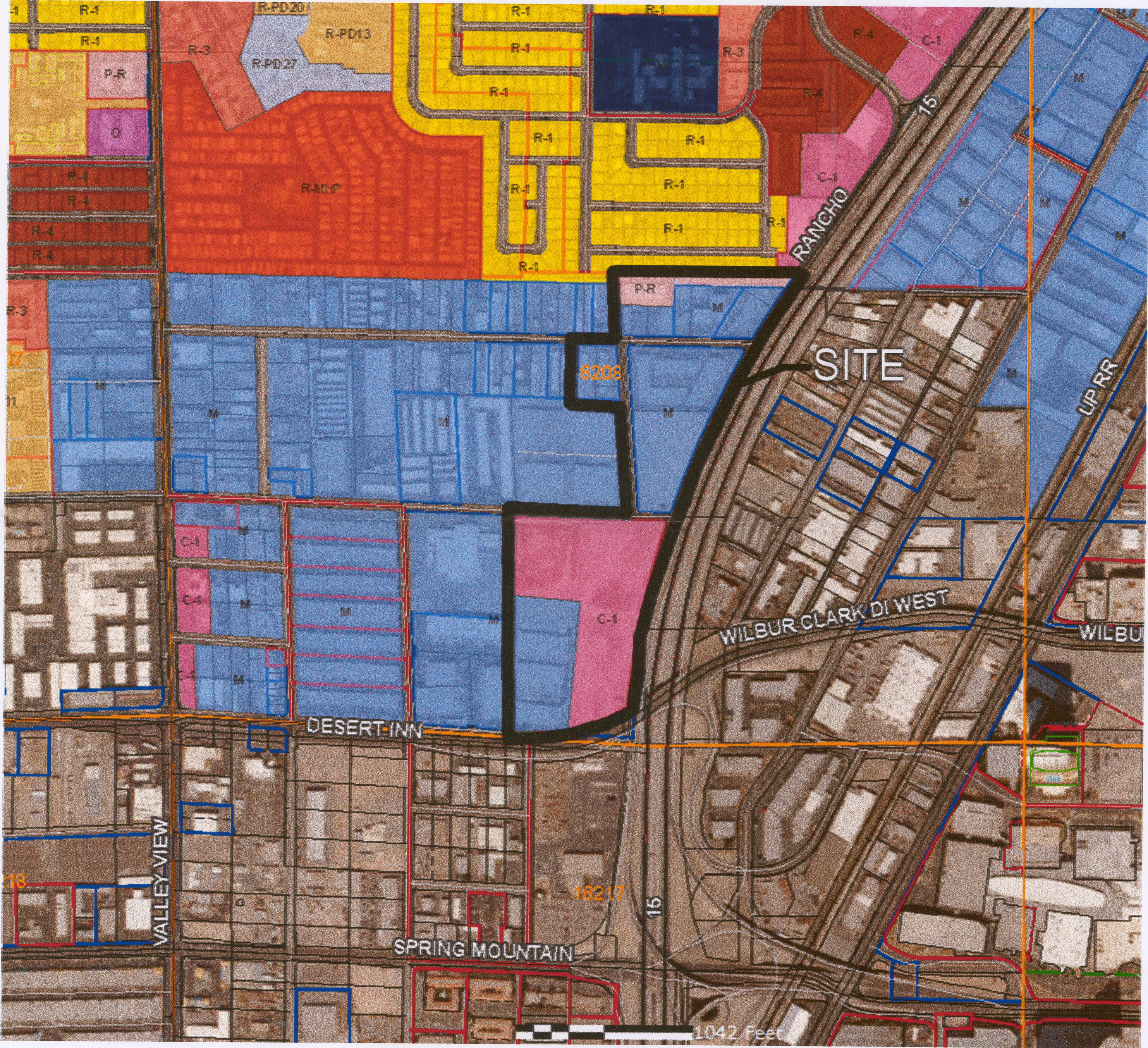


CURRENT ZONING

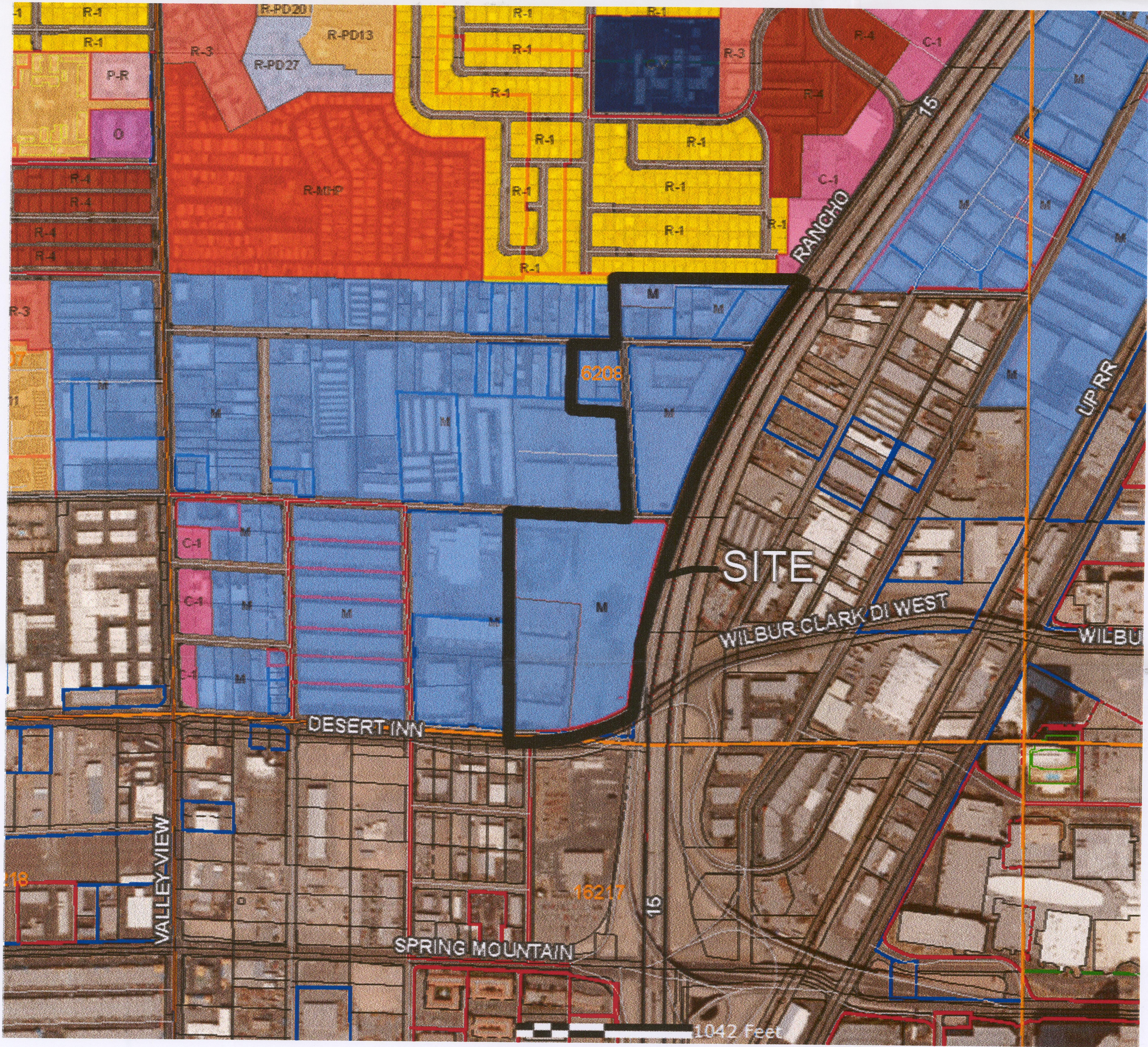


City of
Las Vegas

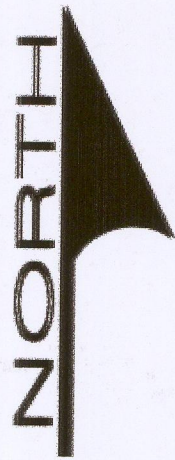
ZONING

- 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
- 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 - Profesional 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



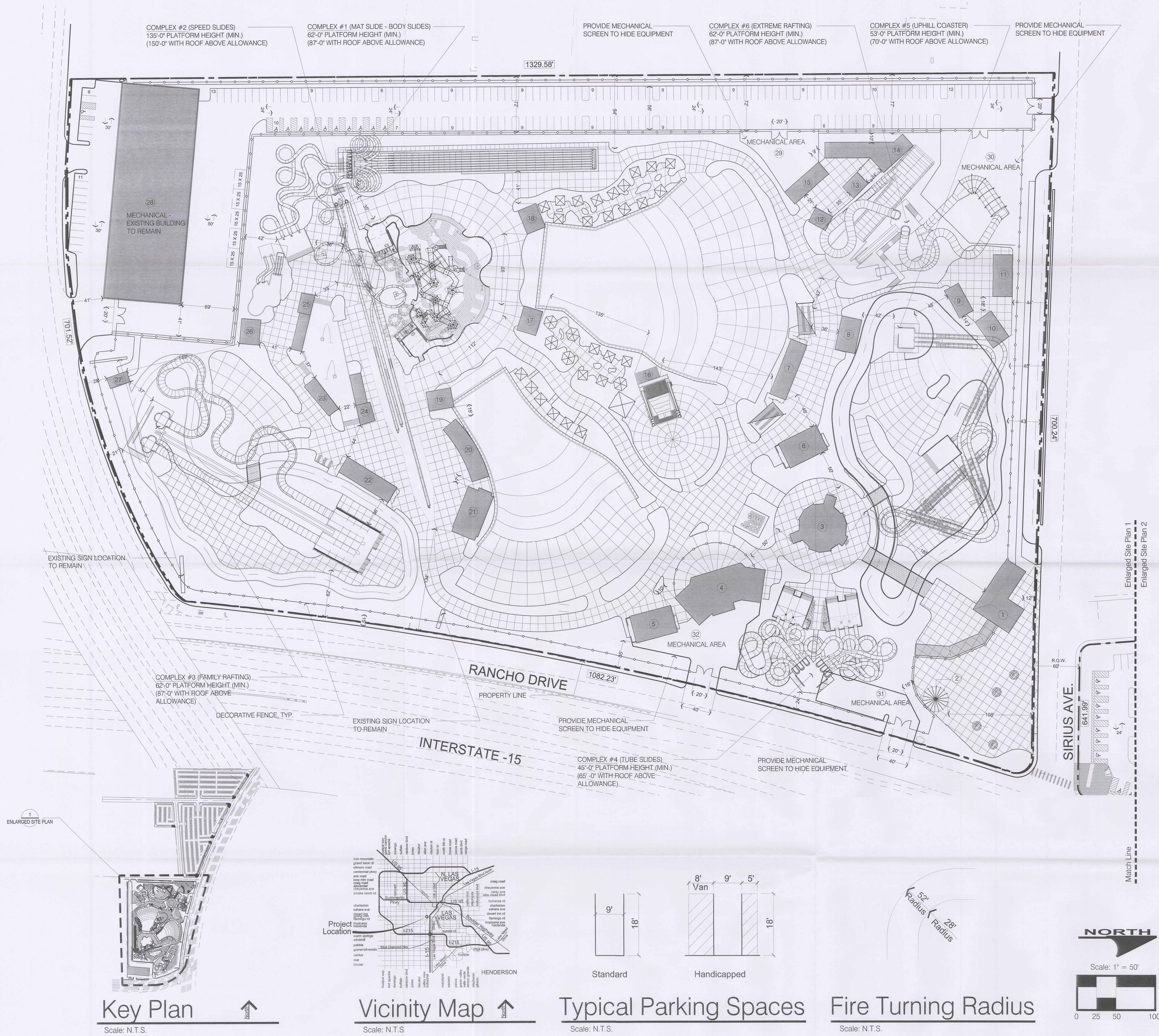
Las Vegas Outdoor Waterpark
LAS VEGAS, NEVADA



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

RECEIVED
AUG 23 2011

MOSER architecture studio



Site Information

Las Vegas Outdoor Water Park

Jurisdiction

Current Zoning

Proposed Zoning

Planned Land Use

APN #:

Las Vegas, NV

M - Industrial

M - Industrial

Light Industrial / Research

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

Net Area

1,745,014 ± sf

1,444,014 ± sf

40.86 acres

33.15 acres

Building Area

Buildings by Number see site plan for location

Size/Quantity

Unit

1. Main Park Entry, Guest Services, Admin Office

2. Retail

3. Retail

4. Main Food, Kitchen & Storage - Supper Club

5. Restrooms

6. Restrooms

7. Change Rooms

8. Restrooms / Mechanical

9. Group Picnic Shade Structure

10. Group Picnic Shade Structure

11. Group Picnic Shade Structure

12. Group Picnic Shade Structure

13. Group Picnic Shade Structure

14. Food Kitchen & Storage - Supper Club

15. Group Picnic Shade Structure

16. Flow Rider Mechanical Building

17. Restrooms / Mechanical

18. Restrooms / Mechanical

19. Restrooms / Mechanical

20. Change Room

21. Restrooms

22. Change Rooms

23. Trellis Shade Structures

24. Trellis Shade Structure

25. Trellis Shade Structure

26. Restrooms

27. River Wave Mechanical Building

28. Mechanical Service Building - Existing

29. Mechanical Service Area (1)

30. Mechanical Service Area (2)

31. Mechanical Service Area (3)

32. Mechanical Service Area (4)

Cabana = 31' @ 180' sf = 5000

Tube Rental = 30' @ 10' sf = 300

Drink Station @ Powder deck

3,500

1,000

2,500

7,500

2,000

2,000

2,000

1,200

1,000

1,000

1,500

500

1,500

1,000

1,000

1,000

2,000

2,000

2,000

1,000

1,000

1,000

1,000

1,000

500

28,000

5,200

14,000

5,100

5,200

5,000

300

300

sf

sf

sf

sf

sf

sf

sf

sf

sf

sf

sf

sf

sf

sf

sf

sf

sf

sf

sf

sf

sf

sf

sf

sf

sf

sf

sf

sf

sf

sf

sf

sf

sf

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)

"Boogie Wavepool" (w/out Apron)

Adventure River w/ Beach Entry, Wave Generator & Sprays (1095 LF)

Fast/Deep River w/ Beach Entry, fast current & Sprays (996 LF)

General Swim / "Temple" Lagoon

Activity Pool - Not Incl. Themed MLPS

Body Slide Landing Pool

Kids Side Lagoon / Landing Pool

Crossing Activity Pool

Family Raft Slide Landing Pool

Signature / Extreme Raft Slide Landing Pool

Tube Slide Landing Pools

Uphill Coaster Landing Pool

33,830

23,480

17,000

20,000

5,920

15,856

1,105

1,385

1,200

3,900

2,915

3,210

1,175

sf

sf

sf

sf

sf

sf

sf

sf

sf

sf

sf

sf

sf

50

50

40

50

40

n/a

n/a

n/a

n/a

n/a

n/a

n/a

n/a

673

470

425

400

148

n/a

n/a

n/a

n/a

n/a

n/a

n/a

n/a

Sub-total

130,778

sf

2,116

Riders

per Dispatch

Dispatch (seconds)

Wait (minutes)

Capacity

Large Themed MLPS in / Activity Pool

FlowRider #01 - Double

Crossing Activity

Family Raft Ride (4 man raft)

Signature/Extreme Raft Ride (4 man raft)

Kids Body Slide

Body Slide

Speed Body Slides

Signature Body Slide

Extreme Body Slide

High-Energy Tube Slide - Various types (1 or 2 man tube)

Extreme Tube Slide - Various types (1 or 2 man tube)

Mat Racer (8 Lane)

1

1

4

2

2

3

3

1

1

1

4

2

1

ea

ea

ea

ea

ea

ea

ea

ea

ea

ea

ea

ea

ea

375

2

1

3.5

3.25

1

1

1

1

1

1.25

1.25

8

15

120

60

20

30

50

30

30

50

15

20

25

15

60

30

60

20

72

30

60

36

20

200

576

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 / 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 - 130,778 = 5 Loading Spaces

5 Loading Spaces Provided

Lot Coverage

Allowed -

N/A

Setbacks

Front - Rancho Drive

Side Street - Sirius Drive

Side Street - Desert Inn Road

Rear

Required:

Required:

Required:

Required:

10

10

10

0

ft.

ft.

ft.

ft.

Provided: 18

Provided: 19

Provided: 19

Provided: 68

Building Heights & Ride Heights

Complex #1 - Mat Slide / Body Slides

Complex #2 - Speed Slides

Complex #3 - Family Rafting

Complex #4 - Tube Slides

Complex #5 - Uphill Coaster

Complex #6 - Extreme Rafting

62' Platform Height

138' Platform Height

62' Platform Height

45' Platform Height

53' Platform Height

62' Platform Height

87' w/Roof Above

150' w/Roof Above

87' w/Roof Above

55' w/Roof Above

70' w/Roof Above

87' w/Roof Above

Landscape

Parking lot landscaping to conform to 19.08

Adjacent to Rancho Drive - 15' / Tree Spacing 1 per 20' if

Adjacent to Sirius Drive - 15' / Tree Spacing 1 per 20' if

Adjacent to Desert Inn - 15' / Tree Spacing 1 per 20' if

Minimum Zone at Interior Lot Lines - 8' / Tree Spacing 1 per 30' if

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

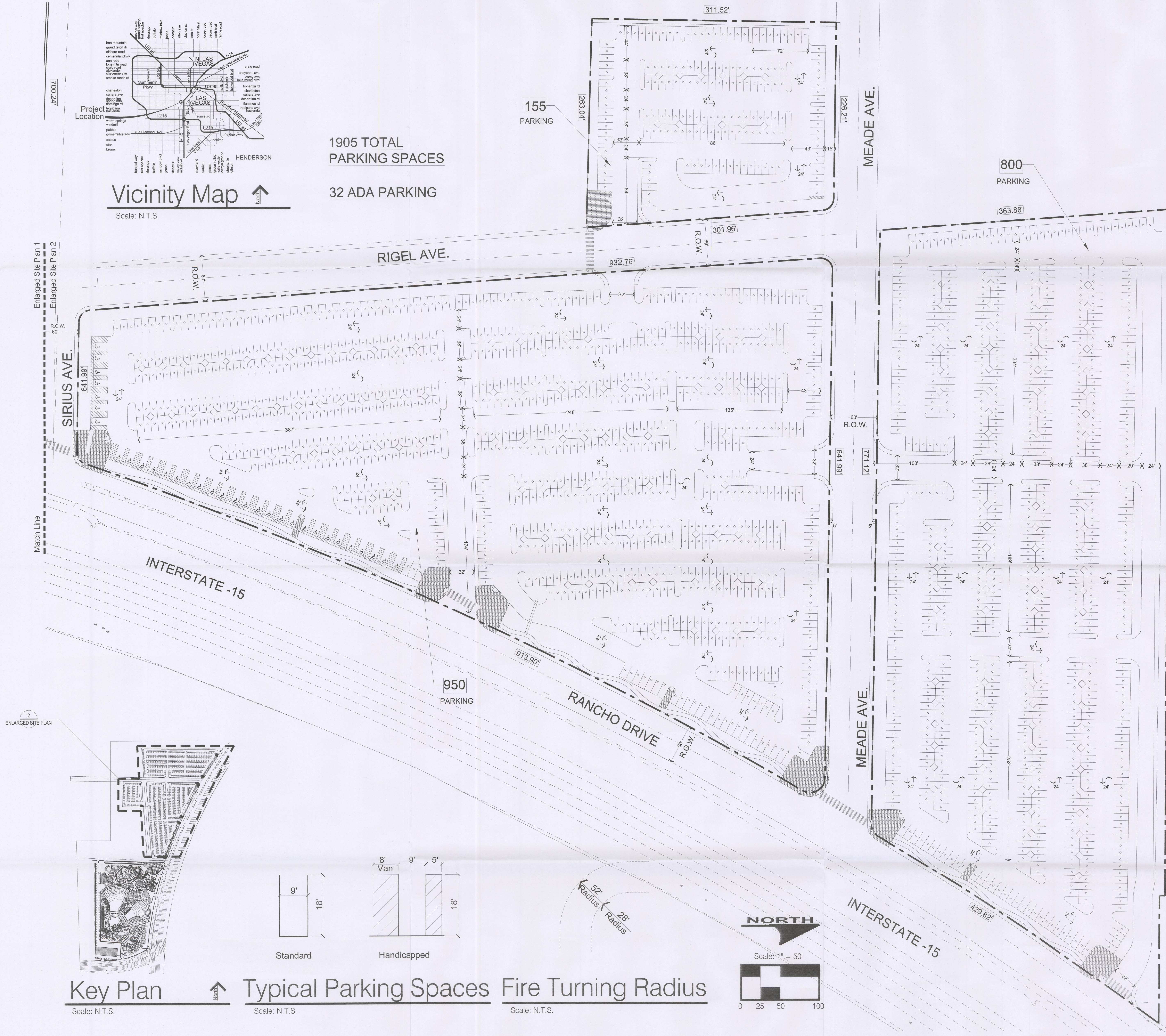
AQUATIC DEVELOPMENT GROUP, INC.

Kimley-Horn and Associates, Inc.

MOSER architecture studio
OCT 17 2011

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

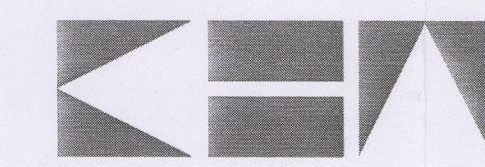
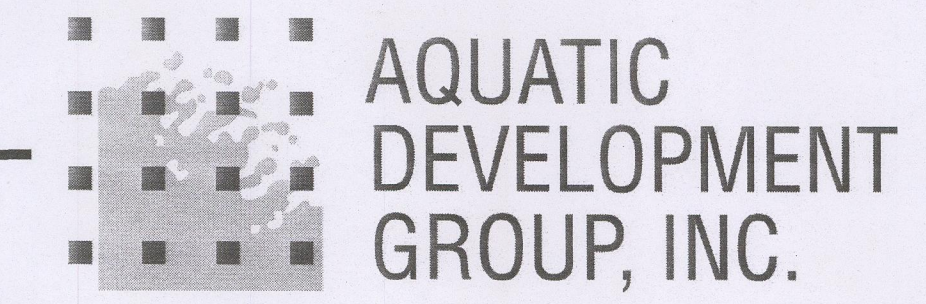
SDA-42939 ZON-42940
ZON-42941 VAR-43353
SUP-43355 SUP-43356
SDR-43352 REVISED



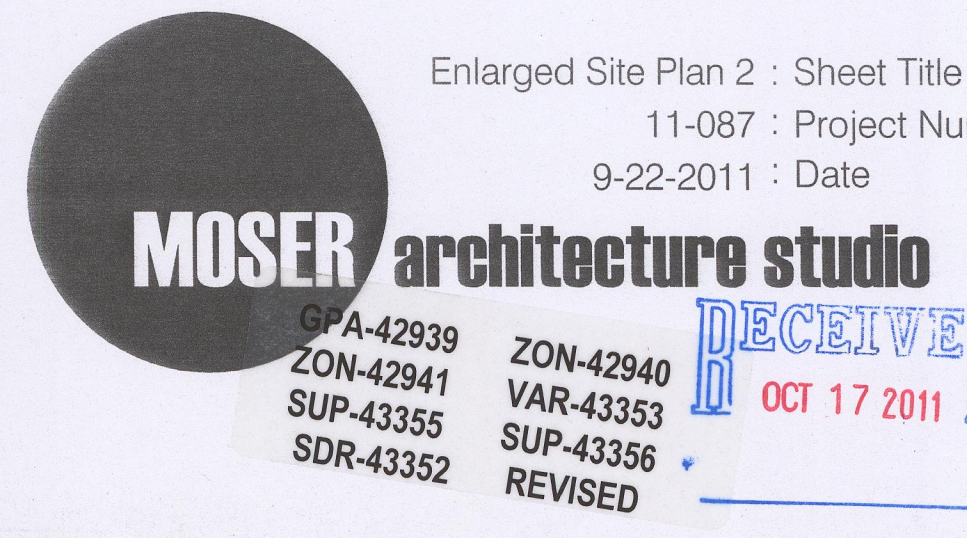
Site Information					
Las Vegas Outdoor Water Park					
Jurisdiction	Las Vegas, NV				
Current Zoning	M - Industrial				
Proposed Zoning	Light Industrial / Research				
Planned Land Use	162-08-418-003, 162-08-418-002, 162-08-702-002, 162-08-702-001, 162-08-303-016, 162-08-303-017, 162-08-303-018, 162-08-303-015, 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				
APN #:					
Area (approximate, to be verified)					
Gross Area:	1,745,014 s.f.	40.06 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	1,600	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)	5,200	sf			
Cabana = 31 @ 100 sf = 5000	5,000	sf			
Tube Rental = 30 @ 10 sf = 300	300	sf			
Drink Station @ Powder 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	675	
"Boogie Wavepool" (w/out Apron)	23,480	sf	50	470	
Adventure River w/ Beach Entry, Wave Generator & Sprays (1055 LF)	17,000	sf	40	425	
Fast/Deep River w/ Beach Entry, fast current & Sprays (995 LF)	20,000	sf	50	400	
General Swim / "Temple" Lagoon	5,920	sf	40	148	
Activity Pool - Not Incl. Themed MLPs	15,898	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 Raft Slide Landing Pool	3,800	sf	n/a	n/a	
Signature / Extreme Raft 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		2,115	
Rides		Riders per Dispatch	Dispatch (seconds)	Wait (minutes)	Capacity
Large Themed MLPs in Activity Pool	1	ea	375		375
FlowRider #01 - Double	1	ea	2	15	120
Crossing Activity	4	ea	1	120	60
Family Raft Ride (4 man raft)	2	ea	3.5	20	30
Signature/Extreme Raft Ride (4 man raft)	2	ea	3.25	20	30
Kiddie Body Slide	3	ea	1	50	20
Body Slide	3	ea	1	30	30
Speed Body Slides	1	ea	1	30	30
Signature Body Slide	1	ea	1	50	30
Extreme Body Slide	1	ea	1	50	50
High-Energy Tube Slide - Various types (1 or 2 man tube)	4	ea	1.25	15	20
Extreme Tube Slide - Various types (1 or 2 man tube)	2	ea	1.25	15	20
Mat Racer (8 Lane)	1	ea	8	25	30
Sub-total	28				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 / 2,488 = 14.6%					
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:					
Setbacks					
Front - Rancho Drive	Required: 10	ft.	Provided: 18		
Side Street - Sirius Drive	Required: 10	ft.	Provided: 19		
Side Street - Desert Inn Road	Required: 10	ft.	Provided: 19		
Rear	Required: 0	ft.	Provided: 66		
Building Heights & Ride Heights					
Complex #1 - Mat Slide - Body Slides	62' Platform Height	87' w/Roof Above			
Complex #2 - Speed Slides	135' Platform Height	152' w/Roof Above			
Complex #3 - Family Rattling	62' Platform Height	87' w/Roof Above			
Complex #4 - Tube Slides	49' Platform Height	65' w/Roof Above			
Complex #5 - Uphill Coaster	53' Platform Height	70' w/Roof Above			
Complex #6 - Extreme Rattling	62' Platform Height	87' w/Roof Above			
Landscape					
Parking lot landscaping to conform to 19.08					
Adjacent to Rancho Drive - 15' / Tree Spacing 1 per 20 ft					
Adjacent to Sirius Drive - 15' / Tree Spacing 1 per 20 ft					
Adjacent to Desert Inn - 15' / Tree Spacing 1 per 20 ft					
Minimum Zone at Interior Lot Lines- 6' / Tree Spacing 1 per 30 ft					
Trees located 1 per 20 linear feet @ Residential Adjacency					

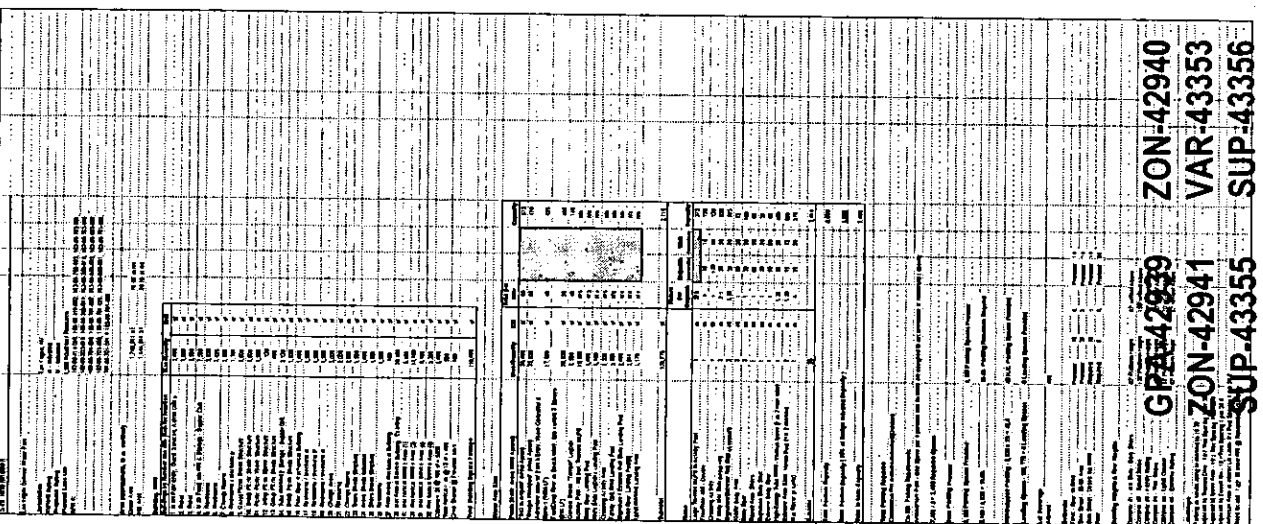
Enlarged Site Plan 2 - Las Vegas Water Park

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



Kimley-Horn
and Associates, Inc.





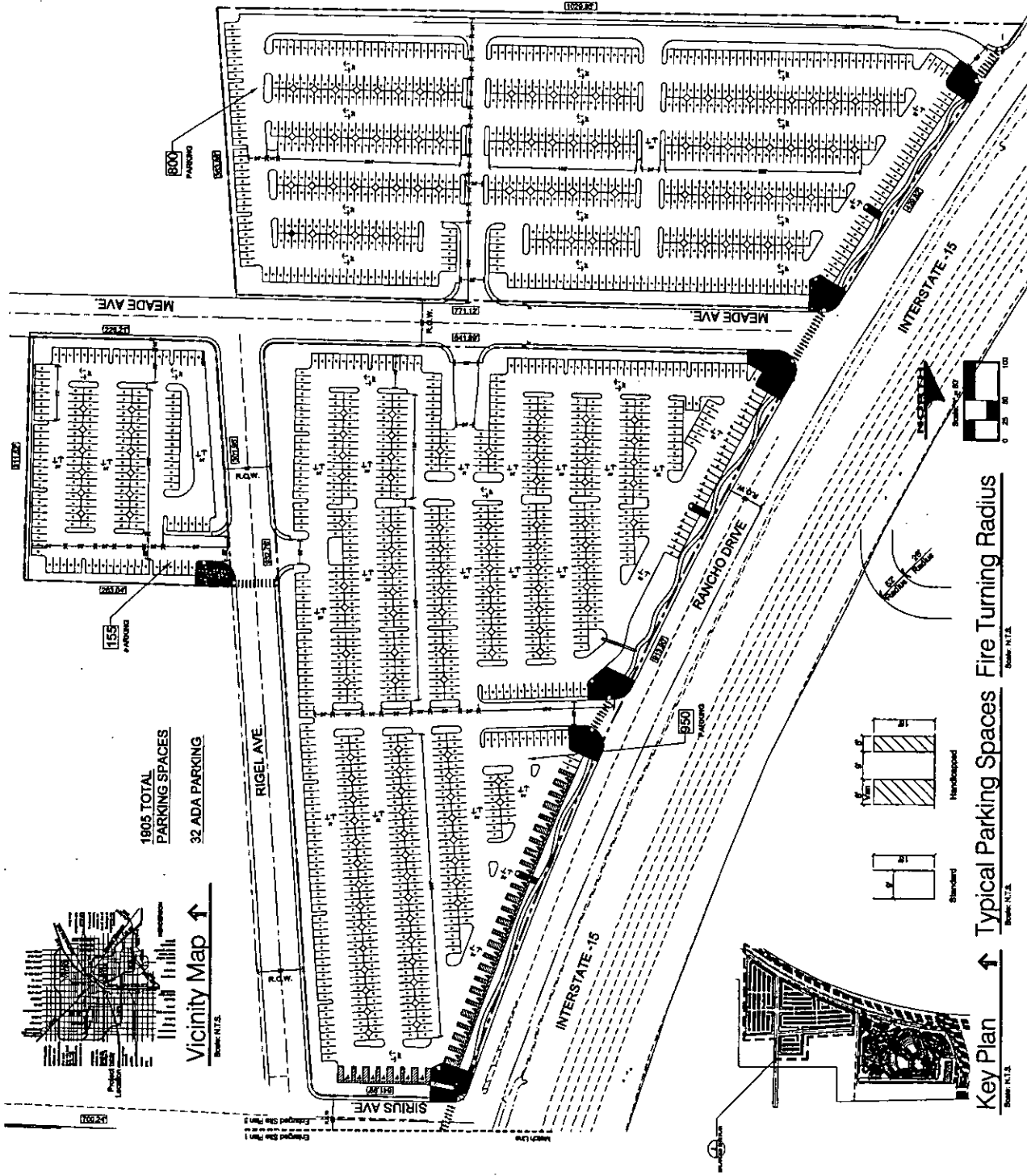
Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102

Vicinity Map ↑

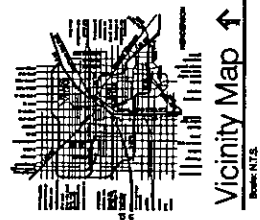
Key Plan ↑



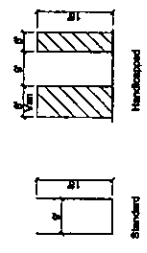
**AQUATIC
DEVELOPMENT
GROUP, INC.**



1905 TOTAL
PARKING SPACES
32 ADA PARKING



Vicinity Map
Scale: N.T.S.



Key Plan
Scale: N.T.S.

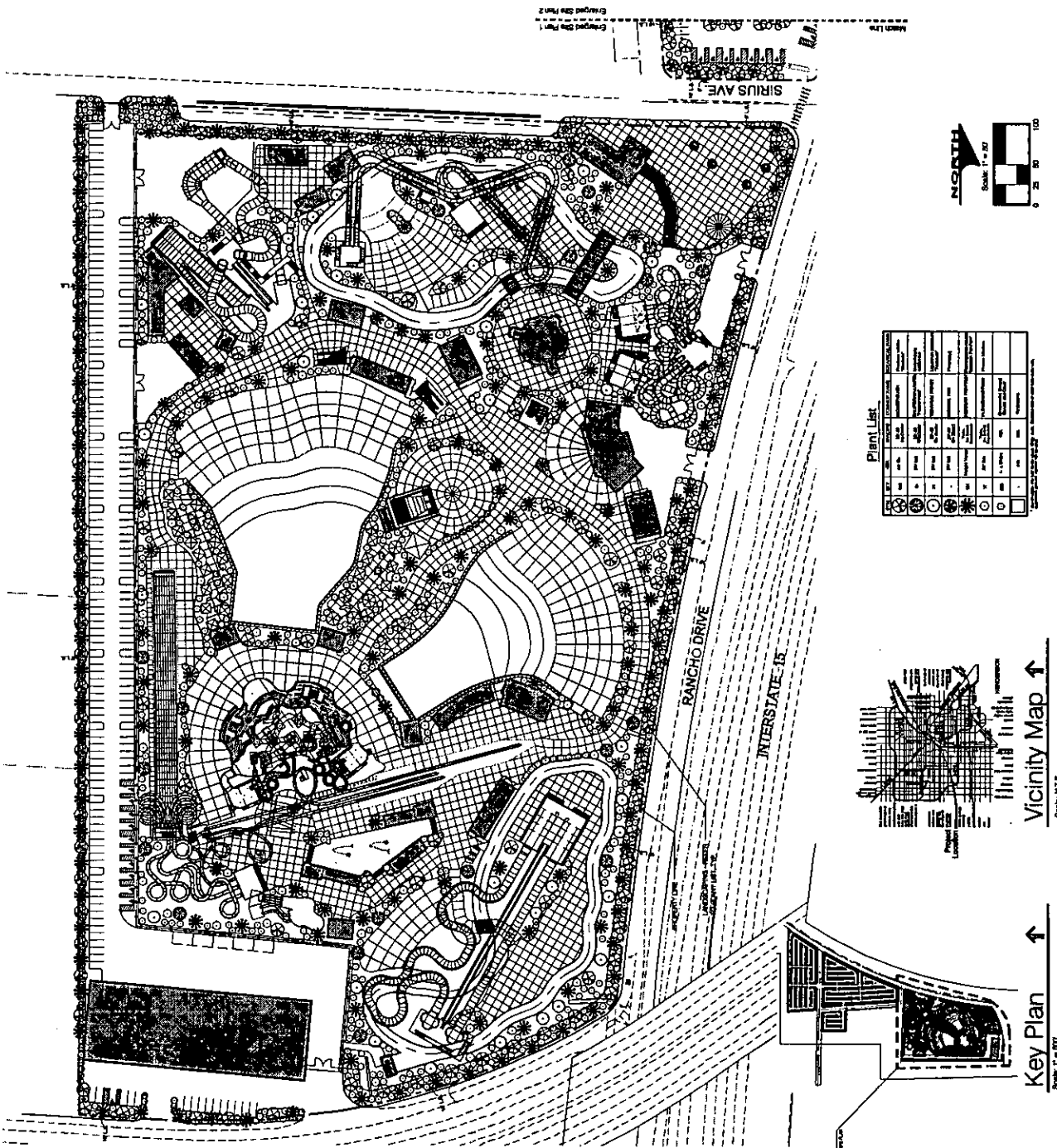
Enlarged Site Plan 2 - Las Vegas Water Park
Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102



AQUATIC
DEVELOPMENT
GROUP, INC.

GP A-42939 ZON-42940
ZON-42941 VAR-43353
SUP-43355 SUP-43356
REVISED
Kimley-Horn and Associates, Inc.
October 17, 2011
MKH architecture studio

Site Information Project Name: Enlarged Landscape Plan 1 - Las Vegas Water Park Client: AQUATIC DEVELOPMENT GROUP, INC. Location: Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102 Scale: 1" = 50' North Arrow		Plant List <table><tr><th>Symbol</th><th>Plant 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Enlarged Landscape Plan 1 - Las Vegas Water Park
 Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102



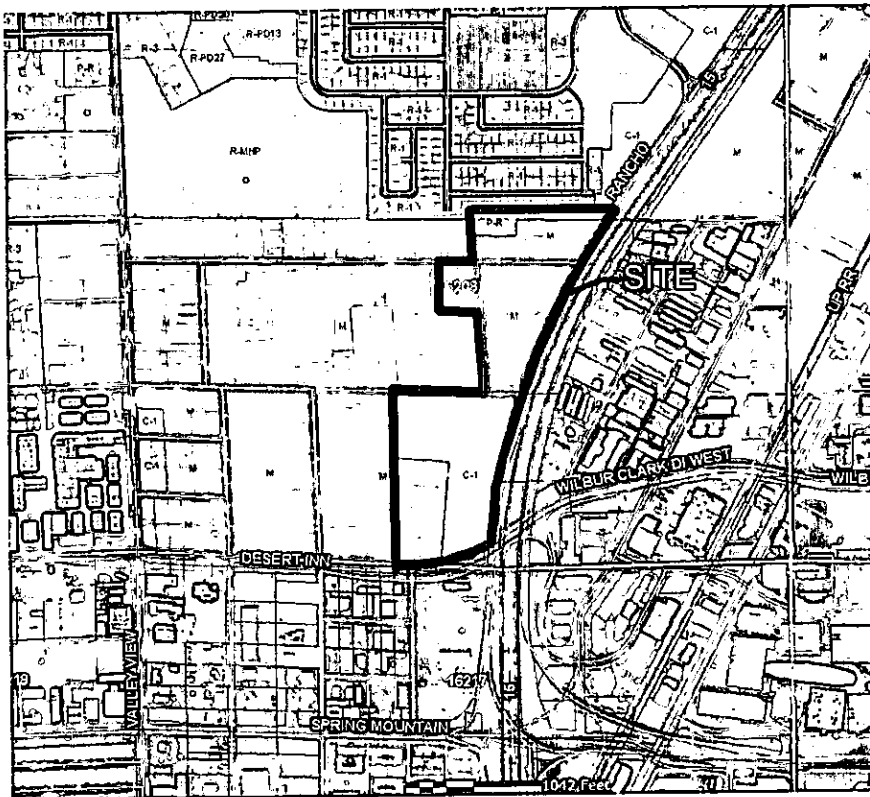
GP 42999 Kimley-Horn
 Assoc. ZON-42
 1-1007 Project Number
 1-22-2011 Date

ZON-42941 VAR-43353
SUP-43355 SUP-43356
SDR-43352 REVISED



DEC
OCT 17 2011

CURRENT ZONING

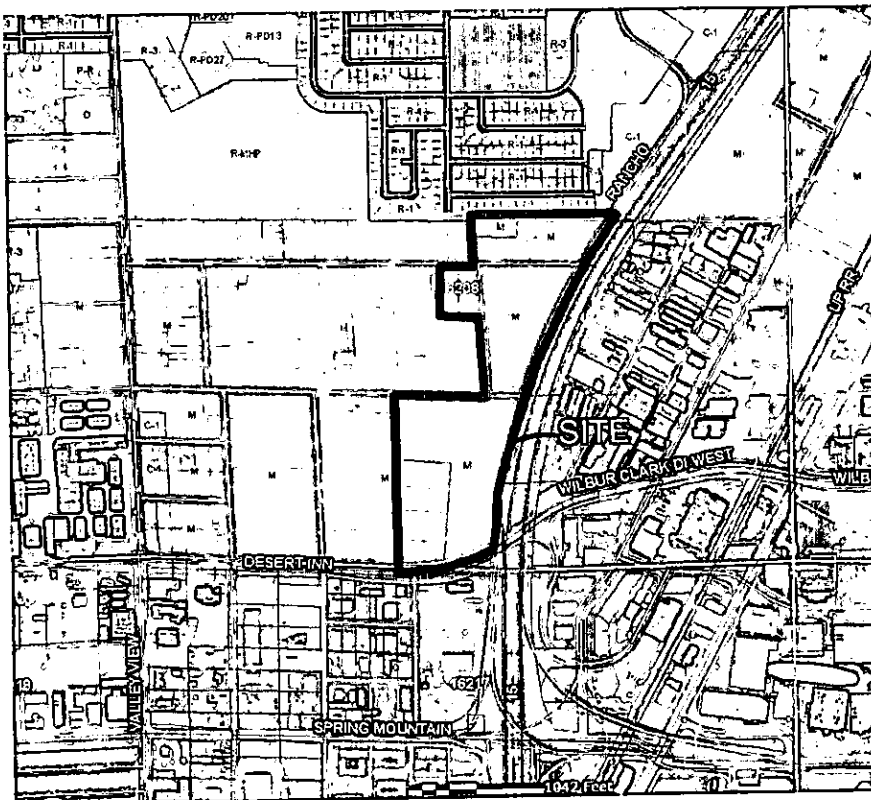


*City of
Las Vegas*

ZONING

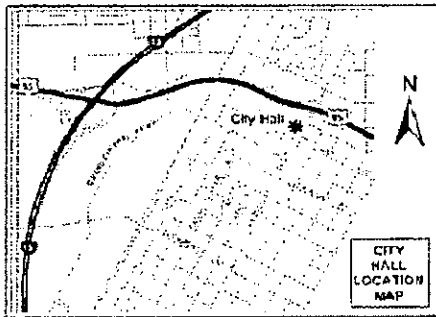
- ☐ U - Undeveloped (GPA Designation)
- ☐ R-A - Ranch Acres
- ☐ R-E - Residence Estates
- ☐ R-D - Single-Family Residential Restricted
- ☐ R-PD - Residential Planned Development
- ☐ R-1 - Single Family Residential
- ☐ R-MH - Mobile/Manufactured Home Residence
- ☐ R-CL - Single-Family Compact Lot
- ☐ 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



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.

ZON-42941

Planning Commission Meeting of 10/11/2011

Case: ZON-42941

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LAS VEGAS NV 89121-6503 89121-6503

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(Musical notation)

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OCT -3 2011

20A

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.

8/22/2011

Pre-Application Conference Item Required	City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)
---	--

YES		NO		APPLICATION PACKET (ALL ITEMS IN THIS SECTION ARE REQUIRED FOR EACH APPLICATION TYPE, unless indicated otherwise)		Fees					
☒		☐		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")	Appl. Type	Application	Notification	Recordation	Sub-Total
☒		☐		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 general plan designations or zoning districts, whichever is applicable</u> , 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

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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 162-08-418-002 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

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AUG 23 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

February 15, 2012

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

**RE: ABEYANCE – ZON-42941 - REZONING RELATED TO GPA-42939,
ZON-42940, 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: 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), 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", is written over a horizontal line.

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 89106

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 LAZOVICH

jlazovich@kcrlaw.com
702.792.7050LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.792.7181RENO OFFICE
60 West Liberty Street
Suite 900
Reno, NV 89501
Tel: 775.852.3800
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

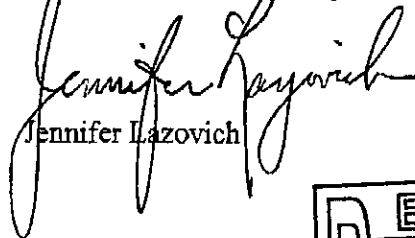
VIA FACSIMILE
474-0352Mr. Steve Gebeke
CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
333 North Rancho Drive
3rd Floor
Las Vegas, NV 89106**Re: GPA-42939; ZON-42940; ZON-42941; VAR-43353; SUP-43355;
SUP-43356; and SDR-43352**

Dear Mr. Gebeke:

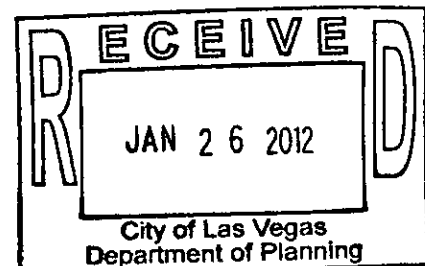
This office represents the applicant in the above-referenced matters. The above items are currently scheduled to be heard by the City of Las Vegas Planning Commission on **February 14, 2012**. We respectfully request that these items be withdrawn without prejudice.

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

JLJ/sfm

cc: Philip Bohn
Robin Munier-Wadley
Terry Murphy



February 2, 2012

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

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

Dear Mr. Bohn:

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
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

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

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov





November 9, 2011

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

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

**RE: ABEYANCE – ZON-42941 - REZONING RELATED TO GPA-42939,
ZON-42940, 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: 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), 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:db

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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KAEMPFER**CROWELL****KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICHjlazovich@kcrlaw.com
702.792.7050LAS VEGAS OFFICE
8345 West Sunset Road
Suite 280
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181RENO OFFICE
80 West Liberty Street
Suite 900
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8900
Fax: 775.882.0287

October 27, 2011

VIA FACSIMILE

474-0352

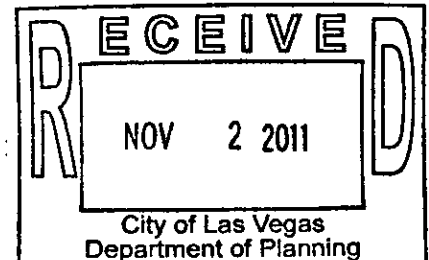
Mr. Steve Gebeke
CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
333 North Rancho Drive
3rd Floor
Las Vegas, NV 89106**Re: GPA-42939; ZON-42940; ZON-42941; VAR-43353; SUP-43355;
SUP-43356; and SDR-43352**

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,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO
Jennifer Lazovich

JLL/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

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

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-42941

Bel Aire Apartments

Clark Terrace Mutual Homes, Inc.

Clark Towers Residents Council

Enchanted Village NA

Greenville Park Apartments

KEEN Neighborhood Coalition

Kingsway Apartments

Meadows Mobile Home Park Neighborhood Watch

Pennwood Place Apartments

Pine Village Apartments

Quail Estates West HOA

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

Western - Highland Business Association



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

October 12, 2011

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

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

Dear Mr. Bohn:

Your 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), 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", 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

VDICE 702.229.6301

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

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

Dear Mr. Brohn:

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", 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
333 NORTH RANCHO DRIVE
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LAS VEGAS, NEVADA 89106

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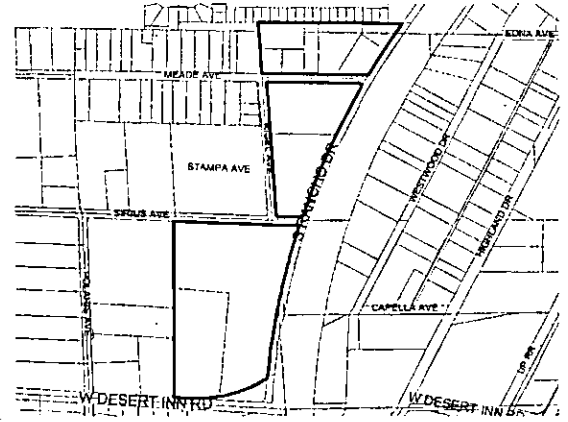
www.lasvegasnevada.gov



Application Information

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).

Application Location



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

Public Hearing Information

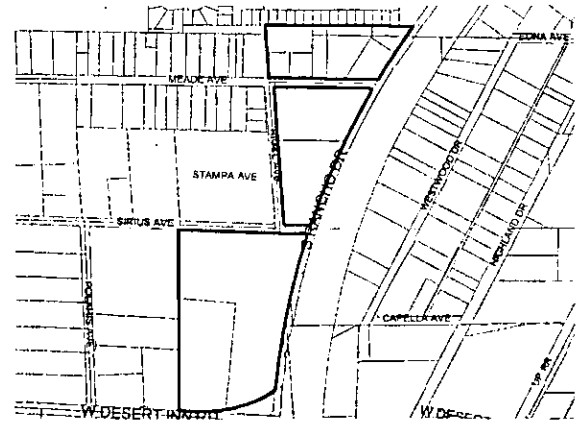
Meeting: Planning Commission
Date: *October 11, 2011*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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 Information

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).

Application Location



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

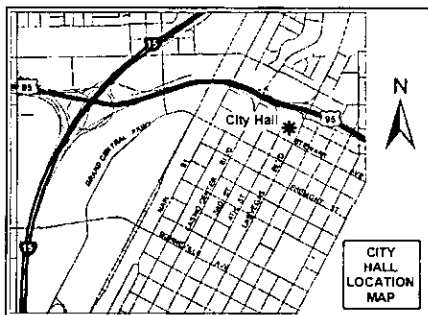
Public Hearing Information

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

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>.

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

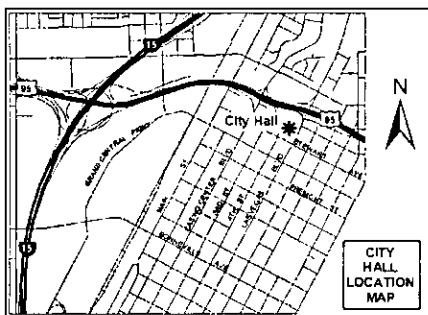
Please use available blank space on card for your comments.

ZON-42941

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

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.

ZON-42941

Planning Commission Meeting of 10/11/2011

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: September 7, 2011
Re: **ZON-42941** Fisher Brothers Las Vegas, LLC NWC Desert Inn Rd. & Rancho Dr.
Request for Rezoning from C-1 to M on 14.72 acres

COMMENTS:

We have no comment on the Request for Rezoning from C-1 (Limited Commercial) to: M (Industrial) on 14.72 acres at the northwest corner of Desert Inn Road and Rancho Drive.

City of Las Vegas - Department of Planning.

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-42941

Bel Aire Apartments

Clark Terrace Mutual Homes, Inc.

Clark Towers Residents Council

Enchanted Village NA

Greenville Park Apartments

KEEN Neighborhood Coalition

Kingsway Apartments

Meadows Mobile Home Park Neighborhood Watch

Pennwood Place Apartments

Pine Village Apartments

Quail Estates West HOA

Rancho Oaks 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

Western - Highland Business Association

**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcwview.com
702.792.7050

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7800
Fax: 702.798.7181

RENO OFFICE
50 West Liberty Street
Suite 800
Reno, NV 89501
Tel: 775.952.3900
Fax: 775.327.2811

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

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 RONEUMS
*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

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).

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 08:41 AM

Submitted By

Page 1

A/P # 42941 REZONING

Application Information

Stages

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

Associated Information

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

Description of Work

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).

Parent A/P #

Project # 42941 Project/Phase Name LAS VEGAS OUTDOOR WATER PARK Phase #
Size/Area 14.72 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16208418002
Location

Owner/Tenant

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 #

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-

Report Date 08/24/2011 08:41 AM

Submitted By

Page 2

A/P Addressee

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16208418002

Applicants/Contacts

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

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 08:41 AM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

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

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 # Orientation Attended Percent Owned Waiver Health Card Director Letter Original Transcript

There are no items in this list

Report Date 08/24/2011 08:41 AM

Submitted By

Page 4

Contractors

No Contractors

REZONING

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

Final City Council letter received

Annotated minutes recieved

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

Zoning Information

Acres Existing Added By Existing ROI Modified By Proposer Approved Comments ROI ROI Exp Date Ordinance Adopted

14.72 C-1 M
GKAPOVICH SSWANTON

Meeting Information

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

10/11/2011 PC SCHEDULED
GKAPOVICH 08/23/2011 0 0 0

Template Type/AP #

AP 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 Hour

PAYMNT CO NAME WHO PICKED UP CONTACT# 970040 08/23/2011 08:51 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 C-1 to M
Project Address (Location) Desert Inn and I-15
Project Name _____ Proposed Use Water Park
Assessor's Parcel #(s) 162-08-418-002 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 15 ± Lots/Units _____ Density _____
Additional Information n/a

PROPERTY OWNER Integral Partners Park Place 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* [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

[Signature]

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 - 42941</u>
Meeting Date: <u>10-11-11 PL</u>
Total Fee: <u>\$ 1,200</u>
Date Received: <u>8/23/11</u>
Received By: <u>[Signature]</u>

* The applicant will receive a copy of the application submitted and a copy of the review by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

File Application Packet Application Form.pdf

15167.1



STATEMENT OF FINANCIAL INTEREST

Name of Representative: Jennifer Lazovich - Kaempfer Crowell Renshaw Gronauer & Fiorentino

✓ No

APN: _____

Winston Fisher

RECEIVED
Department of Financial Interest.doc
AUG 23 2011

f:\depot\Application Packet\Statement of Financial Interest.doc

State of New York
County of New York

**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: 702.796.7181

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: 775.684.8300
Fax: 775.862.0257

August 22, 2011

VIA HAND DELIVERY

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

Re: *Justification Letter – Zone Change*
APN: 162-08-418-002

To Whom It May Concern:

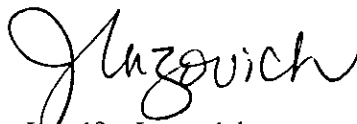
Please be advised, this office represents the property owner (the "Applicant") of the above referenced parcel (the "Site"). The Site is generally located west of the I-15 between Sahara Avenue and Desert Inn Road. On behalf of the Applicant, we are seeking a zone change from C-1 to M.

Currently, the Site is zoned C-1 and being used for an outdoor recreation activity known as *Dig This* which specializes in the rental of large equipment for personal enjoyment. The Site is surrounded by property that is currently zoned Industrial. Additionally, the Applicant has filed a General Plan Amendment to change the designation of the Site from Commercial to Light Industrial/Research. The zone change to M will be consistent with other M zonings in the immediate vicinity as the Site is surrounded by property that is zoned M to the north and west. Therefore, a zone change to M will be more consistent with the zoning in the surrounding area.

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO


Jennifer Lazovich

JL/sfm
Encl.
Cc: Philip Bohn

RECEIVED
AUG 23 2011
ZON-42941

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

RECEIVED
AUG 23 2011

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

Post in a conspicuous place.



INTEGRAL PARTNERS PARK PLACE CENTRE - LAS VEGAS, LLC

Business Entity Information			
Status:	Active	File Date:	11/01/2005
Type:	Foreign Limited-Liability Company	Entity Number:	E0762832005-9
Qualifying State:	DE	List of Officers Due:	11/30/2011
Managed By:		Expiration Date:	
NV Business ID:	NV20051699030	Business License Exp:	11/30/2011

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 LLC 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 - WINSTON FISHER 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:	

Actions\Amendments			
Action Type:	Application for Foreign Registration		
Document Number:	20050528256-85	# of Pages:	1
File Date:	11/01/2005	Effective Date:	
PU BOX SAE 11-10-05			
Action Type:	Initial List		
Document Number:	20050611768-46	# of Pages:	1

RECEIVED
 AUG 23 2011

20051121-0002956

APN: 162-08-418-002
Affix R.P.T.T. S

WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:
INTEGRAL PARTNERS PARK PLACE CENTRE-
LAS VEGAS, LLC
C/O INTEGRAL PARTNERS, LLC
160 NEWPORT CENTER DRIVE, SUITE 240
NEWPORT BEACH, CA 92660
ATTN: CRAIG MANCHESTER

Fee: \$18.00 RPTT: \$255,000.00
N/C Fee: \$0.00

11/21/2005 13:33:23

T20050211470

Requestor:
CHICAGO TITLE

Frances Deane 061
Clark County Recorder Pgs: 5

ESCROW NO: 05127655-079-TL

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

BSR Vegas Condos, LLC, a Nevada limited liability company

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

Integral Partners Park Place Centre-Las Vegas, LLC, a Delaware limited liability company

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

See Exhibit A attached hereto and made a part hereof.

- Subject to:
1. Taxes for the current fiscal year, paid current.
 2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

Witness my/our hand(s) this 17th day of November, 2005.

SELLERS:

BSR Vegas Condos, LLC, a Nevada limited liability company

By: Carlos Huerta, Manager

RECEIVED
AUG 23 2011

ESCROW NO: 05127655-079-TL

STATE OF NEVADA

)
) ss.

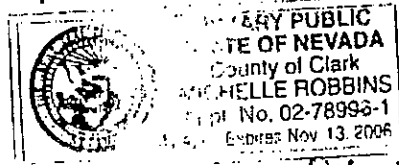
COUNTY OF Clark

On this November 17, 2005
appeared before me, a Notary Public,
Carlos Huerta, Manager of BSR Vegas Condos, LLC

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

Michelle Robbins
Notary Public

My commission expires: 11/13/06



exp - exp - NOV. 13, 2006

Exhibit A

Being a portion of the South Half (S ½) of the Southwest Quarter (SW ¼) of Section 8, Township 21 South, Range 61 East, M.D.M., Clark County, Nevada, particularly described as follows:

Commencing at the Northeast corner of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 8, being marked with a railroad spike at the point of intersection of Sirius Avenue and Rigel Avenue; Thence South 01°45'45" West, a distance of 30.00 feet, to a point on the Southerly right-of-way of Sirius Avenue (60.00 feet in width), being the **POINT OF BEGINNING**.

Thence along said right-of-way of Sirius Avenue, South 88°51'16" East a distance of 171.27 feet, to the beginning of a curve concaved to the Southwest having a radius of 20.00 feet; Thence Southeasterly along said arc through a central angle of 106°47'36", for an arc length of 37.28 feet; to the beginning of a reverse curve concaved to the Southeast having a radius 5158.00 feet, a radial line through said beginning of reverse curve bears South 72°03'40" East; Thence Southwesterly along said arc through a central angle of 12°02'38", for an arc length of 1084.23 feet; to the beginning of a non-tangent curve concaved to the Northwest having a radius 50.00 feet and to which beginning a radial line bears South 58°09'22" East; Thence Southwesterly along said arc through a central angle of 26°53'28", for an arc length of 23.47 feet to the beginning of a compound curve concaved to the Northwest having a radius of 918.50 feet; Thence Southwesterly along said arc through a central angle of 21°50'28" for an arc length of 350.13 feet; Thence North 05°19'47" East, a distance of 742.13 feet; Thence North 84°37'07" West, a distance of 394.11 feet; Thence North 00°00'52" East, a distance of 479.15 feet, to the Southerly right-of-way of Sirius Avenue; Thence along said right-of-way line South 87°36'09" East, a distance of 700.39 feet, to the **POINT OF BEGINNING**.

Said land is also Lot One Dash Two (1-2) of that Record of Survey on file in File 139, Page 54, in the Office of the County Recorder of Clark County, Nevada.

State of Nevada

Declaration of Value

1. Assessor's Parcel Number(s)

a) 162-08-418-002

b)

c)

d)

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$50,000,000.00

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

Transfer Tax Value:

\$50,000,000.00

Real Property Transfer Tax Due:

\$ 255,000.00

4. If Exemption Claimed:

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

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature]

Capacity Manager/Grantor

Signature _____

Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: BSR Vegas Condos, LLC

Address: 3980 Howard Hughes Pkwy., #550

City: Las Vegas

State: NV Zip: 89109

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Integral Partners Park Place

Centre-Las Vegas, LLC, c/o Integral Partners

Address: 160 Newport Center Drive, Ste 240

City: Newport Beach

State: CA Zip: 92660

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

Print Name: Chicago Title

Escrow #: 05127655-079

Address: 3980 Howard Hughes Parkway

City/State/Zip: Las Vegas, NV 89109

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

2954

**State of Nevada
Declaration of Value**

1. Assessor's Parcel Number(s)

a) 162-08-118-002

b)

c)

d)

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$50,000,000.00

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

Transfer Tax Value:

\$50,000,000.00

Real Property Transfer Tax Due:

\$ 255,000.00

4. If Exemption Claimed:

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

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____

Capacity: _____

Signature [Signature]

Capacity: Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: BSR Vegas Condos, LLC

Address: 3980 Howard Hughes Pkwy., #550

City: Las Vegas

State: NV Zip: 89109

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Integral Partners Park Place

Centre-Las Vegas, LLC, c/o Integral Partners

Address: 160 Newport Center Drive, Ste 240

City: Newport Beach

State: CA Zip: 92660

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

Print Name: Chicago Title

Eserow #: 05127655-079

Address: 3980 Howard Hughes Parkway

City/State/Zip: Las Vegas, NV 89109

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

2959

REZONING

CASE NUMBER: ZON-42941

Existing Zoning: C-1 (LIMITED COMMERCIAL)

Proposed Zoning: M (INDUSTRIAL)

Public Hearing Information

TIME: 6:00 PM

DATE: OCTOBER 11, 2011

MEETING: Planning Commission

LOCATION: Council Chambers

CITY HALL

409 Stewart Ave.

For information call:
City of St. Johns Planning & Development Dept.
at 336-6601, TDD 336-9105

09/30/2011 13:38

SIRIUS

REZONING

CASE NUMBER: ZON-42941

Existing Zoning: C-1 (LIMITED COMMERCIAL)

Proposed Zoning: M (INDUSTRIAL)

Public Hearing Information

TIME: 6:00 PM

DATE: OCTOBER 11, 2011

MEETING: Planning Commission

LOCATION: Council Chambers

CITY HALL

409 Stewart Ave.

For information call:
City of St. Johns Planning & Development Dept.
at 336-6601, TDD 336-9105

09/30/2011 13:38

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 of
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:

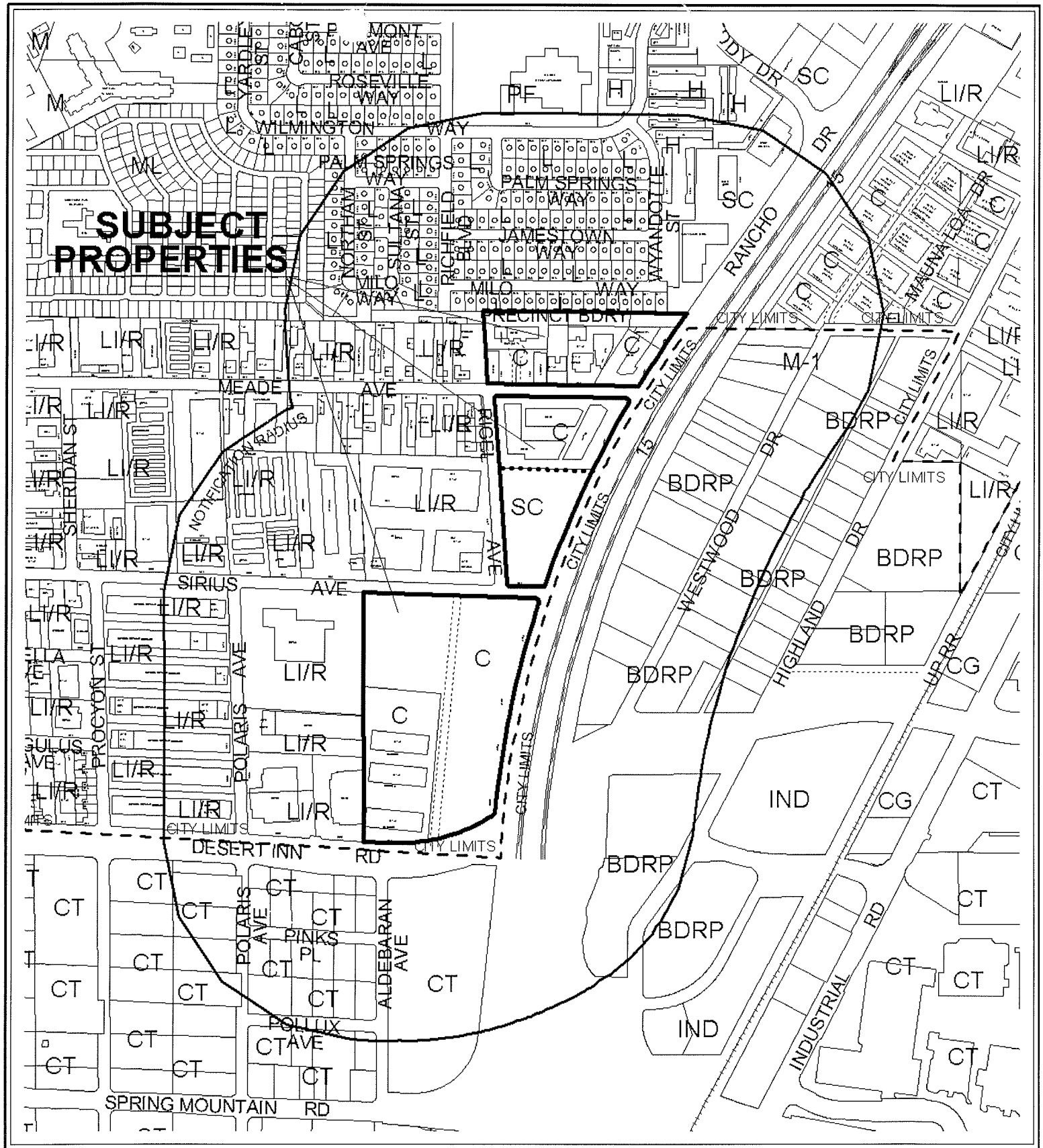
Public - 1X

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
- ~~How~~ Overall Like the USE
- Traffic



CASE: GPA-42939

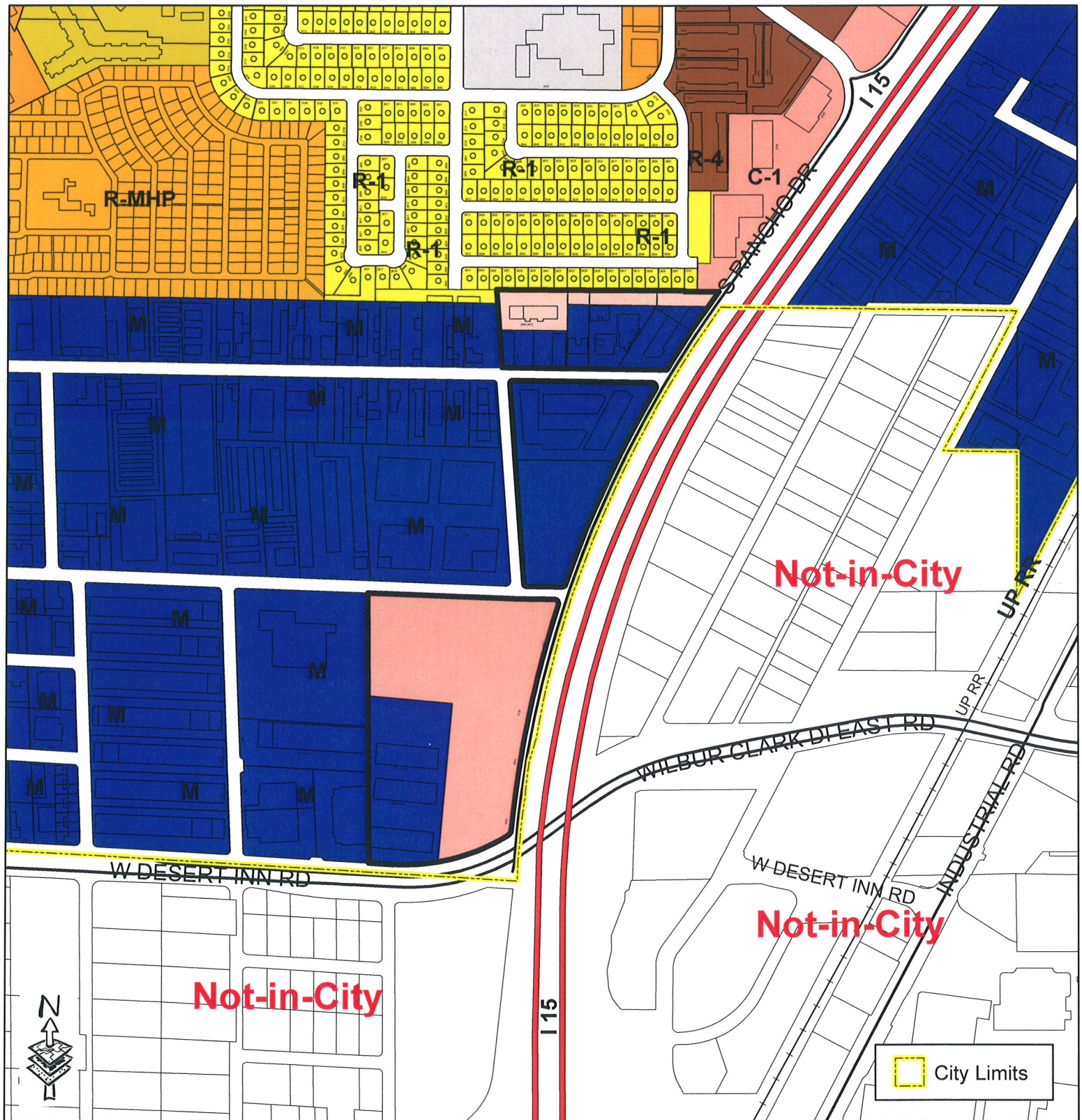
RADIUS: 1000 FT

GENERAL LAND USE OF SUBJECT PROPERTY:

C (COMMERCIAL) AND SC (SERVICE COMMERCIAL)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:

LI/R (LIGHT INDUSTRY/RESEARCH)



- | | | |
|---|---|--|
| <ul style="list-style-type: none"> 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 R-2 - Medium-Low Density Residential | <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 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 TC - Town Center T-D - Traditional Development |
|---|---|--|

ROI Zoning

Data current as of: October 3, 2011

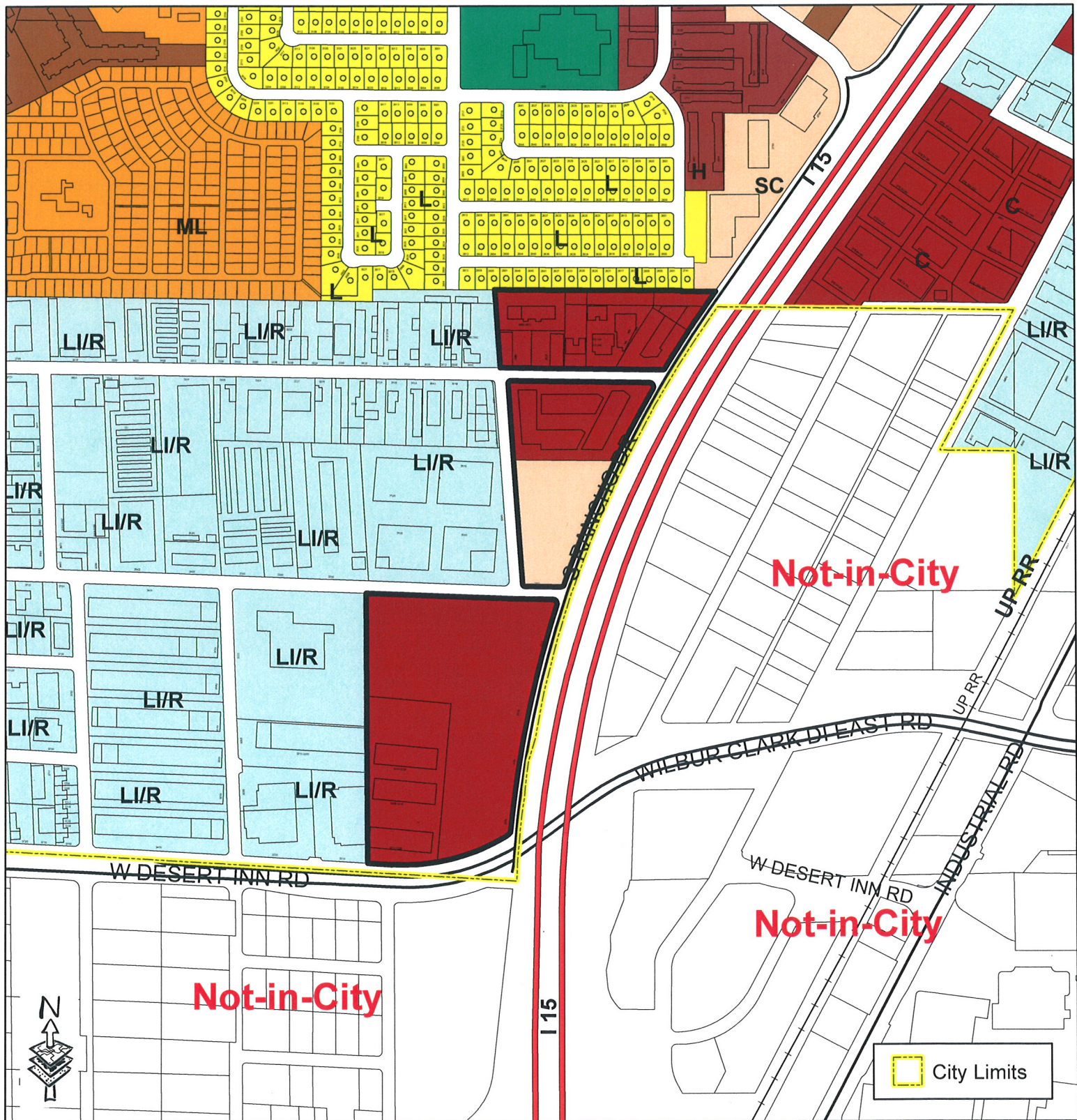


Planning & Development Dept.
702-229-6301
Geographic Information System
GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.



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

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

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

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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

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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

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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

<u>License #</u>	<u>Percent Owned</u>	<u>Waiver</u>	<u>Health Card</u>	<u>Director Letter</u>	<u>Original Transcripts</u>
<u>Orientation Attended</u>					

There are no items in this list

<u>Primary</u>	N	<u>Capacity</u>	APPL	<u>Contact ID</u>	AC1379310 ☐ <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 42ND FL NEW YORK, NY 10171-4299				
<u>Seasonal Addr</u>					
<u>Valid From</u>		<u>To</u>			
<u>Comments</u>	No Comments				

Report Date 10/03/2011 07:26 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 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>
----------------------	--------------	-----------------	---------------	--------------

No children exist for this project

<u>Employee ID</u>	<u>Last</u>	<u>First</u>	<u>MI</u>	<u>Comments</u>
--------------------	-------------	--------------	-----------	-----------------

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;

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

Stages

	<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

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

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
Expiratation 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
Expiratation 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 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
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

Page 6

<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

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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

<u>License #</u>	<u>Percent Owned</u>	<u>Waiver</u>	<u>Health Card</u>	<u>Director Letter</u>	<u>Original Transcripts</u>
<u>Orientation Attended</u>					

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				

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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

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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.