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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

April 9, 2010

Mr. Bob Newberg
Newberg Group, LLC
2671 Carpenter Canyon Road
San Luis Obispo, California 93401

RE: VAR-37297 - VARIANCE
CITY COUNCIL MEETING OF APRIL 7, 2010
RELATED TO SUP-37155

Dear Mr. Newberg:

The City Council at a regular meeting held April 7, 2010 APPROVED the request Request for a Variance to ALLOW 85 PARKING SPACES WHERE 91 SPACES ARE REQUIRED at 2475 South Jones Boulevard, Suite #2 (APN 163-02-802-006), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 8, 2010. This approval is subject to:

Planning and Development

1. The handicap parking spaces marking and signage shall be adequately maintained.

2. Conformance to the conditions for Special Use Permit (SUP-37155).

3. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. A revised site plan depicting existing site conditions shall be submitted prior to the approval of a business license.

Sincerely,

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

cc: Mr. Jim Marchesi
Check City
2640 Crimson Canyon Drive
Las Vegas, Nevada 89128

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

February 26, 2010

Mr. Bob Newberg
Newberg Group, LLC
2671 Carpenter Canyon Road
San Luis Obispo, California 93401

RE: VAR-37297 - VARIANCE

Dear Mr. Newberg:

Your request for a Variance to ALLOW 85 PARKING SPACES WHERE 91 SPACES ARE REQUIRED at 2475 South Jones Boulevard, Suite #2 (APN 163-02-802-006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on February 25, 2010.

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

Planning and Development

1. The handicap parking spaces marking and signage shall be adequately maintained.

2. Conformance to the conditions for Special Use Permit (SUP-37155).

3. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. A revised site plan depicting existing site conditions shall be submitted prior to the approval of a business license.

This item will be considered by the City Council on ***April 7, 2010***, 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,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Jim Marchesi
Check City
2640 Crimson Canyon Drive
Las Vegas, Nevada 89128

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

February 12, 2010

Mr. Bob Newberg
Newberg Group, LLC
2671 Carpenter Canyon Road
San Luis Obispo, California 93401

RE: VAR-37297 - VARIANCE

Dear Mr. Newberg:

Please be advised the City Planning Commission at its regular meeting on ***February 25, 2010*** 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, any conditions related to your application and the ***final agenda*** will available on-line on ***Friday, February 19, 2010*** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 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,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Jim Marchesi
Check City
2640 Crimson Canyon Drive
Las Vegas, Nevada 89128

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works BA
CC: Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riekki, Survey (FM, PM, & A's only)
Date: February 1, 2010
Re: **VAR-37297** Check City 2475 S. Jones Blvd.
Request for a Parking Variance

COMMENTS:

We support present City Code parking requirements, therefore we cannot support the variance request to allow 74 parking spaces where 104 spaces are the minimum allowed for an existing strip mall located at 2475 South Jones Boulevard.

BTA:RWB:rwb

F:\#DEPOT\ENGINEERING_INTEGRATION\DEVCO\DOCS\CURRENT\281AF284.TMP

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: February 25, 2010

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

VAR-37297

Charleston Preservation NA #10

Rainbow Park NA

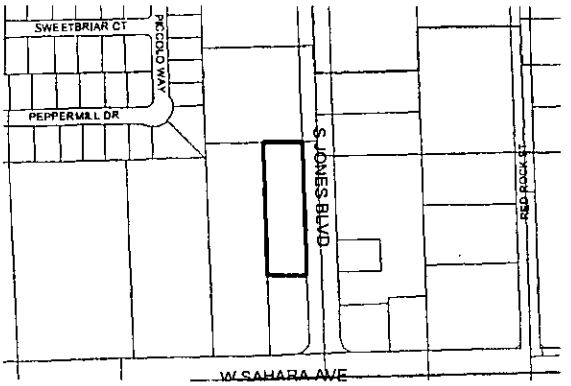
Upland Alta NA

Application Information

VAR-37297 - VARIANCE - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: NEWBERG GROUP, LLC - Request for a Variance to ALLOW 85 PARKING SPACES WHERE 91 SPACES ARE REQUIRED at 2475 South Jones Boulevard, Suite #2 (APN 163-02-802-006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

SUP-37155 - SPECIAL USE PERMIT RELATED TO VAR-37297 - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: NEWBERG GROUP, LLC - Request for a Special Use Permit FOR A JEWELRY STORE, CLASS III USE WITHIN AN EXISTING 3,308 SQUARE-FOOT AUTO TITLE LOAN AND FINANCIAL INSTITUTION, SPECIFIED at 2475 South Jones Boulevard, Suite #2 (APN 163-02-802-006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***February 25, 2010***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

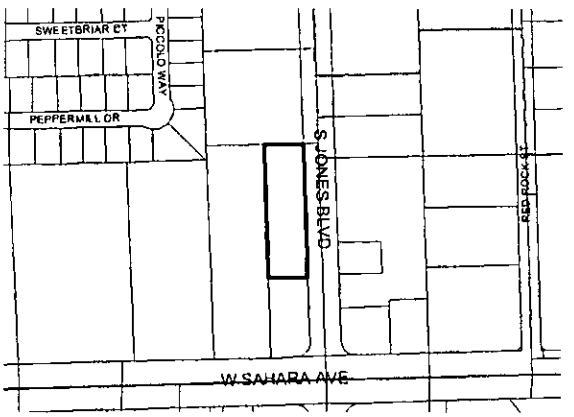
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development 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. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

Application Information

VAR-37297 - VARIANCE - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: NEWBERG GROUP, LLC - Request for a Variance to ALLOW 85 PARKING SPACES WHERE 91 SPACES ARE REQUIRED at 2475 South Jones Boulevard, Suite #2 (APN 163-02-802-006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

SUP-37155 - SPECIAL USE PERMIT RELATED TO VAR-37297 - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: NEWBERG GROUP, LLC - Request for a Special Use Permit FOR A JEWELRY STORE, CLASS III USE WITHIN AN EXISTING 3,308 SQUARE-FOOT AUTO TITLE LOAN AND FINANCIAL INSTITUTION, SPECIFIED at 2475 South Jones Boulevard, Suite #2 (APN 163-02-802-006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

Application Location



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Public Hearing Information

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Date:	***February 25, 2010***
Time:	6:00 P.M.
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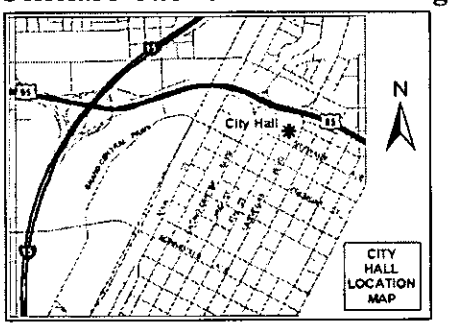
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☐ I OPPOSE this Request

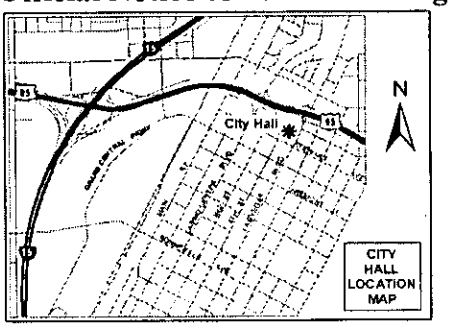
Please use available blank space on card for your comments.

VAR-37297 & SUP-37155

Planning Commission Meeting of 2/25/2010

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-37297 & SUP-37155

Planning Commission Meeting of 2/25/2010

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM:	*PLANNING AND DEVELOPMENT*	**VAR-37297**
HAND DELIVERED		**02/25/10 PC**

*DEVELOPMENT COORDINATION **(DPW)**	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL **(DPW)**	RAUL CRUZ	DSC
*LAND DEVELOPMENT **(DPW)**	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY **(DPW)**	MARY WULFF	DSC
*SANITARY SEWERS **(DPW)**	JOE PEÑA	DSC
*TRAFFIC ENGINEERING **(DPW)**	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4212 EUCALYPTUS ANNEX
METRO	BRIAN O'CALLAGHAN	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*TEFO **(DPW)**	REBECCA WHITLOCK	3104 BONANZA ROAD
*SID **(DPW)**	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY **(DPW)**	ALAN RIEKKI	WEST YARD

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

NOTE: This item is related to previously routed SUP-37155

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

VAR-37297 - VARIANCE - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: NEWBERG GROUP, LLC *- Request for a Variance to ALLOW 74 PARKING SPACES WHERE 104 SPACES ARE REQUIRED at 2475 South Jones Boulevard, Suite #2 (APN 163-02-802-006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)*

PLANNING COMMISSION: ***FEBRUARY 25, 2010***
CITY COUNCIL: ***APRIL 7, 2010***

PLANNING SUPERVISOR: ***STEVE GEBEKE*** ☒ ***PUBLIC HEARING***

Comments Due: ***FEBRUARY 5, 2010***

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to ***Carman Burney (cburney@lasvegasnevada.gov)****, the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.*

LIST COMMENTS BELOW:

Pre-Application Conference Item Required		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST	PLANNING & DEVELOPMENT
YES	NO		

YES	NO	APPLICATION PACKET	NOTES:
☒	☐	Application signed and notarized by ***all*** property owners or authorized agent(s)	
☒	☐	Grant deed and legal description	**Visit the CLV website** for blank application, SOFI & DINA forms @ **http://www.lasvegasnevada.gov/** (Follow - "I Want To . . ." --> "Apply for -> Planning Applications")
☒	☐	***Detailed*** justification letter	
☒	☐	Correct fee(s): $ 300.00 (Application) + $ 500.00 (Notification) + $ 30.00 (Recordation) = **$ 830.00 Total**	
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by ***all*** property owners or authorized agent(s)	
☒	☐	Assessor's Parcel Map	
☐	☒	Development Impact Notice and Assessment (DINA)	
☐	☒	Project of Regional Significance (PRS)	
☐	☒	Color & Materials Board per Site Development Plan Review Submittal Requirements	
☒	☐	Copy of Business Licenses: (Owner: ☒ Applicant: ☒ Representative: ☒)	

YES	NO	SITE PLAN		
☒	☐	11" x 17" min. to 24" x 36" max. page size	**Folded Plans:**	5
☒	☐	North arrow, scale, and vicinity map	**Colored, Rolled Plans:**	1
☒	☐	***All*** property lines and present dimensions labeled	**Reduced Copy (8-1/2x11 B/W):**	1
☒	☐	***All*** building setbacks labeled	**NOTES:**	
☒	☐	***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: **1 space per 250 sf GFA**		
☒	☐	Parking space count and typical dimensions labeled _____ # regular + [30% or less of total] # compact + _____ # handicap = _____ Total		
☒	☐	***All*** free-standing sign locations shown and heights and sizes noted		

YES	NO	LANDSCAPE PLAN		
☐	☒	11" x 17"min. to 24" x 36" max. page size	**Folded Plans:**	0
☐	☒	North arrow, scale, and vicinity map	**Colored, Rolled Plans:**	0
☐	☒	***All*** property lines and present dimensions labeled	**Reduced Copy (8-1/2x11 B/W):**	0
☐	☒	***All*** required perimeter landscape planters shown	**NOTES:**	
☐	☒	***All*** required parking lot fingers/islands shown		
☐	☒	Quantity, size, species/variety of ***all*** trees, shrubs, and ground cover		

YES	NO	BUILDING ELEVATIONS		
☐	☒	11" x 17" min. to 24" x 36" max. page size	**Folded Plans:**	0
☐	☒	Scale and building dimensions labeled	**Colored, Rolled Plans:**	0
☐	☒	North, south, east, and west elevations of ***all*** buildings	**Reduced Copy (8-1/2x11 B/W):**	0
☐	☒	***All*** building materials and colors noted	**NOTES:**	
☐	☒	8" x 10" photo of original color and material board		
☐	☒	***All*** wall sign locations shown and sizes noted		

YES	NO	FLOOR PLANS		
☐	☒	11" x 17" min. to 24" x 36" max. page size	**Folded Plans:**	0
☐	☒	Scale and building dimensions labeled	**Colored, Rolled Plans:**	0
☐	☒	***All*** building entrances/exits shown	**Reduced Copy (8-1/2x11 B/W):**	0
☐	☒	Use of ***all*** rooms noted/labeled	**NOTES:**	
☐	☒	Maximum Occupancy (per I.B.C.)		
☐	☒	Seating Capacity (where applicable)		

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

Owner / Applicant:	Dimensions Real Estate Group LLC	**Application Type:**	Variance	
Representative:	Lucy Stewart	**Application Purpose:**	Parking	
APN:	163-02-802-006	**Site Location:**	2475 South Jones Blvd. #2	
Planner's Signature:		**Pre-App. Meeting Date:**	12/02/09	
		Earliest Submittal Deadline:	01/29/10	later than 2:00 pm
Planner:	Alberta Obodai, Planner I - 229-6711 Steve Gebeke, Planning Supervisor - 229-5410	**Earliest PC / CC Meeting Dates:**	02/25/10 PC	04/07/10 CC

Subj: **RE: VAR-37155**
Date: 1/28/2010 2:31:00 P.M. Pacific Standard Time
From: aobodai@LasVegasNevada.GOV
To: StewPlan@aol.com

Hi Lucy,

Here is the submittal checklist for the variance.

Alberta

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST
Item Required		
YES	NO	
		APPLICATION PACKET
		Application signed and notarized by *all* property owners or authorized agent(s)
		Grant deed and legal description
		Detailed justification letter
		Correct fee(s): $ (Application) + $ (Notification) + $ (Recordation) = **$ 838.00 Total**
		Statement of Financial Interest (SOFI) signed and notarized by *all* property owners or authorized agent(s)
		Assessor's Parcel Map
		Development Impact Notice and Assessment (DINA)
		Project of Regional Significance (PRS)
		Color & Materials Board per Site Development Plan Review Submittal Requirements
		Copy of Business Licenses: (Owner: Applicant: Representative:)
		SITE PLAN
		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: **1 space per 250 sf GFA**
		Parking space count and typical dimensions labeled __ # regular + [30% or less of total] # compact + __ # handicap = __ Total
		All free-standing sign locations shown and heights and sizes noted
		LANDSCAPE PLAN
		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 required perimeter landscape planters shown
		All required parking lot fingers/islands shown
		Quantity, size, species/variety of *all* trees, shrubs, and ground cover
		BUILDING ELEVATIONS
		11" x 17" min. to 24" x 36" max. page size
		Scale and building dimensions labeled
		North, south, east, and west elevations of *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
		Maximum Occupancy (per I.B.C.)
		Seating Capacity (where applicable)

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the

Owner / Applicant:	Dimensions Real Estate Group LLC		**Application Type:**	
Representative:	Lucy Stewart		**Application Purpose:**	Parking
APN:	163-02-802-006		**Site Location:**	2475 So
Planner's Signature:			**Pre-App. Meeting Date:**	12/02/09
			Earliest Submittal Deadline:	*no later*
Planner:	, - 229-6711 Steve Gebeke, Planning Supervisor - 229-5410		**Earliest PC / CC Meeting Dates:**	PC

A/P # 37297 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	01/29/2010 11:55	985156	**Temp COO**		
Approved			**COO Issued**		
Final			**Expires**		

Associated Information

Type of Work		**# Plans**	0
Dept of Commerce		**# Plans**	0
Priority	☒ **Auto Reviews**	**Bill Group**	

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

VAR-37297 - VARIANCE - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: NEWBERG GROUP, LLC - Request for a Variance to ALLOW 75 PARKING SPACES WHERE 84 SPACES ARE REQUIRED at 2475 South Jones Boulevard, Suite #2 (APN 163-02-802-006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

Parent A/P #
Project # 37297 **Project/Phase Name** **Phase #**
Size/Area 1.18 ACRE **Size Description** **Subdivision Code**
Proposed Start **Proposed Stop** **% Completed** 0.00
% Complete Formula

Property/Site Information

Parcel 16302802006

Location

Owner/Tenant

Contact ID AC1323234 **Name** NEWBERG GROUP L L C
Mailing Address 2671 CARPENTER CANYON RD **Organization**
City SAN LUIS OBISPO **State/Province** CA
ZIP/PC 93401-8934 **Country** ☐ **Foreign**
Day Phone (805)544-5225 x **Evening Phone**
Fax (805)544-3260 **Mobile #**

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

2375 S JONES BLVD
LAS VEGAS, 89146-

2475 S JONES BLVD
LAS VEGAS, 89146-

2375 S JONES BLVD 11
LAS VEGAS, 89146-

2375 S JONES BLVD 12
LAS VEGAS, 89146-

2375 S JONES BLVD 14
LAS VEGAS, 89146-

Address	Parcel Link	A/P Link
2375 S JONES BLVD 15 LAS VEGAS, 89146-		
2375 S JONES BLVD 16 LAS VEGAS, 89146-		
2375 S JONES BLVD 17 LAS VEGAS, 89146-		
2375 S JONES BLVD 18 LAS VEGAS, 89146-		
2375 S JONES BLVD 12A LAS VEGAS, 89146-		
2475 S JONES BLVD 1 LAS VEGAS, 89146-		
2475 S JONES BLVD 2 LAS VEGAS, 89146-		
2475 S JONES BLVD 3 LAS VEGAS, 89146-		
2475 S JONES BLVD 4 LAS VEGAS, 89146-		
2475 S JONES BLVD 5 LAS VEGAS, 89146-		
2475 S JONES BLVD 6 LAS VEGAS, 89146-		
2475 S JONES BLVD 7 LAS VEGAS, 89146-		
2475 S JONES BLVD 8 LAS VEGAS, 89146-		
2475 S JONES BLVD 9 LAS VEGAS, 89146-		
2375 S JONES BLVD 13 LAS VEGAS, 89146-		

Address | Parcel Link | A/P Link

2375 S JONES BLVD 10
LAS VEGAS, 89146-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16302802006

Applicants/Contacts

Primary N **Capacity** OWNER **Contact ID** AC1323234 ☐ **Foreign**
Effective **Expire**
Name NEWBERG GROUP L L C
Day Phone (805)544-5225 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (805)544-3260 **Mobile** **Profession**
E-Mail
Address 2671 CARPENTER CANYON RD
SAN LUIS OBISPO, CA 93401-8934
Seasonal Addr

Valid From **To**
Comments Bob Newberg

Primary N **Capacity** OTHER **Other** REP **Contact ID** AC915174 ☐ **Foreign**
Effective **Expire**
Name CHECK CITY
Day Phone (702)258-8888 x **Eve Phone** **Drganization**
Pager **PIN #** **Position**
Fax (702)880-7779 **Mobile** **Profession**
E-Mail
Address 2640 CRIMSON CAYON DR
LAS VEGAS, NV 89117
Seasonal Addr

Valid From **To**
Comments Jim Marchesi

Applicants/Contacts

Primary Y **Capacity** APPL **Contact ID** AC915174 ☐ **Foreign**
Effective **Expire**
Name CHECK CITY
Day Phone (702)258-8888 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (702)880-7779 **Mobile** **Profession**
E-Mail
Address 2640 CRIMSON CAYON DR
LAS VEGAS, NV 89117
Seasonal Addr

Valid From **To**
Comments Jim Marchesi

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	01/29/2010 11:59	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	01/29/2010 11:59	30.00
PROCESSING FEE	P	01/29/2010 11:59	300.00
	Total Unpaid 0.00	Total Paid	830.00

Inspections

There are no Inspections for this Report

Review Activities

Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By

Comments

Activity Review Details

Detail SUBMITTAL CHECKLIST (VAR) **Modified By** AOBODAI **Modified Date/Time** 01/29/2010 11:50
Comments
No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Pre-Application Conference Checklist
- Y Application/Petition Form
- Y Deed and Legal Description
- Y Justification Letter
- Y Assessors Parcel Map
- Y Statement of Financial interest
- Y Site Plan (18 Folded Blue Lines, 1 Rolled Color)
- Y Building Elevations (2 Folded, 1 Rolled Color)
- Y Floor Plan (1 Folded, 1Rolled)
- Y Laser Print Site Plan
- Y Laser Print Floor Plan
- Y Laser Print Elevation

- Y Business Licensing Requirements Met
- N Business License Exempt

Check Conditions

Condition	Approval Supervisor Required	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
Z-LEGAL	N			985156	01/29/2010 11:55	

Project #	A/P Type	Status	Stage	Relation

No children exist for this project

Planning Condition, Description	Effective	Expire	Comments

There is no planning condition for this project.

VARIANCE

Parent Project link required?

Will this go to the City Council?

Final City Council letter received

Annotated minutes received

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

Staff Recommendation

Meeting Information

Meeting Information

Meeting Date	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
02/25/2010	PC	SCHEDULED	0	0	0

Comments	Added By	Add Date	Modified By	Modified Date
	AOBODAI	01/29/2010		

Templete Type	A/P #	A/P Type	Status	Stage

No children exist for this project

Employee

Employee ID	Last	First	MI	Comments

No Employee Entries

Log

Action	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT#	983657	01/29/2010 12:00		0.00

Comments: LAS CONSULTING CK 1181 / DEMETRIO / 503-884-4543

No Model Home Details

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SUP for Class III Jewelry

Project Address (Location) 2475 Jones Blvd. St B, 2, 3

Project Name Check City **Proposed Use** Class III Jewelry

Assessor's Parcel #(s) 163-03-802-006 **Ward #** _____

General Plan: existing NC proposed NC **Zoning:** existing C-1 proposed C-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information Adding use of gold purchase to existing financial institution

PROPERTY OWNER Newberg Group LLC **Contact** BOB NEWBERG

Address 2671 Carpenter Canyon **Phone:** 805 544-5225 **Fax:** 805 544-3260

City San Luis Obispo **State** CA **Zip** 93401

E-mail Address RNEWBERG@MSN.COM.

APPLICANT Check City **Contact** Jim Marchesi

Address 2640 Crimson Canyon **Phone:** (702) 258-8888 **Fax:** _____

City Las Vegas **State** nv **Zip** 89128

E-mail Address jtskee@aol.com

REPRESENTATIVE Check City **Contact** Jim Marchesi

Address 2640 Crimson Canyon **Phone:** (702) 258-8888 **Fax:** _____

City Las Vegas **State** NV **Zip** 89128

E-mail Address jtskee@aol.com

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 ROBERT A. NEWBERG

Subscribed and sworn before me

This _____ day of _____, 20 _____.

See attached

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	VAR-37297
Meeting Date:	2/25/10
Total Fee:	$830.00
Date Received:*	01/29/10
Received By:	[signature]

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

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

CALIFORNIA JURAT WITH AFFIANT STATEMENT

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–5 to be completed only by document signer[s], *not* Notary)

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____ _____

Signature of Document Signer No. 1 Signature of Document Signer No. 2 (if any)

State of California

County of San Luis Obispo

Subscribed and sworn to (or affirmed) before me on this

29th (Date) day of December (Month), 2009 (Year), by

(1) Robert A. Newberg (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (,)

(and

(2) _____ (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature _____ (Signature of Notary Public)

JOYCE L. SEAT
COMM. #1870922
NOTARY PUBLIC-CALIFORNIA
SAN LUIS OBISPO COUNTY
My Comm. Expires December 6, 2013
SM01 SM01

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

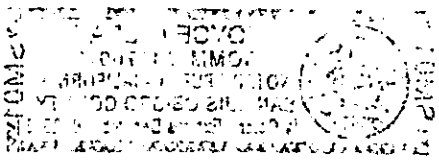
Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here

VAR-37297
02/25/10 PC



LA Stewart Consulting
2211 Rampart #130
Las Vegas, NV 89124
(702) 499-6469-Cell
(702) 946-0857-fax

January 28, 2010

City of Las Vegas, Planning & Development
739 South Fourth Street
Las Vegas, NV. 89101

RE: 2478 S. Jones

Dear Sir or Madam:

Please accept this letter as our request for a variance for parking on the above referenced site.

Check City believes this to be another service for their existing customers. The parking required for a Class III Jewelry store is 1 space per 175 square feet, requiring an additional 7 parking spaces.

This is an existing building and the size and shape of the property will not allow for additional parking spaces. Check City is already providing this service in Clark County and has found no increase in demand for their parking. Because this is a service for existing customers, additional parking will not be necessary.

Below is the parking calculations for the center:
Suites 1,2,3 – Check City 3440 square feet /175 square feet = 19.6
Suite 4-Private Office 860 square ft /300=2.8
Suite 5,6-Beauty & Best 1720 sq.ft/175=9.8
Suite 7,8,9 Help U Sell (Real Estate) 3440 sq ft /300=11.5
Suite 10, 11- vacant 1720 sq.ft/175=9.8
Suite 12-Dress Shop-860 sq.ft./175=4.9
Suite 13-Dentist-860 sq.ft./200=4.3
Suite 14-Bra Store 860 sq.ft. /175=4.0
Suite 15 Insurance 860 sq.ft/300=2.8
Suite 16.17 Chiropractor -1720 sq.ft./200=8.6
Suite 18 Farmer's Insurance 860 sq.ft./300=2.8
Total - 81.8 or 82 parking spaces required, 75 provided

Yours truly,

Lucy Stewart

VAR-37297
02/25/10 PC

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-37297 APN: 163-03-802-006

Name of Property Owner: Newberg Group LLC

Name of Applicant: Check City

Name of Representative: Check City

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: ROBERT A. NEWBERG

Subscribed and sworn before me

This _____ day of _____, 20____

See attached

Notary Public in and for said County and State

CALIFORNIA JURAT WITH AFFIANT STATEMENT

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–5 to be completed only by document signer[s], *not* Notary)

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____ _____

Signature of Document Signer No. 1 Signature of Document Signer No. 2 (if any)

State of California

County of San Luis Obispo

Subscribed and sworn to (or affirmed) before me on this

29th day of December, 2009, by

Date Month Year

(1) Robert A Newberg,

Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (,)

(and

(2) _____,

Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature _____

Signature of Notary Public

SM01 JOYCE L. SEAT COMM. #1870922 NOTARY PUBLIC-CALIFORNIA SAN LUIS OBISPO COUNTY My Comm. Expires December 8, 2013 SM01

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

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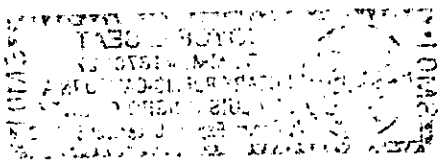
RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here

VAR-37297
02/25/10 PC



20061207-0001287

Fee: $16.00 RPTT: EX#001
N/C Fee: $0.00

12/07/2006 09:39:51
T20060214583
Requestor:
NEWBERG GROUP LLC THE

Charles Harvey GWC
Clark County Recorder Pgs: 4

APN: 163-02-802-006
Affix R.P.T.T. $Exempt 1

WHEN RECORDED MAIL TO and MAIL TAX STATEMENT TO:
THE NEWBERG GROUP LLC
2671 CARPENTER CANYON ROAD
SAN LUIS OBISPO, CA 93401

(4)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Newberg-Fiorello Development, a general partnership

in consideration of $10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

The Newberg Group, LLC, a Nevada limited liability company

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

SEE EXHIBIT "A" ATTACHED HERETO

Subject to:
1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) on December 6, 2006

GRANTORS:

Newberg-Fiorello Development, a general partnership

By: Robert A. Newberg

Name: ROBERT A. NEWBERG

Title: MANAGING PARTNER

VAR-37297
02/25/10 PC

STATE OF NEVADA)
) ss.
COUNTY OF Clark)
On this Dec. 6, 2006
appeared before me, a Notary Public,
Robert A. Neuberg

personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.

Suzanne Anderson
Notary Public

My commission expires: Jan 13, 2010

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SUZANNE ANDERSON
No: 06-102525-1
My Appointment Expires 2010

Exhibit "A"

That Portion of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 2, Township 21 South, Range 60 East M.D.B. & M. More Particularly Described as Follows:

Parcel Two (2) as shown by Map Thereof on file in file 46 of Parcel Maps, Page 79, and Recorded May 30, 1985, as Document No. 2076901 of Official Records, Clark County, Nevada.

State of Nevada
Declaration of Value

1. Assessor's Parcel Number(s)

   a) 163-02-802-006

   b)

   c)

   d)

2. Type of Property:

a) ☐ Vacant Land	b) ☐ Single Fam. Resi	**FOR RECORDER'S OPTIONAL USE ONLY**
c) ☐ Condo/Twnhse	d) ☐ 2-4 Plex	Documentation/Instrument #:
e) ☐ Apt. Bldg.	f) ☒ Comm'l/Ind'l	Book: Page:
g) ☐ Agricultural	h) ☐ Mobile Home	Date of Recording:
i) ☐ Other		Notes: Operating + Operating

3. Total Value/Sales Price of Property: $

   Deed in Lieu of Foreclosure Only (value of property): (__)

   Transfer Tax Value: $

   Real Property Transfer Tax Due: $

4. **If Exemption Claimed:**

   a. Transfer Tax Exemption, per NRS 375.090, Section: Exempt 1

   b. Explain Reason for Exemption: partnership to LLC owned 100% same

5. Partial Interest: Percentage being transferred: ___%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. **Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.**

Signature Robert A. Newberg Capacity Managing Partner

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	**BUYER (GRANTEE) INFORMATION (REQUIRED)**
Print Name: Newberg-Fiorello Dev.	Print Name: The Newberg Company.
Address: 2671 Carpenter Canyon Rd.	Address: 2671 Carpenter Canyon Rd.
City: San Luis Obispo	City: San Luis Obispo
State: CA. Zip: 93401	State: CA. Zip: 93401

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Robert Newberg
Address: 2671 Carpenter Canyon Rd
City/State/Zip: San Luis Obispo CA. 93401

1751

C

PARCELS 125
LABELS 118

Report of All Selected Parcels

Case Number: VAR-37097 SUP-37155

Printed On: Thu: January 21, 2010

Owner	Address	Parcel Numbe
1909 SOUTH JONES PROPERTIES	1909 S JONES BLVD #A LAS VEGAS NV	16302802008
7-ELEVEN INC	%AV TAX DEPT #0125 P O BOX 711 DALLAS TX	16301401010
ABBERGER GERALDINE	6146 SWEETBRIAR CT LAS VEGAS NV	16302815007
ABER ANATOLI & GALINA	P O BOX 48292 LOS ANGELES CA	16301401013
ABER ANATOLI & GALINA	P O BOX 48292 LOS ANGELES CA	16301401014
ABRAMS MICHAEL L & THERESA M	6204 PEPPERMILL DR LAS VEGAS NV	16302815024
ALBERT COURT INVESTMENTS L L C	4121 W SAHARA AVE LAS VEGAS NV	16311504008
AMBARTSUMYAN GARY	6217 PEPPERMILL DR LAS VEGAS NV	16302814002
APODACA PHILLIP L	2041 REDROCK ST LAS VEGAS NV	16301304007
APPELBAUM FAMILY TRUST	6147 SWEETBRIAR CT LAS VEGAS NV	16302815018
ASHBY ROBERT C	6216 PEPPERMILL LAS VEGAS NV	16302814007
AUTUMN COTTAGE EQUITIES L L C	900 S 4TH ST #220 LAS VEGAS NV	16302720004
BANK BUILDING INC	%BANK AMER 101 N TRYON ST CHARLOTTE NC	16301401008
BANK U S NATIONAL ASSN TRS	%OCWEN LOAN SRVCING LLC 1575 PALM BEACH LAKES WEST PALM BEACH FL	16302719008
BRONCO CROSSING L L C	%F DEHBOZORGI 8772 RAINBOW RIDGE DR LAS VEGAS NV	16311503004
BROOKER-CANTRELL ANGELA M	2254 RED ROCK ST LAS VEGAS NV	16301402018
BROOKER-CANTRELL ANGELA M	2254 RED ROCK ST LAS VEGAS NV	16301402014
BROWN MILES G SR & D R LIV TR	6151 SWEETBRIAR CT LAS VEGAS NV	16302815017
BUCKEL DUSTY	%OPTION ONE MORTGAGE CORP P O BOX 57096 IRVINE CA	16301304006
BURLINGTON COAT REALTY LAS VEGAS	%LEASE ADMIN 1830 ROUTE 130 NORTH BURLINGTON NJ	16312101011
BURLINGTON COAT REALTY LAS VEGAS	%LEASE ADMIN 1830 ROUTE 130 NORTH BURLINGTON NJ	16312101010
BUSINESS WEST L L C	%G MEHOCIC P O BOX 80748 LAS VEGAS NV	16302721005
BUSTOS NICOLE D	2105 PICCOLO WY LAS VEGAS NV	16302815038
CALDWELL FAMILY 1998 TRUST	6175 W SAHARA AVE LAS VEGAS NV	16311504017
CAMBRA LEONARD B & BEVERLY A	6151 O'BANNON DR LAS VEGAS NV	16302815005
CAPP INDUSTRIES INC	%M CAPP 7951 12TH AVENUE S BLOOMINGTON MN	16312101009
CARDAN JONES L L C	5550 W SAHARA AVE LAS VEGAS NV	16312101008
CARLSON & ASSOCIATES LIMITED	3404 CALLE DEL TORRE LAS VEGAS NV	16301401007
CARPENTER KENNETH H	6208 PEPPERMILL DR LAS VEGAS NV	16302814005
CARRISON URSULA E	8405 DEL REY AVE LAS VEGAS NV	16301401001
CARTON PATRICIA J & PATRICK	2109 PICCOLO WY LAS VEGAS NV	16302815037
CAUGHELL FLOYD L & MELISSA S	2009 PICCOLO WY LAS VEGAS NV	16302720001

Report of All Selected Parcels

Case Number: SUP-37155

Printed On: Thu: January 21, 2010

Owner	Address	Parcel Numbe
CHAVEZ NANCY L	6205 PEPPERMILL DR LAS VEGAS NV	16302815025
COOL LAND HOLDINGS L L C	%J MAKOFF 18866 ROCKINGHORSE LN HUNTINGTON BEACH CA	16302802005
D W E N L L C	10153 1/2 RIVERSIDE DR #559 NO HOLLYWOOD CA	16312101003
DELAPAZ JOSEPH J JR & DIANE A	6209 SHADYWOOD DR LAS VEGAS NV	16302719007
DESERT DODGE INC	%DESERT NISSAN 5800 W SAHARA AVE LAS VEGAS NV	16301402021
DOBRIJEVICH MILAN & CARLA	6204 SWEETBRIAR CT LAS VEGAS NV	16302815012
DUCKS LAKE L L C	2860 AUGUSTA DR LAS VEGAS NV	16301401011
DUCKS LAKE L L C	2860 AUGUSTA DR LAS VEGAS NV	16301401012
DUFFY SEAN & JOANNA	6147 PEPPERMILL DR LAS VEGAS NV	16302815030
DUKOWITZ CARLA J & BUZZ A	6159 PEPPERMILL DR LAS VEGAS NV	16302815027
EQUUS LAS VEGAS ASSOCIATES	%GATSKI COMM REAL ESTATE SERV 4755 DEAN MARTIN DR LAS VEGAS NV	16302721004
FINANCIAL FREEDOM S F C	7700 W PARMER LN BUILDING D AUSTIN TX	16302815009
FINK ANNE M	5126 MCKENNA CT LAS VEGAS NV	16311504007
FREEDMAN RALPH J & MARGARETA	2215 S RED ROCK ST LAS VEGAS NV	16301401004
FREYLER TRUST	6159 SWEETBRIAR CT LAS VEGAS NV	16302815015
GAMMON RICHARD W & BETTY R	6146 PEPPERMILL DR LAS VEGAS NV	16302815019
HANEY RICHARD DALE & LINDA JOAN	5991 W OBANNON DR LAS VEGAS NV	16301401002
HENDERSON CAR WASH INVEST L L C	P O BOX 93417 LAS VEGAS NV	16312101002
HERBST DEVELOPMENT L L C	%T HERBST 5195 LAS VEGAS BLVD S LAS VEGAS NV	16311504005
HINTERTHAN 1998 TRUST	6200 PEPPERMILL DR LAS VEGAS NV	16302815023
HOGAN ALLEN L	P O BOX 71792 LAS VEGAS NV	16302815004
HOLLAND ROBERT & ROSLYN	6213 SWEETBRIAR CT LAS VEGAS NV	16302814019
HUDDLESTON FAMILY TRUST	6212 SWEETBRIAR CT LAS VEGAS NV	16302814018
I B E W PLUS CREDIT UNION	P O BOX 26597 LAS VEGAS NV	16301304002
JAMES C M JR REVOCABLE TRUST	P O BOX 709 KAUNAKAKAI MOLOKAI HI	16302720029
JAMES STEVEN & JANE 1999 LIV TR	6205 SWEETBRIAR CT LAS VEGAS NV	16302815013
JENSEN JEFF W & MALIKA K	6158 OBANNON DR LAS VEGAS NV	16302719005
JONES S 300 L P	5353 W DESERT INN RD #1107 LAS VEGAS NV	16311504002
JONES S 300 L P	5353 W DESERT INN RD #1107 LAS VEGAS NV	16311504003
KABBALAH CENTERS UNITED STATES	1062 S ROBERTSON BLVD LOS ANGELES CA	16301310004
KELLEY ERIC P	6146 OBANNON DR LAS VEGAS NV	16302720030
KERN STEVEN K	6159 O'BANNON DR LAS VEGAS NV	16302815003

Report of All Selected Parcels

Case Number: SUP-37155

Printed On: Thu: January 21, 2010

Owner	Address	Parcel Numbe
KILMER IVOR L & LENORA R	6209 OBANNON DR LAS VEGAS NV	16302814016
KLEMENS BETTY L	6200 SWEETBRIAR CT LAS VEGAS NV	16302815011
KDO GENE & CHING	6510 GRAND GULCH CT LAS VEGAS NV	16311504004
KOSAKA GEORGE YUZURU TRUST	2116 S HENDRICKS AVE MONTEREY PARK CA	16311503003
LABORERS INTERNATIONAL UNION	2345 RED ROCK ST #330 LAS VEGAS NV	16301401006
LABRIE ROGER R	6143 PEPPERMILL DR LAS VEGAS NV	16302815031
LANE DONALD E & YONG A	6201 PEPPERMILL DR LAS VEGAS NV	16302815026
LEE BERNARD C	6209 SWEETBRIAR CT LAS VEGAS NV	16302815021
LEE BERNARD C LIVING TRUST	6209 SWEETBRIAR CT LAS VEGAS NV	16302814020
LEIN LUCINDA M	6158 SWEETBRIAR CT LAS VEGAS NV	16302815010
LEXINGTON LAS VEGAS L P	1 PENN PLAZA #4015 NEW YORK NY	16302802002
LEXINGTON LAS VEGAS L P	1 PENN PLAZA #4015 NEW YORK NY	16302802001
LINZER EDWARD & KATHLEEN	2113 PICCOLO WY LAS VEGAS NV	16302815036
MACE STEPHEN H & MARY L	6204 OBANNON DR LAS VEGAS NV	16302719003
MANCINI ROBERT SEPARATE PPTY TR	6155 SWEETBRIAR CT LAS VEGAS NV	16302815016
MANOR GREGORY L L C	%ROYAL CAPITAL INVESTMENTS 16101 VENTURA BLVD #324 ENCINO CA	16311503002
MARCH LOYDE & MELODY	2001 PICCOLO WY LAS VEGAS NV	16302720003
MARTIN APHRO R	6200 OBANNON DR LAS VEGAS NV	16302719004
MASON GENE WILLIAM	6147 OBANNON DR LAS VEGAS NV	16302815006
MCKINNON THOMAS & GERI	6208 SWEETBRIAR CT LAS VEGAS NV	16302814017
MEEVASIN TRUST	%T MEEVASIN 2210 RED ROCK ST LAS VEGAS NV	16301402017
MINTZ PROSPER SAMUEL	6040 W SAHARA AVE LAS VEGAS NV	16301401009
MITCHELL JAMES H JR & CATHERINE	6158 PEPPERMILL DR LAS VEGAS NV	16302815022
MONTES SERGIO	6154 OBANNON DR LAS VEGAS NV	16302719006
N A D H C JONES REAL ESTATE LLC	1316 EAGLE MEADOW CT LAS VEGAS NV	16301310005
NANTZ JOHNNY L & MARJORIE A	6212 PEPPERMILL DR LAS VEGAS NV	16302814006
NATHU REAL ESTATE L L C	4770 ARMANDA RDIGE CT LAS VEGAS NV	16301310003
NEVADA POWER COMPANY	%LAND SERV STA #9 P O BOX 98910 LAS VEGAS NV	16302802003
NEVADA POWER COMPANY	%J MCFEATERS 6226 W SAHARA AVE LAS VEGAS NV	16311503001
NEWBERG ERIC & TERESA	10153 1/2 RIVERSIDE DR #559 NO HOLLYWOOD CA	16312101004
NEWBERG GROUP L L C	2671 CARPENTER CANYON RD SAN LUIS OBISPO CA	16302802006
NOLAN GREGORY & DIANNA	2101 PICCOLO WY LAS VEGAS NV	16302815039

Report of All Selected Parcels

Case Number: SUP-37155

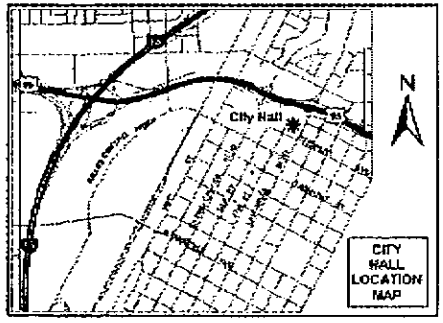
Printed On: Thu: January 21, 2010

Owner	Address	Parcel Numbe
OLDEN RUTH M TRUST AGMT	2264 S RED ROCK LAS VEGAS NV	16301402013
ORACLE BUSINESS PARK COML ASSN	%H & L MGT %Y MAJOR P O BOX 7440 LAS VEGAS NV	16301310006
PAUTIP TRUST	2181 REDROCK ST LAS VEGAS NV	16301305008
PAUTIP TRUST	2181 REDROCK ST LAS VEGAS NV	16301401003
PAYNE NOEL C	2213 PICCOLO WY LAS VEGAS NV	16302815032
PHILLIPS WILLIAM C & CHRISTINE A	2005 PICCOLO WY LAS VEGAS NV	16302720002
PILLSBURY MAURICE R & PATRICIA S	6150 SWEETBRIER CT LAS VEGAS NV	16302815008
POST DAVID C & ADRIENNE	1115 WESTWOOD DR LAS VEGAS NV	16302815034
RIVERPARK IV L L C	6152 W SAHARA AVE LAS VEGAS NV	16302802004
RIVERPARK L P #2	2025 EAGLE TRACE WY LAS VEGAS NV	16302802007
SALTZMAN HAROLD & PHYLLIS TRUST	2508 SPRINGBROOK LAS VEGAS NV	16301304003
SAMPSON WALLACE & JULIE	6201 SWEETBRIAR CT LAS VEGAS NV	16302815014
SANDOVAL TROY C A	2209 PICCOLO WY LAS VEGAS NV	16302815033
SHAVER DYLAN T & MARGARET	6150 PEPPERMILL DR LAS VEGAS NV	16302815020
SILVAS RAY & VIRGINIA A FAM TR	2250 REDROCK ST LAS VEGAS NV	16301402020
SIMPSON FAMILY TRUST	6205 SHADYWOOD DR LAS VEGAS NV	16302720028
STEINER EDWARD LE ROY & NANCY A	3430 E FLAMINGO RD #221 LAS VEGAS NV	16302815001
STEINER JOHN A & JUDITH L	2201 PICCOLO WY LAS VEGAS NV	16302815035
STEWART GEORGE F & SANDRA REV TR	2031 RED ROCK ST LAS VEGAS NV	16301304008
TIGER MARK A & ANGELLA A	6209 PEPPERMILL DR LAS VEGAS NV	16302814004
TIREY DENNIS W	6151 PEPPERMILL DR LAS VEGAS NV	16302815029
VANDERMAY MONTY K & MAUREEN C	2021 S JONES BLVD LAS VEGAS NV	16302721006
VELASQUEZ FRANCES J	6150 OBANNON DR LAS VEGAS NV	16302720031
VESPIA CELESTINA	6155 PEPPERMILL DR LAS VEGAS NV	16302815028
WANG MEI FANG	2105 FOREST VIEW AVE HILLSBOROUGH CA	16311504006
WEST LAS VEGAS HOLDINGS L L C	%MALCO ENTPRS 5188 S PARADISE RD LAS VEGAS NV	16301401005
WHITE FAMILY TRUST	5925 OBANNON DR LAS VEGAS NV	16301402001
WILLIAMS JOHN A & DODY A	6213 PEPPERMILL DR LAS VEGAS NV	16302814003
XING SONG SONG	2411 S BALDWIN AVE #F ARCADIA CA	16302815002

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-37297 & SUP-37155

Planning Commission Meeting of 2/25/2010

Submitted after final agenda
Date
Item 16P

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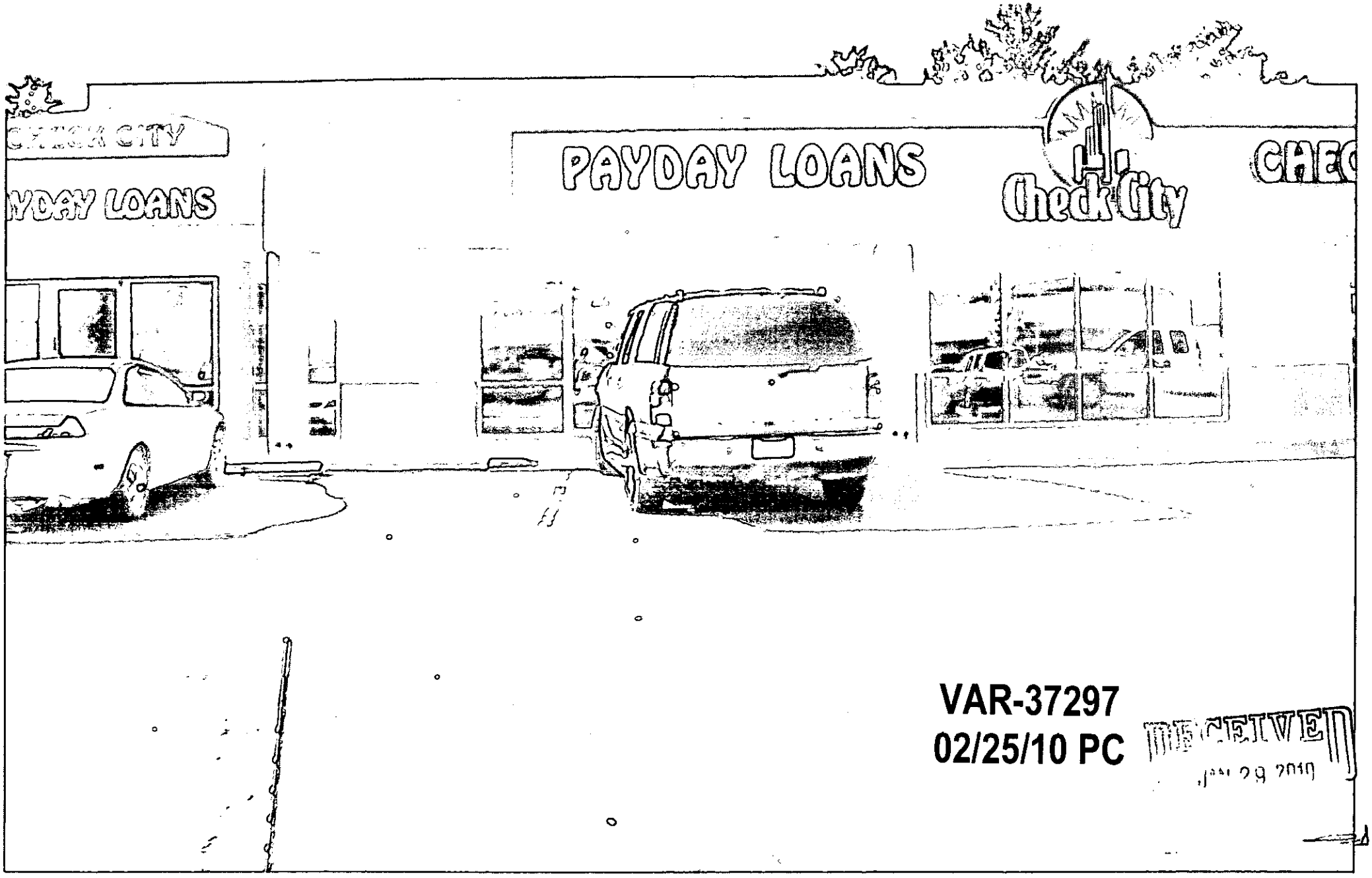
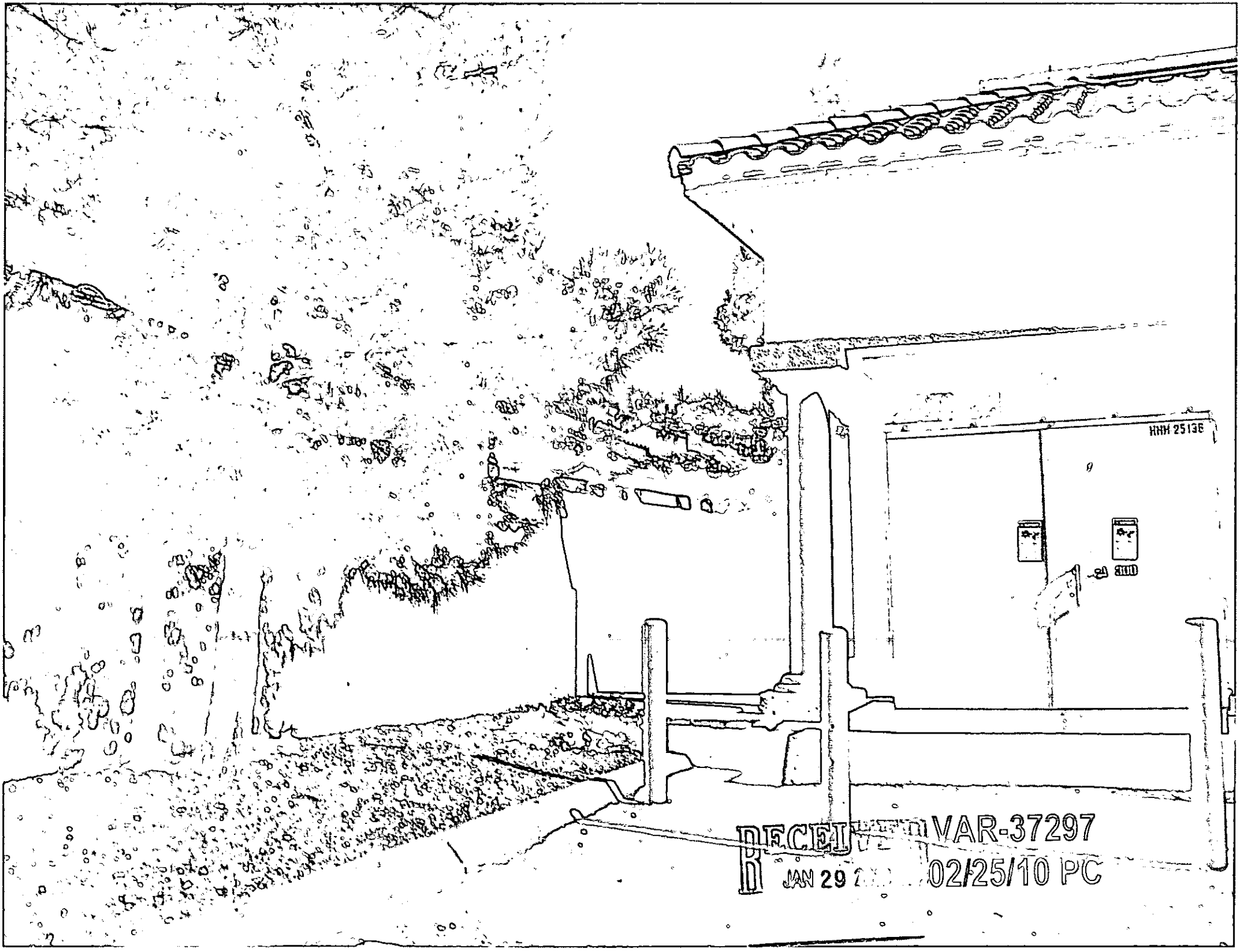
Case: VAR-37297-LABELS
16302721006
VANDERMAY MONTY K & MAUREEN C
2021 S JONES BLVD
LAS VEGAS NV 89146-3137

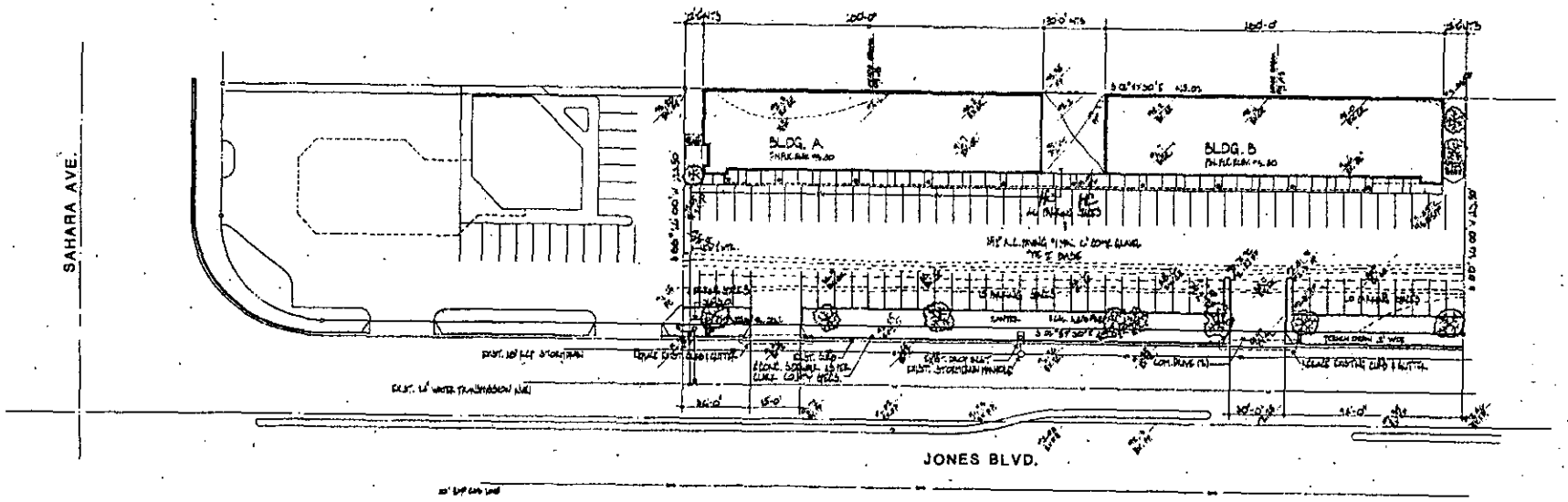
Submitted after final signoff

Date Item



VAR-37297
02/25/10 PC





Parking Analysis SUP 37155

Suites 1,2,3 – Check City 3440 square feet /175 square feet = 19.6
Suite 4-Private Office 860 square ft /300=2.8
Suite 5,6-Beauty & Best 1720 sq.ft/175=9.8
Suite 7,8,9 Help U Sell (Real Estate) 3440 sq ft /300=11.5
Suite 10, 11- vacant 1728 sq.ft/175=9.8
Suite 12-Dress Shop-860 sq.ft./175=4.9
Suite 13-Dentist-860 sq.ft./200=4.3
Suite 14-Bra Store 860 sq.ft. /175=4.8
Suite 15 insurance 860 sq.ft/300=2.8
Suite 16.17 Chiropractor -1720 sq.ft./200=8.6
Suite 18 Farmer's Insurance 860 sq.ft./300=2.8
Total - 81.8 or 82 parking spaces required, 75 provided

SITE PLAN

1" = 30'-0"

THE NORTH 40 OF THE SOUTHEAST QUARTER (SE NE) OF THE SOUTHEAST QUARTER (SE SE) OF SECTION 8 TOWNSHIP 21 SOUTH RANGE 60 EAST, MDB&M, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE NORTH 00°51'30" WEST A DISTANCE OF 330.00 FT; THENCE SOUTH 89°51'00" WEST A DISTANCE OF 50.00 FT. TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF JONES BOULEVARD (100.00 FT. WIDE), SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°51'00" WEST A DISTANCE OF 28.50 FT.; THENCE NORTH 00°51'30" EAST A DISTANCE OF 415.00 FT. TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED JONES BOULEVARD; THENCE SOUTH 00°51'30" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 415.00 FT. TO THE TRUE POINT OF BEGINNING.

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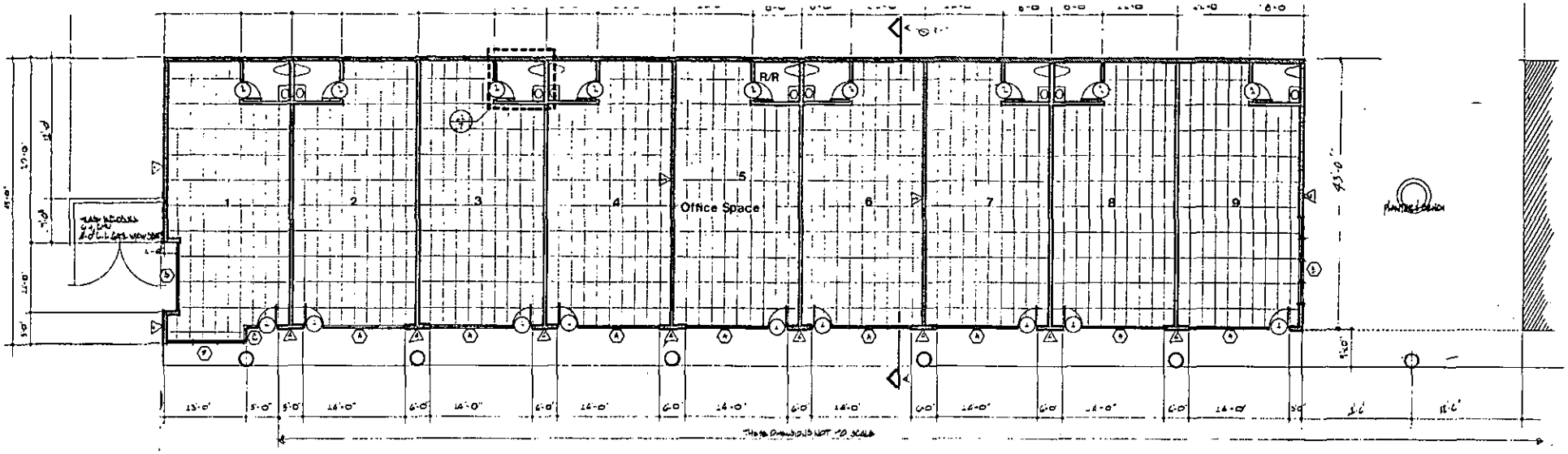

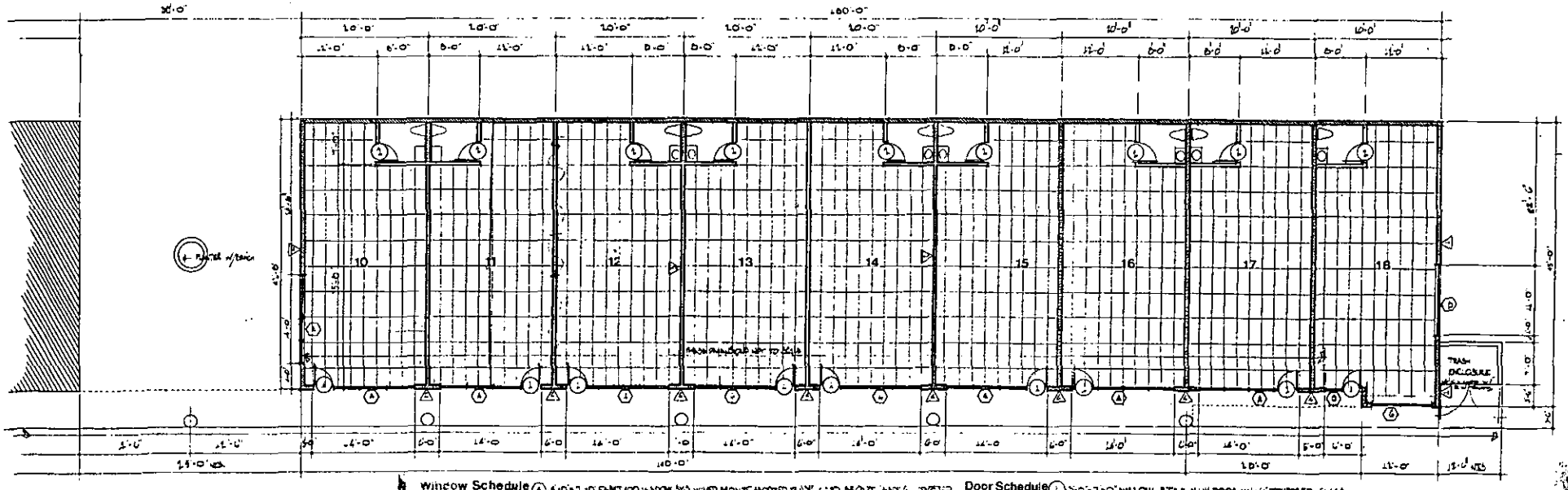

Window Schedule

Door Schedule

VAR-37297
02/25/10 PC

Patrick Kelly

Floor Plan 1/8"=1'-0"

DRAWN BY:

DATE:

PROJECT NO.

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS
SIGN POSTING AFFIDAVIT

CASE NUMBER: **VAR-37297**

MEETING DATE: **02/25/10 PC**

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(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

2-14-10
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 or City Council.