

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

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

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 400 600 800

ASSESSOR'S PARCELS - CLARK CO., NV.
Michele W. Shafe - Assessor

- PARCEL BOUNDARY
SUB BOUNDARY
PM/LD BOUNDARY
ROAD EASEMENT
MATCH / LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
HISTORIC PM/LD BOUNDARY
SECTION LINE
- CONDOMINIUM UNIT
AIR SPACE PCL
RIGHT OF WAY PCL
SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
001 PARCEL NUMBER
1.00 ACREAGE
202 PARCEL SUB/SEQ NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GL5 GOV. LOT NUMBER

BOOK **T21S R61E**

125	124	123
138	139	140
163	162	161
176	177	178

SEC. **3**

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

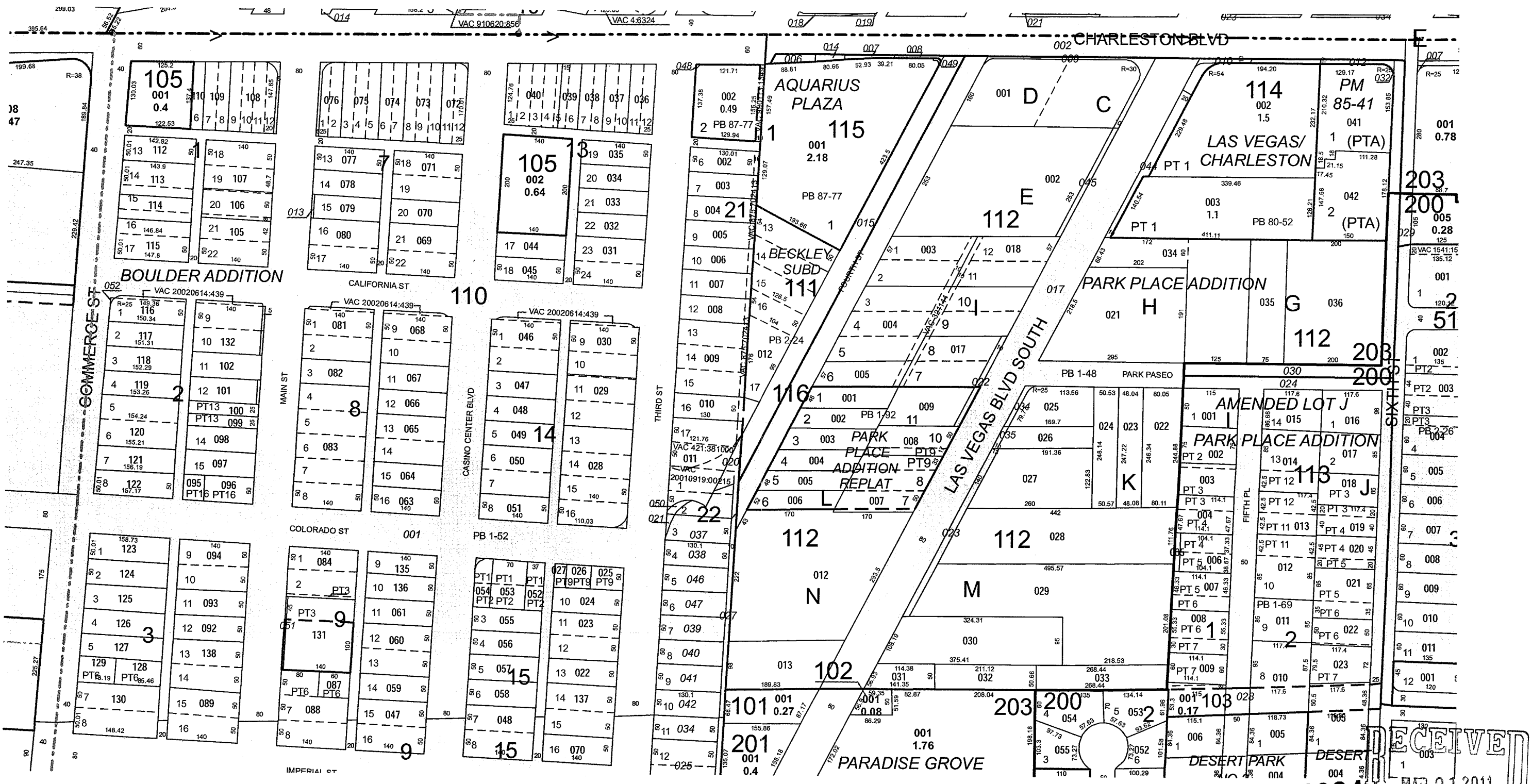
MAP **N 2 NW 4**

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

162-03-1

CLARK COUNTY
ASSESSOR
NEVADA

Scale: 1" = 200' Rev: 02/09/2011



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SDR-41084

MAR 01 2011

DIST 200,203

RAUL AND GUADALUPE GIL
1204 S. MAIN STREET LAS VEGAS, NV
APN#162-03-110-132

CASA DON JUAN
SITE PLAN/FLOOR PLAN

SP1

MAIN STREET
(PUBLIC)

EX. 45' R/W

EX. 5' SIDE WALK

EX. 4' OVERHANG

EXISTING SEATING AREA

EXISTING SEATING AREA

PROPOSED 10 SEATING BAR
WITH 5 SLOT MACHINES
AND 20 LOUNGE SEATING

REMOVE
EXISTING BAR

EXISTING SEATING AREA

EXISTING
SERVICE
STATION

EXISTING OFFICE

EXISTING STORAGE ROOM

20' ALLEY

TOTAL SF 7,186 RESTAURANT
TOTAL SF 754 OUTDOOR SEATING

TOTAL SF 7,940 RESTAURANT AND OUTDOOR SEATING

EXISTING
PARKING

EX. 4' OVERHANG

EXISTING ICE ROOM
EXISTING RESTROOM
EXISTING WALKING COOLER
EXISTING STORAGE ROOM

EX. 5' SIDE WALK

CASA DON JUAN SITE PLAN/FLOOR PLAN
TO ACCOMPANY SPECIAL USE PERMIT

CALIFORNIA STREET
(PUBLIC)



RECEIVED
MAR 01 2011
SDR-41084

MAIN STREET
(PUBLIC)

EX. 45' R/W

EX. 5' SIDE WALK

20'

EX. 25' R/W

EX. 4' OVERHANG

EXISTING SEATING AREA

PROPOSED 10 SEATING BAR
WITH 5 SLOT MACHINES
AND 20 LOUNGE SEATING

NOT-A PART
OF RESTAURANT

EXISTING SEATING AREA

EXISTING
SERVICE
STATION

EXISTING OFFICE

EXISTING STORAGE ROOM

20'
ALLEY

EXISTING KITCHEN

EXISTING KITCHEN

EXISTING
ICE
ROOM

EXISTING
RESTROOM

EXISTING SEATING AREA

EXISTING
WALKING
COOLER

EXISTING
STORAGE
ROOM

EX. 4' OVERHANG

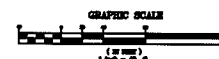
10'

EX. 5' SIDE WALK

CASA DON JUAN SITE PLAN/FLOOR PLAN
TO ACCOMPANY SPECIAL USE PERMIT

CALIFORNIA STREET

(PUBLIC)



TOTAL SF 7,186 RESTAURANT
TOTAL SF 754 OUTDOOR SEATING

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EXISTING
PARKING

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RAUL AND GUADALUPE GIL
1204 S. MAIN STREET LAS VEGAS, NV
APN# 162-03-110-132

CASA DON JUAN
SITE PLAN/FLOOR PLAN

SP1

MAIN STREET
(PUBLIC)

EX. 45' R/W

EX. 5' SIDE WALK

EX. 4' OVERHANG

EXISTING SEATING AREA

EXISTING SERVICE STATION

EXISTING SEATING AREA

EXISTING OFFICE

EXISTING STORAGE ROOM

NOT-A PART
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EXISTING BAR

EXISTING
WOMEN'S
RESTROOM

EXISTING
MEN'S
RESTROOM

EXISTING KITCHEN

EXISTING KITCHEN

EXISTING ICE ROOM

EXISTING WALKING COOLER

EXISTING STORAGE ROOM

EX. 4' OVERHANG

20'
ALLEY

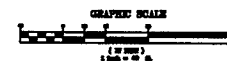
TOTAL SF 7,186 RESTAURANT
TOTAL SF 754 OUTDOOR SEATING

TOTAL SF 7,940 RESTAURANT AND OUTDOOR SEATING

EXISTING
PARKING

CASA DON JUAN SITE PLAN/FLOOR PLAN
TO ACCOMPANY SPECIAL USE PERMIT

CALIFORNIA STREET
(PUBLIC)



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MAR 01 2011

RAUL AND GUADALUPE GIL
1204 S. MAIN STREET LAS VEGAS, NV
APN# 162-03-110-132

CASA DON JUAN
SITE PLAN/FLOOR PLAN

SP1

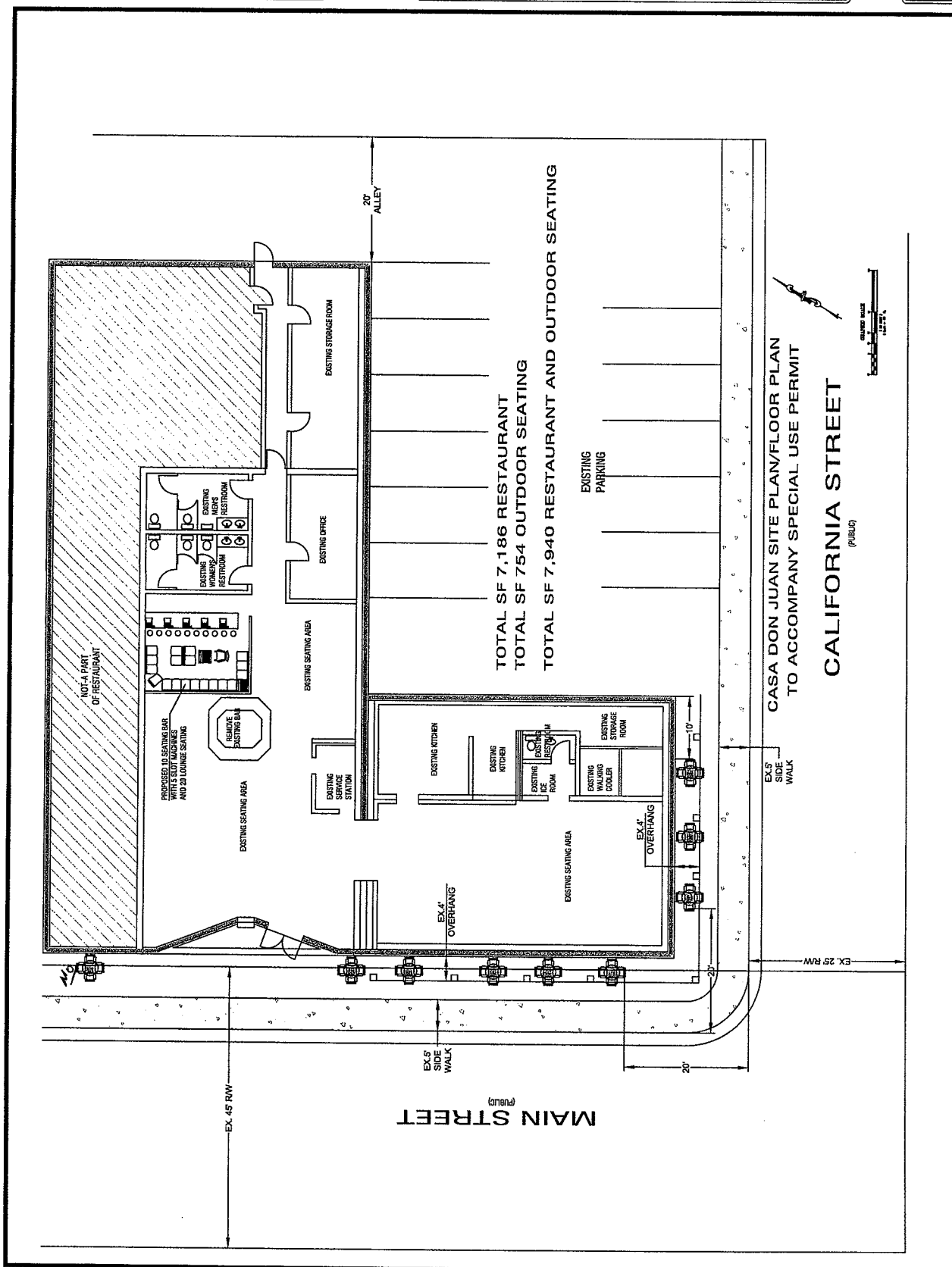
SDR-41084
03/2011 MINOR REVIEW

RECEIVED
MAR 01 2011
SDR-41084

SP1

CASA DON JUAN
SITE PLAN/FLOOR PLAN

1204 S. MAIN STREET LAS VEGAS, NV
APN#162-03-110-132



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	
☒	☐	Original meeting notes and checklist(s) signed by planner <i>\$500.00</i>	
☒	☐	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: ☒)	

ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)

SITE PLAN

☒	☐	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	6
☒	☐	North arrow, scale, and vicinity map	Colored, Rolled Plans:	1
☒	☐	All property lines and present dimensions labeled	Reduced Copy (8-1/2x11 BW):	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: Restaurant		
☒	☐	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 BW):	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:	0
☐	☒	Scale and building dimensions labeled	Colored, Rolled Plans:	0
☐	☒	North, south, east, and west elevations of all buildings	Reduced Copy (8-1/2x11 BW):	0
☐	☒	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	Rolled Plans:	1
☒	☐	All building entrances/exits shown	Reduced Copy (8-1/2x11 BW):	1
☒	☐	Use of all rooms noted/labeled	NOTES: TO BE INCLUDED W/ SITE PLAN	
☒	☐	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:	M G G, LLC	Application Type:	Site Development Plan Review
Representative:	Gaspar Andrade	Application Purpose:	Urban Lounge
APN:	162-03-110-132	Site Location:	1204 South Main Street
Planner's Signature:	<i>[Signature]</i>	Pre-App. Meeting Date:	09/09/2010
Planner:	Mike Howe, Planner I - 229-6821	Submittal Deadline:	10/05/10 - no later than 2:00 pm
		Earliest PC / CC Meeting Dates:	10/21/10 PC - 11/17/10 CC Cycle 8



PLANNING & DEVELOPMENT DEPARTMENT

PLANNER'S NOTES FOR PRE-APPLICATION CONFERENCE

Casa Don Juan Outdoor Dining Area

APN:	162-03-110-132	Pre-app Date:	09/09/10
Location:	1204 South Main Street	Meeting Location:	DSC 1st Floor Conference Room - 1B
Acres:	0.32	Ward #:	3 - Reese
		Time:	2:00 p.m.

Ownership Info:	M G G, LLC	Phone:	(702)-
		Fax:	(702)-
		Email:	
Applicant Info:	Casa Don Juan	Phone:	(702)-
		Fax:	(702)-
		Email:	
Representative Info:	Gaspar Andrade	Phone:	(702)-821-6699
		Fax:	(702)-
		Email:	

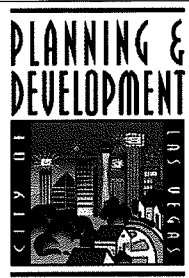
Cases:	Permits / Licenses:
04/18/01 - The City Council approved a request for a Special Use Permit (U-0200-00) for a proposed restaurant service bar in conjunction with an existing restaurant (Casa Don Juan) at 1204 South Main Street. Planning Commission and staff recommended approval. 04/18/01 - The City Council approved a Variance (U-0086-00) to allow 23 parking spaces where 65 spaces are required at 1204 South Main Street. Planning Commission recommended approval. Staff recommended denial. 08/07/02 - The City Council approved a reinstatement and an Extension of Time [U-0200-00(1)] of an approved Special Use Permit which allowed a restaurant service bar in conjunction with a restaurant. Planning Commission and staff recommended approval. 08/03/05 - The City Council approved a request for a Review of Condition (ROC-7108) to remove the requirement (condition#8) to construct all incomplete half street improvements. 06/20/07 - The City Council approved a request for a site development plan review (SDR-21175) for a multi-phase mixed use development including 3,000 condos, 6,000 hotel rooms, a private sports arena, street level retail and a casino at the southwest corner of Charleston and Main. Planning Commission and staff recommended approval.	09/24/03 - A business license (L19-0008) for a service bar was issued. The license is still active. 09/24/03 - A business license (R09-00041) for a restaurant was issued. The license is still active. 10/03/07 - A Code Enforcement citation (58487) was issued for non-permitted banner signage at 1204 South Main Street. The case was closed by CE on 10/16/07. 07/01/08 - A Code Enforcement citation (67236) was issued for trash, debris, and illegal banner signs at 1204 South Main Street. The case was closed by CE on 07/10/08. 08/06/09 - A business license (V02-01834) was issued for a coin operated toy machine. The license is still active.

Proposed Use:	Outdoor Dining Area
General Plan:	Existing: C-M (Commercial / Industrial)
	Proposed: No change proposed
Zoning:	Existing: C (Commercial)
	Proposed: No change proposed

Special Area, Master Plans, and / or Overlay Districts that Apply:	Live Work Overlay District Las Vegas Redevelopment Plan Special Land Use Designation (per plan): Downtown Centennial Plan - 18b Las Vegas Arts District
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RECEIVED
MAR 01 2011

Questions / Comments:	1.
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CITY OF LAS VEGAS

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

Page: 1 of 1
Date: 09/09/10
Time: 2:00 p.m.

Project Name: Casa Don Juan Outdoor Dining Area

Conversation between CLV P&D Representative: Greg Kapovich, Planner I (229-6137 Office / 385-7268 Fax / gkapovich@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Gaspar Andrade				
2. Maria				
3. Doug Rankin	Planning & Development			
4. Greg Kapovich	Planning & Development	229-6137		
5.				
6. Darcey	CLV - Finance (Business License)	229-6321	383-0769	
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. Tom Burkart	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. The applicant is applying to for a Minor Site Development Plan Review for a proposed Outdoor Dining Area in conjunction with an existing restaurant (Casa Don Juan).
2. This Minor Review is a required condition of the approved SUP-38865 and as a requirement by the Downtown Centennial Plan.
3. Please revise the site plan to illustrate the proposed outdoor seating. Please be sure to conform to the standards set forth in the Downtown Centennial Plan Outdoor Dining Standards.

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**



March 23, 2011

MGG, LLC
1204 South Main Street
Las Vegas, Nevada 89104

**RE: SDR-41084 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - MARCH 2011**

Dear Sir:

Your request for a Minor Site Development Plan Review FOR A PROPOSED OUTDOOR DINING AREA AT AN EXISTING RESTAURANT at 1204 South Main Street (APN 162-03-110-132), C-M (Commercial/Industrial) Zone, Ward 3 (Reese), has been considered administratively by the Department of Planning Staff.

The Department of Planning Staff has administratively **APPROVED** your request subject to the following:

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-38865) shall be required.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan date stamped 03/01/11, except as amended by conditions herein.
4. Lighting, when provided, shall be shielded and of low wattage so as to illuminate only the outdoor dining area and avoid producing glare on neighboring properties.
5. All outdoor furnishings related to the outdoor dining area shall be made of sturdy, durable and commercial grade material and shall complement the design theme of the business.

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov



MGG, LLC
SDR-41084 - Page Two
March 23, 2011

6. All outdoor furnishings related to the outdoor dining area shall be stored safely inside during non-business hours of operation. Non-permanent landscape planters may remain outside.
7. Outdoor dining areas shall be kept in good state of repair and maintained in a clean, safe, and sanitary condition.
8. Alcoholic beverage service in outdoor seating areas shall conform to LVMC Title 6.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

This action by the Department of Planning staff on March 23, 2011 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Rex Bell
625 South 8th Street
Las Vegas, Nevada 89101

*City of Las Vegas***AGENDA MEMO - PLANNING****ADMINISTRATIVE MINOR REVIEW DATE: MARCH 2011****DEPARTMENT: PLANNING****ITEM DESCRIPTION: APPLICANT/OWNER: MGG, LLC**

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-41084	Staff APPROVES, subject to conditions:	

**** CONDITIONS ****

SDR-41084 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-38865) shall be required.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan date stamped 03/01/11, except as amended by conditions herein.
4. Lighting, when provided, shall be shielded and of low wattage so as to illuminate only the outdoor dining area and avoid producing glare on neighboring properties.
5. All outdoor furnishings related to the outdoor dining area shall be made of sturdy, durable and commercial grade material and shall complement the design theme of the business.
6. All outdoor furnishings related to the outdoor dining area shall be stored safely inside during non-business hours of operation. Non-permanent landscape planters may remain outside.
7. Outdoor dining areas shall be kept in good state of repair and maintained in a clean, safe, and sanitary condition.

MH

Conditions Page Two

March 2011 - Administrative Minor Review

8. Alcoholic beverage service in outdoor seating areas shall conform to LVMC Title 6.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Staff Report Page One
March 2011 - Administrative Minor Review

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Minor Site Development Plan Review for an outdoor dining area related to an existing Restaurant and approved Urban Lounge use (SUP-38865) at 1204 South Main Street. The 754 square-foot outdoor dining area consists of nine tables located on private property, under a four-foot wide arcade, adjacent to five-foot wide public sidewalks that line California Street and Main Street. As the proposed outdoor seating area, as conditioned, meets the requirements and furthers the objectives of the Downtown Centennial Plan, staff is administratively approving this request.

ISSUES

- Outdoor dining and seating areas on private property located with the Downtown Centennial Plan require approval of a Minor Site Development Plan Review.
- A Special Use Permit (SUP-38865) for an Urban Lounge use was approved at this location, with a condition (Number Three) that a Minor Site Development Plan Review shall be submitted to and approved by the Planning and Development Department before any outdoor seating is installed.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
04/18/01	The City Council approved a request for a Special Use Permit (U-0200-00) for a proposed Restaurant Service Bar for the sale of liquor in conjunction with an existing restaurant and proposed restaurant addition and the accompanying Variance request (VAR-0086-00) to allow 23 parking spaces where 65 spaces are the minimum required. Planning Commission recommended approval for both requests on 03/08/2001.
08/07/02	The City Council approved a request for a Reinstatement and Extension of Time [U-0200-00(1)] of an Approved Special Use Permit which allowed a Restaurant Service Bar in conjunction with an existing Restaurant and proposed expansion thereof, located at 1202-1204 South Main Street.
08/03/05	The City Council approved a request for a Review of Condition Number 8 (ROC-7108) of an approved Special Use Permit (U-0200-00) to remove the requirement to construct all incomplete half-street improvements (streetlights) adjacent to the site on California Street prior to occupancy of the proposed expansion at 1204 South Main Street.

Staff Report Page Two
March 2011 - Administrative Minor Review

06/20/07	The City Council approved a request for a Site Development Plan Review (SDR-21175) for a multi-phase Mixed Use Development including a 3,000 condominium units, 6,000 hotel rooms, a private sports arena, street level retail, office and exhibition space, and a casino at the southwest corner of Charleston Boulevard and Main Street. This entitlement and its related cases expired on 06/20/2009 with no subsequent request for an extension of time.
08/26/10	The Planning Commission approved the request for a Special Use Permit (SUP-38865) for a proposed 7,940 square-foot Urban Lounge with outdoor dining area within an existing Restaurant at 1204 South Main Street. Staff recommended approval.

Most Recent Change of Ownership

11/25/09	A deed was recorded for a change in ownership.
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Related Building Permits/Business Licenses

09/24/03	A business license (#L19-00008) was issued for a Restaurant Service Bar at 1204 South Main Street.
04/21/09	A business license (#R09-00041) was issued for a Restaurant at 1204 South Main Street. NOTE: This license was reclassified from R06-00209 on 09/28/95.
09/28/10	A business license (#L41-98290) was filed and is pending approval for an Urban Lounge at 1204 South Main Street.

Pre-Application Meeting

03/02/11	Staff held a pre-application meeting with the applicant to discuss the requirements for adding an outdoor dining and seating area to an existing Restaurant with an Urban Lounge Use. The applicant was briefed on the following: • A Minor Site Development Plan Review is required for the outdoor dining and seating area. • The Outdoor Dining and Entertainment Standards: Private Property, as listed in the Downtown Centennial Plan was discussed.
----------	--

Neighborhood Meeting

A neighborhood meeting is not required for this type of request nor was one held.

Staff Report Page Three
March 2011 - Administrative Minor Review

<i>Field Check</i>	
03/10/11	Staff performed an on-site inspection of the location and found the proposed Outdoor Dining Area would be feasible within the existing arcade area and a portion of the public right-of-way. It was noted that incidental signage was located on the wall of the adjacent property to the west.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.33

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Restaurant with Service Bar	C (Commercial)	C-M (Commercial/Industrial)
North	Custom & Craft Work	C (Commercial)	C-M (Commercial/Industrial)
South	Shop	C (Commercial)	C-M (Commercial/Industrial)
East	Furniture Store	C (Commercial)	C-M (Commercial/Industrial)
West	General Personal Service	LI/R (Light Industrial/Retail)	C-M (Commercial/Industrial)

DEVELOPMENT STANDARDS

Pursuant to the Downtown Centennial Plan - Outdoor Dining and Entertainment Standards, the following Standards apply:

<i>Standard</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Location	May be permitted as accessory to Urban Lounge use only in 18b The Las Vegas Arts District	Dining area is with 18b The Las Vegas Arts District.	Y
	Outdoor dining and seating areas shall not extend onto adjacent properties or rights-of-way nor interfere with building ingress/egress.	Dining area is located on private property with no tables within 10-feet of the entrances or 20-feet from the street corner.	Y

Staff Report Page Four

March 2011 - Administrative Minor Review

Barriers	Outdoor dining and seating areas on private property shall have a barrier to define the area and prevent encroachment onto adjacent property or rights-of-way.	Dining area is located under a four-foot wide arcade adjacent to the existing Restaurant with columns defining the seating area.	Y
Furniture	All furnishings within an outdoor dining or seating area shall be made of sturdy, durable, commercial grade material, and complement the design theme of the business.	Not shown	By Condition
Lighting	Lighting shall be shielded, low wattage, and only illuminating the outdoor dining and seating Area with no glare directed towards adjacent properties.	Not shown	By Condition

ANALYSIS

The proposed outdoor dining area meets all Downtown Centennial Plan Standards required of an outdoor dining area located on private property. The subject site is located at the southwest corner of Main Street and California Street, within 18b The Las Vegas Arts District. The existing Restaurant recently received approval to add an Urban Lounge use (SUP-38865) that will operate in conjunction with the outdoor dining and seating area. The proposed improvements to this site will make a positive contribution in establishing the pedestrian scale and feel of the Las Vegas Arts District and the larger Downtown Area. By providing the outdoor dining area to the existing Restaurant use, a visual increase in street life for the community will be made more apparent.

Two conditions have been added to this review specifically to address the quality and design of the furniture to be used and the accompanying lighting. The applicant is required to provide commercial grade furniture that complements the design theme of the existing Restaurant and the lighting must be shielded and of appropriate levels so as not to create a nuisance to neighboring properties. This outdoor dining and seating area, as proposed, meets the objectives and intent of the Downtown Centennial Plan and the required condition of approval Number Three of the related Special Use Permit (SUP-38865) for an Urban Lounge use; therefore, staff is administratively approving this request.

Staff Report Page Five
March 2011 - Administrative Minor Review

FINDINGS (SDR-41084)

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 outdoor dining area is associated with an existing Restaurant and Urban Lounge use located at 1204 South Main Street and is compatible with adjacent development and development in the area.

- 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;**

The proposed outdoor dining area is consistent with the General Plan, the Downtown Centennial Plan, and other duly-adopted city plans, policies and standards. This proposal specifically satisfies the object of promoting pedestrian-friendly uses of public sidewalks and similar pedestrian areas.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The proposed outdoor dining area is located on private property, adjacent to the public sidewalks along Main Street and California, and does not affect site access, circulation, or site visibility, as no furniture is located within 20 feet of the street corner.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The proposed outdoor dining area is appropriate for 18b The Las Vegas Arts District, the Downtown Centennial Plan Area, and for the City. The material changes to the existing Restaurant consist primarily of nine tables with four seats each placed within the four-foot wide patio area along California Street and Main Street. A condition of approval requires that the furniture be made of commercial grade materials that complement the design theme of the Restaurant.

- 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;**

There are no proposed alterations to the existing elevations, but the outdoor dining area will make a positive contribution to the pedestrian appearance of the Downtown Centennial Plan Area, particularly to 18b The Arts District. The outdoor furniture around the building's front oriented to the street corner creates an orderly and aesthetically pleasing environment and is harmonious and compatible with development in the area.

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

The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety, and general welfare. The outdoor dining and seating area is proposed to operate as an accessory to the existing Restaurant and the approved Urban Lounge use and will be subject to LVMC Title 6 regarding alcohol sales.

APPROVALS 0

PROTESTS 0



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

March 7, 2011

MGG, LLC
1204 South Main Street
Las Vegas, Nevada 89104

**RE: SDR-41084 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - MARCH 2011**

Dear Sir:

Your request for a Minor Site Development Plan Review FOR A PROPOSED OUTDOOR DINING AREA AT AN EXISTING RESTAURANT at 1204 South Main Street (APN 162-03-110-132), C-M (Commercial/Industrial) Zone, Ward 3 (Reese), will be considered administratively by the Department of Planning Staff.

Staff will determine within thirty (30) days of the date of this letter whether or not your request will be approved as submitted. We will notify you in writing as to our determination after we have reviewed the details of the request.

If you have any questions or need additional information please do not hesitate to contact me at (702) 229-6301.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Rex Bell
625 South 8th Street
Las Vegas, Nevada 89101

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov



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; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: March 16, 2011
Re: **SDR-41084** MGG, LLC 1204 S. Main St.
Request for a Site Development Plan Review for a proposed outdoor dining area at an existing restaurant (Casa Don Juan)

CONDITIONS OF APPROVAL:

1. Submit an Encroachment Agreement for all the outdoor dining facilities and any other private improvements in the Main Street public right-of-way prior to the issuance of any permits. The maintenance of said outdoor dining facilities in the public right of way shall be the responsibility of the adjacent property owner(s) and the maintenance responsibility shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

SDR-41084

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC - 8 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1 st Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	DSC - 9 th Floor
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY / US MAIL

<CCSD>	LINDA PERRI	4190 MCLEOD DRIVE, 2 ND FLOOR
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 ND FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 ND FLOOR CITY HALL
*STREETS & SANITATION (DPW)	JERRY WALKER	DSC
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	DSC
*SID (DPW)	PATRICK MURPHY	4 th FLOOR CITY HALL
<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 th 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 ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT< US MAIL DELIVERY>**

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



**Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax**

SDR-41084 - MINOR SITE DEVELOPMENT PLAN REVIEW - ADMINISTRATIVE -
APPLICANT/OWNER: MGG, LLC - Request for a Minor Site Development Plan Review FOR A PROPOSED
OUTDOOR DINING AREA AT AN EXISTING RESTAURANT at 1204 South Main Street (APN 162-03-110-
132), C-M (Commercial/Industrial) Zone, Ward 3 (Reese).

MINOR REVIEW ADMINISTRATIVE: **MARCH 15, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



ADMINISTRATIVE

Comments Due: **ASAP**

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:

THIS ITEM WILL BE CONSIDERED
ADMINISTRATIVELY AND WILL NOT
APPEAR ON A PLANNING COMMISSION
AGENDA

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

SDR Application

Report Date 03/01/2011 05:29 PM

Submitted By

Page 1

A/P # 41084 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	03/01/2011 14:26	984224	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

SDR-41084 - MINOR SITE DEVELOPMENT PLAN REVIEW - ADMINISTRATIVE - APPLICANT/OWNER: MGG, LLC - Request for a Minor Site Development Plan Review FOR A PROPOSED OUTDOOR DINING AREA AT AN EXISTING RESTAURANT at 1204 South Main Street (APN 162-03-110-132), C-M (Commercial/Industrial) Zone, Ward 3 (Reese).

Parent A/P

Project # 41084 Project/Phase Name CASA DON JUAN OUTDOOR DINING A Phase #
Size/Area 0.32 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16203110132

Location

Owner/Tenant

Contact ID AC1718785 Name M G G L L C Organization GIL RAUL & GUADALUPE
Mailing Address 1204 S MAIN ST State/Province NV
City LAS VEGAS Country ☐ Foreign
ZIP/PC 89104-1029 Evening Phone
Day Phone (702)384-8070 x Mobile #
Fax (702)384-8060

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

1204 S MAIN ST
LAS VEGAS, 89102-

1206 S MAIN ST
LAS VEGAS, 89102-

1202 S MAIN ST
LAS VEGAS, 89102-

A/P Addresses

No Other Addresses are associated to this Application

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SDR Application****Report Date** 03/01/2011 05:29 PM**Submitted By**

Page 2

Linked Parcels

No Parcels are linked to this Application

APR Linked Parcels

16203110132

Applicants/Contacts

Primary	N	Capacity	APPL	Contact ID	AC516478	☐ Foreign
Effective		Expire				
Name	REX BELL & ASSOCIATES					
Day Phone	(702)387-6156 x	Eve Phone		Organization		
Pager		PIN #		Position		
Fax	(702)387-0034	Mobile		Profession		
E-Mail						
Address	625 SOUTH 8TH STREET LAS VEGAS, NV 89101					
Seasonal Addr						

Valid From **To****Comments** No Comments
CONTACT ADDITIONAL**WORKCARD:** Work Card # 0
Expiration Date**CONTACT REQUIREMENTS**
License ☐ Percent Owned ☐ Waiver ☐ Health Card ☐ Director Letter ☐ Original Transcript ☐
Orientation ☐ Affidavit

There are no items in this list

Primary	N	Capacity	OWNER	Contact ID	AC1718785	☐ Foreign
Effective		Expire				
Name	M G G L L C					
Day Phone	(702)384-8070 x	Eve Phone		Organization	GIL RAUL & GUADALUPE	
Pager		PIN #		Position		
Fax	(702)384-8060	Mobile		Profession		
E-Mail						
Address	1204 S MAIN ST LAS VEGAS, NV 89104-1029					
Seasonal Addr						

Valid From **To****Comments** No Comments

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SDR Application****Report Date** 03/01/2011 05:29 PM**Submitted By**

Page 3

CONTACT ADDITIONAL**WORKCARD: Work Card #** 0
Expiration Date**CONTACT REQUIREMENTS**
Licenses: ☐ Percent Owned: ☐ Waiver: ☐ Health Card: ☐ Director Letter: ☐ Original Transcript: ☐
Orientation Attended: ☐

There are no items in this list

Primary	Y	Capacity	OTHER	Other	REP	Contact ID	AC516478	☐ Foreign
Effective		Expire						
Name	REX BELL & ASSOCIATES							
Day Phone	(702)387-6156 x							
Pager								
Fax	(702)387-0034							
E-Mail								
Address	625 SOUTH 8TH STREET LAS VEGAS, NV 89101							
Seasonal Addr								
Valid From		To						
Comments	No Comments							
CONTACT ADDITIONAL								

WORKCARD: Work Card # 0
Expiration Date**CONTACT REQUIREMENTS**
Licenses: ☐ Percent Owned: ☐ Waiver: ☐ Health Card: ☐ Director Letter: ☐ Original Transcript: ☐
Orientation Attended: ☐

There are no items in this list

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

SDR Application

Report Date 03/01/2011 05:29 PM

Submitted By

Page 4

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
PROCESSING FEE (\$500.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
432542 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
432541 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
432551 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
432543 FLOOD #1 (FLOOD CONTROL)	Incomplete
432550 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
432544 ROW #1 (RIGHT-OF-WAY)	Incomplete
432549 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
432548 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
432547 SURVEY #1 (SURVEY)	Incomplete
432546 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
432545 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(AT-COMPLETE DRT PROCESS)	
(AT-ROUTE PLANS FOR REVIEW)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Item	Status	Paid Date	Amount
PROCESSING FEE	P	03/01/2011 14:29	500.00
Total Unpaid		0.00	Total Paid 500.00

Review Activity Review # Comment	Review Type	#	Status	Waived	Issued	Started	Completed	Comp. By
432541	DEVCO	1	Incomplete	☐	03/01/2011 17:29			
432542	B&S PLAN	1	Incomplete	☐	03/01/2011 17:29			
432543	FLOOD	1	Incomplete	☐	03/01/2011 17:29			
432544	ROW	1	Incomplete	☐	03/01/2011 17:29			
432545	TRAFFIC	1	Incomplete	☐	03/01/2011 17:29			
432546	TEFO	1	Incomplete	☐	03/01/2011 17:29			
432547	SURVEY	1	Incomplete	☐	03/01/2011 17:29			
432548	SID	1	Incomplete	☐	03/01/2011 17:29			
432549	SEWER	1	Incomplete	☐	03/01/2011 17:29			

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SDR Application****Report Date** 03/01/2011 05:29 PM**Submitted By**

Page 5

Review/Activity Review Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Complete
---------------------------------------	-------------	---	--------	--------	--------	---------	-----------	----------

432550 LAND DEV 1 Incomplete ☐ 03/01/2011 17:29432551 FIRE ENG 1 Incomplete ☐ 03/01/2011 17:29**Activity Review Detail****Detail** SUBMITTAL CHECKLIST (SDR)**Modified By** GKAPOVICH**Modified Date/Time** 03/01/2011 14:26**Comments**

No Comments

SUBMITTAL CHECKLIST**Indicate if item is being submitted**

Y	Pre-Application Conference Checklist	Y	Site Plans (6 Folded Blue Lines, 1 Rolled Color)
Y	Application/Petition Form	N	Landscape Plan (1 Folded, 1 Rolled Color)
Y	Deed and Legal Description	N	Building Elevations (1 Folded, 1 Rolled Color)
N	Justification Letter	N	Floor Plan (1 Folded, 1 Rolled)
N	Color and Material Board	Y	Laser Print Site Plan
N	DINA (Not Always Required)	N	Laser Print Floor Plan
N	Statement of Financial Interest	N	Laser Print Elevation

Y Business Licensing Requirements Met

N Business License Exempt

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

No Conditions

Planning Condition	Description	Effective	Expires	Comments
--------------------	-------------	-----------	---------	----------

There is no planning condition for this project.

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance?

N Parent Project link required?

N Will this go to the City Council?

Is there a condition of approval for a Required Review?

Hearing Type

If yes, when does it need to be reviewed?

Public, Non-Public, Admin?ADMIN

Staff RecommendationAPPROVAL**Entitlement Exercised?****Meeting Information**

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SDR Application****Report Date** 03/01/2011 05:29 PM**Submitted By**

Page 6

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

04/12/2011 ADMIN SCHEDULED

0

0

0

GKAPOVICH 03/01/2011

Template Type A/R	A/R Type	Status	Stage
-------------------	----------	--------	-------

No children exist for this project

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

980608 HOWE MICHAEL

P

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

PAYMNT CO NAME WHO PICKED UP CONTACT# 970040
gaspar andrade, casa don juan restaurant ck 3140, 702.762.7060

03/01/2011 14:30

0.00

Z-SUBC REASON ALL ITEMS NOT SUBMITTED 984224
Per Mike Howe, applicant may submit without justification letter.

03/01/2011 14:26

0.00



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: ADMIN. SITE PLAN REVIEW
Project Address (Location) 1204 S. MAIN ST. LAS VEGAS, NV
Project Name CASA DON JUAN Proposed Use URBAN LOUNGE
Assessor's Parcel #(s) 162-03-110-132 Ward # 3
General Plan: existing C-M proposed _____ Zoning: existing C proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres .32 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER MGG, LLC Contact _____
Address 1204 S. MAIN STREET Phone: 3848070 Fax: 3848060
City LAS VEGAS State NV Zip 89104
E-mail Address _____

APPLICANT SAME AS BELOW Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____
E-mail Address _____

REPRESENTATIVE Rex Bell Contact _____
Address 625 S 8th Phone: 387 6156 Fax: 387 0034
City Las Vegas NV State NV Zip 89101
E-mail Address None.

Property Owner Signature* [Signature]

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

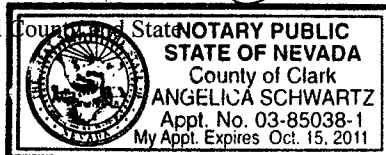
Print Name Raul Gil

Subscribed and sworn before me

This 1st day of March, 20 11.

Angelica Schwartz

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-41084</u>
Meeting Date:	<u>ADMIN</u>
Total Fee:	<u>\$500</u>
Date Received:*	<u>3/1/11</u>
Received By:	<u>[Signature]</u>

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

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

MGG, LLC**Business Entity Information**

Status:	Active	File Date:	11/24/2004
Type:	Domestic Limited-Liability Company	Entity Number:	LLC27338-2004
Qualifying State:	NV	List of Officers Due:	11/30/2011
Managed By:	Managing Members	Expiration Date:	11/24/2504
NV Business ID:	NV20041275479	Business License Exp:	11/30/2011

Registered Agent Information

Name:	VAZQUEZ & ASSOCIATES	Address 1:	5392 E EASTERN AVE STE A
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89119
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Other		
Jurisdiction:	NEVADA	Status:	Active

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers☐ Include Inactive Officers

Manager - MARIA GUADALUPE GIL			
Address 1:	1201 SOUTH COMMERCE ST	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89102	Country:	
Status:	Active	Email:	
Manager - RAUL GIL			
Address 1:	1201 SOUTH COMMERCE ST	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89102	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	LLC27338-2004-001	# of Pages:	1
File Date:	11/24/2004	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20050071698-38	# of Pages:	1
File Date:	2/28/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		

RECEIVED
MAR 01 2011

C ①.2

Inst #: 200911250004926
Fees: \$18.00 N/C Fee: \$25.00
RPTT: \$0.00 Ex: #009
11/25/2009 03:52:12 PM
Receipt #: 142036
Requestor:
NATIONAL TITLE COMPANY
Recorded By: ANI Pgs: 7
DEBBIE CONWAY
CLARK COUNTY RECORDER

14

APN #: 162-03-110-132

Recording Requested by and Return to:

Name: National Title Company

Address: 7251 W Lake Mead Ste 350

City/State/Zip Las Vegas, Nevada 89128

Grant, Bargain &
Sale Deed

(Title on Document)

This page added to provide additional information required by
NRS 111.312 Sections 1-2 (Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.

RECEIVED
MAR 01 2011

APN No.: 162-03-110-132

R.P.T.T.: exempt

Order No.: 282707 - LP

WHEN RECORDED MAIL TO:

MGG, LLC

1204 S. Main Street

Las Vegas, Nv. 89104

RETURN TAX STMTS. TO:

SAME

Clarity Page Attached

14 GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That

Raul Gil and Maria Guadalupe Gil, husband and wife

in consideration of \$10.00, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

MGG, LLC

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

See exhibit "A" legal description attached hereto and by this reference made a part hereof as legal description.

SUBJECT TO: 1. Taxes for the fiscal year.
2. Rights of way, reservations, restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 18 day of November, 2009


Raul Gil


Maria Guadalupe Gil

PAGE ONE OF TWO

RECEIVED
MAR 01 2011

APN No.: 162-03-110-132

R.P.T.T.: exempt

Order No.: 282707 - LP

WHEN RECORDED MAIL TO:

MGG, LLC

1204 S. Main Street

Las Vegas, Nv. 89104

CLARITY PAGE

RETURN TAX STMTS. TO:

SAME

GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That

Raul Gil and Maria Guadalupe Gil, husband and wife

in consideration of \$10.00, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

MGG, LLC

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

See exhibit "A" legal description attached hereto and by this reference made a part hereof as legal description.

SUBJECT TO: 1. Taxes for the fiscal year.
2. Rights of way, reservations, restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 18th day of November, 2009

Raul Gil

Maria Guadalupe Gil

PAGE ONE OF TWO

RECEIVED
MAR 01 2011

NOTARY PAGE TO THE GRANT, BARGAIN, SALE DEED

STATE OF NEVADA

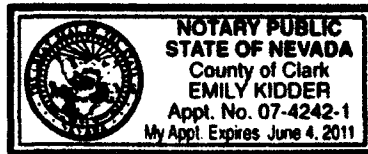
COUNTY OF CLARK

} SS

This instrument was acknowledged before me on
by: Raul Gil and Maria Guadalupe Gill

November 18, 2009

Emily Kidder
Notary Public in and for said County and State



RECEIVED
MAR 01 2011

EXHIBIT "A"

Order Number: 282707

LEGAL DESCRIPTION

Lots Nine (9) and Ten (10) in Block Two (2) of BOULDER ADDITION TO THE CITY OF LAS VEGAS, as shown by map thereof on file in Book 1 of Plats, Page 52, in the Office of the County Recorder of Clark County, Nevada.

TOGETHER WITH that portion of California Street as vacated by the City of Las Vegas in an Order of Vacation recorded June 14, 2002 in Book 20020214, as Document No. 00439 of Official Records.

EXCEPTING THEREFROM that portion of said land as conveyed to the City of Las Vegas for road and incidental purposes by Deed recorded February 14, 2003 in Book 20030214, as Document No. 00371 of Official Records, Clark County, Nevada.

RECEIVED
MAR 01 2011
