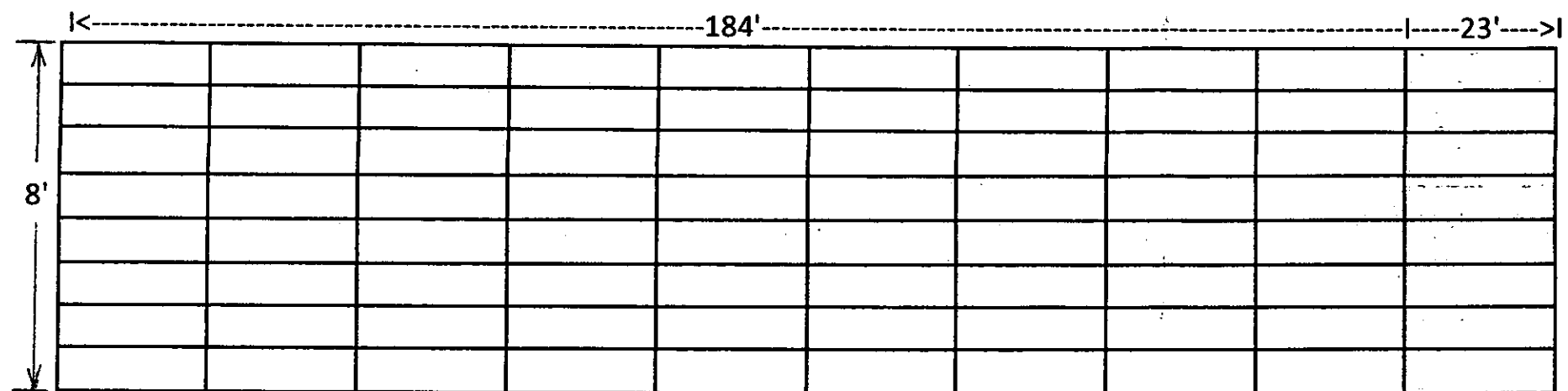
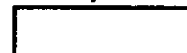


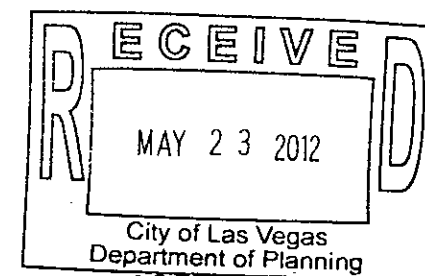
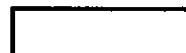


Existing North Property Line Fence

8' Plywood

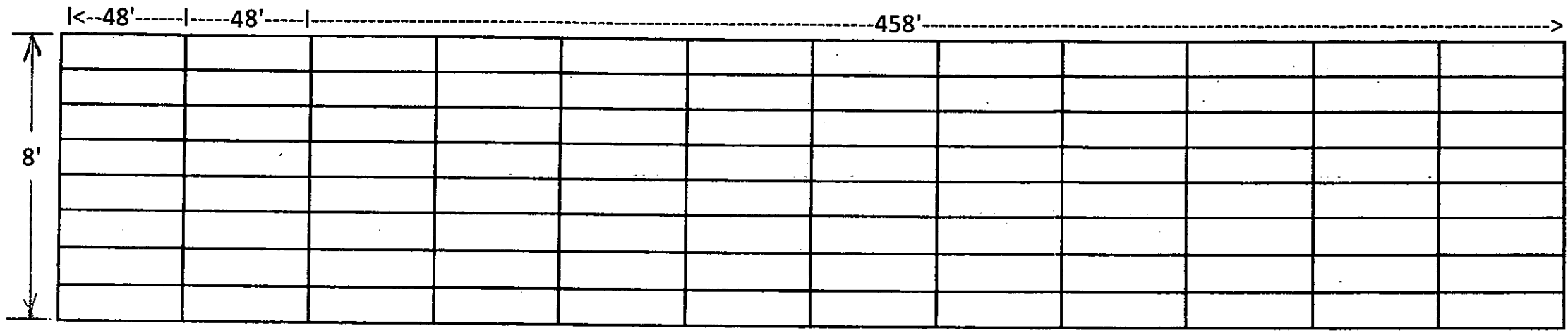


Chain Link

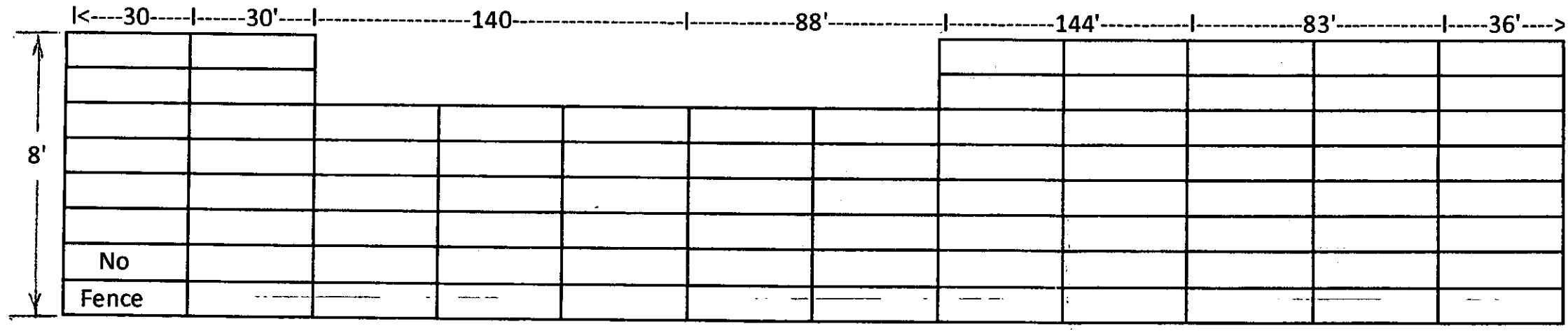


SUP-45392

SDR-45494



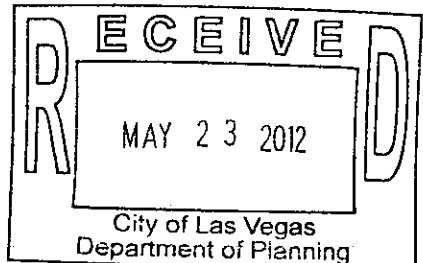
Existing West Property Boundry Fence



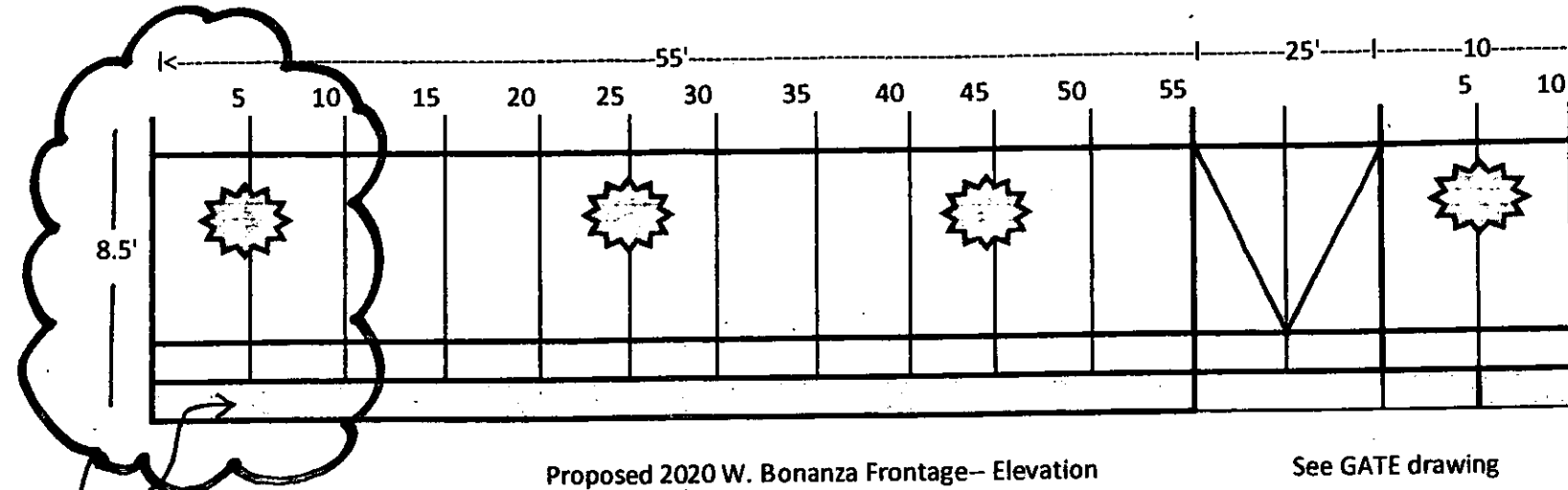
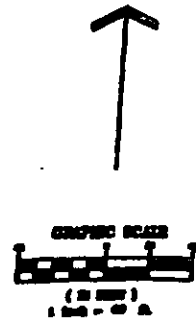
Existing East Property Boundry Fence

- 6' blockwall w/2' corr panel ☐
- Block Wall ☐
- 8' Plywood ☐
- Chain Link ☐
- Slatted Chain Link ☐

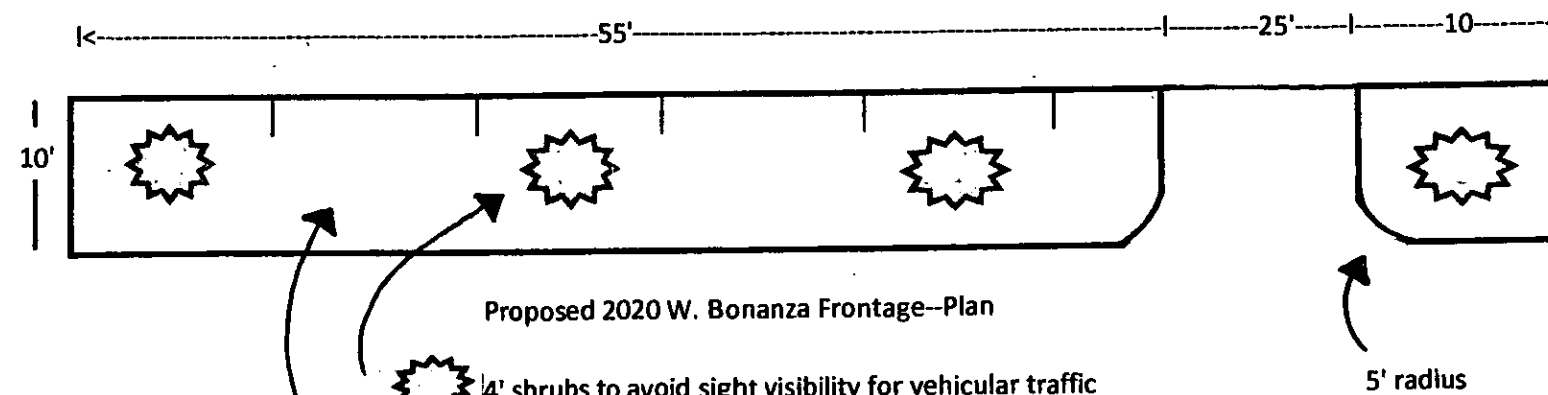
SUP-45392  
SDR-45494



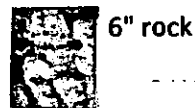
# LANDSCAPE PLAN



New 18" stucco stem wall to match existing one in front of office  
See Typical 10' Fence Section

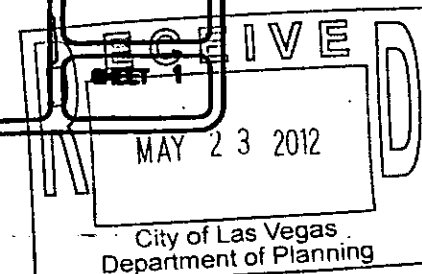


4' shrubs to avoid sight visibility for vehicular traffic



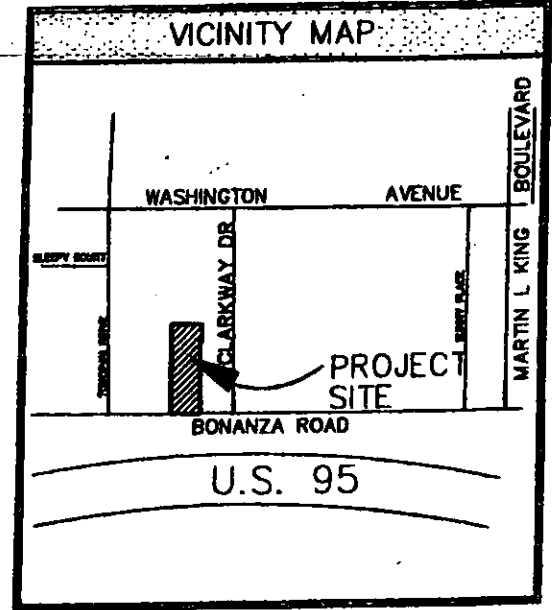
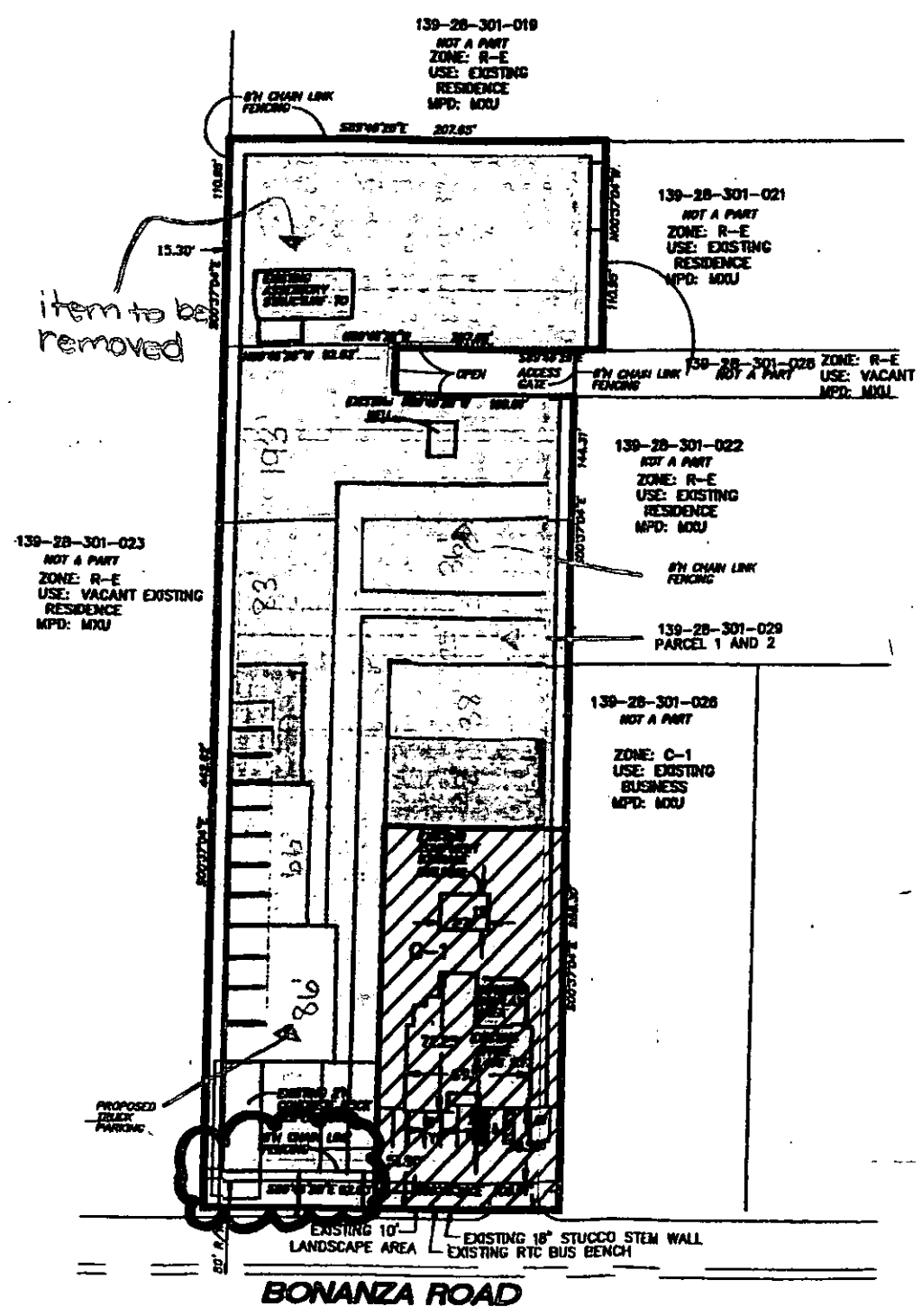
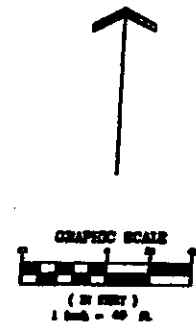
SITE PLAN

SUP-45392  
SDR-15494



# SITEPLAN

APN: 139-28-301-020, 029



| SITE - DATA                               |                                       |
|-------------------------------------------|---------------------------------------|
| C-2 TO C-M:                               |                                       |
| APN NUMBER(S):                            | 139-28-301, 028, & 029                |
| TOTAL SITE GROSSNET AREA:                 | 2.67/2.43 ACRES                       |
| CURRENT C-1 ZONED SITE AREA:              | .48 ACRES                             |
| CURRENT R-E ZONED SITE AREA:              | 1.97 ACRES                            |
| PROPOSED GROSS/NET AREA TO BE REZONED     | 2.67/2.43 ACRES                       |
| CURRENT ZONING:                           | C-2                                   |
| PROPOSED USE:                             | Contractors Plant, Shop, & Storage Yd |
| PROPOSED ZONING                           | CM                                    |
| SITE DEVELOPMENT PLAN REVIEW - SDR-18878: |                                       |
| APN NUMBER(S):                            | 139-28-302-020 & 029                  |
| PROPOSED USE:                             | CONTRACTORS YARD                      |
| PROPOSED ZONING                           | C-2                                   |
| MINIMUM SETBACKS:                         |                                       |
| FRONT:                                    | 10'                                   |
| SIDE:                                     | 10'                                   |
| REAR:                                     | 20'                                   |
| PROPOSED OFFICE SQUARE FOOTAGE:           |                                       |
| PRIMARY OFFICE:                           | 2,478 S.F.                            |
| MODULAR OFFICE:                           | 720 S.F.                              |
| TOTAL OFFICE SQUARE FOOTAGE:              | 3,198 S.F.                            |
| NO PROPOSED BUILDING                      |                                       |
| REQUIRED PARKING: NONE                    |                                       |
| PROPOSED PARKING: 13                      |                                       |

- Pavers
- Asphalt
- Concrete
- Gravel

RECEIVED

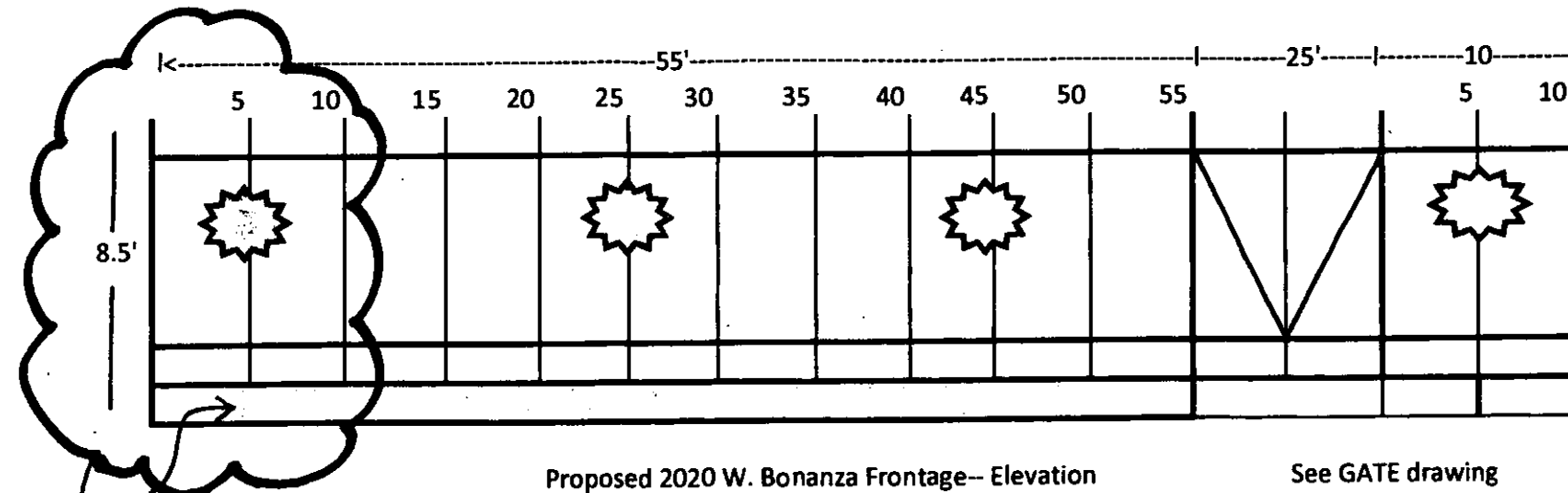
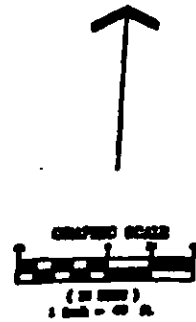
SHEET 13

MAY 23 2012

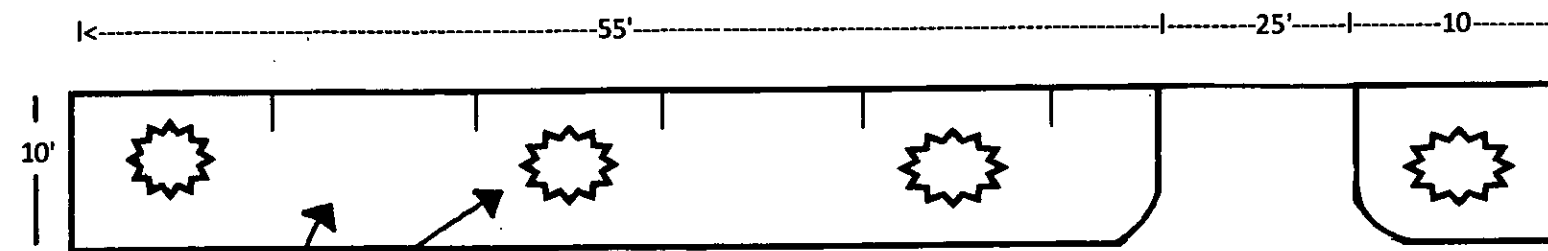
City of Las Vegas  
Department of Planning

SUP-45392  
SDR-45494

# LANDSCAPE PLAN

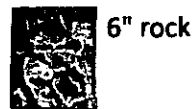


New 18" stucco stem wall to match existing one in front of office  
See Typical 10' Fence Section



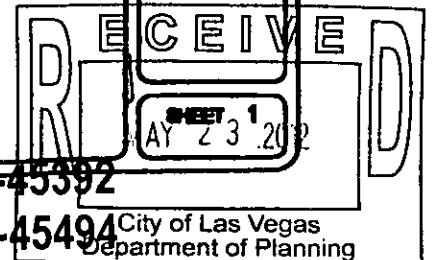
Proposed 2020 W. Bonanza Frontage--Plan

4' shrubs to avoid sight visibility for vehicular traffic



6" rock

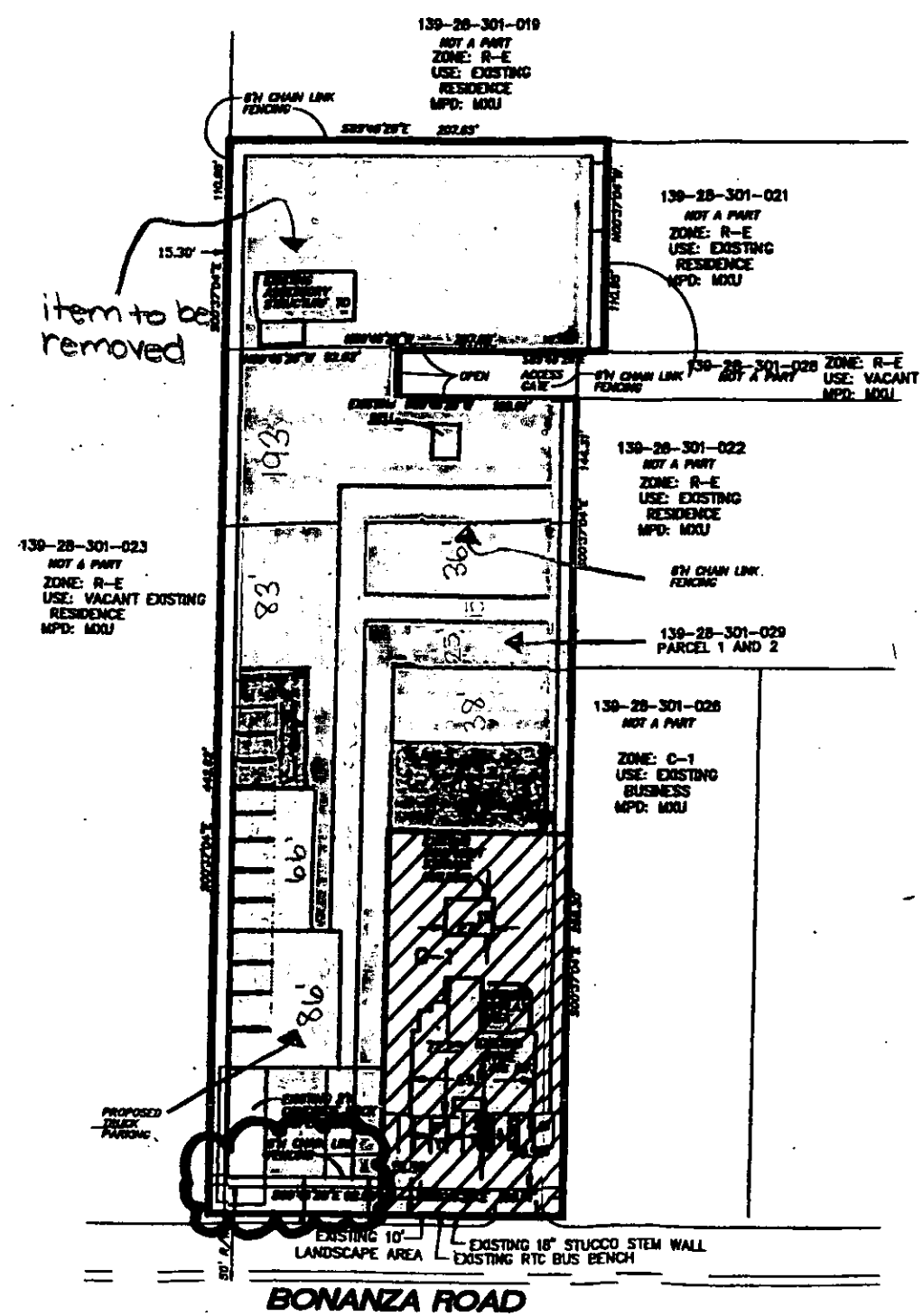
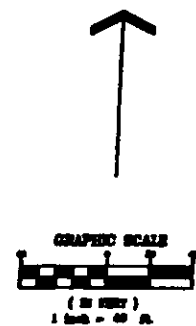
5' radius



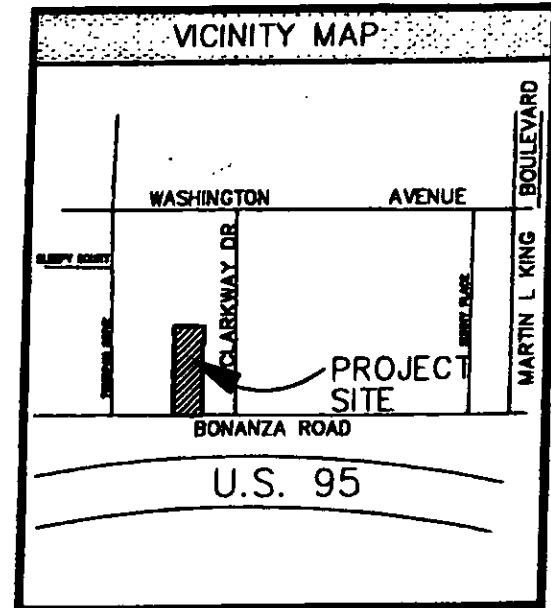
SUP-45392  
SDR-45494  
07/10/12 PC

# SITEPLAN

APN: 139-28-301-020, 029



- Pavers
- Asphalt
- Concrete
- Gravel



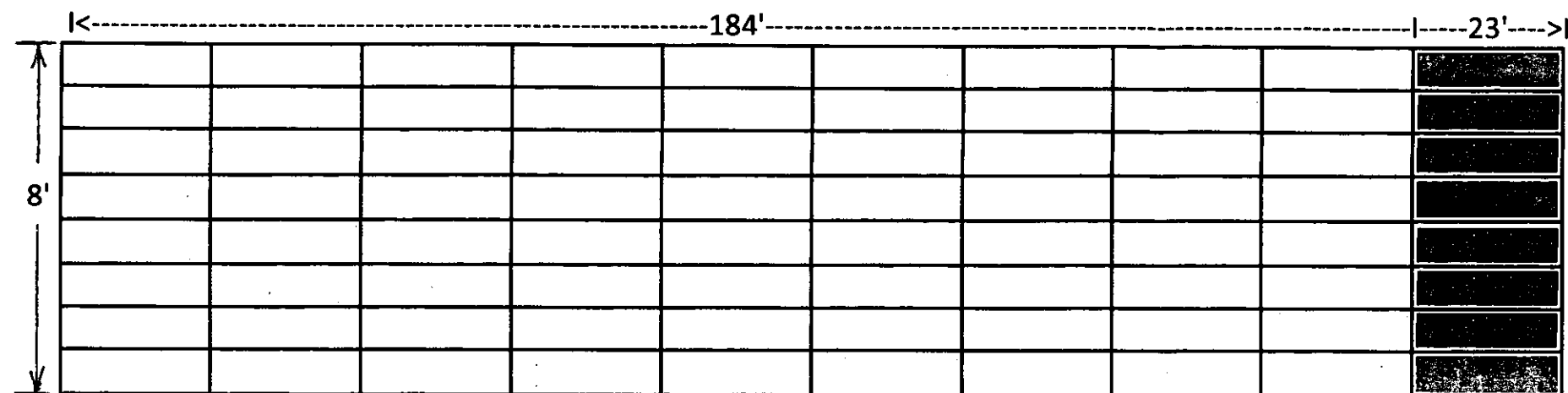
| SITE - DATA                                      |                                       |
|--------------------------------------------------|---------------------------------------|
| <b>C-2 TO C-M:</b>                               |                                       |
| APN NUMBER(S):                                   | 139-28-301, 020, & 029                |
| TOTAL SITE GROSS/NET AREA:                       | 2.67/2.43 ACRES                       |
| CURRENT C-1 ZONED SITE AREA:                     | .46 ACRES                             |
| CURRENT R-E ZONED SITE AREA:                     | 1.97 ACRES                            |
| PROPOSED GROSS/NET AREA TO BE REZONED            | 2.67/2.43 ACRES                       |
| CURRENT ZONING:                                  | C-2                                   |
| PROPOSED USE:                                    | Contractors Plant, Shop, & Storage Yd |
| PROPOSED ZONING                                  | CM                                    |
| <b>SITE DEVELOPMENT PLAN REVIEW - SDR-18978:</b> |                                       |
| APN NUMBER(S):                                   | 139-28-302-020 & 029                  |
| PROPOSED USE:                                    | CONTRACTORS YARD                      |
| PROPOSED ZONING                                  | C-2                                   |
| MINIMUM SETBACKS:                                |                                       |
| FRONT:                                           | 10'                                   |
| SIDE:                                            | 10'                                   |
| REAR:                                            | 20'                                   |
| PROPOSED OFFICE SQUARE FOOTAGE:                  |                                       |
| PRIMARY OFFICE:                                  | 2,478 S.F.                            |
| MODULAR OFFICE:                                  | 720 S.F.                              |
| TOTAL OFFICE SQUARE FOOTAGE:                     | 3,198 S.F.                            |
| NO PROPOSED BUILDING                             |                                       |
| REQUIRED PARKING: NONE                           |                                       |
| PROPOSED PARKING: 13                             |                                       |



SHEET 1

SUP-45392  
SDR-45494  
07/10/12 PC



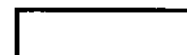


Existing North Property Line Fence

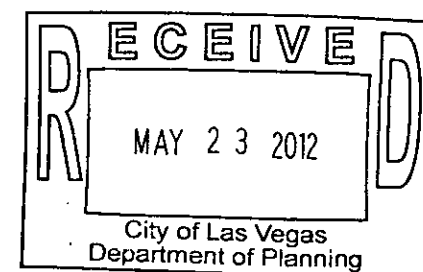
8' Plywood

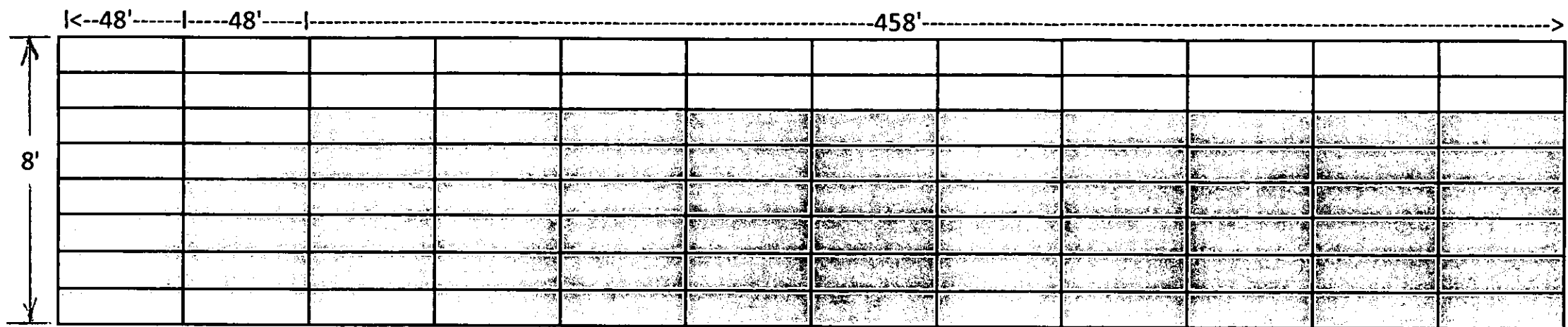


Chain Link

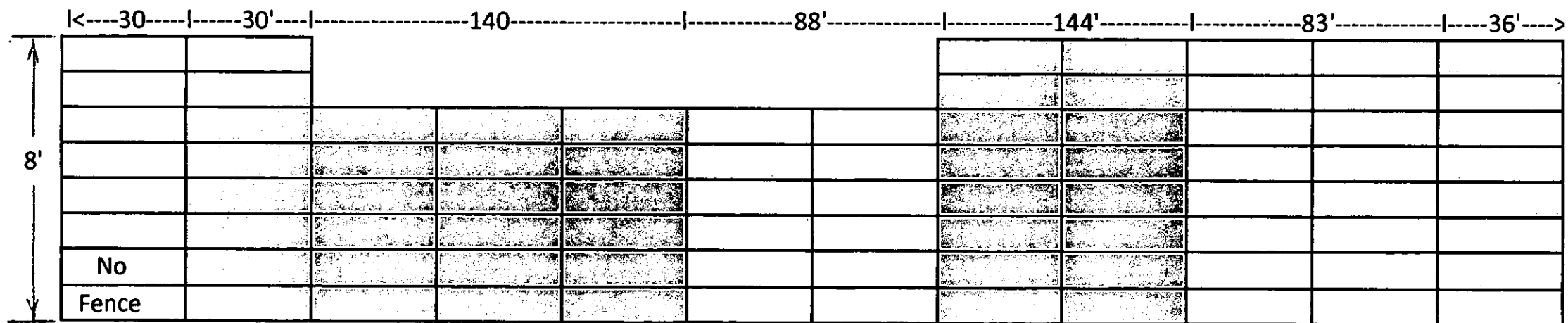


SUP-45392  
SDR-45494  
07/10/12 PC





Existing West Property Boundry Fence



Existing East Property Boundry Fence

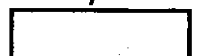
6' blockwall  
w/2' corr panel



Block Wall



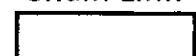
8' Plywood



Chain Link



Slatted  
Chain Link

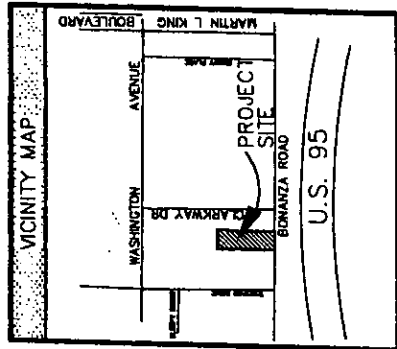
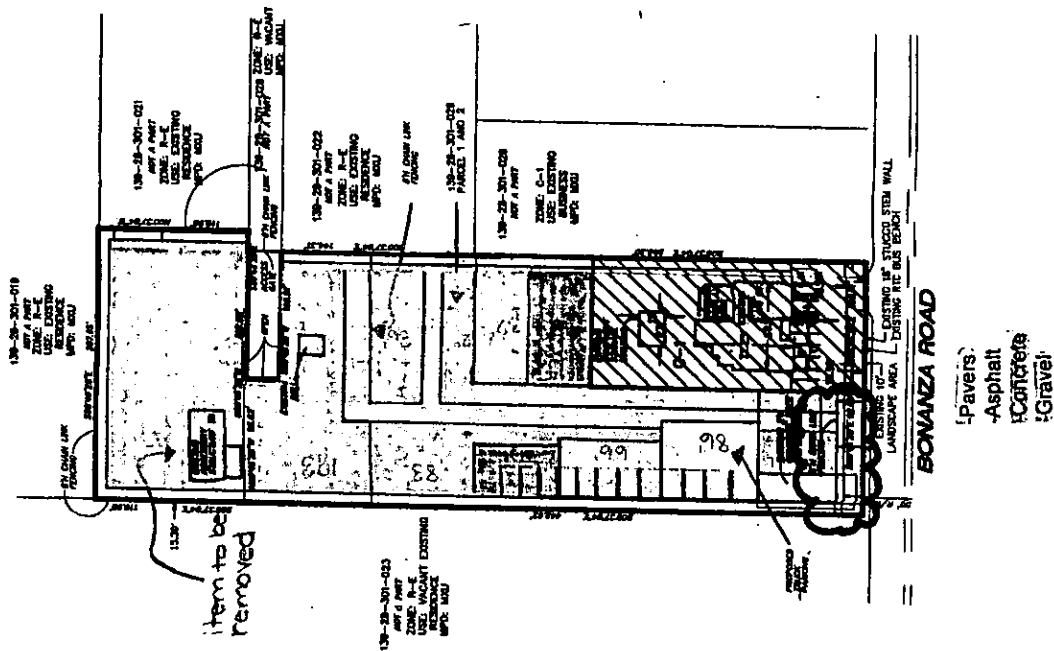


SUP-45392  
SDR-45494  
07/10/12 PC





**APN: 139-28-301-020, 029**



NY 65-1518

**QUEST 1**

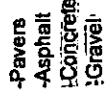
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City of Las Vegas  
Department of Planning

**SUP-45392**  
**SDR-45494**

removed  
item to



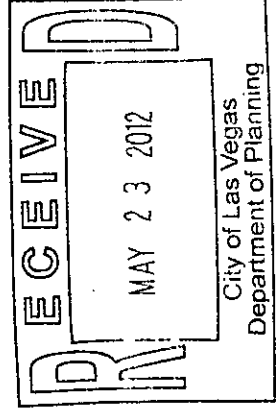
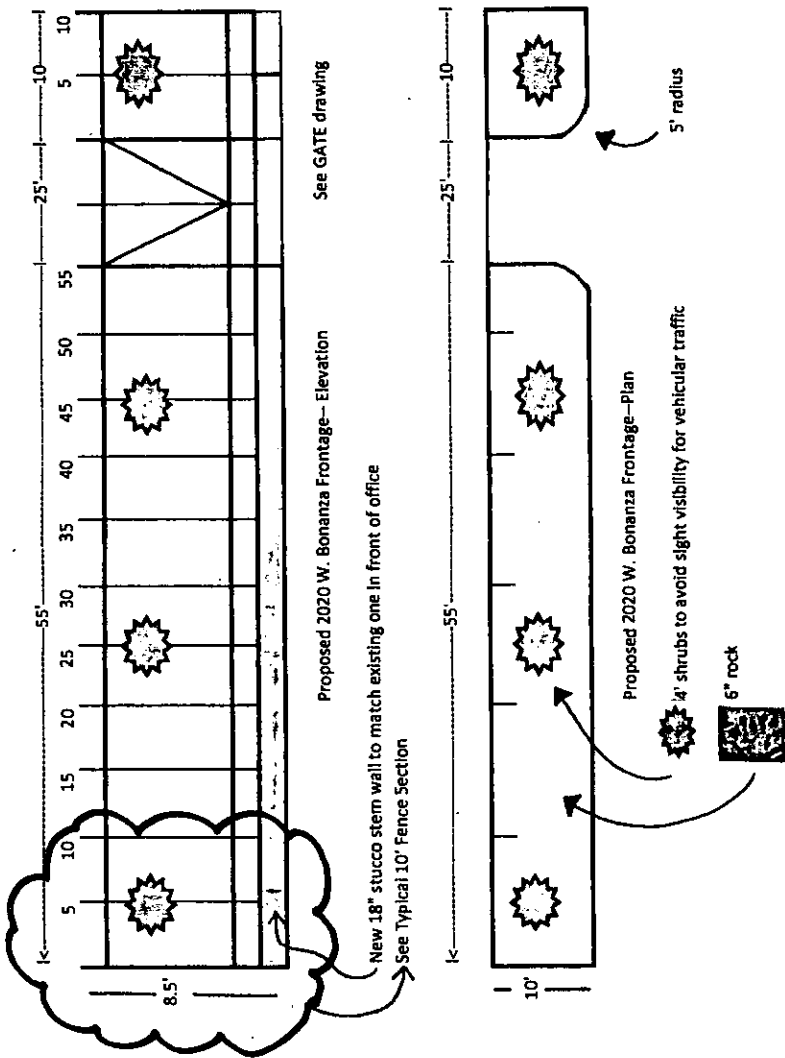
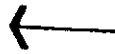
**NOTES**

**1**

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Department of Planning

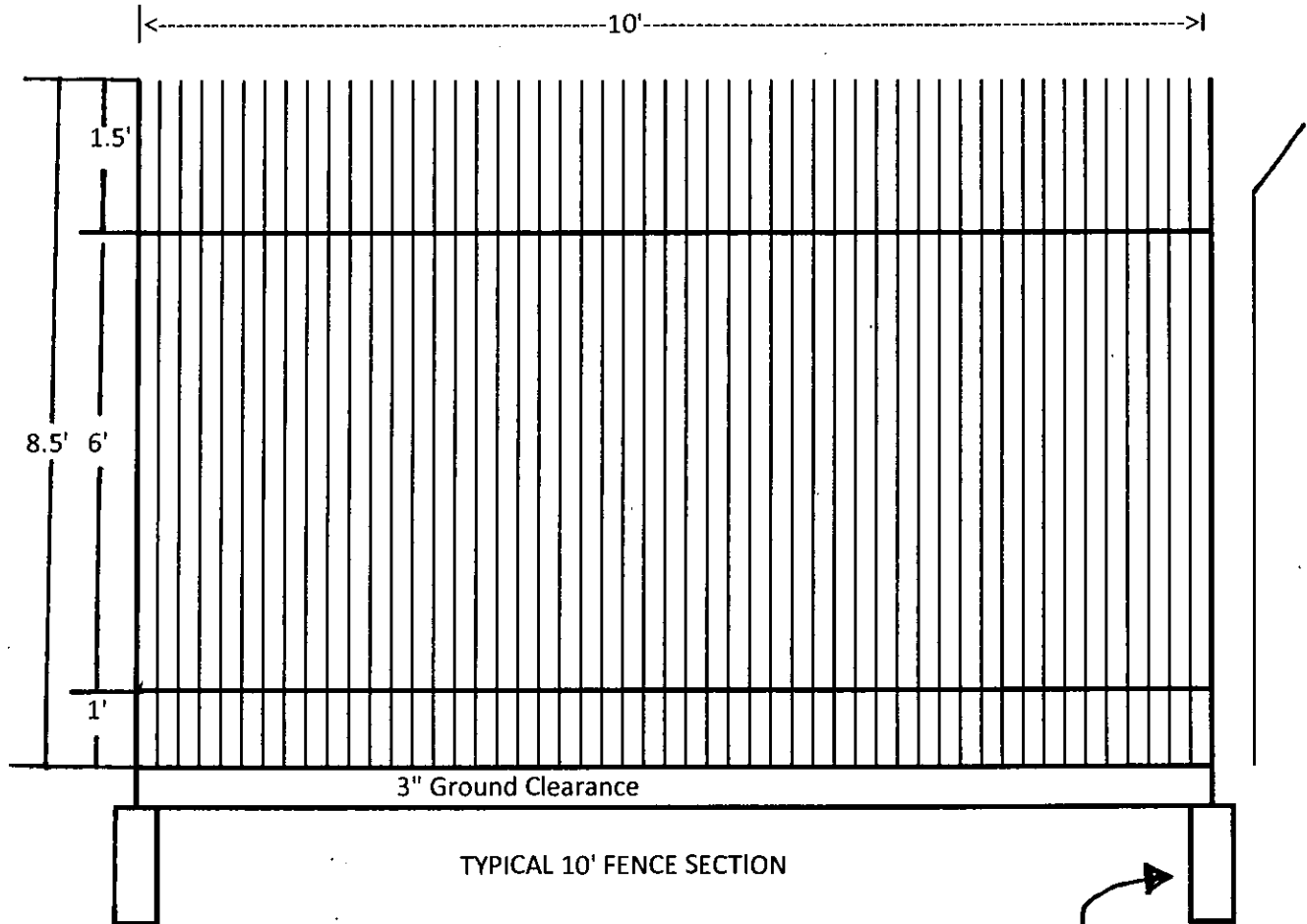
**SUP-45392**  
**SDR-45494**

# LANDSCAPE PLAN



**SUP-45392**  
**SDR-45494**

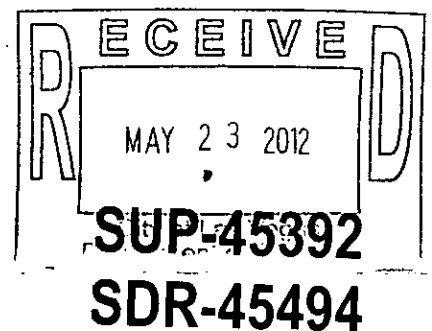
TYPICAL 10' FENCE SECTION

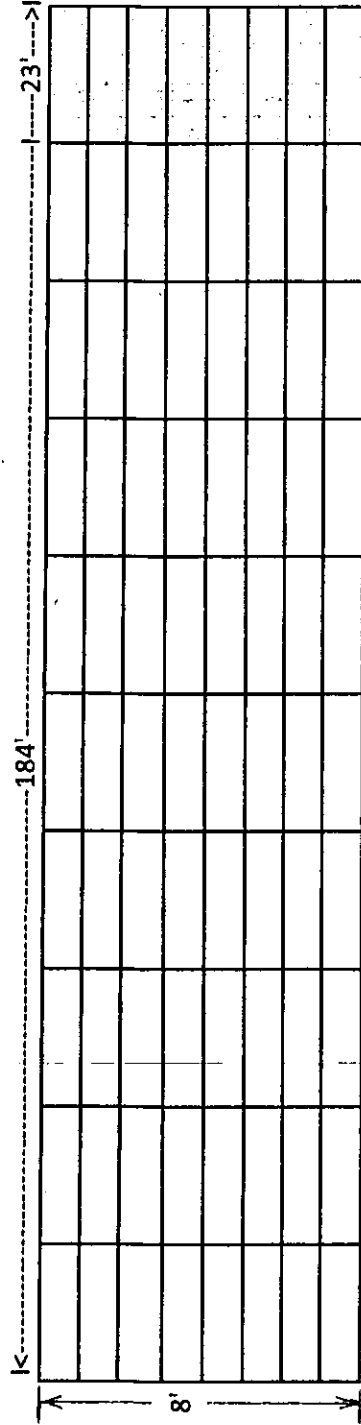


Fence Post 3" x 3" tubing  
Fence Verticals 1" x 1" tubing @ 5" spacing  
Fence Horizontals 2" x 2"

All tubing to be painted brown

1.5' x 3.5' Foundation  
drilled & filled with  
Class A or AA concrete

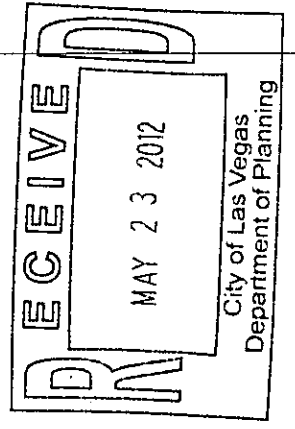




Existing North Property Line Fence

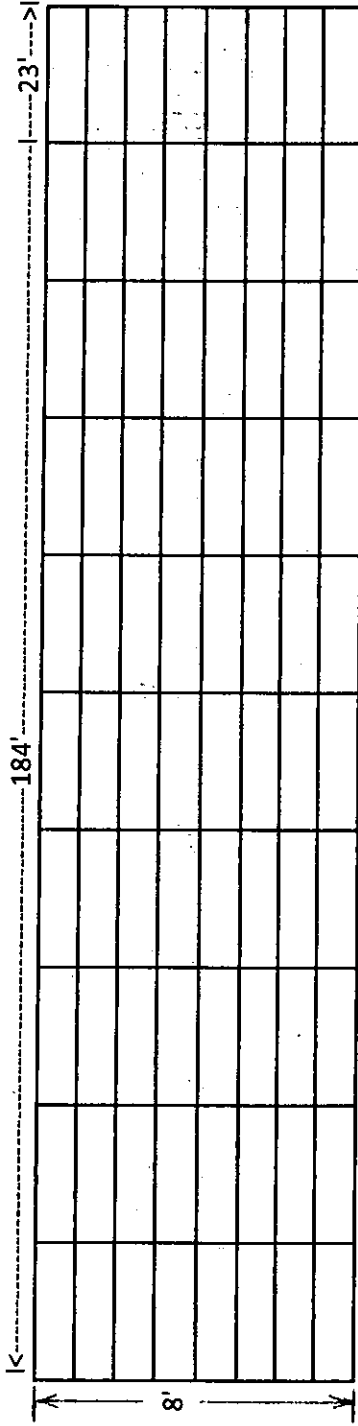
8' Plywood

Chain Link



**SUP-45392**  
**SDR-45494**



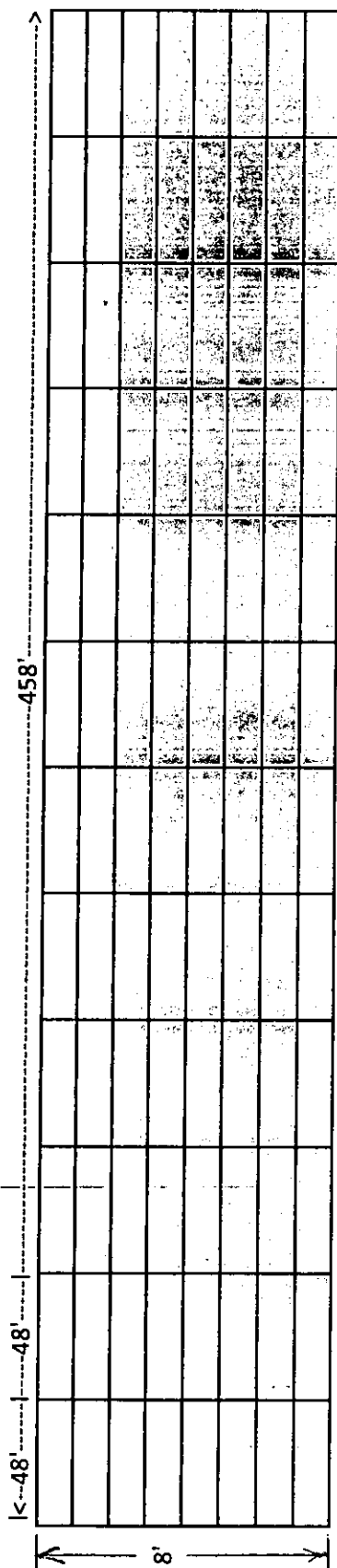


Existing North Property Line Fence

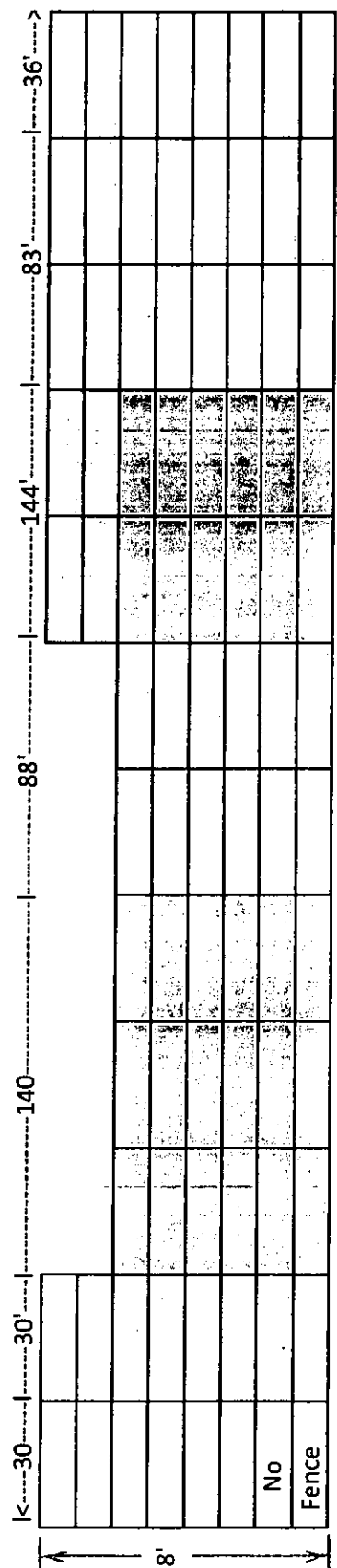
8' Plywood ☐ Chain Link ☐

|                                                                                                      |                                                                                                     |
|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
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|                                                                                                      | <small>City of Las Vegas<br/>Department of Public Works</small>                                     |

**SDR-45392**  
**SDR-45494**



Existing West Property Boundary Fence



Existing East Property Boundary Fence

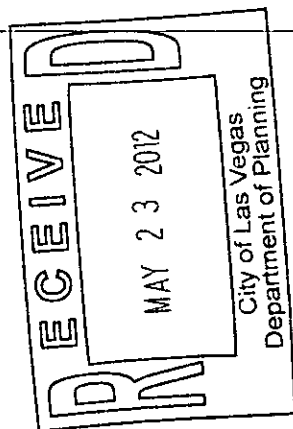
6' blockwall  
w/2' corr panel

Block Wall

8' Plywood

Chain Link

Slatted  
Chain Link



**SUP-45392**  
**SDR-45494**



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

**C  
Y  
C  
L  
E  
  
7**

**Project Name:** 139-28-301-029,-020 Site Development Review Delivery & Service Vehicle Storage

|                  |                           |                          |                              |
|------------------|---------------------------|--------------------------|------------------------------|
| <b>APN(s):</b>   | 139-28-301-029,-020       | <b>Pre-app Date:</b>     | 02/09/12                     |
| <b>Location:</b> | 2020 -2022 W BONANZA ROAD | <b>Meeting Location:</b> | DSC Conference Room 3E - 333 |
| <b>Ward #:</b>   | 5 - Barlow                | <b>Acres:</b>            | 2.39                         |
|                  |                           | <b>Time:</b>             | 4:00 p.m.                    |

|                             |                                                                 |                                       |                            |
|-----------------------------|-----------------------------------------------------------------|---------------------------------------|----------------------------|
| <b>Ownership Info:</b>      | DREA 357 LLC<br>1528 CASTLE CREST DR<br>LAS VEGAS NV 89117-7008 | <b>Last Change of Ownership Date:</b> | 12/27/10                   |
|                             | Phone: (702)-                                                   | Fax: (702)-                           | Email:                     |
| <b>Applicant Info:</b>      | LOPEZ, GEORGE T. of DREA 357, LLC                               |                                       |                            |
|                             | Phone: (702)-408-5058                                           | Fax: (702)-871-8425                   | Email: gitto1.lv@gmail.com |
| <b>Representative Info:</b> |                                                                 |                                       |                            |
|                             | Phone: (702)-                                                   | Fax: (702)-                           | Email:                     |

|                                                                           |                                                                                                                                             |                                  |
|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| <b>Use:</b>                                                               | <b>Existing:</b>                                                                                                                            | Vacant                           |
|                                                                           | <b>Proposed:</b>                                                                                                                            | No change proposed               |
| <b>General Plan:</b>                                                      | <b>Existing:</b>                                                                                                                            | MXU (Mixed Use Development)      |
|                                                                           | <b>Proposed:</b>                                                                                                                            | LI/R (Light Industry / Research) |
| <b>Zoning:</b>                                                            | <b>Existing:</b>                                                                                                                            | C-2 (General Commercial)         |
|                                                                           | <b>Proposed:</b>                                                                                                                            | C-M (Commercial/Industrial)      |
| <b>Special Area, Master Plans, and / or Overlay Districts that Apply:</b> | West Las Vegas Plan                                                                                                                         |                                  |
|                                                                           | <b>Special Land Use Designation (per plan, if applicable):</b> Las Vegas Redevelopment Plan Area, A-O (Airport Overlay) District (140 Feet) |                                  |

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

**Between CLV Planning Representative:** Dan Donley, Planner II (229-2087 Office / 385-7268 Fax / ddonley@lasvegasnevada.gov), and:

| Name | Company/Department                | Phone           | Fax      | Email |
|------|-----------------------------------|-----------------|----------|-------|
| 1.   |                                   |                 |          |       |
| 2.   |                                   |                 |          |       |
| 3.   |                                   |                 |          |       |
| 4.   |                                   |                 |          |       |
| 5.   |                                   |                 |          |       |
| 6.   |                                   |                 |          |       |
| 7.   |                                   |                 |          |       |
| 8.   | 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 |       |

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**OR:** ☐ **see Meeting Attendance Sheet**

-- Please return a copy of this completed 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\*\*

# 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:

Request for a Site Development Review for a proposed Delivery & Service Vehicle Storage use.

Site Plan will need to provide and identify:

All existing building to be removed.

All block walls and their location

All existing and proposed chain link fences

Provide the limits of the existing paving and any proposed paving. Call out areas that are undeveloped or Gravel

Provide an Elevation or picture or described in the justification letter the fences height and how they will be screened. Include razor wire if present.

Provide a landscape detail or plan depicting the proposed landscaping.

Ask for all applicable waiver within the justification letter.

If an access gate is provided for the front of the property screening is required in the form of metal mesh or other

# City Of Las Vegas

## Department Of Planning

### Submittal Checklist (Cont.)

| Pre-Application Conference                                                                                                                                                                                                                                           |                                     | City Of Las Vegas<br>Department Of Planning<br>Submittal Checklist (Cont.)                                                                                                                                                                  |  |                                                                                                                                                                                                                                                      |                                                   |                              |             |           |                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|------------------------------|-------------|-----------|------------------|
| Item Required                                                                                                                                                                                                                                                        |                                     | APPLICATION PACKET<br>(ALL ITEMS IN THIS SECTION ARE REQUIRED FOR <u>EACH</u> APPLICATION TYPE, unless indicated otherwise)                                                                                                                 |  |                                                                                                                                                                                                                                                      |                                                   | Fees                         |             |           |                  |
| YES                                                                                                                                                                                                                                                                  | NO                                  |                                                                                                                                                                                                                                             |  | Appl. Type                                                                                                                                                                                                                                           | Application                                       | Notification                 | Recordation | Sub-Total |                  |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                  | <input type="checkbox"/>            | Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots                                                                                                                                        |  | Visit the CLV website<br>For blank application, SOFI & DINA/PRS forms, and justification letter info @ <a href="http://www.lasvegasnevada.gov/">http://www.lasvegasnevada.gov/</a> (Follow - "I Want To..." -> "Apply for -> Planning Applications") | SDR                                               | \$ 500.00                    | \$ 500.00   | \$ 30.00  | \$ 1030.00       |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                  | <input type="checkbox"/>            | Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots                                                                                                             |  |                                                                                                                                                                                                                                                      |                                                   | \$                           | \$          | \$        | \$               |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                  | <input type="checkbox"/>            | <b>Detailed</b> justification letter (the same letter addressing all applications, included with each application)                                                                                                                          |  |                                                                                                                                                                                                                                                      |                                                   | \$                           | \$          | \$        | \$               |
| <input type="checkbox"/>                                                                                                                                                                                                                                             | <input checked="" type="checkbox"/> | Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)                                                                                                                                                    |  |                                                                                                                                                                                                                                                      |                                                   | \$                           | \$          | \$        | \$               |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                  | <input type="checkbox"/>            | Grant deed and legal description (from County Assessor; may be available online at: <a href="http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx">http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx</a> ) |  |                                                                                                                                                                                                                                                      | \$                                                | \$                           | \$          | \$        |                  |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                  | <input type="checkbox"/>            | Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)                                                                                                                                 |  |                                                                                                                                                                                                                                                      | \$                                                | \$                           | \$          | \$        |                  |
| <input type="checkbox"/>                                                                                                                                                                                                                                             | <input checked="" type="checkbox"/> | Copy of Business License(s) – requested, but submittals will be accepted without                                                                                                                                                            |  |                                                                                                                                                                                                                                                      | \$                                                | \$                           | \$          | \$        |                  |
| <input type="checkbox"/>                                                                                                                                                                                                                                             | <input checked="" type="checkbox"/> | Cop(ies) of approval letter(s) for                                                                                                                                                                                                          |  | <b>Subtotal:</b>                                                                                                                                                                                                                                     |                                                   |                              |             | \$        |                  |
| <input type="checkbox"/>                                                                                                                                                                                                                                             | <input checked="" type="checkbox"/> | 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                                        |  |                                                                                                                                                                                                                                                      |                                                   |                              | \$          | —         | \$               |
| <input type="checkbox"/>                                                                                                                                                                                                                                             | <input checked="" type="checkbox"/> | Photo Reproduction of the Color & Materials Board (SDR applications only)                                                                                                                                                                   |  |                                                                                                                                                                                                                                                      |                                                   | <b>Grand Total All Fees:</b> |             |           | <b>\$1030.00</b> |
| <b>REQUIRED DRAWINGS (INCLUDES TOTAL NUMBER REQUIRED FOR ALL APPLICATION TYPES):</b><br><b>MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE</b><br><b>ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)</b> |                                     |                                                                                                                                                                                                                                             |  |                                                                                                                                                                                                                                                      |                                                   |                              |             |           |                  |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                  | <input type="checkbox"/>            | <b>SITE PLAN</b>                                                                                                                                                                                                                            |  |                                                                                                                                                                                                                                                      | <b>TOTAL REQUIRED FOR ALL APPLICATIONS</b>        |                              |             |           |                  |
|                                                                                                                                                                                                                                                                      |                                     | North arrow, scale, and vicinity map                                                                                                                                                                                                        |  |                                                                                                                                                                                                                                                      | Folded Plans (5, plus 1 per application):         |                              | 6           |           |                  |
|                                                                                                                                                                                                                                                                      |                                     | All property lines and present dimensions labeled                                                                                                                                                                                           |  |                                                                                                                                                                                                                                                      | Colored, Rolled Plans:                            |                              | 1           |           |                  |
|                                                                                                                                                                                                                                                                      |                                     | All building setbacks labeled                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                      | Reduced Copy (8-1/2"x11" B/W; 1 per application): |                              | 1           |           |                  |
|                                                                                                                                                                                                                                                                      |                                     | All adjacent existing land uses and street names labeled                                                                                                                                                                                    |  |                                                                                                                                                                                                                                                      | NOTES:                                            |                              |             |           |                  |
|                                                                                                                                                                                                                                                                      |                                     | All points of ingress and egress shown                                                                                                                                                                                                      |  |                                                                                                                                                                                                                                                      |                                                   |                              |             |           |                  |
|                                                                                                                                                                                                                                                                      |                                     | ADA accessibility requirements shown/labeled                                                                                                                                                                                                |  |                                                                                                                                                                                                                                                      |                                                   |                              |             |           |                  |
|                                                                                                                                                                                                                                                                      |                                     | Parking standard(s) utilized:                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                      |                                                   |                              |             |           |                  |
|                                                                                                                                                                                                                                                                      |                                     | Parking space count and typical dimensions labeled                                                                                                                                                                                          |  |                                                                                                                                                                                                                                                      |                                                   |                              |             |           |                  |
|                                                                                                                                                                                                                                                                      |                                     | # regular + [30% or less of total] # compact + # handicap = Total                                                                                                                                                                           |  |                                                                                                                                                                                                                                                      |                                                   |                              |             |           |                  |
|                                                                                                                                                                                                                                                                      |                                     | For residential subdivisions, provide a connectivity calculation                                                                                                                                                                            |  |                                                                                                                                                                                                                                                      |                                                   |                              |             |           |                  |
|                                                                                                                                                                                                                                                                      |                                     | All free-standing sign locations shown and heights and sizes noted                                                                                                                                                                          |  |                                                                                                                                                                                                                                                      |                                                   |                              |             |           |                  |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                  | <input type="checkbox"/>            | <b>LANDSCAPE PLAN</b>                                                                                                                                                                                                                       |  |                                                                                                                                                                                                                                                      | <b>TOTAL REQUIRED FOR ALL APPLICATIONS</b>        |                              |             |           |                  |
|                                                                                                                                                                                                                                                                      |                                     | North arrow, scale, and vicinity map                                                                                                                                                                                                        |  |                                                                                                                                                                                                                                                      | Folded Plans (1 per application):                 |                              | 1           |           |                  |
|                                                                                                                                                                                                                                                                      |                                     | All property lines and present dimensions labeled                                                                                                                                                                                           |  |                                                                                                                                                                                                                                                      | Colored, Rolled Plans:                            |                              | 1           |           |                  |
|                                                                                                                                                                                                                                                                      |                                     | All required perimeter landscape planters shown                                                                                                                                                                                             |  |                                                                                                                                                                                                                                                      | Reduced Copy (8-1/2"x11" B/W; 1 per application): |                              | 1           |           |                  |
|                                                                                                                                                                                                                                                                      |                                     | All required parking lot fingers/islands shown                                                                                                                                                                                              |  |                                                                                                                                                                                                                                                      | NOTES:                                            |                              |             |           |                  |
|                                                                                                                                                                                                                                                                      |                                     | Quantity, size, species/variety of all trees, shrubs, and ground cover                                                                                                                                                                      |  |                                                                                                                                                                                                                                                      |                                                   |                              |             |           |                  |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                  | <input type="checkbox"/>            | <b>BUILDING ELEVATIONS</b>                                                                                                                                                                                                                  |  |                                                                                                                                                                                                                                                      | <b>TOTAL REQUIRED FOR ALL APPLICATIONS</b>        |                              |             |           |                  |
|                                                                                                                                                                                                                                                                      |                                     | Scale and building dimensions labeled                                                                                                                                                                                                       |  |                                                                                                                                                                                                                                                      | Folded Plans (1 per application):                 |                              | 1           |           |                  |
|                                                                                                                                                                                                                                                                      |                                     | North, south, east, and west elevations of all buildings                                                                                                                                                                                    |  |                                                                                                                                                                                                                                                      | Colored, Rolled Plans:                            |                              | 1           |           |                  |
|                                                                                                                                                                                                                                                                      |                                     | All building materials and colors noted                                                                                                                                                                                                     |  |                                                                                                                                                                                                                                                      | Reduced Copy (8-1/2"x11" B/W; 1 per application): |                              | 1           |           |                  |
|                                                                                                                                                                                                                                                                      |                                     | All wall sign locations shown and sizes noted                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                      | NOTES:                                            |                              |             |           |                  |
| <input type="checkbox"/>                                                                                                                                                                                                                                             | <input checked="" type="checkbox"/> | <b>FLOOR PLANS</b>                                                                                                                                                                                                                          |  |                                                                                                                                                                                                                                                      | <b>TOTAL REQUIRED FOR ALL APPLICATIONS</b>        |                              |             |           |                  |
|                                                                                                                                                                                                                                                                      |                                     | Scale and building dimensions labeled                                                                                                                                                                                                       |  |                                                                                                                                                                                                                                                      | Folded Plans (1 per application):                 |                              | 1           |           |                  |
|                                                                                                                                                                                                                                                                      |                                     | North arrow and scale                                                                                                                                                                                                                       |  |                                                                                                                                                                                                                                                      | Rolled Plans:                                     |                              | 1           |           |                  |
|                                                                                                                                                                                                                                                                      |                                     | All building entrances/exits shown                                                                                                                                                                                                          |  |                                                                                                                                                                                                                                                      | Reduced Copy (8-1/2"x11" B/W; 1 per application): |                              | 1           |           |                  |
|                                                                                                                                                                                                                                                                      |                                     | Use of all rooms noted/labeled                                                                                                                                                                                                              |  |                                                                                                                                                                                                                                                      | NOTES:                                            |                              |             |           |                  |
|                                                                                                                                                                                                                                                                      |                                     | Maximum Occupancy (per I.B.C.)                                                                                                                                                                                                              |  |                                                                                                                                                                                                                                                      |                                                   |                              |             |           |                  |
|                                                                                                                                                                                                                                                                      |                                     | Seating Capacity (where applicable)                                                                                                                                                                                                         |  |                                                                                                                                                                                                                                                      |                                                   |                              |             |           |                  |

\*\*\*CONTINUED NEXT PAGE\*\*\*

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

|                             |                                   |                                        |                                         |
|-----------------------------|-----------------------------------|----------------------------------------|-----------------------------------------|
| <b>APN(s):</b>              | 139-28-301-029,-020               | <b>Application Type:</b>               | Site Development Plan Review            |
| <b>Location:</b>            | 2020 -2022 W BONANZA ROAD         | <b>Application Purpose:</b>            | Delivery & Service Vehicle Storage      |
| <b>Ward:</b>                | 5 - Barlow                        | <b>Pre-App. Meeting Date:</b>          | 02/09/12                                |
| <b>Planner's Signature:</b> | Sent by E-mail                    | <b>Submittal Deadline:</b>             | <u>05/24/12 - no later than 2:00 pm</u> |
| <b>Planner:</b>             | Dan Donley, Planner II - 229-2087 | <b>Earliest PC / CC Meeting Dates:</b> | 07/10/12 PC - 08/15/12 CC (Cycle 7)     |

**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.



## DEPARTMENT OF PLANNING

### Justification Letter

A Justification Letter explaining your application will be included in the materials sent to the Planning Commission; multiple related applications shall be addressed in a single comprehensive letter. This letter may be prepared by the applicant or a representative. The following format is provided to assist in the preparation of this letter.

#### Issue –

Please describe in detail the request and the intended use of the property

#### Information –

Please provide the following information and any other that will assist the Planning Commission in making their decision:

- # of employees/residents
- Hours of operation
- Any existing similar uses owned or operated by the applicant and their location
- Any required state licenses specific to the use requested

| <b><u>Sustainability (if applicable – if yes, please explain)</u></b>                                                                                                                                                                                                                          | <b><u>Yes</u></b> | <b><u>No</u></b> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------------------|
| Will this project participate in the City of Las Vegas Green Building Program?<br>(Newly constructed buildings are eligible; find on the web at:<br><a href="http://www.lasvegasnevada.gov/sustaininglasvegas/default.htm">http://www.lasvegasnevada.gov/sustaininglasvegas/default.htm</a> .) |                   |                  |
| Will this project be constructed to LEED or other equivalent standards?                                                                                                                                                                                                                        |                   |                  |
| Will this project utilize alternative energy sources or water savings measures? (Examples: solar, wind, xeriscape)                                                                                                                                                                             |                   |                  |
| Is there connectivity to adjacent parcels? (Automobile or pedestrian)                                                                                                                                                                                                                          |                   |                  |
| Will the proposed project qualify as a walkable community (for Residential and Mixed Use projects only)? (Walkable communities allow residents to access community amenities needed to conduct routine activities of daily life within a ½ mile.)                                              |                   |                  |
| Is the project using any means of sustainable construction? (Examples: Covered parking, light color palate, building orientation, etc.)                                                                                                                                                        |                   |                  |
| Will this project meet the intent of the Urban Forestry Initiative? (Is there a landscape waiver requested that will result in the loss of tree canopy coverage?)                                                                                                                              |                   |                  |
| Will the project provide any bicycle parking?                                                                                                                                                                                                                                                  |                   |                  |
| Will the project provide any electric vehicle recharging stations?                                                                                                                                                                                                                             |                   |                  |

#### Findings –

Please describe in detail how the project meets/supports existing City regulations (please see back of document for **Determinations of Approval for applications per Title 19.18**)

The Justification Letter must have **original signature** of named owner, applicant or representative from SOFI & identified as such.

### **Criteria for Site Development Plans**

The review of Site Development Plans is intended to ensure that:

1. The proposed development is compatible with adjacent development and development in the area;
2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
4. Building and landscape materials are appropriate for the area and for the City;
5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

### **Variance - Determinations**

1. In order to recommend approval of, or to approve a Variance application, the Planning Commission or City Council must determine that the Variance is warranted both under State law and this subchapter. The minimum State law standards are set forth in Subsection 2 below.
2. Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.

## 2012 PLANNING COMMISSION MEETING SCHEDULE

Generally, the Planning Commission meetings are held on the second Tuesday of each month.

\*Denotes a GPA Cycle

| Pre-Application Conference Request Deadline | Application Closing Day  | Planning Commission Meeting Date | City Council Meeting Date |
|---------------------------------------------|--------------------------|----------------------------------|---------------------------|
| November 3, 2011                            | November 23, 2011        | January 10, 2012*                | February 15, 2012         |
| December 1, 2011                            | December 19, 2011        | February 14, 2012                | March 21, 2012            |
| January 5, 2012                             | January 26, 2012         | March 13, 2012                   | April 18, 2012            |
| <b>February 2, 2012</b>                     | <b>February 23, 2012</b> | <b>April 10, 2012*</b>           | <b>May 16, 2012</b>       |
| March 1, 2012                               | March 22, 2012           | May 8, 2012                      | June 6, 2012              |
| April 5, 2012                               | April 26, 2012           | June 12, 2012                    | July 18, 2012             |
| <b>May 3, 2012</b>                          | <b>May 24, 2012</b>      | <b>July 10, 2012*</b>            | <b>August 15, 2012</b>    |
| June 7, 2012                                | June 28, 2012            | August 14, 2012                  | September 19, 2012        |
| July 5, 2012                                | July 26, 2012            | September 11, 2012               | October 17, 2012          |
| <b>August 2, 2012</b>                       | <b>August 23, 2012</b>   | <b>October 9, 2012*</b>          | <b>November 7, 2012</b>   |
| September 6, 2012                           | September 27, 2012       | November 13, 2012                | December 19, 2012         |
| October 4, 2012                             | October 25, 2012         | December 11, 2012                | January 16, 2013          |
| <b>November 1, 2012</b>                     | <b>November 21, 2012</b> | <b>January 8, 2013*</b>          | <b>February 20, 2013</b>  |
| November 29, 2012                           | December 20, 2012        | February 12, 2013                | March 20, 2013            |

**Applications MUST BE submitted by 2:00 P.M. on CLOSING DAYS,  
or by 4:00 P.M. on NON-CLOSING DAYS. Call (702) 229-6301 for additional information**

### Important GPA Dates for 2012

| 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 03, 2011                   | Nov 23, 2011             | Dec 12, 2011                      | Dec 22, 2011                      | Jan 10, 2012                     | Feb 15, 2012              |
| ALL         | Feb 02, 2012                   | Feb 23, 2012             | March 08, 2012                    | March 18, 2012                    | Apr 10, 2012                     | May 16, 2012              |
| ALL         | May 03, 2012                   | May 24, 2012             | June 14, 2012                     | June 24, 2012                     | July 10, 2012                    | Aug 15, 2012              |
| ALL         | Aug 02, 2012                   | Aug 23, 2012             | Sept 13, 2012                     | Sept 23, 2012                     | Oct 09, 2012                     | Nov 07, 2012              |
| ALL         | Nov 01, 2012                   | Nov 21, 2012             | Dec 06, 2012                      | Dec 16, 2012                      | Jan 08, 2013                     | Feb 20, 2013              |

**\*\*\* 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

## WILSON CLAIM FOR REFUND FORM

Jan 30, 2013

Date prepared

Invoice # : \_\_\_\_\_

FREDRA JUNIOR, OSI

(Invoice # assigned by Finance)

Preparer's name

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

Refund Amount:

1,030.00

George T. Lopez

Payee Name

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

1528 Castle Crest Drive

Address

Las Vegas, NV 89117

City, State, Zip Code

Return of Cash Bond?

(click below for "Yes" "No" options)

No

For the following :

SDR-45494

(Application Number and Template Type)

Reason for Refund:

Per Planning Supervisor: Please refund all fees for this application.  
The applicant has requested they not move forward.

Claimant Signature

Phone Number

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

## BELOW FOR DEPARTMENT USE ONLY:

(Refund of a Cash Bond requires two signature approvals)

I certify this demand amount is due the claimant:

I certify this demand amount is due the claimant:

Authorized By

Authorized By

Title

DOUG RANKIN, AICP, PLANNING MANAGER

Title

Date

Date

## Itemized Amounts for Refund:

| Item                                | Fee Amt | % Refund | Refund Amt | Fund/Org | Account | Project | Task | Option |
|-------------------------------------|---------|----------|------------|----------|---------|---------|------|--------|
| Processing Fee                      | 500.00  | 100%     | 500.00     | 007301   | 261100  | EE4100  | 000  | 000    |
| Recording of Notice of Zoning       | 30.00   | 100%     | 30.00      | 007301   | 261100  | EE4100  | 000  | 000    |
| Notification & Advertising Fee (PH) | 500.00  | 100%     | 500.00     | 007301   | 261100  | EE4100  | 000  | 000    |
| Notification & Advertising Fee (NM) |         |          | 0.00       | 007301   | 261100  | EE4100  | 000  | 000    |
| Mailing Labels Fee                  |         |          | 0.00       | 007301   | 261100  | EE4100  | 000  | 000    |
|                                     |         |          | 0.00       |          |         |         |      |        |
|                                     |         |          | 0.00       |          |         |         |      |        |
|                                     |         |          | 0.00       |          |         |         |      |        |

Total Amount to be Refunded:

1,030.00



Report Date 09/04/2012 11:13 AM

Submitted By

Page 1

A/P # 45494 Type SDR Issued Date Issued By

Parcel 13928301020

Location

Owner D R E A 357 L L C

Phone (702)871-9385 x

Address 1528 CASTLE CREST DR  
LAS VEGAS NV 89117-7008

Country ☐ Foreign

Applicant's Full Name D R E A 357 L L C

Day Phone (702)871-9385 x

Fax (702)871-9425

Address 1528 CASTLE CREST DR  
LAS VEGAS NV  
89117-7008

Pager

Fees

|                                      |                |
|--------------------------------------|----------------|
| NOTIFICATION & ADVERTISING FEE       | 500.00         |
| RECORDING OF NOTICE OF ZONING ACTION | 30.00          |
| PROCESSING FEE                       | 500.00         |
| <b>Total Paid</b>                    | <b>1030.00</b> |

|                  |      |                |           |
|------------------|------|----------------|-----------|
| Declared Value   | 0.00 | Type of Work   |           |
| Calculated Value | 0.00 | Square Footage | 2.39 ACRE |
| Actual Value     | 0.00 |                |           |

Comments

SDR-45494 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-45392 - PUBLIC HEARING - APPLICANT/OWNER: DREA 357, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED DELIVERY & SERVICE VEHICLE STORAGE FACILITY WITH WAIVERS OF TITLE 19 LANDSCAPE BUFFER WIDTH STANDARDS TO ALLOW NO LANDSCAPE BUFFER ALONG THE NORTH, EAST, AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED AND A 10-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED WITH A PERIMETER SCREEN WALL CONSISTING OF CHAIN LINK, PLYWOOD AND CORRUGATED METAL AND AN ASSOCIATED ENCROACHMENT FOR LANDSCAPING IN THE PUBLIC RIGHT-OF-WAY on 2.39 acres at 2020 West Bonanza Road (APNs 139-28-301-020 and 029), C-2 (General Commercial) Zone, Ward 5 (Barlow).

## Fredra M. Junior

---

**From:** Fredra M. Junior  
**Sent:** Wednesday, January 30, 2013 6:54 AM  
**To:** 'george lopez'  
**Subject:** RE: Application Refund

Mr. Lopez,

You do not need to come in to sign anything; in order for the refunds to be processed I need an email from you with the following information:

1. The name of the company/individual the refunds are being made out to and the name of a contact person if needed.
2. The company/individuals complete address and a contact telephone number/email address.

Please feel free to call me if you have any questions.

Thank you,

Fredra Junior  
City of Las Vegas  
Department of Planning  
(702) 229-4605  
[fjunior@lasvegasnevada.gov](mailto:fjunior@lasvegasnevada.gov)

**From:** george lopez [<mailto:gitto1.lv@gmail.com>]  
**Sent:** Tuesday, January 29, 2013 4:02 PM  
**To:** Fredra M. Junior  
**Subject:** Application Refund

Freda,  
Can I come by and sign paperwork to release funds I used on a previous zoning application?

Thanks,

--

*George T Lopez*  
*Amalgamated Safety Company*  
*2222 W Bonanza*  
*Las Vegas, NV 89106*  
*702-871-9385 Office*  
*702-871-8425 Fax*  
*702-408-5058 Cell*

## Fredra M. Junior

---

**From:** Steve Gebeke  
**Sent:** Monday, November 05, 2012 8:57 AM  
**To:** gitto1.lv@gmail.com  
**Cc:** Fredra M. Junior  
**Subject:** FW: Refund for SUP-45392 and SDR-45494

Mr. Lopez-

Unfortunately, our financial system does not allow us to transfer fees between applications. Please provide the information requested so that we may refund the applicable fees. Fees for the new application(s) will be charged at the time of submittal.

*Steve Gebeke, AICP*

Planning Supervisor, City of Las Vegas  
333 N. Rancho Drive, 3rd Floor  
Las Vegas, NV 89106  
Office: 702-229-5410  
Fax: 702-385-7268  
[sgebeke@lasvegasnevada.gov](mailto:sgebeke@lasvegasnevada.gov)

"There is no greater role for a man to play than to assist in the government of a people,  
nor anyone lower than he who misuses that power." – Louis L'Amour

**From:** george lopez [<mailto:gitto1.lv@gmail.com>]  
**Sent:** Friday, November 02, 2012 3:24 PM  
**To:** Fredra M. Junior  
**Subject:** Re: Refund for SUP-45392 and SDR-45494

Freda,  
I just submitted an SUP application yesterday so I want to use these funds towards those fees.

Thanks,

On Tue, Sep 18, 2012 at 10:07 AM, Fredra M. Junior <[fjunior@lasvegasnevada.gov](mailto:fjunior@lasvegasnevada.gov)> wrote:

Good morning Mr. Lopez,

My name is Fredra and I work for the City of Las Vegas Department of Planning. We need to fully refund the fees that were provided for SUP-45392 and SDR-45494. In order for the refunds to be processed I need an email from you with the following information:

1. The name of the company/individual the refunds are being made out to and the name of a contact person if needed.
2. The company/individuals complete address and a contact telephone number/email address.

Please feel free to call me if you have any questions.

Thank you,

Fredra Junior

City of Las Vegas  
Department of Planning  
(702) 229-4605  
fjunior@lasvegasnevada.gov

--  
*George T Lopez*  
*Amalgamated Safety Company*  
*2222 W Bonanza*  
*Las Vegas, NV 89106*  
*702-871-9385 Office*  
*702-871-8425 Fax*  
*702-408-5058 Cell*

## Fredra M. Junior

---

**From:** George T Lopez [gitto1.lv@gmail.com]  
**Sent:** Monday, October 01, 2012 8:12 AM  
**To:** Fredra M. Junior  
**Subject:** Re: Refund for SUP-45392 and SDR-45494

I'll get back to you today.

Thanks

Sent from my iPhone

On Oct 1, 2012, at 7:09 AM, "Fredra M. Junior" <[fjunior@LasVegasNevada.GOV](mailto:fjunior@LasVegasNevada.GOV)> wrote:

Good morning Mr. Lopez,

This is my second attempt to contact you regarding the refunds that are owed to you by the City of Las Vegas. It has been almost two (2) weeks since I sent the below email to you explaining the reason for my contacting you. I still have not received any emails from you regarding the above referenced refund cases. If you would be so kind to reply back to this email with the requested information from the email below, I will get your refunds processed as quickly as possible.

Thank you,

Fredra Junior

City of Las Vegas

Department of Planning

(702) 229-4605

[fjunior@lasvegasnevada.gov](mailto:fjunior@lasvegasnevada.gov)

**From:** Fredra M. Junior  
**Sent:** Tuesday, September 18, 2012 10:07 AM  
**To:** 'gitto1.lv@gmail.com'  
**Subject:** Refund for SUP-45392 and SDR-45494

Good morning Mr. Lopez,

My name is Fredra and I work for the City of Las Vegas Department of Planning. We need to fully refund the fees that were provided for SUP-45392 and SDR-45494. In order for the refunds to be processed I need an email from you with the following information:

1. The name of the company/individual the refunds are being made out to and the name of a contact person if needed.
2. The company/individuals complete address and a contact telephone number/email address.

Please feel free to call me if you have any questions.

Thank you,

Fredra Junior

City of Las Vegas

Department of Planning

(702) 229-4605

[fjunior@lasvegasnevada.gov](mailto:fjunior@lasvegasnevada.gov)

## Carman Burney

---

**From:** Steve Gebeke  
**Sent:** Tuesday, September 04, 2012 10:36 AM  
**To:** Carman Burney; Fredra M. Junior  
**Cc:** Doug Rankin  
**Subject:** Refund - SUP-45392 and SDR-45494

Please refund all fees for these applications. The applicant has requested they not move forward.

*Steve Gebeke, AICP*

Planning Supervisor, City of Las Vegas  
333 N. Rancho Drive, 3rd Floor  
Las Vegas, NV 89106  
Office: 702-229-5410  
Fax: 702-385-7268  
[sgebeke@lasvegasnevada.gov](mailto:sgebeke@lasvegasnevada.gov)

"There is no greater role for a man to play than to assist in the government of a people,  
nor anyone lower than he who misuses that power." — Louis L'Amour

## Carman Burney

---

**From:** Daniel Donley  
**Sent:** Tuesday, June 12, 2012 2:22 PM  
**To:** Steve Gebeke  
**Cc:** Carman Burney  
**Subject:** FW: Drea 357 LLC SDR & SUP Abeyance

FYI

---

**From:** george lopez [<mailto:gitto1.lv@gmail.com>]  
**Sent:** Tuesday, June 12, 2012 2:21 PM  
**To:** Daniel Donley  
**Cc:** Andrea Lopez  
**Subject:** Drea 357 LLC SDR & SUP Abeyance

Dan,  
We hereby request an abeyance of our request for a Special Use Permit (SUP) for Delivery & Service Vehicle Storage and Site Development Plan Review scheduled to go before the Planning Commission today, 5/10/12. I will be out of town the first 2 weeks in August so I would like to postpone request and review to the 9/11/12 PC meeting. We need more time to revise our Site Development Plan Review (SDR) to reflect some of the your requirements to obtain an SUP.

--  
*George T Lopez*  
*Amalgamated Safety Company*  
*2222 W Bonanza*  
*Las Vegas, NV 89106*  
*702-871-9385 Office*  
*702-871-8425 Fax*  
*702-408-5058 Cell*



# CITY OF LAS VEGAS

## INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

**FROM: DEPARTMENT OF PLANNING**

**SUP-45392  
SDR-45494**

### HAND DELIVERED

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

### ROUTED ELECTRONICALLY / US MAIL

|                                               |                                                |                                                              |
|-----------------------------------------------|------------------------------------------------|--------------------------------------------------------------|
| <CCSD>                                        | LINDA PERRI                                    | 4190 MCLEOD DRIVE, 2 <sup>ND</sup> FLOOR                     |
| METRO                                         | BRIAN O'CALLAGHAN                              | 7 <sup>th</sup> FLOOR CITY HALL                              |
| OFFICE OF BUSINESS DEVELOPMENT                | TOM BURKART                                    | 2 <sup>nd</sup> FLOOR CITY HALL EXPANSION                    |
| NEIGHBORHOOD SERVICES                         | ANNE KILPONEN                                  | 2 <sup>nd</sup> FLOOR CITY HALL                              |
| *STREETS & SANITATION (DPW)                   | JERRY WALKER                                   | DSC                                                          |
| *PARKS & OPEN SPACES (DPW)                    | JOHN BLACK                                     | DSC                                                          |
| *SID (DPW)                                    | PATRICK MURPHY                                 | DSC - 9 <sup>th</sup> Floor                                  |
| <EMBARQ> (SDPR only)                          | SANDRA HOLLEY                                  | 330 VALLEY VIEW BOULEVARD                                    |
| LAS VEGAS VALLEY WATER DISTRICT<br>(NO PLANS) | HEIDI DEXHEIMER<br>ENGINEERING DESIGN DIVISION | 100 CITY PARKWAY, SUITE #700<br>(HAND DELIVERY ADDRESS ONLY) |
| CLARK COUNTY (IT) (NO PLANS)                  | JAMIE McKEOWN<br>(INFORMATION TECHNOLOGY DEPT) | 500 GRAND CENTRAL PARKWAY, 4 <sup>th</sup><br>FLOOR          |
| NELLIS AFB (NO PLANS)                         | DEBORAH MACNEILL                               | 4430 GRISSOM AVENUE,<br>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, 3<sup>rd</sup> Floor  
Las Vegas, Nevada 89106  
(702) 229-6301 phone (702) 385-7268 fax

**SUP-45392 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DREA 357, LLC -**  
For possible action on a request for a Special Use Permit FOR A PROPOSED DELIVERY & SERVICE VEHICLE STORAGE FACILITY at 2020 West Bonanza Road (APNs 139-28-301-020 and 029), C-2 (General Commercial) Zone, Ward 5 (Barlow).

**SDR-45494 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-45392 - PUBLIC HEARING -**  
**APPLICANT/OWNER: DREA 357, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED DELIVERY & SERVICE VEHICLE STORAGE FACILITY WITH WAIVERS OF TITLE 19 LANDSCAPE BUFFER WIDTH STANDARDS TO ALLOW NO LANDSCAPE BUFFER ALONG THE NORTH, EAST, AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED AND A 10-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED WITH A PERIMETER SCREEN WALL CONSISTING OF CHAIN LINK, PLYWOOD AND CORRUGATED METAL AND AN ASSOCIATED ENCROACHMENT FOR LANDSCAPING IN THE PUBLIC RIGHT OF WAY on 2.39 acres at 2020 West Bonanza Road (APNs 139-28-301-020 and 029), C-2 (General Commercial) Zone, Ward 5 (Barlow).

PLANNING COMMISSION: **JULY 10, 2012**  
CITY COUNCIL: **AUGUST 15, 2012**

PLANNING SUPERVISOR: **STEVE GEBEKE**



**PUBLIC HEARING**

Comments Due: **JUNE 8, 2012**

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](mailto: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 05/24/2012 09:15 AM

Submitted By

Page 1

A/P # 45494 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

|           | Date / Time      | By     | Date / Time | By |
|-----------|------------------|--------|-------------|----|
| Processed | 05/23/2012 14:33 | 984548 | Temp COO    |    |
| Approved  |                  |        | COO issued  |    |
| Final     |                  |        | Expires     |    |

Associated Information

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

Valuation

|                      |      |
|----------------------|------|
| Declared Valuation   | 0.00 |
| Calculated Valuation | 0.00 |
| Actual Valuation     | 0.00 |

Description of Work

SDR-45494 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-45392 - PUBLIC HEARING - APPLICANT/OWNER: DREA 357, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED DELIVERY & SERVICE VEHICLE STORAGE WITH WAIVERS OF TITLE 19 LANDSCAPE BUFFER WIDTH STANDARDS TO ALLOW NO LANDSCAPE BUFFER ALONG THE NORTH, EAST, AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED AND A 10-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED WITH A SCREEN WALL CONSISTING OF CHAIN LINK, PLYWOOD AND CORRUGATED METAL AND AN ASSOCIATED ENCROACHMENT FOR LANDSCAPING IN THE PUBLIC RIGHT OF WAY on 2.39 acres at 2020 West Bonanza Road (APNs 139-28-301-020 and 029), C-2 (General Commercial) Zone [Proposed: C-M (Commercial/ Industrial)], Ward 5 (Barlow).

Parent A/P #

Project # 45494 Project/Phase Name DELIVERY & SERVICE VEHICLE STO Phase #  
Size/Area 2.39 ACRE Size Description Subdivision Code  
Proposed Start Proposed Stop % Completed 0.00  
% Complete Formula

Property/Site Information

Parcel 13928301020

Location

Owner/Tenant

Contact ID AC1857493 Name DREA 357 LLC  
Mailing Address 1528 CASTLE CREST DR Organization  
City LAS VEGAS State/Province NV  
ZIP/PC 89117-7008 Country ☐ Foreign  
Day Phone (702)871-9385 x Evening Phone  
Fax (702)871-9425 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

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

13928301020

Report Date 05/24/2012 09:15 AM

Submitted By

Page 2

A/P Linked Parcels

13928301029

Applicants/Contacts

Primary N Capacity OTHER Other REP Contact ID AC2027082 ☐ Foreign  
Effective Expire  
Name GEORGE T. LOPEZ  
Day Phone (702)871-9385 x Eve Phone Organization  
Pager PiN # Position  
Fax (702)871-8425 Mobile Profession  
E-Mail  
Address 1528 CASTLE CREST DRIVE  
LAS VEGAS, NV 89117  
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 Y Capacity OWNER Contact ID AC1857493 ☐ Foreign  
Effective Expire  
Name D R E A 357 L L C  
Day Phone (702)871-9385 x Eve Phone Organization  
Pager PiN # Position  
Fax (702)871-9425 Mobile Profession  
E-Mail  
Address 1528 CASTLE CREST DR  
LAS VEGAS, NV 89117-7008  
Seasonal Addr

Valid From To  
Comments No Comments

Report Date 05/24/2012 09:15 AM

Submitted By

Page 3

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

Item Description

Item Status

|                                                   |                         |
|---------------------------------------------------|-------------------------|
| Check Fees                                        | Fees Successful         |
| NOTIFICATION & ADVERTISING FEE (\$500.00)         | Paid                    |
| PROCESSING FEE (\$500.00)                         | Paid                    |
| RECORDING OF NOTICE OF ZONING ACTION (\$30.00)    | Paid                    |
| Check Inspections                                 | Inspections Successful  |
| Check Reviews                                     | Reviews Failed          |
| 499539 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)  | Incomplete              |
| 499537 DEVCO #1 (DEVELOPMENT COORDINATION)        | Incomplete              |
| 499549 ENGDESIGN #1 (CAPITAL PROJECT MANAGEMENT)  | Incomplete              |
| 499548 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)  | Incomplete              |
| 499540 FLOOD #1 (FLOOD CONTROL)                   | Incomplete              |
| 499547 LAND DEV #1 (LAND DEVELOPMENT)             | Incomplete              |
| 499538 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT) | Incomplete              |
| 499541 ROW #1 (RIGHT-OF-WAY)                      | Incomplete              |
| 499546 SEWER #1 (COLLECTION SYSTEMS PLANNING)     | Incomplete              |
| 499545 SID #1 (SPECIAL IMPROVEMENT DISTRICT)      | Incomplete              |
| 499544 SURVEY #1 (SURVEY)                         | Incomplete              |
| 499543 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)     | Incomplete              |
| 499542 TRAFFIC #1 (TRAFFIC ENGINEERING)           | Incomplete              |
| Check Conditions                                  | Conditions Successful   |
| Z-LEGAL (LEGAL DONE?)                             | No affect on stage      |
| Check Alert Conditions                            | Alert Conditions Failed |
| (PT-ENTER THE # OF LABELS)                        |                         |
| (ASSIGN CASE TO A PLANNER)                        |                         |
| (AT-COMplete DRT PROCESS)                         |                         |
| (PT-NOTIFICATION MAP DATE)                        |                         |
| (AT-ROUTE PLANS FOR REVIEW)                       |                         |
| (AT-SEND PUB HEARING NOTICE)                      |                         |
| (AT-SEND TO REVIEW JOURNAL)                       |                         |
| (PT-SIZE OF NOTIFICATION AREA)                    |                         |
| (STAFF RECOMMENDATION)                            |                         |

Report Date 05/24/2012 09:15 AM

Submitted By

Page 4

Item Description Item Status

(SUSTAINABLE COMPONENT?)

|                       |                     |
|-----------------------|---------------------|
| Check Licenses        | Not Checked         |
| Check Children Status | Children Successful |
| Check Open Cases      | 0                   |

Fees Status Paid Date Amount

|                                      |   |                  |        |
|--------------------------------------|---|------------------|--------|
| NOTIFICATION & ADVERTISING FEE       | P | 05/23/2012 14:36 | 500.00 |
| RECORDING OF NOTICE OF ZONING ACTION | P | 05/23/2012 14:36 | 30.00  |
| PROCESSING FEE                       | P | 05/23/2012 14:36 | 500.00 |

Total Unpaid 0.00 Total Paid 1030.00

Inspections

There are no Inspections for this Report

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

|        |           |   |            |                          |                  |  |  |  |
|--------|-----------|---|------------|--------------------------|------------------|--|--|--|
| 499537 | DEVCO     | 1 | Incomplete | <input type="checkbox"/> | 05/24/2012 08:49 |  |  |  |
| 499538 | NEIGH P&S | 1 | Incomplete | <input type="checkbox"/> | 05/24/2012 08:49 |  |  |  |
| 499539 | B&S PLAN  | 1 | Incomplete | <input type="checkbox"/> | 05/24/2012 08:49 |  |  |  |
| 499540 | FLOOD     | 1 | Incomplete | <input type="checkbox"/> | 05/24/2012 08:49 |  |  |  |
| 499541 | ROW       | 1 | Incomplete | <input type="checkbox"/> | 05/24/2012 08:49 |  |  |  |
| 499542 | TRAFFIC   | 1 | Incomplete | <input type="checkbox"/> | 05/24/2012 08:49 |  |  |  |
| 499543 | TEFO      | 1 | Incomplete | <input type="checkbox"/> | 05/24/2012 08:49 |  |  |  |
| 499544 | SURVEY    | 1 | Incomplete | <input type="checkbox"/> | 05/24/2012 08:49 |  |  |  |
| 499545 | SID       | 1 | Incomplete | <input type="checkbox"/> | 05/24/2012 08:49 |  |  |  |
| 499546 | SEWER     | 1 | Incomplete | <input type="checkbox"/> | 05/24/2012 08:49 |  |  |  |
| 499547 | LAND DEV  | 1 | Incomplete | <input type="checkbox"/> | 05/24/2012 08:49 |  |  |  |
| 499548 | FIRE ENG  | 1 | Incomplete | <input type="checkbox"/> | 05/24/2012 08:49 |  |  |  |
| 499549 | ENGDESIGN | 1 | Incomplete | <input type="checkbox"/> | 05/24/2012 08:49 |  |  |  |

Activity Review Details

Detail SUBMITTAL CHECKLIST (SDR)

Modified By JGRIDER

Modified Date/Time 05/23/2012 14:33

Comments

No Comments

Report Date 05/24/2012 09:15 AM

Submitted By

Page 5

SUBMITTAL CHECKLIST

Indicate if item is being submitted

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

Y Business Licensing Requirements Met

N Business License Exempt

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

|         |  |  |  |        |                  |  |
|---------|--|--|--|--------|------------------|--|
| Z-LEGAL |  |  |  | 984548 | 05/23/2012 14:33 |  |
| N       |  |  |  |        |                  |  |

| Project # | A/P Type | Status | Stage | Relation |
|-----------|----------|--------|-------|----------|
|-----------|----------|--------|-------|----------|

No children exist for this project

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

There is no planning condition for this project.

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance?

Entitlement Exercised?

N Parent Project link required?

Sustainable Component?

Y Will this go to the City Council?

Hearing Type

Public, Non-Public, AdminPUBLIC

is there a condition of approval for a Required Review?

Staff Recommendation

If yes, when does it need to be reviewed?

Meeting Information

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

|            |            |           |   |   |   |
|------------|------------|-----------|---|---|---|
| 07/10/2012 | PC         | SCHEDULED | 0 | 0 | 0 |
| JGRIDER    | 05/23/2012 |           |   |   |   |

Report Date 05/24/2012 09:15 AM

Submitted By

Page 6

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

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

No children exist for this project

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

No Employee Entries

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

|        |                                               |        |                  |  |      |
|--------|-----------------------------------------------|--------|------------------|--|------|
| PAYMNT | CO NAME WHO PICKED UP CONTACT#                | 984728 | 05/23/2012 14:36 |  | 0.00 |
|        | ANDREA LOPEZ; DREA 357; CK#5002; 702.871.9385 |        |                  |  |      |

No Model Home Details



**PLANNING & DEVELOPMENT DEPARTMENT**

## APPLICATION / PETITION FORM

Application/Petition For: Site Development Review  
Project Address (Location) 2020 W. Bonanza Road  
Project Name 2020 WBR Proposed Use \_\_\_\_\_  
Assessor's Parcel #(s) 139-28-301-020, 029 Ward # 5  
General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing \_\_\_\_\_ proposed \_\_\_\_\_  
Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
Gross Acres 2.39 Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
Additional Information \_\_\_\_\_

PROPERTY OWNER Drea 357, LLC Contact George T. Lopcz  
Address 1528 Castle Crest Dr. Phone: 871-9385 Fax: 871-9425  
City Las Vegas State NV Zip 89117  
E-mail Address Giitto1.Ly@gmail.com

APPLICANT Drea 357, LLC Contact George T. Lopez  
Address 1528 Castle Crest Dr. Phone: 871-9385 Fax: 871-8925  
City Las Vegas State NV Zip 89117  
E-mail Address Gttho1.lv@gmail.com

REPRESENTATIVE George T Lopez Contact George T. Lopez  
Address 1528 Castle Crest Dr. Phone: 871-9385 Fax: 871-8425  
City Las Vegas State NV Zip 89117  
E-mail Address Gi1to1.LV@gmail.com

**Property Owner Signature\***

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

Print Name George + Lopez

Subscribed and sworn before me

This 22<sup>nd</sup> day of May, 20 12

Stephanie M. Henry

Notary Public in and for said County and State

CLARK COUNTY  
STATE OF NEVADA

Revised 10/27/08



**FOR DEPARTMENT USE ONLY**

|                  |           |
|------------------|-----------|
| Case #           | SDR-45494 |
| Meeting Date:    | 07/10/12  |
| Total Fee: \$    | 1030.00   |
| Date Received: * | 5/23/12   |
| Received By:     | SA        |

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

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

**City of Las Vegas  
Department of Planning**



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-45494** APN: 139-28-301-020,029

Name of Property Owner: Drea 357, LLC

Name of Applicant: Drea 357, LLC

Name of Representative: George T. Lopez

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: \_\_\_\_\_

George T. Lopez  
Print Name: George T. Lopez

Subscribed and sworn before me

This 22nd day of May, 2012

Stephanie M. Henry  
Notary Public in and for said County and State  
COUNTY OF CLARK  
STATE OF NEVADA



**DREA 357, LLC****Business Entity Information**

|                   |                                    |                       |               |
|-------------------|------------------------------------|-----------------------|---------------|
| Status:           | Active                             | File Date:            | 11/7/2008     |
| Type:             | Domestic Limited-Liability Company | Entity Number:        | E0702122008-5 |
| Qualifying State: | NV                                 | List of Officers Due: | 11/30/2012    |
| Managed By:       | Managers                           | Expiration Date:      |               |
| NV Business ID:   | NV20081553607                      | Business License Exp: | 11/30/2012    |

**Registered Agent Information**

|                    |                                           |                    |                           |
|--------------------|-------------------------------------------|--------------------|---------------------------|
| Name:              | LAW OFFICES OF GARY L. FALES & ASSOCIATES | Address 1:         | 2451 S BUFFALO DR STE 100 |
| Address 2:         |                                           | City:              | LAS VEGAS                 |
| State:             | NV                                        | Zip Code:          | 89117                     |
| Phone:             |                                           | Fax:               |                           |
| Mailing Address 1: |                                           | Mailing Address 2: |                           |
| Mailing City:      |                                           | Mailing State:     | NV                        |
| Mailing Zip Code:  |                                           |                    |                           |
| Agent Type:        | Commercial Registered Agent - Other       |                    |                           |
| Jurisdiction:      | NEVADA                                    | Status:            | Active                    |

**Financial Information**

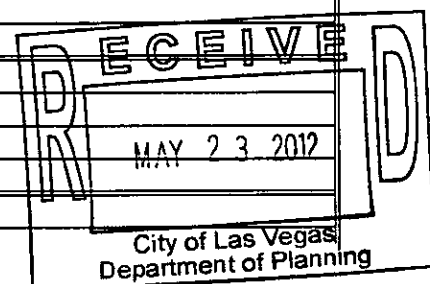
|                                         |   |                 |      |
|-----------------------------------------|---|-----------------|------|
| No Par Share Count:                     | 0 | Capital Amount: | \$ 0 |
| No stock records found for this company |   |                 |      |

**Officers**☐ Include Inactive Officers

|                          |                      |            |    |
|--------------------------|----------------------|------------|----|
| Manager - GEORGE T LOPEZ |                      |            |    |
| Address 1:               | 1528 CASTLE CREST DR | Address 2: |    |
| City:                    | LAS VEGAS            | State:     | NV |
| Zip Code:                | 89117                | Country:   |    |
| Status:                  | Active               | Email:     |    |

**Actions\Amendments**

|                            |                          |                 |   |
|----------------------------|--------------------------|-----------------|---|
| Action Type:               | Articles of Organization |                 |   |
| Document Number:           | 20080740119-82           | # of Pages:     | 1 |
| File Date:                 | 11/7/2008                | Effective Date: |   |
| (No notes for this action) |                          |                 |   |
| Action Type:               | Initial List             |                 |   |
| Document Number:           | 20080740120-14           | # of Pages:     | 1 |
| File Date:                 | 11/7/2008                | Effective Date: |   |
| (No notes for this action) |                          |                 |   |
| Action Type:               | Annual List              |                 |   |
| Document Number:           | 20100397237-74           | # of Pages:     | 1 |
| File Date:                 | 6/3/2010                 | Effective Date: |   |
| (No notes for this action) |                          |                 |   |
| Action Type:               | Annual List              |                 |   |



DREA 357, LLC  
Manager, George T. Lopez  
2222 W. Bonanza Road  
Las Vegas, NV. 89106  
Cell: ( 702) 408-5058  
E-mail: [gittol.LV@gmail.com](mailto:gittol.LV@gmail.com)

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May 10, 2012

Planning and Development Department – Current Planning Division  
City of Las Vegas Development Services Center  
333 N. Rancho  
Las Vegas, NV 89106

RE: JUSTIFICATION FOR SPECIAL USE PERMIT APPLICATION  
APN's: 139-28-301-020 & 029

DREA 357, LLC

Dear Planning Staff,

The owner of the parcels listed above, Drea 357, LLC, respectfully requests the City of Las Vegas to review a Special Use Permit, SUP, application on approximately 2.67 gross (2.43 net) acres generally located at the northwest corner of Bonanza Road and Clarkway Drive within ward 5 of the City of Las Vegas. The applicant is requesting a Special Use Permit within a transitional area of the city. No habitable buildings are being added to the development at this time.

The General Plan Designation of subject property is MXU, Mixed Use. The existing Zoning is C-2; General Commercial; we are requesting an SUP to park our company trucks.

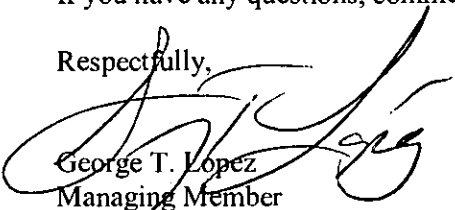
Most abutting and adjacent parcels are zoned for rural residential development, but only two of six abutting parcels are currently being used as inhabited residential dwellings. Properties on and near the Bonanza frontage in this area of town are transitioning from rural residential to commercial and industrial uses. Future plans of the owner are to assemble parcels from the subject area to Clarkway Drive in order to consolidate and combine a larger block that would be attractive for the redevelopment of this area. During the pursuit to compile the larger land area, the owner would like to continue operating his business on the subject parcels with as little expense as possible improving the property in areas that will eventually be removed as a result of the consolidation. The applicant feels that this SUP is appropriate at this time and the proposed land use is consistent with current and planned development along this corridor.

----- RECEIVED  
**SUP-45392** MAY 10 2012  
**SDR-45494** City of Las Vegas

This portion of the City's Redevelopment Plan and the surrounding area, especially the Bonanza Road frontage is currently in a trend of development that is shifting from blighted, aging rural single-family residences to land uses of more commercial and industrial nature. Due to the site's surroundings and the existing nature of this area of the City of Las Vegas, the applicant feels that the SUP is consistent and compatible with current and future development.

If you have any questions, comments, or concerns, please contact me.

Respectfully,



George T. Lopez  
Managing Member  
702-408-5058

**SUP-45392**  
**SDR-45494**

**State of Nevada  
Declaration of Value Form**

**1. Assessor Parcel Number(s)**

- a) 139-28-301-020  
b) 139-28-301-029  
c) \_\_\_\_\_  
d) \_\_\_\_\_

**2. Type of Property:**

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

**FOR RECORDER'S OPTIONAL USE  
ONLY**

Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

**3 a. Total Value/Sales Price of Property**

\$400,000.00

**b. Deed in Lieu of Foreclosure Only (value of property)**

**c. Transfer Tax Value:**

\$400,000.00

**d. Real Property Transfer Tax Due**

\$2,040.00

**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: GRANTOR/SELLER

Signature: \_\_\_\_\_

Capacity: GRANTEE/BUYER

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

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

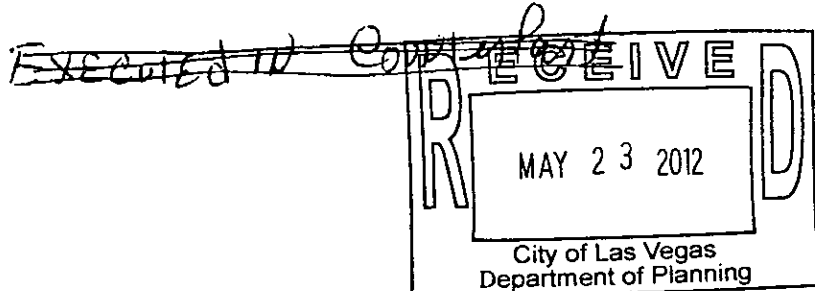
Print Name: Zions First National Bank  
Address: 1 South Main Street #500  
City: Salt Lake City  
State: UT      Zip: 89111-1109

Print Name: DREA 357, LLC  
Address: 1528 Castle Crest Dr  
City: Las Vegas  
State: NV      Zip: 89117

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

Print Name: Nevada Title Company      Esc. #: 08-12-0452-BB  
Address: 2500 N Buffalo, Suite 150  
City: Las Vegas      State: NV      Zip: 89128

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



LOTS ONE (1) AND TWO (2) AS SHOWN BY MAP THEREOF ON FILE IN FILE  
25 OF PARCEL MAPS, PAGE 13 IN THE OFFICE OF THE COUNTY RECORDER  
OF CLARK COUNTY, NEVADA.

ASSESSOR'S COPY