

R-E ZONE

EXISTING  
FLOOD CHANNEL

OUTSIDE STORAGE  
15,600 SQ.FT

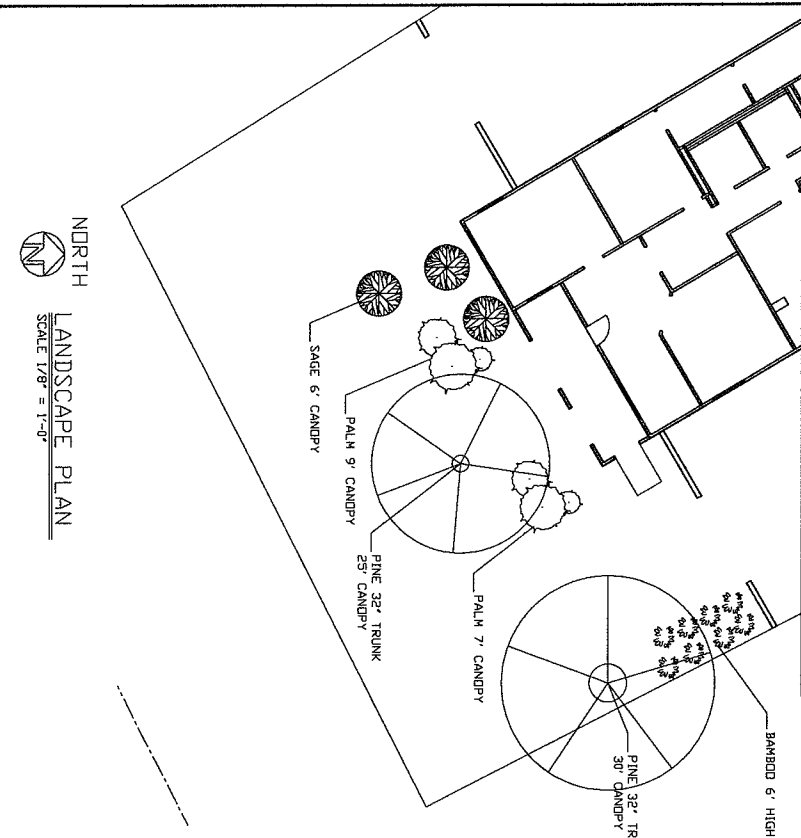
CODE ANALYSIS

ZONE	LOT SIZE	APN	DISTRICT	CONSTRUCTION TYPE	BUILDING USE	FIRE SPRINKLERS	STORIES	BUILDING AREA	CODE COMPLIANCE
C-2	888	138-12-710-024	US VEHCS	V-B	OFFICE	NO	2-29 SF	2009 IBC WITH LOCAL AMENDMENTS	2009 UFC 2009 UFC 2009 UFC

N-S ZONE

C-2 ZONE  
APN 138-12-710-054  
LOT SIZE 0.85

C-2 ZONE



NORTH  
LANDSCAPE PLAN  
SCALE 1/8" = 1'-0"



NORTH  
SITE PLAN  
SCALE 1/8" = 1'-0"

DECEMBER  
AUG 15 2016

**EOT-66230**  
**10/05/16 CC**

Las Vegas  
Department of Planning

DESIGNED BY	DAVE
CHECKED BY	DAVE
DATE	10/05/16
PROJECT NO.	100000000
SHEET NO.	1-0

TITLE: SITE PLAN AND LANDSCAPE PLAN  
 PROJECT: FEI CONSTRUCTION  
 ADDRESS: 5252 RICKY ROAD

NOTICE TO CONTRACTOR  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

**DAVID MCKEE**  
 ARCHITECT  
 AIA/RCAB

2250 S Rainbow Unit 2006  
 Las Vegas, Nevada 89118  
 Office: (702) 388-0332  
 Cell: (702) 330-4070  
 Email: Mckeearchitect@tmo.com

DATE	
BY	
REVISION	

DATE	
BY	
REVISION	





**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
MAYOR

STEVEN D. ROSS  
MAYOR PRO TEM

LOIS TARKANIAN  
RICKI Y. BARLOW  
STAVROS S. ANTHONY  
BOB COFFIN  
BOB BEERS

ELIZABETH N. FRETWELL  
CITY MANAGER

CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER  
333 NORTH RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 7-1-1

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



/city of las vegas

October 6, 2016

Ms. Jana Forsythe  
ESMI Properties, LLC  
5252 Ricky Road  
Las Vegas, Nevada 89130

**RE: EOT-66230 - EXTENSION OF TIME - SITE DEVELOPMENT  
PLAN REVIEW  
CITY COUNCIL MEETING OF OCTOBER 5, 2016**

Dear Ms. Forsythe:

The City Council at a regular meeting held on October 5, 2016 **APPROVED** a request for an Extension of Time of an approved Site Development Plan Review (SDR-53925) TO CONVERT AN EXISTING 2,450 SQUARE-FOOT RESIDENTIAL USE TO A COMMERCIAL USE WITH WAIVERS OF ALL LANDSCAPE BUFFER REQUIREMENTS on 0.85 acres at 5252 Ricky Road (APN 138-12-710-054), C-2 (General Commercial) Zone, Ward 5 (Barlow).

This approval is subject to the following conditions:

**Planning**

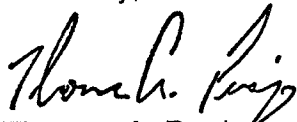
1. This Site Development Plan Review (SDR-53925) shall expire on August 20, 2017 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of Variance (VAR-53923), Variance (VAR-53924), and Site Development Plan Review (SDR-53925) and all other site related actions as required by the Planning and Public Works Departments.
3. All necessary building permits in accordance with Variance (VAR-53923), Variance (VAR-53924), and Site Development Plan Review (SDR-53925) and all other site related actions as required by the Planning and Public Works Departments, shall be issued within 90 days of final approval of this action.

Ms. Jana Forsythe  
ESMI Properties, LLC  
EOT-66230 - Page Two  
October 6, 2016

4. A Certificate of Occupancy in accordance with Variance (VAR-53923), Variance (VAR-53924), and Site Development Plan Review (SDR-53925) and all other site related actions as required by the Planning and Public Works Departments, shall be issued by August 20, 2017.

The Notice of Final Action was filed with the Las Vegas City Clerk on October 6, 2016.

Sincerely,



Thomas A. Perrigo *TP*  
Director  
Department of Planning

TAP:clb

**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**

**EOT-66230 - EXTENSION OF TIME RELATED TO EOT-66226 AND EOT-66228 - VARIANCE - NONPUBLIC HEARING - APPLICANT/OWNER: ESMI PROPERTIES, LLC** - For possible action on a request for an Extension of Time of an approved Site Development Plan Review (SDR-53925) TO CONVERT AN EXISTING 2,450 SQUARE-FOOT RESIDENTIAL USE TO A COMMERCIAL USE WITH WAIVERS OF ALL LANDSCAPE BUFFER REQUIREMENTS on 0.85 acres at 5252 Ricky Road (APN 138-12-710-054), C-2 (General Commercial) Zone, Ward 5 (Barlow).

**CITY COUNCIL: OCTOBER 5, 2016**

**CASE PLANNER: STEVE GEBEKE  CONSENT**

**Comments Due: SEPTEMBER 1, 2016**

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](mailto:cburney@lasvegasnevada.gov)) and Steve Gebeke ([sgebeke@lasvegasnevada.gov](mailto:sgebeke@lasvegasnevada.gov)).** If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

**LIST COMMENTS BELOW:**



# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

Application/Petition For: EXTENSION OF TIME SDR-53925  
 Project Address (Location) 5252 RICKY RD LV NV 89130  
 Project Name ESMI PROPERTIES LLC Proposed Use BLDG MAINTENANCE SERVICE & SALES USE  
 Assessor's Parcel #(s) 13812710054 Ward # \_\_\_\_\_  
 General Plan: existing GC proposed NO CHANGE zoning: existing C2 proposed NO CHANGE  
 Commercial Square Footage 2450 Floor Area Ratio \_\_\_\_\_  
 Gross Acres .85 Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
 Additional Information \_\_\_\_\_

PROPERTY OWNER ESMI PROPERTIES LLC Contact JANA FORSYTHE  
 Address 5252 RICKY RD Phone: 702 4855983 Fax: 702 4856870  
 City LV State NV Zip 89130  
 E-mail Address \_\_\_\_\_

APPLICANT ESMI PROPERTIES LLC Contact JANA FORSYTHE  
 Address 5252 RICKY RD Phone: 702 4855983 Fax: 702 4856870  
 City LV State NV Zip 89130  
 E-mail Address \_\_\_\_\_

REPRESENTATIVE \_\_\_\_\_ Contact JANA FORSYTHE  
 Address 5252 RICKY RD Phone: 702 4855983 Fax: 702 4856870  
 City LV State NV Zip 89130  
 E-mail Address JANA@FEICONSTRUCTION.COM

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\* [Signature]  
 \*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.  
 Print Name JANA FORSYTHE  
 State of Nevada  
 County of Clark  
 Subscribed and sworn before me  
 This 15<sup>TH</sup> day of August, 2016 by Jana Forsythe.  
[Signature]

**FOR DEPARTMENT USE ONLY**

Case #	<u>EOT-66230</u>
Meeting Date:	<u>10/15/16</u>
Total Fee:	<u>300<sup>00</sup></u>
Date Received:*	<u>8/15/16</u>
Received By:	<u>M Rex</u>

Notary Public in and for said County and State

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





**DEPARTMENT OF PLANNING**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **EOT-66230** APN: 138-12-710-054

Name of Property Owner: ESMT PROPERTIES LLC

Name of Applicant: JANA & TIM FORSYTHE

Name of Representative: SELF

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: \_\_\_\_\_

State of Nevada  
County of Clark

Print Name: \_\_\_\_\_

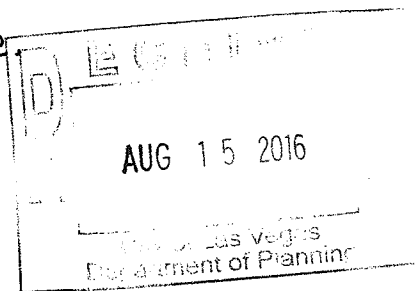
JANA FORSYTHE

Subscribed and sworn before me

This 15<sup>TH</sup> day of August, 2016 by Jana Forsythe

Karen Gonzalez

Notary Public in and for said County and State



## Justification Letter

### Issue-

After starting the construction company in 2006, F.E.I. Construction was looking for a new office. The owners Jana and Tim Forsythe, initially had an office space, but soon were affected by the recession. For several years they worked out of their home, and were now ready to separate home from office. Jana met Bonnie Shoning of Bill B. Shoning Contractors, a general building, painting, drywall and carpentry contractor in Las Vegas since 1984, at a BOWD (Business Opportunity Workforce Development) class in the fall of 2012. Bonnie told Jana about their construction company's converted residential to office building on 5252 Ricky Road, Las Vegas, NV 89130. Bonnie said they needed to sell immediately.

Jana and Tim drove by the office. The location was enticing (it was less than a 10 minute drive from their home). They contacted their Commercial Real Estate Broker, MDL, to reach out to the Shoning's Commercial Real Estate Broker, Albright Callister & Associates. After an initial walk through, including an assessment of clean-up and before operation move-in needs, it was apparent that all the office would need was new flooring, new paint, and new blinds.

The office building had built in plan desks in four offices. The greens and pinks were reminiscent of the popular interior design palette of the late 80s/early 90s.

### BEFORE PICTURES:



City of Las Vegas  
Department of Planning  
**EOT-66230**

With the previous owner being a contractor (Bill B. Shoning Contractors) and the new tenant being a contractor (F.E.I. Construction) the intended use of the property has not changed. The building at 5252 Ricky Road, Las Vegas, NV 89130 will continue to be used as office space, as it has previously been used for the past twenty (20) plus years.

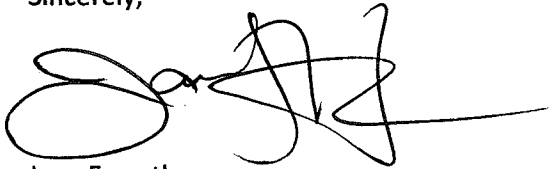
Information-

F.E.I. Construction currently has five (5) full-time employees at this location and the hours of operation are Monday-Friday 7:00AM- 4:00PM.

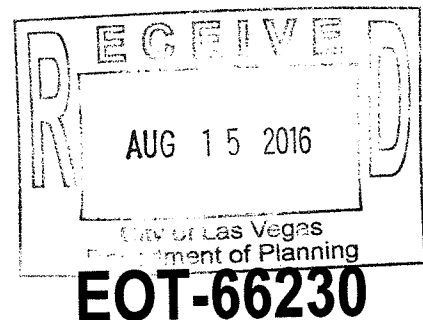
This is an existing building that has previously been used as an office and will continue to be used, in the same manner, as an office. In updating the interior paint, a low VOC paint was purchased from a locally owned WBE. Also in updating the flooring, a VCT was purchased from a local WBE and the carpet tiles were recycled from a nearby office remodel project.

Due to sluggish economic growth, employee turnover, and time constraints we are requesting an extension of time.

Sincerely,



Jana Forsythe  
WBE, WOSB, BOWD, DBE, and ESB Certified





August 25, 2014

LAS VEGAS  
CITY COUNCIL

Ms. Jana Forsythe  
ESMI Properties LLC  
5252 Ricky Road  
Las Vegas, Nevada 89130

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

RE: SDR-53925 [PRJ-53875] - SITE DEVELOPMENT PLAN REVIEW RELATED  
TO VAR-53923 AND VAR-53924  
CITY COUNCIL MEETING OF AUGUST 20, 2014

Dear Ms. Forsythe:

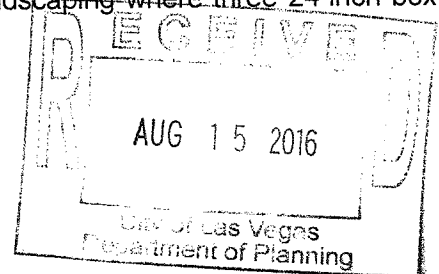
The City Council at a regular meeting held August 20, 2014 APPROVED the request for a Site Development Plan Review TO CONVERT AN EXISTING 2,450 SQUARE-FOOT RESIDENTIAL USE TO A COMMERCIAL USE WITH WAIVERS OF ALL LANDSCAPE BUFFER REQUIREMENTS on 0.85 acres at 5252 Ricky Road (APN 138-12-710-054), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 21, 2014. This approval is subject to:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-53923) and Variance (VAR-53924) shall be required, if approved.
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 development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/28/14, except as amended by conditions herein.
4. A Waiver from Title 19.08.080 is hereby approved, to allow no perimeter landscape buffers where a 15-foot landscape perimeter buffer along the south side and an eight-foot buffer along the east, north and west perimeters is required.
5. An Exception from Title 19.08.110 is hereby approved, to allow one 24-inch box tree and no shrubs for parking lot landscaping where three 24-inch box trees and 15 shrubs is required.

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

VOICE 702.229.6011  
TTY 702.386.9108  
www.lasvegasnevada.gov



**EOT-66230**



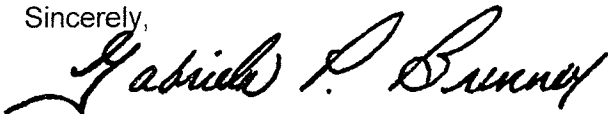
Ms. Jana Forsythe  
ESMI Properties LLC  
SDR-53925 – Page Two  
August 25, 2014

6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

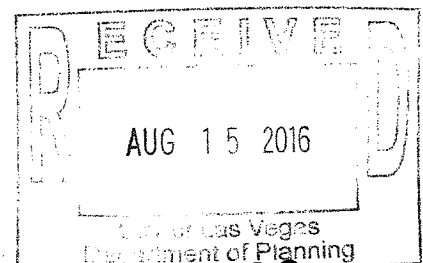
Public Works

10. In accordance with code requirements of Title 19.02.130.a, construct all incomplete half-street improvements on Ricky Road adjacent to this site concurrent with development of this site as required by the Department of Public Works. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. This condition will not be enforced if a Variance request such as VAR-53924 is approved to defer the installation of off-site improvements.
11. The applicant shall connect to public sewer and abandon the existing individual sewage disposal system according to Southern Nevada Health District (SNHD) regulations prior to issuance of a Certificate of Occupancy of this site, unless otherwise allowed by both the City Engineer and SNHD.
12. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.


Sincerely,



Gabriela Portillo-Brenner  
Deputy City Clerk for  
Beverly K. Bridges, MMC, City Clerk



**EOT-66230**

<b>A.P.N. #</b>	138-12-710-054
<b>R.P.T.T.</b>	\$1,173.00
<b>Escrow No.</b>	01415-2954
<b>Recording Requested By:</b>	
	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
ESMI Properties LLC	
5252 Ricky Road	
Las Vegas, NV 89130	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged,

**Bill B. Shoning, Sr. and Bonnie Lou Shoning as Co-Trustees of The Shoning Trust, dated August 7, 1998, as to an undivided 50% interest; and Bill B. Shoning, Jr. and Katherine Lee Shoning, husband and wife as joint tenants, as to an undivided 50% interest**

does hereby Grant, Bargain Sell and Convey to

**ESMI Properties LLC, a Nevada limited liability Company**

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

See Exhibit "A" attached hereto and by this reference made a part hereof

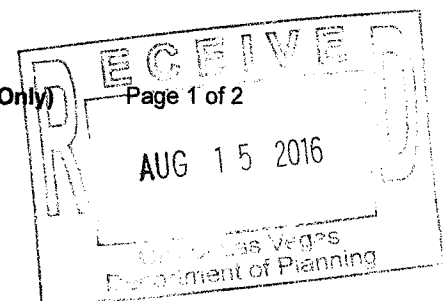
**SUBJECT TO:**

1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated:     April 19, 2013    

(One Inch Margin on all sides of Document for Recorder's use Only)



The Shoning Trust dated  
August 7, 1998

Bill B. Shoning, Sr.  
Bill B. Shoning, Sr., co-trustee

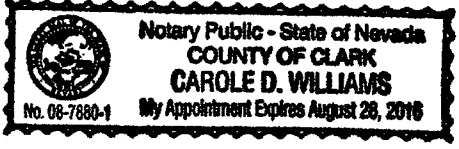
Bill B. Shoning, Jr.  
Bill B. Shoning, Jr.

Bonnie Lou Shoning  
Bonnie Lou Shoning, co-trustee

Katherine Lee Shoning  
Katherine Lee Shoning

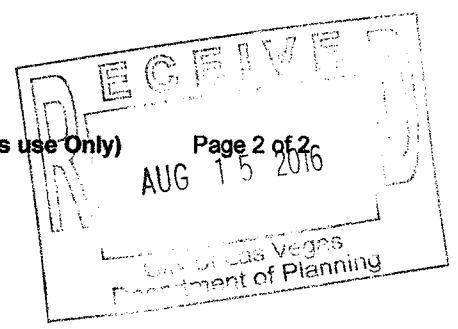
State of Nevada }  
County of Clark } ss.  
This instrument was acknowledged before me on April 19, 2015  
by: Bill B. Shoning, Sr. and Bonnie Lou Shoning  
Signature: Carole D. Williams  
Notary Public

State of Nevada }  
County of Clark } ss.  
This instrument was acknowledged before me on April 19, 2015  
by: Bill B. Shoning, Jr. and Katherine Lee Shoning  
Signature: Carole D. Williams  
Notary Public



Notary Clarification:  
County of Clark  
Carole D. Williams  
No. 08-7880-1  
Expires: August 28, 2016

(One Inch Margin on all sides of Document for Recorder's use Only)



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Parcel I:

Lot Twenty-Two (22) in Block Two (2) of Elstner Estates Subdivision, as shown by map thereof on file in Book 3 of Plats, Page 86, in the office of the County Recorder of Clark County, Nevada.

Parcel II:

That portion of Block Two (2) of Elstner Estates, as shown by map thereof on file in Book 3 of Plats, page 86, in the office of the County Recorder of Clark County, Nevada, described as follows:

Beginning at the Northwest corner of Lot Twenty-Two (22) in Block Two (2) of Elstner Estates; thence along the Northerly prolongation of the West line of said Lot Twenty-Two (22), North  $31^{\circ}45'24''$  West a distance of 47.90 feet; thence North  $60^{\circ}03'55''$  East a distance of 42.90 feet; thence North  $64^{\circ}23'41''$  East a distance of 79.77 feet to the Northerly prolongation of the East line of said Lot Twenty-Two (22), South  $27^{\circ}04'47''$  East a distance of 42.98 feet to the Northeast corner of said Lot Twenty-Two (22); thence from a tangent which bears South  $62^{\circ}55'13''$  West, Southwesterly along the North line of said Lot Twenty-Two (22), being the arc of a circle concave Southeasterly, having a radius of 1455.54 feet, through a central angle of  $4^{\circ}40'37''$ , an arc distance of 118.81 feet to the point of beginning.

ASSessor's COPY

