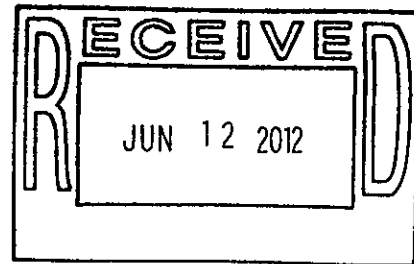


PURPOSE: THIS DRAWING HAS BEEN CREATED FOR CONCEPTUAL PURPOSES ONLY AND SHALL NOT BE USED FOR PERMITTING OR CONSTRUCTION.

SUPPORTING DOCUMENTS: BASE DRAWING INFORMATION SHOWN ON THIS PLAN IS BASED ON GOOGLE AERIAL MAPS DATED 10/12. THERE MAY BE INACCURACIES GIVEN THE DATE THESE DOCUMENTS WERE PRODUCED, THE SCALING OF THE DOCUMENTS WHEN SCANNED OR COPIED, AND THE RELATION TO HOW IT WAS DEMONIN IN THE FIELD.

SUMMARY		
ZONING:		
USE: CONVENIENCE STORE		
ZONING REQUIREMENTS	REQUIRED	PROVIDED
BUILDING - 7-ELEVEN		
SIZE		±3,800
HEIGHT		±18'
STALL SIZE		8'X18'
RATIO	1 / 175	1 / 175
SPACES	21	21
OVERALL SHOPPING CENTER		
BLDG SQFT, OVERALL		±31,183
PARKING - OVERALL		
RATIO	1 / 250	
SPACES	124	125
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 S-R 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, ROD, RCM, RCGM

[illegible]

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

ISSUE BLOCK

[illegible]

STORE NO.: 1030437

DOCUMENT DATE: 8/12/20

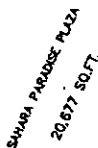
CHECKED BY: WTP

DRAWN BY: NAJ

CONCEPT PLAN

REVISÉD

SHEET: C1.0

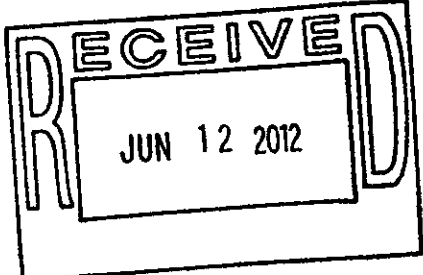


NO SCALE

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

ZONING		
USE: CONVENIENCE STORE		
ZONING REQUIREMENTS	REQUIRED	PROVIDED
BUILDING - 7-ELEVEN		
SIZE		±5,800
HEIGHT		±19'
STALL SIZE		8'x18'
RATIO	1 / 175	1 / 175
SPACES	21	21
OVERALL SHOPPING CENTER		
BUILD. SQFT. OVERALL		±21,180
PARKING - OVERALL		
RATIO	1 / 230	
SPACES	134	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 BIR AND UPDATED ON THE SITE PLAN.



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

SUP-45528
REVISED



7-ELEVEN
2202, Paradise Road
Las Vegas, NV 89104

PROJ NUMBER: 12-11-01172[illegible]

STORE NO.: 1030437
DOCUMENT DATE: 8/12/2012
CHECKED BY: MTP
DRAWN BY: MAJ

CONCEPT
PLAN

REVISÉ

SHEET: C1.0



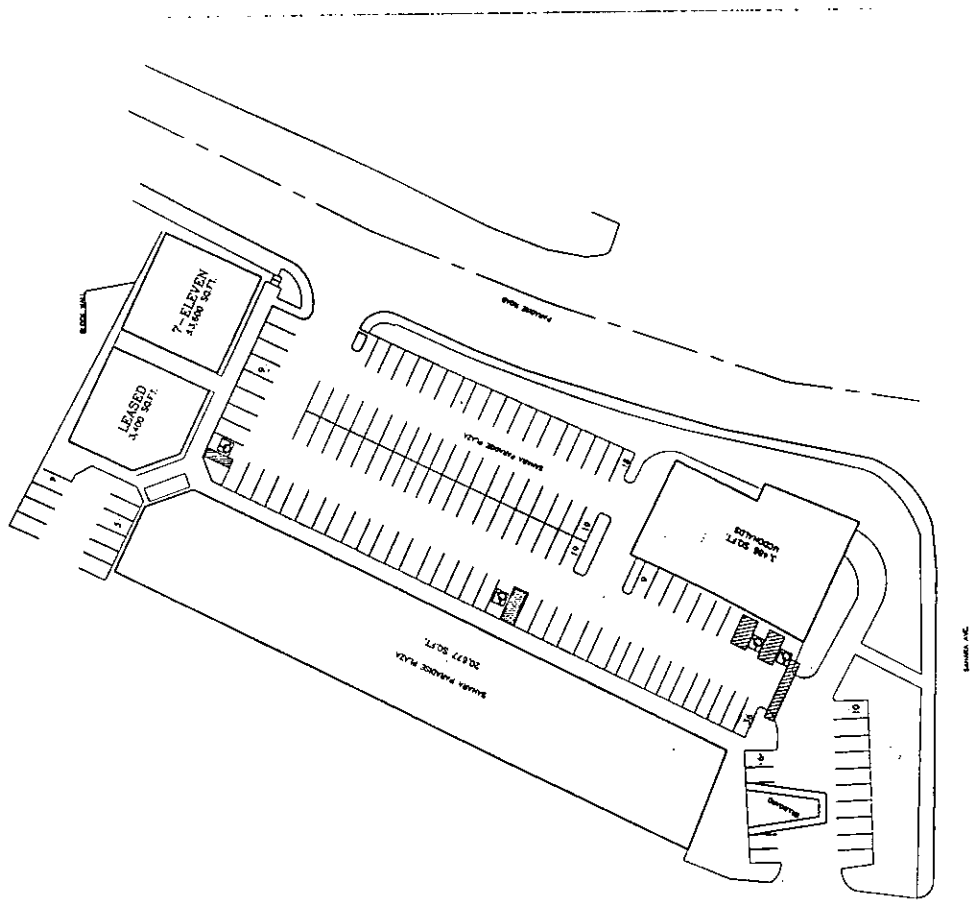
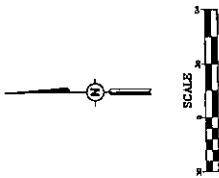
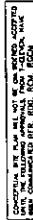
SUP-45528
07/10/12 PC



RECEIVED
MAY 24 2012
City of Las Vegas
Department of Planning

SUP-45528

RECEIVED
MAY 24 2012
SUP-45528
City of Las Vegas
Department of Planning



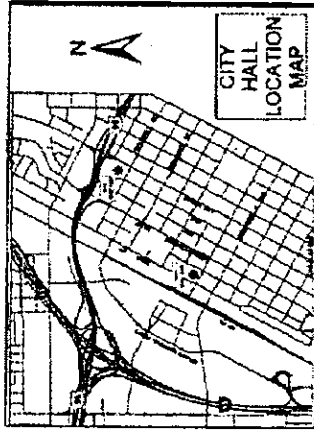
LAUREA AVE

RECEIVED
JUN 12 2012

SUP-45528
REVISED

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

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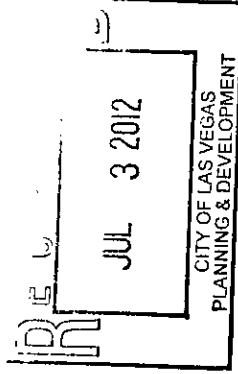
☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

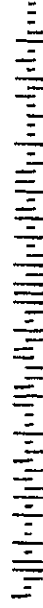
SUP-45528

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



16210114115
KIRKMAN ALLAN C & DIANE M
232 MERION DR
PITTSBURGH PA 15228-2349 15228-2349

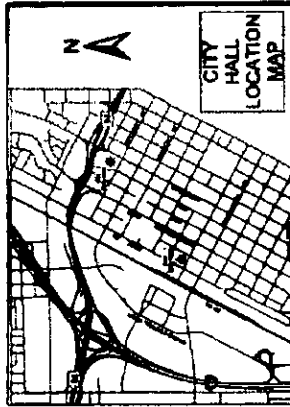
2 070711 15228



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

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☐ I SUPPORT
 this Request

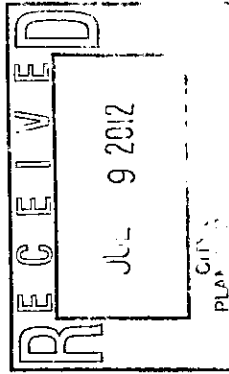
☒ I OPPOSE
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Please use available blank space on card for your comments.

SUP-45528

Planning Commission Meeting of 07/10/2012

PRESORTED
 FIRST CLASS



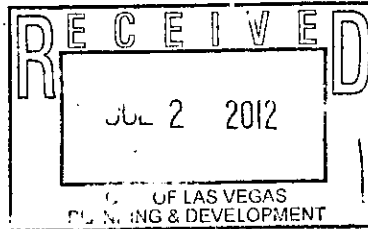
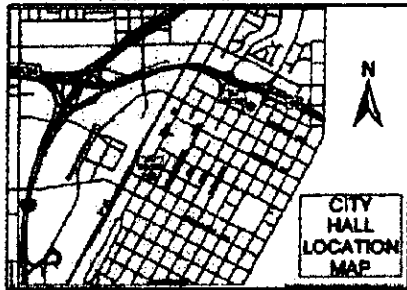
16210114375 Case: SUP-45528
 GUERRETTAZ GREGORY T
 2680 E MAIN ST #223
 PLAINFIELD IN 46168-2828 46168-2828

2 ORDEN 11 46168

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 P

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

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FILED
JUN 29 2012

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I SUPPORT
this Request



I OPPOSE
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SUP-45528

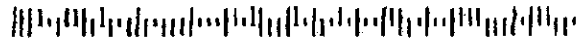
Planning Commission Meeting of **07/10/2012**

16204813033

Case: SUP-45528

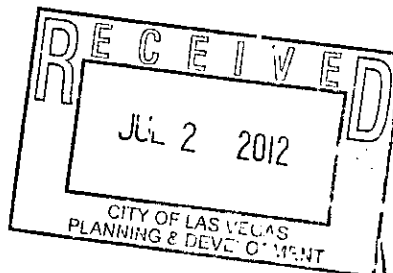
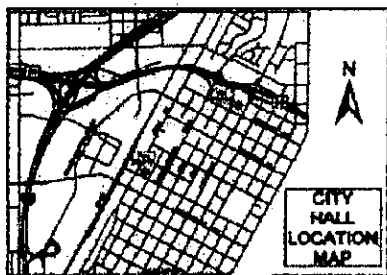
OXFORD TECHNOLOGY
5010 S VALLEY VIEW BLVD
LAS VEGAS NV 89118-1705 89118-1705

17 DRDFN11 89118



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

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FILED
JUN 29 2012
By: _____

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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**

16204813050

Case: SUP-45528

OXFORD TECHNOLOGY INC
5010 VALLEY VIEW BLVD #81
LAS VEGAS NV 89118-1705 89118-1705

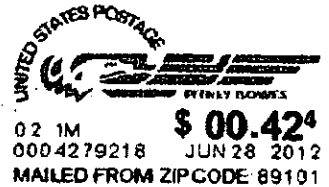
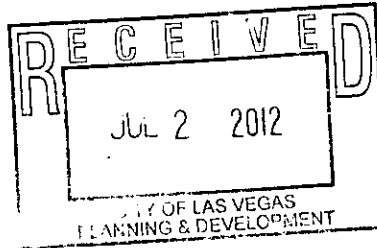
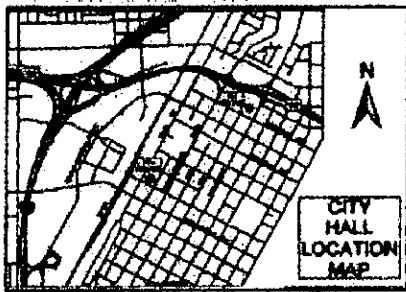
17 DRDFN11 89118



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

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I SUPPORT
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SUP-45528

Planning Commission Meeting of 07/10/2012

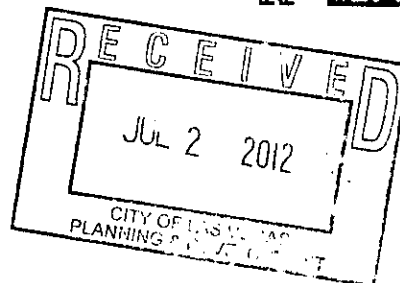
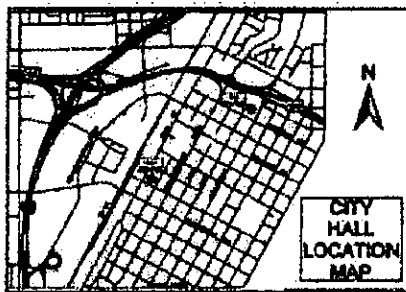
16204813048 Case: SUP-45528
OXFORD TECHNOLOGY INC
%FRIAS
5010 S VALLEY VIEW BLVD
LAS VEGAS NV 89118-1705 89118-1705

17 DRDFN11 89118

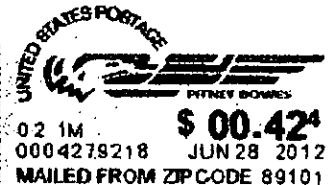
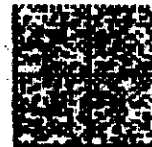


City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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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

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

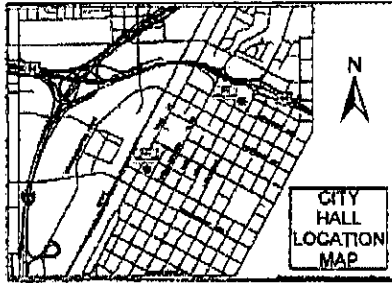
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17 DRDFN11 89118



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

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I SUPPORT
 this Request



I OPPOSE
 this Request

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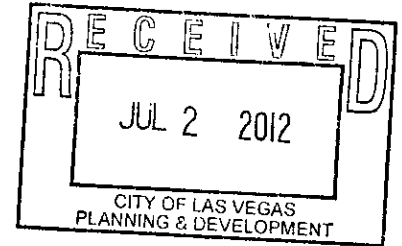
SUP-45528

Planning Commission Meeting of 07/10/2012

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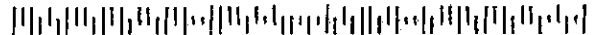


UNITED STATES POSTAGE
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 0004279218 JUN 28 2012
 MAILED FROM ZIP CODE 89101



16204815111 Case: SUP-45528
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 561 W DIVERSEY #215
 CHICAGO IL 60614-1682 60614-1682

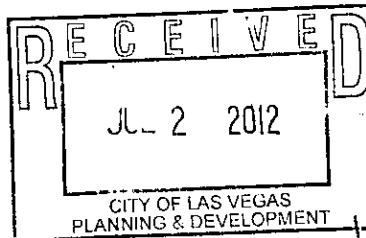
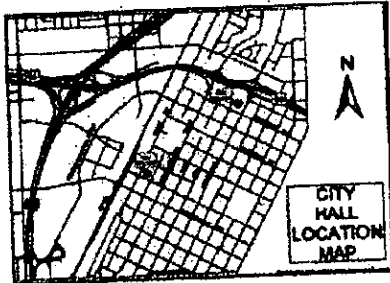
94 DDFN11 50614



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

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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

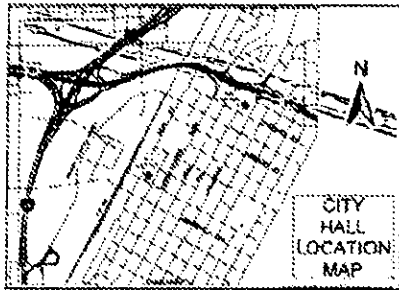
17 DRDFN11 89118



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

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I SUPPORT
this Request



I OPPOSE
this Request

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SUP-45488 & SDR-45489

Planning Commission Meeting of 07/10/2012

16303301012

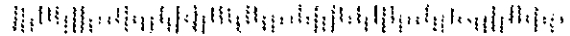
Case: SUP-45488

BARTSAS MARY 13 L L C

601 S RANCHO DR #C23

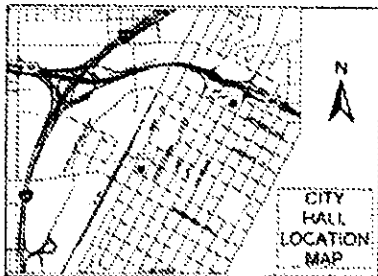
LAS VEGAS NV 89106-4825 89106-4825

25 DREFN11 89106



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

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I SUPPORT
this Request



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SUP-45528

Planning Commission Meeting of 07/10/2012

16203416003

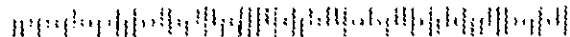
Case SUP-45528

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LAS VEGAS NV 89106-4825 89106-4825

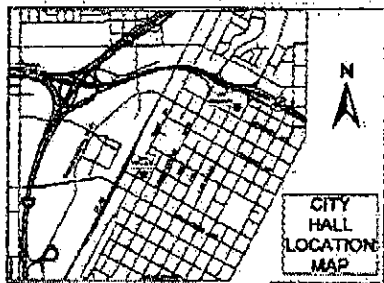
25 DREFN11 89106



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

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this Request



I OPPOSE
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SUP-45528

Planning Commission Meeting of 07/10/2012

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FIRST CLASS

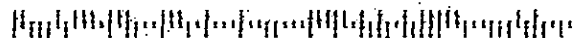


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MAILED FROM ZIP CODE 89101



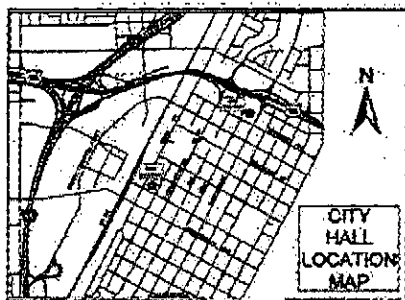
16204815197 Case: SUP-45528
ZE REN INC
5130 S FORT APACHE RD #215-418
LAS VEGAS NV 89148-1719 89148-1719

65 DREFN1 65146



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

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

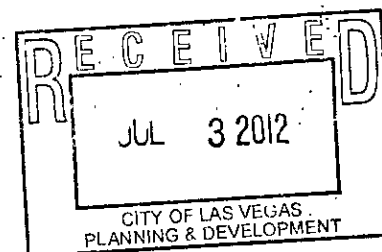
SUP-45528

Planning Commission Meeting of 07/10/2012

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FIRST CLASS

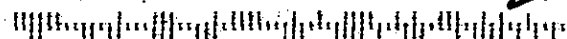


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16204815020 Case: SUP-45528
CAO ZHUO
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LAS VEGAS NV 89148-1719 89148-1719

65 DREFN1 65146

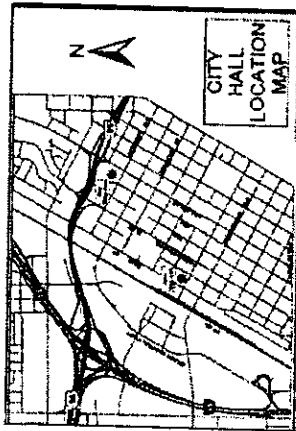


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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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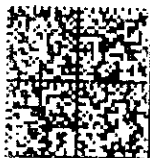
☒ I SUPPORT this Request
☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-45528

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

PRESORTED
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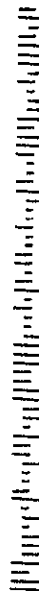
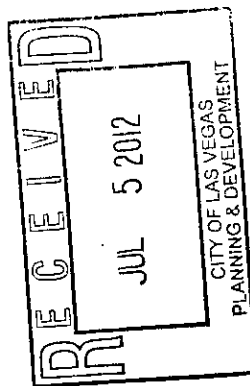


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\$ 00.424
PAID FROM ZIP CODE 89106

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





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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

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. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

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

Sincerely,

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

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: 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



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, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

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.

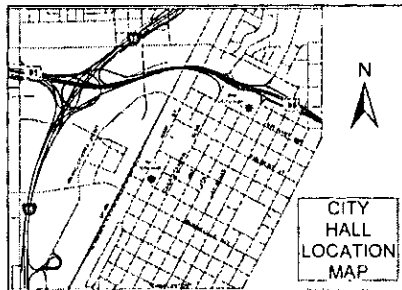
Public Hearing Information

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, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

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

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



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

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

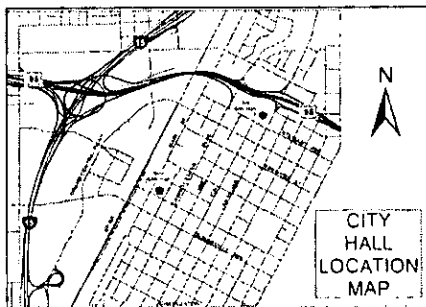
Please use available blank space on card for your comments.

SUP-45528

Planning Commission Meeting of 07/10/2012

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

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



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

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

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

ROUTED ELECTRONICALLY

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*SID (DPW)	PATRICK MURPHY	4 TH 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, 3rd 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), 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	☒ 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

☐ Foreign

Fax

Mobile #

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	☐ Foreign
Effective		Expire				
Name	7-ELEVEN					
Day Phone	(702)592-7622 x					
Pager		Eve Phone		Organization		
Fax		PIN #		Position		
E-Mail		Mobile		Profession		
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	☐ Foreign
Effective		Expire				
Name	CHETAK DEVELOPMENT CORPORATION					
Day Phone	(702)383-3033 x					
Pager		Eve Phone		Organization		
Fax		PIN #		Position		
E-Mail		Mobile		Profession		
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	☐ 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, #1400 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
Total Unpaid		0.00	Total Paid 1280.00

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	☐	05/24/2012 15:06			
499749 NEIGH P&S	1 Incomplete	☐	05/24/2012 15:06			

Report Date 05/24/2012 03:06 PM

Submitted By

Page 5

Review/Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
499750	B&S PLAN	1	Incomplete	☐	05/24/2012 15:06			
499751	FLOOD	1	Incomplete	☐	05/24/2012 15:06			
499752	TRAFFIC	1	Incomplete	☐	05/24/2012 15:06			
499753	TEFO	1	Incomplete	☐	05/24/2012 15:06			
499754	SURVEY	1	Incomplete	☐	05/24/2012 15:06			
499755	SID	1	Incomplete	☐	05/24/2012 15:06			
499756	SEWER	1	Incomplete	☐	05/24/2012 15:06			
499757	ROW	1	Incomplete	☐	05/24/2012 15:06			
499758	LAND DEV	1	Incomplete	☐	05/24/2012 15:06			
499759	FIRE ENG	1	Incomplete	☐	05/24/2012 15:06			
499760	ENGDESIGN	1	Incomplete	☐	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 Date	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Comments	Added/By	Add Date	Modified By	Modified Date		
07/10/2012	PC	SCHEDULED				
GKAPOVICH	05/24/2012			0	0	0

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

No children exist for this project

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

No Employee Entries

Log	Action	Description	Entered By	Start	Stop	Hours
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 rtruesdell@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* Will Kemp

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

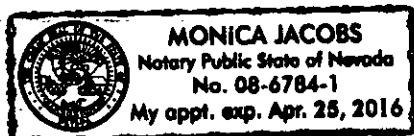
Print Name Will Kemp

Subscribed and sworn before me

This 21st day of May, 20 12

Notary Public in and for said County and State

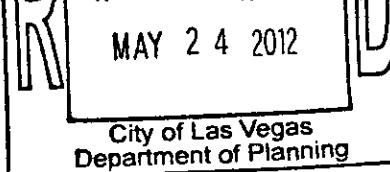
Revised 10/27/08



FOR DEPARTMENT USE ONLY

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

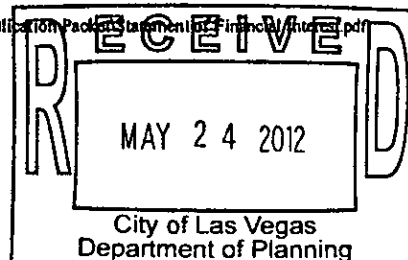
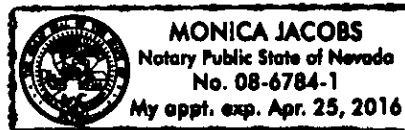
Signature of Property Owner: *Will Kemp, Pres Chetak*

Print Name: Will Kemp, Pres. Chetak

Subscribed and sworn before me

This 21st 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
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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

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City of Las Vegas
Department of Planning

FENNEMORE CRAIG, P.C.

City of Las Vegas
Planning & Development
May 24, 2012
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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.

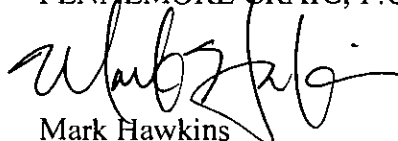
- As previously indicated, the proposed use meets all the applicable conditions and requirements as set forth by Title 19 of the Code.

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.

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

* 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., 14th 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. 4th St., 14th 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 site³: 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 site³: 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 site³: 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

³ 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 site⁴: 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

⁴ 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 existing⁵ or planned⁶ (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 site⁷: 0.88 miles

Community Park

Park name: Freedom Park

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

Distance from site⁷: 5.15 miles

Regional Park

Park name: Lorenzi Park

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

Distance from site⁷: 4.13 miles

- 7.b Based upon 2000 US Census population table⁸, 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

⁵ See Exhibit 2

⁶ See Exhibit 3

⁷ Attach a map indicating the straight distance from the project property line to the park property line.

⁸ 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 District¹ 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 site²: 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 site²: 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 site²: 2.29 miles

Number of pupils: n/a

SEE ATTACHMENT "A" FOR MAPS OF SCHOOLS

¹ See Exhibit 1

² 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)

Owner Occupied	Persons per Unit
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

Renter Occupied	Persons per Unit
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

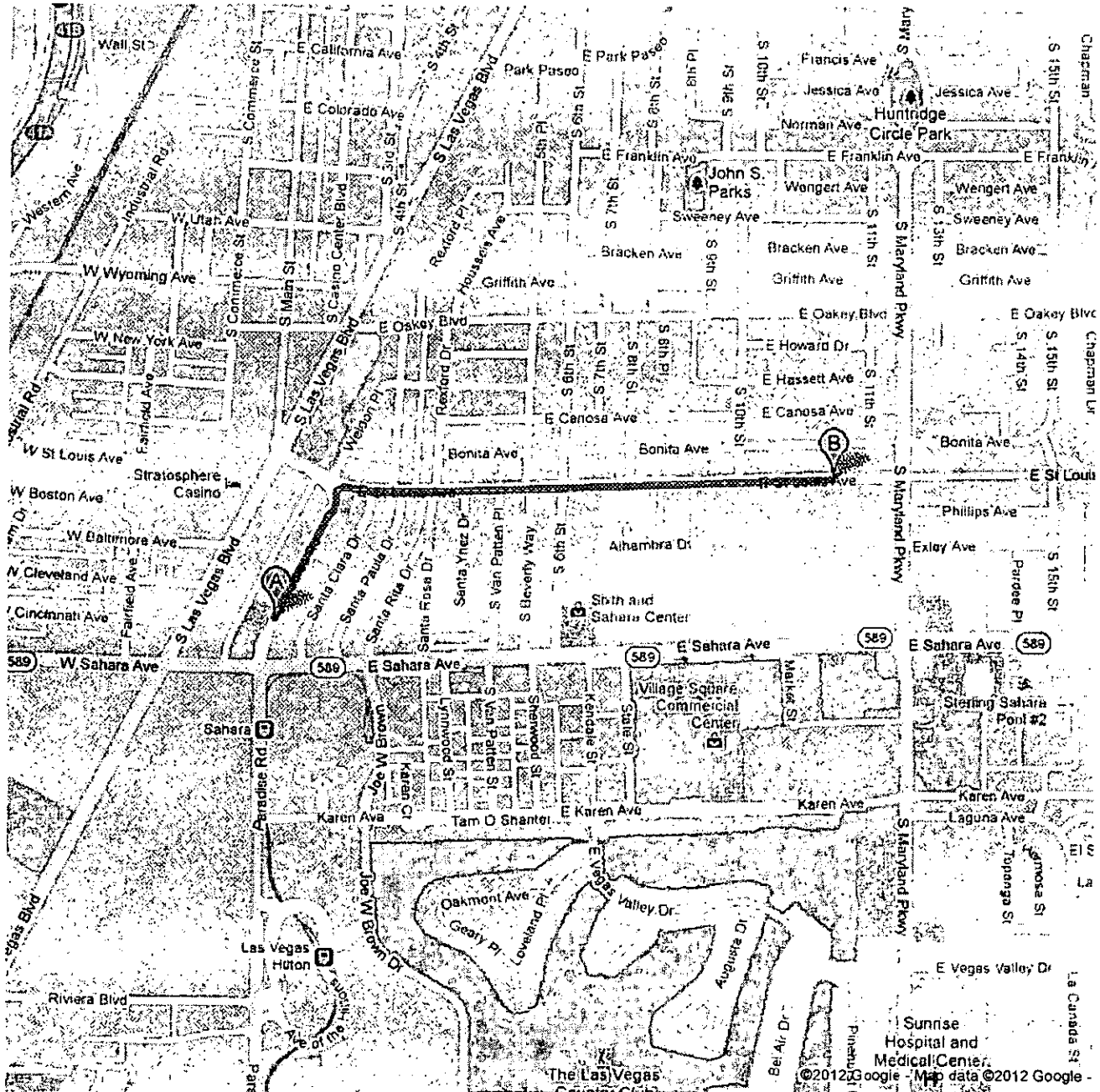
B John S. Park Elementary School
931 Franklin Ave.
Las Vegas, NV 89104



JOHN C. PROFESSIONAL DEVELOPMENT MIDDLE SCHOOL

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

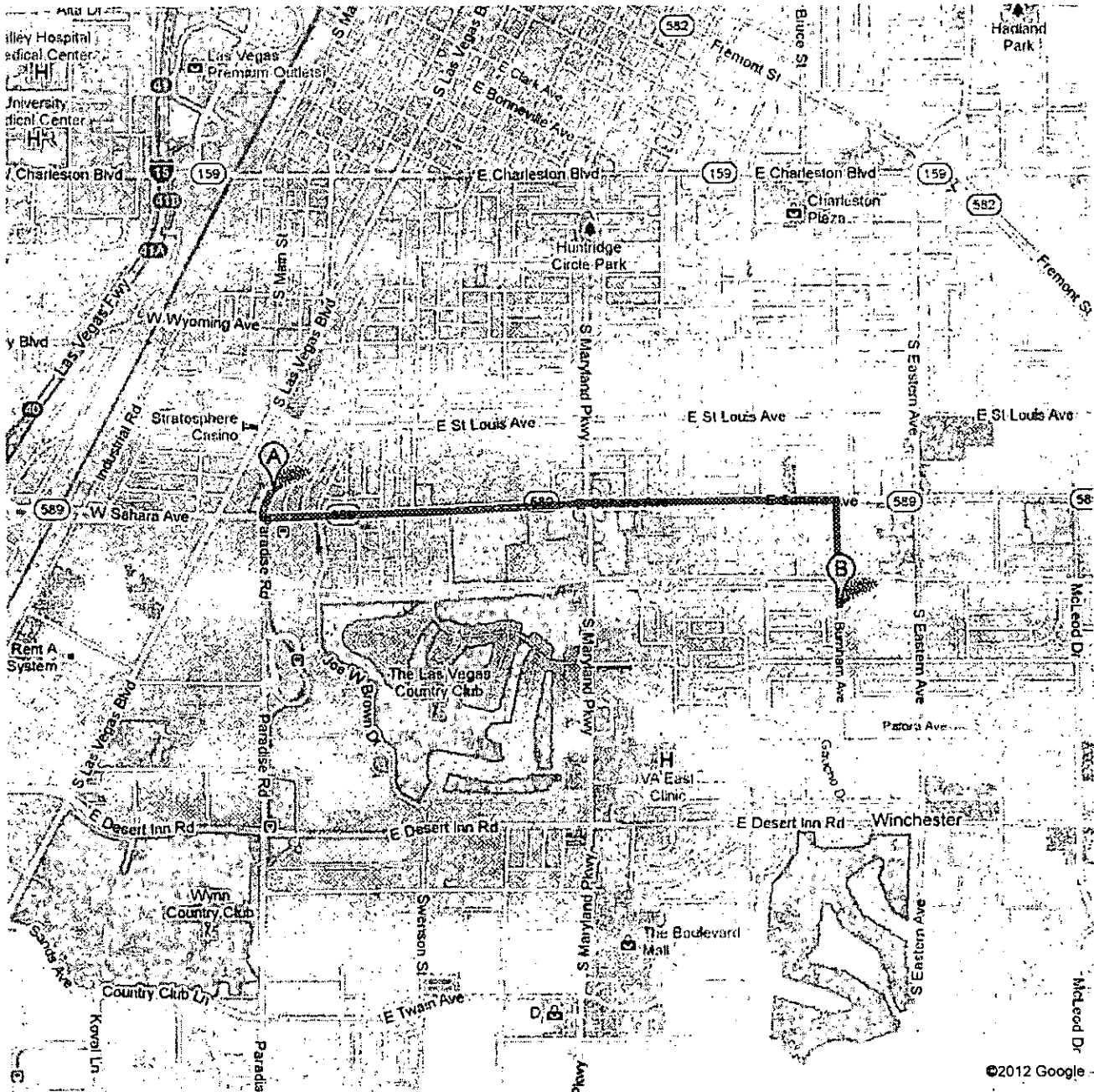
B John C. Professional Dev. M.S.
1100 E. St. Louis Ave.
Las Vegas, NV 89104



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

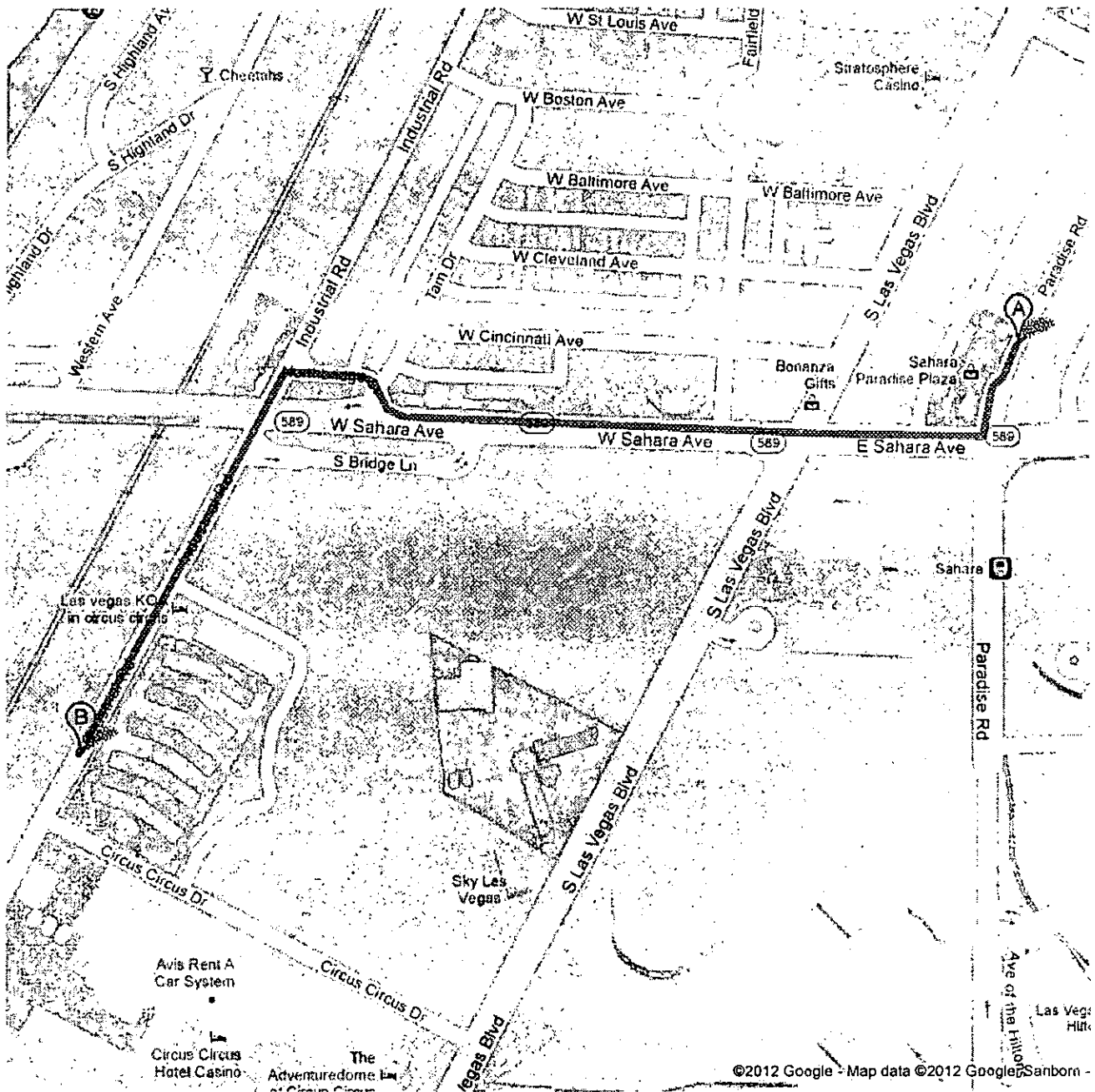


ATTACHMENT “B”

CLARK COUNTY FIRE - STATION 12

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

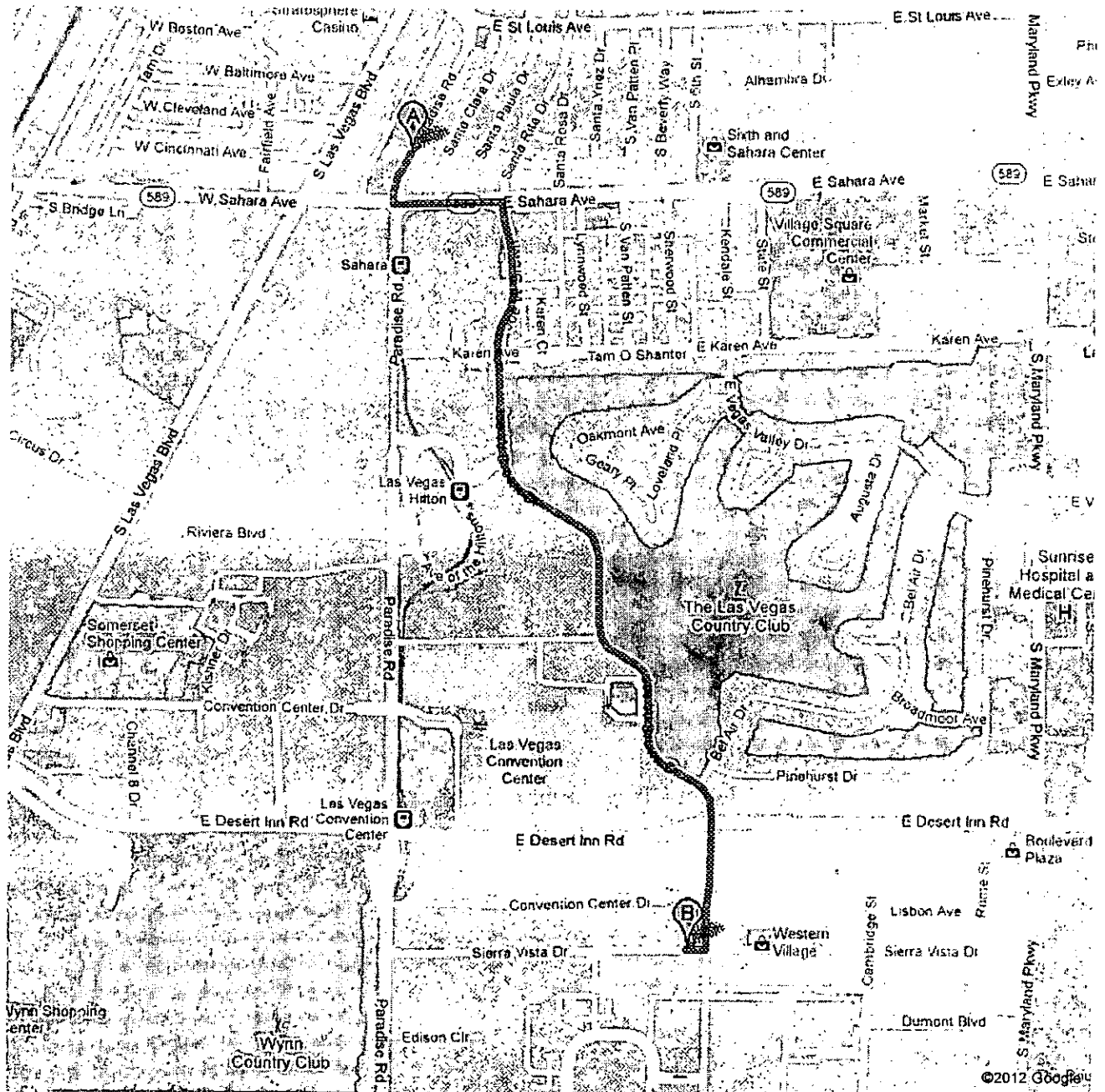
B Clark County Fire – Station 12
3001 Industrial Rd.
Las Vegas, NV 89109



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



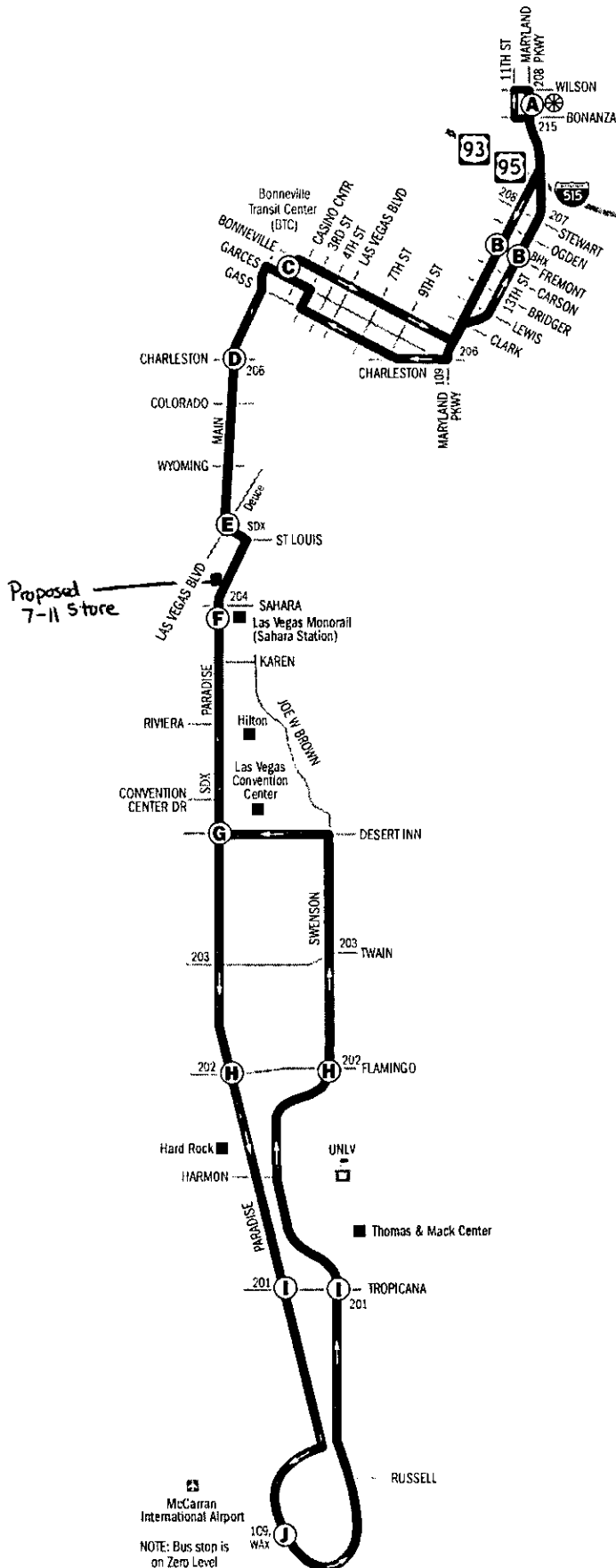
SUNRISE HOSPITAL

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.



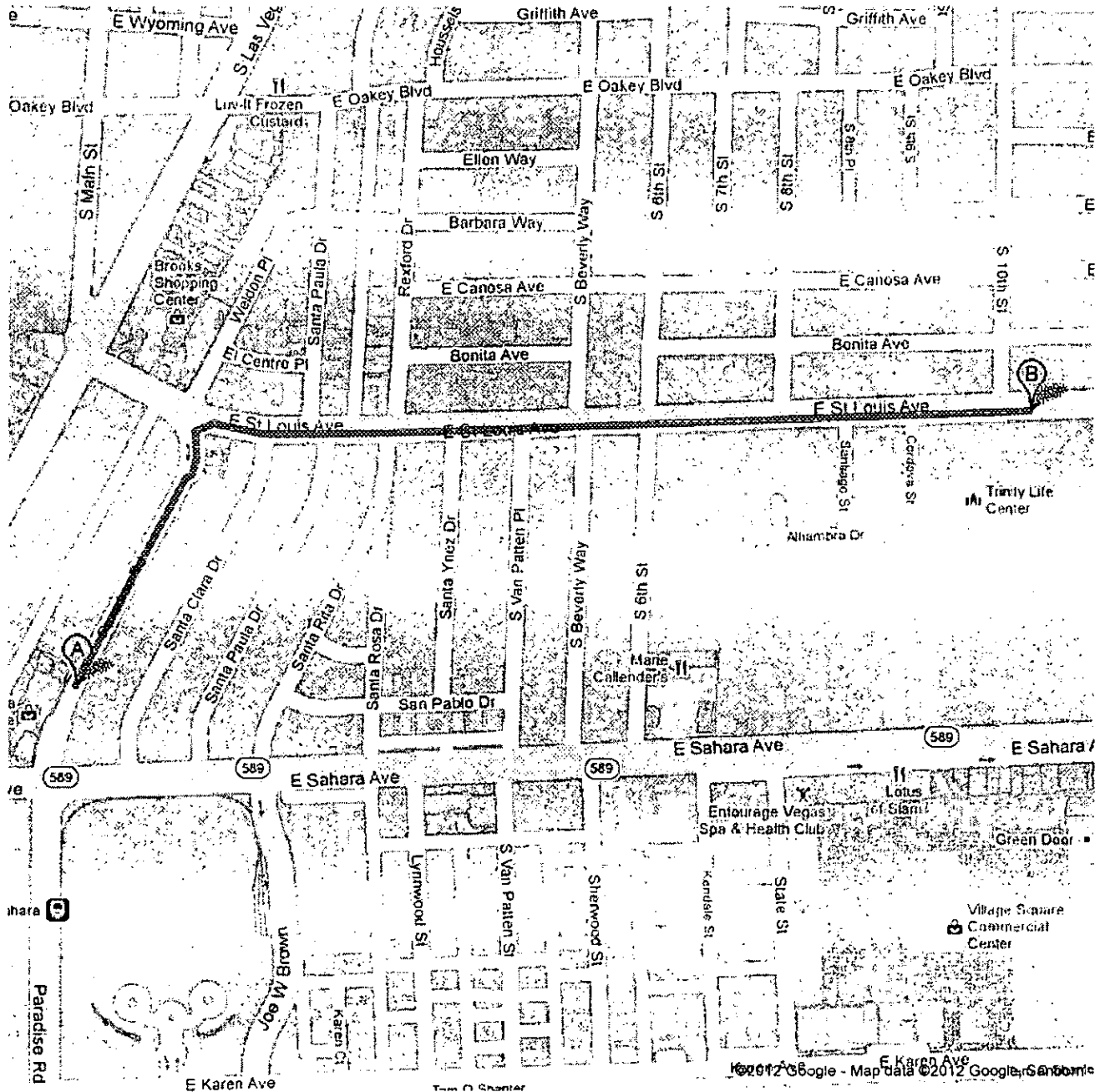
Layover	BHX Boulder Hwy Express
Time Point	SDX Strip & Downtown Express
000 Route Transfer	WAX Westcliff Airport Express
Community/Casino/Retail	

ATTACHMENT “D”

BAKER PARK

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

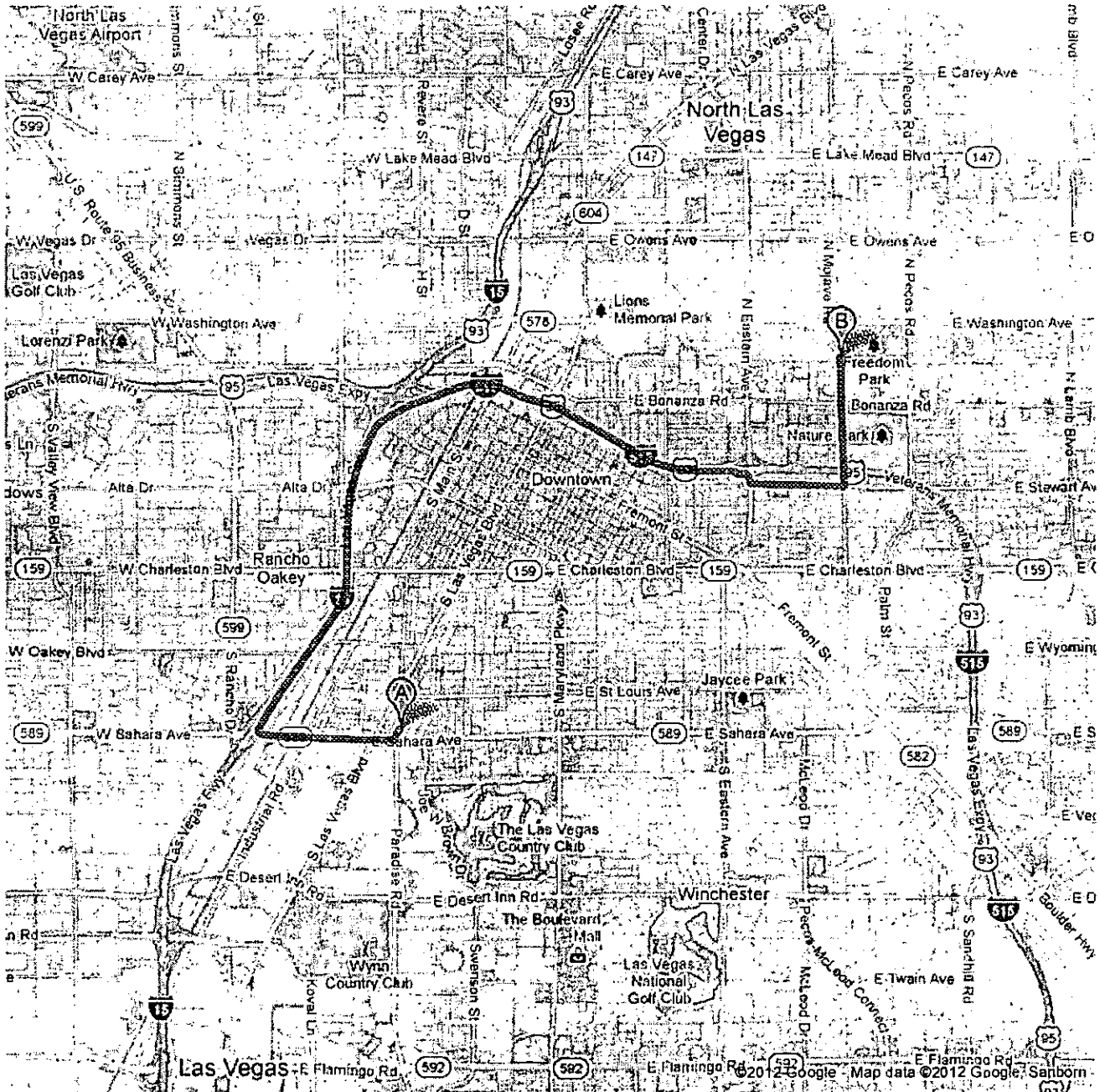
B Baker Park
1010 E. St. Louis Ave.
Las Vegas, NV 89104



FREEDOM PARK

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

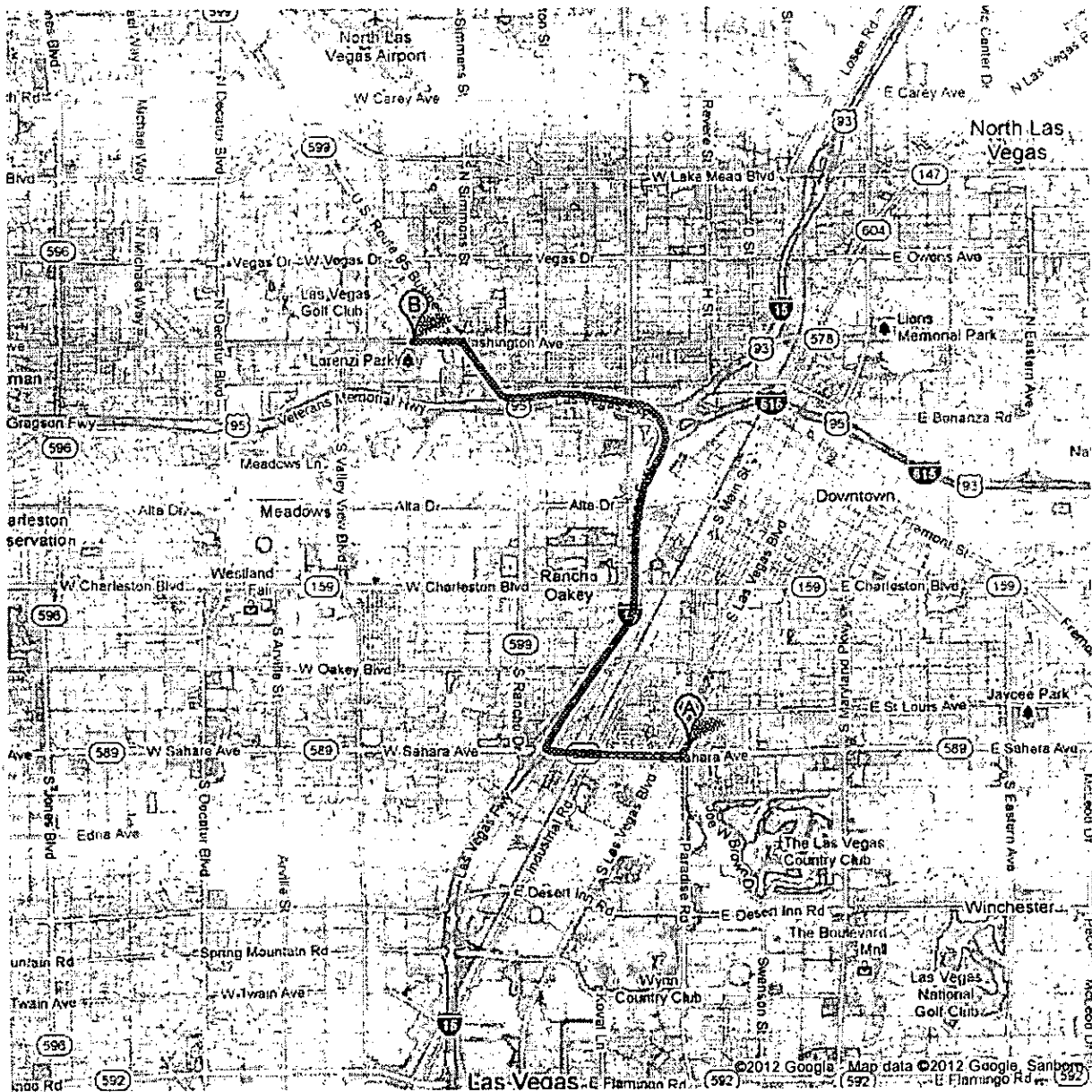
B Freedom Park
850 N. Mojave Rd.
Las Vegas, NV 89101



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 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

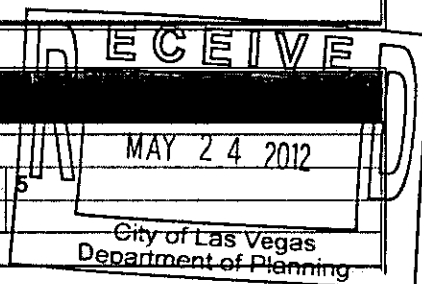
No. Par Share Count:	2,500.00	Capital Amount:	\$ 0
No stock records found for this company			

Officers☐ Include Inactive Officers

President - WILL KEMP			
Address 1:	3800 HOWARD HUGHES PARKWAY	Address 2:	17TH FLOOR
City:	LAS VEGAS	State:	NV
Zip Code:	89169	Country:	
Status:	Active	Email:	
Secretary - WILL KEMP			
Address 1:	3800 HOWARD HUGHES PARKWAY	Address 2:	17TH FLOOR
City:	LAS VEGAS	State:	NV
Zip Code:	89169	Country:	
Status:	Active	Email:	
Treasurer - WILL KEMP			
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		
Document Number:	C106-1994-001	# of Pages:	5
File Date:	1/5/1994	Effective Date:	
(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

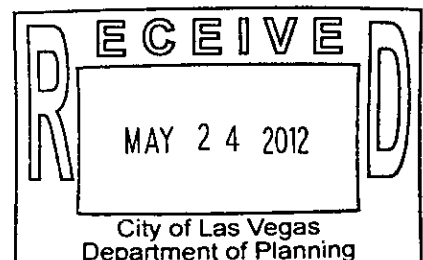
BARGAIN AND SALE DEED

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 29th 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 29th 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



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

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 _____
Print Name: Chetah Development
Address: _____
City, State, Zip: _____
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
01881

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, 17th Floor

City, State, Zip: Las Vegas, Nevada 89109

Capacity: _____

COMPANY REQUESTING RECORDING:

Company Name: United Title of Nevada

Esc#: 00108625-036-AG

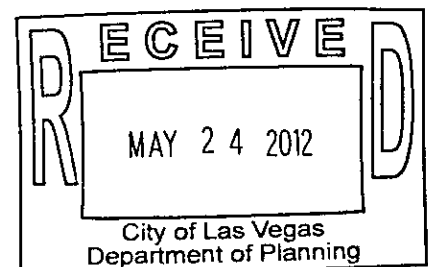
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

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.





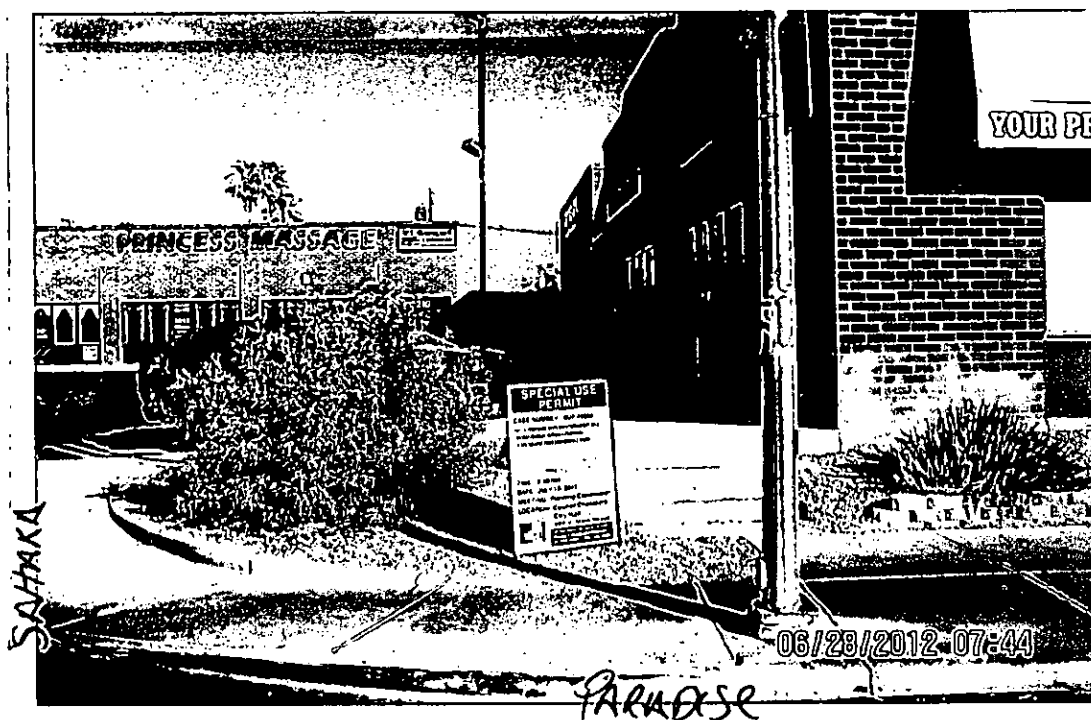
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: SUP-45528

MEETING DATE: 7/10/12 PC

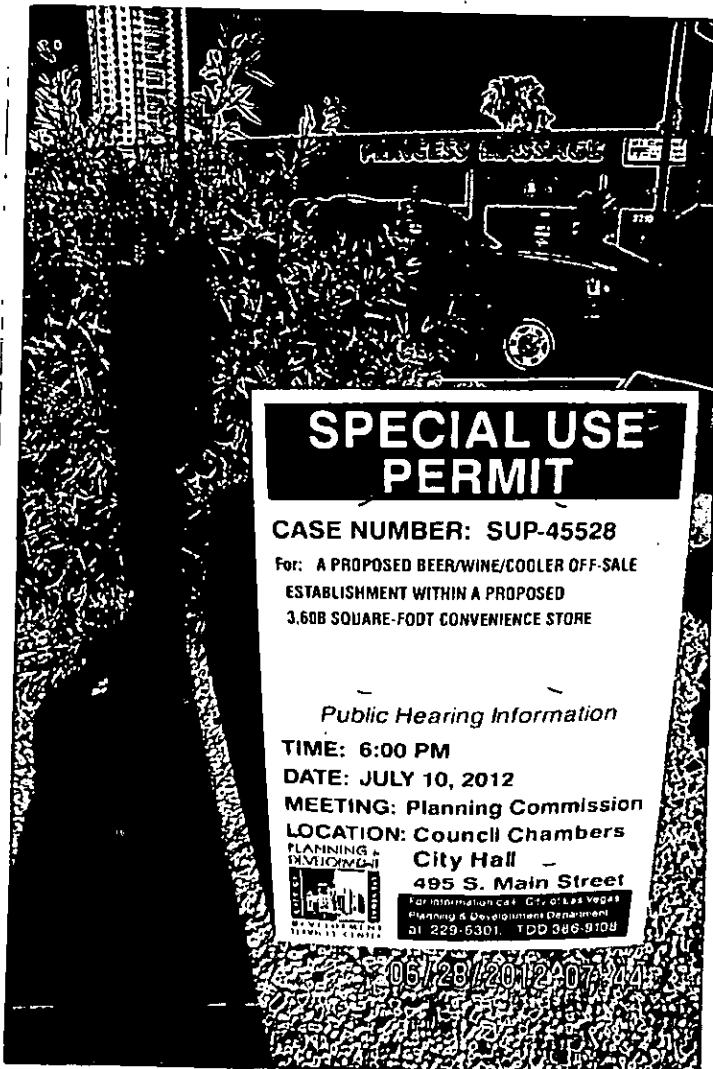
Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



[Signature]
Signature

6-28-12
Date

This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd 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

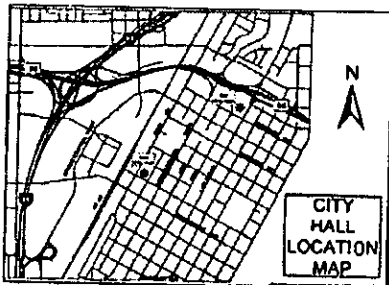


**For information call: City of Las Vegas
Planning & Development Department
at 229-5301, TDD 386-9108**

05/28/2012 07:14

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

Return Service Requested
Official Notice of Public Hearing



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



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-45528

Planning Commission Meeting of 07/10/2012

104 DROFN11 92886



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.

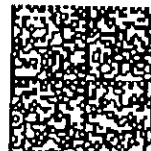
SUP-45528

Planning Commission Meeting of 07/10/2012

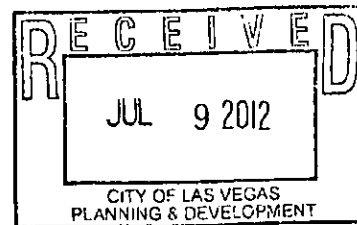
104 DROFN11 92886



PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
02 1M \$ 00.424
0004279218 JUN 28 2012
MAILED FROM ZIP CODE 89101



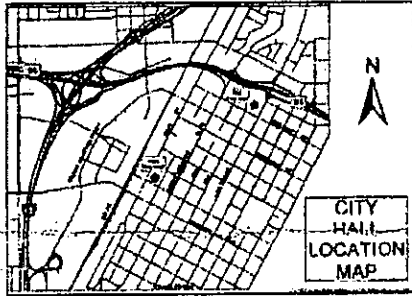
16204815313 Case: SUP-45528
MCCAM ALLURE L L C
%E CAMPAGNA MD
19282 STONECREST LN
YORBA LINDA CA 92886-5426 92886-5426

16204815378 Case: SUP-45528
MCCAM ALLURE L L C
%E CAMPAGNA
19282 STONECREST LN
YORBA LINDA CA 92886-5426 92886-5426

27
2A

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

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
this Request



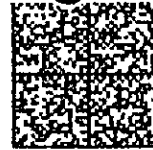
I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-45528

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

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE

02 1M
0004279218 JUN 28 2012
MAILED FROM ZIP CODE 89101



16204815275

MCGOWAN ALEX

200 W SAHARA AVE #2705

LAS VEGAS NV 89102-5083 89102-5083

Case: SUP-45528

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.

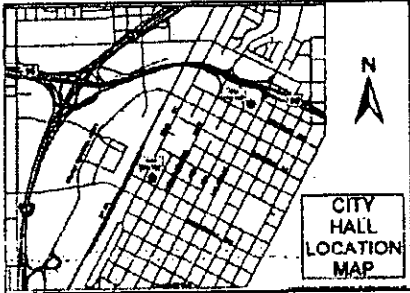
Public Hearing Information

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, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

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

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-45528

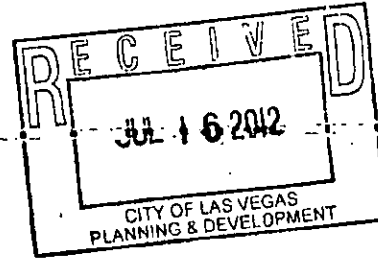
Planning Commission Meeting of **07/10/2012**

23 DPDFN11 89106

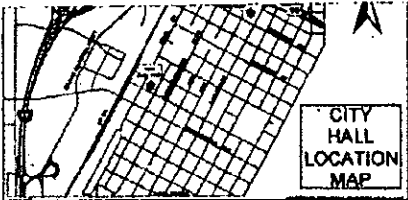
PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
02 1M
0004279218 JUN 28 2012
MAILED FROM ZIP CODE 89101



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



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

☐

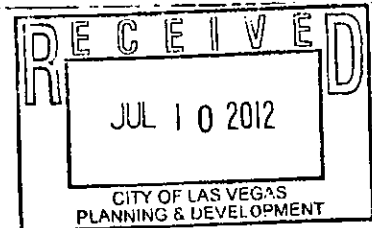
I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-45528

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

54 DPDFN11 89176

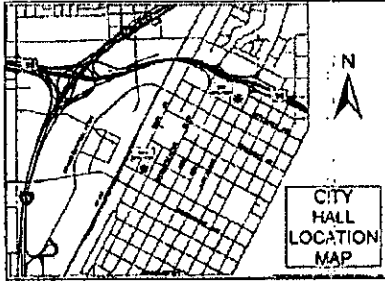


16203413027 Case: SUP-45528
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8184 DOLCE VOLPE AVE
LAS VEGAS NV 89178-8259 89178-8259

Handwritten signature: Betty H. Yang

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

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



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



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

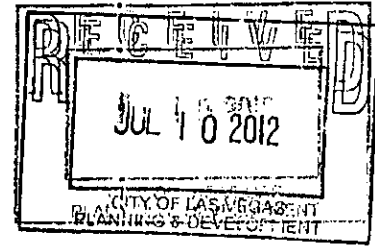
SUP-45528

Planning Commission Meeting of 07/10/2012

PRESORTED
FIRST CLASS



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Case: SUP-45528
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4664 MARBLEHEAD BAY DR
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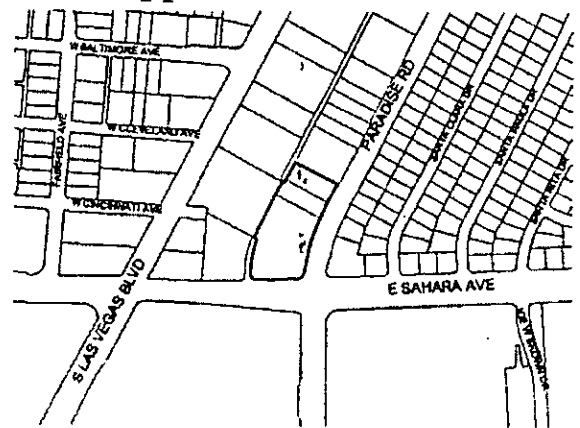
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Application Information

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

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

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

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7**

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

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

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

Use:	Existing:	VACANT (tavern)
	Proposed:	CONVENIENCE STORE W/BEER/WINE SALES
General Plan:	Existing:	C- (Commercial)
	Proposed:	No change proposed
Zoning:	Existing:	C-1 - (Limited Commercial)
	Proposed:	No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	Beverly Green / Southridge Neighborhood, Special Land Use Designation (per plan, if applicable): 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

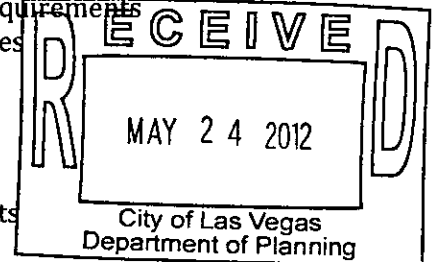
Total number of ADA parking spaces and Van accessible ADA parking spaces

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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Pre-Application Conference		City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)							
Item Required									
YES	NO	APPLICATION PACKET (ALL ITEMS IN THIS SECTION ARE REQUIRED FOR <u>EACH</u> APPLICATION TYPE, unless indicated otherwise)			Fees				
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots	Visit the CLV website For blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")	Appl. Type	Application	Notification	Recordation	Sub-Total	
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots							
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)			SUP	\$ 500.00	\$ 750.00	\$ 30.00	\$ 1280.00
☒	☐	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS) PRS				\$	\$	\$	\$
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)				\$	\$	\$	\$
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)		\$	\$	\$	\$		
☐	☒	Cop(ies) of approval letter(s) for	Subtotal:				\$ 1280.00		
☐	☒	Neighborhood Meeting (see General Plan submittal req's for details) – Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500	Grand Total All Fees:				\$ 1280.00		
REQUIRED DRAWINGS (INCLUDES TOTAL NUMBER REQUIRED FOR ALL APPLICATION TYPES): MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)									
☒	☐	SITE PLAN			TOTAL REQUIRED FOR ALL APPLICATIONS				
		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							
☐	☒	BUILDING ELEVATIONS			TOTAL REQUIRED FOR ALL APPLICATIONS				
		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)							
☒	☐	FLOOR PLANS			TOTAL REQUIRED FOR ALL APPLICATIONS				
		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)							
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.									
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)