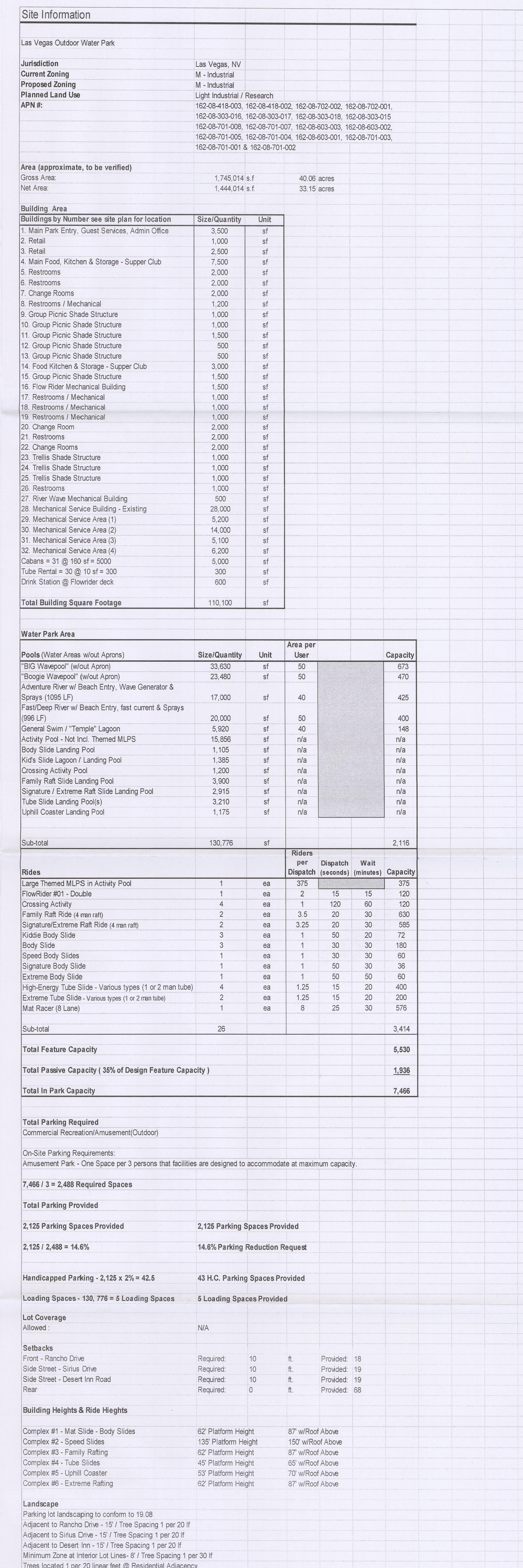
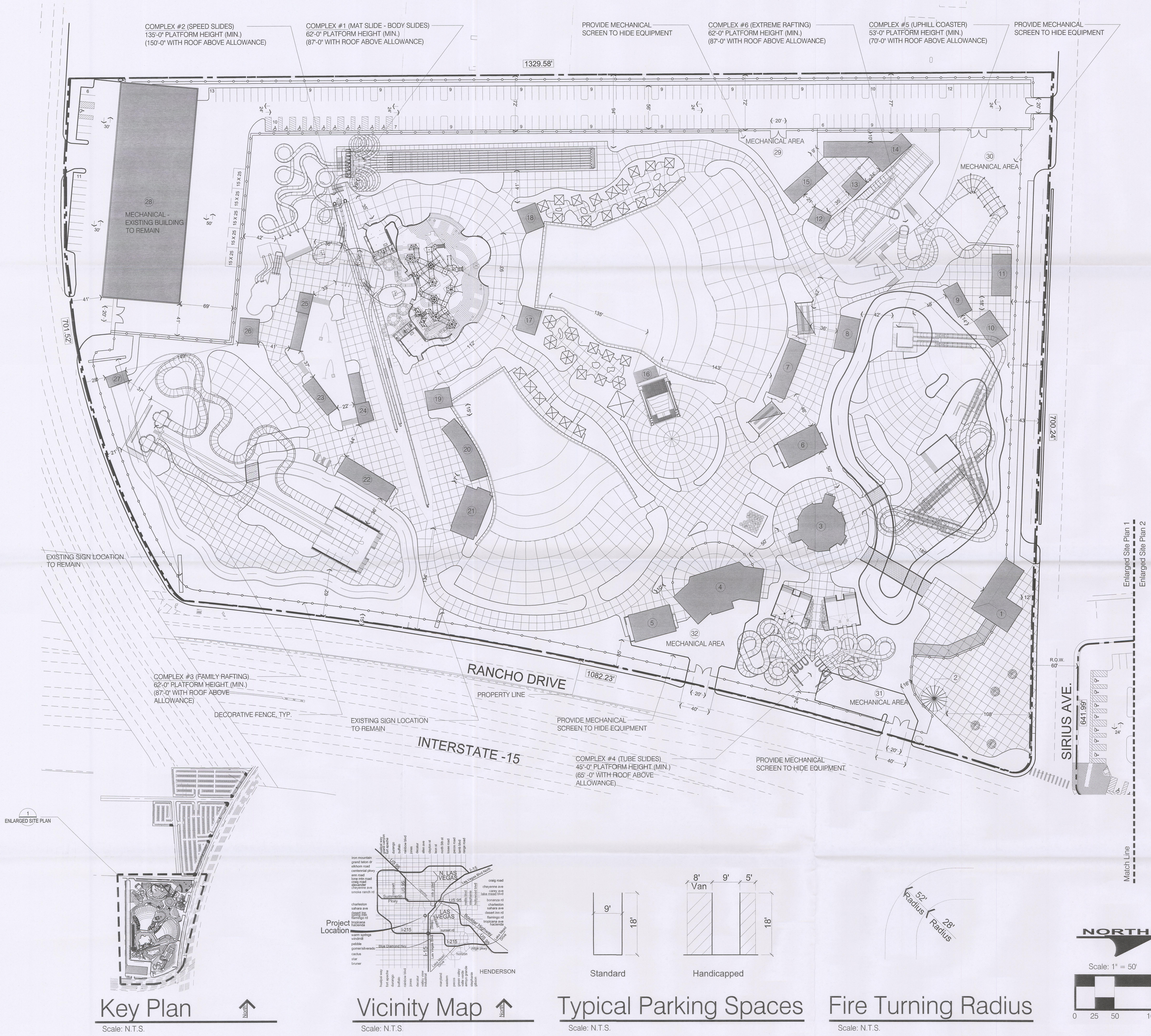






Site Information				
Las Vegas Outdoor Water Park				
Jurisdiction	Las Vegas, NV			
Current Zoning	M - Industrial			
Proposed Zoning	M - Industrial			
Planned Land Use	Light Industrial / Research			
APN #:	162-08-418-003, 162-08-418-002, 162-08-702-002, 162-08-702-001, 162-08-303-016, 162-08-303-017, 162-08-303-018, 162-08-303-015, 162-08-701-008, 162-08-701-007, 162-08-603-003, 162-08-603-002, 162-08-701-005, 162-08-701-004, 162-08-603-001, 162-08-701-003, 162-08-701-001 & 162-08-701-002			
Area (approximate, to be verified)				
Gross Area:	1,745,014 s.f.	40.56 acres		
Net Area:	1,444,014 s.f.	33.15 acres		
Building Area				
Buildings by Number see site plan for location	Size/Quantity	Unit		
1. Main Park Entry, Guest Services, Admin Office	3,500	sf		
2. Retail	1,000	sf		
3. Retail	2,500	sf		
4. Main Food, Kitchen & Storage - Supper Club	7,500	sf		
5. Restrooms	2,000	sf		
6. Restrooms	2,000	sf		
7. Change Rooms	2,000	sf		
8. Restrooms / Mechanical	1,200	sf		
9. Group Picnic Shade Structure	1,000	sf		
10. Group Picnic Shade Structure	1,000	sf		
11. Group Picnic Shade Structure	1,500	sf		
12. Group Picnic Shade Structure	500	sf		
13. Group Picnic Shade Structure	500	sf		
14. Food Kitchen & Storage - Supper Club	3,000	sf		
15. Group Picnic Shade Structure	1,500	sf		
16. Flow Rider Mechanical Building	1,500	sf		
17. Restrooms / Mechanical	1,000	sf		
18. Restrooms / Mechanical	1,000	sf		
19. Restrooms / Mechanical	1,000	sf		
20. Change Room	2,000	sf		
21. Restrooms	2,000	sf		
22. Change Rooms	2,000	sf		
23. Trellis Shade Structure	1,000	sf		
24. Trellis Shade Structure	1,000	sf		
25. Trellis Shade Structure	1,000	sf		
26. Restrooms	1,000	sf		
27. River Wave Mechanical Building	500	sf		
28. Mechanical Service Building - Existing	28,000	sf		
29. Mechanical Service Area (1)	5,200	sf		
30. Mechanical Service Area (2)	14,000	sf		
31. Mechanical Service Area (3)	5,100	sf		
32. Mechanical Service Area (4)	6,200	sf		
Cabana = 31 @ 150 sf = 5000	5,000	sf		
Tube Rental = 30 @ 10 sf = 300	300	sf		
Drink Station @ Flowrider deck	600	sf		
Total Building Square Footage	110,100	sf		
Water Park Area				
Pools (Water Areas w/out Aprons)	Size/Quantity	Unit	Area per User	Capacity
"BIG Wavepool" (w/out Apron)	33,630	sf	50	673
"Boogie Wavepool" (w/out Apron)	23,480	sf	50	470
Adventure River w/ Beach Entry, Wave Generator & Sprays (1065 LF)	17,000	sf	40	425
Fast/Deep River w/ Beach Entry, fast current & Sprays (960 LF)	20,000	sf	50	400
General Swim / "Temple" Lagoon	5,920	sf	40	148
Activity Pool - Not Incl. Themed MLPs	15,856	sf	n/a	n/a
Body Slide Landing Pool	1,105	sf	n/a	n/a
Kids Slide Lagoon / Landing Pool	1,385	sf	n/a	n/a
Crossing Activity Pool	1,200	sf	n/a	n/a
Family Ratt Slide Landing Pool	3,900	sf	n/a	n/a
Signature / Extreme Ratt Slide Landing Pool	2,915	sf	n/a	n/a
Tube Slide Landing Pool(s)	3,210	sf	n/a	n/a
Uphill Coaster Landing Pool	1,175	sf	n/a	n/a
Sub-total	130,776	sf		2,116
Rides				
		Riders per Dispatch	Dispatch (seconds)	Wait (minutes) Capacity
Large Themed MLPs in Activity Pool	1	ea	375	375
Flow/Rider #01 - Double	2	ea	15	15
Crossing Activity	4	ea	1	120
Family Ratt Ride (4 man rtt)	2	ea	3.5	20
Signature/Extreme Ratt Ride (4 man rtt)	2	ea	3.25	20
Kids Body Slide	3	ea	1	50
Body Slide	2	ea	1	30
Speed Body Slides	1	ea	1	30
Signature Body Slide	1	ea	1	50
Extreme Body Slide	1	ea	1	50
High-Energy Tube Slide - Various types (1 or 2 man tube)	4	ea	1.25	15
Extreme Tube Slide - Various types (1 or 2 man tube)	2	ea	1.25	15
Mat Racer (8 Lane)	1	ea	8	25
Sub-total	26			3,414
Total Feature Capacity				5,530
Total Passive Capacity (35% of Design Feature Capacity)				1,936
Total In Park Capacity				7,466
Total Parking Required				
Commercial Recreation/Amusement(Outdoor)				
On-Site Parking Requirements:				
Amusement Park - One Space per 3 persons that facilities are designed to accommodate at maximum capacity.				
7,466 / 3 = 2,488 Required Spaces				
Total Parking Provided				
2,125 Parking Spaces Provided		2,125 Parking Spaces Provided		
2,125 / 2,488 = 14.6%		14.6% Parking Reduction Request		
Handicapped Parking - 2,125 x 2% = 42.5		43 H.C. Parking Spaces Provided		
Loading Spaces - 130,776 = 5 Loading Spaces		5 Loading Spaces Provided		
Lot Coverage				
Allowed:				
N/A				
Setbacks				
Front - Rancho Drive	Required:	10	ft.	Provided: 18
Side Street - Sinus Drive	Required:	10	ft.	Provided: 19
Side Street - Desert Inn Road	Required:	10	ft.	Provided: 19
Rear	Required:	0	ft.	Provided: 68
Building Heights & Ride Heights				
Complex #1 - Mat Slide - Body Slides	62' Platform Height	87' w/Road Above		
Complex #2 - Speed Slides	135' Platform Height	150' w/Road Above		
Complex #3 - Family Rattling	62' Platform Height	87' w/Road Above		
Complex #4 - Tube Slides	45' Platform Height	65' w/Road Above		
Complex #5 - Uphill Coaster	63' Platform Height	70' w/Road Above		
Complex #6 - Extreme Rattling	62' Platform Height	87' w/Road Above		
Landscape				
Parking lot landscaping to conform to 19.08				
Adjacent to Rancho Drive - 15' / Tree Spacing 1' per 20 lf				
Adjacent to Sinus Drive - 15' / Tree Spacing 1' per 20 lf				
Adjacent to Desert Inn - 15' / Tree Spacing 1' per 20 lf				
Minimum Zone at Interior Lot Lines: 5' / Tree Spacing 1' per 30 lf				
Trees located 1' per 20 linear feet @ Residential Adjacency				

Enlarged Site Plan 1 - Las Vegas Water Park

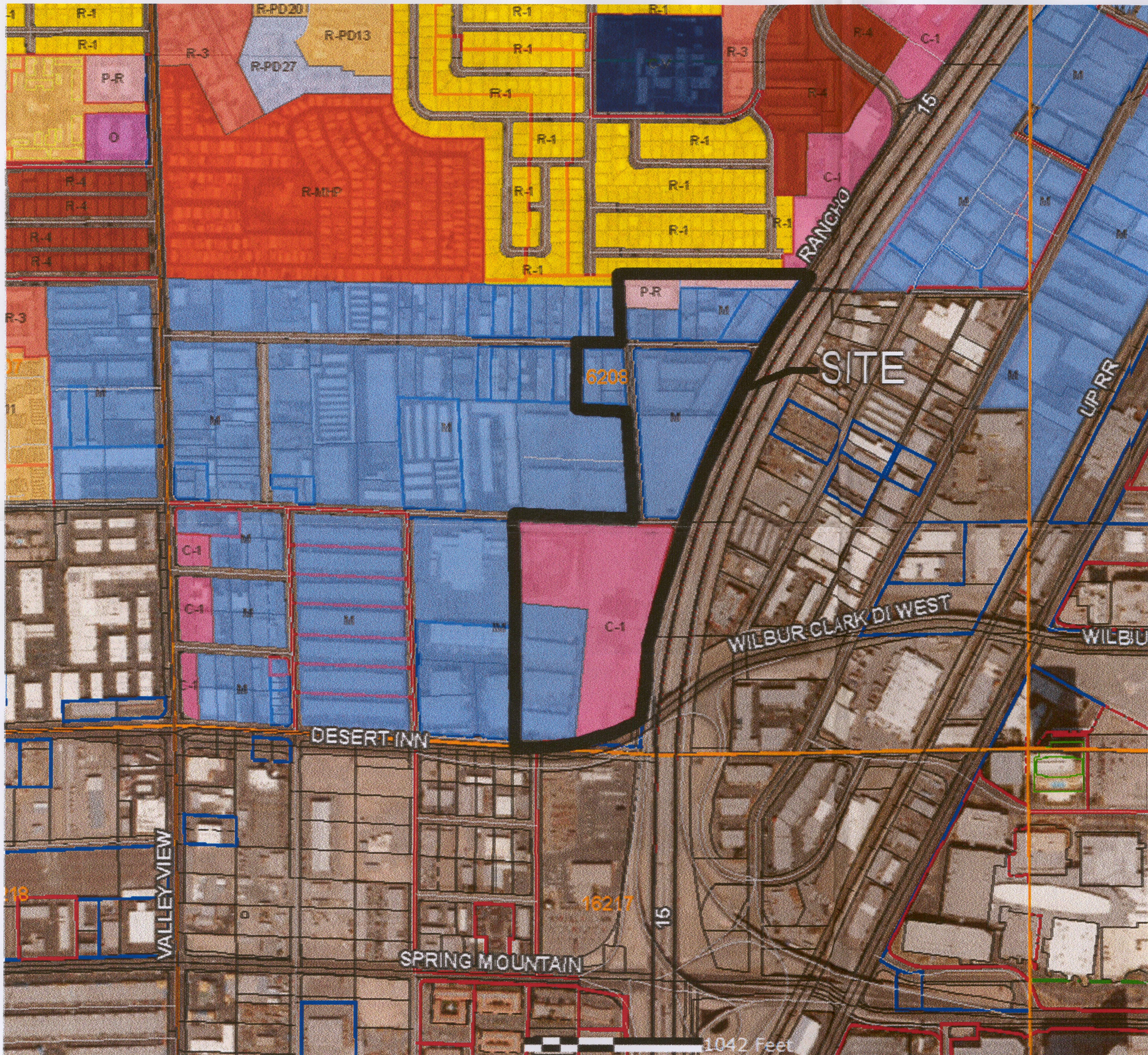
Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102

Enlarged Site Plan 1 : Sheet Title
11-087 : Project Number
9-22-2011 : Date

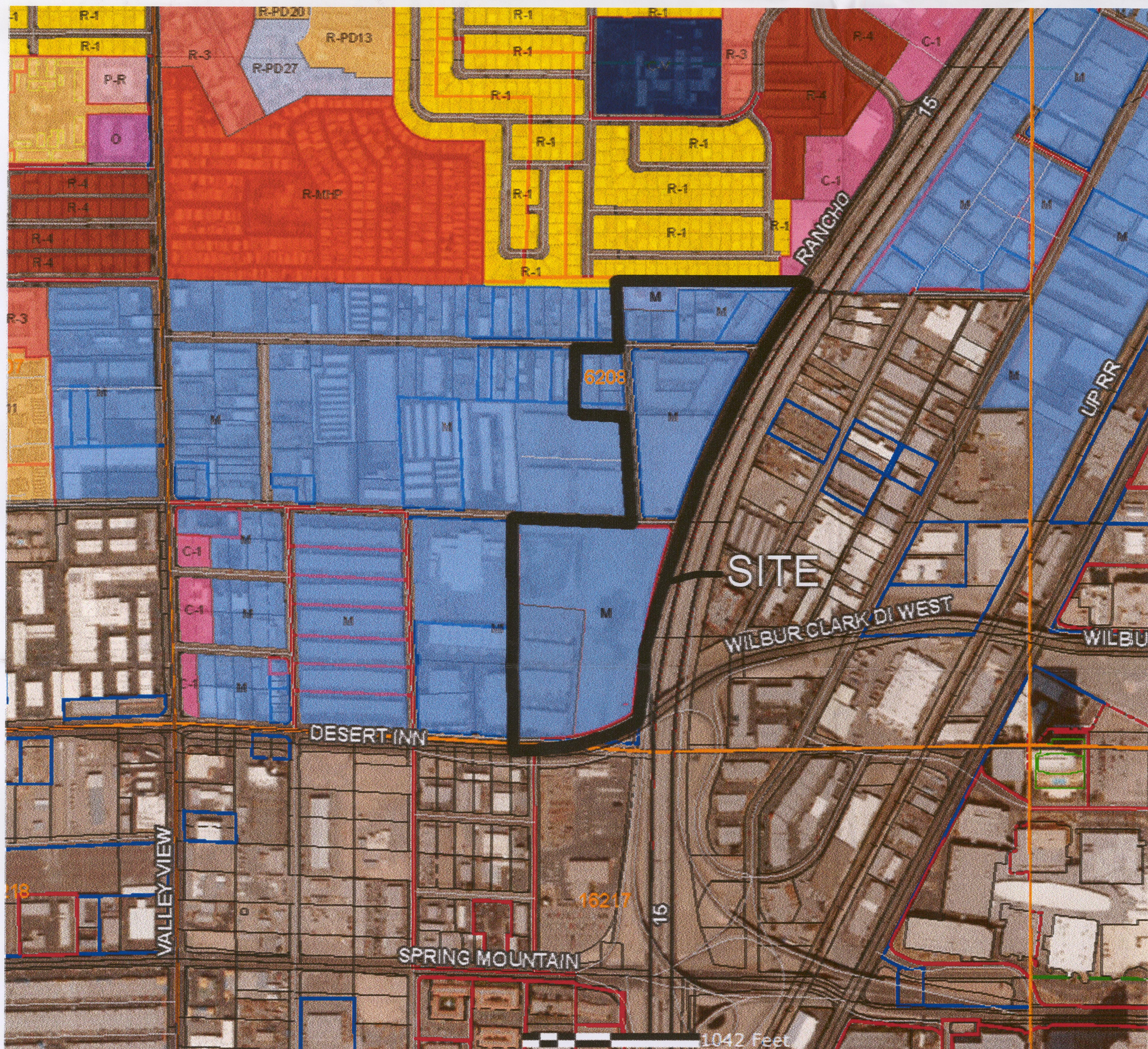
MOSER architecture studio
OCT 17 2011

SFA-42939 ZON-42940
ZON-42941 VAR-43353
SUP-43355 SUP-43356
SDR-43352 REVISED

CURRENT ZONING



PROPOSED ZONING

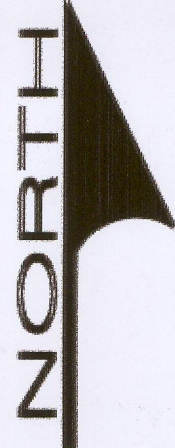


Las Vegas Outdoor Waterpark
LAS VEGAS, NEVADA

City of
Las Vegas

ZONING

- U - Undeveloped (GPA Designation)
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single-Family Residential Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-MH - Mobile/Manufactured Home Residence
- R-CL - Single-Family Compact Lot
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- R-5 - Apartment
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- C-PB - Planned Business Park
- P-C - Planned Community
- PD - Planned Development
- T-D - Traditional Development
- TC - Town Center
- ROI Zoning

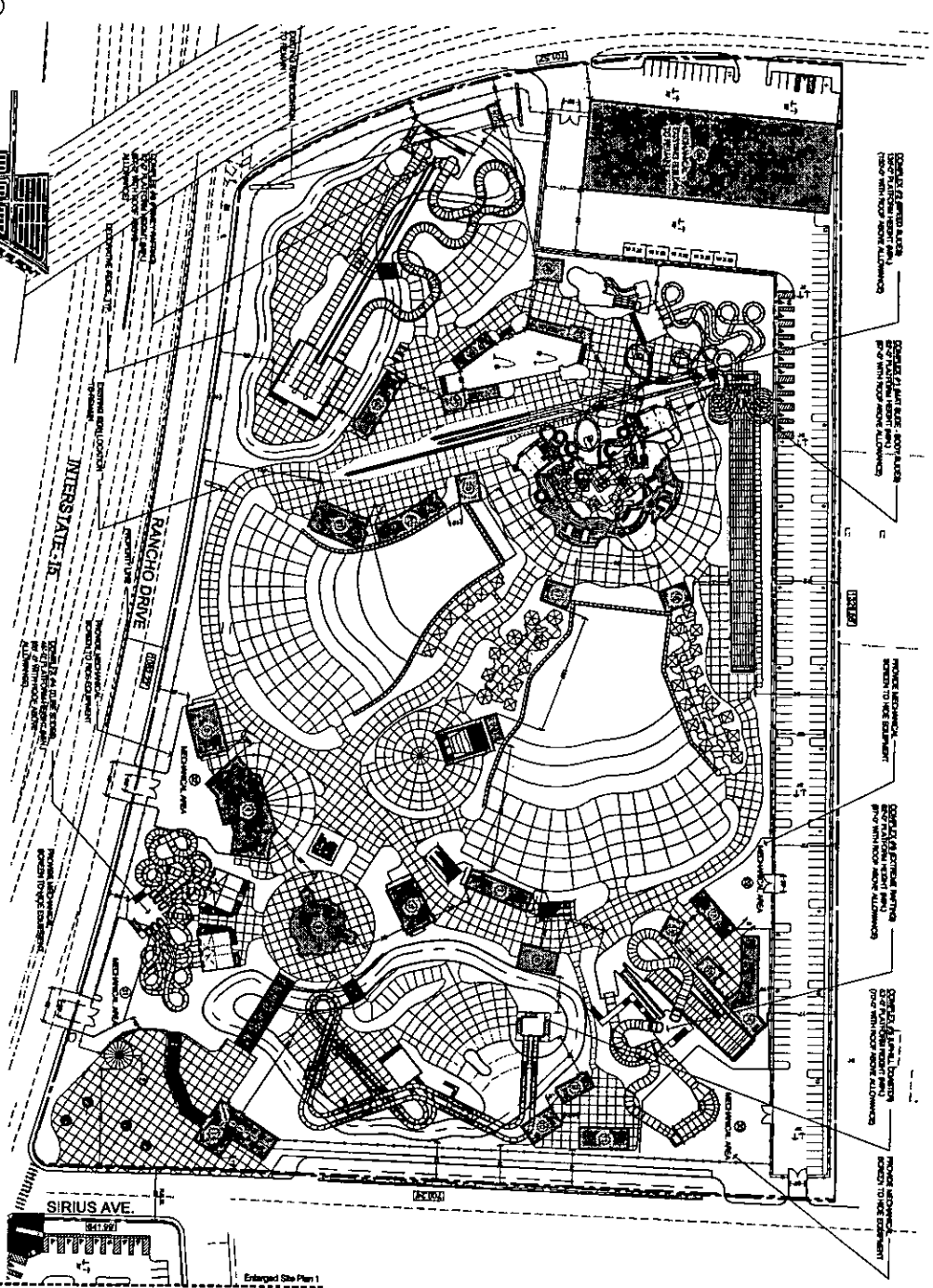


ZONING : Sheet Title
11 087.000 : Project Number
08/12/11 : Date

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ZON-42940



Key Plan
Scale: 1/2" = 1'

Vicinity Map
Scale: 1/2" = 1'

Typical Parking Spaces
Scale: 1/2" = 1'

Fire Turning Radius
Scale: 1/2" = 1'



Enlarged Site Plan 1 - Las Vegas Water Park

Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102

AQUATIC
DEVELOPMENT
GROUP, INC.

GENERAL NOTES 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE U.S. NATIONAL BUILDING CODES AND THE LATEST EDITIONS OF THE U.S. NATIONAL ELECTRICAL CODE. 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE U.S. NATIONAL BUILDING CODES AND THE LATEST EDITIONS OF THE U.S. NATIONAL ELECTRICAL CODE. 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE U.S. NATIONAL BUILDING CODES AND THE LATEST EDITIONS OF THE U.S. NATIONAL ELECTRICAL CODE.		PERMIT INFORMATION Project Name: Las Vegas Water Park Project Number: 123456 Permit Number: 123456 Permit Expiration Date: 12/31/2011	
OWNER City of Las Vegas	DESIGNER Aquatic Development Group, Inc.	DATE 10/17/2011	REVISIONS 1. Initial Design 2. Final Design
PROJECT LOCATION Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102	PROJECT DESCRIPTION Enlarged Site Plan 1 - Las Vegas Water Park	PROJECT STATUS Final Design	PROJECT BUDGET \$1,000,000
PROJECT CONTACT City of Las Vegas	PROJECT CONTACT Aquatic Development Group, Inc.	PROJECT CONTACT City of Las Vegas	PROJECT CONTACT Aquatic Development Group, Inc.

SDR-43352

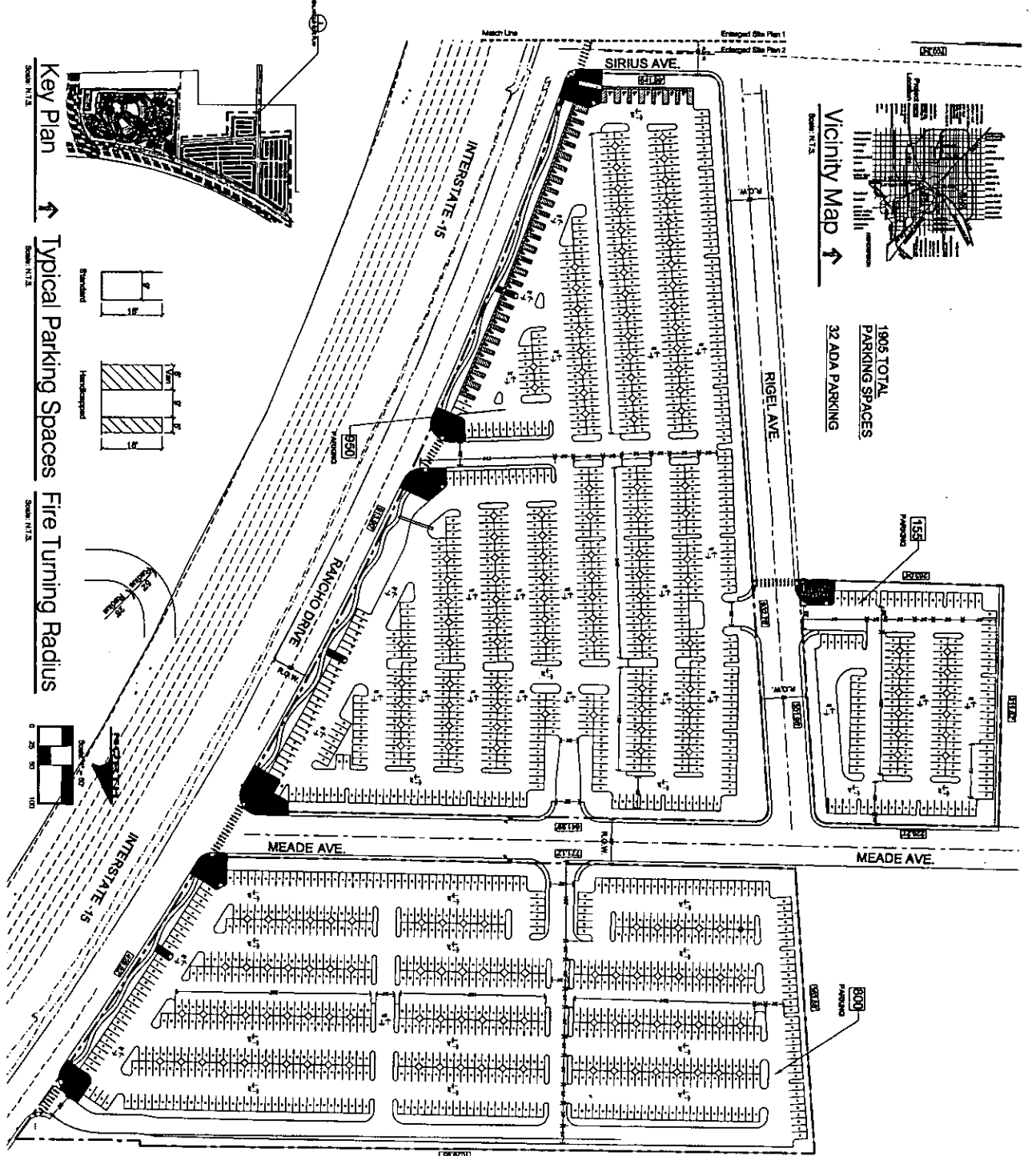
REVISED

10/17/2011

MOSER



1905 TOTAL
PARKING SPACES
32 ADA PARKING



Key Plan

Typical Parking Spaces Fire Turning Radius



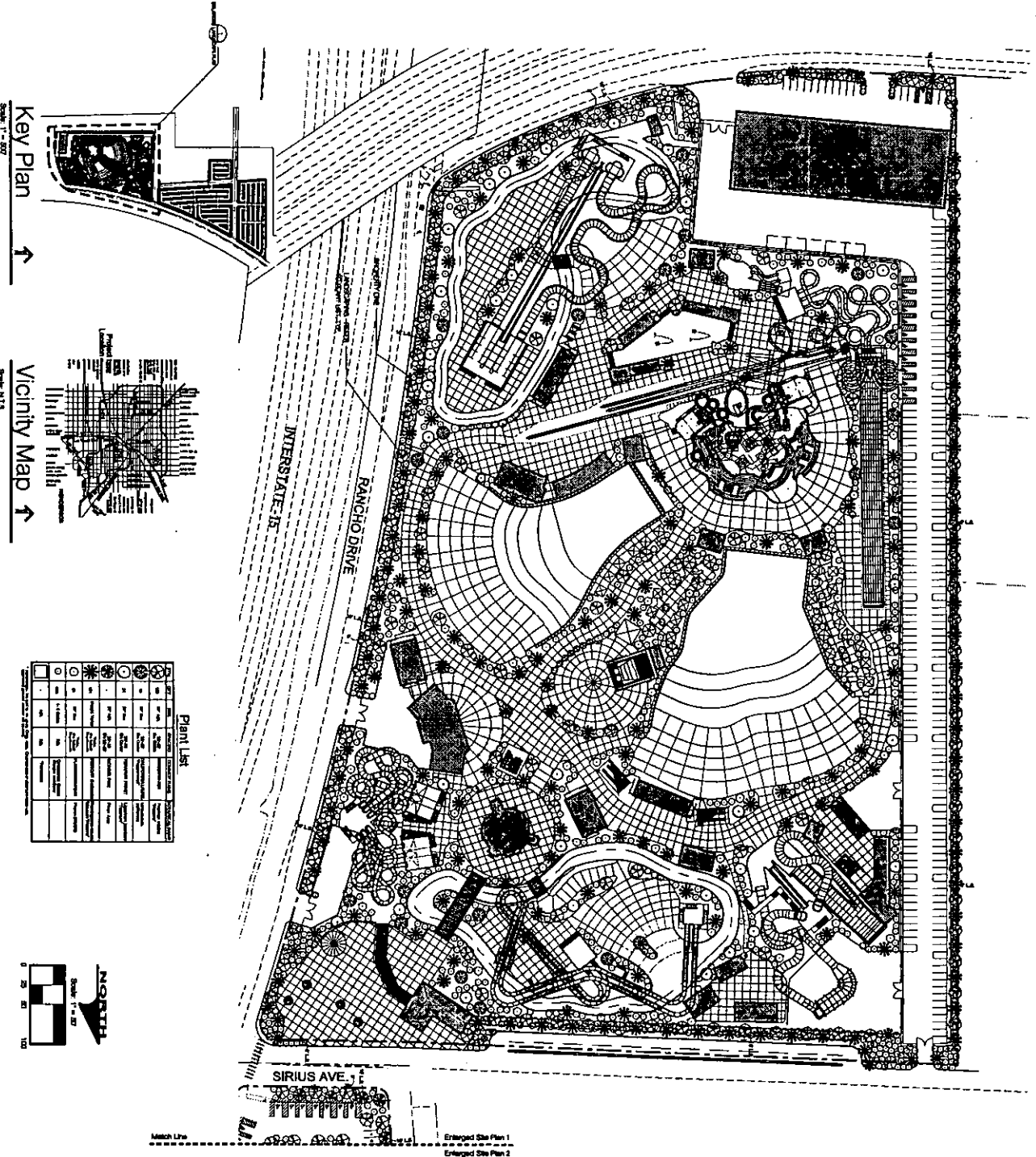
Enlarged Site Plan 2 - Las Vegas Water Park
Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102

AQUATIC
DEVELOPMENT
GROUP, INC.



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DESIGN
ARCHITECTURE FIRM

CPA-42939 ZON-42941 SUP-43355	ZON-42940 VAR-43353 SUP-43356	CPA-42939 ZON-42941 SUP-43355	ZON-42940 VAR-43353 SUP-43356
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Item	Description	Quantity	Unit	Notes
1	Acacia	10	Each	
2	Agave	5	Each	
3	Albizia	10	Each	
4	Amelanchier	10	Each	
5	Arbutus	10	Each	
6	Aspidistra	10	Each	
7	Banksia	10	Each	
8	Begonia	10	Each	
9	Begonia	10	Each	
10	Begonia	10	Each	
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99	Begonia	10	Each	
100	Begonia	10	Each	

Enlarged Landscape Plan 1 - Las Vegas Water Park

Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102

AQUATIC DEVELOPMENT GROUP, INC.

Kimley-Horn

ZON-42941 **VAR-43353** **SUP-43355** **SDR-43352**

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OCT 17 2011

Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102

Vicinity Map

[illegible]

Key Plan
Scale: 1" = 500'

Vicinity Map
Scale: N.T.S.

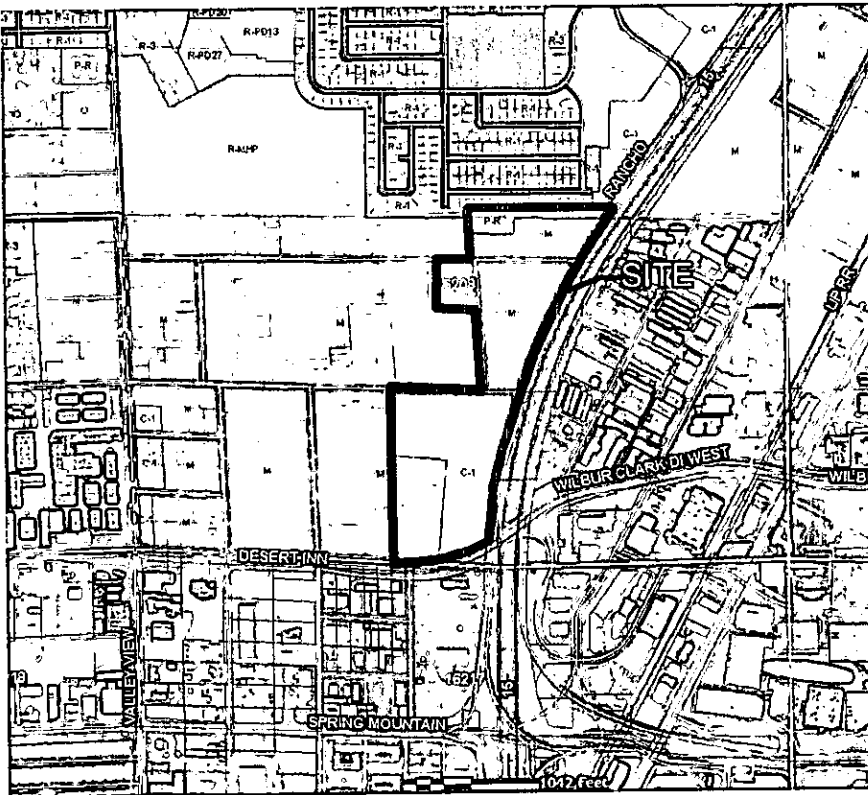
Plant List

Symbol	Plant Name	Quantity	Notes
Circle with cross	Aspen	10	Plant in center island
Circle with dot	Juniper	20	Plant in center island
Circle with star	Yucca	10	Plant in center island
Circle with triangle	Boxwood	10	Plant in center island
Circle with square	Boxwood	10	Plant in center island
Circle with diamond	Boxwood	10	Plant in center island
Circle with circle	Boxwood	10	Plant in center island
Circle with cross	Aspen	10	Plant in center island
Circle with dot	Juniper	20	Plant in center island
Circle with star	Yucca	10	Plant in center island
Circle with triangle	Boxwood	10	Plant in center island
Circle with square	Boxwood	10	Plant in center island
Circle with diamond	Boxwood	10	Plant in center island
Circle with circle	Boxwood	10	Plant in center island

Site Plan Details:
 - **Interstate 15**: Located to the east of the parking lot.
 - **Meade Avenue**: Located to the north and south of the parking lot.
 - **Rancho Drive**: A driveway located to the west of the parking lot.
 - **Plantings**: Various trees and shrubs are indicated throughout the parking lot, including a central island.
 - **Property Line**: Indicated by a dashed line along the north and south boundaries.
 - **Match Line**: Indicated by a dashed line along the east boundary.

Date of Birth		Sex		Race		Religion		Marital Status		Education		Occupation		Address		City		State		Zip		Country	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
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CURRENT ZONING

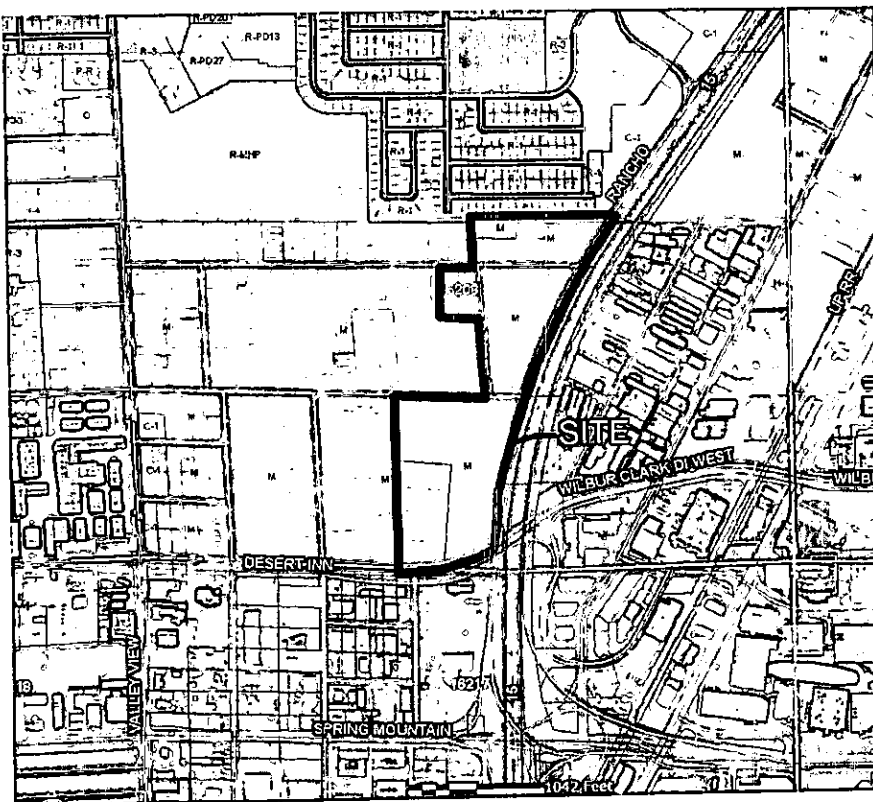


*City of
Las Vegas*

ZONING

- ☐ U - Undeveloped (GPA Designation)
- ☐ R-A - Ranch Acres
- ☐ R-E - Residence Estates
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- ☐ R-CL - Single-Family Compact Lot
- ☐ R-2 - Medium-Low Density Residential
- ☐ R-3 - Medium Density Residential
- ☐ R-4 - High Density Residential
- ☐ R-5 - Apartment
- ☐ R-MHP - Residential Mobile/Manufacture Home Park
- ☐ P-R - Professional Offices And Parking
- ☐ N-S - Neighborhood Services
- ☐ O - Office
- ☐ C-D - Designed Commercial
- ☐ C-1 - Limited Commercial
- ☐ C-2 - General Commercial
- ☐ C-M - Commercial Industrial
- ☐ M - Industrial
- ☐ C-V - Civic
- ☐ C-PB - Planned Business Park
- ☐ P-C - Planned Community
- ☐ PD - Planned Development
- ☐ T-D - Traditional Development
- ☐ TC - Town Center
- ☐ ROI Zoning

PROPOSED ZONING



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AUG 23 2011

11 087.000 : Project Number
06/12/11 : Date

Las Vegas Outdoor Waterpark
LAS VEGAS, NEVADA



ZON-42940
architecture studio

City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)

Pre-Application Conference		Item Required		APPLICATION PACKET (ALL ITEMS IN THIS SECTION ARE REQUIRED FOR EACH APPLICATION TYPE, unless indicated otherwise)		Fees			
YES	NO			Appl. Type	Application	Notification	Recordation	Sub-Total	
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots	Visit the CLV website For blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To ..." -> "Apply for -> Planning Applications")	GPA	\$ 1000.00	\$ 500.00	\$ 0.00	\$ 1500.00	
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots							
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)							
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)							
☒	☐	Grant deed and legal description (from County Assessor, may be available online at http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)		ZON	\$ 700.00	\$ 500.00	\$ 0.00	\$ 1200.00	
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)			\$	\$	\$	\$	
☐	☒	Copy of Business License(s) - requested, but submittals will be accepted without			\$	\$	\$	\$	
☐	☒	Cop(ies) of approval letter(s) for	Subtotal:					\$ 3900.00	
☒	☐	Neighborhood Meeting (see General Plan submittal req's for details) - Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500				\$50.00	—	\$50.00	
☐	☒	Photo Reproduction of the Color & Materials Board (SDR applications only)	Grand Total All Fees:					\$3950.00	

REQUIRED DRAWINGS (INCLUDES TOTAL NUMBER REQUIRED FOR ALL APPLICATION TYPES):
 MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE
 ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)

YES	NO	GENERAL PLAN AMENDMENT, MODIFICATIONS AND REZONING	TOTAL REQUIRED FOR ALL APPLICATIONS	GPA	ZON (X2)
☒	☐	Location Map	Folded Location Map:	6	6
		North arrow, scale, and vicinity map	Rolled Location Map:	1	1
		Label <u>existing</u> general plan designations or zoning districts, whichever is applicable, for the subject site and all surrounding areas within 1,000 feet	Reduced Copy (8-1/2"x11"):	1	1
		Provide a legend of land use designations or zoning districts, whichever is applicable; indicate what changes are proposed for the subject site	NOTES: ***NOT A SITE PLAN*** Two Rezoning's are necessary as not all lots are contiguous, per Title 19.16.090(E)(6)		
		Show <u>all</u> surrounding sites within a 1,000-foot radius of subject site			

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

APN(s):	Multiple	Application Type:	General Plan Amendment Rezoning (X2)
Location:	NWC Desert Inn Rd / Rancho Dr	Application Purpose:	General Plan Amend from C and SC to LI/R Rezoning from P-R and C-1 to M
Ward:	1 - Tarkanian	Pre-App Meeting Date:	07/06/11
Planner's Signature:	Per email dated 08/02/11	Submittal Deadline:	08/25/11 - no later than 2:00 pm
Planner:	Steve Gebeke, Planning Supervisor - 229-5410	Earliest PC / CC Meeting Dates:	10/11/11 PC - 11/16/11 CC (Cycle 10)

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.

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AUG 23 2011

Fisher Brothers General Plan Amendment and Zone Change Parcels

	APN	Ownership	Current GPA	Current Zoning	Notes
1	162-08-701-007	Paradise Las Vegas, LLC	C	M	
2	162-08-701-008	Taos Land Company, LLC	C	M	
3	162-08-701-005	Eden Las Vegas, LLC	C	M	
4	162-08-701-004	Paradise Las Vegas, LLC	C	M	
5	162-08-701-003	Fisher Brothers Las Vegas, LLC	C	M	
6	162-08-701-001	Fisher Brothers Las Vegas, LLC	C	P-R	Adjacent to residential
7	162-08-701-002	Fisher Brothers Las Vegas, LLC	C	M	
8	162-08-603-001	Eden Las Vegas, LLC	C	P-R	Adjacent to residential
9	162-08-603-002	Eden Las Vegas, LLC	C	P-R	Adjacent to residential
10	162-08-603-003	Paradise Las Vegas, LLC	C	P-R	Adjacent to residential
11	162-08-303-015	Fisher Brothers Las Vegas, LLC	LI/R	M	General Plan designation and zoning are consistent
12	162-08-303-016	Fisher Brothers Las Vegas, LLC	LI/R	M	General Plan designation and zoning are consistent
13	162-08-303-017	Fisher Brothers Las Vegas, LLC	LI/R	M	General Plan designation and zoning are consistent
14	162-08-303-018	Fisher Brothers Las Vegas, LLC	LI/R	M	General Plan designation and zoning are consistent
15	162-08-702-001	Fisher Brothers Las Vegas, LLC	C	M	
16	162-08-702-002	Fisher Brothers Las Vegas, LLC	SC	M	
17	162-08-418-002*	Integral Partners Park Place LV, LLC	C	C-1	These APN's are part of a one-lot commercial subdivision; a separate ZON is required for this non-contiguous lot (002)
18	162-08-418-003	Paradise Las Vegas, LLC	C	M	

*Previous entitlements for a Mixed Use development on this site will be expunged, as the use is not allowed in the M (Industrial) zoning district.

General Plan:

- C = Commercial
- SC = Service Commercial
- LI/R = Light Industry and Research

Zoning:

- P-R = Professional Office and Parking
- C-1 = Limited Commercial
- M = Industrial

#s 17 and 18 are separated by an ownership line, but both are part of a one-lot commercial subdivision. In other words, they are part of a single lot that is currently split-zoned, which is not permitted by Title 19 under the current standards. Any action for General Plan Amendment and/or Rezoning would have to apply to the lot as a whole, and include both APNs.

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AUG 23 2011

City Of Las Vegas Department Of Planning Pre-Application Conference Notes

**C
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L
E

10**

Project Name: Water Park

APN(s):	Multiple - See Attached	Pre-app Date:	07/06/11
Location:	NWC Desert Inn Road / Rancho Drive	Meeting Location:	DSC Conference Room 3E - 333
Ward #:	1 - Tarkanian	Acres:	
		Time:	2:30 p.m.

Ownership Info:	Various	Last Change of Ownership Date:	Various
	Phone: (702)-	Fax: (702)-	Email:
Applicant Info:			
	Phone: (702)-	Fax: (702)-	Email:
Representative Info:	Jennifer Lazovich / Ann Pierce, KCNV Law		
	Phone: (702)-792-7000	Fax: (702)-	Email:

Use:	Existing:	Warehouses, retail, shops
	Proposed:	Commercial Recreation / Amusement (Outdoor) - Water Park
General Plan:	Existing:	LI/R, C, SC
	Proposed:	LI/R
Zoning:	Existing:	M, C-1
	Proposed:	M
Special Area, Master Plans, and / or Overlay Districts that Apply:	Airport Overlay (140 and 175 Feet), Redevelopment Area	
	Special Land Use Designation (per plan, if applicable): N/A	

☒ **Meeting**

 ☐ **Conversation Record**

 ☐ **Telephone Record**

Between CLV Planning Representative: Steve Gebeke, Planning Supervisor (229-5410 Office / 385-7268 Fax / sgebeke@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Frank Beck				
2. Jennifer Lazovich				
3.				
4.				
5.				
6.				
7.				
8. Flinn Fagg	CLV - Planning			
9.	CLV - Planning / Business License	229-6321	383-0769	
10.	CLV - PW - Dev Co	229-6578	474-7599	
11.	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14.	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Economic Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

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AUG 23 2011

City of Las Vegas Department of Planning Pre-Application Conference Notes

Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? ☐ YES ☒ NO
If yes, Please detail how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

1. A water park is classified as a Commercial Recreation / Amusement (Outdoor) Facility, and is a permitted use in the C-2, C-M and M zoning districts only. Parking is required per an Amusement Park at one space per every three persons that the facilities are designed to accommodate at maximum capacity. Parking may be provided on a separate parcel, subject to the provisions for off-site parking in Title 19.18.030(D).
2. A General Plan Amendment to LI/R and Rezoning to M is requested for all properties, as needed. A Site Development Plan Review will be required prior to (re)development of any properties.
3. Previous Entitlements for a Mixed Use development located on APN 182-08-418-002 will be expunged if a GPA and ZON are approved, as the use is not permitted in the M zoning district.
4. There are four properties located adjacent to single family residences to the north. Currently, the P-R zoning of the parcels provides a buffer between these residences and the more intense industrial zoning to the south.

-- 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

RECEIVED
AUG 23 2011

Ann Pierce

From: Steve Gebeke [sgebeke@LasVegasNevada.GOV]
Sent: Monday, August 08, 2011 3:38 PM
To: Ann Pierce
Subject: RE: Fisher Brothers GPA Chart
Attachments: Water Park 070611.pdf

Here is the revised version.

Steve Gebeke, AICP

Planning Supervisor
City of Las Vegas
Department of Planning
(702) 229-5410 Office
(702) 385-7268 Fax

From: Steve Gebeke
Sent: Tuesday, August 02, 2011 3:47 PM
To: 'Ann Pierce'
Cc: Elisabeth Delk; Jennifer Lazovich
Subject: RE: Fisher Brothers GPA Chart

Attached are the pre-app notes and checklists for this one. There are 4 properties that have the requested General Plan / Zoning, and can be excluded from the applications. If you have any questions, please let me know.

You can use a copy of this email for submittal in lieu of my signature on the pre-app checklist.

Steve Gebeke, AICP

Planning Supervisor
City of Las Vegas
Department of Planning
(702) 229-5410 Office
(702) 385-7268 Fax

From: Ann Pierce [mailto:APierce@kcnvlaw.com]
Sent: Tuesday, August 02, 2011 2:32 PM
To: Steve Gebeke
Cc: Elisabeth Delk; Jennifer Lazovich
Subject: Fisher Brothers GPA Chart

Hi Steve,

Attached is a word document that shows all the parcels we would like to submit a request to change the master plan to LIR and zone to M, if not already master planned and zoned that way today. Thanks for your help.

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AUG 23 2011

8/22/2011



LAS VEGAS CITY COUNCIL

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MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

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LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

February 15, 2012

Mr. Phillip Brohn
Fisher Brothers Las Vegas, LLC, et al
299 Park Avenue
New York, New York 10171

**RE: ABEYANCE – ZON-42940 - REZONING RELATED TO GPA-42939,
ZON-42941, VAR-43353, SUP-43355, SUP-43356 AND SDR-43352
PLANNING COMMISSION MEETING OF FEBRUARY 14, 2012**

Dear Mr. Brohn:

Your request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: M (INDUSTRIAL) on 2.49 acres adjacent to the west side of Rancho Drive, approximately 355 feet north of Meade Avenue (APNs 162-08-603-001 through 003; and 162-08-701-001), Ward 1 (Tarkanian), was considered by the Planning Commission on February 14, 2012.

The Planning Commission accepted the applicant's request to **WITHDRAW WITHOUT PREJUDICE**.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on **February 15, 2012**.

Sincerely,

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

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Jennifer Lazovich
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89108

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov



**KAEMPFFER
CROWELL****KAEMPFFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICHjlazovich@kcwview.com
702.792.7050LAS VEGAS OFFICE
8345 West Sunset Road
Suite 260
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.792.7181RENO OFFICE
50 West Liberty Street
Suite 900
Reno, NV 89501
Tel: 775.652.3800
Fax: 775.327.2011CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

January 26, 2012

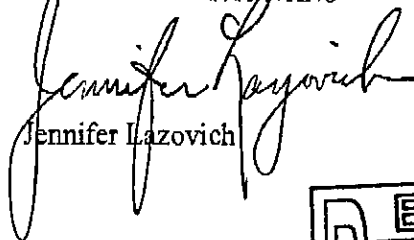
VIA FACSIMILE
474-0352Mr. Steve Gebeke
CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
333 North Rancho Drive
3rd Floor
Las Vegas, NV 89106**Re: GPA-42939; ZON-42940; ZON-42941; VAR-43353; SUP-43355;
SUP-43356; and SDR-43352**

Dear Mr. Gebeke:

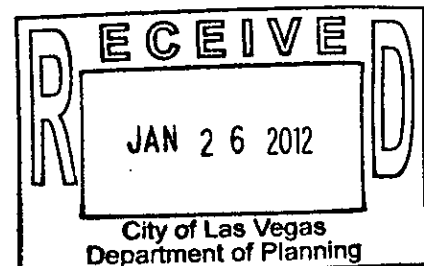
This office represents the applicant in the above-referenced matters. The above items are currently scheduled to be heard by the City of Las Vegas Planning Commission on **February 14, 2012**. We respectfully request that these items be withdrawn without prejudice.

Thank you for your kind consideration and please let me know if you have any questions or concerns.

Sincerely,

KAEMPFFER CROWELL RENSHAW
GRONAUER & FIORENTINO
Jennifer Lazovich

JL/sfm

cc: Philip Bohn
Robin Munier-Wadley
Terry Murphy



February 2, 2012

Mr. Phillip Brohn
Fisher Brothers Las Vegas, LLC, et al
299 Park Avenue
New York, New York 10171

**RE: ABEYANCE - ZON-42940 - REZONING RELATED TO GPA-42939,
ZON-42941, VAR-43353, SUP-43355, SUP-43356 AND SDR-43352
PLANNING COMMISSION MEETING OF FEBRUARY 14, 2012**

Dear Mr. Brohn:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **February 14, 2012** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, February 8, 2012** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", is written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Jennifer Lazovich
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
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RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
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LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

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TTY 702.386.9108

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STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

November 9, 2011

Mr. Phillip Brohn
Fisher Brothers Las Vegas, LLC, et al
299 Park Avenue
New York, New York 10171

**RE: ABEYANCE – ZON-42940 - REZONING RELATED TO GPA-42939,
ZON-42941, VAR-43353, SUP-43355, SUP-43356 AND SDR-43352
PLANNING COMMISSION MEETING OF NOVEMBER 8, 2011**

Dear Mr. Brohn:

Your request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: M (INDUSTRIAL) on 2.49 acres adjacent to the west side of Rancho Drive, approximately 355 feet north of Meade Avenue (APNs 162-08-603-001 through 003; and 162-08-701-001), Ward 1 (Tarkanian), was considered by the Planning Commission on November 8, 2011.

The Planning Commission voted to hold this item in **ABEYANCE** at the request of the applicant.

This item is scheduled to be heard again at the **February 14, 2012** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Rankin".

Doug Rankin, AICP
Planning Manager
Case & Public Planning Division

DR:clb

cc: Ms. Jennifer Lazovich
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
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KAEMPFFER**CROWELL****KAEMPFFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

ATTORNEYS AT LAW

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jlazovich@kcrlaw.com
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Fax: 775.927.2011CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

October 27, 2011

VIA FACSIMILE

474-0352

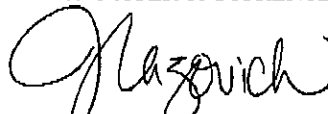
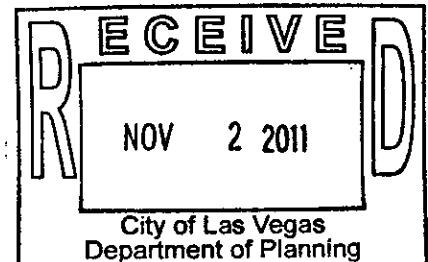
Mr. Steve Gebeke
CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
333 North Rancho Drive
3rd Floor
Las Vegas, NV 89106**Re: GPA-42939; ZON-42940; ZON-42941; VAR-43353; SUP-43355;
SUP-43356; and SDR-43352**

Dear Mr. Gebeke:

This office represents the applicant in the above-referenced matters. The above items are currently scheduled to be heard by the City of Las Vegas Planning Commission on **November 8, 2011**. We respectfully request that these items be held for three (3) months until the **February 14, 2012** City of Las Vegas Planning Commission hearing.

Thank you for your kind consideration and please let me know if you have any questions or concerns.

Sincerely,

KAEMPFFER CROWELL RENSHAW
GRONAUER & FIORENTINO
Jennifer Lazovich

JIL/sfm

cc: Philip Brohn



October 26, 2011

Mr. Phillip Bohn
Fisher Brothers Las Vegas, LLC, et al
299 Park Avenue
New York, New York 10171

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

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MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

**RE: ABEYANCE - ZON-42940 - REZONING RELATED TO GPA-42939,
ZON-42941, VAR-43353, SUP-43355, SUP-43356 AND SDR-43352
PLANNING COMMISSION MEETING OF NOVEMBER 8, 2011**

Dear Mr. Bohn:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **November 8, 2011** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, November 2, 2011** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", is written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Jennifer Lazovich
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

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



City of Las Vegas - Department of Planning.

Development Notification

PC Meeting: November 11, 2011

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

ZON-42940

Western - Highland Business Association

Bel Air Apartments

24

Clark Terrace Mutual Homes, Inc.

Clark Towers Residents Council

Gateway Neighborhood Association

Glen Heather Estates NA

Greenville Park Apartments

KEEN Neighborhood Coalition

Kingsway Apartments

McNeil Estates NA

Meadows Mobile Home Park Neighborhood Watch

Pennwood Place Apartments

Pine Village Apartments

Quail Estates West HOA

Rancho Bonito Estates HOA

Rancho Bonito NA

Rancho Oakey NA

Rancho Sereno NA

Richfield NA

Siegel Suites Sahara Residential Community

Spanish Oaks Apartments

Spanish Oaks HOA

Sunrise Gardens Senior Apartments Resident Council

Versailles Senior Apartments



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STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

October 12, 2011

Mr. Phillip Brohn
Fisher Brothers Las Vegas, LLC, et al
299 Park Avenue
New York, New York 10171

**RE: ZON-42940 - REZONING RELATED TO GPA-42939 AND ZON-42941
PLANNING COMMISSION MEETING OF OCTOBER 11, 2011**

Dear Mr. Brohn:

Your request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: M (INDUSTRIAL) on 2.49 acres adjacent to the west side of Rancho Drive, approximately 355 feet north of Meade Avenue (APNs 162-08-603-001 through 003; and 162-08-701-001), Ward 1 (Tarkanian), was considered by the Planning Commission on October 11, 2011.

The Planning Commission voted to hold this item in **ABEYANCE** in an effort to consider this request along with companion items, VAR-43353, SUP-43355, SUP-43356 and SDR-43352.

This item is scheduled to be heard again at the **November 8, 2011** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

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

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Jennifer Lazovich
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
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LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

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TTY 702.386.9108

www.lasvegasnevada.gov



**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

jlazovich@kcnvlaw.com
702.792.7050

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

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8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.782.7000
Fax: 702.798.7181

RENO OFFICE
50 West Liberty Street
Suite 900
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2911

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.9300
Fax: 775.882.0257

August 29, 2011

VIA EMAIL

sgebeke@lasvegasnevada.gov

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

Re: Hold letter for GPA-42939, ZON-42940; ZON-42941

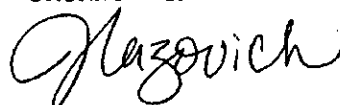
Dear Steve:

Please be advised, this office represents the applicant in the above referenced applications (the "Applicant"). On behalf of the Applicant, we are respectfully requesting that the above referenced applications be held from the current Planning Commission hearing on October 11, 2011 to the Planning Commission hearing on November 8, 2011. The additional time is requested to allow other land use applications to be filed and heard at the same public hearing on November 8, 2011.

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO



Jennifer Lazovich

JJL/sfm

cc: Philip Brohn
Terry Murphy
Frank Beck

RECEIVED
AUG 29 2011



LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

September 26, 2011

Mr. Phillip Bohn
Fisher Brothers Las Vegas, LLC, et al
299 Park Avenue
New York, New York 10171

**RE: ZON-42940 - REZONING RELATED TO GPA-42939 AND ZON-42941
PLANNING COMMISSION MEETING OF OCTOBER 11, 2011**

Dear Mr. Bohn:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **October 11, 2011** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, October 5, 2011** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", is written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Jennifer Lazovich
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

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

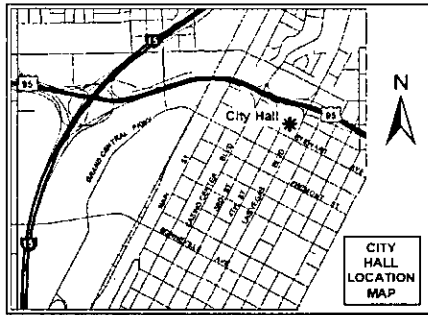
TTY 702.386.9108

www.lasvegasnevada.gov



City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT
this Request

☐ I OPPOSE
this Request

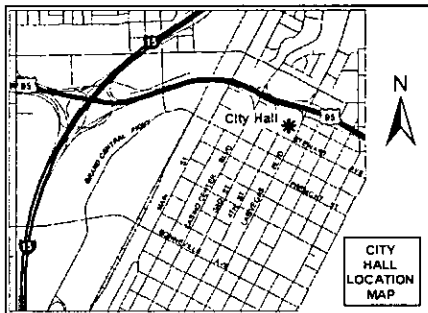
Please use available blank space on card for your comments.

GPA-42939 & ZON-42940

Planning Commission Meeting of 10/11/2011

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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GPA-42939 & ZON-42940

Planning Commission Meeting of 10/11/2011

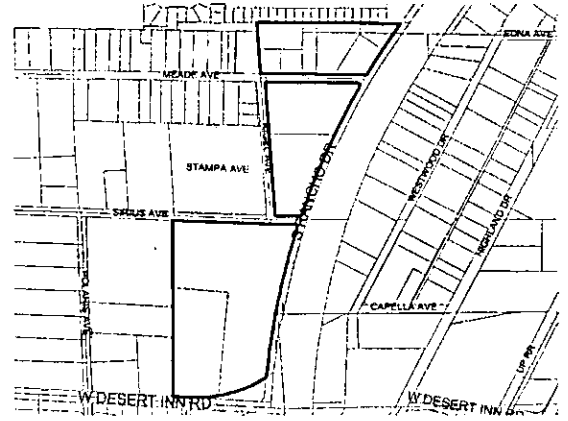
Application Information

GPA-42939 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL - For possible action on a request for a General Plan Amendment FROM: C (COMMERCIAL) AND SC (SERVICE COMMERCIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH) on 37.85 acres at the northwest corner of Desert Inn Road and Rancho Drive (APNs 162-08-418-002 and 003; 162-08-603-001 through 003; 162-08-701-001 through 005 and 007 and 008; and 162-08-702-001 and 002), Ward 1 (Tarkanian).

ZON-42940 - REZONING RELATED TO GPA-42939 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, LLC, ET AL - For possible action on a request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: M (INDUSTRIAL) on 2.49 acres adjacent to the west side of Rancho Drive, approximately 355 feet north of Meade Avenue (APNs 162-08-603-001 through 003; and 162-08-701-001), Ward 1 (Tarkanian).

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: *October 11, 2011*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

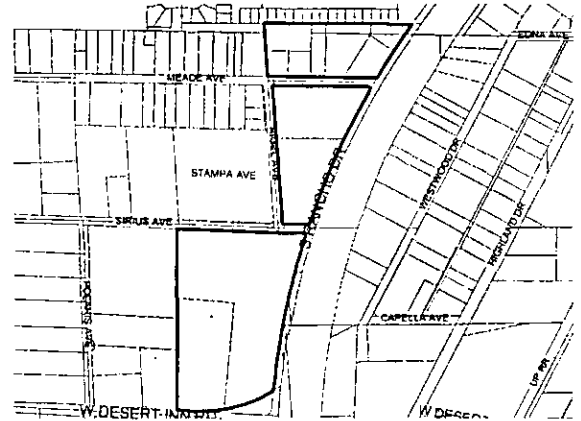
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Public Hearing Information

Meeting: Planning Commission
Date: *October 11, 2011*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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 Riekk, Survey (FM, PM, & A's only)
Date: September 7, 2011
Re: **ZON-42940** Fisher Brothers Las Vegas, LLC W. Side of Rancho Dr., N. of Meade Ave.
Request for Rezoning from P-R to M on 2.49 acres

COMMENTS:

We have no comment on the Request for a Rezoning from P-R (Professional Office and Parking) to: M (Industrial) on 2.49 acres adjacent to the west side of Rancho Drive north of Meade Avenue.

Development Notification

PC Meeting: October 11, 2011

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

ZON-42940

Western - Highland Business Association

Bel Aire Apartments

24

Clark Terrace Mutual Homes, Inc.

Clark Towers Residents Council

Gateway Neighborhood Association

Glen Heather Estates NA

Greenville Park Apartments

KEEN Neighborhood Coalition

Kingsway Apartments

McNeil Estates NA

Meadows Mobile Home Park Neighborhood Watch

Pennwood Place Apartments

Pine Village Apartments

Quail Estates West HOA

Rancho Bonito Estates HOA

Rancho Bonito NA

Rancho Oakey NA

Rancho Sereno NA

Richfield NA

Siegel Suites Sahara Residential Community

Spanish Oaks Apartments

Spanish Oaks HOA

Sunrise Gardens Senior Apartments Resident Council

Versailles Senior Apartments

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

GPA-42939
ZON-42940
ZON-42941

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
BUILDING & SAFETY	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
*SID (DPW)	PATRICK MURPHY	DSC - 9 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	WSC-3001 RONEBUS
*TRAFFIC ENGINEERING	RICK SCHRODER	DSC - 8 th Floor

ROUTED ELECTRONICALLY

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

*** 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 >

REZONING
08/23/2011

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

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ZON-42941 - REZONING RELATED TO GPA-42939 AND ZON-42940 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: M (INDUSTRIAL) on 14.72 acres at the northwest corner of Desert Inn Road and Rancho Drive (APN 162-08-418-002), Ward 1 (Tarkanian).

PLANNING COMMISSION: **OCTOBER 11, 2011**

CITY COUNCIL: **NOVEMBER 16, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **SEPTEMBER 8, 2011**

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 08/24/2011 08:22 AM

Submitted By

Page 1

A/P # 42940 REZONING

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	08/23/2011 08:28	984224	Temp COO		
Approved			COO issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	☒ Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

ZON-42940 - REZONING RELATEO TO GPA-42939 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, LLC, ET AL - For possible action on a request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: M (INDUSTRIAL) on 2.49 acres adjacent to the west side of Rancho Drive, approximately 355 feet north of Meade Avenue (APNs 162-08-603-001 through 003; and 162-08-701-001), Ward 1 (Tarkanian).

Parent A/P #

Project # 42940 Project/Phase Name LAS VEGAS OUTDOOR WATER PARK Phase #
Size/Area 2.49 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16208603003

Location

Owner/Tenant

Contact ID AC1379314 Name EDEN LAS VEGAS L L C
Mailing Address 299 PARK AVE 42ND FL Organization % FISHER BROTHERS
City NEW YORK State/Province NY
ZIP/PC 10171-4299 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

Contact ID AC1346801 Name FISHER BROTHERS LAS VEGAS L L C
Mailing Address 299 PARK AVE 2ND FL Organization % FISHER BROTHERS
City NEW YORK State/Province NY
ZIP/PC 10171-0299 Country ☐ Foreign
Day Phone (212)940-6262 x Evening Phone
Fax (646)884-5721 Mobile #

Contact ID AC1379315 Name PARADISE LAS VEGAS L L C
Mailing Address 299 PARK AVE 42ND FL Organization % FISHER BROTHERS
City NEW YORK State/Province NY
ZIP/PC 10171-4299 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

AP Linked Addresses

No Addresses are linked to this Application

Report Date 08/24/2011 08:22 AM

Submitted By

Page 2

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

AVP Linked Parcels

16208603001
16208603002
16208603003
16208701001

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC1379314	☐ Foreign
Effective		Expire				
Name	EDEN LAS VEGAS L L C					
Day Phone		Eve Phone		Organization	% FISHER BROTHERS	
Pager		PIN #		Position		
Fax		Mobile		Profession		
E-Mail						
Address	299 PARK AVE 42ND FL					
	NEW YORK, NY 10171-4299					
Seasonal Addr						
Valid From		To				
Comments	No Comments					
CDNTACT	ADDITIDNAL					

WORKCARO: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Fingerprint

Orientation Affidavit

There are no items in this list

Report Date 08/24/2011 08:22 AM

Submitted By

Page 3

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1379315 ☐ Foreign
Effective Expire
Name PARADISE LAS VEGAS L L C
Day Phone Eve Phone Organization % FISHER BROTHERS
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 299 PARK AVE 42ND FL
NEW YORK, NY 10171-4299
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 Attended

There are no items in this list

Primary N Capacity APPL Contact ID AC1346801 ☐ Foreign
Effective Expire
Name FISHER BROTHERS LAS VEGAS L L C
Day Phone (212)940-6262 x Eve Phone Organization % FISHER BROTHERS
Pager PIN # Position
Fax (646)884-5721 Mobile Profession
E-Mail
Address 299 PARK AVE 2ND FL
NEW YORK, NY 10171-0299
Seasonal Addr
Valid From To
Comments No Comments

Report Date 08/24/2011 08:22 AM

Submitted By

Page 4

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Orientation Attended Percent Owned Waiver Health Card Director Letter Original Transcripts

There are no items in this list

Primary N Capacity OWNER Contact ID AC1346801 ☐ Foreign
Effective Expire
Name FISHER BROTHERS LAS VEGAS L L C
Day Phone (212)940-6262 x Eve Phone Organization % FISHER BROTHERS
Pager PIN # Position
Fax (646)884-5721 Mobile Profession
E-Mail
Address 299 PARK AVE 2ND FL
NEW YORK, NY 10171-0299
Seasonal Addr
Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Orientation Attended Percent Owned Waiver Health Card Director Letter Original Transcripts

There are no items in this list

Report Date 08/24/2011 08:22 AM

Submitted By

Page 5

Applicants/Contacts

Primary Y Capacity OTHER Other REP Contact ID AC1696850 ☐ Foreign
Effective Expire
Name KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO
Day Phone (702)792-7000 x Eve Phone Organization
Pager PIN # Position
Fax (702)796-7181 Mobile Profession
E-Mail
Address 8345 WEST SUNSET ROAD #250
LAS VEGAS, NV 89113
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 Attended

There are no items in this list

Contractors

No Contractors

REZONING

N DINA Required? N PRS N Parent required? Zoning Information

Final City Council letter received

Annotated minutes received

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

ROI Expired

Staff Recommendation

Meeting Information



Report Date 08/24/2011 08:22 AM

Submitted By

Page 6

Zoning Information

Acres	Existing	Existing ROI	Proposed	Approved	ROI?	ROI Exp Date	Ordinance Adopted
Ordinance #	Added By	Modified By	Comments	Comments			
2.49	P-R	M					
	GKAPOVICH	SSWANTON					

Meeting Information

Meeting Date	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Comments	Add Date	Modified By	Modified Date		
10/11/2011	PC	SCHEDULED			
GKAPOVICH	08/23/2011		0	0	0

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

No children exist for this project

Employee

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#	970040	08/23/2011 08:50		0.00
	ANN PIERCE, 702.792.7000, NEW VEGAS COMMERCIAL ACQUISITION CK 1860 (PRJ 42939-42941)				



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Zone Change from P-R to M
Project Address (Location) Desert Inn and I-15
Project Name _____ Proposed Use Water Park
Assessor's Parcel #(s) 162-08-701-001, 162-08-603-001, 002 & 003 Ward # 1
General Plan: existing C proposed n/a Zoning: existing M, P-R & C-1 proposed n/a
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 2 ± Lots/Units _____ Density _____
Additional Information n/a

PROPERTY OWNER Eden Las Vegas, LLC Contact Philip Brohn
Address 299 Park Avenue Phone: (212) 940-6262 Fax: (646) 884-5721
City New York State NY Zip 10171
E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC Contact Philip Brohn
Address 299 Park Avenue Phone: (212) 940-6262 Fax: (646) 884-5721
City New York State NY Zip 10171
E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino Contact Jennifer Lazovich
Address 8345 W. Sunset Road, Suite 250 Phone: (702)-792-7000 Fax: (702) 796-7181
City Las Vegas State NV Zip 89113
E-mail Address jji@kcnvlaw.com

Property Owner Signature* Martin Edelman

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

Print Name Martin Edelman

Subscribed and sworn before me

This 17th day of August, 2011

Patricia Risi

Notary Public in and for said County and State

Revised 10/27/08

PATRICIA RISI
Notary Public, State of New York
No. 01R15039027
Qualified in Nassau County
Commission Expires 3/31/15

AMP

FOR DEPARTMENT USE ONLY

Case #	<u>ZON-42940</u>
Meeting Date:	<u>10/11/11 PC</u>
Total Fee:	<u>\$1,200</u>
Date Received:*	<u>8/23/11</u>
Received By:	<u>[Signature]</u>

RECEIVED
OCT 23 2011
*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:\depot\Application Packet\Application Form.pdf

15167.1



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Zone Change from P-R to M
Project Address (Location): Desert Inn and I-15
Project Name: _____ Proposed Use Water Park
Assessor's Parcel #(s) 162-08-701-001, 162-08-603-001, 002 & 003 Ward # 1
General Plan: existing C proposed n/a Zoning: existing M, P-R & C-1 proposed n/a
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 2 ± Lots/Units _____ Density _____
Additional Information n/a

PROPERTY OWNER Paradise Las Vegas, LLC Contact Philip Brohn
Address 299 Park Avenue Phone: (212) 940-6262 Fax: (646) 884-5721
City New York State NY Zip 10171
E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC Contact Philip Brohn
Address 299 Park Avenue Phone: (212) 940-6262 Fax: (646) 884-5721
City New York State NY Zip 10171
E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino Contact Jennifer Lazovich
Address 8345 W. Sunset Road, Suite 250 Phone: (702)-792-7000 Fax: (702) 796-7181
City Las Vegas State NV Zip 89113
E-mail Address jll@kcrlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 15th day of August, 20 11.

Arleen Rivera

Notary Public in and for said County and State

ARLEEN RIVERA
Notary Public, State of New York
No: 01R16203706
Qualified in Queens County
Term Expires April 13, 2013

Revised 10/27/08

State of New York
County of New York

AMP

FOR DEPARTMENT USE ONLY

Case #	<u>ZON - 42940</u>
Meeting Date:	<u>10/11/11 PC</u>
Total Fee:	<u>\$1,200</u>
Date Received:	<u>8/23/11</u>
Received By:	<u>[Signature]</u>

*The applicant must submit a signed copy of this form submitted to the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.
f:\depot\Application\Packet\Application Form.pdf

RECEIVED
AUG 23 2011



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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Additional Information n/a

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City Las Vegas State NV Zip 89113
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Property Owner Signature* _____

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Print Name Winston Fisher

Subscribed and sworn before me

This 15th day of August, 20 11

John R...

Notary Public in and for said County and State

Revised 10/27/08

ARLEEN RIVERA
Notary Public, State of New York
No. 01R16203708
Qualified in Queens County
Term Expires April 13, 2013
AMP

State of New York
County of New York

FOR DEPARTMENT USE ONLY

Case #
<u>ZON - 42940</u>
Meeting Date: <u>10/11/11 PC</u>
Total Fee: <u>\$1,200</u>
Date Received: <u>8/23/11</u>
Received By: _____

*The application will not be deemed complete until the submitted information is consistent with the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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

AUG 23 2011

15167.1





KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

jlazovich@kcnvlaw.com

702.792.7050

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.798.7181

RENO OFFICE
50 West Liberty Street
Suite 900
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

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

August 22, 2011

VIA HAND DELIVERY

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
731 S. 4th Street
Las Vegas, NV 89101

**Re: Justification Letter for Zone Change from P-R to M
APN: 162-08-701-001; 162-08-603-001,002 & 003**

To Whom It May Concern:

Please be advised this office represents the property owners (the "Applicant") of the above referenced parcels (the "Site"). The Site is generally located on the west side of I-15 between Sahara Avenue and Desert Inn Road. On behalf of the Applicant, we are seeking a zone change from Professional Offices and Parking (P-R) to Industrial (M).

The Site is currently master-planned Commercial. However, the Applicant has submitted a General Plan Amendment for the Site to be master-planned Light Industrial/Research. The Applicant believes a zone change to Industrial is more consistent with the current uses in the area. In fact, a substantial amount of property located to the west of the Site is currently zoned M and master-planned for Light Industrial/Research. Therefore, the Applicant believes that the zone change to Industrial is appropriate for the area.

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO



Jennifer Lazovich

JJL/sfm

Encl.

Cc: Philip Bohn

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AUG 23 2011

ZON-42940

BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.

LICENSE #: Q13-01327-6-149359

DATE ISSUED: 07/08/10

TYPE OF LICENSE: LAW FIRM

1 PROS

BUSINESS LOCATION: 8345 W SUNSET RD 250

ISSUED TO: KAEMPFER CROWELL RENSHAW GRONA

DBA:
KAEMPFER CROWELL RENSHAW GRONA
8345 W SUNSET RD 250
LAS VEGAS NV 89113

PRINCIPAL(S)

GRONAUER, ROBERT, PRES. MGPT
FIORENTINO, MARK, COO, PT
TACKES, STEVE, SECY/TRES


Chief Financial Officer,
Finance and Business Services

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AUG 23 2011

Failure to maintain any required state license renders this Business License invalid.

Post in a conspicuous place.



EDEN LAS VEGAS LLC**Business Entity Information**

Status:	Active	File Date:	8/10/2006
Type:	Foreign Limited-Liability Company	Entity Number:	E0597582006-8
Qualifying State:	DE	List of Officers Due:	8/31/2011
Managed By:		Expiration Date:	
NV Business ID:	NV20061210543	Business License Exp:	8/31/2011

Registered Agent Information

Name:	CSC SERVICES OF NEVADA, INC.	Address 1:	2215-B RENAISSANCE DR
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 - Corporation		
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 - MARTIN L EDELMAN			
Address 1:	C/O PHJW-75 EAST 55 ST	Address 2:	
City:	NEW YORK	State:	NY
Zip Code:	10022	Country:	
Status:	Active	Email:	
Manager - ARNDLD FISHER			
Address 1:	229 PARK AVE 42ND FL	Address 2:	
City:	NEW YORK	State:	NY
Zip Code:	10171	Country:	
Status:	Active	Email:	
Manager - RANCHD ROAD LLC			
Address 1:	229 PARK AVE 42ND FL	Address 2:	
City:	NEW YORK	State:	NY
Zip Code:	10171	Country:	
Status:	Active	Email:	

Actions/Amendments

Action Type:	Application for Foreign Registration		
Document Number:	20060513235-47	# of Pages:	1
File Date:	8/10/2006	Effective Date:	

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AUG 23 2011

PARADISE LAS VEGAS LLC**Business Entity Information**

Status:	Active	File Date:	5/12/2006
Type:	Foreign Limited-Liability Company	Entity Number:	E0357162006-8
Qualifying State:	DE	List of Officers Due:	5/31/2012
Managed By:		Expiration Date:	
NV Business ID:	NV20061701430	Business License Exp:	5/31/2012

Registered Agent Information

Name:	CSC SERVICES OF NEVADA, INC.	Address 1:	2215-B RENAISSANCE DR
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 - Corporation		
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

Managing Member - WINSTON FISHER			
Address 1:	NEW VEGAS COMMERCIAL C/O FISHER BORHTES	Address 2:	299 PARK AVE 42ND FL
City:	NEW YORK	State:	NY
Zip Code:	10171	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Application for Foreign Registration		
Document Number:	20060302906-98	# of Pages:	1
File Date:	5/12/2006	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20060302907-09	# of Pages:	1
File Date:	5/12/2006	Effective Date:	
(No notes for this action)			
Action Type:	Amendment		
Document Number:	20070031195-58	# of Pages:	1
File Date:	1/17/2007	Effective Date:	
(No notes for this action)			

RECEIVED
AUG 23 2011

FISHER BROTHERS LAS VEGAS LLC**Business Entity Information**

Status:	Active	File Date:	7/21/2005
Type:	Foreign Limited-Liability Company	Entity Number:	E0473082005-8
Qualifying State:	DE	List of Officers Due:	7/31/2011
Managed By:		Expiration Date:	
NV Business ID:	NV20051416738	Business License Exp:	7/31/2011

Registered Agent Information

Name:	CSC SERVICES OF NEVADA, INC.	Address 1:	2215-B RENAISSANCE DR
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 - Corporation		
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

Managing Member - RANCHO ROAD C/O FISHER BROTHERS			
Address 1:	299 PARK AVE 42ND FL	Address 2:	
City:	NEW YORK	State:	NY
Zip Code:	10171	Country:	
Status:	Active	Email:	
Managing Member - MARTIN L EOELMAN			
Address 1:	299 PARK AVE 42ND FL	Address 2:	
City:	NEW YORK	State:	NY
Zip Code:	10171	Country:	
Status:	Active	Email:	
Managing Member - WINSTON FISHER			
Address 1:	299 PARK AVE 42ND FL	Address 2:	
City:	NEW YORK	State:	NY
Zip Code:	10171	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Application for Foreign Registration		
Document Number:	20050282985-81	# of Pages:	1
File Date:	7/21/2005	Effective Date:	

RECEIVED
AUG 23 2011

APN #162-08-701-005

162-08-603-001

162-08-603-002

RECORDING REQUESTED BY AND

MAIL TO: Paul, Hastings, Janofsky &
Walker LLP

NAME: Eric Landau, Esq.

ADDRESS: 515 South Flower Street, 25th
Floor

CITY/ST/ZIP: Los Angeles, CA 90071

06004178MD

20060821-0004100

Fee: \$16.00 RPTT: \$87,380.85

N/C Fee: \$0.00

08/21/2006

15:38:03

T20060146381

Requestor:

CHICAGO TITLE

Frances Deane

PUN

Clark County Recorder

Pgs: 4

GRANTEE'S ADDRESS FOR TAX BILLS:

Eden Las Vegas LLC

8875 Hidden River Parkway, Suite 300

Tampa, Florida 33637

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESS That the GRANTOR: P & D KELESIS, L.L.C., a Nevada limited liability company, for and in consideration of Ten and 00/100 Dollars (\$10.00) does hereby GRANT, BARGAIN, SELL AND CONVEY to EDEN LAS VEGAS LLC, a Delaware limited liability company all that real property situated in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

SUBJECT TO:

1. General and special taxes and assessments for the current fiscal tax year which are a lien not yet due and payable and any and all unpaid bonds and/or assessments; and
2. All covenants, conditions, restrictions, reservations, rights, right-of-way and easements recorded against the Property and all other matters of record or apparent from a visual inspection of the Property and all matters which an accurate survey of the Property would disclose.

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

Signatures next page

- 1 -

LEGAL_US_E # 708977073

RECEIVED
AUG 23 2011

Witness my/our hands this 18th day of August, 2006.

P & D KELESIS LLC

By: Michael Kelesis
Michael Kelesis

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on August 18, 2006 by Michael KEIESTE as MANAGING MEMBER of PTD KEIESTES LLC

Shirley Lopez
NOTARY PUBLIC
My Commission Expires 01/30/07

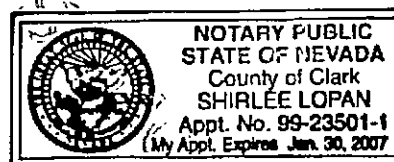


Exhibit A

PARCEL I:

That portion of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section 8, Township 21 South, Range 61 East, M.D.M., Clark County, Nevada being described as follows:

Lot Two (2) as shown by map thereof in File 40 of Parcel Maps, Page 93, in the Office of the County Recorder of Clark County, Nevada.

PARCEL II:

That portion of the Northeast Quarter (NE ¼) of Section 8, Township 21 South, Range 61 East, M.D.B. & M., further described as follows:

Lots Two (2) and Four (4) as shown by map thereof on file in File 59 of Parcel Maps, Page 19, in the Office of the County Recorder of Clark County, Nevada.

PARCEL III:

A non-exclusive Easement for Ingress and Egress across the Southerly 28 foot wide strip running easterly and westerly on Parcel Three (3) of the map on file in File 59 of Parcel Maps, Page 19 as set forth in that certain document recorded June 23, 1989 in Book 890623 as Instrument No. 01142, Official Records, Clark County, Nevada.

**State of Nevada
Declaration of Value**

1. Assessor's Parcel Number(s)

a) 162-08-603-002

b) 162-08-701-005

c) 162-08-603-001

d)

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$17,133,200.00

Deed in Lieu of Foreclosure Only (value of property): (____)

Transfer Tax Value:

\$17,133,200.00

Real Property Transfer Tax Due:

\$87,380.85

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090; Section: _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: ____%

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 [Signature]

Capacity grantee

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: P&D Kelesis LLC

Address: 947 Serena Veneda Lane

City: Las Vegas

State: NV Zip: 89138

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Eden Las Vegas LLC

Address: 8875 Hidden River pkwy #300

City: Tampa

State: FL Zip: 33637

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

Print Name: Chicago Title

Address: 3980 Howard Hughes Parkway

City/State/Zip: Las Vegas, NV 89169

Escrow #: 06004178-030

20051215-0003448

Fee: \$21.00 RPTT: \$141,525.00
N/C Fee: \$25.00

12/15/2005 13:52:45
T20050227243

Requestor:
LAWYERS TITLE OF NEVADA

Frances Deane CDO
Clark County Recorder Pgs: 8

APN: 162-08-701-002, 162-08-701-001, 162-08-701-003,
162-08-702-001, 162-08-303-016, 162-08-303-017
162-08-303-018

Escrow No.: N2107336

Recording Requested by and Return to:

Name: Paul, Hastings, Janofsky & Walker LLP

Address: 75 East 55th Street

City/State/Zip: New York, New York 10022

Grant, Bargain, Sale Deed
(Title on Document)

This page is 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.

RECORDING REQUESTED BY AND MAIL

TO: Paul, Hastings, Janofsky & Walker LLP
NAME: Eric Landau, Esq.
ADDRESS: 75 East 55th Street
CITY/ST/ZIP: New York, New York 10022

THIS SPACE FOR RECORDERS USE ONLY**GRANTEE'S ADDRESS FOR TAX BILLS:**

Fisher Brothers
299 Park Avenue
New York, New York 10171
Attention: Clifford Spierer

RPTT'S \$141,525.00

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESS That the GRANTOR(S): Glenborough Fund IX Holding LLC, a Delaware limited liability company and Glenborough Properties, L.P., a California limited partnership, for and in consideration of Twenty Seven Million Seven Hundred Fifty Thousand Dollars (\$27,750,000) do(es) hereby GRANT, BARGAIN, SELL AND CONVEY to Fisher Brothers Las Vegas LLC, a Delaware limited liability company all that real property situated in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

SUBJECT TO:

1. General and special taxes and assessments for the current fiscal tax year which are a lien not yet due and payable and any and all unpaid bonds and/or assessments; and
2. All covenants, conditions, restrictions, reservations, rights, right-of-way and easements recorded against the Property and all other matters of record or apparent from a visual inspection of the Property and all matters which an accurate survey of the Property would disclose.

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

Signatures next page

Witness my/our hands this 14th day of December, 2005.

Glenborough Fund IX Holding LLC
A Delaware limited liability company

By: [Signature]
G. Lee Burns, its Vice President

Glenborough Properties, L.P.
A California limited partnership

By: Glenborough Realty Trust Incorporated
A Maryland Corporation
Its General Partner

By: [Signature]
G. Lee Burns, its Vice President

STATE OF CALIFORNIA)
COUNTY OF SAN MATEO)

This instrument was acknowledged before me on (date) DECEMBER 9, 2005
By (person's appearing before notary public) G. LEE BURNS

[Signature]
(Signature of Notary Public)

My commission expires: 7/18/09

(Notary Stamp)

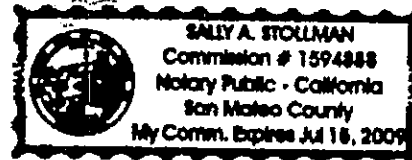


Exhibit "A"
Legal Description

17643/305735-17

PALMS BUSINESS CENTER IV
LEGAL DESCRIPTION

The land referred to in this Commitment is situated in the County of Clark, State of Nevada, and is described as follows:

That portion of the East Half (E1/2) of Section 8, Township 21 South, Range 61 East, M.D.B. & M., according to the official plat of said land on file in the Office of the Bureau of Land Management, Clark County, Nevada, and being more particularly described as follows:

Lots One thru Three (1-3) as shown by map on file in File 61 of Parcel Maps, Page 74, in the Office of the County Recorder, Clark County, Nevada.

PALMS BUSINESS CENTER NORTH
Legal Description

The land referred to in this Commitment is situated in the County of Clark, State of Nevada, and is described as follows:

Parcel 2:

That portion of the North Half (N1/2) of the Southeast Quarter (SE1/4) of Section 8, Township 21 South, Range 61 East M.D.B. & M., according to the official plat of said land on file in the Office of the Bureau of Land Management, Clark County, Nevada, and being more particularly described as follows:

Lot One (1), as shown by map thereof on file in File 46, of Parcel Maps, Page 13, in the office of the County Recorder, Clark County, Nevada.

Parcel 3:

That portion of the North Half (N1/2) of the Southwest Quarter (SW1/4) of Section 8, Township 21 South, Range 61 East, M.D.B. & M., according to the Official Plat of said land on file in the Office of the Bureau of Land Management, Clark County, Nevada, and being more particularly described as follows:

Lots One through Three (1-3), as shown by map thereof on file in File 46, of Parcel Maps, Page 19, in the Office of the County Recorder, Clark County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 162-08-701-001 through 003
- b) 162-08-702-001
- c) 162-08-303-016 through 018
- d)

2. Type of Property:

- a) ☐ Vacant Land
- b) ☐ Single Family Residence
- c) ☐ Condo/Townhouse
- d) ☐ 2-4 Plex
- e) ☐ Apartment Building
- f) ☒ Commercial/Industrial
- g) ☐ Agricultural
- h) ☐ Mobile Home
- i) ☐ Other

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$ 27,750,000.00

Deed in Lieu of Foreclosure Only (value of property)

\$

Transfer Tax Value: \$

\$ 27,750,000.00

Real Property Transfer Tax Due \$

\$ 141,525.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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: _____ Capacity: _____

Fisher Brothers Las Vegas LLC, Purchaser

Signature: _____ Capacity: Managing Member

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

Print Name: Glenborough Properties LP.

Address: 400 S. El Camino Real

City: San Mateo

State: CA Zip: 94402-1708

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

Print Name: Fisher Brothers Las Vegas

Address: LLC, 299 Park Avenue

City: New York

State: NY Zip: 10171

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

LAWYERS TITLE OF NEVADA, 1210 S. Valley View Blvd., #104, Las Vegas, NV 89102

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

3448

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) (200) 162-08-702-001
b) 162-08-701-001 through 003
c) 162-08-303-016 through 018
d) _____

2. Type of Property

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

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

\$27,500,000.00 / 27,750,000.00

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

Transfer Tax Value:

\$27,500,000.00 / 27,750,000.00

Real Property Transfer Tax Due:

\$140,250.00 / \$141,525.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per 375.090, Section: _____

b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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: [Signature] Capacity: Escrow Holder/Authorized Agent

Signature: Dian L. Blair, First American Title Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Glenborough Properties, L.P.

Address: 400 S. El Camino Real

City: San Mateo

State: CA Zip: 94402-1708

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Fisher Brothers Las Vegas

Print Name: LLC

Address: 299 Park Avenue

City: New York

State: NY Zip: 10171

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

First American Title Insurance

Company National Commercial

(408) 451-7828

Print Name: Services

File Number: NCS-134047-SC db/db

Address: 1737 North First Street, Suite 100

City: San Jose

State: CA Zip: 95112

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

[Signature]

20060516-0003743

A.P.N#: 162-08-603-003, 162-08-701-007
Escrow #: 06-04-0719-DTL

Fee: \$17.00 RPTT: \$13,260.00
N/C Fee: \$0.00

05/16/2006 14:06:41
T20060086656

Requestor:
NEVADA TITLE COMPANY

Frances Deane GWC
Clark County Recorder Pas: 5

Return to:

WHEN RECORDED MAIL TO AND
MAIL TAX NOTICE TO:
Paradise Las Vegas LLC, a Nevada
limited liability company
2911 Turtle Creek Boulevard Suite 300
Las Vegas, Nevada 75219

5

44

Grant Bargain Sale Deed

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.

A.P.N. 162-08-603-003 162-08-701-007

RECORDING REQUESTED BY AND MAIL TO: Paul, Hastings, Janofsky & Walker LLP NAME: Eric Landau, Esq. ADDRESS: 515 South Flower Street, 25th Floor CITY/ST/ZIP: Los Angeles, CA 90071 R.P.T.T. \$13,260.00	THIS SPACE FOR RECORDERS USE ONLY
---	---

GRANTEE'S ADDRESS FOR TAX BILLS:

Paradise Las Vegas LLC
2911 Turtle Creek Blvd.
Suite 300
Dallas, Texas 75219

Grant; Bargain, Sale Deed

THIS INDENTURE WITNESS that **RANCHO BUILDING, LLC**, a Nevada limited liability company (the "Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby **GRANT, BARGAIN, SELL AND CONVEY** to **PARADISE LAS VEGAS LLC**, a Delaware limited liability company (the "Grantee") all that real property situated in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

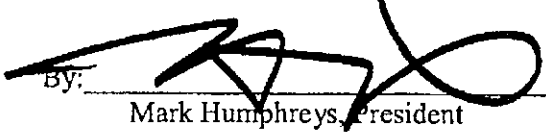
SUBJECT TO:

1. General and special taxes and assessments for the current fiscal tax year which are a lien not yet due and payable and any and all unpaid bonds and/or assessments; and
2. All covenants, conditions, restrictions, reservations, rights, right-of-way and easements recorded against the Property and all other matters of record or apparent from a visual inspection of the Property and all matters which an accurate survey of the Property would disclose.

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

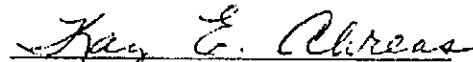
WITNESS my/our hand(s) effective as of this 15 day of May, 2006.

RANCHO BUILDING, LLC,
a Nevada limited liability company

By: 
Mark Humphreys, President

STATE TEXAS)
) ss.
COUNTY OF DALLAS)

This instrument was acknowledged before me on May 15, 2006 by Mark Humphreys, President of Rancho Building, LLC, a Nevada limited liability company, on behalf of the limited liability company.


Notary Public in and for
the State of Texas

My Commission Expires:

2-14-09

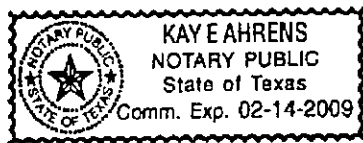


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL ONE (1):

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 8,
TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., CITY OF LAS VEGAS,
COUNTY OF CLARK, STATE OF NEVADA; MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

LOT ONE (1) AS SHOWN BY MAP ON FILE IN FILE 83 OF PARCEL MAPS, PAGE
39, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY,
NEVADA.

PARCEL TWO (2):

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE
NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE
61 EAST, M.D. & M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT THREE (3) AS SHOWN BY MAP ON FILE IN FILE 59 OF PARCEL MAPS,
PAGE 19, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY,
NEVADA.

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)

- a) 162-08-603-003, 162-08-701-007
b) _____
c) _____
d) _____

44

2. Type of Property:

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

FOR RECORDERS'S OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$ 2,600,000.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$2,600,000.00

Real Property Transfer Tax Due

\$ 13,260.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declare(s) 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, 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: _____ Capacity: GRANTOR/SELLER

Signature: Mat. [Signature] Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Rancho Building, LLC, a Nevada limited liability company

Print Name: Paradise Las Vegas LLC, a Delaware limited liability company

Address: 5350 Alpha Road

Address: 2911 Turtle Creek Boulevard #300

City/State/Zip: Dallas Texas 75240

City/State/Zip: Dallas, Texas 75219

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

Print Name: Nevada Title Company

Esc. #: 06-04-0719-DTL

Address: 2500 N Buffalo, Suite 150

City: Las Vegas

State: NV

Zip: 89128

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

3743



REZONING

CASE NUMBER: ZON-42940

Existing Zoning: P-R (PROFESSIONAL OFFICE and PARKING)

Proposed Zoning: M (INDUSTRIAL)

Public Hearing Information

TIME: 6:00 PM

DATE: OCTOBER 11, 2011

MEETING: Planning Commission

LOCATION: Council Chambers / City Hall

400 Stewart Ave.

For information call
City of Las Vegas Planning & Development Dept.
At 229-6301, TDD 386-9103

09/30/2011 11:34 AM

Darline Reeder

From: Darline Reeder
Sent: Wednesday, September 21, 2011 9:57 AM
To: Kimberly Reid; Robin Munier
Cc: Steve Gebeke; Carman Burney; Nora Lares; John Grider; Michael Howe; Romeo Gumarang; Steve Swanton; Yorgo Kagafas; Mark Rex; Jorge Morteo
Subject: RESULTS of Neighborhood Meeting - WARD 1 (TARKANIAN) - GPA-42939; ZON-42940; ZON-42941 - PC 10/11/11

Neighborhood Meeting of Monday, October 3, 2011 at 6:00 p.m. , held in the Salon -E Room at Palace Station Casino, 2411 West Sahara Avenue, Las Vegas, Nevada, 89102:

Start Time 6:10
End time: 7:05

Attendance:
18 members of the public
4 members of the development team
2 CLV Staff member s (1 Council Staff, 1 Planning staff)

Concerns:
Traffic impacts to Rancho, Valley View, Sahara and Sirius
Hours of operation
Parking movements between parking lots

Generally speaking, most were all right with the plan.

Doug Rankin, AICP

GPA-42939 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL - For possible action on a request for a General Plan Amendment FROM: C (COMMERCIAL) AND SC (SERVICE COMMERCIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH) on 37.85 acres at the northwest corner of Desert Inn Road and Rancho Drive (APNs 162-08-418-002 and 003; 162-08-603-001 through 003; 162-08-701-001 through 005 and 007 and 008; and 162-08-702-001 and 002), Ward 1 (Tarkanian).

ZON-42940 - REZONING RELATED TO GPA-42939 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, LLC, ET AL - For possible action on a request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: M (INDUSTRIAL) on 2.49 acres adjacent to the west side of Rancho Drive, approximately 355 feet north of Meade Avenue (APNs 162-08-603-001 through 003; and 162-08-701-001), Ward 1 (Tarkanian).

ZON-42941 - REZONING RELATED TO GPA-42939 AND ZON-42940 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: M (INDUSTRIAL) on 14.72 acres at the northwest corner of Desert Inn Road and Rancho Drive (APN 162-08-418-002), Ward 1 (Tarkanian).



NEIGHBORHOOD



Meeting



Telephone

Conversation Record

GPA-42939, 20N-42940 & 20N-42941

Project Name LAS VEGAS OUTDOOR WATER PARK

Page 1 of 1
Date 10/3/11
Time 6:00 am pm

Conversation between CLV Representative(s):
and,

Name

Company/Department

Phone

FAX

☐ see Meeting Attendance Sheet

Comments:

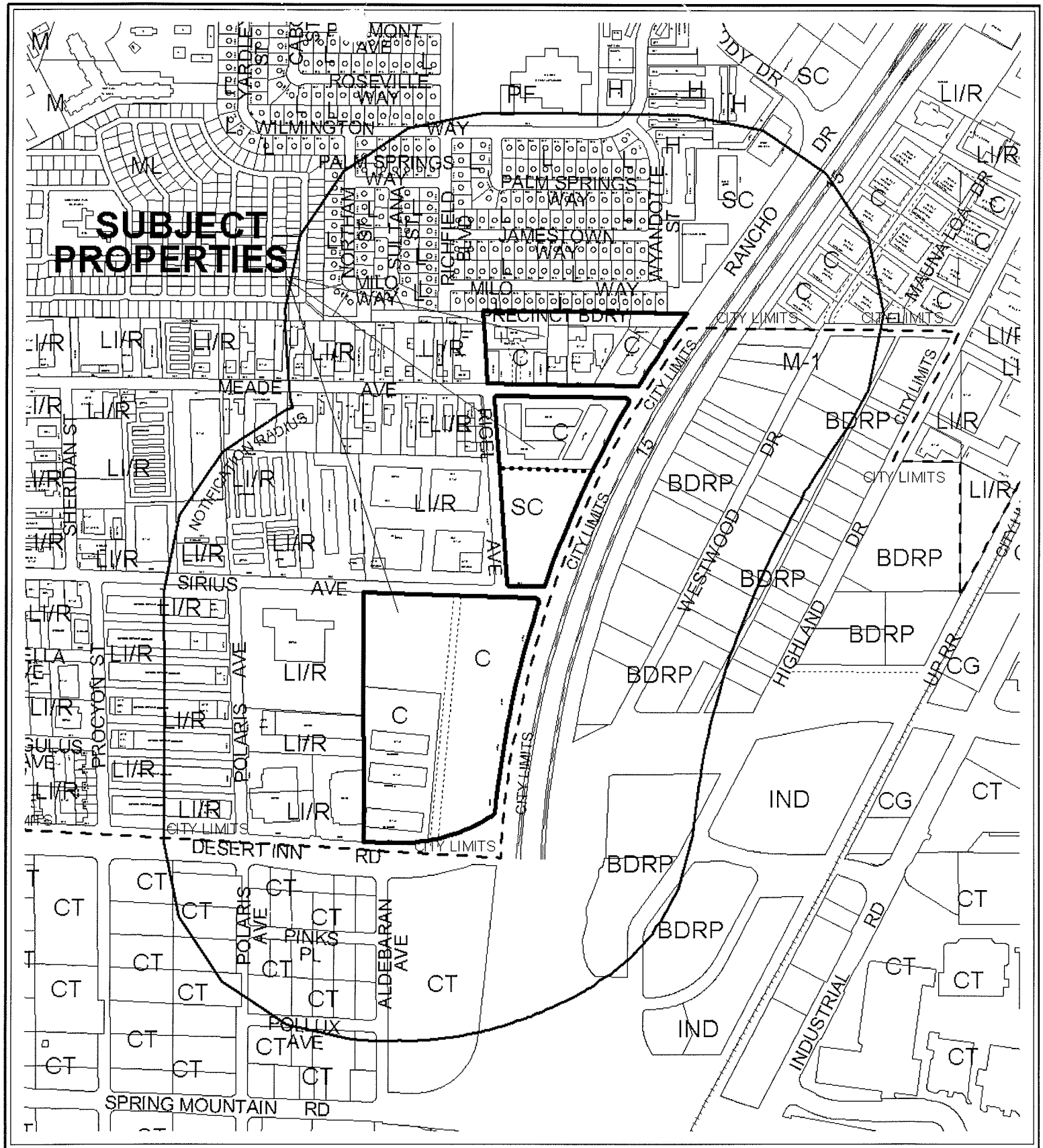
Public - 1X

Start: 6:10

End: 7:05

CONCERNS:

- What happens IF water Parks Does not happen?
- TRAFFIC FLOWS ON Valley View
- hours 8am to 10am April to October
- Will there be security in North Parking Lot
- Landscape Buffer along North (20' min)
- How Tall is the Super Slide (160')
- Parking & Flow of Ped Traffic
- Will there Be a Block wall along the West
- Traffic on Sinus, D.I., Sahara*
- Ped Bridge Across Sinus
- Overall Like the USE
- TRAFFIC



CASE: GPA-42939

RADIUS: 1000 FT

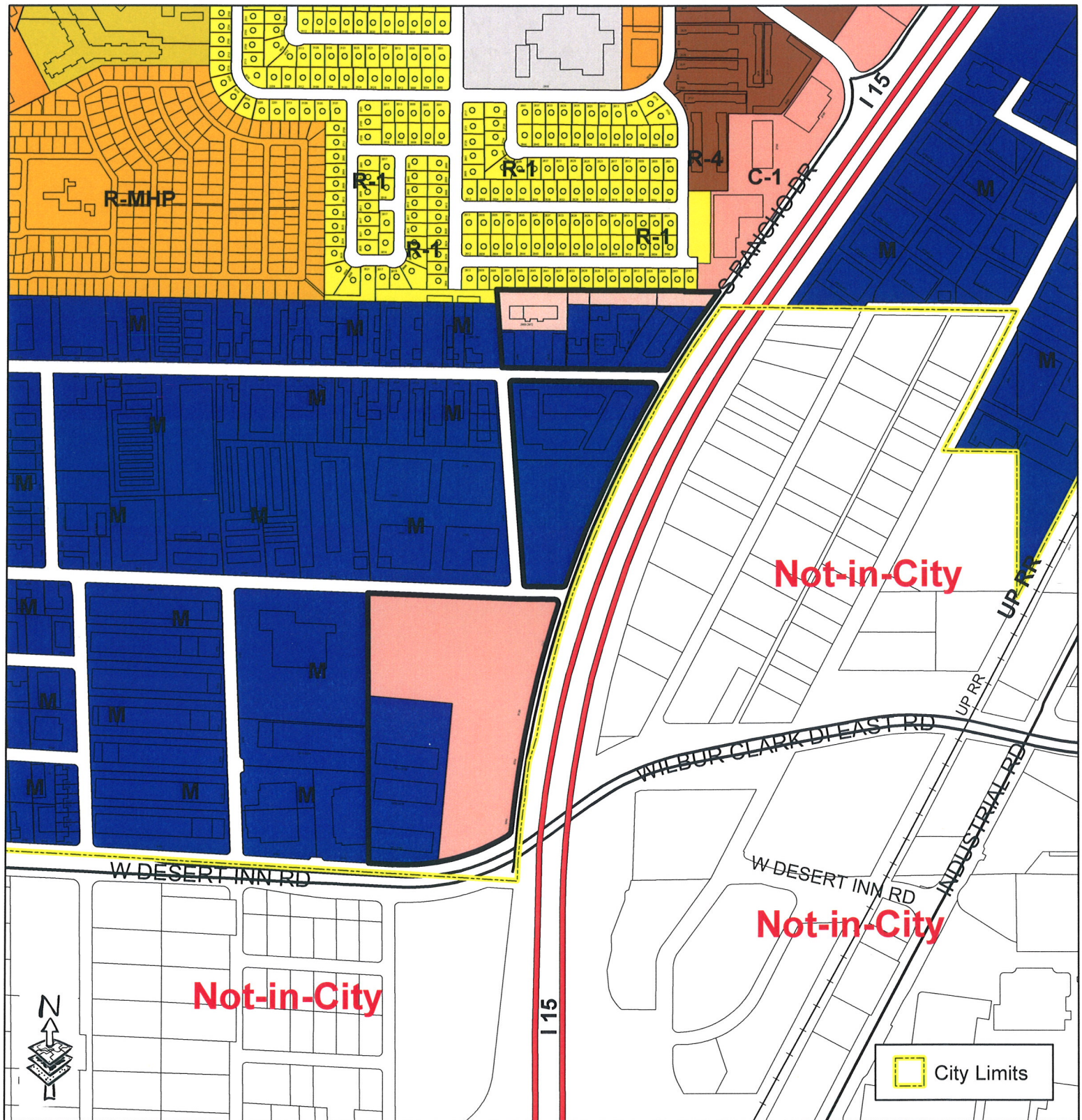
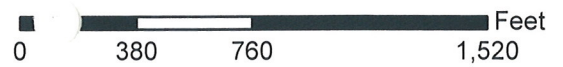
GENERAL LAND USE OF SUBJECT PROPERTY:

C (COMMERCIAL) AND SC (SERVICE COMMERCIAL)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:

LI/R (LIGHT INDUSTRY/RESEARCH)

GPA-42939 Zoning



- | | | |
|--|--|-------------------------------|
| U - Undeveloped (GPA Designation) | R-3 - Medium Density Residential | C-2 - General Commercial |
| R-A - Ranch Acres | R-4 - High Density Residential | C-M - Commercial Industrial |
| R-E - Residence Estates | R-5 - Apartment | M - Industrial |
| R-D - Single-Family Residential Restricted | R-MHP - Residential Mobile/Manufacture Home Park | C-V - Civic |
| R-PD - Residential Planned Development | P-R - Professional Offices And Parking | C-PB - Planned Business Park |
| Y - R-1 - Single Family Residential | N-S - Neighborhood Services | P-C - Planned Community |
| R-MH - Mobile/Manufactured Home Residence | O - Office | PD - Planned Development |
| R-CL - Single-Family Compact Lot | C-D - Designed Commercial | TC - Town Center |
| R-2 - Medium-Low Density Residential | C-1 - Limited Commercial | T-D - Traditional Development |

ROI Zoning

Data current as of: October 3, 2011



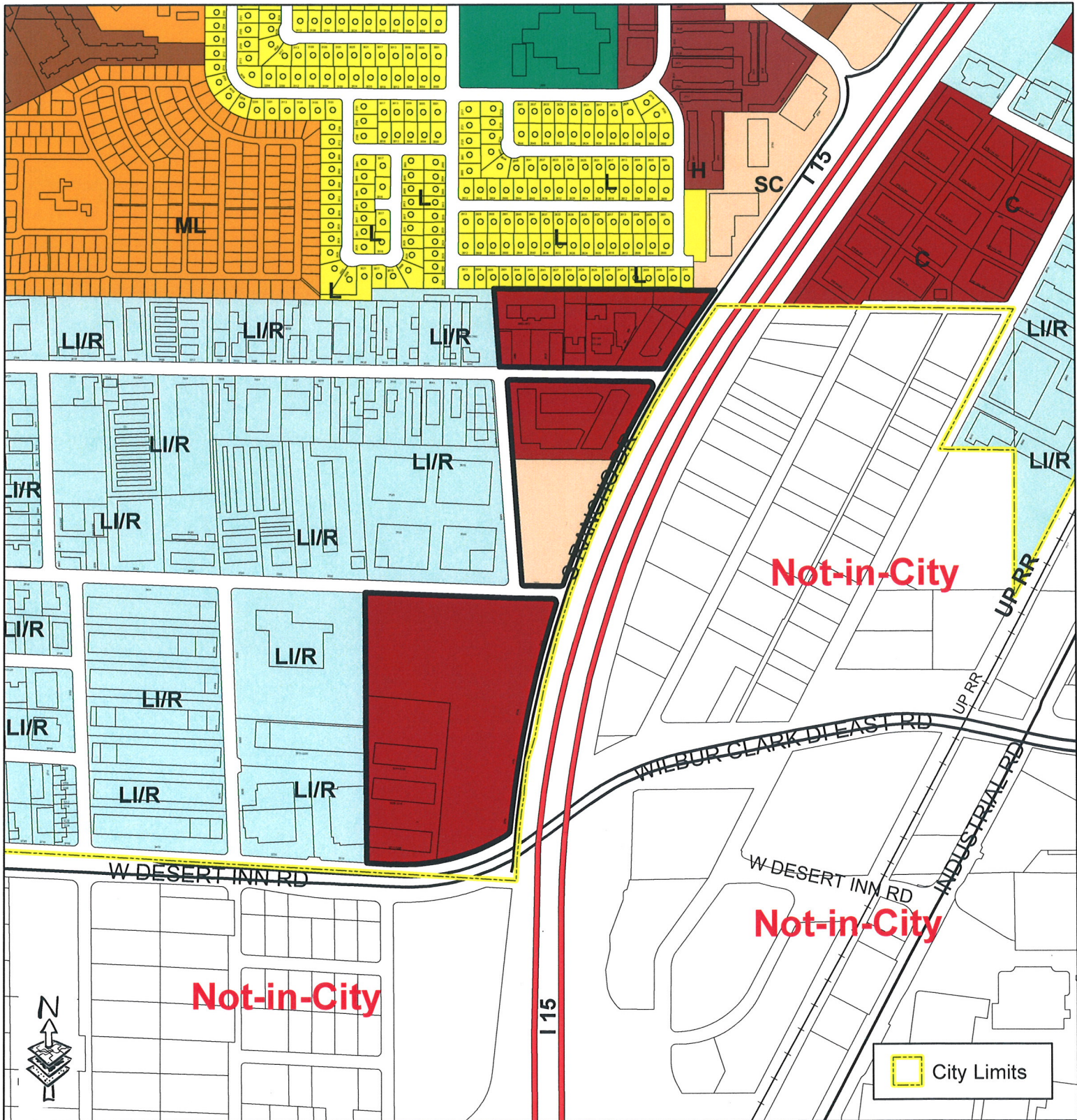
Planning & Development Dept.
702-229-6301
Geographic Information System

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.



GPA-42939 General Plan

0 380 760 1,520 Feet



- | | | |
|---------------------------------|--------------------------------------|--------------------------------|
| Rural Neighborhood Preservation | Service Commercial | Public Facility - School |
| Rural Estates | General Commercial | Public Facility - Clark County |
| Desert Rural | Tourist Commercial | Town Center |
| Rural | Las Vegas Medical District | Resource Conservation |
| Low | Light Industrial / Research | Downtown - Commercial |
| Medium - Low | Planned Community Development | Downtown - Mixed Use |
| Medium - Low Attached | Traditional Neighborhood Development | Not in City |
| Medium | Downtown Redevelopment Area | Right - of - Way |
| High | Parks/Recreation/Open Space | |
| Office | Public Facility | |

Data current as of: October 3, 2011



Planning & Development Dept.
702-229-6301
Geographic Information System
GIS maps are normally produced
only to meet the needs of the City.
Due to continuous development activity
this map is for reference only.





Data current as of: October 3, 2011



Planning & Development Dept.
702-229-6301
Geographic Information System
GIS maps are normally produced
only to meet the needs of the City.
Due to continuous development activity
this map is for reference only.



Report Date 10/03/2011 07:26 AM

Submitted By

Page 1

A/P # 42939 GENERAL PLAN AMENDMENT

Application Information

Stages

	Date / Time	By		Date / Time	By
<u>Processed</u>	08/23/2011 08:21	984224	<u>Temp COO</u>		
<u>Approved</u>			<u>COO Issued</u>		
<u>Final</u>			<u>Expires</u>		

Associated Information

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

Description of Work

GPA-42939 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL - For possible action on a request for a General Plan Amendment FROM: C (COMMERCIAL) AND SC (SERVICE COMMERCIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH) on 37.85 acres at the northwest corner of Desert Inn Road and Rancho Drive (APNs 162-08-418-002 and 003; 162-08-603-001 through 003; 162-08-701-001 through 005 and 007 and 008; and 162-08-702-001 and 002), Ward 1 (Tarkanian).

Parent A/P #

Project # 42939 Project/Phase Name LAS VEGAS OUTDOOR WATER PARK Phase #
Size/Area 37.85 ACRES Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16208701005

Location

Owner/Tenant

Contact ID AC1379314 Name EDEN LAS VEGAS L L C
Mailing Address 299 PARK AVE 42ND FL Organization % FISHER BROTHERS
City NEW YORK State/Province NY
ZIP/PC 10171-4299 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

Contact ID AC1346801 Name FISHER BROTHERS LAS VEGAS L L C
Mailing Address 299 PARK AVE 2ND FL Organization % FISHER BROTHERS
City NEW YORK State/Province NY
ZIP/PC 10171-0299 Country ☐ Foreign
Day Phone (212)940-6262 x Evening Phone
Fax (646)884-5721 Mobile #

Contact ID AC1379311 Name INTEGRAL PTNRS PARK PL L V LLC
Mailing Address 299 PARK AVE 42ND FL Organization % FISHER BROTHERS
City NEW YORK State/Province NY
ZIP/PC 10171-4299 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

Report Date 10/03/2011 07:26 AM

Submitted By

Page 2

Owner/Tenant

Contact ID AC1379315 Name PARADISE LAS VEGAS L L C
Mailing Address 299 PARK AVE 42ND FL Organization % FISHER BROTHERS
City NEW YORK State/Province NY
ZIP/PC 10171-4299 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

Contact ID AC1379319 Name TAOS LAND COMPANY LLC
Mailing Address 299 PARK AVE 42ND FL Organization % FISHER BROTHERS
City NEW YORK State/Province NY
ZIP/PC 10171-4299 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

2880 MEADE AVE
LAS VEGAS, 89102-

2880 MEADE AVE 360
LAS VEGAS, 89102-

2880 MEADE AVE 103
LAS VEGAS, 89102-

2880 MEADE AVE 105
LAS VEGAS, 89102-

2880 MEADE AVE 104
LAS VEGAS, 89102-

2880 MEADE AVE 101
LAS VEGAS, 89102-

2880 MEADE AVE 203
LAS VEGAS, 89102-

2880 MEADE AVE 106
LAS VEGAS, 89102-

2880 MEADE AVE 201
LAS VEGAS, 89102-

2880 MEADE AVE 204
LAS VEGAS, 89102-

2880 MEADE AVE 102
LAS VEGAS, 89102-

Report Date 10/03/2011 07:26 AM

Submitted By

Page 3

Address

Parcel Link

A/P Link

2880 MEADE AVE 202
LAS VEGAS, 89102-

2882 MEADE AVE 101
LAS VEGAS, 89102-

2882 MEADE AVE 102
LAS VEGAS, 89102-

2880 MEADE AVE 150
LAS VEGAS, 89102-

2880 MEADE AVE 250
LAS VEGAS, 89102-

2880 MEADE AVE 350
LAS VEGAS, 89102-

2882 MEADE AVE
LAS VEGAS, 89102-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16208418002
16208418003
16208603001
16208603002
16208603003
16208701001
16208701002
16208701003
16208701004
16208701005
16208701007
16208701008
16208702001
16208702002

Applicants/Contacts

Report Date 10/03/2011 07:26 AM

Submitted By

Page 4

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1379315 ☐ Foreign
Effective Expire
Name PARADISE LAS VEGAS L L C
Day Phone Eve Phone Organization % FISHER BROTHERS
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 299 PARK AVE 42ND FL
NEW YORK, NY 10171-4299
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 Transcripts
Orientation Attended

There are no items in this list

Primary N Capacity OWNER Contact ID AC1379319 ☐ Foreign
Effective Expire
Name TAOS LAND COMPANY LLC
Day Phone Eve Phone Organization % FISHER BROTHERS
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 299 PARK AVE 42ND FL
NEW YORK, NY 10171-4299
Seasonal Addr

Valid From To
Comments No Comments

Report Date 10/03/2011 07:26 AM

Submitted By

Page 5

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary N Capacity OWNER Contact ID AC1379311 ☐ Foreign
Effective Expire
Name INTEGRAL PTNRS PARK PL L V LLC
Day Phone Eve Phone Organization % FISHER BROTHERS
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 299 PARK AVE 42ND FL
NEW YORK, NY 10171-4299
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 Transcripts
Orientation Attended

There are no items in this list

Report Date 10/03/2011 07:26 AM

Submitted By

Page 6

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1379314 ☐ Foreign
Effective Expire
Name EDEN LAS VEGAS L L C
Day Phone Eve Phone Organization % FISHER BROTHERS
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 299 PARK AVE 42ND FL
NEW YORK, NY 10171-4299
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 Transcripts
Orientation Attended

There are no items in this list

Primary N Capacity APPL Contact ID AC1379310 ☐ Foreign
Effective Expire
Name FISHER BROTHERS LAS VEGAS L L C
Day Phone (212)940-6262 x Eve Phone Organization % FISHER BROTHERS
Pager PIN # Position
Fax (646)884-5721 Mobile Profession
E-Mail
Address 299 PARK AVE 42ND FL
NEW YORK, NY 10171-4299
Seasonal Addr
Valid From To
Comments No Comments

Report Date 10/03/2011 07:26 AM

Submitted By

Page 7

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary N Capacity OWNER Contact ID AC1346801 ☐ Foreign
Effective Expire
Name FISHER BROTHERS LAS VEGAS L L C
Day Phone (212)940-6262 x Eve Phone Organization % FISHER BROTHERS
Pager PIN # Position
Fax (646)884-5721 Mobile Profession
E-Mail
Address 299 PARK AVE 2ND FL
NEW YORK, NY 10171-0299
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 Transcripts
Orientation Attended

There are no items in this list

Report Date 10/03/2011 07:26 AM

Submitted By

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Applicants/Contacts

Primary Y Capacity OTHER Other REP Contact ID AC1696850 ☐ Foreign
Effective Expire
Name KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO
Day Phone (702)792-7000 x Eve Phone Organization
Pager PIN # Position
Fax (702)796-7181 Mobile Profession
E-Mail
Address 8345 WEST SUNSET ROAD #250
LAS VEGAS, NV 89113
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 Transcripts
Orientation Attended

There are no items in this list

Contractors

No Contractors

Review Activities
Review #
Comments

Review Type # Status Waived Issued Started Completed Comp By

460527	DEVCO	1	Cond Apprv ☐	08/24/2011 15:55	09/07/2011 13:56	09/07/2011 13:56	880185
We have no comment on the Request for a General Plan Amendment from C (Commercial) and SC (Service Commercial) to: LI/R (Light Industrial/Research) on 37.85 acres at the northwest corner of Desert Inn Road and Rancho Drive.							
460528	NEIGH P&S	1	Incomplete ☐	08/24/2011 15:55			

Report Date 10/03/2011 07:26 AM

Submitted By

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Review Activities

<u>Review #</u> <u>Comments</u>	<u>Review Type</u>	<u>#</u>	<u>Status</u>	<u>Waived</u>	<u>Issued</u>	<u>Started</u>	<u>Completed</u>	<u>Comp By</u>
460529	B&S PLAN	1	Incomplete	☐	08/24/2011 15:55			
460530	TRAFFIC	1	Approved	☐	08/24/2011 15:55	08/29/2011 17:14	08/30/2011 07:24	960480
460531	FLOOD	1	Approved	☐	08/24/2011 15:55	09/01/2011 10:56	09/01/2011 10:56	980718
Flood - No comment.								
460532	ROW	1	Cond Apprv	☐	08/24/2011 15:55	08/30/2011 16:24	08/30/2011 16:24	984056
8/30/11 GPA-42939 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL - For possible action on a request for a General Plan Amendment FROM: C (COMMERCIAL) AND SC (SERVICE COMMERCIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH) on 37.85 acres at the northwest corner of Desert Inn Road and Rancho Drive (APNs 162-08-418-002 and 003; 162-08-603-001 through 003; 162-08-701-001 through 005 and 007 and 008; and 162-08-702-001 and 002), Ward 1 (Tarkanian).								
will review upon development. mw								
460533	SURVEY	1	Approved	☐	08/24/2011 15:55	08/25/2011 08:12	08/25/2011 08:12	980146
460534	TEFO	1	Incomplete	☐	08/24/2011 15:55			
460535	SEWER	1	Cond Apprv	☐	08/24/2011 15:55	09/13/2011 11:49	09/13/2011 11:49	982903
No comment on GPA.								
For SDR:								
Meet with the Clark County Water Reclamation District (CCWRD) to determine any limitations or any required improvements to the CCWRD sanitary sewer.								
Meet with CCWRD to determine if any existing CCWRD sewers must be relocated, and if any new public or private sewer easements will be required.								
460536	LAND DEV	1	Approved	☐	08/24/2011 15:55	08/30/2011 13:57	09/01/2011 13:57	980255
460537	FIRE ENG	1	Approved	☐	08/24/2011 15:55	09/06/2011 11:01	09/06/2011 11:03	970010
460538	ENGDESIGN	1	Approved	☐	08/24/2011 15:55	09/01/2011 16:38	09/01/2011 16:38	970192

Activity Review Details

Detail AGENDA TECH ITEMS (GPA)

Modified By CBURNEY

Modified Date/Time 08/24/2011 09:56

Comments

No Comments

AGENDA TECH ITEMS

Will this item be routed? Y

Before Planning Commission Items

After Planning Commission Items

DRT Process Complete 09/08/2011

Action Letter Completed 10/12/2011

Plans Routed for Review 08/31/2011

Notice of Final Action Form Completed 10/12/2011

Sent to Review-Journal 09/29/2011

Public Hearing Notice Sent 09/29/2011

Newspaper Notification Only? N

Sign Pro

Memo Sent to Post
09/20/2011

Sign Posted
09/30/2011

Memo Sent for Removal

Report Date 10/03/2011 07:26 AM

Submitted By

Page 10

PLANNING TECH ITEMS

Notification Map

Map Completed 09/13/2011

Number of Labels 167

Size of Notification Area 1000 ft

Mobile Home Parks to be Notified

11

Detail SUBMITTAL CHECKLIST (GPA)

Modified By GKAPOVICH

Modified Date/Time 08/23/2011 08:21

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y	<u>Pre-Application Conference Checklist</u>	Y	<u>Location Map (6 Folded Blue Lines, 1 Rolled Colored)</u>
Y	<u>Application/Petition Form</u>	Y	<u>Laser Print of Site Plan/Exhibit</u>
Y	<u>Deed and Legal Description</u>	Y	<u>Statement of Financial Interest</u>
Y	<u>Justification Letter</u>		

Y Does applicant want mailing labels for neighborhood meeting?

N Does the applicant want the Planning Department to mail their neighborhood meeting notification?

Y Business Licensing Requirements Met

Y Business License Exempt

Check Conditions

Condition

Approval

Approved By
Comments

Approved Date

Applied By

Applied Date

Assigned

Z-GPAPTLAB

984224

08/23/2011 08:21

N

Report Date 10/03/2011 07:26 AM

Submitted By

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GENERAL PLAN AMEND

N Parent Project link required? General Plan Information

N Project of Regional Significance?

N Redevelopment Plan Amendment?

General Plan Sector
SOUTHEAST

Staff Recommendation APPROVAL

Meeting Information

Meeting Information

<u>Meeting Date</u>	<u>Meeting Type</u>	<u>Meeting Status</u>	<u>YES Votes</u>	<u>NO Votes</u>	<u>ABSTENTIONS</u>
<u>Comments</u>	<u>Add Date</u>	<u>Modified by</u>			
<u>Added By</u>		<u>Modified Date</u>			

10/03/2011 NEIGH SCHEDULED
A Neighborhood Meeting is set for 6:00 p.m. on Monday, October 3, 2011, in the Salon Room E, Palace Station Casino, 2411 W. Sahara Ave., 89102.

DREEDER 09/27/2011 DREEDER 09/27/2011
10/11/2011 PC SCHEDULED

GKAPOVICH 08/23/2011

0	0	0
0	0	0

General Plan Amend Grid

<u>Acres</u>	<u>Existing GPD</u>	<u>Proposed GPD</u>	<u>Approved GPD</u>	<u>Approval Date</u>
<u>Comments</u>	<u>Modified By</u>			
<u>Added By</u>				

33.46 C LI/R

GKAPOVICH SSWANTON
4.39 SC LI/R

SSWANTON

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

<u>Employee ID</u>	<u>Last</u>	<u>First</u>	<u>MI</u>	<u>Comments</u>
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880185 BAILEY ROGER W x2196

982110 SWANTON STEPHEN L Planning x4714

984056 WULFF MARY A ext 2139

<u>Log</u>	<u>Description</u>	<u>Entered By</u>	<u>Start</u>	<u>Stop</u>	<u>Hours</u>
<u>Action</u>					
<u>Comments</u>					

PAYMNT CO NAME WHO PICKED UP CONTACT# 890381 09/28/2011 08:24 0.00
TOM COOMBS; KAEMPFER CROWELL RENSHAW ETC; CK#78763; 702-792-7000;

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

GPA Application

Report Date 10/03/2011 07:26 AM

Submitted By

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<u>Log</u>	<u>Description</u>	<u>Entered By</u>	<u>Start</u>	<u>Stop</u>	<u>Hours</u>
<u>Action</u>					
<u>Comments</u>					

PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	08/23/2011 08:49		0.00
ANN PIERCE, 702.792.7000, NEW VEGAS COMMERCIAL ACQUISITION CK 1860 (PRJ 42939-42941)					

Report Date 10/03/2011 07:52 AM

Submitted By

Page 1

A/P # 42940 REZONING

Application Information

<u>Stages</u>		<u>Date / Time</u>	<u>By</u>	<u>Date / Time</u>	<u>By</u>
<u>Processed</u>		08/23/2011 08:28	984224	<u>Temp COO</u>	
<u>Approved</u>				<u>COO Issued</u>	
<u>Final</u>				<u>Expires</u>	

Associated Information

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

Description of Work

ZON-42940 - REZONING RELATED TO GPA-42939 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, LLC, ET AL - For possible action on a request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: M (INDUSTRIAL) on 2.49 acres adjacent to the west side of Rancho Drive, approximately 355 feet north of Meade Avenue (APNs 162-08-603-001 through 003; and 162-08-701-001), Ward 1 (Tarkanian).

Parent A/P # 42939
Project # 42940 Project/Phase Name LAS VEGAS OUTDOOR WATER PARK Phase #
Size/Area 2.49 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16208603003

Location

Owner/Tenant

Contact ID AC1379314 Name EDEN LAS VEGAS L L C
Mailing Address 299 PARK AVE 42ND FL Organization % FISHER BROTHERS
City NEW YORK State/Province NY
ZIP/PC 10171-4299 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

Contact ID AC1346801 Name FISHER BROTHERS LAS VEGAS L L C
Mailing Address 299 PARK AVE 2ND FL Organization % FISHER BROTHERS
City NEW YORK State/Province NY
ZIP/PC 10171-0299 Country ☐ Foreign
Day Phone (212)940-6262 x Evening Phone
Fax (646)884-5721 Mobile #

Contact ID AC1379315 Name PARADISE LAS VEGAS L L C
Mailing Address 299 PARK AVE 42ND FL Organization % FISHER BROTHERS
City NEW YORK State/Province NY
ZIP/PC 10171-4299 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Report Date 10/03/2011 07:52 AM

Submitted By

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Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16208603001
16208603002
16208603003
16208701001

Applicants/Contacts

<u>Primary</u>	N	<u>Capacity</u>	OWNER	<u>Contact ID</u>	AC1379314 ☐ <u>Foreign</u>
<u>Effective</u>		<u>Expire</u>			
<u>Name</u>	EDEN LAS VEGAS L L C				
<u>Day Phone</u>		<u>Eve Phone</u>		<u>Organization</u>	% FISHER BROTHERS
<u>Pager</u>		<u>PIN #</u>		<u>Position</u>	
<u>Fax</u>		<u>Mobile</u>		<u>Profession</u>	
<u>E-Mail</u>					
<u>Address</u>	299 PARK AVE 42ND FL				
	NEW YORK, NY 10171-4299				
<u>Seasonal Addr</u>					
<u>Valid From</u>		<u>To</u>			
<u>Comments</u>	No Comments				
<u>CONTACT ADDITIONAL</u>					

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Report Date 10/03/2011 07:52 AM

Submitted By

Page 3

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1379315 ☐ Foreign
Effective Expire
Name PARADISE LAS VEGAS L L C
Day Phone Eve Phone Organization % FISHER BROTHERS
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 299 PARK AVE 42ND FL
NEW YORK, NY 10171-4299
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 Transcripts
Orientation Attended

There are no items in this list

Primary N Capacity APPL Contact ID AC1346801 ☐ Foreign
Effective Expire
Name FISHER BROTHERS LAS VEGAS L L C
Day Phone (212)940-6262 x Eve Phone Organization % FISHER BROTHERS
Pager PIN # Position
Fax (646)884-5721 Mobile Profession
E-Mail
Address 299 PARK AVE 2ND FL
NEW YORK, NY 10171-0299
Seasonal Addr
Valid From To
Comments No Comments

Report Date 10/03/2011 07:52 AM

Submitted By

Page 4

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary N Capacity OWNER Contact ID AC1346801 ☐ Foreign
Effective Expire
Name FISHER BROTHERS LAS VEGAS L L C
Day Phone (212)940-6262 x Eve Phone Organization % FISHER BROTHERS
Pager PIN # Position
Fax (646)884-5721 Mobile Profession
E-Mail
Address 299 PARK AVE 2ND FL
NEW YORK, NY 10171-0299
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 Transcripts
Orientation Attended

There are no items in this list

Report Date 10/03/2011 07:52 AM

Submitted By

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Applicants/Contacts

Primary Y Capacity OTHER Other REP Contact ID AC1696850 ☐ Foreign
Effective Expire
Name KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO
Day Phone (702)792-7000 x Eve Phone Organization
Pager PIN # Position
Fax (702)796-7181 Mobile Profession
E-Mail
Address 8345 WEST SUNSET ROAD #250
LAS VEGAS, NV 89113
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiratation Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Contractors

No Contractors

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

No children exist for this project

Employee
Employee ID Last First MI Comments

880185	BAILEY	ROGER	W	x2196
982110	SWANTON	STEPHEN	L	Planning x4714

Report Date 10/03/2011 07:52 AM

Submitted By

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<u>Employee ID</u>	<u>Last</u>	<u>First</u>	<u>MI</u>	<u>Comments</u>
984056	WULFF	MARY	A	ext 2139

<u>Log Action</u>	<u>Description</u>	<u>Entered By</u>	<u>Start</u>	<u>Stop</u>	<u>Hours</u>
PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	08/23/2011 08:50		0.00
	ANN PIERCE, 702.792.7000, NEW VEGAS COMMERCIAL ACQUISITION CK 1860 (PRJ 42939-42941)				

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

ZON Application

Report Date 10/03/2011 07:54 AM

Submitted By

Page 1

A/P # 42941 REZONING

Application Information

Stages

	Date / Time	By		Date / Time	By
<u>Processed</u>	08/23/2011 08:33	984224	<u>Temp COO</u>		
<u>Approved</u>			<u>COO Issued</u>		
<u>Final</u>			<u>Expires</u>		

Associated Information

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

Description of Work

ZON-42941 - REZONING RELATED TO GPA-42939 AND ZON-42940 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: M (INDUSTRIAL) on 14.72 acres at the northwest corner of Desert Inn Road and Rancho Drive (APN 162-08-418-002), Ward 1 (Tarkanian).

<u>Parent A/P #</u>	42939	<u>Project/Phase Name</u>	LAS VEGAS OUTDOOR WATER PARK	<u>Phase #</u>	
<u>Project #</u>	42941	<u>Size/Area</u>	14.72 ACRE	<u>Subdivision Code</u>	
<u>Size/Description</u>		<u>Proposed Start</u>		<u>% Completed</u>	0.00
<u>Proposed Stop</u>					
<u>% Complete Formula</u>					

Property/Site Information

Parcel 16208418002

Location

Owner/Tenant

<u>Contact ID</u> AC1379311	<u>Name</u> INTEGRAL PTNRS PARK PL L V LLC	<u>Organization</u> % FISHER BROTHERS
<u>Mailing Address</u> 299 PARK AVE 42ND FL	<u>State/Province</u> NY	
<u>City</u> NEW YORK	<u>Country</u>	☐ <u>Foreign</u>
<u>ZIP/PC</u> 10171-4299	<u>Evening Phone</u>	
<u>Day Phone</u>	<u>Mobile #</u>	
<u>Fax</u>		

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

3200 S RANCHO DR
LAS VEGAS, 89102-

3100 S RANCHO DR
LAS VEGAS, 89102-

3130 S RANCHO DR
LAS VEGAS, 89102-

3049 SIRIUS AVE
LAS VEGAS, 89102-

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

ZON Application

Report Date 10/03/2011 07:54 AM

Submitted By

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A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16208418002

Applicants/Contacts

<u>Primary</u>	N	<u>Capacity</u>	OWNER	<u>Contact ID</u>	AC1379311 ☐ <u>Foreign</u>
<u>Effective</u>		<u>Expire</u>			
<u>Name</u>	INTEGRAL PTNRS PARK PL L V LLC				
<u>Day Phone</u>		<u>Eve Phone</u>		<u>Organization</u>	% FISHER BROTHERS
<u>Pager</u>		<u>PIN #</u>		<u>Position</u>	
<u>Fax</u>		<u>Mobile</u>		<u>Profession</u>	
<u>E-Mail</u>					
<u>Address</u>	299 PARK AVE 42ND FL NEW YORK, NY 10171-4299				
<u>Seasonal Addr</u>					
<u>Valid From</u>		<u>To</u>			
<u>Comments</u>	No Comments				
<u>CONTACT ADDITIONAL</u>					

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

<u>Primary</u>	N	<u>Capacity</u>	APPL	<u>Contact ID</u>	AC1346801 ☐ <u>Foreign</u>
<u>Effective</u>		<u>Expire</u>			
<u>Name</u>	FISHER BROTHERS LAS VEGAS L L C				
<u>Day Phone</u>	(212)940-6262 x	<u>Eve Phone</u>		<u>Organization</u>	% FISHER BROTHERS
<u>Pager</u>		<u>PIN #</u>		<u>Position</u>	
<u>Fax</u>	(646)884-5721	<u>Mobile</u>		<u>Profession</u>	
<u>E-Mail</u>					
<u>Address</u>	299 PARK AVE 2ND FL NEW YORK, NY 10171-0299				
<u>Seasonal Addr</u>					
<u>Valid From</u>		<u>To</u>			
<u>Comments</u>	No Comments				

Report Date 10/03/2011 07:54 AM

Submitted By

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CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary Y Capacity OTHER Other REP Contact ID AC1696850 ☐ Foreign
Effective Expire
Name KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO
Day Phone (702)792-7000 x Eve Phone Organization
Pager PIN # Position
Fax (702)796-7181 Mobile Profession
E-Mail
Address 8345 WEST SUNSET ROAD #250
LAS VEGAS, NV 89113
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 Transcripts
Orientation Attended

There are no items in this list

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

ZON Application

Report Date 10/03/2011 07:54 AM

Submitted By

Page 4

Contractors

No Contractors

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

No children exist for this project

Employee
Employee ID Last First MI Comments

880185	BAILEY	ROGER	W	x2196
982110	SWANTON	STEPHEN	L	Planning x4714
984056	WULFF	MARY	A	ext 2139

Log
Action Description Entered By Start Stop Hours
Comments

PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	08/23/2011 08:51		0.00
ANN PIERCE, 702.792.7000, NEW VEGA3 COMMERCIAL ACQUISITION CK 1860 (PRJ 42939-42941)					

Darline Reeder

From: Darline Reeder
Sent: Wednesday, September 21, 2011 9:57 AM
To: Kimberly Reid; Robin Munier
Cc: Steve Gebeke; Carman Burney; Nora Lares; John Grider; Michael Howe; Romeo Gumarang; Steve Swanton; Yorgo Kagafas; Mark Rex; Jorge Morteo
Subject: Neighborhood Meeting - WARD 1 (TARKANIAN) - ^{GPA}GAP-42939; ZON-41940; ZON-42941 - PC 10/11/11

A Neighborhood Meeting is scheduled for Monday, October 3, 2011 at 6:00 p.m., to be held in the Salon -E Room at the Palace Station Casino, 2411 West Sahara Avenue, Las Vegas, Nevada, 89102.

GPA-42939 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL - For possible action on a request for a General Plan Amendment FROM: C (COMMERCIAL) AND SC (SERVICE COMMERCIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH) on 37.85 acres at the northwest corner of Desert Inn Road and Rancho Drive (APNs 162-08-418-002 and 003; 162-08-603-001 through 003; 162-08-701-001 through 005 and 007 and 008; and 162-08-702-001 and 002), Ward 1 (Tarkanian).

ZON-42940 - REZONING RELATED TO GPA-42939 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, LLC, ET AL - For possible action on a request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: M (INDUSTRIAL) on 2.49 acres adjacent to the west side of Rancho Drive, approximately 355 feet north of Meade Avenue (APNs 162-08-603-001 through 003; and 162-08-701-001), Ward 1 (Tarkanian).

ZON-42941 - REZONING RELATED TO GPA-42939 AND ZON-42940 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: M (INDUSTRIAL) on 14.72 acres at the northwest corner of Desert Inn Road and Rancho Drive (APN 162-08-418-002), Ward 1 (Tarkanian).

NEIGHBORHOOD MEETING NOTICE

Please join us for a neighborhood meeting to discuss a proposed water park located near Desert Inn Road and Rancho Road.

APN's: 162-08-701-001 thru 008, 162-08-603-001 thru 003, 162-08-303-015 thru 018,
162-08-702-001 & 002, 162-08-418-002 & 003

Located in Ward 1 (Tarkanian)

The applicant is requesting the following land use entitlements:

- **GPA- 42939** General Plan Amendment from C (Commercial) and SC (Service Commercial) to LI/R (Light Industrial/Research) land use designation.
- **ZON-42940** Zone Change from C-1 (Limited Commercial) to M (Industrial).
- **ZON- 42941** Zone Change from P-R (Professional Offices and Parking) to M (Industrial).
- **Site Plan Review, Variance and Special Use Permits** for the proposed water park and related uses are also being requested and will be discussed during the neighborhood meeting. These applications are intended to be submitted for placement on the 11/08/11 Planning Commission agenda.

The General Plan Amendment and Rezoning applications have been submitted for the water park and are currently scheduled to be considered at the October 11, 2011 City of Las Vegas Planning Commission meeting. A request for an abeyance to the November 8 Planning Commission meeting has been submitted to allow all applications, including the proposed Site Development Plan Review, Variance and Special Use Permits, to be considered at the same time.

**Monday, October 3, 2011
6:00 p.m.**

**The Palace Station Casino
2411 W. Sahara Avenue
Las Vegas, NV 89102
Room – Salon E**

Please contact Susan at 792-7000 with any questions.