

FILE HISTORY

[illegible]

FILE NO.:

Z-0053-02

PROPERTY OWNERS

PROTESTS

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APPROVALS

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FILE NO.: _____

NOTICE OF PUBLIC HEARING

REZONING

16202411031
DELANGIS PHILIP & MARIA
P O BOX 60012
BOULDER CITY NV 89006-0012

Case: Z-0053-02

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

Z-0053-02

REQUEST BY RAMON PARDO FOR A REZONING FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) ON 0.17 ACRES AT 1650 EAST SAHARA AVENUE (APN: 162-02-411-032), PROPOSED USE: COMMERCIAL, WARD 3 (REESE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 61 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.



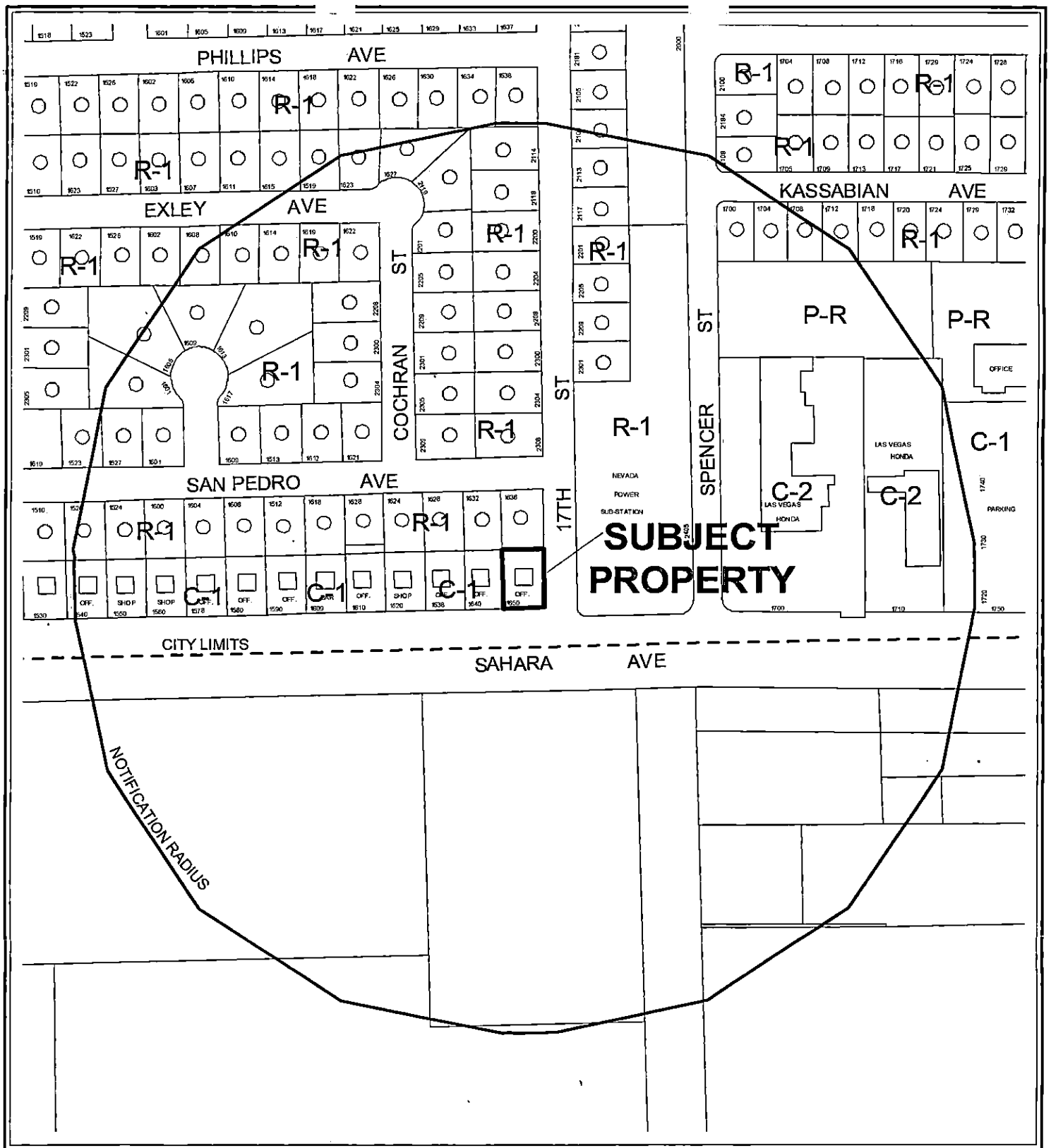
No Objection
P. de Langis
1640 E Sahara

P

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

SEE LOCATION MAP ON REVERSE SIDE

RECEIVED LATE



CASE: **Z-0053-02**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



Sundays Best Business Services, LLC
1736 E. Charleston Blvd. #227
Las Vegas, NV 89104

Telephone: (702) 734-0123

Fax: (702) 734-0113

City of Las Vegas
Planning and Development Dept.
731 S. Fourth St.
Las Vegas, NV 89101

Attn: Joel V. McCulloch, Senior Planner
Current Planning Division

Re: V-0044-02 and Z0053-02
1650 E. Sahara Ave. - Las Vegas

The building referenced above has already been constructed. At least one major tenant has come and gone. Almost no one utilizes the parking lot - it is too small. At a guess, even though it is limited to employees only, there are not enough spaces to accommodate employees when the building will be fully rented.

I am a Certified Residential Appraiser with several decades of experience. My home office is located in my home at the northwest corner of San Pedro and Cochran where it has been since 1993. The entry/exit to my residential development at 17th street is already hazardous due to bus stops, and large equipment sometimes stored on the apron of the Nevada Power substation property.

Over the years I have watched the incursion of traffic, increased street parking, increased trash left from those parked vehicles, increase in "street" people in my development. These increases have been directly related to the types of businesses at the entry locations along Sahara at/near 17 and Sahara at/near Chapman.

I believe that going to "C-1" zoning for the above property will attract tenants with a higher quantity of employees and individual clients. Those employees and clients must park somewhere. Those currently in the building are parking on the street, creating further havoc with traffic at the intersections of 17th and Sahara and 17th and San Pedro.

The intent for this building was to be P-R, not C-1. The original "intent" has not even been approved and the owner is pressing for zoning not intended for such a small lot. With approval from somewhere, the property has been improved with an oversize building and a too small parking lot. Please do not compound the issue by infringing on residential streets with additional parking. Please keep the zoning at P-R where there will be some minimal control over the quantity of traffic parking on a residential street.

Thank you for your consideration.



Ruth A. Sunday, RAA
Certified Residential Appraiser
Resident at 1621 San Pedro - Las Vegas, NV 89104

Cc: Reese
Councilman, Ward 3

Mayor Goodman

V-0044-02
Z0053-02
7-25-02 PC
P
READ INTO RECORD

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-0053-02

REQUEST BY RAMON PARDO FOR A REZONING FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) ON 0.17 ACRES AT 1650 EAST SAHARA AVENUE (APN: 162-02-411-032), PROPOSED USE: COMMERCIAL, WARD 3 (REESE).

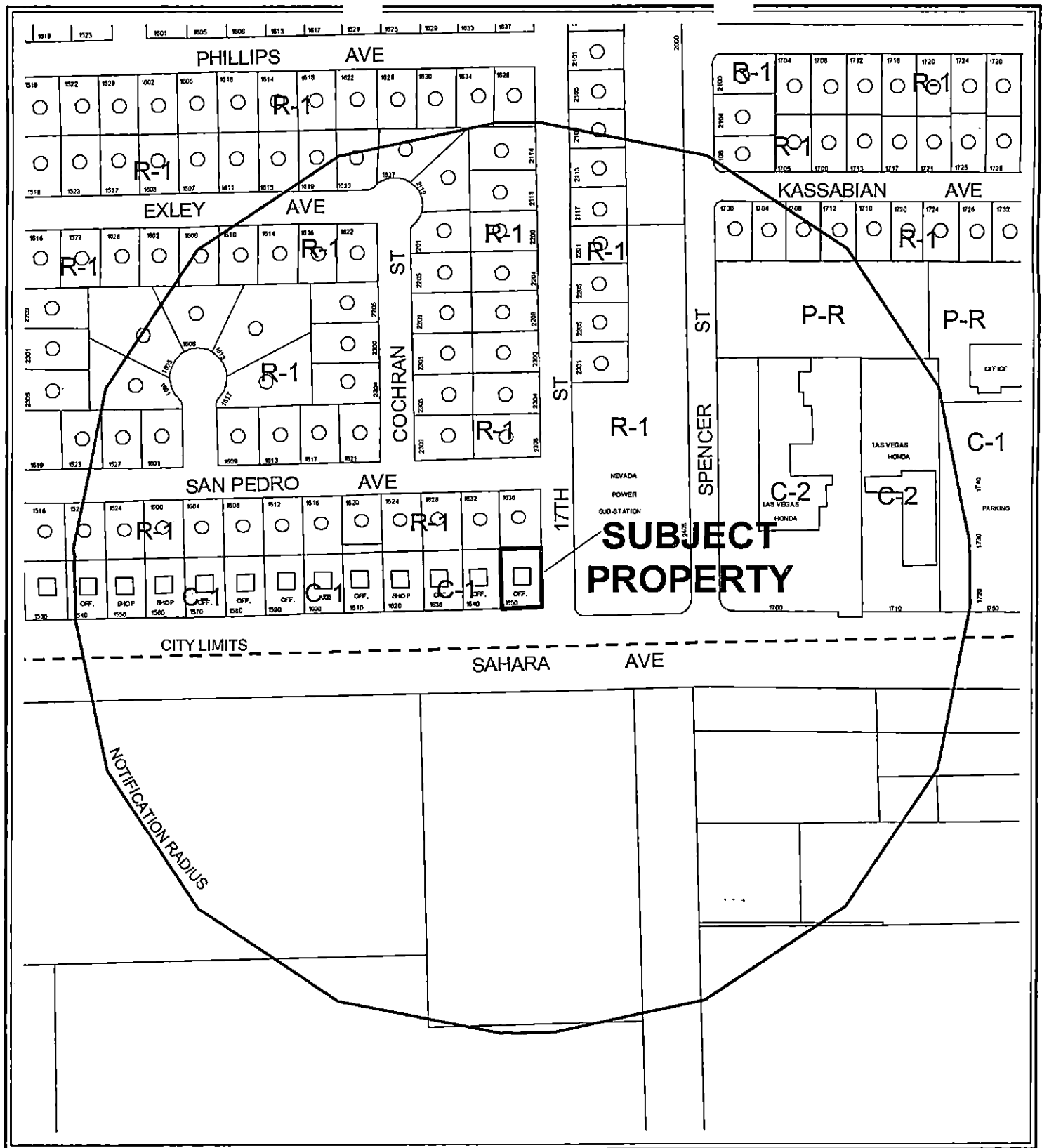
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JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

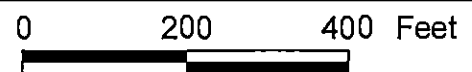


CASE: **Z-0053-02**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



NOTICE OF PUBLIC HEARING

REZONING

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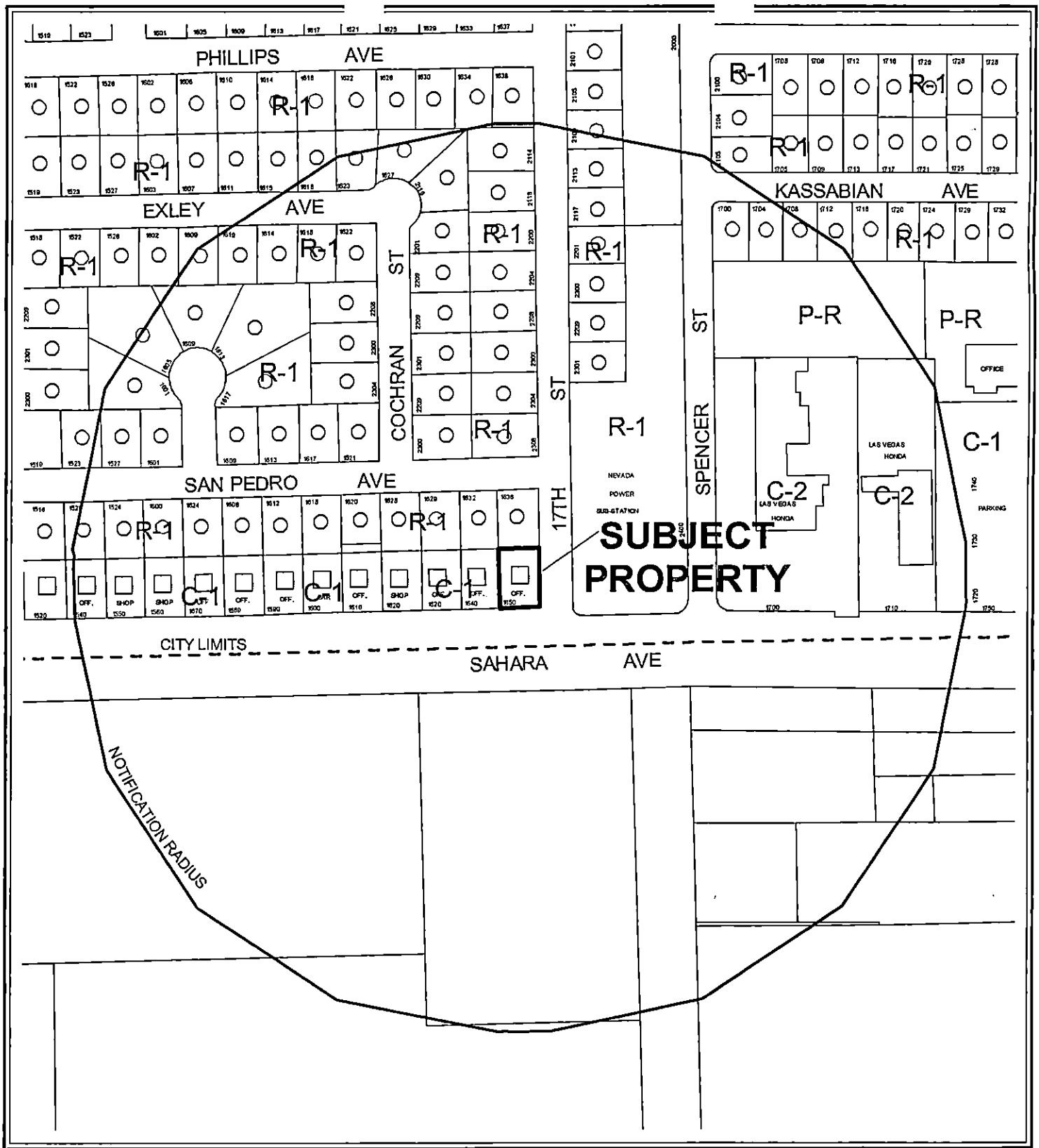
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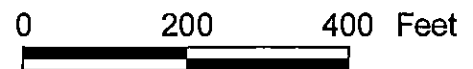


CASE: **Z-0053-02**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



NOTICE OF PUBLIC HEARING

VARIANCE

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

V-0044-02

REQUEST BY RAMON PARDO FOR A VARIANCE TO ALLOW 9 PARKING SPACES WHERE 23 SPACES ARE THE MINIMUM REQUIRED FOR A 3,880 SQUARE FOOT RETAIL BUILDING ON 0.17 ACRES AT 1650 EAST SAHARA AVENUE (APN: 162-02-411-032), R-2 (MEDIUM LOW DENSITY RESIDENTIAL) ZONE UNDER RESOLUTION OF INTENT TO P-R (PROFESSIONAL OFFICE AND PARKING) [PROPOSED: C-1 (LIMITED COMMERCIAL)], WARD 3 (REESE).

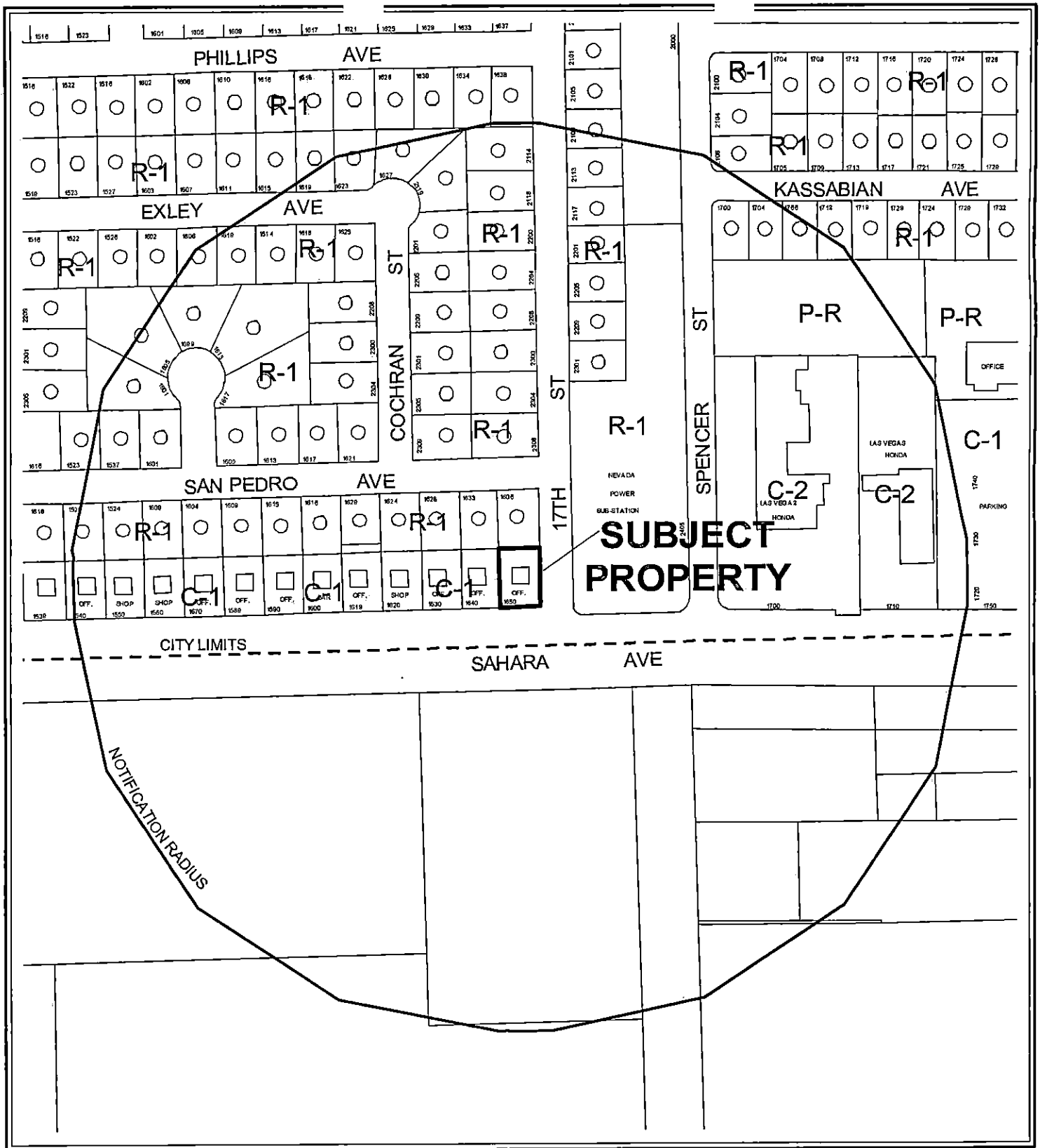
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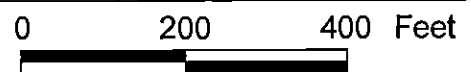


CASE: V-0044-02

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



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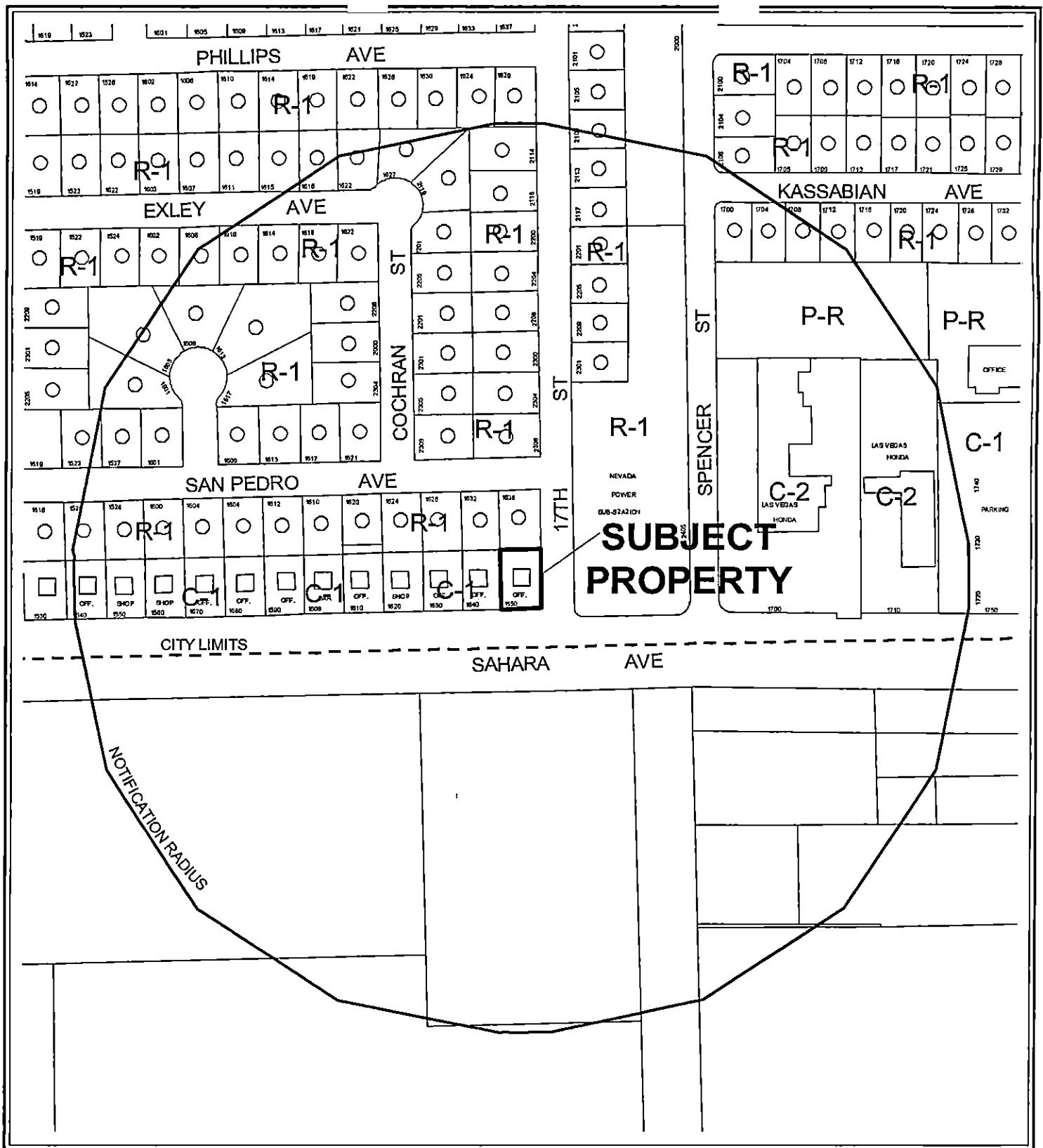
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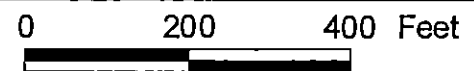


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Pre-Application Conference				CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST	Included in Application Submittal	
Item Required		Item Submitted			YES	NO
YES	NO	YES	NO			
APPLICATION						
☒	☐	☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)	☐	☐
☒	☐	☐	☒	Grant deed and legal description	☐	☐
☒	☐	☒	☐	<i>Detailed</i> justification letter	☐	☐
☒	☐	☐	☒	① Reduced 8.5" x 11" copy of <i>all</i> plans and elevations	☐	☐
☒	☐	☒	☐	① Full size, rolled, color copy of <i>all</i> plans and elevations	☐	☐
☒	☐	☐	☒	Correct fee(s): \$ <u>625</u> \$ _____ \$ _____ \$ _____	☐	☐
☒	☐	☒	☐	Statement of Financial Interest	☐	☐
☐	☒	☐	☒	Development Impact Notice and Assessment (DINA)	☐	☐
⑨ SITE PLAN						
☒	☐	☒	☐	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: <u>1 SPACE PER 200 S.F. OF G.F.A.</u>	☐	☐
☒	☐	☒	☐	Parking space count and typical dimensions labeled	☐	☐
☒	☐	☒	☐	#regular _____ #compact _____ #handicap _____ Total _____	☐	☐
☒	☐	☒	☐	<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 <i>PHOTOS OR COPIES</i>						
☐	☒	☐	☐	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: RAMON PARDO

Application Type: SDPRS REZONING TO C-1

APN: 162-02-411-032

Location: 1650 E. SAHARA AVE.

Planner: PAUL BENGTSON

Pre-App Meeting Date: 3/28/02 PER RSG 6/11 SUBMITTAL OK. (TB)

97 Parcels
92 Labels

Report of All Selected Parcels

Case Number: Z-0053-02

w/v-0044-02

Printed On: Thu: June 20, 2002

Owner	Address	Parcel Number
ALVAREZ AURORA & JAIME G	2205 COCHRAN ST LAS VEGAS NV	16202411078
AUER MARY JANE & RHONDA	1619 EXLEY AVE LAS VEGAS NV	16202411083
AYALA JOSE T & BLANCA L	1622 EXLEY AVE LAS VEGAS NV	16202411058
B S M A L L C	P O BOX 60358 LAS VEGAS NV	16211501007
B S M A L L C	P O BOX 60358 LAS VEGAS NV	16211501009
BARNETT MARY REVOCABLE TR AGMT	2204 S 17TH ST LAS VEGAS NV	16202411107
BILLINGS RICHARD & MARIAN LIV TR	1527 SAN PEDRO AVE LAS VEGAS NV	16202411072
BONDI ROYCE LIVING TRUST	1610 EXLEY AVE LAS VEGAS NV	16202411055
BONILLA LUIS C	1617 SAN PEDRO AVE LAS VEGAS NV	16202411063
BRENDLER FAMILY TRUST	3541 MARICOPA WY LAS VEGAS NV	16202411065
CANYON CLUB ASSOC LTD	%FELLERS SCHEWE SCOTT & ROBERTS P O BOX 450233 ATLANTA GA	16211501010
CHALONGKRAIDEJ WAIWUD D	2304 COCHRAN ST LAS VEGAS NV	16202411061
CHAMBERLAND ROGER L & JACQUELINE	2201 S 17TH ST LAS VEGAS NV	16202411115
CHRIST WILLIAM V & ALINE	1601 HARTKE PL LAS VEGAS NV	16202411070
CIPRIEN CAMY & MIRLANDE D	1520 SAN PEDRO AVE LAS VEGAS NV	16202411044
CONLEY RICHARD	P O BOX 26674 LAS VEGAS NV	16202411112
CORTEZ MARIA	1614 EXLEY AVE LAS VEGAS NV	16202411056
COTNER BERRY E & DOUGLAS J	2208 COCHRAN ST LAS VEGAS NV	16202411059
DANDY LUCILLE FAMILY TRUST	2205 S 17TH ST LAS VEGAS NV	16202411114
DELANGIS PHILIP & MARIA	P O BOX 60012 BOULDER CITY NV	16202411031
DELAPAZ SAMUEL RIOS	1700 KASSABIAN AVE LAS VEGAS NV	16202810081
DESERT ASSOCIATES LTD PTNRSHIP	220 NORTH MAIN ST #105 NATICK MA	16211101007
ECKELKAMP & ASSOCIATES INC	1580 E SAHARA AVE LAS VEGAS NV	16202411025
EGGLESTON PATTY	5670 EDNA AVE LAS VEGAS NV	16202411024
ERMI JAMES W & THERESA A	1615 EXLEY AVE LAS VEGAS NV	16202411084
FERNANDEZ RICARDO & PATRICIA	2300 S 17TH ST LAS VEGAS NV	16202411109
FISCHER THOMAS W	1708 KASSABIAN AVE LAS VEGAS NV	16202810083
FORTIER QUINCY E M D TRUST	1431 WENGERT AVE LAS VEGAS NV	16202411042
FOSTER JOSEPHINE E	1623 EXLEY AVE LAS VEGAS NV	16202411082
FRAGOSO ANDRES & ROSARIO	1613 SAN PEDRO AVE LAS VEGAS NV	16202411064
GARCIA VICTOR U JR & TILLY E	2114 S 17TH ST LAS VEGAS NV	16202411104
GARNER MAE A & WILLIAM J	1604 SAN PEDRO AVE LAS VEGAS NV	16202411041

Report of All Selected Parcels

Case Number: Z-0053-02

Printed On: Thu, June 20, 2002

Owner	Address	Parcel Number
GONZALEZ JAMIE F	2200 S 17TH ST LAS VEGAS NV	16202411106
GREENHUT DAVID	4206 ALPINE ST LAS VEGAS NV	16202411040
GRUBB ARVILLA S	7 DAVENPORT WY HILLSBOROUGH NJ	16202411116
GURNAK ELIZABETH A	1602 EXLEY AVE LAS VEGAS NV	16202411053
GUZMAN ROBERTO GONZALES	2306 S 17TH ST LAS VEGAS NV	16202411111
HART RICHARD & ALBERTA L	1636 SAN PEDRO AVE LAS VEGAS NV	16202411033
HERNANDEZ JOSE LUIS & GLORIA	1704 KASSABIAN AVE LAS VEGAS NV	16202810082
HUERTA JUAN & MARIA	2309 COCHRAN ST LAS VEGAS NV	16202411074
HUMMEL ROLAND J & GERALDINE	1616 SAN PEDRO AVE LAS VEGAS NV	16202411036
JABBORA MARY DARLENE	1613 HARTKE PL LAS VEGAS NV	16202411067
JACOBS RICHARD TRUST	1628 SAN PEDRO AVE LAS VEGAS NV	16202411035
JORDAN I J & HATTIE H	1560 E SAHARA AVE LAS VEGAS NV	16202411026
JOSEPHS FAMILY L P	4172 FRANCISCAN CT LAS VEGAS NV	16202411023
KANE IRVIN	5395 S POLARIS AVE LAS VEGAS NV	16202411022
KEY HELENE L	1621 SAN PEDRO AVE LAS VEGAS NV	16202411062
LAS VEGAS BOARD REALTORS	2109 S 17TH ST LAS VEGAS NV	16202411118
LEBON MARCEL P & CHRISTIANE	1750 E SAHARA AVE LAS VEGAS NV	16202812001
LEDESMA LARRY & ARGELIA	1712 KASSABIAN AVE LAS VEGAS NV	16202810084
LEHMAN CLIFFORD R & ELIZABETH	2113 S 17TH ST LAS VEGAS NV	16202411117
LEONIS NICK & SOPHIA	4451 E CAREY AVE LAS VEGAS NV	16202411057
LEVINE DOLORIS L FAMILY TRUST	1521 E SAHARA AVE LAS VEGAS NV	16202411021
LIVICH JOSEPHINE	1606 EXLEY AVE LAS VEGAS NV	16202411054
M J M MANAGEMENT INC	2118 S 17TH ST LAS VEGAS NV	16202411105
MANZUR JUAN LONNIE	8050 S INDUSTRIAL RD LAS VEGAS NV	16202411029
MANZUR LAZAROS ESBER ETAL	1621 E SAHARA AVE LAS VEGAS NV	16202411037
MARSCHALK RAYMOND J SR TRUST	1621 E SAHARA LAS VEGAS NV	16202411028
MATTER NICHETTA M	3000 BRYANT AVE LAS VEGAS NV	16202411076
MCGUIRE EMMANUEL J	2201 COCHRAN ST LAS VEGAS NV	16202411079
MILAN PROPERTIES LTD	1627 EXLEY AVE LAS VEGAS NV	16202411081
MILTON LARRY D ETAL	111 E GIST ST NEW YORK NY	1621101004
MORALES JAVIER	102 VIXEN CIR # BRANSON MO	16211901008
	1612 SAN PEDRO AVE LAS VEGAS NV	16202411039

Report of All Selected Parcels

Case Number: Z-0053-02

Printed On: Thu: June 20, 2002

Owner	Address	Parcel Number
MORRIS BOBBY AGENCY INC	1630 E SAHARA AVE LAS VEGAS NV	16202411030
NEVADA POWER COMPANY	P O BOX 230 STATION #20 LAS VEGAS NV	16202403002
NEVADA POWER COMPANY	P O BOX 230 STATION #20 LAS VEGAS NV	16202403001
NEVADA POWER COMPANY	P O BOX 230 STATION #20 LAS VEGAS NV	16211101008
OLIVER KAMBY A	1624 SAN PEDRO AVE LAS VEGAS NV	16202411036
ONG VINCE & NANCY	8628 SECLUDED AVE LAS VEGAS NV	16202411103
PALMER WILLIAM C & PAULINE J	2106 SPENCER ST LAS VEGAS NV	16202810051
PAPAGNA CLAUDIA DAVIS	4434 DENNIS WY LAS VEGAS NV	16202411027
PARDO RAMON	P O BOX 60206 LAS VEGAS NV	16202411032
PARRY KEITH S & CATHERINE N	2209 S 17TH ST LAS VEGAS NV	16202411113
PORRAS ARTHUR & JENNIFER R	1632 SAN PEDRO AVE LAS VEGAS NV	16202411034
PRESSON LAWRENCE B & CYNTHIA W	1617 HARTKE PL LAS VEGAS NV	16202411066
RICCIO ANGELO RALPH	1523 SAN PEDRO ST LAS VEGAS NV	16202411073
RODRIGUEZ DORA	2208 S 17TH ST LAS VEGAS NV	16202411108
ROSSETTI-BUSA REVOCABLE TRUST	2305 COCHRAN ST LAS VEGAS NV	16202411075
RUHLAND RUTH	2304 S 17TH ST LAS VEGAS NV	16202411110
SAHRA LTD	%ASSOCIATED TAX APPRAISERS P O BOX 56561 HOUSTON TX	16211101003
SALAZAR JOSE L & HORTENSIA	2209 COCHRAN ST LAS VEGAS NV	16202411077
SAMARZIA ANTHONY JOHN & MARIA A	1605 HARTKE PL LAS VEGAS NV	16202411069
SOTO KELVIN	1609 HARTKE PL LAS VEGAS NV	16202411068
TANG HENRY LE	2119 COCHRAN ST LAS VEGAS NV	16202411080
TINTARI JOSEPH ABRAHAM	2300 COCHRAN ST LAS VEGAS NV	16202411060
URQUIDI PETER CORRAL ETAL	1601 SAN PEDRO AVE LAS VEGAS NV	16202411071
VANHATTEM DAVID J	%HOFFMAN 27306 VIA RIOJA MISSION VIEJO CA	16211501002
VINCI FAM TR	1700 E SAHARA AVE LAS VEGAS NV	16202801001
VINCI FAMILY TRUST	%LAS VEGAS HONDA 1700 E SAHARA AVE LAS VEGAS NV	16202801002
WARKMEISTER RAND D & MELISSA M	5204 GARCIA CT LAS VEGAS NV	16202411102
WEBB DOROTHY JEAN & SANDRA JEAN	1524 SAN PEDRO AVE LAS VEGAS NV	16211501005
YAMAGATA PROPERTIES L L C	250 PILOT RD #240 LAS VEGAS NV	16211501003
YAMAGATA PROPERTIES L L C	250 PILOT RD #240 LAS VEGAS NV	16211501001
YAMAGATA PROPERTIES L L C	250 PILOT RD #240 LAS VEGAS NV	16202810085
YANG FRANCIS J H & PAULINE	1716 KASSABIAN AVE LAS VEGAS NV	

Report of All Selected Parcels

Owner

ZIA DISTRIBUTING INC

Case Number: Z-0053-02

Address

P O BOX 33894 LAS VEGAS NV

Printed On: Thu: June 20, 2002

Parcel Number

16211501004



September 27, 2002

Mr. Ramon Pardo
P.O. Box 60206
Las Vegas, Nevada 89160

RE: Z-0053-02 - REZONING
CITY COUNCIL MEETING OF AUGUST 21, 2002
Related to V-0044-02

Dear Mr. Pardo:

The City Council at a regular meeting held August 21, 2002 APPROVED the request for a Rezoning FROM: R-2 (Medium-Low Density Residential) under Resolution of Intent to P-R (Professional Office and Parking) TO: C-1 (Limited Commercial) on 0.17 acres at 1650 East Sahara Avenue (APN: 162-02-411-032), PROPOSED USE: 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 Resolution of Intent with a two-year time limit.

Public Works

2. Meet with the Right-of-Way Section of Public Works to resolve right-of-way issues adjacent to this site prior to the issuance of any permits for this site. Comply with the recommendations of the Right-of-Way Section.
3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
4. 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.

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

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

Mr. Ramon Pardo
Z-0053-02 – Page Two
September 27, 2002

5. A Traffic Impact Analysis 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts 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 for exclusive right turn lanes and dual left turn lanes 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. 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.

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

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REZONING - PUBLIC HEARING - Z-0053-02 - RAMON PARDO - Request for a Rezoning FROM: R-2 (Medium-Low Density Residential) under Resolution of Intent to P-R (Professional Office and Parking) TO: C-1 (Limited Commercial) on 0.17 acres at 1650 East Sahara Avenue (APN: 162-02-411-032), PROPOSED USE: COMMERCIAL, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

REESE – APPROVED subject to conditions – UNANIMOUS with MACK excused

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

RAMON PARDO, 4426 Harmon Court, concurred with the conditions, including the one-year review.

COUNCILMAN REESE indicated that he has discussed concerns with the parking reduction and the use creating future problems for the street behind this business. He requested that MR. PARDO commit for the record that he will not allow his employees to park on that street to the rear of this building. MR. PARDO concurred and agreed as well to a six-month review after the date of occupancy.

No one appeared in opposition.

There was no further discussion.

CITY COUNCIL MEETING OF AUGUST 21, 2002
Planning and Development Department
Item 141 – Z-0053-02

MINUTES – Continued:

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: All related discussion of Item 141 [Z-0053-02] and Item 142 [V-0044-02] took place under Item 141 [Z-0053-02].

(3:11 – 3:15)

5-1085

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

Public Works

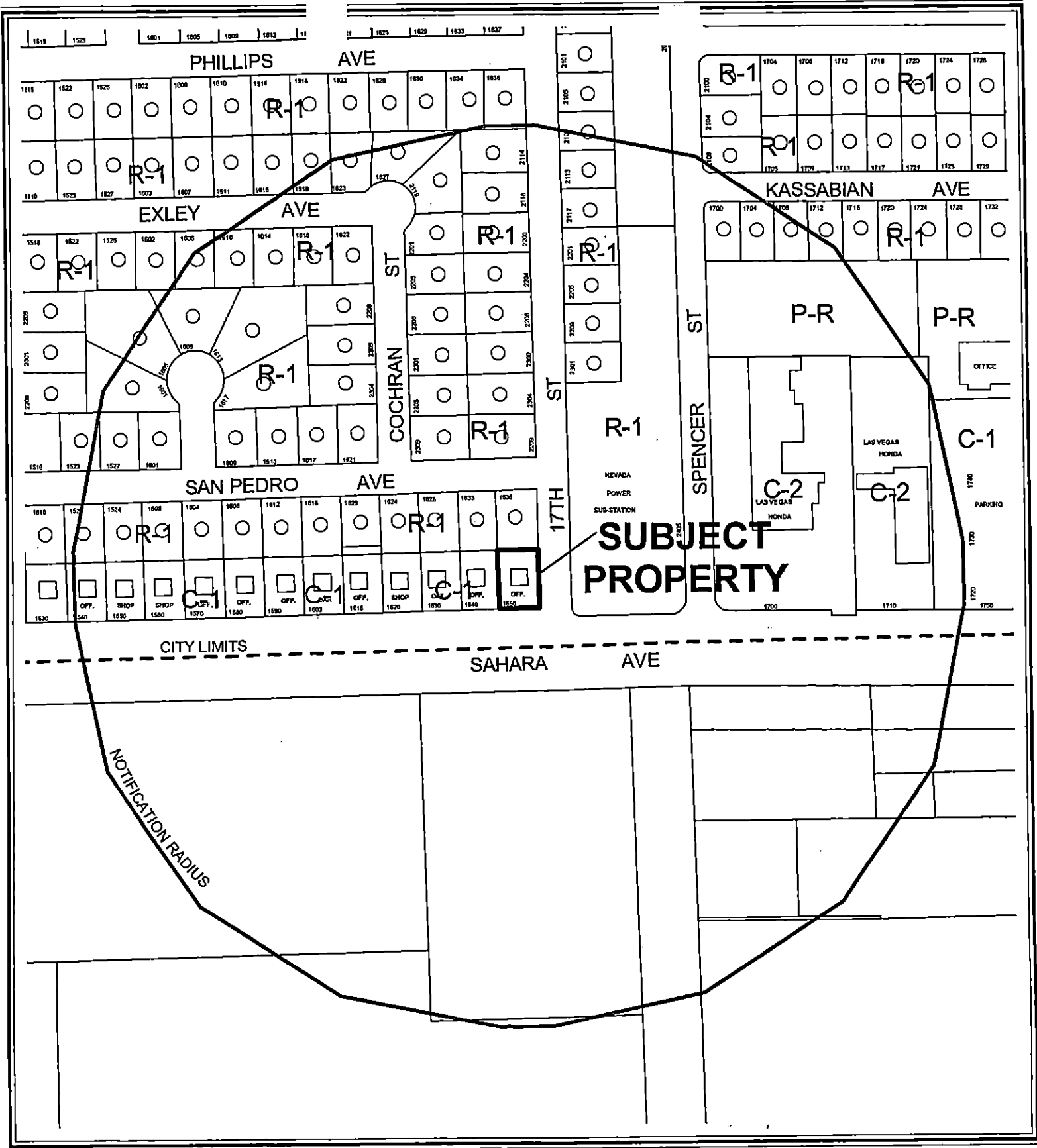
2. Meet with the Right-of-Way Section of Public Works to resolve right-of-way issues adjacent to this site prior to the issuance of any permits for this site. Comply with the recommendations of the Right-of-Way Section.
3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
4. 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.
5. A Traffic Impact Analysis 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts 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 for exclusive right turn lanes and dual left turn lanes 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. Phased

CITY COUNCIL MEETING OF AUGUST 21, 2002
Planning and Development Department
Item 141 – Z-0053-02

CONDITIONS – Continued:

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.



CASE: Z-0053-02

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Rezoning from R-2 (Medium Low Density Residential) under Resolution of Intent to P-R (Professional Office and Parking) to C-1 (Limited Commercial) on 0.17 acres at 1650 East Sahara Avenue. The applicant is proposing to convert the existing office building into a 3,880 square foot retail building.

BACKGROUND DATA

- 09/18/96 The City Council approved a General Plan Amendment (GPA-0034-96) to SC (Service Commercial) and a Rezoning (Z-0082-96) to P-R (Professional Office and Parking) on the subject site.
- 07/25/02 The Planning Commission heard a companion Variance (V-0044-02) for a reduction in on-site parking requirements which they recommended approval.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-1 (Single Family Residential)	Single Family Residential
East	R-1 (Single Family Residential)	Nevada Power Substation
South	Clark County	Office
West	C-1 (Limited Commercial)	Office

ANALYSIS & FINDINGS

GENERAL PLAN

The subject site is currently designated as SC (Service Commercial) on the Southeast Sector of the General Plan. The proposed C-1 (Limited Commercial) zoning is consistent with the General Plan.

ZONING

Staff finds that the proposed C-1 (Limited Commercial) zoning is compatible with the existing zoning districts surrounding the subject site. Staff notes that due to the size of the subject property, the uses permitted within the C-1 (Limited Commercial) zoning category are too

parking intensive for the subject site. The applicant has applied for Variance (V-0044-02) to allow nine parking spaces where 23 are the minimum required; which would allow for the entire existing building to be retail. Staff has recommended denial of the Variance (V-0044-02) due to the finding that the applicant's hardship is preferential in nature, and thereby outside the realm of NRS Chapter 278 for granting of Variances.

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 finds that the proposed C-1 (Limited Commercial) zoning is consistent with the General Plan.

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 the proposed C-1 (Limited Commercial) zoning is compatible with the existing zoning districts surrounding the subject site.

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

Staff finds that there are no indications of the need for this property to be rezoned to allow more intensive uses.

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."

Staff finds that the surrounding street facilities are adequate to provide access to the subject property.

NOTICES MAILED 92

APPROVALS 0

PROTESTS 1

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: Z-0053-02 APN: 162-02-411-032

Name of Property Owner: RAMON PARDO

Name of Applicant: RAMON PAROU

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

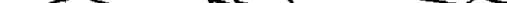
 Yes X No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: 

Print Name: RAMON PARDO

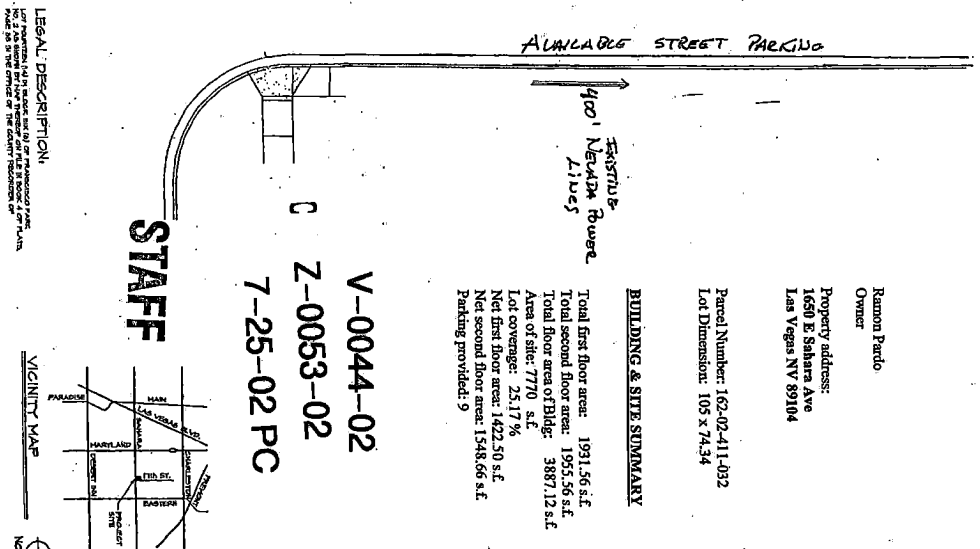
Subscribed and sworn before me

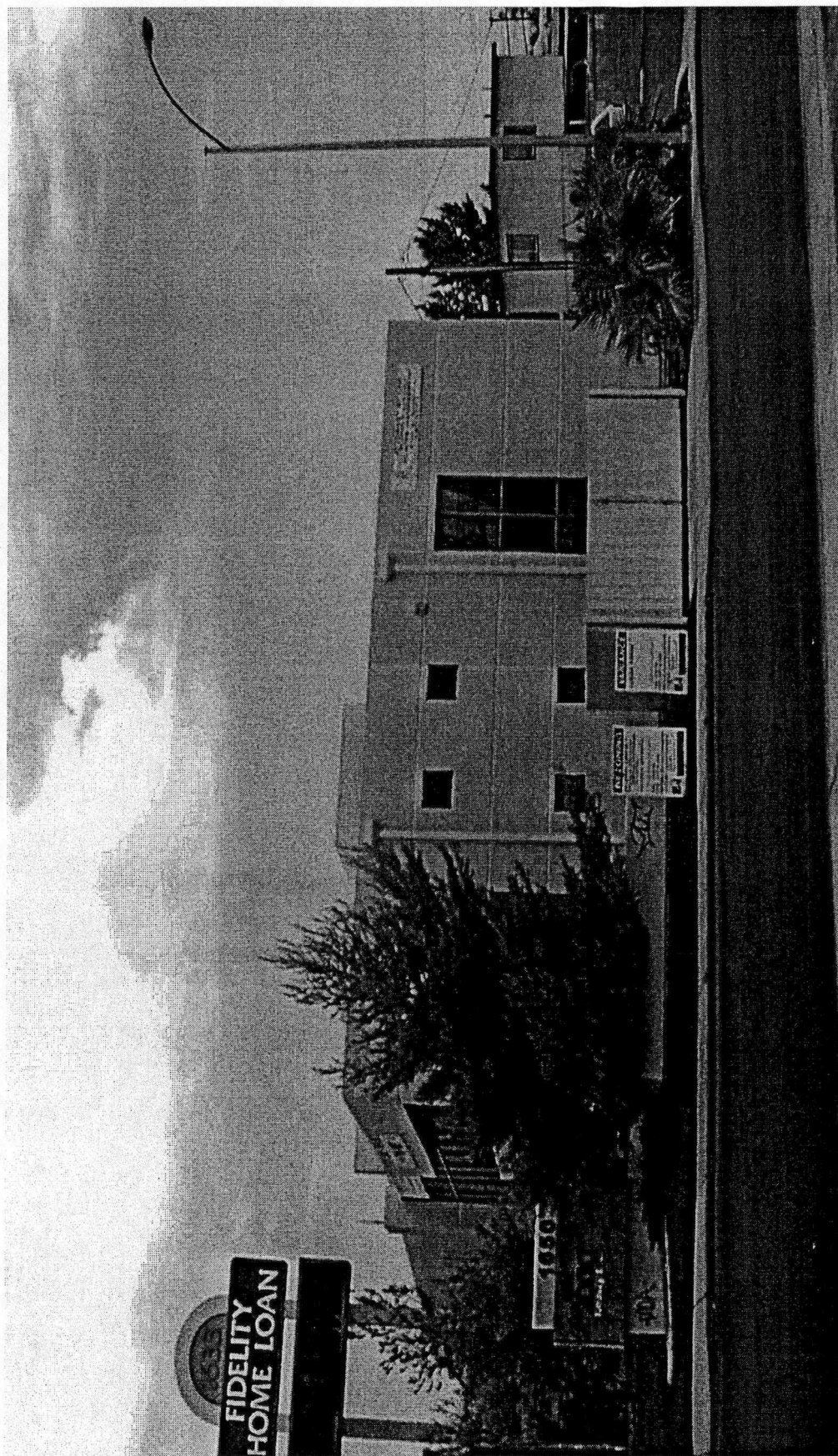
This 12 day of June, 2002

Gaetano Poggietti
Notary Public in and for said County and State



NOTARY PUBLIC
STATE OF NEVADA
County of Clark
GAIL M. POQUETTE





Z-0053-02 - RAMON PARDO
1650 EAST SAHARA AVENUE
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. Ramon Pardo
P.O. Box 60206
Las Vegas, Nevada 89160

RE: Z-0053-02 - REZONING

Dear Mr. Pardo:

Your request for a Rezoning FROM: R-2 (Medium-Low Density Residential) under Resolution of Intent to P-R (Professional Office and Parking) TO: C-1 (Limited Commercial) on 0.17 acres at 1650 East Sahara Avenue (APN: 162-02-411-032), PROPOSED USE: COMMERCIAL, Ward 3 (Reese), was considered by the Planning Commission on July 25, 2002.

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

Planning and Development

1. A Resolution of Intent with a two-year time limit.

Public Works

2. Meet with the Right-of-Way Section of Public Works to resolve right-of-way issues adjacent to this site prior to the issuance of any permits for this site. Comply with the recommendations of the Right-of-Way Section.
3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
4. 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.

Mayor
Oscar B. Goodman

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

City Manager
Virginio Valentine



Mr. Ramon Pardo
Z-0053-02 - Page Two
July 26, 2002

5. A Traffic Impact Analysis 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts 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 for exclusive right turn lanes and dual left turn lanes 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. 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.

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0053-02 - RAMON PARDO - Request for a Rezoning FROM: R-2 (Medium-Low Density Residential) under Resolution of Intent to P-R (Professional Office and Parking) TO: C-1 (Limited Commercial) on 0.17 acres at 1650 East Sahara Avenue (APN: 162-02-411-032), PROPOSED USE: COMMERCIAL, Ward 3 (Reese).

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
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions - UNANIMOUS with GOYNES and TRUESDELL voting NO

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

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated C-1 (Limited Commercial) zoning is consistent with the General Plan, but the size of the property cannot support many of the parking intensive uses allowed. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 52 – Z-0053-02

MINUTES – Continued:

RAMON PARDO, 4426 Anna Court, appeared in order to represent the application. He needs a Parking Variance so he can lease this retail building to any type of tenant.

TODD FARLOW, 240 North 19th Street, asked if the applicant is going to have shared parking. Nine spaces would not be adequate.

COMMISSIONER EVANS asked what type of financial institution would be sought. MR. PARDO explained that even under the current zoning of P-R (Professional Office and Parking) he still does not have enough parking spaces. He may have a mortgage company, real estate office, or dental office as a tenant. There is about 400 lineal feet for street parking.

COMMISSIONER QUINN felt that if this is not approved it could result in a building that will fall into a dilapidated condition.

ROBERT GENZER, Planning and Development, said he was of the understanding the applicant has a specific user that would like to rent the second floor of the building. That use requires C-1 (Limited Commercial) zoning as opposed to the existing P-R (Professional Office and Parking). That user feels that the parking requirement is excessive. He suggested a review period be placed on the Variance. At this time the only additional parking available is on the street.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:42 – 10:58)

3-3070

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

Public Works

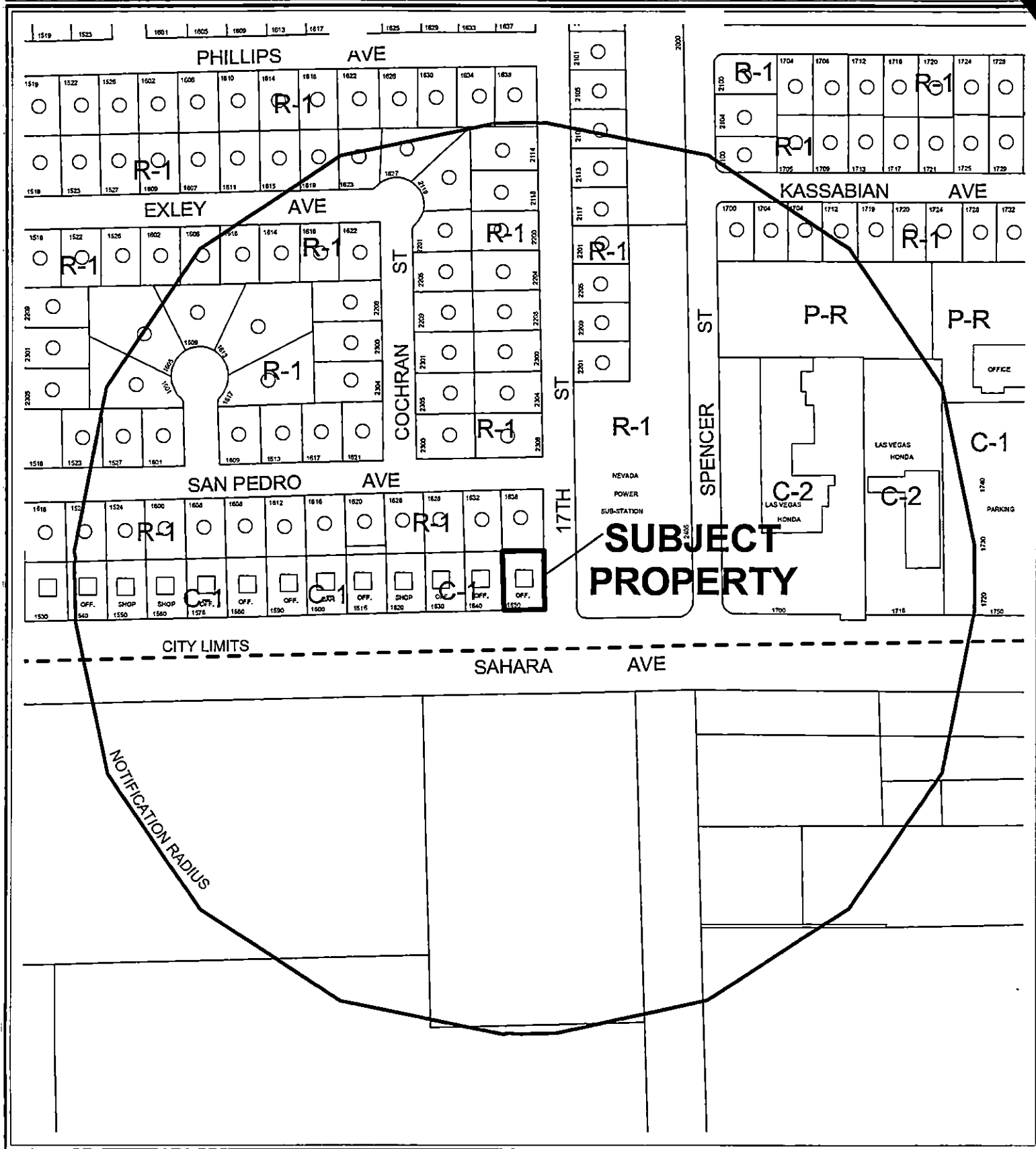
2. Meet with the Right-of-Way Section of Public Works to resolve right-of-way issues adjacent to this site prior to the issuance of any permits for this site. Comply with the recommendations of the Right-of-Way Section.
3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 52 – Z-0053-02

Conditions –Continued:

4. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, one-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.
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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.

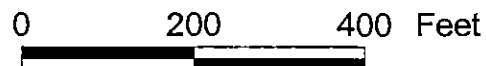


CASE: Z-0053-02

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Rezoning from R-2 (Medium Low Density Residential) under Resolution of Intent to P-R (Professional Office and Parking) to C-1 (Limited Commercial) on 0.17 acres at 1650 East Sahara Avenue. The applicant is proposing to convert the existing office building into a 3,880 square foot retail building.

BACKGROUND DATA

- 09/18/96 The City Council approved a General Plan Amendment (GPA-0034-96) to SC (Service Commercial) and a Rezoning (Z-0082-96) to P-R (Professional Office and Parking) on the subject site.
- 07/25/02 The Planning Commission will hear a companion Variance (V-0044-02) for a reduction in on-site parking requirements.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-1 (Single Family Residential)	Single Family Residential
East	R-1 (Single Family Residential)	Nevada Power Substation
South	Clark County	Office
West	C-1 (Limited Commercial)	Office

ANALYSIS & FINDINGS

GENERAL PLAN

The subject site is currently designated as SC (Service Commercial) on the Southeast Sector of the General Plan. The proposed C-1 (Limited Commercial) zoning is consistent with the General Plan.

ZONING

Staff finds that the proposed C-1 (Limited Commercial) zoning is compatible with the existing zoning districts surrounding the subject site. Staff notes that due to the size of the subject property, the uses permitted within the C-1 (Limited Commercial) zoning category are too

Z-0053-02 - Staff Report Page Two
July 25, 2002 Planning Commission Meeting

parking intensive for the subject site. The applicant has applied for Variance (V-0044-02) to allow nine parking spaces where 23 are the minimum required; which would allow for the entire existing building to be retail. Staff has recommended denial of the Variance (V-0044-02) due to the finding that the applicant's hardship is preferential in nature, and thereby outside the realm of NRS Chapter 278 for granting of Variances.

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 finds that the proposed C-1 (Limited Commercial) zoning is consistent with the General Plan.

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 the proposed C-1 (Limited Commercial) zoning is compatible with the existing zoning districts surrounding the subject site.

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

Staff finds that there are no indications of the need for this property to be rezoned to allow more intensive uses.

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."

Staff finds that the surrounding street facilities are adequate to provide access to the subject property.

NOTICES MAILED 92 [Mailed with V-0044-02]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: Z-0053-02 APN: 162-02-411-032

Name of Property Owner: RAMON PARDO

Name of Applicant: RAMON PAROU

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

 Yes X No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: RAMON PARDO

Subscribed and sworn before me

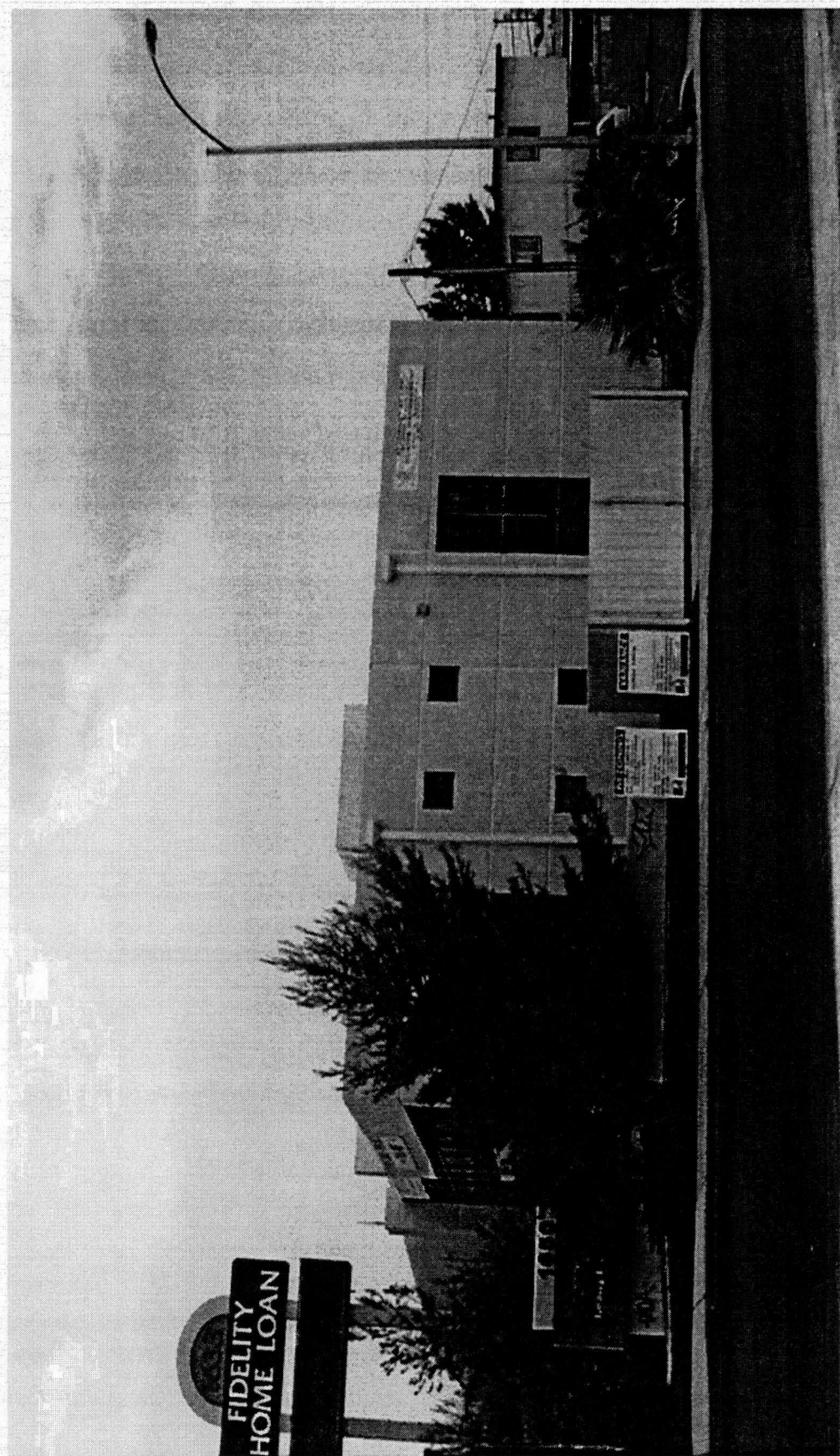
This 12 day of June, 2002

Gert M. Poggendorf
Notary Public in and for said County and State



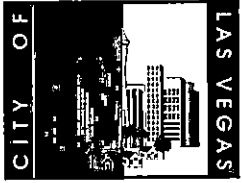
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
GAIL M. POQUETTE

LEGAL DESCRIPTION:
LOT 104 (SECTION 14) IN BLOCK 104 (B) OF PALMWOOD PARK
NO. 2 AS SHOWN BY MAP THEREON ON FILE IN BOOK 4 OF PLATS
PAGE 85 IN THE OFFICE OF THE COUNTY RECORDER OF



Z-0053-02 - RAMON PARDO
1650 EAST SAHARA AVENUE
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. Ramon Pardo
P.O. Box 60206
Las Vegas, Nevada 89160

RE: Z-0053-02 - REZONING

Dear Mr. Pardo:

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

Mayor
Oscar B. Goodman

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

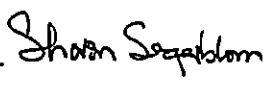
City Manager
Virginia Valentine



Memorandum

City of Las Vegas
Neighborhood Services Department

To: Planning and Development Department

From: Sharon Segerblom, Director 
Neighborhood Services Department

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

Date: June 25, 2002

Re: Case Number **Z-0053-02** - RAMON PARDO - Request for a Rezoning FROM: P-R (Professional Office and Parking) TO: C-1 (Limited Commercial) on 0.17 acres located at 1650 East Sahara Avenue (APN: 162-02-411-032), Ward 3 (Reese).

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.**

Beverly Green NA
Crestwood
Downtown Central Development Committee
East Las Vegas Community Outreach Corp
Hillside Heights
Huntridge Neighborhood Association
John S Park NA
Marycrest and Morningview Heights Neighborhood Coalition
Showboat Neighborhood Assoc
Southridge Neighborhood Association
West Circle Association

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 24, 2002
Re: **Z-53-02** Ramon Pardo 1650 E. Sahara Ave.
Rezoning from R-2 ROI P-R to C-1 for an existing building



CONDITIONS OF APPROVAL:

1. Meet with the Right-of-Way Section of Public Works to resolve right-of-way issues adjacent to this site prior to the issuance of any permits for this site. Comply with the recommendations of the Right-of-Way Section.
2. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
3. 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.
4. A Traffic Impact Analysis 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts 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 for exclusive right turn lanes and dual left turn lanes 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. 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.

Memorandum Planning and Development

To: Joel McCulloch, Senior Planner
From: Gary Leobold, Senior Planner
Date: June 19, 2002
Re: Ramon Pardo - (Z-0053-02 and V-0044-02)

I have reviewed the subject applications for:

- a Rezoning from R-2 (Medium Low Density Residential) under Resolution of Intent to P-R (Professional Office and Parking) to C-1 (Limited Commercial); and
- a Variance to allow nine parking spaces where 23 spaces are the minimum required for a 3,880 s.f. retail building

on 0.17 acres located at 1650 East Sahara Avenue.

The Comprehensive Planning Division has no objection to the approval of the requested Rezoning, but feels that a Variance of required on-site parking to the extent requested would place a burden on available on-street parking in the vicinity, particularly on Seventeenth Street. The applicant has indicated that a dental office on the main floor and a small lending institution on the second floor would require 17 parking spaces, and that additional vacant space in the building would need an additional six spaces, for a total of 23 spaces. The extent of the Variance should be limited to the two main uses cited.

CONDITION:

The Comprehensive Planning Division has no objection to the requested Rezoning, and recommends that the Variance for parking be approved, subject to a limitation of the Variance to the parking required for the future dental office and the lending institution, which is 17 spaces.

Gary Leobold, AICP
Senior Planner

c: Margo Wheeler, Manager
Comprehensive Planning Division

City of Las Vegas - Neighborhood Services |
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-0053-02

Beverly Green NA
Crestwood
Downtown Central Development Committee
East Las Vegas Community Outreach Corp
Hillside Heights
Huntridge Neighborhood Association
John S Park NA
Marycrest and Morningview Heights Neighborhood Coalition
Showboat Neighborhood Assoc
Southridge Neighborhood Association
West Circle Association

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-0053-02

REQUEST BY RAMON PARDO FOR A REZONING FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) ON 0.17 ACRES AT 1650 EAST SAHARA AVENUE (APN: 162-02-411-032), PROPOSED USE: COMMERCIAL, WARD 3 (REESE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 61 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



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-0053-02 - RAMON PARDO - Request for a Rezoning FROM: R-2 (Medium Low Density Residential) under Resolution of Intent to P-R (Professional Office and Parking) TO: C-1 (Limited Commercial) on 0.17 acres at 1650 East Sahara Avenue (APN: 162-02-411-032), PROPOSED USE: COMMERCIAL, Ward 3 (Reese).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 61 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 :FROM:P-R TO: C-1; 1650 E SAHARA AVE; RAMON PARDO

Accepted : 6/12/2002

Public Hearing : Y

Meeting Date : 7/25/2002

Meeting Type : P

200 Scale Map :

Size :

Lots :

Request : Z-0053-02 - RAMON PARDO - Request for a Rezoning FROM: P-R (Professional Office and Parking) TO: C-1 (Limited Commercial) on 0.17 acres located at 1650 East Sahara Avenue (APN: 162-02-411-032), Ward 3 (Reese).

Location :

Proposed :

Notice :

Comments :

Parcel : 162 02 411 032 PT S2 SW4 2 21 61 PARDO RAMON

Owner/Applicant/Contacts

OWNER PARDO RAMON
P O BOX 60206
LAS VEGAS NV

APPLICANT 891600206; 768-8057
PARDO RAMON
P O BOX 60206
LAS VEGAS NV

891600206; 768-8057

Actions/Conditions :

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: REZONING FROM PR TO C1
 Project Address (Location) 1650 E. SAHARA AVE
 Project Name _____ Proposed Use _____
 Assessor's Parcel #(s) 162 02 411 032 Ward # 3
 General Plan: existing S-C proposed N/A Zoning: existing PR proposed C1
 Commercial Square Footage 3887.12 Floor Area Ratio _____
 Gross Acres 0.17 Lots/Units 1 Density _____
 Additional Information V-0044-02 GPA-0034-96 2-82-96

PROPERTY OWNER RAMON PARDO Contact _____
 Address P.O. Box 60206 Phone: 7688057 Fax: 6503434
 City LAS VEGAS State NV Zip 89160

APPLICANT _____ Contact _____
 Address SAME Phone: _____ Fax: _____
 City _____ State _____ Zip _____

REPRESENTATIVE _____ Contact _____
 Address SAME Phone: _____ Fax: _____
 City _____ State _____ Zip _____

Property Owner Signature* [Signature]

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

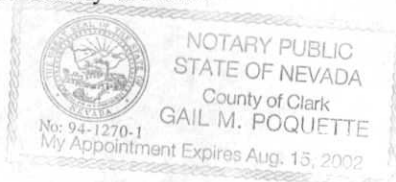
Print Name RAMON PARDO

Subscribed and sworn before me

This 12 day of JUNE, 2002.

Gail M. Poquette

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # 2-0053-02
[Signature]
 Meeting Date: 7/25/02
 Signs Required: N/A
 Map # R-02-7
 Total Fee: \$625.00
 Receipt # #87067
 Date Accepted: 6/11/02
 Accepted By: [Signature]

June 12, 2002

To Whom It May Concern:

Reference: **1650 E Sahara Ave.**

Parcel number: 162-02-411-032

Location: North West corner of Sahara & 17th

I am requesting a change in zoning from **P-R to C-1 and Parking variance**. This should have been done originally, when the building was **constructed according to code in 1998 approved by the City**, but no one advised us about C-1 zoning and parking issues. The zoning on **Sahara is commercial**, the building west to our property is zoned C-1, on the east there is Nevada power lines and a Honda car dealer. A mini market is about 500-600 feet west of subject property and across the street there is also C-1 zoning also.

We need C-1 zoning to accommodate future tenants, financial institution, dental office, or small professional retail. The building has a professional architectural design and I want to have tenants that will fit the professional commercial look.

I currently have 9 parking spaces available it was approved to be sufficient parking in 1998 the year build; (1) I need a parking variance to accommodate a possible Dental Office, the current zoning for dental office is PR, but the city requires a parking variance for 1 parking space for every 200 square feet, the first floor is 1931.56 square feet and we would need to have 10 parking spaces. (2) The second tenant, Handy Cash Loan Center (they do small lending, its is not a payday or title loan, no drive through), they are classified as a small lending institution and requires to have C-1 zoning, they would occupy the second floor of 1955.56 square feet, the City requires 1 parking space for every 300 square feet, and that equals to 7 parking spaces. The entire building has 3887.12 square feet and I would need a parking variance for 17 parking spaces, but I am requesting a variance for 23 parking spaces to accommodate all future tenants, that way the building is not restricted to be leased by the parking.

The current zoning PR requires to have more parking than C-1 zoning, and I have invested a lot of my saving into a building that the City permitted to be build not long ago and **now I can not lease to any tenants with out the parking variance and zoning change**, this is causing a **financial hardship on my family**.

I hope you would consider this request and time is of the essence, I have lost tenants that need space right away, the building is now 75 % vacant and the expenses to keep a building this size are a lot, property taxes alone are \$4,300.00, I need your help in permitting the building available to be occupy.

Sincerely,



Ramon "Fabian" Pardo
Owner 702-768-8057
P.O. Box 60206
Las Vegas, NV 89160

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **Z-0053-02** APN: **162-02-411-032**

Name of Property Owner: RAMON PARDO

Name of Applicant: RAMON PAROU

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

_____ Yes X No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Ramon Kardon

Subscribed and sworn before me

This 12 day of June, 2002

Gaetano Poggietti
Notary Public in and for said County and State



NOTARY PUBLIC
STATE OF NEVADA
County of Clark
GAIL M. POQUETTE
ent Expires Aug. 15, 2002

APN: 162-02-411-032

QUITCLAIM DEED

FOR CONSIDERATION, receipt of which is hereby acknowledged and confessed, **AMALIA PARDO**, as a married woman, as her sole and separate property, does hereby remise, release and quitclaim to **RAMON PARDO**, a married man, as his sole and separate property, all of her right, title and interest in and to the real property in the County of Clark, State of Nevada, described as

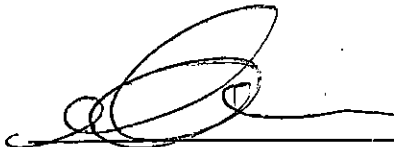
Lot Fourteen (14) in Block Six (6) of Francisco Park No. 2, as shown by map thereof on file in Book 4 of Plats, Page 83 in the Office of the County Recorder, Clark County, Nevada.

APN: 162-02-411-032

Commonly known as: 1650 E. Sahara Avenue
Las Vegas, Nevada 89104

Grantee's address:

Ramon Pardo
P.O. Box 60206
Las Vegas, Nevada 89160


A handwritten signature of Amalia Pardo in dark ink, written over a horizontal line.

AMALIA PARDO

STATE OF NEVADA

COUNTY OF CLARK

On this 14 day of May, 2002, personally appeared before me, the undersigned, a Notary Public in and for the County of Clark, State of Nevada, Amalia Pardo, known to me to be the person described in and who executed the foregoing Quitclaim Deed, and who acknowledged to me that she executed the above instrument of her own free will and choice as Grantor.

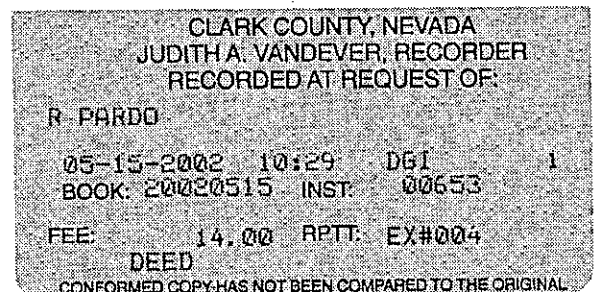
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in my office in said county, the day and year in this Certificate first above written.


A handwritten signature of Kevin Hamilton in dark ink, written over a horizontal line.

NOTARY PUBLIC

FORWARD TAX STATEMENTS AND RETURN TO:

Ramon Pardo
P.O. Box 60206
Las Vegas, Nevada 89160





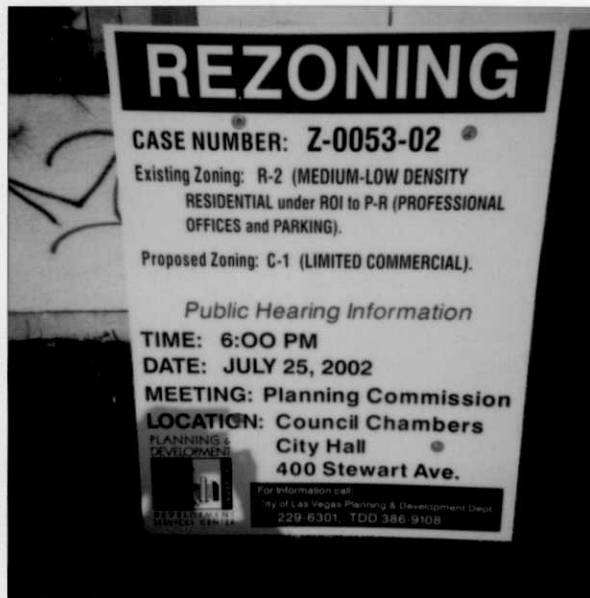
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: Z-0053-02

MEETING DATE: July 25, 2002

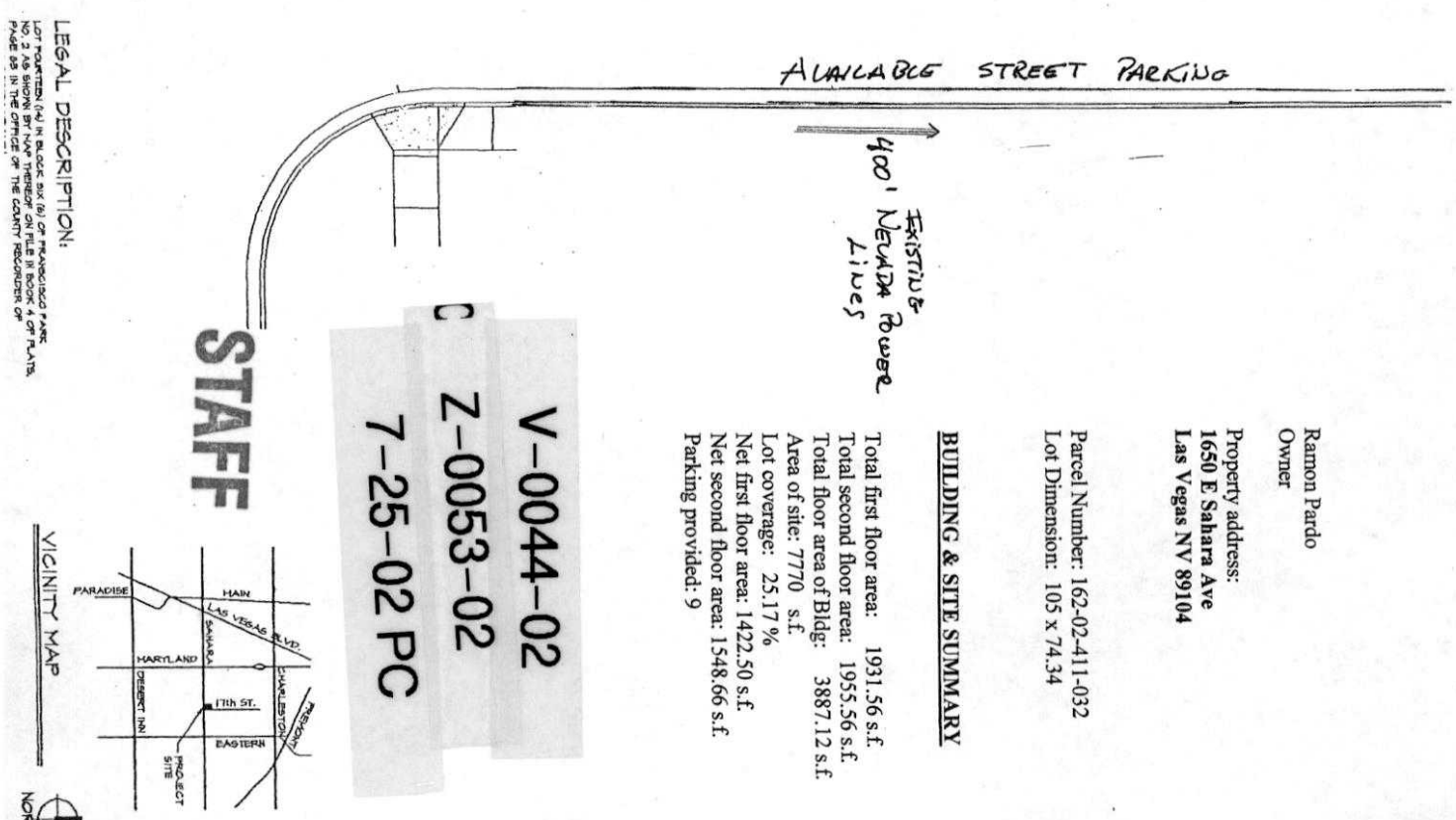
Sign Pro does hereby certify that a notice as required by Chapter 19A.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



Signature

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.



NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein.

Information on roads and other non-assessed parcels may be obtained from the Real Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

35

PARCEL BOUNDARY

SUBD BOUNDARY

ROAD EASEMENT

PM/LD BOUNDARY

NON-PARCEL LOT LINE

WATCH LINE / LEADER LINE

ROAD ID NUMBER

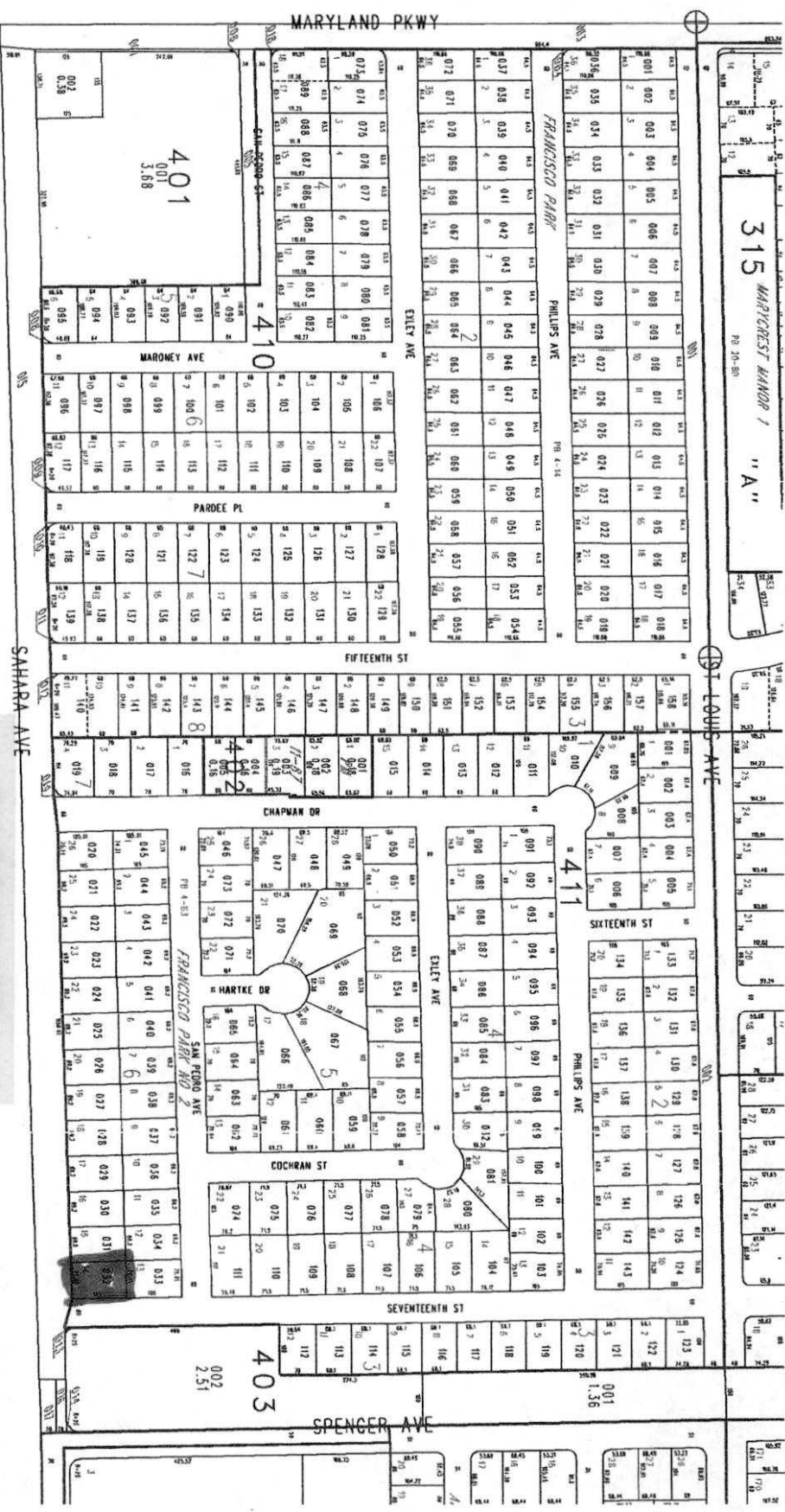
1215 R61E

162-02-4

02

S 2 SW 4

162-02-4



TAX DIST 200

V-0044-02

Z-0053-02

7-25-02 PC

STAFF

40

9'-0" GATE
SIM. TO DETAIL
(PROVIDE HASP
FOR PADLOCK)

compact
(4) 8 x 16
parking spaces

(4) 9x16
PARKING SPACES

2 Story Building
3887.12 S.F.

SLOPE	
TO SIDEWALK	

520616.08 7356

TRASH

EXIST. FIRE HYDRANT

SEVENTEENTH STREET

AVAILABLE STREET PARKING

Existing
400' Nevada Power
Lines

**1650 E Sahara Ave
Las Vegas NV 89104**

Lot Dimension: 105 x 74.34

Total first floor area: 1931.56 s.f.
Total second floor area: 1955.56 s.f.
Total floor area of Bldg: 3887.12 s.f.
Area of site: 7770 s.f.
Lot coverage: 25.17 %
Net first floor area: 1422.50 s.f.
Net second floor area: 1548.66 s.f.
Parking provided: 9

2-0053-02
CASE: V-D044-02
JUL 25 2002
PC ADMIN. CC

STAFF

SCALE: 1/8"=1'-0"

LOT FOURTEEN (14) IN BLOCK SIX (6) OF FRABISCO PARK
NO. 2 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 4 OF PLATS,
PAGE 83 IN THE OFFICE OF THE COUNTY RECORDER OF
CLARK COUNTY, NEVADA

