

R-MHP
R-5
R-4
R-3
R-2
R-CL

C-1
C-D
O
N-S
P-R
P-O

M
C-M
C-2
TC
T-D
PD

Subject Parcel
City Limits
ROI Zoning

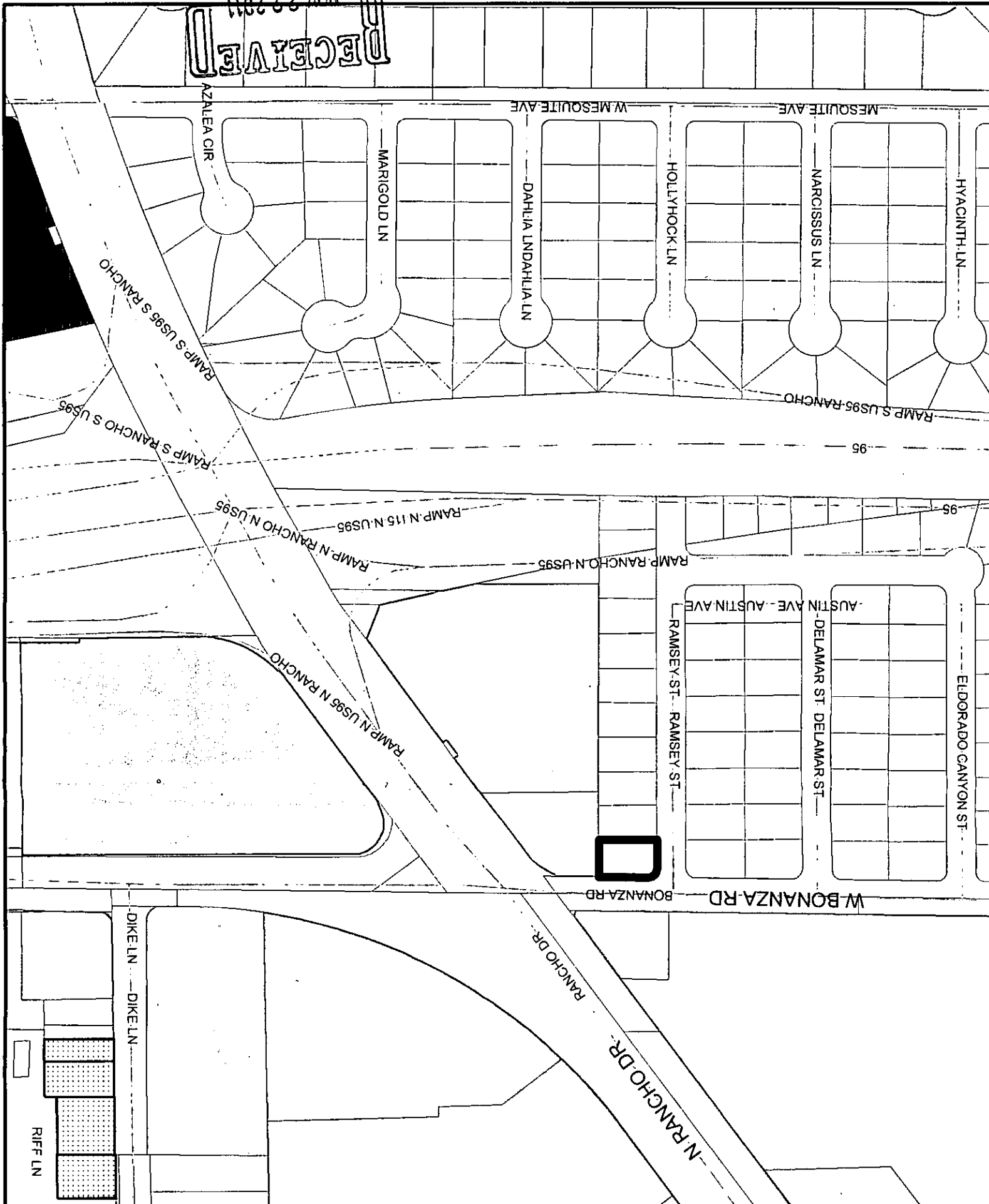
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Printed: July 27, 2011

FROM R-1 TO P-O

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DEC 1961

BONANZA RD.

32'-7"

DRIVEWAY

DRIVEWAY

PUBLIC SIDE WALK

NO BOX TREES OR BUFFER.

NO BOX TREES OR BUFFER.

1 PARKING

2 PARKING

PUBLIC SIDE WALK

NO BOX TREES OR BUFFER.

1 PARKING

2 PARKING

HANDICAP PARKING

ENTRY

ENTRY

EXISTING HOUSE

BACK YARD

DRIVEWAY

RAMSEY ST.

NO BOX TREES OR BUFFER.

EXISTING SOLID 6' HIGH BLOCK WALL AND PROPERTY LINE

(R1)

(C1)

LANDSCAPE BUFFER AN EXCEPTION IS REQUESTED
PROPOSE LANDSCAPE AS SHOWN ON SITE PLAN
BOX TREES & BUFFER ON REAR PROPERTY LINE ONLY

LANDSCAPE PLAN

1/4" = 1FT

GPA-43970 ZON-43971

VAR-43972 SDR-43973

REVISED

REQUESTING LANDSCAPE AS SHOWN

PER. SECTION 30.64.030

SYMBOL

LS1 LANTANA CAMARA - SPANISH FLAG 3' DILUTION

LS2 EVER GREEN PINE 15 GAL

SHRUBS / SMALL TREES

3/4" DECORATIVE RED ROCK GROUND COVER

IRRIGATION SYSTEM TO BE ALL DRIP. USING DPL 02

RECEIVED

DEC 3 2011

NORTH

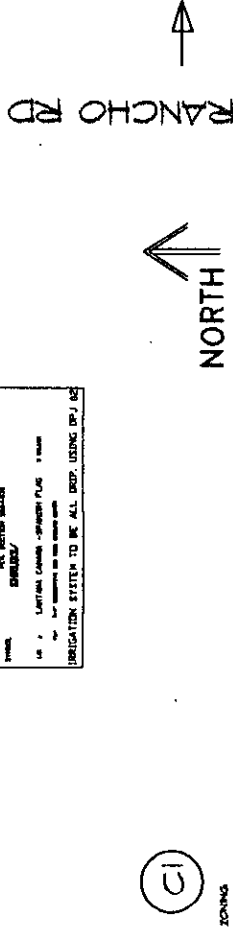
HERMANDAD MEXICANA COMMUNITY OFFICES

ACCESSIBILITY NOTES

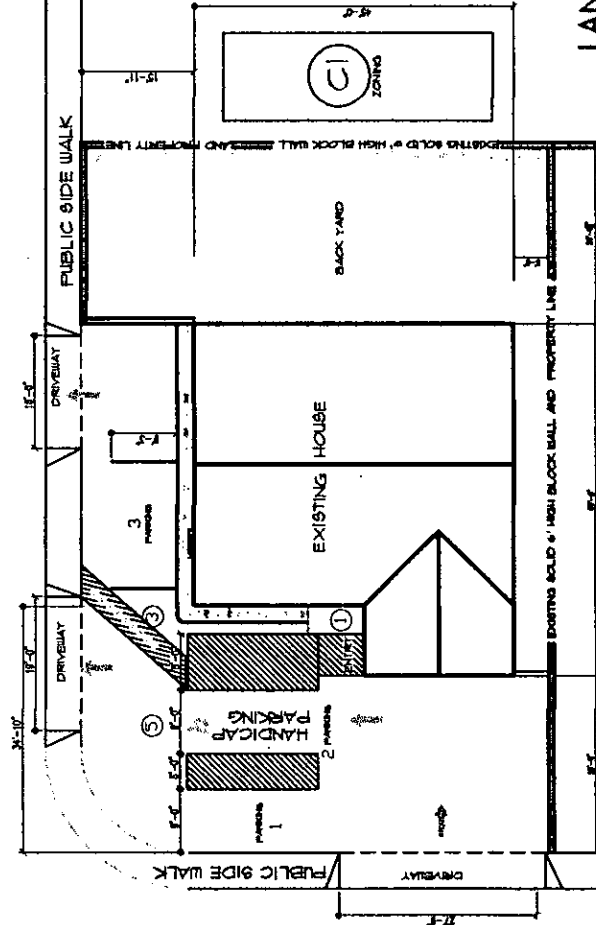
- ① ENTRY WALK
- ② NOT USED
- ③ 3' WIDE ACCESSIBLE ROUTE
FLUSH PAVING W/ BLUE
DIAG STRIPES
- ④ NOT USED
- ⑤ 9'-0" WIDE ACCESSIBLE
PARKING SPACE LEVEL TO
1/2" IN ALL DIRECTION
PROVIDE WITH
INTERNATIONAL SYMBOL OF
ACCESSIBLE PAINTED ON
PAVEMENT AND POLE SIGN
PER ANSI A117.1

REQUESTING LANDSCAPE AS SHOWN

ITEM	LANDSCAPE PLAN
1. LANTANA CANES - SPACING PLUS 1' MIN	2. LANTANA CANES - SPACING PLUS 1' MIN
3. LANTANA CANES - SPACING PLUS 1' MIN	4. LANTANA CANES - SPACING PLUS 1' MIN
5. LANTANA CANES - SPACING PLUS 1' MIN	6. LANTANA CANES - SPACING PLUS 1' MIN



BONANZA RD.



② ZONING

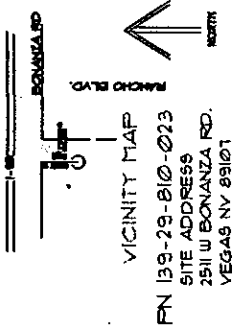
SITE PLAN
SCALE 1/4" = 1'-0"

LANDSCAPE PLAN

SITE PLAN

GP-43970 ZON-43971
VAR-43972 SDR-43973

COVER PAGE



PN 139-29-810-023
SITE ADDRESS
2511 W BONANZA RD.
VEGAS NV 89101

VARIANCE REQUESTED

1. A PARKING VARIANCE IS REQUESTED TO ALLOW 3 SPACES WHERE 1 SPACES ARE REQUIRED
2. LANDSCAPE BUFFER AN EXCEPTION IS REQUESTED
3. NEED EXCEPTION TO BRING PUBLIC SIDEWALK TO CURRENT STANDARDS INCLUDING ADA RAMP

4. USE EXISTING SIDEWALK SINGLE FAMILY RESIDENTIAL TO OFFICE
5. GENERAL PLAN AN EXCEPTION SINGLE FAMILY TO PROPOSED OFFICE
6. ZONING AN EXCEPTION SINGLE FAMILY TO PROPOSED OFFICE

DESCRIPTION BUSINESS

HERMANDAD MEXICANA ORG.
WE ARE A REGISTERED NON PROFIT HISPANIC
COMMUNITY SERVICES.
A COMMUNITY BASED ORGANIZATION SERVING
THE
COMMUNITY WITH IMMIGRATION SERVICES.

BUILDING AND LOT

EXISTING BUILDING AREA 7680 SQ. FT.
LOT AREA 1.2 ACRES

IBC SECTION 40 GROUP B
OCCUPANCY 100 SQ. FT. PER OCCUPANT
18 TOTAL

PN 139-29-810-023

PARKING ANALYSIS

OFFICE PARKING IS 1 SPACE PER
3000 SQ. FT.
ON SITE PARKING PROPOSED
2 REGULAR PARKING
1 HANDICAP PARKING
NO VAN PARKING

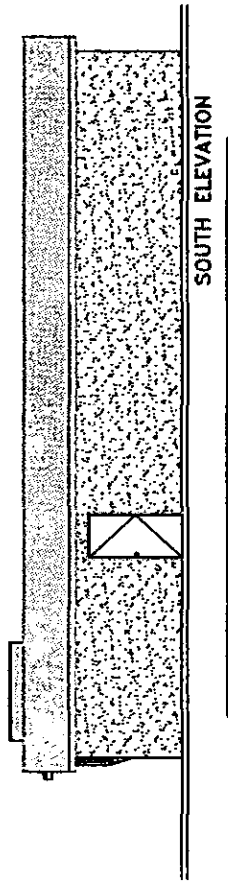
CONTACT

REPRESENTATIVE
LUZ MARINA MOSQUERA
958 0052

HERMANDAD MEXICANA COMMUNITY OFFICES



FRONT PHOTO

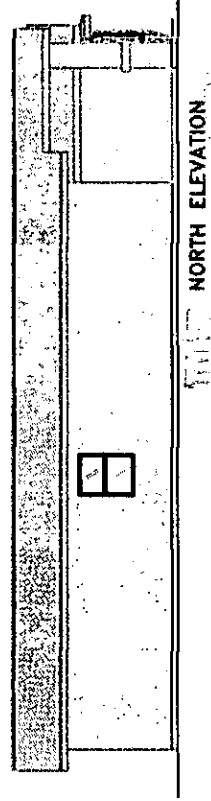


SOUTH ELEVATION

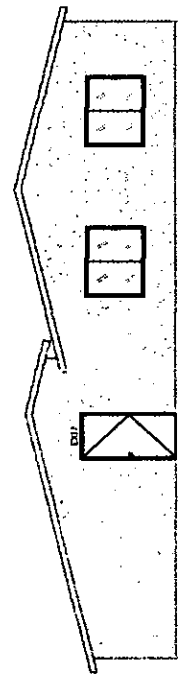
WALLS 3 COAT STUCCO
COLOR DESIGN TAN
ROOF RED SPANISH CEMENT TILE
TRIM STUCCO POP OUT



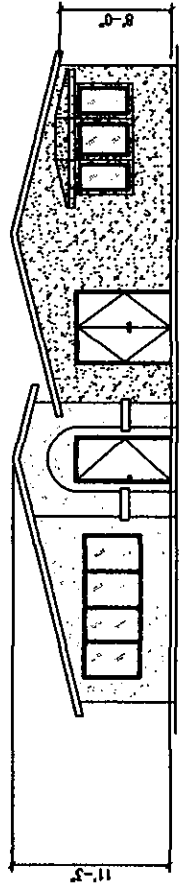
NORTH FRONT PHOTO



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

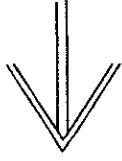
NOV 22 2011

FLOOR PLAN

FLOOR PLAN

GPA-43970 ZON-43971

VAR-43972 SDR-43973

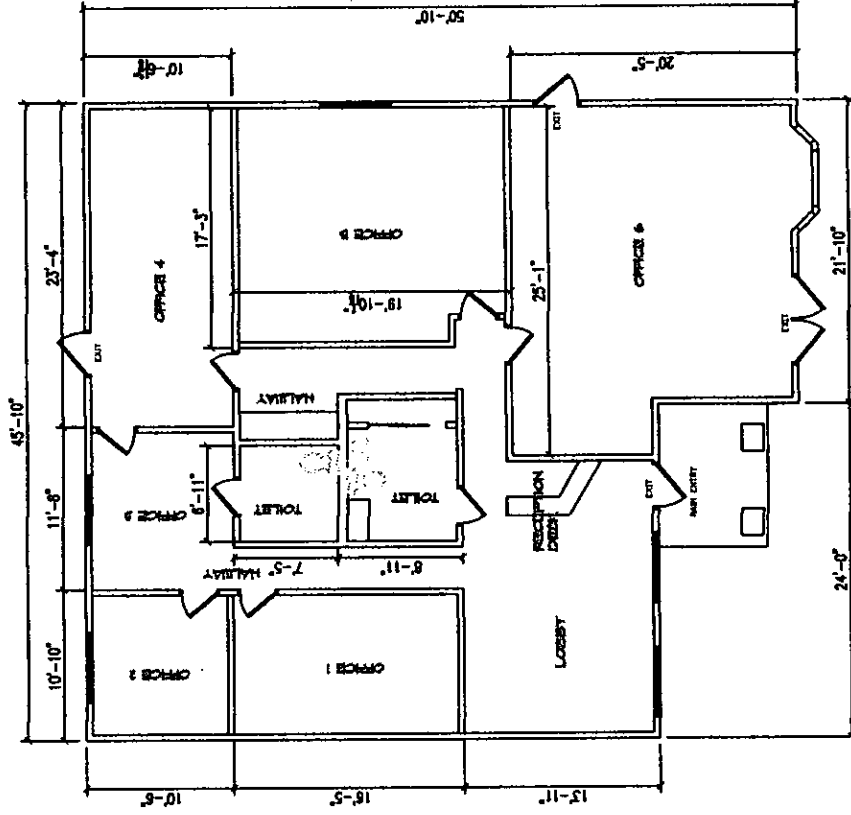


NORTH

2009 IBC

EXISTING BUILDING AREA 2010 SQ. FT.
GROUP B BUSINESS
OCCUPANCY B 100 SQ. FT. PER OCCUPANT

TO UPGRADE BUILDING TO COMMERCIAL STANDARDS



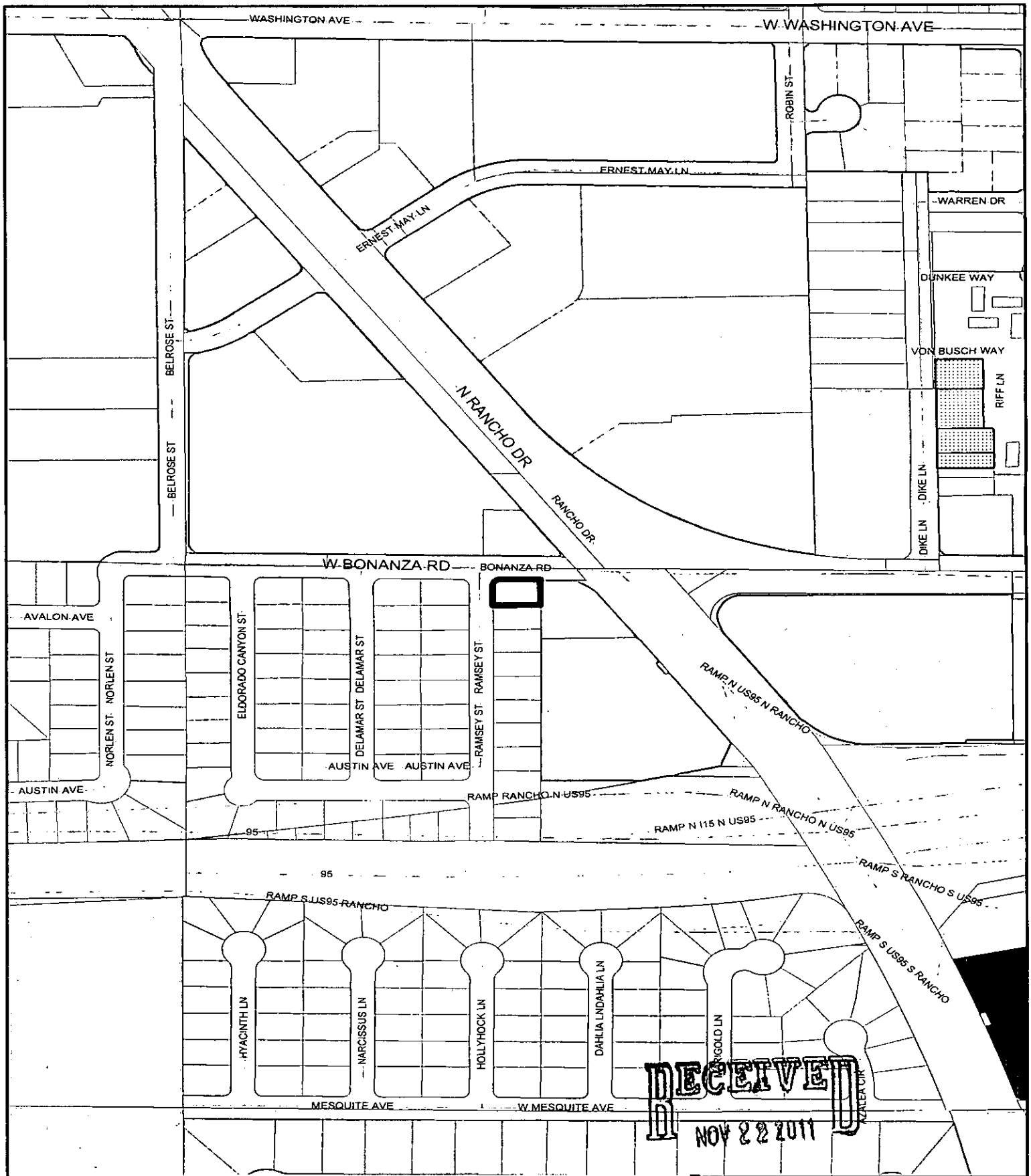
FLOOR PLAN

FLOOR PLAN

NOV 22 2011

GPA-43970 ZON-43971
VAR-43972 SDR-43973

REZONING Parcel: 139-29-810-023



ZONING

R-A	R-CL	P-O	PD
R-E	R-2	P-R	T-D
C-V	R-D	N-S	TC
C-PB	R-PD	O	C-2
P-C	R-1	C-O	C-M
U	R-MH	C-1	M
	R-MHP		

Subject Parcel
City Limits
ROI Zoning

FROM R-1 TO P-O

ZON-43971



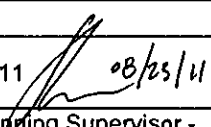
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Printed: July 27, 2011

Pre-Application Conference		City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)			
Item Required					
YES	NO	GENERAL PLAN AMENDMENT, MODIFICATIONS AND REZONING	TOTAL REQUIRED FOR ALL APPLICATIONS	GPA/MOD	ZON
☒	☐	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	4
		Provide a legend of land use designations or zoning districts, whichever is applicable; indicate what changes are proposed for the subject site	NOTES: ***THIS IS NOT A SITE PLAN*** You may contact Rene Carlsen at 229-6886 for assistance with these two documents.		
		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):	139-29-810-023	Application Purpose:	General Plan Amendment from L to O, Rezoning from R-1 to P-O, Variance for Parking and a Site Development Plan Review
Location:	2511 West Bonanza Road	Application Purpose:	Convert Residence to Office
Ward:	5 - Barlow	Pre-App. Meeting Date:	05/05/11 and 07/27/11 (phone)
Planner's Signature:	By email on 07/27/11  08/25/11	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.

Important GPA Dates for 2011

Ward Number	Pre-Application Submittal Date	Application Closing Date	Last Day for Neighborhood Mailing	Last Day for Neighborhood Meeting	Planning Commission Meeting Date	City Council Meeting Date
ALL	Nov 19, 2010	Dec 09, 2010	Dec 20, 2010	Dec 30, 2010	Jan 25, 2011	Feb 16, 2011
ALL	Feb 03, 2011	Feb 24, 2011	March 10, 2011	March 17, 2011	Apr 12, 2011	May 18, 2011
ALL	May 05, 2011	May 26, 2011	June 06, 2011	June 16, 2011	July 12, 2011	Aug 17, 2011
ALL	Aug 04, 2011	Aug 25, 2011	Sept 01, 2011	Sept 15, 2011	Oct 11, 2011	Nov 16, 2011
ALL	Nov 03, 2011	Nov 23, 2011	Dec 05, 2011	Dec 15, 2011	Jan 10, 2012	Feb 15, 2012

***** FAILURE TO NOTICE AND HOLD A NEIGHBORHOOD MEETING BY THE DATE REQUIRED WILL AUTOMATICALLY MOVE YOUR PROJECT MINIMALLY TO THE NEXT AVAILABLE PLANNING COMMISSION MEETING DATE *****

For notification of neighborhood meetings, 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.

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

C
Y
C
L
E

10

Project Name: Hermandad Mexicana Transnacional

APN(s):	139-29-810-023	Pre-app Date:	05/05/11 and 07/27/11 (Phone)
Location:	2511 West Bonanza Road	Meeting Location:	DSC Conference Room 3A - 321
Ward #:	5 - Barlow	Acres:	0.15
		Time:	3:00 p.m.

Ownership Info:	Gloria Saucedo	Last Change of Ownership Date:	12/31/09
	Phone: (702)-	Fax: (702)-	Email:
Applicant Info:	Hermandad Mexicana Transnacional		
	Phone: (702)-598-0052	Fax: (702)-598-0087	Email:
Representative Info:	Tony Decker		
	Phone: (702)-682-6221	Fax: (702)-598-0087	Email: adcon4@gmail.com

Use:	Existing:	Single Family Residence
	Proposed:	Office
General Plan:	Existing:	L (Low Density Residential)
	Proposed:	O (Office)
Zoning:	Existing:	R-1 (Single Family Residential)
	Proposed:	P-O (Professional Office)
Special Area, Master Plans, and / or Overlay Districts that Apply:	Airport Overlay District (140 feet)	
	Special Land Use Designation (per plan, if applicable): N/A	

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

Between CLV Planning Representative: John Grider, Planner I (229-6711 Office / 385-7268 Fax / jgrider@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Luz Marina Mosquera	Hermandad Mexicana Transnacional	598-0052	598-0087	
2. Tony Decker		682-6221		
3.				
4.				
5.				
6.				
7.				
8. Steve Gebeke	CLV - Planning	229-5410		
9.	CLV - Finance (Business License)	229-6321	383-0769	
10. Roger Bailey	CLV - PW - Dev Co	229-6578	474-7599	
11. Rick Schroder	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 - Office of Business Development	229-6551	385-3128	

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OR: ☐ **see Meeting Attendance Sheet**

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. C.1960 - The single family residence was constructed.
2. C.1966 - A Home Occupation Permit for bookkeeping was approved at 2511 West Bonanza.
3. C.1968 - A Home Occupation Permit for real estate was approved at 2511 West Bonanza.
4. 11/08/79 - The Board of City Commissioners denied a Rezoning application (Z-0109-79) to reclassify the subject property from R-1 (Single Family Residential) to PR (Professional Offices and Parking).
5. 11/02/83 - The applicant withdrew an application for Rezoning (Z-0070-83) at City Council from R-1 (Single Family Residential) to P-R (Professional Offices and Parking) at 2511 West Bonanza Road.
6. 11/02/83 - The City Council approved a Use Variance (V-0099-83) to allow an accounting and real estate office at 2511 West Bonanza Road.
7. 05/20/87 - The City Council denied a Rezoning application (Z-0035-87) to reclassify the subject property from R-1 (Single Family Residential) to P-R (Professional Offices and Parking).
8. 01/17/90 - The City Council approved a Use Variance (V-0138-89) to allow a photography studio, where a previous Use Variance allowed an office use only at 2511 West Bonanza Road. The use is nonconforming, per Title 19.14.
9. 06/13/90 - Business Licenses were issued for a Photographer (P06-00474) and Sales Photo Supplies (P20-00065). The Photographer license was marked out of business on 10/23/08 and the Sales Photo Supplies license was marked out of business on 10/29/08. Nonconforming uses expire one year after the use is discontinued.
10. Pursuant to Title 19.10.010(J), all parking areas shall provide suitable maneuvering room so that all vehicles may enter an abutting street in a forward direction. The backing of a motor vehicle onto a public street from a parking area shall be prohibited.
11. Upgrade the building to commercial standards per the Building and Safety Department; Fire rating, electrical, shingles, energy analysis, ADA restrooms, three-foot wide doors and handicapped parking.
12. A parking variance is required to allow 3 spaces, where 7 spaces are required (based on plans available at the pre-app). Parking for an Office use is 1 space per 300 SF of floor area.
13. The landscape buffer width requirement is 15 feet along both Ramsey Street and Bonanza Road. The interior landscape buffer width is 5 feet along the side and 8 feet along the rear. If the landscape buffer widths cannot be met a Waiver will be required. The landscape buffer tree requirements is: 1-24" box tree per 20 linear feet along ROW and adjacent to residential, and 1-24" box tree per 30 lineal feet adjacent to commercial. Four 5-gallon shrubs are required for each required tree. If the landscape buffer tree requirements can't be met, an exception will be required.
14. Applicant to bring sidewalks up to current standards, including an ADA ramp at the corner of Bonanza and Ramsey.
15. A neighborhood meeting is required for the General Plan Amendment, and must be held prior to the Planning Commission meeting in accordance with the requirements of the 2011 Quarterly General Plan Amendment Meeting Requirements document (attached).

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

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



February 16, 2012

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

Ms. Gloria Saucedo
1293 Macneil Street
Sylmar, California 91342

RE: ZON-43971 - REZONING
RELATED TO GPA-43970, VAR-43972 AND SDR-43973
CITY COUNCIL MEETING OF FEBRUARY 15, 2012

Dear Ms. Saucedo:

The City Council at a regular meeting held February 15, 2012, DENIED the request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.15 acres at 2511 West Bonanza Road (APN 139-29-810-023). The Notice of Final Action was filed with the Las Vegas City Clerk on February 16, 2012.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lean Coleman".

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Hermandad Mexicana Transnacional
1722 West Bonanza Road
Las Vegas, Nevada 89106

Mr. Yoko Calderon
1722 North Rampart Boulevard, Suite #107
Las Vegas, Nevada 89128

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



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

January 11, 2012

Ms. Gloria Saucedo
1293 Macneil Street
Sylmar, California 91342

**RE: ZON-43971 - REZONING RELATED TO GPA-43970, VAR-43972 AND
SDR-43973
PLANNING COMMISSION MEETING OF JANUARY 10, 2012**

Dear Ms. Saucedo:

Your request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL)
TO: P-O (PROFESSIONAL OFFICE) on 0.15 acres at 2511 West Bonanza
Road (APN 139-29-810-023), Ward 5 (Barlow), was considered by the
Planning Commission on January 10, 2012.

The Planning Commission voted to recommend **DENIAL** of your request as
it determined the request to not be compatible with the surrounding
residential uses.

This item will be considered by the City Council on February 15, 2012, at
1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las
Vegas, Nevada. **The Council requires that you or your representative be
present at this meeting.** If you or your representative chooses not to attend,
the City Council may act in your absence without your input.

Sincerely,

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

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Hermandad Mexicana Transnacional
1722 West Bonanza Road
Las Vegas, Nevada 89106

Mr. Yoko Calderon
1722 North Rampart Boulevard, Suite #107
Las Vegas, Nevada 89128

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





December 22, 2011

Ms. Gloria Saucedo
1293 Macneil Street
Sylmar, California 91342

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: ZON-43971 - REZONING RELATED TO GPA-43970, VAR-43972 AND
SDR-43973
PLANNING COMMISSION MEETING OF JANUARY 10, 2012**

Dear Ms. Saucedo:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **January 10, 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, January 4, 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: Hermandad Mexicana Transnacional
1722 West Bonanza Road
Las Vegas, Nevada 89106

Mr. Yoko Calderon
1722 North Rampart Boulevard, Suite #107
Las Vegas, Nevada 89128

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



Application Information

GPA-43970 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: HERMANDAD MEXICANA TRANSNACIONAL - OWNER: GLORIA SAUCEDO - For possible action on a request to amend the General Plan Amendment FROM: L (LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 0.15 acres at 2511 West Bonanza Road (APN 139-29-810-023), Ward 5 (Barlow).

ZON-43971 - REZONING RELATED TO GPA-43970 - PUBLIC HEARING - APPLICANT: HERMANDAD MEXICANA TRANSNACIONAL - OWNER: GLORIA SAUCEDO - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.15 acres at 2511 West Bonanza Road (APN 139-29-810-023), Ward 5 (Barlow).

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>.

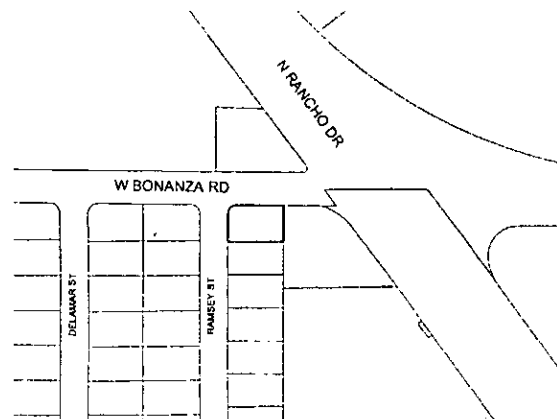
Application Information

GPA-43970 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: HERMANDAD MEXICANA TRANSNACIONAL - OWNER: GLORIA SAUCEDO - For possible action on a request to amend the General Plan Amendment FROM: L (LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 0.15 acres at 2511 West Bonanza Road (APN 139-29-810-023), Ward 5 (Barlow).

ZON-43971 - REZONING RELATED TO GPA-43970 - PUBLIC HEARING - APPLICANT: HERMANDAD MEXICANA TRANSNACIONAL - OWNER: GLORIA SAUCEDO - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.15 acres at 2511 West Bonanza Road (APN 139-29-810-023), Ward 5 (Barlow).

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

Application Location

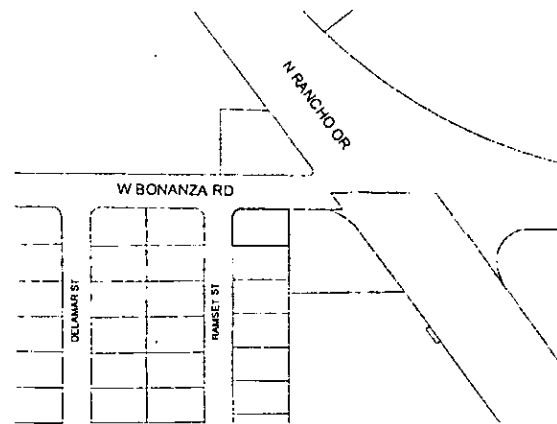


The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: January 10, 2012
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Application Location



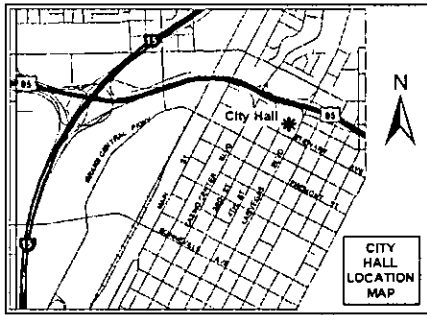
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: January 10, 2012
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

Return Service Requested
Official Notice of Public Hearing



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

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

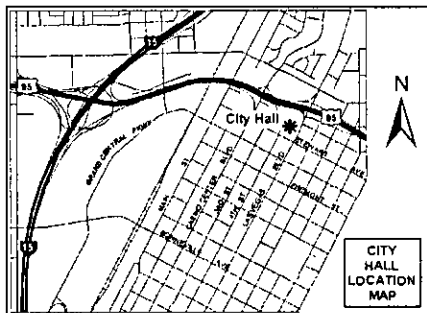
Please use available blank space on card for your comments.

GPA-43970 & ZON-43971

Planning Commission Meeting of 1/10/2012

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

Return Service Requested
Official Notice of Public Hearing



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

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-43970 & ZON-43971

Planning Commission Meeting of 1/10/2012

Development Notification

PC Meeting: January 10, 2012

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-43971

23

Aida Brents Resident Council

Bonanza Park HOA

Bonanza Village NA

Charleston Estates NA

Desert Garden HOA

Diamond Point NA

G-704 NA

Harry Levy Gardens Resident Council

Hillcrest at Summit Hills HOA

Marble Manor Annex Resident Council

Palomino Area Preservation Association (PAPA)

Pinto Palomino Residents NA

Rancho Bel Air HOA

Rancho Circle HOA

Rancho Manor NA

Rancho Nevada Estates HOA

Rancho Oakey NA

Rancho Springs NA

Twin Lakes Country Club NA

Village Paseo HOA

WLV-NAA4

WLV-NAA6

WLV-NAA7

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: December 7, 2011
Re: **ZON-43971** Hermandad Mexicana Transnacional 2511 W. Bonanza Rd.
Request for Rezoning from R-1 to P-O

COMMENTS:

We have no comment on the Request for a Rezoning From: R-1 (Single Family Residential) TO: P-O (Professional Office) on 0.15 acres at 2511 West Bonanza Road.

We note that this site is the subject of a Site Development Plan Review SDR-43973; all site-related conditions of approval are addressed with that action.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

**GPA-43970 ZON-43971
VAR-43972 SDR-43973**

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	OH-SANG KWON	DSC - 7 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1 st Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	WSC-3001 RONEUMUS
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY / US MAIL

<CCSD>	LINDA PERRI	4190 MCLEOD DRIVE, 2 ND FLOOR
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*STREETS & SANITATION (DPW)	JERRY WALKER	DSC
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	DSC
*SID (DPW)	PATRICK MURPHY	DSC - 9 th Floor
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	JAMIE McKEOWN (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4 th FLOOR
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 GRISSOM AVENUE, BUILDING 11, SUITE 103D

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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



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

GPA-43970 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: HERMANDAD MEXICANA TRANSNACIONAL - OWNER: GLORIA SAUCEDO - For possible action on a request for a General Plan Amendment FROM: L (LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 0.15 acres at 2511 West Bonanza Road (APN 139-29-810-023), Ward 5 (Barlow).

ZON-43971 - REZONING RELATED TO GPA-43970 - PUBLIC HEARING - APPLICANT: HERMANDAD MEXICANA TRANSNACIONAL - OWNER: GLORIA SAUCEDO - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.15 acres at 2511 West Bonanza Road (APN 139-29-810-023), Ward 5 (Barlow).

VAR-43972- VARIANCE RELATED TO GPA-43970 AND ZON-43971 - PUBLIC HEARING - APPLICANT: HERMANDAD MEXICANA TRANSNACIONAL - OWNER: GLORIA SAUCEDO - For possible action on a request for a Variance TO ALLOW THREE PARKING SPACES WHERE SEVEN ARE REQUIRED on 0.15 acres at 2511 West Bonanza Road (APN 139-29-810-023), Ward 5 (Barlow).

SDR-43973- SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-43970, ZON-43971 AND VAR-43972 - PUBLIC HEARING - APPLICANT: HERMANDAD MEXICANA TRANSNACIONAL - OWNER: GLORIA SAUCEDO - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF A SINGLE FAMILY RESIDENCE INTO A 2,010 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS TO ALLOW PERIMETER LANDSCAPE BUFFER WIDTHS OF ZERO FEET ALONG THE NORTH AND WEST PERIMETERS WHERE 15 FEET IS REQUIRED AND FIVE FEET ALONG THE SOUTH PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.15 acres at 2511 West Bonanza Road (APN 139-29-810-023), Ward 5 (Barlow).

PLANNING COMMISSION: **JANUARY 10, 2012**

CITY COUNCIL: **FEBRUARY 15, 2012**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **DECEMBER 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 11/23/2011 08:12 AM

Submitted By

Page 1

A/P # 43971 REZONING

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	11/22/2011 16:54	980608	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

ZON-43971 - REZONING RELATED TO GPA-43970 - PUBLIC HEARING - APPLICANT: HERMANDAD MEXICANA TRANSNACIONAL/OWNER: GLORIA SAUCEDO - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.15 acres at 2511 West Bonanza Road (APN 139-29-810-023), Ward 5 (Barlow).

Parent A/P #

Project # 43971 Project/Phase Name 2511 W. BDNANZA ROAD Phase #
Size/Area 0.15 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13929810023

Location

Owner/Tenant

Contact ID AC1956930 Name GLORIA SAUCEDO
Mailing Address 1293 MACNEIL ST Organization
City SYLMAR State/Province CA
ZIP/PC 91342 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

AP Linked Addresses

No Addresses are linked to this Application

Linked Addresses

2511 W BONANZA RD
LAS VEGAS, 89107-

AP Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

AP Linked Parcels

13929810023

Report Date 11/23/2011 08:12 AM

Submitted By

Page 2

Applicant/Contact

Primary N Capacity OWNER Contact ID AC1956930 ☐ Foreign
Effective Expire
Name GLORIA SAUCEDO
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 1293 MACNEIL ST
SYLMAR, CA 91342
Seasonal Addr
Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

Licenses Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary N Capacity OTHER Other REP Contact ID AC1956931 ☐ Foreign
Effective Expire
Name YOKO CALDERON
Day Phone (702)542-5952 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 1722 N. RAMPART BLVD #107
LAS VEGAS, NV 89128
Seasonal Addr
Valid From To
Comments No Comments

Report Date 11/23/2011 08:12 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 APPL Contact ID AC1956929 ☐ Foreign
Effective Expire
Name HERMANDAD MEXICANA TRANSNACIONAL
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 1722 W. BONANZA RD
LAS VEGAS, NV 89128
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 11/23/2011 08:12 AM

Submitted By

Page 4

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$700.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Successful
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0
Pre-Check Conditions Added:	0
Inspections Added:	0
Reviews Added:	13
DEVCO	
NEIGH P&S	
B&S PLAN	
FLOOD	
LAND DEV	
ROW	
SEWER	
TRAFFIC	
TEFO	
SID	
SURVEY	
FIRE ENG	
ENGDESIGN	
Fees Added:	0
Conditions Added:	0
Periodic Inspection Schedules Added:	0

Fees

Status

Paid Date

Amount

PROCESSING FEE	P	11/22/2011 17:01	700.00
NOTIFICATION & ADVERTISING FEE	P	11/22/2011 17:01	500.00
Total Unpaid		0.00	Total Paid 1200.00

Inspections

There are no Inspections for this Report

Review Activities
Review #
Comments

Review Type

#

Status

Waiver

Issued

Started

Completed

Remarks

473144	DEVCO	1	Incomplete	☐	11/23/2011 08:12			
473145	NEIGH P&S	1	Incomplete	☐	11/23/2011 08:12			
473146	B&S PLAN	1	Incomplete	☐	11/23/2011 08:12			

Report Date 11/23/2011 08:12 AM

Submitted By

Page 5

Review Activity Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Complete
473147	FLOOD	1	Incomplete	☐	11/23/2011 08:12			
473148	LAND DEV	1	Incomplete	☐	11/23/2011 08:12			
473149	ROW	1	Incomplete	☐	11/23/2011 08:12			
473150	SEWER	1	Incomplete	☐	11/23/2011 08:12			
473151	TRAFFIC	1	Incomplete	☐	11/23/2011 08:12			
473152	TEFO	1	Incomplete	☐	11/23/2011 08:12			
473153	SID	1	Incomplete	☐	11/23/2011 08:12			
473154	SURVEY	1	Incomplete	☐	11/23/2011 08:12			
473155	FIRE ENG	1	Incomplete	☐	11/23/2011 08:12			
473156	ENGDESIGN	1	Incomplete	☐	11/23/2011 08:12			

Activity/Review Details

Detail SUBMITTAL CHECKLIST (ZON)

Modified By MPHOWE

Modified Date/Time 11/22/2011 16:54

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Pre-Application Conference Checklist
- Y Application/Petition Form
- Y Deed and Legal Description
- Y Justification Letter
- Y Location Map (6 Folded Blue Lines, 1 Rolled Colored)
- Y Laser Print of Site Plan
- Y Statement of Financial Interest
- N DINA "Project of Regional Significance" (if Applicable)
- N Business Licensing Requirements Met
- N Business License Exempt

Check Conditions

Condition	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
-----------	----------	-------------	---------------	------------	--------------	----------

No Conditions

Project #	AP Type	Status	Stage	Relation
-----------	---------	--------	-------	----------

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

Report Date 11/23/2011 08:12 AM

Submitted By

Page 6

REZONING

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

Final City Council letter received

Annotated minutes received

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

ROI Expired

Staff Recommendation

Meeting Information

Zoning Information	Across	Existing	Existing ROI	Proposed	Approved	ROI?	ROI Exp Date	Ordinance Adopted
Ordinance #	Added By	Modified By	Comments					

0.15	R-1		P-C
	MPHOWE		

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

01/10/2012	PC	SCHEDULED			
			0	0	0
MPHOWE	11/22/2011				

Template Type/AP #	AP Type	Status	Stage
--------------------	---------	--------	-------

No children exist for this project

Employee	Last	First	MI	Comments
Employee ID				

No Employee Entries

Log	Description	Entered By	Start	Stop	Hour
Action					
Comments					

No Log Entries

No Model Home Details



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: ZONING
Project Address (Location) 2511 W. BONANZA RD. LAS VEGAS, NV 89107
Project Name COVERT RESIDENTIAL TO OFFICE USE. Proposed Use COMMERCIAL
Assessor's Parcel #(s) 139-29-810-023 Ward # 5
General Plan: existing _____ proposed X Zoning: existing _____ proposed X
Commercial Square Footage 2010 Floor Area Ratio 100 PER OCCUPANT
Gross Acres 15 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER GLORIA SAUCEDO Contact GLORIA SAUCEDO
Address 1293 MACNEIL ST. Phone: 818854715 Fax: _____
City SYLMAR State CA Zip 91342
E-mail Address GLORIASAU@HOTMAIL.COM

APPLICANT Hernandad Mexicana Transnacional Contact _____
Address 1722 W. Bonanza Rd. Phone: (702) 598-0052 Fax: (702) 598-0087
City Las Vegas State NV Zip 89106
E-mail Address hermandad_mexicana702@yahoo.com

REPRESENTATIVE Yoko Calderon Contact Yoko Calderon
Address 1722 N. Rampart Blvd. #107 Phone: (702) 542-5952 Fax: _____
City Las Vegas State NV Zip 89128
E-mail Address yoko@hermandad-mexicana.org

Property Owner Signature* Gloria Saucedo

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

Print Name Gloria Saucedo

Subscribed and sworn before me

This 14TH day of NOVEMBER, 20 11.

Marta G. Paz

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #
<u>2011-43971</u>
Meeting Date: <u>01/10/12 PC</u>
Total Fee: <u>\$1200.00</u>
Date Received: * <u>11/22/11</u>
Received By: <u>M. Keltner</u>

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

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-43971** APN: 139-29-810-023

Name of Property Owner: GLORIA SAUCEDO

Name of Applicant: HERMANDAD MEXICANA TRANSNACIONAL, ORG.

Name of Representative: YOKO CALDERON

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

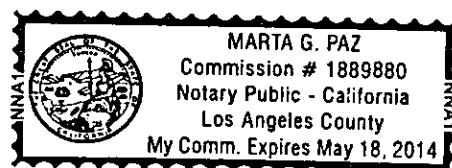
Signature of Property Owner: *Gloria Saucedo*

Print Name: Gloria Saucedo

Subscribed and sworn before me

This 14th day of November, 20 11

Marta G. Paz
Notary Public in and for said County and State



JUSTIFICATION LETTER

November 3, 2011

City of Las Vegas Planning Department

**Gloria Saucedo
Hermadad Mexicana Transnacional
2511 W. Bonanza Road
Las Vegas, NV 89107
APN: 139-29-810-023**

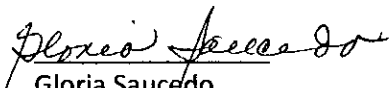
To Whom It May Concern:

We are hereby requesting approval of a General Plan amendment, Rezoning, Variance for Parking and a Site Development Plan Review to allow the convention of a Residence to Office use on the above referenced property.

Hermadad Mexicana Transnacional (HMT) is a non-profit organization, the main purpose of the office will be have our headquarter office; will have only 2 employees to do the back paperwork which involves such as filings, accounting, payroll and corporate management operations. Hours of operations: Monday-Friday 9:00AM - 5:00PM. During 1966 this property was approve to be used as a bookkeeping office we are going to be doing something completely similar.

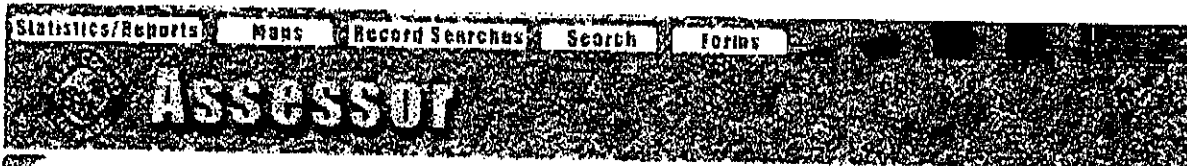
Since our site layout complies with the conditions of City of Las Vegas Planning Department and meets all necessary requirements is justified and will be an asset to the community.

Very Truly Yours,


Gloria Saucedo
Owner

RECEIVED
NOV 22 2011

**GPA-43970 ZON-43971
VAR-43972 SDR-43973**



M.W. Schofield, Assessor

REAL PROPERTY PARCEL RECORD

Click Here for a Print Friendly Version

[Assessor's Map](#) [Parcel View](#) [Recording Search](#) [Ownership History](#) [New Search](#)

GENERAL INFORMATION	
PARCEL NO.	139-29-810-023
OWNER AND MAILING ADDRESS	BANK ZIONS FIRST NATIONAL N A 1 SOUTH MAIN 5TH FLR SALT LAKE CITY UT 84133-1109
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	2511 W BONANZA RD LAS VEGAS
ASSESSOR DESCRIPTION	RANCHO SQUARE PLAT BOOK 5 PAGE 60 LOT 1 BLOCK 1 SEC 29 TWP 20 RNG 61
RECORDED DOCUMENT NO.	* 20090-124-02103
RECORDED DATE	04/24/2009
VESTING	NO STATUS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	200
APPRAISAL YEAR	2009
FISCAL YEAR	09-10
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2009-10	2010-11
LAND	20790	11701
IMPROVEMENTS	19291	19308
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	40081	31089

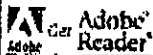
<http://sandgate.co.clark.nv.us/assrealprop/ParcelDetail.aspx?hdnParcel=139-29-810-023...> 12/30/2009

TAXABLE LAND+IMP (SUBTOTAL)	114517	88826
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	40081	31089
TOTAL TAXABLE VALUE	114517	88826

Click here for Treasurer Information regarding real property taxes.

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.15 Acres
ORIGINAL CONST. YEAR	1960
LAST SALE PRICE MONTH/YEAR	175341 04/09
LAND USE	3-35 COMMERCIAL PROFESSIONAL SERVICES
DWELLING UNITS	0

NO RESIDENTIAL APPRAISAL RECORD FOR THIS PARCEL

ASSESSORMAP VIEWING GUIDELINES	
MAP	139298
In order to view the Assessor map you must have Adobe Reader installed on your computer system. If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps.  Adobe Reader	

NOTE: THIS RECORD IS FOR ASSESSMENT USE ONLY. NO LIABILITY IS ASSUMED AS TO THE ACCURACY OF THE DATA DELINEATED HEREON.



Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada 89155-1401

702-455-3882 (INFORMATION)

NOV 22 2011

Inst #: 200912310003419

Fees: \$16.00 N/C Fee: \$25.00

RPTT: \$561.00 Ex #

12/31/2009 11:23:18 AM

Receipt #: 179062

Requester:

CHICAGO TITLE THE POINTE

Recorded By: JFK Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

ESCROW NO: 09019717-086-JR

APN: 139-29-810-023

Affix R.P.T.T. \$561.00

WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:

GLORIA SAUCEDO
12931 MACNIEL STREET
SYLMAR, CA 91304

ESCROW NO: 09019717-086-JR

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Zions First National Bank, N.A., a national banking association

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

Gloria Saucedo, a single woman

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.

RECEIVED
NOV 22 2011

Witness my/our hand(s) this 4th day of December 2009

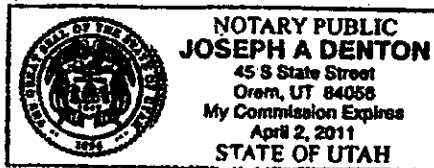
Zions First National Bank, N.A., a national banking
association

By: Zachary D. Nelson Zachary D. Nelson
Its: V.P.

STATE OF Utah
COUNTY OF Salt Lake ss.

On this 4th day of December 2009
appeared before me, a Notary Public,

Zachary D. Nelson



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.

[Signature]

Notary Public

My commission expires: April 2, 2011

RECEIVED
NOV 22 2011

ESCROW NO: 09019717-086-JR

EXHIBIT A

Lot One (1) in Block One(11) of RANCHO SQUARE, as shown by map thereof on file in Book 5 of Plats, Page 60, in the Office of the County Recorder of Clark County, Nevada.

RECEIVED
NOV 22 2011

REZONING

CASE NUMBER: ZON-43971

Existing Zoning: R-1 (SINGLE FAMILY RESIDENTIAL)

Proposed Zoning: P-O (PROFESSIONAL OFFICE)

Public Hearing Information

TIME: 6:00 PM

DATE: JANUARY 10, 2012

MEETING: Planning Commission

LOCATION: Council Chambers

City Hall

400 Stewart Ave.



For information call
City of Las Vegas Planning & Development Dept.
at 229-6301, TDD 386-9108

12/30/2011 11:22

Darline Reeder

From: Darline Reeder
Sent: Monday, December 19, 2011 8:19 AM
To: Ydo Yturralde; Tanya Jackson-Renter; Flinn Fagg; Doug Rankin
Cc: Yorgo Kagafas; Carman Burney; Romeo Gumarang; Jorge Morteo; Denise Kaplan
Subject: RESULTS: Neighborhood Meeting - GPA-43970, ZON-43971, SUP-43972 & SDR-43973 - WARD 5 (Barlow) - December 15, 2011 - PC 01/10/12

The meeting started at 5:30 pm and ended at 6:00 pm.

No members of the public attended.

There were 3 attendees for the applicant
1 staff from Planning and 1 staff from the CM office

Steve Gebeke, AICP

Planning Supervisor

12.19.12

From: Darline Reeder
Sent: Thursday, December 01, 2011 11:32 AM
To: Ydo Yturralde; Tanya Jackson-Renter
Cc: Yorgo Kagafas; Carman Burney; Romeo Gumarang; Jorge Morteo; Nora Lares
Subject: Neighborhood Meeting - December 15, 2011 - GPA-43970, ZON-43971, SUP-43972 & SDR-43973 - WARD 5 (Barlow) - PC 01/10/12

This Neighborhood Meeting is being held on December 15, 2011 at 5:30 pm at 1722 West Bonanza Rd, Suite 100, Las Vegas, NV 89106, for the following cases:

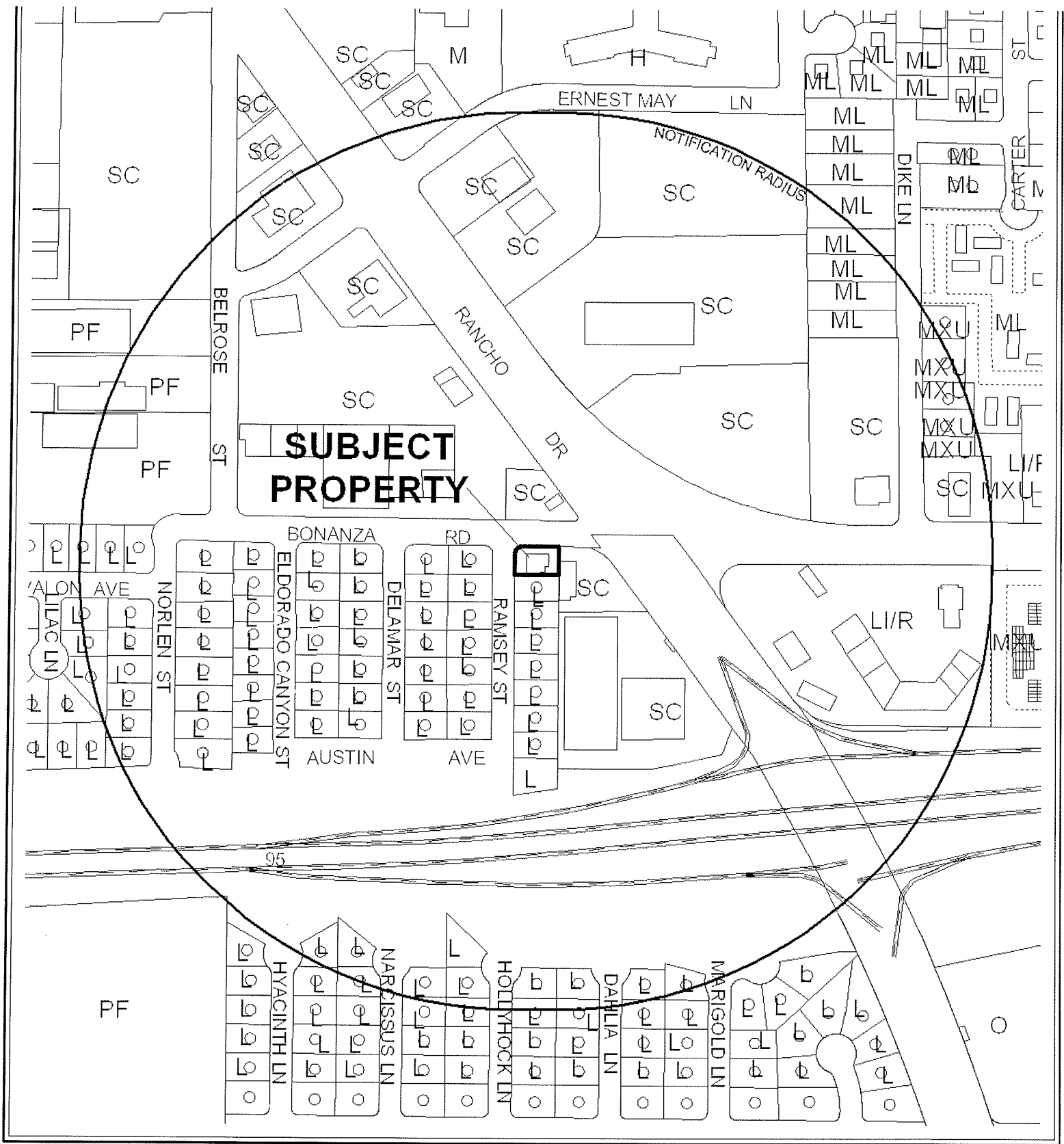
GPA-43970 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: HERMANDAD MEXICANA TRANSNACIONAL - OWNER: GLORIA SAUCEDO - For possible action on a request for a General Plan Amendment FROM: L (LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 0.15 acres at 2511 West Bonanza Road (APN 139-29-810-023), Ward 5 (Barlow).

ZON-43971 - REZONING RELATED TO GPA-43970 - PUBLIC HEARING - APPLICANT: HERMANDAD MEXICANA TRANSNACIONAL - OWNER: GLORIA SAUCEDO - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.15 acres at 2511 West Bonanza Road (APN 139-29-810-023), Ward 5 (Barlow).

VAR-43972- VARIANCE RELATED TO GPA-43970 AND ZON-43971 - PUBLIC HEARING - APPLICANT: HERMANDAD MEXICANA TRANSNACIONAL - OWNER: GLORIA SAUCEDO - For possible action on a request for a Variance TO ALLOW THREE PARKING SPACES WHERE SEVEN ARE REQUIRED on 0.15 acres at 2511 West Bonanza Road (APN 139-29-810-023), Ward 5 (Barlow).

SDR-43973- SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-43970, ZON-43971 AND VAR-43972 - PUBLIC HEARING - APPLICANT: HERMANDAD MEXICANA TRANSNACIONAL - OWNER: GLORIA

SAUCEDO - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF A SINGLE FAMILY RESIDENCE INTO A 2,010 SQUARE-FOOT OFFICE BUILDING WITH A WAIVER TO ALLOW PERIMETER LANDSCAPE BUFFER WIDTHS OF ZERO FEET ALONG THE NORTH AND WEST PERIMETERS WHERE 15 FEET IS REQUIRED on 0.15 acres at 2511 West Bonanza Road (APN 139-29-810-023), Ward 5 (Barlow).



CASE: **GPA-43970**

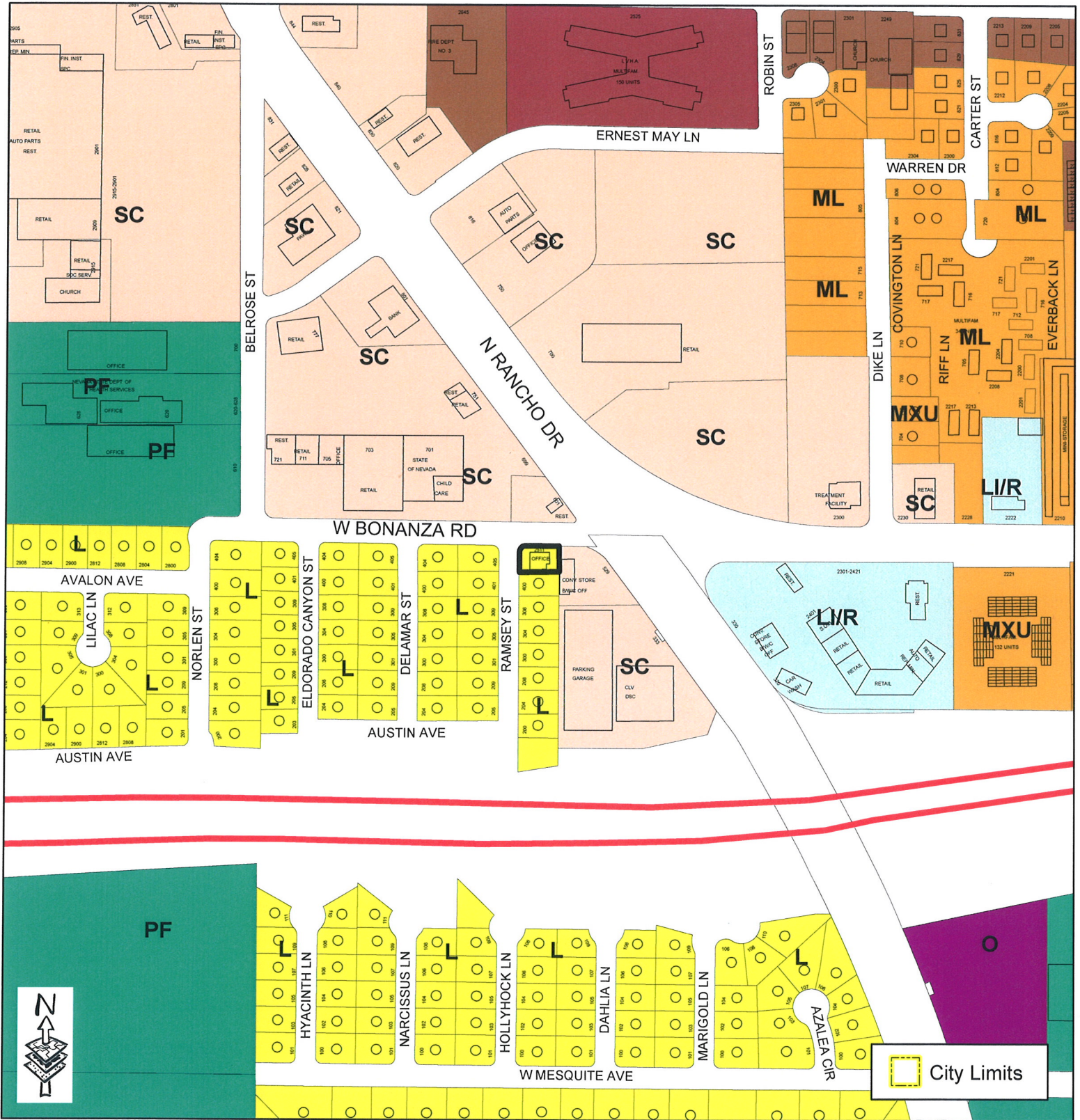
RADIUS: 1000 FEET

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:





- | | | |
|---|--|--|
|  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 | |

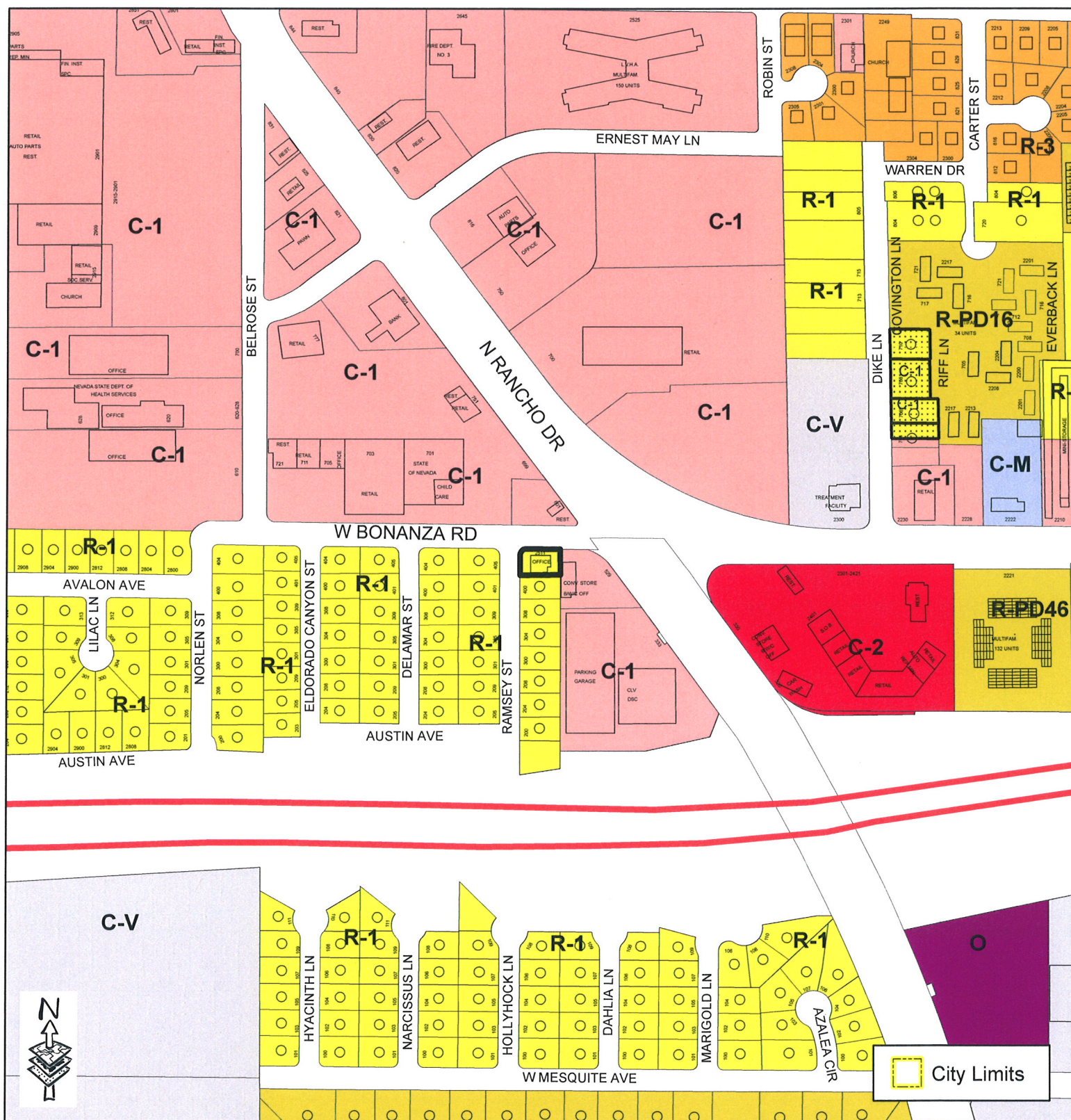
Data current as of: December 15, 2011



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.





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



Data current as of: December 15, 2011



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702-229-6301
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Data current as of: December 15, 2011



Planning & Development Dept.
702-229-6301

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Application Information

GPA-43970 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: HERMANDAD MEXICANA TRANSNACIONAL - OWNER: GLORIA SAUCEDO - For possible action on a request for a General Plan Amendment FROM: L (LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 0.15 acres at 2511 West Bonanza Road (APN 139-29-810-023), Ward 5 (Barlow).

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This meeting will be conducted by the applicant in order for the citizens to be informed and provide feedback. The city is responsible for notification **only**; however, a city representative will be in attendance to answer any questions related to the General Plan.

Application Location



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

Neighborhood Meeting Information

Location: 1722 West Bonanza Road, Suite 100
Las Vegas, Nevada, 89106

Date/Time: Thursday, December 15, 2011, 5:30 p.m

Contact: Luz Mosquera: 702/598-0052

Application Information

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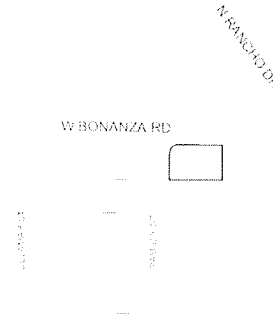
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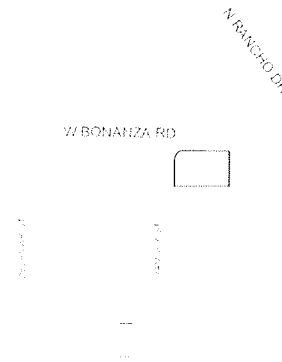
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Las Vegas, Nevada, 89106

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Contact: Luz Mosquera: 702/598-0052

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

Official Notice of Neighborhood Meeting

Case(s) scheduled tentatively for:

01/10/12 Planning Commission Meeting

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

Official Notice of Neighborhood Meeting

Case(s) scheduled tentatively for:

01/10/12 Planning Commission Meeting

Darline Reeder

From: Steve Gebeke
Sent: Wednesday, November 23, 2011 12:25 PM
To: Darline Reeder
Cc: Romeo Gumarang
Subject: Required Neighborhood Meeting

For GPA-43970, ZON-43971, VAR-43972 and SDR-43973:

Date: Thursday, 12/15/11
Time: 5:30 pm
Place: 1722 W Bonanza Rd, #100
Las Vegas, NV 89106
Contact: Luz Mosquera
702-598-0052

These app's have come in today.

Steve Gebeke, AICP

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

P/L 249/151

Report of All Selected Parcels

<u>Case Number:</u>		GPA-43970 ; ZON - 43971 ; VAR - 43972	<u>Printed On:</u>	Tue: November 29, 2011
<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>		
204 RAMSEY STREET TRUST	JOY INVESTMENT INC TRS 560 W MONTECITO AVE SIERRA MADRE CA 91024-1718	13929810017		
7-ELEVEN INC	%AV TAX DEPT #29645 P O BOX 711 DALLAS TX 75221-0711	13929801001		
ACOSTA WAYNE RONALD OR RAMONA	2218 W MANLY AVE SANTA ANA CA 92704-6029	13929810027		
ALBA LUIS & MARIA A	204 DELAMAR ST LAS VEGAS NV 89107-2307	13929810033		
ALVIEDO JEFFREY B	AVILA SONYA L 301 RAMSEY ST LAS VEGAS NV 89107-2351	13929810028		
ANDERSON PAUL R & STACY L	401 DELAMAR ST LAS VEGAS NV 89107-2320	13929810041		
ANGEL MARIA J & YOLANDA	ANGEL HORTENCIA 301 NORLEN ST LAS VEGAS NV 89107-2233	13929413051		
ARELLENOS EDIN	400 RAMSEY ST LAS VEGAS NV 89107-2349	13929810022		
ATCHISON LOREN H & E 1997 REV TR	ATCHISON LOREN H & ELOISE M TRS 209 ELDORADO CANYON ST LAS VEGAS NV 89107-2318	13929810006		
AU JARED K ETAL	1088 BISHOP ST #1503 HONOLULU HI 96813-3119	13929811092		
AU JARED K ETAL	1088 BISHOP ST #1503 HONOLULU HI 96813-3119	13929811025		
B J RANCHO INVESTMENT INC	2901 W WASHINGTON AVE LAS VEGAS NV 89107-2249	13929310002		
BANK FIRST INTERSTATE NEVADA N A	%WELLS FARGO BANK %THOMSON PPTY TAX SERV P O BOX 2609 CARLSBAD CA 92018-2609	13929703001		
BARE JOHN J	209 RAMSEY ST LAS VEGAS NV 89107-2350	13929810029		
BERN TERESA M	WILLIAMS THOMAS R 106 NARCISSUS LN LAS VEGAS NV 89107-2327	13929812026		
BLACKSTOCK THOMAS L & CONNIE E	309 DELAMAR ST LAS VEGAS NV 89107-2317	13929810042		
BOHNET JOAN GLORIA LIVING TRUST	BOHNET JOAN GLORIA TRS 6720 WENATCHEE DR LAS VEGAS NV 89107-3352	13929811043		
BOLAN MARCO ANTONIO	ARMSTRONG KAREN 1383 S 1470 E PROVO UT 84606-6417	13929811048		
BONANZA PARK PROPERTIES L L C	%R EISLER 840 S RANCHO DR #4221 LAS VEGAS NV 89106-3837	13929811073		
BONANZA PARK PROPERTIES L L C	%R EISLER 840 S RANCHO DR #4221 LAS VEGAS NV 89106-3837	13929811074		
BONANZA PARK PROPERTIES L L C	%R EISLER 840 S RANCHO DR #4221 LAS VEGAS NV 89106-3837	13929811078		
BONANZA PARK PROPERTIES L L C	%R EISLER 840 S RANCHO DR #4221 LAS VEGAS NV 89106-3837	13929811033		
BONNOT MICHAEL	7108 RAWLINS CT LAS VEGAS NV 89128-3345	13929811091		
BRAVO MILDRED	404 DELAMAR ST LAS VEGAS NV 89107-2316	13929810039		
BRISENO CARLOS	920 S MARTIN LUTHER KING BLVD #A LAS VEGAS NV 89106-4438	13929812025		
BUDO SHORO & LOIS C FAMILY TRUST	BUDO SHORO & LOIS C TRS 108 HYACINTH LN LAS VEGAS NV 89107-2325	13929812011		
BURG JEAN CLAUDE	91 E AGATE AVE #409 LAS VEGAS NV 89123-6056	13929413050		
C VERAPAPPA W W L L C	513 S MAIN ST LAS VEGAS NV 89101-6319	13929811058		
CARO ISIDRO	2221 W BONANZA RD #46 LAS VEGAS NV 89106-4709	13929811046		
CASTILLO ARTURO JR	15838 SILVERGROVE DR WHITTIER CA 90604-3744	13929811019		
CASTILLO ARTURO JR	15838 SILVERGROVE DR WHITTIER CA 90604-3744	13929811054		
CHESHER DWAYNE LEE	554 CHANDLER ST HENDERSON NV 89014-3932	13929811004		

Report of All Selected Parcels

<u>Owner</u>	<u>Case Number:</u>	<u>GPA-43970</u>	<u>Printed On:</u>	<u>Parcel Number</u>
CHRISTENSEN EVA STARR S LIV TR			Tue: November 29, 2011	13929811102
CITY OF LAS VEGAS				13929801006
CITY OF LAS VEGAS				13929704034
CLARK WILLIAM A & JANICE M				13929810055
COFRANESCO LIVING TRUST 2009				13929811097
COLMENARES JESUS				13929413021
COLMENARES JOSE & MARIA				13929413024
COLMENARES SANTIAGO & MARICELA				13929413023
Condominium master parcel				13929811000
COOK STEVEN J				13929811056
COX COMMUNICATIONS LAS VEGAS INC				13929704013
COX COMMUNICATIONS LAS VEGAS INC				13929715005
COX COMMUNICATIONS LAS VEGAS INC				13929715003
COX COMMUNICATIONS LAS VEGAS INC				13929704011
COX COMMUNICATIONS LAS VEGAS INC				13929704014
COX COMMUNICATIONS LAS VEGAS INC				13929704010
COXCOM INC				13929704012
CREDICO H MERCEDES				13929810018
CROFT EUGINA L & KEVIN W				13929812010
CULP CONNIE J & JEFFERY H				13929812040
DENEGRI ANGELO				13929811088
DONLEY MICHELLE				13929811026
ESTRADA JESUS & MARGARITA				13929810001
ESTRADA JUAN				13929811034
FINLEY JAMES JR & VERNELL M				13929413027
FLETCHER LINDA F				13929810030
FOLEY ELIZABETH J				13929811059
FRANDSEN DOUG REVOCABLE TRUST				13929811009
FRANKENFIELD RYAN D				13929812062
FUENTES MIGUEL A				13929810052
G J M EQUITIES L L C ETAL				13929703002
GAMBARDELLA JOSEPH				13929811028

Report of All Selected Parcels

Case Number: GPA-43970

Printed On: Tue: November 29, 2011

Owner	Address	Parcel Number
GAMBARDELLA JOSEPH	%ACE PPTY MGT P O BOX 27377 LAS VEGAS NV 89126-1377	13929811057
GARCIA ALBERTO	308 DELAMAR ST LAS VEGAS NV 89107-2315	13929810037
GLENCOE PROPERTIES INC	7432 W SAHARA AVE #103 LAS VEGAS NV 89117-2769	13929702006
GLOVER LOTTIE B	309 NORLEN ST LAS VEGAS NV 89107-2233	13929413053
GRAJEDA OSCAR ENRIQUE	301 ELDORADO CANYON ST LAS VEGAS NV 89107-2330	13929810005
GRIFFIN CORY & STEVEN	304 LILAC LN LAS VEGAS NV 89107-2230	13929413056
GUTIERREZ MARIA G	208 ELDORADO CANYON ST LAS VEGAS NV 89107-2319	13929810050
HAFEN I L L C	161 KIMBERLY DR HENDERSON NV 89015-7904	13929811060
HARRIS LLOYD E & ROBERTA J	8465 ROYALSTON FALLS CT LAS VEGAS NV 89143-5001	13929413030
HERRERA DAVID	205 ELDORADO CANYON ST LAS VEGAS NV 89107-2318	13929810007
HIGGINS MICHAEL J & VICKI L	205 NORLEN ST LAS VEGAS NV 89107-2241	13929413049
HOPKINS TIMOTHY & GRACIELA	930 COLORADO BLVD #3 LOS ANGELES CA 90041-1735	13929812047
HUEBNER THOMAS R & SANDRA J	2800 AVALON AVE LAS VEGAS NV 89107-2211	13929413028
ICKES JOHN W & CAROLE J	6641 TAMPA CT LAS VEGAS NV 89108-7039	13929811022
JACKSON SHERRY	305 NORLEN ST LAS VEGAS NV 89107-2233	13929413052
JACOBS JAMES E	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811008
JACOBS JAMES E	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811069
JACOBS JAMES E	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811065
JACOBS JAMES E	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811064
JACOBS JAMES E	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811062
JACOBS JAMES E	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811001
JACOBS JAMES E	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811045
JACOBS JAMES E	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811002
JACOBS JAMES E	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811055
JACOBS JAMES E	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811052
JACOBS JAMES E	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811044
JACOBS JAMES E	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811005
JACOBS JAMES E	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811020
JACOBS JAMES E	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811007
JACOBS JAMES E	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811023
JACOBS JAMES E	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811041
JACOBS JAMES E	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811010

Report of All Selected Parcels

Case Number: GPA-43970

Printed On: Tue: November 29, 2011

Owner	Address	Parcel Number
JACOBS JAMES E	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811038
JACOBS JAMES E	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811013
JACOBS JAMES E	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811037
JACOBS JAMES E	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811035
JACOBS JAMES E	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811071
JACOBS JAMES E	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811032
JACOBS JAMES E	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811012
JACOBS JAMES E	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811024
JACOBS JAMES E	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811006
JACOBS JAMES E	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811096
JACOBS JAMES E	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811081
JACOBS JAMES E	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811087
JACOBS JAMES E	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811099
JACOBS JAMES E	2221 W BONANZA RD #93 LAS VEGAS NV 89106-4715	13929811093
JACOBS JIM	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811040
JACOBS JIM	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811042
JACOBS JIM	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811049
JACOBS JIM	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811083
JACOBS JIM	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811094
JACOBS JIM	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811053
JACOBS JIM	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811017
JACOBS JIM	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811016
JACOBS JIM	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811084
JACOBS JIM	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811061
JACOBS JIM	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811018
JACOBS JIM	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811070
JACOBS JIM	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811098
JACOBS JIM	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811050
JACOBS JIM	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811051
JACOBS JIM	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811079
JACOBS JIM	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811027
JACOBS JIM	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811068

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JACOBS JIM	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811067
JACOBS JIM	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811031
JACOBS JIM	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811082
JACOBS JIM	P O BOX 270337 LAS VEGAS NV 89127-4337	13929811072
JAVORNICKY MICHAEL J II	3625 KING CHARLES ST NO LAS VEGAS NV 89030-4422	13929811075
JEFFERSON JEFFREY T & LETICIA	6632 SILVERSTREAM AVE LAS VEGAS NV 89107-1116	13929810019
JIMENEZ ANGEL	109 NARCISSUS LN LAS VEGAS NV 89107-2340	13929812020
JIMENEZ-DOMINGUEZ JOSE	JIMENEZ ROSA L 309 ELDORADO CANYON ST LAS VEGAS NV 89107-2330	13929810003
JOHO STEVE	P O BOX 270179 LAS VEGAS NV 89127-4179	13929811100
KAISER THOMAS & GWENDOLYN REV TR	209 DELAMAR ST LAS VEGAS NV 89107-2306	13929810045
KAISER THOMAS & GWENDOLYN REV TR	KAISER THOMAS E & GWENDOLYN TRS 209 DELAMAR ST LAS VEGAS NV 89107-2306	13929810046
KESTERSON KENNETH L & GREG R	201 NORLEN ST LAS VEGAS NV 89107-2241	13929413048
KORDUS THOMAS J & L JOAN LIV TR	KORDUS THOMAS J & L JOAN TRS 300 LILAC LN LAS VEGAS NV 89107-2230	13929413057
LACOSSE JOE E	2221 W BONANZA RD #80 LAS VEGAS NV 89106-4713	13929811080
LAS HERZOG L L C	9775 S MARYLAND PKWY #F-4 LAS VEGAS NV 89183-7122	13929810044
LAS HERZOG L L C	9775 S MARYLAND PKWY #F4 LAS VEGAS NV 89183-7122	13929810035
LAS VEGAS VALLEY WATER DISTRICT	%LAND ACQUISITION & MGMT 1001 S VALLEY VIEW BLVD #MS 95 LAS VEGAS NV 89107-4447	13929401001
LEE BONNIE ALFORD	%L ALFORD 208 DELAMAR ST LAS VEGAS NV 89107-2307	13929810034
LONG JUDITH C	2633 SW OBSIDIAN #21 REDMOND OR 97756-7007	13929811036
LUCENTE LOUIS	711 MEACHAM AVE ELMONT NY 11003-4712	13929810049
LUTFI ANTON & ANNA MARIE ETAL	%MARLU NEVADA 1531 CORPORATE WAY SACRAMENTO CA 95831-3888	13929703003
MAIDEN CAROLYN A	345 GARDEN COMMON LIVERMORE CA 94551-2460	13929811039
MALIK ALEXANDER	205 E HARMON AVE #1006 LAS VEGAS NV 89169-6465	13929811003
MARR SHERRIE LEE & NANCY E	2221 W BONANZA RD #77 LAS VEGAS NV 89106-4713	13929811077
MAXWELL CONSTANCE R & JEFFERY	6240 CARL AVE LAS VEGAS NV 89108-2589	13929811085
MAYBIE BART	4170 W HARMON AVE #6 LAS VEGAS NV 89103-5339	13929704020
MAYBIE BART	4170 W HARMON AVE #6 LAS VEGAS NV 89103-5339	13929704019
MAYBIE BART	4170 W HARMON AVE #6 LAS VEGAS NV 89103-5339	13929704021
MAYBIE BART	4500 WYNN RD LAS VEGAS NV 89103-5312	13929704025
MAYBIE BART	4500 WYNN RD LAS VEGAS NV 89103-5312	13929704024
MAYBIE BART	4170 W HARMON AVE #6 LAS VEGAS NV 89103-5339	13929704022
MAYBIE BART	4500 WYNN RD LAS VEGAS NV 89103-5312	13929704023

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MCNEILL RAYMOND N & JOYCE FAM TR	13929812034	MCNEILL JOYCE M TRS 107 HOLLYHOCK LN LAS VEGAS NV 89107-2342	
MCNEILL RAYMOND N & JOYCE FAM TR	13929812033	MCNEILL JOYCE M TRS 107 HOLLYHOCK LN LAS VEGAS NV 89107-2342	
MESAVESA PITHI	13929810040	405 DELAMAR ST LAS VEGAS NV 89107-2320	
METCALFE FAMILY TRUST	13929811066	%N METCALFE 372 VENTURA ST ALTADENA CA 91001-4632	
MICHEL SERGIO S & ANTONIA	13929413054	312 LILAC LN LAS VEGAS NV 89107-2230	
MORALES ROBERT & GRACIELA	13929810004	305 ELDORADO CANYON ST LAS VEGAS NV 89107-2330	
N A S U E L L C	13929701003	%KIN PPTYS 185 N W SPANISH RIVER BLVD #100 BOCA RATON FL 33431-4230	
NEAL CHARLES G	13929811076	2221 W BONANZA RD #76 LAS VEGAS NV 89106-4713	
ONG NINA	13929413022	6628 SECLUDED AVE LAS VEGAS NV 89110-5155	
ORNELAS JENNIFER & CRYSTAL	13929810036	304 DELAMAR ST LAS VEGAS NV 89107-2315	
P & J PROPERTIES NV L L C	13929301006	19 VICTORIA DR NEW CASTLE PA 16105-1229	
PARCEL I L L C	13929715004	%P MEEKINS 6205 PEACHTREE DUNWOODY RD-12TH ATLANTA GA 30328-4524	
PARCEL I L L C	13929715002	%P MEEKINS 6205 PEACHTREE DUNWOODY RD-12TH ATLANTA GA 30328-4524	
PARTIDA CARMEN	13929810043	1278 CUYAMACA AVE CHULA VISTA CA 91911-3554	
PETERSEN SUMRANE FAMILY TRUST	13929810053	4359 MAMMOTH CREEK DR LAS VEGAS NV 89147-5052	
PICKUP EDWARD	13929812053	GARNICA CHELSEA L 108 DAHLIA LN LAS VEGAS NV 89107-2303	
Q D H Y GROUP CO USA LTD	13929413020	7680 LITTLE VALLEY AVE LAS VEGAS NV 89147-8508	
RANCHO CIRCLE SHOPPING CTR L L C	13929801011	%J BAYER 3463 HAVERFORD AVE LAS VEGAS NV 89121-3536	
RANCHO CIRCLE SHOPPING CTR L L C	13929813001	%J BAYER 3463 HAVERFORD AVE LAS VEGAS NV 89121-3536	
REAMES MICHAEL	13929811063	P O BOX 758 BEATTY NV 89003-0758	
REVELES FRANCISCO & TERESA	13929810051	300 ELDORADO CANYON ST LAS VEGAS NV 89107-2323	
ROBERTS NATHAN	13929811015	60 POST OAK PL ROCKDALE TX 76567-2548	
RODRIGUEZ HECTOR & VALENTINA	13929812054	102 DAHLIA LN LAS VEGAS NV 89107-2303	
ROGERS CINDY LIVING TRUST	13929811014	ROGERS CINDY YU TRS 3704 W BONANZA RD LAS VEGAS NV 89107-2170	
ROMEWRIGHT PROPERTIES L L C	13929811095	452 E SILVERADO RANCH BLVD #230 LAS VEGAS NV 89183-6290	
ROSAL DANNY J & BERNARDITA P	13929812021	111 NARCISSUS LN LAS VEGAS NV 89107-2340	
S A S INVESTMENTS L L C	13929811120	2400 N TENAYA WY #101 LAS VEGAS NV 89128-0420	
S A S INVESTMENTS L L C	13929811119	2400 N TENAYA WY #101 LAS VEGAS NV 89128-0420	
S A S INVESTMENTS L L C	13929811112	2400 N TENAYA WY #101 LAS VEGAS NV 89128-0420	
S A S INVESTMENTS L L C	13929811117	2400 N TENAYA WY #101 LAS VEGAS NV 89128-0420	
S A S INVESTMENTS L L C	13929811118	2400 N TENAYA WY #101 LAS VEGAS NV 89128-0420	
S A S INVESTMENTS L L C	13929811121	2400 N TENAYA WY #101 LAS VEGAS NV 89128-0420	

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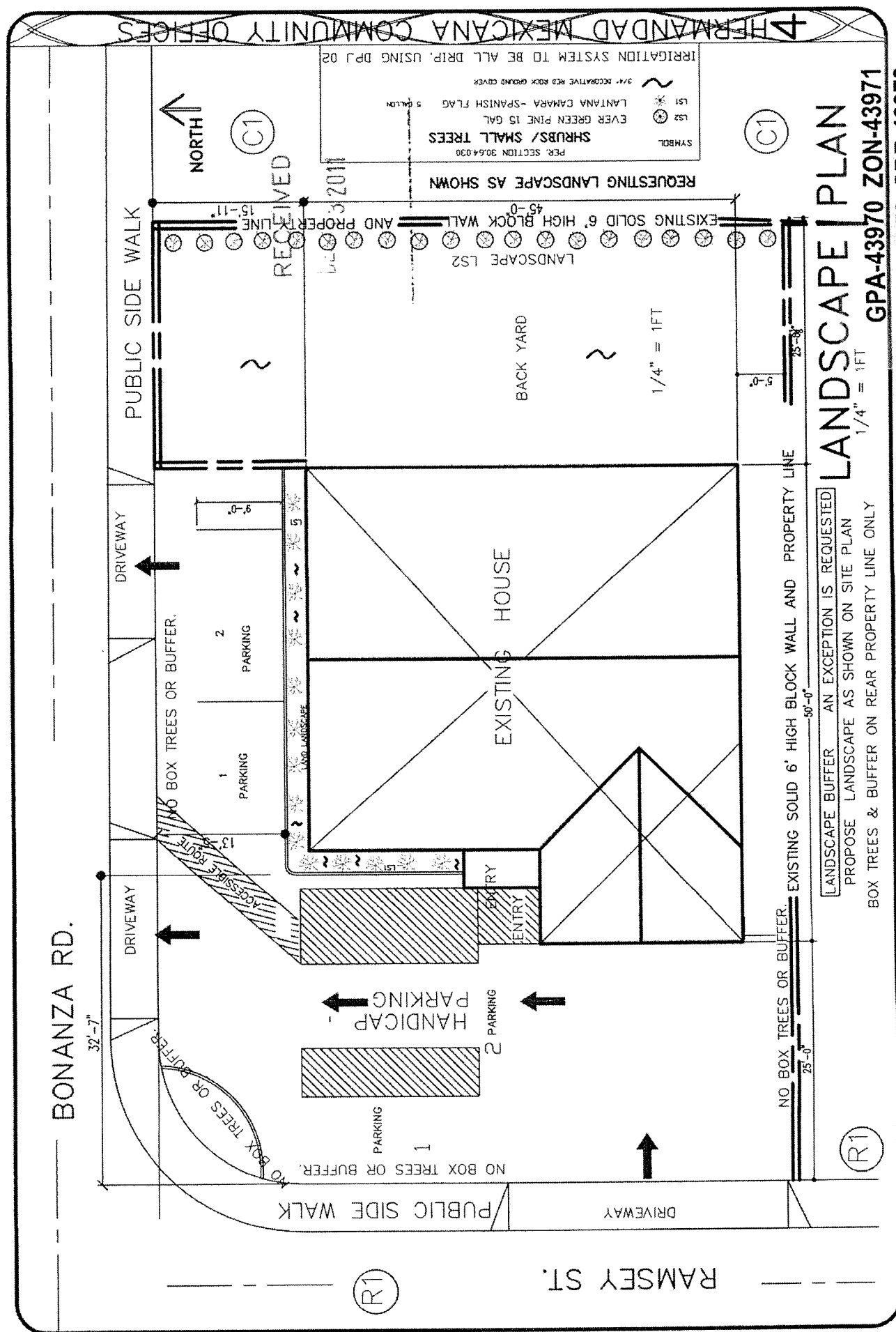
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SA S INVESTMENTS L L C	2400 N TENAYA WY #101 LAS VEGAS NV 89128-0420	13929811114
SA S INVESTMENTS L L C	2400 N TENAYA WY #101 LAS VEGAS NV 89128-0420	13929811123
SA S INVESTMENTS L L C	2400 N TENAYA WY #101 LAS VEGAS NV 89128-0420	13929811115
SA S INVESTMENTS L L C	2400 N TENAYA WY #101 LAS VEGAS NV 89128-0420	13929811116
SA S INVESTMENTS L L C	2400 N TENAYA WY #101 LAS VEGAS NV 89128-0420	13929811122
SA S INVESTMENTS L L C	2400 N TENAYA WY #101 LAS VEGAS NV 89128-0420	13929811113
SA S INVESTMENTS L L C	2400 N TENAYA WY #101 LAS VEGAS NV 89128-0420	13929811107
SA S INVESTMENTS L L C	2400 N TENAYA WY #101 LAS VEGAS NV 89128-0420	13929811127
SA S INVESTMENTS L L C	2400 N TENAYA WY #101 LAS VEGAS NV 89128-0420	13929811111
SA S INVESTMENTS L L C	2400 N TENAYA WY #101 LAS VEGAS NV 89128-0420	13929811128
SA S INVESTMENTS L L C	2400 N TENAYA WY #101 LAS VEGAS NV 89128-0420	13929811130
SA S INVESTMENTS L L C	2400 N TENAYA WY #101 LAS VEGAS NV 89128-0420	13929811125
SA S INVESTMENTS L L C	2400 N TENAYA WY #101 LAS VEGAS NV 89128-0420	13929811103
SA S INVESTMENTS L L C	2400 N TENAYA WY #101 LAS VEGAS NV 89128-0420	13929811104
SA S INVESTMENTS L L C	2400 N TENAYA WY #101 LAS VEGAS NV 89128-0420	13929811126
SA S INVESTMENTS L L C	2400 N TENAYA WY #101 LAS VEGAS NV 89128-0420	13929811106
SA S INVESTMENTS L L C	2400 N TENAYA WY #101 LAS VEGAS NV 89128-0420	13929811124
SA S INVESTMENTS L L C	2400 N TENAYA WY #101 LAS VEGAS NV 89128-0420	13929811131
SA S INVESTMENTS L L C	2400 N TENAYA WY #101 LAS VEGAS NV 89128-0420	13929811132
SA S INVESTMENTS L L C	2400 N TENAYA WY #101 LAS VEGAS NV 89128-0420	13929811110
SA S INVESTMENTS L L C	2400 N TENAYA WY #101 LAS VEGAS NV 89128-0420	13929811105
SA S INVESTMENTS L L C	2400 N TENAYA WY #101 LAS VEGAS NV 89128-0420	13929811109
SA S INVESTMENTS L L C	2400 N TENAYA WY #101 LAS VEGAS NV 89128-0420	13929811108
SA S INVESTMENTS L L C	2400 N TENAYA WY #101 LAS VEGAS NV 89128-0420	13929811129
SANDERS CURTIS STRATTON	2221 W BONANZA RD #47 LAS VEGAS NV 89106-4709	13929811047
SAUCEDO GLORIA	12931 MACNEIL ST SYLMAR CA 91342-4919	13929810023
SCHWARTZE 2005 TRUST	SCHWARTZE CAROL TRS 8217 DUCHARME AVE LAS VEGAS NV 89145-4768	13929413029
SEGOVIA JOSE C & NORMA	400 ELDORADO CANYON ST LAS VEGAS NV 89107-2331	13929810054
SELBY JOHN M & PENNY TRUST	SELBY PENNY TRS 625 NORTHERN AVE MILL VALLEY CA 94941-3935	13929704001
SEWARD MICHELLE	308 LILAC LN LAS VEGAS NV 89107-2230	13929413055
SHAW THOMAS W	2808 AUSTIN AVE LAS VEGAS NV 89107-2204	13929413047
SHOSHONE CATTLE LAND & DEV CO	4560 S DECATUR BLVD #202 LAS VEGAS NV 89103-5252	13929301004

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SIEDENBURG LAWRENCE R & SANDRA L	401 ELDORADO CANYON ST LAS VEGAS NV 89107-2332			13929810002
SOLORZANO MARTIN & MARIA EDITH M	200 RAMSEY ST LAS VEGAS NV 89107-2347			13929810016
STATE OF NEVADA DIV OF LANDS	901 S STEWART ST #5003 CARSON CITY NV 89701-5246			13929301005
STATE OF NEVADA TRANSPORTATION	CARSON CITY NV 89701			13929810015
STATE OF NEVADA TRANSPORTATION	%RIGHT-OF-WAY DIV P O BOX 170 LAS VEGAS NV 89125-0170			13929812035
SUMPTER WALTER EUGENE	203 ELDORADO CANYON ST LAS VEGAS NV 89107-2318			13929810008
TAYLOR DARRYL & ROXANNE	908 WHITE AVE #8 GRAND JUNCTION CO 81501-3418			13929811086
THOMASEEC LARRY ANTHONY	5785 SPRING MTN #2 LAS VEGAS NV 89146-8829			13929811021
TRUSTEE CLARK COUNTY TREASURER	%TORRES HECTOR M 405 RAMSEY ST LAS VEGAS NV 89107-2352			13929810024
TRUSTEE CLARK COUNTY TREASURER	%RODRIGUEZ ARIANNA MORA ALBERICO A 401 RAMSEY ST LAS VEGAS NV 89107-2352			13929810025
TSCHETTER DAN G	2115 BENTON GRANITE CITY IL 62040-3327			13929811011
TSCHETTER DANIEL G	2115 BENTON GRANITE CITY IL 62040-3327			13929811090
TUNNY SHAWN & KATRINA	304 RAMSEY ST LAS VEGAS NV 89107-2348			13929810020
TYMCHYSHYN DEANNA L	RR #1 ANDREW AB CANADA T0B 0C0			13929811030
UNION PACIFIC LAND RESOURCES	%PPTY TAX 1400 DOUGLAS STOP 1640 OMAHA NE 68179-0001			13929801003
VANHOUTEN GEORGE & YOUNG 1992 TR	VANHOUTEN GEORGE & YOUNG CO-TRS 308 NORLEN ST LAS VEGAS NV 89107-2236			13929413025
VEAL SAMSON & SALIE	5915 REEVES SPRINGS AVE LAS VEGAS NV 89131-2968			13929810038
VEGA FRANCISCO R JR	308 RAMSEY ST LAS VEGAS NV 89107-2348			13929810021
WAY JOSEPH L	2221 W BONANZA RD #29 LAS VEGAS NV 89106-4708			13929811029
WEISS MARGARITA & RONALD A	309 RAMSEY ST LAS VEGAS NV 89107-2351			13929810026
WHITE LISA DAWN	1912 ST LAWRENCE DR LAS VEGAS NV 89108-2103			13929811089
WILL MICHAEL A	2221 W BONANZA RD #101 LAS VEGAS NV 89106-4715			13929811101
WOODS JAMES I	400 NORLEN ST LAS VEGAS NV 89107-2237			13929413026
WULZEN JAMES R	109 DAHLIA LN LAS VEGAS NV 89107-2346			13929812048
WYNDER EDWARD	108 HOLLYHOCK LN LAS VEGAS NV 89107-2324			13929812039



GPA-43970 ZON-43971
VAR-43972 SDR-43973

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