Rankin, Planning Manager - 229-5408		Earliest Submittal Deadline:	04/13/2010 no later than 2:00 pm	
			Earliest PC / CC Meeting Dates:	05/27/10 PC	



68025 EMERALD TREE CT.



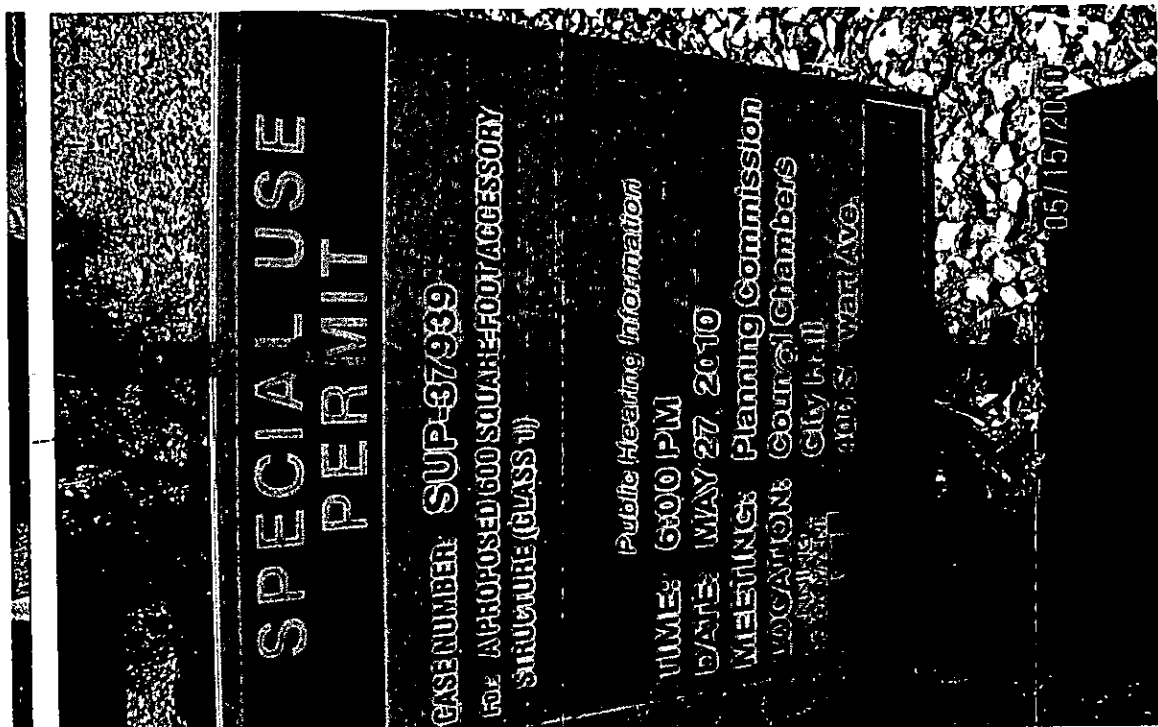
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: SUP-37939

MEETING DATE: 05/27/10 PC

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




Signature

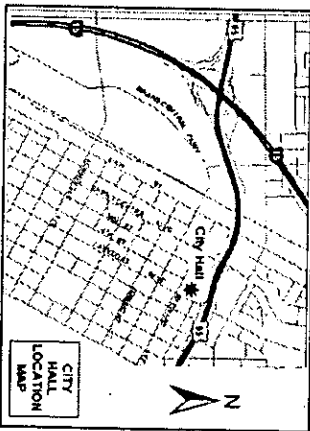
5-15-10
Date

This affidavit must be returned to the Planning and Development Department, Case Planning Division, 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.

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

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I SUPPORT
this Request

☐ I OPPOSE
this Request

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SUP-37939
 Planning Commission Meeting of 5/27/2010

CONFIDENTIAL

[illegible]

**PRESORTED
FIRST CLASS**



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MAI 25 2010

Case: SUP-37939
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LAS VEGAS NV 89130-7909

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Date _____

Submitted after final acceptance

17A