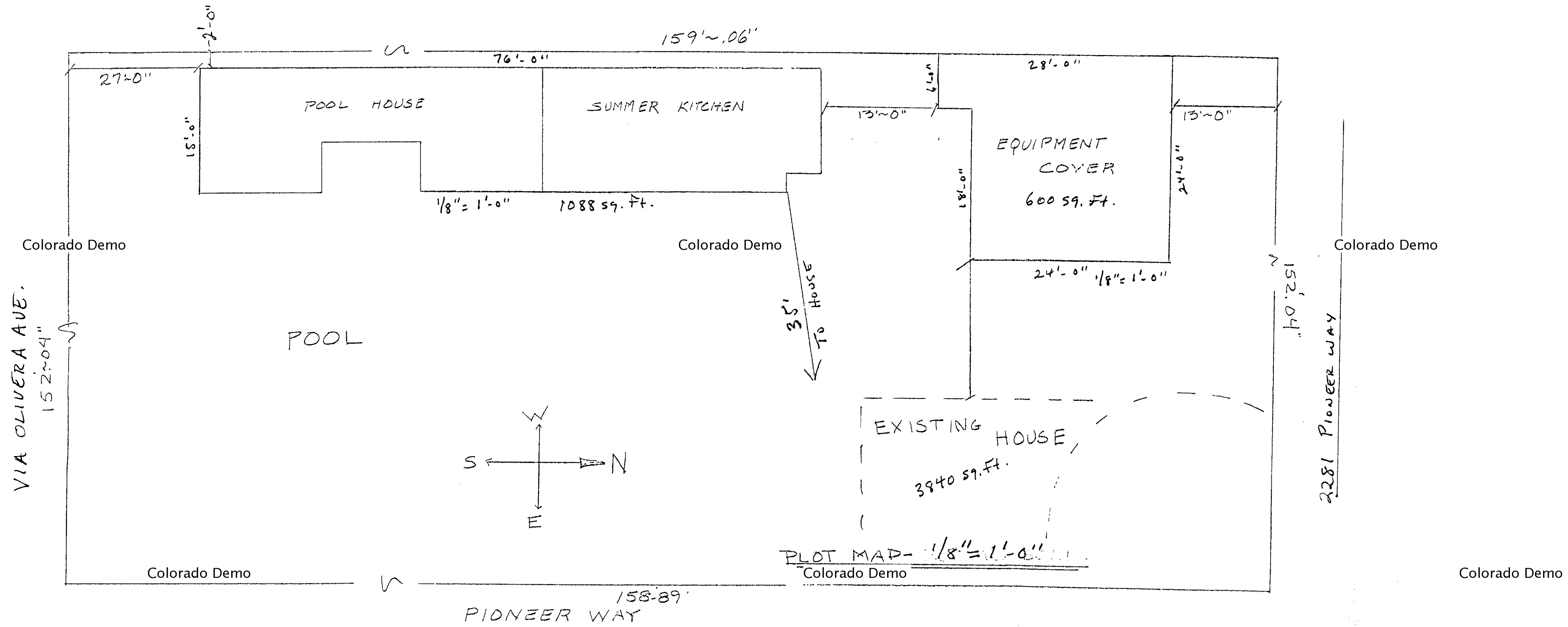






LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

October 21, 2010

Mr. Bill Spaulding
Ms. Roxanne Sheridan
2281 South Pioneer Way
Las Vegas, Nevada 89117

RE: VAR-39068 – VARIANCE
CITY COUNCIL MEETING OF OCTOBER 20, 2010
Related to SUP-39069

Dear Mr. Spaulding:

The City Council at a regular meeting held October 20, 2010 APPROVED the request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED on 0.54 acres at 2281 South Pioneer Way (APN 163-03-402-007), R-E (Residence Estates) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 21, 2010. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-39069) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a final inspection has been approved. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Prior to occupancy, all necessary building permits for all structures on the site shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

A handwritten signature in cursive script, reading "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: See Attached List

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

Mr. Bill Spaulding
VAR-39068 – Page Two
October 21, 2010

cc: Mr. Bill Spaulding
39610 87th Street West
Leona Valley, California 93551

PLANNING & DEVELOPMENT



731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

September 24, 2010

Mr. Bill Spaulding
Ms. Roxanne Sheridan
2281 South Pioneer Way
Las Vegas, Nevada 89117

**RE: VAR-39068 - VARIANCE RELATED TO SUP-39069
PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010**

Dear Applicant:

Your request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED on 0.54 acres at 2281 South Pioneer Way (APN 163-03-402-007), R-E (Residence Estates) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on September 23, 2010.

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-39069) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a final inspection has been approved. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Prior to occupancy, all necessary building permits for all structures on the site shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



Mr. Bill Spaulding
Ms. Roxanne Sheridan
VAR-39068 - Page Two
September 24, 2010

This item will be considered by the City Council on October 20, 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,

A handwritten signature in black ink, appearing to be 'Steve Gebeke', with a long horizontal line extending to the right.

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Bill Spaulding
39610 87th Street West
Leona Valley, California 93551

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

September 10, 2010

Mr. Bill Spaulding
Ms. Roxanne Sheridan
2281 South Pioneer Way
Las Vegas, Nevada 89117

**RE: VAR-39068 - VARIANCE RELATED TO SUP-39069
PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010**

Dear Applicant:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **September 23, 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, September 17, 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. Bill Spaulding
39610 87th Street West
Leona Valley, California 93551

Mayor
Oscar B. Goodman
City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lais Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: OCTOBER 20, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: ROXANNE SHERIDAN

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
VAR-39068	Staff recommends DENIAL, if approved subject to conditions:	
SUP-39069	Staff recommends DENIAL, if approved subject to conditions:	VAR-39068

**** CONDITIONS ****

VAR-39068 CONDITIONS

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-39069) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a final inspection has been approved. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Prior to occupancy, all necessary building permits for all structures on the site shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Conditions Page Two
October 20, 2010 - City Council Meeting

SUP-39069 CONDITIONS

Planning and Development

1. There shall be a review at a public hearing in September of 2011 to ensure that all structures obtain all permits and finals, and there has been no neighborhood disruption.
2. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for an Accessory Structure (Class I) use.
3. Approval of and conformance to the Conditions of Approval for Variance (VAR-39068) shall be required.
4. This approval shall be void two years from the date of final approval, unless a final inspection has been approved. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
6. One additional parking space for a total of three spaces shall be provided on site in conformance with the provisions of 19.04 and 19.10.
7. Pursuant to Title 18.12.250(C)(1), approval of a second driveway location to Via Olivero shall be obtained from the Director of Public Works within 30 days of final approval.
8. All necessary building permits shall be obtained for all existing accessory structures within 60 days of final approval or the structures shall be removed.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

11. Prior to the issuance of any building permits, abandon the existing septic tank system per Southern Nevada Health District regulations and connect to the public sewer line in Via Olivero Avenue. Alternatively, provide a letter from the Southern Nevada Health District stating that the existing septic tank is acceptable.

Staff Report Page One
October 20, 2010 - City Council Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for an existing 1,088 square-foot Accessory Structure (Class I) on a developed single-family residential lot at 2281 South Pioneer Way. The lot contains an existing 3,840 square-foot residence and an unpermitted accessory structure totaling 1,088 square feet of building area. Staff recommends denial, as the use does not comply with Title 19 requirements for an Accessory Structure (Class I) use. The structure was built without building permits and with a zero side yard setback. If these applications are denied, the Accessory Structure (Class I) will need to be removed from the property.

ISSUES

- An Accessory Structure (Class I) use is permitted in the R-E (Residence Estates) zoning district with the approval of a Special Use Permit.
- Approval of an associated Variance (VAR-39068) is required prior to approval of a Special Use Permit, to allow a zero-foot side yard setback where three feet is required.
- A second accessory structure is also present on the subject site, but was not included in this review. Building permits are required for all structures on site, as conditioned.

BACKGROUND INFORMATION

<i>Related/Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/19/86	The City Council approved an Annexation (A-0009-85) of 1,470 acres, including the subject parcel. The Annexation became final on 03/28/86.
11/23/98	The City Council approved a request to amend a portion of the Southwest Sector of the General Plan on properties bounded by the Holmby Avenue Drainage Alignment, Via Olivero Avenue, Rainbow Boulevard and Durango Drive, From: R (Rural Density Residential) To: DR (Desert Rural Density Residential).
08/09/03	A code enforcement case (2262) was processed for a propane tank without permits. The case was resolved on 08/14/03.
11/03/04	A code enforcement case (23553) was processed for a using a residential property having parties and banquets that are catered and/or weddings with valet. The case was resolved on 11/30/04.
05/10/07	A code enforcement case (23553) was processed for a using a residential property having parties and banquets that are catered and/or weddings with valet. The case was resolved on 05/16/07.

Staff Report Page Two
October 20, 2010 - City Council Meeting

12/03/09	A code enforcement case (84553) was processed for a using a residential property having parties and banquets that are catered and/or weddings with valet. Several apartments/guest houses were built on the property which they apparently are renting out. The case is still open.
09/23/10	Planning Commission (6-0 vote) recommended APPROVAL of companion items VAR-39068 and SUP-39069 (PC Agenda Item #24 & 25/jg).

<i>Most Recent Change of Ownership</i>	
03/29/96	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
C.1986	The single family residence was constructed.

<i>Pre-Application Meeting</i>	
03/26/10	A pre-application meeting was held with the applicant where the submittal requirements for a Special Use Permit were discussed. Topics included: A Variance will be required for a zero-foot side yard setback.

<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

<i>Field Check</i>	
08/19/10	Staff conducted a field check and noted a well maintained Single Family Residence, with multiple unpermitted accessory structures.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.56

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Single Family Residence	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single Family Residence	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Undeveloped	O (Office)	U (Undeveloped)

Staff Report Page Three
October 20, 2010 - City Council Meeting

East	Single Family Residence	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Single Family Residence	DR (Desert Rural Density Residential)	R-E (Residence Estates)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District	X		N
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to (19.08.040.), the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	20,000 SF	23,948 SF	Y
Min. Lot Width	100 Feet	159 Feet	Y
Min. Setbacks (Accessory Structure)			
• Front	Not Allowed	N/A	N/A
• Side	3 Feet	0 Feet	N
• Corner	N/A	N/A	N/A
• Rear	3 Feet	8 Feet	Y
Min. Distance Between Buildings	6 Feet	17 Feet	Y
Max. Building Height	Lesser of 2 stories, 35 feet or the height of the principal building	10 Feet	Y
Max. Floor Area (Accessory Structures)	1,920 SF	1,088 SF	Y

<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Private Street via Pioneer Way	N/A	40-foot	Y
Via Olivero Avenue a local street	N/A	60 feet	Y

Staff Report Page Four
October 20, 2010 - City Council Meeting

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement						
Use		Required		Provided		Compliance
		Parking Ratio	Parking	Parking		
Single Family Residence	2 spaces per dwelling unit	2		2		Y
Accessory Structure (Class I)	One additional space must be provided beyond the number of spaces normally required	1		0		N
TOTAL SPACES REQUIRED		3		2		N

ANALYSIS

This is a request for a Special Use Permit for an existing unpermitted 1,088 square-foot, single story Accessory Structure, (Class I) on a developed single-family residential lot at 2281 South Pioneer Way. An Accessory Structure (Class I) use is defined by Title 19.20.020 as "an accessory structure which is located on the same residential parcel as a principal dwelling and which, as an ancillary use, provides living quarters, including full kitchen facilities, for the occupants of the principal dwelling or their tenants, domestic employees or temporary guests." If the principal dwelling is owner-occupied, a Class I accessory structure may be offered or occupied as a rental unit. The subject property is located in the Rural Preservation Overlay District and fails to meet Objective # 3, which is to provide adequate buffer areas, as is evidenced by the requested Variance. Located at the southwest corner of the site is a gate that allows access to Via Olivera. Pursuant to Title 18.12.250(C)(1), no more than a single entrance or circular driveway shall be provided for any single-family residential lot, unless approved by the Director of Public Works. The submitted site plan does not indicate the location of an additional space that is required for an Accessory Structure (Class I), pursuant to Title 19.04. Conditions of Approval have been added to address these issues.

Approval of an associated Variance (VAR-39068) is required as the existing Accessory Structure, (Class I) was constructed with a zero-foot side yard setback. Since the hardship is a self-created, staff recommends denial of the Variance and consequently staff recommends denial of this Special Use Permit request.

Staff Report Page Five
October 20, 2010 - City Council Meeting

FINDINGS (VAR-39068)

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070(L) states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by constructing the Accessory Structure, (Class I) contrary to Title 19 requirements without obtaining building permits. Removal of the existing Accessory Structure, (Class I) and reconstruction with building permits and inspections would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SUP-39069)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

Staff Report Page Six
October 20, 2010 - City Council Meeting

The proposed use is incompatible with the DR (Desert Rural Density Residential) General Plan designation and is located within an existing R-E (Residence Estates) subdivision and is incompatible due to the required buffer areas are not provided from neighboring properties. Therefore, the use cannot be conducted in a manner that is harmonious and compatible with the surrounding residential uses as the requested Variance indicates.

2. The subject site is physically suitable for the type and intensity of land use proposed.

The subject site is physically suitable for the type and intensity of the existing Accessory Structure (Class I) use. However, the location of the structure on the lot does not conform to Title 19.08 Development standards.

3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

The main access to the site is from a private street off of Pioneer Way. The site also has a secondary access entry from Via Olivero Way. No more than a single entrance or circular driveway shall be provided for any single-family or duplex residential lot. Except as otherwise permitted by this Chapter or by City standards, or as otherwise approved by the Director of Public Works

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

If approved, the proposed use on this site will be subject to periodic inspection by regulatory agencies for business licensing and environmental health, and it will therefore not compromise the public health, safety and welfare, or the overall objectives of the General Plan.

5. The use meets all of the applicable conditions per Title 19.04.

As conditioned, the proposed use meets all applicable conditions of Title 19.04.

PLANNING COMMISSION ACTION

The Planning Commission added the condition requiring a review as shown.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

Staff Report Page Seven
October 20, 2010 - City Council Meeting

NOTICES MAILED 106 (By City Clerk)

APPROVALS 0

PROTESTS 2

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; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekkilä, Survey (FM, PM, & A's only)
Date: August 24, 2010
Re: **VAR-36068** Roxanne Sheridan 2281 South Pioneer Way
Request for a Variance to allow a two-foot setback where three feet is required.

COMMENTS:

We have no comment on the request for a Variance to allow a two-foot side yard setback where three feet is required on 0.54 acres at 2281 South Pioneer Way.

Development Notification

PC Meeting: September 23, 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-39068

Aurora Estates HOA

Home Court Land HOA

Lakeside Village HOA

Neighborhood Alliance NCG

Oasis Sierra Apartments

Plantea Court HOA

Rainbow Park NA

Sycamore Estates HOA

Sycamore Square I HOA

Via Olivero Springs HOA

Application Information

VAR-39068 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROXANNE SHERIDAN - Request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED on 0.54 acres at 2281 South Pioneer Way (APN 163-03-402-007), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

SUP-39069 - SPECIAL USE PERMIT RELATED TO VAR-39068 - PUBLIC HEARING - APPLICANT/OWNER: ROXANNE SHERIDAN - Request for a Special Use Permit FOR A PROPOSED 1,088 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) WITH KITCHEN at 2281 South Pioneer Way (APN 163-03-402-007), R-E (Residence Estate) Zone, Ward 1 (Tarkanian).

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>.

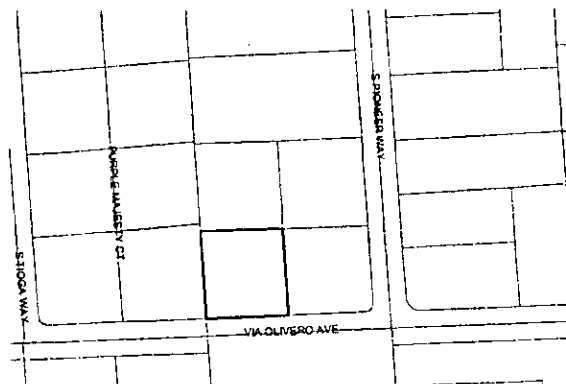
Application Information

VAR-39068 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROXANNE SHERIDAN - Request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED on 0.54 acres at 2281 South Pioneer Way (APN 163-03-402-007), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

SUP-39069 - SPECIAL USE PERMIT RELATED TO VAR-39068 - PUBLIC HEARING - APPLICANT/OWNER: ROXANNE SHERIDAN - Request for a Special Use Permit FOR A PROPOSED 1,088 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) WITH KITCHEN at 2281 South Pioneer Way (APN 163-03-402-007), R-E (Residence Estate) Zone, Ward 1 (Tarkanian).

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 Location

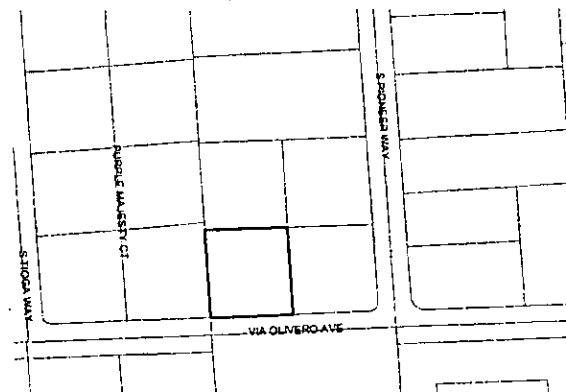


The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: *September 23, 2010*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Application Location



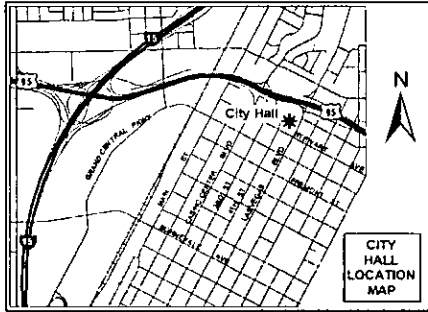
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: *September 23, 2010*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

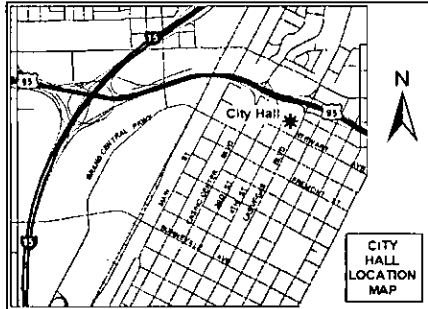
Please use available blank space on card for your comments.

VAR-39068 & SUP-39069

Planning Commission Meeting of 9/23/2010

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



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-39068 & SUP-39069

Planning Commission Meeting of 9/23/2010



1

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

VAR-39068

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	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	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEUMS
*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 ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY >**

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-39068 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROXANNE SHERIDAN -
Request for a Variance TO ALLOW A TWO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS
REQUIRED on 0.54 acres at 2281 South Pioneer Way (APN 163-03-402-007), R-E (Residence Estates) Zone,
Ward 1 (Tarkanian).

PLANNING COMMISSION: *SEPTEMBER 23, 2010*

CITY COUNCIL: *OCTOBER 20, 2010*

PLANNING SUPERVISOR: *STEVE GEBEKE*

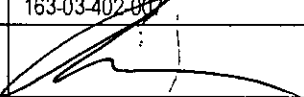


PUBLIC HEARING

Comments Due: *AUGUST 24, 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		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)			NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")
☒	☐	Grant deed and legal description			
☒	☐	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: (Dwner: ☐ Applicant: ☐ Representative: ☒ NOT A BUSINESS			
SITE PLAN					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 7
☒	☐	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:			
☒	☐	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			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			
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			
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:	Roxanne Sheridan		Application Type:	Variance	
Representative:	Bill Spaulding		Application Purpose:	Side Yard Setback	
APN:	163-03-402-007		Site Location:	2281 South Pioneer Way	
Planner's Signature:			Pre-App. Meeting Date:	03/26/10	
Planner:	Greg Kapovich, Planner I - 229-6137 Steve Gebeke, Planning Supervisor - 229-5410		Earliest Submittal Deadline:	04/13/2010 no later than 2:00 pm	
			Earliest PC / CC Meeting Dates:	05/27/10 PC	06/16/10 CC

Report Date 08/03/2010 04:51 PM

Submitted By

Page 1

A/P # 39068 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	08/03/2010 13:51	983052	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

VAR-39068 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROXANNE SHERIDAN - Request for a Variance TO ALLOW AN EXISTING 1,088 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) WITH A TWO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED on .54 acres at 2281 South Pioneer Way (APN 163-03-402-007), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

Parent A/P #

Project #	39068	Project/Phase Name	Phase #
Size/Area	0.54 ACRE	Size Description	Subdivision Code
Proposed Start		Proposed Stop	% Completed
% Complete Formula			0.00

Property/Site Information

Parcel 16303402007

Location

Owner/Tenant

Contact ID AC1098049	Name	SHERIDAN ROXANNE W	Organization
Mailing Address 33 MILLER AVE			State/Province CA
City SAUSALITO			Country
ZIP/PC 94965-2039			☐ Foreign
Day Phone (415)515-3561 x			Evening Phone
Fax (415)332-8651			Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

2281 S PIONEER WAY
LAS VEGAS, 89117-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16303402007

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

VAR Application

Report Date 08/03/2010 04:51 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1098049 ☐ Foreign
Effective Expire
Name SHERIDAN ROXANNE W
Day Phone (415)515-3561 x Eve Phone Organization
Pager PIN # Position
Fax (415)332-8651 Mobile Profession
E-Mail
Address 33 MILLER AVE
SAUSALITO, CA 94965-2039
Seasonal Addr
Valid From To
Comments No Comments

Primary Y Capacity OTHER Other REP Contact ID AC1805339 ☐ Foreign
Effective Expire
Name BILL SPAULDING
Day Phone (661)917-6887 x Eve Phone Organization
Pager PIN # Position
Fax (415)332-8651 Mobile Profession
E-Mail
Address 39610 87TH ST W
LEONA VALLEY, CA 93551
Seasonal Addr
Valid From To
Comments bill spaulding - 661-917-6887

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	08/03/2010 14:11	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	08/03/2010 14:11	30.00
PROCESSING FEE	P	08/03/2010 14:11	300.00
Total Unpaid	0.00	Total Paid	830.00

Inspections

There are no Inspections for this Report

Review/Activities	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
-------------------	-------------	---	--------	--------	--------	---------	-----------	---------

Activity Review Details

Detail SUBMITTAL CHECKLIST (VAR) Modified By FSOLIS Modified Date/Time 08/03/2010 13:51
Comments
No Comments

Report Date 08/03/2010 04:51 PM

Submitted By

Page 3

SUBMITTAL CHECKLIST

Indicate if item is being submitted

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

Check Conditions Condition Supervisor Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
--	----------	-------------------------	---------------	------------	--------------	----------

Z-LEGAL N				983052	08/03/2010 13:51	
--------------	--	--	--	--------	------------------	--

Project#	AP 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

N Parent Project link required?

N Will this go to the City Council?

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 Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
---	--------------------------	-------------------------------	---------------	-----------	----------	-------------

09/23/2010	PC	SCHEDULED		0	0	0
FSOLIS	08/03/2010					

Report Date 08/03/2010 04:51 PM

Submitted By

Page 4

Meeting Information	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date					
Comments	Add Date	Modified By	Modified Date		
Added By					

Template Type A/P #	A/P Type	Status	Stage
---------------------	----------	--------	-------

No children exist for this project

Employee	Last	First	MI	Comments
Employee ID				

No Employee Entries

Log	Description	Entered By	Start	Stop	Hours
Action					
Comments					

PAYMNT	CO NAME WHO PICKED UP CONTACT#	890381	08/03/2010 14:12		0.00
BILL SPAULDING; REP FOR OWNER; CK#205 GILBERT L PURCELL; 661-917-6887;					

No Model Home Details

APPLICATION / PETITION FORM

Application/Petition For: Pool Room / Summer Outdoor Kitchen
 Project Address (Location): 2281 S. Pioneer Way Las Vegas, NV
 Project Name: Residence Proposed Use: Pool
 Assessor's Parcel #(s): 310320052 1636340207 Ward #: 1
 General Plan: existing DR proposed _____ Zoning: existing RE proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres: .55 Lots/Units _____ Density _____

Additional Information

PROPERTY OWNER Roxanne Sheridan Contact Bill Spaulding
 Address 2281 S. Pioneer Way Phone: 661-917-6887 Fax: N/A
 City Las Vegas State NV Zip 89117
 E-mail Address rs Sheridan@aol.com
 FAX (702) 228-9496

APPLICANT (Same As Owner Above) Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

REPRESENTATIVE BILL SPAULDING Contact BILL
 Address 39610-87th ST. W. Phone: 661-917-6887 Fax: _____
 City LEONA VALLEY State CA Zip 93551
 E-mail Address BILL SPAULDING 55 AT YAHOO.COM

Property Owner Signature* Roxanne Sheridan

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

Print Name Roxanne Sheridan

Subscribed and sworn before me Roxanne Zena Sheridan

This _____ day of _____, 20____

Notary Public in and for said County and State

SEE ATTACHED
 CALIFORNIA
 JURAT

FOR DEPARTMENT USE ONLY

Case # VAR-39068
 Meeting Date: 9-23-10
 Total Fee: 830
 Date Accepted: 9-30
 Accepted By: F.S

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

E:\depot\Application Packet\Application Form.doc

3/03/0025
George
5581
2. Brown Mary
Room 2
Kitchen
5581

5581 2. Brown Mary
Room 2
Kitchen
5581
Fax (502) 228-4444
Room 2 (over 4000)

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 MARIN

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

1ST day of JULY, 20 10, by
Date Month Year

(1) ROXANNE ZONA SHERIDAN
Name of Signer

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

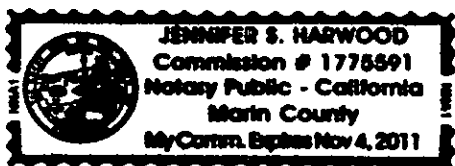
(and

(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



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: APPLICATION / PETITION FORM

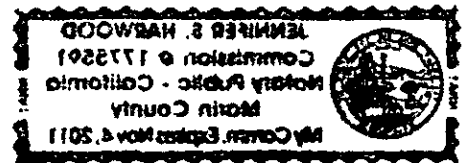
Document Date: JULY 1, 2010 Number of Pages: 1

Signer(s) Other Than Named Above: NO OTHER SIGNERS

RIGHT THUMBPRINT
OF SIGNER #1
Top of thumb here



RIGHT THUMBPRINT
OF SIGNER #2
Top of thumb here



***Roxanne W. Sheridan
2281 S. Pioneer Way
Las Vegas, Nevada 89117***

February 18, 2010

VIA FACSIMILE (702) 474-0352

Planning Department
City of Las Vegas

Re: 2281 S. Pioneer Way
Las Vegas, Nevada 89117
Parcel No: 310-320-052

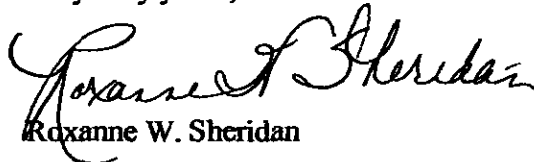
To Whom It May Concern:

Pursuant to your request for a Justification Letter, please be advised the outer structure located in the backyard at 2281 S. Pioneer Way is utilized as a Men/Women Pool House/Dressing Room and an outdoor Summer Kitchen area. These areas are used by myself as owner for personal purposes only. None of the structure is utilized for any non-residential or business purpose. The satellite building which existed when I purchased the home is utilized strictly for personal entertainment.

Consequently, I am requesting a variance for use aligned with the above only. All inquiries and/or communications should be directed to Bill Spaulding – Spaulding Construction at (661) 917-6887. Mr. Spaulding has informed me that he will be forwarding the plot plan by Friday February 26, 2010.

Thank you for your assistance in this matter.

Very truly yours,


Roxanne W. Sheridan

/rs

RECEIVED
AUG 03 2010
VAR-39068
City of Las Vegas



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-39068** APN: **310320052**
Name of Property Owner: **ROXANNE SHERIDAN**
Name of Applicant: **(SAME)**
Name of Representative: **BILL SPAULONG**

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: **N/A**

Partner(s): **N/A**

APN: **N/A**

Signature of Property Owner:

Print Name:

Subscribed and sworn before me

This day of , 20

Notary Public in and for said County and State

SEE ATTACHED
CALIFORNIA JUDAT

RECEIVED

AUG 03 2010

City of Las Vegas

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 MARIN

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

1ST day of JULY, 2010, by

(1) ROXANNE ZANA SHERIDAN
Name of Signer

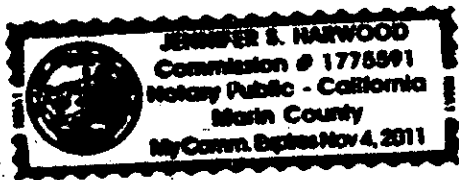
proved to me on the basis of satisfactory evidence
to be the person who appeared before me (.) (.)

(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



Place Notary Seal Above

OPTIONAL

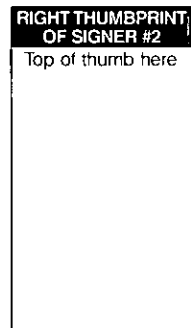
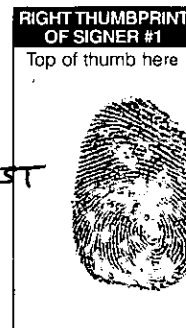
*Though the information below is not required by law, it may prove
valuable to persons relying on the document and could prevent
fraudulent removal and reattachment of this form to another document.*

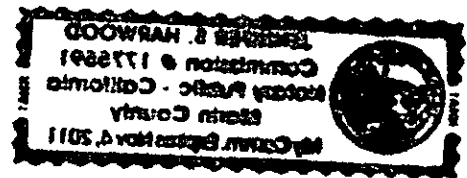
Further Description of Any Attached Document

Title or Type of Document: STATEMENT OF FINANCIAL INTEREST

Document Date: JULY 1, 2010 Number of Pages: 1

Signer(s) Other Than Named Above: NO OTHER SIGNERS





35
9 2 1 1 1 0 1 0 2 2
AMT RPTT: \$ 468.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

ANDREW PECK and RAE PECK, Husband and Wife

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to

ROXANNE Z. SHERIDAN, AN UNMARRIED WOMAN

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

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS LOT TWO (2) OF AMENDED PARCEL MAP IN FILE 47, BOOK 58, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

Assessor's Parcel No.: 310-320-052

SUBJECT TO:

1. Taxes for this current fiscal year, not due or delinquent and any and all taxes and assessments levied or assessed after the recording date of this document. This will include the lien of supplemental taxes, if any.
2. Restrictions, conditions, reservations, rights, rights of way and easements, now of record (if any) affecting the use and occupancy of this property as the same may now appear of record.

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

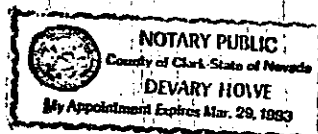
Witness OUR hand & this 10TH day of NOVEMBER, 19 92

STATE OF NEVADA }
COUNTY OF CLARK } ss.

On NOVEMBER 10, 1992 personally appeared before me, a Notary Public, ANDREW PECK and RAE PECK personally known (or proven) to me to be the persons whose names subscribed to the above instrument who acknowledged that they executed the instrument.

Signature *Devary Hoive*
(Notary Public)

(Notarial Seal)



Andrew Peck
ANDREW PECK
Rae Peck
RAE PECK

ESCROW NO. 129958-DRH
ORDER NO. 129958-DRH
WHEN RECORDED MAIL TO: ROXANNE Z. SHERIDAN
2281 S. PIONEER WAY, LAS VEGAS, NV

RECEIVED
AUG 03 2010

City of Las Vegas

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
LAND TITLE OF NEVADA

11-30-92 16:22 PDR 1
OFFICIAL RECORDS
BOOK: 921130 INST: 02028
FEE: 5.00 RPTT: 468.00

P/L 139/107

C

Report of All Selected Parcels

Case Number: VAR-39068 ; **SUP-39069**

Printed On: Thu: August 19, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
7650 WEST SAHARA L L C	%CUMORAH CREDIT UNION P O BOX 70060 LAS VEGAS NV	16303415009
ADAMS JAMES	2209 PURPLE MAJESTY CT LAS VEGAS NV	16303413002
ADAMS JAMES	2320 S PIONEER WY LAS VEGAS NV	16303403007
AMERICANA-MARTIN L L C	3030 S HIGHLAND DR LAS VEGAS NV	16310110003
AMITY FARMS L P ETAL	7705 W SAHARA AVE LAS VEGAS NV	16310101004
ARIDI FAYSAL A & LAILA A	3840 COTILLION CT LAS VEGAS NV	16303403008
BANK COMMERCE	4343 E SUNSET RD HENDERSON NV	16303412013
BANK NEW YORK MELLON TRS	400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	16303314008
BARCELON SIDNEY J & JAMECE H	2270 S PIONEER WY LAS VEGAS NV	16303403006
BENSON & BERTOLDO L L C	7408 W SAHARA AVE LAS VEGAS NV	16303411014
BUNKER T FAMILY TRUST	%S BUNKER P O BOX 82155 LAS VEGAS NV	16303403013
C A R S O N WEST L L C	%PORTFOLIO MGT 8270 GREENSBORO DR #950 MCLEAN VA	16310102003
C B G TRUST	2200 S PIONEER WY LAS VEGAS NV	16303403002
CADDICK ARTHUR A P REV INTVIV TR	1017 TIOGUE AVE COVENTRY RI	16303402005
CASHMAN MORGAN & KAREN FAMILY TR	2200 PURPLE MAJESTY CT LAS VEGAS NV	16303413005
CHURCH ROMAN CATHOLIC LAS VEGAS	P O BOX 18316 LAS VEGAS NV	16303402011
CRABTREE REALTY L L C	2005 LAKE POINT WY LOUISVILLE KY	16303411015
CREMER JAMES R & DONALD C	215 SIGNAL HILL PT S W CALGARY AB T3H2X6 CANADA	16303401005
CROFT ENAS S & WILLIAM L	2275 S PIONEER WY LAS VEGAS NV	16303402006
DAVIS WAYMON L & CLARA A	11923 S WESTERN AVE BLUE ISLAND IL	16303403004
DEBIASE DONALD T & J E JT LIV TR	2221 PASEO CT LAS VEGAS NV	16303414001
DEMETRO RICHARD	100 CHESTNUT ST CHERRY HILL NJ	16303402021
DI-FALCO CLAUDIO	2201 PASEO CT LAS VEGAS NV	16303414006
DOUGAN KIRK & CHARLOTTE LEE	2271 S MONTE CRISTO WY LAS VEGAS NV	16303403011
EDWARDS HELEN L REVOCABLE LIV TR	2201 S MONTE CRISTO WY LAS VEGAS NV	16303403015
ELKAL2 INVESTMENTS LLC	940 WEST WASHINGTON LOS ANGELES CA	16303402017
EMETERIO LOUIS & PATRICIA TRUST	2220 PASEO CT LAS VEGAS NV	16303414012
ESQUIVIAS MIGUEL V	1818 E PALMAIRE AVE PHOENIX AZ	16303413007
EYES ON SAHARA L L C	54 INNISBROOK AVE LAS VEGAS NV	16310103004
F M M LIVING TRUST	2200 PASEO CT LAS VEGAS NV	16303414007
F W I L L C	8414 WEST FARM RD #180-581 LAS VEGAS NV	16303412011
FEDERAL NATIONAL MORTGAGE ASSN	1100 VIRGINIA DR FORT WASHINGTON PA	16303314006

Report of All Selected Parcels**Case Number:** VAR-39068**Printed On:** Thu: August 19, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
FENTON ALAN N & VICTORIA S	2748 CROWN RIDGE DR LAS VEGAS NV	16303414003
GIL MANUEL & APRIL V	7751 VIA OLIVERO AVE LAS VEGAS NV	16303402010
GLENCOE PROPERTIES INC	7432 W SAHARA AVE #103 LAS VEGAS NV	16303411005
GOLDEN VIEW DEVELOPMENT L L C	7816 WATERFALLS AVE LAS VEGAS NV	16303415007
GOTTLIEB LEWKOWICZ LIV TR ETAL	P O BOX 6650 BEVERLY HILLS CA	16310101024
GRAHAM MICHAEL L & SARA B	7390 W SAHARA AVE LAS VEGAS NV	16303403005
GREENWALT RONALD L & TONIA K	7500 W SAHARA AVE LAS VEGAS NV	16303412009
HAAS IRREVOCABLE TRUST	2110 HOMEVIEW CT LAS VEGAS NV	16303311006
HAGER FAMILY TRUST	1630 HARDROCK ST LAS VEGAS NV	16303402022
HARPSTER L L C	5160 VALLEY VIEW BLVD #112 LAS VEGAS NV	16303402020
HARRINGTON W QUALIFIED RES TR	2020 HOMEVIEW CT LAS VEGAS NV	16303311004
HIGA HARVEY	2211 S TIOGA WY LAS VEGAS NV	16303401002
HIRABAYASHI NANCY S TRUST	2225 VILLEFORT CT LAS VEGAS NV	16303416009
HOG WALLER L L C	11523 SUMMIT LOOP RD TURNER OR	16303410002
HOME COURT LAND ASSOCIATION	2000 HOMEVIEW CT LAS VEGAS NV	16303311008
INSKEEP TRUST	2209 PASEO CT LAS VEGAS NV	16303414004
J U A B L L C	8709 CASTLE VIEW AVE LAS VEGAS NV	16303415008
JAMBORCIC FAMILY TRUST	2004 GRAND ISLAND CT LAS VEGAS NV	16303314001
KESAR JEFFREY & LORI	2204 PURPLE MAJESTY CT LAS VEGAS NV	16303413006
LEAVITT BERNE M & JAN H	2010 HOME VIEW CT LAS VEGAS NV	16303311003
M S E L L L C	7440 W SAHARA AVE LAS VEGAS NV	16303411009
MAXIMUM PROPERTIES LTD	11540 SNOW CREEK AVE LAS VEGAS NV	16303411012
MERLOT PARTNERS	%V LUPEI 7782 W SAHARA AVE LAS VEGAS NV	16303410004
MIKHCHI ALI H	2208 PASEO CT LAS VEGAS NV	16303414009
MIKULICH MARY ANN FAMILY TRUST	2201 S TIOGA WY LAS VEGAS NV	16303401001
MILLER DONALD B & AMIE	7670 W SAHARA AVE LAS VEGAS NV	16303415003
MIMS LEON JR	5355 WEATHERFORD DR LOS ANGELES CA	16303305007
MOHTASHAMI FAMILY 2007 TRUST	12 VIA DIAMANTE NEWPORT COAST CA	16303412010
MONTE CRISTO EST HOWNERS ASSN	2555 W CHEYENNE AVE NO LAS VEGAS NV	16303417001
NELSON BARB PROPERTIES LTD	1124 SE SENTRY DR COLLEGE PLACE WA	16303411007
PARNELL RICHARD B	2265 VILLEFORT CT LAS VEGAS NV	16303416007
PENDLETON MARTHA W	7771 VIA OLIVERO AVE LAS VEGAS NV	16303402012

Report of All Selected Parcels**Case Number:** VAR-39068**Printed On:** Thu: August 19, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
PERSINGER DWIGHT	2212 PURPLE MAJESTY CT LAS VEGAS NV	16303413008
PHILLIPS JUERGEN & LINDA M	7430 VIA OLIVERO AVE LAS VEGAS NV	16303403010
PLASIM HOMES L L C	7422 YONIE CT LAS VEGAS NV	16303315025
PLASIM HOMES L L C	7422 YONIE CT LAS VEGAS NV	16303315013
PLASIM HOMES L L C	7422 YONIE CT LAS VEGAS NV	16303315012
PLASIM HOMES L L C	7422 YONIE CT LAS VEGAS NV	16303315011
PLASIM HOMES L L C	7422 YONIE CT LAS VEGAS NV	16303315010
PLASIM HOMES L L C	7422 YONIE CT LAS VEGAS NV	16303315009
PLASIM HOMES L L C	7422 YONNIE CT LAS VEGAS NV	16303315016
PLASIM HOMES L L C	7422 YONIE CT LAS VEGAS NV	16303315008
PLASIM HOMES L L C	7422 YONNIE CT LAS VEGAS NV	16303315021
PLASIM HOMES L L C	7422 YONIE CT LAS VEGAS NV	16303315022
PLASIM HOMES L L C	7422 YONIE CT LAS VEGAS NV	16303315014
PLASIM HOMES L L C	7422 YONIE CT LAS VEGAS NV	16303315024
PLASIM HOMES L L C	7422 YONIE CT LAS VEGAS NV	16303315015
PLASIM HOMES L L C	7422 YONIE CT LAS VEGAS NV	16303315026
PLASIM HOMES L L C	7422 YONIE CT LAS VEGAS NV	16303315017
PLASIM HOMES L L C	7422 YONIE CT LAS VEGAS NV	16303315032
PLASIM HOMES L L C	7422 YONIE CT LAS VEGAS NV	16303315031
PLASIM HOMES L L C	7422 YONIE CT LAS VEGAS NV	16303315030
PLASIM HOMES L L C	7422 YONIE CT LAS VEGAS NV	16303315029
PLASIM HOMES L L C	7422 YONIE CT LAS VEGAS NV	16303315028
PLASIM HOMES L L C	7422 YONIE CT LAS VEGAS NV	16303315018
PLASIM HOMES L L C	7422 YONIE CT LAS VEGAS NV	16303315023
PLASIM HOMES L L C	7422 YONIE CT LAS VEGAS NV	16303315034
PURPLE TRUST	2213 PURPLE MAJESTY CT LAS VEGAS NV	16303413001
QUIROGA ISABEL M	2216 PASEO CT LAS VEGAS NV	16303414011
RAOUF PAYMON H & FARIBA	4163 S MARYLAND PKWY LAS VEGAS NV	16303314009
RAPHAEL PROPERTIES L L C	7774 W SAHARA AVE LAS VEGAS NV	16303410005
RHAMY OAVID K 2005 LIVING TRUST	7450 VIA OLIVERO AVE LAS VEGAS NV	16303403009
RISSE LARRY W & MARIE S	2101 GRANO ISLAND CT LAS VEGAS NV	16303314005
ROOT TRUST	2205 PURPLE MAJESTY CT LAS VEGAS NV	16303413003

Report of All Selected Parcels**Case Number:** VAR-39068**Printed On:** Thu: August 19, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
RUSSELL RICHARD F	2221 S TIOGA WY LAS VEGAS NV	16303401003
SAHARA PROPERTIES L L C	7901 OBANNON DR LAS VEGAS NV	16303404003
SANDERS KEITH E & PHYLLIS A	2291 S PIONEER WY LAS VEGAS NV	16303402008
SHAFSHAK AVRAHAM E & TRACY L	7750 OBANNON DR LAS VEGAS NV	16303305008
SHERIDAN ROXANNE W	33 MILLER AVE SAUSALITO CA	16303402007
SIKORSKI FAMILY TRUST	2245 VILLEFORT CT LAS VEGAS NV	16303416008
SPARKS INVESTMENTS L L C	7424 W SAHARA AVE LAS VEGAS NV	16303411013
STEPHENS KYLE J & JULIA H FAM TR	2231 S MONTE CRISTO WY LAS VEGAS NV	16303403012
STERLING PARK OWNERS ASSOCIATION	7440 W SAHARA AVE LAS VEGAS NV	16303411010
STERLING PARK WEST OWNERS ASSOC	%MDL GROUP 3065 S JONES #201 LAS VEGAS NV	16303412007
STERLING PARK WEST OWNERS ASSOC	%MDL GROUP %D CIELIESZ 3065 S JONES BLVD #201 LAS VEGAS NV	16303412012
STORAGE PORTFOLIO BRAVO II L L C	%PTA-EX #820 P O BOX 320099 ALEXANDRIA VA	16310103003
SUPERIOR ENGINEERING SERVICES	7464 W SAHARA AVE LAS VEGAS NV	16303411011
TAHOE INDUSTRIES INC	3939 HOWARD HUGHES #530 LAS VEGAS NV	16303413004
TALABIS FAMILY TRUST	2217 PASEO CT LAS VEGAS NV	16303414002
TANNER DAVID L & CHARLOTTE C	2111 HOMEVIEW CT LAS VEGAS NV	16303311007
TEEPE DANA CASON	2285 VILLEFORT CT LAS VEGAS NV	16303417002
TOFIGH FEREDDOON & SUSAN	2231 S TIOGA WY LAS VEGAS NV	16303401004
VALLEY VIEW INVESTMENT COMPANY	7762 W SAHARA AVE LAS VEGAS NV	16303410006
VEGA JAMES	2211 S MONTE CRISTO WY LAS VEGAS NV	16303403014
VICZKO GABOR J	2210 PIONEER WY LAS VEGAS NV	16303403003
VILLAGE CENTER INVESTMENTS L L C	%W FISHER/ROCHE CONSTR 361 71ST AVE GREELEY CO	16303415004
VINA MARIA O SACRIS-DELA	P O BOX 1338 VALPARAISO IN	16303314007
W A SOMERSET PARK 1 L L C ETAL	%WA SOMERSET PARK ACQUISITIONS 6725-116TH AVE NE #150 KIRKLAND WA	16303402015
W C A ENTERPRISES L L C	3225-A S RAINBOW BLVD #102 LAS VEGAS NV	16310101025
W S P B L L C	7490 W SAHARA AVE LAS VEGAS NV	16303411016
WALLACE CHAD	2205 PASEO CT LAS VEGAS NV	16303414005
WERTS CLAYTON W & NORA E	4431 BERNARD ST LAKE OSWEGO OR	16303414010
WILKINS FAMILY TRUST	%D BUTCHER ASSOCIATES 1690 W SHAW #220 FRESNO CA	16303412006
WILKINS FAMILY TRUST	%D BUTCHER ASSOCIATES 1690 W SHAW #220 FRESNO CA	16303411003
WILLIAMS ANTHONY J & ANNA	7451 O BANNON DR LAS VEGAS NV	16303403001
WINNER PROPERTIES L L C	9601 ORIENT EXPRESS CT LAS VEGAS NV	16303415006

Report of All Selected Parcels

Case Number: VAR-39068

Printed On: Thu: August 19, 2010

Owner

WOOD FAMILY TRUST

YOSHIDA ARTHUR & CHOU-YUN TRUST

Address

2100 HOMEVIEW CT LAS VEGAS NV

2204 PASEO CT LAS VEGAS NV

Parcel Number

16303311005

16303414008

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 Road 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.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1:117 ORIGINAL

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

T21S R60E		3		S 2 SW 4		163-03-4																																																																										
<table border="1"> <tr><td>R53E</td><td>R60E</td><td>R61E</td></tr> <tr><td>137</td><td>138</td><td>139</td></tr> <tr><td>172S</td><td>173S</td><td>174S</td></tr> <tr><td>164</td><td>163</td><td>162</td></tr> <tr><td>175</td><td>176</td><td>177</td></tr> </table>		R53E	R60E	R61E	137	138	139	172S	173S	174S	164	163	162	175	176	177	<table border="1"> <tr><td>8</td><td>5</td><td>4</td><td>3</td><td>2</td><td>1</td></tr> <tr><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td></tr> <tr><td>18</td><td>17</td><td>16</td><td>15</td><td>14</td><td>13</td></tr> <tr><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td></tr> <tr><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td></tr> <tr><td>31</td><td>32</td><td>33</td><td>34</td><td>35</td><td>36</td></tr> </table>		8	5	4	3	2	1	7	8	9	10	11	12	18	17	16	15	14	13	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	<table border="1"> <tr><td>8</td><td>4</td><td>8</td><td>4</td></tr> <tr><td>5</td><td>1</td><td>5</td><td>1</td></tr> <tr><td>6</td><td>2</td><td>6</td><td>2</td></tr> <tr><td>7</td><td>3</td><td>7</td><td>3</td></tr> <tr><td>8</td><td>4</td><td>8</td><td>4</td></tr> <tr><td>5</td><td>1</td><td>5</td><td>1</td></tr> </table>		8	4	8	4	5	1	5	1	6	2	6	2	7	3	7	3	8	4	8	4	5	1	5	1
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MAP LEGEND

- PARCEL BOUNDARY
- SUBD BOUNDARY
- ROAD EASEMENT
- PM/LD BOUNDARY
- NON-PARCEL LDI LINE
- MATCH LINE / LEADER LINE
- ROAD ID NUMBER

801 1.00 PARCEL NUMBER

202 202 ACREAGE

PM 73-43 PARCEL SUB/SEQ NUMBER

5 5 PLAT RECORDING NUMBER

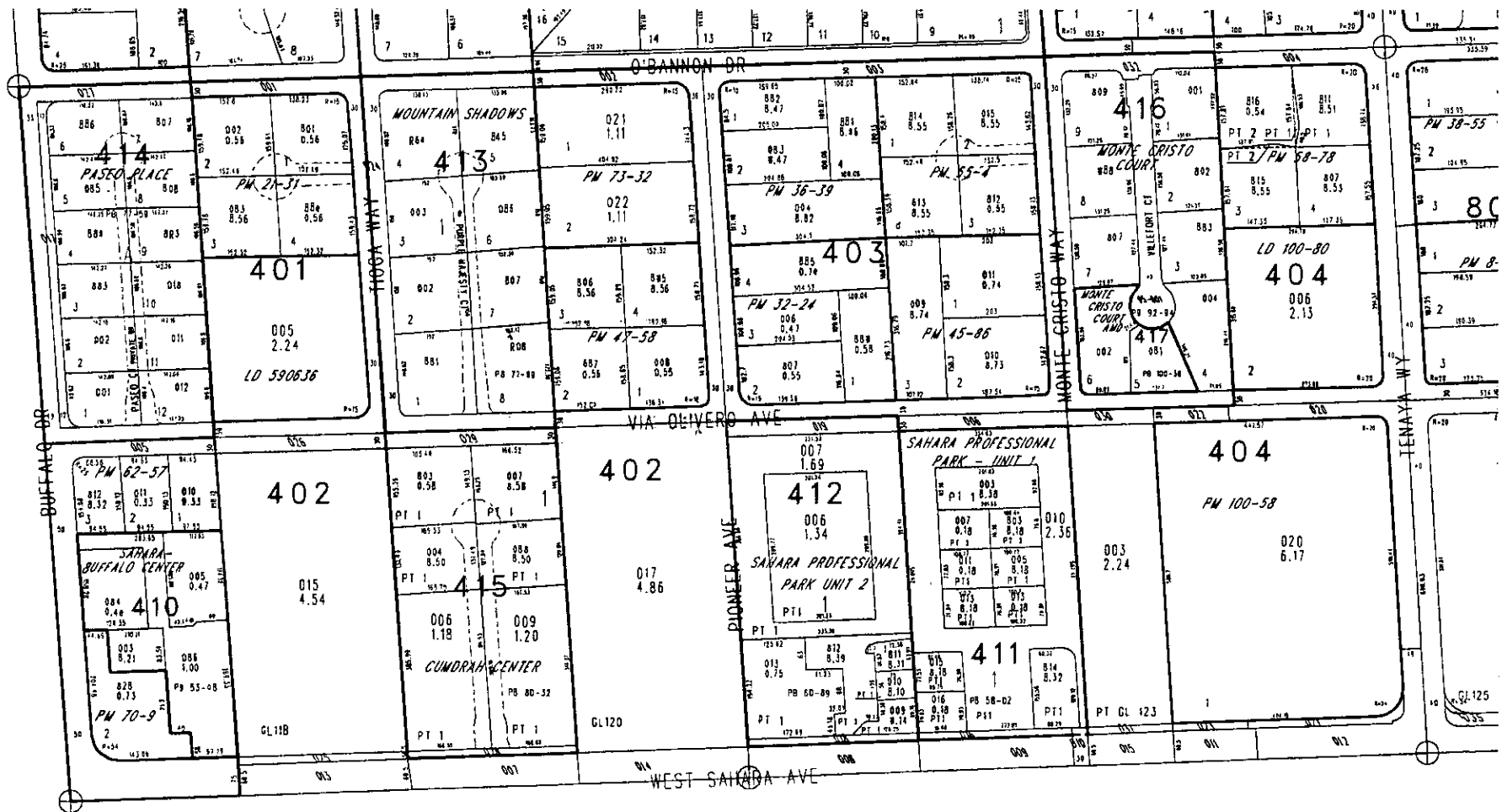
5 5 BLOCK NUMBER

5 5 LOT NUMBER

GL5 GBV LOT NUMBER

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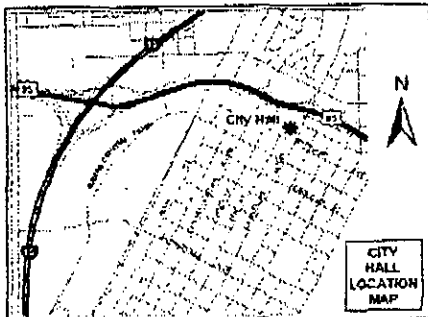
Rev: 11/09/06





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-39068 & SUP-39069

Planning Commission Meeting of 9/23/2010

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
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Case: VAR-39068
16303411011
SUPERIOR ENGINEERING SERVICES
7464 W SAHARA AVE
LAS VEGAS NV 89117-2740

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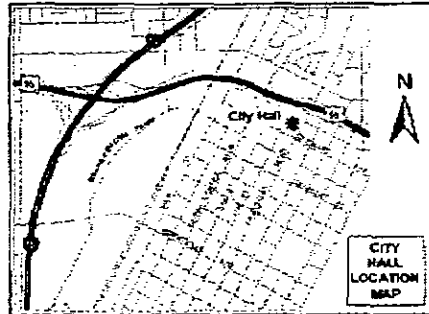


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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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VAR-39068 & SUP-39069

Planning Commission Meeting of 9/23/2010

PRESORTED
FIRST CLASS

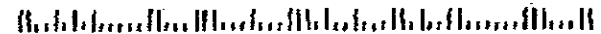


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7901 OBANNON DR
LAS VEGAS NV 89117-1979

Case: VAR-39068

CAUSE 11 89117



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FROM :

FAX NO. :

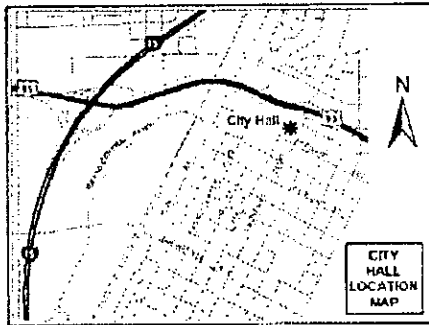
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City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
 this Request

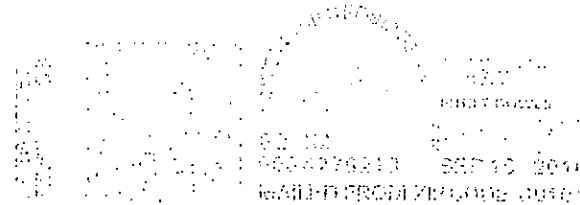


I OPPOSE
 this Request

Please use available blank space on card for your comments.

VAR-39068 & SUP-39069

Planning Commission Meeting of 9/23/2010



Case: VAR-39068

16303403001
 WILLIAMS ANTHONY J & ANNA
 7451 O BANNON DR
 LAS VEGAS NV 89117-2035

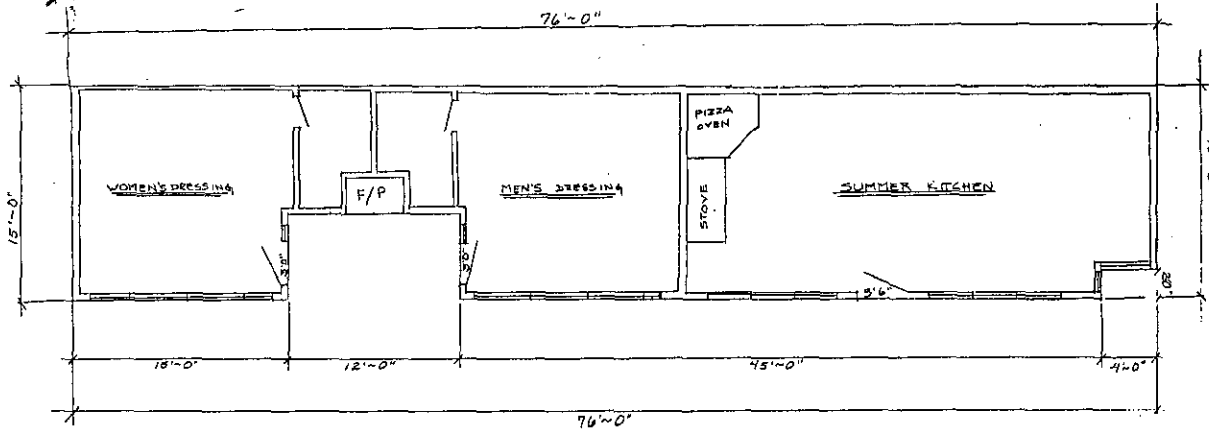
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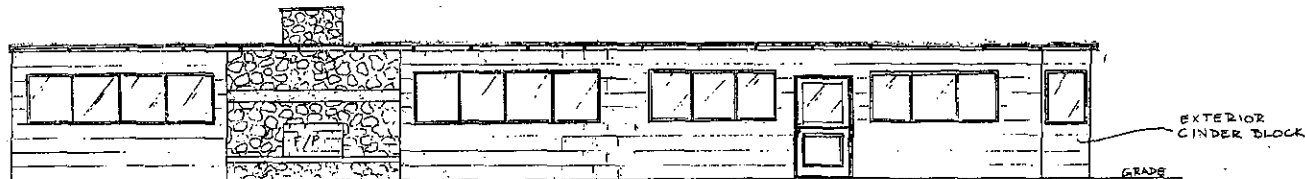
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013413.000

ELEVATIONS FLOOR PLAN



FLOOR PLAN 4'-0" 1088 sq. ft.



FRONT ELEVATION
EAST

SHERIDAN Pool House
APN: 2129932
2281 SOUTH PIONEER WAY
LAS VEGAS, NEVADA
CONTACT: BILL SPAULDING
(661) 917-6887
RECEIVED JUN 29 2010 City of Las Vegas

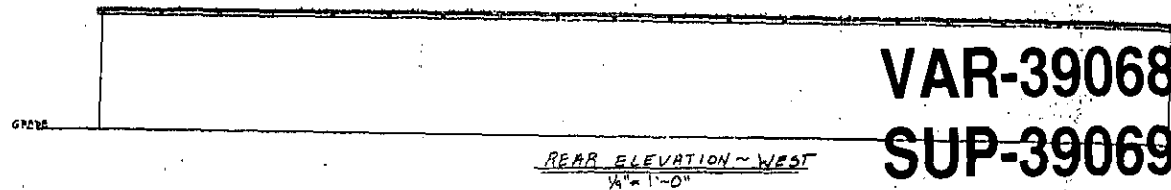
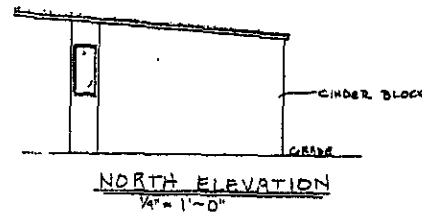
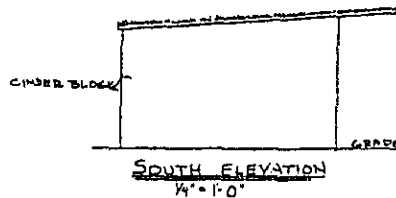
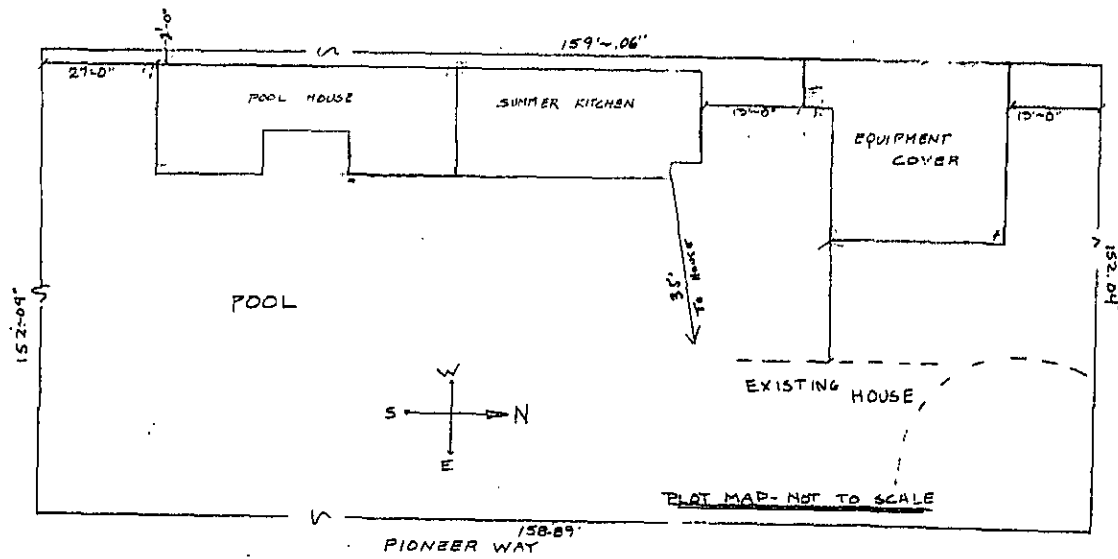
PAGE 1 of 2

VAR-39068
SUP-39069

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City of Las Vegas

PLOT PLAN

VARIANCE



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AUG 03 2010

City of Las Vegas

VAR-39068

SUP-39069



3



CITY OF LAS VEGAS SIGN-POSTING AFFIDAVIT

PLANNING &
DEVELOPMENT



CASE NUMBER: VAR-39068

MEETING DATE: 09/23/10 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.



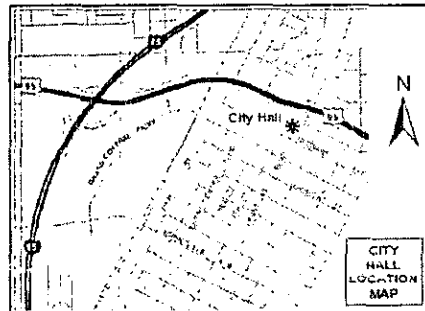
[Signature]
Signature

9-11-10
Date

This affidavit must be returned to the Planning and Development Department, Case Planning Division, 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.

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



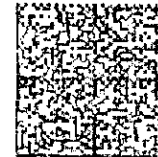
I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-39068 & SUP-39069

Planning Commission Meeting of 9/23/2010

PRESORTED
FIRST CLASS



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ZIP CODE 3045

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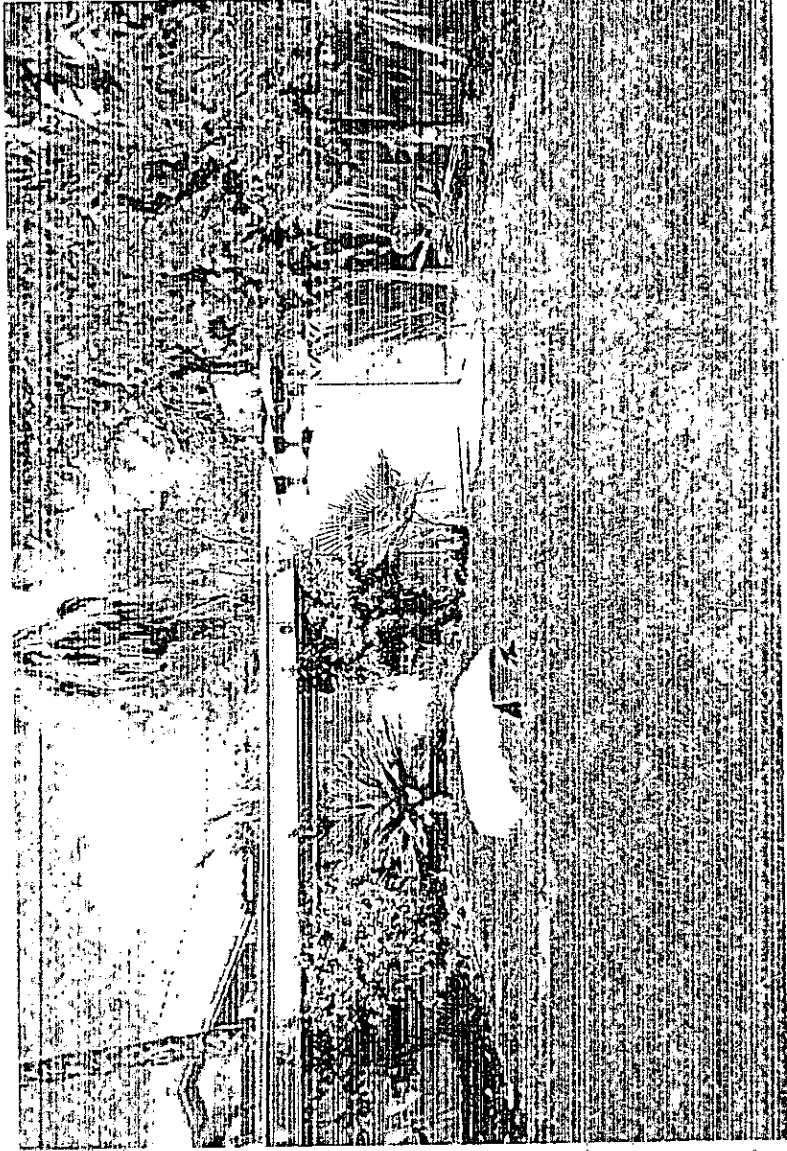
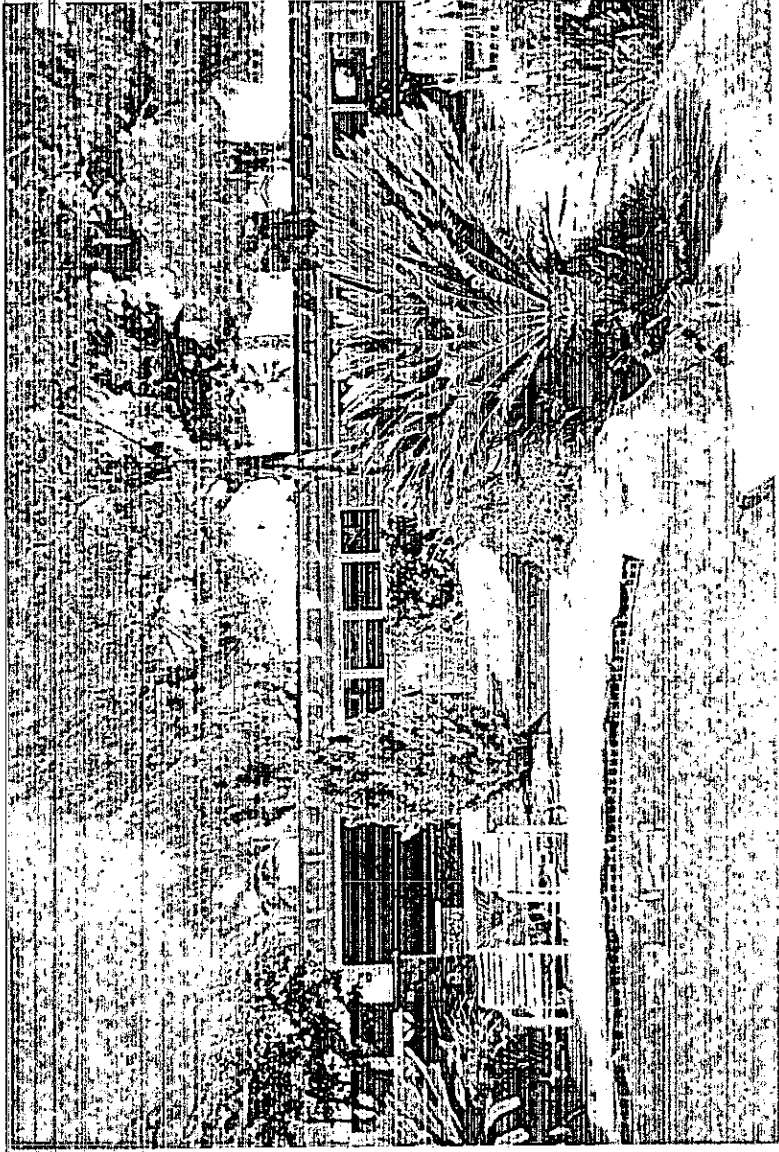
Case: VAR-39068

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SHERIDAN ROXANNE W
33 MILLER AVE
SAUSALITO CA 94965-2039

09/23/2010 11:11 AM



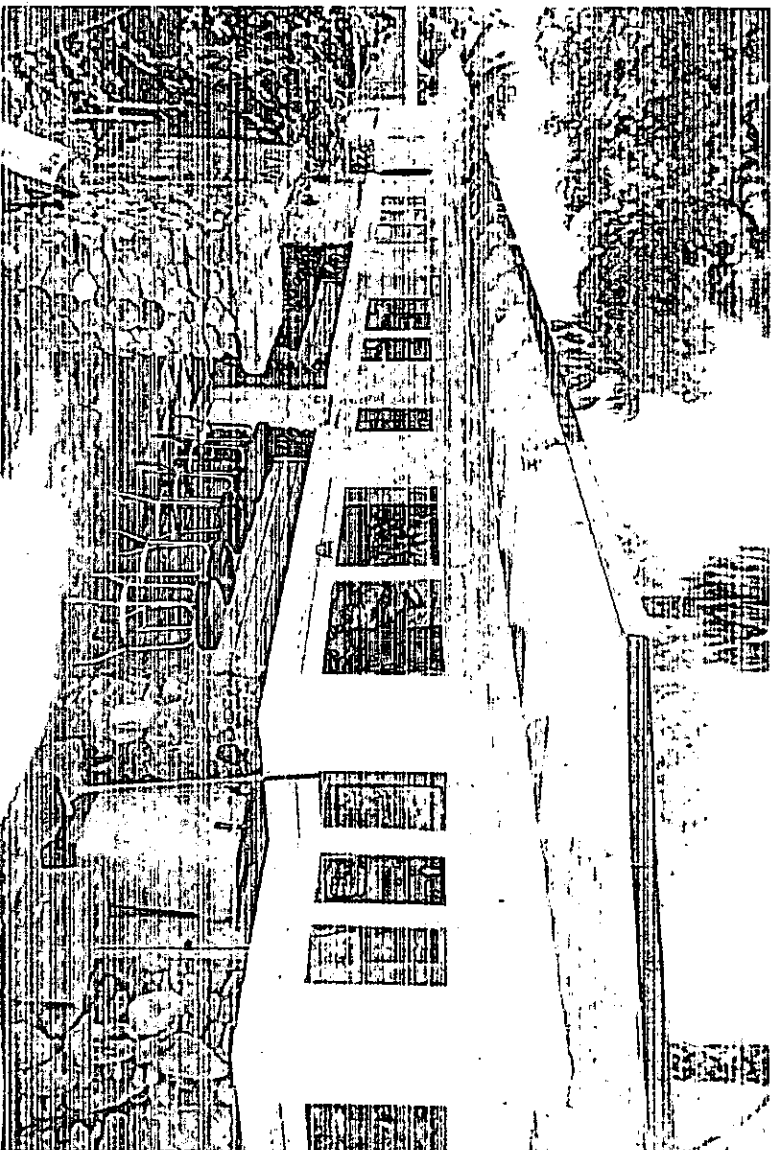
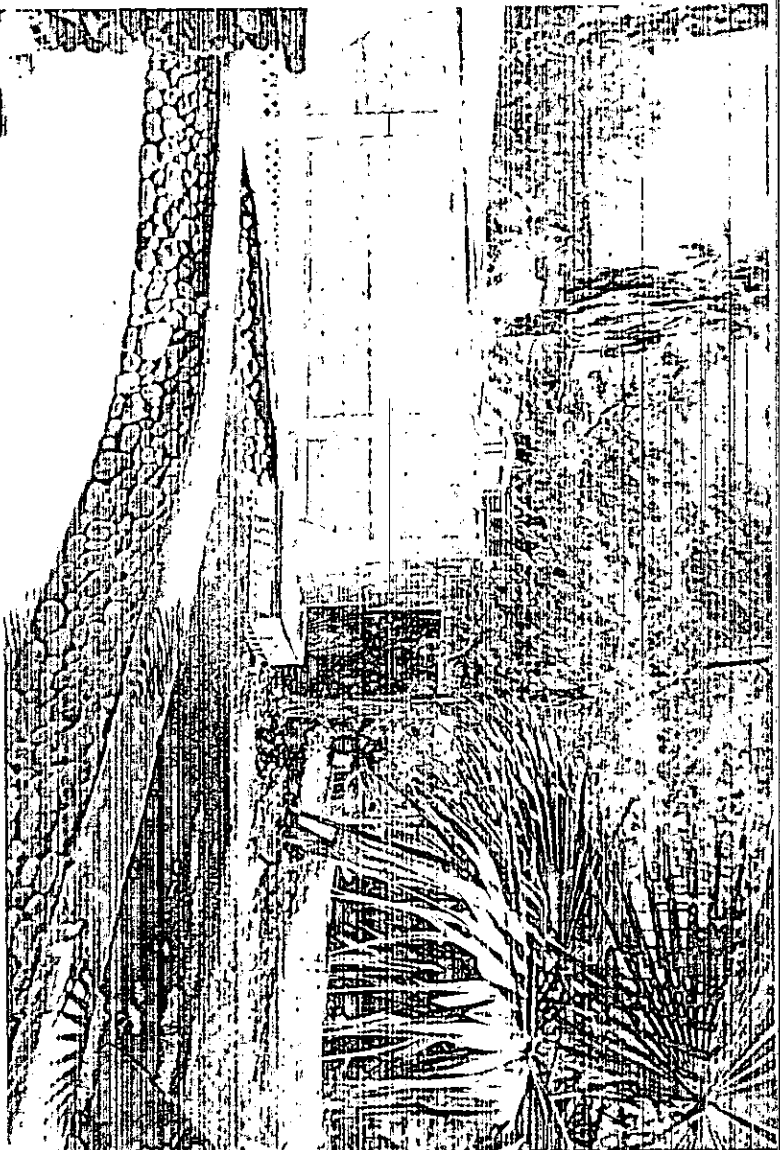
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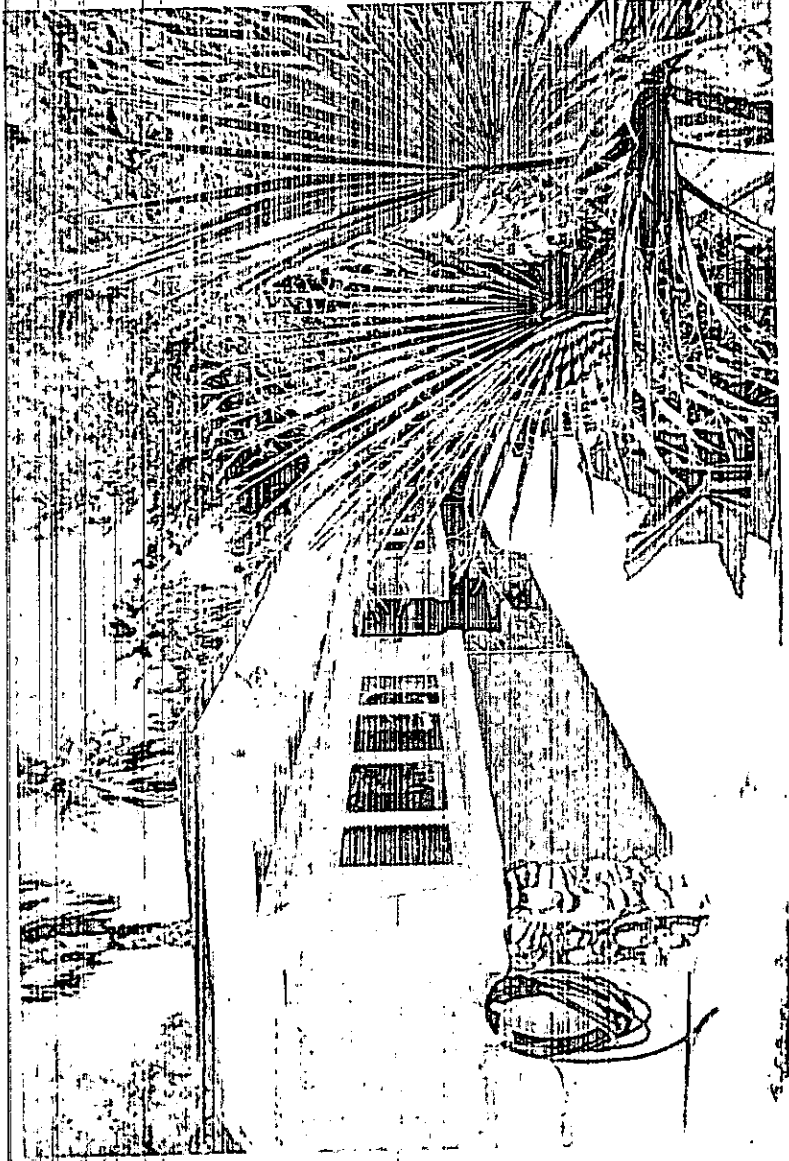
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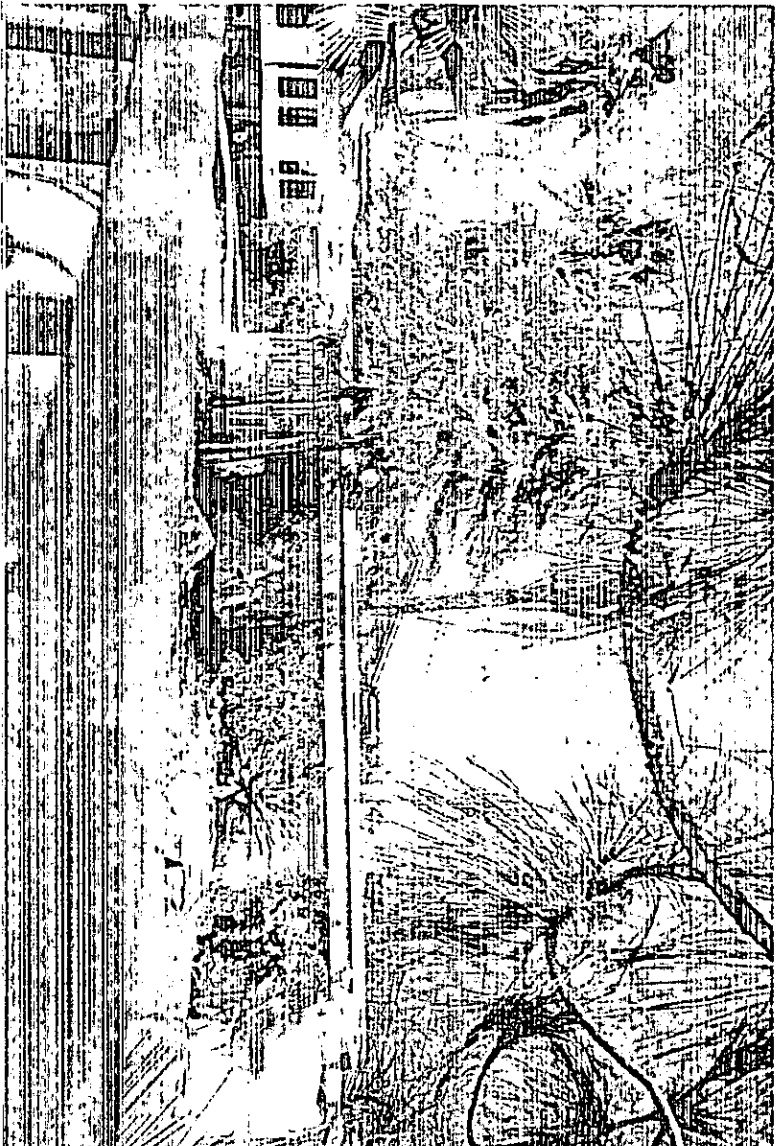
VAR-39068
SUP-39069



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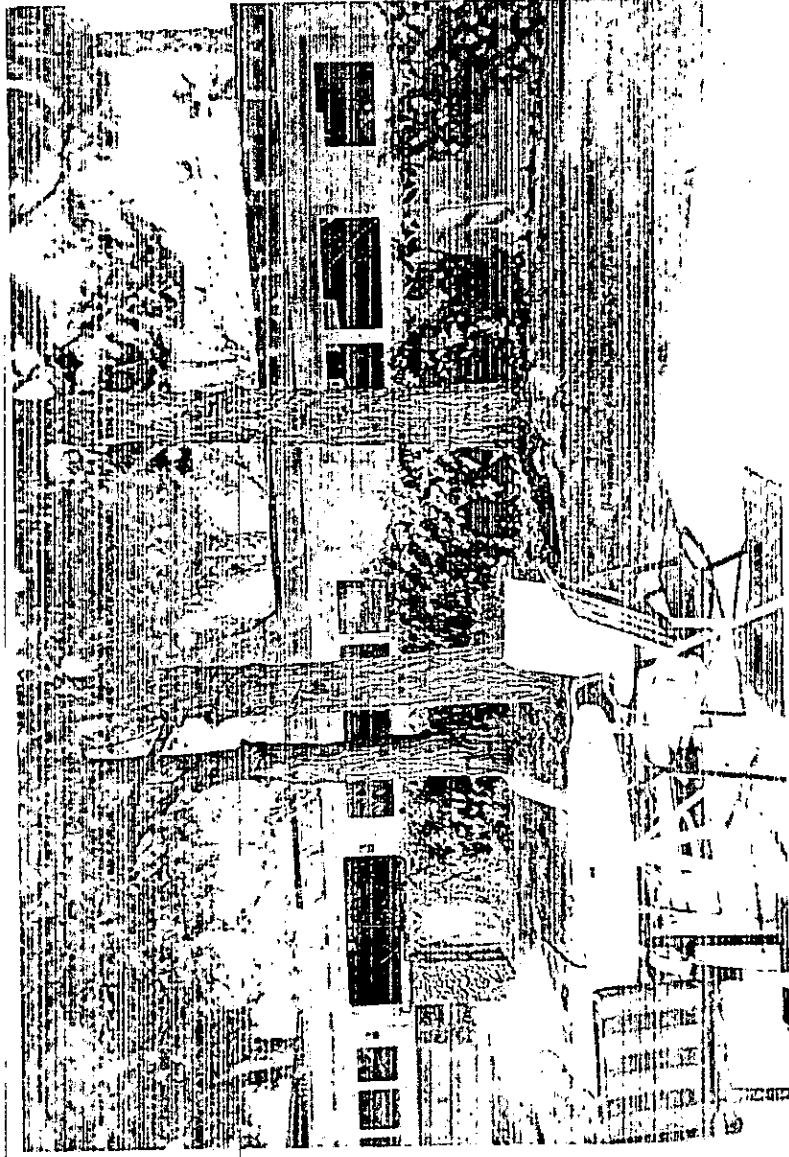
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VAR-39068
SUP-39069



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CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: VAR-39068

MEETING DATE: 09/23/10 PC

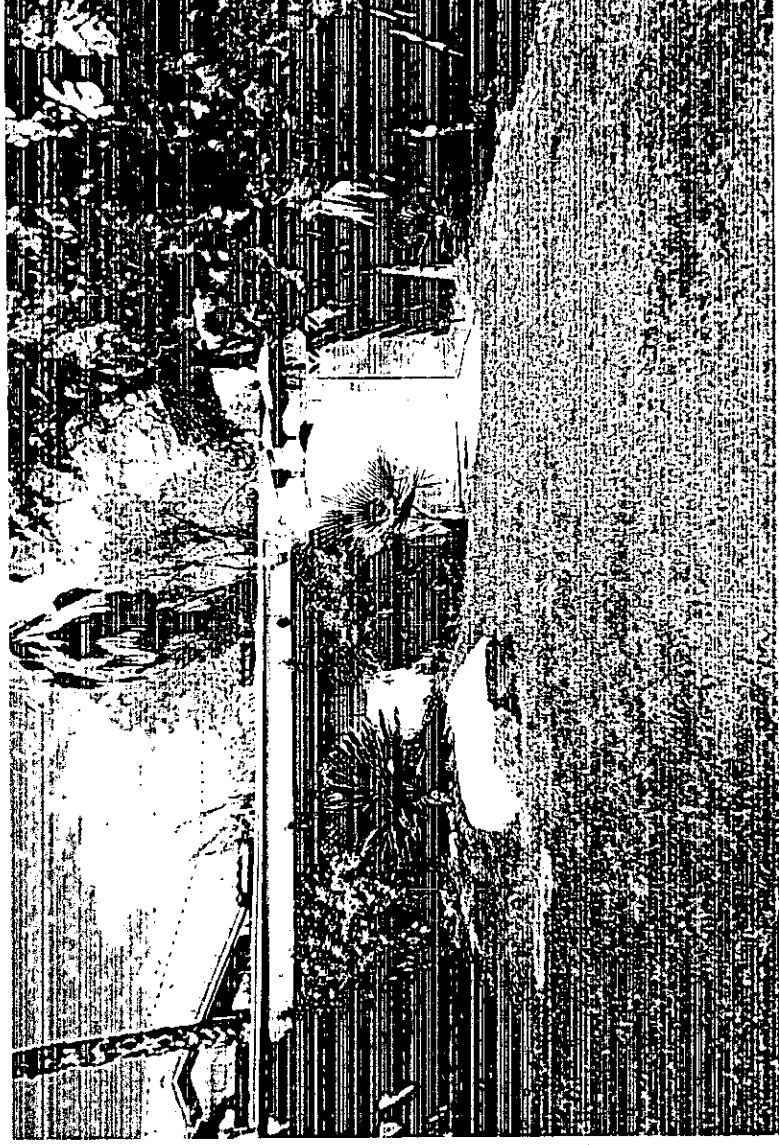
Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



Signature [Handwritten Signature]

Date 9-11-10

This affidavit must be returned to the Planning and Development Department, Case Planning Division, 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.

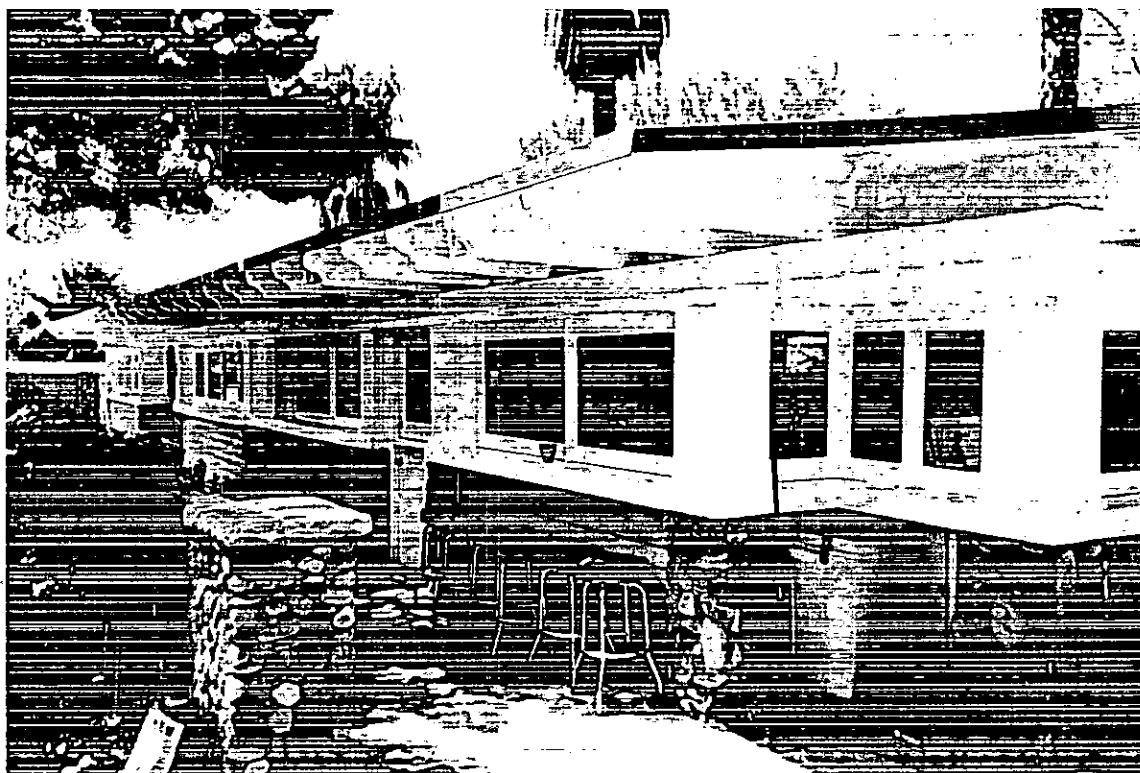


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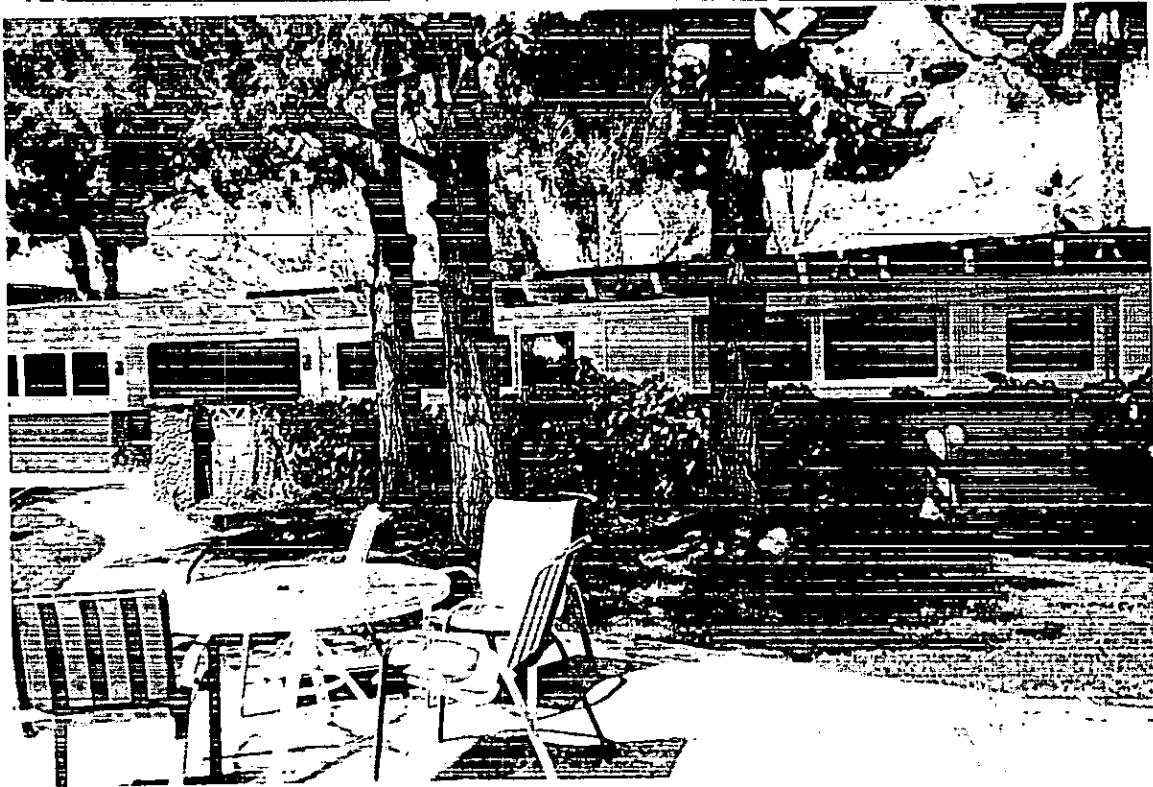
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SUP-39069

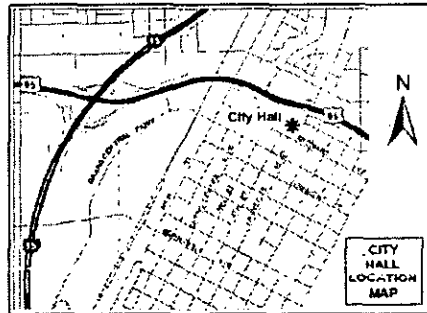


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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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-39068 & SUP-39069

Planning Commission Meeting of 9/23/2010

PRESORTED
FIRST CLASS



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0004279218 SEP 10 2010
MAILED FROM ZIP CODE 89101

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SEP 21 2010

16303402007
SHERIDAN ROXANNE W
33 MILLER AVE
SAUSALITO CA 94965-2039

Case: VAR-39068

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