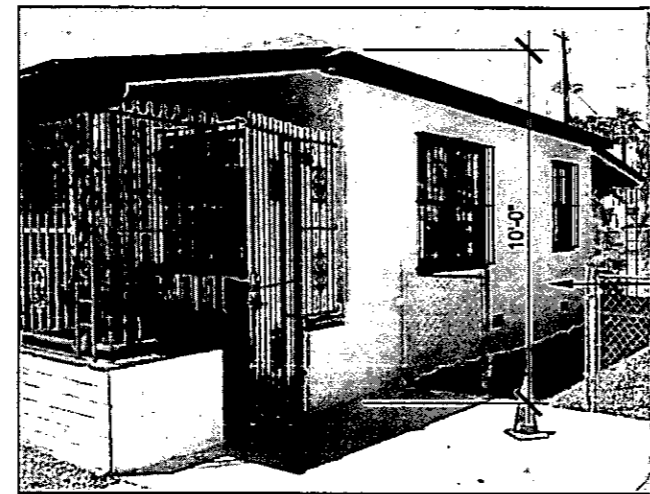


REAR ELEVATION



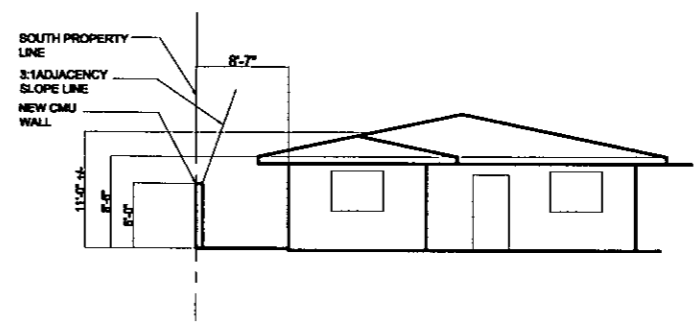
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



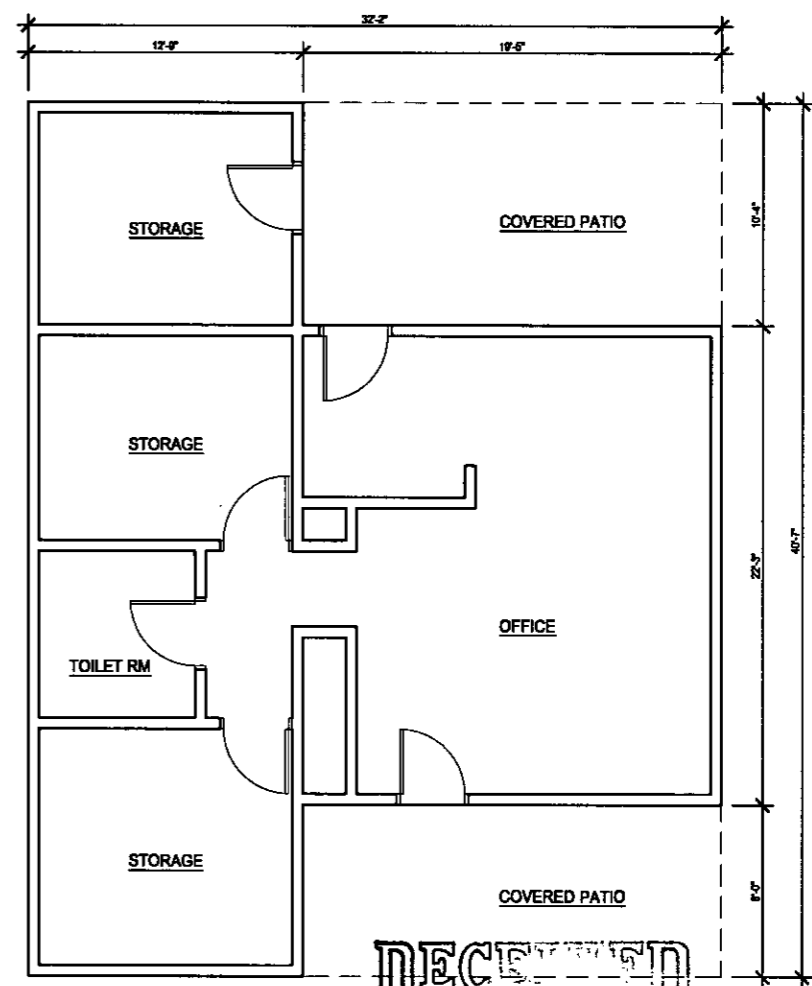
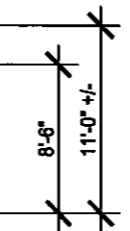
FRONT ELEVATION



ELEVATION 3  
 SCALE: 1/8" = 1'-0"

WHITE STUCCO FINISH TO REMAIN (TYP.)

ASPHALT SHINGLES TO REMAIN (TYP.)



RECEIVED  
 APR 13 2010

BUILDING ELEVATIONS

SCALE: N.T.S.

2



FLOOR PLAN

SCALE: 1/4" = 1'-0"

APPROX. 900 S.F.



**SDR-37947**  
**05/27/10 PC**

MAX OCCUPANTS BASED ON THE 2006 I.B.C. = 9 OCCUPANTS  
 OCCUPANT LOAD BASED ON SEATING AREAS = 3

CENTRAL REFERRAL SERVICE  
 610 S. 8TH STREET  
 LAS VEGAS, NEVADA

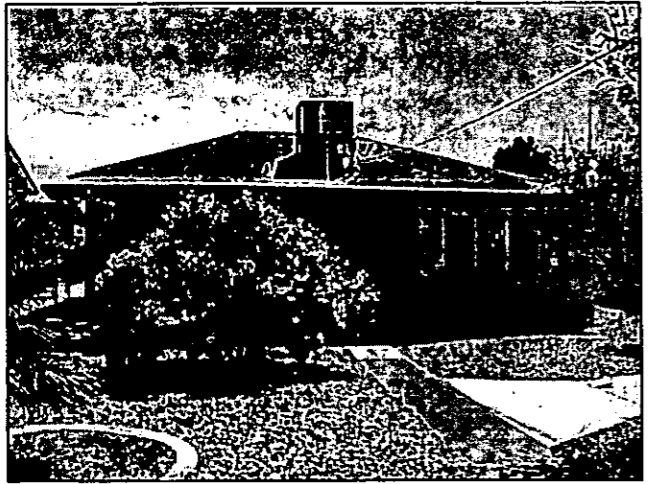
PROJECT:

SHEET TITLE:  
 EXISTING FLOOR PLAN / ELEVATIONS

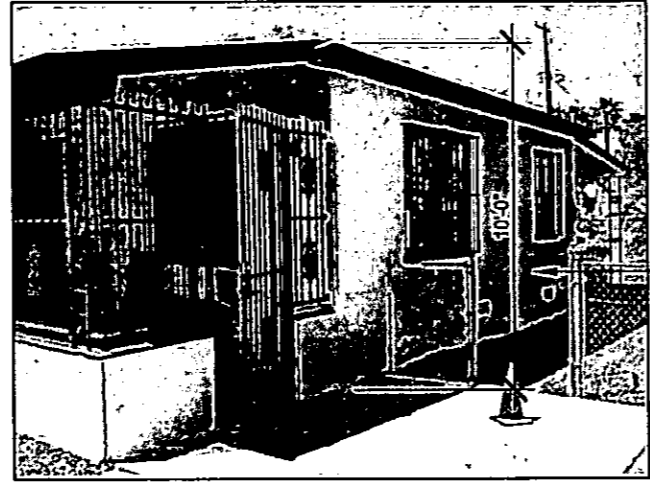
REVISIONS	DATE

DRAWN: E.A.  
 DATE: 04-13-2010  
 JOB NO: 2010-026  
 SCALE: AS INDICATED

SHEET  
**A2.01**

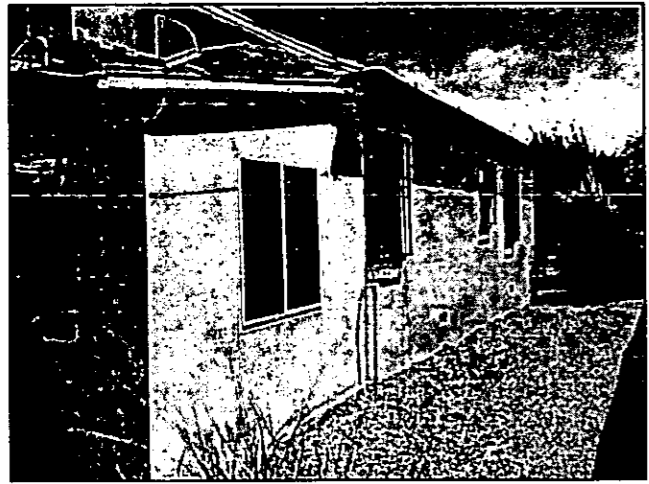


REAR ELEVATION



RIGHT SIDE ELEVATION

WHITE STUCCO FINISH TO REMAIN (TYP.)

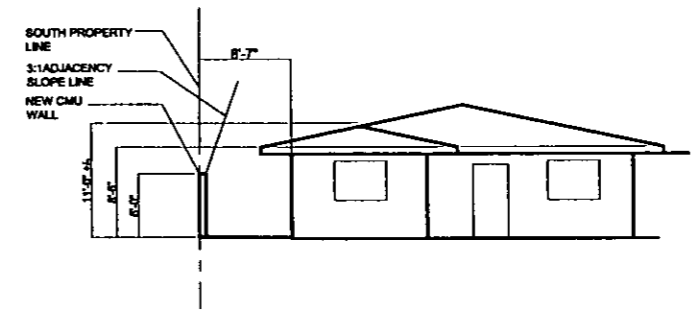
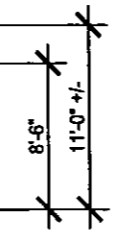


LEFT SIDE ELEVATION

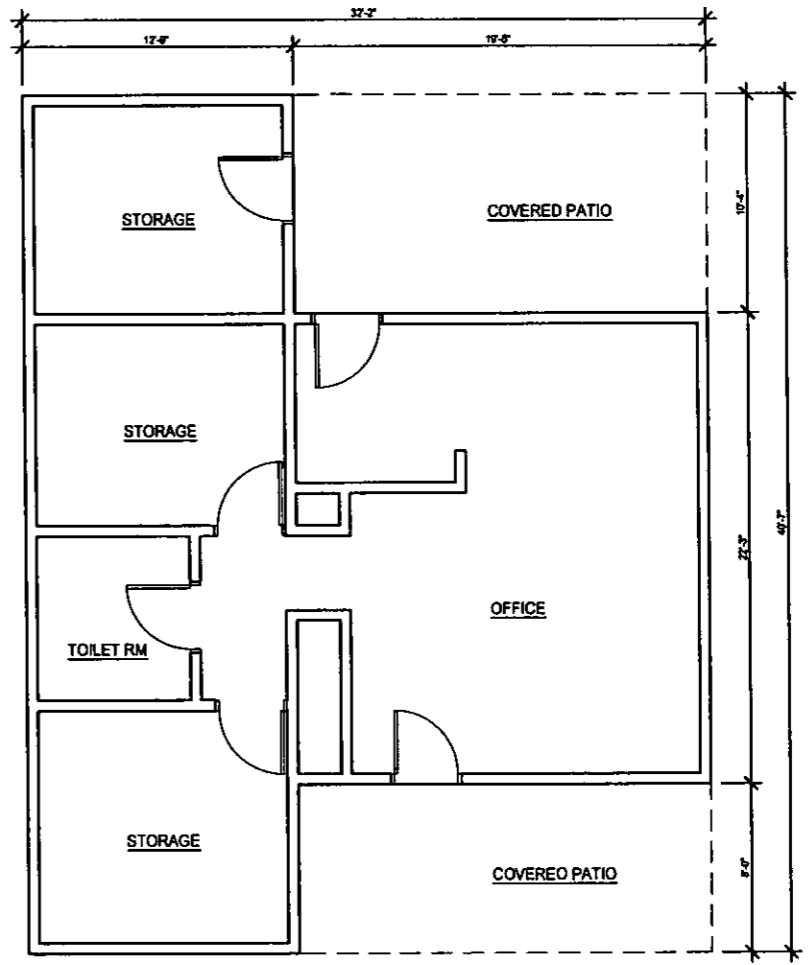


FRONT ELEVATION

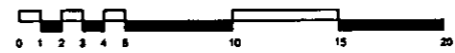
ASPHALT SHINGLES TO REMAIN (TYP.)



ELEVATION 3  
 SCALE: 1/8" = 1'-0"



FLOOR PLAN 1  
 SCALE: 1/4" = 1'-0" APPROX. 900 S.F.



MAX OCCUPANTS BASED ON THE 2006 I.B.C. = 9 OCCUPANTS  
 OCCUPANT LOAD BASED ON SEATING AREAS = 3

BUILDING ELEVATIONS 2  
 SCALE: N.T.S.

PROJECT: **CENTRAL REFERRAL SERVICE**  
 610 S. 8TH STREET  
 LAS VEGAS, NEVADA  
 SHEET TITLE: **EXISTING FLOOR PLAN / ELEVATIONS**

REVISIONS	DATE

DRAWN: E.A.  
 DATE: 04-13-2010  
 JOB NO: 2010-028  
 SCALE: AS INDICATED

SHEET  
**A2.01**

PARKING CALCULATION PER TITLE 19.04 & (TABLE 19.10)		
OCCUPANCY CLASSIFICATION: B - BUSINESS		
EXISTING BUILDING #1: OFFICE:	950 S.F.	PARKING REQUIRED 3
TOTAL PARKING SPACES REQUIRED: 3		
TOTAL PARKING SPACES PROVIDED: 3		
HANDICAP VAN PARKING SPACES REQUIRED: 1		
HANDICAP VAN PARKING SPACES PROVIDED: 1		

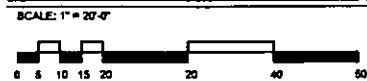
PLANTING LEGEND

\*\*\*

SHRUBS				
ITEM	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
1	15	TECOMA	ARIZONA YELLOW BELLS	5 GALLON



SITE / LANDSCAPE PLAN



1 ||

**KME ARCHITECTS**  
 231 West Charleston Boulevard  
 Suite 2140  
 Las Vegas, NV 89102  
 office: 702.888.2088  
 fax: 702.888.2089  
 web: www.kmearchitects.com  
 ©KME Architects LLC, 2010

**CENTRAL REFERRAL SERVICE**  
 610 S. 8TH STREET  
 LAS VEGAS, NEVADA

PROJECT: **CENTRAL REFERRAL SERVICE**  
 SHEET TITLE: **SITE / LANDSCAPE PLAN**

REVISIONS	DATE

DRAWN: E.A.  
 DATE: 04-13-2010  
 JOB NO: 2010-028  
 SCALE: AS INDICATED

SHEET  
**A1.01**



PARKING CALCULATION PER TITLE 19.04 & (TABLE 19.10)		
OCCUPANCY CLASSIFICATION: B - BUSINESS		
EXISTING BUILDING #1: OFFICE:	950 S.F.	PARKING REQUIRED 3
TOTAL PARKING SPACES REQUIRED: 3		
TOTAL PARKING SPACES PROVIDED: 3		
HANDICAP VAN PARKING SPACES REQUIRED: 1		
HANDICAP VAN PARKING SPACES PROVIDED: 1		

**PLANTING LEGEND**

SHRUBS				
ITEM	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
1	10	TECOMA	ARIZONA YELLOW BELLS	5 GALLON



**SITE / LANDSCAPE PLAN**



1

**KME ARCHITECTS**  
 231 West Charleston Boulevard  
 Suite #140  
 Las Vegas, NV 89102  
 office: 702.898.2088  
 fax: 702.898.2089  
 web: www.kmearchitects.com  
 © KME Architects LLC, 2010

PROJECT:  
 SHEET TITLE:

**CENTRAL REFERRAL SERVICE**  
 610 S. 8TH STREET  
 LAS VEGAS, NEVADA

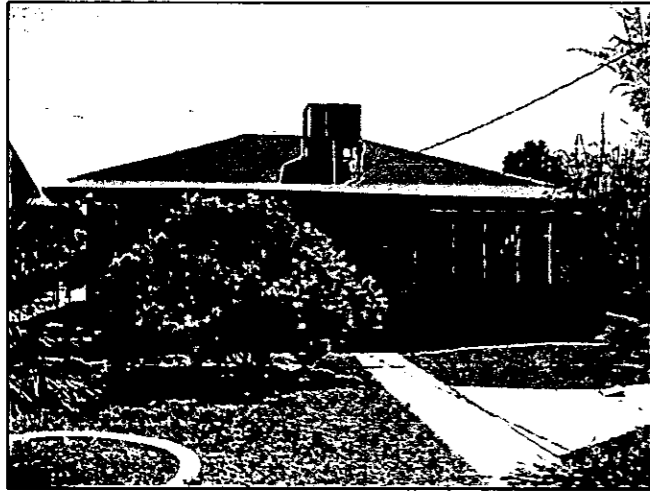
**SITE / LANDSCAPE PLAN**

REVISIONS	DATE

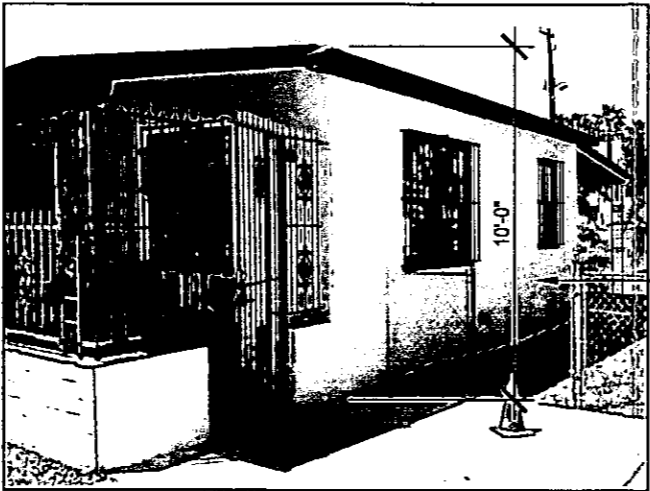
DRAWN: E.A.  
 DATE: 04-13-2010  
 JOB NO: 2010-028  
 SCALE: AS INDICATED

SHEET  
**A1.01**

ZON-37945; SDR-37947 (SITE PLAN) STAMPED 4-13-10

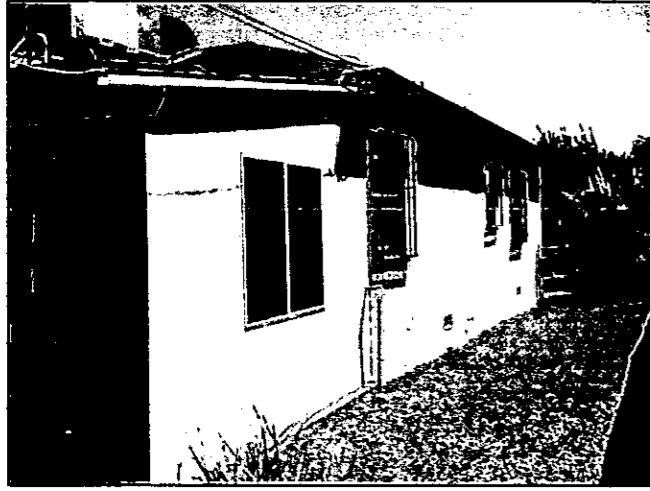


REAR ELEVATION



RIGHT SIDE ELEVATION

WHITE STUCCO FINISH TO REMAIN (TYP.)

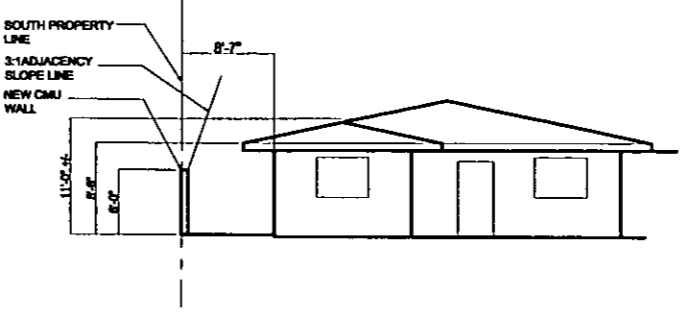
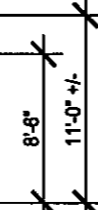


LEFT SIDE ELEVATION

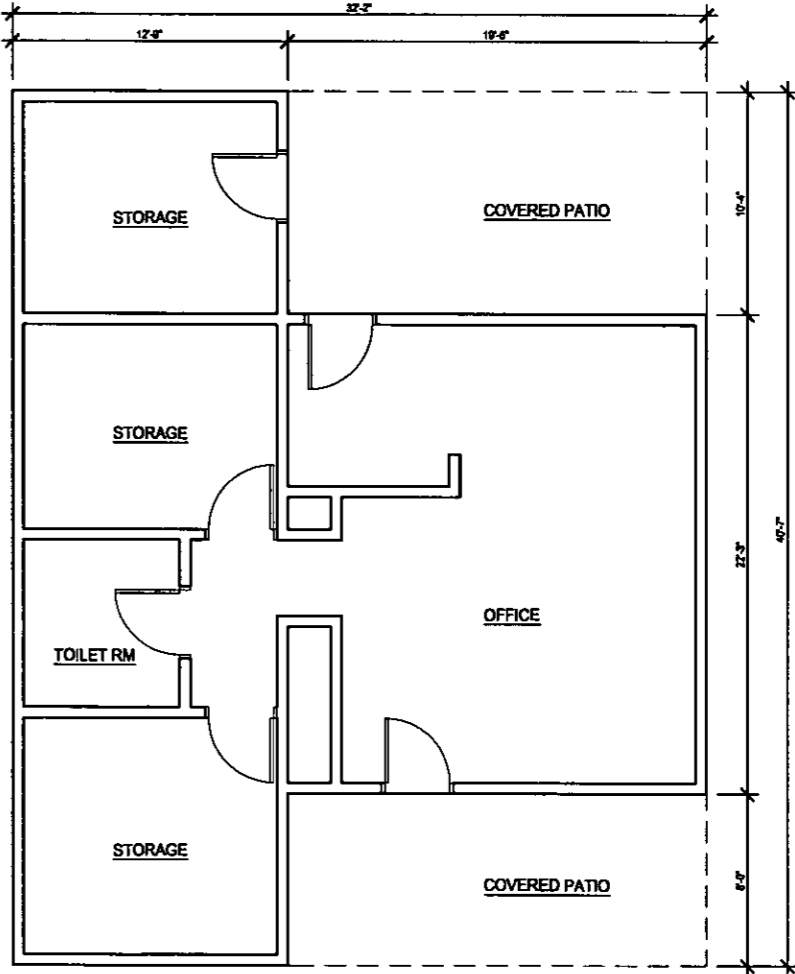


FRONT ELEVATION

ASPHALT SHINGLES TO REMAIN (TYP.)



ELEVATION 3  
 SCALE: 1/8" = 1'-0"



**RECEIVED**  
 APR 13 2010

BUILDING ELEVATIONS

SCALE: N.T.S.

2

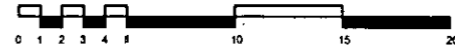


FLOOR PLAN

SCALE: 1/4" = 1'-0"

1

APPROX. 900 S.F.



MAX OCCUPANTS BASED ON THE 2006 I.B.C. = 9 OCCUPANTS  
 OCCUPANT LOAD BASED ON SEATING AREAS = 3

CENTRAL REFERRAL SERVICE  
 610 S. 8TH STREET  
 LAS VEGAS, NEVADA

PROJECT:

SHEET TITLE:  
 EXISTING FLOOR PLAN / ELEVATIONS

REVISIONS	DATE

DRAWN: E.A.  
 DATE: 04-13-2010  
 JOB NO: 2010-028  
 SCALE: AS INDICATED

SHEET  
**A2.01**

ZON-S7A45 ; SDR-379477 (FLOOR PLANS + ELEVATIONS) STAMPED 4-13-10

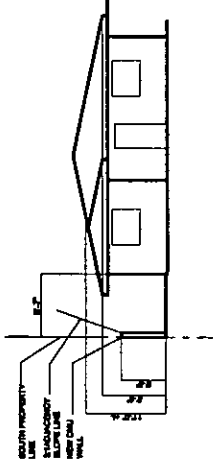




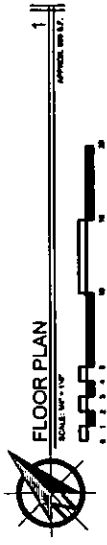
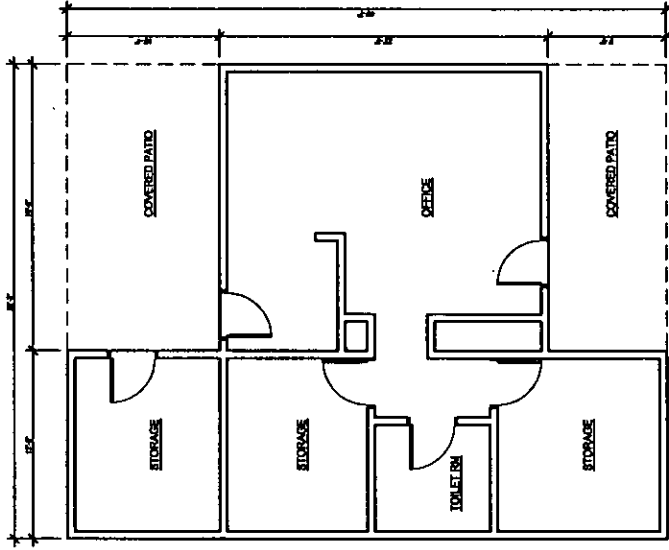
RECEIVED  
 APR 27 2010

NO.	DATE

PROJECT	NO. 13-0000
DATE	11/11/10
JOB NO.	11-0000
SCALE	AS SHOWN



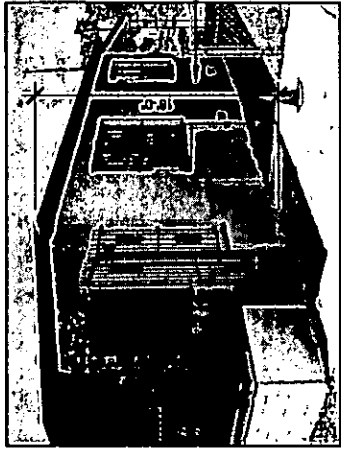
ELEVATION  
 SCALE: 1/8" = 1'-0"



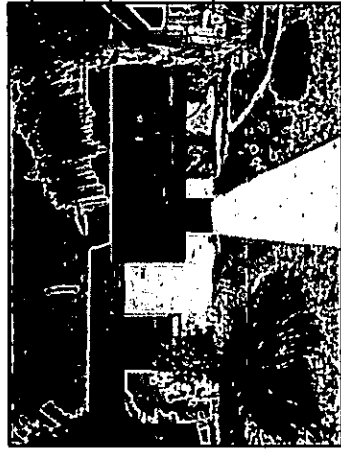
FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

**ZON-37945**  
 MAX OCCUPANT'S BASED ON THE ZONING REGULATIONS  
 OCCUPANT LOAD BASED ON SEATING CAPACITY

**SDR-37947**



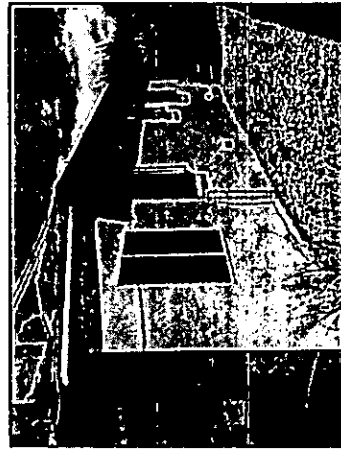
RIGHT SIDE ELEVATION



FRONT ELEVATION  
**DECEIVED**  
 APR 1 9 2010



REAR ELEVATION



LEFT SIDE ELEVATION

BUILDING ELEVATIONS  
 SCALE: 3/16" = 1'-0"





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

139-34-8

S 2 SE 4

34

T20S R61E

Scale: 1"=200'

Rev: 05/28/09

ROAD	ROUTE	SIZE
125	124	023
136	139	140
163	182	161

901 PARCEL NUMBER  
1.09 ACREAGE  
202 PARCEL SUB/SE0 NUMBER  
202 PLAT RECORDING NUMBER  
5 BLOCK NUMBER  
5 LOT NUMBER  
61.5 GOV. LOT NUMBER

MAP LEGEND

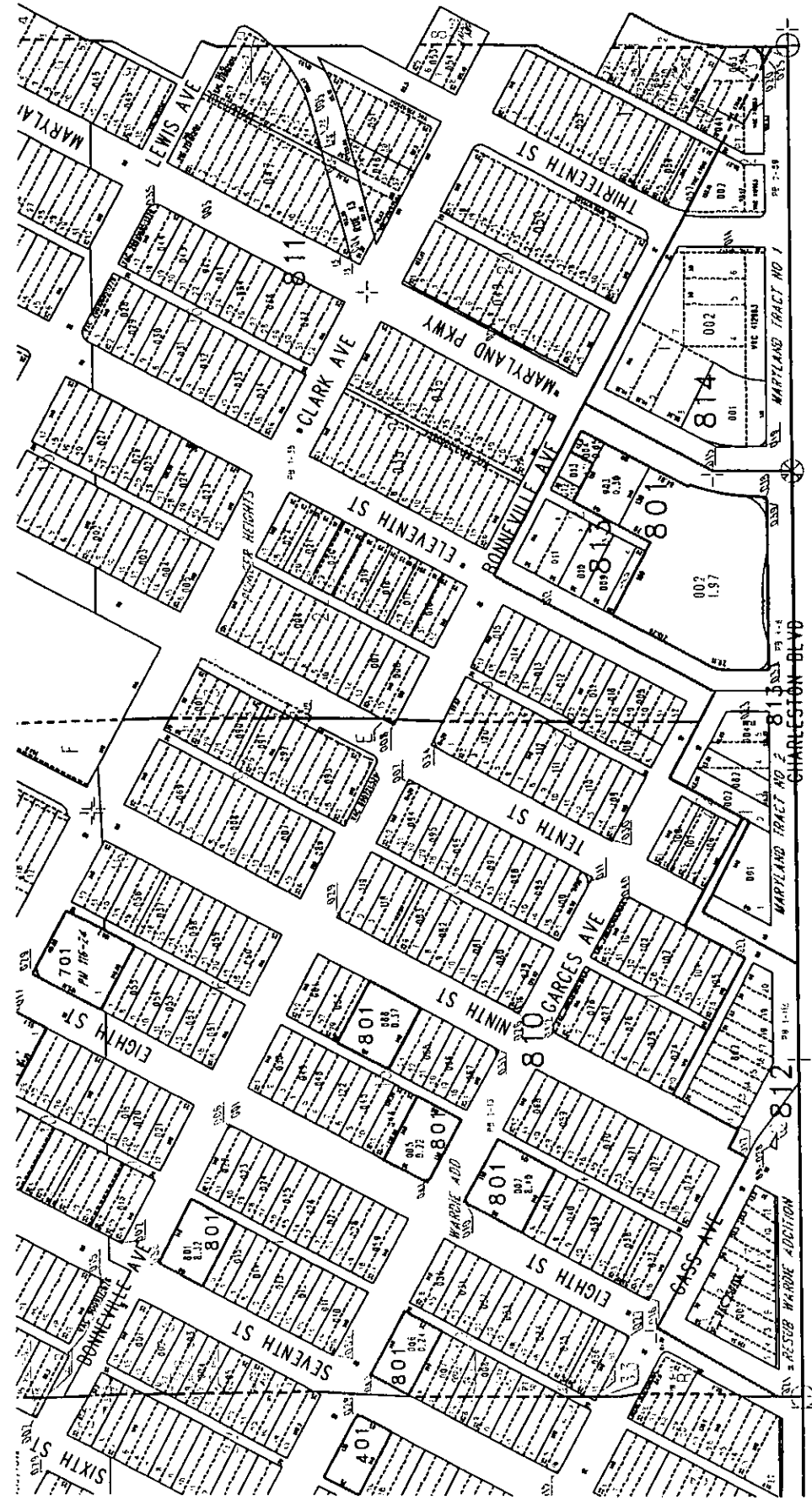
MAP SCALE: 1"=200'

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data contained herein. Information on roads and other non-assessable parcels may be obtained from the Base Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 100% ORIGINAL



TAX DIST 203

RECEIVED  
APR 13 2010

SDR-37947

**City of Las Vegas**  
**HANSEN CLAIM FOR REFUND FORM**

6/24/10  
 Date prepared

Invoice #: \_\_\_\_\_  
 (Invoice # assigned by Finance)

Darline Reeder, OSII, Planning & Development  
 Preparer's name

Service Address: \_\_\_\_\_

Refund Amount: 3,060.00

Connie J. Inman  
 Payee Name

Central Referral Service Background Investigations

Attention to: \_\_\_\_\_

Address

PO Box 1240 Las Vegas NV 89125-1240

City, State, Zip Code

Return of Cash Bond?  
 (click below for "Yes" "No" options)  
No

For the following: ZON-37945, SDR-37947 and VAR-38104  
 (Application Number and Template Type)

Reason for Refund:  
 All three items pulled from the scheduled June 24, 2010 PC.  
 Applicant requested refunding of fees, as she withdrew the project.

Claimant Signature

Phone Number

*Original Forms must be submitted - no fax copies will be accepted.*

**BELOW FOR DEPARTMENT USE ONLY:**

*(Refund of a Cash Bond requires two signature approvals)*

I certify this demand amount is due the claimant:

I certify this demand amount is due the claimant:

Authorized By

  
 Authorized By

Title

Doug Rankin, AICP, Planning Manager

Title

June 24,10

Date

Date

**Itemized Amounts for Refund:**

Item	Fee Amt	% Refund	Refund Amt	Fund/Org	Account	Project	Task	Option
Processing Fee (ZON-37945)	700.00	100%	700.00	007301	261100	EE4100	000	000
Notification & Advertising Fee	500.00	100%	500.00	007301	261100	EE4100	000	000
Processing Fee (SDR-37947)	500.00	100%	500.00	007301	261100	EE4100	000	000
Notification & Advertising Fee	500.00	100%	500.00	007301	261100	EE4100	000	000
Recording of Notice of Zoning	30.00	100%	30.00	007301	261100	EE4100	000	000
Processing Fee (VAR-38104)	300.00	100%	300.00	007301	261100	EE4100	000	000
Notification & Advertising Fee	500.00	100%	500.00	007301	261100	EE4100	000	000
Recording of Notice of Zoning	30.00	100%	30.00	007301	261100	EE4100	000	000

**Total Amount to be Refunded:**

3,060.00

**Carman Burney**

---

**From:** Steve Gebeke  
**Sent:** Wednesday, May 26, 2010 2:30 PM  
**To:** Darline Reeder  
**Cc:** Carman Burney  
**Subject:** RE: Refund request

Please refund these items (SDR-37947, SUP-379845, and VAR-38104) as the applicant has decided not to pursue them. Thanks.

*Steve Gebeke*

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

---

**From:** Greg Kapovich  
**Sent:** Wednesday, May 26, 2010 2:24 PM  
**To:** Steve Gebeke  
**Cc:** Carman Burney  
**Subject:** Refund request

Steve,

Please see the formal request for a refund below. SDR-37947, SUP-379845, and VAR-38104 are to be pulled from the 06/24/10 PC meeting and refunded.

Thanks,  
Greg

---

**From:** connie inman [mailto:[connieinman@hotmail.com](mailto:connieinman@hotmail.com)]  
**Sent:** Wednesday, May 26, 2010 1:08 PM  
**To:** Greg Kapovich  
**Subject:** 610 S 8th Street rezoning

Dear Mr. Kapovich,  
Please accept this communication as formal notification of my wish to abandon the rezoning project for the premise at 610 S 8th Street, Las Vegas, Nevada 89101. Per our conversation at our last meeting please make immediate arrangements to refund all monies paid to the City of Las Vegas for this project up to this point. I appreciate your cooperation with this matter.

Please advise immediately if this communication does not meet your guidelines.  
Sincerely, Connie J. Inman

The New Busy is not the too busy. Combine all your e-mail accounts with Hotmail. [Get busy.](#)



April 29, 2010

City of Las Vegas  
Development Services Center  
731 S. 4<sup>th</sup> Street  
Las Vegas, NV 89101

Attn: Greg Kapovich

*Kelvin Haywood*  
President

Re: Central Referral Service  
610 S. 8<sup>th</sup> street  
APN 139-34-810-024

*Melvin Green*  
Principal

KME Architects, LLC on behalf of our client Connie J. Inman, would like to postpone the review and hearing of this project to the next calendar cycle, (June 24, 2010 Planning Commission Meeting).

*Emanuele Arguelles*  
Principal

If you have any questions or comments regarding this matter, please feel free to contact our office

Sincerely,

A handwritten signature in cursive script, appearing to read 'Emanuele Arguelles'.

Emanuele Arguelles  
Principal

RECEIVED  
APR 29 2010

Architecture | Planning | Sustainability

*City of Las Vegas*

**AGENDA MEMO**

**PLANNING COMMISSION MEETING DATE: JUNE 24, 2010**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: APPLICANT: CENTRAL REFERRAL SERVICES - OWNER:  
WALKER FRED R TRUST**

**\*\* STAFF RECOMMENDATION(S) \*\***

<b>CASE NUMBER</b>	<b>RECOMMENDATION</b>	<b>REQUIRED FOR APPROVAL</b>
ZON-37945	Staff recommends APPROVAL.  Staff recommends DENIAL.	
VAR-38104	Staff recommends APPROVAL.  Staff recommends APPROVAL, subject to conditions:  Staff recommends DENIAL, if approved subject to conditions:  Staff recommends DENIAL.	ZON-37945 SDR-37947
SDR-37947	Staff recommends APPROVAL.  Staff recommends APPROVAL, subject to conditions:  Staff recommends DENIAL, if approved subject to conditions:  Staff recommends DENIAL.	ZON-37945 VAR-38104

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 24, 2010  
DEPARTMENT: PLANNING AND DEVELOPMENT  
ITEM DESCRIPTION: APPLICANT: CENTRAL REFERRAL SERVICES - OWNER:  
WALKER FRED R TRUST

\*\* CONDITIONS \*\*

SDR-37947 CONDITIONS

Planning and Development

Approval of and conformance to the Conditions of Approval for Rezoning (ZON-\_\_\_\_) shall be required, if approved.

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.

All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped \_\_\_\_\_ [mm/dd/yy], except as amended by conditions herein.

A Waiver from \_\_\_\_\_ [code section] is hereby approved, to allow \_\_\_\_\_.

An Exception from \_\_\_\_\_ [code section] is hereby approved, to allow \_\_\_\_\_.

Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

These Conditions of Approval shall be affixed to the cover sheet of the plan set submitted for building permit.

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 \_\_\_\_\_.

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.

Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. 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.

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.

All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

*Public Works*

Staff Report Page One  
 JUNE 24, 2010 - Planning Commission Meeting

**\*\* STAFF REPORT \*\***

REVISED APP + SOFI TO SHOW "CENTRAL REFERRAL SERVICES" AS APPLICANT

**PROJECT DESCRIPTION**

This request is for the proposed conversion of an existing 808 square-foot single-family residence to an Office, Other than Listed use at 610 South 8<sup>th</sup> Street. The lot has a general plan designation of MXU (Mixed Use) and a zoning designation of R-1 (Single Family Residential). The applicant is proposing to rezone (ZON-37945) the site to P-R (Professional Office and Parking), as an Office, Other than Listed use is allowed in the P-R (Professional Office and Parking) zoning district. However, the site does not meet the minimum lot width required in the P-R (Professional Office and Parking) zone. The applicant has submitted an associated Variance (VAR-38104) request to address this issue. As proposed, the site does not meet the minimum landscaping requirements. The applicant is requesting Exceptions of the perimeter landscaping requirements to address this issue. The proposed development is compatible and harmonious with the adjacent P-R (Professional Office and Parking) zoned properties located west of the site. Furthermore, the requested Exceptions can be supported, as the building will maintain the appearance of a single-family residence and is harmonious with the adjacent single-family residences to the north, south, and east. Therefore, staff is recommending approval of this request. If this application is denied, the site will remain as a single-family residence.

**ISSUES**

- A mapping action is required to combine the existing two lots.
- Approval of a companion Variance (VAR-38104) to allow a lot width of 50 feet where 60 feet is required in the P-R (Professional Office and Parking) zoning district is necessary for this request to be approved.
- Title 19.10.010(J), Approval of a companion Variance (VAR-XXXXX) to allow the backing of a motor vehicle onto a public street where not permitted is necessary for this request to be approved.
- The applicant is requesting an Exception to allow one tree within the perimeter landscape buffers where 20 trees are required.
- The applicant is requesting an Exception to allow zero parking lot landscaping trees where three trees are required.

• Applicant has agreed to provide 4-5 additional trees.

- NO PERMITS FOR ACCESSORY STRUCTURE

- LETTER FROM REPUBLIC SERVICES FOR CURB SIDE PICK-UP

**BACKGROUND INFORMATION**

**Related/Relevant City Actions by P&D, Fire, Bldg., etc**  
 There are no relevant City actions at this property.

**Most Recent Change of Ownership**  
 08/23/06 A deed was recorded for a change in ownership.

**Related Building Permits/Business Licenses**  
 c.1940 The existing building was constructed.

**Pre-Application Meeting**  
 03/29/10

**Neighborhood Meeting**  
 A neighborhood meeting is not required, nor was one held.

**Field Check**  
 04/22/10

**Details of Application/Request**  
**Site Area**  
 Net Acres 0.16

<b>Surrounding Property</b>	<b>Existing Land Use Per Title 19.04</b>	<b>Planned or Special Land Use Designation</b>	<b>Existing Zoning District</b>
Subject Property	Single Family Residence	MXU (Mixed Use)	R-1 (Single Family Residential)
North	Single Family Residence	MXU (Mixed Use)	R-1 (Single Family Residential)
South	Single Family Residence	MXU (Mixed Use)	R-1 (Single Family Residential)
East	Single Family Residence	MXU (Mixed Use)	R-1 (Single Family Residential)
West	Office, Other than Listed	MXU (Mixed Use)	P-R (Professional Office and Parking)

<b>Master Plan Areas</b>	<b>Yes</b>	<b>No</b>	<b>Compliance</b>
Master Plan Area			
<b>Special Purpose and Overlay Districts</b>	<b>Yes</b>	<b>No</b>	<b>Compliance</b>
Special Purpose and Overlay Districts			
H (Historic Designation)	X		Y
Live/Work Overlay District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

**DEVELOPMENT STANDARDS**

*Pursuant to Title 19.08, the following standards apply:*

<b>Standard</b>	<b>Required/Allowed</b>	<b>Provided</b>	<b>Compliance</b>
Min. Lot Size	N/A	7,000 SF	N/A
Min. Lot Width	60 Feet	50 Feet	N
Min. Setbacks			
• Front	20 Feet	27 Feet	Y
• Side	5 Feet	8 Feet	Y
• Rear	15 Feet	Feet	Y
Max. Lot Coverage	50%	12%	Y
Max. Building Height	Lesser of 2 Stories or 35 Feet	1 Story, 11 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Curb-side Pickup	By Condition
Mech. Equipment	Screened	Not Indicated	By Condition

*Pursuant to Title 19.08.060, the following Residential Adjacency Standards apply:*

<b>Residential Adjacency Standards</b>	<b>Required/Allowed</b>	<b>Provided</b>	<b>Compliance</b>
3:1 proximity slope	15 Feet / 1 Story	1 Story	Y
Adjacent development matching setback	5/15 Feet	5/15 Feet	Y
Trash Enclosure	50 Feet	Curb-side Pickup	Y

Pursuant to Title 19.10 and 19.12, the following standards apply:

<b>Landscaping and Open Space Standards</b>				
<b>Standards</b>	<b>Required</b>		<b>Provided</b>	<b>Compliance</b>
	<b>Ratio</b>	<b>Trees</b>		
Parking Area	1 Tree / 6 Spaces, plus 1 tree at the end of each row of spaces	3 Trees	Zero Trees	N
Perimeter Buffer:				
• North	1 Tree / 20 Linear Feet	7 Trees	Zero Trees	N
• South	1 Tree / 20 Linear Feet	7 Trees	Zero Trees	N
• East	1 Tree / 20 Linear Feet	3 Trees	1 Tree	N
• West	1 Tree / 20 Linear Feet	3 Trees	Zero Trees	N
<b>TOTAL</b> (Perimeter Trees)		<b>20 Trees</b>	<b>1 Trees</b>	<b>N</b>
Min. Zone Width				
• North	5 Feet		5 Feet	Y
• South	5 Feet		5 Feet	Y
• East	15 Feet		27 Feet	Y
• West	8 Feet		Feet	
Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

<b>Parking Requirement</b>							
<b>Use</b>	<b>Gross Floor Area or Number of Units</b>	<b>Required</b>			<b>Provided</b>		<b>Compliance</b>
		<b>Parking Ratio</b>	<b>Parking</b>		<b>Parking</b>		
			<b>Regular</b>	<b>Handi-capped</b>	<b>Regular</b>	<b>Handi-capped</b>	
Office, Other than Listed	808 SF	1 / 300	2	1	2	1	Y
<b>TOTAL</b>			<b>3</b>		<b>3</b>		<b>Y</b>

<b>Exceptions</b>		
<b>Requirement</b>	<b>Request</b>	<b>Staff Recommendation</b>
1 Tree / 6 Uncovered Spaces, plus one tree at the end of each row of spaces, or 3 trees	Zero Trees	Approval or Denial
One tree at 20 feet on center along all perimeters (20 trees required)	One Tree	Approval or Denial

## ANALYSIS

This request is for the proposed conversion of an existing 808 square-foot single-family residence to an Office, Other than Listed use at 610 South 8<sup>th</sup> Street. The lot has a general plan designation of MXU (Mixed Use) and a zoning designation of R-1 (Single Family Residential). There are no other existing or proposed structures on the site. The office would be open Monday through Friday from 8:00 a.m. to 5:00 p.m. The proposed office would retain the residential appearance of the existing structure on the site.

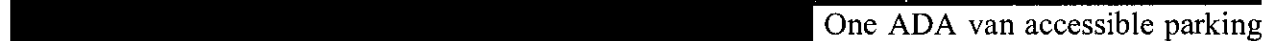
Per Title 19.04, an Office, Other than Listed use is not permitted within the existing R-1 (Single Family Residential) zoning district. The applicant is proposing to rezone the parcel to P-R (Professional Office and Parking), as the use is permitted within the P-R (Professional Office and Parking) zoning district. Staff can support the requested zone change, as the types of uses allowed in the proposed P-R (Professional Office and Parking) zoning district conform with the P-R zoned properties to the west as well as the existing MXU (Mixed Use) general plan designation.

Exceptions of planting requirements have been requested to allow one tree where 20 perimeter trees and three parking lot trees are required. Staff can support the requested exceptions, as the building will maintain the appearance of a single-family residence and is harmonious with the adjacent single-family residences to the north, south, and east.

or

Staff cannot support the Exception requests as they will result in a lack of adequate buffering between the proposed commercial site and the adjacent single-family residences to the north, south, and west.

Access to the site is provided from the existing alleyway at the west perimeter of the property.

 One ADA van accessible parking space and two standard parking spaces are accessed from the rear alley. While the rear of the property features parking spaces which back directly into the alley this treatment has been deemed acceptable by the Department of Public Works and mirrors that of adjacent and nearby P-R conversions to the west.

Residential Adjacency Standards are not applicable, as buildings less than 15 feet in height are not subject to Residential Adjacency Standards. The elevations indicate an 11-foot tall building. The structure was built as a single-family dwelling. The elevations will remain relatively unchanged with a few minor upgrades. Thus, the elevations and materials are appropriate and harmonious with the surrounding neighborhood.

The proposed development lacks adequate buffering from the adjacent single-family residences, and cannot be conducted in a manner that is compatible with the surrounding uses; therefore, staff is recommending denial of the request for a Site Development Plan Review.

**FINDINGS (ZON-37945)**

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**
2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**
3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**
4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

**FINDINGS (SDR-37947)**

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

The proposed development will be compatible with existing P-R Zoned office developments to the west. As the building will maintain the appearance of a single family detached dwelling the site will be compatible with existing adjacent single-family residential properties to the north, south, and east.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**
  
4. **Building and landscape materials are appropriate for the area and for the City;**
  
5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The elevations and design characteristics are consistent with the single-family residences in the area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The site will be subject to inspection by the City and will not compromise the health, safety, and welfare of the general public.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

**NOTICES MAILED**            193

**APPROVALS**                    0

**PROTESTS**                     0

**ZON-37945**

**COMMENTS:**

We have no comment on the request for a Zoning Reclassification From: R-1 (Single Family Residential) To: P-R (Professional Office and Parking) on 0.16 acres of property located at 610 South 8<sup>th</sup> Street.

We note that this site is the subject of a Site Development Plan Review SDR-37947; all site-related conditions of approval are addressed with that action.

## **SDR-37947**

### **CONDITIONS OF APPROVAL:**

1. Coordinate with the Building and Safety Department to determine if existing lot lines are in conflict with existing or the new proposed structures. If it is determined that a mapping or other lot consolidation is required, coordinate with the City Surveyor to determine the most appropriate lot consolidation method.
2. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with the development of this site.
3. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time Building permits are issued.
4. Landscape and maintain all unimproved right-of-way, in any, adjacent to this site. All private improvements 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.
5. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.



April 23, 2010,

Connie Inman  
610 S 8<sup>th</sup> St  
Las Vegas, NV 89101

RE: Enclosure Requirement

Dear Ms Inman:

After reviewing your solid waste history we will not require an enclosure for a commercial container. The history does show that we have been billing you for two residential garbage cans only. We have no problem servicing the cans in the alley but would like you pour a small concrete pad to place your cans on.

Should you need any assistance in the future don't hesitate to call me at any time.

Thanks,

Kirk Foytik  
Republic Services  
Office 599-5534  
Cell 280-0054

RECEIVED  
APR 27 2010

# CITY OF LAS VEGAS

## INTER-OFFICE MEMORANDUM

### REQUEST FOR COMMENT

**FROM: PLANNING AND DEVELOPMENT**

**SDR-37947**

**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 (DPW)	RICK SCHROEDER	DSC

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

<CCSD>	LINDA PERRI	4212 EUCALYPTUS ANNEX
METRO	BRIAN O'CALLAGHAN	7 <sup>th</sup> FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 <sup>nd</sup> FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 <sup>nd</sup> FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	3104 BONANZA ROAD
*STREETS & SANITATION (DPW)	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEMUS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4 <sup>th</sup> Floor
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 Grissom Avenue, Building 11, Suite 103D

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

SDPR  
04/13/2010

**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**

**SDR-37947 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-37945 - PUBLIC HEARING -**  
**APPLICANT: CONNIE J. INMAN - OWNER: WALKER FRED R TRUST** - Request for a Site  
Development Plan Review FOR THE PROPOSED CONVERSION OF A SINGLE-FAMILY RESIDENCE TO A  
900 SQUARE-FOOT OFFICE, OTHER THAN LISTED on 0.16 acres at 610 South 8th Street (APN 139-34-  
810-024), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 3  
(Reese).

PLANNING COMMISSION: **MAY 27, 2010**  
CITY COUNCIL: **JULY 7, 2010**

PLANNING SUPERVISOR: **STEVE GEBEKE**



**PUBLIC HEARING**

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:**

Report Date 04/13/2010 04:12 PM

Submitted By

Page 1

A/P # 37947 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	04/13/2010 12:45	984727	Temp COO		
Approved			COO issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	<input checked="" type="checkbox"/> Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

SDR-37947 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CONNIE J. INMAN - OWNER: WALKER FRED R TRUST - Request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF A SINGLE-FAMILY RESIDENCE TO A 900 SQUARE-FOOT OFFICE, OTHER THAN LISTED on 0.16 acres at 610 South 8th Street (APN 139-34-810-024), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)Zone], Ward 3 (Reese)

Parent A/P #

Project # 37947 Project/Phase Name 610 S. 8TH STREET P-R CONVERSI Phase #  
Size/Area 0.16 ACRE Size Description Subdivision Code  
Proposed Start Proposed Stop % Completed 0.00  
% Complete Formula

Property/Site Information

Parcel 13934810024

Location

Owner/Tenant

Contact ID AC1477781 Name WALKER FRED R TRUST Organization WALKER FRED R TRS  
Mailing Address 5240 ACGUA LN State/Province NV  
City PAHRUMP Country  Foreign  
ZIP/PC 89061-7037 Evening Phone  
Day Phone Mobile #  
Fax

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

610 S 8TH ST  
LAS VEGAS, 89101-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13934810024

Report Date 04/13/2010 04:12 PM

Submitted By

Page 2

**Applicants/Contacts**

Primary N Capacity OWNER Contact ID AC1477781  Foreign  
 Effective Expire  
 Name WALKER FRED R TRUST  
 Day Phone Eve Phone Organization WALKER FRED R TRS  
 Pager PiN # Position  
 Fax Mobile Profession  
 E-Mail  
 Address 5240 ACGUA LN  
 PAHRUMP, NV 89061-7037  
 Seasonal Addr  
 Valid From To  
 Comments No Comments

Primary N Capacity OTHER Other REP Contact ID AC1711704  Foreign  
 Effective Expire  
 Name KME ARCHITECTS  
 Day Phone (702)888-2088 x Eve Phone Organization  
 Pager PiN # Position  
 Fax (702)888-2089 Mobile Profession  
 E-Mail  
 Address 231 W. CHARLESTON # 140  
 LAS VEGAS, NV 89102  
 Seasonal Addr  
 Valid From To  
 Comments No Comments

Primary Y Capacity APPL Contact ID AC1764679  Foreign  
 Effective Expire  
 Name CONNIE J INMAN  
 Day Phone (702)476-1099 x Eve Phone Organization  
 Pager PiN # Position  
 Fax Mobile Profession  
 E-Mail  
 Address 1660 DUNEVILLE STREET  
 LAS VEGAS, NV 89146  
 Seasonal Addr  
 Valid From To  
 Comments No Comments

**Contractors**

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	04/13/2010 12:53	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	04/13/2010 12:53	30.00
PROCESSING FEE	P	04/13/2010 12:53	500.00
<b>Total Unpaid</b>		0.00	<b>Total Paid 1030.00</b>

**Inspections**

There are no Inspections for this Report

Review Activities	Review Type	Status	Waived	Issued	Started	Completed	Comp By
Review #							
Comments							

Report Date 04/13/2010 04:12 PM

Submitted By

Page 3

**SUBMITTAL CHECKLIST**

Indicate if item is being submitted

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

Check Conditions	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Condition	Supervisor Required	Comments				
Z-LEGAL	N			984727	04/13/2010 12:45	

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

Planning Condition	Description	Effective	Expire	Comments
	There is no planning condition for this project.			

**SITE PLAN REVIEW**

N DINA Required? N Project of Regional Significance? Final City Council letter received

Parent Project link required? Annotated minutes recieved

Will this go to the City Council? is there a condition of approval for a Required Review?

Hearing Type Public, Non-Public, Admin PUBLIC If yes, when does it need to be reviewed?

Staff Recommendation

Meeting Information

Meeting Info	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Add Date	Modified By	Modified Date		
05/27/2010	PC	SCHEDULED	0	0	0
RGUMARANG	04/13/2010				

Report Date 04/13/2010 04:12 PM

Submitted By

Page 4

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

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

No children exist for this project

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

No Employee Entries

Log Action	Description	Entered By	Start	Stop	Hours
Comments					

PAYMNT CO NAME WHO PICKED UP CONTACT# 890381 04/13/2010 12:54 0.00  
 EMANUEL ARGUELLES; CENTRAL REFERRAL SERVICE BACKGROUND INVESTIGATIONS; 2 CHECKS #10665 & 10667;702-888-2088;

No Model Home Details

**PLANNING & DEVELOPMENT DEPARTMENT**

**APPLICATION / PETITION FORM**

Application/Petition For: Connie J. Inman  
 Project Address (Location) 610 S. 8th Street  
 Project Name Central Referral Service Proposed Use B. Business  
 Assessor's Parcel #(s) 139-34-810-024 Ward # 3 - Gary Reese  
 General Plan: existing 1000 proposed \_\_\_\_\_ Zoning: existing R-1 proposed P-R  
 Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
 Gross Acres 0.16 Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
 Additional Information \_\_\_\_\_

**PROPERTY OWNER** Walker Fred R Trust Contact \_\_\_\_\_  
 Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

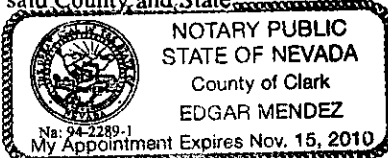
**APPLICANT** Connie J. Inman Contact \_\_\_\_\_  
 Address 1660 Duneville Street Phone: (702) 476-1099 Fax: \_\_\_\_\_  
 City Las Vegas State NV Zip 89146

**REPRESENTATIVE** KME Architects Contact Emanuele Arguelles  
 Address 231 W. Charleston Phone: (702) 888-2088 Fax: (702) 888-2089  
 City Las Vegas State NV Zip 89102

**FOR DEPARTMENT USE ONLY**

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 FRED WALKER TRUSTEE  
 Subscribed and sworn before me  
 This 13th day of April, 20 10  
[Signature]

Case #	<u>SDR-37947</u>
Meeting Date:	<u>5/27/10</u>
Total Fee:	<u>\$1030</u>
Date Received:*	<u>4/13/10</u>
Received By:	<u>Romeo</u>

Notary Public in and for said County and State  
  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 County of Clark  
 EDGAR MENDEZ  
 No. 94-2289-1  
 My Appointment Expires Nov. 15, 2010

**RECEIVED**  
 APR 13 2010

\*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.



April 27, 2010

City of Las Vegas  
Development Services Center  
731 S. 4<sup>th</sup> Street  
Las Vegas, NV 89101

Attn: Planning & Development Department

*Kelvin Haywood  
President*

Re: Central Referral Service  
610 S. 8<sup>th</sup> street  
APN 139-34-810-024

*Melvin Green  
Principal*

Justification Letter

*Emanuele Arguelles  
Principal*


KME Architects, LLC on behalf of our client Connie J. Inman, is pleased to submit this request to rezone the existing property (APN #139-34-810-024) from its current use of (R-1, single family) to (P-R, professional office) and a variance from the 60' wide lot requirement.

The intent is to improve the existing 808 sf home into a small office to be used by a Private / Background Investigator. The office will maintain normal business hours of 10am – 4:30 pm and the majority of clients will be by appointments as not to cause a need for excessive parking. Along with the new parking spaces shown in the submitted drawings the street front is also utilized for parallel parking.

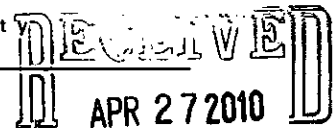
The new business will not produce an amount of trash that will require a larger trash receptacle. The owner has obtained a letter from Republic Service that will state normal curbside service will continue for this address.

If you have any questions or comments regarding this matter, please feel free to contact our office

Sincerely,

  
Emanuele Arguelles  
Principal

Architecture | Planning | Sustainability







April 12, 2010

City of Las Vegas  
Development Services Center  
731 S. 4<sup>th</sup> Street  
Las Vegas, NV 89101

Attn: Planning & Development Department

*Kelvin Haywood*  
President

Re: Central Referral Service  
610 S. 8<sup>th</sup> street  
APN 139-34-810-024

*Melvin Green*  
Principal

Justification Letter

*Emanuele Arguelles*  
Principal

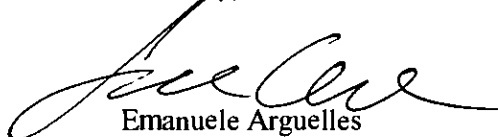
KME Architects, LLC on behalf of our client Connie J. Inman, is pleased to submit this request to rezone the existing property (APN #139-34-810-024) from its current use of (R-1, single family) to (P-R, professional office).

The intent is to improve the existing 900 sf home into a small office to be used by a Private Investigator. The office will maintain normal business hours and the majority of clients will be by appointments as not to cause a need for excessive parking. Along with the new parking spaces shown in the submitted drawings the street front is also utilized for parallel parking.

The new business will not produce an amount of trash that will require a larger trash receptacle. The owner is in the process of obtaining a letter from Republic Service that will state normal residential service will continue for this address.

If you have any questions or comments regarding this matter, please feel free to contact our office

Sincerely,

  
Emanuele Arguelles  
Principal

RECEIVED  
APR 13 2010

Architecture | Planning | Sustainability

**SDR-37947**  
**ZON-37945**



# Las Vegas Business License Application

400 Stewart Ave., 3rd Floor, Las Vegas, NV 89101

(702) 229-6281 (Voice); (702) 386-9108 (TDD)

Please type or print in black ink. Incomplete or illegible applications will not be accepted. Application must bear an original signature.

All information on this form is a public record.

Mail  Counter

1	<input checked="" type="checkbox"/> New Business	<input checked="" type="checkbox"/> Change of Ownership	<input type="checkbox"/> Change of Location	<input type="checkbox"/> Change of Name	<input type="checkbox"/> Change of Corp. Officer	<input type="checkbox"/> Other																																										
2	Type of Entity:	<input checked="" type="checkbox"/> Sole Proprietor	<input type="checkbox"/> Corporation	<input type="checkbox"/> Partnership	<input type="checkbox"/> Limited Liability Company																																											
3	Entity Name: Nevada Renters Review, Inc dba Central Referral Svc				4	Corporate Phone: 702-382-6883																																										
5	Business Name (d/b/a): Central Referral Service				6	EIN #: 88-0176758																																										
7	Business Opening Date: 1965		Hours of Operation: varies 11am to 4:30 or (?)		8	Business Phone: 702-382-6883																																										
9	Business Street Address: 608 S 8th Street		10 Business Mailing Address: P.O. Box 1240		11	Business Fax: 702-382-6637																																										
					12	Cellular Phone:																																										
					13	Email Address: connieinman@hotmail.com																																										
14	Owner/Manager or other Principal (attach additional pages if required)		Business Website:		Drivers License #:																																											
	Name: (Last, First) Inman, Connie		Home Address: (P.O. Box Not Acceptable) 1660 Duneville Street		Date of Birth: 18-26-41																																											
	Title: president	Percent Owned: 100	City, State & Zip Code: Las Vegas, Nevada 89146		Home Phone: 702-476-1099																																											
	Name: (Last, First)		Home Address: (P.O. Box Not Acceptable)		Date of Birth:																																											
	Title:	Percent Owned:	City, State & Zip Code:		Home Phone:																																											
	Manager Name: (Last, First) same		Home Address: (P.O. Box Not Acceptable)		Date of Birth:																																											
	Manager On-Site <input checked="" type="checkbox"/> Off-Site <input type="checkbox"/>		City, State & Zip Code:		Home Phone:																																											
15	<table border="0"> <tr> <td>Alcohol sales</td><td>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> <td>Auto title loans</td><td>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> <td>Less than weekly</td><td>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> </tr> <tr> <td>Gaming</td><td>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> <td>Check cashing</td><td>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> <td>Kitchenette</td><td>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tobacco sales</td><td>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> <td>Installment loans</td><td>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> <td>Coin-operated laundry</td><td>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> </tr> <tr> <td>Used merchandise</td><td>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> <td>Entertainment</td><td>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> <td>Swimming pool</td><td>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> </tr> <tr> <td>Dance</td><td>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> <td>Sexually-oriented materials or activities</td><td>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> <td>Long term rental</td><td>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> </tr> <tr> <td>Sales</td><td>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> <td>Alcohol/drug counseling/treatment</td><td>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> <td>Amusement machines</td><td>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> </tr> <tr> <td>Childcare</td><td>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> <td>Pawn</td><td>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> <td>Vending machines</td><td>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> </tr> </table>						Alcohol sales	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Auto title loans	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Less than weekly	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Gaming	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Check cashing	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Kitchenette	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Tobacco sales	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Installment loans	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Coin-operated laundry	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Used merchandise	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Entertainment	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Swimming pool	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Dance	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Sexually-oriented materials or activities	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Long term rental	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Sales	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Alcohol/drug counseling/treatment	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Amusement machines	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Childcare	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Pawn	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Vending machines	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Alcohol sales	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Auto title loans	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Less than weekly	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>																																											
Gaming	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Check cashing	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Kitchenette	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>																																											
Tobacco sales	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Installment loans	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Coin-operated laundry	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>																																											
Used merchandise	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Entertainment	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Swimming pool	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>																																											
Dance	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Sexually-oriented materials or activities	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Long term rental	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>																																											
Sales	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Alcohol/drug counseling/treatment	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Amusement machines	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>																																											
Childcare	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Pawn	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Vending machines	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>																																											
16	Describe your specific business activity in detail: Licensed Private Investigator: employment and tenant screening, and ID theft																																															
17	If this application is for a change of business name, business location, or business ownership, then list the previous name, address, & owner(s) below: APR 13 2010																																															
18	I am aware of the obligation to provide timely notice of any changes in required information, and I have informed all owners, managers, or other principals of their criminal and/or civil responsibility for the timely fulfillment of all restrictions and conditions to the license or timely abatement of any nuisance activity at or associated with the business. Per LVMC 6.02.080 (B) (Initial)																																															
19	Several categories of business licenses require Nevada state licenses. All such principals are aware that failure to maintain required Nevada state licenses renders a city of Las Vegas business license invalid and thereafter any business activity would be unlawful. (Initial)																																															
	As an authorized agent of the entity identified above, I certify the information provided on this form is true, correct, complete and current to the best of my knowledge and belief.																																															
20	Authorized Original Signature: Connie J. Inman		Print Name: Connie J. Inman		Date:																																											

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 139-34-810-024
- 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 RECORDER'S OPTIONAL USE ONLY**

Book \_\_\_\_\_ Page \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: *Cyprus*

3. Total Value/Sales Price of Property \$ 0.00  
 Deed in Lieu of Foreclosure Only (value of property) ( 0.00  
 Transfer Tax Value: \$ 0.00  
 Real Property Transfer Tax Due \$ 0.00

4. **IF EXEMPTION CLAIMED:**

- a. Transfer Tax Exemption per NRS 375.090, Section 7
- b. Explain Reason for Exemption:  
 TRANSFER WITHOUT CONSIDERATION TO OR FROM A TRUST

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 Cordia Mannon TTS Capacity GRANTOR

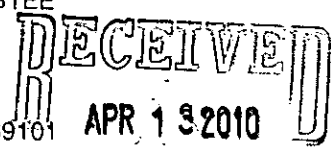
Signature Fred E. Walker TTS Capacity GRANTEE

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

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

Print name: CORDIA E. MANNION, TRUSTEE  
 Address: 610 SOUTH 8TH STREET  
 City: LAS VEGAS  
 State: NEVADA Zip: 89101

Print name: FRED E. WALKER, TRUSTEE  
 Address: 610 SOUTH 8TH STREET  
 City: LAS VEGAS  
 State: NEVADA Zip: 89101



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

Print Name: NEVADA LEGAL FORMS & BOOKS, INC. Escrow # \_\_\_\_\_

Address: 3901 WEST CHARLESTON BOULEVARD

City: LAS VEGAS State: NEVADA Zip: 89102

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

*TSSC*

4

20060823-0002554

APN: 139-34-810-024  
Recording requested by and mail documents and tax statements to:

Name: FRED R. WALKER  
Address: 610 SOUTH 8TH STREET  
City/State/Zip: LAS VEGAS, NEVADA 89101

DED 104  
Nevada Legal Forms & Books, Inc. (702) 870-8977  
[www.legalformsrus.com](http://www.legalformsrus.com)

Fee: \$15.00 RPTT: EX#007  
N/C Fee: \$0.00  
08/23/2006 12:35:37  
T20060147744  
Requestor:  
NEVADA LEGAL FORMS & BOOKS INC  
Frances Deane LEX  
Clark County Recorder Pgs: 3

RPTT: 7

### QUITCLAIM DEED

THIS INDENTURE WITNESS That the GRANTOR(S):

CORDIA E. MANNION, TRUSTEE OF THE CORDIA E. MANNION LIVING TRUST DATED FEBRUARY 3, 1976

for and in consideration of ZERO Dollars (\$ 0.00 )  
do hereby QUITCLAIM the right, title and interest, if any, which GRANTOR may have in all that real property, the receipt of which is hereby acknowledged, to the GRANTEE(S):

FRED R. WALKER, TRUSTEE OF THE "FRED R. WALKER TRUST",  
DATED OCTOBER 13, 1977 AND AMENDED AND RESTATED ON  
NOVEMBER 12, 1996

all that real property situated in the City of LAS VEGAS County of CLARK ,  
State of NEVADA , bounded and described as follows: (Set forth legal description  
and commonly known address)

COMMONLY KNOWN ADDRESS:

610 SOUTH 8TH STREET, LAS VEGAS, NEVADA

RECEIVED  
APR 13 2010

**WARNING: THE COUNTY RECORDER MAY CHARGE AN ADDITIONAL FEE IF YOU WRITE WITHIN THE 1" MARGINS OF THIS DOCUMENT OR VIOLATE ANY OTHER RECORDING REQUIREMENTS IMPOSED BY YOUR COUNTY RECORDER.**

**LEGAL DESCRIPTION:**

LOTS TWENTY-SEVEN (27) AND TWENTY-EIGHT (28) IN BLOCK ELEVEN (11) OF WARDIE ADDITION TO LAS VEGAS, AS SHOWN ON THE MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

Together with all and singular hereditament and appurtenances thereunto belonging or in any way appertaining to.

In Witness Whereof, I/We have hereunto set my hand/our hands on 22 day of AUGUST, 2006.

*Cordia Mannion*  
Signature of Grantor  
CORDIA E. MANNION, TRUSTEE

Signature of Grantor

Signature of Grantor

Signature of Grantor

STATE OF Nevada )  
COUNTY OF Clark )

On this 22 day of AUGUST, 2006, appeared before me, a Notary Public, \*\*\*\*\*CORDIA E. MANNION\*\*\*\*\*

personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.

*Katrina D. Correll*  
Notary Public  
My commission expires March 30, 2010

Notary Public - State of Nevada  
County of Clark  
KATRINA D. CORRELL  
My Appointment Expires  
March 30, 2010

Consult an attorney if you doubt this forms fitness for your purpose.

RECEIVED Initials  
APR 13 2010



**CITY OF LAS VEGAS**  
**Planning & Development Department**  
**SUBMITTAL CHECKLIST**

Pre-Application Conference		
Item Required		
YES	NO	

**APPLICATION PACKET**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Application signed and notarized by <b>all</b> property owners or authorized agent(s)	<b>NOTES:</b> Visit the CLV website for blank application, SOFI & DINA forms @ <a href="http://www.lasvegasnevada.gov/">http://www.lasvegasnevada.gov/</a> (Follow - "I Want To . . ." --> "Apply for -> Planning Applications")
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Grant deed and legal description	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Detailed justification letter	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Correct fee(s): \$ 500.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 1030.00 Total	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Statement of Financial Interest (SOFI) signed and notarized by <b>all</b> property owners or authorized agent(s)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Assessor's Parcel Map	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Impact Notice and Assessment (DINA)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project of Regional Significance (PRS)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Color & Materials Board per Site Development Plan Review Submittal Requirements	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Copy of Business Licenses: (Owner: <input type="checkbox"/> Applicant: <input type="checkbox"/> Representative: <input type="checkbox"/> )	

**SITE PLAN**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 11" x 17" min. to 24" x 36" max. page size	Folded Plans:	19
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> North arrow, scale, and vicinity map	Colored, Rolled Plans:	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> All property lines and present dimensions labeled	Reduced Copy (8-1/2x11 BW):	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> All building setbacks labeled	<b>NOTES:</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> All adjacent existing land uses and street names labeled		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> All points of ingress and egress shown		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> ADA accessibility requirements shown/labeled		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Parking standard(s) utilized:		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Parking space count and typical dimensions labeled # regular + (30% or less of total) # compact + # handicap = Total		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> All free-standing sign locations shown and heights and sizes noted		

**LANDSCAPE PLAN**

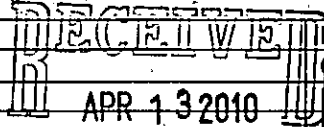
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 11" x 17" min. to 24" x 36" max. page size	Folded Plans:	3
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> North arrow, scale, and vicinity map	Colored, Rolled Plans:	4
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> All property lines and present dimensions labeled	Reduced Copy (8-1/2x11 BW):	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> All required perimeter landscape planters shown	<b>NOTES:</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> All required parking lot fingers/islands shown		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Quantity, size, species/variety of all trees, shrubs, and ground cover		

**BUILDING ELEVATIONS**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 11" x 17" min. to 24" x 36" max. page size	Folded Plans:	2
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Scale and building dimensions labeled	Colored, Rolled Plans:	4
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> North, south, east, and west elevations of all buildings	Reduced Copy (8-1/2x11 BW):	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> All building materials and colors noted	<b>NOTES:</b> <i>Photos Acceptable</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 8" x 10" photo of original color and material board		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> All wall sign locations shown and sizes noted		

**FLOOR PLANS**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 11" x 17" min. to 24" x 36" max. page size	Folded Plans:	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Scale and building dimensions labeled	Colored, Rolled Plans:	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> All building entrances/exits shown	Reduced Copy (8-1/2x11 BW):	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Use of all rooms noted/labeled	<b>NOTES:</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Maximum Occupancy (per I.B.C.)		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 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:	WALKER FRED R TRUST/Connie J. Inman	Application Type:	Site Development Plan Review
Representative:	Connie J. Inman	Application Purpose:	Office, Other than Listed
APN:	139-34-810-024	Site Location:	610 South 8th Street
Planner's Signature:		Pre-App. Meeting Date:	03/29/10
Planner:	John Grider, Planner I - 229-6711 Steve Gebeke, Planning Supervisor - 229-5410	Earliest Submittal Deadline:	04/13/2010 no later than 2:00 pm
		Earliest PC / CC Meeting Dates:	05/27/10 PC      06/16/10 CC