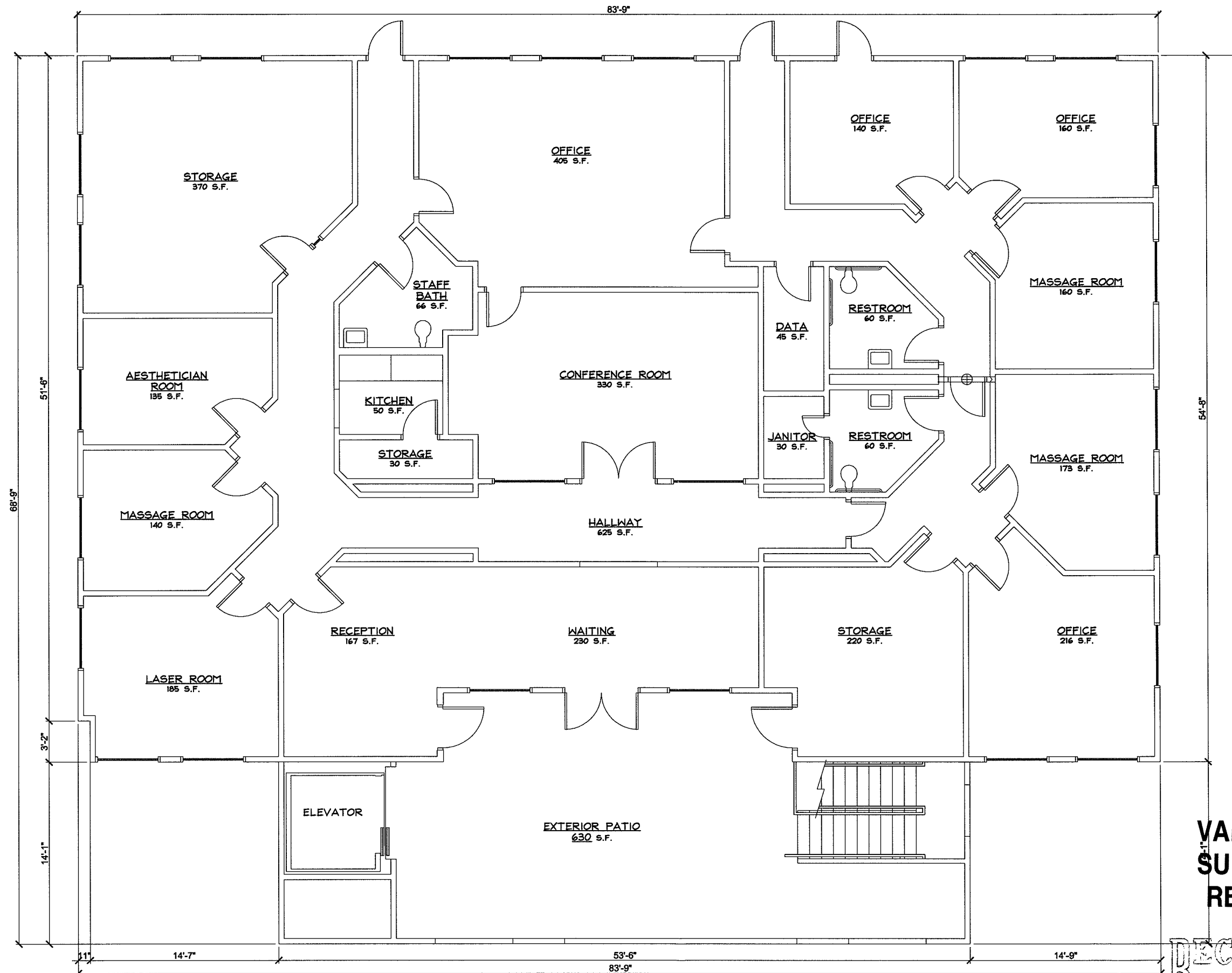




1 SECOND FLOOR PLAN
A1.01 SCALE: 1/8" = 1'-0"



VAR-38195
SUP-38194
REVISED

RECEIVED
MAY 21 2010

DESIGNER:
STREAMLINE Streamline Concepts
Design Solutions
8011 Maple Park Street
Las Vegas, NV 89131
PHN: 702-416-0795
FAX: 702-522-0652
EMAIL: info@slcdad.com

PREPARED FOR:
Kozmary Center
for Pain Management
Experience • Compassion • Results

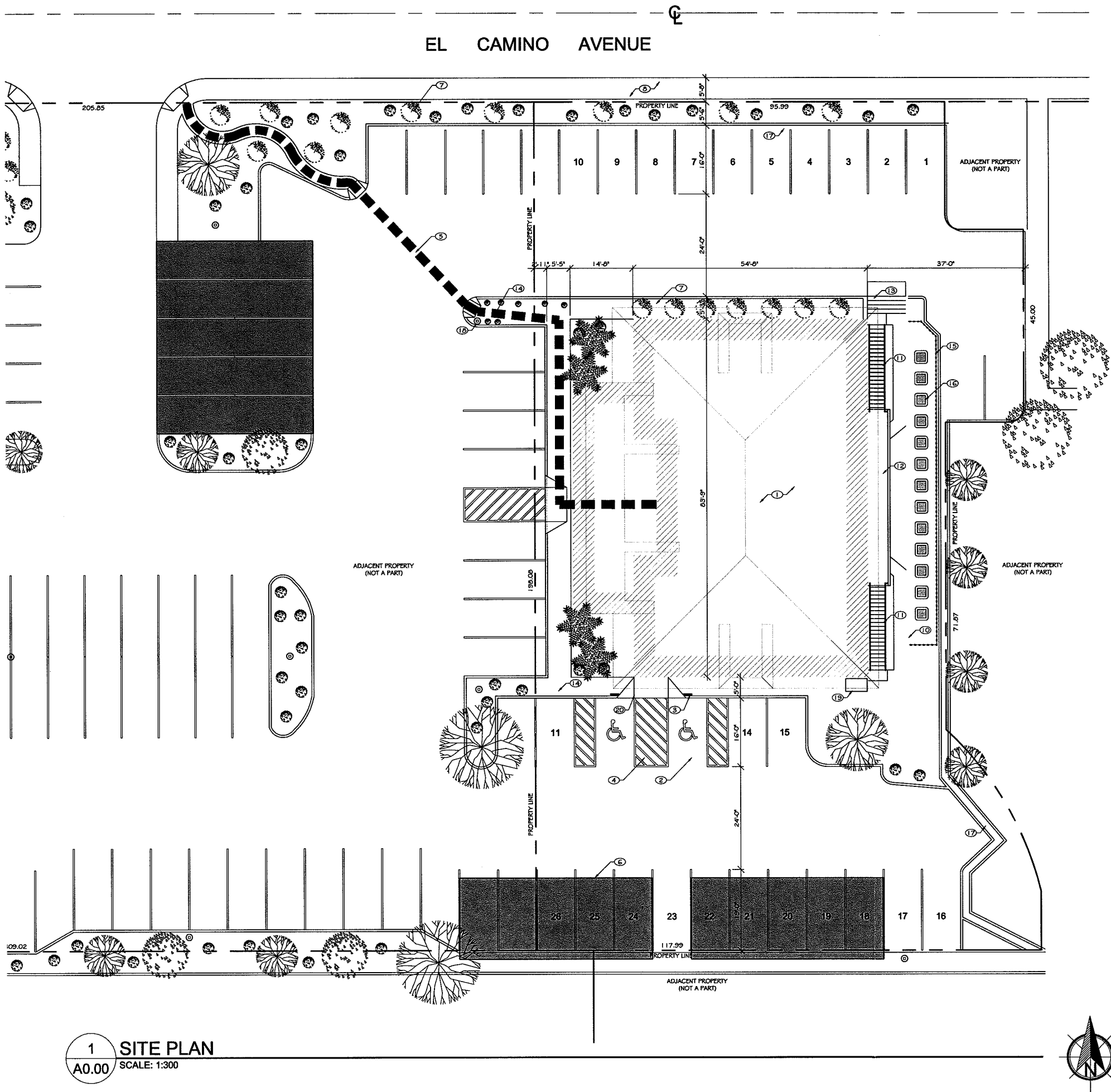
PROJECT: KOZMARY CENTER FOR
PAIN MANAGEMENT
2851 EL CAMINO AVENUE SUITE 101
LAS VEGAS, NEVADA 89102
PHONE: 702-380-3210

SHEET TITLE:
SECOND FLOOR PLAN

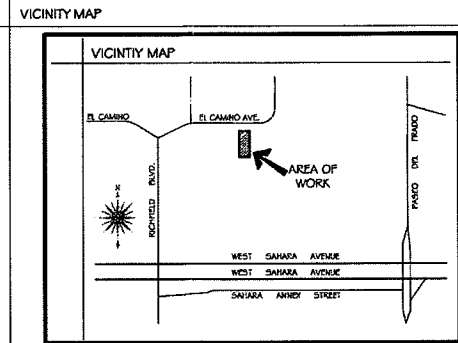
DELTA	REVISION	DATE

SHEET INFORMATION:
PROJECT NUMBER: 10-004
DRAWN BY: DYLAN YORKE
LAST MODIFIED: MARCH 16, 2010
SCALE: 1/8" = 1'-0"

SHEET NUMBER:
A1.01



1 SITE PLAN
A0.00 SCALE: 1:300



BUILDING CODE DATA		
BUILDING OCCUPANCY:	B - OFFICE / OTHER THAN LISTED	
ASSESSORS PARCEL #:	162-05-801-011	
JURISDICTION:	CITY OF LAS VEGAS	
ZONING:	C-1	
LOT ACERAGE:	0.47 ACRES	
BUILDING SQUARE FOOTAGE:	1ST FLOOR:	4,004 SF
	2ND FLOOR:	4,430 SF
TOTAL:	8,001 SF	
LOT COVERAGE:	39%	

PARKING CALCULATIONS (PER TITLE 19.04-TABLE 19.10)

OCCUPANCY BREAKDOWN:		
MEDICAL OFFICE:	1:200 = 2,000 SF / 1:175 THERE AFTER	
CLINICAL OFFICE:	1:200 = 2,000 SF / 1:175 THERE AFTER	
MASSAGE ROOM:	2 SPACES PER MASSAGE ROOM	
TOTAL LIVABLE SQUARE FOOTAGE PER ROOM:		
MEDICAL OFFICE (1ST FLR):	4,004 SF =	21 SPACES
CLINICAL OFFICE (2ND FLR):	3,524 SF =	16 SPACES
MASSAGE ROOM (2ND FLR):	3 ROOMS (473 SF) =	6 SPACES
TOTAL PARKING REQUIRED:		
STANDARD:	41 SPACES	
HANDICAP:	02 SPACES	
TOTAL:	43 SPACES	
TOTAL PARKING PROVIDED:		
STANDARD:	24 SPACES	
HANDICAP:	02 SPACES	
TOTAL:	26 SPACES	

- KEYNOTES
- 1 EXISTING TWO-STORY OFFICE
 - 2 PROPOSED HANDICAP PARKING STALL
 - 3 PROPOSED HANDICAP PARKING SIGN
 - 4 PROPOSED HANDICAP STRIPPING
 - 5 EXISTING ACCESS PATH OF TRAVEL TO PUBLIC WAY
 - 6 EXISTING OVERHEAD PARKING CANOPY
 - 7 EXISTING LANDSCAPE
 - 8 EXISTING SIDEWALK
 - 9 EXISTING STANDARD PARKING
 - 10 EXISTING CMU WALL
 - 11 EXISTING EXTERIOR STAIR CASE
 - 12 EXISTING WALKWAY ON SECOND FLOOR
 - 13 EXISTING CONCRETE STEPS
 - 14 EXISTING WALKWAY
 - 15 EXISTING WROUGHT IRON FENCE
 - 16 EXISTING AIR CONDITION UNIT
 - 17 EXISTING GUTTER
 - 18 EXISTING LIGHT POLE
 - 19 EXISTING ELECTRICAL PANEL
 - 20 PROPOSED ADA ACCESSIBLE RAMP

VAR-38195
SUP-38194
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MAY 21 2010

DESIGNER:

STREAMLINE Streamline Concepts
Design Solutions
8011 Maple Park Street
Las Vegas, NV 89131
PHN: 702-416-0795
FAX: 702-522-0652
EMAIL: info@slcdad.com

PREPARED FOR:

Kozmary Center
for Pain Management
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PROJECT: **KOZMARY CENTER FOR PAIN MANAGEMENT**
2851 EL CAMINO AVENUE SUITE 101
LAS VEGAS, NEVADA 89102
PHONE: 702-380-3210

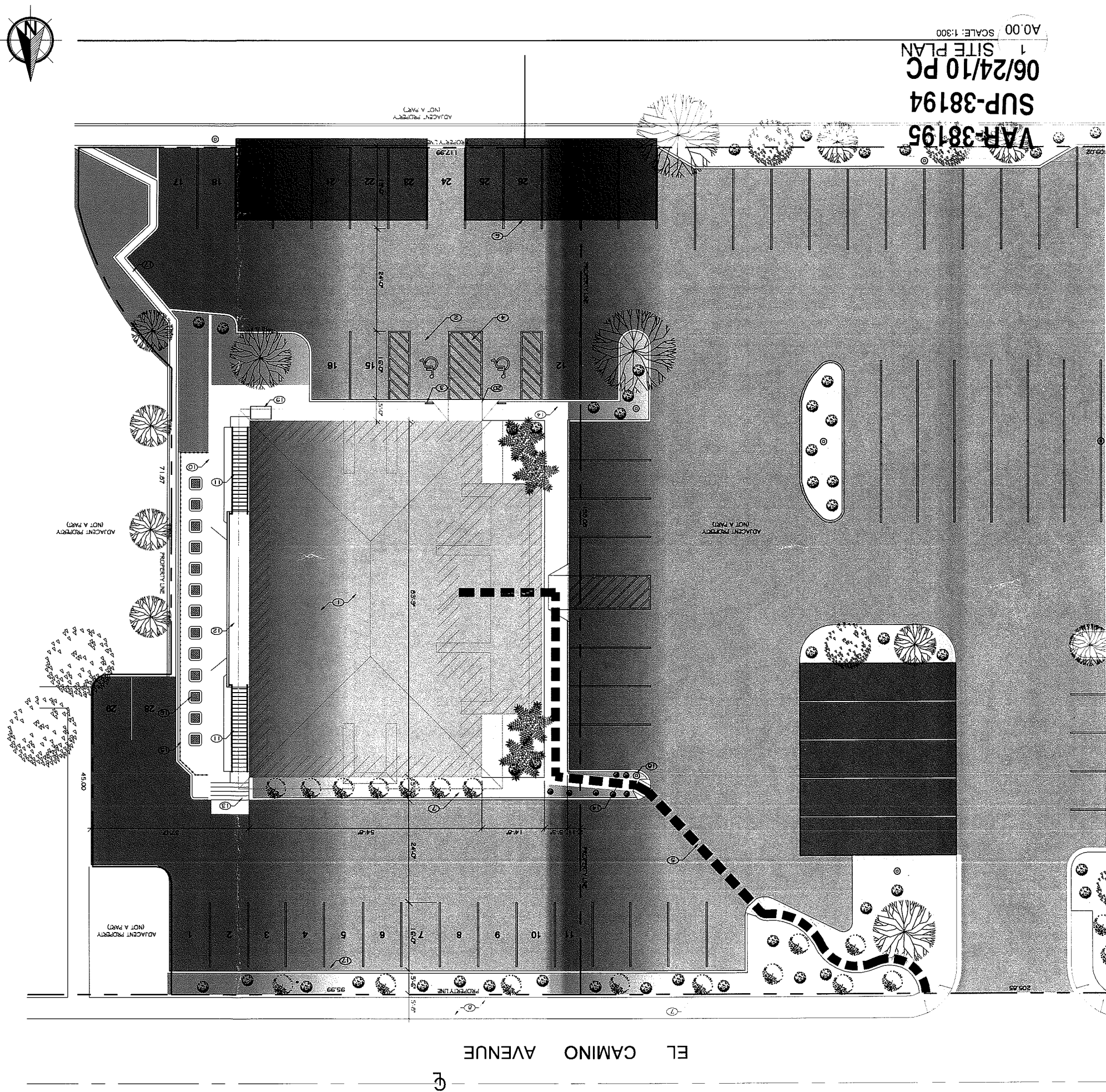
SHEET TITLE: **SITE PLAN**

DELTA	REVISION	DATE

SHEET INFORMATION:

PROJECT NUMBER: 10-004
DRAWN BY: DYLAN YORKE
LAST MODIFIED: MARCH 16, 2010
SCALE: 1:300

SHEET NUMBER:
A0.00



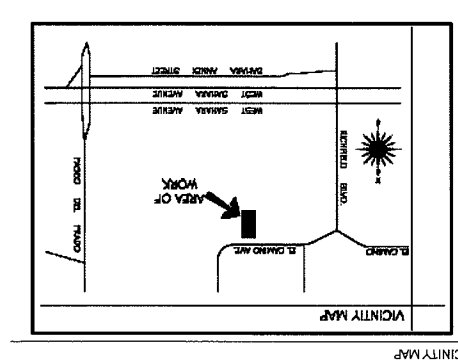
VAR-38195
SUP-38194
06/24/10 PC
1 SITE PLAN
A0.00 SCALE: 1:300

KEYNOTES	EXISTING TWO-STORY OFFICE
1	PROPOSED HANDICAP PARKING STALL
2	PROPOSED HANDICAP PARKING SIGN
3	PROPOSED HANDICAP STRIPING
4	EXISTING ACCESS PATH OF TRAVEL TO PUBLIC WAY
5	EXISTING OVERHEAD PARKING CANOPY
6	EXISTING LANDSCAPE
7	EXISTING SIDEWALK
8	EXISTING STANDARD PARKING
9	EXISTING CMU WALL
10	EXISTING EXTERIOR STAIR CASE
11	EXISTING WALKWAY ON SECOND FLOOR
12	EXISTING CONCRETE STEPS
13	EXISTING WALKWAY
14	EXISTING WROUGHT IRON FENCE
15	EXISTING AIR CONDITION UNIT
16	EXISTING GUTTER
17	EXISTING LIGHT POLE
18	EXISTING ELECTRICAL PANEL
19	PROPOSED ADA ACCESSIBLE RAMP

PARKING CALCULATIONS (PER TITLE 19.04-TABLE 19.10)	OCCUPANCY BREAKDOWN:
MEDICAL OFFICE: 1:200 = 2,000 SF / 1:1.75 THERE AFTER	MEDICAL OFFICE: 1:200 = 2,000 SF / 1:1.75 THERE AFTER
CLINICAL OFFICE: 1:200 = 2,000 SF / 1:1.75 THERE AFTER	CLINICAL OFFICE: 1:200 = 2,000 SF / 1:1.75 THERE AFTER
MASSAGE ROOM: 2 SPACES PER MASSAGE ROOM	MASSAGE ROOM: 2 SPACES PER MASSAGE ROOM
TOTAL LIVABLE SQUARE FOOTAGE PER ROOM:	TOTAL LIVABLE SQUARE FOOTAGE PER ROOM:
MEDICAL OFFICE (1ST FLOOR): 4,004 SF =	MEDICAL OFFICE (1ST FLOOR): 4,004 SF =
CLINICAL OFFICE (2ND FLOOR): 3,524 SF =	CLINICAL OFFICE (2ND FLOOR): 3,524 SF =
MASSAGE ROOM (2ND FLOOR): 3 ROOMS	MASSAGE ROOM (2ND FLOOR): 3 ROOMS
STANDARD: 41 SPACES	STANDARD: 41 SPACES
HANDICAP: 02 SPACES	HANDICAP: 02 SPACES
TOTAL: 43 SPACES	TOTAL: 43 SPACES
STANDARD: 27 SPACES	STANDARD: 27 SPACES
HANDICAP: 02 SPACES	HANDICAP: 02 SPACES
TOTAL: 29 SPACES	TOTAL: 29 SPACES

BUILDING CODE DATA	ADJACENT OCCUPANCY:
ADJACENT OCCUPANCY: 162-05-601-011	ADJACENT OCCUPANCY: 162-05-601-011
JURISDICTION: CITY OF LAS VEGAS	JURISDICTION: CITY OF LAS VEGAS
ZONING: C-1	ZONING: C-1
LOT ACRES: 0.47	LOT ACRES: 0.47
1ST FLOOR: 4,430 SF	1ST FLOOR: 4,430 SF
2ND FLOOR: 4,430 SF	2ND FLOOR: 4,430 SF
TOTAL: 8,860 SF	TOTAL: 8,860 SF
LOT COVERAGE: 21%	LOT COVERAGE: 21%

BUILDING CALCULATIONS (PER TITLE 19.04-TABLE 19.10)	OCCUPANCY BREAKDOWN:
MEDICAL OFFICE: 1:200 = 2,000 SF / 1:1.75 THERE AFTER	MEDICAL OFFICE: 1:200 = 2,000 SF / 1:1.75 THERE AFTER
CLINICAL OFFICE: 1:200 = 2,000 SF / 1:1.75 THERE AFTER	CLINICAL OFFICE: 1:200 = 2,000 SF / 1:1.75 THERE AFTER
MASSAGE ROOM: 2 SPACES PER MASSAGE ROOM	MASSAGE ROOM: 2 SPACES PER MASSAGE ROOM
TOTAL LIVABLE SQUARE FOOTAGE PER ROOM:	TOTAL LIVABLE SQUARE FOOTAGE PER ROOM:
MEDICAL OFFICE (1ST FLOOR): 4,004 SF =	MEDICAL OFFICE (1ST FLOOR): 4,004 SF =
CLINICAL OFFICE (2ND FLOOR): 3,524 SF =	CLINICAL OFFICE (2ND FLOOR): 3,524 SF =
MASSAGE ROOM (2ND FLOOR): 3 ROOMS	MASSAGE ROOM (2ND FLOOR): 3 ROOMS
STANDARD: 41 SPACES	STANDARD: 41 SPACES
HANDICAP: 02 SPACES	HANDICAP: 02 SPACES
TOTAL: 43 SPACES	TOTAL: 43 SPACES
STANDARD: 27 SPACES	STANDARD: 27 SPACES
HANDICAP: 02 SPACES	HANDICAP: 02 SPACES
TOTAL: 29 SPACES	TOTAL: 29 SPACES



DESIGNER:

STREAMLINE

Design Solutions

6011 Maple Park Street

Las Vegas, NV 89131

PHONE: 702-416-0795

FAX: 702-522-0652

EMAIL: info@streamlineconcepts.com

PREPARED FOR:

Kozmary Center

for Pain Management

Experience • Compassion • Results

PROJECT:

KOZMARY CENTER FOR

PAIN MANAGEMENT

2851 EL CAMINO AVENUE SUITE 101

LAS VEGAS, NEVADA 89102

PHONE: 702-380-3210

SHEET TITLE:

SITE PLAN

SHEET INFORMATION:

DELTA	REVISION	DATE

DRAWN BY: DYLAN YORKE

LAST MODIFIED: MARCH 16, 2010

SCALE: 1:300

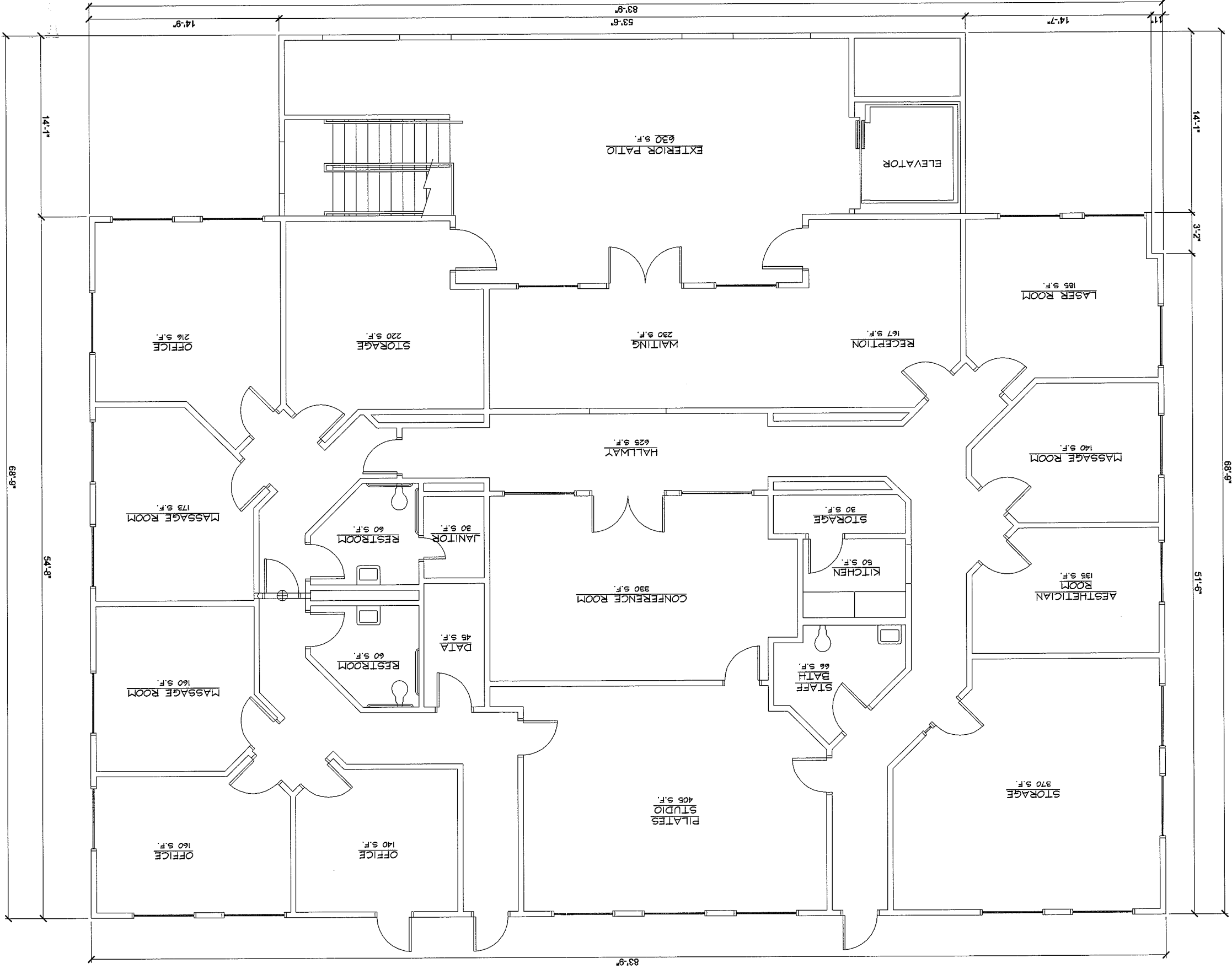
SHEET NUMBER:

A0.00

VAR-38195, SUP-38194

(SITE PLAN)

STAMPED S-5-10



1
A1.01
SCALE: 1/8" = 1'-0"
SECOND FLOOR PLAN



MAY 05 2010

A1.01

SHEET NUMBER:

SHEET INFORMATION:

PROJECT NUMBER: 10-004

DRAWN BY: DYLAN YORKE

LAST MODIFIED: MARCH 16, 2010

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

DELTA	REVISION	DATE

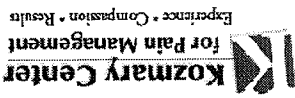
PROJECT:

KOZMARY CENTER FOR PAIN MANAGEMENT
2851 EL CAMINO AVENUE SUITE 101
LAS VEGAS, NEVADA 89102
PHONE: 702-380-3210

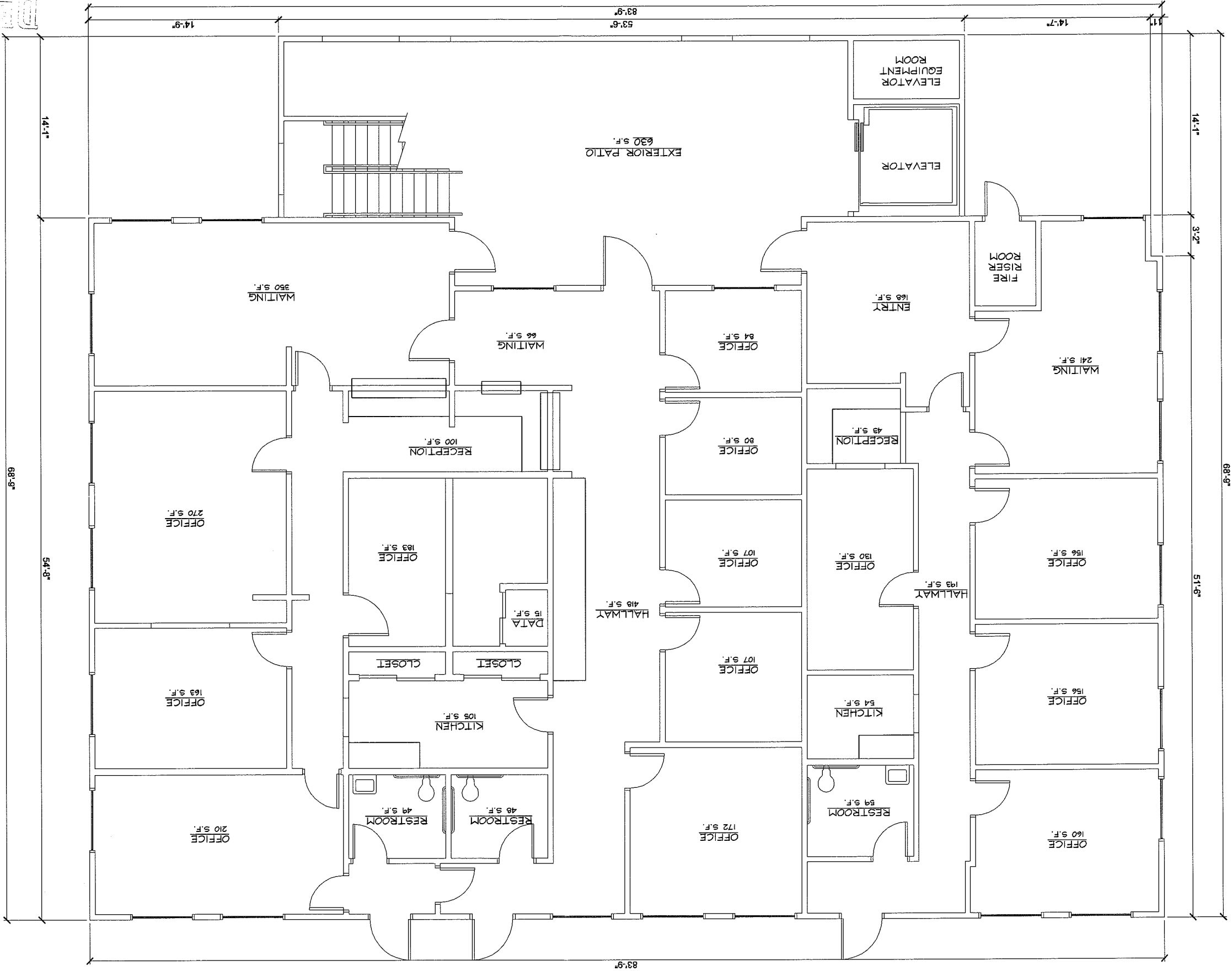
SHEET TITLE:

SECOND FLOOR PLAN

PREPARED FOR:



DESIGNER:
STREAMLINE Streamline Concepts
Design Solutions
8011 Maple Park Street
Las Vegas, NV 89131
PHN: 702-416-0795
FAX: 702-522-0652
EMAIL: info@streamline.com



1
A1.00
SCALE: 1/8" = 1'-0"
FIRST FLOOR PLAN



MAY 05 2010

SHEET NUMBER:

A1.00

SHEET INFORMATION:

PROJECT NUMBER: 10-004

DRAWN BY: DYLAN YORKE

LAST MODIFIED: MARCH 16, 2010

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

DELTA REVISION

DATE

PROJECT:

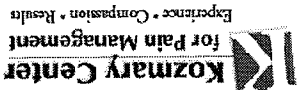
KOZMARY CENTER FOR
PAIN MANAGEMENT

2851 EL CAMINO AVENUE SUITE 101
LAS VEGAS, NEVADA 89102
PHONE: 702-380-3210

SHEET TITLE:

FIRST FLOOR PLAN

PREPARED FOR:



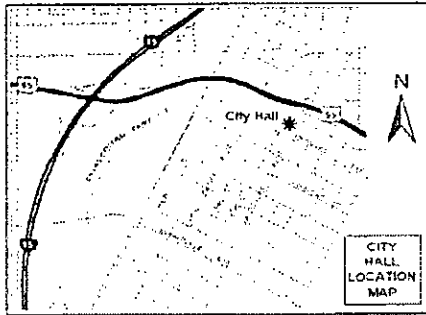
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DESIGNER:
Streamline Concepts
Design Solutions
8011 Maple Park Street
Las Vegas, NV 89131
PHONE: 702-416-0795
FAX: 702-522-0652
EMAIL: info@slcd.com

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-38195 & SUP-38194

Planning Commission Meeting of 6/24/2010

16208510002
GEVORKIAN GRIGOR & AGHAVNI
8609 LAKERIDGE CIR
LAS VEGAS NV 89117-5828

Case: VAR-38195

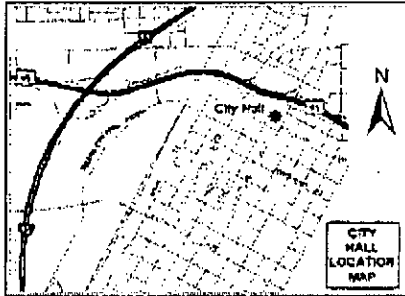
RECEIVED

JUN 24 2010

Submitted after final agenda	
Date	Item 23-24 P

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

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I SUPPORT
 this Request



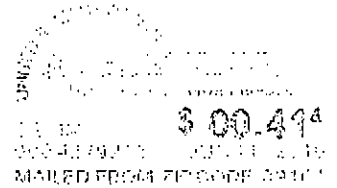
I OPPOSE
 this Request

Please use available blank space on card for your comments.

VAR-38195 & SUP-38194

Planning Commission Meeting of 6/24/2010

PRESORTED
 FIRST CLASS



16208511013
 BURNS JUDITH T TRUST
 2804 ALCOA AVE
 LAS VEGAS NV 89102-6023

Case: VAR-38195

06/14/2010 13:45

06/14/2010 13:45

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JUN 14 2010

23-24
 P

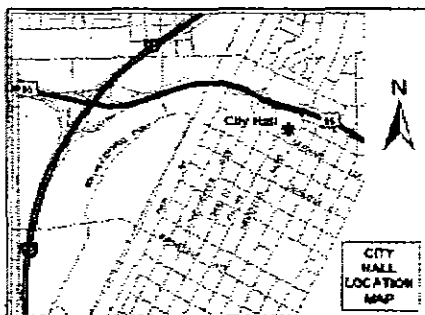
Jun. 14 2010 01:47PM P1

FAX NO. : 7028715924

FROM : TIMON S. GREENE

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

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Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

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VAR-38195 & SUP-38194

Planning Commission Meeting of 6/24/2010

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02 1M
0604279218 JUN 11 2010
MAILED FROM ZIP CODE 89101

\$ 00.414

16205415027
GREENE TIMON S
3022 EL CAMINO AVE #27
LAS VEGAS NV 89102-4055

Case: VAR-38195

JUN 14 2010

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0604279218

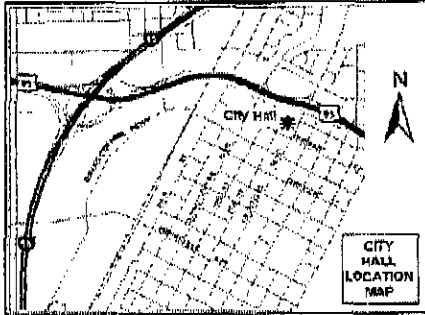


23-24
p

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

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VAR-38195 & SUP-38194

Planning Commission Meeting of 6/24/2010

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UNITED STATES POSTAGE

02 1M

0004279218

MAILED FROM ZIP CODE 89101

\$ 00.41⁴

JUN 11 2010

We do Not Need
another massage parlour
in this area.

16208511034

Case: VAR-38195

CLINE RACHAEL A LIVING TRUST
3308 CALLE DEL TORRE
LAS VEGAS NV 89102-3906

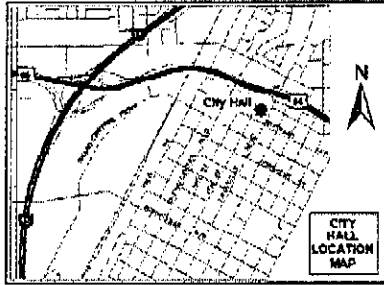
RECEIVED

JUN 14 2010

23-24
P

City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
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☐ I SUPPORT
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☒ I OPPOSE
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VAR-38195 & SUP-38194

Planning Commission Meeting of 6/24/2010

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UNITED STATES POSTAGE
 02 1M \$ 00.414
 0004279218 JUN 11 2010
 MAILED FROM ZIP CODE 89101

We have policies & regulations for a reason. Good reasons might support a variance. I see no justifiable reason to reduce the distance between a "massage" business and residential or to reduce parking.

Case: VAR-38195

16205310017
 TYRE R & C LIVING TRUST
 2777 PARADISE RD #3502
 LAS VEGAS NV 89109-0403

06/15/2010 07:37

0004279218

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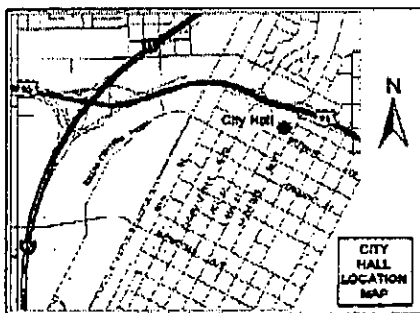
JUN 11

23-24
P

23-24
p

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

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I SUPPORT
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Please use available blank space on card for your comments.

VAR-38195 & SUP-38194

Planning Commission Meeting of 6/24/2010

Leonard Bailes

310-445-4300

06/20/11 90043

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UNITED STATES POSTAGE
 PITNEY BOWES

02 1M

0004279218

\$ 00.414

JUN 11 2010

MAILED FROM ZIP CODE 89101

*I own the adjacent bldg @ 2901
 El Camino, and if the variance
 is allowed the congestion in and
 out of parking lot that is in
 conjunction with my parking
 would greatly increase. He will
 have people than 26, therefore.*

16205801010

Case: VAR-38195

BAILES FAMILY TRUST ETAL

%BAILES & ASSOC

11911 SAN VICENTE BLVD #325

LOS ANGELES CA 90049-6611

*Creates congestion and since there
 is no barrier I will be forced to
 slow cars of his patients. He needs
 more parking to accommodate patients.*

RECEIVED

JUN 14 2010

23-24
p

NO

no

no



no no!!
no no!!
omments.

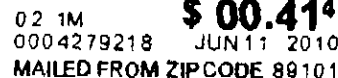
☒

this Request

VAR-38195 & SUP-38194

no, no, no, no no

DATE RECEIVED: 1 APR 1964



Are you nuts?
NO/

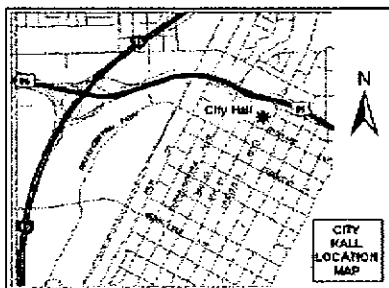
Case: VAR-38195

JUN 14 2010

23-24P

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-38195 & SUP-38194

Planning Commission Meeting of 6/24/2010

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UNITED STATES POSTAGE
 02 1M \$00.414
 0004279218 JUN 11 2010
 MAILED FROM ZIP CODE 89101

XX LAS VEGAS NV 890 06-12-10

16205413007
 FEINER ELIANE
 224 SAYRE DR
 PRINCETON NJ 08540-5952

Case: VAR-38195

Submitted after final agenda
Date
Item 13-24

JUN 18 2010

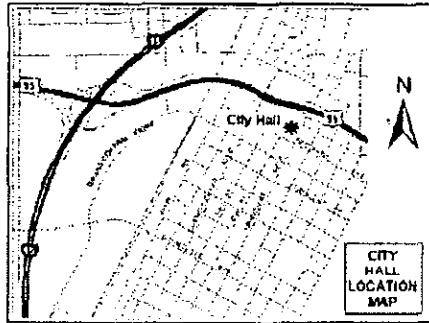
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0004279218 1 0004279218



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

Return Service Requested
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I SUPPORT
 this Request



I OPPOSE
 this Request

Please use available blank space on card for your comments.

VAR-38195 & SUP-38194

Planning Commission Meeting of 6/24/2010

Case: VAR-38195

16205415035
 BARTON H KEITH
 3054 EL CAMINO AVE
 LAS VEGAS NV 89102-4037

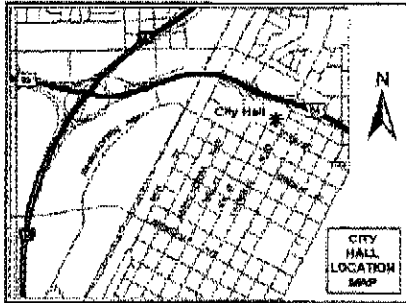
RECEIVED

RECEIVED
 JUN 17 2010

Submitted after final agenda
Date
Item 13-24

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

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Official Notice of Public Hearing



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UNITED STATES POSTAGE
 02 1M \$ 00.414
 0004279218 JUN 11 2010
 MAILED FROM ZIP CODE 89101

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I SUPPORT
 this Request



I OPPOSE
 this Request

Please use available blank space on card for your comments.

VAR-38195 & SUP-38194

Planning Commission Meeting of 6/24/2010

16208111009
 LEA JAMES B & JOY J
 11001 PINE KNOLLS CT
 LAS VEGAS NV 89144-1652

Case: VAR-38195

06/21/2010 13:25

0004279218

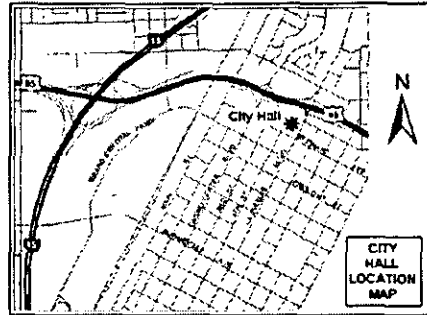
RECEIVED

JUN 21 2010

Submitted after final agenda	
Date	Item 23-24 P

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-38195 & SUP-38194

Planning Commission Meeting of 6/24/2010

Leonard Bailes
310-445-4300

BAILES 90049 11 0400

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
Eagle
FITNEY BOWES
02 1M \$ 00.414
0004279218 JUN 11 2010
MAILED FROM ZIP CODE 89101

*I own the adjacent bldg @ 2901
El Camino, and if the variance
is allowed the congestion in and
out of parking lot that is in
conjunction with my parking
would greatly increase. He will
have people than 26, therefore*

Case: VAR-38195

16205801010
BAILES FAMILY TRUST ETAL
%BAILES & ASSOC
11911 SAN VICENTE BLVD #325
LOS ANGELES CA 90049-6611

RECEIVED
JUN 17 2010

*create congestion and since there
is no barrier I will be forced to
lose cars of his patients. He needs
more parking to accomodate patients.*

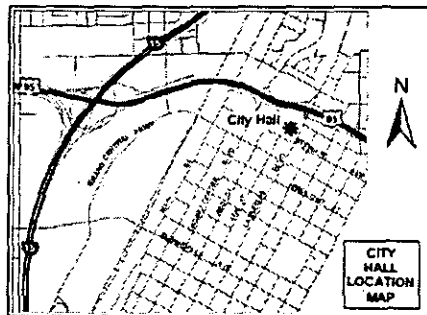
Date

Submitted after final agenda

Item 13-24

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-38195 & SUP-38194

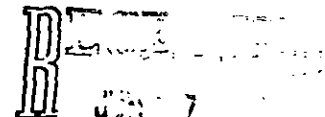
Planning Commission Meeting of 6/24/2010

PRESORTED
FIRST CLASS



02 1M
0004279218 JUN 11 2010
MAILED FROM ZIP CODE 89101

\$ 00.414



16208511013
BURNS JUDITH T TRUST
2804 ALCOA AVE
LAS VEGAS NV 89102-6023

Case: VAR-38195

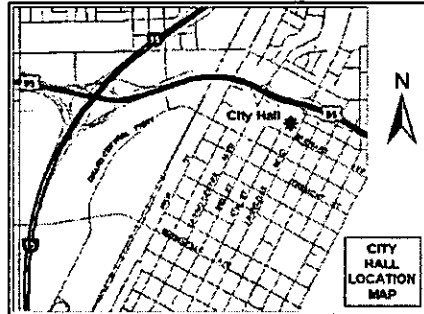
06/24/2010 10:10



Submitted after final agenda
Date
Item 13-34
P

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-38195 & SUP-38194

Planning Commission Meeting of 6/24/2010

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
MINEY BOWLES
02 1M \$ 00.414
0004279218 JUN 11 2010
MAILED FROM ZIP CODE 89101

LAS VEGAS NV 890 06-12-10

RECEIVED
10 JUN 21 PM 4:16
PLANNING AND
DEVELOPMENT
Case VAR-38195

16208104008
ROSS & ROSS L L
2488 OLD CASH RD
CHERAW SC 29520-5729

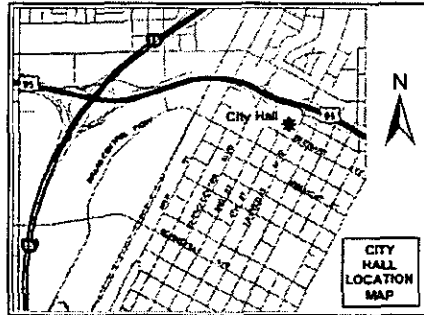
DAVID L. 29520



Submitted after final agenda
Date
Item 13-24

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-38195 & SUP-38194

Planning Commission Meeting of 6/24/2010

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
02 1M \$ 00.41⁴
0004279218 JUN 11 2010
MAILED FROM ZIP CODE 89101
PITNEY BOWES

RECEIVED
10 JUN 21 PM 4:13
PLANNING AND
DEVELOPMENT
Case: VAR-38195

16205416001
FAUST SUZANNE
2301 CALLE DE NUEVO
LAS VEGAS NV 89102-4039

DAVID L. BISHOP



Submitted after final agenda
Date
Item 13-24
A



CHARLESTON NEIGHBORHOOD PRESERVATION

"Doing things today that will improve tomorrow"

Phone/Fax: 702-877-2438

DATE: June 21, 2010

TO: CLV PLANNING COMMISSIONERS!

FROM: Charleston Neighborhood Preservation

RE: Selected items from June 24, 2010 CLV Planning Commission Agenda

We understand that all LV Planning Commission actions may set a precedent for any and all actions within our City of Las Vegas, Nevada boundaries, therefore imposing a direct impact upon ALL wards.

#24. SUP-38194 related to VAR-38 - We ask that NO be the vote on this SUP because of the THREE waivers:

- 1) the 340 ft. distance from a residential zone where residents are assured of a 400 ft. distance,
- 2) the 638 ft. variance from code in the distance required from an existing massage establishment, AND
- 3) the 20 ft. variance requested from the required distance of 80 ft from access to the site!

We know these measurements were not arbitrarily established for the protection of residents as well as the business person and ask that we respect them.

#28. SUP-38137 - NO is the vote we request for this business in this location because of the permanent effect such waivers have throughout the city. Does money override code and ordinances? Can a homebuyer trust such?

- 1) The 140 ft. waiver in separation distance from residential use is good governing?
- 2) the 180 ft. waiver from a Financial Institution surely is a detriment to the established business, AND
- 3) the 600 ft variance in the required square feet of floor area will forever, within our city boundaries, encourage even smaller, 'hole in the wall' Financial Institutions.

With both #24 and #28, the door is open for 4 plus waivers which certainly is lowering the standards of the "WORLD CLASS" image mentioned as a quality for our city.

Appreciating your challenging position,

June Ingram, President

and BOARD

*June
CNP*

RECEIVED
JUN 22 AM 8:22
PLANNING AND
DEVELOPMENT

Submitted after final agenda

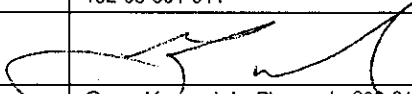
Date

Item

24

BOARD & ADVISORY MEMBERS

Dennis Ardine-Vicki Arnold-Dick Bratton-Erna Clark-Juanita Clark-Miriam Ben-Danielle Henslip-Rose Honrath-June Ingram-Rick Johnson-Jolanta Krol-Rod & Betty Larsen- Geno & Pearl Leonardo-Flo Montalvo-Dorothy Orr-Jim Seward-Pamela Stancliffe-Tim Volz-Marcus Gobel-Ginger Norton-Denise Reitz-Layne Rushforth-Jeanine Sweany-Julia Wham-Jean Withers-Others

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: (Owner: ☒ Applicant: ☒ Representative: ☒)			
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 BW): 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 BW): 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 BW): 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 BW): 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:	La Jolla Plaza II, LLC			Application Type:	Variance
Representative:	Dylan Yorke			Application Purpose:	Parking Variance
APN:	162-05-801-011			Site Location:	2851 El Camino Avenue
Planner's Signature:				Pre-App. Meeting Date:	04/29/10
Planner:				Greg Kapovich, Planner I - 229-6137 Steve Gebeke, Planning Supervisor - 229-5410	Earliest Submittal Deadline:
				Earliest PC / CC Meeting Dates:	06/24/10 PC 07/21/10 CC



CITY OF LAS VEGAS

- ☒ **Meeting**
☐ **Conversation Record**
☐ **Telephone**

Page: 1 of 1
Date: 04/29/10
Time: 3:00 p.m.

Project Name: 2851 El Camino Avenue, Massage Establishment

Conversation between CLV P&D Representative: Greg Kapovich, Planner I (229-6137 Office / 385-7268 Fax / gkapovich@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Greg Kapovich	Planning & Development	229-6137		
2. Steve Gebeke	Planning & Development	229-5410		
3.				
4.				
5.				
6.				
7.	CLV - PW - Dev Co	229-6578	474-7599	
8.	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11.	CLV - Fire and Rescue	229-0366	229-0124	
12.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

Is this project intended to meet the City of Las Vegas Green Building Rebate Program? ☐ YES ☒ NO
Please refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives.

The following Special Area/Master Plan(s)/Overlay District(s) apply to the project site: N/A

Meeting Notes:

1. The applicant is currently operating a Medical Firm use, Clinic use, Beauty Supply Sales use, and Massage Accessory use and would like to expand the Massage Accessory to Massage Establishment.
2. A Massage Establishment requires a Special Use Permit within the C-1 (Limited Commercial) zoning district.
3. The use must be located on a secondary thoroughfare or larger. The site is accessed from El Camino Avenue which is classified as a 60-Foot Right-of-Way. A secondary thoroughfare is classified as an 80-Foot wide right-of-way by the Master Plan of Streets and Highways. A Waiver will be required to address this issue.
4. The proposed use must be a minimum distance of 400 feet from any parcel zoned for a residential use. There are apartments/condos located 60 feet away to the north. A waiver will be required to address this issue.
5. The proposed use must be a minimum distance of 1000 feet from another massage establishment use. There is an existing use at 2800 W. Sahara Avenue. A Waiver will be required to address this issue.
6. The hours of operation shall be limited to between 8am and 9pm. Please revise the justification letter to include hours of operation.
7. Please include a parking analysis on the site plan. The analysis is required to illustrate all of the existing uses plus the proposed massage establishment. A massage establishment is required to provide two parking spaces for every massage room with a minimum of six spaces required. A Clinic is required to provide one parking space for every 200 square feet of gross floor area up to 2,000 SF then one space for every 250 SF after 2,000. A Medical Office is required to provide one space for every 200 SF. A Office, other than listed is required to provide one space for every 300 square feet.
8. Provide a revised floor plan for both the first floor and second floor. Show the total square footage for each use.

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:

In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

-- Please return a copy of this form with the original Pre-Application Submittal Checklist --

Complete Submittal Packets MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date, no exceptions



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

August 19, 2010

Dr. Steven Kozmary
LaJolla Plaza II, LLC
2851 El Camino Avenue
Las Vegas, Nevada 89102

RE: VAR-38195 - VARIANCE
CITY COUNCIL MEETING OF AUGUST 18, 2010
RELATED TO SUP-38194

Dear Dr. Kozmary:

The City Council at a regular meeting held August 18, 2010 APPROVED the request for a Variance TO ALLOW 26 PARKING SPACES WHERE 45 PARKING SPACES ARE REQUIRED at 2851 El Camino Avenue (APN 162-05-801-011), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 19, 2010. This approval is subject to:

Planning and Development

1. Striping shall be painted within six months and maintained thereafter.
2. Approval of and conformance to the conditions for Special Use Permit (SUP-38194) if approved.
3. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. These Conditions of Approval shall be affixed to the cover sheet of the 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,

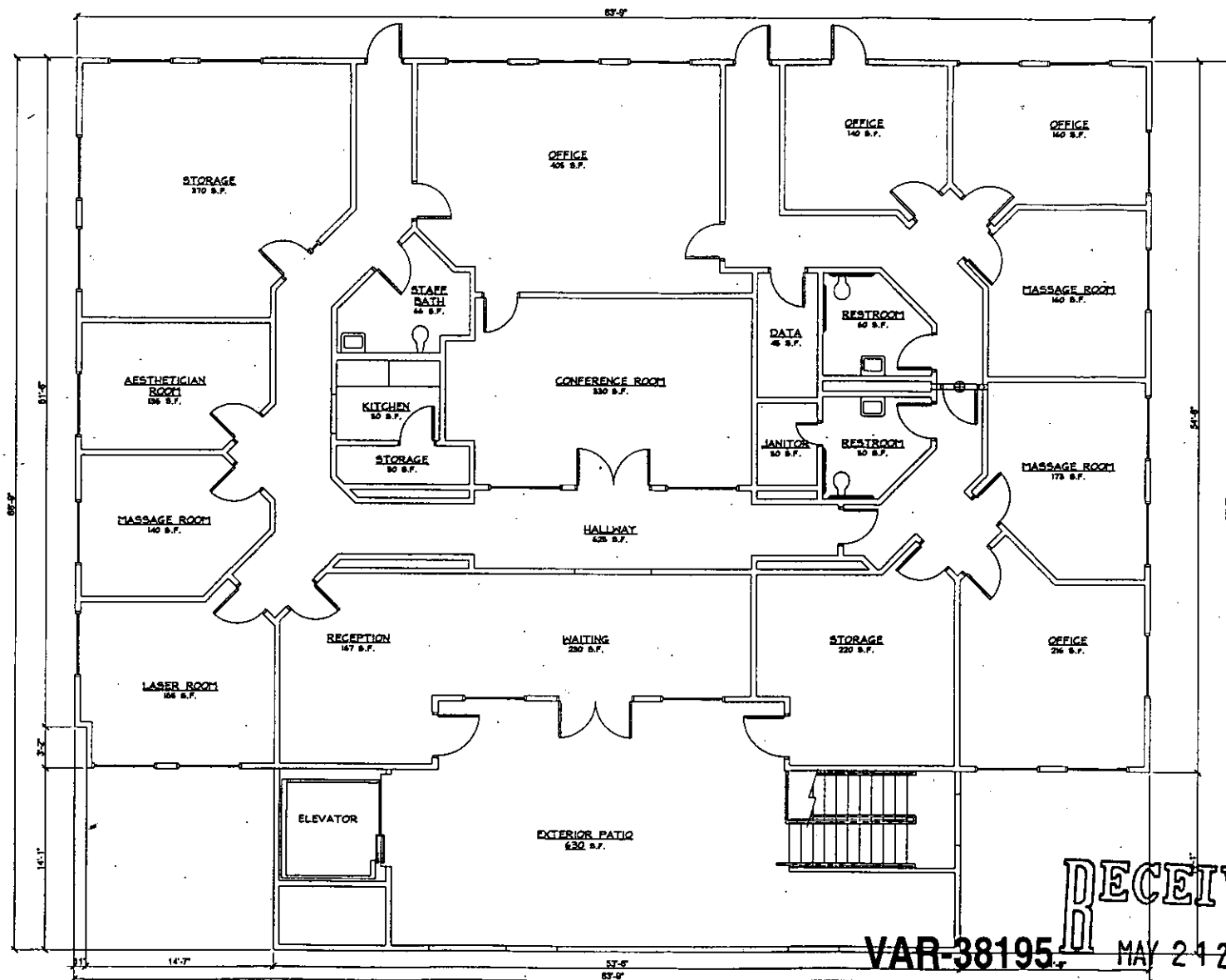
A handwritten signature in cursive script, reading "Angela Crolli".

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

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



1 SECOND FLOOR PLAN
A1.01 SCALE: 1/8" = 1'-0"

VAR-38195
SUP-38194
REVISED

RECEIVED
MAY 24 2010

DESIGNER:
STREAMLINE **Streamline Concepts**
Design Solutions
800 Maple Park, Suite
Las Vegas, NV 89101
Phone: 702-464-0748
Fax: 702-422-0462
Email: info@streamline.com

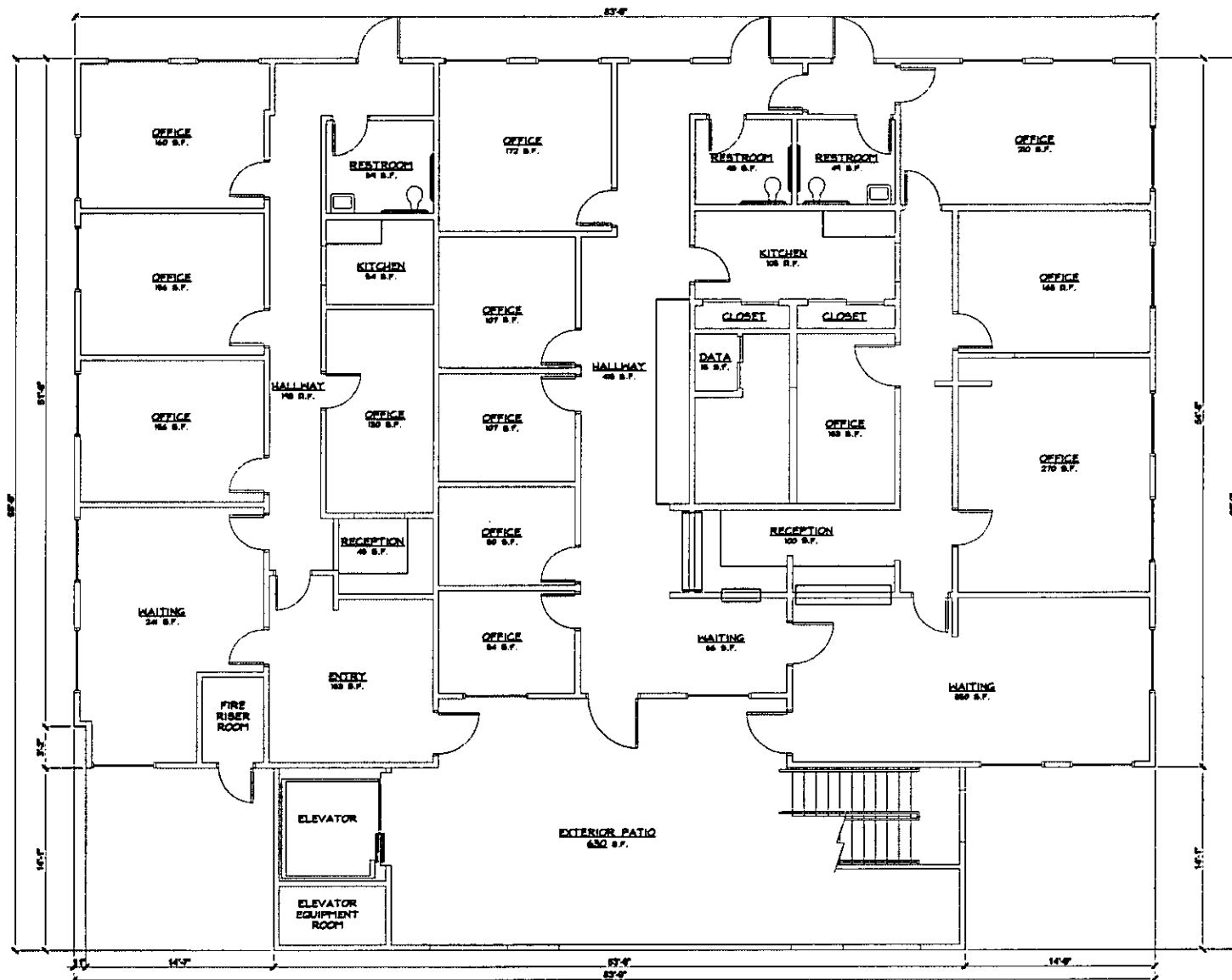
PREPARED FOR:
Kozmary Center
for Pain Management
Experience • Compassion • Results

PROJECT: **KOZMARY CENTER FOR PAIN MANAGEMENT**
2851 EL CAMINO AVENUE SUITE 101
LAS VEGAS, NEVADA 89102
PHONE: 702-380-3210
SHEET TITLE: **SECOND FLOOR PLAN**

DELTA	REVISION	DATE

SHEET INFORMATION:
PROJECT NUMBER: 10-004
DRAWN BY: DYLAN TORKE
LAST MODIFIED: MARCH 18, 2009
SCALE: 1/8" = 1'-0"

SHEET NUMBER:
A1.01



1 FIRST FLOOR PLAN
A1.00 SCALE: 1/8" = 1'-0"

RECEIVED
MAY 05 2005

VAR-38195
SUP-38194

DESIGNER:
STREARLINE *Secretline Concepts*
Design Services
8011 Maple Park Street
Las Vegas, NV 89151
PHONE: 702-440-0796
FAX: 702-422-0443
EMAIL: info@secretline.com

PREPARED FOR:

Kozmary Center
for Pain Management
Experience • Compassion • Results

PROJECT: **KOZMARY CENTER FOR PAIN MANAGEMENT**
2851 EL CAMINO AVENUE SUITE 101
LAS VEGAS, NEVADA 89102
PHONE: 702-380-3210

SHEET TITLE: **FIRST FLOOR PLAN**

DELTA	REVISION	DATE

SHEET INFORMATION:
PROJECT NUMBER: 10-054
DRAWN BY: DYLAN YORKE
LAST MODIFIED: MARCH 16, 2005
SCALE: 1/8" = 1'-0"

SHEET NUMBER:
A1.00

10/3

PARCELS 291
LABELS 268

Report of All Selected ParcelsCase Number: VAR-38195Printed On: Fri: May 21, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
		16205415000
		16205490001
3121 W SAHARA PARTNERSHIP	%LUNAN CORP 414 N ORLEANS #402 CHICAGO IL	16208104003
ABAO TIFFANY M	2717 MIRAFLORES AVE LAS VEGAS NV	16205812005
ABBATE MARIA	3013 ALCOA AVE LAS VEGAS NV	16208111019
ADDUCCI LINDA G	2716 ALCOA AVE LAS VEGAS NV	16208511018
ALEGRIA MICHAEL L	3044 EL CAMINO AVE LAS VEGAS NV	16205415017
ALEGRIA MICHAEL L	2716 BURTON AVE LAS VEGAS NV	16205415010
ALSPACH DANIEL L IRA ETAL	2700 W SAHARA AVE #300 LAS VEGAS NV	16208511011
AMBRE RICHARD V III	3066 EL CAMINO AVE LAS VEGAS NV	16205415012
AMBRE RICHARD V III & CYNTHIA L	3068 EL CAMINO AVE LAS VEGAS NV	16205415011
ANDERSEN JOHN M	3026 EL CAMINO AVE LAS VEGAS NV	16205415044
ANDERSON ROGER	P O BOX 36069 LAS VEGAS NV	16205714010
AUTRY BRYON L & CYNTHIA L	5871 SHEILA AVE LAS VEGAS NV	16208511005
AXELROD TODD MICHAEL	3601 W SAHARA AVE #207 LAS VEGAS NV	16205416019
AYALA DAVID J	2017 CALLE DE ESPANA LAS VEGAS NV	16205312029
B PLAZA L L C	%GATSKI COMMERCIAL 4755 DEAN MARTIN DR LAS VEGAS NV	16205801004
B W NEVADA HOLDINGS L L C	2700 W SAHARA AVE LAS VEGAS NV	16205801013
BAILES FAMILY TRUST ETAL	%BAILES & ASSOC 11911 SAN VICENTE BLVD #325 LOS ANGELES CA	16205801010
BANK NEW YORK MELLON TRS	%RECONTRUST CO 400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	16208111011
BANK WEST	%CONTROLLERS DEPT TAX SECTION 1450 TREAT BLVD M/S:NC-TRE-02-G WALNUT CREEK CA	16205816005
BANK WEST NEVADA	%J WALLIS 2700 W SAHARA AVE 4TH FLOOR LAS VEGAS NV	16205801012
BARBEE FORREST L & LISA	3017 PLAZA DE MONTE LAS VEGAS NV	16205317016
BARTON H KEITH	3054 EL CAMINO AVE LAS VEGAS NV	16205415035
BASH DAVID S	2313 PLAZA DEL GRANDE LAS VEGAS NV	16205413005
BAUTISTA ABRAHAM D & EVELYN L	3012 ALCOA AVE LAS VEGAS NV	16208111012
BEEBE MICHAEL C & MARIA I	6400B BULLRING LN LAS VEGAS NV	16205415023
BELIVEAU NORMAN E & THERESA	2628 LOURDES AVE LAS VEGAS NV	16205815027
BELLANGER HAROLD & J FAM TR	2729 MIRAFLORES AVE LAS VEGAS NV	16205812008
BIANCANIELLO BENITO JR	2620 LOURDES AVE LAS VEGAS NV	16205815029
BLAKE DARLA KAI LIVING TRUST	2308 PLAZA DEL GRANDE LAS VEGAS NV	16205413022
BLAUSCHILD DOREEN J	13914 BORA BORA WY #102D MARINA DEL REY CA	16205713013

Report of All Selected Parcels**Case Number:** VAR-38195**Printed On:** Fri: May 21, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
BLUT JEROME L & ARLENE	2409 PLAZA DEL GRANDE LAS VEGAS NV	16205413010
BRADY DONALD R	2101 PLAZA DEL DIOS LAS VEGAS NV	16205416003
BREES FAMILY TRUST	5820 RED ROCK ST LAS VEGAS NV	16205815028
BRENNAN TIMOTHY JOHN	2100 PLAZA DE LA CANDELA LAS VEGAS NV	16205317014
BRYAN SARA	2117 PLAZA DE LA CANDELLA LAS VEGAS NV	16205713011
BUCHANAN D & KOFKIN 1990 LIV TR	1917 REALEZA CT LAS VEGAS NV	16205714008
BURNS JUDITH T TRUST	2804 ALCOA AVE LAS VEGAS NV	16208511013
C B PLAZA DE ROSA L L C	%C BLANCO 1420 WESTWIND RD LAS VEGAS NV	16205416030
CAPUTO LIVING TRUST	4521 EXPOSITION AVE LAS VEGAS NV	16208111017
CARR JASON F	2204 TARRASO WY LAS VEGAS NV	16205718013
CARRILLO DELIA	9290 MARLIA ST LAS VEGAS NV	16208511003
CHRISTY DUANE A	7633 CALM PASSAGE CT LAS VEGAS NV	16208111006
CLINE RACHAEL A LIVING TRUST	3308 CALLE DEL TORRE LAS VEGAS NV	16208511034
CLYNE RICHARD A	840 RANCHO CIR LAS VEGAS NV	16205317007
COHEN FAMILY TRUST	3012 PLAZA DE ROSA LAS VEGAS NV	16205416015
CORMANY DANIEL B	2113 PLAZA DE LA CANDELA LAS VEGAS NV	16205713010
COSANO ALEJANDRO	205 E HARMON AVE #401 LAS VEGAS NV	16205812001
CRAIG BARBARA	3078 EL CAMINO AVE LAS VEGAS NV	16205415006
CRIBARI LIVING TRUST	2321 CALLE DE NUEVO LAS VEGAS NV	16205416006
CRINCOLI MICHELE & STANLEY	2200 TARRASO WY LAS VEGAS NV	16205718012
CROWNOVER FAMILY TRUST	2213 PLAZA DEL PUERTO LAS VEGAS NV	16205414004
CUMMINGS FAMILY TRUST	3025 PLAZA DE ROSA LAS VEGAS NV	16205416025
CURRIER MICHAEL	3004 ALCOA AVE LAS VEGAS NV	16208111014
DAITCH BARBARA A	3064 EL CAMINO AVE LAS VEGAS NV	16205415013
DANCE FAMILY TRUST	3013 PLAZA DE ROSA LAS VEGAS NV	16205416022
DAVIS JAMES F	3040 EL CAMINO AVE LAS VEGAS NV	16205415019
DAVIS JIM	3014 EL CAMINO AVE LAS VEGAS NV	16205415031
DECASTROVERDE ORLANDO J & MARCA	2212 PLAZA DEL PUERTO LAS VEGAS NV	16205414003
DESERT PALM TRUST	2212 PLAZA DE LA CANDELA LAS VEGAS NV	16205414009
DIETER FAMILY TRUST	2736 SIDONIA AVE LAS VEGAS NV	16205718011
DIFIORE HILDA A	3080 EL CAMINO AVE LAS VEGAS NV	16205415005
DORSEY RICHARD	2820 ALCOA AVE LAS VEGAS NV	16208511009

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DOTTOR EVELYN	3004 EL CAMINO AVE LAS VEGAS NV	16205415024
DUMKE EDMUND W & CAROL B FAM TR	2416 PLAZA DEL GRANDE LAS VEGAS NV	16205413014
DUNNAM C & C 1990 LIV TR AGMT	2109 PLAZA DE LA CANDELA LAS VEGAS NV	16205713009
EAGLE TRUST	2301 PLAZA DEL GRANDE LAS VEGAS NV	16205413002
ELLIS JASON M	2220 TARRASO WY LAS VEGAS NV	16205812010
ELLIS JOHN H	2220 TARRASO WY LAS VEGAS NV	16205812009
ELLIS NANETTE	2721 MIRAFLORES AVE LAS VEGAS NV	16205812006
ENRIQUEZ GREGORY P TRUST	2712 SIDONIA AVE LAS VEGAS NV	16205718005
EUBANKS ALMA REVOCABLE TRUST	P O BOX 28044 LAS VEGAS NV	16205812023
EVANS 1976 TRUST	308 CALLE DE LAREDO LAS VEGAS NV	16205317006
EVANS CHARLES R	3028 CALLE DE LAREDO LAS VEGAS NV	16205415026
FAIR ALLAN COOPER	2800 ALCOA AVE LAS VEGAS NV	16208511014
FAUST SUZANNE	2301 CALLE DE NUEVO LAS VEGAS NV	16205416001
FEDERAL NATIONAL MORTGAGE ASSN	400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	16205812018
FEIKES JOANN TRUST	2401 PLAZA DEL GRANDE LAS VEGAS NV	16205413008
FEINER ELIANE	224 SAYRE DR PRINCETON NJ	16205413007
FERNANDEZ JOSEPH	2205 PASEO DEL PRADO AVE LAS VEGAS NV	16205812016
FERRERA JOSEPH & MARLY	3009 ALCOA AVE LAS VEGAS NV	16208111018
FINCH MAURINE G	2105 PLAZA DE LA CANDELA LAS VEGAS NV	16205713008
FLIPPIN ALFRED B FAMILY TRUST	3645 MOUNTCREST DR LAS VEGAS NV	16205415022
FOREMASTER KENNETH R & RAUNA	2816 ALCOA AVE LAS VEGAS NV	16208511010
FORRESTER PRENTICE & LANA M	2116 PLAZA DE LA CANDELA LAS VEGAS NV	16205317010
FRAGOLA VITO II	3082 EL CAMINO AVE LAS VEGAS NV	16205415004
FRANK BROOK & JULIE	3032 CALLE DE LAREDO LAS VEGAS NV	16205317005
FROST SCHYLER G & MARLENE J	3048 EL CAMINO AVE LAS VEGAS NV	16205415038
GALE MALCOLM	2720 SIDONIA ST LAS VEGAS NV	16205718007
GAMBLE WILLIAM F & BETTY FAM TR	3008 ALCOA AVE LAS VEGAS NV	16208111013
GARCIA BEATRIZ 2003 REVOCABLE TR	2728 SIDONIA AVE LAS VEGAS NV	16205718009
GARDBERG MARK J	3116 PLAZA DE ROSA LAS VEGAS NV	16205416008
GARDNER WILLIAM & MICHAELETTA	3021 PLAZA DE ROSA LAS VEGAS NV	16205416024
GEVORKIAN GRIGOR & AGHAVNI	8609 LAKERIDGE CIR LAS VEGAS NV	16208510002
GEVORKIAN GRIGOR & AGHAVNI	8609 LAKERIDGE CIR LAS VEGAS NV	16208510001

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GILE FAMILY TRUST	3013 WATERSIDE CIR LAS VEGAS NV	16205415015
GLICKEN FAMILY TRUST	2413 PLAZA DEL GRANDE LAS VEGAS NV	16205413011
GRATHWOHL HENRY L & DIANE	3062 EL CAMINO AVE LAS VEGAS NV	16205415014
GREENE TIMON S	3022 EL CAMINO AVE #27 LAS VEGAS NV	16205415027
GRUNDER HARLAND G	2701 SIDONIA AVE LAS VEGAS NV	16205812033
GUNDERSON ELMER M & LUPE	3113 CALLE DE EL CORTEZ LAS VEGAS NV	16205415007
HAAPALA REVOCABLE FAMILY TRUST	3020 PLAZA DE ROSA LAS VEGAS NV	16205416013
HAIGH TRUST	2613 LOURDES AVE LAS VEGAS NV	16205815023
HAMILTON TINA MARILYN	6 LA CROSSE CT HENDERSON NV	16205317003
HAN ADAM	2721 W SAHARA AVE LAS VEGAS NV	16208511016
HAN CRYSTAL MONICA K REV LIV TR	2728 MIRAFLORES AVE LAS VEGAS NV	16205812025
HAN GLORIA & JAMES	2625 LOURDES AVE LAS VEGAS NV	16205815026
HAN TOM	2721 W SAHARA AVE LAS VEGAS NV	16208511017
HAN TOM S	2721 W SAHARA AVE LAS VEGAS NV	16208501005
HARLIB TAMMIE S	2340 PASEO DEL LIADO #D307 LAS VEGAS NV	16205415030
HARRISON FRANCES A	3072 ELCAMINO LAS VEGAS NV	16205415009
HATH KRYLE BLAINE	3052 EL CAMINO AVE LAS VEGAS NV	16205415036
HENRY WILLIAM A & M M REV LIV TR	2732 SIDONIA AVE LAS VEGAS NV	16205718010
HERNANDEZ ESTEBAN	2525 RICHFIELD BLVD LAS VEGAS NV	16208510004
HESTAD ALFRED M	2433 E TROPICANA AVE #300 LAS VEGAS NV	16205413023
HO AMY	6577 KEYNOTE DR LAS VEGAS NV	16208111016
HOBART HOLLY H	P O BOX 82200 MOBILE AL	16205815024
HOGAN FAMILY LIVING TRUST	2208 PLAZA DE LA CANDELA LAS VEGAS NV	16205414008
HOLCOMB MILTON L	2728 ALCOA AVE LAS VEGAS NV	16208511015
HOLLANDER DIANA SUE	3018 EL CAMINO AVE LAS VEGAS NV	16205415029
IABONI MIRELLA	1001 ROSELAWN AVE LOFT 331 TORONTO ONTARIO CANADA M6B 4M4	16205812030
ILIOPULOS MARGARET J	2709 MIRAFLORES AVE LAS VEGAS NV	16205812003
JARECKI RICHARD WILHELM & CAROL	375 SOUTH END AVE #5F NEW YORK NY	16205713005
JENKINS E & S 1990 LIV TR AGMT	3010 EL CAMINO AVE LAS VEGAS NV	16205415021
JUNKINS FAMILY INTERVIVOS TRUST	3101 PLAZA DE ROSA LAS VEGAS NV	16205416026
K P PROPERTIES L L C	1040 E SAHARA AVE #202 LAS VEGAS NV	16208104007
K P PROPERTIES L L C	1040 E SAHARA AVE #202 LAS VEGAS NV	16208104005

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K P PROPERTIES L L C	1040 E SAHARA AVE #202 LAS VEGAS NV	16208104006
KADOICH STEPHEN & JANE FAM TRUST	2885 MANN ST LAS VEGAS NV	16205812029
KAKER FRANK	P O BOX 28518 LAS VEGAS NV	16205416016
KALTENBORN MARGARET F TRUST	8140 W SAHARA LAS VEGAS NV	16205413004
KATSAM L L C	%D BASFORD 6720 FORT DENT WY #230 SEATTLE WA	16205816006
KATZ JOEL E & IRIS B	3009 PLAZA DE ROSA LAS VEGAS NV	16205416021
KEETER BRADLEY A	3004 PLAZA DE ROSA LAS VEGAS NV	16205416017
KEETER BRADLEY A	3000 PLAZA DE ROSA LAS VEGAS NV	16205416018
KEHE DONALD W & ROWENA M	2808 CAMEO CIR LAS VEGAS NV	16205414005
KENT TRUST	2205 PLAZA DEL PUERTO LAS VEGAS NV	16205414006
KING FRANCISCO	3038 EL CAMIND AVE LAS VEGAS NV	16205415020
KRISIK SIBILLA	107 HIGHWOOD AVE #3 HIGHWOOD IL	16205810002
LA JOLLA PLAZA II L L C	2851 EL CAMINO AVE #101 LAS VEGAS NV	16205801011
LAIMON MARC	2704 MIRA FLORES AVE LAS VEGAS NV	16205812019
LANCES JENNIFER B	3121 PLAZA DE ROSA LAS VEGAS NV	16205416031
LANDBARON ULTRA TRUST	2412 PLAZA DEL GRANDE LAS VEGAS NV	16205413015
LANUZA LETTY C & EDILBERTO F	2809 ALCOA AVE LAS VEGAS NV	16208511031
LAPAN JOSEPH TRUST	2121 PLAZA DE LA CANDELA LAS VEGAS NV	16205713012
LAS VEGAS PIZZA L L C	1101 SUMMITVIEW AVE YAKIMA WA	16208104009
LEA JAMES B & JOY J	11001 PINE KNOLLS CT LAS VEGAS NV	16208111009
LEAD ENTERPRISES L L C	%L MILLER 10812 SLEEPY RIVER AVE LAS VEGAS NV	16208111020
LEE & WANG D V M INC	10158 E GARVEY AVE EL MONTE CA	16205415032
LEE FAMILY TRUST	2305 PLAZA DEL GRANDE LAS VEGAS NV	16205413003
LEEMON PHILMORE A & JUDITH	2712 MIRAFLORES AVE LAS VEGAS NV	16205812021
LEIGON RALPH & GEORGIA TRUST	3108 PLAZA DE ROSA LAS VEGAS NV	16205416010
LEVY JEANNE FAMILY TRUST	7800 SILVER PLATEAU AVE LAS VEGAS NV	16208501001
LEVY JEANNE FAMILY TRUST	7800 SILVER PLATEAU AVE LAS VEGAS NV	16208501002
LLAVE ZOSIMO	2529 RICHFIELD BLVD LAS VEGAS NV	16208510005
LUI LUKE MUN LOCK & IVY MAN TING	1012 AZALEA DR ALAMEDA CA	16208511019
LYONS JON L	3113 PLAZA DE ROSA LAS VEGAS NV	16205416029
MACTEZUMA OCIEL HERRERA	3104 ALCOA AVE LAS VEGAS NV	16208111008
MAGLEBY CALVIN C & GINGER	2112 CALLE DE ESPANA LAS VEGAS NV	16205316003

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MAIXNER PAULA J	2709 SIDONIA AVE LAS VEGAS NV	16205812031
MAKIL MICHELLE	2208 PLAZA DEL PUERTO LAS VEGAS NV	16205414002
MANSFIELD MICHAEL	2724 MIRAFLORES AVE LAS VEGAS NV	16205812024
MARTIN LILLIAN KATHERINE	2801 ALCOA AVE LAS VEGAS NV	16208511029
MATHEWS BERNICE	P O BOX 7176 RENO NV	16205713014
MCCALLISTER DONALD	3105 PLAZA DE ROSA LAS VEGAS NV	16205416027
MILNE MARLON T	3020 EL CAMINO AVE LAS VEGAS NV	16205415028
MINDEN SIBYL	3104 PLAZA DE ROSA LAS VEGAS NV	16205416011
MINERO JOE T ETAL	1528 GATEWOOD AVE ALBURQUERQUE NM	16205718008
MORAN HELEN REVOCABLE LIVING TR	2824 ALCOA AVE LAS VEGAS NV	16208511008
MORRIS JULIE ANN TRUST	2317 PLAZA DEL GRANDE LAS VEGAS NV	16205413006
MULKEY SANDRA L LIVING TRUST	P O BOX 547 OWOSSO MI	16205317012
MUNRO EDWARD JAMES	2825 ALCOA AVE LAS VEGAS NV	16208511035
MUNSTER PATRICK A	3086 EL CAMINO AVE LAS VEGAS NV	16205415002
MUNTEAN PATRICK J SUV TR	3002 EL CAMINO AVE LAS VEGAS NV	16205415025
MUNTHE ARNOLD E	P O BOX 80177 LAS VEGAS NV	16205413020
NACIONALES LUDIVINA L	311 N DOHENY DR BEVERLY HILLS CA	16205812022
NEFT FAMILY TRUST	3016 PLAZA DE ROSA LAS VEGAS NV	16205416014
NETHERCUTT FAMILY TRUST	2317 PLAZA DEL PRADO LAS VEGAS NV	16205414007
NIELSEN JORGEN	2116 CALLE DE ESPANA LAS VEGAS NV	16205316002
NOLIN JOHN	BOX 4496 PALMER AK	16205812002
NOOCHLAOR KEERANA	2223 N COMMONWEALTH AVE LOS ANGELES CA	16208511036
OBER TRUST	561 KEYSTONE AVE #338 RENO NV	16205316004
OJEDA ELIGIO & GUADALUPE	2813 ALCOA AVE LAS VEGAS NV	16208511032
PATTERSON RANDALL LIVING TRUST	10000W CHARLESTON LAS VEGAS NV	16205812026
PAYMENT BONNIE DANIEL TRS	3005 PLAZA DE ROSA LAS VEGAS NV	16205416020
PEARSON ROBERT & KATHLEEN	2725 MIRAFLORES AVE LAS VEGAS NV	16205812007
PEREZ AMY ENOMOTO	1 ARRIVO DR MISSION VIEJO CA	16205815025
PEREZ MARIA CIRIA	2521 RICHFIELD BLVD LAS VEGAS NV	16208510003
PETERSON E ROBERT TRUST	3030 EL CAMINO AVE LAS VEGAS NV	16205415043
PETERSON E ROBERT TRUST	3030 EL CAMINO AVE LAS VEGAS NV	16205415042
PETITTI FAMILY TRUST	3016 CALLE DE LAREDO LAS VEGAS NV	16205317009

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PLAZA OFFICE PARK L L C	%GATSKI COMMERCIAL 4755 DEAN MARTIN DR LAS VEGAS NV	16205801005
PONTSLER 1995 TRUST	3112 PLAZA DE ROSA LAS VEGAS NV	16205416009
PREMIER TRUST NEVADA	2700 W SAHARA AVE #300 LAS VEGAS NV	16205416012
PULLIAM JONATHAN EDWARD	3084 EL CAMINO AVE LAS VEGAS NV	16205415003
R W SAHARA PALMS L L C	%ACACIA CAPITAL CORPORATION 101 S ELLSWORTH AVE #300 SAN MATEO CA	16205701002
RAMIREZ EDWARD	655 CORBETT AVE #508 SAN FRANCISCO CA	16205812004
RAMIREZ OMAR	3009 PLAZA DE MONTE LAS VEGAS NV	16205713006
REID JEFF & KYONGE	3088 EL CAMINO AVE LAS VEGAS NV	16205415001
RHODES LIMITED-LIABILITY COMPANY	%HCA INDIRECT TAXES P O BOX 1504 NASHVILLE TN	16205802006
RIDGWAY GREGORY & DEBBIE	2708 MIRAFLORES AVE LAS VEGAS NV	16205812020
RIORDAN JOHN E & MARY B	2101 PLAZA DE LA CANDELA LAS VEGAS NV	16205713007
RIOS TONY	3108 ALCOA AVE LAS VEGAS NV	16208111007
RITZMAN ROBERT 1982 TRUST	2741 VALLEY CREEK DR CHULA VISTA CA	16205416028
ROBERTO CAMILO & NILDA	2808 ALCOA AVE LAS VEGAS NV	16208511012
ROITMAN NORTON A LIVING TRUST	2340 PASEO DEL PRADO #D-307 LAS VEGAS NV	16205415037
ROSS & ROSS L L C	2488 OLD CASH RD CHERAW SC	16208104008
RUPP ROBERT T JR	2320 PLAZA DEL GRANDE LAS VEGAS NV	16205413019
RUSSO NICHOLAS J & KAREN A	7741 PROSPERITY RIVER AVE LAS VEGAS NV	16205718004
RYNALSKI R R TRUST	3020 CALLE DE LAREDO LAS VEGAS NV	16205317008
SAGUM OSLONDO	3000 ALCOA AVE LAS VEGAS NV	16208111015
SAHARA PAD PARTNERS INC	%J DYE 2970 W SAHARA #102 LAS VEGAS NV	16205816004
SAHARA PLAZAS	%STG ASSET MANAGEMENT INC 1260 N DUTTON AVE SANTA ROSA CA	16205811005
SAHARA PLAZAS	%STG ASSET MANAGEMENT INC 1260 N DUTTON AVE SANTA ROSA CA	16205811006
SAHARA PLAZAS	%STG ASSET MANAGEMENT INC 1260 N DUTTON AVE SANTA ROSA CA	16205811002
SAHARA PLAZAS	%STG ASSET MANAGEMENT INC 1260 N DUTTON AVE SANTA ROSA CA	16205811003
SAHARA PLAZAS	%STG ASSET MANAGEMENT INC 1260 N DUTTON AVE SANTA ROSA CA	16205811001
SAHARA PLAZAS	%STG ASSET MANAGEMENT INC 1260 N DUTTON AVE SANTA ROSA CA	16205801007
SAHARA PLAZAS	%STG ASSET MANAGEMENT INC 1260 N DUTTON AVE SANTA ROSA CA	16205801003
SAHARA PLAZAS	%STG ASSET MANAGEMENT INC 1260 N DUTTON AVE SANTA ROSA CA	16205801001
SAHARA PLAZAS	%STG ASSET MANAGEMENT INC 1260 N DUTTON AVE SANTA ROSA CA	16205811008
SAHARA PLAZAS	%STG ASSET MANAGEMENT INC 1260 N DUTTON AVE SANTA ROSA CA	16205811004
SAHARA PLAZAS	%STG ASSET MGMT 1260 N DUTTON AVE SANTA ROSA CA	16205811007

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SAHARA PLAZAS	%STG ASSET MANAGEMENT INC 1260 N DUTTON AVE SANTA ROSA CA	16205816013
SAHARA SUITES L L C	3900 PARADISE RD #101 LAS VEGAS NV	16208501003
SAHARA SUITES L L C	3900 PARADISE RD #101 LAS VEGAS NV	16208501006
SAHARA SUITES L L C	3900 PARADISE RD #101 LAS VEGAS NV	16208501007
SAHARA SUITES L L C	3900 PARADISE RD #101 LAS VEGAS NV	16208501004
SAHARA-SAB NEVADA L L C	700 CARNEGIE #4023 HENDERSON NV	16205818001
SAHARA-SAB NEVADA L L C	700 CARNEGIE #4023 HENDERSON NV	16205818002
SCHECTER ELLIOT	3074 EL CAMINO AVE LAS VEGAS NV	16205415008
SCHNEIDER MADELYN	3017 PLAZA DE ROSA LAS VEGAS NV	16205416023
SCHULER-HINTZ KRISTIN A	2209 PASEO DEL PRADO LAS VEGAS NV	16205812017
SCOTT EDWIN E 1996 REVOCABLE TR	%B MASNACK 9553 E LYNWOOD CIR MESA AZ	16205415045
SCOTT EDWIN E REVOCABLE TRUST	%B MASNACK 9553 E LYNWOOD CIR MESA AZ	16205415039
SHERIFF GLENN & RUTH 1990 LIV TR	%PREMIER TRUST 2700 W SAHARA AVE #300 LAS VEGAS NV	16205317002
SHILLOCK-CLARK FAMILY TRUST	%A SHILLOCK 2716 SIDONIA AVE LAS VEGAS NV	16205718006
SHUMAN R BAIRD LIVING TRUST	P O BOX 27647 LAS VEGAS NV	16205414001
SHYDLER ALEXANDER H	2212 TARRASO WY LAS VEGAS NV	16205812011
SIMMONDS SURVIVORS TRUST	2200 PLAZA DEL PUERTO LAS VEGAS NV	16205317004
SIMONELIS FAMILY TRUST	3034 EL CAMINO AVE LAS VEGAS NV	16205415040
SINGER LARRY F	2317 CALLE DE NUEVO LAS VEGAS NV	16205416005
SNYDER LEASING	%H SNYDER %REAL EST DEPT 4199 CAMPUS DR 9TH FLOOR IRVINE CA	16205816007
SOUTHERN NV RENTAL HOLDINGS LLC	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208511004
SPANISH OAKS HOMEOWNERS ASSN INC	2201 SPANISH OAKS DR LAS VEGAS NV	16205317001
SPANISH OAKS HOWNERS ASSN	2201 SPANISH OAKS DR LAS VEGAS NV	16205413001
SPANISH OAKS HOWNERS ASSN	2201 SPANISH OAKS DR LAS VEGAS NV	16205316001
SPANISH OAKS HOWNERS ASSN INC	2201 SPANISH OAKS DR LAS VEGAS NV	16205312001
SPANISH OAKS HOWNERS ASSN INC	2201 SPANISH OAKS DR LAS VEGAS NV	16205416007
SPANISH VILLAS AT SAHARA	11620 WILSHIRE BLVD #800 LOS ANGELES CA	16205403003
SPANISH VILLAS AT SAHARA L L C	%JLM REALTY INC 11620 WILSHIRE BLVD #800 LOS ANGELES CA	16205403002
SPANISH VILLAS AT SAHARA L L C	11620 WILSHIRE BLVD #800 LOS ANGELES CA	16205403001
SPARKS FAMILY TRUST	2313 CALLE DE NUEVO LAS VEGAS NV	16205416004
STARKEY NANCY LIVING TRUST	1913 REALEZA CT LAS VEGAS NV	16205714009
STEPHENS GERALD L & CAROLYN W	2213 PLAZA DE LA CANDELA LAS VEGAS NV	16205810003

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STEVENS ROBERT & LOIS JEANETTE	2208 TARRASO WY LAS VEGAS NV	16205812012
STRONG GARY P	2832 ALCOA AVE LAS VEGAS NV	16208511006
SUMAN MARK S	3046 EL CAMINO AVE LAS VEGAS NV	16205415016
SUMMERS CYNTHIA E REV LIV TR	2405 PLAZA DEL GRANDE LAS VEGAS NV	16205413009
SUNSHINE LIVING TRUST	2417 PLAZA DEL GRANDE LAS VEGAS NV	16205413012
SUTTON EVELYN	2828 ALCOA AVE LAS VEGAS NV	16208511007
SZECHWAN CORP	5138 CARTARO DR LAS VEGAS NV	16208104004
TANASESCU ELENA	2104 PLAZA DE LA CANDELA LAS VEGAS NV	16205317013
TATE ROBERT & ANN	2408 PLAZA DEL GRANDE LAS VEGAS NV	16205413016
TELES ALLEN REVOCABLE TRUST	840 S RANCHO DR #4-289 LAS VEGAS NV	16205413024
THOMPSON STEPHEN S & DEBRA L	3105 SKYSWORTH DR LAS VEGAS NV	16205812032
TODKILL A J TRUST	5219 OLD ADOBE TRAIL NW ALBUQUERQUE NM	16205415034
TONG SHI GUO	3021 ALCOA AVE LAS VEGAS NV	16208111021
TYRE R & C LIVING TRUST	2777 PARADISE RD #3502 LAS VEGAS NV	16205317017
VELDONEY L L C	840 MARK WEST SPRINGS RD SANTA ROSA CA	16205415033
W W L TRUST	P O BOX 15585 LAS VEGAS NV	16205317015
WADSWORTH MARY A TRUST	513 SILVERSMITH PL RENO NV	16205413013
WALDRON JOHN N & FRANNIE L	P O BOX 27266 LAS VEGAS NV	16205812028
WALKER CLAIRE Z SEPARATE PPTY TR	106 PEACHY CT LAS VEGAS NV	16205713004
WALKER THOMAS P & MARIAN E	3712 LA PASADA AVE LAS VEGAS NV	16205415041
WARRICK FAYE E	2805 ALCOA AVE LAS VEGAS NV	16208511030
WATSON MARTHA S	608 BELLEVUE PL AUSTIN TX	16205416002
WEISZ ELLEN SIDNEY & LAURENCE H	3305 N NAGLE CHICAGO IL	16205317011
WHITE WALTER & SHARON	2101 CALLE DE ESPANA LAS VEGAS NV	16205312030
WHITE WALTER E & SHARON K	5379 SAWYER AVE LAS VEGAS NV	16205810001
WIENER VALERIE TRUST	2312 PLAZA OEL GRANDE LAS VEGAS NV	16205413021
WILLIAMS THOMAS L	3020 ALCOA AVE LAS VEGAS NV	16208111010
WOLZINGER REVOCABLE FAMILY TRUST	2400 PLAZA DEL GRANDE LAS VEGAS NV	16205413018
WOODBURY LORRAINE	2817 ALCOA AVE LAS VEGAS NV	16208511033
WOODMAN FAMILY TRUST	4200 E COUNTY 12TH ST YUMA AZ	16205415018
WYNN JASMINE	1061 POPPY HILLS CT LA HABRA CA	16205812027
YEE THOMAS	1921 REALEZA CT LAS VEGAS NV	16205714007

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<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
ZIEGLER JONATHAN THALER	2005 PLAZA DE SANTA FE LAS VEGAS NV	16205413017
ZUFFA L L C	2960 W SAHARA AVE LAS VEGAS NV	16205816011
ZUFFA L L C	2960 W SAHARA AVE #100 LAS VEGAS NV	16205816012



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

July 22, 2010

Dr. Steven Kozmary
LaJolla Plaza II, LLC
2851 El Camino Avenue
Las Vegas, Nevada 89102

RE: VAR-38195 - VARIANCE
CITY COUNCIL MEETING OF JULY 21, 2010
RELATED TO SUP-38194

Dear Dr. Kozmary:

The City Council at a regular meeting held July 21, 2010 HELD IN ABEYANCE the request for a Variance TO ALLOW 26 PARKING SPACES WHERE 45 PARKING SPACES ARE REQUIRED at 2851 El Camino Avenue (APN 162-05-801-011), C-1 (Limited Commercial) Zone.

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the August 18, 2010 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

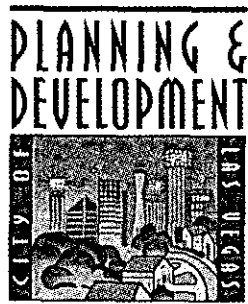
A handwritten signature in cursive script, reading "Angela Crolli".

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

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



731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

June 25, 2010

Dr. Steven Kozmary
LaJolla Plaza II, LLC
2851 El Camino Avenue
Las Vegas, Nevada 89102

**RE: VAR-38195 - VARIANCE RELATED TO SUP-38194
PLANNING COMMISSION MEETING OF JUNE 24, 2010**

Dear Dr. Kozmary:

Your request for a Variance TO ALLOW 26 PARKING SPACES WHERE 45 PARKING SPACES ARE REQUIRED at 2851 El Camino Avenue (APN 162-05-801-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on June 24, 2010.

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

Planning and Development

1. Striping shall be painted within six months and maintained thereafter.
2. Approval of and conformance to the conditions for Special Use Permit (SUP-38194) if approved.
3. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. These Conditions of Approval shall be affixed to the cover sheet of the 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



Dr. Steven Kozmary
VAR-38195 - Page Two
June 25, 2010

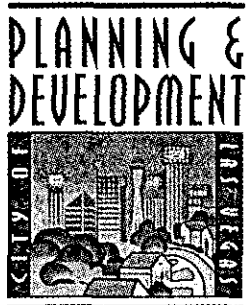
This item will be considered by the City Council on July 21, 2010, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the 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



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

June 11, 2010

Dr. Steven Kozmary
LaJolla Plaza II, LLC
2851 El Camino Avenue
Las Vegas, Nevada 89102

**RE: VAR-38195 - VARIANCE RELATED TO SUP-38194
PLANNING COMMISSION MEETING OF JUNE 24, 2010**

Dear Dr. Kozmary:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **June 24, 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 be available on-line on **Friday, June 18, 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, AICP
Planning Supervisor
Case Planning Division

SG:clb

Mayor
Oscar B. Goodman

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





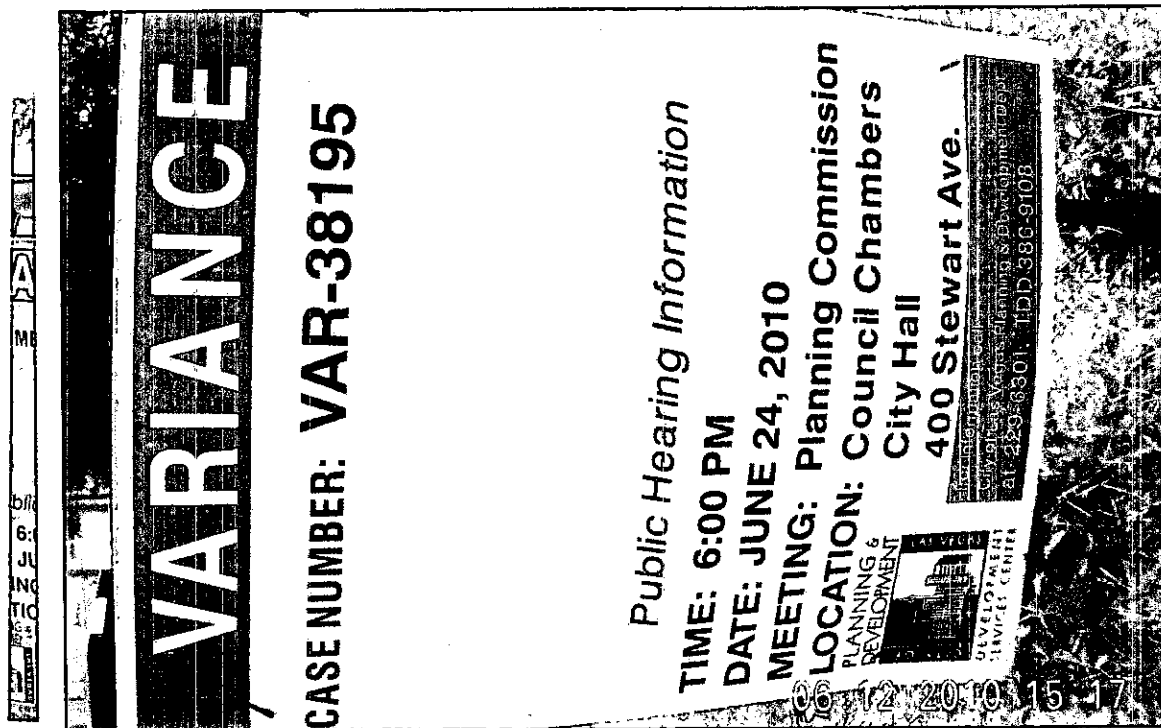
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

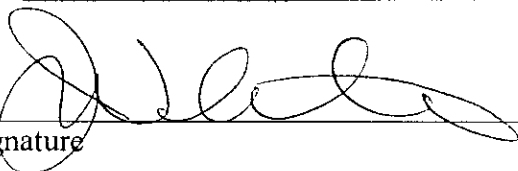


CASE NUMBER: VAR-38195

MEETING DATE: 06/24/10 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

6-12-10
Date

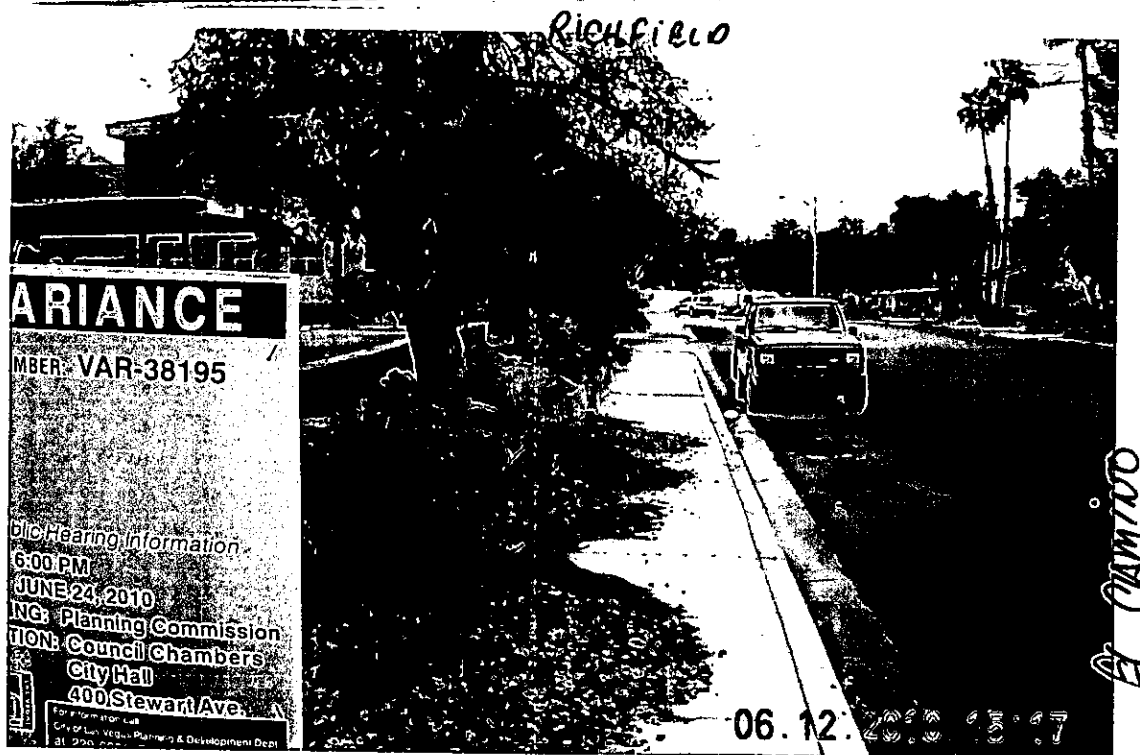
This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

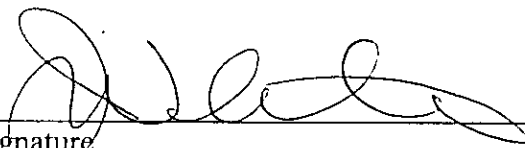


CA

MI

Sig
Cod
sch




Signature

6-12-10
Date

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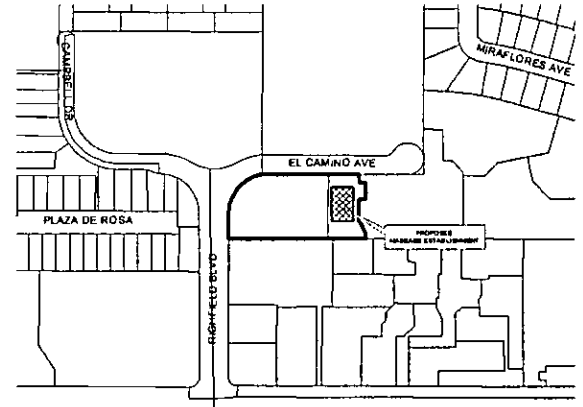
Application Information

VAR-38195 - VARIANCE - PUBLIC HEARING - APPLICANT: STEVEN KOZMARY, M.D. - OWNER: LA JOLLA PLAZA II, LLC - Request for a Variance TO ALLOW 26 PARKING SPACES WHERE 45 PARKING SPACES ARE REQUIRED at 2851 El Camino Avenue (APN 162-05-801-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

SUP-38194 - SPECIAL USE PERMIT RELATED TO VAR-38195 - PUBLIC HEARING - APPLICANT: STEVEN KOZMARY, M.D. - OWNER: LA JOLLA PLAZA II, LLC - Request for a Special Use Permit FOR A PROPOSED 473 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW A 60-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL ZONE WHERE 400 FEET IS THE MINIMUM REQUIRED, A 362-FOOT DISTANCE SEPARATION FROM AN EXISTING MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS THE MINIMUM REQUIRED AND FOR ACCESS TO THE SITE FROM A 60-FOOT RIGHT-OF-WAY WHERE AN 80-FOOT WIDE RIGHT-OF-WAY IS THE MINIMUM REQUIRED at 2851 El Camino Avenue (APN 162-05-801-011), C-1 (Limited Commercial) 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 Rezoning 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: June 24, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

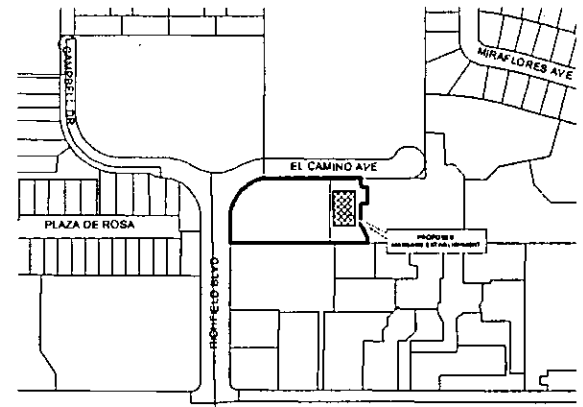
Application Information

VAR-38195 - VARIANCE - PUBLIC HEARING - APPLICANT: STEVEN KOZMARY, M.D. - OWNER: LA JOLLA PLAZA II, LLC - Request for a Variance TO ALLOW 26 PARKING SPACES WHERE 45 PARKING SPACES ARE REQUIRED at 2851 El Camino Avenue (APN 162-05-801-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

SUP-38194 - SPECIAL USE PERMIT RELATED TO VAR-38195 - PUBLIC HEARING - APPLICANT: STEVEN KOZMARY, M.D. - OWNER: LA JOLLA PLAZA II, LLC - Request for a Special Use Permit FOR A PROPOSED 473 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW A 60-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL ZONE WHERE 400 FEET IS THE MINIMUM REQUIRED, A 362-FOOT DISTANCE SEPARATION FROM AN EXISTING MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS THE MINIMUM REQUIRED AND FOR ACCESS TO THE SITE FROM A 60-FOOT RIGHT-OF-WAY WHERE AN 80-FOOT WIDE RIGHT-OF-WAY IS THE MINIMUM REQUIRED at 2851 El Camino Avenue (APN 162-05-801-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

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Application Location



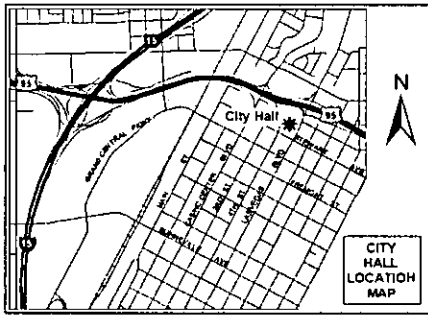
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: June 24, 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

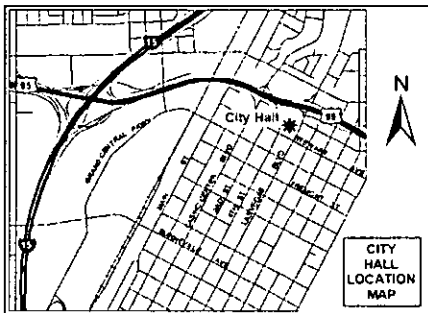
Please use available blank space on card for your comments.

VAR-38195 & SUP-38194

Planning Commission Meeting of 6/24/2010

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-38195 & SUP-38194

Planning Commission Meeting of 6/24/2010

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. G. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: May 24, 2010
Re: **VAR-38195** La Jolla Plaza II, LLC 2851 El Camino Ave.
Request for a Variance for parking

COMMENTS:

We support present City Code parking requirements, therefore we cannot support the variance request to allow 29 parking spaces where 43 spaces are the minimum allowed for a proposed massage establishment located at 2851 El Camino.

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: June 24, 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-38195

Artesian Heights NA

Bel Aire Apartments

Clark Terrace Mutual Homes, Inc.

Clark Towers Senior Apartments Resident Council

Gateway Neighborhood Association

Glen Heather Estates NA

Greenville Park Apartments Resident Council

KEEN Neighborhood Coalition

McNeil Estates NA

Meadows Mobile Home Park Neighborhood Watch

Palomino Area Preservation Association (PAPA)

Pinto Palomino Residents NA

Quail Estates West HOA

Rancho Bonito Estates HOA

Rancho Oakley NA

Rancho Sereno NA

Richfield NA

Scotch Eighty Organization

Spanish Oaks HOA

Sunlake Apartments

Sunrise Gardens Senior Apartments Resident
Council

Versailles Apartments NA

Westleigh NA

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-38195 - VARIANCE - PUBLIC HEARING - APPLICANT: STEVEN KOZMARY - OWNER: LA JOLLA PLAZA II, LLC - Request for a Variance TO ALLOW 29 PARKING SPACES, WHERE 43 PARKING SPACES ARE REQUIRED at 2851 El Camino Avenue (APN 162-05-801-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

PLANNING COMMISSION: JUNE 24, 2010

CITY COUNCIL: JULY 21, 2010

PLANNING SUPERVISOR: STEVE GEBEKE



PUBLIC HEARING

Comments Due: MAY 25, 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: LUMPED INTERGOVERNMENTAL SERVICES

NO SIGNIFICANT LAW ENFORCEMENT BACKLOG AT THIS TIME.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

VAR-38195

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	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	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	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 >**

VARIANCE
05/05/2010

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

VAR-38195

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
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ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT <US MAIL DELIVERY>**

Kozmary Center **for Pain Management**

Experience • Compassion • Results

Steven V. Kozmary, MD-
Board-Certified: American Board
of Anesthesiology, Subspecialty
Certification in Pain Management,
American Academy of
Pain Management

March 22, 2010

**Compassionate,
leading-edge care:**

- Advanced diagnosis & treatment for spinal injuries
- Back & neck pain
- Hip, knee & shoulder pain
- Disc injuries
- Sports injuries
- Work-related injuries
- Cancer pain
- Headaches & migraines
- Diabetes-related pain
- Chronic pain
- Painful neuropathies
- Postsurgical pain
- Multiple sclerosis-related pain
- Arthritis & rheumatoid arthritis
- Age-related disorders
- Personal injury/motor vehicle accident
- Fibromyalgia

Advanced treatments & technology:

- Diagnostic & therapeutic spinal injection therapy
- Radiofrequency nerve lesioning
- Spinal infusion pumps
- TENS therapy
- Trigger-point injections
- Epidural injections
- Spinal cord stimulators

**The convenience
you deserve:**

- Thorough, unhurried evaluations
- Flexible appointments
- Caring, helpful staff
- Timely progress reports to referring physicians
- Most insurances accepted

Las Vegas: 2851 El Camino Ave.
Suite 101

Las Vegas, NV 89102

Henderson: Del Webb Building
10001 S. Eastern Avenue
Suite 208

Henderson, NV 89052

866.536.6401

702.380.3210

Fax: 702.380.3212

Visit www.Kozmary.com

**Planning and Development Department
City of Las Vegas**

RE: APN 162-05-801-011

To Whom It May Concern:

We are applying for a massage therapy license to enable us to use multiple rooms for massage therapy. Hours of operation are Monday thru Friday 8:00am to 6:00pm. The use of massage therapy is limited to our medical patients. There is no outside advertising for massage therapy and there is no signage on the building regarding massage therapy. In fact, the only signage relates to Kozmary Center. The patients for massage therapy are all patients of the Kozmary Center for Pain Management and the massage therapy is used on a medical basis to reduce muscle spasm and promote healing of painful areas as part of a medical regimen prescribed by Dr. Kozmary. Typically patients are seen for their monthly or bimonthly appointments and at the same visit are seen for massage therapy. Because of this arrangement, I do not believe that the parking is an issue with the current spaces that we have allotted for our patients at the 2851 El Camino Avenue location.

For any questions you may have regarding this matter, please feel free to contact me.

Sincerely,



STEVEN V. KOZMARY, M.D.

Director, Kozmary Center for Pain Management

SVK/ljh

job #: 0115-3222010

DOT: 03/23/10

**VAR-38195
SUP-38194
REVISED**

RECEIVED
MAY 21 2010

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

VAR-38195

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
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DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>

VARIANCE
05/05/2010

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-38195 - VARIANCE - PUBLIC HEARING - APPLICANT: STEVEN KOZMARY - OWNER: LA JOLLA PLAZA II, LLC - Request for a Variance TO ALLOW 29 PARKING SPACES, WHERE 43 PARKING SPACES ARE REQUIRED at 2851 El Camino Avenue (APN 162-05-801-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

PLANNING COMMISSION: **JUNE 24, 2010**

CITY COUNCIL: **JULY 21, 2010**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **MAY 25, 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:

VAR-38195-6/24/10 PC

Report Date 05/06/2010 11:35 AM

Submitted By

Page 1

A/P # 38195 VARIANCE

Application Information

Stages

	Date / Time	By	Date / Time	By
Processed	05/05/2010 12:26	984387	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-38195 - VARIANCE - PUBLIC HEARING - APPLICANT: STEVEN KOZMARY - OWNER: LA JOLLA PLAZA II, LLC. - Request for a Variance TO ALLOW TWENTY-NINE PARKING SPACES, WHERE FOURTY-THREE ARE REQUIRED at 2851 El Camino Avenue, (APN 162-05-801-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

Parent A/P # 38194
Project # 38195 Project/Phase Name KOZMARY CENTER FOR PAIN MANAGE Phase #
Size/Area 8386.00 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site information

Parcel 16205801011

Location

Owner/Tenant

Contact ID AC575805 Name LA JOLLA PLAZA II L L C
Mailing Address 2851 EL CAMINO AVE #101 Organization
City LAS VEGAS State/Province NV
ZIP/PC 89102-4266 Country ☐ Foreign
Day Phone (702)567-4810 x Evening Phone
Fax (702)380-3212 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

2851 EL CAMINO AVE
LAS VEGAS, 89102-

2851 EL CAMINO AVE 101
LAS VEGAS, 89102-

2851 EL CAMINO AVE 202
LAS VEGAS, 89102-

2851 EL CAMINO AVE 200
LAS VEGAS, 89102-

2851 EL CAMINO AVE 102
LAS VEGAS, 89102-

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**VAR Application****Report Date** 05/06/2010 11:35 AM**Submitted By**

Page 2

Address**Parcel Link****A/P Link**2851 EL CAMINO AVE 103
LAS VEGAS, 89102-**A/P Addresses**

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16205801011

Applicants/Contacts

Primary N	Capacity OWNER	Contact ID AC575805 ☐ Foreign
Effective	Expire	
Name LA JOLLA PLAZA II L L C		
Day Phone (702)567-4810 x	Eve Phone	Organization
Pager	PIN #	Position
Fax (702)380-3212	Mobile	Profession
E-Mail		
Address 2851 EL CAMINO AVE #101 LAS VEGAS, NV 89102-4266		
Seasonal Addr		
Valid From	To	
Comments Steven Kozmay		

Primary Y	Capacity APPL	Contact ID AC1772473 ☐ Foreign
Effective	Expire	
Name STEVEN KOZMARY, MD		
Day Phone (702)567-4810 x	Eve Phone	Organization
Pager	PIN #	Position
Fax (702)380-3212	Mobile	Profession
E-Mail		
Address 2851 EL CAMINO AVENUE LAS VEGAS, NV 89102		
Seasonal Addr		
Valid From	To	
Comments No Comments		

Contractors

No Contractors

Item Description**Item Status**

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$300.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

VAR Application

Report Date 05/06/2010 11:35 AM

Submitted By

Page 3

Item Description	Item Status
Check Reviews	Reviews Failed
390843 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
390841 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
390852 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
390845 FLOOD #1 (FLOOD CONTROL)	Incomplete
390844 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
390842 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
390851 ROW #1 (RIGHT-OF-WAY)	Incomplete
390846 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
390850 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
390848 SURVEY #1 (SURVEY)	Incomplete
390849 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
390847 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Failed
(PT-ENTER THE # OF LABELS)	
(ASSIGN CASE TO A PLANNER)	
(AT-COMPLETE DRT PROCESS)	
(PT-NOTIFICATION MAP DATE)	
(AT-ROUTE PLANS FOR REVIEW)	
(AT-SEND PUB HEARING NOTICE)	
(AT-SEND TO REVIEW JOURNAL)	
(PT-SIZE OF NOTIFICATION AREA)	
(SIGNPRO-MEMO SENT TO POST DT)	
(SIGNPRO-SIGN POSTED DATE)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
390841	DEVCO	1	Incomplete	☐	05/06/2010 11:34			
390842	NEIGH P&S	1	Incomplete	☐	05/06/2010 11:34			
390843	B&S PLAN	1	Incomplete	☐	05/06/2010 11:34			
390844	LAND DEV	1	Incomplete	☐	05/06/2010 11:34			
390845	FLOOD	1	Incomplete	☐	05/06/2010 11:34			
390846	SEWER	1	Incomplete	☐	05/06/2010 11:34			
390847	TRAFFIC	1	Incomplete	☐	05/06/2010 11:34			
390848	SURVEY	1	Incomplete	☐	05/06/2010 11:34			
390849	TEFO	1	Incomplete	☐	05/06/2010 11:34			

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

VAR Application

Report Date 05/06/2010 11:35 AM

Submitted By

Page 4

Review Activities

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

390850	SID	1	Incomplete	☐		05/06/2010 11:34		
390851	ROW	1	Incomplete	☐		05/06/2010 11:34		
390852	FIRE ENG	1	Incomplete	☐		05/06/2010 11:34		

Activity Review Details

Detail SUBMITTAL CHECKLIST (VAR)

Modified By MREX

Modified Date/Time 05/05/2010 12:25

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y	Pre-Application Conference Checklist	N	Site Plan (18 Folded Blue Lines, 1 Rolled Color)
Y	Application/Petition Form	N	Building Elevations (2 Folded, 1 Rolled Color)
Y	Deed and Legal Description	N	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	N	Laser Print Elevation

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions

Condition Approval
Supervisor RequiredApproved By
Comments

Approved Date

Applied By

Applied Date

Assigned

Z-LEGAL

984387

05/05/2010 12:26

N

Planning Condition Description

Effective

Expire

Comments

There is no planning condition for this project.

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**VAR Application****Report Date** 05/06/2010 11:35 AM**Submitted By**

Page 5

VARIANCE

Y Parent Project link required?

Final City Council letter received

Y Will this go to the City Council?

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 Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
06/24/2010	PC	SCHEDULED		0	0	0
MREX	05/05/2010	MREX	05/05/2010			

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

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
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No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT# DYLAN YORKE; STEVEN KOZMARY; CK#15313; 702-522-0652;	890381	05/05/2010 12:33		0.00
Z-SUBC	REASON ALL ITEMS NOT SUBMITTED submitted per Per-Application check list		05/05/2010 12:25	05/05/2010 12:25	0.00

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Parking Variance
 Project Address (Location) 2851 El Camino Avenue #200, Las Vegas NV 89102
 Project Name Kozmary Center for Pain Management Proposed Use Massage - Medical
 Assessor's Parcel #(s) 162-05-801-011 Ward # _____
 General Plan: existing S-C proposed _____ Zoning: existing C-1 proposed N/A
 Commercial Square Footage 8,860 Floor Area Ratio _____
 Gross Acres 0.47 Lots/Units 1 Density _____
 Additional Information _____

PROPERTY OWNER La Jolla Plaza II LLC Contact Steven Kozmary
 Address 2851 El Camino Avenue Phone: (702) 567-4810 Fax: (702) 380-3212
 City Las Vegas State NV Zip 89102
 E-mail Address md@kozmary.com

APPLICANT Steven Kozmary MD Contact Steven Kozmary
 Address 2851 El Camino Avenue Phone: (702) 567-4810 Fax: (702) 380-3212
 City Las Vegas State NV Zip 89102
 E-mail Address md@kozmary.com

REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State NV Zip _____
 E-mail Address _____

Property Owner Signature* [Signature]

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

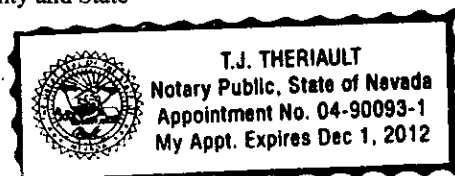
Print Name Steven Kozmary

Subscribed and sworn before me

This 30th day of April, 20 10.
[Signature]

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>VAR-38195</u>
Meeting Date:	<u>6/24/10</u>
Total Fee:	<u>\$1830.00</u>
Date Received:*	<u>5/5/10</u>
Received By:	<u>M R O X</u>

*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.

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number. **VAR-38195** APN: 162-05-801-011

Name of Property Owner: La Jolla Plaza II LLC

Name of Applicant: Steven Kozmary

Name of Representative: _____

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: _____

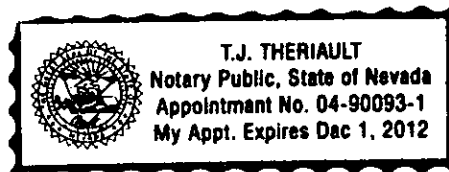
Signature of Property Owner: _____

Print Name: Steven Kozmary

Subscribed and sworn before me

This 30th day of April, 2010

[Signature]
Notary Public in and for said County and State



Kozmary Center **for Pain Management**

Experience • Compassion • Results

Steven V. Kozmary, MD-
Board-Certified: American Board
of Anesthesiology, Subspecialty
Certification in Pain Management,
American Academy of
Pain Management

March 22, 2010

Compassionate, leading-edge care:

- Advanced diagnosis & treatment for spinal injuries
- Back & neck pain
- Hip, knee & shoulder pain
- Disc injuries
- Sports injuries
- Work-related injuries
- Cancer pain
- Headaches & migraines
- Diabetes-related pain
- Chronic pain
- Painful neuropathies
- Postsurgical pain
- Multiple sclerosis-related pain
- Arthritis & rheumatoid arthritis
- Age-related disorders
- Personal injury/motor vehicle accident
- Fibromyalgia

Advanced treatments & technology:

- Diagnostic & therapeutic spinal injection therapy
- Radiofrequency nerve lesioning
- Spinal infusion pumps
- TENS therapy
- Trigger-point injections
- Epidural injections
- Spinal cord stimulators

The convenience you deserve:

- Thorough, unhurried evaluations
- Flexible appointments
- Caring, helpful staff
- Timely progress reports to referring physicians
- Most insurances accepted

**Planning and Development Department
City of Las Vegas**

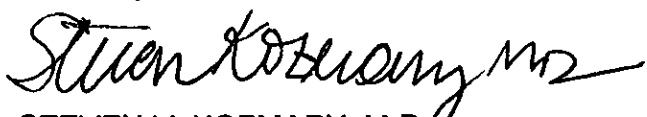
RE: APN 162-05-801-011

To Whom It May Concern:

We are applying for a massage therapy license to enable us to use multiple rooms for massage therapy. The use of massage therapy is limited to our medical patients. There is no outside advertising for massage therapy and there is no signage on the building regarding massage therapy. In fact, the only signage relates to Kozmary Center. The patients for massage therapy are all patients of the Kozmary Center for Pain Management and the massage therapy is used on a medical basis to reduce muscle spasm and promote healing of painful areas as part of a medical regimen prescribed by Dr. Kozmary. Typically patients are seen for their monthly or bimonthly appointments and at the same visit are seen for massage therapy. Because of this arrangement, I do not believe that the parking is an issue with the current spaces that we have allotted for our patients at the 2851 El Camino Avenue location.

For any questions you may have regarding this matter, please feel free to contact me.

Sincerely,



STEVEN V. KOZMARY, M.D.
Director, Kozmary Center for Pain Management

Las Vegas: 2851 El Camino Ave.
Suite 101
Las Vegas, NV 89102
Henderson: Del Webb Building
10001 S. Eastern Avenue
Suite 208
Henderson, NV 89052

**866.536.6401
702.380.3210**

Fax: 702.380.3212

Visit www.Kozmary.com

SVK/ljh
job #: 0115-3222010
DOT: 03/23/10

RECEIVED
MAY 05 2010
VAR-38195
SUP-38194

BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.

CONDITIONAL

LICENSE #: M11-00023-4-148478

DATE ISSUED: 01/11/10

TYPE OF LICENSE: MASSAGE ANCILLARY

BUSINESS LOCATION: 2851 EL CAMINO AV 200

ISSUE TO: STEVEN KOZMARY MD PC

DBA:
KOZMARY CENTER FOR PAIN MANAGE
2851 EL CAMINO AV 101
LAS VEGAS NV 89101

PRINCIPAL(S)
KOZMARY, STEVEN V, PRES 100%

CONDITIONS

1. Area dedicated for massage does not exceed 150 sq. feet.
2. No exterior signage advertising massage.
3. Hours of operation cannot exceed the hours of operation of the primary business.
4. Massage therapists have valid State Massage licenses and City Business Licenses.



Chief Financial Officer, Department of Finance and Business Services

Failure to maintain any required state license renders this Business License invalid.

Post in a conspicuous place.



MAY 05 2010



BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.

LICENSE #: Q07-00391-5-059693

DATE ISSUED: 05/04/07

TYPE OF LICENSE: MEDICAL FIRM

2 PROS

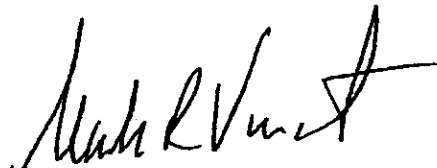
BUSINESS LOCATION: 2851 EL CAMINO AV 101

ISSUE TO:

KOZMARY CENTER FOR PAIN MGMT
2851 EL CAMINO AV 101
LAS VEGAS NV 89101

PRINCIPAL(S)

KOZMARY, STEVEN V, PRES


Director, Department of Finance and Business Services

RECEIVED
MAY 05 2010

Post in a conspicuous place.



GRANT, BARGAIN, SALE DEEDTHIS INDENTURE WITNESSETH: That LA JOLLA PLAZA II LIMITED LIABILITY COMPANY,A NEVADA LIMITED LIABILITY COMPANY

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

Convey to LA JOLLA PLAZA II, LLC, A NEVADA LIMITED LIABILITY COMPANYall that real property situated in the _____ County of CLARK

State of Nevada, bounded and described as follows:

SEE LEGAL DESCRIPTION ATTACHED EXHIBIT "A"

RECORDER'S MEMO
POSSIBLE POOR RECORD DUE TO
QUALITY OF ORIGINAL DOCUMENTSUBJECT TO: 1. Taxes for the fiscal year 19 98 and 19 99

2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining,
LA JOLLA PLAZA II LIMITED LIABILITY COMPANY
a Nevada limited liability companyBY: SHUSTEK INVESTMENTS, INC., a Nevada corporationDATE: 05/06/98BY: Michael Shustek

Michael Shustek, President

BY: MJK FINANCIAL CORPORATION, a Nevada corporationBY: Steven Kozmary

Steven Kozmary, President

STATE OF NEVADA

COUNTY OF CLARK

SS.

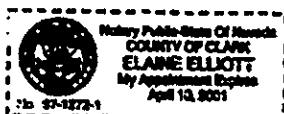
On MAY 6, 1998

personally appeared before me, a Notary Public,

MICHAEL SHUSTEK, PRESIDENT OF SHUSTEK
INVESTMENTS, INC. & STEVEN KOZMARY, PRESIDENT
OF MJK FINANCIALpersonally known (or proved) to me to be the person whose name is
subscribed to the above instrument who acknowledged that they
executed the instrument.

Signature

(NOTARIAL SEAL)



RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:
LA JOLLA PLAZA II LLC
2501 El Camino Ave. #204,
Las Vegas, Nv. 89102RECORDED
MAY 05 2010

JUS06.01615

ESCROW NUMBER: 98-04-2262 LM

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the Southeast Quarter (SE 1/4) of Section 5,
Township 21 South, Range 61 East, M.D.B. & M., described as
follows:

Parcel 3-2 as shown by map thereof in File 85 of Parcel Maps,
Page 44, in the Office of the County Recorder, Clark County,
Nevada.

DEC 11 2009
MAY 05 2010