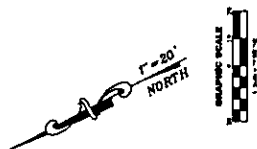
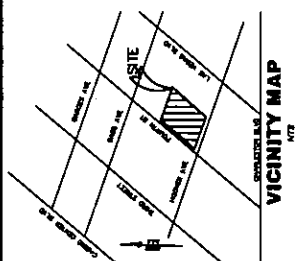
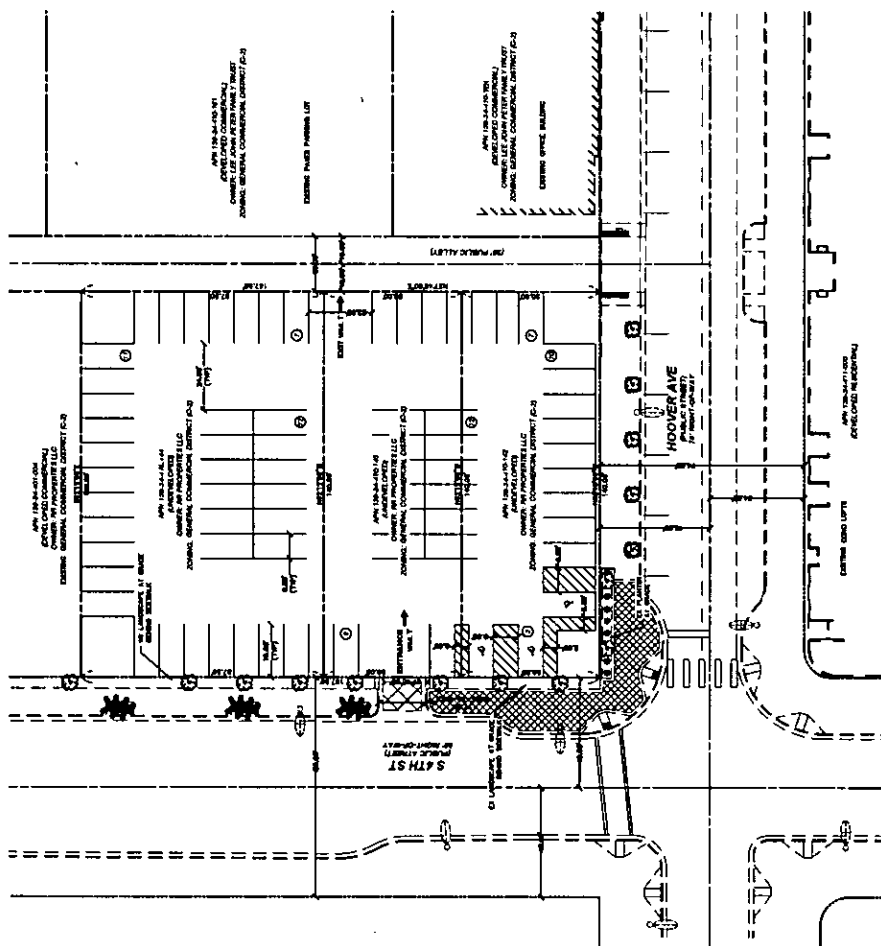


[illegible]

RECEIVED
JUN 14 2012

SITE INFO

444 900 121 136-34-90-1121-121 144



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 EACH APPLICATION TYPE unless indicated otherwise)		Fees	
			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")	Application	Notification
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots			
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots			
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)			
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)			
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)			
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)			
☐	☒	Copy of Business License(s) - requested, but submittals will be accepted without			
☐	☒	Copy(ies) of approval letter(s) for			
				Subtotal:	\$ 1030.00
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" BW; 1 per application):		1
		All adjacent existing land uses and street names labeled	NOTES:		
		All points of ingress and egress shown			
		ADA accessibility requirements shown/labeled			
		Parking standard(s) utilized:			
		Parking space count and typical dimensions labeled			
		# regular + [30% or less of total] # compact + # handicap = Total			
☒	☐	LANDSCAPE PLAN	TOTAL REQUIRED FOR ALL APPLICATIONS		
		North arrow, scale, and vicinity map	Folded Plans (1 per application):		1
		All property lines and present dimensions labeled	Colored, Rolled Plans:		1
		All required perimeter landscape planters shown	Reduced Copy (8-1/2"x11" BW; 1 per application):		1
		All required parking lot fingers/islands shown	NOTES:		
		Quantity, size, species/variety of all trees, shrubs, and ground cover			
☒	☐	BUILDING ELEVATIONS	TOTAL REQUIRED FOR ALL APPLICATIONS		
		Scale and building dimensions labeled	Folded Plans (1 per application):		1
		North, south, east, and west elevations of all buildings	Colored, Rolled Plans:		1
		All building materials and colors noted	Reduced Copy (8-1/2"x11" BW; 1 per application):		1
		All wall sign locations shown and sizes noted	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" BW; 1 per application):		1
		Use of all rooms noted/labeled	NOTES:		
		Maximum Occupancy (per I.B.C.)			
		Seating Capacity (where applicable)			

CONTINUED NEXT PAGE

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

APN(s):		Application Type:	Site Development Plan Review
Location:		Application Purpose:	
Ward:		Pre-App. Meeting Date:	
Planner's Signature:		Submittal Deadline:	05/24/12 - no later than 2:00 pm
Planner:	- 229-	Earliest PC / CC Meeting Dates:	07/10/12 PC - 08/15/12 CC (Cycle 7)

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:

In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

Please take a few minutes to answer seven short questions about your experience with the City of Las Vegas Department of Planning.

PLEASE TAKE OUR SURVEY AT:
www.lasvegasnevada.gov/pdsurvey

QR Code Link





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

October 23, 2012

CORRECTED LETTER

Ms. Susan Syring
R R Properties, LLC
801 South Fourth Street
Las Vegas, Nevada 89101

**RE: SDR-45544 - SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - OCTOBER 2012**

Dear Ms. Syring:

Your request for a Minor Site Development Plan Review FOR A TEMPORARY PARKING LOT on 0.58 acres at the northeast corner of Hoover Avenue and Fourth Street (APNs 139-34-410-142, 143 and 144), C-2 (General Commercial) Zone, Ward 3 (Coffin), has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request, subject to the following:

Planning

1. 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.
2. All development shall be in conformance with the site plan and landscape plan, date stamped 06/14/12, except as amended by conditions herein.
3. All parking spaces adjacent to the alley and landscape buffers shall have tire stops (aka bumpers) installed.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
BUSINESS LICENSING DIVISION
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
6TH FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6281

FAX 702.382.6642

TTY 702.386.9108

www.lasvegasnevada.gov

Ms. Susan Syring
R R Properties, LLC
SDR-45544 - Page Two - **CORRECTED LETTER**
October 23, 2012

Public Works

7. Coordinate the vehicular circulation of this site with the Traffic Engineering Section of the Department of Public Works prior to the submittal of any construction drawings for this site. Comply with the recommendations of the Traffic Engineering Section.
8. All landscaping and private improvements installed with this project, if any, shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. The existing driveway servicing this site from 4th Street shall be ingress only.
9. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

This action by the Department of Planning staff on October 10, 2012 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Grant Garcia
Cherry Development
900 Las Vegas Boulevard South, Suite #120
Las Vegas, Nevada 89101

*City of Las Vegas***AGENDA MEMO - PLANNING****ADMINISTRATIVE REVIEW MEETING DATE: OCTOBER 2012****DEPARTMENT: PLANNING****ITEM DESCRIPTION: APPLICANT/OWNER: R R PROPERTIES, LLC**

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SDR-45544	Staff APPROVES, subject to conditions:	

**** CONDITIONS ****

SDR-45544 CONDITIONS

Planning

1. 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.
2. All development shall be in conformance with the site plan and landscape plan, date stamped 06/14/12, except as amended by conditions herein.
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5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

YK

Conditions Page Two
October 2012 - Administrative Review Meeting

Public Works

7. Coordinate the vehicular circulation of this site with the Traffic Engineering Section of the Department of Public Works prior to the submittal of any construction drawings for this site. Comply with the recommendations of the Traffic Engineering Section.
8. All landscaping and private improvements installed with this project, if any, shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. The existing driveway servicing this site from 4th Street shall be ingress only.
9. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

Staff Report Page One
October 2012 - Administrative Review Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to convert three undeveloped parcels into a temporary parking lot. The Downtown Centennial Plan permits such a use for up to 36 months. Since this project will provide some parking space relief in the area and is compatible with development in the neighborhood, staff recommends approval with conditions.

ISSUES

- A temporary parking lot for up to 36 months is a permitted use in the Downtown Centennial Plan area with an approved Site Development Plan Review.
- This project meets all of the conditions for a temporary parking lot as approved under Bill No. 2012 - 44 on 10/03/12 by City Council. Staff supports this request since all the streetscape landscaping and improvements have been completed.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/16/64	The City Council approved a Rezoning (Z-0100-64) to reclassify property, including the subject parcels, in the area generally bounded by Main Street, Bonanza Road, Las Vegas Boulevard and Charleston Boulevard from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial) and C-V (Civic) to C-2 (General Commercial).
10/03/12	The City Council approved an Amendment under Bill No. 2012 - 44 that modified the requirements for a temporary parking lot in the Downtown Centennial Plan Overlay District.

<i>Most Recent Change of Ownership</i>	
01/10/03	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
No activity on file.	

Staff Report Page Two
October 2012 - Administrative Review Meeting

Pre-Application Meeting
No pre-application is on file.

Neighborhood Meeting
No neighborhood meeting was required, nor was one held.

Field Check
05/31/12 Staff visited the site and found a clean undeveloped vacate property.

Details of Application Request
Site Area
Net Acres 0.58

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	MXU (Mixed Use)	C-2 (General Commercial)
North	Office	MXU (Mixed Use)	C-2 (General Commercial)
South	Condominiums	MXU (Mixed Use)	C-2 (General Commercial)
	Urban lounge		
	Retail		
East	Office	MXU (Mixed Use)	C-2 (General Commercial)
West	Retail	MXU (Mixed Use)	C-2 (General Commercial)
	Restaurant		

Master Plan Areas	Yes	No	Compliance
Downtown Centennial Plan	X		Y
Special Purpose and Overlay Districts	Yes	No	Compliance
Downtown Centennial Plan Overlay District	X		Y
Live/Work Overlay District	X		N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

YK

Staff Report Page Three
October 2012 - Administrative Review Meeting

DEVELOPMENT STANDARDS

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Fourth Street	Secondary Collector	Master Plan of Streets and Highways	80	Y
Hoover Avenue	Secondary Collector	Master Plan of Streets and Highways	80	Y

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Temporary Parking Lot	N/A	N/A	N/A				
TOTAL SPACES REQUIRED							Y or N
Regular and Handicap Spaces Required							Y or N

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

ANALYSIS

This project will develop three vacant downtown parcels located at the northeast corner of Fourth Street and Hoover Avenue into a temporary parking lot for up to three years. The lot will be designed under the recently adopted City Council approved development standards for temporary parking lots in the Downtown Centennial Plan Overlay District. This parking lot will primarily serve the customer parking needs for businesses located in the SOHO Loft building on Hoover Avenue. However, this development will also ease the parking space shortages that often occur when special events are held in the 18b Arts District, which the project is adjacent too.

The project supports the Downtown Centennial Plan's Section V. Vehicular Transportation/ Access Strategy c: "Establish shared parking structures to provide the opportunity of common shared facilities that generate pedestrian movement between parking and land uses." No onsite landscaping is required per the new development standards since all streetscape improvements and landscaping have already been installed. The project is required to have tire stops for all parking spaces that are adjacent to landscaping and the alley. Since these were not reflected on the plan, a condition has been added to satisfy this requirement. Staff has administratively approved this application, since it meets all development standards, as conditioned and contributes to the objectives of the Downtown Centennial Plan.

Staff Report Page Four
October 2012 - Administrative Review Meeting

FINDINGS (SDR-45544)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed temporary parking lot is compatible in use with the adjacent development in the area.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed temporary parking lot is in conformance with all development standards.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Vehicular ingress to the parking lot is via a one-way driveway from Fourth Street with egress off the alley along the east side of the property. The circulation of the project will not have a negative impact on the adjacent roads or alley.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The parking lot will be paved with asphalt and is appropriate for the area.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

This project will not create an unsightly or obnoxious appearance for the area.

- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

All development will require permits and inspections prior to the completion of the project that will protect the public health, safety and general welfare of the public.

Staff Report Page Five
October 2012 - Administrative Review Meeting

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



LAS VEGAS
CITY COUNCIL

CARDLYN 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

October 10, 2012

Ms. Susan Syring
R R Properties, LLC
801 South Fourth Street
Las Vegas, Nevada 89101

**RE: SDR-45544 - SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - OCTOBER 2012**

Dear Ms. Syring:

Your request for a Minor Site Development Plan Review FOR A TEMPORARY PARKING LOT on 0.58 acres at the northeast corner of Hoover Avenue and Fourth Street (APNs 139-34-410-142, 143 and 144), C-2 (General Commercial) Zone, Ward 3 (Coffin). has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request, subject to the following:

Planning

1. 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.
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CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
BUSINESS LICENSING DIVISION
DEVELOPMENT SERVICES CENTER
333 NDRTH RANCHO DRIVE
6TH FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6281

FAX 702.382.6642

TTY 702.386.9108

www.lasvegasnevada.gov



Ms. Susan Syring
R R Properties, LLC
SDR-45544 - Page Two
October 10, 2012

Public Works

7. Dedicate a 10 foot radius on the northeast corner of Hoover Avenue and 4th Street prior to the issuance of any permits.
8. Coordinate the vehicular circulation of this site with the Traffic Engineering Section of the Department of Public Works prior to the submittal of any construction drawings for this site. Comply with the recommendations of the Traffic Engineering Section.
9. All landscaping and private improvements installed with this project, if any, shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. The existing driveway servicing this site from 4th Street shall be ingress only.
10. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

This action by the Department of Planning staff on October 10, 2012 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Yorgo Kagafas, AICP
Senior Planner
Case Planning Division

YK:clb

cc: Mr. Grant Garcia
Cherry Development
900 Las Vegas Boulevard South, Suite #120
Las Vegas, Nevada 89101

*City of Las Vegas***AGENDA MEMO - PLANNING****ADMINISTRATIVE REVIEW MEETING DATE: OCTOBER 2012****DEPARTMENT: PLANNING****ITEM DESCRIPTION: APPLICANT/OWNER: R R PROPERTIES, LLC****** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SDR-45544	Staff APPROVES, subject to conditions:	

**** CONDITIONS ****

SDR-45544 CONDITIONS

Planning

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Conditions Page Two
October 2012 - Administrative Review Meeting

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Staff Report Page One
October 2012 - Administrative Review Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to convert three undeveloped parcels into a temporary parking lot. The Downtown Centennial Plan permits such a use for up to 36 months. Since this project will provide some parking space relief in the area and is compatible with development in the neighborhood, staff recommends approval with conditions.

ISSUES

- A temporary parking lot for up to 36 months is a permitted use in the Downtown Centennial Plan area with an approved Site Development Plan Review.
- This project meets all of the conditions for a temporary parking lot as approved under Bill No. 2012 - 44 on 10/03/12 by City Council. Staff supports this request since all the streetscape landscaping and improvements have been completed.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Firé, Bldg., etc</i>	
12/16/64	The City Council approved a Rezoning (Z-0100-64) to reclassify property, including the subject parcels, in the area generally bounded by Main Street, Bonanza Road, Las Vegas Boulevard and Charleston Boulevard from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial) and C-V (Civic) to C-2 (General Commercial).
10/03/12	The City Council approved an Amendment under Bill No. 2012 - 44 that modified the requirements for a temporary parking lot in the Downtown Centennial Plan Overlay District.

<i>Most Recent Change of Ownership</i>	
01/10/03	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
No activity on file.	

Staff Report Page Two
October 2012 - Administrative Review Meeting

Pre-Application Meeting
No pre-application is on file.

Neighborhood Meeting
No neighborhood meeting was required, nor was one held.

Field Check
05/31/12 Staff visited the site and found a clean undeveloped vacate property.

Details of Application Request
Site Area
Net Acres 0.58

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	MXU (Mixed Use)	C-2 (General Commercial)
North	Office	MXU (Mixed Use)	C-2 (General Commercial)
South	Condominiums	MXU (Mixed Use)	C-2 (General Commercial)
	Urban lounge		
	Retail		
East	Office	MXU (Mixed Use)	C-2 (General Commercial)
West	Retail	MXU (Mixed Use)	C-2 (General Commercial)
	Restaurant		

Master Plan Areas	Yes	No	Compliance
Downtown Centennial Plan	X		Y
Special Purpose and Overlay Districts	Yes	No	Compliance
Downtown Centennial Plan Overlay District	X		Y
Live/Work Overlay District	X		N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

YK

Staff Report Page Three
October 2012 - Administrative Review Meeting

DEVELOPMENT STANDARDS

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Fourth Street	Secondary Collector	Master Plan of Streets and Highways	80	Y
Hoover Avenue	Secondary Collector	Master Plan of Streets and Highways	80	Y

Parking Requirement - Downtown						
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Base Parking Requirement Parking Ratio</i>	<i>Provided Parking</i>		<i>Compliance</i>	
			<i>Regular</i>	<i>Handi-capped</i>	<i>Regular</i>	<i>Handi-capped</i>
Temporary Parking Lot	N/A	N/A	N/A			
TOTAL SPACES REQUIRED						Y or N
Regular and Handicap Spaces Required						Y or N

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

ANALYSIS

This project will develop three vacant downtown parcels located at the northeast corner of Fourth Street and Hoover Avenue into a temporary parking lot for up to three years. The lot will be designed under the recently adopted City Council approved development standards for temporary parking lots in the Downtown Centennial Plan Overlay District. This parking lot will primarily serve the customer parking needs for businesses located in the SOHO Loft building on Hoover Avenue. However, this development will also ease the parking space shortages that often occur when special events are held in the 18b Arts District, which the project is adjacent too.

The project supports the Downtown Centennial Plan's Section V. Vehicular Transportation/ Access Strategy c: "Establish shared parking structures to provide the opportunity of common shared facilities that generate pedestrian movement between parking and land uses." No onsite landscaping is required per the new development standards since all streetscape improvements and landscaping have already been installed. The project is required to have tire stops for all parking spaces that are adjacent to landscaping and the alley. Since these were not reflected on the plan, a condition has been added to satisfy this requirement. Staff has administratively approved this application, since it meets all development standards, as conditioned and contributes to the objectives of the Downtown Centennial Plan.

Staff Report Page Four
October 2012 - Administrative Review Meeting

FINDINGS (SDR-45544)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed temporary parking lot is compatible in use with the adjacent development in the area.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed temporary parking lot is in conformance with all development standards.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Vehicular ingress to the parking lot is via a one-way driveway from Fourth Street with egress off the alley along the east side of the property. The circulation of the project will not have a negative impact on the adjacent roads or alley.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The parking lot will be paved with asphalt and is appropriate for the area.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

This project will not create an unsightly or obnoxious appearance for the area.

- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

All development will require permits and inspections prior to the completion of the project that will protect the public health, safety and general welfare of the public.

Staff Report Page Five
October 2012 - Administrative Review Meeting

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

City of Las Vegas

DANSEN CLAIM FOR REFUND FORM

October 4, 2012

Date prepared

Invoice # : _____

(Invoice # assigned by Finance)

FREDRA JUNIOR, OSI

Preparer's name

Service Address: _____

Refund Amount:

530.00

RR PROPERTIES LLC

Payee Name

SUSAN SYRING

Attention to:

801 SOUTH 4TH STREET

Address

LAS VEGAS NEVADA 89101

City, State, Zip Code

Return of Cash Bond?

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

No

For the following :

(Application Number and Template Type)

Reason for Refund:

Per Senior Planner Yorgo Kagafas: Please issue a partial refund on this case. It was submitted as a Major SDR, but since the DCP Parking Amendment was passed at CC today it can now be processed as a Minor SDR.

Claimant Signature

Phone Number

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

BELOW FOR DEPARTMENT USE ONLY:

(Refund of a Cash Bond requires two signature approvals)

I certify this demand amount is due the claimant:

I certify this demand amount is due the claimant:

Authorized By

Authorized By

Title

DOUG RANKIN, AICP, PLANNING MANAGER

Title

Date

Date

Itemized Amounts for Refund:

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

Total Amount to be Refunded:

530.00

Report Date 10/03/2012 01:52 PM

Submitted By

Page 1

A/P # 45544 Type SDR Issued Date Issued By

Parcel 13934410142

Location

Owner R R PROPERTIES L L C

Phone

Address 801 S FOURTH STREET
LAS VEGAS NV 89101-6708

Country

☐ Foreign

Applicant's Full Name GRANT GARCIA CHERRY DEVELOPMENT

Day Phone (702)204-1195 x

Fax (702)446-8117

Pager

Address 900 S. LAS VEGAS BOULEVARD
SUITE 120
LAS VEGAS NEVADA
89101

Fees

NOTIFICATION & ADVERTISING FEE	500.00
RECORDING OF NOTICE OF ZONING ACTION	30.00
PROCESSING FEE	500.00
Total Paid	1030.00

Declared Value	0.00	Type of Work	
Calculated Value	0.00	Square Footage	0.61 ACRE
Actual Value	0.00		

Comments

SDR-45544 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: R R PROPERTIES, LLC - For possible action on a request for a Site Development Plan Review FOR A TEMPORARY PARKING LOT on 0.58 acres at the northeast corner of Hoover Avenue and Fourth Street (APNs 139-34-410-142, 143 and 144), C-2 (General Commercial) Zone, Ward 3 (Coffin).

Fredra M. Junior

From: Doug Rankin
Sent: Wednesday, October 03, 2012 12:57 PM
To: Fredra M. Junior
Cc: Yorgo Kagafas; Steve Gebeke
Subject: FW: SDR-45544

Fredra if you could start the refund per the email below....thanks

Doug Rankin, AICP
Planning Manager
City of Las Vegas
333 N. Rancho Drive at Bonanza Rd.
229-5408

From: Yorgo Kagafas
Sent: Wednesday, October 03, 2012 12:55 PM
To: Steve Gebeke
Cc: Doug Rankin; Carman Burney; Flinn Fagg
Subject: SDR-45544

Steve:

Please issue a partial refund on this case. It was submitted as a Major SDR, but since the DCP Parking Amendment was passed at CC today it can now be processed as a Minor SDR.

Yorgo Kagafas, AICP
Senior Planner
Planning & Development
City of Las Vegas
(702) 229-6196

Fredra M. Junior

From: Grant Garcia [grant@cherrylv.com]
Sent: Wednesday, October 03, 2012 2:28 PM
To: Fredra M. Junior; susan@richardharrislaw.com
Subject: Re: Partial Refund for SDR-45544

Hi Fredra -

Susan will be responding back to you with the info for refund. Thank you for your help.

Grant

From: "Fredra M. Junior" <fjunior@LasVegasNevada.GOV>
Date: Wednesday, October 3, 2012 2:06 PM
To: GG User <grant@cherrylv.com>, "susan@richardharrislaw.com" <susan@richardharrislaw.com>
Subject: Partial Refund for SDR-45544

Good Afternoon Mr. Garcia/Ms. Syring,

My name is Fredra and I work for the City of Las Vegas Department of Planning. We need to partially refund the fees (\$530.00) that were provided SDR-45544. In order for the refunds to be processed I need an email from one of you with the following information:

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

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

Thank you,

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

Fredra M. Junior

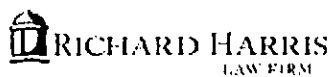
From: Susan Syring [Susan@richardharrislaw.com]
Sent: Wednesday, October 03, 2012 2:34 PM
To: Fredra M. Junior; grant@cherrylv.com
Subject: RE: Partial Refund for SDR-45544

Ms. Junior,

The refund should be made out to RR Properties, LLC, 801 South 4th Street, Las Vegas, NV 89101. I am your contact. My direct phone number is 444-4285, and my e-mail is susan@richardharrislaw.com.

Thank you.

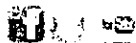
Susan C. Syring
Executive Administrator



801 South Fourth Street
Las Vegas, NV 89101

Tel: 702.444.4444, Ext. 285
Fax: 702.444.4455
www.RichardHarrisLaw.com

Connect with us:



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From: Fredra M. Junior [<mailto:fjunior@LasVegasNevada.GOV>]
Sent: Wednesday, October 03, 2012 2:07 PM
To: grant@cherrylv.com; Susan Syring
Subject: Partial Refund for SDR-45544

Good Afternoon Mr. Garcia/Ms. Syring,

My name is Fredra and I work for the City of Las Vegas Department of Planning. We need to partially refund the fees (\$530.00) that were provided SDR-45544. In order for the refunds to be processed I need an email from one of you with the following information:

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

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

Thank you,

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

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

SDR-45544

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 (DPW)	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY / US MAIL

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

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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



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

SDR-45544 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: R R PROPERTIES, LLC - For possible action on a request for a Site Development Plan Review FOR A TEMPORARY PARKING LOT on 0.58 acres at the northeast corner of Hoover Avenue and Fourth Street (APNs 139-34-410-142, 143 and 144), C-2 (General Commercial) Zone, Ward 3 (Coffin).

PLANNING COMMISSION: **NOVEMBER 13, 2012**
CITY COUNCIL: **DECEMBER 19, 2012**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **OCTOBER 15, 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 09/25/2012 01:03 PM

Submitted By

Page 1

A/P # 45544 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	05/24/2012 15:23	980608	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

SDR-45544 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: R R PROPERTIES, LLC - For possible action on a request for a Site Development Plan Review FOR A TEMPORARY PARKING LOT on 0.58 acres at the northeast corner of Hoover Avenue and Fourth Street (APNs 139-34-410-142, 143 and 144), C-2 (General Commercial) Zone, Ward 3 (Coffin).

Parent A/P #

Project # 45544 Project/Phase Name TEMP PARKING LOT Phase #
Size/Area 0.61 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13934410142

Location

Owner/Tenant

Contact ID AC484915 Name R R PROPERTIES L L C
Organization Position Profession
Mailing Address 801 S FOURTH STREET
City LAS VEGAS State/Province NV ZIP/PC 89101-6708
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 01/29/2003 To ☒ Primary 100.00 %

Contact ID AC159066 Name PARELMAN MARTIN H & SHARON L
Organization LAS VEGAS NV Position MENKEL GARY E Profession
Mailing Address P O BOX 94944
City LAS VEGAS State/Province NV ZIP/PC 89193-4944
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 08/10/2002 To 01/29/2003 ☐ Primary 0.00 %

A/P Linked Addresses

No Addresses are linked to this Application

Linked Address

829 S 4TH ST
LAS VEGAS, 89101-

Report Date 09/25/2012 01:03 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

13934410142
13934410143
13934410144

Applicants/Contacts

Primary	N	Capacity	APPL	Contact ID	AC1454215	☐ Foreign
Effective		Expire				
Name	RR PROPERTIES					
Day Phone	(702)385-1400 x	Eve Phone		Organization		
Pager		PIN #		Position		
Fax	(702)385-9408	Mobile		Profession		
E-Mail						
Address	801 S 4TH ST LAS VEGAS, NV 89103					
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's Office Original Transcript
Orientation Attended

There are no items in this list

Report Date 09/25/2012 01:03 PM

Submitted By

Page 3

Applicants/Contacts

Primary	Y	Capacity	OTHER	Other	REP	Contact ID	AC2033585	☐ Foreign
Effective		Expire						
Name	GRANT GARCIA CHERRY DEVELOPMENT							
Day Phone	(702)204-1195 x	Eve Phone		Organization	CHERRY DEVELOPMENT			
Pager		PIN #		Position				
Fax	(702)446-8117	Mobile		Profession				
E-Mail								
Address	900 S. LAS VEGAS BOULEVARD SUITE 120 LAS VEGAS, NEVADA 89101							
Seasonal Addr								
Valid From		To						
Comments	No Comments							
CONTACT	ADDITIONAL							

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

Licensee's Organization/Attendee Percent Owned Waiver Health Care Other Insurance Other

There are no items in this list

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$500.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
500267 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
500265 DEVCO #1 (DEVELOPMENT COORDINATION)	Cond Apprv
500277 ENGDESIGN #1 (CAPITAL PROJECT MANAGEMENT)	Approved
500276 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Approved
500268 FLOOD #1 (FLOOD CONTROL)	Cond Apprv
500275 LAND DEV #1 (LAND DEVELOPMENT)	Approved
500266 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete

Report Date 09/25/2012 01:03 PM

Submitted By

Page 4

Item Description

Item Status

500269 ROW #1 (RIGHT-OF-WAY)	Cond Apprv
500274 SEWER #1 (SANITARY SEWERS)	Approved
500273 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Approved
500272 SURVEY #1 (SURVEY)	Approved
500271 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
500270 TRAFFIC #1 (TRAFFIC ENGINEERING)	Cond Apprv
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Successful
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	1
Case # 113115	

Fees

Status

Paid/Date

Amount

NOTIFICATION & ADVERTISING FEE	P	05/24/2012 15:31	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	05/24/2012 15:31	30.00
PROCESSING FEE	P	05/24/2012 15:31	500.00
Total Unpaid	0.00	Total Paid	1030.00

Inspections

There are no inspections for this Report

Review Activities
Review Comment

Review Type

Count

Status

Waiver

Issue

Accepted

Completed

Amount Due

500285	DEVCO	1	Cond Apprv	☐	05/29/2012 15:44	06/12/2012 08:14	08/12/2012 14:25	983049
500266	NEIGH P&S	1	Incomplete	☐	05/29/2012 15:44			
500267	B&S PLAN	1	Incomplete	☐	05/29/2012 15:44			
500268	FLOOD	1	Cond Apprv	☐	05/29/2012 15:44	06/05/2012 11:24	06/05/2012 11:24	981079
Meet with Flood Control to assess drainage impact.								
500269	ROW	1	Cond Apprv	☐	05/29/2012 15:44	06/04/2012 15:52	06/04/2012 15:52	984056
6/4/12 SDR-45544 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: R R PROPERTIES, LLC - For possible action on a request for a Site Development Plan Review FOR A TEMPORARY PARKING LOT on 0.58 acres at the northeast corner of Hoover Avenue and Fourth Street (APNs 139-34-410-142, 143 and 144), C-2 (General Commercial) Zone, Ward 3 (Coffin).								
dedicate 10 ft radius at the ne corner of hoover ave & fourth st apn 139-34-410-142 unless traffic or devco has has reason not to. mw r/w								
500270	TRAFFIC	1	Cond Apprv	☐	05/29/2012 15:44	05/31/2012 14:42	06/04/2012 11:58	960480
Driveway to meet current standards. Alternatively, this driveway may serve as one of a pair of one-way driveways. The other driveway may be located on the alley.								
500271	TEFO	1	Incomplete	☐	05/29/2012 15:44			

Report Date 09/25/2012 01:03 PM

Submitted By

Page 5

Review/Activity Review Comment	Review Type	Count	Status	Waiver	Request	Start Date	Completion Date	Activity ID
500272	SURVEY	1	Approved	☐	05/29/2012 15:44	06/05/2012 08:13	06/05/2012 08:13	980146
500273 No comment	SID	1	Approved	☐	05/29/2012 15:44	05/30/2012 11:17	05/30/2012 11:18	981665
500274 No comment on temporary parking lot.	SEWER	1	Approved	☐	05/29/2012 15:44	06/11/2012 16:36	06/11/2012 16:36	982903
500275 Bring any substandard improvements to current standards.	LAND DEV	1	Approved	☐	05/29/2012 15:44	05/31/2012 07:00	06/04/2012 13:43	950392
500276	FIRE ENG	1	Approved	☐	05/29/2012 15:44	06/05/2012 15:38	06/05/2012 15:40	970010
500277	ENGDESIGN	1	Approved	☐	05/29/2012 15:44	06/04/2012 10:53	06/04/2012 10:53	970192

Activity Review Detail

Detail AGENDA TECH ITEMS (SDR)

Modified By CBURNEY

Modified Date/Time 05/29/2012 15:57

Comments

No Comments

AGENDA TECH ITEMS

Before Planning Commission Items

DRT Process Completed 06/07/2012

Plans Routed for Review 05/31/2012

Sent to Review Journal (if applicable) 06/27/2012

Public Hearing Notice Sent (if applicable) 06/27/2012

After Planning Commission Items

Action Letter Completed 07/11/2012

Notice of Final Action form completed 07/11/2012

Appeal Memo Completed 07/11/2012

Next RQR Info

1st Notice

Required

Review

2nd Notice

Comments

3rd Notice

Next RQR Review Path

Next RQR Case Number

Next RQR Scheduled

Detail PLANNING TECH ITEMS (SDR)

Modified By RGUMARANG

Modified Date/Time 06/13/2012 08:33

Comments

No Comments

Report Date 09/25/2012 01:03 PM

Submitted By

Page 6

PLANNING TECH ITEMS

Notification Map

Map Completed 05/30/2012

Number of Labels 466

Size of Notification Area 1000 FEET

Mobile Home Parks to be Notified

Detail SUBMITTAL CHECKLIST (SDR)

Modified By MPHOWE

Modified Date/Time 05/24/2012 15:21

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

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

Y Business Licensing Requirements Met

Y Business License Exempt

Detail PLANNING PPET

Modified By SGEBEKE

Modified Date/Time 07/23/2012 14:18

Comments

No Comments

PET INFO

Staff Report Approved at 1st Review? Y

Report Date 09/25/2012 01:03 PM

Submitted By

Page 7

Check Conditions Condition Superior Required	Approval Approved By Comment	Approved Date	Applied By	Applied Date	Signature
Z-LEGAL N			980608	05/24/2012 15:23	

Project	AP Type	Status	Stage	Relation
No children exist for this project				

Planning Condition	Description	Effective	Expires	Requirements
PW-MOBSTRUCT	LANDSCAPING OBSTRUCTION			All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
PW-ZHALFST	HALF STREET IMPROVEMENTS			In accordance with code requirements of Title 13.56, remove all substandard sidewalk and the sidewalk ramp, if any, and replace with new improvements meeting Current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
PW-RWRADIUS	DEDICATE RADIUS			Dedicate a 10 foot radius on the northeast corner of Hoover Avenue and 4th Street prior to the issuance of any permits.
PW-ZDRAINAGE	DRAINAGE STUDY CONDITION			Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
PW-IMISC	MISC			Coordinate the offsite/onsite circulation of this site with the Traffic Engineering Section of the Department of Public Works prior to the submittal of any construction drawings for this site.

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance? PPET
N Parent Project link required? N Sustainable Component?
N Will this go to the City Council? N Increases access to Healthy Food Sources?

Hearing Type Entitlement Exercised?

Public, Non-Public, Admin PUBLIC

Is there a condition of approval for a Required Review?

Staff Recommendation APPROVAL

If yes, when does it need to be reviewed?

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES VOTES	NO VOTES	ABSTENTIONS
11/13/2012	PC	SCHEDULED		0	0	0
CBURNEY 07/10/2012	06/25/2012 PC	GKAGAFAS SCHEDULED	09/25/2012	0	0	0
CBURNEY	06/25/2012					

Report Date 09/25/2012 01:03 PM

Submitted By

Page 8

Meeting Info Meeting Date Comment Added By	Meeting Type Add Date	Meeting Status Modified By	Meeting Date Modified Date	REP Value	NO Value	ABSECTIONS
07/10/2012	PC	PULLED				
Made ADMIN - Pending approval of Text Amendment at 08/15 CC						
MPHOWE	05/24/2012	CBURNEY	07/26/2012	0	0	0

Template Name/VP	VP Type	Status	Start
------------------	---------	--------	-------

No children exist for this project

Employee Employee ID	Last	First	MI	Comment
984056	WULFF	MARY	A	ext 2139
981094	KAGAFAS	GEORGE	C	
880185	BAILEY	ROGER	W	x2196

Log Action Comment	Description	Entered By	Status	Spd	Amount
--------------------------	-------------	------------	--------	-----	--------

PAYMNT CO NAME WHO PICKED UP CONTACT# 984728 05/24/2012 15:32 0.00
GRANT GARCIA; RR PROPERTIES; CK#4625; 702.385.1400

No Model Home Details



900 S. Las Vegas Blvd. #120
Las Vegas, NV 89101

June 14, 2012

RECEIVED

JUN 14 2012

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
ATTN: YORGO KAGAFAS
333 North Rancho Drive, 3rd Floor
Las Vegas, NV 89106

Re: Request for abeyance: SDR-45544
Temporary Parking on the northeast corner of 4th Street and Hoover Avenue

To Whom It May Concern:

On behalf of the applicant, we are respectfully requesting an abeyance of SDR-45544 temporary parking application until the approval of the upcoming Downtown Centennial Plan text amendment.

Respectfully,

A handwritten signature in black ink, appearing to read "Ryan Stibor".

Ryan Stibor, Esq.

SDR-45544

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

SDR-45544

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 (DPW)	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY / US MAIL

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

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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



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

SDR-45544 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: R R PROPERTIES, LLC - For possible action on a request for a Site Development Plan Review FOR A TEMPORARY PARKING LOT on 0.58 acres at the northeast corner of Hoover Avenue and Fourth Street (APNs 139-34-410-142, 143 and 144), C-2 (General 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 05/29/2012 03:44 PM

Submitted By

Page 1

A/P # 45544 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	05/24/2012 15:23	980608	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

SDR-45544 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/DWNER: R R PROPERTIES, LLC. - For possible action on a request for a Site Development Plan Review FOR A TEMPORARY PARKING LOT at 819, 827 and 829 S. Fourth Street (APNs 139-34-410-142, 143 and 144), C-2 (General Commercial) Zone, Ward 3 (Coffin).

Parent A/P #

Project # 45544 Project/Phase Name TEMP PARKING LOT Phase #
Size/Area 0.61 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13934410142

Location

Owner/Tenant

Contact ID AC484915 Name R R PROPERTIES L L C Profession
Organization Position
Mailing Address 801 S FOURTH STREET
City LAS VEGAS State/Province NV ZIP/PC 89101-6708
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 01/29/2003 To ☒ Primary 100.00 %

Contact ID AC159066 Name PARELMAN MARTIN H & SHARON L Profession
Organization LAS VEGAS NV Position MENKEL GARY E
Mailing Address P O BOX 94944
City LAS VEGAS State/Province NV ZIP/PC 89193-4944
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 08/10/2002 To 01/29/2003 ☐ Primary 0.00 %

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

829 S 4TH ST
LAS VEGAS, 89101-

Report Date 05/29/2012 03:44 PM

Submitted By

Page 2

AP Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

AP Linked Parcels

13934410142
13934410143
13934410144

Applicants/Contact

Primary Y Capacity APPL Contact ID AC1454215 ☐ Foreign
Effective Expire

Name RR PROPERTIES

Day Phone (702)385-1400 x

Pager

Fax (702)385-9408

E-Mail

Address 801 S 4TH ST
LAS VEGAS, NV 89103

Seasonal Addr

Valid From To

Comments No Comments
CONTACT ADDITIONAL

Eve Phone

PIN #

Mobile

Organization

Position

Profession

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

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$500.00)	Paid

Report Date 05/29/2012 03:44 PM

Submitted By

Page 4

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
500269	ROW	1	Incomplete	☐	05/29/2012 15:44			
500270	TRAFFIC	1	Incomplete	☐	05/29/2012 15:44			
500271	TEFO	1	Incomplete	☐	05/29/2012 15:44			
500272	SURVEY	1	Incomplete	☐	05/29/2012 15:44			
500273	SID	1	Incomplete	☐	05/29/2012 15:44			
500274	SEWER	1	Incomplete	☐	05/29/2012 15:44			
500275	LAND DEV	1	Incomplete	☐	05/29/2012 15:44			
500276	FIRE ENG	1	Incomplete	☐	05/29/2012 15:44			
500277	ENGDESIGN	1	Incomplete	☐	05/29/2012 15:44			

Activity Review Details

Detail SUBMITTAL CHECKLIST (SDR)

Modified By MPHDWE

Modified Date/Time 05/24/2012 15:21

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

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

Y Business Licensing Requirements Met

Y Business License Exempt

Check Conditions Condition Supervisor Required	Approval Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
Z-LEGAL N			980608	05/24/2012 15:23	

Project #	A/P Type	Status	Stage	Relation
No children exist for this project				
Planning Condition	Description	Effective	Expires	Comments
There is no planning condition for this project.				

Report Date 05/29/2012 03:44 PM

Submitted By

Page 5

SITE/PLAN REVIEW

N DINA Required? N Project of Regional Significance?

Entitlement Exercised?

N Parent Project link required?

Sustainable Component?

N Will this go to the City Council?

Hearing Type

Public, Non-Public, AdminPUBLIC

is there a condition of approval for a Required Review?

Staff Recommendation

If yes, when does it need to be reviewed?

Meeting Information

Meeting Info
Meeting Date
Comments
Added By

Meeting Type

Add Date

Meeting Status

Modified By

Modified Date

YES Votes

NO Votes

ABSTENTIONS

07/10/2012

PC

SCHEDULED

0

0

0

MPHOWE

05/24/2012

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
Comments

Description

Entered By

Start

Stop

Hours

PAYMNT CO NAME WHO PICKED UP CONTACT#

984728

05/24/2012 15:32

0.00

GRANT GARCIA; RR PROPERTIES; CK#4625; 702.385.1400

No Model Home Details



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: TEMPORARY PARKING
 Project Address (Location) 819 + 827 + 829 S. 4th St.
 Project Name _____ Proposed Use _____
 Assessor's Parcel #(s) 139-34-410 - 142, 143, 144 Ward # 3
 General Plan: existing _____ proposed _____ Zoning: existing C-2 proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 1.61 Lots/Units 3 Density _____
 Additional Information _____

PROPERTY OWNER R R PROPERTIES LLC Contact SUSAN SYRING
 Address 801 SOUTH FOURTH ST Phone: 702-444-4444 Fax: 702-444-4455
 City LAS VEGAS State NV Zip 89101
 E-mail Address SUSAN@RICHARDHARRISLAW.COM

APPLICANT R R Properties LLC Contact Susan Syring
 Address 801 SOUTH FOURTH ST Phone: 702-444-4444 Fax: 702-444-4455
 City Las Vegas State NV Zip 89101
 E-mail Address SUSAN@RICHARDHARRISLAW.COM

REPRESENTATIVE CHERRY DEVELOPMENT Contact GRANT GARCIA
 Address 900 S. Las Vegas Blvd #120 Phone: 702-204-1195 Fax: 702-446-8117
 City Las Vegas State NV Zip 89101
 E-mail Address GRANT@CHERRYLV.COM

Property Owner Signature* [Signature]

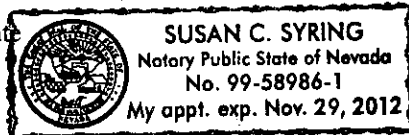
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Richard Harris
RR Prop LLC

Subscribed and sworn before me

This 22nd day of May, 20 12.
Susan C. Syring

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SDR-45544</u>
Meeting Date:	<u>7/10/12</u>
Total Fee:	<u>\$1030⁰⁰</u>
Date Received:*	<u>5/24/12</u>
Received By:	<u>M. HOUR</u>

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-45544** APN: 139-34-410-142
143
144

Name of Property Owner: R R PROPERTIES LLC

Name of Applicant: R R PROPERTIES LLC

Name of Representative: _____

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

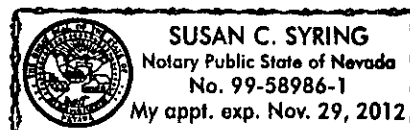
Signature of Property Owner: _____

Print Name: Richard Harris, Manager R.R. Properties LLC

Subscribed and sworn before me

This 22nd day of May, 2012

Susan C. Syring
Notary Public in and for said County and State





900 S. Las Vegas Blvd. #120
Las Vegas, NV 89101

May 24, 2012

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

Re: *Justification Letter*
Temporary Parking on the northeast corner of 4th Street and Hoover Avenue

To Whom It May Concern:

On behalf of the applicant, we are respectfully requesting a temporary parking application. The property is zoned C-2 and the general plan designates this property for Mixed Use.

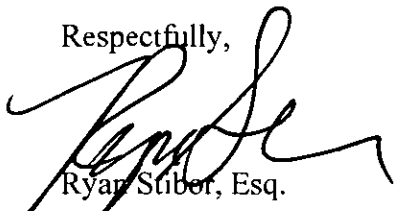
Site Development Plan Review

The applicant intends to pave and stripe said property to be used for temporary parking. Property has existing landscaping on both Hoover Ave. and 4th St. Owner intends to add some additional landscaping between sidewalk and parking stalls.

Please do not hesitate to contact me if you have any questions.



Respectfully,


Ryan Stibor, Esq.

SDR-45544

STATE OF NEVADA
DECLARATION OF VALUE

20030110
00403

1. Assignor Parcel Number(s)

- a) 139-34-410-142
b) 139-34-410-143
c) 139-34-410-144
d)

2. Type of Property

- a) ☐ Vacant Land
b) ☐ Single Fam. Res.
c) ☐ Condo/Townhse
d) ☒ 2-4 Flex
e) ☐ Apt. Bldg
f) ☐ Comm./Ind'l
g) ☐ Agricultural
h) ☐ Mobile Home
Other:

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #:
Book: Page:
Date of Recording:
Notes:

3. Total Value/Sales Price of Property

\$ 1,000,000.00
Deed in Lieu of Foreclosure Only (value of property)
Transfer Tax Value \$ 1,000,000.00
Real Property Transfer Tax Due \$ 2,500.00

4. IF EXEMPTION CLAIMED:

- a. Transfer Tax Exempt per NRS 375.090 Section
b. Explain Reason for Exemption

5. Partial Interest: Percentage being Transferred: 1%

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

Signature: Sharon L. Parelman

Capacity: Seller
Capacity: Seller

SELLER (GRANTOR) INFORMATION
(REQUIRED)

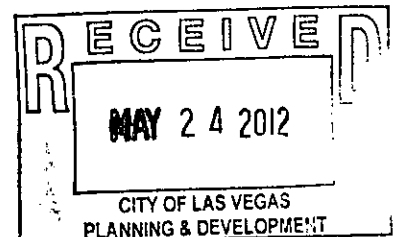
Print Name: MARTIN H. PARELMAN
Address: P.O. Box 90244
City: Las Vegas, NV
State: NV
Zip: 89153
Telephone: 507-1311 ext. 97-1312

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: SAIME
Address: SAIME
City: SAIME
State: SAIME
Zip: SAIME
Telephone: SAIME

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

Print Name: NATIONAL TITLE CO. Escrow No.: 222324-ML
Address: 514 E. Sahara
City: LV State: NV Zip: 89149
(AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED)



20030110
00483

Order No: 222324-ML
APN No: 139-34-610-144/143 & 142
R.P.T.T.:

WHEN RECORDED MAIL TO: RETURN TAX STMTS. TO:
RR PROPERTIES LLC SAME
601 South Fourth Street
Las Vegas, Nevada 89101

GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That GARY E. MENKEL, who acquired title as a single man as to PARCEL 101 AND PATRICIA M. MENKEL, also known as PATRICIA MARIE MENKEL, husband and wife AND MARTIN PARELMAN, also known as MARTIN H. PARELMAN AND SHARON PARELMAN, also known as SHARON L. PARELMAN, husband and wife

in consideration of \$10.00, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to RR PROPERTIES, LLC, A NEVADA LIMITED LIABILITY COMPANY

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

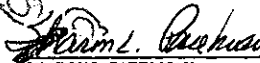
SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: 1. Taxes for the fiscal year.
2. Rights of way, reservations, restrictions, easements and conditions of record.

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

Witness this 7TH day of JANUARY, 2003

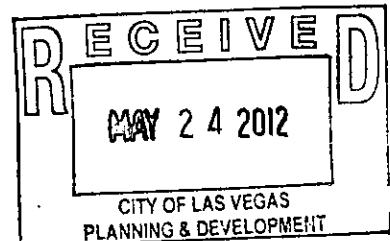

MARTIN H. PARELMAN


SHARON L. PARELMAN

GARY E. MENKEL

PATRICIA MARIE MENKEL

SIGNED IN COUNTER PARTS



20030110
00403

Order No.: 222324-M1.

APN No.: 139-34-410-144/143 & 142

R.P.T.T.:

WHEN RECORDED MAIL TO:

RR PROPERTIES LLC

801 South Fourth Street

Las Vegas, Nevada 89101

RETURN TAX STMTS. TO:

SAME

GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That GARY E. MENKEL, who acquired title as a single man as to PARCEL III AND PATRICIA M. MENKEL, also known as PATRICIA MARIE MENKEL, husband and wife AND MARTIN PARELMAN, also known as MARTIN H. PARELMAN AND SHARON PARELMAN, also known as SHARON L. PARELMAN, husband and wife

in consideration of \$10.00, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to RR PROPERTIES, LLC, A NEVADA LIMITED LIABILITY COMPANY

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

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: 1. Taxes for the fiscal year.
2. Right of way, reservations, restrictions, easements and conditions of record.

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

Witness this 14th day of December, 2002

SIGNED IN COUNTER PARTS

MARTIN H. PARELMAN

Gary E. Menkel
GARY E. MENKEL

SHARON L. PARELMAN

Patricia Marie Menkel
PATRICIA MARIE MENKEL

US
COPY



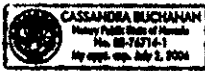
20030110
00403

ASSESSOR

STATE OF NEVADA } SS
COUNTY OF CLARK

This instrument was acknowledged before me on December 14th, 2012
by: Patricia M. & Gary E. Michael

Cassandra Buchanan
Notary Public in and for said County and State



attach to Grant, Bargain & Sale Deed

COPY



20030110
00403

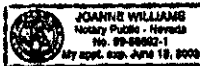
ASSESSOR

STATE OF NEVADA
COUNTY OF CLARK

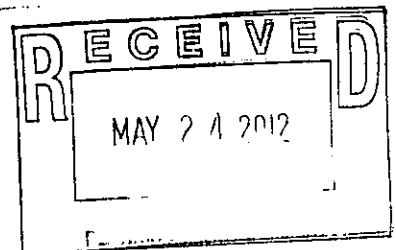
} ss

This instrument was acknowledged before me on Jan 7 2003
by: MARTIN H. PARZMAN AND SHARON L. PARZMAN

Joanne Williams
Notary Public in and for said County and State



COPY



20030110
00483

EXHIBIT 'A'

PARCEL I:

The South Half (S1/2) of Lot Nine (9) and all of Lots Ten (10), Eleven (11) and Twelve (12) in Block Twenty (20) of SOUTH ADDITION TO THE CITY OF LAS VEGAS, as shown by map thereof on file in Book 1 of Plats, Page 51, in the Office of the County Recorder of Clark County, Nevada.

PARCEL II:

Lots Thirteen (13) and Fourteen (14) in Block Twenty (20) of SOUTH ADDITION TO THE CITY OF LAS VEGAS, as shown by map thereof on file in Book 1 of Plats, Page 51, in the Office of the County Recorder of Clark County, Nevada.

PARCEL III:

Lots Fifteen (15) and Sixteen (16) in Block Twenty (20) of SOUTH ADDITION, as shown by map thereof on file in Book 1 of Plats, Page 51, in the Office of the County Recorder of Clark County, Nevada.

CLARK COUNTY, NEVADA
RECORDED BY REC'D BY CLERK OF COUNTY TITLE COMPANY
01-10-2003 00:57 ALF PAGE COUNT: 1
OFFICIAL RECORDS
BOOK 1 (1671120030110-00483) PAGE: 10.00
ADT11 4,300.00



CC 10/3/12
ITEM: 52

BILL NO. 2012-44

ORDINANCE NO. _____

AN ORDINANCE RELATING TO THE DOWNTOWN CENTENNIAL PLAN; REVISING THE PROVISIONS GOVERNING PARKING LOTS TO ESTABLISH STANDARDS AND PROCESSES FOR SPECIAL EVENT PARKING LOTS AND TEMPORARY PARKING LOTS; AND PROVIDING FOR OTHER RELATED MATTERS.

Proposed by: Flinn Fagg, Director of Planning

Summary: Establishes standards and processes for special event parking lots and temporary parking lots within the Downtown Centennial Plan Area.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN
AS FOLLOWS:

SECTION 1: The Downtown Centennial Plan, as adopted by Ordinance No. 6051 and as amended by Ordinance Nos. 6188 and 6208, is hereby further amended as set forth in Sections 2 and 3 of this Ordinance.

SECTION 2: Sections VII(A), VII(B), VII(C), VII(D), VII(E), VII(F), VII(G), VII(H), VII(I) and VII(J) are amended by amending Paragraph (3) of each of those subsections in the manner described in Section 3 of this Ordinance.

SECTION 3: Each Paragraph (3) described in Section 2 of this Ordinance is amended by deleting Subparagraphs (f), (g), (h) and (i) thereof and replacing them in each case with new Subparagraphs (f), (g), (h), (i) and (j), reading respectively as follows:

f. Special Event Parking Lot Development Standards.

A special event parking lot is a parking lot that is used on an intermittent basis, operated only in conjunction with special events, festivals, or similar uses of limited duration. The use of a special event parking lot shall not exceed six times per month. On-site signage shall be posted on the property in a visible location, prohibiting parking that exceeds the designated duration or use period. The lot may be paved or unpaved; unpaved lots shall be subject to dust control requirements established by the Clark County Department of Air Quality and Environmental Management. Bumpers or tire stops are not required. Landscape islands, perimeter landscape buffers and streetscape amenities are not required. Applications for

1 special event parking lots shall be processed as a Temporary Commercial Permit under LVMC
2 Title 19, except that the duration and use periods normally applicable to a Temporary
3 Commercial Permit shall not apply. A Temporary Commercial Permit for a Special Event
4 Parking Lot shall be valid for a period of one year from the date of issuance.

5 g. Temporary Parking Lot Development Standards.

6 A temporary parking lot is a parking lot that is developed as an interim use of land for a
7 limited time period, and is not intended to serve as required parking for a development.

8 Approval for a temporary parking lot may be for a period not to exceed three years. Any
9 request to extend this time period shall be by means of an Extension of Time application, as
10 set forth in LVMC Title 19, and shall be subject to review and approval by the City Council.

11 The lot shall have a paved surface and shall be striped. Bumpers or tire stops shall be provided
12 for all parking spaces directly abutting a sidewalk, landscape area, street, or alley. One or

13 more of the following options must be provided to satisfy the landscaping and screening
14 requirements for the parking lot: (a) Streetscape amenities in accordance with the applicable

15 streetscape standards herein for the street frontage(s) that immediately abut the site; or (b) A

16 42-inch high ornamental screen fence installed along the street frontage line(s) in conformance

17 with the applicable parking screening standards herein; or (c) A five-foot wide perimeter

18 landscape buffer provided along the front and corner side yard setback lines, planted with a
19 minimum of five-gallon shrubs so as to form a continuous hedge along the frontage lines of
20 the property; or (d) A minimum of ten square feet of landscape area for each parking space;

21 with a minimum of one shade tree for every six parking spaces. Applications for temporary

22 parking lots shall be reviewed and processed in accordance with the process and standards for

23 a Minor Review of Site Development Plan under LVMC Title 19.

24 h. Permanent Parking Lot Development Standards.

25 All permanent off-street surface parking lots shall be paved and include access aisles and
26 driveways. Surface treatments including paving and striping shall be maintained in good
27 condition at all times. Surface parking lots shall provide a minimum of one shade tree for
28 every six uncovered spaces in landscaped islands and/or on the perimeter of the lot. A

1 minimum of ten square feet of landscaped surface area must be provided for each parking
2 space. Bumpers or tire stops shall be provided for all parking stalls heading into a sidewalk,
3 landscaped area, street, or alley. Each shall be installed at a minimum of two feet from the
4 beginning of that sidewalk, landscaped area, street, or alley. Parking spaces abutting buildings
5 are discouraged. Applications for permanent parking lots shall be reviewed and processed in
6 accordance with the process and standards for a Major Review of Site Development Plan
7 under LVMC Title 19.

8 i. Parking Lot Access.

9 When possible, adjacent parcels requiring access drives shall share a common centrally located
10 access drive. Wherever a driveway is abandoned, the owner shall remove all driveway
11 pavement and approach, re-install curb and gutter, and landscape the area to match the
12 adjacent landscaping/streetscape.

13 j. On-Street Valet Parking.

14 On-Street Valet parking is permitted within the Las Vegas Downtown Centennial Plan area.
15 Requests for an on-street valet parking permit must be made in writing and shall be
16 accompanied by a filing fee to the City Traffic Engineer. A right-of-way usage fee may also
17 apply. The City Traffic Engineer is solely responsible for issuing on-street valet permits with
18 conditions that are in the best interest of the City and the general safety of the public.

19 SECTION 4: The Department of Planning is authorized and directed to incorporate
20 into the Downtown Centennial Plan the amendments set forth in Sections 2 and 3 of this Ordinance.

21 SECTION 5: If any section, subsection, subdivision, paragraph, sentence, clause or
22 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or
23 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
24 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the
25 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
26 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
27 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,
28 invalid or ineffective.

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SECTION 6: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2012.

APPROVED:

By _____
CAROLYN G. GOODMAN, Mayor

ATTEST:

BEVERLY K. BRIDGES, MMC
City Clerk

APPROVED AS TO FORM:

V. Steel 8-21-12
Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 ____ day of _____, 2012, and referred to a committee for recommendation, the
3 committee being composed of the following members _____
4 _____; thereafter the said committee reported favorably on said ordinance on the
5 ____ day of _____, 2012, which was a _____ meeting of said
6 Council; that at said _____ meeting, the proposed ordinance was read by title
7 to the City Council as first introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

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APPROVED:

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By _____
CAROLYN G. GOODMAN, Mayor

15 ATTEST:

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17 _____
BEVERLY K. BRIDGES, MMC
City Clerk

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