

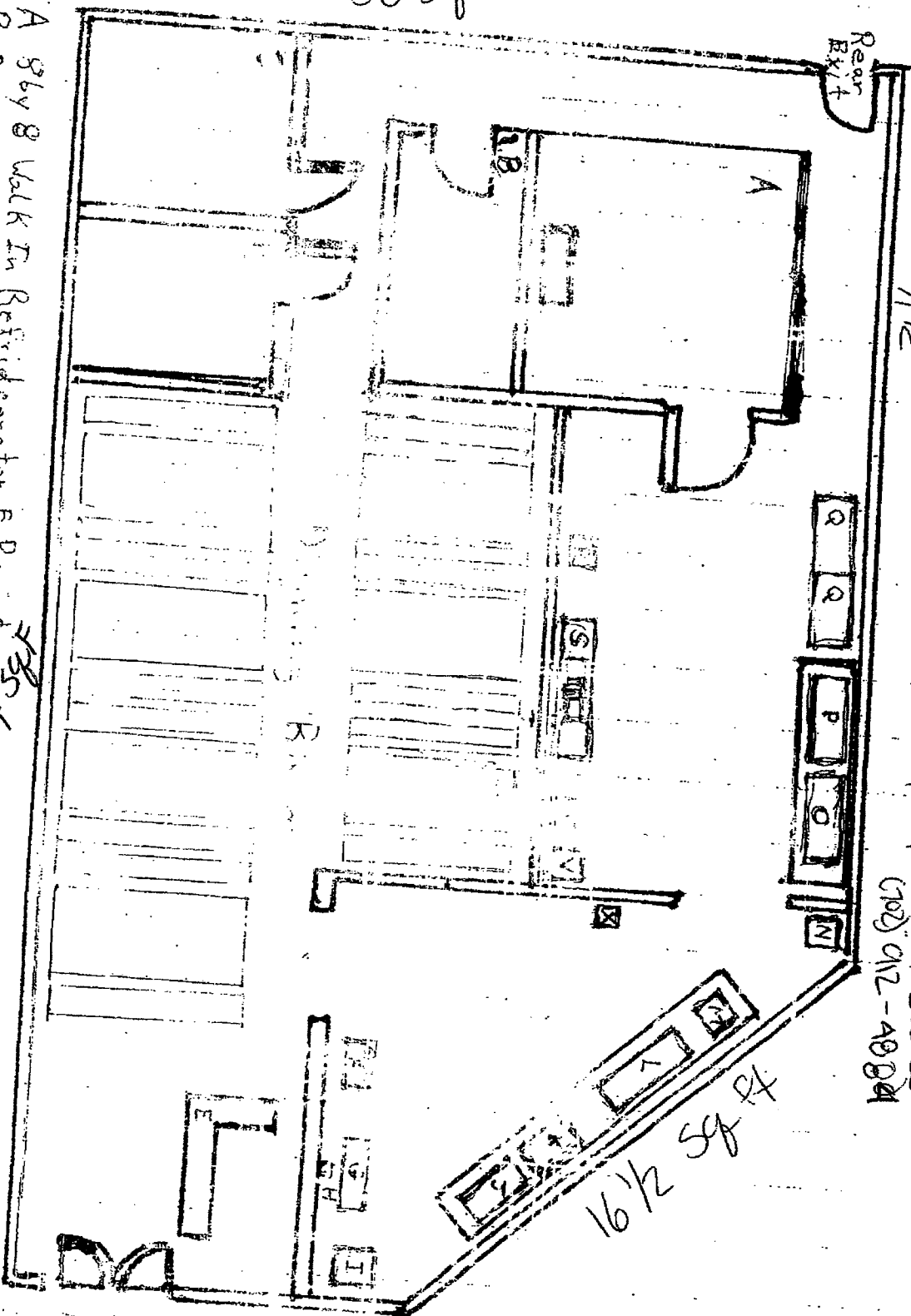
LA LAS VEGAS AC COMA MACHI

2407 S. EASTEE AVE.

45 2 1/2

LAS VEGAS NV 89104 TEL. 702 912-4884

Rear Exit



30 sq ft

16 1/2 sq ft

17 sq ft

Front Entrance

- A 86y 8 Walk In Refrigerator
- B Dry Storage
- C Women's Restroom
- D Men's Restroom

355 44

- E Refrigerator
- F Ice Machine
- G Three Compartment Sink
- H Floor Sink
- I Reach In Refrigerator

- K 4 Burner Oven
- L Griddle
- M Fryer
- N Reach In Refrigerator
- O Flat Grill
- P Stainless Steel Work Table
- Q Prep Sink
- R Three Compartment Sink
- S Sink

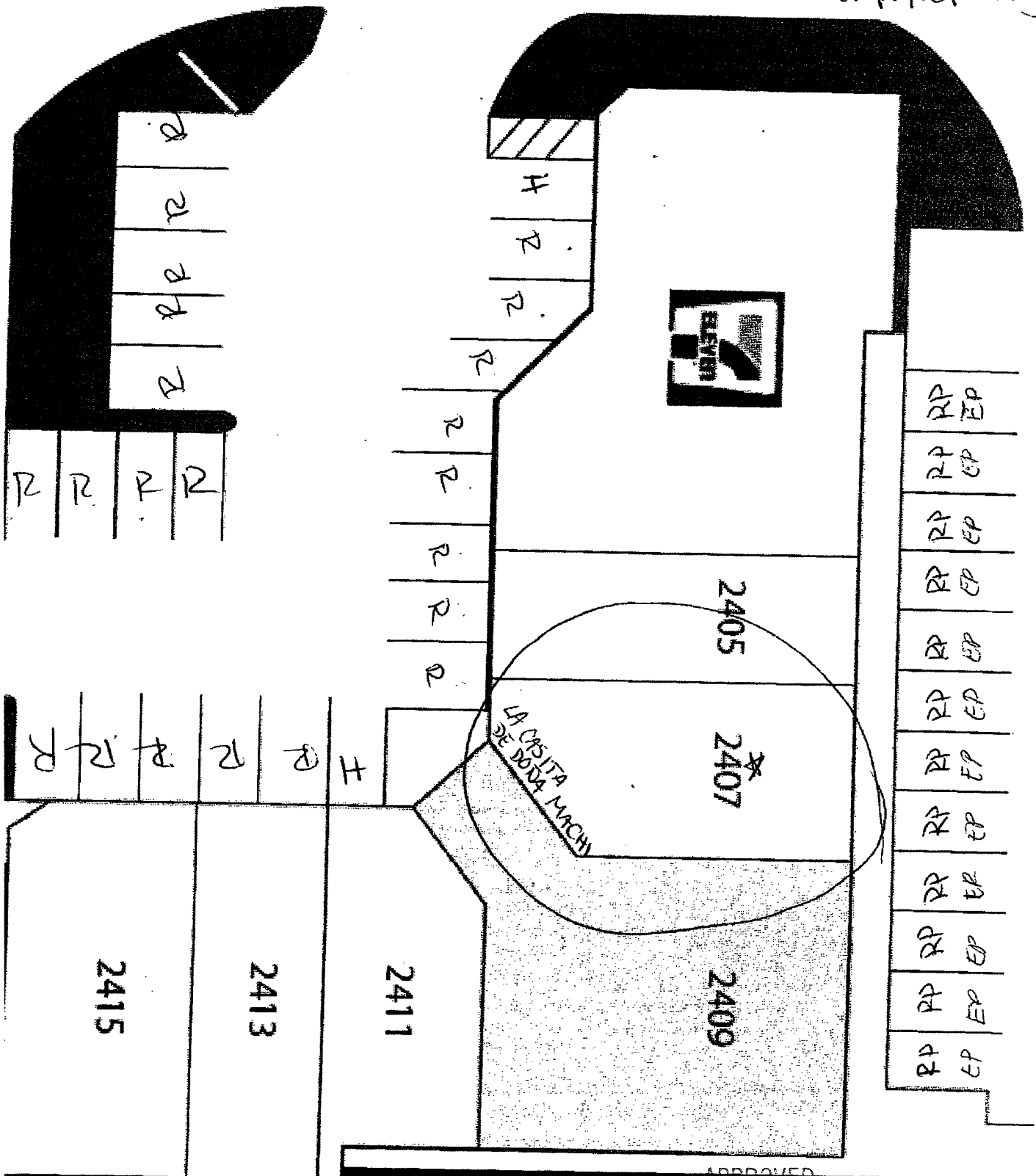
RQR-65209

APPROVED
Site Plan
BY S. L. R. 8/30/16
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

EASTERN AVE

PARKING TABLE

- 2 - H - handicapped
- 22 - R - regular parking
- 12 - RP/EP - Rear parking Employee parking



APPROVED

SITE PLAN - Location only

RQR-65209

BY S. J. [Signature] 8/30/16
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS



**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



/city of las vegas

November 17, 2016

Mr. Anthony Sinclair
E&S Center II, LLC
PO Box 25457
Prescott Valley, Arizona 86312

**RE: RQR-65209 – ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE – OCTOBER 2016**

Dear Mr. Sinclair:

Your Required Review of an approved Special Use Permit (SUP-59925) FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN AN EXISTING 1,310 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A 312-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 2407 South Eastern Avenue (APN 162-01-401-008), C-1 (Limited Commercial) Zone, Ward 3 (Coffin), has been considered administratively by the Department of Planning staff.

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

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-59925) shall be required.
2. No further reviews shall be required.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Mr. Anthony Sinclair
E&S Center II, LLC
RQR-65209 - Page Two
November 17, 2016

This action by the Department of Planning staff on November 17, 2016 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

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. Perla Varela
La Casita De Dona Machi
2407 South Eastern Avenue
Las Vegas, Nevada 89104

City of Las Vegas

AGENDA MEMO - PLANNING

ADMINISTRATIVE REVIEW DATE: OCTOBER 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: LA CASITA DE DONA MACHI - OWNER: E & S
CENTER II, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
RQR-65209	Staff APPROVES, subject to conditions.	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

**** CONDITIONS ****

RQR-65209 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-59925) shall be required.
2. No further reviews shall be required.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

NE

Conditions Page One
October 2016 - Administrative Review Meeting

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Staff Report Page One
October 2016 - Administrative Review Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is the one-year administrative Required Review of Special Use Permit (SUP-59925).

ISSUES

- Condition Number One of Special Use Permit (SUP-59925) required all signage to be maintained in conformance with Title 19.
- Condition Number Two of Special Use Permit (SUP-59925) required an administrative review to be conducted one-year from date of license issuance.
- Business License (L63-00123) for a Beer/Wine/Cooler On-Sale Establishment was issued on October 15, 2015.

ANALYSIS

On August 11, 2015, the Planning Commission recommended approval of a request for a Special Use Permit (SUP-59925) for a Beer/Wine/Cooler On-Sale Establishment at 2407 South Eastern Avenue with the added conditions for the Restaurant to comply with Title 19 for signage, and for the Special Use Permit to be administratively reviewed one-year from date of issuance of a business license for the alcohol use. The City Council gave final approval of the Special Use Permit (SUP-59925) with the amended conditions on September 16, 2015.

During a routine field check performed by staff, no temporary signs were observed on the subject site, and the window signs were observed to be in compliance with Title 19.08.120(F)(18) for Windows Signs as well. In addition, the Department of Planning has received no alcohol related complaints for the subject site within the past year.

FINDINGS – REQUIRED REVIEW (RQR-65209)

Since the applicant has complied with both Condition Number One and Two of Special Use Permit (SUP-59925), staff is administratively approving this Required Review with no further reviews required.

NE

Staff Report Page Two
October 2016 - Administrative Review Meeting

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
12/18/63	The Board of City Commissioners approved a Rezoning (Z-0159-63) request from R-1 (Single Family Residence) and R-2 (Medium-Low Density Residential) to C-1 (Limited Commercial) as part of a larger request. This site was part of that request.
04/02/86	The City Council approved a Plot Plan Review [Z-0159-63 (2)] for a shopping center on the northeast corner of Sahara Avenue and Eastern Avenue. The Planning Commission recommended approval.
10/16/02	The City Council approved a Special Use Permit (U-0105-02) for a restaurant with a Service Bar at 2407 South Eastern Avenue. This permit expired.
08/08/07	Code Enforcement processed a complaint (#56546) for sign violations at 2407 South Eastern Avenue. The case was resolved on 08/08/07.
07/27/15	Code Enforcement processed a complaint (#157787) for banner signs and the windows having more than 25 percent coverage at 2407 South Eastern Avenue. The case was resolved on 08/18/15.
09/16/15	The City Council approved a request for a Special Use Permit (SUP-59925) for a proposed Beer/Wine/Cooler On-Sale Establishment use within an existing 1,310 square-foot restaurant with a Waiver to allow a 312-foot distance separation from a City park where 400 feet is required at 2407 South Eastern Avenue. The Planning Commission recommended approval, staff recommended denial.

Most Recent Change of Ownership	
03/03/06	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1986	The retail center was constructed.
05/07/02	A building permit (#2008392) was issued for a restaurant at 2407 South Eastern Avenue. The permit received its final inspection on 05/08/02.
05/03/11	A building permit (#186956) was issued for a kitchen hood extinguishing system at 2407 South Eastern Avenue. The permit received its final inspection on 06/29/11.
09/19/14	A business license (G62-08053) was issued for a Restaurant at 2407 South Eastern Avenue. The license remains active.

NE

Staff Report Page Three
October 2016 - Administrative Review Meeting

Related Building Permits/Business Licenses	
10/01/15	A business license (P63-00236) was issued for a Beer/Wine/Cooler On-Sale Establishment at 2407 South Eastern Avenue. The license remains active.
	A business license (L63-00123) was issued for a Beer/Wine/Cooler On-Sale Establishment at 2407 South Eastern Avenue. The license remains active.

Pre-Application Meeting
A pre-application meeting was not required for this review, nor was one held.

Neighborhood Meeting
A neighborhood meeting was not required for this review, nor was one held.

Field Check	
10/13/16	Staff conducted a routine field check where the subject Restaurant was observed within a small "strip" style retail center. Staff did not observe any temporary signs at the time of the field check, and the window signs remained in compliance with Title 19.

Details of Application Request	
Site Area	
Net Acres	0.71

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
	General Retail Store, Other Than Listed		
	Financial Institution, Specified		
	Office, Other Than Listed		

Staff Report Page Four
October 2016 - Administrative Review Meeting

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
North	Liquor Establishment (Tavern)	SC (Service Commercial)	C-1 (Limited Commercial)
	Beer/Wine/Cooler On-Sale Establishment		
	Restaurant		
	Private Club, Lodge or Fraternal Organization		
	General Retail Store, Other Than Listed		
	Office, Other Than Listed		
South	General Retail Store, Other Than Listed	CG (Commercial General) (Clark County)	C-2 (General Commercial) (Clark County)
	Office, Other Than Listed		
East	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
West	Auto Repair Garage, Minor	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	Compliance
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	Compliance
A-O (Airport Overlay) District - 200 Feet	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Staff Report Page Five
October 2016 - Administrative Review Meeting

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Eastern Avenue	Primary Arterial	Master Plan of Streets and Highways	110	Y
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways	140	Y

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



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

ROR-65209 - REQUIRED REVIEW - ADMINISTRATIVE - APPLICANT: LA CASITA DE DONA MACHI - OWNER: E & S CENTER II, LLC - For possible action on a Required Review of an approved Special Use Permit (SUP-59925) FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN AN EXISTING 1,310 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A 312-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 2407 South Eastern Avenue (APN 162-01-401-008), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

MINOR REVIEW ADMINISTRATIVE MEETING: **OCTOBER 1, 2016**

PLANNING SUPERVISOR: **STEVE GEBEKE**



ADMINISTRATIVE

Comments Due: **ASAP**

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:

THIS ITEM WILL BE CONSIDERED
ADMINISTRATIVELY AND WILL NOT
APPEAR ON A PLANNING COMMISSION
AGENDA



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: LA CASITA DE DONA MACHI
 Project Address (Location) 2407 S EASTERN AVE LAS VEGAS, NV 89104
 Project Name PZJ-59735 Proposed Use _____
 Assessor's Parcel #(s) 16201401008 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER EFS CENTER II, LLC Contact ANTHONY S. JORDAN
 Address Box 25459 Phone: 702-271-0635 Fax: _____
 City PRESIDENT VALLEY, NEVADA State AZ Zip 86312
 E-mail Address _____

APPLICANT LA CASITA DE DONA MACHI Contact PERLA VARELA
 Address 2407 S EASTERN AVE Phone: 702-912-4884 Fax: _____
 City LAS VEGAS, NV State NV Zip 89104
 E-mail Address PERLA1-12@YAHOO.COM

REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

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.

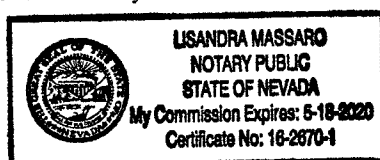
Print Name PERLA VARELA

Subscribed and sworn before me

This 30 day of August, 20 16.
Nevada, Clark [Signature]

Notary Public in and for said County and State

Revised 03/28/16



FOR DEPARTMENT USE ONLY

Case # PQR-65209

Meeting Date: _____

Total Fee: \$300

Date Received: 8/30/16

Received By: SID NOYCE

*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.

August 28th, 2016

To Whom it may Concern,

I Perla Varela owner of the Mexican restaurant "La Casita de Dona Machi," located on 2407 S Eastern Ave Las Vegas, NV 89104 am requesting a special use permit for the license of beer and wine on sale. I would like this special use permit to make my business grow and satisfy my customer's needs; because they ask for beer with their food and a beer always goes good with Mexican food. I would like this special use permit for the same reason of making my business grow and making my customers happy which I can assume that is most business owners goal. Please take this application into consideration and if you have any questions feel free to contact me at the contact information listed below thank you.

Sincerely,

Perla Varela

702.575.1868

RQR-65209



DEPARTMENT OF PLANNING

DEVELOPMENT IMPACT NOTICE AND ASSESSMENT (DINA) PROJECT OF REGIONAL SIGNIFICANCE (PRS)

Pursuant to Las Vegas Municipal Code (LVMC) Section 19.16.010(E) and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that your project is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan.

Applicant Information

The following Environmental Impact Assessment is being submitted for consideration for the proposed project known as _____, located at 2407 S Eastern Ave, Las Vegas, NV 89104

This document is being prepared by:

Company Name: PERLA VARELA

Address: 2407 S EASTERN AVE LAS VEGAS, NV 89104

Contact Person:

Name: PERLA VARELA

Title: OWNER

Telephone: (702) 575 1868

Fax:

E-mail: 702 PERLA 1 - 720@yahoo.com

I certify that the statements made by me on this Environmental Impact Assessment represent my best professional judgment and are, to the best of my knowledge, true and complete and correct.

I understand that any misrepresentation or material omission of fact on this document may be considered as constituting grounds for an incomplete application and may uphold processing of the application until complete information is provided.

Signature: _____

Name: PERLA VARELA
Title: OWNER

Date: _____

6/22/15

RQR-65209



**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

September 17, 2015

Mr. Anthony Sinclair
E&S Center II, LLC
P.O. Box 25457
Prescott Valley, Arizona 86312

**RE: SUP-59925[PRJ-59735] - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF SEPTEMBER 16, 2015**

Dear Mr. Sinclair:

The City Council at a regular meeting held on September 16, 2015 **APPROVED** a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN AN EXISTING 1,310 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A 312-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 2407 South Eastern Avenue (APN 162-01-401-008), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-59735].

This approval is subject to the following conditions:

Planning

1. All signage must be maintained in conformance with Title 19.
2. An administrative required review shall be conducted within one year from the date of license issuance.
3. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler On-Sale Establishment use.
4. 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.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit and business license.

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

VOICE 702.229.6301
FAX 702.474.7463
TTY 7-1-1
www.lasvegasnevada.gov



/city of las vegas

2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD

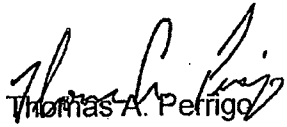
RQR-65209

Mr. Anthony Sinclair
E&S Center II, LLC
SUP-59925 [PRJ-59735] - Page Two
September 17, 2015

7. A Waiver from Title 19.12 is hereby approved, to allow a 312-foot distance separation from a City Park where 400 feet is required.
8. Approval of this Special Use Permit does not constitute approval of a liquor license. -
9. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
10. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on September 17, 2015.

Sincerely,


Thomas A. Perrigo
Director
Department of Planning



TAP:clb

cc: Ms. Perla Varela
La Casita De Dona Machi
2407 South Eastern Avenue
Las Vegas, Nevada 89104

RQR-65209



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-65209** APN: 162-01-401-008

Name of Property Owner: EFS CENTER II, LLC

Name of Applicant: _____

Name of Representative: _____

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

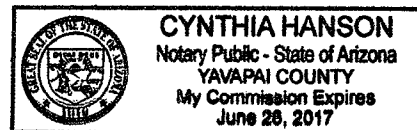
Signature of Property Owner: [Signature]

Print Name: ANTHONY K. SINDLAR
PLANNING MEMBER

Subscribed and sworn before me

This 21 day of JUNE, 2016

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



RQR-65209

EASTERN AVE

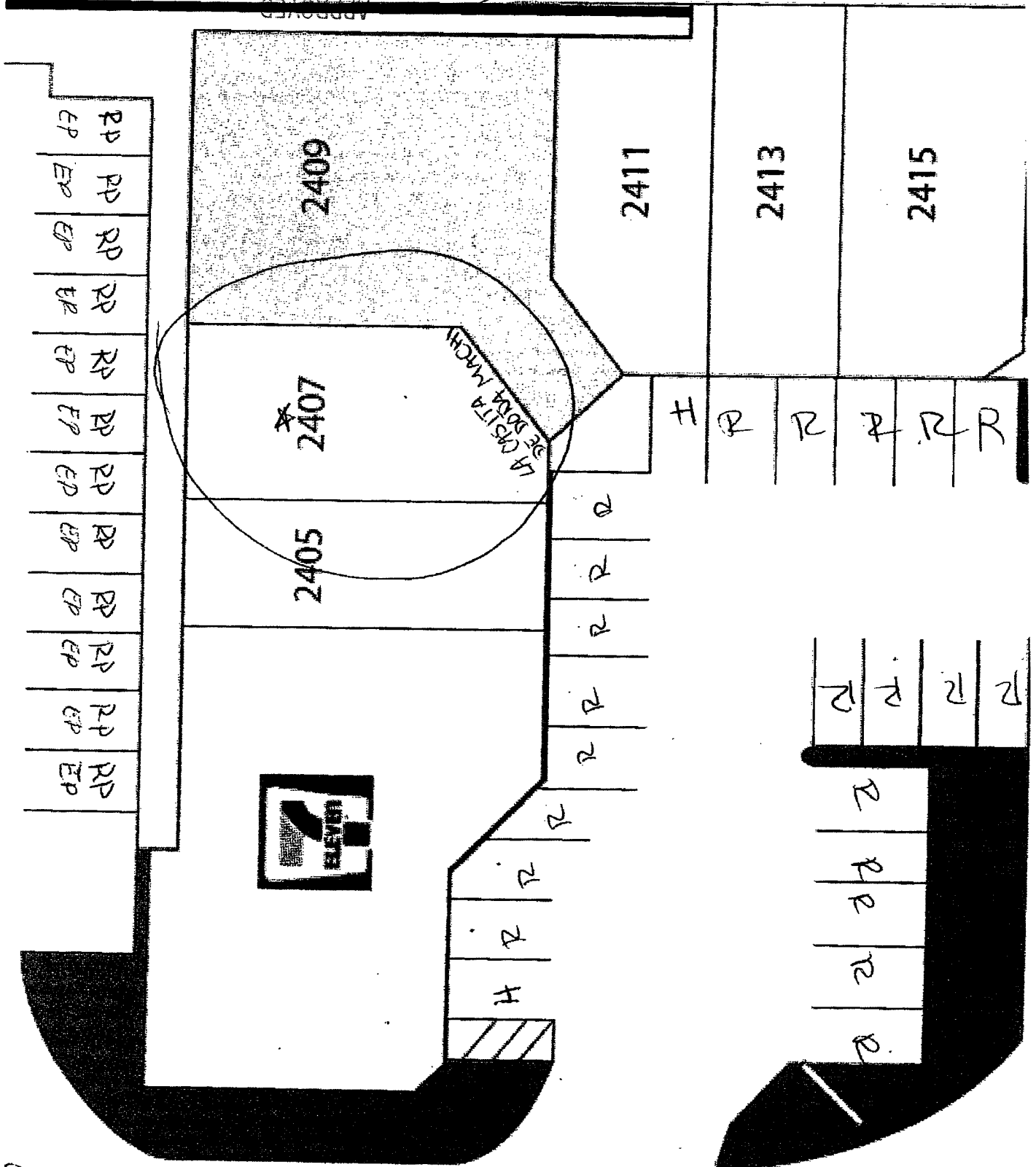
Parking Table

2-H-Handycap

22 - P-regular partitions

REFP-12ear parkidg

Employee parking



02700000

8/30/16
CITY OF LAS VEGAS
G DIVISION
CURRENT PLAN
BY *[Signature]*
SITE PLAN - LEASING ONLY

LA LAS VEGAS DE UONA MACHI

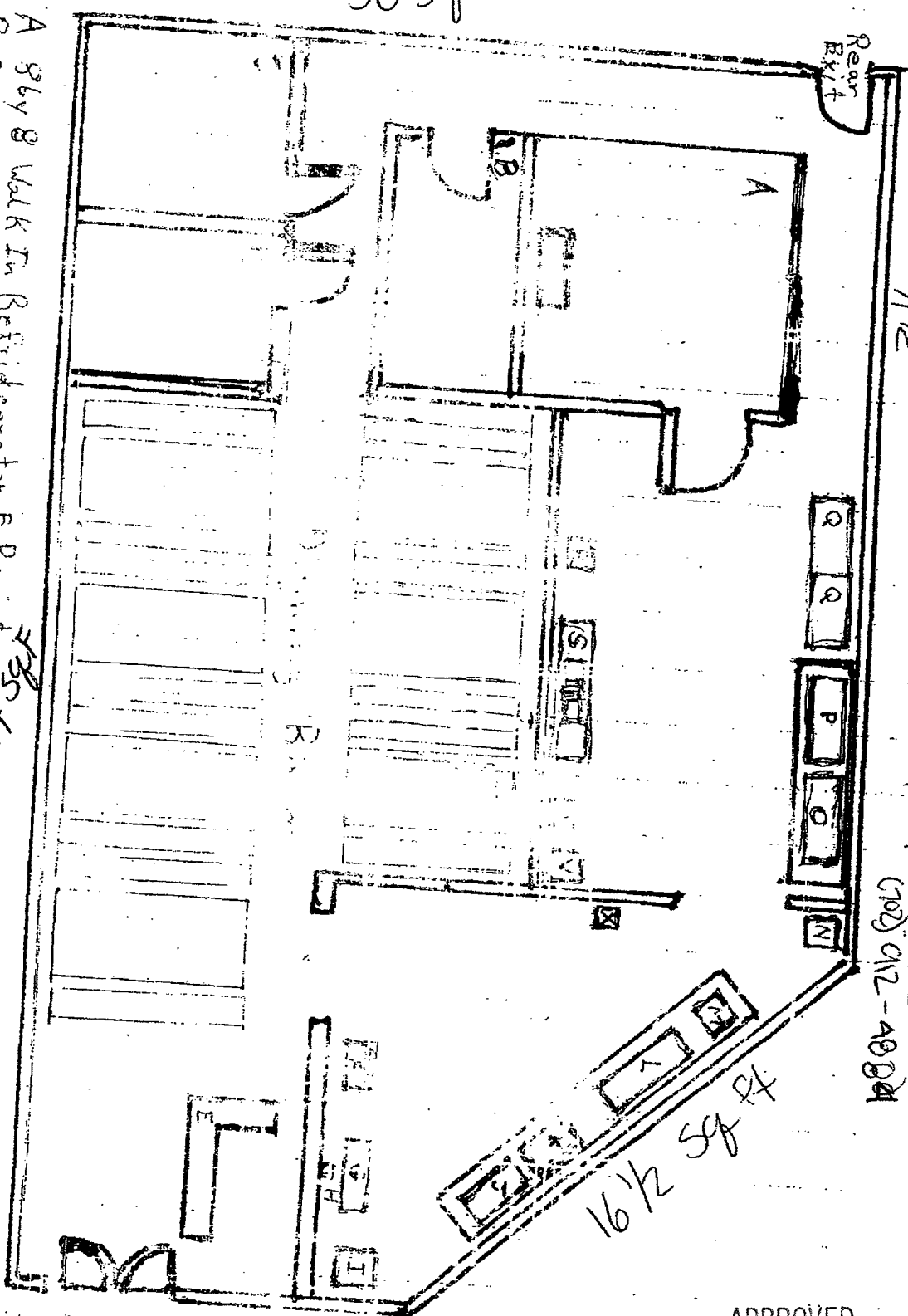
2407 S. EASTER AVE.

465 2/12

LAS VEGAS NV 89104 TEL. ~~702 912-4884~~

(702) 912-4884

Rear Exit



- A 36" Walk In Refrigerator
- B Dry Storage
- C Walk in Refrigerator
- D Mens Rest room

RQR-65209

- E Register
- F 30" Machine
- G Three Compartment Sink
- H Floor Sink
- I Reach In Refrigerator

- K 4 Burner Oven
- L Griddle
- M Fryer
- N Reach In Refrigerator
- O Flat Grill

- P Stainless Steel Work Table
- Q Hot Sink
- R Stainless Steel Fryer
- S Stainless Steel Sink

Front Entrance

17 sq ft

465 2/12 16 1/2 sq ft

APPROVED
 SIZE Plan
 BY STW 8/30/16
 CURRENT PLANNING DIVISION
 CITY OF LAS VEGAS



Debbie Conway
Clark County Recorder
(702) 455-4336

Aptitude
Clark County, NV Transaction
#: 2704797
Receipt #: 2464661
Cashier Date: 6/18/2015 3:23:03 PM
(GARCIAC)



Print Date:
6/18/2015 3:23:02 PM

Customer Information	Transaction Information	Payment Summary
E & S CENTER II LLC PO BOX 25457 PRESCOTT VALLEY, AZ 86312	Received: WALK-IN Returned: PICKUP Type: Search Track #: Bin #:	Total Fees \$8.00 Total Payments \$8.00

1 Payments



CASH

Tendered: \$20.00 Change Returned: \$12.00 \$8.00

0 Recorded Items

1 Search Items



(D) DEED

Instrument #: 200603030000965 BK/PG: 0/0 Date: 3/3/2006
10:02:59 AM
From: SINCLAIR, ANTHONY R
To: E & S CENTER II LLC

Copy Fee (1) Copy

8

\$8.00

0 Miscellaneous Items



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

June 15, 2016

Mr. Anthony Sinclair
E&S Center II, LLC
PO Box 25457
Prescott Valley, Arizona 86312

**RE: RQR-65209 - ADMINISTRATIVE REQUIRED REVIEW - SPECIAL
USE PERMIT
PREVIOUS CASE: SUP-59925 [PRJ-59735]
2407 South Eastern Avenue (APN 162-01-401-008)**

Dear Mr. Sinclair:

Our records indicate the above referenced action will be scheduled for an administrative review on **October 1, 2016**, at which time staff may recommend that the use be discontinued.

Provide two (2) 24" x 36" site plans, two (2) 8½" x 11" site plans, and two (2) 8½" x 11" floor plans and/or elevations depicting the site. In addition to the plans required, we also need a justification letter, current deed, the enclosed Statement of Financial Interest form and Application completed and notarized. Please come to our offices at 333 North Rancho Drive no later than **August 30, 2016** to pay the application fee of \$300.00 and submit the required documents. You also have the option to submit and pay fees online, for online submittal instructions please call Steve Gebeke or Peter Lowenstein at (702) 229-6301. Failure to submit the above mentioned items **may** result in immediate discontinuance of the **use** for this site.

If you have any questions, please feel free to contact me at (702) 229-6301.

Sincerely,

A handwritten signature in cursive script that reads "Carman Burney".

Carman Burney, Agenda Technician
Department of Planning
Long Range Planning Division

cc: Ms. Perla Varela
La Casita De Dona Machi
2407 South Eastern Avenue
Las Vegas, Nevada 89104

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

20060215-0000893

APN 162-01-401-008
R.P.T.T. Exempt-9-
Grantors 100% Owners of LLC

Recording Requested by:

First American

When Recorded, Return to:

E & S Center II, LLC
c/o Anthony R. Sinclair
P.O. Box 645
Los Alamos, California 93440

Fee: \$16.00 RPTT: EX#009
N/C Fee: \$0.00

02/15/2006 10:08:13

T20060028510

Requestor:

FIRST AMERICAN TITLE COMPANY OF NEVADA

Frances Deane
Clark County Recorder

ARO
Pgs: 5

GRANT, BARGAIN & SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ANTHONY R. SINCLAIR and ELISABETH H. SINCLAIR

hereby grant, bargain, sell and convey to E & S Center II, LLC, a Nevada limited liability company

all that certain real property situated at 2401 South Eastern in the City of Las Vegas, County of Clark, State of Nevada, more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO
AS EXHIBIT A AND MADE A PART HEREOF

SUBJECT TO:

1. All accrued and unpaid real estate and personal property taxes

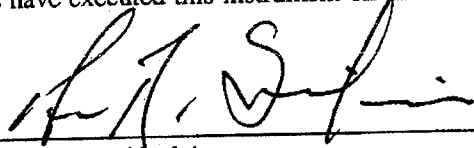
2. Restrictions, conditions, rights of way and easements now of record, if any, or any that actually exist on the property

TOGETHER WITH all singular tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

IN WITNESS WHEREOF, the undersigned grantors have executed this instrument on the dates set forth below.

Date: 2-7-06

Date: 1-31-06


Anthony R. Sinclair


Elisabeth H. Sinclair

(Acknowledgments appear on the following page)

RECORDED AS ACCOMODATION ONLY
WITHOUT LIABILITY

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST (SW) CORNER OF SAID SECTION 1; THENCE NORTH 0°16'31" WEST, ALONG THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 95.15 FEET TO A POINT; THENCE NORTH 89°43'29" EAST, A DISTANCE OF 70.00 FEET TO A POINT ON THE EAST LINE OF EASTERN AVENUE, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 0°16'31" WEST, ALONG THE SAID EAST LINE OF EASTERN AVENUE, A DISTANCE OF 219.44 FEET TO A POINT; THENCE NORTH 89°43'29" EAST, A DISTANCE OF 175.00 FEET TO A POINT; THENCE SOUTH 0°16'31" EAST, A DISTANCE OF 175.00 FEET TO A POINT ON THE NORTH LINE OF SAHARA AVENUE; THENCE SOUTH 85°36'29" WEST, ALONG THE SAID NORTH LINE OF SAID SAHARA AVENUE A DISTANCE OF 51.35 FEET TO A POINT ON A CURVE OF THE NORTH LINE OF SAID SAHARA AVENUE; THENCE FROM A TANGENT WHOSE BEARING IS THE LAST DESCRIBED COURSE TURNING TO THE RIGHT ALONG SAID CURVE HAVING A RADIUS OF 1,928.50 FEET AND SUBTENDING A CENTRAL ANGLE OF 02°02'57", AN ARC LENGTH OF 68.97 FEET TO A POINT ON A TANGENT CURVE OF THE NORTH LINE OF SAID SAHARA AVENUE; THENCE FROM A TANGENT WHOSE BEARING IS SOUTH 87°39'26" WEST TURNING TO THE RIGHT ALONG SAID TANGENT CURVE HAVING A RADIUS OF 53.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 92°04'03" AN ARC LENGTH OF 85.16 FEET TO THE POINT OF BEGINNING.

RECORDED AS ACCOMMODATION ONLY
WITHOUT LIABILITY



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

June 15, 2016

Mr. Anthony Sinclair
E&S Center II, LLC
PO Box 25457
Prescott Valley, Arizona 86312

**RE: RQR-65209 - ADMINISTRATIVE REQUIRED REVIEW - SPECIAL
USE PERMIT
PREVIOUS CASE: SUP-59925 [PRJ-59735]
2407 South Eastern Avenue (APN 162-01-401-008)**

Dear Mr. Sinclair:

Our records indicate the above referenced action will be scheduled for an administrative review on **October 1, 2016**, at which time staff may recommend that the use be discontinued.

Provide two (2) 24" x 36" site plans, two (2) 8½" x 11" site plans, and two (2) 8½" x 11" floor plans and/or elevations depicting the site. In addition to the plans required, we also need a justification letter, current deed, the enclosed Statement of Financial Interest form and Application completed and notarized. Please come to our offices at 333 North Rancho Drive no later than **August 30, 2016** to pay the application fee of \$300.00 and submit the required documents. You also have the option to submit and pay fees online, for online submittal instructions please call Steve Gebeke or Peter Lowenstein at (702) 229-6301. Failure to submit the above mentioned items **may** result in immediate discontinuance of the **use** for this site.

If you have any questions, please feel free to contact me at (702) 229-6301.

Sincerely,

A handwritten signature in cursive script that reads "Carman Burney".

Carman Burney, Agenda Technician
Department of Planning
Long Range Planning Division

cc: Ms. Perla Varela
La Casita De Dona Machi
2407 South Eastern Avenue
Las Vegas, Nevada 89104



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: _____

Name of Property Owner: _____

Name of Applicant: _____

Name of Representative: _____

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

☐ Yes

☐ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: _____

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) _____

Project Name _____ Proposed Use _____

Assessor's Parcel #(s) _____ Ward # _____

General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

APPLICANT _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

REPRESENTATIVE _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

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* _____

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

Print Name _____

Subscribed and sworn before me

This _____ day of _____, 20 _____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #

Meeting Date:

Total Fee:

Date Received:*

Received By:

*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.



**LAS VEGAS
CITY COUNCIL**

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MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
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STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

September 17, 2015

Mr. Anthony Sinclair
E&S Center II, LLC
P.O. Box 25457
Prescott Valley, Arizona 86312

**RE: SUP-59925[PRJ-59735] - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF SEPTEMBER 16, 2015**

Dear Mr. Sinclair:

The City Council at a regular meeting held on September 16, 2015 **APPROVED** a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN AN EXISTING 1,310 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A 312-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 2407 South Eastern Avenue (APN 162-01-401-008), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-59735].

This approval is subject to the following conditions:

Planning

1. All signage must be maintained in conformance with Title 19.
2. An administrative required review shall be conducted within one year from the date of license issuance.
3. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler On-Sale Establishment use.
4. 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.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit and business license.

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

VOICE 702.229.6301
FAX 702.474.7463
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www.lasvegasnevada.gov



/city of las vegas

2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD

RQR-65209

Mr. Anthony Sinclair
E&S Center II, LLC
SUP-59925 [PRJ-59735] - Page Two
September 17, 2015

7. A Waiver from Title 19.12 is hereby approved, to allow a 312-foot distance separation from a City Park where 400 feet is required.
8. Approval of this Special Use Permit does not constitute approval of a liquor license. -
9. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
10. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on September 17, 2015.

Sincerely,


Thomas A. Perrigo
Director
Department of Planning



TAP:clb

cc: Ms. Perla Varela
La Casita De Dona Machi
2407 South Eastern Avenue
Las Vegas, Nevada 89104

RQR-65209