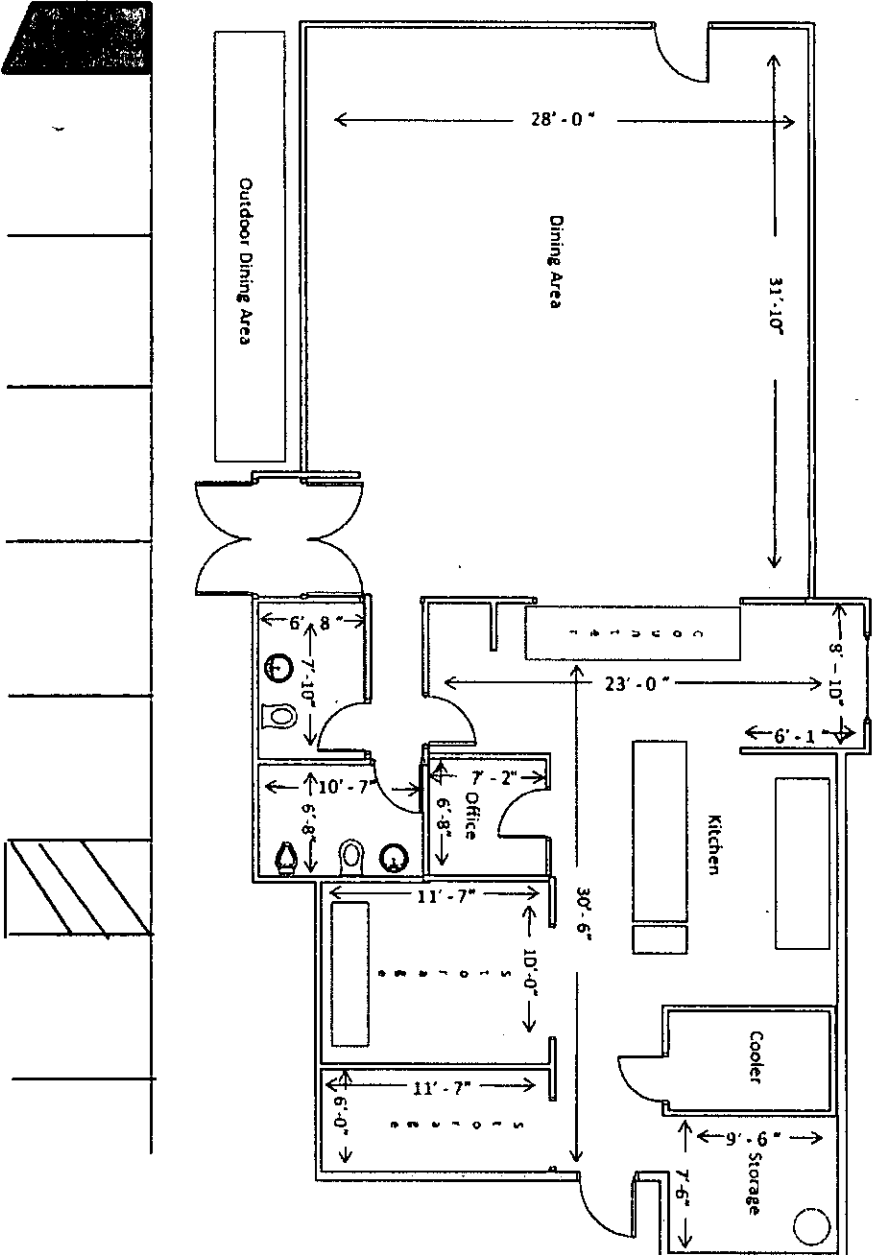


2081 N DECATUR BL
LAS VEGAS, N.V. 89108

Sawyer Avenue



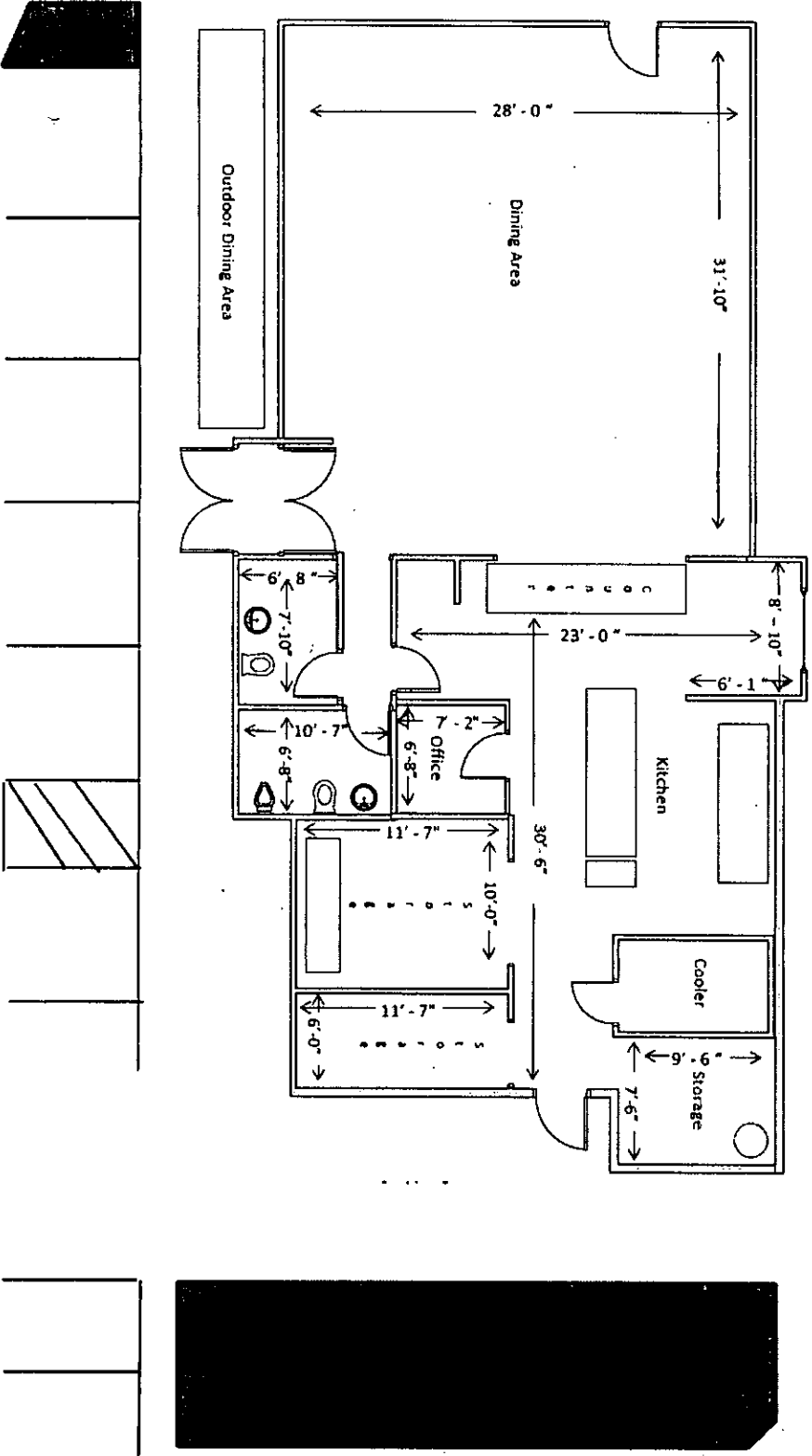
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**City of Las Vegas
Dept. of Planning**

SUP-51687

Sawyer Avenue

Decatur Blvd
2081 N DECATUR BL
LAS VEGAS, N.V. 89108



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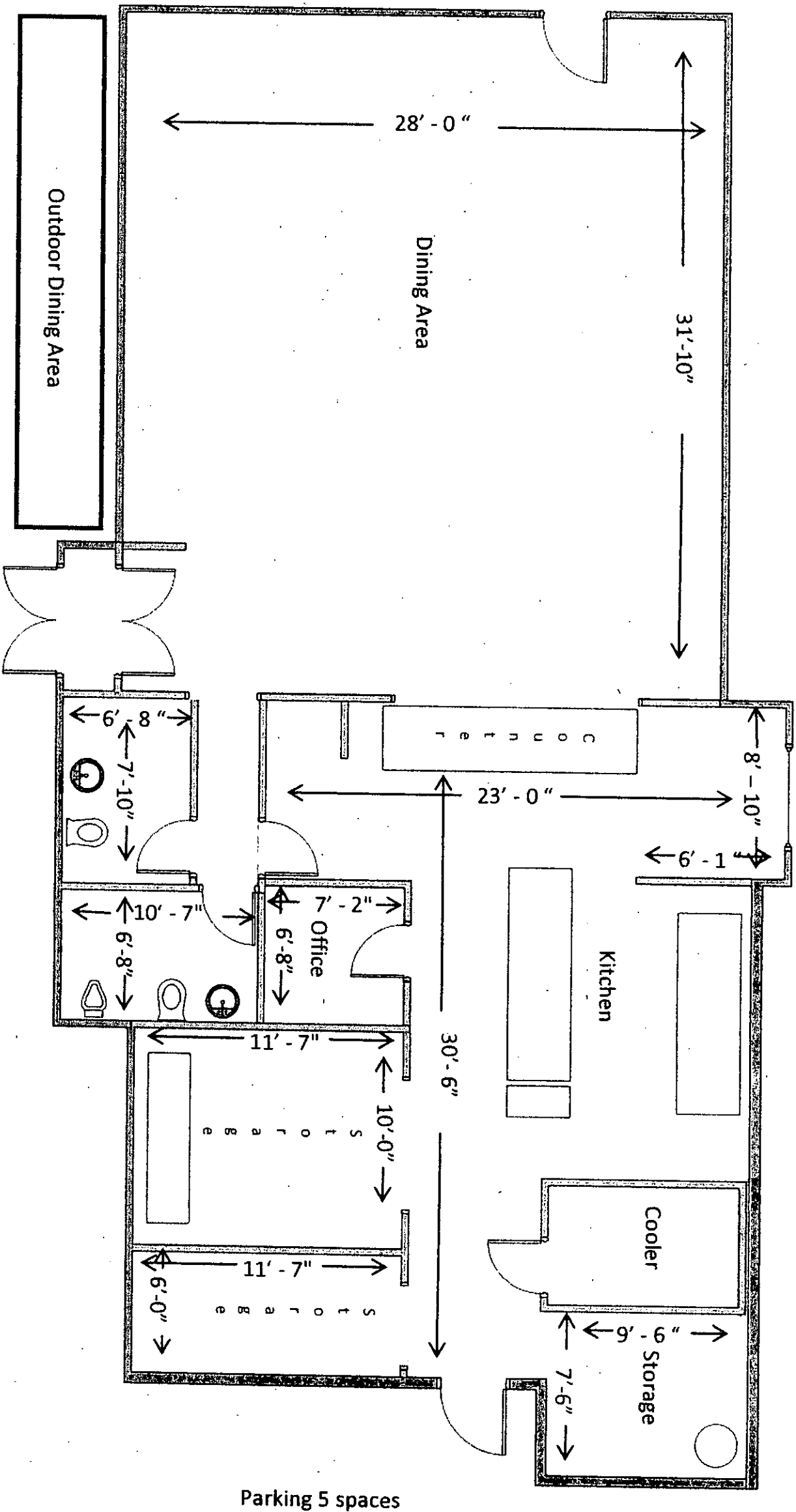
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City of Las Vegas
Dept. of Planning

SUP-51687

Decatur Blvd

Sawyer Avenue



Parking 24 Spaces

Parking 5 spaces

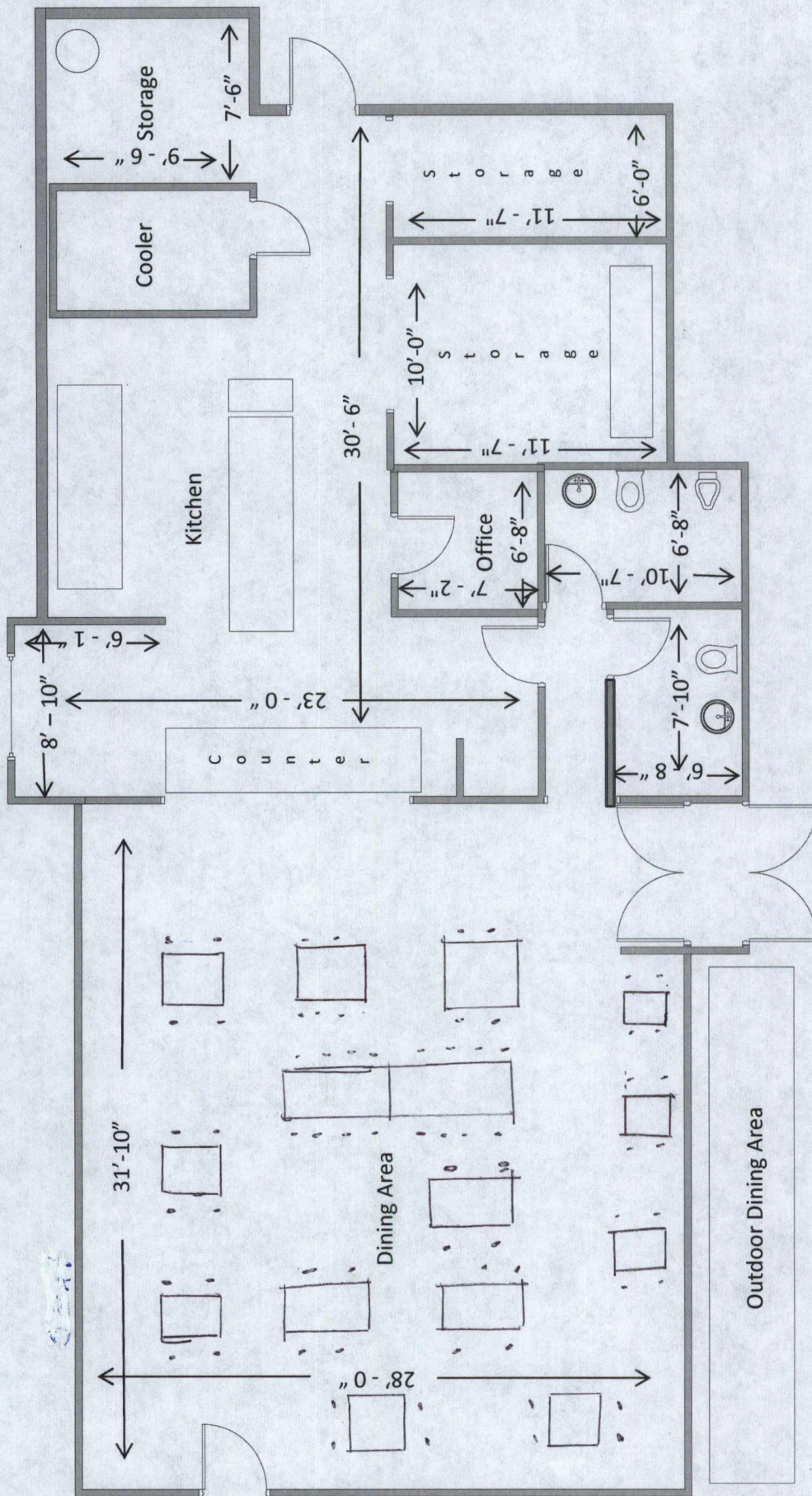
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Seats 60

Sawyer Avenue



Parking 5 spaces

Decatur Blvd

2081 N DECATUR BL
LAS VEGAS, N.V. 89108

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Dept. of Planning

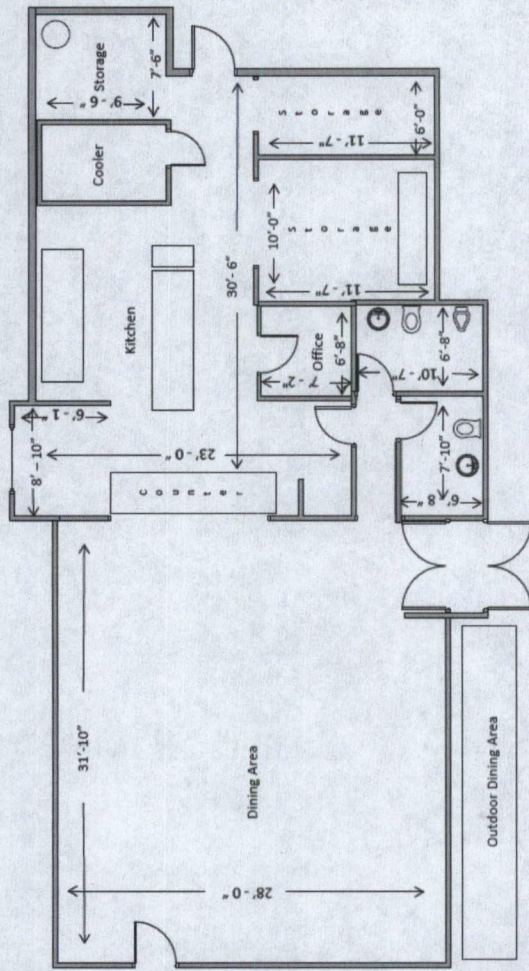
SUP-51687

Parking 24 Spaces

2081 N Decatur BL
Las Vegas, NV. 89108

Decatur Blvd

Sawyer Avenue



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City of Las Vegas
Dept. of Planning

SUP-51687



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

January 27, 2014

Mr. Milton Escobar
2081 North Decatur Boulevard
Las Vegas, Nevada 89108

RE: SUP-51687 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JANUARY 22, 2014

Dear Mr. Escobar:

The City Council at a regular meeting held January 22, 2014, APPROVED the request for a Special Use Permit FOR A PROPOSED 2,095 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING RESTAURANT at 2081 North Decatur Boulevard (APN 138-24-611-039), C-1 (Limited Commercial) Zone.

The Notice of Final Action was filed with the Las Vegas City Clerk on January 23, 2014. This approval is subject to:

Planning

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

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

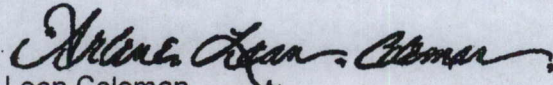
VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



Mr. Milton Escobar
SUP-51687 - Page 2
January 27, 2014

7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Ms. Blanca Alvarado
2081 North Decatur Boulevard
Las Vegas, Nevada 89108

Mr. Jose Escobar
2081 North Decatur Boulevard
Las Vegas, Nevada 89108



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

December 11, 2013

Mr. Milton Escobar
2081 North Decatur Boulevard
Las Vegas, Nevada 89108

**RE: SUP-51687 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF DECEMBER 10, 2013**

Dear Mr. Escobar:

Your request for possible action on a request for a Special Use Permit FOR A PROPOSED 2,095 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING RESTAURANT at 2081 North Decatur Boulevard (APN 138-24-611-039), C-1 (Limited Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on December 10, 2013.

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

Planning

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

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 7-1-1

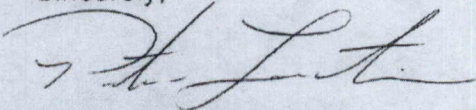
www.lasvegasnevada.gov

Mr. Milton Escobar
SUP-51687 - Page Two
December 11, 2013

6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on January 22, 2014, at 1:00 P.M. in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Ms. Blanca Alvarado
2081 North Decatur Boulevard
Las Vegas, Nevada 89108

Mr. Jose Escobar
2081 North Decatur Boulevard
Las Vegas, Nevada 89108

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-51687 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EL ZUNZAL - OWNER: ESCOBAR MILTON GUSTAVO & FRANCES - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,095 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING RESTAURANT at 2081 North Decatur Boulevard (APN 138-24-611-039), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

PLANNING COMMISSION: **DECEMBER 10, 2013**
CITY COUNCIL: **JANUARY 21, 2013**

PLANNING SUPERVISOR: **PETER LOWENSTEIN**



PUBLIC HEARING

Comments Due: **NOVEMBER 12, 2013**

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.

ST COMMENTS BELOW:

City of Las Vegas495 S Main St
Las Vegas, NV 89101**SPECIAL USE PERMIT**

12/10/13 PC

Report Date 10/22/2013 04:55 PM**Submitted By**

Page 1

A/P # 51687 **Type** SUP **Issued Date** **Issued By****Parcel** 13824611039**Location****Owner** ESCOBAR, MILTON GUSTAVO**Phone** (408)761-2891 x**Address** 2081 NORTH DECATUR BLVD

LAS VEGAS NV 89108

Country☐ Foreign**Applicant's Full Name** BLANCA M ALVARADO**Day Phone** (323)385-8133 x**Fax** (702)629-7237**Address** 2081 NORTH DECATUR BLVDLAS VEGAS NV
89108**Fees**

NOTIFICATION & ADVERTISING FEE	750.00
RECORDING OF NOTICE OF ZONING ACTION	30.00
PROCESSING FEE	500.00
Total Paid	1280.00

Declared Value 0.00**Type of Work****Calculated Value** 0.00**Square Footage**

0.94 ACRE

Actual Value 0.00**Comments**

SUP-51687 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EL ZUNZAL - OWNER: ESCOBAR MILTON GUSTAVO & FRANCES - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,095 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING RESTAURANT at 2081 North Decatur Boulevard (APN 138-24-611-039), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

Signature of Owner (If Owner Builder)

Date

Signature of Contractor or Authorized Agent

Date



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Beer/Wine Cooler On-Sale
 Project Address (Location) 2081 North Decatur Blvd.
 Project Name Beer/Wine Cooler On-Sale Proposed Use restaurant
 Assessor's Parcel #(s) 138-24-611-039 Ward # 5-Barlow
 General Plan: existing ☒ proposed ☐ Zoning: existing ☒ proposed ☐
 Commercial Square Footage 2,050 sq. feet Floor Area Ratio 0.94
 Gross Acres 0.54 acre Lots/Units 24/1 Density
 Additional Information

PROPERTY OWNER Escobar, Milton Gustavo Contact
 Address 2081 N. Decatur Blvd. Phone: 702-761-2891 Fax:
 City Las Vegas State NV Zip 89108
 E-mail Address milt72@sbcglobal.net

APPLICANT Blanca M. Alvarado Contact
 Address 2081 N. Decatur Blvd. Phone: 323-385-8133 Fax: 702-629-7237
 City Las Vegas State NV Zip 89108
 E-mail Address escobar1951@sbcglobal.net

REPRESENTATIVE José Escobar Contact
 Address 2081 N. Decatur Blvd. Phone: 323-385-8133 Fax: 702-629-1237
 City Las Vegas State NV Zip 89108
 E-mail Address escobar1951@sbcglobal.net

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Milton Escobar
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Milton Gustavo Escobar
 Subscribed and sworn before me
 This day of , 20

Notary Public in and for said County and State

Revised 10/27/03

FOR DEPARTMENT USE ONLY

Case #	<u>SOP-51687</u>
Meeting Date:	<u>12/10/13</u>
Total Fee:	<u>\$1280.00</u>
Date Received:	<u>10/17/13</u>
Received By:	<u>Jonathan B</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.

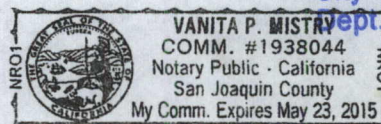
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OCT 17 2013

City of Las Vegas
Dept. of Planning

State of California, County of San Joaquin
 Subscribed and sworn to (or affirmed) before me
 on this 9 day of October, 20 13,
 by Milton Gustavo Escobar,
 proved to me on the basis of satisfactory evidence
 to be the person(s) who appeared before me.
 Signature: [Signature] Notary Public





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-51687** PN: 138-24-611-039
 Name of Property Owner: Escobar, Milton Gustavo & Frances
 Name of Applicant: Blanca M. Alvarado
 Name of Representative: Jose Escobar

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: Milton Escobar

Print Name: Milton Gustavo Escobar

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State

Revised 11-14-06

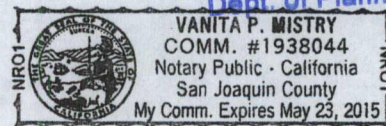
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City of Las Vegas
Dept. of Planning

State of California, County of San Joaquin
 Subscribed and sworn to (or affirmed) before me
 on this 9 day of October, 2013,
 by Milton Gustavo Escobar,
 proved to me on the basis of satisfactory evidence
 to be the person(s) who appeared before me.
 Signature: Notary Public



PuPuseria ED ZUNZAL

2081 N. Decatur Blvd Las Vegas, N.V. 89121

My NAME is Blanca M Alvarado AM the owner
of The Restaurant and I would like to be able
to put the licence of Beer and wine to increase
more the Business and be able to submit for a
use permit

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City of Las Vegas
Dept. of Planning

SUP-51687

CITY OF LAS VEGAS
PLANNING AND DEVELOPMENT DEPARTMENT

ENVIRONMENTAL IMPACT ASSESSMENT

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

* Bold question numbers denote minimum NRS requirements

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SUP-51687

City of Las Vegas
Dept. of Planning

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

Applicant Information

The following Environmental Impact Assessment is being submitted for consideration for the proposed project known as Beer/Wine Coller On-Sale, located at 2081 N. Decatur Blvd. .

This document is being prepared by:

Company Name: Pupuseria El Zunzal
Address: 2081 Norh Decatur Boulevard
Las Vegas, Nevada
89108

Contact Person:

Name: Blanca M. Alvarado
Title: Owner
Telephone: 626-536-6403
Fax: 702-629-7237
E-mail: escobar1951@sbcglobal.net

I certify that the statements made by me on this Environmental Impact Assessment represent my best professional judgment and are, to the best of my knowledge, true and complete and correct. I understand that any misrepresentation or material omission of fact on this document may be considered as constituting grounds for an incomplete application and may uphold processing of the application until complete information is provided.

Signature: Blanca M Alvarado

Date: _____

Name: Blanca M. Alvarado
Title: Owner

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Page 2 of 16
City of Las Vegas
Dept. of Planning

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

1 Project Description

1.a Project title: Pupuseria El Zunzal- Beer/Wine Cooler On-Sale
1.b Application #: 138-24-611-039
1.c Project location: 2081 North Decatur Blvd. Las Vegas, NV 89108

1.d Project sponsor
Name: Blanca M. Alvarado
Address: 3037 Elmrock Las Vegas, NV 89121
Telephone: 626-536-6403

1.e G. P. designation: SC
1.f Zoning: Commercial C-1

1.g Project description:
Total site acreage: 0.54 acre

i) Residential

Total units:
FAR per Lot:
Lot Coverage per Lot:

ii) Hospitality

Total rooms:
Total entertainment:

iii) Commercial

Total S.F.: 2,050 sq. feet
Total FAR: 0.94
Total Lot Coverage: 24 spaces

1.h Briefly describe the project's surrounding land use and setting:
North: Small shopping center of local businesses
East: street - Decatur Blvd.
South: street- Sawyer Ave.
West: Homes / residential area

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

Narrative: Applying for alcohol license, Beer/ Wine /Cooler On-sale

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Page 3 of 16 06/17/2013

City of Las Vegas
Dept. of Planning

ENVIRONMENTAL IMPACT ASSESSMENT

2 Transportation and Traffic

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

Explain: Yes, handicapped parking spaces and access rails

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

Explain: Yes, parking lot 24

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

Explain: No

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

Explain: Yes

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

Table: n/a

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City of Las Vegas
Dept. of Planning
Page 4 of 16

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

3 **Schools**

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

Conventional units:

Age-restricted units:

3.b Based upon the student generation factors utilized by Clark County School District¹ what is the estimated number of pupils generated by the proposal which will be added to the enrollment of each of the following:

Elementary School

School name:

Distance from site²:

Number of pupils:

Junior High/Middle School

School name:

Distance from site²:

Number of pupils:

High School

School name:

Distance from site²:

Number of pupils:

¹ See Exhibit 1

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

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

4 **Emergency Services**

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

Fire

Name of the facility:

Existing/proposed:

Distance from site³:

Police

Name of the facility:

Existing/proposed:

Distance from site³:

Emergency Services

Name of the facility:

Existing/proposed:

Distance from site³:

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

Explain:

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**City of Las Vegas
Dept. of Planning**

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

ENVIRONMENTAL IMPACT ASSESSMENT

5 **Housing**

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

Explain:

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

Explain:

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

Density:

Height:

Gated community:

Housing Type:

Home ownership:

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

Explain:

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City of Las Vegas
Dept. of Planning

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

6 **Mass Transit**

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

Line number/name:

Location:

Distance from site⁴:

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

Explain:

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

Explain:

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City of Las Vegas
Dept. of Planning

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

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

7 **Open Space and Recreation**

- 7.a Provide the distance from the site of the proposal to the nearest existing⁵ or planned⁶ (as identified by the City of Las Vegas Master Plan – Parks Element, 2000) recreation area as follows:

Neighborhood Park

Park name:

Location:

Distance from site⁷:

Community Park

Park name:

Location:

Distance from site⁷:

Regional Park

Park name:

Location:

Distance from site⁷:

-
- 7.b Based upon 1990 US Census population table⁸, what would be the total population generated by the proposed project?

Explain:

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

Explain:

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

Explain:

⁵ See Exhibit 2

⁶ See Exhibit 3

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

⁸ See Exhibit 4

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City of Las Vegas
Dept. of Planning

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

8 Hydrology

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

Explain:

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

Explain:

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

Explain:

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

Explain:

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

Explain:

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

Explain:

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

Explain:

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City of Las Vegas
Dept. of Planning

ENVIRONMENTAL IMPACT ASSESSMENT

9

Water Quality

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

Explain:

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

Explain:

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

Explain:

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City of Las Vegas
Dept. of Planning

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

10	Utilities and Service System
-----------	-------------------------------------

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

Explain:

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

Explain:

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

Explain:

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

Explain:

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OCT 17 2013

**City of Las Vegas
Dept. of Planning**

Page 12 of 16

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 1

Clark County School District
April 9, 2002

2001-2001 Valley-wide Student Yields

Grade	Student Yield	
	Single-Family	Multi-Family
K-5	0.218	0.142
6-8	0.116	0.061
9-12	0.138	0.060

Single-Family units include mobile homes and townhouse.

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

P & 13: Pre-school and Sunset School.

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OCT 17 2013

City of Las Vegas
Dept. of Planning

Page 13 of 16

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 2

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

Existing City Parks
(Map 1, pp. 11)

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

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

N: Neighborhood Park

C: Community Park

R: Regional Park

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 3

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

Planned City Parks
(Map 12, pp. 49)

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

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

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Dept. of Planning

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 4

US Census Bureau
1990

Persons per Units by Units in Structure by Owner and Renter Occupied
(City of Las Vegas, US Census Bureau, 1990 STF-1)

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

Renter Occupied	Persons per Unit
Single Family Detached	3.28
Single Family Attached (Townhouse)	2.78
Apartments	
2 to 19 units	2.40
20 to 49 units	2.08
50 or more units	1.95
Mobile Home or Trailer	2.32

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**City of Las Vegas
Dept. of Planning**

APN: 138-2⁴611-039
When Recorded, Mail to
Milton Gustavo Escobar
Frances Marie Escobar
2081 N. Decatur Blvd.
Las Vegas, NV. 89108

MAIL TAX STATEMENTS TO SAME
Quitclaim Deed AS ABOVE

Inst #: 201309180002751
Fees: \$19.00 N/C Fee: \$25.00
RPTT: \$1800.30 Ex: #
09/18/2013 04:09:48 PM
Receipt #: 1776363
Requestor:
MILTON GUSTAVO ESCOBAR
Recorded By: COJ Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

Date of this Document: September 10, 2013

Grantor: 1992 Li-Geng Han Royer Revocable Trust, Li-Geng, Trustee; and Polycomp Trust Company
Custodian FBO Dennis D. Parcels IRA

Property Address: 2081 N. Decatur Blvd. Las Vegas, Nevada 89108

Grantee: Milton Gustavo Escobar and Frances Marie Escobar, husband and wife as joint tenants

Legal Description:

Real Property in the County of Clark, State of Nevada, described as follows:
Lot Twenty-one (21) in Block Eleven (11) of Curtis Park Manor Unit No. 4, as shown by map
thereof on file in Book 6 of plats, page 11, in the office of the County Recorder of Clark County,
Nevada.

Excepting There from that portion of said land as conveyed to Clark County By Deed Recorded
March 7, 1969 in Book 934 as Document No. 750372, Official Records.

Subject To:

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

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

By: Li-Geng H. Royer, Trustee

By: Polycomp Trust Co, FBO Dennis
Parcells IRA Owner

CHARITA CANACAL-IRA MANAGER

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

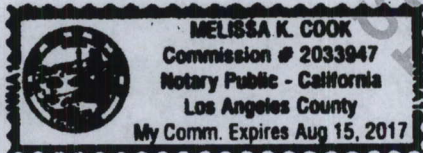
State of California

County of LOS ANGELES

On 9-11-13 before me, MELISSA K COOK NOTARY PUBLIC

personally appeared LI-GENG H. ROYER

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Melissa K Cook

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

☐ Corporate Officer — Title(s): _____ ☐ Corporate Officer — Title(s): _____

☐ Individual ☐ Individual

☐ Partner — ☐ Limited ☐ General ☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact ☐ Attorney in Fact

☐ Trustee ☐ Trustee

☐ Guardian or Conservator ☐ Guardian or Conservator

☐ Other: _____ ☐ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

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Dept. of Planning

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of LOS ANGELES

On 9-11-13 before me, MELISSA K COOK NOTARY PUBLIC

Here Insert Name and Title of the Officer

personally appeared CLARITA CALACAN

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Melissa K Cook

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

☐ Corporate Officer — Title(s): _____ ☐ Corporate Officer — Title(s): _____

☐ Individual ☐ Individual

☐ Partner — ☐ Limited ☐ General ☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact ☐ Attorney in Fact

☐ Trustee ☐ Trustee

☐ Guardian or Conservator ☐ Guardian or Conservator

☐ Other: _____ ☐ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a. 138-26-611-039
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
☒ Other Commercial

FOR RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3.a. Total Value/Sales Price of Property

\$ 20,000.00

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

c. Transfer Tax Value: \$ 252,963.00

d. Real Property Transfer Tax Due \$ 1800.30 JGE

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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

Signature JOSE ESCOBAR
Milton Gustavo Escobar

Capacity: REPRESENTATIVE

Signature _____
Frances Marie Escobar

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Li-Geng H. Royer REV
Address: 5518 South Rim St. TRUST
City: Westlake Village,
State: California Zip: 91362

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Milton Gustavo Escobar
Address: 2081 N. Decatur Blvd.
City: Las Vegas,
State: Nevada Zip: 89108

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

Print Name: _____
Address: _____
City: _____

Escrow # _____
State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

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Dept. of Planning

City of Las Vegas Department of Planning Pre-Application Meeting Notes (Cont.)

Item Required?		These documents are required for <u>EACH</u> application to be submitted:	
YES	NO		
☒	☐	APPLICATION(S) signed and notarized by the property owner or authorized agent for all subject lots	Visit the CLV website For blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To . . ." --> "Apply for -> Planning Applications")
☒	☐	STATEMENT(S) OF FINANCIAL INTEREST (SOFI) signed and notarized by the property owner or authorized agent for all subject lots	
☒	☐	GRANT DEED AND LEGAL DESCRIPTION (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)	
☒	☐	PRE-APPLICATION MEETING NOTES – the original signed by the city planner and provided at the Pre-App meeting + complete copies for each additional application	

Item Required?		This is the <u>TOTAL</u> number drawings or documents to submit for <u>ALL</u> application types:	
YES	NO		
☒	☐	JUSTIFICATION LETTER - A single letter addressing all related applications in detail	1
☒	☐	DEVELOPMENT IMPACT NOTICE AND ASSESSMENT (DINA) / PROJECT OF REGIONAL SIGNIFICANCE (PRS) FORM	1
☒	☐	SITE PLAN - North arrow, graphic scale, and vicinity map All property lines and present dimensions labeled All building setbacks labeled All adjacent existing land uses and street names labeled All points of ingress and egress shown - ADA accessibility requirements shown/labeled - Parking Calculation: - Parking standard(s) utilized: Restaurant - Parking space count and typical dimensions labeled _____ # std + _____ # compact (30% max) + _____ # handicap = _____ Total For all residential subdivisions, provide a connectivity calculation, per Title 19.04.040. All free-standing sign locations shown and heights and sizes noted	B/W, Folded (5, plus 1 per application), 11"x17" min to 24"x36" max: 6 Colored, Rolled, 11"x17" min to 24"x36" max: 1 B/W, Reduced Copy (1 per application), 8-1/2"x11": 1 NOTES:
☒	☐	FLOOR PLANS - Graphic scale and building dimensions labeled - North arrow, scale (to include a graphic scale) All building entrances/exits shown - Use of all rooms noted/labeled - Maximum Occupancy (per I.B.C.) - Seating Capacity (where applicable)	B/W, Folded (1 per application), 11"x17" min to 24"x36" max: 1 B/W, Reduced Copy (1 per application), 8-1/2"x11": 1 NOTES:
THIS FORM <u>MUST</u> ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.			

2013 PLANNING COMMISSION MEETING SCHEDULE

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

*Denotes a GPA Cycle

Pre-Application Conference Request Deadline	Application Closing Day	Planning Commission Meeting Date	City Council Meeting Date
October 03, 2013	October 24, 2013	December 10, 2013	January 15, 2014
October 31, 2013*	November 27, 2013*	January 14, 2014*	February 19, 2014*
December 05, 2013	December 26, 2013	February 11, 2014	March 19, 2014

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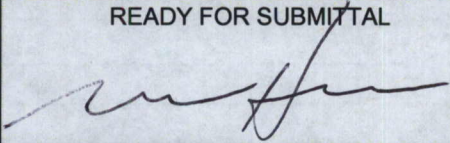


City Of Las Vegas Department Of Planning Pre-Application Meeting Notes

C
Y
C
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E

Project Name: Pupuseria El Zunzal - Beer/Wine Cooler On-Sale

12

APN(s):	138-24-611-039	Ward #:	5 - Barlow	Acres:	0.54
Location:	2081 North Decatur Blvd	Pre-app Date:	10/08/13		
Planner's Signature:	READY FOR SUBMITTAL 	Location / Time:	DSC Conference Room 3E - 333 at 9:00 a.m.		
Planner:	Mike Howe, Planner II 229-6821 or email at mphowe@lasvegasnevada.gov	Submittal Deadline:	10/24/13 - no later than 4:00 pm		
		Earliest PC / CC Meeting Dates:	12/10/13 PC - 01//15/14 CC (Cycle 12)		

APPLICATION(S) REQUIRED	REQUIRED FEES			
	APPLICATION	NOTIFICATION	RECORDATION	SUB-TOTAL
Special Use Permit (SUP)	\$ 500.00	\$ 750.00 (1001'-1500')	\$ 30.00	\$ 1280
	\$	\$	\$	\$
	\$	\$	\$	\$
	\$	\$	\$	\$
TOTAL:				\$ 1280

-- Please submit a copy of this completed form with the application submittal --

Completed Submittals **MUST be received by Planning staff no later than **4:00 PM** of the Submittal Deadline Date, no exceptions**
This form is valid for no more than 60 days after the Pre-App date.

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



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City of Las Vegas Department of Planning Pre-Application Meeting Notes (Cont.)

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:

SUP-51XXX - PUBLIC HEARING - APPLICANT: EL ZUNZAL - OWNER: ESCOBAR MILTON GUSTAVO & FRANCES - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,095 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING RESTAURANT at 2081 North Decatur Boulevard (APN 138-24-611-039), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

1. The applicant proposes adding Beer/Wine/Cooler On-Sale use to the existing restaurant. A Special Use Permit is required for such use within the C-1 (Limited Commercial) zoning district. No waivers are required.
2. The proposed Special Use Permit is located within 500 feet of the CLV/Clark County limits (0' to the west) and will require a Project of Regional Significance (PRS) Report filed at the time of submittal.
3. A Special Use Permit (SUP-28297) was approved for such use (B/W/C On-Sale) at this location by City Council on 08/06/08. A Required One-Year Review (RQR-34984) for SUP-28297 was approved by City Council on 08/05/09. The B/W/C On-Sale use expired on 06/20/12 (OOB 12/20/11).
4. The business license (#R09-01626) for the existing Restaurant at 2081 North Decatur Boulevard was issued on 09/10/11 and remains active.

City of Las Vegas Department of Planning

Pre-Application Meeting Notes (Cont.)

Ownership Info:	ESCOBAR MILTON GUSTAVO & FRANCES 2081 N DECATUR BLVD LAS VEGAS NV 89108			Last Change of Ownership Date:	09/18/13
	Phone: (702)	Fax: (702)	Email:		
Applicant Info:	Pupuseria El Zunzal				
	Phone: (702) 778-5565	Fax: (702)	Email: escobar1951@sbcglobal.net		
Representative Info:	Blanca M Alvarado		ORGANIZATION		
	Phone: (702)	Fax: (702)	Email:		

Use:	Existing:	Restaurant
	Proposed:	B/W/C On-Sale
General Plan:	Existing:	SC
	Proposed:	No change proposed
Zoning:	Existing:	C-1
	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 (see Planner info listed on page 1), and:

Name	Organization	Phone	Fax	Email
1. See Representative Information, Above				
2.				
3.				
4.				
5.				
6.				
7.				
8.	CLV - Planning			
9.	CLV - Planning / Business License	229-6321	383-0769	
10.	CLV - PW - Dev Co	229-6578	474-7599	
11.	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14.	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Economic Development	229-6551	385-3128	

OR: ☐ **see Meeting Attendance Sheet**