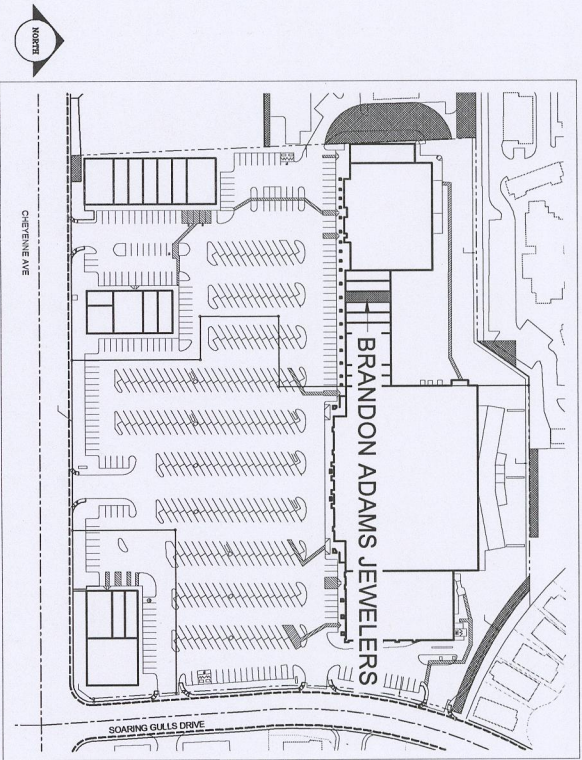
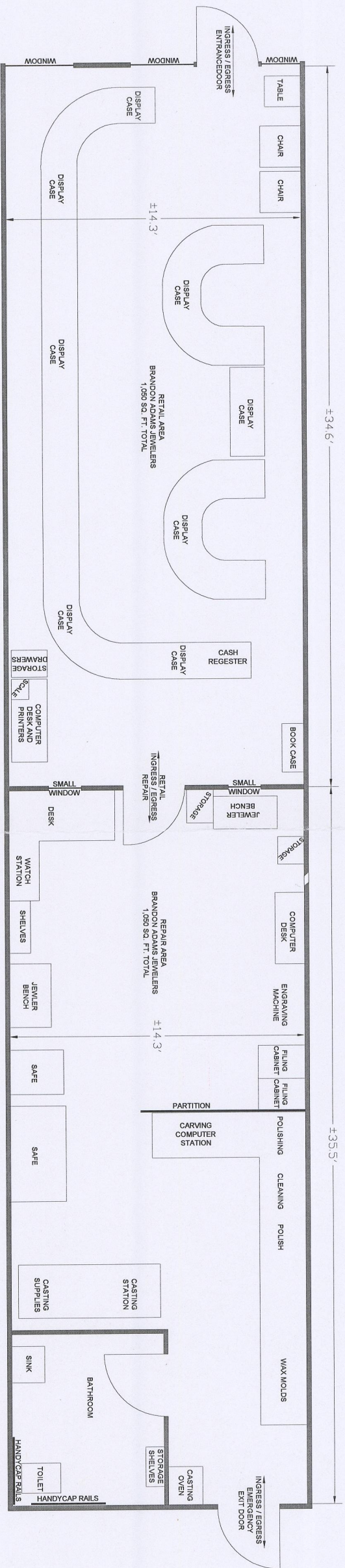




KEY MAP

FLOOR PLAN INFORMATION

TOTAL SQUARE FEET: 1,050 S.F.
MAXIMUM OCCUPANCY (PER U.B.C.): 11 TOTAL
SEATING CAPACITY: N/A



BRANDON ADAMS JEWELERS - FLOOR PLAN

SCALE: 3/8"=1'-0"

RECEIVED

FEB 22 2012

City of Las Vegas

SUP-44677



FLOOR PLAN

REVISIONS

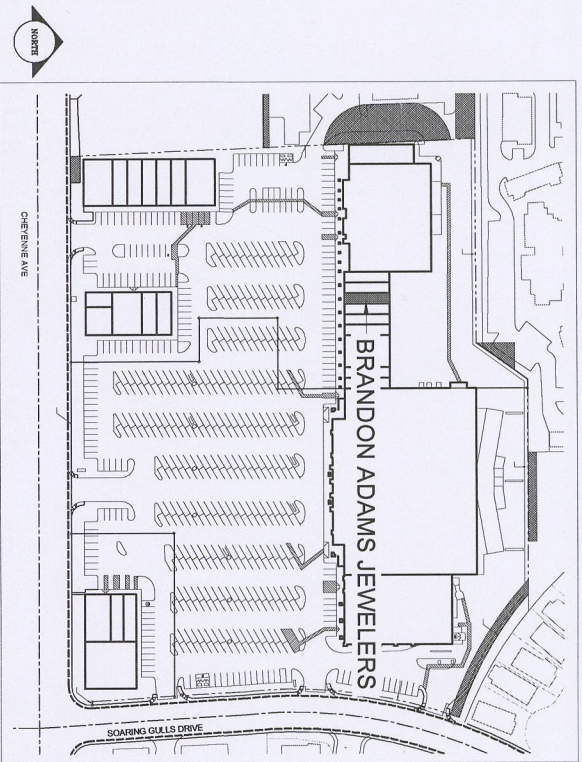
IN HOUSE COMMENTS:

NO.	DATE	DESCRIPTION
1	02-16-12	Initial Design
2	02-16-12	Revised Design
3	02-16-12	Final Design

Call before you Dig.
1-800-227-2600
563-6111
Overhead
before you Call

BRANDON ADAMS JEWELERS
8370 W. CHEYENNE AVENUE

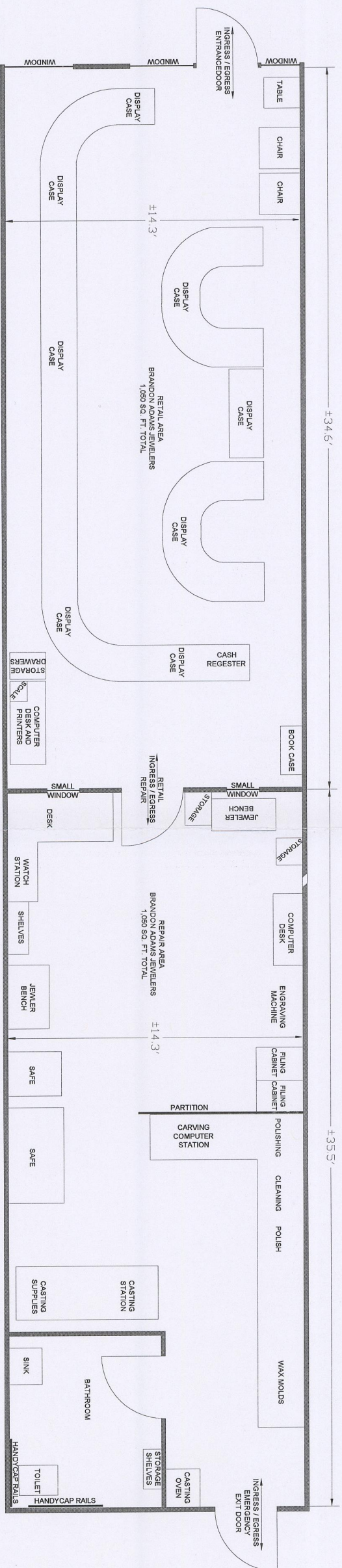
Date	Drawn	Checked
02-16-12		
Scale	3/8"=1'-0"	
Job No.		
File No.	brandons base.dwg	
Sheet		



KEY MAP

FLOOR PLAN INFORMATION

TOTAL SQUARE FEET: 1,050 S.F.
MAXIMUM OCCUPANCY (PER U.B.C.): 11 TOTAL
SEATING CAPACITY: N/A



BRANDON ADAMS JEWELERS - FLOOR PLAN

SCALE: 3/8"=1'-0"

REVISIONS

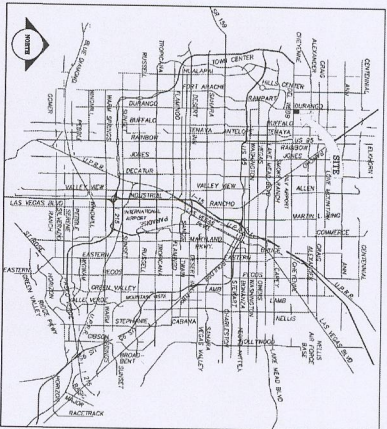
IN HOUSE COMMENTS:

CONSTRUCTION SET
BRANDON ADAMS JEWELERS
8370 W. CHEYENNE AVENUE
LAS VEGAS, NV 89123
DATE: 02-16-12
DRAWN BY: RMC
CHECKED BY: RMC
PROJECT NO.: 02-16-12

Hand callouts throughout
utility lines (8' x 8' cast)
before you
Call
1-800-227-2600
before you
Call
563-6111
Overhead
SHEET ALERT
UNDERGROUND SERVICE ALERT

BRANDON ADAMS JEWELERS
8370 W. CHEYENNE AVENUE

RECEIVED
FEB 22 2012
SUP-44677
04/10/12 PC
City of Las Vegas
NORTH
FLOOR PLAN
brandons base.dwg



VICINITY MAP

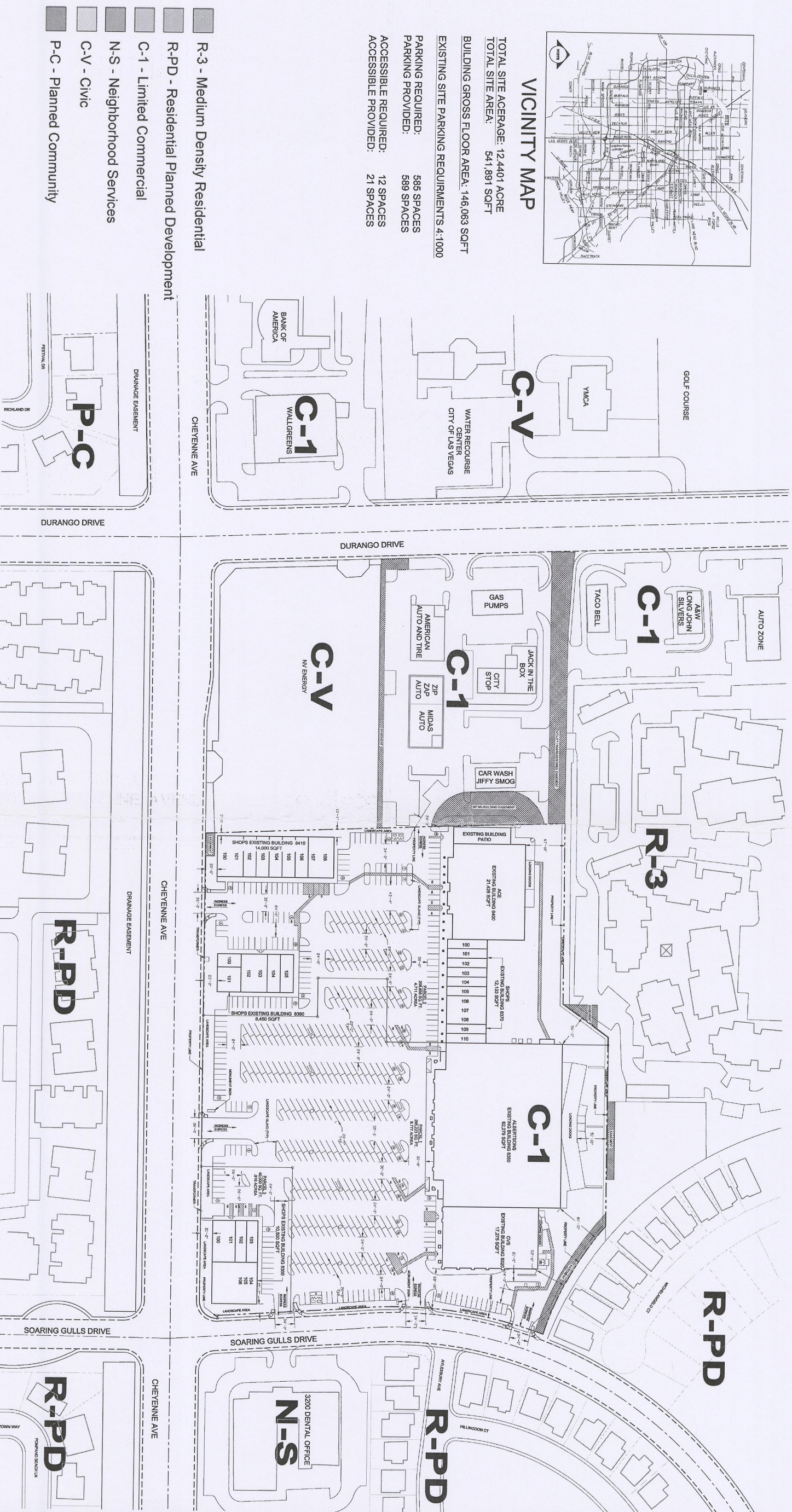
TOTAL SITE ACERAGE: 12.4401 ACRE
TOTAL SITE AREA: 541,891 SQFT

BUILDING GROSS FLOOR AREA: 146,063 SQFT

EXISTING SITE PARKING REQUIREMENTS 4:1000

PARKING REQUIRED: 585 SPACES
PARKING PROVIDED: 589 SPACES

ACCESSIBLE REQUIRED: 12 SPACES
ACCESSIBLE PROVIDED: 21 SPACES



NORTH SHORES SHOPPING CENTER

8300 BUILDING

STE 100	EINSTEIN BAGLE
STE 101	EINSTEIN BAGLE
STE 102	CHASE BANK
STE 103	CHASE BANK
STE 104	BLOCKBUSTER
STE 105	BLOCKBUSTER
STE 106	BLOCKBUSTER

8320 BUILDING - CVS

8370 BUILDING

STE 100	ADAMS SMOKES & GIFTS
STE 101	ALLSTATE INSURANCE
STE 102	BRANDON ADAMS JEWELRY
STE 103	ABSOLUTE DENTAL ADULT & KIDS BRACES
STE 104	ABSOLUTE DENTAL ADULT & KIDS BRACES
STE 105	HEALTH EXPRESS
STE 106	TANYA'S NAIL SALON
STE 107	FIGARO'S BARBER SHOP
STE 108	WIRELESS STORE
STE 110	EXPRESS CLEANERS & ALTERATIONS

8380 BUILDING

STE 100 GREAT CLIPS
STE 101 COOK ON WOK
STE 102 ABSOLUTE DENTAL KIDS & BRACES
STE 103 ABSOLUTE DENTAL KIDS & BRACES
STE 104 ABSOLUTE DENTAL KIDS & BRACES
STE 105 LITTLE CESAAR'S PIZZA

8400 BUILDING - ACE HARDWARE

<u>8410 BUILDING</u>	
STE 100:	VACANT
STE 101	FAST BUCKS
STE 102	VACANT
STE 103	VACANT
STE 104	USSD KARATE
STE 105	VIVA EL TACO
STE 106	VIVA EL TACO
STE 107	STENERS
STE 108	STENERS

8200 BUILDING - DENTAL OFFICE

STE 100	THE LEGACY
STE 101	FAMILY DENTISTRY
STE 102	SUPERSMILE ORTHODONTICS
STE 103	SUPERSMILE ORTHODONTICS
STE 104	OPOMETRIST
STE 105	GREG NIELSEN, DDS
STE 106	DENTAL CARE

RECEIVED

FEB 22 2012

City of Las Vegas

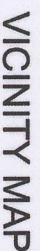
SUP-44677

SITE PLAN

BRANDON ADAMS JEWELERS
8370 W. CHEYENNE AVENUE

utility meet. It's costly.
before you
Call
Dig.
1-800-227-2600
UNDERGROUND SERVICE ALERT
SAFETY ALERT
before you
Call
Overhead
593-6111
OVERHEAD SERVICE ALERT

[illegible]



TOTAL SITE AREA: 541,891 SQFT

BUILDING GROSS FLOOR AREA: 146,063 SQFT

EXISTING SITE PARKING REQUIREMENTS 4:1000

PARKING PROVIDED: 589 SPACES

ACCESSIBLE PROVIDED: 21 SPACES

- P-C - Planned Community

NORTH SHORES SHOPPING CENTER

8300 BUILDING

STE 106 BLOCKBUSTER

8320 BUILDING - CVS

8350 BUILDING - ALBERTSON'S GROCERY STORE

8370 BUILDING

STE 106
TANY'S NAIL SALON

STE 108

STE 110 EXPRESS CLEANERS & ALTERATIONS

8380 BUILDING

STE 105
LITTLE C:ASAR'S PIZZA

STE 107

8400 BUILDING - ACE HARDWARE

STE 104
USSD KARATE

STE 106 VIVA EL TACC

STEINERS

8200 BUILDING - DENTAL OFFICE

STE 106 DENTAL CARE

col

SUP-44677



SITE PLAN

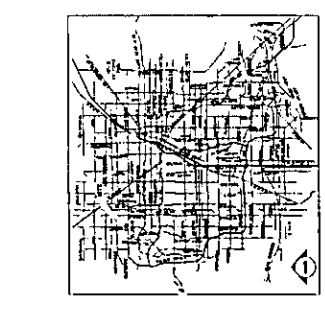
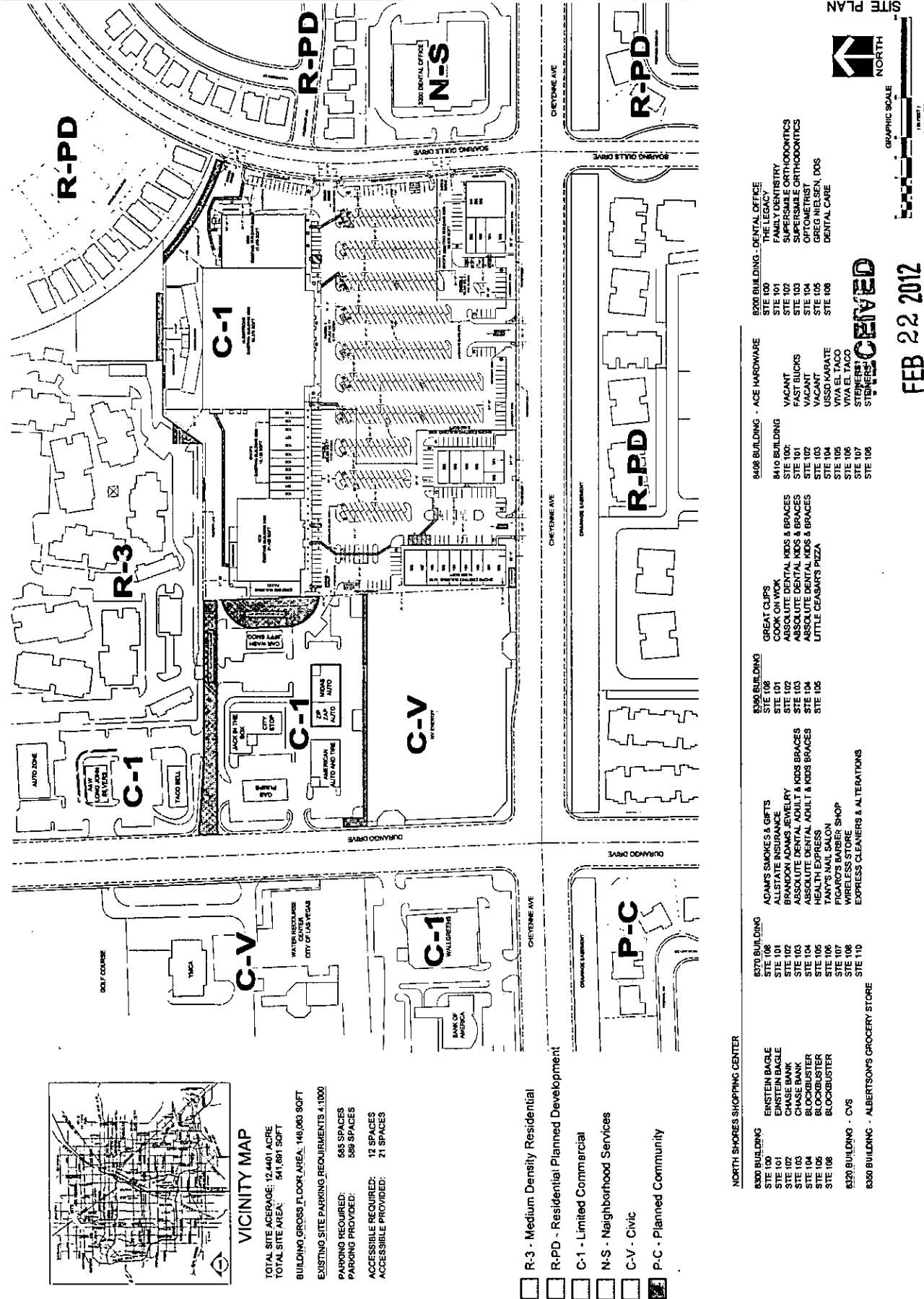
BRANDON ADAMS JEWELERS
8370 W. CHEYENNE AVENUE

Need cutting, underground utility loc., R.C. ready,
before you
Call
Dig.
1-800-227-2600
UNDERGROUND SERVICE ALERT
SAFETY ALERT!

before you
Call
Overhead
593-6111
OVERHEAD SERVICE ALERT



IN HOUSE COMMENTS		REVISIONS
COMMENTS		
CONTRACT NO.		
PROJECT NO.		
PROJECT NAME		
PROJECT ADDRESS		
PROJECT CITY/STATE		
PROJECT ZIP		
PROJECT PHONE		
PROJECT FAX		
PROJECT E-MAIL		
PROJECT WEBSITE		
PROJECT DESCRIPTION		
PROJECT SCOPE		
PROJECT BUDGET		
PROJECT SCHEDULE		
PROJECT RISK		
PROJECT STATUS		
PROJECT COMMENTS		
PROJECT NOTES		
PROJECT ATTACHMENTS		
PROJECT REFERENCES		
PROJECT CONTACTS		
PROJECT APPROVALS		
PROJECT SIGNATURES		
PROJECT DATES		
PROJECT TIMES		
PROJECT LOCATIONS		
PROJECT EQUIPMENT		
PROJECT MATERIALS		
PROJECT SUPPLIERS		
PROJECT VENDORS		
PROJECT SUBCONTRACTORS		
PROJECT SPECIALISTS		
PROJECT CONSULTANTS		
PROJECT DESIGNERS		
PROJECT ENGINEERS		
PROJECT ARCHITECTS		
PROJECT PLANNERS		
PROJECT MANAGERS		
PROJECT COORDINATORS		
PROJECT SUPERVISORS		
PROJECT INSPECTORS		
PROJECT TESTERS		
PROJECT TRAINERS		
PROJECT OPERATORS		
PROJECT MAINTENANCE		
PROJECT REPAIRS		
PROJECT UPGRADES		
PROJECT MODIFICATIONS		
PROJECT ADDITIONS		
PROJECT DELETIONS		
PROJECT REVISIONS		
PROJECT CORRECTIONS		
PROJECT IMPROVEMENTS		
PROJECT OPTIMIZATIONS		
PROJECT ENHANCEMENTS		
PROJECT EXPANSIONS		
PROJECT CONTRACTIONS		
PROJECT REDUCTIONS		
PROJECT REMOVALS		
PROJECT DECOMMISSIONING		
PROJECT DISPOSAL		
PROJECT RECYCLING		
PROJECT WASTE MANAGEMENT		
PROJECT SAFETY		
PROJECT HEALTH		
PROJECT ENVIRONMENT		
PROJECT CLIMATE		
PROJECT WEATHER		
PROJECT SEASON		
PROJECT TIME OF DAY		
PROJECT DAY OF WEEK		
PROJECT MONTH		
PROJECT YEAR		
PROJECT DECADE		
PROJECT CENTURY		
PROJECT MILLENNIUM		
PROJECT ERA		
PROJECT PERIOD		
PROJECT AGE		
PROJECT LIFETIME		
PROJECT DURATION		
PROJECT LENGTH		
PROJECT WIDTH		
PROJECT HEIGHT		
PROJECT DEPTH		
PROJECT THICKNESS		
PROJECT VOLUME		
PROJECT AREA		
PROJECT PERIMETER		
PROJECT SURFACE		
PROJECT INTERIOR		
PROJECT EXTERIOR		
PROJECT INSIDE		
PROJECT OUTSIDE		
PROJECT ABOVE		
PROJECT BELOW		
PROJECT NEXT TO		
PROJECT FAR FROM		
PROJECT CLOSE TO		
PROJECT AWAY FROM		
PROJECT NEAR		
PROJECT FAR		
PROJECT CLOSE		
PROJECT AWAY		
PROJECT NEARBY		
PROJECT REMOTE		
PROJECT ADJACENT		
PROJECT OPPOSITE		
PROJECT PERPENDICULAR		
PROJECT PARALLEL		
PROJECT ANGLED		
PROJECT SQUARE		
PROJECT RECTANGULAR		
PROJECT TRIANGULAR		
PROJECT CIRCULAR		
PROJECT ELLIPTICAL		
PROJECT OVAL		
PROJECT ROUND		
PROJECT FLAT		
PROJECT CURVED		
PROJECT BENT		
PROJECT STRAIGHT		
PROJECT Wavy		
PROJECT Zigzag		
PROJECT Spiral		
PROJECT Twisted		
PROJECT Bowed		
PROJECT Sagging		
PROJECT Bulging		
PROJECT Concave		
PROJECT Convex		
PROJECT Dimpled		
PROJECT Pimpled		
PROJECT Bumpy		
PROJECT Smooth		
PROJECT Rough		
PROJECT Glossy		
PROJECT Matte		
PROJECT Shiny		
PROJECT Dull		
PROJECT Bright		
PROJECT Dim		
PROJECT Dark		
PROJECT Light		
PROJECT Pale		
PROJECT Rich		
PROJECT Muted		
PROJECT Vibrant		
PROJECT Soft		
PROJECT Hard		
PROJECT Firm		
PROJECT Flimsy		
PROJECT Sturdy		
PROJECT Fragile		



VICINITY MAP

TOTAL SITE ACERAGE: 12.4401 ACRE
TOTAL SITE AREA: 541,891 SQ FT

BUILDING GROSS FLOOR AREA: 148,000 SQ FT

EXISTING SITE PARKING REQUIREMENTS 4,1000

PARKING REQUIRED: 585 SPACES
PARKING PROVIDED: 588 SPACES

ACCESSIBLE REQUIRED: 12 SPACES
ACCESSIBLE PROVIDED: 21 SPACES

- ☐ R-3 - Medium Density Residential
- ☐ R-PD - Residential Planned Development
- ☐ C-1 - Limited Commercial
- ☐ N-S - Neighborhood Services
- ☐ C-V - Civic
- ☒ P-C - Planned Community

6300 BUILDING

STE 100 ERNSTEIN BAGLE

STE 101 ERNSTEIN BAGLE

STE 102 CHASE BANK

STE 103 CHASE BANK

STE 104 BLOCKBUSTER

STE 105 BLOCKBUSTER

STE 106 BLOCKBUSTER

6320 BUILDING - CVS

STE 106 ALBERTSON'S GROCERY STORE

STE 110

6370 BUILDING

STE 106 ADAMS SMOKES & GIFTS

STE 107 ALL STATE

STE 108 BRANDON ADAMS JEWELRY

STE 109 ABSOLUTE DENTAL ADULT & KIDS BRACES

STE 110 ABSOLUTE DENTAL ADULT & KIDS BRACES

STE 111 HEALTH EXPRESS

STE 112 TANYA'S NAIL SALON

STE 113 FIGARO'S BARBER SHOP

STE 114 WIRELESS STORE

STE 115 EXPRESS CLEANERS & ALTERATIONS

6390 BUILDING

STE 106 GREAT CLIPS

STE 107 COOK OUT WORK

STE 108 ABSOLUTE DENTAL KIDS & BRACES

STE 109 ABSOLUTE DENTAL KIDS & BRACES

STE 110 ABSOLUTE DENTAL KIDS & BRACES

STE 111 LITTLE CAESAR'S PIZZA

6408 BUILDING - ACE HARDWARE

STE 106 VACANT

STE 107 FAST BUICKS

STE 108 VACANT

STE 109 USSO KARATE

STE 110 VIVA EL TACO

STE 111 STINKER'S

6410 BUILDING

STE 101 VACANT

STE 102 VACANT

STE 103 VACANT

STE 104 VACANT

STE 105 VACANT

STE 106 VACANT

6500 BUILDING - DENTAL OFFICE

STE 101 FAMILY DENTISTRY

STE 102 SUPERSMILE ORTHODONTICS

STE 103 SUPERSMILE ORTHODONTICS

STE 104 OPTOMETRIST

STE 105 GREG NIELSEN, D.D.S.

STE 106 DENTAL CARE



FLOOR PLAN INFORMATION

TOTAL SQUARE FEET:	1,050 S.F.
MAXIMUM OCCUPANCY (PER U.B.C.):	11 TOTAL
SEATING CAPACITY:	N.A

1,050 S.F.
11 TOTAL
N.A



City of Las Vegas

BRANDON ADAMS JEWELERS - FLOOR PLAN

SCALE: 3/8"=1'-0"



FLOOR PLAN

BRANDON ADAMS JEWELERS
8370 W. CHEYENNE AVENUE

Call before you Dig.
1-800-277-2600
LAWRENCE BERKELEY NATIONAL LABORATORY

REVISIONS

IN HOUSE COMMENTS:

Green	Checked
Date	02-10-12
Scale	3/8"=1'-0"
Job No.	
774 No.	brandons base.dwg

SUP-44677



April 11, 2012

Northshore Plaza, LLC
1770 North Buffalo Drive, Suite #101
Las Vegas, Nevada 89129

**RE: SUP-44677 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF APRIL 10, 2012**

Dear Applicant:

Your request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER (JEWELRY) USE WITHIN AN EXISTING SHOPPING CENTER at 8370 West Cheyenne Avenue, Suite #102 (APN 138-09-420-006), C-1 (Limited Commercial) Zone, Ward 4 (Anthony), was considered by the Planning Commission on April 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 Secondhand Dealer 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 City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **April 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 **April 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.

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

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



Northshore Plaza, LLC
SUP-44677 - Page Two
April 11, 2012

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Gebeke', with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Brandon Adams
Brandon Adams Jewelers
8370 West Cheyenne Avenue, Suite #102
Las Vegas, Nevada 89129

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE



Planning and Development Department

Case Planning Division

333 North Rancho Drive, 3rd Floor

Las Vegas, Nevada 89106

(702) 229-6301 Phone (702) 385-7268 Fax

**SUBJECT: SUP-44677 - APPLICANT: BRANDON ADAMS JEWELERS - OWNER:
NORTHSHORE PLAZA, LLC**

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **APRIL 10, 2012** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax or email it to **Carman Burney at (702) 385-7268 or cburney@lasvegasnevada.gov**. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **APRIL 9, 2012.**

A handwritten signature in black ink, appearing to read "Brandon D. Adams".

Signature

4/4/12

Date

Brandon D. Adams

Please Print Name

BA design DBA Brandon Adams Jewelers

Company Name

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

RECEIVED

APR - 4 2012



LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI-Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

March 29, 2012

Northshore Plaza, LLC
1770 North Buffalo Drive, Suite #101
Las Vegas, Nevada 89129

**RE: SUP-44677 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF APRIL 10, 2012**

Dear Applicant:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **April 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 **Wednesday, April 4, 2012** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

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

Sincerely,

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

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Brandon Adams
Brandon Adams Jewelers
8370 West Cheyenne Avenue, Suite #102
Las Vegas, Nevada 89129

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





CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

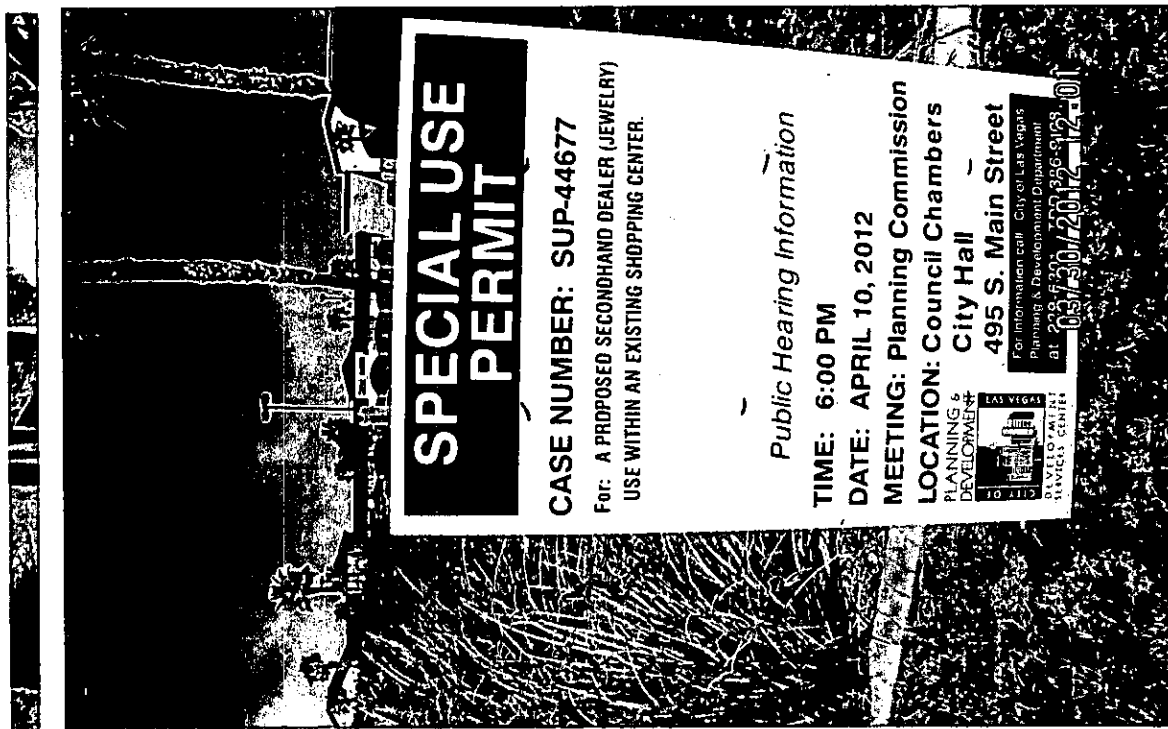


CASE NUMBER: SUP-44677

MEETING DATE: 4/10/12 PC

1 of 2

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

3-30-12
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.

COPY



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

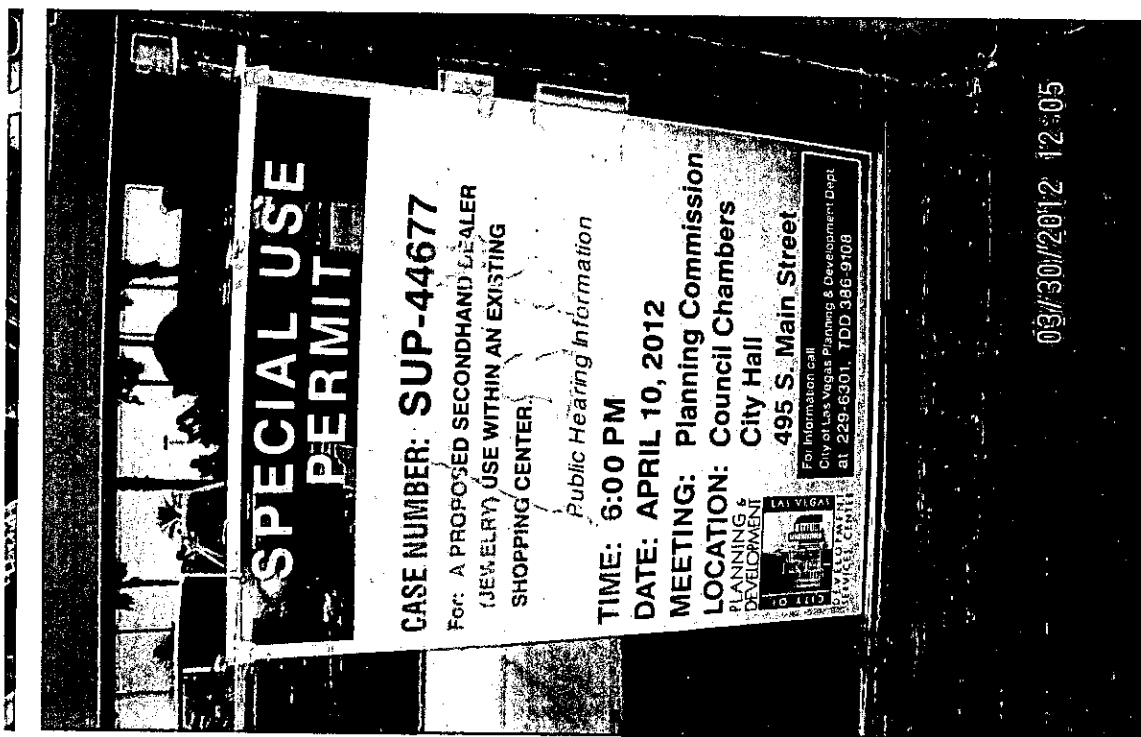


CASE NUMBER: SUP-44677

MEETING DATE: 4/10/12 PC

2 of 2

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Signature

3-30-12
Date

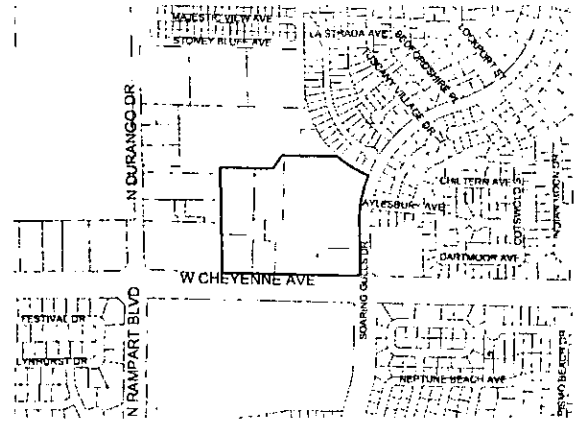
This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

COPY

Application Information

SUP-44677 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BRANDON ADAMS JEWELERS - OWNER: NORTSHORE PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER (JEWELRY) USE WITHIN AN EXISTING SHOPPING CENTER at 8370 West Cheyenne Avenue, Suite #102 (APN 138-09-420-006), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

Application Location



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

Public Hearing Information

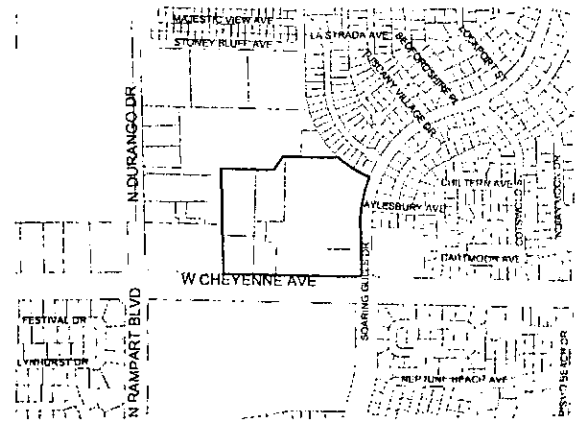
Meeting: Planning Commission
Date: April 10, 2012
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

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 Rezoning 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-44677 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BRANDON ADAMS JEWELERS - OWNER: NORTSHORE PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER (JEWELRY) USE WITHIN AN EXISTING SHOPPING CENTER at 8370 West Cheyenne Avenue, Suite #102 (APN 138-09-420-006), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

Application Location



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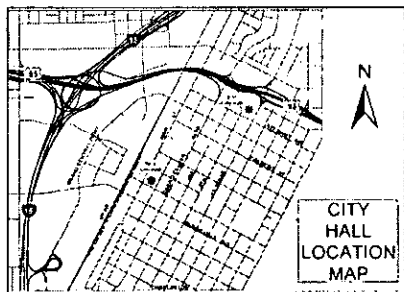
Public Hearing Information

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

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City of Las Vegas
Department of Planning
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

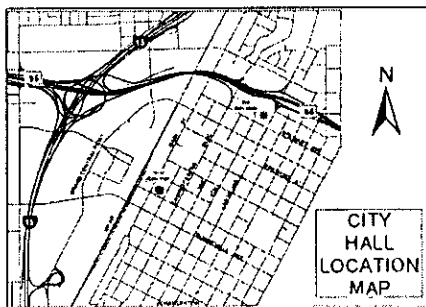
Please use available blank space on card for your comments.

SUP-44677

Planning Commission Meeting of 4/10/2012

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-44677

Planning Commission Meeting of 4/10/2012

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 Riecki, Survey (FM, PM, & A's only)
Date: March 13, 2012
Re: **SUP-44677** Brandon Adams 8370 W. Cheyenne Ave. Suite #102
Request for a Special Use Permit for a secondhand dealer

COMMENTS:

We have no comment on the request for a Special Use Permit for a proposed secondhand dealer (jewelry) use within an existing shopping center at 8370 West Cheyenne Avenue, Suite #102.

Carman Burney

From: Brian O'Callaghan [B5623O@LVMPD.COM]
Sent: Thursday, March 08, 2012 5:05 PM
To: Carman Burney; Nora Lares
Subject: RE: 04/10/12 PC submittal materials

Hello,

The following are the comments for PC submittal materials and DINAs:

Item 24 SUP-4451

The proposed project will have a minimal impact on police services; however, these types of projects are becoming more prevalent which gives our agency concern. There is potential for these projects to be used by certain criminal elements. If approved, LVMPD requests the applicant strictly adhere to Title 6.

Item32 SUP-44677

The proposed project will have a minimal impact on police services; however, these types of projects are becoming more prevalent which gives our agency concern. There is potential for these projects to be used by certain criminal elements. If approved, LVMPD requests the applicant strictly adhere to Title 6.

DINAs

SUP-44551

The proposed project will have a minimal impact on police services; however, these types of projects are becoming more prevalent which gives our agency concern. There is potential for these projects to be used by certain criminal elements. If approved, LVMPD requests the applicant strictly adhere to Title 6.

SUP-44571

Northwest Area Command, 9850 W. Cheyenne Ave, is approx. 3.87 miles from the proposed project.

SUP-44681

Northeast Area Command, 3750 Cecile Ave, is approx. 4.5 miles from the proposed project.

Thanks

Brian O'Callaghan
Government Liaison (commissioned)
Office of Intergovernmental Services
Las Vegas Metropolitan Police Department
400 S. Martin L. King Blvd.
Las Vegas, Nv 89106
Phone: (702) 828-5538
Cellular: (702) 510-9405
Fax: (702) 828-1565



Development Notification

PC Meeting: April 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-44677

American West Village II HOA

Cambridge Crossing Community Association

Cimarron Gowan Community Association

Day Dawn Estates HOA

Desert Shores Community Association

Desert Shores Racquet Club HOA

Diamond Bay HOA

El Capitan Ranch LMA

Evening Star Drive HOA

Firethorne I HOA

Hobble Creek Estates Property Owners Association

Kokopelli HOA

Linkview Drive HOA

Litchfield Avenue HOA

Mar-A-Lago HOA

Mira Vista HOA

Mountain Shadows HOA

Northshore Reflections HOA

Pine Cove LMA

Showease HOA

Sun City Summerlin Community Association

Villa Ridge Drive HOA

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

SUP-44677

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-44677 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BRANDON ADAMS JEWELERS - OWNER: NORTHSHORE PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER (JEWELRY) USE WITHIN AN EXISTING SHOPPING CENTER at 8370 West Cheyenne Avenue, Suite #102 (APN 138-09-420-006), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

PLANNING COMMISSION: **APRIL 10, 2012**
CITY COUNCIL: **MAY 16, 2012**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **MARCH 9, 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 02/22/2012 05:18 PM

Submitted By

Page 1

A/P # 44677 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/22/2012 13:53	982998	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-44677 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BRANDON ADAMS JEWELERS - OWNER: NORTSHORE PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER (JEWELRY) USE WITHIN AN EXISTING SHOPPING CENTER at 8370 West Cheyenne Avenue, Suite 102 (APN 138-09-420-006), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

Parent A/P #

Project #	44677	Project/Phase Name	BRANDON ADAMS JEWELERS	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13809420006

Location

Owner/Tenant

Contact ID	AC733057	Name	NORTSHORE PLAZA L L C	Organization	% LAURICH PPTYS INC
Mailing Address	1770 N BUFFALO DR #101			State/Province	NV
City	LAS VEGAS			Country	
ZIP/PC	89128-2679			Evening Phone	
Day Phone	(702)220-4500 x			Mobile #	
Fax	(702)220-9064				

☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

8370 W CHEYENNE AVE
LAS VEGAS, 89129-

8370 W CHEYENNE AVE 100
LAS VEGAS, 89129-

8370 W CHEYENNE AVE 101
LAS VEGAS, 89129-

8370 W CHEYENNE AVE 102
LAS VEGAS, 89129-

8370 W CHEYENNE AVE 103
LAS VEGAS, 89129-

Report Date 02/22/2012 05:18 PM

Submitted By

Page 2

Address

Print Link

473-403

8370 W CHEYENNE AVE 110
LAS VEGAS, 89129-

8370 W CHEYENNE AVE 105
LAS VEGAS, 89129-

8370 W CHEYENNE AVE 106
LAS VEGAS, 89129-

8370 W CHEYENNE AVE 107
LAS VEGAS, 89129-

8370 W CHEYENNE AVE 108
LAS VEGAS, 89129-

8370 W CHEYENNE AVE 109
LAS VEGAS, 89129-

8370 W CHEYENNE AVE 104
LAS VEGAS, 89129-

AP Address

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

AP Linked Parcels

13809420006

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC733057	☐ Foreign
Effective		Expire				
Name	NORTHSHORE PLAZA L L C					
Day Phone	(702)220-4500 x	Eve Phone		Organization	% LAURICH PPTYS INC	
Pager		PIN #		Position	GORDON CAROLYN SISKIN	
Fax	(702)220-9064	Mobile		Profession		
E-Mail						
Address	1770 N BUFFALO DR #101 LAS VEGAS, NV 89128-2679					
Seasonal Addr						
Valid From		To				
Comments	No Comments					

Report Date 02/22/2012 05:18 PM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

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

There are no items in this list

Primary Y Capacity APPL Contact ID AC1995014 ☐ Foreign
Effective Expire
Name BRANDON ADAMS JEWELERS
Day Phone (702)656-2000 x Eve Phone Organization
Pager PIN # Position
Fax (702)656-2055 Mobile Profession
E-Mail
Address 8370 W. CHEYENNE AVE
 #102
 LAS VEGAS, NV 89129
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 of Certificate
Orientation Attended

There are no items in this list

Report Date 02/22/2012 05:18 PM

Submitted By

Page 4

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 Successful
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Successful
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	1
Case # 110759	
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	02/22/2012 14:16	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	02/22/2012 14:16	30.00
PROCESSING FEE	P	02/22/2012 14:16	500.00
Total Unpaid		0.00	Total Paid 1030.00

Inspections

There are no Inspections for this Report

Review Activities

Review #	Review Type	Status	Waived	Issued	Starting	Completed	Group By
485207	FIRE ENG	1	Incomplete ☐	02/22/2012 17:18			

Report Date 02/22/2012 05:18 PM

Submitted By

Page 5

Review Activities
Review #
Comments

Review Type

#

Status

Waiver

Issued

Started

Completed

Summary

485208	ENGDESIGN	1	Incomplete	☐	02/22/2012 17:18			
485196	DEVCO	1	Incomplete	☐	02/22/2012 17:18			
485197	NEIGH P&S	1	Incomplete	☐	02/22/2012 17:18			
485198	B&S PLAN	1	Incomplete	☐	02/22/2012 17:18			
485199	FLOOD	1	Incomplete	☐	02/22/2012 17:18			
485200	TRAFFIC	1	Incomplete	☐	02/22/2012 17:18			
485201	TEFO	1	Incomplete	☐	02/22/2012 17:18			
485202	SURVEY	1	Incomplete	☐	02/22/2012 17:18			
485203	SID	1	Incomplete	☐	02/22/2012 17:18			
485204	SEWER	1	Incomplete	☐	02/22/2012 17:18			
485205	ROW	1	Incomplete	☐	02/22/2012 17:18			
485206	LAND DEV	1	Incomplete	☐	02/22/2012 17:18			

Activity Review Details

Detail SUBMITTAL CHECKLIST (SUP)

Modified By JMARSHALL

Modified Date/Time 02/22/2012 13:53

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
N	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
N

981094

02/22/2012 17:18

Report Date 02/22/2012 05:18 PM

Submitted By

Page 6

Check Condition
Condition Supervisor Required Approved By Approved Date Applied By Applied Date Expired

Project # AP Type Status Stage Section

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

Type of Use

SECONDHAND DEALER

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

Meeting Information

Meeting Information	Meeting Date	Meeting Type	Meeting Status	Comments	Added By	Adt Date	Modified By	Modified Date	YES Vote	NO Vote	ABSTENTIONS
04/10/2012	PC	SCHEDULED							0	0	0
JMARSHALL	02/22/2012										

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 Description Entered By Start Stop Hour

PAYMNT CO NAME WHO PICKED UP CONTACT# 984728 02/22/2012 14:17 0.00
CHANTUAY MCCOY; CASH; 702.656.2000

No Model Home Details



Second
Hand

Additional Information _____

Revised 10/27/08



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44677** APN: 138-09-420-006

Name of Property Owner: Northshore Plaza, LLC, a Nevada limited liability company

Name of Applicant: Brandon Adams

Name of Representative: Brandon Adams

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: _____
Northshore Plaza, LLC

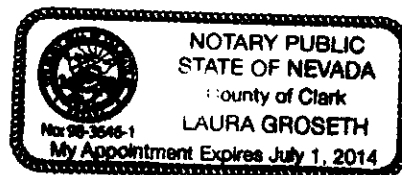
Signature of Property Owner: *Richard Gordon*

Print Name: Richard Gordon, President of Manager

Subscribed and sworn before me

This 15th day of February, 2012

Laura Groseth
Notary Public in and for said County and State



RECEIVED

FEB 22 2012
File Depot Application Packet\Statement of Financial Interest.pdf

JUSTIFICATION LETTER

Part 1: Issue

I, Brandon Douglas Adams of Brandon Adams Jewelers, am requesting a Special Use Permit to apply for a Second Hand Dealer Use to purchase new and used jewelry and precious metals such as gold and silver at 8370 W. Cheyenne Ave., Ste. 102, Las Vegas, NV 89129, as defined by the LVMC Chapter 19.12.

I am a third generation jeweler and have an established business in Las Vegas, Nevada. I have worked in Las Vegas as a jeweler for over 16 years, as I was employed with other jewelry stores in the area. I then opened my own store in this current location 5 years ago. I consider myself a Las Vegan and as such I want to give back to the people in my community.

I have long considered this license but haven't felt the need to do so until recently. My customers are now requesting this service from me. While there are several other gold buying sites in the area, I believe I would be able to do more for my customers as I have different uses for gold than some of my counterparts. As a custom jeweler, scrapping gold isn't the only option available to me. I would be able to refurbish those pieces that still have "life" to them, other pieces can be used to help repair other jewelry and finally, that which can't be used for resale or parts can be recycled and used to create more modern jewelry. In this way, people would enjoy the idea that their belongings can "live" on in other pieces.

I would continue to conduct business with the utmost integrity and good faith that I have maintained so far. My scales would be placed in clear view of the customer and all calculations would be done in front of them so they would understand how pricing is done. I believe that this would only enhance my business and my earning potential, which in turn, means more revenue and returns to the city of Las Vegas. I would also make sure to follow required guidelines for documenting and holding jewelry for the required length of time and following proper procedures to ensure that I am not purchasing lost or stolen merchandise.

RECEIVED

FEB 22 2012

SUP-44677 City of Las Vegas

Part 2: Information

- Number of Employees: 2, including myself
- My hours of Operation are:

Sunday -- Closed

Monday -- Closed

Tuesday -- 10:00am to 5:30pm

Wednesday -- 10:00am to 5:30pm

Thursday -- 10:00am to 5:30pm

Friday -- 10:00am to 5:30pm

Saturday -- 11:00am to 4:00pm

*(*The store is closed the first Saturday of every month.)*

- Any existing similar uses owned or operated by the applicant and their location? No
- Any required state licenses specific to the use requested? No

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

RECEIVED

FEB 22 2012

City of Las Vegas
SUP-44677

Part 3: Findings (Special Use Permit Determinations)

1a. I believe that granting me a Special Use Permit for a Second Hand Dealer Use to purchase new and used jewelry and precious metals such as gold and silver would be very harmonious and compatible with the existing surroundings of the land uses as I am already a jewelry store that is in existence. I feel the community and my customers would be more comfortable dealing with a reputable jewelry store that has a strong standing in the community; one that has been able to sustain itself during these more difficult times while other jewelry stores have closed proving my ability to manage money effectively and expand into new areas as needed.

1b. Again, as an established jewelry store, I believe with a few minor interior changes, the store will be more than suitable for customers to feel welcome and comfortable selling their goal with my business. The scales will be placed in clear view and calculations done in front of customers.

1c. My current location is at the corner of Durango and West Cheyenne Avenue within a very large plaza that has no fewer than 5 entrances and exits to either of these streets. Both of these streets are double lanes in both directions with a center turn lane.

1d. I do not believe there is a compromise to public health, safety or welfare regarding a Special Permit for acquire a Second Hand Gold Buying License.

Requirements Per Secondhand Dealer License:

Per the definition in LVMC Chapter 6.74, the used jewelry and/or precious metals such as gold and silver that are purchased will be incidental to the sale of new jewelry in our store. We are anticipating refurbishing **no more than 20%** of used jewelry sold to us for re-sale purposes within the store. As for the following Minimum Special Use Permit Requirements:

- 1.** No outdoor display, sales or storage of any merchandise shall be permitted. **As a standard precaution for my jewelry store, we consider it an unnecessary risk to put merchandise outside of the store for sale, storage or display, therefore this is a non-issue.**

SUP-44677

2. The use shall comply with the applicable requirements of LVMC Title 6. **We have reviewed the applicable requirements and will comply as required to continue our good standing with the City of Las Vegas and our community.**
3. No secondhand dealer shall be located on either side of Fremont Street or on Las Vegas Blvd. South, between Charleston Boulevard and Sahara Avenue. **We do not reside here, therefore it is not applicable.**

Thank you for your time and consideration.

Sincerely,



Brandon Adams
Brandon Adams Jewelry (BA Design)
Owner

RECEIVED

FEB 22 2012

City of Las Vegas

SUP-44677

Receipt/Conformed Copy

A.P.N.: 138-09-420-008
File No: NCS-213297-PVL (sgs)
R.P.T.T.: \$Exempt #7 - Transfer from a Trust C

Requestor:
FIRST AMERICAN TITLE COMPANY OF NEVADA
11/30/2006 14:37:53 T20060210493
Book/Instr: 20061130-0005770
Deed Page Count: 4
Fees: \$16.00 N/C Fee: \$0.00
RPTT: EX#007

When Recorded Mail To: Mail Tax Statements To:
Laurich Properties, Inc.
1770 N. Buffalo Dr., S. 101
Las Vegas, NV 89128

Charles Harvey
Clark County Recorder

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Carolyn S. Gordon, Trustee of The Carolyn S. Gordon Living Trust, 100% of grantors
11% interest

do(es) hereby *GRANT, BARGAIN and SELL* to

Northshore Plaza, LLC, a Nevada limited liability company

the real property situate in the County of Clark, State of Nevada, described as follows:

PARCEL 1:

A PORTION OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, AS SHOWN ON "NORTHSHORE PLAZA", A COMMERCIAL SUBDIVISION MAP RECORDED IN BOOK 76 AT PAGE 67 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 2, OF RECORD OF SURVEY IN FILE 85 AT PAGE 63, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA;
THENCE SOUTH 88°32'52" EAST, ALONG THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 174.89 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88°32'52" EAST, ALONG SAID SOUTH LINE OF PARCEL 2, A DISTANCE OF 131.57 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2;
THENCE NORTH 01°27'08" EAST, ALONG THE EAST LINE OF SAID PARCEL 2, A DISTANCE OF 193.72 FEET;
THENCE NORTH 88°32'52" WEST, A DISTANCE OF 62.83 FEET;
THENCE NORTH 01°27'08" EAST, A DISTANCE OF 121.28 FEET;
THENCE NORTH 88°32'52" WEST, A DISTANCE OF 68.75 FEET;
THENCE SOUTH 01°27'08" WEST, A DISTANCE OF 315.00 FEET TO THE POINT OF BEGINNING.**

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED APRIL 27, 2001 IN BOOK 20010427 AS INSTRUMENT NO. 00923 OF OFFICIAL RECORDS.

RECEIVED
FEB 22 2012

City of Las Vegas

PARCEL 2:

NON EXCLUSIVE EASEMENTS AS CREATED IN THAT CERTAIN DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS RECORDED NOVEMBER 7, 1996 IN BOOK 961107 AS INSTRUMENT NO. 00988.

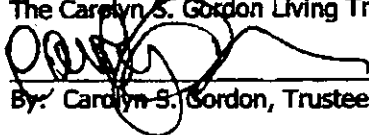
Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 10/13/2006

The Carolyn S. Gordon Living Trust


By: Carolyn S. Gordon, Trustee

RECEIVED

FEB 22 2012

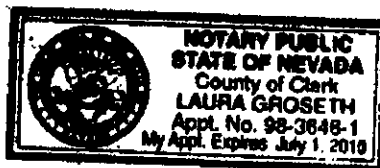
City of Las Vegas

STATE OF Nevada)
COUNTY OF Clark) ss.

This instrument was acknowledged before me on 10/13/06 by
Carolyn S. Gordon, Trustee of The Carolyn S. Gordon Living Trust.

Laura Groseth
Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
October 13, 2006 under Escrow No. **NCS-213297-PVL.**



RECEIVED

FEB 22 2012

City of Las Vegas

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 138-09-420-008
b) _____
c) _____
d) _____

2. Type of Property

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

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

Deed In Lieu of Foreclosure Only (value of property) \$0.00
Transfer Tax Value: (\$ _____)
Real Property Transfer Tax Due \$0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 375.090, Section: 7
b. Explain reason for exemption: Transfer from a Trust

5. Partial Interest: Percentage being transferred: 100 %

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

Signature: _____

Signature: _____

Capacity: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Carolyn S. Gordon, Trustee

Address: 1770 N. Buffalo Dr., S. 101

City: Las Vegas

State: NV Zip: 89128

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Northshore Plaza, LLC

Address: 1770 N. Buffalo Dr., S. 101

City: Las Vegas

State: NV Zip: 89128

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

First American Title Insurance
Company National Commercial

Print Name: Services

Address: 900 S. Pavilion Center Drive, S-160

City: Las Vegas

File Number: NCS-213297-PVL sgs/sgs

State: NV Zip: 89144

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

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FEB 22 2012

City of Las Vegas

A.P.N.: 138-09-420-008
File No: NCS-213297-PVL (sgs)
R.P.T.T.: \$0.00 - Exempt #7 Transfer to a Trust
without consideration C

When Recorded Mail To: Mail Tax Statements To:
Laurich Properties, Inc.
1770 N. Buffalo Dr., S. 101
Las Vegas, NV 89128

Receipt/Conformed Copy

Requestor:
FIRST AMERICAN TITLE COMPANY OF NEVADA
11/30/2006 14:37:53 T20060210493
Book/Instr: 20061130-0005769
Deed Page Count: 4
Fees: \$16.00 N/C Fee: \$0.00
RPTT: EX#007

Charles Harvey
Clark County Recorder

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Carolyn Siskin Gordon, an unmarried woman, 100% of her 11% interest

do(es) hereby *GRANT, BARGAIN and SELL* to

Carolyn S. Gordon, Trustee of The Carolyn S. Gordon Living Trust

the real property situate in the County of Clark, State of Nevada, described as follows:

PARCEL 1:

A PORTION OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, AS SHOWN ON "NORTHSHORE PLAZA", A COMMERCIAL SUBDIVISION MAP RECORDED IN BOOK 76 AT PAGE 67 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 2, OF RECORD OF SURVEY IN FILE 85 AT PAGE 63, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA;
THENCE SOUTH 88°32'52" EAST, ALONG THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 174.89 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88°32'52" EAST, ALONG SAID SOUTH LINE OF PARCEL 2, A DISTANCE OF 131.57 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2;
THENCE NORTH 01°27'08" EAST, ALONG THE EAST LINE OF SAID PARCEL 2, A DISTANCE OF 193.72 FEET;
THENCE NORTH 88°32'52" WEST, A DISTANCE OF 62.83 FEET;
THENCE NORTH 01°27'08" EAST, A DISTANCE OF 121.28 FEET;
THENCE NORTH 88°32'52" WEST, A DISTANCE OF 68.75 FEET;
THENCE SOUTH 01°27'08" WEST, A DISTANCE OF 315.00 FEET TO THE POINT OF BEGINNING.**

RECEIVED
FEB 22 2012

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED APRIL 27, 2001 IN BOOK 20010427 AS INSTRUMENT NO. 00923 OF OFFICIAL RECORDS. City of Las Vegas

PARCEL 2:

NON EXCLUSIVE EASEMENTS AS CREATED IN THAT CERTAIN DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS RECORDED NOVEMBER 7, 1996 IN BOOK 961107 AS INSTRUMENT NO. 00988.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 10/13/2006

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City of Las Vegas

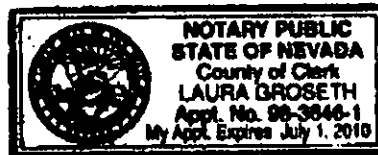
Carolyn Siskin Gordon
Carolyn Siskin Gordon

STATE OF Nevada)
COUNTY OF Clark) ss.

This instrument was acknowledged before me on 10/13/06 by
Carolyn Siskin Gordon, an unmarried woman,

Laura Groseth
Notary Public

(My commission expires: _____)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
October 13, 2006 under Escrow No. **NCS-213297-PVL**.

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FEB 22 2012
City of Las Vegas

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

a) 138-09-420-008
b) _____
c) _____
d) _____

2. Type of Property

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

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

\$0.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$0.00

Real Property Transfer Tax Due

\$0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per 375.090, Section: 07

b. Explain reason for exemption: Transfer to a Trust

5. Partial Interest: Percentage being transferred: 100 %

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

Signature: _____

Capacity: _____

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Carolyn Siskin Gordon

Print Name: Trustee

Address: 1770 N. Buffalo Dr., S. 101

Address: 1770 N. Buffalo Dr., S. 101

City: Las Vegas

City: Las Vegas

State: NV Zip: NV

State: 89128 Zip: 89128

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

First American Title Insurance
Company National Commercial

Print Name: Services

File Number: NCS-213297-PVL sgs/sgs

Address: 900 S. Pavilion Center Drive, S-160

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FEB 22 2012
City of Las Vegas

City: Las Vegas

State: NV Zip: 89144

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

Legal Description for Parcel #138-09-420-006

PARCEL I:

A PORTION OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, AS SHOWN OF "NORTHSHORE PLAZA", A COMMERCIAL SUBDIVISION MAP RECORDED IN BOOK 76 AT PAGE 67 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 2, OF RECORD OF SURVEY IN FILE 85 AT PAGE 63, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA; THENCE SOUTH 8832'52" EAST, ALONG THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 174.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 8832'52" EAST, ALONG SAID SOUTH LINE OF PARCEL 2, A DISTANCE OF 131.57 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2;
THENCE NORTH 0127'08" EAST, ALONG THE EAST LINE OF SAID PARCEL 2, A DISTANCE OF 193.72 FEET;
THENCE NORTH 8832'52" WEST, A DISTANCE OF 62.83 FEET;
THENCE NORTH 0127'08" EAST, A DISTANCE OF 121.28 FEET;
THENCE NORTH 8832'52" WEST, A DISTANCE OF 68.75 FEET;
THENCE SOUTH 0127'08" WEST, A DISTANCE OF 315.00 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED APRIL 27, 2001 IN BOOK 20010427 AS INSTRUMENT NO. 00923 OF OFFICIAL RECORDS.

PARCEL II:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID COMMERCIAL SUBDIVISION, BEING ON THE NORTH LINE OF CHEYENNE AVENUE, 100 FEET IN WIDTH, 50 FEET ON EACH SIDE OF CENTERLINE, AS SHOWN ON SAID COMMERCIAL SUBDIVISION; THENCE SOUTH 883252 EAST ALONG THE SOUTH LINE OF SAID COMMERCIAL SUBDIVISION, BEING THE NORTH LINE OF CHEYENNE AVENUE, 555.26 FEET TO THE POINT OF BEGINNING; THENCE NORTH 012706 EAST, 158.73 FEET; THENCE SOUTH 883252 EAST 248.65 FEET TO THE EASTERLY LINE OF SAID COMMERCIAL SUBDIVISION; THENCE SOUTH 010236 EAST, 132.99 FEET; THENCE NORTH 885724 EAST, 5.00 FEET TO THE BEGINNING OF A NON-TANGENT, 25.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, WITH A RADIAL BEARING OF SOUTH 885724 WEST; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 922944 AND AN ARC LENGTH OF 40.36 FEET TO THE SOUTHERLY LINE OF SAID COMMERCIAL SUBDIVISION, BEING THE NORTH LINE OF CHEYENNE AVENUE; THE PRECEDING THREE

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City of Las Vegas

COURSES BEING ALONG THE EASTERLY LINE OF SAID COMMERCIAL SUBDIVISION; THENCE NORTH 883252 WEST ALONG THE SOUTHERLY LINE OF SAID COMMERCIAL SUBDIVISION, BEING THE NORTH LINE OF CHEYENNE AVENUE, 234.46 FEET TO THE POINT OF BEGINNING, CONTAINING 40,000 SQUARE FEET OR 0.918 ACRES, MORE OR LESS.

PARCEL III:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 2 OF RECORD OF SURVEY IN FILE 85 AT PAGE 63, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA; THENCE SOUTH 883252 EAST, ALONG THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 174.89; THENCE NORTH 012708 EAST, A DISTANCE OF 226.84; THENCE NORTH 883252 WEST, A DISTANCE OF 184.85 TO THE WEST LINE OF SAID PARCEL 2; THENCE SOUTH 010344 EAST, ALONG SAID WEST LINE OF PARCEL 2, A DISTANCE OF 227.06 TO THE POINT OF BEGINNING.

PARCEL IV:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 2 OF RECORD OF SURVEY IN FILE 85 AT PAGE 63, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA; THENCE NORTH 010344 WEST, ALONG THE WEST LINE OF SAID PARCEL 2, A DISTANCE OF 227.06 TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 010344 WEST, ALONG SAID WEST LINE OF PARCEL 2, A DISTANCE OF 393.54 TO THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE SOUTH 883252 EAST ALONG THE NORTH LINE OF SAID PARCEL 2, A DISTANCE OF 202.12; THENCE SOUTH 012708 WEST, A DISTANCE OF 393.16; THENCE NORTH 883252 WEST, A DISTANCE OF 184.85 TO THE POINT OF BEGINNING. CONTAINING 76,069 SQ. FT.

PARCEL V:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 2 OF RECORD OF SURVEY IN FILE 85 AT PAGE 63, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA; THENCE SOUTH 883252 EAST, ALONG THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 174.89; THENCE NORTH 012708 EAST, A DISTANCE OF 315.00 TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 012708 EAST, A DISTANCE OF 305.00 TO THE NORTH LINE OF SAID PARCEL 2; THENCE SOUTH 883252 EAST, ALONG SAID NORTH LINE OF PARCEL 2, A DISTANCE OF 107.88; THENCE NORTH 351832 EAST, A DISTANCE OF 96.34; THENCE SOUTH 883252 EAST, A DISTANCE OF 11.79 TO THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE SOUTH 012708 WEST, ALONG THE EAST LINE OF SAID PARCEL 2, A DISTANCE OF 385.00; THENCE NORTH 883252 WEST, A DISTANCE OF 173.35 TO THE POINT OF BEGINNING. CONTAINING 55,960 SQ FT.

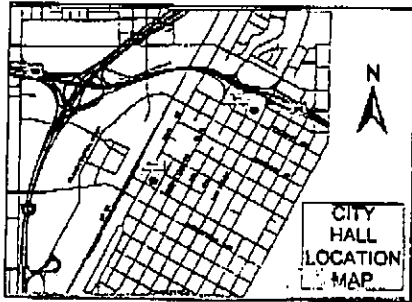
RECEIVED

FEB 22 2012

City of Las Vegas

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-44677

Planning Commission Meeting of 4/10/2012

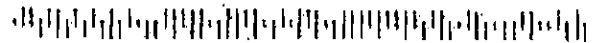
PRESORTED
 FIRST CLASS



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13809413053 Case: SUP-44677
 BURNS LESLIE
 8217 AYLESBURY AVE
 LAS VEGAS NV 89129-7342 89129-7342

62 APR 11 05125



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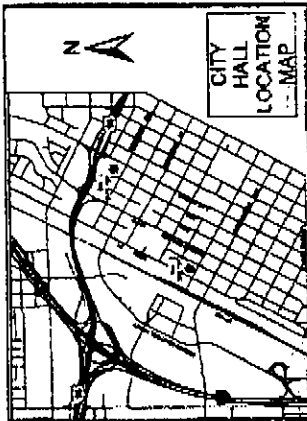
APR -4 2012

8P



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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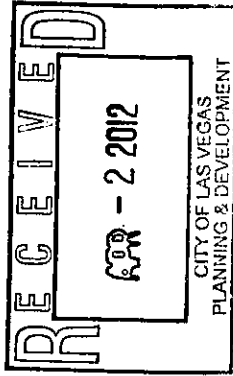
☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

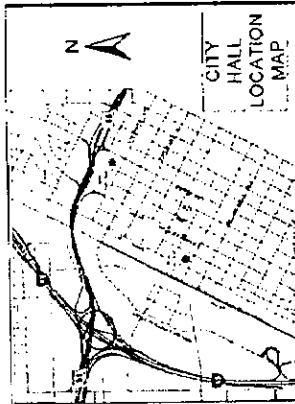
SUP-44677
Planning Commission Meeting of 4/10/2012

53 APR 11 89123



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

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Official Notice of Public Hearing



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☐ I SUPPORT
this Request

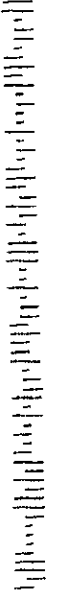
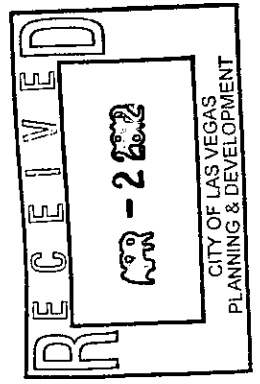
☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-44677

Planning Commission Meeting of 4/10/2012

13816111039
Case: SUP-44677
MCALEARNEY SHARON M REVOCABLE
MCALEARNEY SHARON M TRS
8208 NEPTUNE BEACH AVE
LAS VEGAS NV 89128-7076 89128-7076

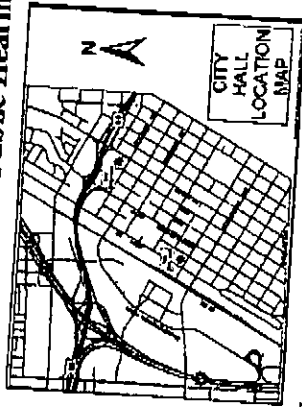


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dp

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

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Official Notice of Public Hearing



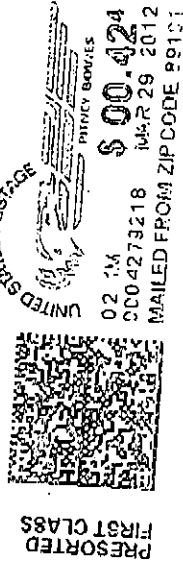
If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact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

☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

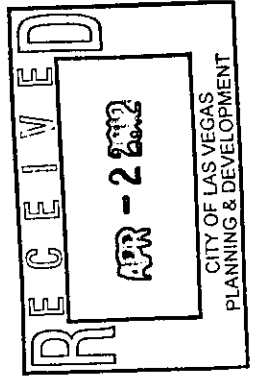
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SUP-44677

Planning Commission Meeting of 4/10/2012



13816120231
STERN KEVIN REVOCABLE TRUST
STERN KEVIN TRS
13111 BASSETT ST
NORTH HOLLYWOOD CA 91605-4726 916
Case: SUP-44677

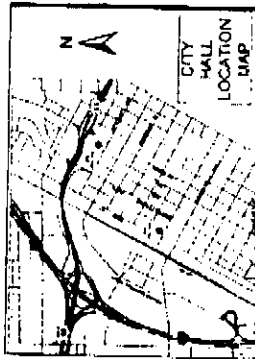
03 APR 2012 9:15:05



8P

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
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Please use available blank space on card for your comments.

SUP-44677

Planning Commission Meeting of 4/10/2012

13816118009 Case SUP-44577
ROTHKOFF STEPHEN D & MONA
9120 VILLA FINESTRA DR
LAS VEGAS NV 89128-6943 89128-69

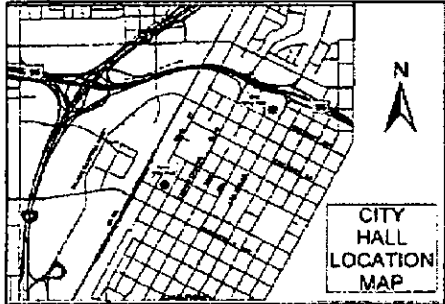
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APR -2 2012

8P

City of Las Vegas
 Department of Planning
 Development Services Center
 3 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.

JP-44677

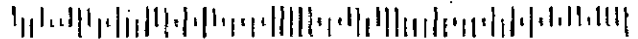
Planning Commission Meeting of 4/10/2012

13809313067

Case: SUP-44677

MURRIN 2003 FAMILY TRUST
 MURRIN RICK A & PATRICIA D TRS
 1160 SOMERSET DR
 SAN JOSE CA 95132-3043 95132-3043

111 BRDFN11 95132



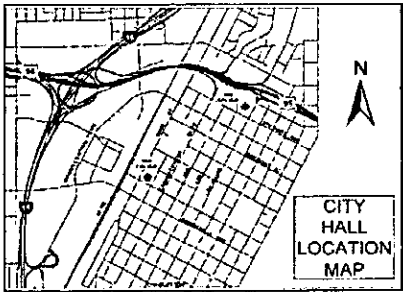
RECEIVED

APR -2 2012

8P

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Las Vegas, Nevada 89106

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☐

I SUPPORT
this Request

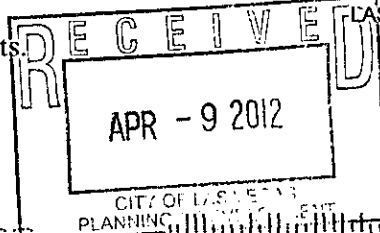
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I OPPOSE
this Request

Please use available blank space on card for your comments.

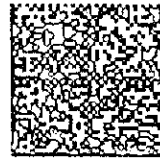
SUP-44677

Planning Commission Meeting of 4/10/2012



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PRESORTED
FIRST CLASS



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MAILED FROM ZIP CODE 89104

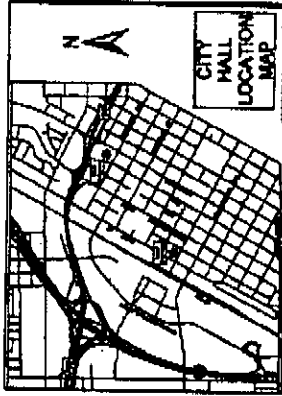
"JUST A PAWN SHOP"
we do not need this
type business in our
area.

Case: SUP-44677
13809413034
BARDSLEY ROBERT H JR & BARBARA A
3309 COTSWOLD ST
LAS VEGAS NV 89129-7358 89129-7358

COPY
8P

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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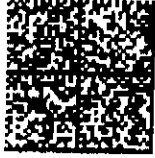
☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-44677

Planning Commission Meeting of 4/10/2012

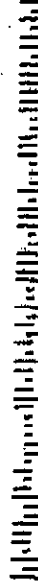
PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
METRY MOVES
0.2 1M
\$00.424
0004279218 MAR 29 2012
MAILED FROM ZIP CODE 89101

13809313106
Case: SUP-44677
SIMON COKI L L C
1652 MANNING AVE
LOS ANGELES CA 90024-5810

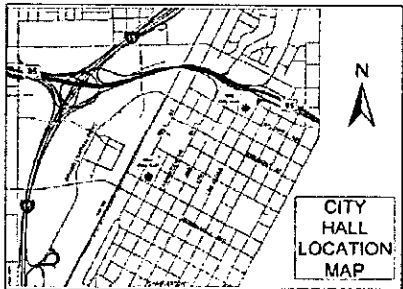
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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-44677

Planning Commission Meeting of 4/10/2012

63 BRDFN11 89128

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SUP-44677

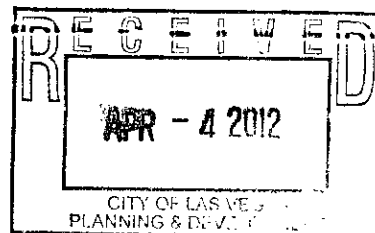
Planning Commission Meeting of 4/10/2012

11 BRDFN11 89128

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Case: SUP-44677
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STOUGHTON ALETHEA W
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LAS VEGAS NV 89129-7364 89129-7364

Case: SUP-44677
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NICHOLS RALEIGH B & MELISSA C
3152 MAPLE WOOD WY
LAS VEGAS NV 89128-7096 89128-7096

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

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4**

Project Name: 138-09-420-006 SECONDHAND DEALER ADAMS JEWELERS

APN(s):	138-09-420-006	Pre-app Date:	02/02/12
Location:	8370 W. CHEYENNE AVENUE, SUITE 102	Meeting Location:	DSC Conference Room 3A - 321
Ward #:	4 - Anthony	Acres:	1.28
		Time:	4:00 p.m.

Ownership Info:	NORTHSHORE PLAZA L L C 89% GORDON CAROLYN SISKIN 11% %LAURICH PTYS INC	Last Change of Ownership Date:	04/27/01
	Phone: (702)-	Fax: (702)-	Email:
Applicant Info:	ADAMS, BRANDON		
	Phone: (702)-565-2000	Fax: (714)-656-2055	Email: badbrando@gmail.com
Representative Info:			
	Phone: (702)-	Fax: (702)-	Email:

Use:	Existing:	JEWELERS
	Proposed:	SECONDHAND DEALER
General Plan:	Existing:	Service 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:	N/A	
	Special Land Use Designation (per plan, if applicable): N/A	

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

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

Name	Company/Department	Phone	Fax	Email
1.				
2.				
3.				
4.				
7.				
8.	CLV - Planning			
9. <i>Jim Rickett</i>	CLV - Planning / Business License	229-6321	383-0769	
10.	CLV - PW - Dev Co	229-6578	474-7599	
11.	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14.	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Economic Development	229-6551	385-3128	

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**

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FEB 22 2012
 City of Las Vegas

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 a request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER (JEWELERY) within a C-1 zoned property.
- 2.
3. A parking analysis is required that provides
4. Total number of parking spaces a valuable on the site
5. Total number of parking spaces a valuable for each use on the site
6. Total number of ADA parking spaces and Van accessible ADA parking spaces
- 7.
- 8.
9. Land Owner: NORTSHORE PLAZA L L C 89%
10. GORDON CAROLYN SISKIN 11%
11. %LAURICH PPTYS INC
12. (See attached list of authorized owners)
13. (Ownership verification is required to submit for entitlements)
14. (Please check the application form description of the Submittal Requirements for the type of entitlement)
- 15.
16. Cases:
17. SUP-32748 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MV SPA - OWNER: NORTSHORE PLAZA, LLC - Request for a Special Use Permit FOR A PROPOSED MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW FOR THE MASSAGE ESTABLISHMENT TO REMAIN OPEN UNTIL 11:00 P.M. WHERE 9:00 P.M. IS THE LATEST ALLOWED AND A ZERO-FOOT DISTANCE SEPARATION TO A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 8370 West Cheyenne Avenue, Suite #101 (APN 138-09-420-006), C-1 (Limited Commercial) Zone, Ward 4 (Steinman)
18. PC recommended Denial on 03-26-09 / Staff Recommendation Denial
- 19.
20. U-56-97 - NORTSHORE PLAZA, LIMITED LIABILITY COMPANY ON BEHALF OF CHINA JO'S, INC. - REQUEST FOR A SPECIAL USE PERMIT ON PROPERTY LOCATED AT 8380 W EST CHEYENNE AVENUE FOR THE ON-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED RESTAURANT, C-1(LIMITED COMMERCIAL) ZONE, WARD 4(BROWN), APN: 138-24-501-003 AND 004. CC Approved on 07/28/97 / PC recommended Approval on 06/26/97 / Staff Recommendation
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22. U-59-97 - NORTSHORE PLAZA, LIMITED LIABILITY COMPANY ON BEHALF OF CHICO'S TECATE GRILL - REQUEST FOR A SPECIAL USE PERMIT ON PROPERTY LOCATED AT 8410 WEST CHEYENNE AVENUE TO ALLOW THE ON-PREMISE SALE OF BEER AND WINE IN C CONJUNCTION WITH A PROPOSED RESTAURANT, U (UNDEVELOPED) ZONE, [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION], UNDER RESOLUTION OF INTENT TO C-1 CC Approved on 07/28/97 / PC recommended Approval on 06/26/97 / Staff Recommendation
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24. U-0125-95- SPECIAL USE PERMIT FOR A TAVERN. CC Approved on 11/15/95 / BOZ recommended Approval on 10/24/95 / Staff Recommendation
- 25.
26. Business License:
27. 1 BRANDON ADAMS JEWELRY J01-01773-3-112699 8370 W CHEYENNE AV 102
- 28.
29. Verify all codes and standards prior to submittal
30. See UDC 19.12 for use requirements
- 31.
32. Applicant must provide Site and Floor plans that meet the submittal requirements
- 33.
34. 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")

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	Appl. Type SUP	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		\$ 500.00	\$ 500.00	\$ 30.00	\$ 1030.00
☒	☐	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)		\$	\$	\$	\$ 1030.00
☐	☒		Subtotal:				\$ 1030.00
☐	☒		Grand Total All Fees:				\$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" 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: 19.12					
		Parking space count and typical dimensions labeled					
☒	☐	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)					
☐	☒	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:				
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.							
APN(s):		138-09-420-006	Application Type:		Special Use Permit		
Location:		8370 W. CHEYENNE AVENUE, SUITE 102	Application Purpose:		SECDNDHAND DEALER		
Ward:		4 - Anthony	Pre-App. Meeting Date:		02/02/12		
Planner's Signature:			Submittal Deadline:		02/23/12 - no later than 2:00 pm		
Planner:		Dan Donley, Planner II - 229-2087	Earliest PC / CC Meeting Dates:		03/13/12 PC - 04/18/12 CC (Cycle 3)		

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City of Las Vegas

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CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

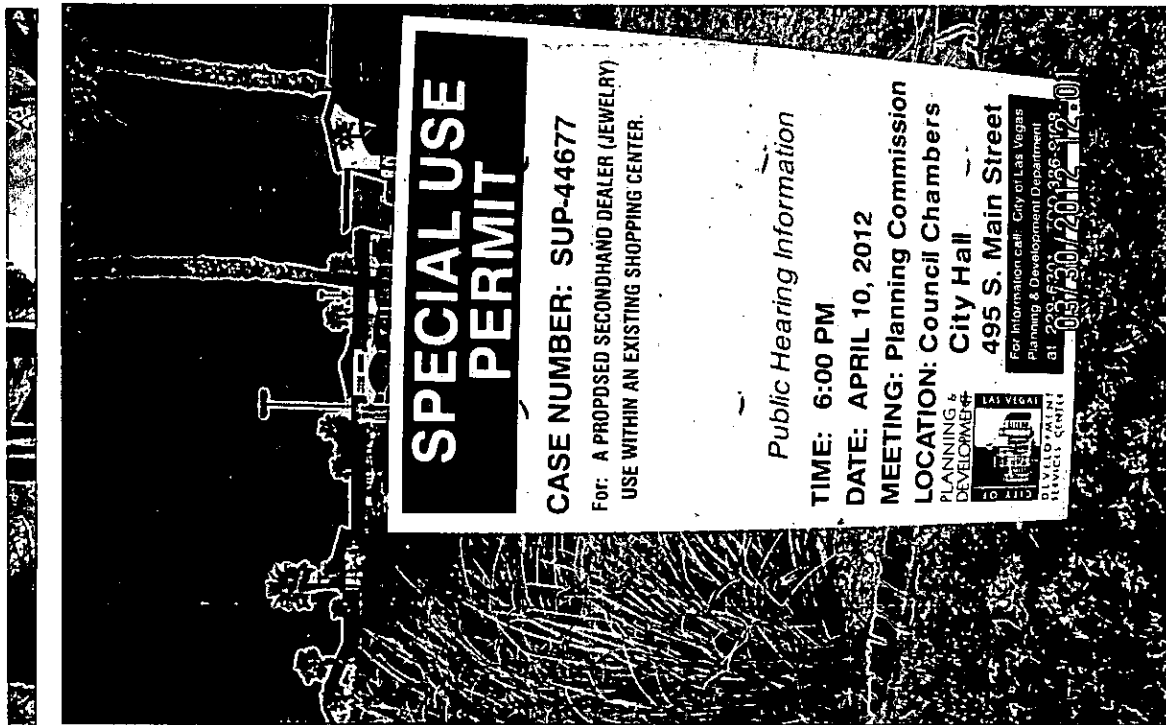


CASE NUMBER: SUP-44677

MEETING DATE: 4/10/12 PC

1 of 2

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

3-30-12
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.



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

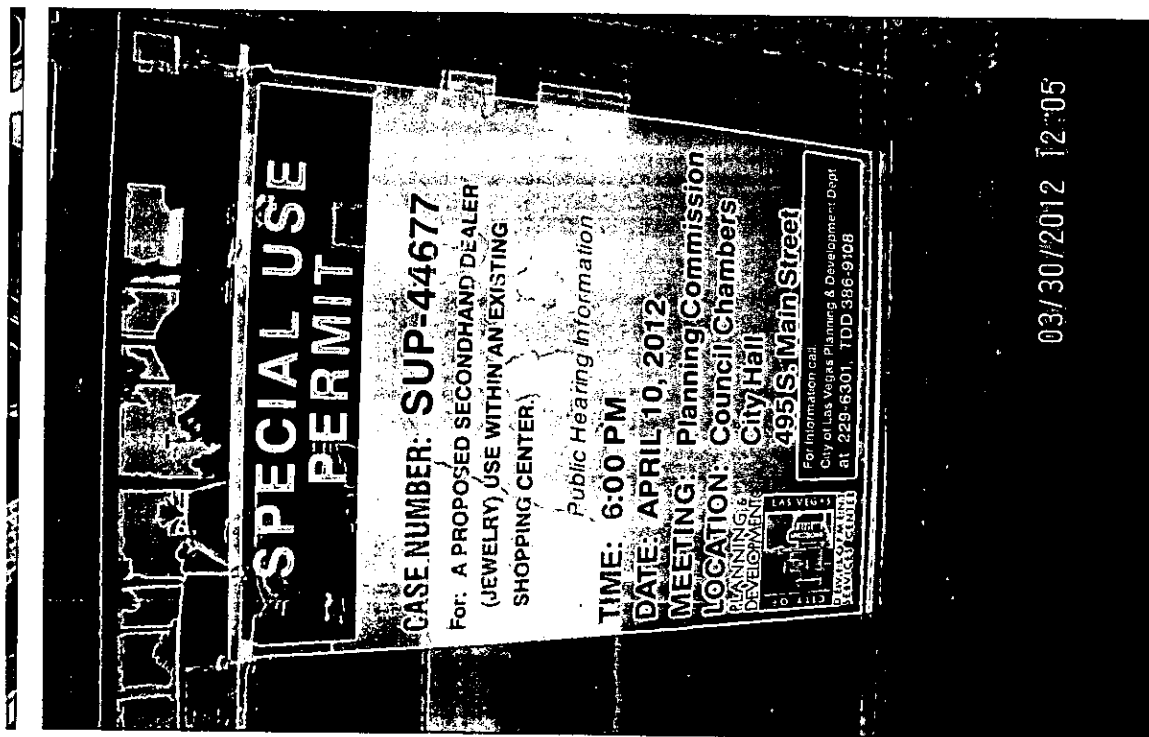


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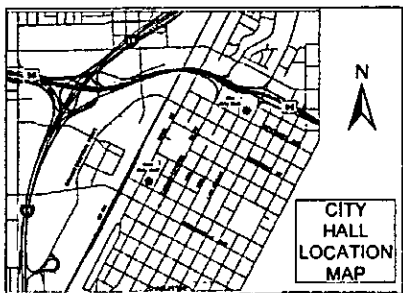
[Signature]
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Development Services Center
333 North Rancho Drive, 3rd Floor
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SUP-44677

Planning Commission Meeting of 4/10/2012

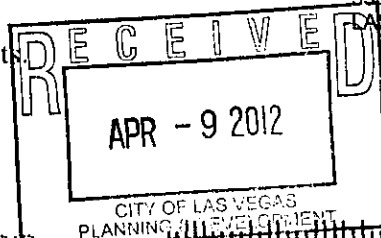
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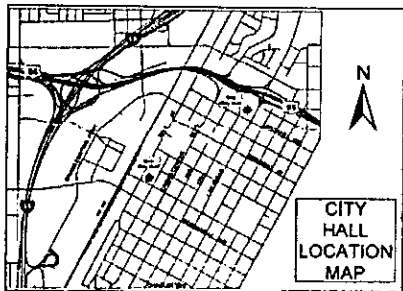
Case: SUP-44677
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BARDSLEY ROBERT H JR & BARBARA A
3309 COTSWOLD ST
LAS VEGAS NV 89129-7358 89129-7358



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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
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SUP-44677

Planning Commission Meeting of 4/10/2012

69 BRDFN11 89129



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SUP-44677

Planning Commission Meeting of 4/10/2012

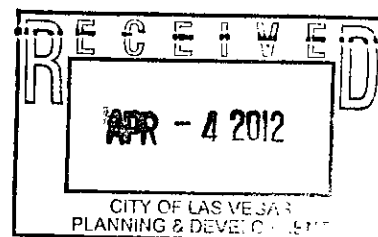
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Case: SUP-44677
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