

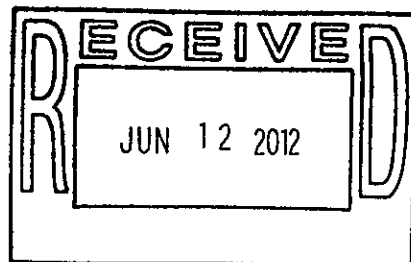
VICINITY MAP & AERIAL  
NO SCALE

**PURPOSE**  
THIS DRAWING HAS BEEN CREATED FOR CONCEPTUAL PURPOSES ONLY AND SHALL NOT BE USED FOR PERMITTING OR CONSTRUCTION

**SUPPORTING DOCUMENTS**  
BASE DRAWING INFORMATION SHOWN ON THIS PLAN IS BASED ON (GOOGLE) AERIAL MAPS DATED 2012. THERE MAY BE INACCURACIES GIVEN THE DATE THESE DOCUMENTS WERE PRODUCED. SCALING OF THE DOCUMENTS WHEN SCANNED OR COPIED, AND THE RELATION TO HOW IT WAS DESIGNED IN THE FIELD.

| SUMMARY                 |              |              |
|-------------------------|--------------|--------------|
| ZONING:                 |              |              |
| USE: CONVENIENCE STORE  |              |              |
| ZONING REQUIREMENTS     | REQUIRED     | PROVIDED     |
| BUILDING - 7-ELEVEN     |              |              |
| SIZE                    |              | 52,800       |
| HEIGHT                  |              | 41'6"        |
| STALL SIZE              |              | 8'X12'       |
| RATIO                   | 1 / 175      | 1 / 175      |
| SPACES                  | 21           | 21           |
| OVERALL SHOPPING CENTER |              |              |
| BLDG SQ.FT. OVERALL     |              | 251,162      |
| PARKING - OVERALL       |              |              |
| RATIO                   | 1 / 250      |              |
| SPACES                  | 124          | 135          |
| HANDICAP SPACES         | 5            | 7            |
| STALL SIZE              | N/A EXISTING | N/A EXISTING |

NOTE: THE SITE INVESTIGATION REPORT WAS NOT AVAILABLE AT THE TIME THIS SITE PLAN WAS CREATED. LANDSCAPING, SETBACKS, AND PARKING REGULATIONS WILL NEED TO BE VERIFIED BY THE BOR AND UPDATED ON THE SITE PLAN.



**SUP-45528**  
**REVISED**

CONCEPTUAL SITE PLAN WILL NOT BE CONSIDERED ACCEPTED UNTIL THE FOLLOWING APPROVALS FROM 7-ELEVEN, HAVE BEEN COMMUNICATED: RER, RDD, RCM, RSCM

STIMULATION FOR REUSE

SPRING DRIVING WAS PROPOSED FOR USE ON A SPECIFIC SITE AT  
Hawthorne Rd, Long Beach, NY  
ON 6/14/2012

IT IS NOT SUITABLE FOR USE ON A  
SUBSEQUENT PROJECT SITE OR AT  
ANY OTHER SITE OF THE DRIVING FOR  
REUSE PROJECT. THE DRIVING FOR  
REUSE PROJECT ASSIGNED THE SURFACE OF  
THE PROJECT TO BE REUSED AS A  
RECREATION AREA. THE PROJECT  
WAS NOT AUTHORIZED AND MAY  
BE SUBJECT TO THE SAME



7-ELEVEN  
2202. Paradise Road  
Las Vegas, NV 99104

**ISSUE BLOCK**

[illegible]

STORE NO.: 1030437

DOCUMENT DATE: 8/12/201

CHECKED BY: MTP

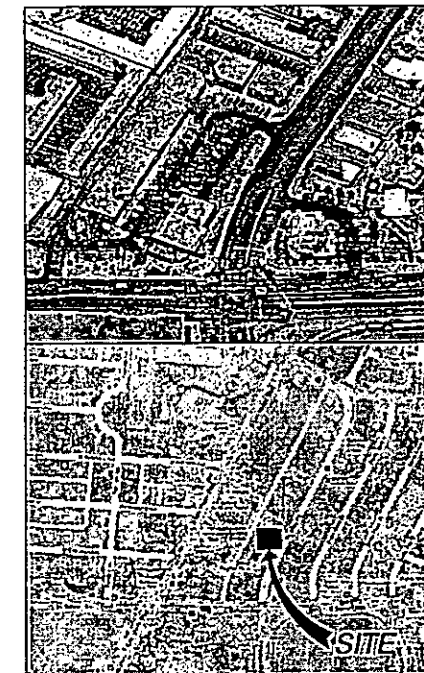
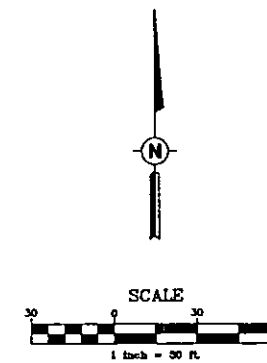
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CONCEPT  
PLAN

REVISÉ

**SHEET:**

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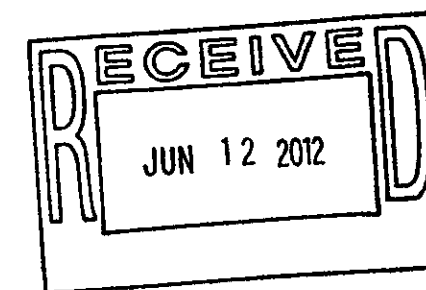
VICINITY MAP & AERIAL  
NO SCALE

**PURPOSE:**  
THIS DRAWING HAS BEEN CREATED FOR CONCEPTUAL PURPOSES ONLY AND SHALL NOT BE USED FOR PERMITTING OR CONSTRUCTION.

**SUPPORTING DOCUMENTS:**  
BASE DRAWING INFORMATION SHOWN ON THIS PLAN IS BASED ON GOOGLE AERIAL MAPS & AERIAL PHOTOGRAPHS. THE USER OF THIS DRAWING MUST BE AWARE THAT THE INFORMATION SHOWN HERE MAY BE INACCURATE DUE TO THE DATE THESE DOCUMENTS WERE PRODUCED. THE USER OF THIS DOCUMENT MUST BE AWARE OF THE DATE, THE LOCATION, AND THE RELATION TO HOW IT RELATES TO THE FIELD.

| SUMMARY                 |              |              |
|-------------------------|--------------|--------------|
| ZONING                  |              |              |
| USE: CONVENIENCE STORE  |              |              |
| ZONING REQUIREMENTS     | REQUIRED     | PROVIDED     |
| BUILDING - FEET/LEIGH   |              |              |
| SIZE                    |              | ±3,800       |
| HEIGHT                  |              | ±19'         |
| STALL SIZE              |              | 8'X19'       |
| RATIO                   | 1 / 175      | 1 / 175      |
| SPACES                  | 21           | 21           |
| OVERALL SHOPPING CENTER |              |              |
| BLDG SQFT. OVERALL      |              | 471,180      |
| PARKING - OVERALL       |              |              |
| RATIO                   | 1 / 250      |              |
| SPACES                  | 194          | 135          |
| HANDICAP SPACES         | 5            | 5            |
| STALL SIZE              | N/A EXISTING | N/A EXISTING |

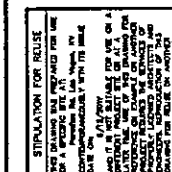
NOTE: THE SITE INVESTIGATION REPORT WAS NOT AVAILABLE AT THE TIME THIS SITE PLAN WAS CREATED. LANDSCAPING, SETBACKS, AND PARKING REGULATIONS WILL NEED TO BE VERIFIED BY THE BUL AND UPDATED ON THE SITE PLAN.



CONCEPTUAL SITE PLAN WILL NOT BE CONSIDERED ACCEPTED UNTIL THE FOLLOWING APPROVALS, FROM 7-ELEVEN, HAVE BEEN COMMUNICATED: RER, ROD, ROM, RCOM

**SUP-45528**

# REVISED



7-ELEVEN  
22202, Paradise Road  
Las Vegas, NV 89104

FORM NO. 10-11-64122

[illegible]

|                          |
|--------------------------|
| STORE NO.: 1030437       |
| DOCUMENT DATE: 8/12/2011 |
| CHECKED BY: MTP          |
| DRAWN BY: MAJ            |

CONCEPT  
PLAN

REVISÉ

SHEET: C1.0



**SUP-45528**  
**07/10/12 PC**





HARRISON FRENCH  
ARCHITECTS  
2202 S. PARADISE RD.  
LAS VEGAS, NV 89102  
702.735.1111  
www.harrisonfrench.com

7-ELEVEN  
2202 S. PARADISE RD.  
LAS VEGAS, NV 89102  
702.735.1111  
www.7-eleven.com

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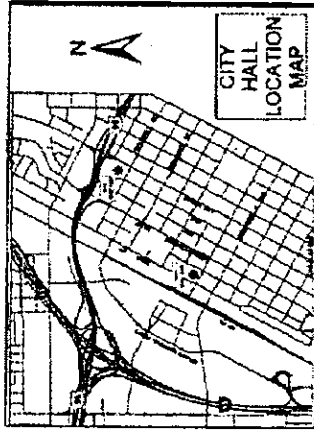
7-ELEVEN  
2202 S. PARADISE RD.  
LAS VEGAS, NV 89102  
702.735.1111  
www.7-eleven.com

| NO. | DATE     | DESCRIPTION       |
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| 360 | 09-15-41 | REVISIONS         |
| 361 | 10-15-41 | REVISIONS         |
| 362 | 11-15-41 | REVISIONS         |
| 363 | 12-15-41 | REVISIONS         |
| 364 | 01-15-42 | REVISIONS         |
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Development Services Center  
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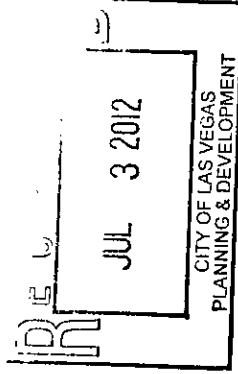
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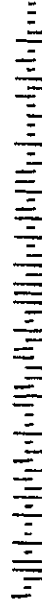
**SUP-45528**

Planning Commission Meeting of **07/10/2012**



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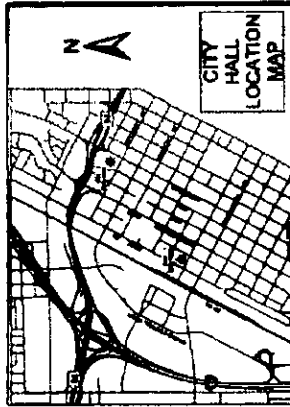
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☐ I SUPPORT  
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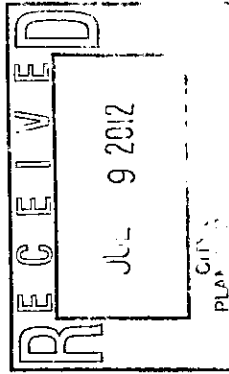
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**SUP-45528**

Planning Commission Meeting of 07/10/2012

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 FIRST CLASS



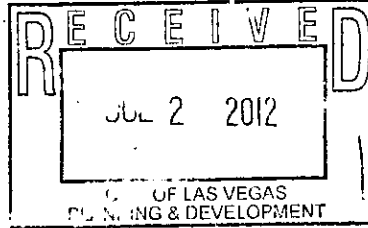
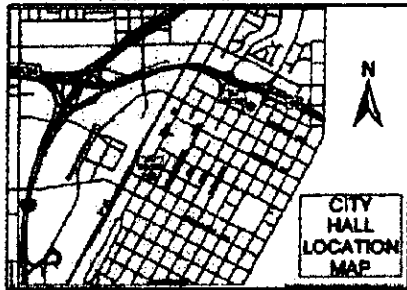
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City of Las Vegas  
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Development Services Center  
333 North Rancho Drive, 3<sup>rd</sup> Floor  
Las Vegas, Nevada 89106

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JUN 29 2012

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MAILED FROM ZIP CODE 89101

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I SUPPORT  
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I OPPOSE  
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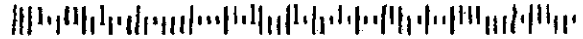
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**SUP-45528**

Planning Commission Meeting of 07/10/2012

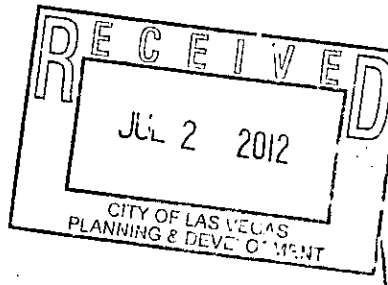
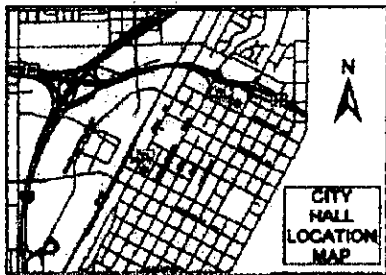
Case: SUP-45528  
16204813033  
OXFORD TECHNOLOGY  
5010 S VALLEY VIEW BLVD  
LAS VEGAS NV 89118-1705 89118-1705

17 DRDFN11 89118



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JUN 29 2012  
By: \_\_\_\_\_

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I OPPOSE  
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**SUP-45528**

Planning Commission Meeting of 07/10/2012

Case: SUP-45528  
16204813050  
OXFORD TECHNOLOGY INC  
5010 VALLEY VIEW BLVD #81  
LAS VEGAS NV 89118-1705 89118-1705

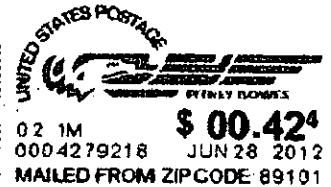
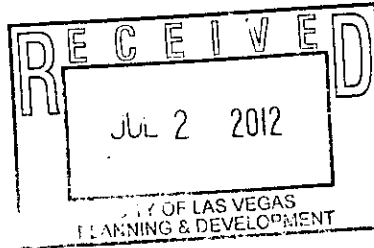
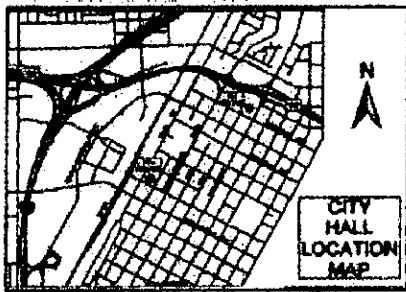
17 DRDFN11 89118



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City of Las Vegas  
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this Request



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**SUP-45528**

Planning Commission Meeting of 07/10/2012

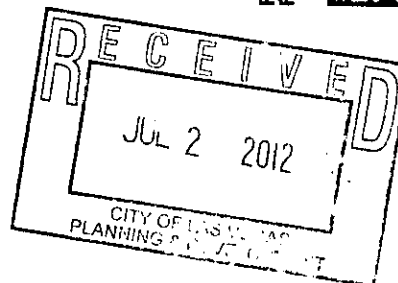
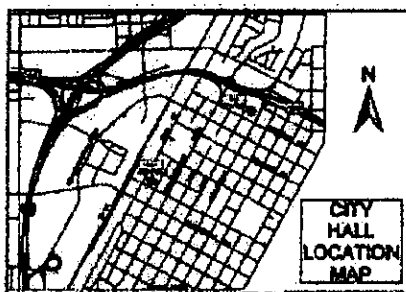
16204813048 Case: SUP-45528  
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LAS VEGAS NV 89118-1705 89118-1705

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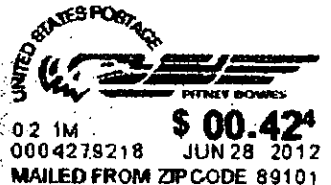
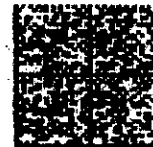


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I SUPPORT  
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I OPPOSE  
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**SUP-45528**

Planning Commission Meeting of 07/10/2012

16204813047 Case: SUP-45528  
OXFORD TECHNOLOGY INC  
5010 S VALLEY VIEW  
LAS VEGAS NV 89118-1705 89118-1705

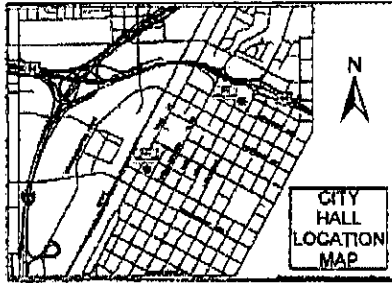
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I SUPPORT  
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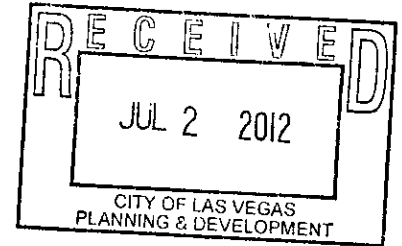
**SUP-45528**

Planning Commission Meeting of 07/10/2012

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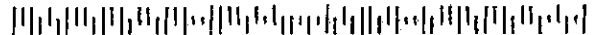


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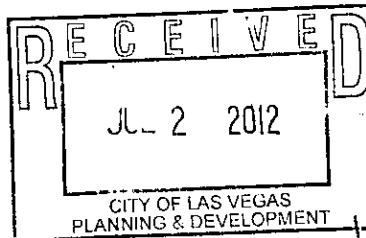
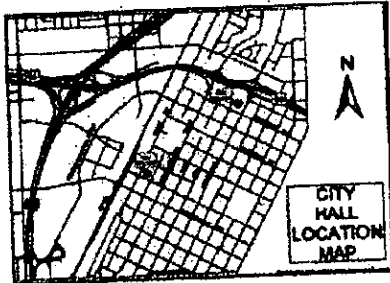
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I SUPPORT  
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I OPPOSE  
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**SUP-45528**

Planning Commission Meeting of 07/10/2012

Case: SUP-45528  
16204813036  
OXFORD TECHNOLOGY INC  
5010 S VALLEY VIEW BLVD  
LAS VEGAS NV 89118-1705 89118-1705

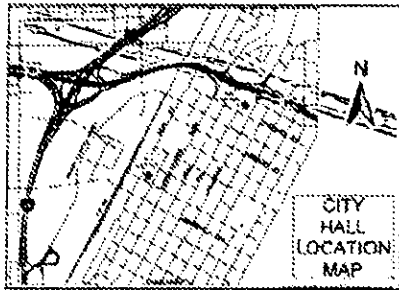
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I SUPPORT  
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I OPPOSE  
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Please use available blank space on card for your comments.

**SUP-45488 & SDR-45489**

Planning Commission Meeting of 07/10/2012

16303301012

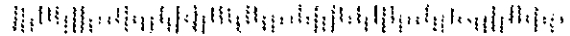
Case: SUP-45488

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601 S RANCHO DR #C23

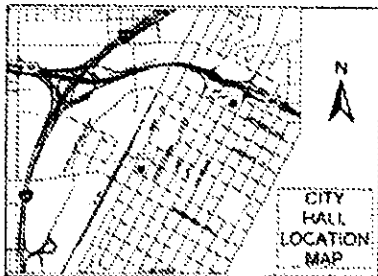
LAS VEGAS NV 89106-4825 89106-4825

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City of Las Vegas  
Department of Planning  
Development Services Center  
333 North Rancho Drive, 3<sup>rd</sup> Floor  
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I SUPPORT  
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**SUP-45528**

Planning Commission Meeting of 07/10/2012

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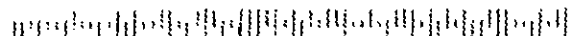
Case SUP-45528

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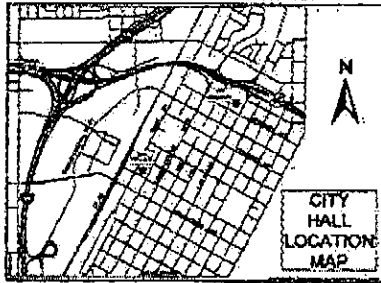
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**SUP-45528**

Planning Commission Meeting of 07/10/2012

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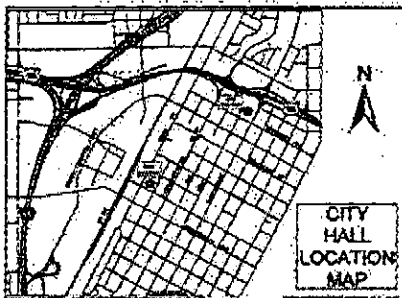
Case: SUP-45528  
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ZE REN INC  
5130 S FORT APACHE RD #215-418  
LAS VEGAS NV 89148-1719 89148-1719

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I SUPPORT  
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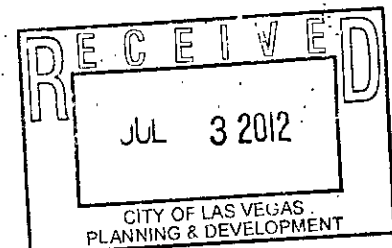
**SUP-45528**

Planning Commission Meeting of 07/10/2012

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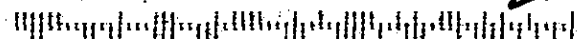


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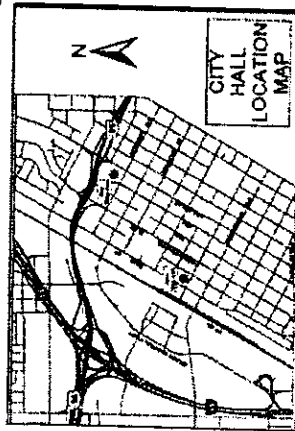


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333 North Rancho Drive, 3<sup>rd</sup> Floor  
Las Vegas, Nevada 89106

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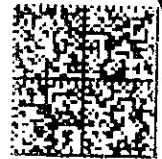


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I ☒ SUPPORT this Request  
I ☐ OPPOSE this Request

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**SUP-45528**  
Planning Commission Meeting of **07/10/2012**

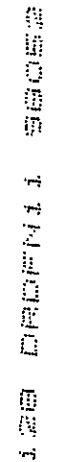
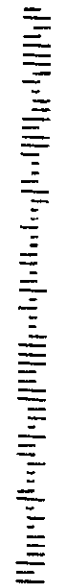
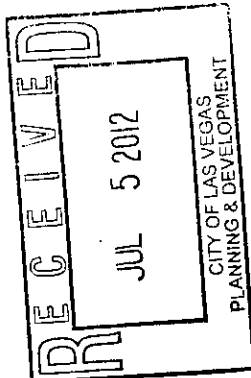
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**KEEP SUPPORTING  
BUSINESS DEVELOPMENT  
IN THIS AREA!!!  
ROY H.**

Case: SUP-45528  
16204815210  
HURLBUT ROY E  
BAKER CHRISTINE E  
14128 NE 63RD CT  
REDMOND WA 98052-4657 98052-4657





LAS VEGAS  
CITY COUNCIL

CAROLYN G. GOODMAN  
MAYOR

STAVROS S. ANTHONY  
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL  
CITY MANAGER

July 11, 2012

Mr. Richard Truesdell  
Chetak Development  
9901 Covington Cross Drive, Suite #170  
Las Vegas, Nevada 89144

**RE: SUP-45528 - SPECIAL USE PERMIT  
PLANNING COMMISSION MEETING OF JULY 10, 2012**

Dear Mr. Truesdell:

Your request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN A PROPOSED 3,600 SQUARE-FOOT CONVENIENCE STORE at 2202 Paradise Road (APN 152-03-411-009), C-1 (Limited Commercial) Zone, Ward 3 (Coffin), was considered by the Planning Commission on July 10, 2012.

The Planning Commission voted to **APPROVE** your request, subject to the following:

**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler Off-Sale Establishment use.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

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

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

Mr. Richard Truesdell  
Chetak Development  
SUP-45528 - Page Two  
July 11, 2012

7. All beer and wine coolers shall remain in the original manufacturer's configuration intended for off-sale resale.
8. The off-sale of single beers, malt beverages, or wine coolers of any size with alcohol by volume greater than 6% shall be prohibited. The sale of wines with an alcohol by volume of greater than 16% shall be prohibited.
9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **July 10, 2012** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **July 23, 2012**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Mr. Edward Barrow  
7-Eleven, Inc.  
780 Sandra Drive  
Boulder City, Nevada 89005

Mr. Mark Hawkins  
Fennemore Craig, PC  
300 South Fourth Street, Suite #1400  
Las Vegas, Nevada 89101



LAS VEGAS  
CITY COUNCIL

CAROLYN G. GOODMAN  
MAYOR

STAVROS S. ANTHONY  
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL  
CITY MANAGER

June 28, 2012

Mr. Richard Truesdell  
Chetak Development  
9901 Covington Cross Drive, Suite #170  
Las Vegas, Nevada 89144

**RE: SUP-45528 - SPECIAL USE PERMIT  
PLANNING COMMISSION MEETING OF JULY 10, 2012**

Dear Mr. Truesdell:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **July 10, 2012** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

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

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

Sincerely,

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

Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Mr. Edward Barrow  
7-Eleven, Inc.  
780 Sandra Drive  
Boulder City, Nevada 89005

Mr. Mark Hawkins  
Fennemore Craig, PC  
300 South Fourth Street, Suite #1400  
Las Vegas, Nevada 89101

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

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)



# Memorandum

City of Las Vegas  
Department of Public Works  
Development Coordination

**To:** Department of Planning and Development  
**From:** Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*  
**CC:** Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)  
**Date:** June 6, 2012  
**Re:** **SUP-45528** 7-Eleven Inc. 2202 Paradise Rd.  
Request for a Special Use Permit for a proposed beer/wine/cooler off-sale establishment within a proposed convenience store

---

## **COMMENTS:**

We have no comment on the Request for a Special Use Permit for a proposed beer/wine/cooler off-sale establishment within a proposed convenience store at 2202 Paradise Road.

City of Las Vegas - Department of Planning.

## **Development Notification**

PC Meeting: July 10, 2012

---

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

---

**SUP-45528**

18b The Las Vegas Arts District

Beverly Green NA

Francisco Park NA

Gateway Neighborhood Association

Glen Heather Estates NA

John S. Park NA

Las Vegas Historic District

Rancho Oaks NA

Sahara - Southridge Association of Business

Saratoga Meadows NA

Scotch Eighty Owners' Association

Southridge NA

Sunlake Apartments

West Huntridge NA

Western - Highland Business Association

## Application Information

**SUP-45528 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 7-ELEVEN, INC. - OWNER: CHETAK DEVELOPMENT CORPORATION** - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN A PROPOSED 3,600 SQUARE-FOOT CONVENIENCE STORE at 2202 Paradise Road (APN 162-03-411-009), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

## Application Location



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

## Public Hearing Information

**Meeting:** Planning Commission  
**Date:** July 10, 2012  
**Time:** 6:00 P.M.  
**Location:** City Council Chambers  
495 South Main Street  
Las Vegas, Nevada

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

## Application Information

**SUP-45528 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 7-ELEVEN, INC. - OWNER: CHETAK DEVELOPMENT CORPORATION** - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN A PROPOSED 3,600 SQUARE-FOOT CONVENIENCE STORE at 2202 Paradise Road (APN 162-03-411-009), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

## Application Location



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

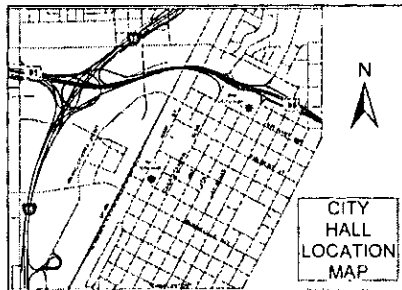
## Public Hearing Information

**Meeting:** Planning Commission  
**Date:** July 10, 2012  
**Time:** 6:00 P.M.  
**Location:** City Council Chambers  
495 South Main Street  
Las Vegas, Nevada

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

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

**Return Service Requested  
Official Notice of Public Hearing**



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

☐

I SUPPORT  
this Request

☐

I OPPOSE  
this Request

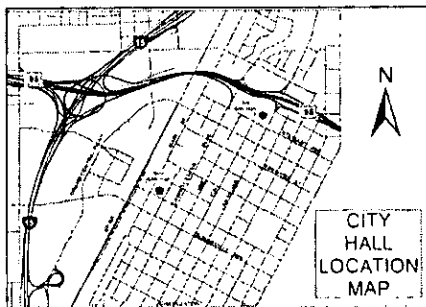
Please use available blank space on card for your comments.

**SUP-45528**

Planning Commission Meeting of 07/10/2012

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

**Return Service Requested  
Official Notice of Public Hearing**



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

☐

I SUPPORT  
this Request

☐

I OPPOSE  
this Request

Please use available blank space on card for your comments.

**SUP-45528**

Planning Commission Meeting of 07/10/2012

# CITY OF LAS VEGAS

## INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

**FROM:** DEPARTMENT OF PLANNING

**SUP-45528**

### 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)            | OH-SANG KWON     | 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            | RICK SCHROEDER   | DSC - 8 <sup>th</sup> Floor |

### ROUTED ELECTRONICALLY

|                                |                   |                                           |
|--------------------------------|-------------------|-------------------------------------------|
| <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           |
| *SID (DPW)                     | PATRICK MURPHY    | 4 <sup>TH</sup> FLOOR CITY HALL           |

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

**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-45528 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 7-ELEVEN, INC. - OWNER: CHETAK DEVELOPMENT CORPORATION** - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN A PROPOSED 3,600 SQUARE-FOOT CONVENIENCE STORE at 2202 Paradise Road (APN 162-03-411-009), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

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 03:06 PM

Submitted By

Page 1

A/P # 45528 SPECIAL USE PERMIT

Application Information

Stages

|           | Date / Time      | By     |            | Date / Time | By |
|-----------|------------------|--------|------------|-------------|----|
| Processed | 05/24/2012 11:32 | 984224 | Temp COO   |             |    |
| Approved  |                  |        | COO Issued |             |    |
| Final     |                  |        | Expires    |             |    |

Associated Information

|                  |                                                  |            |                      |      |
|------------------|--------------------------------------------------|------------|----------------------|------|
| Type of Work     | # Plans                                          | 0          | Declared Valuation   | 0.00 |
| Dept of Commerce | # Plans                                          | 0          | Calculated Valuation | 0.00 |
| Priority         | <input checked="" type="checkbox"/> Auto Reviews | Bill Group | Actual Valuation     | 0.00 |

Description of Work

SUP-45528 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 7-ELEVEN, INC. - OWNER: CHETAK DEVELOPMENT CORPORATION - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN A PROPOSED 3,600 SQUARE-FOOT CONVENIENCE STORE at 2202 Paradise Road (APN 162-03-411-009), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

Parent A/P #

Project # 45528 Project/Phase Name 7-ELEVEN  
Size/Area 0.40 ACRE Size Description  
Proposed Start Proposed Stop  
% Complete Formula

Phase #  
Subdivision Code  
% Completed 0.00

Property/Site Information

Parcel 16203411009

Location

Owner/Tenant

|                                                 |                                     |
|-------------------------------------------------|-------------------------------------|
| Contact ID AC1259515                            | Name CHETAK DEVELOPMENT CORPORATION |
| Mailing Address 9901 COVINGTON CROSS DRIVE #170 | Organization                        |
| City LAS VEGAS                                  | State/Province NV                   |
| ZIP/PC 89144                                    | Country                             |
| Day Phone (702)383-3033 x                       | Evening Phone                       |
| Fax                                             | Mobile #                            |

☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Unlinked Addresses

2202 PARADISE RD  
LAS VEGAS, 89104-

2204 PARADISE RD  
LAS VEGAS, 89104-

2208 PARADISE RD  
LAS VEGAS, 89104-

2206 PARADISE RD  
LAS VEGAS, 89104-

Report Date 05/24/2012 03:06 PM

Submitted By

Page 2

**A/P Addresses**

No Other Addresses are associated to this Application

**Linked Parcels**

No Parcels are linked to this Application

**A/P Linked Parcel**

16203411009

**Applicant/Contact**

|                    |                        |           |      |              |           |                                  |
|--------------------|------------------------|-----------|------|--------------|-----------|----------------------------------|
| Primary            | N                      | Capacity  | APPL | Contact ID   | AC2027092 | <input type="checkbox"/> Foreign |
| Effective          |                        | Expire    |      |              |           |                                  |
| Name               | 7-ELEVEN               |           |      |              |           |                                  |
| Day Phone          | (702)592-7622 x        | Eve Phone |      | Organization |           |                                  |
| Pager              |                        | PIN #     |      | Position     |           |                                  |
| Fax                |                        | Mobile    |      | Profession   |           |                                  |
| E-Mail             |                        |           |      |              |           |                                  |
| Address            | 780 SANDRA DRIVE       |           |      |              |           |                                  |
|                    | BOULDER CITY, NV 89005 |           |      |              |           |                                  |
| Seasonal Addr      |                        |           |      |              |           |                                  |
| Valid From         |                        | To        |      |              |           |                                  |
| Comments           | No Comments            |           |      |              |           |                                  |
| CONTACT ADDITIONAL |                        |           |      |              |           |                                  |

WORKCARD: Work Card # 0  
Expiration Date

**CONTACT REQUIREMENTS**

License # Percent Owned Waiver Health Card Director Letter Original Transcript

Orientation/Attended

There are no items in this list

|               |                                 |           |       |              |           |                                  |
|---------------|---------------------------------|-----------|-------|--------------|-----------|----------------------------------|
| Primary       | N                               | Capacity  | OWNER | Contact ID   | AC1259515 | <input type="checkbox"/> Foreign |
| Effective     |                                 | Expire    |       |              |           |                                  |
| Name          | CHETAK DEVELOPMENT CORPORATION  |           |       |              |           |                                  |
| Day Phone     | (702)383-3033 x                 | Eve Phone |       | Organization |           |                                  |
| Pager         |                                 | PIN #     |       | Position     |           |                                  |
| Fax           |                                 | Mobile    |       | Profession   |           |                                  |
| E-Mail        |                                 |           |       |              |           |                                  |
| Address       | 9901 COVINGTON CROSS DRIVE #170 |           |       |              |           |                                  |
|               | LAS VEGAS, NV 89144             |           |       |              |           |                                  |
| Seasonal Addr |                                 |           |       |              |           |                                  |
| Valid From    |                                 | To        |       |              |           |                                  |
| Comments      | No Comments                     |           |       |              |           |                                  |

Report Date 05/24/2012 03:06 PM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0  
Expiration Date

CONTACT REQUIREMENTS

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

There are no items in this list

|                    |                                                   |           |       |              |     |            |           |                                  |
|--------------------|---------------------------------------------------|-----------|-------|--------------|-----|------------|-----------|----------------------------------|
| Primary            | Y                                                 | Capacity  | OTHER | Other        | REP | Contact ID | AC1518623 | <input type="checkbox"/> Foreign |
| Effective          |                                                   | Expire    |       |              |     |            |           |                                  |
| Name               | FENNEMORE CRAIG                                   |           |       |              |     |            |           |                                  |
| Day Phone          | (702)692-8000 x                                   |           |       |              |     |            |           |                                  |
| Pager              |                                                   | Eve Phone |       | Organization |     |            |           |                                  |
| Fax                | (702)692-8099                                     | PIN #     |       | Position     |     |            |           |                                  |
| E-Mail             |                                                   | Mobile    |       | Profession   |     |            |           |                                  |
| Address            | 300 S. FOURTH ST,<br>#1400<br>LAS VEGAS, NV 89101 |           |       |              |     |            |           |                                  |
| Seasonal Addr      |                                                   |           |       |              |     |            |           |                                  |
| Valid From         |                                                   | To        |       |              |     |            |           |                                  |
| Comments           | No Comments                                       |           |       |              |     |            |           |                                  |
| CONTACT ADDITIONAL |                                                   |           |       |              |     |            |           |                                  |

WORKCARD: Work Card # 0  
Expiration Date

CONTACT REQUIREMENTS

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

There are no items in this list

Report Date 05/24/2012 03:06 PM

Submitted By

Page 4

**Information**

No Contractors

**Item Description**

**Item Status**

|                                                |                             |
|------------------------------------------------|-----------------------------|
| Check Fees                                     | Fees Successful             |
| NOTIFICATION & ADVERTISING FEE (\$750.00)      | Paid                        |
| PROCESSING FEE (\$500.00)                      | Paid                        |
| RECORDING OF NOTICE OF ZONING ACTION (\$30.00) | Paid                        |
| Check Inspections                              | Inspections Successful      |
| Check Reviews                                  | Reviews Successful          |
| Check Conditions                               | Conditions Successful       |
| Check Alert Conditions                         | Alert Conditions Successful |
| Check Licenses                                 | Not Checked                 |
| Check Children Status                          | Children Successful         |
| Check Open Cases                               | 0                           |
| Pre-Check Conditions Added:                    | 0                           |
| Inspections Added:                             | 0                           |
| Reviews Added:                                 | 13                          |
| DEVCO                                          |                             |
| NEIGH P&S                                      |                             |
| B&S PLAN                                       |                             |
| FLOOD                                          |                             |
| TRAFFIC                                        |                             |
| TEFO                                           |                             |
| SURVEY                                         |                             |
| SID                                            |                             |
| SEWER                                          |                             |
| ROW                                            |                             |
| LAND DEV                                       |                             |
| FIRE ENG                                       |                             |
| ENGDESIGN                                      |                             |
| Fees Added:                                    | 0                           |
| Conditions Added:                              | 1                           |
| Z-LEGAL                                        |                             |
| Periodic Inspection Schedules Added:           | 0                           |

| Fees                                 | Status | Paid Date        | Amount                    |
|--------------------------------------|--------|------------------|---------------------------|
| NOTIFICATION & ADVERTISING FEE       | P      | 05/24/2012 11:46 | 750.00                    |
| RECORDING OF NOTICE OF ZONING ACTION | P      | 05/24/2012 11:46 | 30.00                     |
| PROCESSING FEE                       | P      | 05/24/2012 11:46 | 500.00                    |
| <b>Total Unpaid</b>                  |        | <b>0.00</b>      | <b>Total Paid 1280.00</b> |

**Inspections**

There are no Inspections for this Report

**Review Activities**  
Review/  
Comments

| Review Type | Status    | Waived | Issued                              | Printer          | Completed | Com. By |
|-------------|-----------|--------|-------------------------------------|------------------|-----------|---------|
| 499746      | DEVCO     | 1      | Incomplete <input type="checkbox"/> | 05/24/2012 15:06 |           |         |
| 499749      | NEIGH P&S | 1      | Incomplete <input type="checkbox"/> | 05/24/2012 15:06 |           |         |

Report Date 05/24/2012 03:06 PM

Submitted By

Page 5

| Review Activities<br>Review #<br>Comments | Review Type | # | Status     | Waived                   | Issued           | Started | Completed | Comp By |
|-------------------------------------------|-------------|---|------------|--------------------------|------------------|---------|-----------|---------|
| 499750                                    | B&S PLAN    | 1 | Incomplete | <input type="checkbox"/> | 05/24/2012 15:06 |         |           |         |
| 499751                                    | FLOOD       | 1 | Incomplete | <input type="checkbox"/> | 05/24/2012 15:06 |         |           |         |
| 499752                                    | TRAFFIC     | 1 | Incomplete | <input type="checkbox"/> | 05/24/2012 15:06 |         |           |         |
| 499753                                    | TEFO        | 1 | Incomplete | <input type="checkbox"/> | 05/24/2012 15:06 |         |           |         |
| 499754                                    | SURVEY      | 1 | Incomplete | <input type="checkbox"/> | 05/24/2012 15:06 |         |           |         |
| 499755                                    | SID         | 1 | Incomplete | <input type="checkbox"/> | 05/24/2012 15:06 |         |           |         |
| 499756                                    | SEWER       | 1 | Incomplete | <input type="checkbox"/> | 05/24/2012 15:06 |         |           |         |
| 499757                                    | ROW         | 1 | Incomplete | <input type="checkbox"/> | 05/24/2012 15:06 |         |           |         |
| 499758                                    | LAND DEV    | 1 | Incomplete | <input type="checkbox"/> | 05/24/2012 15:06 |         |           |         |
| 499759                                    | FIRE ENG    | 1 | Incomplete | <input type="checkbox"/> | 05/24/2012 15:06 |         |           |         |
| 499760                                    | ENGDESIGN   | 1 | Incomplete | <input type="checkbox"/> | 05/24/2012 15:06 |         |           |         |

#### Activity/Review Detail

Detail SUBMITTAL CHECKLIST (SUP)

Modified By GKAPOVICH

Modified Date/Time 05/24/2012 11:32

Comments

No Comments

#### SUBMITTAL CHECKLIST

Indicate if item is being submitted

|                                        |                                                     |
|----------------------------------------|-----------------------------------------------------|
| Y Pre-Application Conference Checklist | Y Site Plan (6 Folded Blue Lines, 1 Rolled Colored) |
| Y Application/Petition Form            | Y Floor Plan, if Applicable (1 Folded, 1 Rolled)    |
| Y Deed and Legal Description           | Y Laser Print Site Plan                             |
| Y Justification Letter                 | Y Laser Print Floor Plan                            |
| Y DINA (Not Always Required)           | Y Statement of Financial Interest                   |

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions  
Condition  
Supervisor Required

Approval

Approved By  
Comments

Approved Date

Applied By

Applied Date

Assigned

Z-LEGAL

981094

05/24/2012 15:06

N

Report Date 05/24/2012 03:06 PM

Submitted By

Page 6

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

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

No children exist for this project

| Planning Condition | Description | Effective | Expire | Comment |
|--------------------|-------------|-----------|--------|---------|
|--------------------|-------------|-----------|--------|---------|

There is no planning condition for this project.

### SPECIAL USE PERMIT

N DINA Required? Y Will this go to the City Council? Hearing Type  
Y Project of Regional Significance? Public or Admin? PUBLIC  
N Parent Project link required? Is there a condition of approval for a Required Review?  
Type of Use If yes, when does it need to be reviewed?

BEER/WINE/COOLER OFF-SALE ESTABLISHMENT

Y Is this an Alcohol related Use? Staff Recommendation Entitlement Exercised?

### Meeting Information

| Meeting Information | Meeting Type | Meeting Status | YES Votes | NO Votes | ABSTENTIONS |
|---------------------|--------------|----------------|-----------|----------|-------------|
| Meeting Date        | Add Date     | Modified By    |           |          |             |
| Comments            |              |                |           |          |             |
| 07/10/2012          | PC           | SCHEDULED      | 0         | 0        | 0           |
| GKAPOVICH           | 05/24/2012   |                |           |          |             |

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

No children exist for this project

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

No Employee Entries

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

PAYMNT CO NAME WHO PICKED UP CONTACT# 984723 05/24/2012 11:47 0.00  
JEFF DONATO; FENNEMORE CRAIG, P.C.; CK #391634; 702-692-8000

No Model Home Details



## PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION / PETITION FORM

**Application/Petition For:** 7-Eleven, Inc.  
**Project Address (Location):** 2202 Paradise Road, Las Vegas, NV 89104  
**Project Name:** 7-Eleven Convenience Store **Proposed Use:** Convenience store, with beer/wine/cooler off-sales  
**Assessor's Parcel #(s):** 162-03-411-009 **Ward #:** 3 - Coffin  
**General Plan:** existing C proposed No Change **Zoning:** existing C-1 proposed No Change  
**Commercial Square Footage:** approx. 3,600 square feet **Floor Area Ratio:** \_\_\_\_\_  
**Gross Acres:** 0.40 Acres **Lots/Units:** n/a **Density:** n/a  
**Additional Information:** Special Use Permit to allow beer/wine/cooler off-sales in conjunction with a convenience store that will have restricted gaming on site.

**PROPERTY OWNER:** Chetak Development Corporation **Contact:** Cornerstone Company c/o Richard Truesdell  
**Address:** 9901 Covington Cross Dr., Suite 170 **Phone:** (702) 383-3033 **Fax:** n/a  
**City:** Las Vegas **State:** NV **Zip:** 89144  
**E-mail Address:** rtuesdell@cornerstonecompany.com

**APPLICANT:** 7-Eleven, Inc. **Contact:** Edward Barrow  
**Address:** 780 Sandra Drive **Phone:** (702) 592-7622 **Fax:** n/a  
**City:** Boulder City **State:** NV **Zip:** 89005  
**E-mail Address:** Edward.Barrow@7-11.com

**REPRESENTATIVE:** Fennemore Craig, P.C. **Contact:** Mark Hawkins, Esq.  
**Address:** 300 S. Fourth Street, Suite 1400 **Phone:** 702-692-8000 **Fax:** 702-692-8099  
**City:** Las Vegas **State:** Nevada **Zip:** 89101  
**E-mail Address:** mhawkins@fclaw.com

**Property Owner Signature:** [Signature]

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

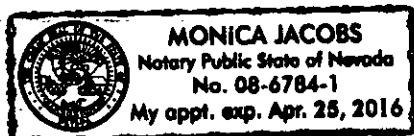
**Print Name:** Will Kemp

**Subscribed and sworn before me**

**This:** 21<sup>st</sup> **day of:** May, 20 12

**Notary Public in and for said County and State**

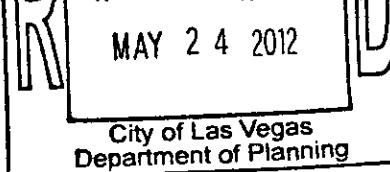
Revised 10/27/08



#### FOR DEPARTMENT USE ONLY

|                       |                    |
|-----------------------|--------------------|
| <b>Case #</b>         | <u>SUP- 45528</u>  |
| <b>Meeting Date:</b>  | <u>7-10-12 PL</u>  |
| <b>Total Fee:</b>     | <u>\$ 1,280</u>    |
| <b>Date Received:</b> | <u>5-24-12</u>     |
| <b>Received By:</b>   | <u>[Signature]</u> |

\*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department in conformity with applicable sections of the Zoning Ordinance.  
(Upload Application Packet/Application Form.pdf)





## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-45528** APN: 162-03-411-009

Name of Property Owner: Chetak Development Corporation, c/o Cornerstone Company

Name of Applicant: 7-Eleven, Inc.

Name of Representative: Fennemore Craig, P.C.

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: Planning Commissioner Richard Truesdell

Partner(s): Will Kemp

APN: 162-03-411-009

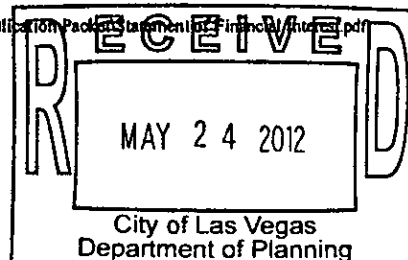
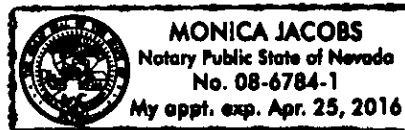
Signature of Property Owner: *Will Kemp, Pres Chetak*

Print Name: Will Kemp, Pres. Chetak

Subscribed and sworn before me

This 21<sup>st</sup> day of May, 2012

*[Signature]*  
Notary Public in and for said County and State



# FENNEMORE CRAIG, P.C.

Suite 1400 Bank of America Plaza  
300 South Fourth Street  
Las Vegas, Nevada 89101  
(702) 692-8000

Mark Hawkins  
Direct Phone: (702) 692-8012  
Direct Fax: (702) 692-8072  
mhawkins@fclaw.com

Law Offices  
Phoenix (602) 916-5000  
Tucson (520) 879-6800  
Nogales (520) 281-3480  
Las Vegas (702) 692-8000  
Denver (303) 291-3200

May 24, 2012

## **BY HAND DELIVERY**

City of Las Vegas  
Planning & Development  
333 N. Rancho Drive  
Las Vegas, NV 89106

Re: Special Use Permit – Beer/Wine/Cooler Off-Sales in conjunction with  
Convenience Store that will have Restricted Gaming

To Whom It May Concern:

Please be advised that this firm represents 7-Eleven, Inc., a Texas corporation (the "Applicant"), with regard to its request for a Special Use Permit to allow beer/wine/cooler off-sales in conjunction with a convenience store that will have restricted gaming within an area and upon real property zoned Limited Commercial District (C-1). The real property is located at the northwest corner of East Sahara Avenue and Paradise Road, more particularly described as assessor's parcel number 162-03-411-009 (the "Property"). It should be noted that the owner of the Property, Chetak Development Corporation (the "Owner"), previously submitted a design review and related applications that were approved to allow a retail shopping center on the Property. The Applicant, with the Owner's consent, hereby requests a special use permit that would allow beer/wine/cooler off-sales in conjunction with a convenience store that will have restricted gaming upon the Property.

### A. Convenience Store Use

In particular, the Applicant is proposing an approximate 3,600 square foot convenience store that will have restricted gaming and beer/wine/cooler off-sales. The convenience store will have approximately 1,944 square feet of retail floor space that will be utilized for the retail sale to the public of merchandise for off-site consumption, including, without limitation, prepackaged food products, sundries, household items and similar consumer items. All existing site improvements, exterior building elevations and landscape improvements are to remain and meet the previous design review requirements. In addition, no gasoline pumps or exterior uses are proposed or being requested with this application. The proposed convenience store use complies with Title 19 standards for such type of use; therefore, the proposed convenience store use is permitted within a C-1 zoning district.

**SUP-45528**

RECEIVED  
City of Las Vegas  
Department of Planning

# FENNEMORE CRAIG, P.C.

City of Las Vegas  
Planning & Development  
May 24, 2012  
Page 2

## B. Restricted Gaming Use

The Applicant anticipates conducting restricted gaming operations on site and wholly within the convenience store. The restricted gaming operations will be limited to not more than seven (7) gaming devices on site at any one time. For so long as the convenience store has obtained and maintains current licensing and zoning approvals to sell alcoholic beverages, the Applicant is not required to obtain a special use permit for the restricted gaming use. The proposed restricted gaming use will at all times be ancillary to the convenience store use.

## C. Beer/Wine/Cooler Off-Sale Use

In conjunction with the convenience store use, the Applicant is requesting a special use permit to allow beer/wine/cooler off-sales within the establishment. The use would be limited to the sale of beer, wine and coolers to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold. It is important to note that the Property where the beer/wine/cooler off-sales will be conducted is not located within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children or City park (the "Protected Uses"). Although the Property meets the distance separation requirements from the Protected Uses, a special use permit is still required since the Property is within a C-1 zoning district.

In order to approve a Special Use Permit application, per Title 19.16.110(L) of the Las Vegas Municipal Code (the "Code"), the Planning Commission and/or City Council must affirm the following:

1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

- The beer/wine/cooler use can be conducted in a manner that is harmonious with the neighborhood because it conforms to the standard conditions and requirements as set forth by the Code. In particular, the beer/wine/cooler off-sale use will, at all times, be ancillary to the retail use and less than thirty percent (30%) of the physical retail inventory on the establishment premised. Furthermore, there are no Protected Uses within 400 feet of the location proposed for the convenience store or beer/wine/cooler off-sale uses. For the reasons stated above, we believe the proposed land use can be conducted in a manner that is harmonious and compatible with the existing and future surrounding land uses.

2. The subject site is physically suitable for the type and intensity of land use proposed.

- The beer/wine/cooler off-sale use will be located within an existing commercial building that was previously a tavern. The beer/wine/cooler off-sale use is less

**SUP-45528**

# FENNEMORE CRAIG, P.C.

City of Las Vegas  
Planning & Development  
May 24, 2012  
Page 3

intense than a tavern use where the alcoholic beverages are consumed on-site. As a result, the subject site is physically suitable for the type and intensity of the land use proposed.

3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

- The Property has access to both East Sahara Avenue and Paradise Road, which are of sufficient size to accommodate the beer/wine/cooler off-sale use. Furthermore, the beer/wine/cooler off-sale use does not create any additional parking requirements.

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

- As with any use, the beer/wine/cooler off-sale use will be subject to regular City inspections for licensing and will therefore not compromise the public health, safety and general welfare. Unlike On-Sale liquor establishments where the alcoholic beverages are purchased and consumed on-premises, the proposed use is an off-sale use where the alcoholic beverages are purchased on-premises but consumed off-premises. The off-sale use is an additional safeguard to protect the public health, safety and general welfare.

5. The use meets all of the applicable conditions per Title 19 of the Code.

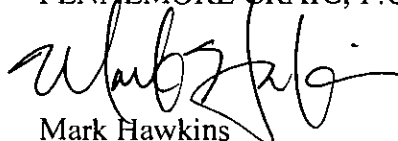
- As previously indicated, the proposed use meets all the applicable conditions and requirements as set forth by Title 19 of the Code.

Based upon the foregoing, we hereby respectfully request your approval of the Applicant's request for a Special Use Permit to allow beer/wine/cooler off-sales in conjunction with a convenience store that will have restricted gaming on the Property.

If you should have any questions, please do not hesitate to contact me. Thank you for your consideration.

Sincerely,

FENNEMORE CRAIG, P.C.



Mark Hawkins

MHAW/jjd

CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING

ENVIRONMENTAL IMPACT ASSESSMENT

Pursuant to Las Vegas Municipal Code (LVMC) Section 19.18.010(E) and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that your project is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project. The Environmental Impact Assessment forms attached herein must be prepared for each factor\* and submitted for evaluation.

|   |           |                                     |
|---|-----------|-------------------------------------|
| √ | <b>1</b>  | <b>Project Description</b>          |
| √ | <b>2</b>  | <b>Transportation and Traffic</b>   |
| √ | <b>3</b>  | <b>Schools</b>                      |
| √ | <b>4</b>  | <b>Emergency Services</b>           |
| √ | <b>5</b>  | <b>Housing</b>                      |
| √ | <b>6</b>  | <b>Mass Transit</b>                 |
| √ | <b>7</b>  | <b>Open Space and Recreation</b>    |
| √ | <b>8</b>  | <b>Hydrology</b>                    |
| √ | <b>9</b>  | <b>Water Quality</b>                |
| √ | <b>10</b> | <b>Utilities and Service System</b> |

\* Bold question numbers denote minimum NRS requirements





ENVIRONMENTAL IMPACT ASSESSMENT

**Applicant Information**

The following Environmental Impact Assessment is being submitted for consideration for the proposed project known as 7-Eleven Store, located at 2202 Paradise Rd., Las Vegas, NV 89104.

This document is being prepared by:

Company Name: Fennemore Craig, P.C.  
Address: 300 S. Fourth St., 14<sup>th</sup> Floor  
Las Vegas, NV 89101

Contact Person:

Name: Mark Hawkins, Esq.  
Title: Legal Counsel  
Telephone: (702) 692-8000  
Fax: (702) 692-8099  
E-mail: mhawkins@fclaw.com

I certify that the statements made by me on this Environmental Impact Assessment represent my best professional judgment and are, to the best of my knowledge, true and complete and correct.

I understand that any misrepresentation or material omission of fact on this document may be considered as constituting grounds for an incomplete application and may uphold processing of the application until complete information is provided.

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

Name: Mark Hawkins  
Title: Legal Counsel for the Applicant

Date: \_\_\_\_\_

5/24/12



ENVIRONMENTAL IMPACT ASSESSMENT

**1**

**Project Description**

1.a Project title: 7-Eleven Store

1.b Application #:

1.c Project location: 2202 Paradise Rd., Las Vegas NV 89104

1.d Project sponsor

Name: 7-Eleven, Inc. c/o Fennemore Craig, P.C.

Address: Attn:Mark Hawkins,Esq.,300 S. 4<sup>th</sup> St., 14<sup>th</sup> Floor, Las Vegas, NV 89101

Telephone: (702) 692-8000

1.e G. P. designation: C - (Commercial)

1.f Zoning: C-1 - (Limited Commercial)

1.g Project description:

Total site acreage: A portion of 0.40 Acres

i) Residential

Total units: n/a

FAR per Lot: n/a

Lot Coverage per Lot: n/a

ii) Hospitality

Total rooms: n/a

Total entertainment: n/a

iii) Commercial

Total S.F.: 3,600 square feet (convenience store)

Total FAR: n/a

Total Lot Coverage: n/a

1.h Briefly describe the project's surrounding land use and setting:

North: Apartment Residence District (R-4)

East: Limited Commercial District (C-1)

South: Limited Commercial District (C-1)

West: General Commercial District (C-2)

1.i Project narrative (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach exhibits if necessary):

Narrative: C-store,w/tobacco sales,restricted gaming and beer/wine/cooler off-sales.

ENVIRONMENTAL IMPACT ASSESSMENT

## 2 Transportation and Traffic

- 2.a Would the project include adequate emergency access pursuant to LVMC Fire and emergency response requirements?

Explain: The project has the same emergency access as the prior use that was previously approved at the location; therefore, the project will include adequate emergency access pursuant to LVMC Fire and emergency response requirements.

- 2.b Would the project provide adequate parking pursuant to LVMC parking requirements?

Explain: The project will provide adequate parking pursuant to LVMC parking requirements.

- 2.c Would the project potentially increase hazards due to a design feature (e.g., sharp curves, dangerous intersection) or incompatible uses (e.g., commercial heavy equipment)?

Explain: No, the proposed use (convenience store) is less intense than the prior use (tavern); therefore, the project will not increase hazards due to the design feature.

- 2.d Would the site have sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed project?

Explain: Yes, the project has access to Sahara Avenue and Paradise Road.

- 2.e Insert a Table (attach additional sheets if necessary), indicating the number of vehicle trips that the proposal will generate, estimated by applying to the proposal the average trip rates for the peak days and hours established by the Institute of Transportation Engineers (or its successor).

Table: According to the City of Las Vegas Public Works - Transportation Department, the ITE code for the proposed use (Convenience Store) is 851, which provides that there are 53.42 trips per/1,000 square feet of gross floor space. The project and surrounding roadways are capable of accommodating the number of trips generated by the proposed use.

## **4** Emergency Services

- 4.a** Provide the distance from the site of the proposal to the nearest facilities from which firefighting, police and emergency services will be provided, including without limitation, facilities of a local government that are planned but not yet constructed, and facilities that have been included in a local government's plan for capital improvements prepared pursuant to NRS 278.0226.

**Fire**

Name of the facility: Clark County Fire - Station 12, 3001 Industrial Rd., Las Vegas, NV 89109

Existing/proposed: Existing Station

Distance from site<sup>3</sup>: 1.34 miles

**Police**

Name of the facility: LVMPD Convention Center Area Command, 750 Sierra Vista, Las Vegas, NV 89169

Existing/proposed: Existing Station

Distance from site<sup>3</sup>: 1.78 miles

**Emergency Services**

Name of the facility: Sunrise Hospital, 3186 S. Maryland Pkwy., Las Vegas, NV 89109

Existing/proposed: Existing Hospital

Distance from site<sup>3</sup>: 2.19 miles

- 4.b** Would the project result in increase for emergency services in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Explain: Due to the nature of the project (convenience store), there would not be an increase for emergency services in order to maintain acceptable service ratios, response times or other performance objectives from any of the public services listed above.

SEE ATTACHMENT "B" FOR MAPS OF EMERGENCY SERVICES

---

<sup>3</sup> Attach a map indicating the primary route/distance from the proposed project main entry point to the firefighting, police, and emergency services main access point.

ENVIRONMENTAL IMPACT ASSESSMENT

## 5 Housing

- 5.a Would the proposed project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, rural preservation area, or zoning ordinance)?

Explain: The proposed use is compatible with the general plan and can be conducted in a harmonious manner with the neighborhood.

- 5.b Would the project displace or eliminate existing housing?

Explain: The project would not displace or eliminate existing housing. The proposed use (convenience store) is less intense than the prior use (tavern) that was previously approved on the site.

- 5.c What are the project characteristics, in terms of:

Density: n/a

Height: n/a

Gated community: n/a

Housing Type: n/a

Home ownership: n/a

- 5.d Provide a brief statement setting forth the anticipated effects of the proposal on housing.

Explain: The project will not have any negative impact on housing. The proposed use (convenience store) is less intense than the prior use (tavern) that was previously approved on the site.

ENVIRONMENTAL IMPACT ASSESSMENT

**6**

**Mass Transit**

- 6.a Provide the distance from the site of the proposal to the nearest mass transit loading point.

Line number/name: Route 108 - Paradise, Regional Transportation Commission of Southern Nevada

Location: Paradise Road at Bonita Terrace

Distance from site<sup>4</sup>: Approximately 115 feet

- 6.b Would the project result in change to the existing mass transit route, creation of a new line, or new loading points?

Explain: The project would not cause any change to the existing mass transit route nor cause the creation of a new line or new loading points.

- 6.c Provide a brief statement setting forth the anticipated effects of the proposal on mass transit.

Explain: The project will not have any negative impact on mass transit. The proposed use (convenience store) is less intense than the prior use (tavern) that was previously approved on the site. All existing site improvements, exterior building elevations and landscape are to remain the same.

SEE ATTACHMENT "C" FOR MAPS OF MASS TRANSIT PICK UP/DROP OFF LOCATIONS

<sup>4</sup> Attach a map indicating the primary pedestrian route/distance from the proposed project main entry point to the nearest mass transit.

## 7 Open Space and Recreation

- 7.a Provide the distance from the site of the proposal to the nearest existing<sup>5</sup> or planned<sup>6</sup> (as identified by the City of Las Vegas Master Plan – Parks Element, 2000) recreation area as follows:

Neighborhood Park

Park name: Baker Park

Location: 1010 E. St. Louis Ave., Las Vegas, NV 89104

Distance from site<sup>7</sup>: 0.88 miles

Community Park

Park name: Freedom Park

Location: 850 N. Mojave Rd., Las Vegas 89101

Distance from site<sup>7</sup>: 5.15 miles

Regional Park

Park name: Lorenzi Park

Location: 3333 W. Washington Ave., Las Vegas, NV 89107

Distance from site<sup>7</sup>: 4.13 miles

- 7.b Based upon 2000 US Census population table<sup>8</sup>, what would be the total population generated by the proposed project?

Explain: n/a

- 7.c How much public parkland would be included in the proposed project?

Explain: n/a

- 7.d Provide a brief statement setting forth the anticipated effects of the proposal on open space and recreation.

Explain: The project will not have any negative impact on open space or recreation. The proposed use (convenience store) is less intense than the prior use (tavern) that was previously approved on the site. All existing site improvements, exterior building elevations and landscape are to remain the same.

SEE ATTACHMENT "D" FOR MAPS OF PARKS

<sup>5</sup> See Exhibit 2

<sup>6</sup> See Exhibit 3

<sup>7</sup> Attach a map indicating the straight distance from the project property line to the park property line.

<sup>8</sup> See Exhibit 4

## ENVIRONMENTAL IMPACT ASSESSMENT

### 3 Schools

3.a What is the total number of proposed residential units?

Conventional units: n/a

Age-restricted units: n/a

3.b Based upon the student generation factors utilized by Clark County School District<sup>1</sup> what is the estimated number of pupils generated by the proposal which will be added to the enrollment of each of the following:

#### Elementary School

School name: John S. Park Elementary School, 931 Franklin Ave., Las Vegas, NV 89104

Distance from site<sup>2</sup>: 1.27 miles

Number of pupils: n/a

#### Junior High/Middle School

School name: John C. Professional Development Middle School, 1100 E. St. Louis Ave., Las Vegas, NV 89104

Distance from site<sup>2</sup>: 1.03 miles

Number of pupils: n/a

#### High School

School name: Valley High School, 2839 S. Burnham Ave., Las Vegas, NV 89169

Distance from site<sup>2</sup>: 2.29 miles

Number of pupils: n/a

SEE ATTACHMENT "A" FOR MAPS OF SCHOOLS

<sup>1</sup> See Exhibit 1

<sup>2</sup> Attach a map indicating the primary route/distance from the proposed project main entry point to the school main access point.

## 8 Hydrology

8.a Would the proposed project alter the existing drainage pattern of the site area?

Explain: No, the project will not alter the existing drainage pattern of the site area.

8.b What is the quantity of the increase in storm water runoff generated by the proposed project, estimated by using standards hydrologic method?

Explain: There will be no increase in storm water runoff generated by the proposed project

8.c Would the total quantity of water runoff after construction exceed the capacity of existing or planned storm water drainage system?

Explain: No, the total quantity of water runoff will not exceed the capacity of existing or planned storm water drainage system.

8.d Would the proposed project result in the construction of a new storm water drainage facility or the expansion of existing facilities? Is the storm water facility identified in the Neighborhood, City Wide or the Regional Master Plans?

Explain: No, the project will not result in the construction of a new storm water drainage facility or the expansion of existing facilities.

8.e Would the proposed project place housing within a 100-year special flood hazard area as mapped on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM)?

Explain: No, the project will not place housing within a 100 year special flood hazard area.

8.f Would the proposed project require drainage mitigation to protect the development from interim flows?

Explain: No, the proposed project will not require a drainage mitigation to protect the development from interim flows.

8.g Would the proposed project development meet the Clark County Regional Flood Control District – Hydrologic Criteria and Drainage Design Manual requirements for street flow and dry lane criteria for both the existing and the ultimate flow conditions?

Explain: The proposed project will not alter in any way the Clark County Flood Control District - Hydrologic Criteria and Drainage Design Manual requirements for street flow and dry lane criteria for both the existing and the ultimate flow conditions. The proposed use (convenience store) is less intense than the prior use (tavern) that was previously approved on the site. All existing site improvements, exterior building elevations, landscape and drainage patterns are to remain the same.

**9**

**Water Quality**

- 9.a Would water service provided to the proposed project by an existing or planned facility?

Explain: Water service for the proposed project is by an existing facility.

- 9.b Would the proposed project result in the construction of a new water treatment facility or expansion of existing facilities?

Explain: No, the proposed project would not result in the construction of a new water treatment facility or expansion of existing facilities.

- 9.c What is the quantity of water that the project will demand during and after completion of the project, estimated by applying a demand factor established by the provider of water service or an equivalent calculation to the number of units that will be created by and the gross acreage that will be occupied by the project?

Explain: The proposed use (convenience store) is less intense than the prior use (tavern) that was previously approved on the site; therefore, the quantity of water that the proposed project will demand will be no greater than the prior demand at the location.

## **10** Utilities and Service System

10.a Would the proposed project connect to an existing or planned sewer system?

Explain: The proposed project will connect to an existing sewer system.

10.b What is the quantity of sewage affluent generated by the proposed project, estimated by applying a sewage generation factor established by the provider of sewer service or an equivalent calculation to the number of units or area of indoor floor space that would be created by the project?

Explain: The proposed use (convenience store) is less intense than the prior use (tavern) that was previously approved on the site; therefore, the quantity of sewage generated by the proposed project will be no greater than the prior use.

10.c Would the total quantity of sewage effluent generated by the proposed project exceed the capacity of existing or planned sewer system and wastewater treatment facility?

Explain: No, the total quantity of sewage generated by the project will not exceed the capacity of existing sewer system.

10.d Would the proposed project generate any industrial waste?

Explain: No, the proposed project will not generate any industrial waste.

*City of Las Vegas*  
ENVIRONMENTAL IMPACT ASSESSMENT

**EXHIBIT 1**

Clark County School District  
April 9, 2002

2001-2001 Valley-wide Student Yields

| Grade  | Student Yield |              |
|--------|---------------|--------------|
|        | Single-Family | Multi-Family |
| K-5    | 0.245         | 0.163        |
| 6-8    | 0.123         | 0.066        |
| 9-12   | 0.137         | 0.062        |
| P & 13 | 0.004         | 0.002        |

Single-Family units include mobile homes and townhouse.

Multi-Family units include a combination of apartments, plexes, and condominiums.

P & 13: Pre-school and Sunset School.

City of Las Vegas  
ENVIRONMENTAL IMPACT ASSESSMENT

## EXHIBIT 2

City of Las Vegas  
Master Plan – Parks Element  
March 15, 2000

Existing City Parks  
(Map 1, pp. 11)

| Parks Name              | Classification |   |   | Acres |
|-------------------------|----------------|---|---|-------|
|                         | N              | C | R |       |
| Aloha Shores Park       | X              |   |   | 4.03  |
| Angel Park              | X              |   |   | 6.11  |
| AnSan Sister City Park  | X              |   |   | 7.83  |
| Baker Park              | X              |   |   | 6.78  |
| Bob Baskin Park         | X              |   |   | 6.18  |
| Bruce Trent Park        | X              |   |   | 10.00 |
| Buckskin Basin          | X              | X |   | 39.17 |
| Charleston Heights Park | X              |   |   | 3.90  |
| Charleston Heights      | X              |   |   | 7.12  |
| Chester A. Stupak Park  | X              |   |   | 1.23  |
| Children's Mem. Park    | X              | X |   | 29.82 |
| Coleman Park            | X              |   |   | 4.00  |
| Cragin Park             | X              |   |   | 3.27  |
| Dexter Park             | X              |   |   | 4.70  |
| Doolittle Park          | X              |   |   | 15.28 |
| Ed Fountain Park        | X              | X |   | 29.82 |
| Ethel Pearson Park      | X              |   |   | 2.59  |
| Fitzgerald Tot Lot      | X              |   |   | 0.70  |
| Freedom Park            | X              | X | X | 68.08 |
| Hadland Park            | X              |   |   | 13.64 |

| Parks Name               | Classification |   |   | Acres |
|--------------------------|----------------|---|---|-------|
|                          | N              | C | R |       |
| Heers Park               | X              |   |   | 7.07  |
| Hills Park               | X              |   |   | 13.50 |
| Huntridge Circle Park    | X              |   |   | 3.14  |
| James Gay III Park       | X              |   |   | 7.18  |
| Jaycee Park              | X              |   |   | 18.40 |
| Lorenzi Park             | X              | X | X | 59.37 |
| Lubertha Johnson Park    | X              |   |   | 1.60  |
| Mary Dutton Park         | X              |   |   | 0.20  |
| Mirabelli Park           | X              |   |   | 1.41  |
| Pueblo Park(s)           | X              |   |   | 5.09  |
| Rafael Rivera Park       | X              |   |   | 9.28  |
| Rainbow Family Park      | X              | X |   | 26.48 |
| Elkhorn/Durango Fields   | X              | X |   |       |
| Rotary Park              | X              |   |   | 3.34  |
| Stewart Place Park       | X              |   |   | 3.45  |
| Wayne Bunker Family Pk   | X              |   |   | 13.75 |
| W. Charleston Lions Park | X              |   |   | 4.50  |
| Wildwood Park            | X              |   |   | 1.24  |
| Woofter Family Park      | X              |   |   | 9.22  |
| Clarence Ray Park        | X              |   |   | 0.10  |

N: Neighborhood Park

C: Community Park

R: Regional Park

*City of Las Vegas*  
ENVIRONMENTAL IMPACT ASSESSMENT

### EXHIBIT 3

City of Las Vegas  
Master Plan – Parks Element  
March 15, 2000

Planned City Parks  
(Map 12, pp. 49)

| Parks Name                   | Classification |   |   | Acres      |
|------------------------------|----------------|---|---|------------|
|                              | N              | C | R |            |
| Fort Apache/Log Cabin Park   | X              |   |   | TBD        |
| Jones/Iron Mountain Park     | X              | X | X | TBD        |
| Grand Canyon/Bardley Park    | X              | X |   | 40.0/34.0  |
| Fort Apache/Elkhorn Park     | X              |   |   | TBD        |
| Elkhorn/Durango Ballfields   | X              | X |   | TBD        |
| Deer Springs Park            | X              | X |   | 110.0/40.0 |
| Deer Springs/Thom Park       | X              | X |   | TBD        |
| Regional Sports Park         | X              | X |   | 60.00      |
| Ann/Cimmaron Park            | X              |   |   | 2.50       |
| Cheyenne/Jensen              | X              | X |   | 20.00      |
| Metro Park                   | X              |   |   | 17.00      |
| Alexander/Diamond Ridge Park | X              |   |   | TBD        |
| Cheyenne/Durango Park        | X              | X | X | 5.0/61.5   |
| Northwest Soccer Park        | X              | X |   | TBD        |
| Summerlin Sports Park        | X              |   |   | TBD        |
| Pioneer/Silver Ridge Park    | X              |   |   | TBD        |
| AnSan Sister City Park       | X              |   |   | TBD        |
| Buffalo/Oakey Park           | X              | X |   | 42.5/30.0  |
| Pioneer/O'Bannon Park        | X              |   |   | TBD        |
| Oakey/Redwood Park           | X              | X |   | 28.00      |
| Heritage Park                | X              |   |   | TBD        |
| Dog Fanciers Park            | X              |   |   | 0.5/6.0    |
| Bonanza/Honolulu Park        | X              |   |   | TBD        |

N: Neighborhood Park    C: Community Park    R: Regional Park

*City of Las Vegas*  
ENVIRONMENTAL IMPACT ASSESSMENT

**EXHIBIT 4**

US Census Bureau  
2000

Persons per Units by Units in Structure by Owner and Renter Occupied  
(City of Las Vegas, US Census Bureau, 2000 SF3)

| <b>Owner Occupied</b>              | <b>Persons per Unit</b> |
|------------------------------------|-------------------------|
| Single Family Detached             | 2.91                    |
| Single Family Attached (Townhouse) | 2.15                    |
| Condominiums                       |                         |
| 2 to 19 units                      | 1.97                    |
| 20 to 49 units                     | 1.66                    |
| 50 or more units                   | 1.64                    |
| Mobile Home or Trailer             | 2.28                    |

| <b>Renter Occupied</b>             | <b>Persons per Unit</b> |
|------------------------------------|-------------------------|
| Single Family Detached             | 3.28                    |
| Single Family Attached (Townhouse) | 2.78                    |
| Apartments                         |                         |
| 2 to 19 units                      | 2.40                    |
| 20 to 49 units                     | 2.08                    |
| 50 or more units                   | 1.95                    |
| Mobile Home or Trailer             | 2.29                    |

**ATTACHMENT “A”**

# JOHN S. PARK ELEMENTARY SCHOOL

A 7-Eleven  
2202 Paradise Rd.  
Las Vegas, NV 89104

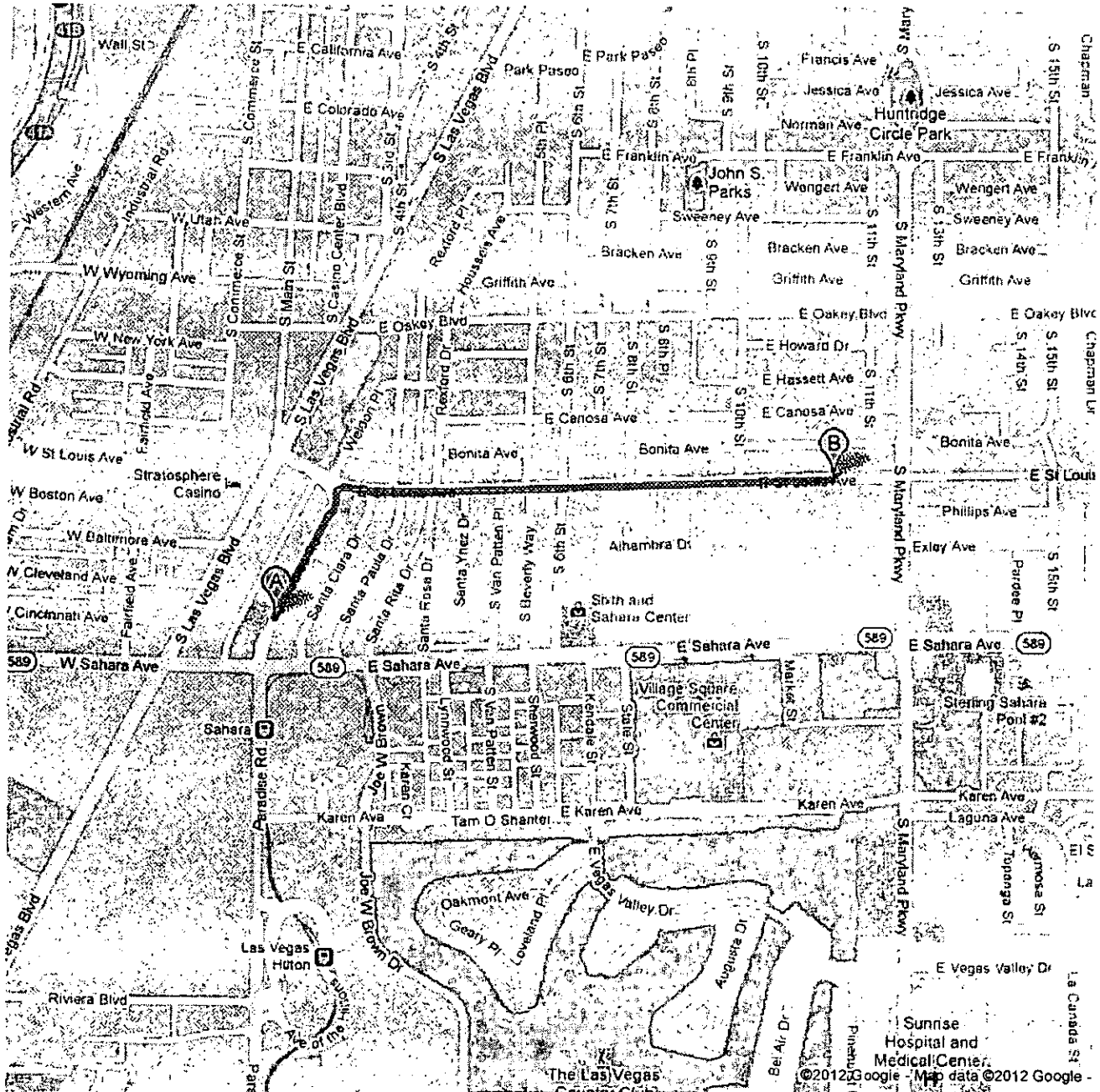
B John S. Park Elementary School  
931 Franklin Ave.  
Las Vegas, NV 89104



# JOHN C. PROFESSIONAL DEVELOPMENT MIDDLE SCHOOL

A 7-Eleven  
2202 Paradise Rd.  
Las Vegas, NV 89104

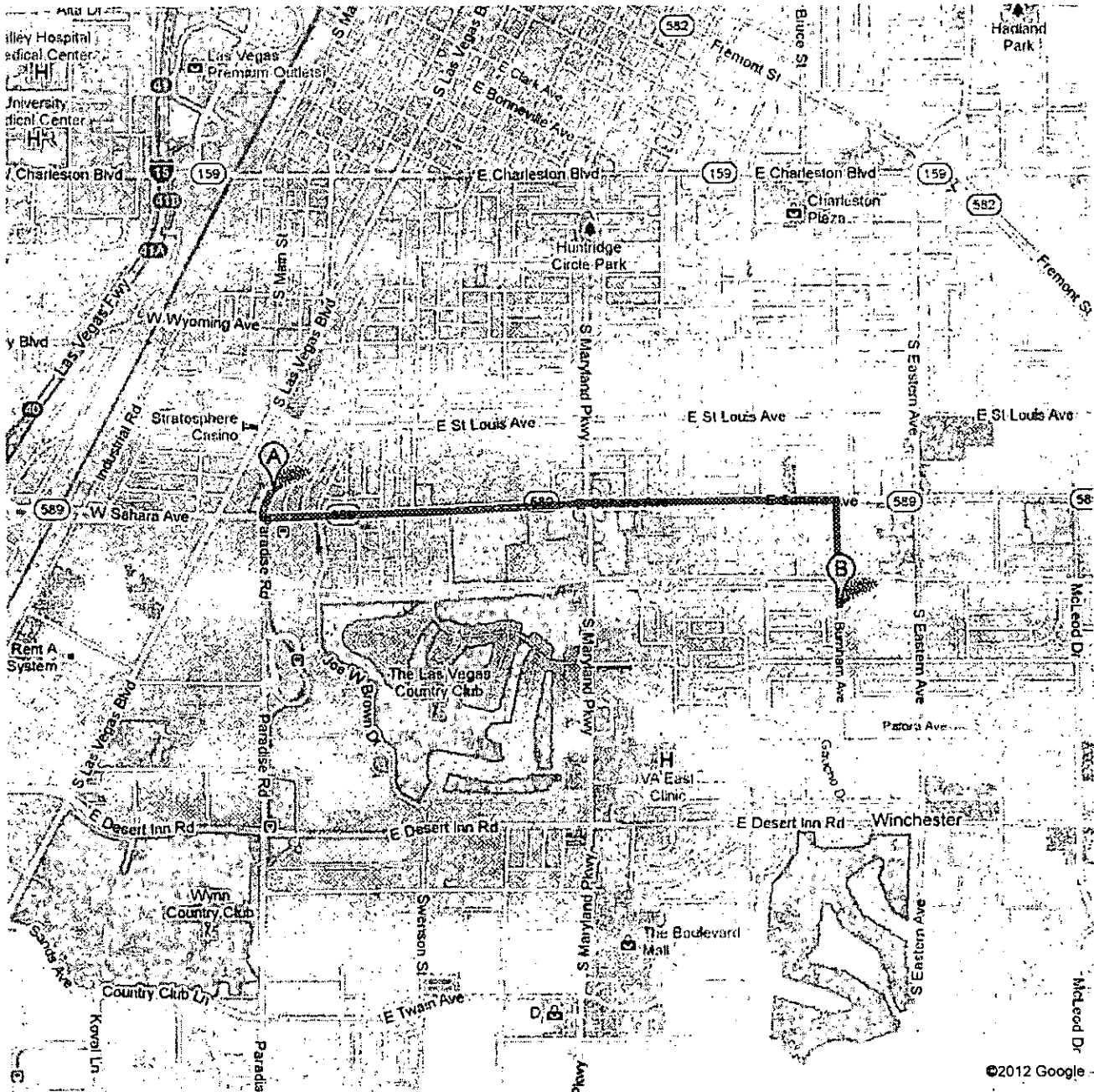
B John C. Professional Dev. M.S.  
1100 E. St. Louis Ave.  
Las Vegas, NV 89104



# VALLEY HIGH SCHOOL

A 7-Eleven  
2202 Paradise Rd.  
Las Vegas, NV 89104

B Valley High School  
2839 S. Burnham Ave.  
Las Vegas, NV 89169

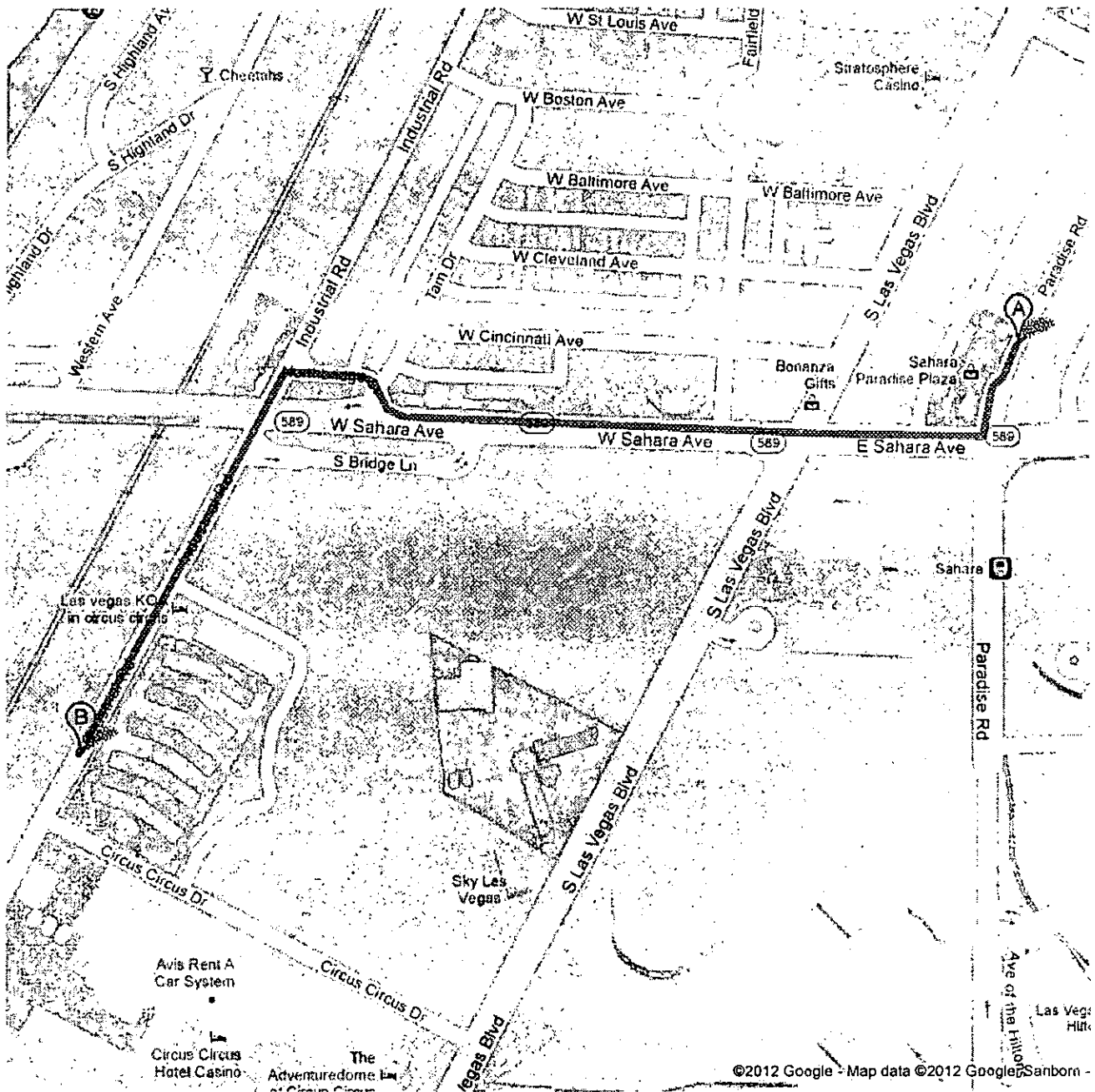


**ATTACHMENT “B”**

## CLARK COUNTY FIRE - STATION 12

A 7-Eleven  
2202 Paradise Rd.  
Las Vegas, NV 89104

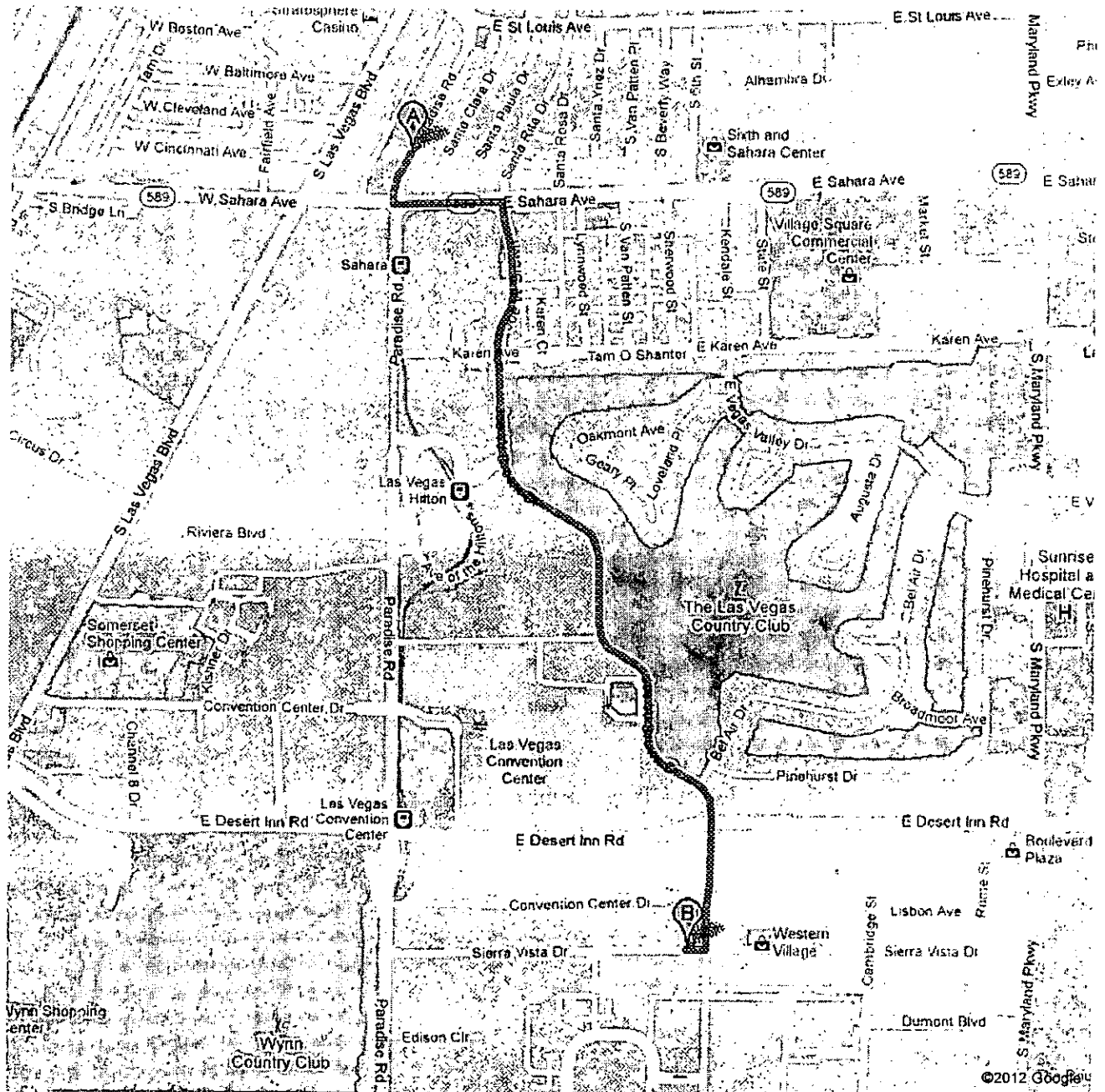
B Clark County Fire – Station 12  
3001 Industrial Rd.  
Las Vegas, NV 89109



# LVMPD CONVENTION CENTER AREA COMMAND

A 7-Eleven  
2202 Paradise Rd.  
Las Vegas, NV 89104

B LVMPD Convention Center Command  
750 Sierra Vista  
Las Vegas, NV 89169



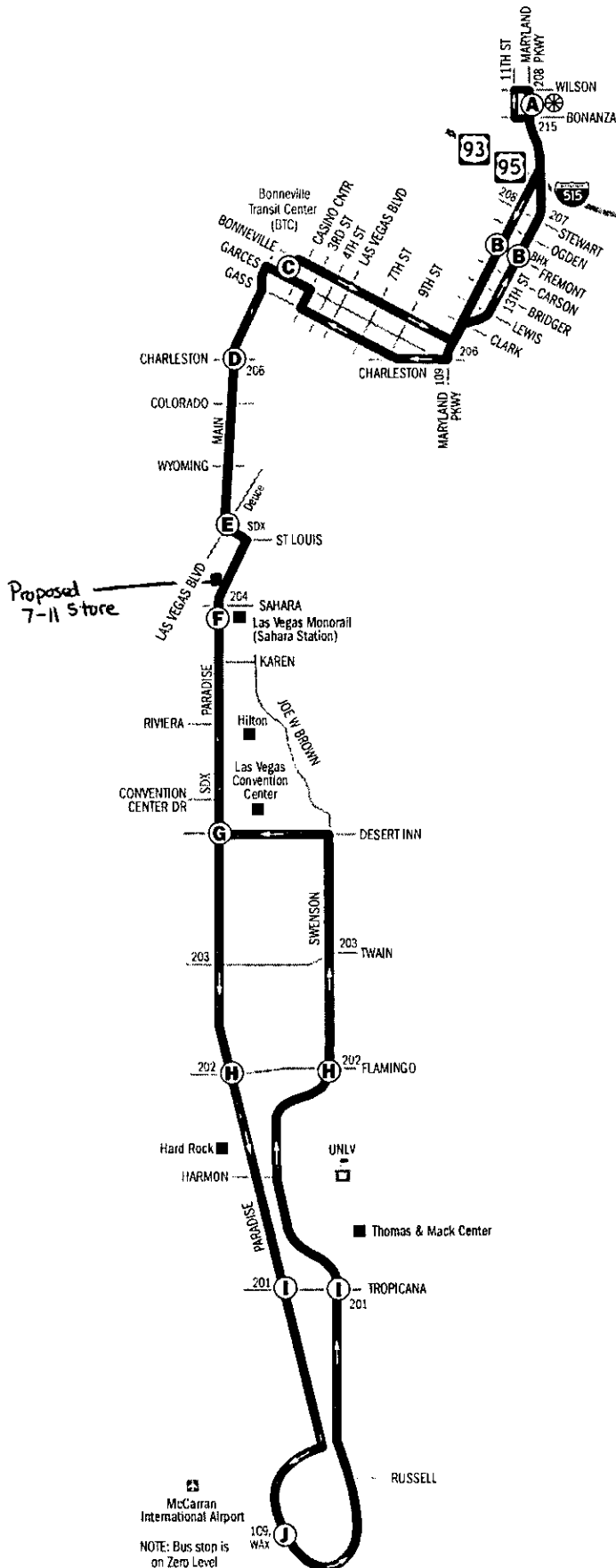
# SUNRISE HOSPITAL

A 7-Eleven  
2202 Paradise Rd.  
Las Vegas, NV 89104

B Sunrise Hospital  
3186 S. Maryland Pkwy.  
Las Vegas, NV 89109



**ATTACHMENT “C”**



## 107 RIDERS:

• Bus service along Boulder Highway between Downtown Las Vegas and Henderson is no longer operated by Route 107.

• Refer to pages 42 and 226 for schedule information on the Boulder Highway Express (BHX) and Route 402.

• For faster service between Downtown Las Vegas, Boulder Highway and Henderson refer to page 52 for the Henderson & Downtown Express (HDX) schedule.



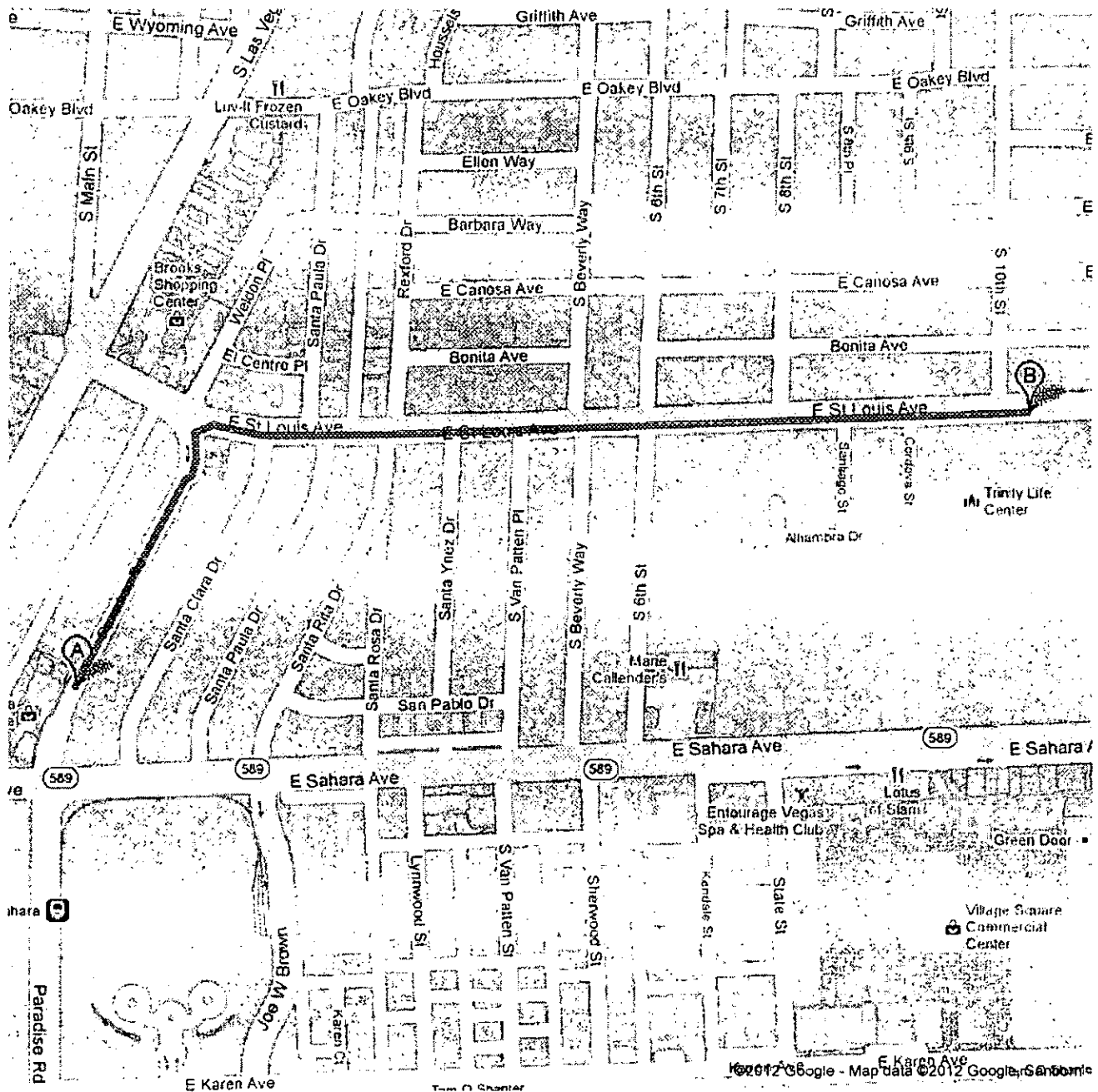
|                         |                               |
|-------------------------|-------------------------------|
| Layover                 | BHX Boulder Hwy Express       |
| Time Point              | SDX Strip & Downtown Express  |
| 000 Route Transfer      | WAX Westcliff Airport Express |
| Community/Casino/Retail |                               |

**ATTACHMENT “D”**

## BAKER PARK

A 7-Eleven  
2202 Paradise Rd.  
Las Vegas, NV 89104

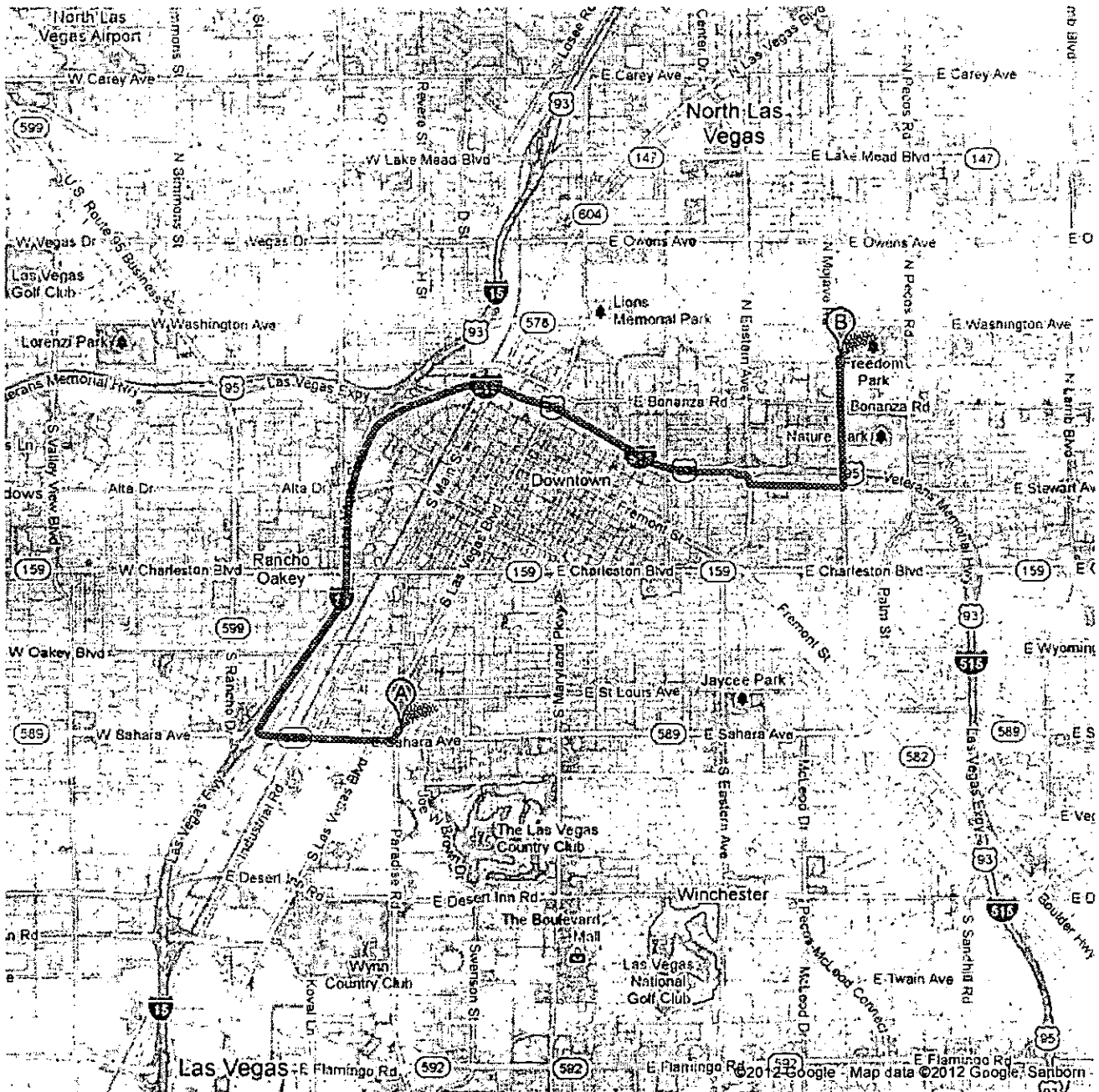
B Baker Park  
1010 E. St. Louis Ave.  
Las Vegas, NV 89104



# FREEDOM PARK

A 7-Eleven  
2202 Paradise Rd.  
Las Vegas, NV 89104

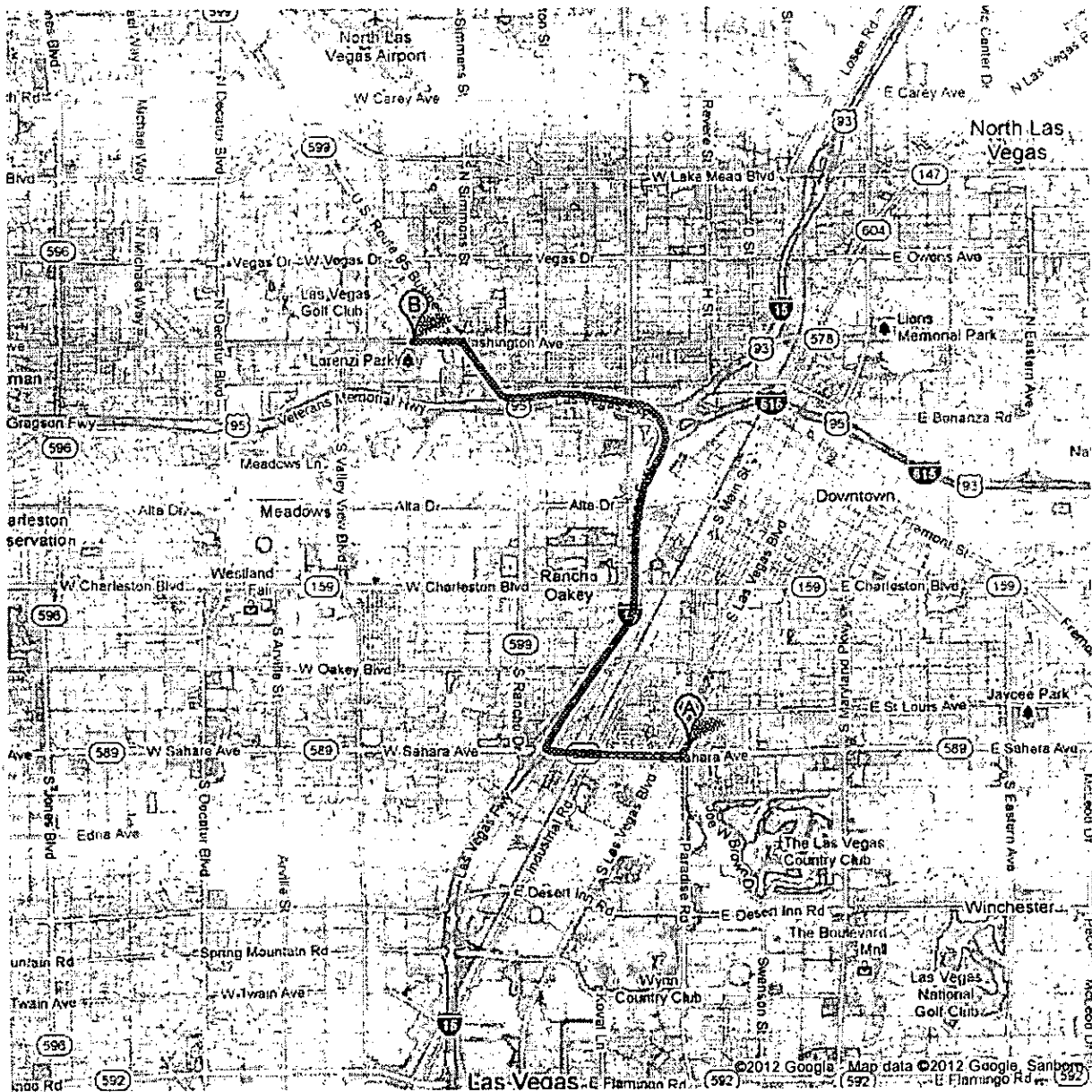
B Freedom Park  
850 N. Mojave Rd.  
Las Vegas, NV 89101



## LORENZI PARK

A 7-Eleven  
2202 Paradise Rd.  
Las Vegas, NV 89104

B Lorenzi Park  
3333 W. Washington Ave.  
Las Vegas, NV 89107



# CHETAK DEVELOPMENT

## Business Entity Information

|                   |                      |                       |           |
|-------------------|----------------------|-----------------------|-----------|
| Status:           | Active               | File Date:            | 1/5/1994  |
| Type:             | Domestic Corporation | Entity Number:        | C106-1994 |
| Qualifying State: | NV                   | List of Officers Due: | 1/31/2013 |
| Managed By:       |                      | Expiration Date:      |           |
| NV Business ID:   | NV19941030984        | Business License Exp: | 1/31/2013 |

## Registered Agent Information

|                    |                                                                     |                    |                                    |
|--------------------|---------------------------------------------------------------------|--------------------|------------------------------------|
| Name:              | KEMP, JONES & COULTHARD, LLP                                        | Address 1:         | 3800 HOWARD HUGHES PKWY<br>17TH FL |
| Address 2:         |                                                                     | City:              | LAS VEGAS                          |
| State:             | NV                                                                  | Zip Code:          | 89169                              |
| Phone:             |                                                                     | Fax:               |                                    |
| Mailing Address 1: |                                                                     | Mailing Address 2: |                                    |
| Mailing City:      |                                                                     | Mailing State:     | NV                                 |
| Mailing Zip Code:  |                                                                     |                    |                                    |
| Agent Type:        | Commercial Registered Agent - Limited-Liability Limited Partnership |                    |                                    |
| Jurisdiction:      | CLARK COUNTY, NEVADA                                                | Status:            | Active                             |

## Financial Information

|                                         |          |                 |      |
|-----------------------------------------|----------|-----------------|------|
| No. Par Share Count:                    | 2,500.00 | Capital Amount: | \$ 0 |
| No stock records found for this company |          |                 |      |

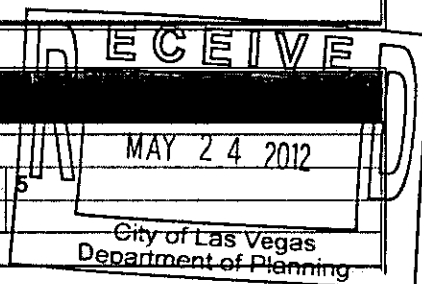
## Officers

☐ Include Inactive Officers

|                              |                            |            |            |
|------------------------------|----------------------------|------------|------------|
| <b>President - WILL KEMP</b> |                            |            |            |
| Address 1:                   | 3800 HOWARD HUGHES PARKWAY | Address 2: | 17TH FLOOR |
| City:                        | LAS VEGAS                  | State:     | NV         |
| Zip Code:                    | 89169                      | Country:   |            |
| Status:                      | Active                     | Email:     |            |
| <b>Secretary - WILL KEMP</b> |                            |            |            |
| Address 1:                   | 3800 HOWARD HUGHES PARKWAY | Address 2: | 17TH FLOOR |
| City:                        | LAS VEGAS                  | State:     | NV         |
| Zip Code:                    | 89169                      | Country:   |            |
| Status:                      | Active                     | Email:     |            |
| <b>Treasurer - WILL KEMP</b> |                            |            |            |
| Address 1:                   | 3800 HOWARD HUGHES PARKWAY | Address 2: | 17TH FLOOR |
| City:                        | LAS VEGAS                  | State:     | NV         |
| Zip Code:                    | 89169                      | Country:   |            |
| Status:                      | Active                     | Email:     |            |

## Actions\Amendments

|                            |                           |                 |   |
|----------------------------|---------------------------|-----------------|---|
| Action Type:               | Articles of Incorporation | # of Pages:     | 5 |
| Document Number:           | C106-1994-001             | Effective Date: |   |
| File Date:                 | 1/5/1994                  |                 |   |
| (No notes for this action) |                           |                 |   |



|                                                 |                                 |                 |   |
|-------------------------------------------------|---------------------------------|-----------------|---|
| Action Type:                                    | Annual List                     |                 |   |
| Document Number:                                | C106-1994-009                   | # of Pages:     | 1 |
| File Date:                                      | 1/20/1998                       | Effective Date: |   |
| (No notes for this action)                      |                                 |                 |   |
| Action Type:                                    | Annual List                     |                 |   |
| Document Number:                                | C106-1994-004                   | # of Pages:     | 1 |
| File Date:                                      | 1/8/1999                        | Effective Date: |   |
| (No notes for this action)                      |                                 |                 |   |
| Action Type:                                    | Registered Agent Address Change |                 |   |
| Document Number:                                | C106-1994-003                   | # of Pages:     | 1 |
| File Date:                                      | 12/27/1999                      | Effective Date: |   |
| HARRISON, KEMP & JONES, CHARTERED SUITE 600 DMM |                                 |                 |   |
| 300 SOUTH FOURTH ST LAS VEGAS NV 891016026 DMM  |                                 |                 |   |
| Action Type:                                    | Annual List                     |                 |   |
| Document Number:                                | C106-1994-010                   | # of Pages:     | 1 |
| File Date:                                      | 3/13/2000                       | Effective Date: |   |
| (No notes for this action)                      |                                 |                 |   |
| Action Type:                                    | Annual List                     |                 |   |
| Document Number:                                | C106-1994-008                   | # of Pages:     | 1 |
| File Date:                                      | 1/25/2001                       | Effective Date: |   |
| (No notes for this action)                      |                                 |                 |   |
| Action Type:                                    | Annual List                     |                 |   |
| Document Number:                                | C106-1994-005                   | # of Pages:     | 1 |
| File Date:                                      | 12/8/2001                       | Effective Date: |   |
| (No notes for this action)                      |                                 |                 |   |
| Action Type:                                    | Annual List                     |                 |   |
| Document Number:                                | C106-1994-007                   | # of Pages:     | 1 |
| File Date:                                      | 12/12/2002                      | Effective Date: |   |
| (No notes for this action)                      |                                 |                 |   |
| Action Type:                                    | Annual List                     |                 |   |
| Document Number:                                | C106-1994-006                   | # of Pages:     | 1 |
| File Date:                                      | 1/14/2004                       | Effective Date: |   |
| (No notes for this action)                      |                                 |                 |   |
| Action Type:                                    | Annual List                     |                 |   |
| Document Number:                                | C106-1994-002                   | # of Pages:     | 1 |
| File Date:                                      | 1/5/2005                        | Effective Date: |   |
| List of Officers for 2005 to 2006               |                                 |                 |   |
| Action Type:                                    | Annual List                     |                 |   |
| Document Number:                                | 20050538405-02                  | # of Pages:     | 1 |
| File Date:                                      | 11/8/2005                       | Effective Date: |   |
| (No notes for this action)                      |                                 |                 |   |
| Action Type:                                    | Annual List                     |                 |   |
| Document Number:                                | 20060723758-10                  | # of Pages:     | 1 |
| File Date:                                      | 11/8/2006                       | Effective Date: |   |
| (No notes for this action)                      |                                 |                 |   |
| Action Type:                                    | Annual List                     |                 |   |
| Document Number:                                | 20070892227-89                  | # of Pages:     | 1 |
| File Date:                                      | 12/31/2007                      | Effective Date: |   |
| (No notes for this action)                      |                                 |                 |   |
| Action Type:                                    | Annual List                     |                 |   |
| Document Number:                                | 20090026862-65                  | # of Pages:     | 1 |
| File Date:                                      | 1/12/2009                       | Effective Date: |   |
| 09-2010                                         |                                 |                 |   |

|                            |                |                 |   |
|----------------------------|----------------|-----------------|---|
| Action Type:               | Annual List    |                 |   |
| Document Number:           | 20100051153-48 | # of Pages:     | 1 |
| File Date:                 | 1/15/2010      | Effective Date: |   |
| 10-2011                    |                |                 |   |
| Action Type:               | Annual List    |                 |   |
| Document Number:           | 20110029449-62 | # of Pages:     | 1 |
| File Date:                 | 1/12/2011      | Effective Date: |   |
| ALO2011-2012 SBL           |                |                 |   |
| Action Type:               | Annual List    |                 |   |
| Document Number:           | 20120025704-03 | # of Pages:     | 1 |
| File Date:                 | 1/13/2012      | Effective Date: |   |
| (No notes for this action) |                |                 |   |

29001101  
81881

APN 162-03-411-009, D10 AND D11

After recording, please return to  
(and for future tax bills send to)

Chetah Development Corporation  
Seventeenth Floor  
3800 Howard Hughes Parkway  
Las Vegas, Nevada 89109

00108625-A6

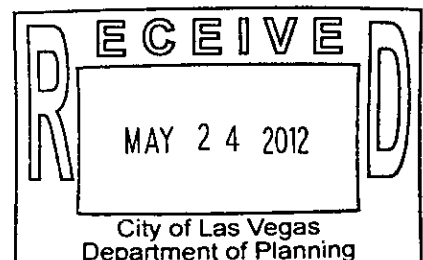
### BARGAIN AND SALE DEED

MCDONALD'S CORPORATION, a Delaware corporation, the Grantor, whose address is One McDonald's Plaza, Oak Brook, Illinois 60521, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid, conveys and quit claims to Chetah Development Corporation, a Nevada corporation, the Grantee, whose tax mailing address is 3800 Howard Hughes Parkway, Seventeenth Floor, Las Vegas, Nevada 89109, the following described real property (the "Premises"), situated in the City of Las Vegas, County of Clark and State of Nevada:

Lots Nine (9) and Ten (10) in Block Three (3) of South Fifth Street Number 1, as shown by map thereof on file in Book 2 of Plats, Page 100, in the Office of the County Recorder of Clark County, Nevada.

Excepting therefrom that portion of said land as conveyed to the City of Las Vegas by deed recorded November 10, 1986 in Book 861110 of Official Records, as Document No. 00505.

SUBJECT TO: (1) the terms, reservations and conditions of this sale between the Grantor and the said Grantee; (2) the following restriction: other than that part of the Premises described on Exhibit B hereto, no part of the Premises shall not be used for restaurant purposes for a period of twenty (20) years from the date of this Bargain And Sale Deed. The restriction shall be a covenant running with the land and be binding upon the said Grantee, its heirs, successors and assigns. The term "restaurant" as used in this clause shall apply to any type of food service establishment which serves any amount of any of the following products: Hamburgers or cheeseburgers. Provided that any food service establishment which offers as the primary method of service, for all meal times, food and drink orders taken by and served by a waiter or waitress at the customer's table is excluded from the term "restaurant".



20091101  
010001

In addition, and not by way of example, the following restaurants operating under the listed trade names, are prohibited within the areas, and for the time period specified in this Article:

|              |                    |              |
|--------------|--------------------|--------------|
| Burger King  | Hot-N-Now          | Wendy's      |
| Carl's Jr    | In and Out Burgers | White Castle |
| Checker's    | Jack-In-The-Box    | Whataburger  |
| Del Taco     | KFC                |              |
| Fuddrucker's | Rally's            |              |
| Fat Burger   | Sonic              |              |
| Hardee's     | Taco Bell          |              |

GRANTOR CONVEYS THE PROPERTY "AS IS", "WHERE IS" AND WITH ALL FAULTS, AND DISCLAIMS ALL EXPRESS WARRANTIES, OTHER THAN THE SPECIAL WARRANTY OF TITLE CONTAINED HEREIN, ALL STATUTORY WARRANTIES, AND ALL IMPLIED WARRANTIES, WITH RESPECT TO THE PROPERTY, AND AS TO FIXTURES THEREON OR IMPROVEMENTS THERETO CONVEYED HEREBY, IF ANY DISCLAIMS ALL WARRANTIES OF HABITABILITY, SUITABILITY, MERCHANTABILITY, TENANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE.

To have and to hold the above granted premises, with the appurtenances thereof, unto the said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to this quitclaim deed this 29<sup>th</sup> day of September, 2000.

GRANTOR:

MCDONALD'S CORPORATION,  
a Delaware corporation,

By:   
Its: Assistant Vice-President

TROY M. BRETHAUER  
Senior Counsel



COPY

20001101  
01881

STATE OF ILLINOIS  
COUNTY OF DuPage } SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Tony A. Berthauer, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he signed, sealed and delivered the instrument pursuant to authority given by the Board of Directors of said corporation, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes set forth, and who, having been duly sworn, stated that any representations therein contained are true.

Given under my hand and notarial seal, this 29<sup>th</sup> day of September, 2000.

Arlene D. Scarlato  
Notary Public

My commission expires on 7/29.03

This instrument prepared by:  
Eric J. Rietz, outside counsel  
McDonald's Corporation  
One McDonald's Plaza  
Oak Brook, IL 60521  
U.S. Legal Department - 091  
L/C: 013-0198



3

CLARK COUNTY, NEVADA  
JUDITH A. WANDEVER, RECORDER  
RECORDED AT REQUEST OF:  
UNITED TITLE OF NEVADA  
11-01-2000 14:17 DG1  
OFFICIAL RECORDS  
BOOK 20001101 PAGE 01881  
FEE: 9.00 AMT: 14,625.00

COPY

State of Nevada  
Declaration of Value

20001101  
01861

1. Assessor Parcel Number(s)

- a) 162-03-411-009  
b) 162-03-411-010  
c) 162-03-411-011  
d)

2. Type of Property:

- a) Vacant Land      b) Single Fam. Res.  
c) Condo. Townhse      d) 2-4 Plex  
e) Apt. Bldg.      f) ☒ 'Comm'l' Ind'l  
g) Agricultural      h) Mobile Home  
i) Other \_\_\_\_\_

FOR RECORDER'S USE ONLY

Documentation Reviewed By: \_\_\_\_\_  
Type of Documentation: \_\_\_\_\_  
Assessor's Tag: \_\_\_\_\_  
Recording Deputy: \_\_\_\_\_

3. Total Value: Sales Price of Property: \$ 850,000.00

4. Deduct Assumed Liens and/or Encumbrances (0.00)

(Recording in formation on assumed amounts: Book/Instrument #: \_\_\_\_\_)

5. Favorable Value (per NRS 375.010, Section 2): \$ 850,000.00

6. Real Property Transfer Tax Due: \$14,625.00

If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: NAC 375, Section \_\_\_\_\_  
b. Explain Reason for Exemption: \_\_\_\_\_

7. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned Seller (Grantor) Buyer (Grantee), declare(s) and acknowledges under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the 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 1/2% per month. Pursuant to NRS 375.836, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

**SELLER (GRANTOR) INFORMATION**

Seller Signature: \_\_\_\_\_  
Print Name: McDonalds Corporation  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Capacity: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**

Buyer Signature: *Chetah Development*  
Print Name: Chetah Development  
Address: \_\_\_\_\_  
City, State, Zip: *Las Vegas*  
Capacity: \_\_\_\_\_

**COMPANY REQUESTING RECORDING:**

Company Name: United Title of Nevada      Esc#: 00108625-036-AG  
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

State of Nevada  
Declaration of Value

20001101  
01861

1. Assessor Parcel Number(s)

a) 02-03-411-002

b) 02-03-411-010

c) 02-03-411-011

d)

2. Type of Property:

a) ☐ Vacant Land b) ☐ Single Fam. Res.

c) ☐ Condo/Townhouse d) ☐ 2-4 Plex

e) ☐ Apt. Bldg. f) ☐ Comm'l Bldg.

g) ☐ Agricultural h) ☐ Mobile Home

i) ☐ Other \_\_\_\_\_

FOR RECORDER'S USE ONLY

Documentation Reviewed By: \_\_\_\_\_

Type of Documentation: \_\_\_\_\_

Assessor's Tag: \_\_\_\_\_

Recording Deputy: \_\_\_\_\_

3. Total Value/Sales Price of Property: \$5,850,000.00

4. Deduct Assumed Liens and/or Encumbrances: (0.00)

(Recording information on assumed amounts: Book/Instrument #: \_\_\_\_\_)

5. Taxable Value (per NRS 375.010, Section 2): \$5,850,000.00

6. Real Property Transfer Tax Due: \$14,625.00

If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section 1; NAC 375, Section \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_

7. Partial Interest: Percentage being transferred: 100%

The undersigned Seller (Grantor)/ Buyer (Grantee), declare(s) and acknowledges under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the 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 1/2% per month. Pursuant to NRS 375.034, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

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

Print Name: McDonald's Corporation

Address: One McDonald's Plaza

City, State, Zip: Oak Brook, Illinois 60521

Capacity: TROY M. BRETHAUER

Senior Counsel

BUYER (GRANTEE) INFORMATION

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

Print Name: Chetah Development

Address: 3800 Howard Hughes Parkway, 17<sup>th</sup> Floor

City, State, Zip: Las Vegas, Nevada 89109

Capacity: \_\_\_\_\_

COMPANY REQUESTING RECORDING:

Company Name: United Title of Nevada

Esc#: 00108625-036-AG

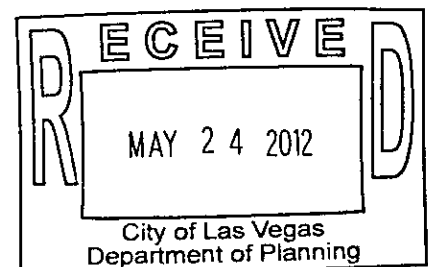
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

**LEGAL DESCRIPTION**  
**SAHARA PARADISE PLAZA**

All that certain real property situated in the City of Las Vegas, County of Clark and State of Nevada as follows:

Lots Nine (9) and Ten (10) in Block Three (3) of South Fifth Street Number 1, as shown by map thereof on file in Book 2 of Plats, Page 100, in the Office of the County Recorder of Clark County, Nevada.

Excepting therefrom that portion of said land as conveyed to the City of Las Vegas by deed recorded November 10, 1986 in Book 861110 of Official Records, as Document No. 00505.





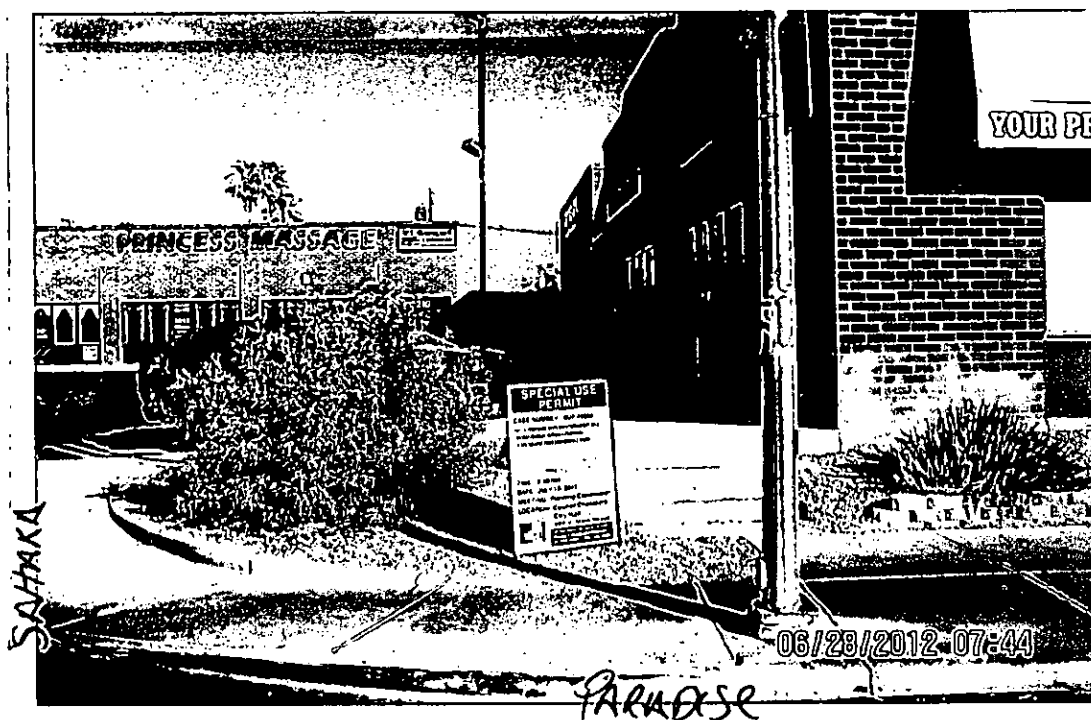
# CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: SUP-45528

MEETING DATE: 7/10/12 PC

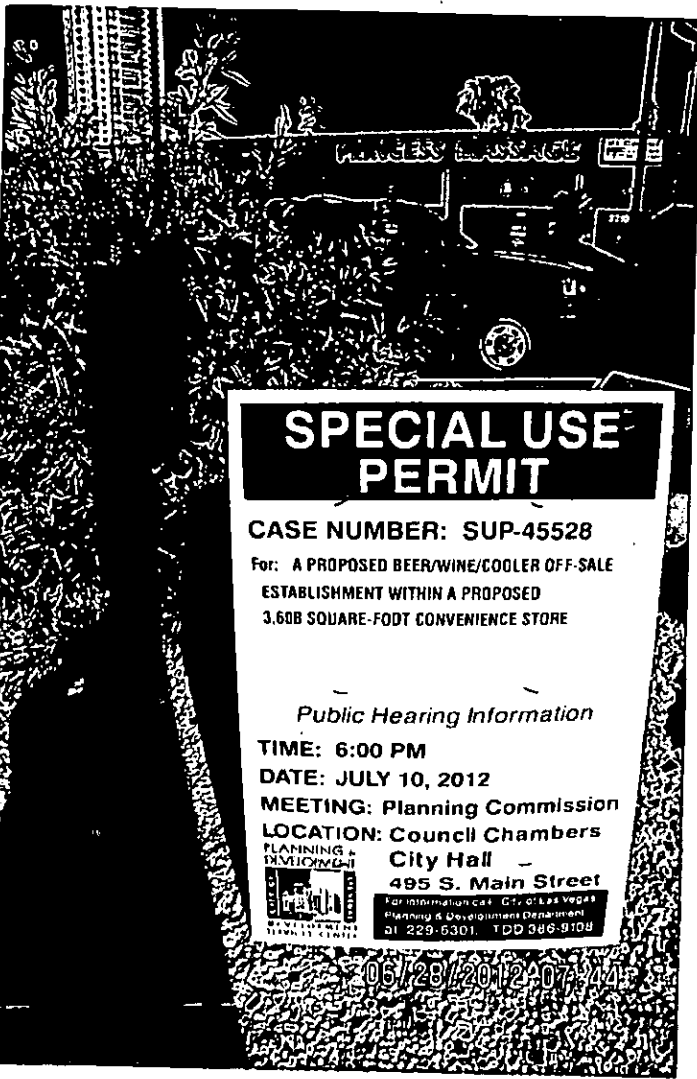
Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



[Signature]  
Signature

6-28-12  
Date

This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3<sup>rd</sup> Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.



## SPECIAL USE PERMIT

**CASE NUMBER: SUP-45528**

**For: A PROPOSED BEER/WINE/COOLER OFF-SALE  
ESTABLISHMENT WITHIN A PROPOSED  
3,600 SQUARE-FOOT CONVENIENCE STORE**

### *Public Hearing Information*

**TIME: 6:00 PM**

**DATE: JULY 10, 2012**

**MEETING: Planning Commission**

**LOCATION: Council Chambers  
City Hall**

**495 S. Main Street**

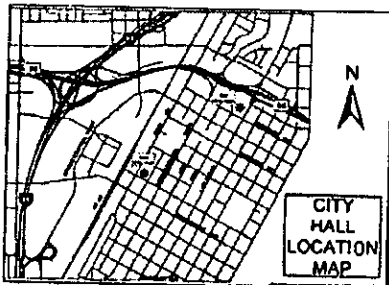


**For information call: City of Las Vegas  
Planning & Development Department  
at 229-5301, TDD 386-9108**

05/28/2012 07:14

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

**Return Service Requested**  
**Official Notice of Public Hearing**



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I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

**SUP-45528**

Planning Commission Meeting of 07/10/2012

104 DPDFN11 92886



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I SUPPORT  
this Request



I OPPOSE  
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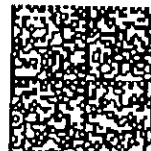
**SUP-45528**

Planning Commission Meeting of 07/10/2012

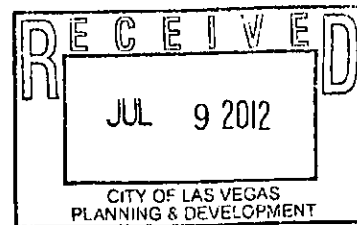
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FIRST CLASS



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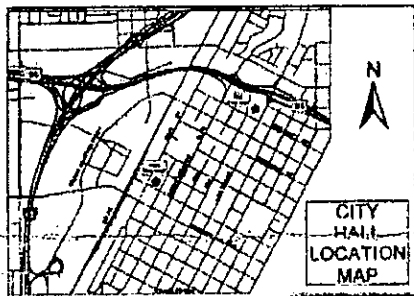
16204815313 Case: SUP-45528  
MCCAM ALLURE L L C  
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19282 STONECREST LN  
YORBA LINDA CA 92886-5426 92886-5426

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%E CAMPAGNA  
19282 STONECREST LN  
YORBA LINDA CA 92886-5426 92886-5426

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2A

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

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**Official Notice of Public Hearing**



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I SUPPORT  
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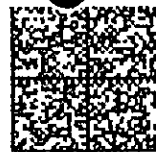
I OPPOSE  
this Request

Please use available blank space on card for your comments.

**SUP-45528**

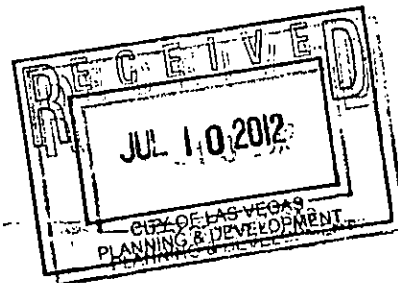
Planning Commission Meeting of **07/10/2012**

PRESORTED  
FIRST CLASS



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16204815275 Case: SUP-45528  
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200 W SAHARA AVE #2705  
LAS VEGAS NV 89102-5083 89102-5083

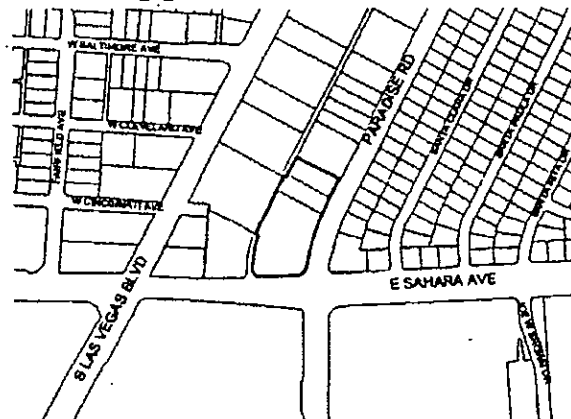
**Application Information**

**SUP-45528 - SPECIAL USE PERMIT - PUBLIC HEARING -**  
**APPLICANT: 7-ELEVEN, INC. - OWNER: CHETAK**  
**DEVELOPMENT CORPORATION** - For possible action on a  
request for a Special Use Permit FOR A PROPOSED  
BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN  
A PROPOSED 3,600 SQUARE-FOOT CONVENIENCE STORE at  
2202 Paradise Road (APN 162-03-411-009), C-1 (Limited  
Commercial) Zone, Ward 3 (Coffin).

Too much traffic on SAHARA as  
it is. More drinkers would make  
Sahara more dangerous.

A McGowan

**Application Location**



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

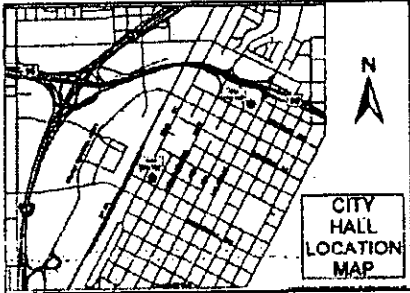
**Public Hearing Information**

**Meeting:** Planning Commission  
**Date:** July 10, 2012  
**Time:** 6:00 P.M.  
**Location:** City Council Chambers  
495 South Main Street  
Las Vegas, Nevada

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

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

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**Official Notice of Public Hearing**



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☐

I SUPPORT  
this Request

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I OPPOSE  
this Request

Please use available blank space on card for your comments.

**SUP-45528**

Planning Commission Meeting of **07/10/2012**

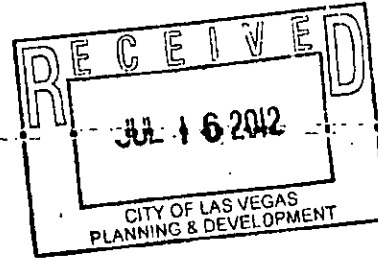
23 DRDFN11 89106



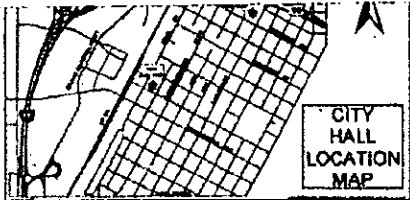
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16210114106 Case: SUP-45528  
HWA CHIH SHING & FEI XU  
322 KAREN AVE #1602  
LAS VEGAS NV 89109-0427 89109-0427



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I SUPPORT  
this Request

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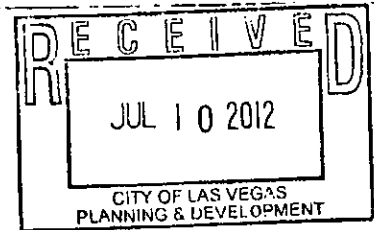
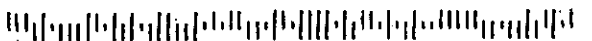
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Please use available blank space on card for your comments.

**SUP-45528**

Planning Commission Meeting of **07/10/2012**

54 DRDFN11 89176

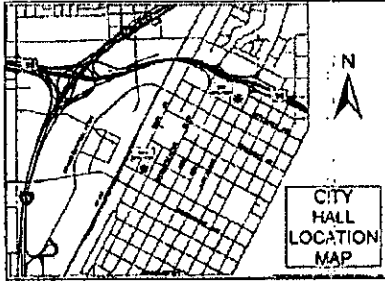


16203413027 Case: SUP-45528  
LUN SHEN L L C  
8184 DOLCE VOLPE AVE  
LAS VEGAS NV 89178-8259 89178-8259

*Handwritten signature: Betty H. Yang*

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

**Return Service Requested  
Official Notice of Public Hearing**



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I OPPOSE  
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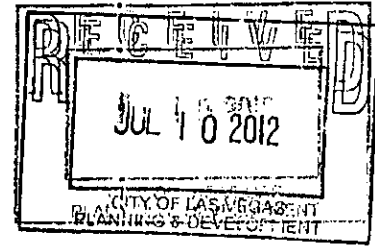
**SUP-45528**

Planning Commission Meeting of 07/10/2012

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ALLGEIER MICHAEL C & THIDARAT  
4664 MARBLEHEAD BAY DR  
OCEANSIDE CA 92057-4271 92057-4271

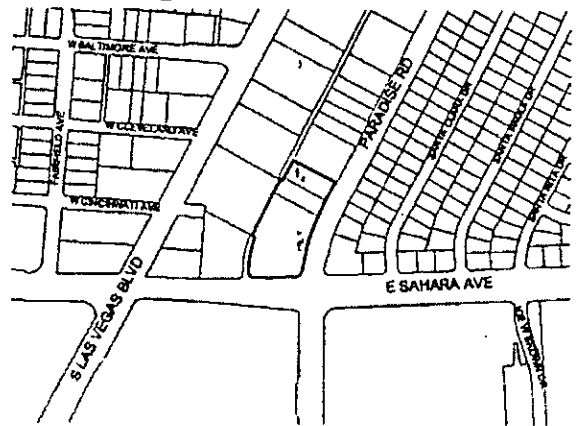
90 DRDFN11 92057

**Application Information**

**SUP-45528 - SPECIAL USE PERMIT - PUBLIC HEARING -**  
**APPLICANT: 7-ELEVEN, INC. - OWNER: CHETAK**  
**DEVELOPMENT CORPORATION** - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN A PROPOSED 3,600 SQUARE-FOOT CONVENIENCE STORE at 2202 Paradise Road (APN 162-03-411-009), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

*That's great. Can't wait  
for it to open. We live in  
the Allure Highrise  
The Allgeier*

**Application Location**



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

**Public Hearing Information**

**Meeting:** Planning Commission  
**Date:** July 10, 2012  
**Time:** 6:00 P.M.  
**Location:** City Council Chambers  
495 South Main Street  
Las Vegas, Nevada

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

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**Project Name: 162-03-411-009 7-11 for B-W-C off/sale**

|                  |                    |                          |                              |
|------------------|--------------------|--------------------------|------------------------------|
| <b>APN(s):</b>   | 162-03-411-009     | <b>Pre-app Date:</b>     | 05/14/12                     |
| <b>Location:</b> | 2202 PARADISE ROAD | <b>Meeting Location:</b> | DSC Conference Room 3A - 321 |
| <b>Ward #:</b>   | 3 - Coffin         | <b>Acres:</b>            | 0.40                         |
|                  |                    | <b>Time:</b>             | 4:00 p.m.                    |

|                             |                                                                                                              |                                       |                           |
|-----------------------------|--------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------------|
| <b>Ownership Info:</b>      | CHETAK DEVELOPMENT CORPORATION<br>%CORNERSTONE CO<br>9901 COVINGTON CROSS DR #170<br>LAS VEGAS NV 89144-6595 | <b>Last Change of Ownership Date:</b> | 11/01/00                  |
|                             | Phone: (702)-                                                                                                | Fax: (702)-                           | Email:                    |
| <b>Applicant Info:</b>      |                                                                                                              |                                       |                           |
|                             | Phone: (702)-                                                                                                | Fax: (702)-                           | Email:                    |
| <b>Representative Info:</b> | HAWKINS, MARK of FENNEMORE CRAIG PC                                                                          |                                       |                           |
|                             | Phone: (702)-692-8000                                                                                        | Fax: (702)-692-8099                   | Email: mhawkins@fclaw.com |

|                                                                           |                                                                                                                                                                                                                                   |                                     |
|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>Use:</b>                                                               | <b>Existing:</b>                                                                                                                                                                                                                  | VACANT (tavern)                     |
|                                                                           | <b>Proposed:</b>                                                                                                                                                                                                                  | CONVENIENCE STORE W/BEER/WINE SALES |
| <b>General Plan:</b>                                                      | <b>Existing:</b>                                                                                                                                                                                                                  | C- (Commercial )                    |
|                                                                           | <b>Proposed:</b>                                                                                                                                                                                                                  | No change proposed                  |
| <b>Zoning:</b>                                                            | <b>Existing:</b>                                                                                                                                                                                                                  | C-1 - (Limited Commercial)          |
|                                                                           | <b>Proposed:</b>                                                                                                                                                                                                                  | No change proposed                  |
| <b>Special Area, Master Plans, and / or Overlay Districts that Apply:</b> | Beverly Green / Southridge Neighborhood,<br><b>Special Land Use Designation (per plan, if applicable):</b> A-O (Airport Overlay) District (175 Feet), G-O (Gaming Enterprise Overlay) District, Las Vegas Redevelopment Plan Area |                                     |

☒ **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. See Rep above       |                                   |                 |          |       |
| 2.                     |                                   |                 |          |       |
| 3.                     |                                   |                 |          |       |
| 4.                     |                                   |                 |          |       |
| 5.                     | CLV - Planning                    |                 |          |       |
| 6. <i>Jim Ricketts</i> | CLV - Planning / Business License | 229-6321        | 383-0769 |       |
| 7.                     | CLV - PW - Dev Co                 | 229-6578        | 474-7599 |       |
| 8.                     | CLV - PW - Traffic                | 229-6901 / 6880 |          |       |
| 9.                     | CLV - PW - Flood                  | 229-6541        | 382-8551 |       |
| 10.                    | CLV - Building and Safety         | 229-6251        | 382-1731 |       |
| 11.                    | CLV - Fire and Rescue             | 229-0366        | 229-0124 |       |
| 12.                    | CLV - Economic Development        | 229-6551        | 385-3128 |       |

**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:

1. This is an application for possible action on a request for a Special Use Permit FOR A Beer/Wine/Cooler Off-Sale Establishment Use.

Variance V-0147-90 was approved across two lot lines for the development of the combined site. Today parking is restricted to be contained within each individual lot. Therefore a parking analysis is required to verify a parking impaired site.

The applicant is proposing a convenience store within a C-2 General Commercial zoning district replacing a lesser intents use of tavern. The proposed use is less intense (parking) than the previous uses therefore a parking Variance is not required.

2. Issues that need to be addressed within the justification Letter:
  - How the proposed use meets the definition of Title 19 for Beer/Wine/Cooler Off-Sale Establishment USE of which states, "An establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers for consumption only in connection with a meal on the premises where the same is sold, and is operated in connection with a restaurant in which 30 or more people may be served with meals at any one time at tables or stools."
  - Explain within the justification Letter how the proposed use will meet the seven Minimum Special Use Permit Requirements. Additionally, explain all waivers required.
    - Please see Title 19.12 under Beer/Wine/Cooler Off-Sale Establishment Use for the Minimum Special Use Permit Requirements
    - Requirements with an "\*" may not be waived

3. **Land Owner:**

**CHETAK DEVELOPMENT CORPORATION**  
**C/o CORNERSTONE CO**

(See attached list of authorized owners for the Secretary of the State)

(Ownership verification is required to submit for entitlements)

(Please check the authorized ownership signature information on the Submittal Requirements for the type of entitlement under application form description)

4. **A parking analysis is required that provides**

Total number of parking spaces a valuable on the site

Total number of parking spaces for each use on the site base on Title 19 requirements

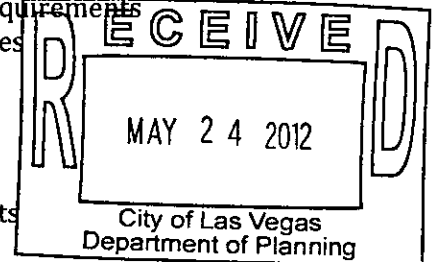
Total number of ADA parking spaces and Van accessible ADA parking spaces

See UDC 19.12 for use requirements

Verify all codes and standards prior to submittal

Applicant must provide Site and Floor plans that meet the submittal requirements

Visit the CLV website For blank application, SOFI & DINA/PRS forms, and justification letter info @ <http://www.lasvegasnevada.gov/> (Follow - "I Want To ..." --> "Apply for -> Planning Applications")



# City of Las Vegas Department of Planning

## Pre-Application Conference Notes

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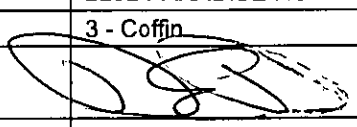
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| Pre-Application Conference                                                                                                                                                                                                                                           |                                     | City Of Las Vegas<br>Department Of Planning<br>Submittal Checklist (Cont.)                                                                                                                                                                  |                                                                                                                                                                                                                                                             |                                   |                                                   |                                         |                       |                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|---------------------------------------------------|-----------------------------------------|-----------------------|-------------------------------------|
| Item Required                                                                                                                                                                                                                                                        |                                     |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                             |                                   |                                                   |                                         |                       |                                     |
| YES                                                                                                                                                                                                                                                                  | NO                                  | APPLICATION PACKET<br>(ALL ITEMS IN THIS SECTION ARE REQUIRED FOR EACH APPLICATION TYPE, unless indicated otherwise)                                                                                                                        |                                                                                                                                                                                                                                                             |                                   | Fees                                              |                                         |                       |                                     |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                  | <input type="checkbox"/>            | Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots                                                                                                                                        | <b>Visit the CLV website</b><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") | Appl. Type                        | Application                                       | Notification                            | Recordation           | Sub-Total                           |
| <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 checked="" type="checkbox"/>                                                                                                                                                                                                                                  | <input type="checkbox"/>            | Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS) 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"/> | Cop(ies) of approval letter(s) for                                                                                                                                                                                                          |                                                                                                                                                                                                                                                             |                                   |                                                   |                                         | Subtotal:             | \$ 1280.00                          |
| <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                                        |                                                                                                                                                                                                                                                             |                                   | \$                                                | ---                                     | Grand Total All Fees: | \$ 1280.00                          |
| <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: Check meeting 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 type="checkbox"/>                                                                                                                                                                                                                                             | <input checked="" type="checkbox"/> | <b>BUILDING ELEVATIONS</b>                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                             |                                   | <b>TOTAL REQUIRED FOR ALL APPLICATIONS</b>        |                                         |                       |                                     |
|                                                                                                                                                                                                                                                                      |                                     | Scale and building dimensions labeled                                                                                                                                                                                                       |                                                                                                                                                                                                                                                             |                                   | Folded Plans (1 per application):                 |                                         | 0                     |                                     |
|                                                                                                                                                                                                                                                                      |                                     | North, south, east, and west elevations of all buildings                                                                                                                                                                                    |                                                                                                                                                                                                                                                             |                                   | Colored, Rolled Plans:                            |                                         | 0                     |                                     |
|                                                                                                                                                                                                                                                                      |                                     | All building materials and colors noted                                                                                                                                                                                                     |                                                                                                                                                                                                                                                             |                                   | Reduced Copy (8-1/2"x11" B/W; 1 per application): |                                         | 0                     |                                     |
|                                                                                                                                                                                                                                                                      |                                     | All wall sign locations shown and sizes noted                                                                                                                                                                                               |                                                                                                                                                                                                                                                             |                                   | NOTES: Check meeting notes                        |                                         |                       |                                     |
|                                                                                                                                                                                                                                                                      |                                     | Photo Reproduction of the Color & Materials Board (SDR applications only - May be included in elevations or as a separate color document at 8-1/2" by 11" in size)                                                                          |                                                                                                                                                                                                                                                             |                                   |                                                   |                                         |                       |                                     |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                  | <input 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: Check meeting notes                        |                                         |                       |                                     |
|                                                                                                                                                                                                                                                                      |                                     | Maximum Occupancy (per I.B.C.)                                                                                                                                                                                                              |                                                                                                                                                                                                                                                             |                                   |                                                   |                                         |                       |                                     |
|                                                                                                                                                                                                                                                                      |                                     | Seating Capacity (where applicable)                                                                                                                                                                                                         |                                                                                                                                                                                                                                                             |                                   |                                                   |                                         |                       |                                     |
| <b>THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.</b>                                                                                                                                              |                                     |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                             |                                   |                                                   |                                         |                       |                                     |
| APN(s):                                                                                                                                                                                                                                                              |                                     | 162-03-411-009                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                             | Application Type:                 |                                                   | Special Use Permit                      |                       |                                     |
| Location:                                                                                                                                                                                                                                                            |                                     | 2202 PARADISE ROAD                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                             | Application Purpose:              |                                                   | Beer/Wine/Cooler Off-Sale Establishment |                       |                                     |
| Ward:                                                                                                                                                                                                                                                                |                                     | 3 - Coffin                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                             | Pre-App. Meeting Date:            |                                                   | 05/14/12                                |                       |                                     |
| Planner's Signature:                                                                                                                                                                                                                                                 |                                     |                                                                                                                                                          |                                                                                                                                                                                                                                                             | Submittal Deadline:               |                                                   | 05/24/12, no later than 2:00 pm         |                       |                                     |
| Planner:                                                                                                                                                                                                                                                             |                                     |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                             | Dan Donley, Planner II - 229-2087 |                                                   | Earliest PC / CC Meeting Dates:         |                       | 07/10/12 PC - 08/15/12 CC (Cycle-7) |