

FILE HISTORY

[illegible]

FILE NO.:

Z-0049-02

PROPERTY OWNERS

PROTESTS

APPROVALS

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FILE NO.: _____

TELEPHONE COMMUNICATION LOG

DATE	PERSON & NUMBER CALLED	P&D STAFF PERSON CALLING

NATURE OF CALL:

RESPONSE OF CALL:

FILE NUMBER: _____

NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0049-02

REQUEST BY ETOR 1981 TRUST ON BEHALF OF GUS MERHI FOR REZONING FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL) ON THE EAST SIDE OF RANCHO DRIVE, APPROXIMATELY 1,130 FEET SOUTH OF LONE MOUNTAIN ROAD (APN: 138-02-102-007), PROPOSED USE: USED AUTO SALES, WARD 6 (MACK).

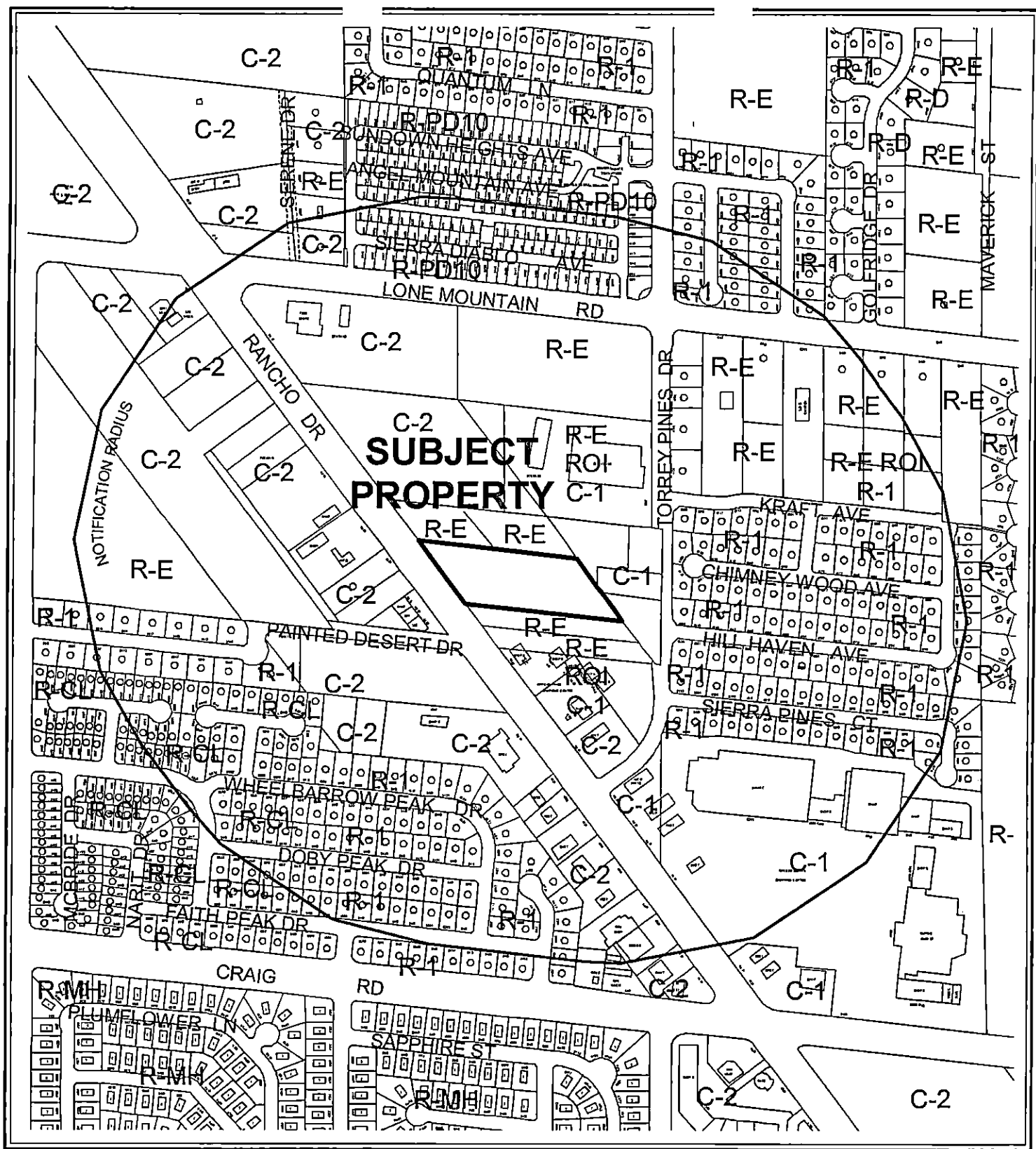
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

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 Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. 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. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: Z-0049-02

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

0 400 800 Feet



NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0049-02

REQUEST BY ETOR 1981 TRUST ON BEHALF OF GUS MERHI FOR REZONING FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL) ON THE EAST SIDE OF RANCHO DRIVE, APPROXIMATELY 1,130 FEET SOUTH OF LONE MOUNTAIN ROAD (APN: 138-02-102-007), PROPOSED USE: USED AUTO SALES, WARD 6 (MACK).

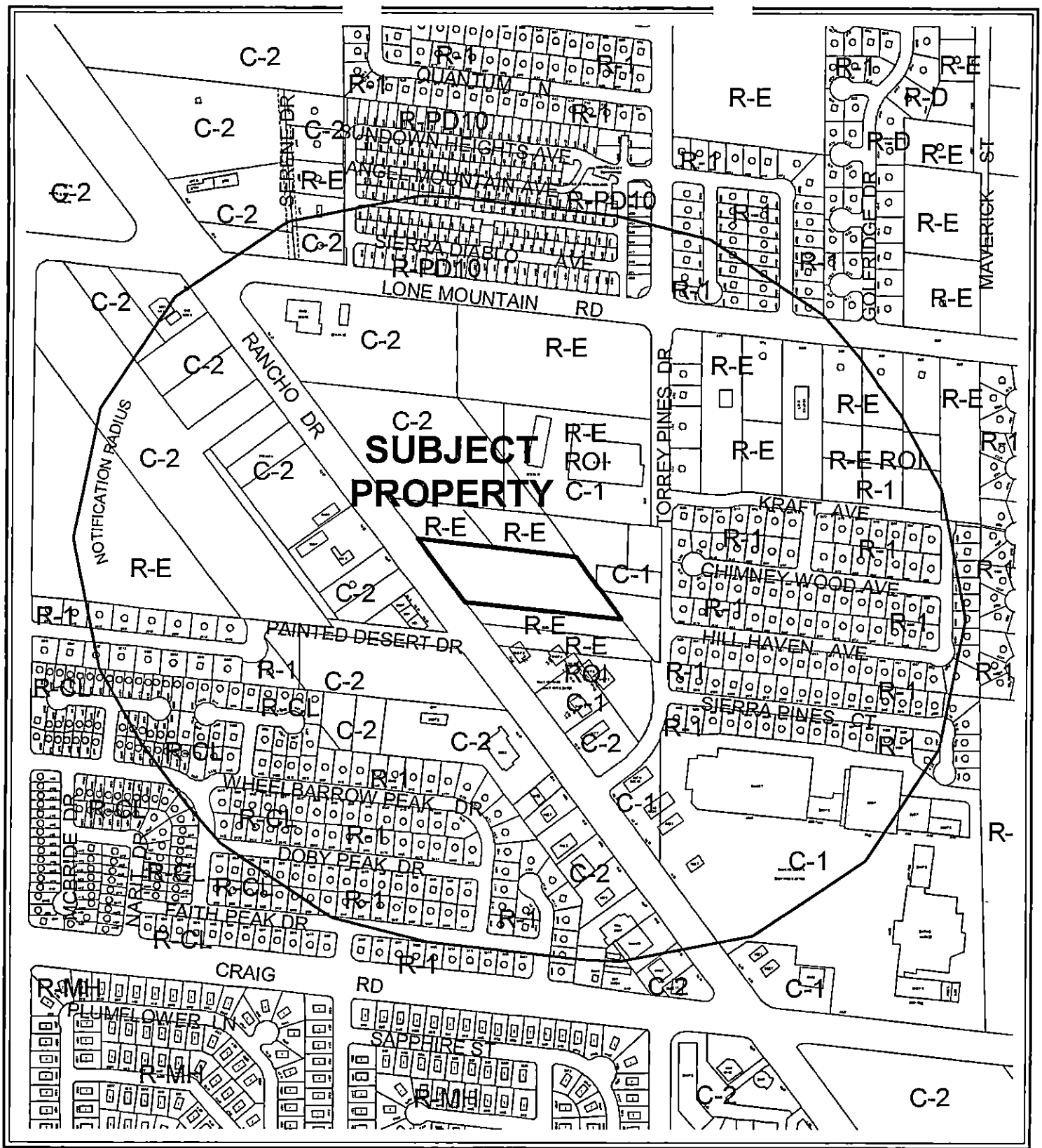
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PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

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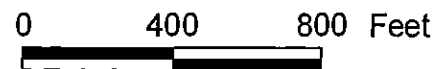


CASE: Z-0049-02

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



NOTICE OF PUBLIC HEARING

GENERAL PLAN AMENDMENT

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

GPA-0024-02

REQUEST BY ETOR 1981 TRUST ON BEHALF OF GUS MERHI TO AMEND A PORTION OF THE CENTENNIAL HILLS SECTOR PLAN FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) ON APPROXIMATELY 3.1 ACRES ON THE EAST SIDE OF RANCHO DRIVE APPROXIMATELY 1,130 FEET SOUTH OF LONE MOUNTAIN ROAD (APN: 138-02-102-007), WARD 6 (MACK).

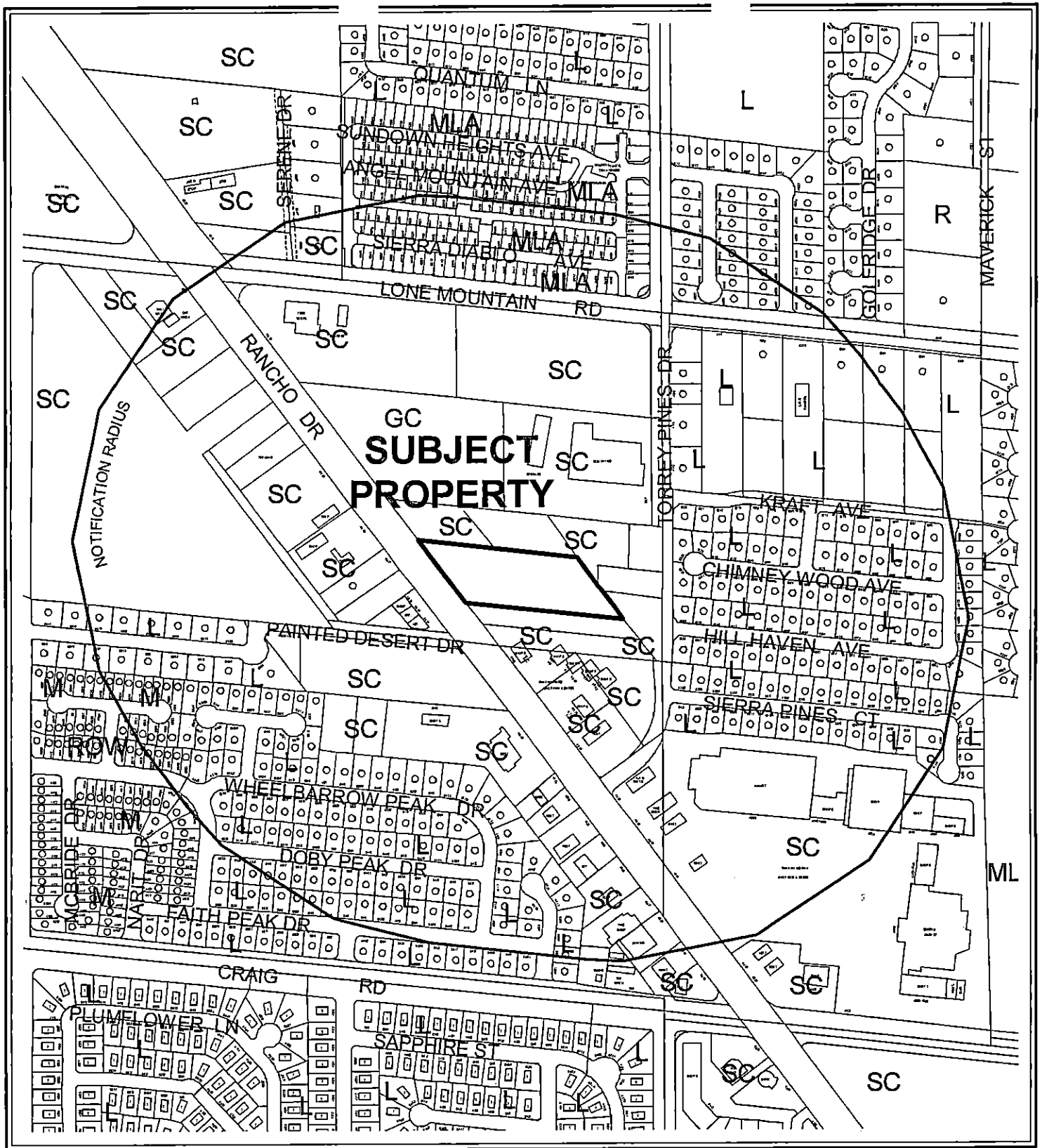
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JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: GPA-0024-02

RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

PROPOSED TO: GC (GENERAL COMMERCIAL)

NOTICE OF PUBLIC HEARING

SPECIAL USE PERMIT

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

U-0076-02

REQUEST BY ETOR 1981 TRUST ON BEHALF OF GUS MERHI FOR A SPECIAL USE PERMIT FOR USED MOTOR VEHICLE SALES ON THE EAST SIDE OF RANCHO DRIVE, APPROXIMATELY 1,130 FEET SOUTH OF LONE MOUNTAIN ROAD (APN: 138-02-102-007), R-E (RESIDENCE ESTATES) ZONE [PROPOSED: C-2 (GENERAL COMMERCIAL)], WARD 6 (MACK).

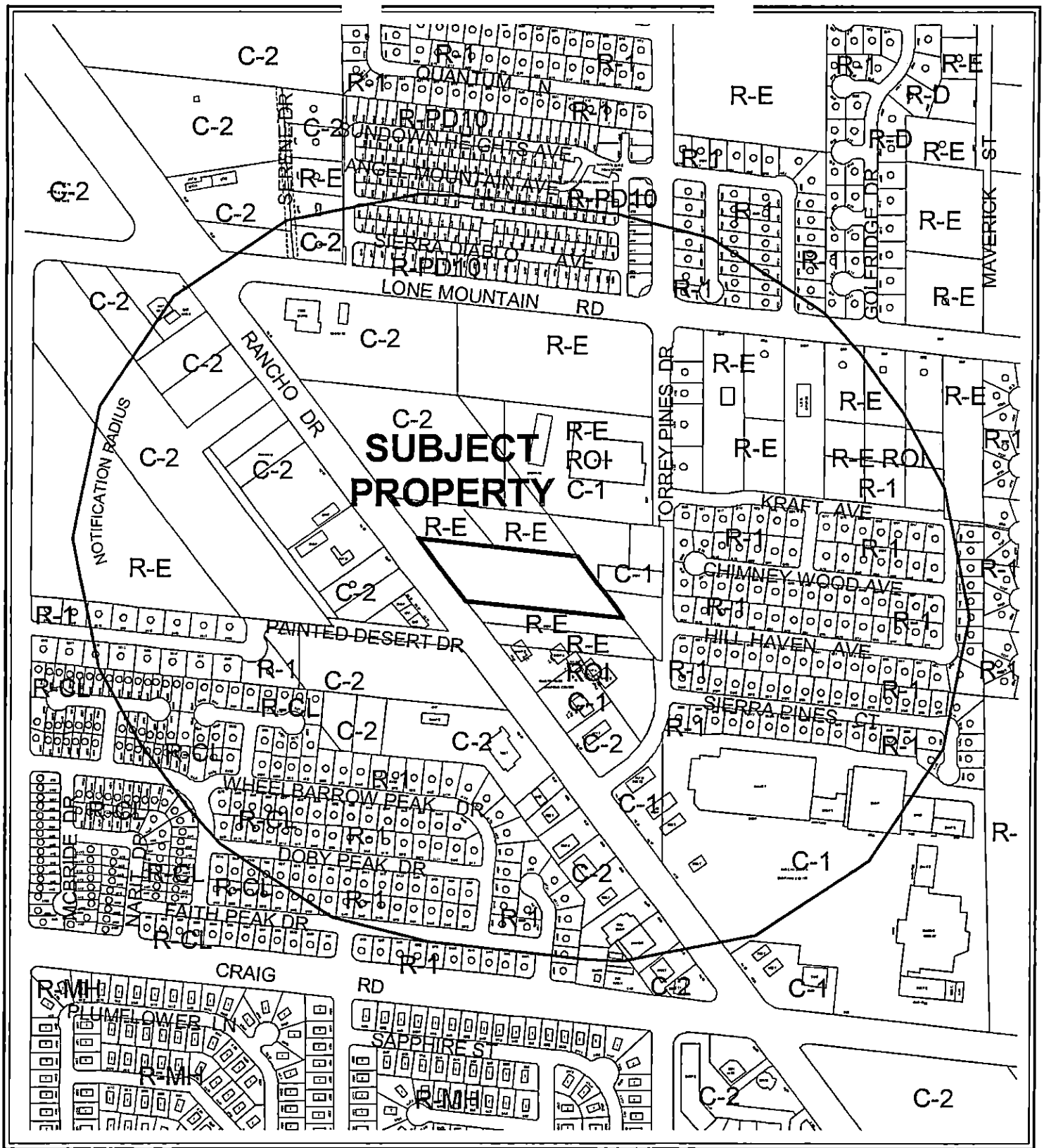
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JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: U-0076-02

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

0 400 800 Feet



NOTICE OF PUBLIC HEARING

SPECIAL USE PERMIT

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

U-0076-02

REQUEST BY ETOR 1981 TRUST ON BEHALF OF GUS MERHI FOR A SPECIAL USE PERMIT FOR USED MOTOR VEHICLE SALES ON THE EAST SIDE OF RANCHO DRIVE, APPROXIMATELY 1,130 FEET SOUTH OF LONE MOUNTAIN ROAD (APN: 138-02-102-007), R-E (RESIDENCE ESTATES) ZONE [PROPOSED: C-2 (GENERAL COMMERCIAL)], WARD 6 (MACK).

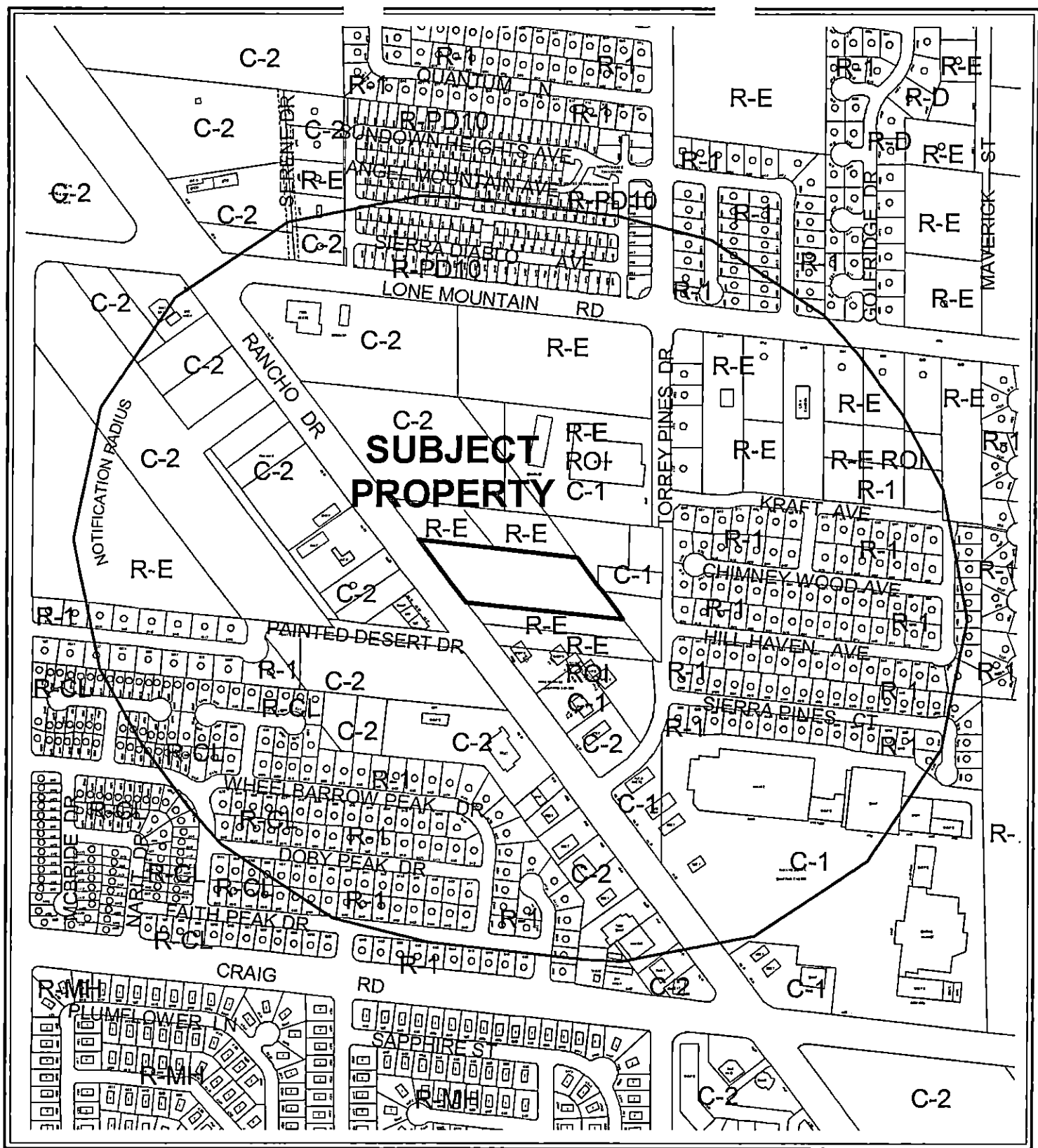
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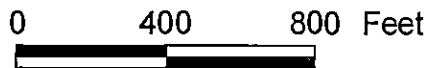


CASE: U-0076-02

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0049-02(1)

REQUEST BY ETOR 1981 TRUST ON BEHALF OF GUS MERHI FOR A SITE DEVELOPMENT PLAN REVIEW AND REDUCTION OF THE ON-SITE LANDSCAPE REQUIREMENTS FOR A USED VEHICLE SALES LOT ON APPROXIMATELY 3.1 ACRES ON THE EAST SIDE OF RANCHO DRIVE, APPROXIMATELY 1,130 FEET SOUTH OF LONE MOUNTAIN ROAD (APN: 138-02-102-007), R-E (RESIDENCE ESTATES) ZONE [PROPOSED: C-2 (GENERAL COMMERCIAL)], WARD 6 (MACK).

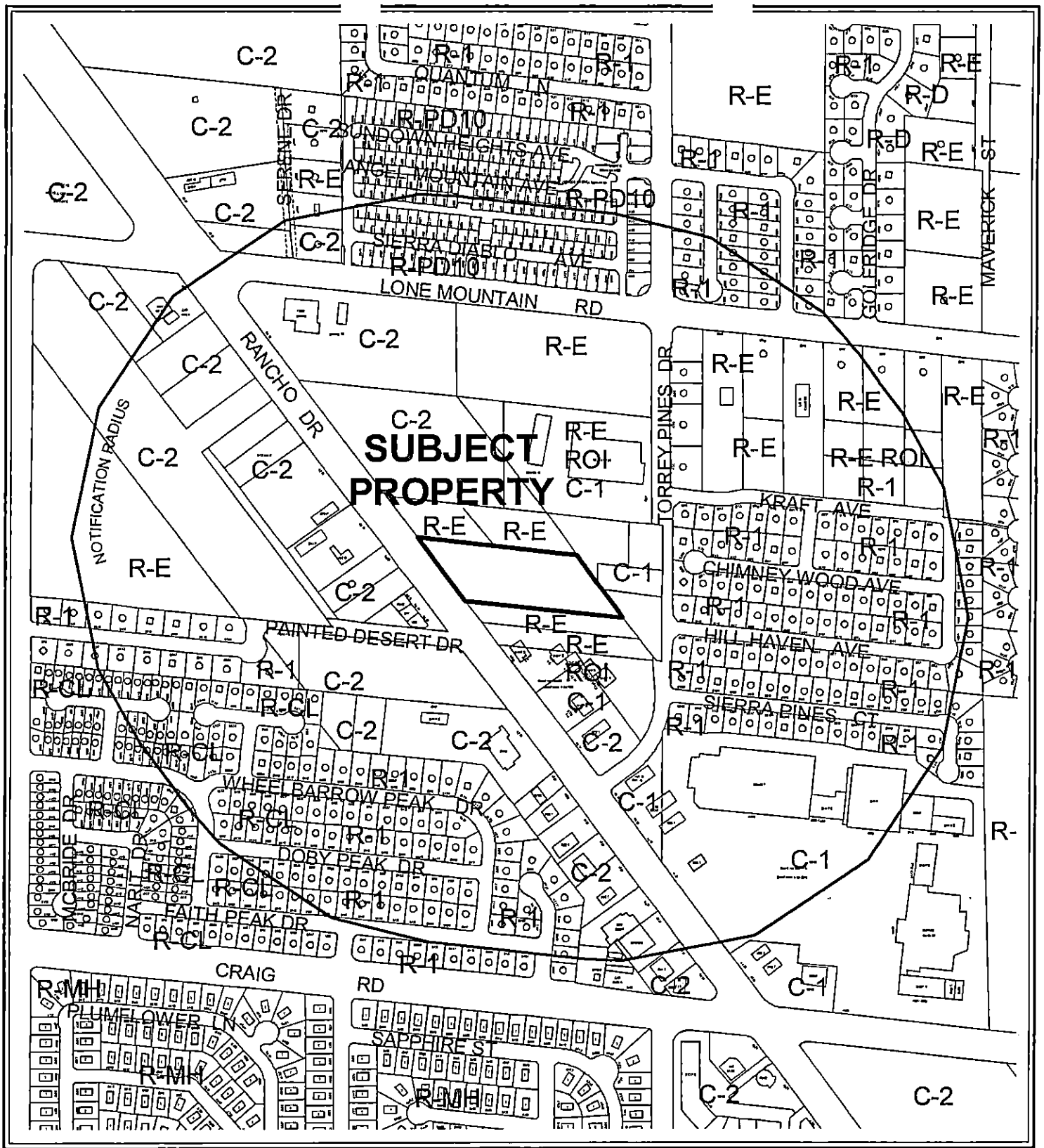
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CASE: Z-0049-02(1)

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

0 400 800 Feet



NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0049-02(1)

REQUEST BY ETOR 1981 TRUST ON BEHALF OF GUS MERHI FOR A SITE DEVELOPMENT PLAN REVIEW AND REDUCTION OF THE ON-SITE LANDSCAPE REQUIREMENTS FOR A USED VEHICLE SALES LOT ON APPROXIMATELY 3.1 ACRES ON THE EAST SIDE OF RANCHO DRIVE, APPROXIMATELY 1,130 FEET SOUTH OF LONE MOUNTAIN ROAD (APN: 138-02-102-007), R-E (RESIDENCE ESTATES) ZONE [PROPOSED: C-2 (GENERAL COMMERCIAL)], WARD 6 (MACK).

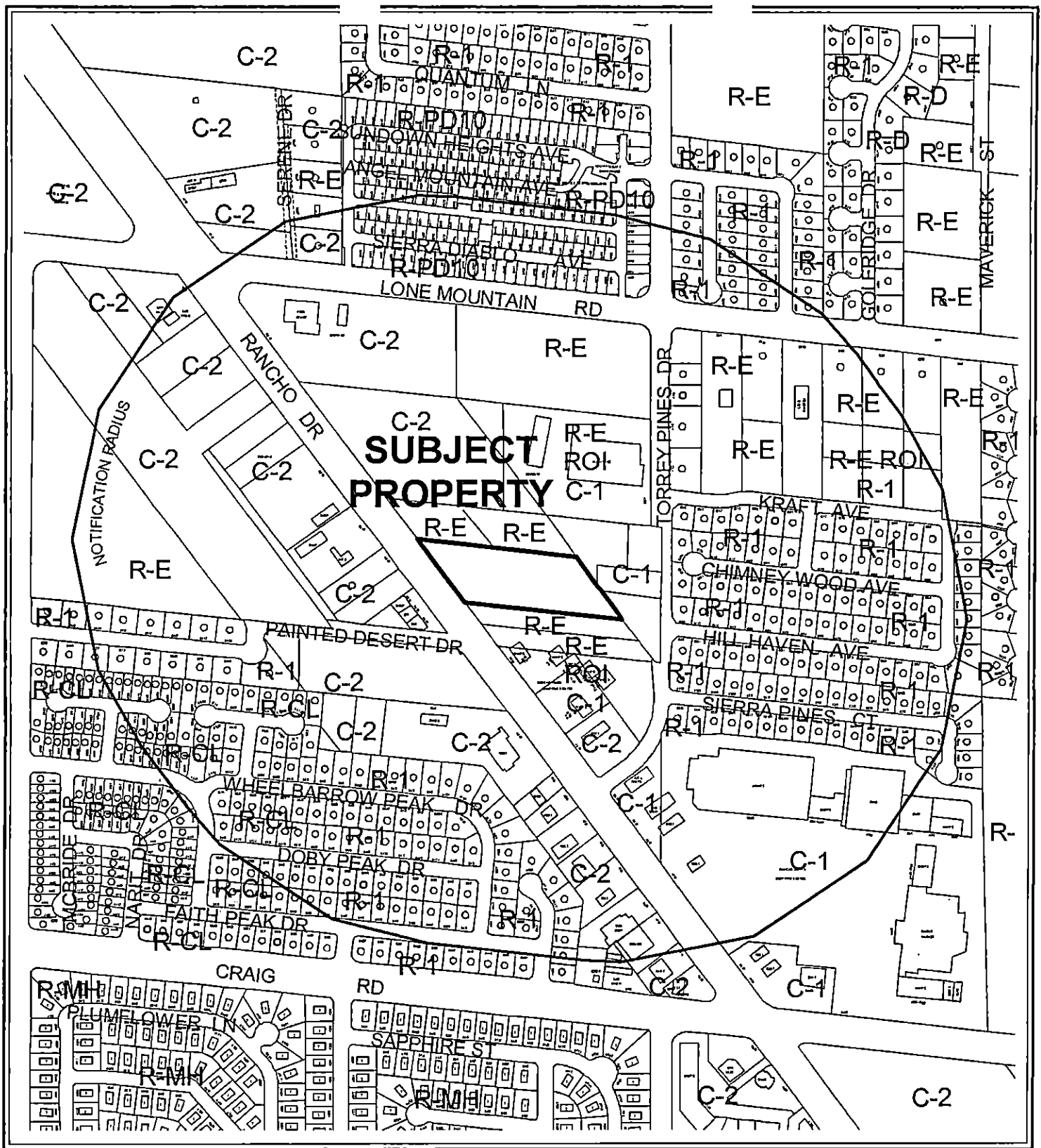
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PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

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CASE: Z-0049-02(1)

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

0 400 800 Feet



Pre-Application Conference				CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Included in Application Submittal	
Item Required		Item Submitted				YES	NO
YES	NO	YES	NO				
APPLICATION							
☒	☐	☐	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)		☐	☐
☒	☐	☐	☐	Grant deed and legal description		☐	☐
☒	☐	☐	☐	<i>Detailed</i> justification letter		☐	☐
☒	☐	☐	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations		☐	☐
☒	☐	☐	☐	Full size, rolled, color copy of <i>all</i> plans and elevations		☐	☐
☒	☐	☐	☐	Correct fee(s): \$200 \$_____ \$_____ \$_____		☐	☐
☒	☐	☐	☐	Statement of Financial Interest		☐	☐
☐	☒	☐	☐	Development Impact Notice and Assessment (DINA)		☐	☐
SITE PLAN							
☒	☐	☐	☐	1 copy 11" x 17" min. to 24" x 36" max. page size		☐	☐
☒	☐	☐	☐	North arrow, scale, and vicinity map		☐	☐
☒	☐	☐	☐	<i>All</i> property lines and present dimensions labeled		☐	☐
☒	☐	☐	☐	<i>All</i> building setbacks labeled		☐	☐
☒	☐	☐	☐	<i>All</i> adjacent existing land uses and street names labeled		☐	☐
☒	☐	☐	☐	<i>All</i> points of ingress and egress shown		☐	☐
☒	☐	☐	☐	ADA accessibility requirements shown/labeled		☐	☐
☒	☐	☐	☐	Parking standard(s) utilized: 1:500		☐	☐
☒	☐	☐	☐	Parking space count and typical dimensions labeled #regular 4 #compact _____ #handicap 1 Total 5		☐	☐
☐	☒	☐	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted		☐	☐
LANDSCAPE PLAN							
☐	☒	☐	☐	11" x 17" to 24" x 36" page size		☐	☐
☐	☒	☐	☐	North arrow, scale, and vicinity map		☐	☐
☐	☒	☐	☐	<i>All</i> property lines and present dimensions labeled		☐	☐
☐	☒	☐	☐	<i>All</i> required perimeter landscape planters shown; min. width(s): _____		☐	☐
☐	☒	☐	☐	<i>All</i> required parking lot fingers/islands shown		☐	☐
☐	☒	☐	☐	Quantity, size, species/variety of <i>all</i> trees, shrubs, and groundcover		☐	☐
BUILDING ELEVATIONS							
☐	☒	☐	☐	11" x 17" min. to 24" x 36" max. page size		☐	☐
☐	☒	☐	☐	Scale and building dimensions labeled		☐	☐
☐	☒	☐	☐	North, south, east, and west elevations of <i>all</i> buildings		☐	☐
☐	☒	☐	☐	<i>All</i> building materials and colors noted		☐	☐
☐	☒	☐	☐	8" x 10" photo of original color and material board		☐	☐
☐	☒	☐	☐	<i>All</i> wall sign locations shown and sizes noted		☐	☐
FLOOR PLANS							
☐	☒	☐	☐	11" x 17" min. to 24" x 36" max. page size		☐	☐
☐	☒	☐	☐	Scale and building dimensions labeled		☐	☐
☐	☒	☐	☐	<i>All</i> building entrances/exits shown		☐	☐
☐	☒	☐	☐	Use of <i>all</i> rooms noted/labeled		☐	☐

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

Applicant: THIRIFTY Application Type: REZONE TO C-2
 APN: 138-02-102-007 Location: RANCHO & LONE MTN
 Planner: JOEL Pre-App Meeting Date: 5/31/02



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

ACTING CITY MANAGER
DOUGLAS A. SELBY

August 26, 2002

Mr. Robert Etor
Etor 1981 Trust
2405 Llewellyn Drive
Las Vegas, Nevada 89102

RE: Z-0049-02 - REZONING
CITY COUNCIL MEETING OF AUGUST 21, 2002
Related to GPA-0022-02, U-0076-02 AND Z-0049-02(1)

Dear Mr. Etor:

The City Council at a regular meeting held August 21, 2002 APPROVED the request for Rezoning FROM: R-E (Residence Estates) TO: C-2 (General Commercial) on the east side of Rancho Drive, approximately 1,130 feet south of Lone Mountain Road (APN: 138-02-102-007), PROPOSED USE: USED AUTO SALES. The Notice of Final Action was filed with the Las Vegas City Clerk on August 22, 2002. This approval is subject to:

Planning and Development

1. A General Plan Amendment (GPA-0024-02) to a GC (General Commercial) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Construct all incomplete half-street improvements on Rancho Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. 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.
5. Grant a 20 foot wide public sewer easement along the eastern edge of this property and provide necessary off-site sewer easements to connect this site to the existing sewer line in Torrey Pines Drive prior to the submittal of sewer related construction drawings or the issuance of any building or grading permits, whichever may occur first. Improvement Drawings submitted to the City for review shall not be approved for construction until

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

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

6. A Traffic Impact Analysis must be submitted to and approved by the Nevada Department of Transportation and a copy submitted for review to the Department of Public Works prior to the issuance of any building or grading permits. Include a section addressing the test drive patterns proposed from this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

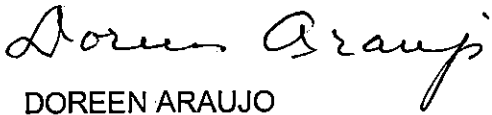
Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

7. Landscape and maintain all unimproved rights-of-way on Rancho Drive adjacent to this site.
8. Submit an application for an Occupancy Permit for all landscaping and private improvements (driveways) in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits.
9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the

Mr. Robert Etor
Z-0049-02 – Page Three
August 26, 2002

construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

Sincerely,



DOREEN ARAUJO
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Richard Moreno
Moreno & Associates
300 South 4th Street, Suite #1500
Las Vegas, Nevada 89101

Ms. Caroline Marrero
2436 Tour Edition Drive
Henderson, Nevada 89070

Mr. Adrian Jones
4815 W. Russell Road #18R
Las Vegas, Nevada 89118

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: AUGUST 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REZONING RELATED TO GPA-0024-02 - PUBLIC HEARING - Z-0049-02 - ETOR 1981 TRUST ON BEHALF OF GUS MERHI - Request for Rezoning FROM: R-E (Residence Estates) TO: C-2 (General Commercial) on the east side of Rancho Drive, approximately 1,130 feet south of Lone Mountain Road (APN: 138-02-102-007), PROPOSED USE: USED AUTO SALES, Ward 6 (Mack). The Planning Commission (5-2 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

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RECOMMENDATION:

The Planning Commission (5-2 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

MACK – APPROVED subject to conditions – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

RICHARD MORENO, 300 South Fourth Street, appeared on behalf of the applicant.

No one appeared in opposition.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: All discussion for Item 157 [GPA-0024-02], Item 158 [Z-0049-02], Item 159 [U-0076-02] and Item 160 [Z-0049-02(1)] was held under Item 157 [GPA-0024-02].

(1:22 – 1:30)

4-416

CITY COUNCIL MEETING OF AUGUST 21, 2002
Planning and Development Department
Item 158 – Z-0049-02

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-0024-02) to a GC (General Commercial) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Construct all incomplete half-street improvements on Rancho Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. 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.
5. Grant a 20 foot wide public sewer easement along the eastern edge of this property and provide necessary off-site sewer easements to connect this site to the existing sewer line in Torrey Pines Drive prior to the submittal of sewer related construction drawings or the issuance of any building or grading permits, whichever may occur first. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
6. A Traffic Impact Analysis must be submitted to and approved by the Nevada Department of Transportation and a copy submitted for review to the Department of Public Works prior to the issuance of any building or grading permits. Include a section addressing the test drive patterns proposed from this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or

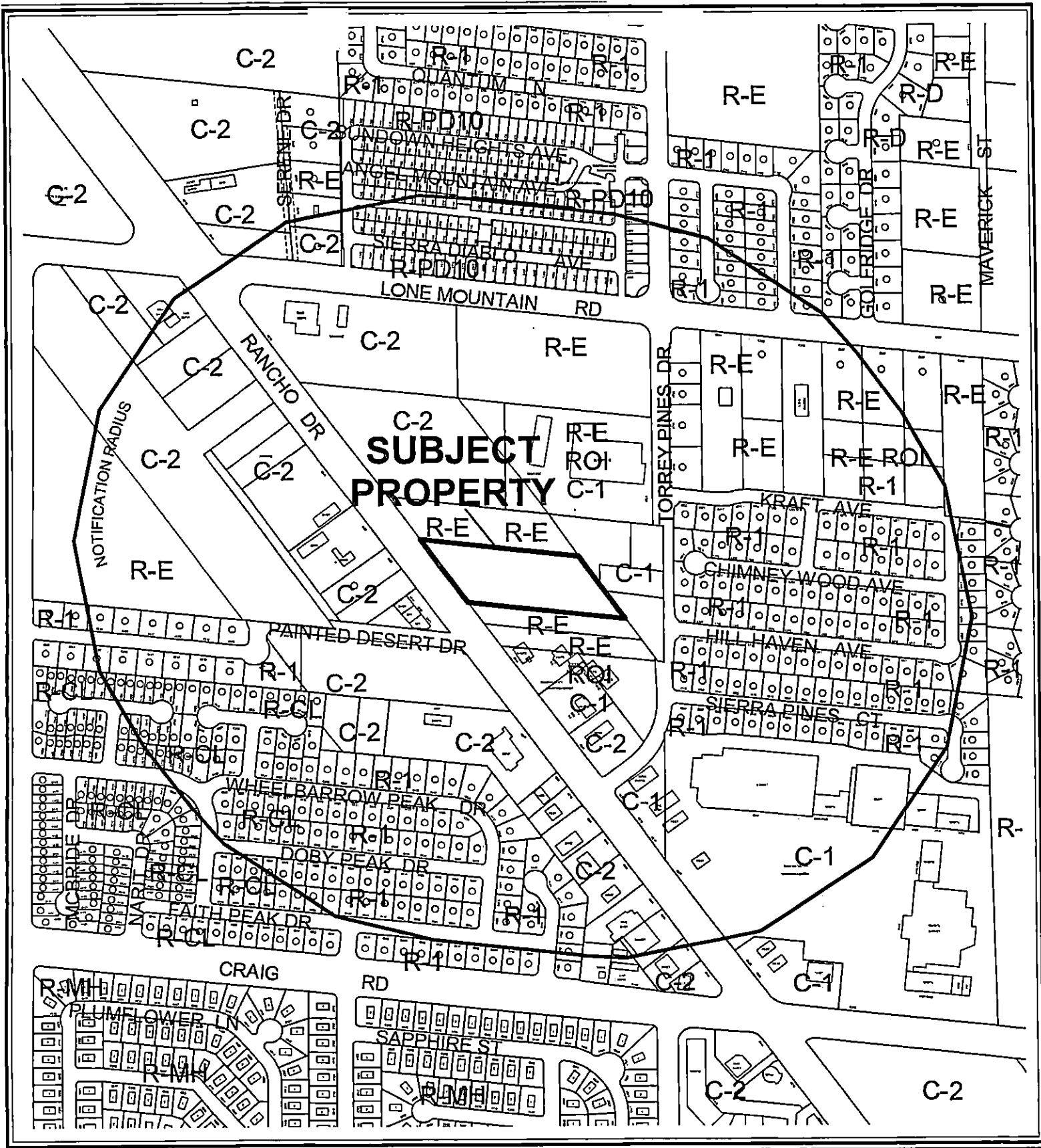
CITY COUNCIL MEETING OF AUGUST 21, 2002
Planning and Development Department
Item 158 – Z-0049-02

CONDITIONS – Continued:

may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

7. Landscape and maintain all unimproved rights-of-way on Rancho Drive adjacent to this site.
8. Submit an application for an Occupancy Permit for all landscaping and private improvements (driveways) in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits.
9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.



CASE: Z-0049-02

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

0 400 800 Feet



**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Rezoning from R-E (Residence Estates) to C-2 (General Commercial) on property located on the east side of Rancho Drive approximately 1,130 feet south of Lone Mountain Road. The proposed use on the subject site is a used car dealership.

BACKGROUND DATA

07/25/02 The Planning Commission heard a related General Plan Amendment (GPA-0024-02), Special Use Permit (U-0076-02), and Site Development Plan Review [Z-0049-02(1)] and recommended denial.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-E (Residence Estates)	Undeveloped
South	R-E (Residence Estates)	Undeveloped
East	ROI to C-1 (Limited Commercial)	Undeveloped
West	Right-of-Way	Rancho Drive

ANALYSIS & FINDINGS

GENERAL PLAN

Staff is recommending Denial of a related General plan Amendment to GC (General Commercial) on the subject parcel. Staff is basing that denial on non-compliance with several policies as set forth within the Centennial Hills Sector Plan. The Centennial Hills Sector Plan (pg. 17) states that: "A Town Center...will encourage commercial and mixed-use development in a designated area. This area of concentrated commercial and residential uses in a mixed-use format is more appropriate than the continuation of strip commercial development in lower density areas." The Plan (pg. 30) proposes a concentration of commercial and office activities within the Town Center area through high-density, high-intensity, mixed-use development centrally located around the Beltway/US95 interchange. This concentration is intended to offset the need to disperse commercial and office activities through the residential portion of the Centennial Hills area. Policy 3.1.5 of the Las Vegas 2020 Master Plan also advocates the concentration of urban commercial activity at locations such as the Centennial Hills Town Center.

ZONING

The subject parcel is currently zoned R-E (Residence Estates), the applicant has requested to have the property rezoned to C-2 (General Commercial) which would allow the proposed use with the approval of a Special Use Permit.

FINDINGS

In order to approve a Rezoning application, pursuant to Las Vegas Municipal Code Section 19A.18.040, the Planning Commission or City Council must affirm the following:

1. "The proposal conforms to the General Plan."

Staff is recommending Denial of a related General plan Amendment to GC (General Commercial) on the subject parcel. Staff is basing that denial on non-compliance with several policies as set forth within the Centennial Hills Sector Plan. The Centennial Hills Sector Plan (pg. 17) states that: "A Town Center...will encourage commercial and mixed-use development in a designated area. This area of concentrated commercial and residential uses in a mixed-use format is more appropriate than the continuation of strip commercial development in lower density areas." The Plan (pg. 30) proposes a concentration of commercial and office activities within the Town Center area through high-density, high-intensity, mixed-use development centrally located around the Beltway/US95 interchange. This concentration is intended to offset the need to disperse commercial and office activities through the residential portion of the Centennial Hills area. Policy 3.1.5 of the Las Vegas 2020 Master Plan also advocates the concentration of urban commercial activity at locations such as the Centennial Hills Town Center.

2. "The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."

Staff finds that it is the stated intent of the Centennial Hills Sector Plan to protect residential neighborhoods by limiting the intensity of commercial activity outside of the Town Center area. Map 2 (General Plan Concept Map) of the Plan shows the vicinity of the subject site as a "Village Center". Section 2.4 of the Plan (pg. 12) states in part that "There is also a Village Center Strip along Rancho Drive that has been limited to Service Commercial uses so that the character of the neighborhood can be maintained."

3. "Growth and development factors in the community indicate the need for or appropriateness of the rezoning."

Staff finds the proposed rezoning to C-2 (General Commercial) is not appropriate for this portion of Rancho Drive, as the subject area is substantially zoned for C-1 (Limited commercial) uses. Development of the site with a Limited Commercial use would result in a use that is more compatible with adjacent existing development, than would a more intense general commercial development on the site.

4. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”**

The abutting street, Rancho drive, is planned as a Major Arterial Street with adequate capacity for traffic generated by commercial uses of the subject site.

NOTICES MAILED 435

APPROVALS 0

PROTESTS 1

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: Z-0049-02 APN: 138-02-102-007
Name of Property Owner: ETOR 1981 TRUST
Name of Applicant: SAME

To the best of your knowledge, does the Mayor or any member of the City Council, Planning Commission, or a Hearings Officer 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

 X No

If yes, please indicate the member of the City Council, Planning Commission or Hearings Officer 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/Authorized Agent:

Subscribed and sworn before me

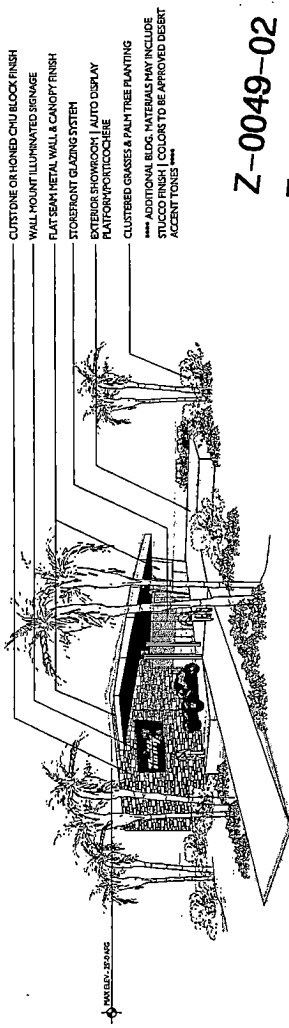
This 28 day of February, 2002

Bill C Hardin

Notary Public in and for said County and State

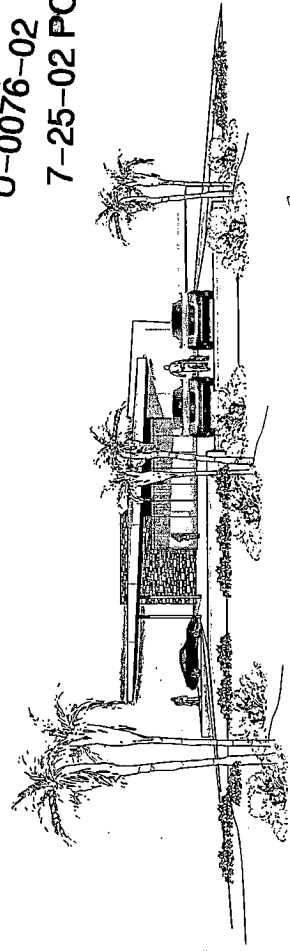
Clark Co, Nevada

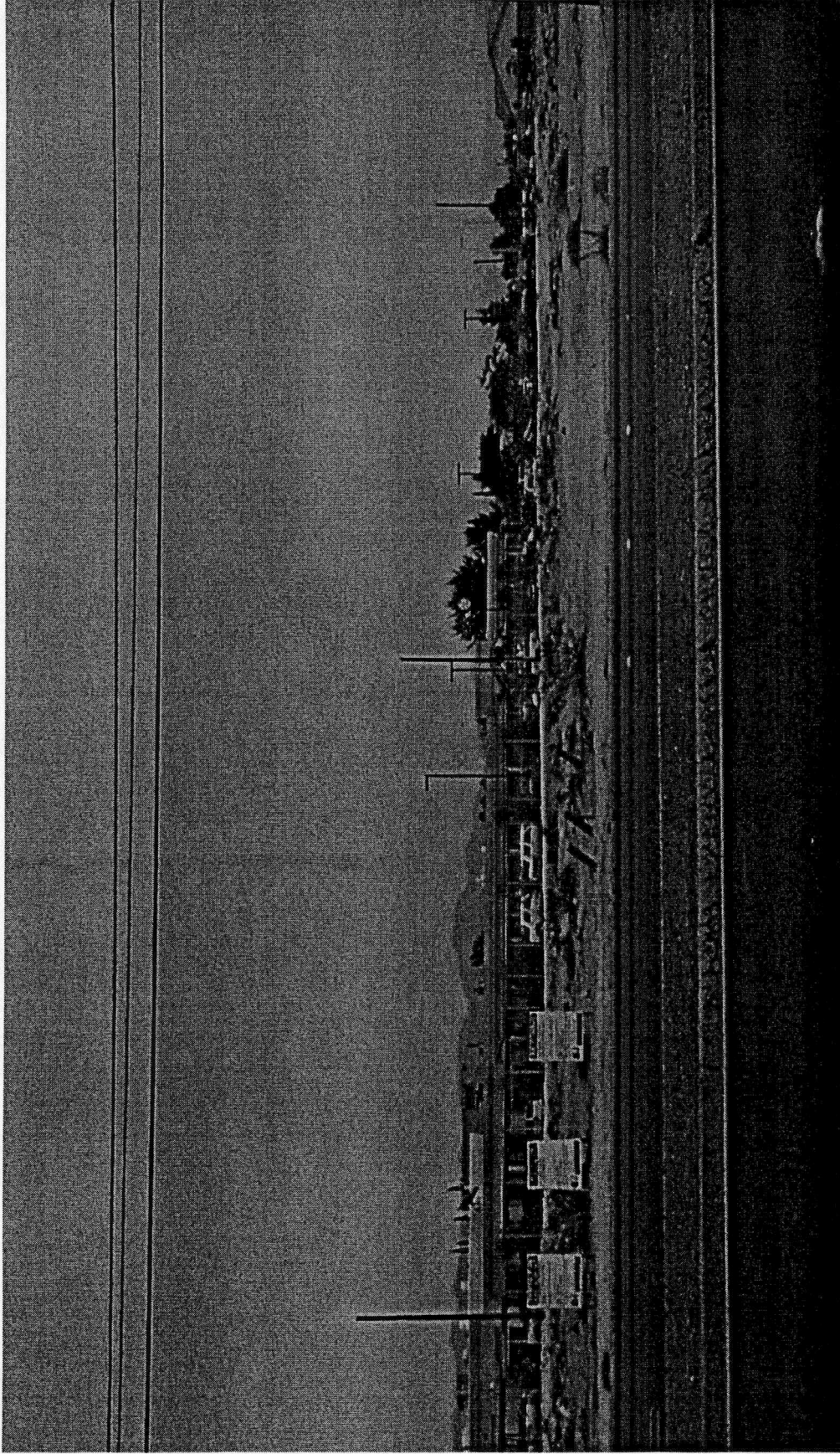




STAFF

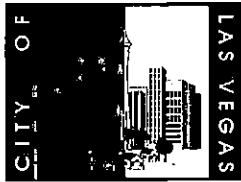
- Z-0049-02
- Z-0049-02(1)
- GPA-0024-02
- U-0076-02
- 7-25-02 PC





Z-0049-02 - ETOR 1981 TRUST ON BEHALF OF GUS MERHI
EAST SIDE OF RANCHO DRIVE APPROXIMATELY 1,130 FEET SOUTH OF LONE MOUNTAIN ROAD
JULY 25, 2002 PLANNING COMMISSION

PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Michael J. McDonald
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Virginia Valentine



07101-001-2/01

July 26, 2002

Mr. Robert Etor
Etor 1981 Trust
2405 Llewellyn Drive
Las Vegas, Nevada 89102

RE: Z-0049-02 - REZONING

Dear Mr. Etor:

Your request for Rezoning FROM: R-E (Residence Estates) TO: C-2 (General Commercial) on the east side of Rancho Drive, approximately 1,130 feet south of Lone Mountain Road (APN: 138-02-102-007), PROPOSED USE: USED AUTO SALES, Ward 6 (Mack), was considered by the Planning Commission on July 25, 2002.

The Planning Commission voted to recommend **DENIAL** of your request because it was felt that the proposed site would not be an appropriate location for the proposed project and is not supported by the Centennial Hills Sector Plan.

This item will be considered by the City Council on **August 21, 2002**, 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,

Laura Martin, Planner II
Planning and Development Department
Current Planning Division

LM:clb

cc: Ms. Caroline Marrero
2436 Tour Edition Drive
Henderson, Nevada 89070

Mr. Richard Moreno
Moreno & Associates
300 South 4th Street, Suite #1500
Las Vegas, Nevada 89101

GENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0049-02 - ETOR 1981 TRUST ON BEHALF OF GUS MERHI - Request for Rezoning FROM: R-E (Residence Estates) TO: C-2 (General Commercial) on the east side of Rancho Drive, approximately 1,130 feet south of Lone Mountain Road (APN: 138-02-102-007), PROPOSED USE: USED AUTO SALES, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

EVANS – DENIED – UNANIMOUS with McSWAIN and TRUESDELL voting NO

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

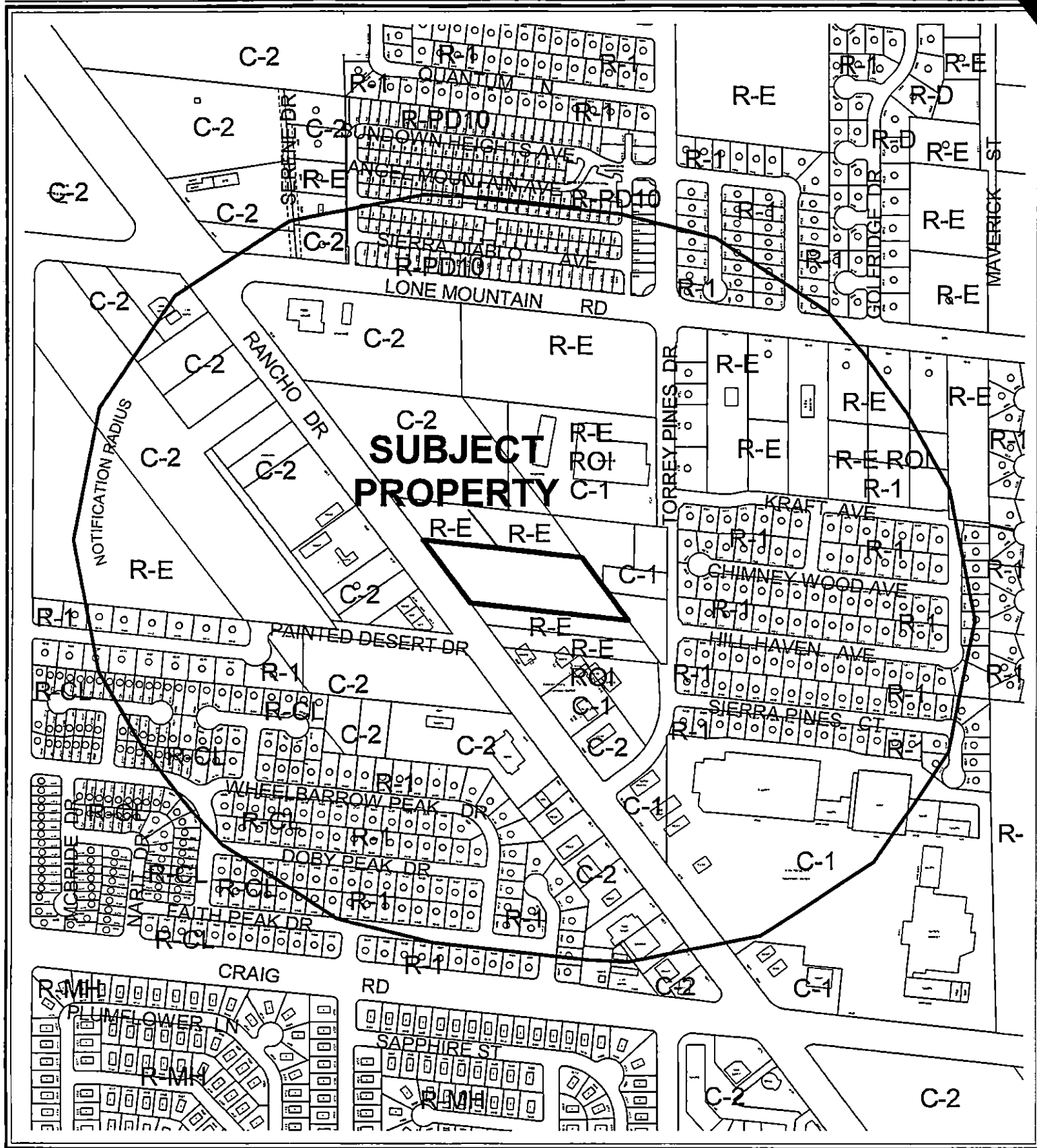
JOEL McCULLOCH, Planning and Development, stated this rezoning to C-2 (General Commercial) on this site is not appropriate as the majority of the surrounding land is developed with C-1 (Limited Commercial) uses. This proposal is in contradiction with several policies as stated in the Centennial Hills Sector Plan which seeks to protect residential neighborhoods by not allowing commercial uses outside Town Center. Staff recommended denial.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 37 [GPA-0024-02], Item 39 [U-0076-02] and Item 40 [Z-0049-02(1)] for related discussion.

(9:32 – 10:00)

3-280

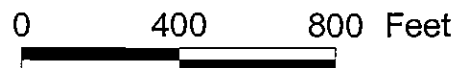


CASE: Z-0049-02

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Rezoning from R-E (Residence Estates) to C-2 (General Commercial) on property located on the east side of Rancho Drive approximately 1,130 feet south of Lone Mountain Road. The proposed use on the subject site is a used car dealership.

BACKGROUND DATA

07/25/02 The Planning Commission will hear a related General Plan Amendment (GPA-0024-02), Special Use Permit (U-0076-02), and Site Development Plan Review [Z-0049-02(1)] as part of this agenda.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-E (Residence Estates)	Undeveloped
South	R-E (Residence Estates)	Undeveloped
East	ROI to C-1 (Limited Commercial)	Undeveloped
West	Right-of-Way	Rancho Drive

ANALYSIS & FINDINGS

GENERAL PLAN

Staff is recommending Denial of a related General plan Amendment to GC (General Commercial) on the subject parcel. Staff is basing that denial on non-compliance with several policies as set forth within the Centennial Hills Sector Plan. The Centennial Hills Sector Plan (pg. 17) states that: "A Town Center...will encourage commercial and mixed-use development in a designated area. This area of concentrated commercial and residential uses in a mixed-use format is more appropriate than the continuation of strip commercial development in lower density areas." The Plan (pg. 30) proposes a concentration of commercial and office activities within the Town Center area through high-density, high-intensity, mixed-use development centrally located around the Beltway/US95 interchange. This concentration is intended to offset the need to disperse commercial and office activities through the residential portion of the Centennial Hills area. Policy 3.1.5 of the Las Vegas 2020 Master Plan also advocates the concentration of urban commercial activity at locations such as the Centennial Hills Town Center.

JVM

ZONING

The subject parcel is currently zoned R-E (Residence Estates), the applicant has requested to have the property rezoned to C-2 (General Commercial) which would allow the proposed use with the approval of a Special Use Permit.

FINDINGS

In order to approve a Rezoning application, pursuant to Las Vegas Municipal Code Section 19A.18.040, the Planning Commission or City Council must affirm the following:

1. "The proposal conforms to the General Plan."

Staff is recommending Denial of a related General plan Amendment to GC (General Commercial) on the subject parcel. Staff is basing that denial on non-compliance with several policies as set forth within the Centennial Hills Sector Plan. The Centennial Hills Sector Plan (pg. 17) states that: "A Town Center...will encourage commercial and mixed-use development in a designated area. This area of concentrated commercial and residential uses in a mixed-use format is more appropriate than the continuation of strip commercial development in lower density areas." The Plan (pg. 30) proposes a concentration of commercial and office activities within the Town Center area through high-density, high-intensity, mixed-use development centrally located around the Beltway/US95 interchange. This concentration is intended to offset the need to disperse commercial and office activities through the residential portion of the Centennial Hills area. Policy 3.1.5 of the Las Vegas 2020 Master Plan also advocates the concentration of urban commercial activity at locations such as the Centennial Hills Town Center.

2. "The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."

Staff finds that it is the stated intent of the Centennial Hills Sector Plan to protect residential neighborhoods by limiting the intensity of commercial activity outside of the Town Center area. Map 2 (General Plan Concept Map) of the Plan shows the vicinity of the subject site as a "Village Center". Section 2.4 of the Plan (pg. 12) states in part that "There is also a Village Center Strip along Rancho Drive that has been limited to Service Commercial uses so that the character of the neighborhood can be maintained."

3. "Growth and development factors in the community indicate the need for or appropriateness of the rezoning"

Z-0049-02 - Staff Report Page Three
July 25, 2002 Planning Commission Meeting

Staff finds the proposed rezoning to C-2 (General Commercial) is not appropriate for this portion of Rancho Drive, as the subject area is substantially zoned for C-1 (Limited commercial) uses. Development of the site with a Limited Commercial use would result in a use that is more compatible with adjacent existing development, than would a more intense general commercial development on the site.

4. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”**

The abutting street, Rancho drive, is planned as a Major Arterial Street with adequate capacity for traffic generated by commercial uses of the subject site.

NOTICES MAILED 435 [Mailed with GPA-0024-02, Z-0049-02(1), and U-0076-02]

APPROVALS 0

PROTESTS 0

JVM

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: Z-0049-02 APN: 138-02-102-007
Name of Property Owner: ETOR 1981 TRUST
Name of Applicant: SAME

To the best of your knowledge, does the Mayor or any member of the City Council, Planning Commission, or a Hearings Officer 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 ~~X~~ No

If yes, please indicate the member of the City Council, Planning Commission or Hearings Officer 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/Authorized Agent:

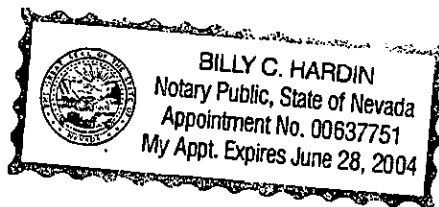
Subscribed and sworn before me

This 28 day of February, 2002

Bill C Hardin

Notary Public in and for said County and State

Clark Co, Nevada



STAFF

7-25-02 PC

Z-0049-02

Z-0049-02(1)

GPA-0024-02

U-0076-02



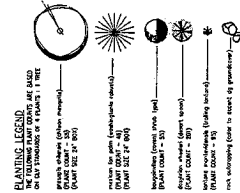
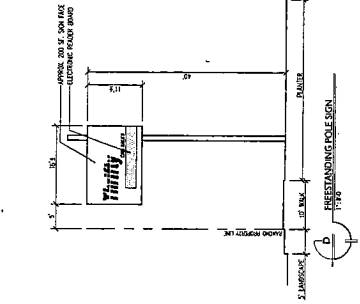
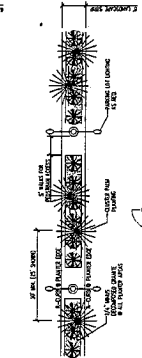
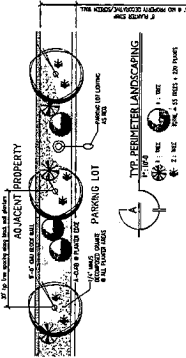
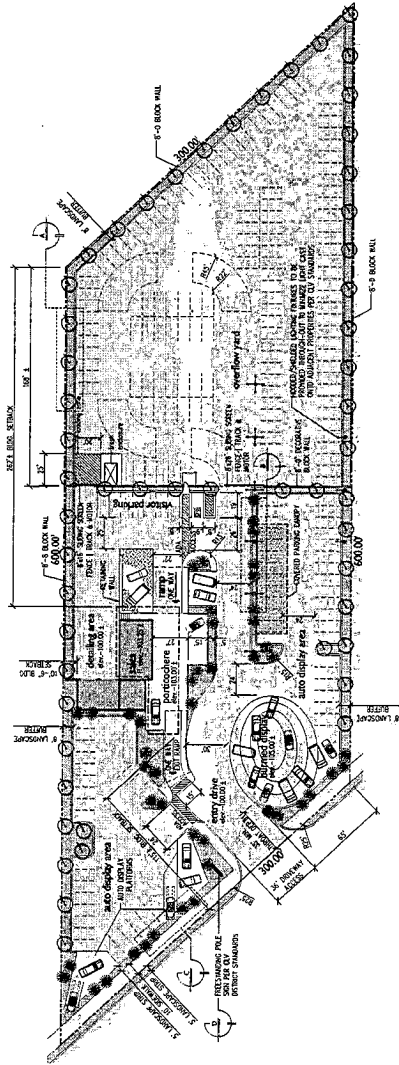
Thrifty Auto Sales @ Rancho DR.
address - 4400 N. Rancho Road, Las Vegas Nevada, 89130
apn - 13802102007
site area - 3.10 gross acres
project name - Thrifty Auto Sales @ Rancho DR.
proposed land use - C-2
total bldg. sf. - 2500 sf.

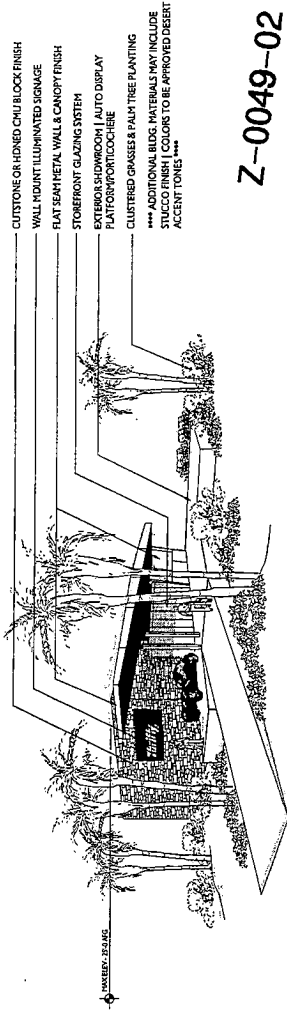
C2 Standards

minimum lot width - 100' (4)
minimum lot depth - 50' (4)
minimum lot area - 10,000 sq. ft. (4)
minimum lot front setback - 10' (4)
minimum lot side setback - 10' (4)
minimum lot rear setback - 10' (4)
minimum lot front yard - 10' (4)
minimum lot side yard - 10' (4)
minimum lot rear yard - 10' (4)
minimum lot front yard - 10' (4)
minimum lot side yard - 10' (4)
minimum lot rear yard - 10' (4)

Policy & Design Standards

1. 200' Easement (Permitted)
2. 100' Easement (Permitted)
3. 50' Easement (Permitted)
4. 25' Easement (Permitted)
5. 10' Easement (Permitted)
6. 5' Easement (Permitted)
7. 2' Easement (Permitted)
8. 1' Easement (Permitted)

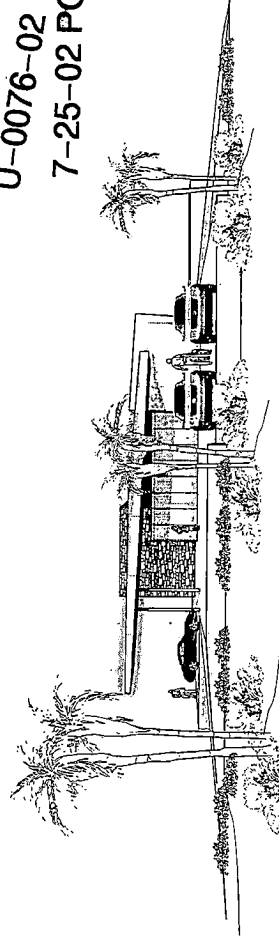


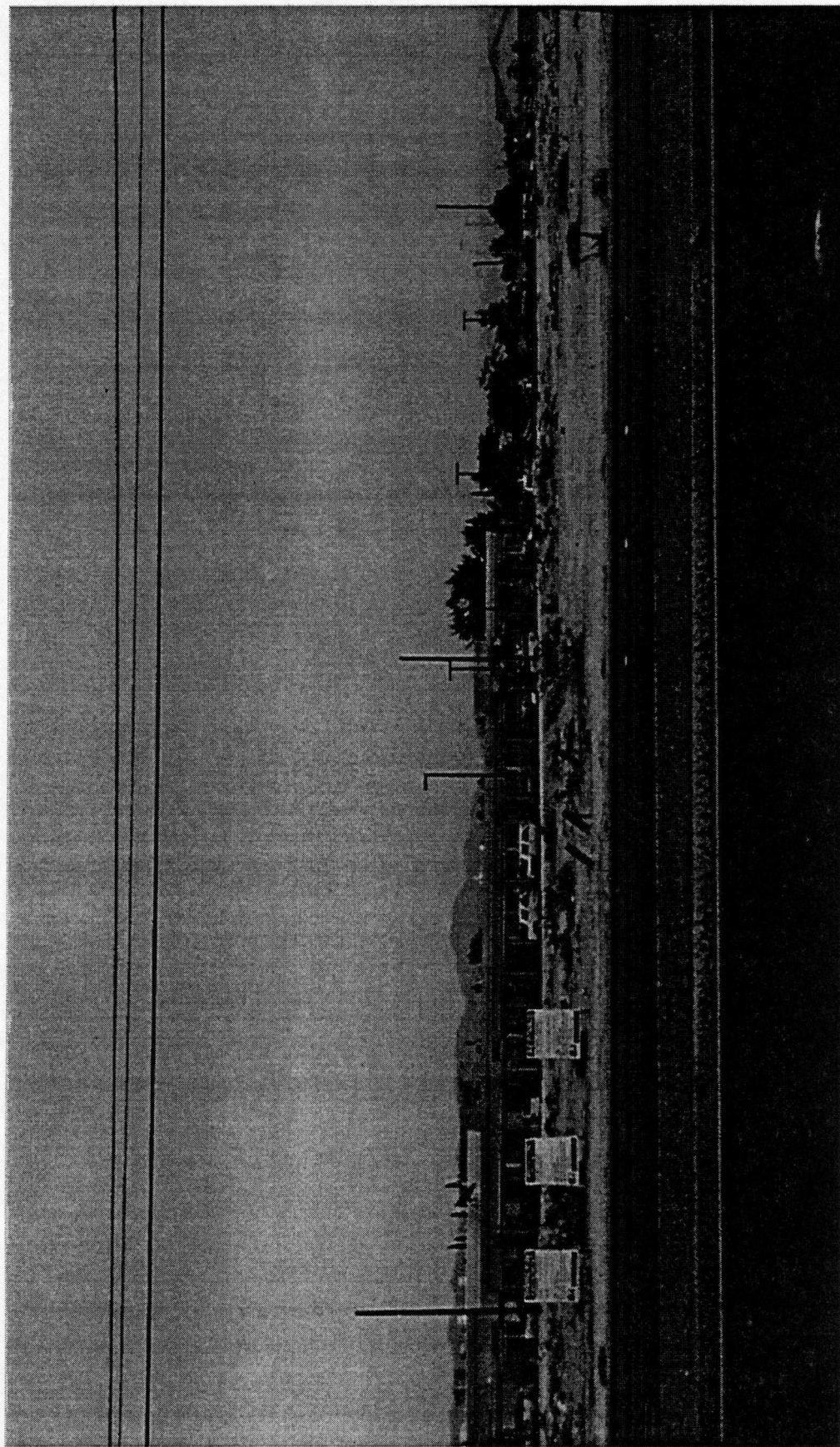


CUTSTONE OR HONED CMU BLOCK FINISH
WALL MOUNT ILLUMINATED SIGNAGE
FLAT SEAM METAL WALLS & CANOPY FINISH
STOREFRONT GLAZING SYSTEM
EXTERIOR SHOWROOM | AUTO DISPLAY
PLATFORM PORTCOCHE
CLUSTERED GRASSES & PALM TREE PLANTING
*** ADDITIONAL BLDG. MATERIALS MAY INCLUDE
STUCCO FINISH | COLORS TO BE APPROVED DESERT
ACCENT TONES ***

STAFF

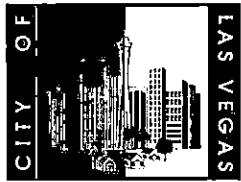
Z-0049-02
Z-0049-02(1)
GPA-0024-02
U-0076-02
7-25-02 PC





Z-0049-02 - ETOR 1981 TRUST ON BEHALF OF GUS MERHI
EAST SIDE OF RANCHO DRIVE APPROXIMATELY 1,130 FEET SOUTH OF LONE MOUNTAIN ROAD
JULY 25, 2002 PLANNING COMMISSION

PLANNING &
DEVELOPMENT



Development
Services Center

731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

July 12, 2002

Mr. Robert Etor
Etor 1981 Trust
2405 Llewellyn Drive
Las Vegas, Nevada 89102

RE: Z-0049-02 - REZONING

Dear Mr. Etor:

Please be advised the City Planning Commission at its regular meeting on **July 25, 2002**, 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 and any conditions related to your application will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

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

Sincerely,

Joel V. McCulloch, Senior Planner
Planning and Development Department
Current Planning Division

JVM:clb

Enclosure

cc: Ms. Caroline Marrero
2436 Tour Edition Drive
Henderson, Nevada 89070

Mr. Richard Moreno
Moreno & Associates
300 South 4th Street, #1500
Las Vegas, Nevada 89101

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Michael J. McDonald
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Virginia Valentine



Memorandum

City of Las Vegas
Neighborhood Services Department

To: Planning and Development Department

From: Sharon Segerblom, Director *Sharon Segerblom*
Neighborhood Services Department

CC: Stephen Harsin, Tony Longo, Anthony Willis, Lisa Lopez, Yorgo Kagafas, Patrick Murphy

Date: June 26, 2002

Re: Case Number **Z-0049-02** - ETOR 1981 TRUST ON BEHALF OF GUS MERHI - Request for Rezoning
FROM: R-E (Residence Estates) Zone TO: C-2 (General Commercial) Zone located on the east side of Rancho
Drive, approximately 1,130 feet south of Lone Mountain Road (APN: 138-02-102-007), PROPOSED USE:
USED AUTO SALES, Ward 6 (Mack).

The following neighborhood associations are located within one mile of this item and are mailed a courtesy development notification by Neighborhood Services: **By July 6, 2002.**

Alexander NA
Charleston Heights HOA
Copper Crest HOA
Independent NW HOA
Las Hadas
Lone Mtn Citizens Adv Comm
Los Prados HOA
Northgate HOA
Northwest Area Residents Association
Northwest Citizens Association
Northwest Network of Neighborhoods
Northwest Territory Association
Painted Desert Community Association
Portraits HOA
Pueblo at Santa Fe
Rancho Alta Mira Owners Assn
Sheep Mountain Neighborhood #5
The ACT Neighborhood Preservation Assoc
Villas on the Green at Painted Desert
Woodcrest Village HOA

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Richard D. Goecke, Director Department of Public Works
CC: Cheri Edelman, Development Coordination; Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Rita Lumos, Survey (FM, PM, & A's only)
Date: June 26, 2002
Re: **Z-49-02** ETOR 1981 Trust E side of Rancho Drive, S of Lone Mountain Road
Zoning Reclassification From: R-E TO: C-2



CONDITIONS OF APPROVAL:

1. Construct all incomplete half-street improvements on Rancho Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. 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.
2. Grant a 20 foot wide public sewer easement along the eastern edge of this property and provide necessary off-site sewer easements to connect this site to the existing sewer line in Torrey Pines Drive prior to the submittal of sewer related construction drawings or the issuance of any building or grading permits, whichever may occur first. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
3. A Traffic Impact Analysis must be submitted to and approved by the Nevada Department of Transportation and a copy submitted for review to the Department of Public Works prior to the issuance of any building or grading permits. Include a section addressing the test drive patterns proposed from this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.
4. Landscape and maintain all unimproved rights-of-way on Rancho Drive adjacent to this site.
5. Submit an application for an Occupancy Permit for all landscaping and private improvements (driveways) in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits.
6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

Memorandum Planning and Development

To: Joel McCulloch, Senior Planner

From: Gary Leobold, Senior Planner

Date: June 19, 2002

Re: Etor 1981 Trust on behalf of Gus Merhi - (GPA-0024-02, Z-0049-02, Z-0049-02(1) and U-0076-02)

I have reviewed the subject applications for the following:

- a request to amend a portion of the Centennial Hills Sector Plan from SC (Service Commercial) to GC (General Commercial);
- a request for Rezoning from R-E (Residence Estates) to C-2 (General Commercial);
- a request for a Site Development Plan Review and Reduction of the On-site Landscape Requirements for a Used Vehicle Sales Lot; and
- a request for a Special Use Permit for Motor Vehicle Sales, Used;

for a site on the east side of Rancho Drive, approximately 1,130 feet south of Lone Mountain Road.

The Comprehensive Planning Division is currently preparing a land use study for the Rancho Corridor, including this site. One of the objectives of this study is to reconcile some inconsistencies in this area between land use and zoning, in a manner that supports and protects the objectives of the Centennial Hills Sector Plan. A key objective of this Plan is to concentrate General Commercial uses in the Town Center area. To accomplish this objective, the use of C-2 zoning along Rancho Drive will be limited to areas currently developed as General Commercial, which does not include the subject site. Use of the site under C-1 zoning, which would comply with the existing SC land use designation for the area, would be appropriate and be supported by the Division.

RECOMMENDATION:

The Comprehensive Planning Division recommends DENIAL of these applications.

Gary Leobold, AICP
Senior Planner

c: Margo Wheeler, Manager
Comprehensive Planning Division

City of Las Vegas - Neighborhood Services Division
DEVELOPMENT NOTIFICATION
PC Meeting - 7/25/2002

The following neighborhood associations are located within approximately one (1) mile of this development application and have been notified of this case by the Neighborhood Planning and Support Division:

Z-0049-02

Alexander NA
Charleston Heights HOA
Copper Crest HOA
Independent NW HOA
Las Hadas
Lone Mtn Citizens Adv Comm
Los Prados HOA
Northgate HOA
Northwest Area Residents Association
Northwest Citizens Association
Northwest Network of Neighborhoods
Northwest Territory Association
Painted Desert Community Association
Portraits HOA
Pueblo at Santa Fe
Rancho Alta Mira Owners Assn
Sheep Mountain Neighborhood #5
The ACT Neighborhood Preservation Assoc (INACTIVE)
Villas on the Green at Painted Desert
Woodcrest Village HOA

NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0049-02

REQUEST BY ETOR 1981 TRUST ON BEHALF OF GUS MERHI FOR REZONING FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL) ON THE EAST SIDE OF RANCHO DRIVE, APPROXIMATELY 1,130 FEET SOUTH OF LONE MOUNTAIN ROAD (APN: 138-02-102-007), PROPOSED USE: USED AUTO SALES, WARD 6 (MACK).

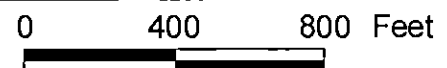
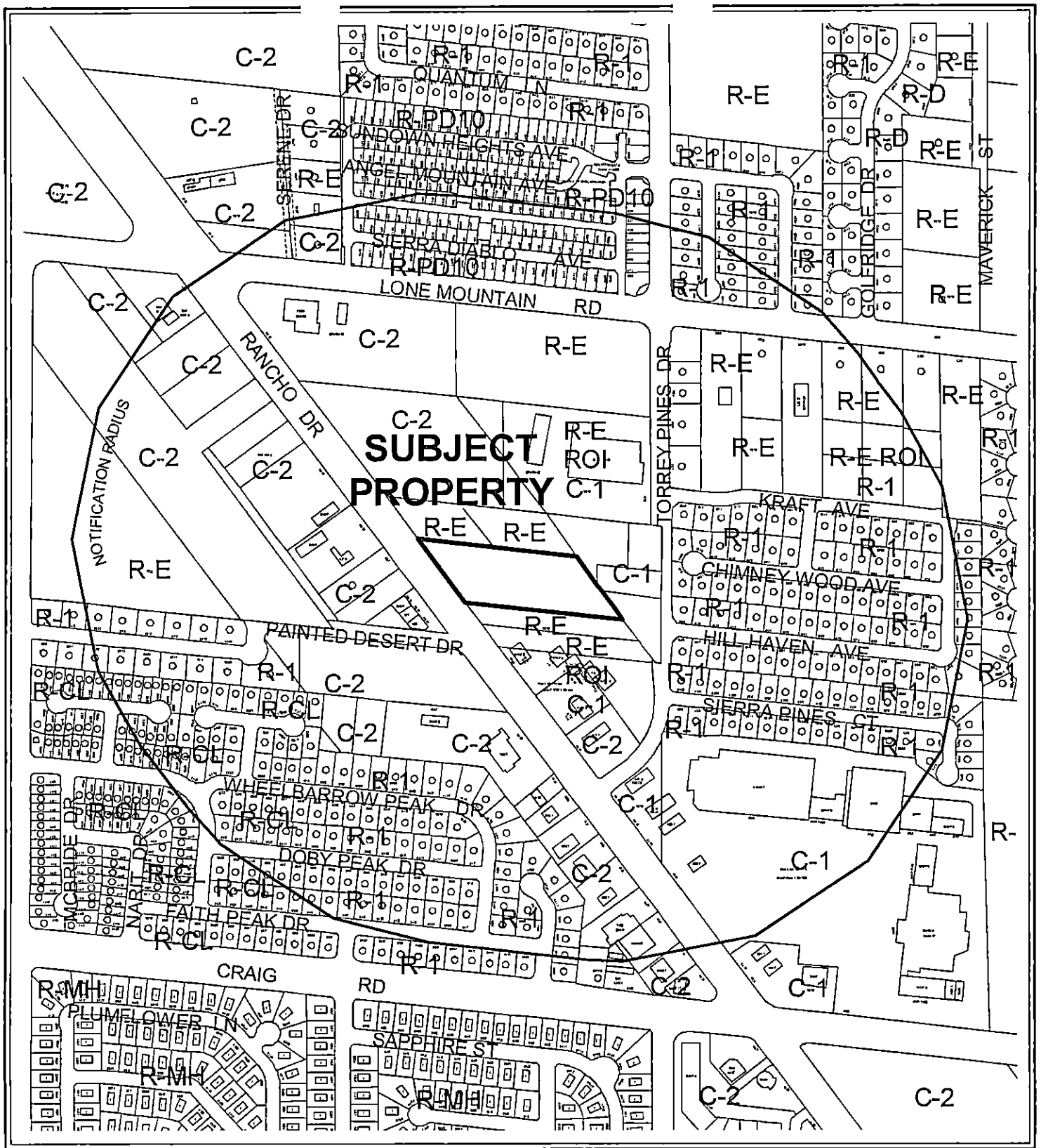
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

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 Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. 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. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: Z-0049-02

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT 2-0049-02
2-0049-02(1)

FROM: PLANNING AND DEVELOPMENT

GPA-0024-02

HAND DELIVERED

U-0076-02

COMPREHENSIVE PLANNING	MARGO WHEELER	DSC
*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
*FLOOD CONTROL (DPW)	JOHN BETTENCOURT	DSC
*LAND DEVELOPMENT (DPW)	DENNIS MOYER	DSC
NEIGHBORHOOD SERVICES (PH only)	STEPHEN HARSIN	2 nd FLOOR CITY HALL
PERMITS/ INSPECTIONS	EARL RUSSELL	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	JOHN DAY	DSC
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC

SENT VIA COURIER OR INTER-OFFICE MAIL

OFFICE OF BUSINESS DEVELOPMENT	STEVE VAN GORP	5 th STREET SCHOOL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	RITA LUMOS	WEST YARD

SENT VIA COURIER "U.S." MAIL

CLARK COUNTY ZONING (3) (INTERLOCAL ONLY)	SHANE AMMERMAN - CURRENT PLANNING (2) WALTER CAIRNS - COMP PLANNING (1)	500 GRAND CENTRAL PARKWAY
--	--	---------------------------

* ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. TECH
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

Z-0049-02 - ETOR 1981 TRUST ON BEHALF OF GUS MERHI - Request for Rezoning
FROM: R-E (Residence Estates) TO: C-2 (General Commercial) on the east side of Rancho
Drive, approximately 1,130 feet south of Lone Mountain Road (APN: 138-02-102-007),
PROPOSED USE: USED AUTO SALES, Ward 6 (Mack).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF
(N½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 2, TOWNSHIP 20 SOUTH,
RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: **JULY 25, 2002** CITY COUNCIL: **AUGUST 21, 2002**

CASE PLANNER: **JOEL McCULLOCH**



PUBLIC HEARING

Comments Due: JUNE 26, 2002

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@ci.las-vegas.nv.us), 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:

ILA

Case Number: Z-0049-02

Printed on : 6/13/2002 8:10:54 AM

Case Keywords :THRIFTY

Accepted : 6/10/2002

Public Hearing : Y

Meeting Date : 7/25/2002

Meeting Type : P

200 Scale Map :

Size :

Lots :

Request : Z-0049-02 - ETOR 1981 TRUST ON BEHALF OF GUS MERHI - Request for Rezoning FROM: R-E (Residence Estates) Zone TO: C-2 (General Commercial) Zone located on the east side of Rancho Drive, approximately 1,130 feet south of Lone Mountain Road (APN: 138-02-102-007), PROPOSED USE: USED AUTO SALES, Ward 6 (Mack).

Location :

Proposed :

Notice :

Comments :

Parcel : 138 02 102 007 PT N2 NW4 2 20 60 ETOR 1981 TRUST

Owner/Applicant/Contacts

REPRESENTED BY MORENO AND ASSOCIATES

300 S 4TH ST #1500
LAS VEGAS, NV 89101
; 702-228-1175

OWNER

ETOR 1981 TRUST
ETOR F ROBERT & SHIRLEY H CO-TRS
2405 LLEWELLYN DR
LAS VEGAS NV

891022108;

Actions/Conditions :

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: REZONING
 Project Address (Location) 4600 N. RANCHO RD. DR
 Project Name THIRTY Proposed Use USED CAR SALES
 Assessor's Parcel #(s) 138.02.102.007 Ward # 6
 General Plan: existing SC proposed GC Zoning: existing RE proposed C2
 Commercial Square Footage 2500 Floor Area Ratio .06
 Gross Acres 3.10 Lots/Units 1 Density _____
 Additional Information _____

PROPERTY OWNER ETOR 1981 TRUST Contact ROBERT ETOR
 Address 2405 LLEWELLYN DR Phone: _____ Fax: _____
 City LAS VEGAS State NV Zip 89102

APPLICANT GUS MARRI Contact CAROLINE MARRI
 Address 2436 TOUR EDITION DE Phone: 641-8110 Fax: 641-3428
 City HELDERSON State NV Zip 89070

REPRESENTATIVE MORENO & ASSOC. Contact RICHARD MORENO
 Address 300 S. 4TH. ST. #1500 Phone: 228-1175 Fax: 228-2489
 City LAS VEGAS State NV Zip 89101

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 F. ROBERT ETOR TRUSTEE

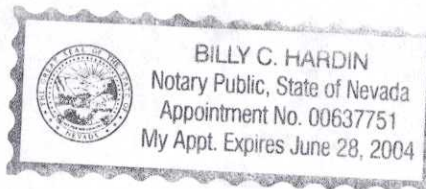
Subscribed and sworn before me

This 28 day of February, 20 02

Bill C Hardin

Notary Public in and for said County and State

Clark Co, Nevada



FOR DEPARTMENT USE ONLY

Case #	<u>2-0049-02</u>
Meeting Date:	<u>July 25, 2002</u>
Signs Required:	
Map #	
Total Fee:	<u>700 =</u>
Receipt #	<u>86951</u>
Date Accepted:	<u>6/10/02</u>
Accepted By:	<u>[Signature]</u>



Wednesday, October 31, 2001

City of Las Vegas Planning Division
731 So. Fourth Street
Las Vegas, Nevada 89101

**RE: Justification Letter For: Thrifty Used Car Sales
4600 N. Rancho Rd.
Las Vegas, Nevada
Apn# 138-02-102-007**

The intent of our client is to provide a used car sales facility within a commercially designated area, currently hosting industrial, commercial and resort/entertainment uses. The site is located on North Rancho Road, between Lone Mountain Road and Red Coach Avenue.

The addition of this project to the area will add support to the existing commercial establishments and improve a presently undeveloped parcel in the midst of a growing commercial district. The type of use as we are proposing, is currently in operation directly to the east and north east across Rancho Road with similar establishments growing in intensity as one moves northward on Rancho Road.

We intend to provide a quality project and collaborate with the City of Las Vegas Planning Department to beautify Rancho Road in accordance with all required street frontages, in order to further develop the transportation trail as proposed.

Sincerely,

Gus Merhi
(Applicant)

J. Adrian Jones
(Representative from Jones-Greenwold llc.)

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: Z-0049-02 APN: 138-02-102-007
Name of Property Owner: ETOR 1981 TRUST
Name of Applicant: SAME

To the best of your knowledge, does the Mayor or any member of the City Council, Planning Commission, or a Hearings Officer 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, Planning Commission or Hearings Officer 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/Authorized Agent:

Subscribed and sworn before me

This 28 day of February, 2002

Bill C Hardin
Notary Public in and for said County and State

Clark Co, Nevada



9 0 0 2 1 1 0 0 3 . 2

1 SCHEDULE 1

2 DEED AND ASSIGNMENT

3 WITHOUT CONSIDERATION, the undersigned, F. ROBERT ETOR,
 4 also known as FREDERICK ROBERT ETOR, F.R. ETOR and FREDERICK R. ETOR,
 5 and SHIRLEY H. ETOR, also known as SHIRLEY ANN ETOR and SHIRLEY
 6 HENDERSON ETOR, do hereby grant, bargain, sell, assign, quitclaim
 7 and transfer all of their right, title and interest in the follow-
 8 ing property to F. ROBERT ETOR and SHIRLEY H. ETOR as Cotrustees of
 9 the "ETOR 1981 TRUST" dated JAN 7 1981 and their successors.

10 REAL PROPERTY:

11 ~~PARCEL ONE: Deed of Trust made by American Animal Services,~~
 12 ~~Inc. as Trustor, dated December 1, 1975 and recorded December 2,~~
 13 ~~1975 as Document No. 534316, Book No. _____ in the Office of~~
 14 ~~the Recorder, Clark County, Nevada, together with Promissory Note~~
 15 ~~secured thereby in an original amount of \$135,012.50. Property~~
 16 ~~described by said Deed of Trust is described as follows:~~
 17 ~~N1/2 of S1/4 of SE1/4 of NW1/4 of NW1/4, Section 33,~~
 18 ~~Township 23 _____ Range 6 _____ Clark County, NV~~

19 PARCEL TWO: Pt. S1/4 S1/4 Section 16-22-60, Parcel
 20 No. 370-060-048-10.

21 PARCEL THREE: Pt N1/2 NW1/4 section 02-20-60, Parcel No.
 22 018-330-021-80.

23 PARCEL FOUR: Pt. NE1/4 NW1/4 Section 02-20-60, Parcel
 24 No. 018-330-015-60.

25 PARCEL FIVE: Pt. NE1/4 NW1/4 Section 02-20-60, Parcel
 26 No. 018-330-017-80.

27 PARCEL SIX: Pt Sec. 4, Section 33-20-61, Parcel No.
 28 030-430-004-80.

LAW OFFICE
 CHARLES WILLIAM JOHNSON
 A PROFESSIONAL CORPORATION
 LAS VEGAS, NEVADA

9 0 2 1 1 0 7 2 1 3

1 PARCEL SEVEN: Lot 9, except West 80' and all of Lot 10
 2 except East 80' McNeil Park, Book 5 of Plats, Page 1, Clark County
 3 Recorder, Clark County, Nevada, 2405 Llewellyn Dr., Las Vegas, NV; APN
 4 030-621-049
 5 WITNESS our hands this JAN 7 1981 at Las Vegas, Clark
 6 County, Nevada.

F. Robert Etor
 F. ROBERT ETOR
 2405 Llewellyn Drive
 Las Vegas, NV 89102

Shirley H. Etor
 SHIRLEY H. ETOR
 2405 Llewellyn Drive
 Las Vegas, NV 89102

11 STATE OF NEVADA } ss.
 12 COUNTY OF CLARK }

13 On JAN 7 1981 personally appeared before me, the under-
 14 signed, a Notary Public in and for said County and State, F. ROBERT
 15 ETOR and SHIRLEY H. ETOR, known to me to be the persons described
 16 in and who executed the foregoing instrument, who acknowledged to
 17 me that they executed the same freely and voluntarily and for the
 18 uses and purposes therein mentioned.

19 WITNESS my hand and official seal.

Charles William Johnson
 NOTARY PUBLIC



CHARLES WILLIAM JOHNSON
 Notary Public-State of Nevada
 COUNTY OF CLARK
 My Appointment Expires Sept. 6, 1984

CHARLES WILLIAM JOHNSON
 Notary Public-State of Nevada
 COUNTY OF CLARK
 My Appointment Expires Sept. 6, 1984

27 Mail tax notices to: Mr. and Mrs. F. Robert Etor
 2405 Llewellyn Dr.
 Las Vegas, NV 89102

Recording requested by, and when recorded, return to:
 JOHNSON LAW OFFICES, CHD.
 530 S. Fourth St.
 Las Vegas, NV 89101

LAW OFFICE
 CHARLES WILLIAM JOHNSON
 A PROFESSIONAL CORPORATION
 LAS VEGAS, NEVADA

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
JOHNSON LAW OFFICES CHTD

02-11-03 14:54 DB1 3
OFFICIAL RECORD
BOOK 930211 INST 00052
FEE 7.00 RPT: EX000

Description: Clark, NV Document-Year, Date, DocID 1993.211.052 Page: 3 of 3
Order# JLNK-Commerce

9 3 0 2 1 1 0 0 3 . 2

1 SCHEDULE 1

2 DEED AND ASSIGNMENT

3 WITHOUT CONSIDERATION, the undersigned, F. ROBERT ETOR,
4 also known as FREDERICK ROBERT ETOR, F.R. ETOR and FREDERICK R. ETOR,
5 and SHIRLEY H. ETOR, also known as SHIRLEY ANN ETOR and SHIRLEY
6 HENDERSON ETOR, do hereby grant, bargain, sell, assign, quitclaim
7 and transfer all of their right, title and interest in the follow-
8 ing property to F. ROBERT ETOR and SHIRLEY H. ETOR as Cotrustees of
9 the "ETOR 1981 TRUST" dated JAN 7 1981 and their successors.

10 REAL PROPERTY:

11 ~~PARCEL ONE: Deed of Trust made by American Animal Services,~~
12 ~~Inc. as Trustor, dated December 1, 1975 and recorded December 2,~~
13 ~~1975 as Document No. 534316, Book No. , in the Office of~~
14 ~~the Recorder, Clark County, Nevada, together with Promissory Note~~
15 ~~secured thereby in an original amount of \$136,012.50. Property~~
16 ~~described by said Deed of Trust is described as follows:~~
17 ~~W1/2 of SE1/4 of SE2/4 of NW1/4 of NW1/4, Section 13,~~
18 ~~Township 21, Range 61, Clark County, NV~~

19 PARCEL TWO: Pt. SE1/4 SE1/4 Section 16-22-60, Parcel
20 No. 370-060-048-80.

21 PARCEL THREE: Pt. W1/2 NW1/4 Section 02-20-60, Parcel No.
22 018-330-021-80.

23 PARCEL FOUR: Pt. NE1/4 NW1/4 Section 02-20-60, Parcel
24 No. 018-330-015-80.

25 PARCEL FIVE: Pt. NE1/4 NW1/4 Section 02-20-60, Parcel
26 No. 018-330-017-80.

27 PARCEL SIX: Pt. Sec. 4, Section 33-20-61, Parcel No.
28 030-430-004-80.

LAW OFFICES
CHARLES WILLIAM JOHNSON
A PROFESSIONAL CORPORATION
LTD. VARIOUS, NEVADA

9 5 0 2 1 1 0 7 8 1 8

1 PARCEL SEVEN: Lot 9, except West 80' and all of Lot 10
2 except East 80' McNeil Park, Book 5 of Plats, Page 1, Clark County
3 Recorder, Clark County, Nevada. , 2405 Llewellyn Dr., Las Vegas, NV; APN
4 030-621-049
5 WITNESS our hands this JAN 7 1981 at Las Vegas, Clark
6 County, Nevada.

F. Robert Etor
F. ROBERT ETOR
2405 Llewellyn Drive
Las Vegas, NV 89102

Shirley H. Etor
SHIRLEY H. ETOR
2405 Llewellyn Drive
Las Vegas, NV 89102

11 STATE OF NEVADA)
12 COUNTY OF CLARK) ss.

13 On JAN 7 1981 personally appeared before me, the under-
14 signed, a Notary Public in and for said County and State, F. ROBERT
15 ETOR and SHIRLEY H. ETOR, known to me to be the persons described
16 in and who executed the foregoing instrument, who acknowledged to
17 me that they executed the same freely and voluntarily and for the
18 uses and purposes therein mentioned.

19 WITNESS my hand and official seal.

Charles William Johnson
NOTARY PUBLIC



23 CHARLES WILLIAM JOHNSON
24 Notary Public-State of Nevada
25 COUNTY OF CLARK
26 My Appointment Expires Sept. 6, 1984

CHARLES WILLIAM JOHNSON
Notary Public-State of Nevada
COUNTY OF CLARK
My Appointment Expires Sept. 6, 1984

27 Mail tax notices to: Mr. and Mrs. F. Robert Etor
28 2405 Llewellyn Dr.
Las Vegas, NV 89102

Recording requested by, and when recorded, return to:
JOHNSON LAW OFFICES, CMTD.
530 S. Fourth St.
Las Vegas, NV 89101

LAW OFFICE
CHARLES WILLIAM JOHNSON
A PROFESSIONAL CORPORATION
LAS VEGAS, NEVADA

- 2 -

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
JOHNSON LAW OFF/CEH CHTD

02-11-03 14:54 DB1 3
OFFICIAL RECORDS
BOOK 930211 INSH 00052
FEE 7.00 PATT EXN000

9 0 2 1 1 0 0 3 . 2

1 SCHEDULE 1

2 DEED AND ASSIGNMENT

3 WITHOUT CONSIDERATION, the undersigned, F. ROBERT ETOR,
 4 also known as FREDERICK ROBERT ETOR, F.R. ETOR and FREDERICK R. ETOR,
 5 and SHIRLEY H. ETOR, also known as SHIRLEY ANN ETOR and SHIRLEY
 6 HENDERSON ETOR, do hereby grant, bargain, sell, assign, quitclaim
 7 and transfer all of their right, title and interest in the follow-
 8 ing property to F. ROBERT ETOR and SHIRLEY H. ETOR as Cotrustees of
 9 the "ETOR 1981 TRUST" dated JAN 7 1981 and their successors.

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 14 ~~the Recorder, Clark County, Nevada, together with Promissory Note~~
 15 ~~secured thereby in an original amount of \$136,012.50. Property~~
 16 ~~described by said Deed of Trust is described as follows:~~

17 ~~N1/2 of SE1/4 of SEC. 4 of NW1/4 of NW1/4, Section 33,~~
 18 ~~Township 21, Range 51, Clark County, NV~~

19 PARCEL TWO: Pt. SE1/4 SE1/4 Section 16-22-60, Parcel
 20 No. 370-060-048-80.

21 PARCEL THREE: Pt NW1/2 NW1/4 Section 02-20-60, Parcel No.
 22 018-330-021-80.

23 PARCEL FOUR: Pt. NE1/4 NW1/4 Section 02-20-60, Parcel
 24 No. 018-330-015-80.

25 PARCEL FIVE: Pt. NE1/4 NW1/4 Section 02-20-60, Parcel
 26 No. 018-330-017-80.

27 PARCEL SIX: Pt Sec. 4, Section 33-20-61, Parcel No.
 28 030-430-004-80.

LAW OFFICES
 CHARLES WILLIAM JOHNSON
 A PROFESSIONAL CORPORATION
 LAS VEGAS, NEVADA

9 5 0 2 1 1 0 7 3 1 8

1 PARCEL SEVEN: Lot 9, except West 80' and all of Lot 10
 2 except East 80' McNeil Park, Book 5 of Plats, Page 1, Clark County
 3 Recorder, Clark County, Nevada.; 2405 Illewellyn Dr., Las Vegas, NV; APN
 4 030-621-049
 5 WITNESS our hands this JAN 7 1981 at Las Vegas, Clark
 6 County, Nevada.

F. Robert Etor
 F. ROBERT ETOR
 2405 Illewellyn Drive
 Las Vegas, NV 89102

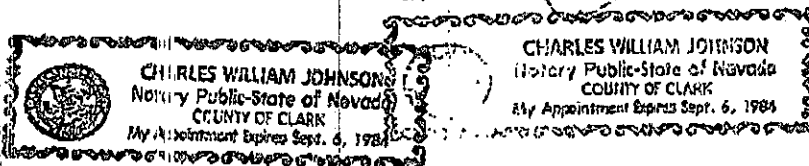
Shirley H. Etor
 SHIRLEY H. ETOR
 2405 Illewellyn Drive
 Las Vegas, NV 89102

11 STATE OF NEVADA)
 12) ss.
 13 COUNTY OF CLARK)

14 On JAN 7 1981 personally appeared before me, the under-
 15 signed, a Notary Public in and for said County and State, F. ROBERT
 16 ETOR and SHIRLEY H. ETOR, known to me to be the persons described
 17 in and who executed the foregoing instrument, who acknowledged to
 18 me that they executed the same freely and voluntarily and for the
 19 uses and purposes therein mentioned.

20 WITNESS my hand and official seal.

Charles William Johnson
 NOTARY PUBLIC



27 Mail tax notices to: Mr. and Mrs. F. Robert Etor
 28 2405 Illewellyn Dr.
 Las Vegas, NV 89102

Recording requested by, and when recorded, return to:
 JOHNSON LAW OFFICES, CHTD.
 530 S. Fourth St.
 Las Vegas, NV 89101

LAW OFFICE
 CHARLES WILLIAM JOHNSON
 A PROFESSIONAL CORPORATION
 LAS VEGAS, NEVADA

- 2 -

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
JOHNSON LAW OFFICE CHTD

02-11-93 14:54 DD1 3
OFFICIAL RECORDS
BOOK: 930211 INST 00852
FEE: 7.00 RPT: EXN888

9 0 0 2 1 1 0 0 0 2

1 SCHEDULE 1

2 DEED AND ASSIGNMENT

3 WITHOUT CONSIDERATION, the undersigned, F. ROBERT ETOR,
4 also known as FREDERICK ROBERT ETOR, F.R. ETOR and FREDERICK R. ETOR,
5 and SHIRLEY H. ETOR, also known as SHIRLEY ANN ETOR and SHIRLEY
6 HENDERSON ETOR, do hereby grant, bargain, sell, assign, quitclaim
7 and transfer all of their right, title and interest in the follow-
8 ing property to F. ROBERT ETOR and SHIRLEY H. ETOR as cotrustees of
9 the "ETOR 1981 TRUST" dated JAN 7 1991 and their successors.

10 REAL PROPERTY:

11 ~~PARCEL ONE: Deed of Trust made by American Animal Services~~
12 ~~Inc. as Trustor, dated December 1, 1975 and recorded December 2,~~
13 ~~1975 as Document No. 534316, Book No. _____ in the office of~~
14 ~~the Recorder, Clark County, Nevada, together with Promissory Note~~
15 ~~secured thereby in an original amount of \$136,012.50. Property~~
16 ~~described by said Deed of Trust is described as follows:~~
17 ~~W1/2 of S21/4 of S22/4 of NW1/4 of NW1/4, Section 38,~~
18 ~~Township 21 _____ Range 61 _____ Clark County, NV.~~

19 PARCEL TWO: Pt. S21/4 S21/4 Section 16-22-60, Parcel
20 No. 370-060-048-00.

21 PARCEL THREE: Pt. N1/2 NW1/4 Section 02-20-60, Parcel No.
22 018-330-021-80.

23 PARCEL FOUR: Pt. NE1/4 NW1/4 Section 02-20-60, Parcel
24 No. 018-330-015-00.

25 PARCEL FIVE: Pt. NE1/4 NW1/4 Section 02-20-60, Parcel
26 No. 018-330-017-00.

27 PARCEL SIX: Pt. Sec. 4, Section 33-20-61, Parcel No.
28 030-430-004-80.

LAW OFFICE
CHARLES WILLIAM JOHNSON
A PROFESSIONAL CORPORATION
LAS VEGAS, NEVADA

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1 PARGES SEVEN: Lot 9, except West 80' and all of Lot 10
 2 except East 80' McNeil Park, Book 5 of Plats, Page 1, Clark County
 3 Recorder, Clark County, Nevada. ; 2405 Llewellyn Dr., Las Vegas, NV; APN
 4 030-621-049

5 WITNESS our hands this JAN 7 1981 at Las Vegas, Clark
 6 County, Nevada.

F. Robert Etor
 F. ROBERT ETOR
 2405 Llewellyn Drive
 Las Vegas, NV 89102

Shirley H. Etor
 SHIRLEY H. ETOR
 2405 Llewellyn Drive
 Las Vegas, NV 89102

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19 WITNESS my hand and official seal.

Charles William Johnson
 NOTARY PUBLIC



CHARLES WILLIAM JOHNSON
 Notary Public-State of Nevada
 COUNTY OF CLARK
 My Appointment Expires Sept. 6, 1984

CHARLES WILLIAM JOHNSON
 Notary Public-State of Nevada
 COUNTY OF CLARK
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 2405 Llewellyn Dr.
 Las Vegas, NV 89102

28 Recording requested by, and when recorded, return to:
 JOHNSON LAW OFFICES, CHD.
 530 S. Fourth St.
 Las Vegas, NV 89101

LAW OFFICE
 CHARLES WILLIAM JOHNSON
 A PROFESSIONAL CORPORATION
 LAS VEGAS, NEVADA

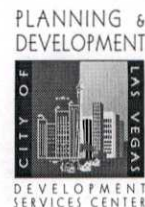
CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
JOHNSON LAW OFFICES LTD

02-11-03 14:34 081
OFFICIAL RECORD
BOOK 930211 INST 00052
FEE 7.00 RPTD EX0028

3



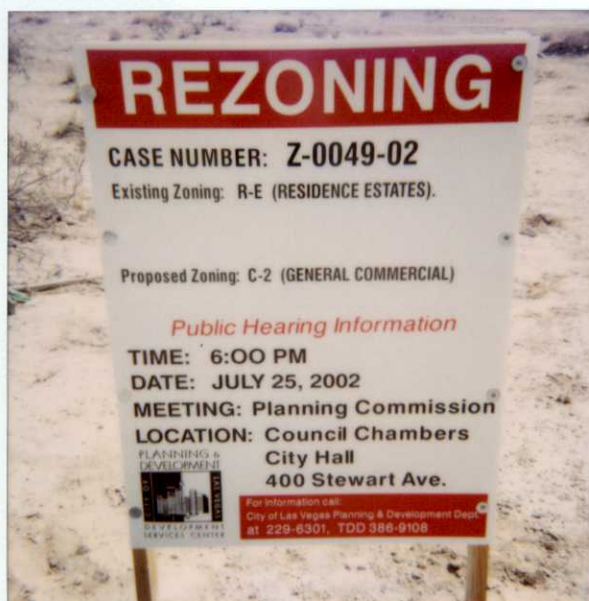
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: Z-0049-02

MEETING DATE: July 25, 2002

Sign Pro does hereby certify that a notice as required by Chapter 19A.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

7-9-2
Date

This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission, Hearings Officer or City Council.