



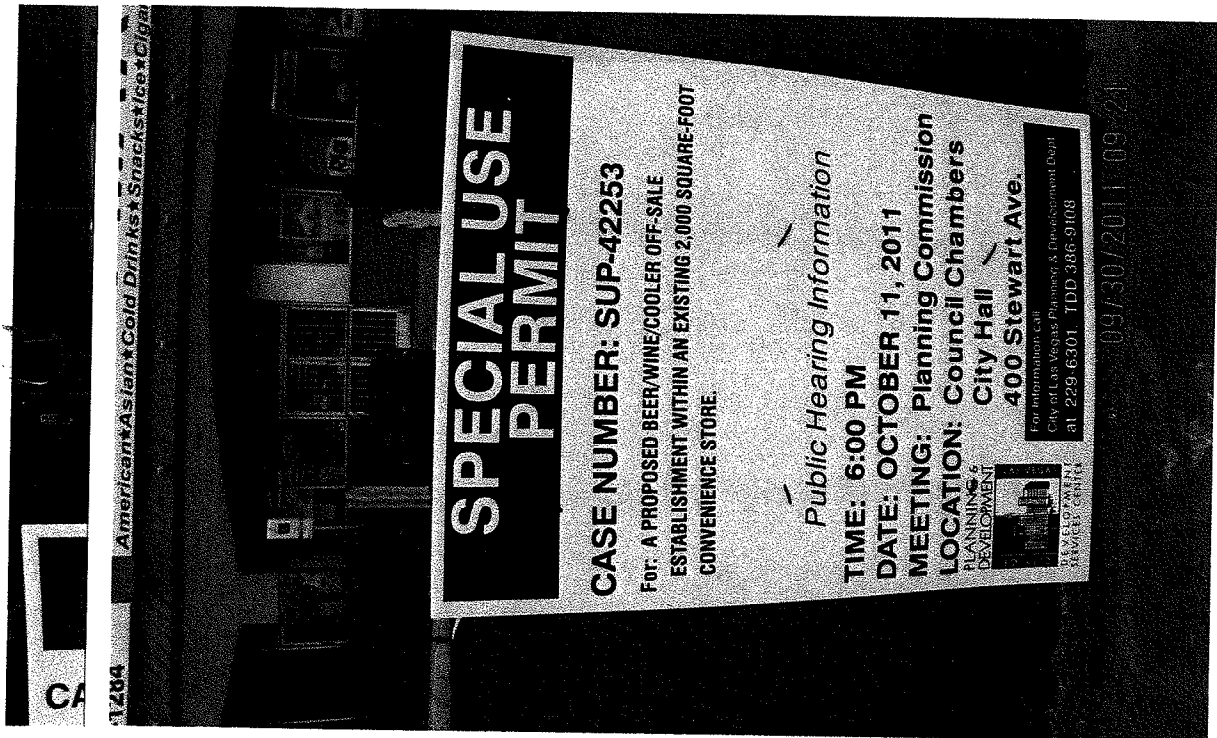
# CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: SUP-42253

MEETING DATE: 10/11/11 PC

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



[Signature]  
Signature

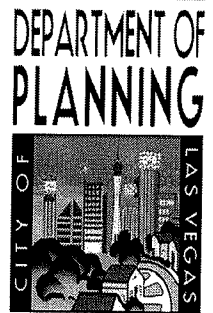
9-30-11  
Date

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

**COPY**



# CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

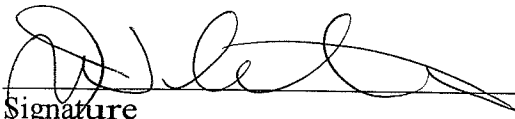


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**MEETING DATE:** 10/11/11 PC

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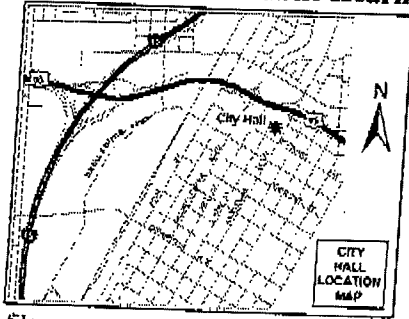
  
Signature

9-30-11  
Date

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

City Oct. 3. 2011 8:55AM  
Department of Planning  
Development Services Center  
333 North Rancho Drive, 3<sup>rd</sup> Floor  
Las Vegas, Nevada 89106

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



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



I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

**SUP-42253**

Planning Commission Meeting of 10/11/2011

PRESORTED  
FIRST CLASS

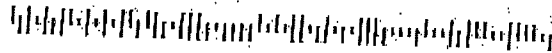


No. 8977 P. 1/4  
UNITED STATES POSTAGE  
PITNEY BOWES  
02 1M  
0004279218  
MAILED FROM ZIP CODE 89101  
SEP 29 2011



16301501007 Case: SUP-42253  
WILSHIRE PLAZA L L C  
5243 W CHARLESTON BLVD #8  
LAS VEGAS NV 89146-1304 89146-1304

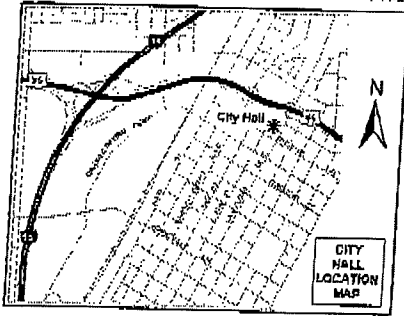
SE 11/11/11 09:14:25



26  
A

City Oct. 3, 2011 8:55AM Grifty Car Sales  
Department of Planning  
Development Services Center  
333 North Rancho Drive, 3<sup>rd</sup> Floor  
Las Vegas, Nevada 89106

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



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I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

**SUP-42253**

Planning Commission Meeting of 10/11/2011

PRESORTED  
FIRST CLASS



No. 8977 P. 4/4



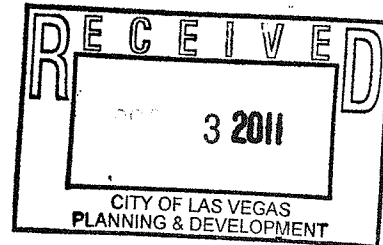
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SEP 29 2011

MAILED FROM ZIP CODE 89101



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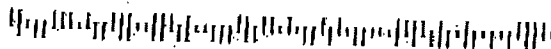
Case: SUP-42253

824 SOUTH DECATUR L L C

5243 W CHARLESTON BLVD #8

LAS VEGAS NV 89146-1304 89146-1304

SEP 29 2011 08:14



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A



## DEPARTMENT OF PLANNING

### Justification Letter

A Justification Letter explaining your application will be included in the materials sent to the Planning Commission; **multiple related applications shall be addressed in a single comprehensive letter.** This letter may be prepared by the applicant or a representative. The following format is provided to assist in the preparation of this letter.

#### Issue –

Please describe in detail the request and the intended use of the property

#### Information –

Please provide the following information and any other that will assist the Planning Commission in making their decision:

- # of employees/residents
- Hours of operation
- Any existing similar uses owned or operated by the applicant and their location
- Any required state licenses specific to the use requested

| <b>Sustainability (if applicable – if yes, please explain)</b>                                                                                                                                                                                                                                 | <b>Yes</b> | <b>No</b> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|
| Will this project participate in the City of Las Vegas Green Building Program?<br>(Newly constructed buildings are eligible; find on the web at:<br><a href="http://www.lasvegasnevada.gov/sustaininglasvegas/default.htm">http://www.lasvegasnevada.gov/sustaininglasvegas/default.htm</a> .) |            | ✓         |
| Will this project be constructed to LEED or other equivalent standards?                                                                                                                                                                                                                        |            | ✓         |
| Will this project utilize alternative energy sources or water savings measures? (Examples: solar, wind, xeriscape)                                                                                                                                                                             |            | ✓         |
| Is there connectivity to adjacent parcels? (Automobile or pedestrian)                                                                                                                                                                                                                          |            | ✓         |
| 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.)                                              |            | ✓         |
| Is the project using any means of sustainable construction? (Examples: Covered parking, light color palate, building orientation, etc.)                                                                                                                                                        |            | ✓         |
| 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?)                                                                                                                              |            | ✓         |
| Will the project provide any bicycle parking?                                                                                                                                                                                                                                                  |            | ✓         |
| Will the project provide any electric vehicle recharging stations?                                                                                                                                                                                                                             |            | ✓         |

#### Findings –

Please describe in detail how the project meets/supports existing City regulations (please see back of document for **Determinations of Approval for applications per Title 19.18**)

The Justification Letter must have **original signature** of named owner, applicant or representative from SOFI & identified as such.

Pre-Application Conference

Item Required

City Of Las Vegas

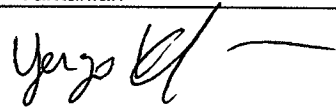
Department Of Planning

Submittal Checklist (Cont.)

| YES                                 | NO                                  | APPLICATION PACKET<br>(ALL ITEMS IN THIS SECTION ARE REQUIRED FOR EACH APPLICATION TYPE, unless indicated otherwise)                                                                                                                        | APPL. TYPE | Fees                  |              |             |            |
|-------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------------|--------------|-------------|------------|
|                                     |                                     |                                                                                                                                                                                                                                             |            | Application           | Notification | Recordation | Sub-Total  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots                                                                                                                                        | SUP        | \$ 500.00             | \$ 750.00    | \$ 30.00    | \$ 1280.00 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots                                                                                                             |            | \$                    | \$           | \$          | \$         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Detailed justification letter (the same letter addressing all applications, included with each application)                                                                                                                                 |            | \$                    | \$           | \$          | \$         |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)                                                                                                                                                    |            | \$                    | \$           | \$          | \$         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Grant deed and legal description (from County Assessor; may be available online at: <a href="http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx">http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx</a> ) |            | \$                    | \$           | \$          | \$         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)                                                                                                                                 |            | \$                    | \$           | \$          | \$         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Copy of Business License(s) – requested, but submittals will be accepted without                                                                                                                                                            |            | \$                    | \$           | \$          | \$         |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Cop(ies) of approval letter(s) for                                                                                                                                                                                                          |            | Subtotal:             |              |             | \$         |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Neighborhood Meeting (see General Plan submittal req's for details) – Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500                                        |            | \$                    | —            | —           | \$         |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Photo Reproduction of the Color & Materials Board (SDR applications only)                                                                                                                                                                   |            | Grand Total All Fees: |              |             | \$1,280.00 |

| 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) |                          |             |                                                      |
| <input checked="" type="checkbox"/>                                                                | <input type="checkbox"/> | 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:                                               |
| All points of ingress and egress shown                                                             |                          |             |                                                      |
| ADA accessibility requirements shown/labeled                                                       |                          |             |                                                      |
| Parking standard(s) utilized:                                                                      |                          |             |                                                      |
| Parking space count and typical dimensions labeled                                                 |                          |             |                                                      |
| # regular + [30% or less of total] # compact + # handicap = Total                                  |                          |             |                                                      |
| For residential subdivisions, provide a connectivity calculation                                   |                          |             |                                                      |
| All free-standing sign locations shown and heights and sizes noted                                 |                          |             |                                                      |
| <input checked="" type="checkbox"/>                                                                | <input type="checkbox"/> | 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:                                               |
| Maximum Occupancy (per I.B.C.)                                                                     |                          |             |                                                      |
| Seating Capacity (where applicable)                                                                |                          |             |                                                      |

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

|                      |                                                                                     |                                 |                                         |
|----------------------|-------------------------------------------------------------------------------------|---------------------------------|-----------------------------------------|
| APN(s):              | 138-36-803-01 and -008                                                              | Application Type:               | Special Use Permit                      |
| Location:            | 5100 W. Charleston Blvd                                                             | Application Purpose:            | Beer/Wine/Cooler Off-Sale Establishment |
| Ward:                | 1 - Tarkanian                                                                       | Pre-App. Meeting Date:          | 06/09/11                                |
| Planner's Signature: |  | Submittal Deadline:             | 06/23/11 - no later than 2:00 pm        |
| Planner:             | Yorgo Kagafas, Planner II - 229-6196<br>Romeo Gumarang, Planner I - 229-4604        | Earliest PC / CC Meeting Dates: | 08/09/11 PC - 09/07/11 CC (Cycle 8)     |

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

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

City of Las Vegas

Department of Planning



November 22, 2011

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

Mr. David Levy  
My Charleston Plaza, LLC  
5112 West Charleston Boulevard, Suite C  
Las Vegas, Nevada 89146

RE: SUP-42253 – SPECIAL USE PERMIT  
CITY COUNCIL MEETING OF NOVEMBER 16, 2011

Dear Mr. Levy:

The City Council at a regular meeting held November 16, 2011, APPROVED the request for a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 1,764 SQUARE-FOOT CONVENIENCE STORE at 5100 West Charleston Boulevard (APNs 138-36-803-008 and 011), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 17, 2011. This approval is subject to:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler Off-Sale Establishment use.
2. Deleted at City Council
3. 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.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. All beer and wine coolers shall remain in the original manufacturer's configuration intended for resale.

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

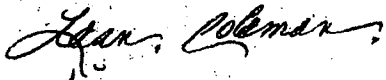
VOICE 702.229.6011  
TTY 702.386.9108  
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)



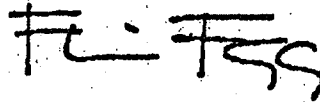
Mr. David Levy  
SUP-42253 – Page Two  
November 22, 2011

7. The sale of single beers, malt beverages, or wine coolers of any size with alcohol by volume greater than 6% shall be prohibited. The sale of wines with an alcohol by volume of greater than 16% shall be prohibited.
8. 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



Flinn Fagg, Director  
Planning Department

cc: Ms. Cecilia B. Tamio  
CEZ Mini Mart  
5100 West Charleston Boulevard  
Las Vegas, Nevada 89146



LAS VEGAS CITY COUNCIL

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MAYOR

STAVROS S. ANTHONY  
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL  
CITY MANAGER

September 26, 2011

Mr. David Levy  
My Charleston Plaza, LLC  
5112 West Charleston Boulevard, Suite C  
Las Vegas, Nevada 89146

**RE: SUP-42253 - SPECIAL USE PERMIT  
PLANNING COMMISSION MEETING OF OCTOBER 11, 2011**

Dear Mr. Levy:

Your request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 2,000 SQUARE-FOOT CONVENIENCE STORE at 5100 West Charleston Boulevard (APNs 138-36-803-008 and 011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on October 11, 2011.

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

**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler Off-Sale Establishment use.
2. The razor wire shall be removed within 30 days of final approval by the City of Las Vegas.
3. 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.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

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

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

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



Mr. David Levy  
My Charleston Plaza, LLC  
SUP-42253 - Page Two  
October 12, 2011

6. All beer and wine coolers shall remain in the original manufacturer's configuration intended for resale.
7. The sale of single beers, malt beverages, or wine coolers of any size with alcohol by volume greater than 6% shall be prohibited. The sale of wines with an alcohol by volume of greater than 16% shall be prohibited.
8. 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 **November 16, 2011**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, 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,



Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Ms. Cecilia B. Tamio  
CEZ Mini Mart  
5100 West Charleston Boulevard  
Las Vegas, Nevada 89146



September 26, 2011

Mr. David Levy  
My Charleston Plaza, LLC  
5112 West Charleston Boulevard, Suite C  
Las Vegas, Nevada 89146

**RE: SUP-42253 - SPECIAL USE PERMIT  
PLANNING COMMISSION MEETING OF OCTOBER 11, 2011**

Dear Mr. Levy:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **October 11, 2011** 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, 400 Stewart Avenue, 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, October 5, 2011** at [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov). If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3<sup>rd</sup> Floor, Las Vegas, Nevada 89106 to request your copies.

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

Sincerely,

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

Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Ms. Cecilia B. Tamio  
CEZ Mini Mart  
5100 West Charleston Boulevard  
Las Vegas, Nevada 89146

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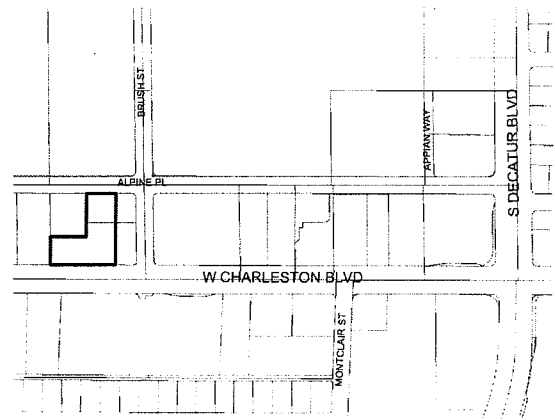
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)



## Application Information

**SUP-42253 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CEZ MINI MART - OWNER: MY CHARLESTON PLAZA, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 2,000 SQUARE-FOOT CONVENIENCE STORE at 5100 West Charleston Boulevard (APNs 138-36-803-008 and 011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

## Application Location



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

### Public Hearing Information

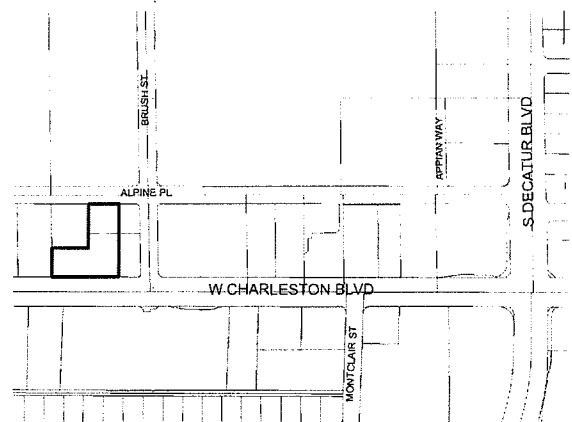
**Meeting:** Planning Commission  
**Date:** *October 11, 2011*  
**Time:** 6:00 P.M.  
**Location:** City Council Chambers  
400 Stewart Avenue  
Las Vegas, Nevada

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

## Application Information

**SUP-42253 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CEZ MINI MART - OWNER: MY CHARLESTON PLAZA, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 2,000 SQUARE-FOOT CONVENIENCE STORE at 5100 West Charleston Boulevard (APNs 138-36-803-008 and 011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

## Application Location



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

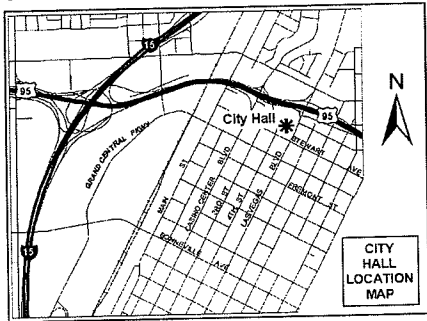
### Public Hearing Information

**Meeting:** Planning Commission  
**Date:** *October 11, 2011*  
**Time:** 6:00 P.M.  
**Location:** City Council Chambers  
400 Stewart Avenue  
Las Vegas, Nevada

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

## Return Service Requested

## Official Notice of Public Hearing



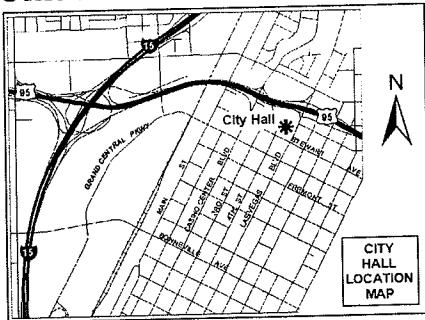
☐ I SUPPORT  
this Request

☐ I OPPOSE  
this Request

**SUP-42253**

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

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



☐ I SUPPORT  
this Request

☐ I OPPOSE  
this Request

**SUP-42253**

SUP-42233  
Planning Commission Meeting of 10/11/2011

# Memorandum

City of Las Vegas  
Department of Public Works  
Development Coordination

**To:** Department of Planning and Development  
**From:** Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*  
**CC:** Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)  
**Date:** September 7, 2011  
**Re:** **SUP-42253** Cez Mini Mart 5100 W. Charleston Blvd.  
Request for a Special Use Permit for a proposed beer/wine/cooler establishment within an existing convenience store

---

## **COMMENTS:**

We have no comment on the Request for a Special Use Permit application to allow a beer/wine/cooler establishment within an existing 1,764 square-foot convenience store at 5100 West Charleston Boulevard.

## Development Notification

PC Meeting: October 11, 2011

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**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-42253**

Upland-Harmony Park Place NA

Alpine Village Apartments

24

Artesian Heights NA

Casa del Sol Apartments

Charleston Neighborhood Preservation #10

Charleston Neighborhood Preservation #11

Country Club at Meadows Senior Apartments

Country Club Senior Apartments At Valley View

Desert Shadows Apartments

Easy Street NA

El Parque Villas Apartments

Images HOA

Indian Hills Apartment Homes

James Down Towers Resident Council

Kensington HOA

Meadows Neighborhood Preservation NA

Newport Cove III HOA

Promenade @ The Meadows HOA

Sandpiper Apartment Homes

Sartini Plaza and Annex Resident Council

Stella Fleming Towers

Sundown HOA

Tiffany Place Apartments

Upland Alta NA

# CITY OF LAS VEGAS

## INTER-OFFICE MEMORANDUM

### REQUEST FOR COMMENT

**FROM:** DEPARTMENT OF PLANNING

**SUP-42253**

#### HAND DELIVERED

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

#### ROUTED ELECTRONICALLY

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

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

**CITY OF LAS VEGAS**

**DEVELOPMENT REVIEW COMMENT FORM**



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

**SUP-42253 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CEZ MINI MART - OWNER: MY CHARLESTON PLAZA, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 1,764 SQUARE-FOOT CONVENIENCE STORE at 5100 West Charleston Boulevard (APNs 138-36-803-008 and 011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

PLANNING COMMISSION: **OCTOBER 11, 2011**  
CITY COUNCIL: **NOVEMBER 16, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



**PUBLIC HEARING**

Comments Due: **SEPTEMBER 8, 2011**

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 08/23/2011 03:42 PM

Submitted By

Page 1

A/P # 42253 SPECIAL USE PERMIT

Application Information

Stages

|           | Date / Time      | By     |            | Date / Time | By |
|-----------|------------------|--------|------------|-------------|----|
| Processed | 08/23/2011 09:00 | 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         | <input checked="" type="checkbox"/> Auto Reviews | Bill Group | Actual Valuation     | 0.00 |

Description of Work

SUP-42253 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CEZ MINI MART/OWNER: MY CHARLESTON PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED PACKAGE LIQUOR OFF-SALE ESTABLISHMENT at 5100 West Charleston Boulevard (APNs 138-36-803-008 and 011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

Parent A/P #

Project # 42253 Project/Phase Name CEZ MINI MART  
Size/Area 0.64 ACRE Size Description  
Proposed Start Proposed Stop  
% Complete Formula

Phase #

Subdivision Code  
% Completed 0.00

Property/Site Information

Parcel 13836803008

Location

Owner/Tenant

Contact ID AC1333977 Name MY CHARLESTON PLAZA L L C  
Mailing Address 5112 W. CHARLESTON "C" Organization % D LEVY  
City LAS VEGAS State/Province NV  
ZIP/PC 89146 Country ☐ Foreign  
Day Phone (702)369-3659 x Evening Phone  
Fax (702)448-6977 Mobile #

Addresses/Directions

No Addresses are linked to this Application

Linked Address

5100 W CHARLESTON BLVD  
LAS VEGAS, 89107-

5112 W CHARLESTON BLVD D  
LAS VEGAS, 89107-

5110 W CHARLESTON BLVD  
LAS VEGAS, 89107-

5112 W CHARLESTON BLVD  
LAS VEGAS, 89107-

5112 W CHARLESTON BLVD A  
LAS VEGAS, 89107-

**City of Las Vegas**400 Stewart Ave  
Las Vegas, NV 89101-2927**SUP Application****Report Date** 08/23/2011 03:42 PM**Submitted By**

Page 2

Address

Parcel Link

AP Link

5112 W CHARLESTON BLVD C  
LAS VEGAS, 89107-5112 W CHARLESTON BLVD E  
LAS VEGAS, 89107-5116 W CHARLESTON BLVD  
LAS VEGAS, 89107-5120 W CHARLESTON BLVD  
LAS VEGAS, 89107-5124 W CHARLESTON BLVD  
LAS VEGAS, 89107-5128 W CHARLESTON BLVD  
LAS VEGAS, 89107-5132 W CHARLESTON BLVD  
LAS VEGAS, 89107-5136 W CHARLESTON BLVD  
LAS VEGAS, 89107-5140 W CHARLESTON BLVD  
LAS VEGAS, 89107-5108 W CHARLESTON BLVD  
LAS VEGAS, 89107-5112 W CHARLESTON BLVD B  
LAS VEGAS, 89107-5104 W CHARLESTON BLVD  
LAS VEGAS, 89107-

AP Address

No Other Addresses are associated to this Application

Linked Parcel

No Parcels are linked to this Application

AP Link

**City of Las Vegas**400 Stewart Ave  
Las Vegas, NV 89101-2927**SUP Application****Report Date** 08/23/2011 03:42 PM**Submitted By**

Page 3

**Application Information**

13836803008

**Applicant/Company**

|                           |                                               |                  |       |                     |                                            |
|---------------------------|-----------------------------------------------|------------------|-------|---------------------|--------------------------------------------|
| <b>Primary</b>            | N                                             | <b>Capacity</b>  | OWNER | <b>Contact ID</b>   | AC1333977 <input type="checkbox"/> Foreign |
| <b>Effective</b>          |                                               | <b>Expire</b>    |       |                     |                                            |
| <b>Name</b>               | MY CHARLESTON PLAZA L L C                     |                  |       |                     |                                            |
| <b>Day Phone</b>          | (702)369-3659 x                               | <b>Eve Phone</b> |       | <b>Organization</b> | % D LEVY                                   |
| <b>Pager</b>              |                                               | <b>PIN #</b>     |       | <b>Position</b>     |                                            |
| <b>Fax</b>                | (702)448-6977                                 | <b>Mobile</b>    |       | <b>Profession</b>   |                                            |
| <b>E-Mail</b>             |                                               |                  |       |                     |                                            |
| <b>Address</b>            | 5112 W. CHARLESTON "C"<br>LAS VEGAS, NV 89146 |                  |       |                     |                                            |
| <b>Seasonal Addr</b>      |                                               |                  |       |                     |                                            |
| <b>Valid From</b>         |                                               | <b>To</b>        |       |                     |                                            |
| <b>Comments</b>           | No Comments                                   |                  |       |                     |                                            |
| <b>CONTACT ADDITIONAL</b> |                                               |                  |       |                     |                                            |

**WORKCARD:** Work Card # 0  
Expiration Date

**CONTACT REQUIREMENTS**

|                                               |                                       |                                 |                                      |                                     |                                                  |
|-----------------------------------------------|---------------------------------------|---------------------------------|--------------------------------------|-------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> License              | <input type="checkbox"/> Permit/Owner | <input type="checkbox"/> Waiver | <input type="checkbox"/> Health Card | <input type="checkbox"/> Photo Card | <input type="checkbox"/> Official Identification |
| <input type="checkbox"/> Orientation Attended |                                       |                                 |                                      |                                     |                                                  |

There are no items in this list

|                      |                                          |                  |       |                     |      |                   |                                            |
|----------------------|------------------------------------------|------------------|-------|---------------------|------|-------------------|--------------------------------------------|
| <b>Primary</b>       | Y                                        | <b>Capacity</b>  | OTHER | <b>Other</b>        | APPL | <b>Contact ID</b> | AC1890032 <input type="checkbox"/> Foreign |
| <b>Effective</b>     |                                          | <b>Expire</b>    |       |                     |      |                   |                                            |
| <b>Name</b>          | CEZ MINI MART                            |                  |       |                     |      |                   |                                            |
| <b>Day Phone</b>     | (757)506-1414 x                          | <b>Eve Phone</b> |       | <b>Organization</b> |      |                   |                                            |
| <b>Pager</b>         |                                          | <b>PIN #</b>     |       | <b>Position</b>     |      |                   |                                            |
| <b>Fax</b>           | (702)822-1788                            | <b>Mobile</b>    |       | <b>Profession</b>   |      |                   |                                            |
| <b>E-Mail</b>        |                                          |                  |       |                     |      |                   |                                            |
| <b>Address</b>       | 5100 W CHARLESTON<br>LAS VEGAS, NV 89146 |                  |       |                     |      |                   |                                            |
| <b>Seasonal Addr</b> |                                          |                  |       |                     |      |                   |                                            |

**Valid From** **To**  
**Comments** Cecilia b. Tamio - 757-506-1414

**WORKCARD: Work Card #** .0  
**Expiration Date**

There are no items in this list

### No Contractors

Check Fees

NOTIFICATION & ADVERTISING FEE (\$750.00)

PROCESSING FEE (\$500.00)

RECORDING OF NOTICE OF ZONING ACTION (\$30.00)

Check Inspections

Check Reviews

Check Conditions

Check Alert Conditions

Check Licenses

Check Children Status

Check Open Cases

Case # 93919

Fees Successful  
Paid  
Paid  
Paid  
Inspections Successful  
Reviews Successful  
Conditions Successful  
Alert Conditions Successful  
Not Checked  
Children Successful  
1

| DESCRIPTION                          | STATUS | DATE/TIME        | AMOUNT                    |
|--------------------------------------|--------|------------------|---------------------------|
| NOTIFICATION & ADVERTISING FEE       | P      | 08/23/2011 09:06 | 750.00                    |
| RECORDING OF NOTICE OF ZONING ACTION | P      | 08/23/2011 09:06 | 30.00                     |
| PROCESSING FEE                       | P      | 08/23/2011 09:06 | 500.00                    |
| <b>Total Unpaid</b>                  |        | <b>0.00</b>      | <b>Total Paid 1280.00</b> |

**There are no Inspections for this Report**

**Modified Date/Time** 08/23/2011 09:00

No Comments

Report Date 08/23/2011 03:42 PM

Submitted By

Page 5

## 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 Condition | Condition | Approval | Approved By | Approved Date | Applicable | Applicable Date | Applicant |
|-----------------|-----------|----------|-------------|---------------|------------|-----------------|-----------|
|-----------------|-----------|----------|-------------|---------------|------------|-----------------|-----------|

No Conditions

| Project | Child Type | Status | Safe | Proctor |
|---------|------------|--------|------|---------|
|---------|------------|--------|------|---------|

No children exist for this project

| Planning Condition | Condition | Effective | Expiry | Comments |
|--------------------|-----------|-----------|--------|----------|
|--------------------|-----------|-----------|--------|----------|

There is no planning condition for this project.

## SPECIAL USER INPUT

|                                     |                                     |                                                         |
|-------------------------------------|-------------------------------------|---------------------------------------------------------|
| N DINA Required?                    | N Will this go to the City Council? | Hearing Type                                            |
| N Project of Regional Significance? |                                     | Public or Admin? PUBLIC                                 |
| N Parent Project link required?     |                                     | Is there a condition of approval for a Required Review? |

Type of Use If yes, when does it need to be reviewed?

BEER/WINE/COOLER OFF-SALE ESTABLISHMENT

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

## Meeting Information

| Meeting Information | Meeting Date | Meeting Type | Meeting Status | Meeting By | Meeting Date | Meeting Date | Meeting Date |
|---------------------|--------------|--------------|----------------|------------|--------------|--------------|--------------|
|---------------------|--------------|--------------|----------------|------------|--------------|--------------|--------------|

10/11/2011 PC SCHEDULED

FSOLIS 06/23/2011 JMARSHALL 08/23/2011

0 0 0

**City of Las Vegas**400 Stewart Ave  
Las Vegas, NV 89101-2927**SUP Application****Report Date** 08/23/2011 03:42 PM**Submitted By**

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| Model Information | Model Name | Model Status | Model Type | Model Date | Model Value | Model Type | Model Date |
|-------------------|------------|--------------|------------|------------|-------------|------------|------------|
|-------------------|------------|--------------|------------|------------|-------------|------------|------------|

No children exist for this project

| Employee | Employee ID | Employee Name | Employee Title | Employee Status |
|----------|-------------|---------------|----------------|-----------------|
|----------|-------------|---------------|----------------|-----------------|

No Employee Entries

| Log | Action | Description | Employee ID | Date | Stop | Amount |
|-----|--------|-------------|-------------|------|------|--------|
|-----|--------|-------------|-------------|------|------|--------|

|                                     |                                |        |                  |      |
|-------------------------------------|--------------------------------|--------|------------------|------|
| PAYMNT                              | CO NAME WHO PICKED UP CONTACT# | 970040 | 08/23/2011 09:07 | 0.00 |
| CECILIA TAMIO, 757.927.1876, CK 214 |                                |        |                  |      |

No Model Home Details



# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

Application/Petition For: \_\_\_\_\_  
Project Address (Location) 5100 W Charleston Las Vegas NV 89146  
Project Name \_\_\_\_\_ Proposed Use \_\_\_\_\_  
Assessor's Parcel #(s) 138-36-803-008 Ward # 1  
General Plan: existing ☒ proposed \_\_\_\_\_ Zoning: existing ☒ proposed \_\_\_\_\_  
Commercial Square Footage 2000 SF Floor Area Ratio \_\_\_\_\_  
Gross Acres \_\_\_\_\_ Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
Additional Information \_\_\_\_\_

PROPERTY OWNER MY CHARLESTON PLAZA LLC Contact DAVID LEVY  
Address 5112 W. CHARLESTON BLVD. "C" Phone: 369-3659 Fax: 448-6977  
City LAS-VEGAS State NV Zip 89146  
E-mail Address mycharlestonplaza@yahoo.com

APPLICANT CEZ MINI MART Contact CECILIA B. TAMIO  
Address 5100 W. CHARLESTON BLVD. Phone: (757) 506 1414 Fax: 822-1788  
City LAS-VEGAS State NV Zip 89146  
E-mail Address CEZ\_62@yahoo.com

REPRESENTATIVE \_\_\_\_\_ Contact \_\_\_\_\_  
Address None Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
E-mail Address \_\_\_\_\_

Property Owner Signature\* [Signature]

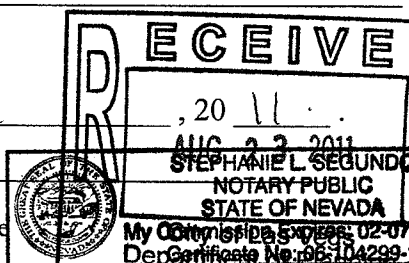
\*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name David Levy

Subscribed and sworn before me

This 15<sup>th</sup> day of June

Notary Public in and for said County and State



### FOR DEPARTMENT USE ONLY

Case # SUP-42253  
Meeting Date: 10-11-11  
Total Fee: 1290.00  
Date Accepted: 8-23-11  
Accepted By: [Signature]

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



## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-42253** APN: 138-36-803-008

Name of Property Owner: David - My Charleston Plaza LLC.

Name of Applicant: CEZ MINIMART

Name of Representative: CECILIA TAMIO

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: \_\_\_\_\_

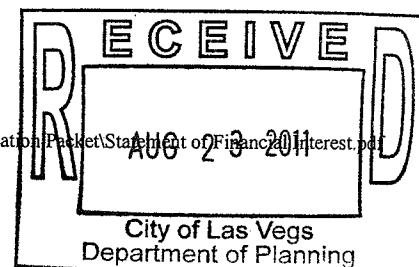
Signature of Property Owner: D. Levy (mcp)

Print Name: DAVID. A. LEVY

Subscribed and sworn before me

This 10<sup>th</sup> day of June, 20 11

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



May 26, 2011

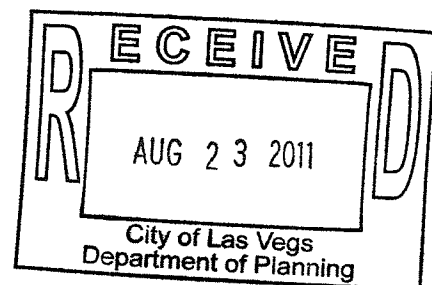
To the City of Las Vegas

My Project is a convenience store.  
the stock a range of everyday items  
such as groceries, frozen food, soft drinks,  
snacks, ice cream, cigarettes, and sausages,  
Tobacco products, often Toiletries and  
other hygiene products, Automobile, related,  
items such as motor oil.

We also need to get a Beer license is  
absolutely required to run a successful business,  
my store hours are - from 9:00 AM to 8:00 P.M.  
Monday to Sat.

thanks

CEZ Mini Mart  
Cecilia Tamie  
Owner



**SUP-42253**

# BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.

LICENSE #: C15-00393-5-153479

DATE ISSUED: 04/13/11

TYPE OF LICENSE: CONVENIENCE STORE

BUSINESS LOCATION: 5100 W CHARLESTON BL

ISSUED TO:

CEZ MINI MART  
6348 STANDING ELM ST  
NORTH LAS VEGAS NV 89081

PRINCIPAL(S)

TAMIO, CECILIA B. OWNER 100%

Acting Planning Director

*Failure to maintain an active state license or SNHD health permit, if required, renders this business license invalid.*

*Post in a conspicuous place.*

|          |                                             |
|----------|---------------------------------------------|
| RECEIVED | AUG 23 2011                                 |
|          | City of Las Vegas<br>Department of Planning |

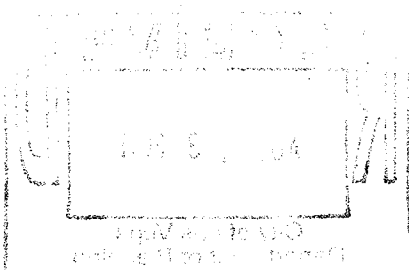
## EXHIBIT "A"

All that certain real property situated in the County of Clark, State of Nevada, described as follows:

### PARCEL I:

Being a portion of Government Lot Sixty (60) in Section 36, Township 20 South, Range 60 East, M.D.M., more particularly described as follows:

Beginning at the Southeast corner of said Government Lot Sixty (60);  
Thence North  $89^{\circ}33'00''$  West along the South line thereof, a distance of 30.01 feet to a point;  
Thence North  $0^{\circ}53'46''$  West and parallel to the East line of said Government Lot Sixty (60) a distance of 200.01 feet to a point;  
Thence North  $89^{\circ}33'00''$  West and parallel with the South line of said Government Lot Sixty (60), 75 feet to the True Point of Beginning;  
Thence continuing North  $89^{\circ}33'00''$  West, a distance of 108.23 feet more or less to a point on the East line of Parcel 5, as shown on that certain Record of Survey, recorded March 7, 1963 as Document No. 343991, File 12 of Surveys, Page 65, Clark County, Nevada Records;  
Thence South  $0^{\circ}53'46''$  East and parallel with the East line of said Government Lot Sixty (60), a distance of 48 feet more or less to a point on the North line of Parcel 2, as shown on the aforesaid Record of Survey;  
Thence North  $89^{\circ}30'00''$  West and parallel to the South line of said Government Lot Sixty (60), 122 feet more or less to a point on the West line of said Lot Sixty (60);  
Thence South  $0^{\circ}50'10''$  East along the West line thereof 102 feet to a point on the North line of Charleston Boulevard (100 feet wide);  
Thence South  $89^{\circ}33'00''$  East along said North line, a distance of 230.23 feet to a point;  
Thence North  $0^{\circ}53'46''$  West, a distance of 150 feet to the True Point of Beginning.



20050418-0000468

Fee: \$19.00 RPTT: EX#008  
N/C Fee: \$0.00

04/18/2005 09:04:44  
T20050069256

Requestor:  
LAWYERS TITLE OF NEVADA

Frances Deane  
Clark County Recorder

BGN  
Pgs: 6

APN: 138-36-803-008, 138-36-803-011  
ESCROW NO: 01500808-150-MKS

WHEN RECORDED MAIL TO and  
MAIL TAX STATEMENT TO:

*My Charleston Plaza*  
David A. Levy  
Cherie B. Levy  
2324 S. Highland Drive  
Las Vegas, Nevada 89102

### GRANT, BARGAIN, SALE DEED

R.P.T.T. \$00.00

THIS INDENTURE WITNESSETH: That David A. Levy and Cherie B. Levy, Husband and Wife

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby  
Grant, Bargain, Sell and Convey to MY CHARLESTON PLAZA, LLC, a Nevada limited liability  
company

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

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: 1. Taxes for the fiscal year 2005 - 2006  
2. Rights of Way, reservations, restrictions, easements, and conditions of record.

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

Witness my hand this 15th day of April, 2005.

David A. Levy  
David A. Levy

Cherie B. Levy  
Cherie B. Levy

STATE OF NEVADA

COUNTY OF Clark

} ss:

On April 15, 2005, personally appeared before me, a Notary Public in and for said  
County and State, David A. Levy and Cherie B. Levy,  
who acknowledged to me that they executed the same.

WITNESS my hand and official seal.

Mary Kime Stoner  
NOTARY PUBLIC in and for said County and State.

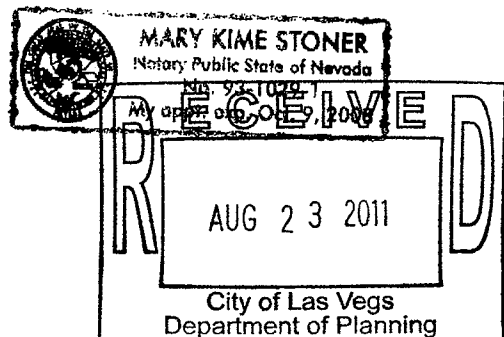


EXHIBIT "A" - Continued

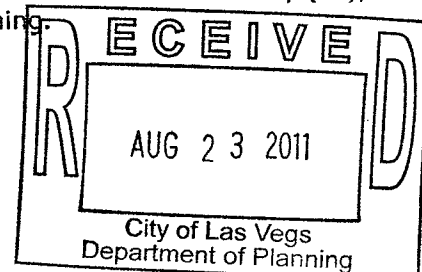
PARCEL II:

Government Lot Sixty (60) in Section 36, Township 20 South, Range 60 East, M.D.M.,  
EXCEPTING THEREFROM the following described land:

Beginning at the Southeast corner of said Government Lot Sixty (60);  
Thence North 89°33'00" West along the South line thereof, a distance of 30.01 feet to a point;  
Thence North 0°53'46" West and parallel to the East line of said Government Lot Sixty (60), a distance of 200.01 feet to a point;  
Thence North 89°33'00" West and parallel with the South line of said Government Lot Sixty (60), 75 feet to the True Point of Beginning;  
Thence continuing North 89°33'00" West, a distance of 108.23 feet more or less to a point on the East line of Parcel 5, as shown on that certain Record of Survey, recorded March 7, 1963 as Document No. 343991, File 12 of Surveys, Page 65, Clark County, Nevada Records;  
Thence South 0°53'46" East and parallel with the East line of said Government Lot Sixty (60), a distance of 48 feet more or less to a point on the North line of Parcel 2, as shown on the aforesaid Record of Survey;  
Thence North 89°30'00" West and parallel to the South line of said Government Lot Sixty (60), 122 feet more or less to a point on the West line of said Lot Sixty (60);  
Thence South 0°50'10" East along the West line thereof 102 feet to a point on the North line of Charleston Boulevard (100 feet wide);  
Thence South 89°33'00" East along said North line, a distance of 230.23 feet to a point;  
Thence North 0°53'46" West, a distance of 150 feet to the True Point of Beginning.

AND

Commencing at the Southwest corner of Government Lot Sixty (60) ;  
Thence North 00°50'10" West along the West line thereof a distance of 152.00 feet to the Northwest corner of that certain parcel of land conveyed to Ron Rudin Realty & Construction Co., by Deed recorded November 19, 1964 as Document No. 471740 in Book 586, Official Records, Clark County, Nevada, said point being the True Point of Beginning;  
Thence continuing North 00°50'10" West a distance of 149.68 feet to a point on the South line of the North thirty (30) feet of Government Lot Sixty (60);  
Thence South 89°38'36" East along the South line thereof, a distance of 125.00 feet to a point;  
Thence South 0°18'46" West along the East line of Parcel Five (5) as shown on that Survey on file in File 12 of Surveys, Page 65, a distance of 101.85 feet more or less to a point;  
Thence South 0°18'46" East and parallel with the East line of said Government Lot Sixty (60), a distance of 48 feet, more or less to a point on the North line of Parcel Two (2) as shown on the aforesaid survey;  
Thence North 89°33'00" West and parallel to the South line of Government Lot Sixty (60), a distance of 122 feet more or less to the True Point of Beginning.



**EXHIBIT "A" - Continued**

AND

Commencing at the Southeast corner of said Government Lot Sixty (60);  
Thence North 84°33'00" West along the South line thereof, a distance of 30.61 feet to a point;  
Thence North 0°53'46" West and parallel to the East line of said Government Lot Sixty (60), a distance of 200.01 feet to the True Point of Beginning;  
Thence North 88°33'00" West and parallel to the South line of said Government Lot Sixty (60), a distance of 75.00 feet to a point;  
Thence North 0°53'46" West, a distance of 102.18 feet, more or less, to a point on the South line of the North 30 feet of Government Lot Sixty (60);  
Thence South 89°38'36" East along the aforementioned South line, a distance of 75.00 feet, more or less to a point on the West line of the East 30 feet of said Government Lot 60;  
Thence South 0°53'46" East along the aforementioned West line a distance of 102.18 feet to the True Point of Beginning.

AND

Commencing at the Southeast corner of said Government Lot Sixty (60) in Section 36;  
Thence North 89°33'00" West along the South line of Government Lot Sixty (60), a distance of 30.01 feet to a point;  
Thence North 00°53'46" West and parallel to the East line of said Government Lot Sixty (60), a distance of 50.01 feet to the True Point of Beginning;  
Thence continuing North 00°53'46" West a distance of 150.00 feet to a point;  
Thence North 89°33'00" West a distance of 75.00 feet to a point;  
Thence South 00°53'46" East a distance of 150.00 feet to a point;  
Thence South 89°33'00" East a distance of 75 feet to the True Point of Beginning.

AND

The North Thirty feet (30), East Thirty feet (30) and South Thirty feet (30) as conveyed to the City of Las Vegas by Quit Claim Deed recorded March 16, 1964 in Book 522 as Document No. 420124, Official Records.

AND

Those certain spandrel areas located on the Northeast corner (NE Cor.) and Southeast corner (SE Cor.) of said Government Lot Sixty (60) as conveyed to the City of Las Vegas by Quit Claim Deed recorded March 16, 1964 in Book 522 as Document No. 420125 and Grant Deed recorded March 19, 1965 in Book 613 as Document No. 493383, Official Records, Clark County, Nevada.

**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s)** 138

- a) 138-36-803-008  
b) 138-36-803-011  
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 \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**

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 per NRS 375.010, Section 2: \$0.00

Real Property Transfer Tax Due: \$0.00

**4. If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 375.090, Section 8  
b. Explain Reason for Exemption: Transfer to a business entity of which grantor is 100% owner.

**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 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 D. Long E. Levy Capacity Grantor

Signature D. Long E. Levy Capacity Grantor

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

Print Name: My Charleston Plaza, LLC

Address: 2324 S. Highland

City/State/Zip: RV NV

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: David A. Levy

Address: 2324 S. Highland

City/State/Zip: RV NV

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

LAWYERS TITLE OF NEVADA, INC.  
4000 S. Eastern Avenue  
Las Vegas, NV 89119

Escrow #: 1500808-150-MKS  
Escrow Officer: Mary Kime Stoner

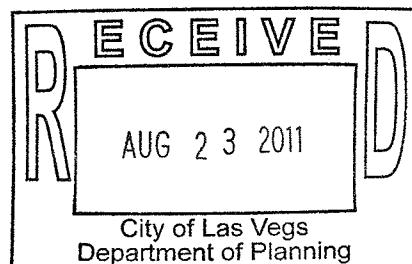
**AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.**

468

**EXHIBIT "A" - Continued**

Assessor's Parcel No's: 138-36-803-008 and 138-36-803-011

ASSESSOR'S COPY



**MY CHARLESTON PLAZA, LLC****Business Entity Information**

|                   |                                    |                       |               |
|-------------------|------------------------------------|-----------------------|---------------|
| Status:           | Active                             | File Date:            | 3/24/2005     |
| Type:             | Domestic Limited-Liability Company | Entity Number:        | E0146182005-4 |
| Qualifying State: | NV                                 | List of Officers Due: | 3/31/2012     |
| Managed By:       | Managers                           | Expiration Date:      |               |
| NV Business ID:   | NV20051001734                      | Business License Exp: | 3/31/2012     |

**Registered Agent Information**

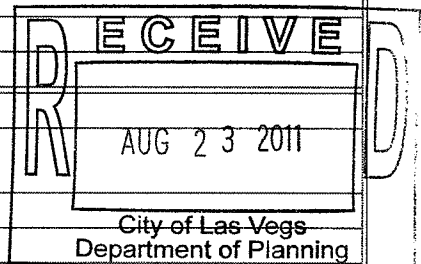
|                    |                                |                    |                           |
|--------------------|--------------------------------|--------------------|---------------------------|
| Name:              | DAVID ABBA LEVY                | Address 1:         | 5112 W CHARLESTON BLVD #C |
| Address 2:         |                                | City:              | LAS VEGAS                 |
| State:             | NV                             | Zip Code:          | 89146                     |
| Phone:             |                                | Fax:               |                           |
| Mailing Address 1: |                                | Mailing Address 2: |                           |
| Mailing City:      |                                | Mailing State:     |                           |
| Mailing Zip Code:  |                                |                    |                           |
| Agent Type:        | Noncommercial Registered Agent |                    |                           |

**Financial Information**

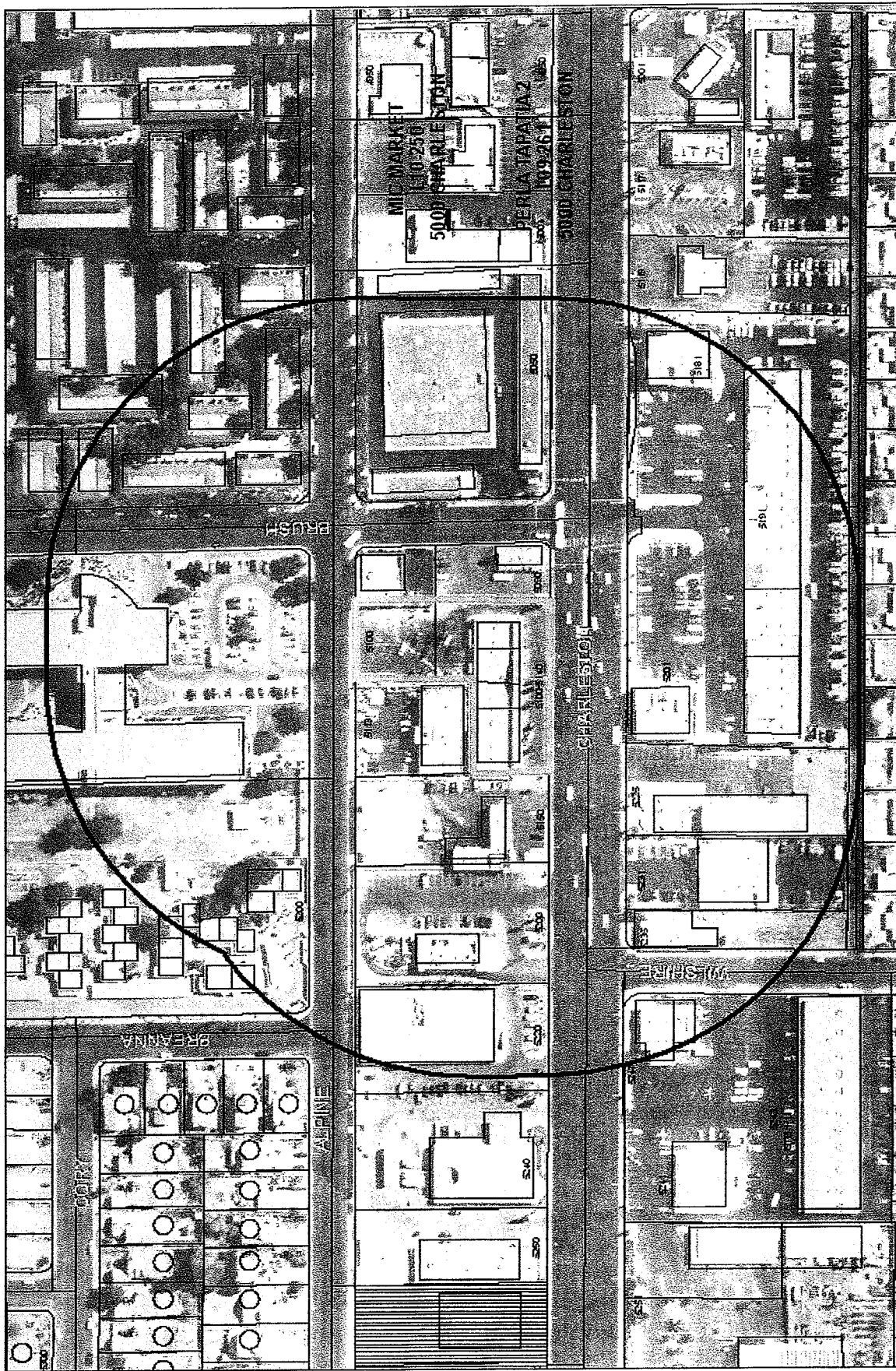
|                                         |   |                 |      |
|-----------------------------------------|---|-----------------|------|
| No Par Share Count:                     | 0 | Capital Amount: | \$ 0 |
| No stock records found for this company |   |                 |      |

**Officers**☐ Include Inactive Officers

|                                   |                                 |            |    |
|-----------------------------------|---------------------------------|------------|----|
| Managing Member - CHERIE B LEVY   |                                 |            |    |
| Address 1:                        | 5112 W. CHARLESTON BLVD SUITE C | Address 2: |    |
| City:                             | LAS VEGAS                       | State:     | NV |
| Zip Code:                         | 89146                           | Country:   |    |
| Status:                           | Active                          | Email:     |    |
| Managing Member - DAVID ABBA LEVY |                                 |            |    |
| Address 1:                        | 5112 W. CHARLESTON BLVD SUITE C | Address 2: |    |
| City:                             | LAS VEGAS                       | State:     | NV |
| Zip Code:                         | 89146                           | Country:   |    |
| Status:                           | Active                          | Email:     |    |

**Actions\Amendments**

|                            |                          |                 |   |
|----------------------------|--------------------------|-----------------|---|
| Action Type:               | Articles of Organization |                 |   |
| Document Number:           | 20050080634-68           | # of Pages:     | 1 |
| File Date:                 | 3/24/2005                | Effective Date: |   |
| (No notes for this action) |                          |                 |   |



**SUP-32492**  
**Package Liquor Sales**  
**2 3 2011**

**RECEIVED**

City of Las Vegas  
 Department of Planning

**Business Licenses**

- Child Care/Children Facility
- Supper Club/Restaurant Service Bar
- Liquor on/off Sales
- Tavern

- RELIGIOUS
- CITY PARKS
- SCHOOLS

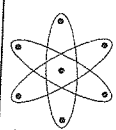
Subject Property

400 foot buffer



**SUP-42253**

RECEIVED  
SEP 20 2011



**QUANTUM SERVICES**  
 GENERAL CONTRACTOR  
 MECHANICAL CONTRACTOR  
 4801 WESTERN AVE  
 LAS VEGAS, NV 89107  
 Tel: (702) 385-4370  
 Fax: (702) 277-8100  
 LIC. #48115 & 32550231

**C E Z MINI - MART**  
 5100 WEST CHARLESTON BLVD.  
 MY CHARLESTON PLAZA  
 LAS VEGAS, Nevada 89107

**SITE PLAN**

**PROJECT**

**REVISIONS**

**DATE**

**BY**

**NO.**

**DESCRIPTION**

**DATE**

**BY**

**NO.**

**DESCRIPTION**

**DATE**

**BY**

**NO.**

**DESCRIPTION**

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**DATE**

**BY**

**NO.**

**DESCRIPTION**

**A1.0**

PN#138-38-003-008

**SUP-42253**  
**REVISED**

*Total Building area*  
*19,719.5 sq ft*  
*lease space*  
*9,000 sq ft*

SENIOR HOME

ALPINE

ALPINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

CHARLESTON HEIGHTS  
 COMMUNITY CENTER

COMMERCIAL USE

COMMERCIAL USE

SITE LOCATION

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

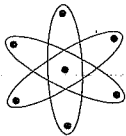
PROPERTY LINE

**RECEIVED**  
**SEP 08 2011**

WEST CHARLESTON BLVD



**SITE PLAN**  
 1/16" = 1'-0"



QUANTUM SERVICES  
GENERAL CONTRACTOR  
MECHANICAL CONTRACTOR

4837 TRENTON AVE  
LAS VEGAS, NV 89107  
TEL: (702) 207-6878  
FAX: (702) 207-6870

LIC. # 48115 & 52550C21

C E S MINI - MART  
5100 WEST CHARLESTON BLVD.  
MY CHARLESTON PLAZA  
LAS VEGAS, Nevada 89107

ELECTRICAL PLAN

PROJECT

REVISIONS

SEAL

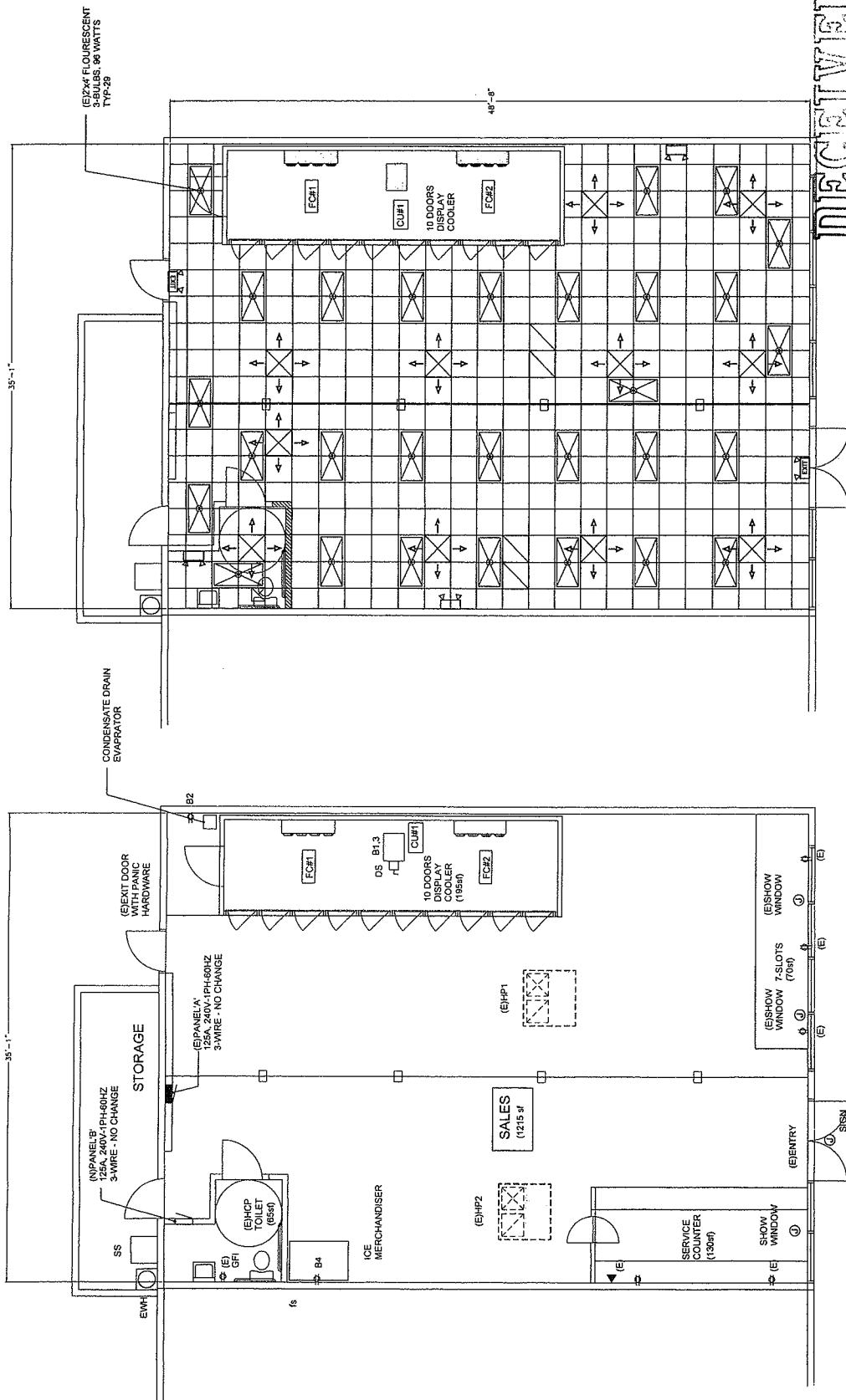
|              |          |
|--------------|----------|
| DRAWN BY:    | WZ       |
| DESIGNED BY: | WZ       |
| CHECKED BY:  | WZ       |
| DATE:        | 2-7-11   |
| STATUS:      | 100%     |
| SCALE:       | AS SHOWN |

E2

NOTE: OCCUPANCY SENSOR SHALL BE WALL MOUNTED  
WITH TIME DELAY RELAY. AMBIENT LIGHT OVERRIDE.  
DELAY OFF ADJUSTMENT. MANUAL OVERRIDE BY  
LIFTING PLATE. EQUAL. HAND FREE SWITCH  
AND ENERGY SAVING.

SUP-42253  
PNF138-36-803-008

REVISED



SEP 08 2011

EXISTING TO REMAIN - NO CHANGE

LIGHTING PLAN

1/4" = 1'-0"

NO CHANGE



FLOOR PLAN

1/4" = 1'-0"



