

FILE HISTORY

[illegible]

FILE NO.: Z-0049-02(1)

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

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).

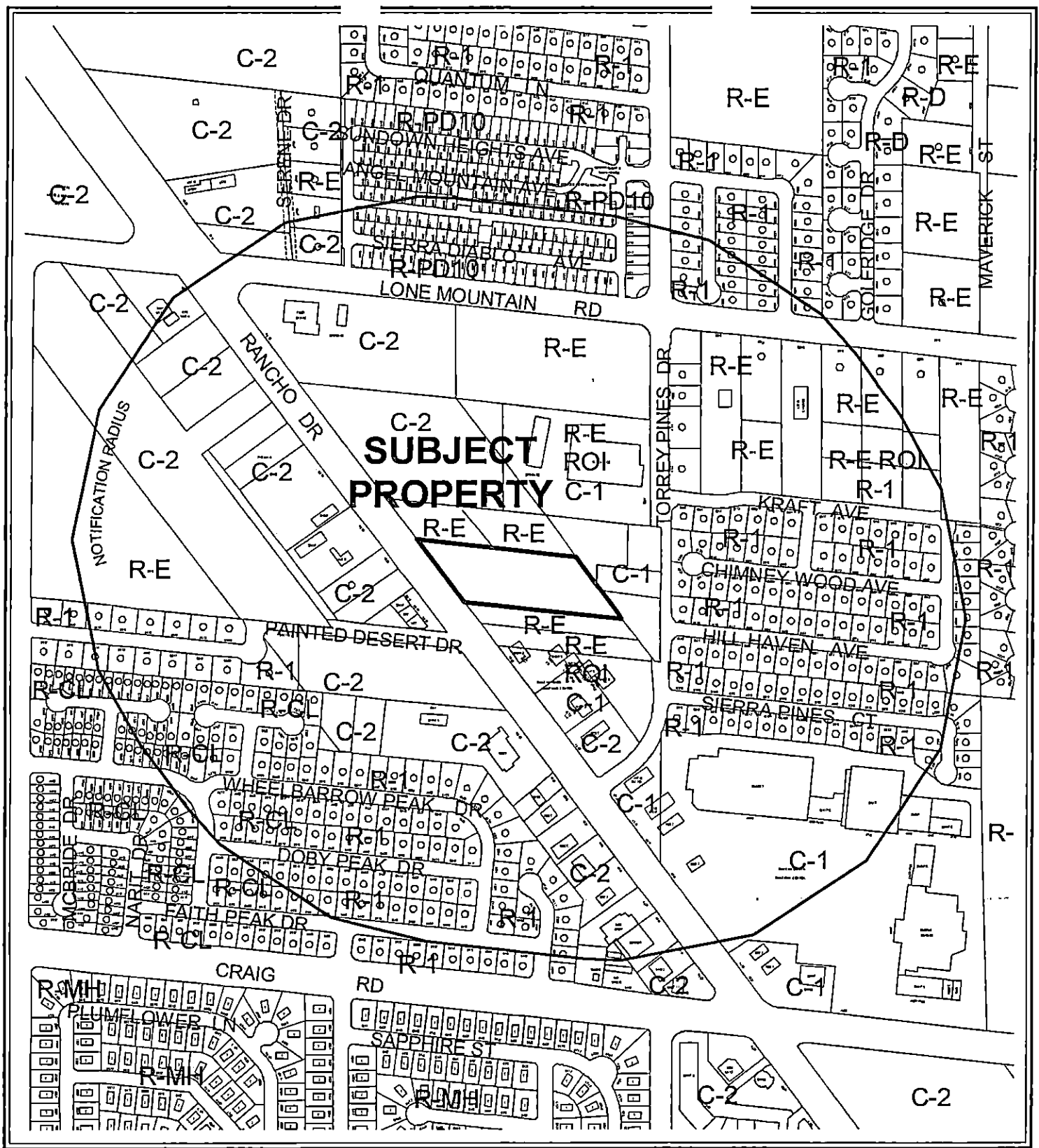
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

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

SEE LOCATION MAP ON REVERSE SIDE



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
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Z-0049-02(1)

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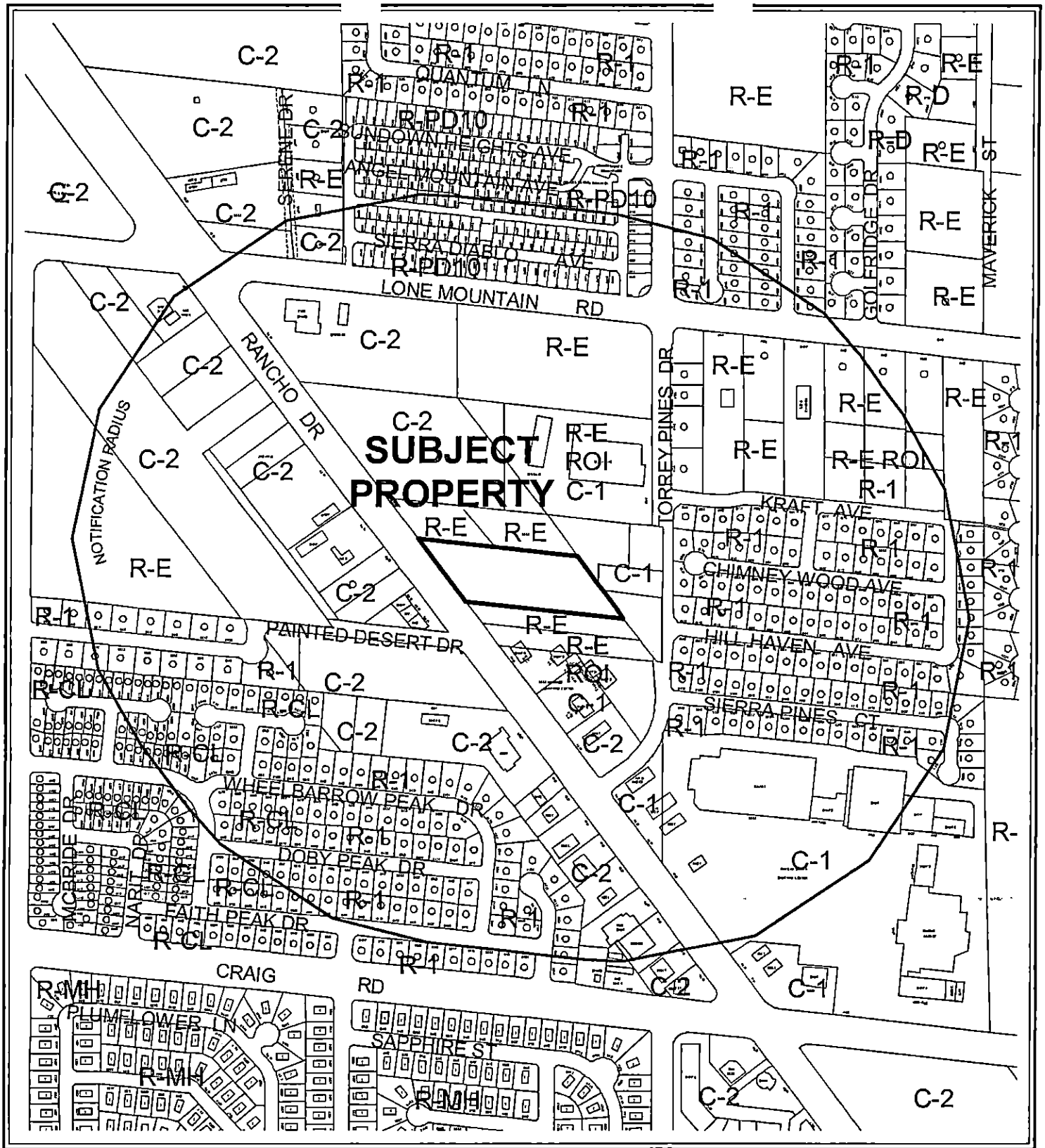
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JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



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

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).

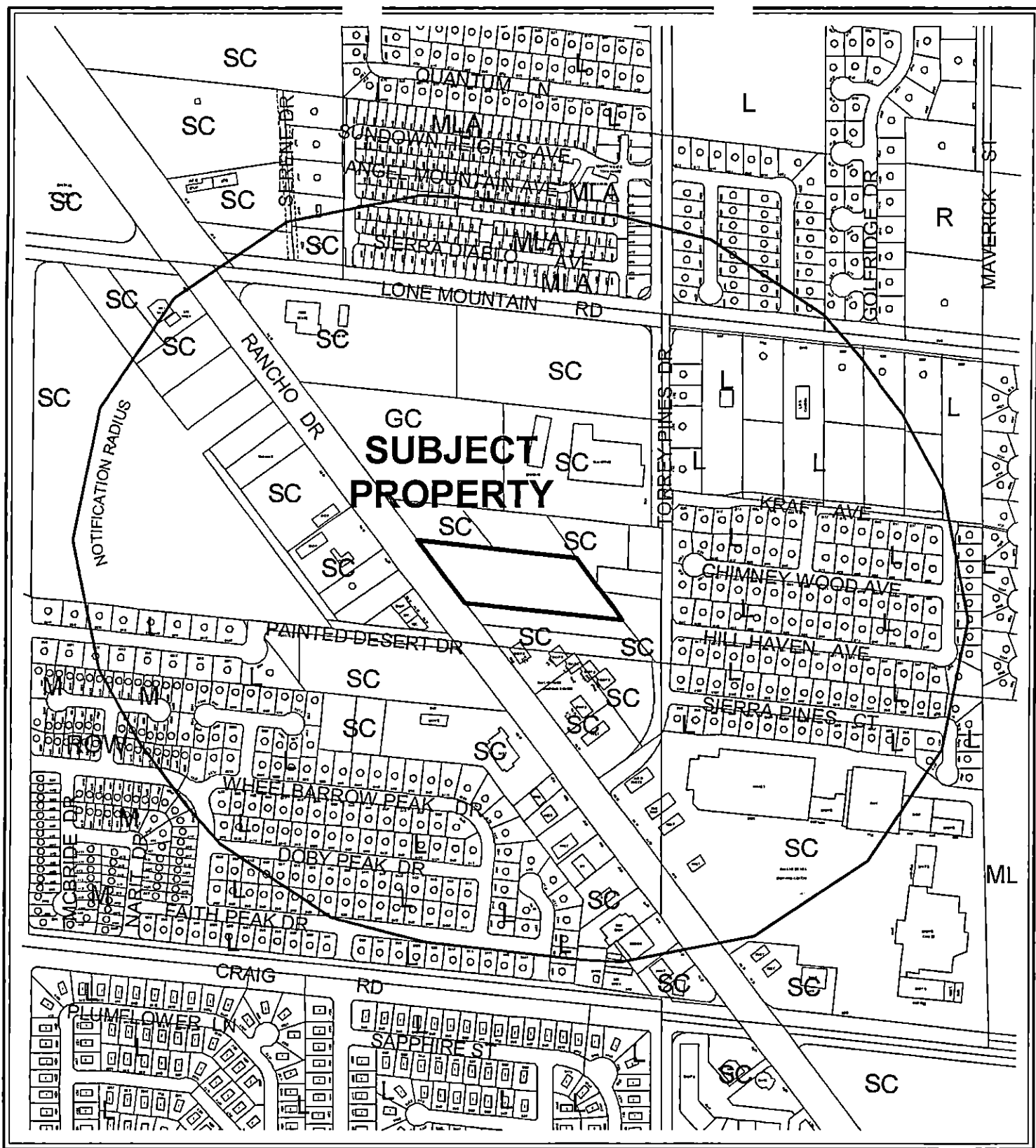
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JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



0 400 800 Feet

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

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).

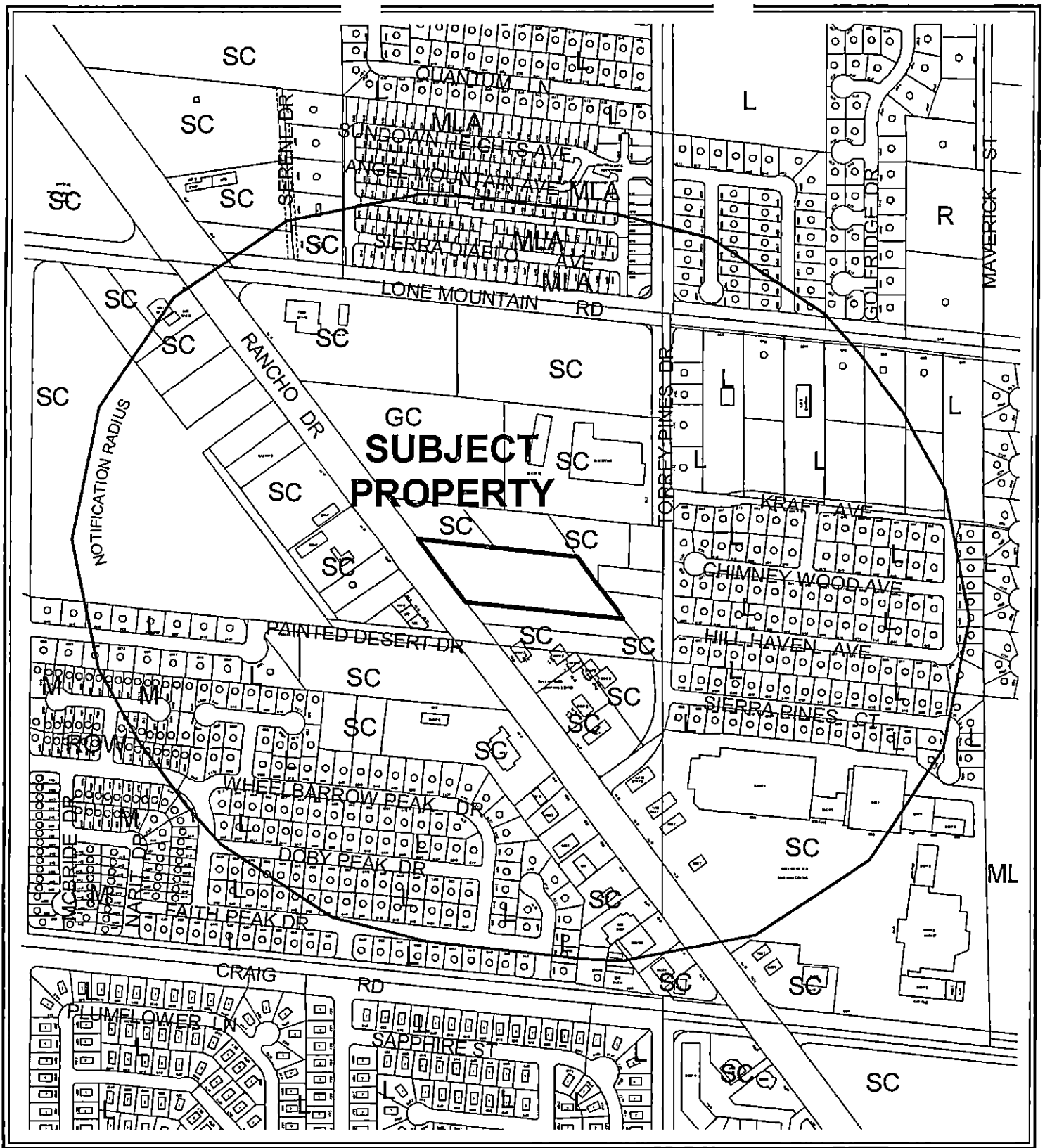
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JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

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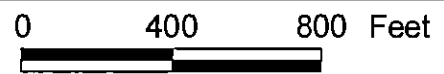


CASE: **GPA-0024-02**

RADIUS: 1320 FT

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

PROPOSED TO: GC (GENERAL COMMERCIAL)



NOTICE OF PUBLIC HEARING

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).

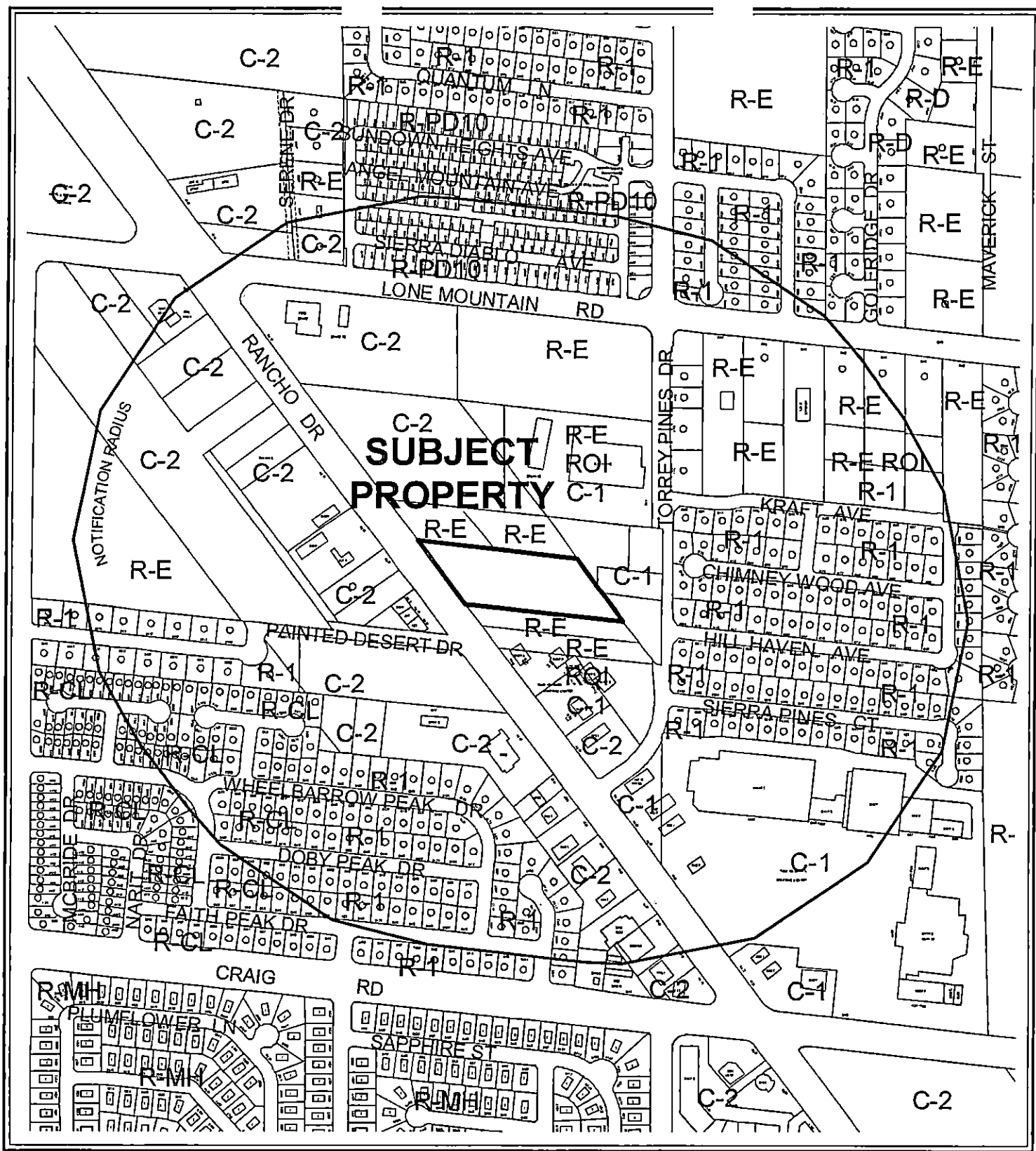
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CURRENT PLANNING DIVISION

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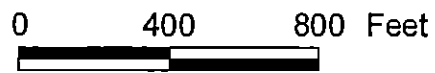


CASE: Z-0049-02

RADIUS: 1320 FT

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

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



NOTICE OF PUBLIC HEARING

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).

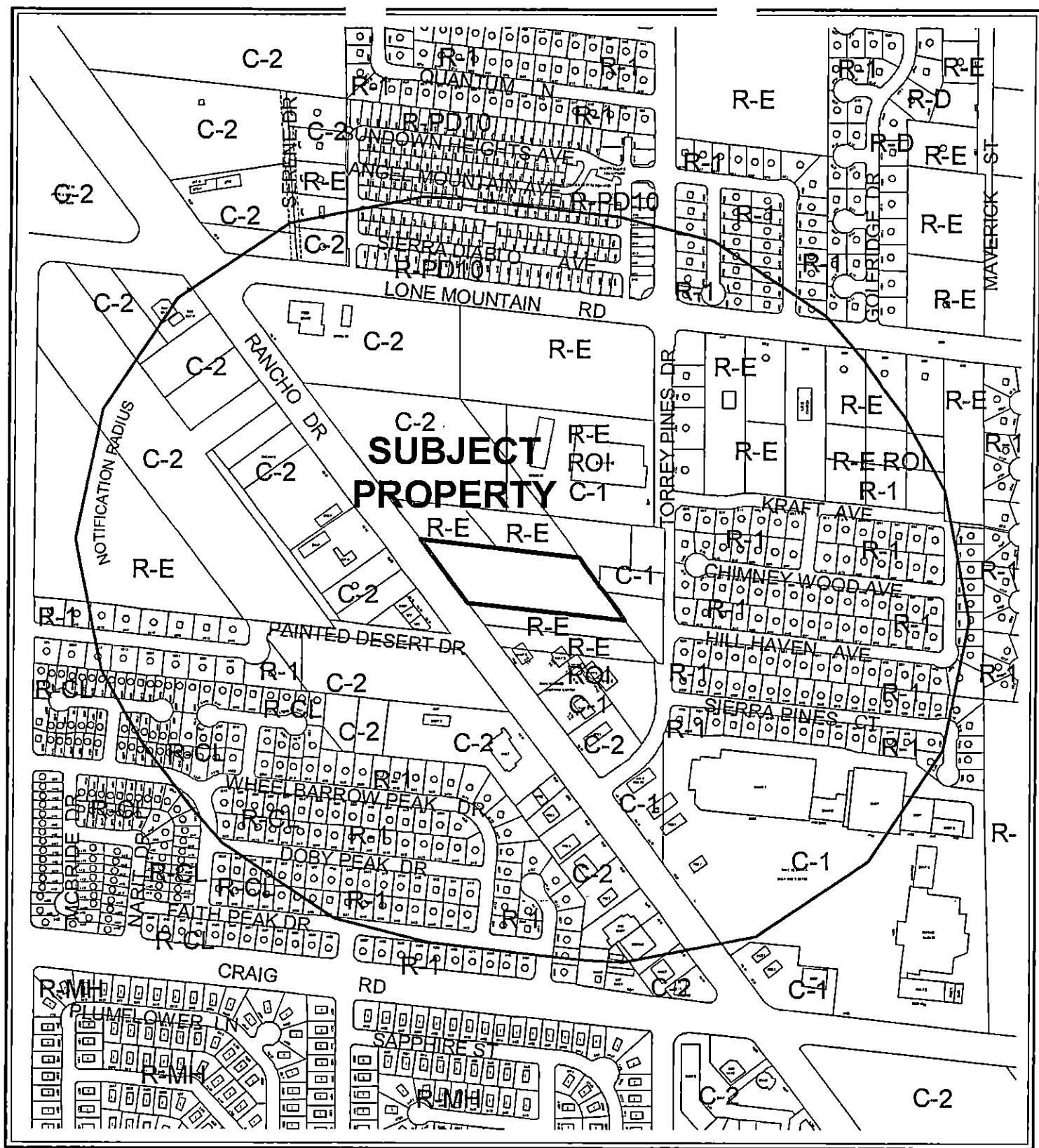
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JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

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

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).

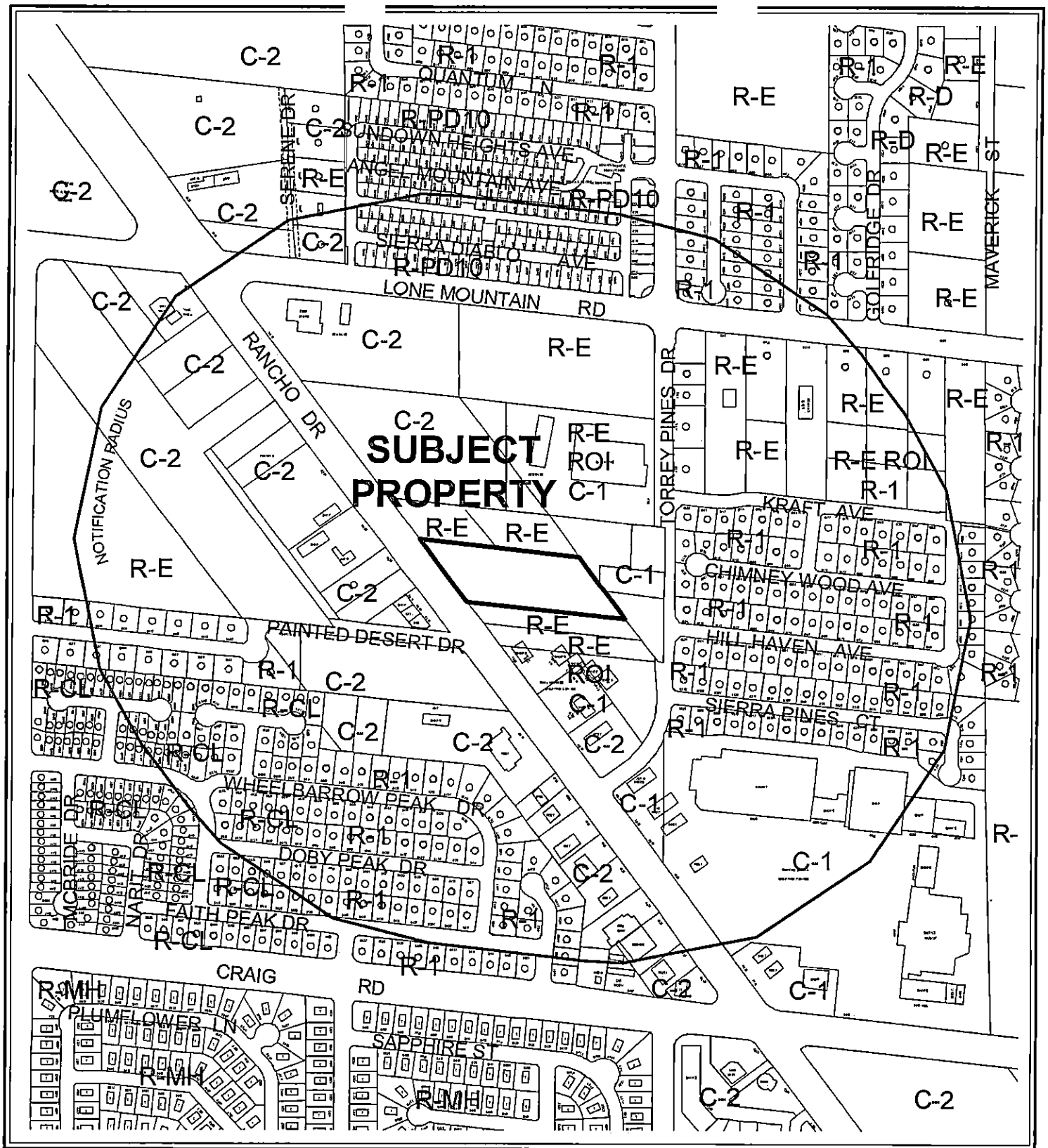
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JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

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)



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).

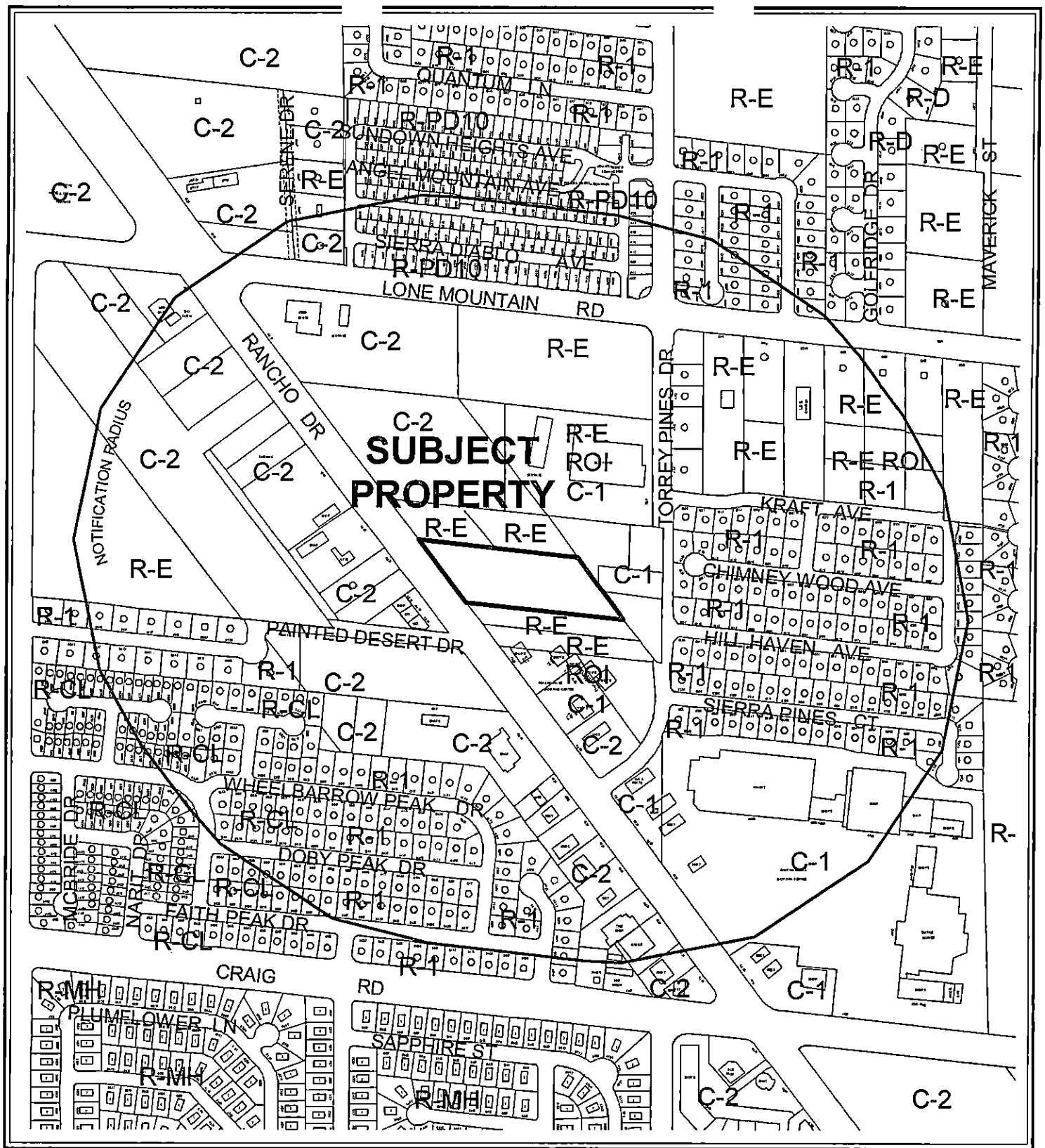
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CURRENT PLANNING DIVISION

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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)

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 all property owners or authorized agent(s)		☐	☐
☒	☐	☐	☐	Grant deed and legal description		☐	☐
☒	☐	☐	☐	Detailed justification letter		☐	☐
☒	☐	☐	☐	Reduced 8.5" x 11" copy of all plans and elevations		☐	☐
☒	☐	☐	☐	Full size, rolled, color copy of all plans and elevations		☐	☐
☒	☐	☐	☐	Correct fee(s): \$400 \$ _____ \$ _____ \$ _____		☐	☐
☒	☐	☐	☐	Statement of Financial Interest		☐	☐
☐	☒	☐	☐	Development Impact Notice and Assessment (DINA)		☐	☐
SITE PLAN							
☒	☐	☐	☐	22 copies 11" x 17" min. to 24" x 36" max. page size		☐	☐
☒	☐	☐	☐	North arrow, scale, and vicinity map		☐	☐
☒	☐	☐	☐	All property lines and present dimensions labeled		☐	☐
☒	☐	☐	☐	All building setbacks labeled		☐	☐
☒	☐	☐	☐	All adjacent existing land uses and street names labeled		☐	☐
☒	☐	☐	☐	All points of ingress and egress shown		☐	☐
☒	☐	☐	☐	ADA accessibility requirements shown/labeled		☐	☐
☒	☐	☐	☐	Parking standard(s) utilized: _____		☐	☐
☒	☐	☐	☐	Parking space count and typical dimensions labeled #regular _____ #compact _____ #handicap _____ Total _____		☐	☐
☐	☒	☐	☐	All free-standing sign locations shown and heights and sizes noted		☐	☐
LANDSCAPE PLAN							
☒	☐	☐	☐	2 sets 11" x 17" to 24" x 36" page size		☐	☐
☒	☐	☐	☐	North arrow, scale, and vicinity map		☐	☐
☒	☐	☐	☐	All property lines and present dimensions labeled		☐	☐
☒	☐	☐	☐	All required perimeter landscape planters shown; min. width(s): _____		☐	☐
☒	☐	☐	☐	All required parking lot fingers/islands shown		☐	☐
☒	☐	☐	☐	Quantity, size, species/variety of all trees, shrubs, and groundcover		☐	☐
BUILDING ELEVATIONS							
☒	☐	☐	☐	2 sets 11" x 17" min. to 24" x 36" max. page size		☐	☐
☒	☐	☐	☐	Scale and building dimensions labeled		☐	☐
☒	☐	☐	☐	North, south, east, and west elevations of all buildings		☐	☐
☒	☐	☐	☐	All building materials and colors noted		☐	☐
☒	☐	☐	☐	8" x 10" photo of original color and material board		☐	☐
☒	☐	☐	☐	All 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		☐	☐
☐	☒	☐	☐	All building entrances/exits shown		☐	☐
☐	☒	☐	☐	Use of all 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: THRIFTY Application Type: SDPR used car sales
 APN: 138-02-102-007 Location: Rancho & Lone Mtn.
 Planner: JOER Pre-App Meeting Date: 5/31/02



August 26, 2002

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

RE: Z-0049-02(1) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 21, 2002
Related to GPA-0024-02, Z-0049-02 AND U-0076-02

Dear Mr. Etor:

The City Council at a regular meeting held August 21, 2002 APPROVED the request 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)]. 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 Rezoning [Z-0049-02] to a C-2 (General Commercial) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

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

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

Mr. Robert Etor
Z-0049-02(1) – Page Two
August 26, 2002

6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

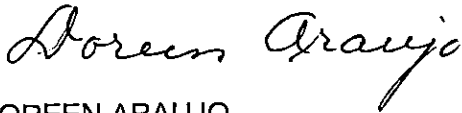
Public Works

13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a and shall also meet Nevada Department of Transportation (NDOT) standards.
14. Loading or unloading of vehicles shall be done on-site only, there shall be no vehicles or transports allowed to park within the public right-of-way along Rancho Drive for either display or delivery purposes.

Mr. Robert Etor
Z-0049-02(1) – Page Three
August 26, 2002

15. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-49-02 and all other subsequent site-related actions.

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:

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-0024-02, U-0076-02 AND Z-0049-02 - PUBLIC HEARING - Z-0049-02(1) - **ETOR 1981 TRUST ON BEHALF OF GUS MERHI** - Request 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). The Planning Commission (5-2 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

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)

CITY COUNCIL MEETING OF AUGUST 21, 2002
Planning and Development Department
Item 160 – Z-0049-02(1)

CONDITIONS:

Planning and Development

1. A Rezoning [Z-0049-02] to a C-2 (General Commercial) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

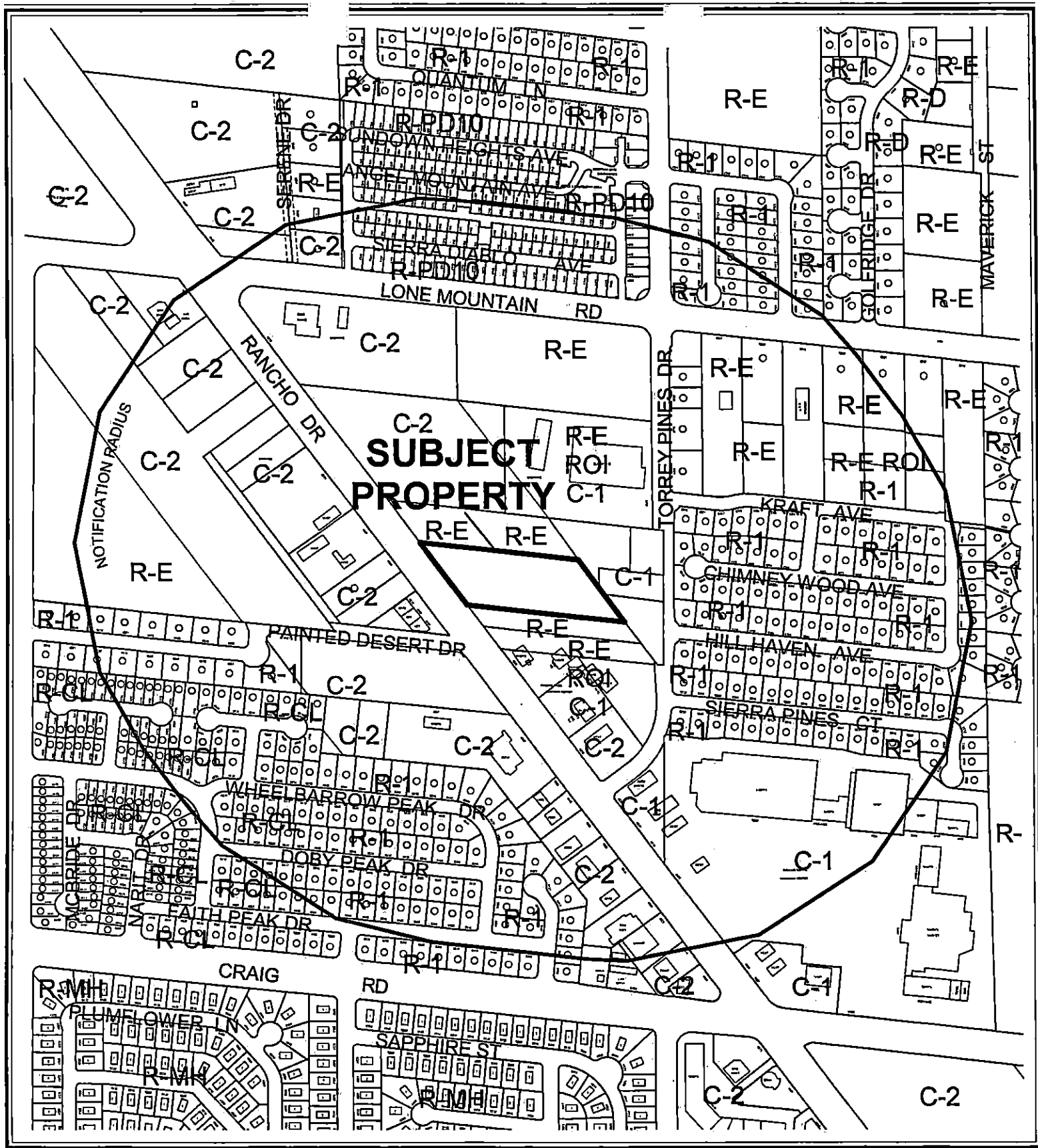
CITY COUNCIL MEETING OF AUGUST 21, 2002
Planning and Development Department
Item 160 – Z-0049-02(1)

CONDITIONS – Continued:

12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a and shall also meet Nevada Department of Transportation (NDOT) standards.
14. Loading or unloading of vehicles shall be done on-site only, there shall be no vehicles or transports allowed to park within the public right-of-way along Rancho Drive for either display or delivery purposes.
15. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-49-02 and all other subsequent site-related actions.



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)

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Site Development Plan Review for a used automobile dealership on property located on the east side of Rancho Drive, approximately 1,130 feet south of Lone Mountain Road.

BACKGROUND DATA

07/25/02 The Planning Commission heard the related General Plan Amendment (GPA-0024-02), Special Use Permit (U-0076-02), and Rezoning (Z-0049-02).

DETAILS OF APPLICATION REQUEST

Site Area	3.1	Acres
Building Size	2,500	Square Feet
FAR	0.02	
Building Height	25	Feet
Parking Required	5	Spaces (including 1 handicap accessible)
Parking Provided	8	Spaces (including 1 handicap accessible)

Access to the site is via one driveway from Rancho Drive. The building is situated toward the front of the site, near the north property line, there are 8 customer parking spaces adjacent to the front of the building. Display vehicle spaces are shown along the south and northwest property lines. The rest of the site is paved for auto storage.

The submitted landscape plan depicts eight-foot wide planters along the north, south, and east property lines. There is a 20-foot wide multi-use trail depicted along Rancho Drive. Within the planters, Chilean mesquite trees are shown in addition to shrubbery.

The building elevations depict a one story building of modern design with a partial stone façade and a flat roof.

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	R-O-W	Rancho Drive

ANALYSIS & FINDINGS

ZONING

Staff and Planning Commission are 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.

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. However, staff is recommending denial of the rezoning request because of the denial recommendation on the General Plan Amendment.

SITE PLAN

Staff finds that the proposed site plan depicts an orderly placement of landscaping, parking, and building placement. All requirements of Title 19A with regard to site design have been met.

LANDSCAPE PLAN

Staff finds that the proposed site plan meets all requirements of Title 19A and the Las Vegas Urban Design Guidelines and Standards.

ELEVATIONS

Staff finds the proposed elevations to be adequate for this type of use.

FINDINGS

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19A.18.050, the City Council shall affirm all of the following:

1. **“The proposed development is compatible with adjacent development and development in the area.”**

Staff finds that the proposed development is compatible with adjacent development as the Rancho Corridor is a highly developed commercial area.

2. **“The proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards.”**

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.

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3. **“Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.”**

The subject site is adjacent to Rancho Drive, a 120-foot wide primary arterial which should be adequate to support the proposed use.

4. **“Building and landscape materials are appropriate for the area and for the City.”**

Staff finds the building material will provide an aesthetically pleasing building.

5. **“Building elevations, design characteristics, and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area.”**

Staff finds that the proposed development will be compatible with other commercial development in the area.

6. **“Appropriate measures taken to secure and protect the public health, safety and general welfare.”**

Staff finds the used auto dealership will be subject to regular inspections for licensing and therefore will not compromise the public health, safety or welfare.

NOTICES MAILED 435

APPROVALS 0

PROTESTS 1

[NOTE: The Planning Commission at their meeting of July 25, 2002, voted 5-2 to deny the Site Development Plan Review as a companion item to the General Plan Amendment and Rezoning.]



Case Number: Z-0049-02(1) APN: 138-02-102-007
Name of Property Owner: ETOR 1981 TRUST
Name of Applicant: SAME

 Yes X No

City Official: _____

Partner(s): _____

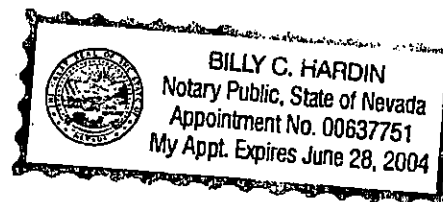
APN: _____

Signature of Property Owner/Authorized Agent:

This 28 day of February, 2002

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

Clark Co, Nevada



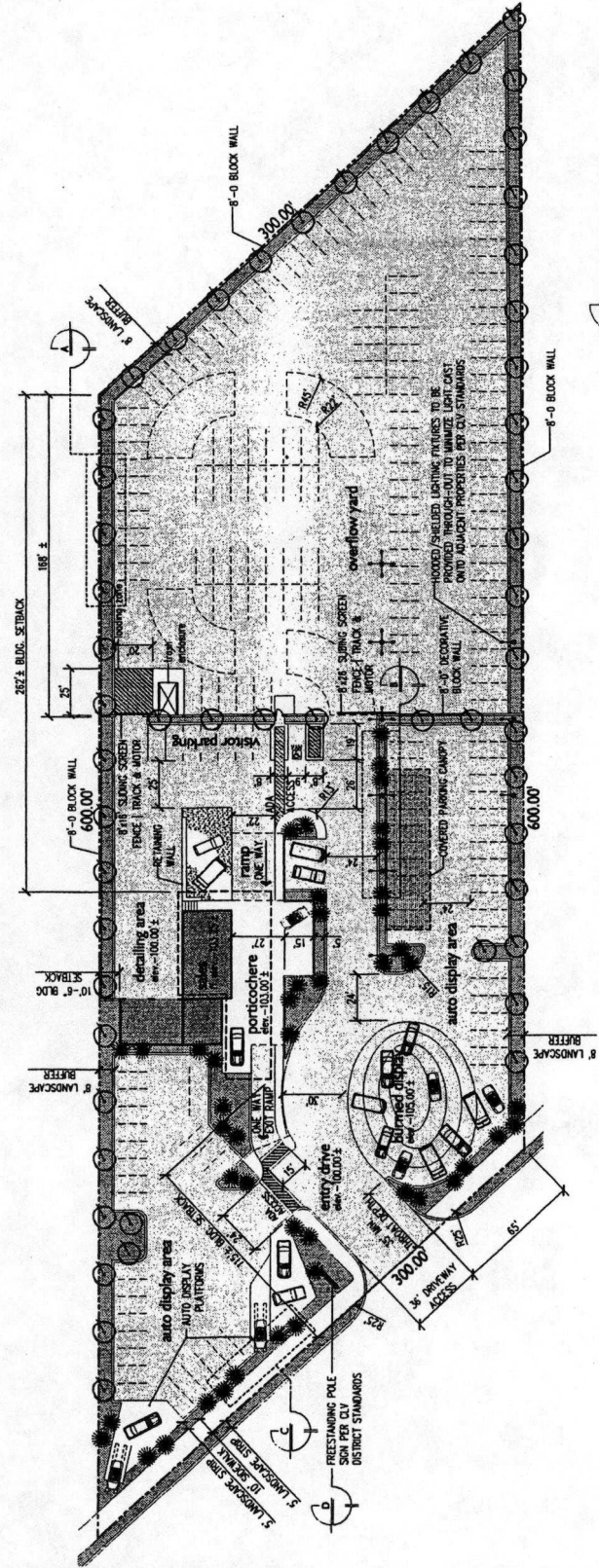
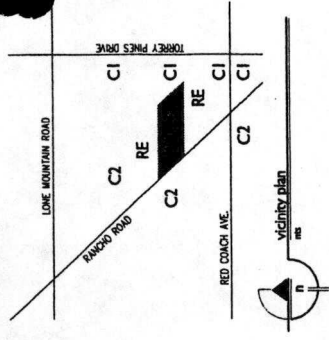
Thrifty Used Auto Sales @ Rancho DR.
 address - 4600 N. Rancho Road, Las Vegas Nevada, 89130
 apt. - 138.02.102.007
 site area - 3.10 gross acres
 current land use/zoning - SC/RE
 proposed land use/zoning - GC/C2
 total bldg. sf. - 2500 sf.

C2 Standards

- minimum lot width - > 100' (64)
- minimum lot front yard setback - 20'
- minimum lot side yard setback - 10'
- minimum lot rear yard setback - 20'
- minimum height restriction - N/A

Parking Requirements

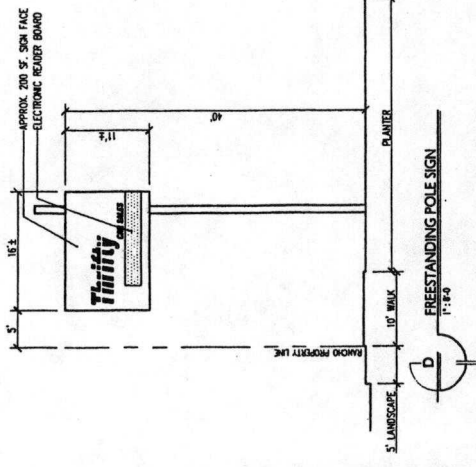
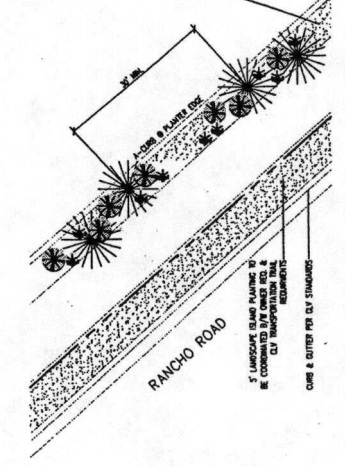
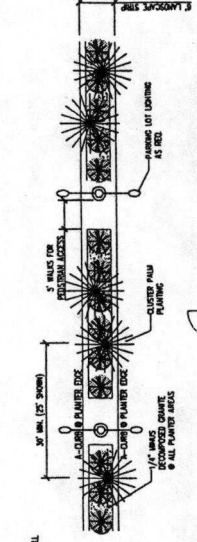
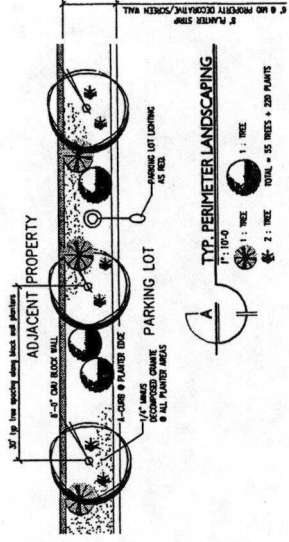
- 1:500 = 5 SPACES (8 PROVIDED)
- 1:HC van accessible space provided
- 1:loading zone provided
- 1:trash enclosures provided



PLANTING LEGEND

THE FOLLOWING PLANT COUNTS ARE BASED ON CLV STANDARDS OF 4 PLANTS : 1 TREE

- prairie ethnics (chilodan mesquite) (PLANT COUNT - 50) (PLANT SIZE 24\"/>



jonas.greenwold
 architects

GPA-0024-02

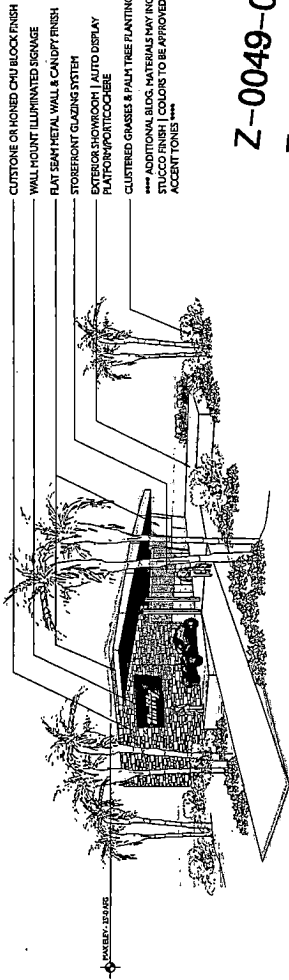
Z-0049-02

7-25-02 PC

STAFF

Z-0049-02(1)

U-0076-02

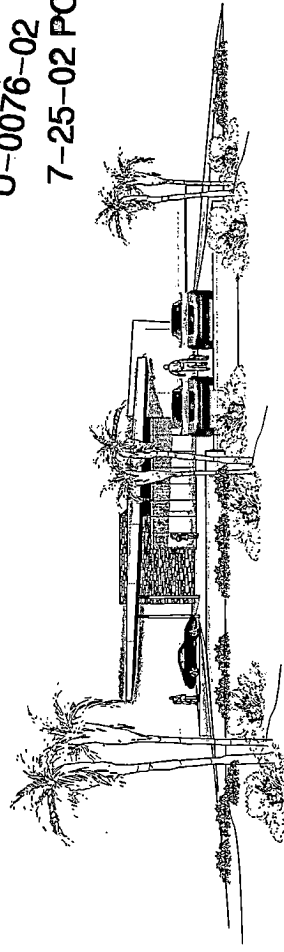


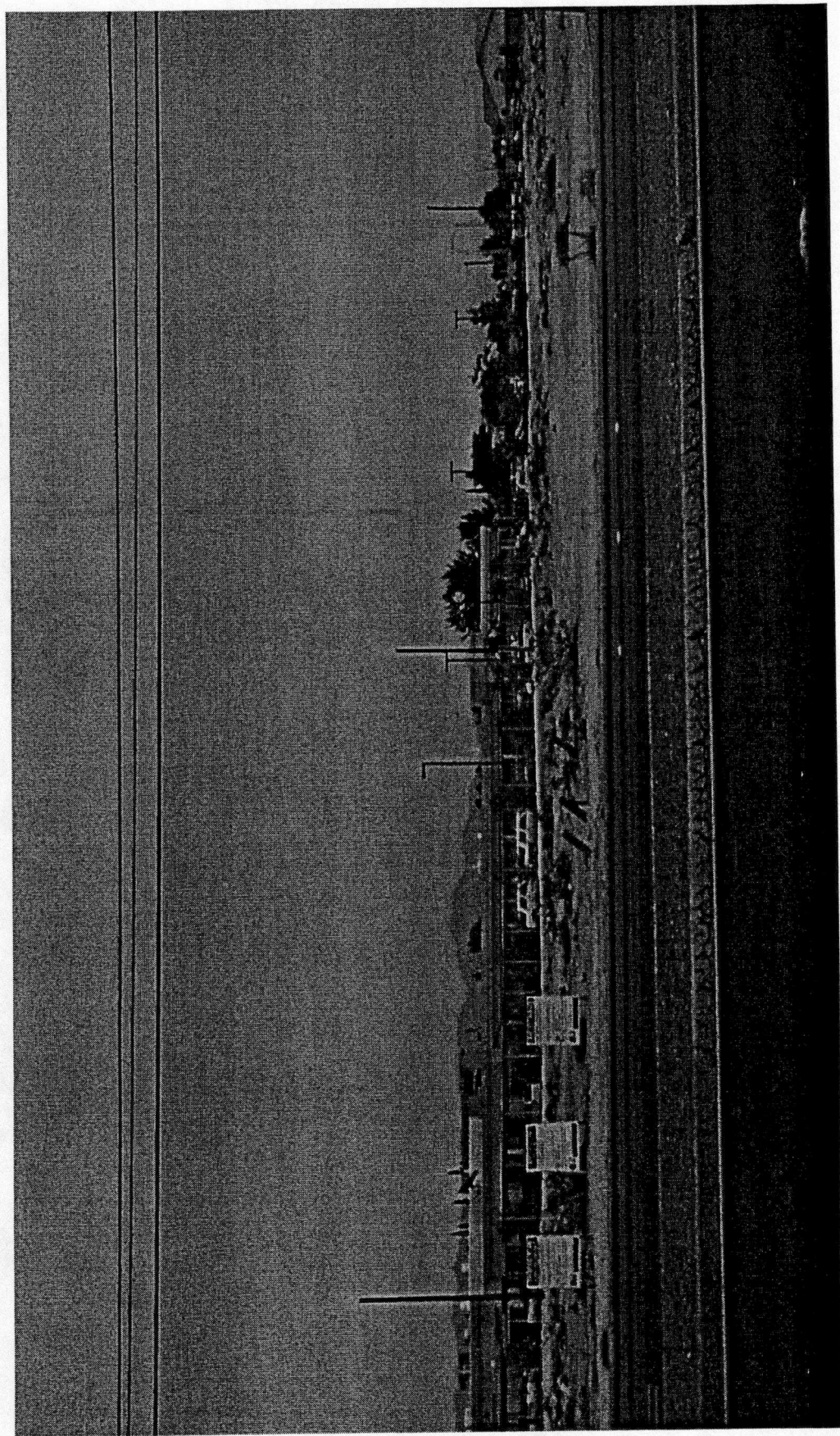
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STAFF

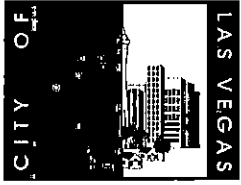
- Z-0049-02
- Z-0049-02(1)
- GPA-0024-02
- U-0076-02
- 7-25-02 PC





Z-0049-02(1) - 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 26, 2002

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

RE: Z-0049-02(1) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Etor:

Your request 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), 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

Mayor
Oscar B. Goodman

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

City Manager
Virginia Valentine



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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0049-02(1) - ETOR 1981 TRUST ON BEHALF OF GUS MERHI - Request 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).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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.

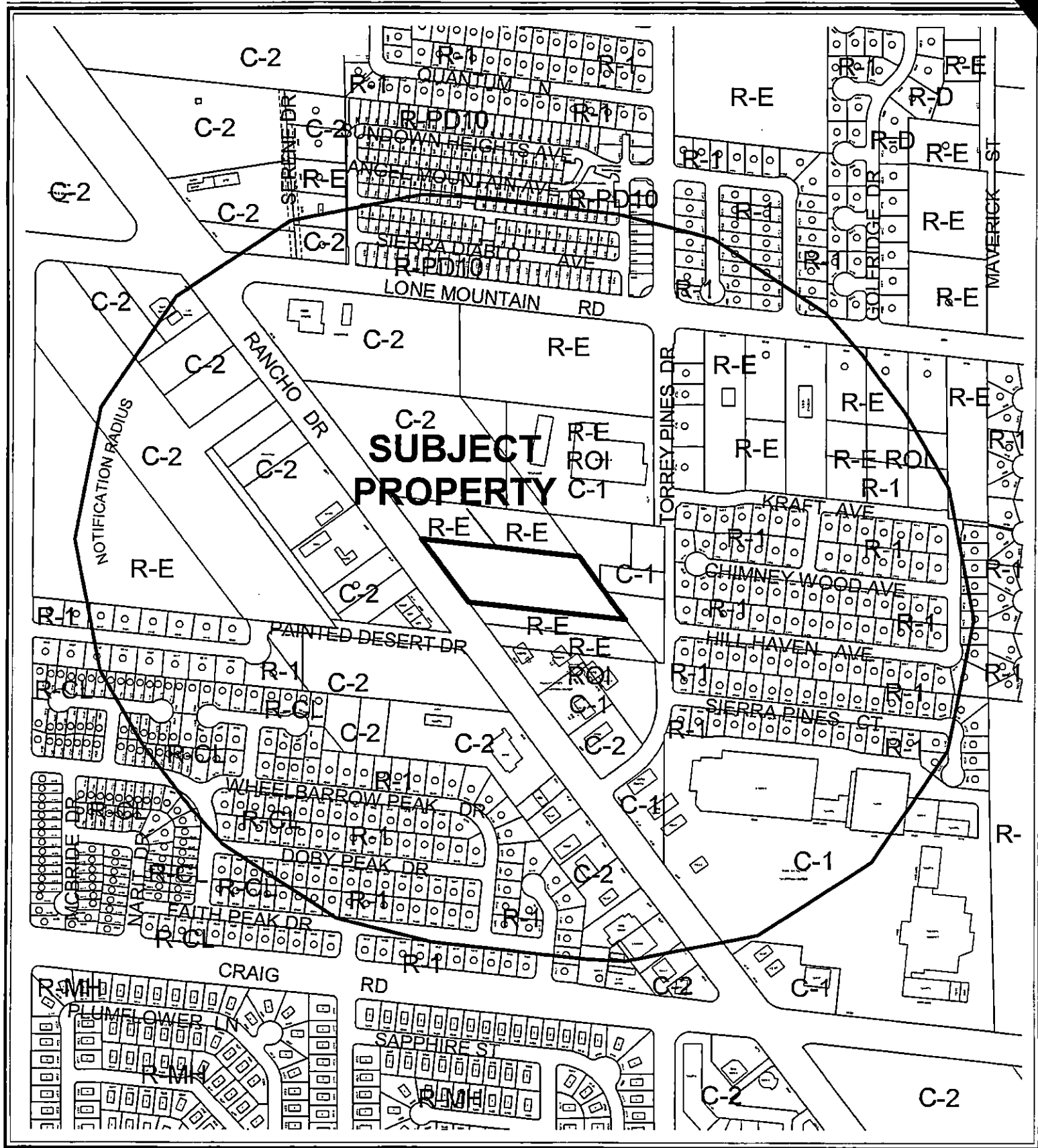
JOEL McCULLOCH, Planning and Development, stated the site plan, landscape plan, and elevations are in conformance with City standards. However, the proposed development would be inconsistent with the surrounding area. Staff recommended denial.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 37 [GPA-0024-02], Item 38 [Z-0049-02] and Item 39 [U-0076-02] for related discussion.

(9:32 – 10:00)

3-280



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



**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Site Development Plan Review for a used automobile dealership on property located on the east side of Rancho Drive, approximately 1,130 feet south of Lone Mountain Road.

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 Rezoning (Z-0049-02) as part of this agenda.

DETAILS OF APPLICATION REQUEST

Site Area	3.1	Acres
Building Size	2,500	Square Feet
FAR	0.02	
Building Height	25	Feet
Parking Required	5	Spaces (including 1 handicap accessible)
Parking Provided	8	Spaces (including 1 handicap accessible)

Access to the site is via one driveway from Rancho Drive. The building is situated toward the front of the site, near the north property line, there are 8 customer parking spaces adjacent to the front of the building. Display vehicle spaces are shown along the south and northwest property lines. The rest of the site is paved for auto storage.

The submitted landscape plan depicts eight-foot wide planters along the north, south, and east property lines. There is a 20-foot wide multi-use trail depicted along Rancho Drive. Within the planters, Chilean mesquite trees are shown in addition to shrubbery.

The building elevations depict a one story building of modern design with a partial stone façade and a flat roof.

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	R-O-W	Rancho Drive

ANALYSIS & FINDINGS

ZONING

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.

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SITE PLAN

Staff finds that the proposed site plan depicts an orderly placement of landscaping, parking, and building placement. All requirements of Title 19A with regard to site design have been met.

LANDSCAPE PLAN

Staff finds that the proposed site plan meets all requirements of Title 19A and the Las Vegas Urban Design Guidelines and Standards.

ELEVATIONS

Staff finds the proposed elevations to be adequate for this type of use.

JVM

FINDINGS

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19A.18.050, the Planning Commission or City Council to affirm all of the following:

1. **"The proposed development is compatible with adjacent development and development in the area."**

Staff finds that the proposed development is compatible with adjacent development as the Rancho Corridor is a highly developed commercial area.

2. **"The proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards."**

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4. **"Building and landscape materials are appropriate for the area and for the City."**

Staff finds the building material will provide an aesthetically pleasing building.

JVM

5. **“Building elevations, design characteristics, and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area.”**

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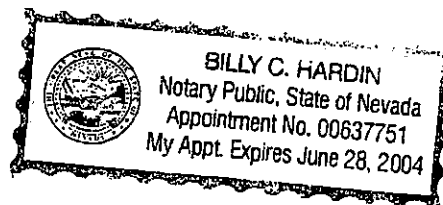
6. **“Appropriate measures taken to secure and protect the public health, safety and general welfare.”**

Staff finds the used auto dealership will be subject to regular inspections for licensing and therefore will not compromise the public health, safety or welfare.

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

APPROVALS 0

PROTESTS 0



Thrifty Used Auto Sales @ Rancho DR.
address - 4600 N. Rancho Road, Las Vegas Nevada, 89110
apn - 130.02 00.007
site area - 3.10 gross acres
current land use/zoning - SC/RE
proposed land use/zoning - GC/CZ
total bldg. ft. - 2,100 ft.
lot area - 130.02 ac.

CZ Standards

minimum lot width - > 100 ft.

minimum lot depth of subject - 20'

minimum lot area of subject - 20'

minimum lot area of subject - 20'

minimum lot area of subject - 20'

minimum lot area of subject - 20'

minimum lot area of subject - 20'

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minimum lot area of subject - 20'

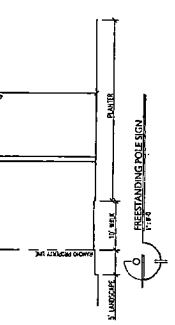
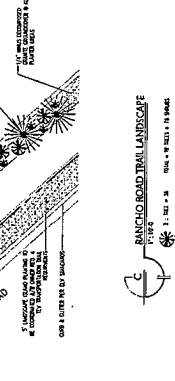
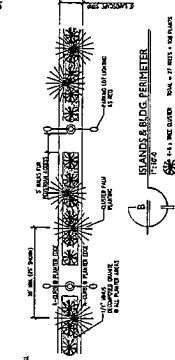
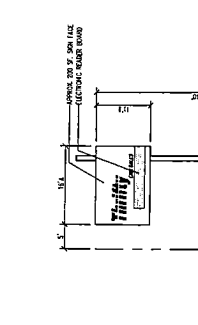
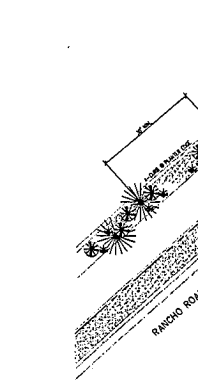
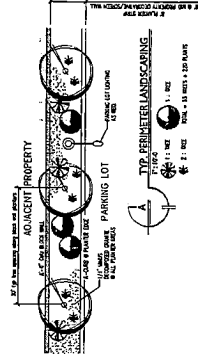
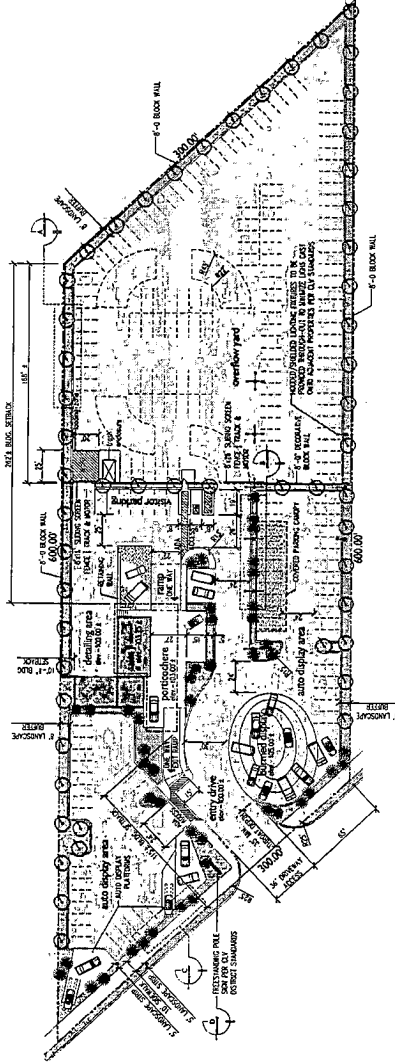
minimum lot area of subject - 20'

minimum lot area of subject - 20'

minimum lot area of subject - 20'

minimum lot area of subject - 20'

minimum lot area of subject - 20'



GPA-0024-02

Z-0049-02

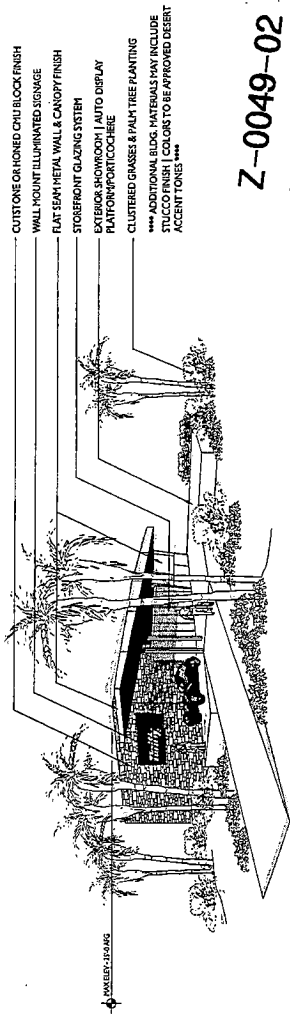
7-25-02 PC

STAFF

jonas:greenworld

U-0076-02

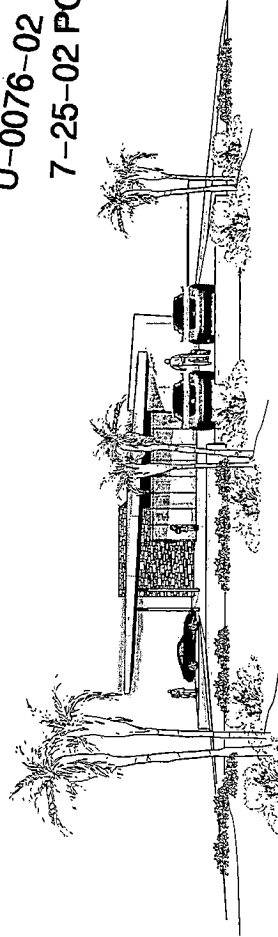
Z-0049-02(1)



SOUTHWEST VIEW
INTERNATIONAL SITE ARCHITECT

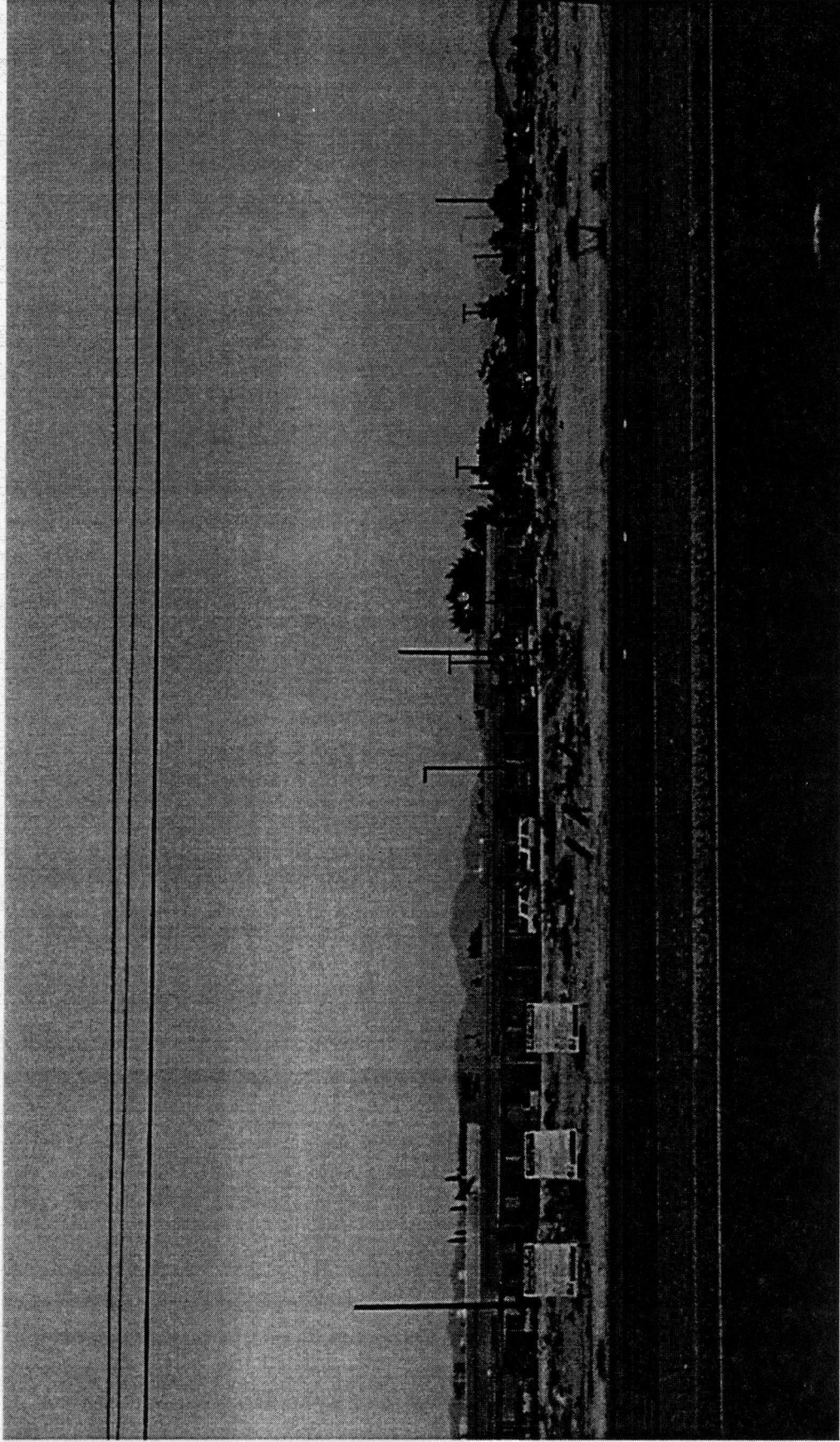
STAFF

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



WEST VIEW
INTERNATIONAL SITE ARCHITECT

jones greenwold



Z-0049-02(1) - 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(1) - SITE DEVELOPMENT PLAN REVIEW

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, Suite #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(1)** - ETOR 1981 TRUST ON BEHALF OF GUS MERHI - Request for a Site Development Plan Review FOR A USED VEHICLE SALES LOT On approximately 3.1 acres located 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) Zone, 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(1)** ETOR 1981 Trust E side of Rancho Drive, S of Lone Mountain Road
Site Development Plan review for a used vehicle sales lot



CONDITIONS OF APPROVAL:

1. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a and shall also meet Nevada Department of Transportation (NDOT) standards.
2. Loading or unloading of vehicles shall be done on-site only, there shall be no vehicles or transports allowed to park within the public right-of-way along Rancho Drive for either display or delivery purposes.
3. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-49-02 and all other subsequent site-related actions.

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 D
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(1)

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

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).

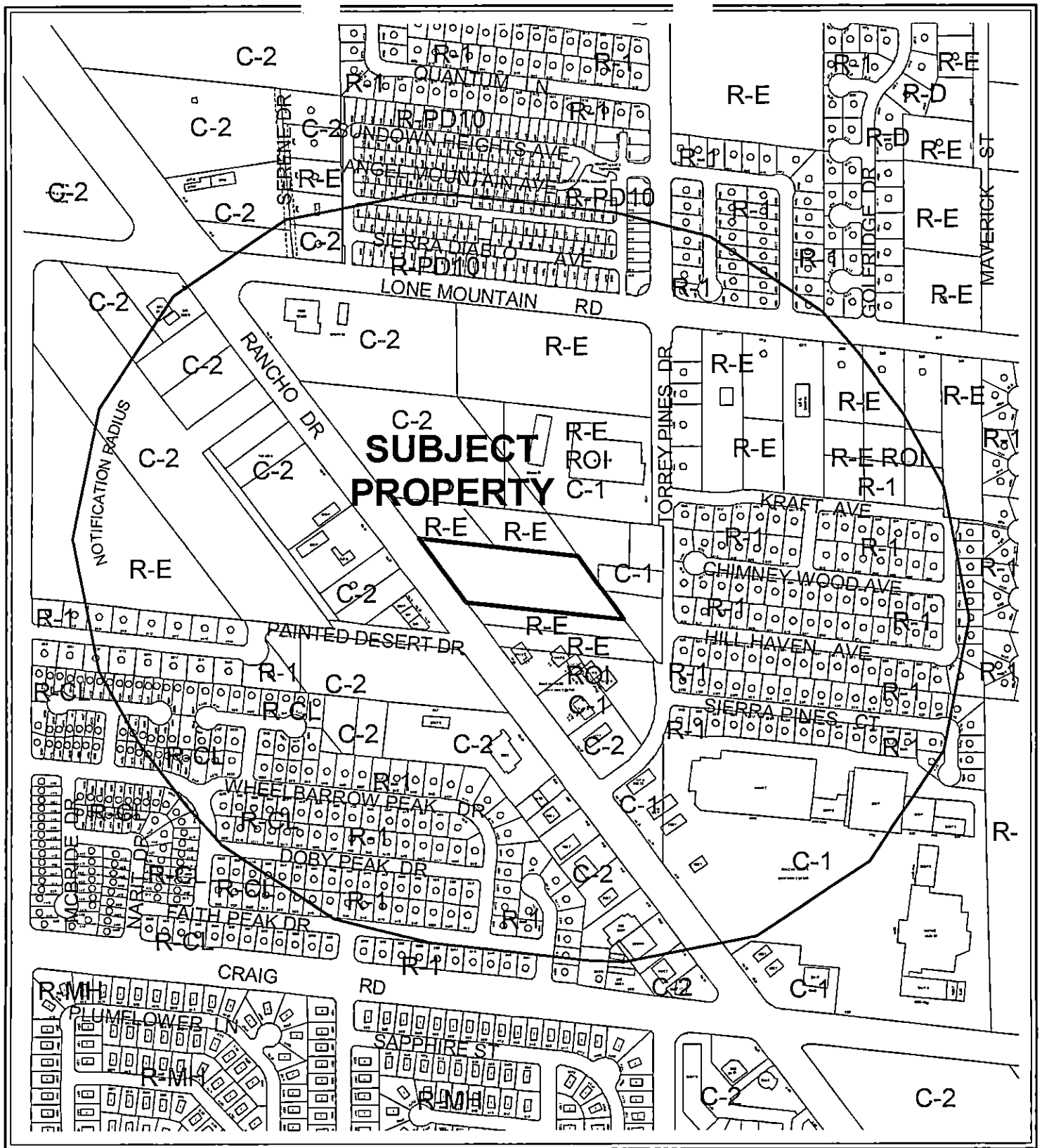
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

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 written objections 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 this request may be determined by 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(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



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(1) - ETOR 1981 TRUST ON BEHALF OF GUS MERHI - Request 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).

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:

Case Keywords :SDPR - 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(1) - ETOR 1981 TRUST ON BEHALF OF GUS MERHI - Request for a Site Development Plan Review FOR A USED VEHICLE SALES LOT On approximately 3.1 acres located 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) Zone, 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: SPECIAL USE PERMIT
Project Address (Location) 4600 N. RANCHO ROAD DR
Project Name THIRTY Proposed Use USED CAR SALES
Assessor's Parcel #(s) 138.02.102.007 Ward # 6
General Plan: existing SE proposed GC Zoning: existing RE proposed CZ
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 MERHI Contact CAROLINE MACEDO
Address 2436 TOUR EDITION DR Phone: 641-8110 Fax: 641-3428
City ANDERSON State LV 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* F. Robert Etor Trustee

*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

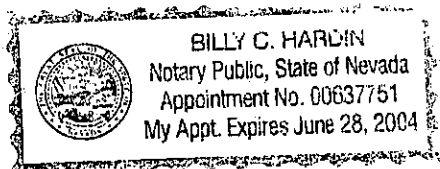
Subscribed and sworn before me

This 28 day of February, 2002

Billy C Hardin

Notary Public in and for said County and State

Clark Co, Nevada



FOR DEPARTMENT USE ONLY

Case #	<u>U-0076-02</u>
Meeting Date:	<u>July 25, 2002</u>
Signs Required:	
Map #	
Total Fee:	<u>400 =</u>
Receipt #	<u>86951</u>
Date Accepted:	<u>06/10/02</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(1) 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:

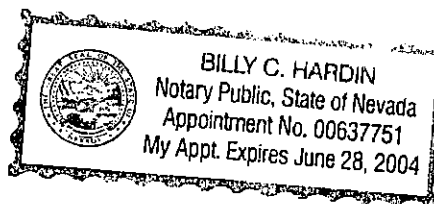
Subscribed and sworn before me

This 28 day of February, 2002

Bill C Hardin

Notary Public in and for said County and State

Clark Co, Nevada



9 3 0 2 1 1 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 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 ~~N1/2 of SE1/4 of SE1/4 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 16-22-80, Parcel
 20 No. 370-060-048-80.

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. 018-330-015-80.

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 0 0 : 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
 4 030-621-042.
 5 WITNESS our hands this JAN 7 1981 at Las Vegas, Clark
 6 County, Nevada.

7 F. ROBERT ETOR
 8 2405 Llewellyn Drive
 9 Las Vegas, NV 89102

10 SHIRLEY H. ETOR
 11 2405 Llewellyn Drive
 12 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.

20
 21 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, CRTD.
 530 S. Fourth St.
 Las Vegas, NV 89101

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

Description: Clark, NV Document-XXXXX Data: DocID 1993.211.852 Page: 3 of 3
Order: JUNE-Comment

CLARK COUNTY, NEVADA
JOHN L. BOWEN, RECORDER
RECORDED AT REQUEST OF:
JOHNSON LAM OFFICE CHIEF
02-11-03 14:54 DBI
BOOK 930211 WASH 00002
FILE 7.00 RPTM EX0000

3

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 M. 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 M. ETOR as Cotrustees of
9 the "ETOR 1981 TRUST" dated JAN 7 1981 and their successors.

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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 SE1/4 of SEC. 4 of NW1/4 of NW1/4, Section 38,~~
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 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. 018-330-015-80.

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 8 : 2

1 PARCELS 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
4 010-621-049
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, 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. GAWY, RECORDER
RECORDED AT REQUEST OF:
JOHNSON LAW OFFICES, CHPTD
02-11-83 14:54
OFFICIAL RECORDS
BOOK 932813 PAGE 11
FILE 7.00 PART EXHIBIT

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 M. 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 M. 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 ~~N1/2 of SE1/4 of SE1/4 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
No. 370-060-048-80.

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

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

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

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

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

9 0 2 1 1 0 7 3 : 4

1 PARTIAL SEVEN: Lot 9, except West 80' and all of Lot 10
 2 except East 80' McNeil Park, Book 5 of Plate, 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

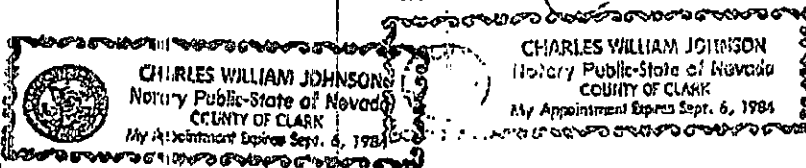
Shirley H. Etor
 SHIRLEY H. ETOR
 2405 Llewellyn Drive
 Las Vegas, NV 89102

11 STATE OF NEVADA)
 12) ss.
 13 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



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

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

02-11-93 14:54 DD1 3
BOOK 930211 INSH 00852
FEE 7.00 RPT: EX0008

Description: Clark, NV Document-Year, Date, DocID 1993.211.852 Page: 3 of 3

Order: JMS-Comment:-----

9 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 ~~N1/2 of S21/4 of SE1/4 of NW1/4 of NW1/4, Section 38,~~
~~Township 22, Range 61, Clark County, NV~~

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

20 PARCEL THREE: Pt N1/2 NW1/4 section 02-20-60, Parcel No.
 21 018-130-021-80.

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

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

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

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

9 0 0 2 1 1 0 7 0 1 2

1 PARCEL SEVEN: Lot 9, except West 80' and all of Lot 10
 2 except East 60' McNeill 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 Stor
 F. ROBERT STOR
 2405 Llewellyn Drive
 Las Vegas, NV 89102

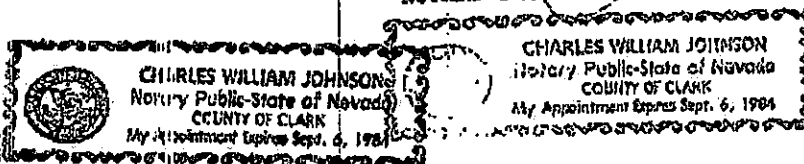
Shirley H. Stor
 SHIRLEY H. STOR
 2405 Llewellyn Drive
 Las Vegas, NV 89102

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 STOR and SHIRLEY H. STOR, 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

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

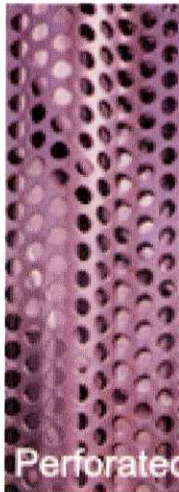
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 JOHNSON LAW OFFICES, CMTD.
 530 S. Fourth St.
 Las Vegas, NV 89101

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

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
JOHNSON LAN OFFICER CHTD
02-11-03 14:54 DBI
OFFICIAL RECORD
BOOK 930211 INBT 00052
FEE 7.00 RPTD EX0000



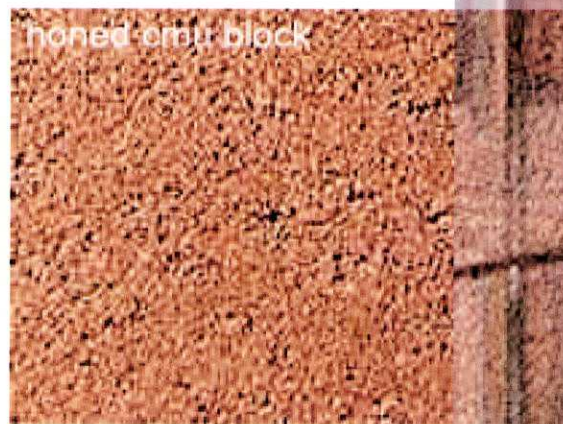
flat seam metal roof



Perforated ceiling soffit



custom stone wall finish



honed cmu block



storefront glazing

GPA-0024-02

Z-0049-02

Z-0049-02(1)

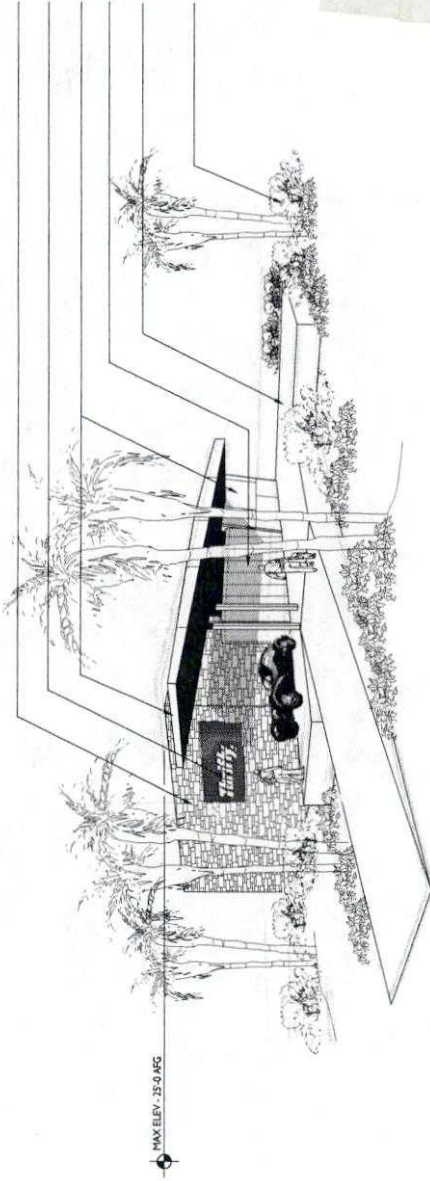
U-0076-02

7-25-02 PC

STAFF

jones-greenwold
architectural
design

FLATS



CUTSTONE OR HONED CMU BLOCK FINISH
 WALL MOUNT ILLUMINATED SIGNAGE
 FLAT SEAM METAL WALL & CANOPY FINISH
 STOREFRONT GLAZING SYSTEM
 EXTERIOR SHOWROOM | AUTO DISPLAY
 PLATFORM/PORTICOHERE
 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

