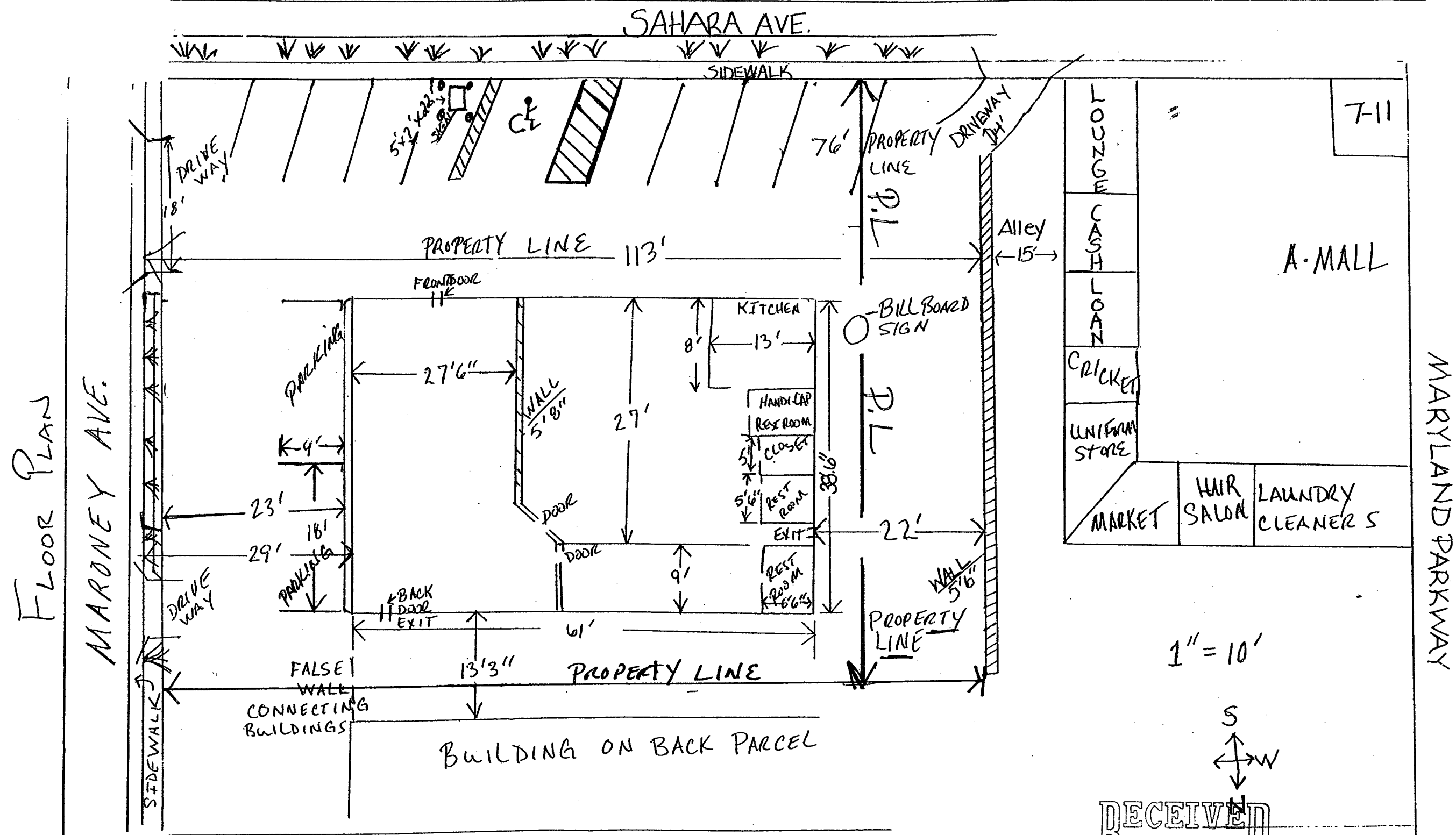


1300 E. SAHARA AVE. LV. NV 89104



FLOOR PLAN

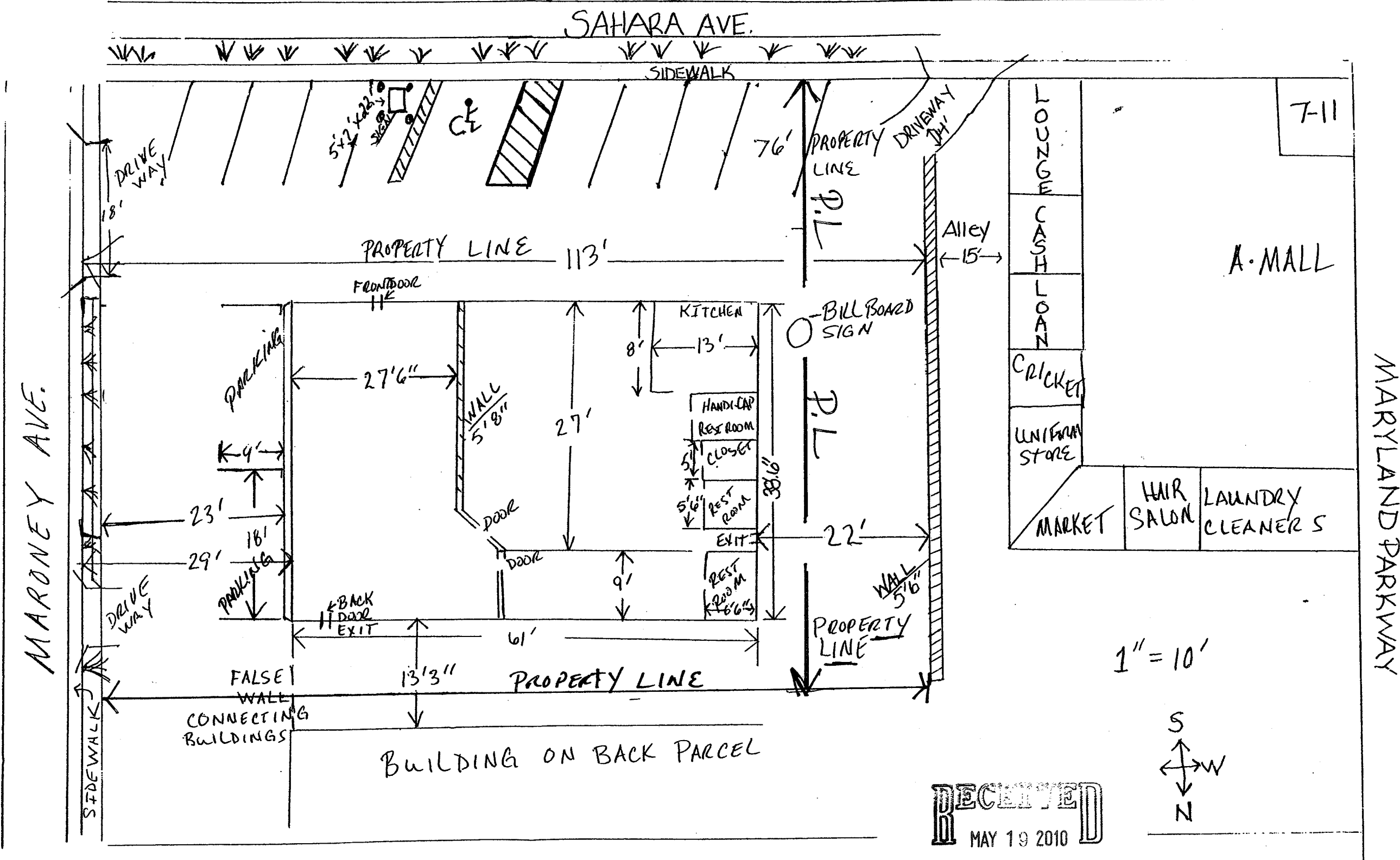
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MAY 19 2010

SUP-38242

REVISED

1300 E. SAHARA AVE. LV, NV 89104



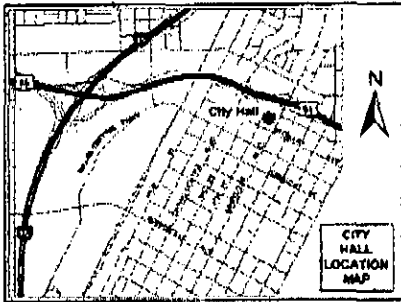
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SUP-38242
REVISED

7. 15 2010 02:38PM P1

**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.

SUP-38242

Planning Commission Meeting of 6/24/2010

RESORTED
FIRST CLASS



UNITED STATES POSTAGE
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S D L INC
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Case: SUP-38242

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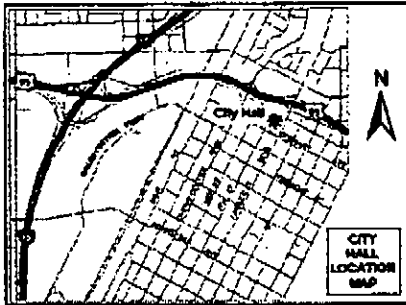
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JUN 15 2010

29P

**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.

SUP-38242

Planning Commission Meeting of 6/24/2010

**PRESORTED
FIRST CLASS**



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16202410128
FLORES JESUS
2765 CONGRESS AVE
LAS VEGAS NV 89121-1309

Case: SUP-38242

DAVIDSON, ASHLEY

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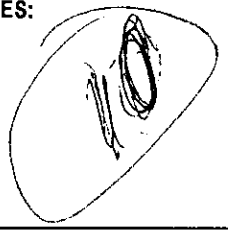
Submitted after final agenda

Date _____

Item 1

lap

CITY OF Las Vegas Planning

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") 229-6301	
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	Correct fee(s): \$ 500.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 1030.00 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:	18
☒	☐	North arrow, scale, and vicinity map		Colored, Rolled Plans:	1
☒	☐	All property lines and present dimensions labeled		Reduced Copy (8-1/2x11 B/W):	1
☒	☐	All building setbacks labeled		NOTES: 	
☒	☐	All adjacent existing land uses and street names labeled			
☒	☐	All points of ingress and egress shown			
☒	☐	ADA accessibility requirements shown/labeled			
☒	☐	Parking standard(s) utilized: 1 space/250 sf gfa			
☒	☐	Parking space count and typical dimensions labeled			
☒	☐	# regular + [30% or less of total] # compact + # handicap = Total			
☒	☐	All free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN					
☐	☒	11" x 17" min. to 24" x 36" max. page size		Folded Plans:	0
☐	☒	North arrow, scale, and vicinity map		Colored, Rolled Plans:	0
☐	☒	All property lines and present dimensions labeled		Reduced Copy (8-1/2x11 B/W):	0
☐	☒	All required perimeter landscape planters shown		NOTES: Show existing landscaping	
☐	☒	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 2
☐	☒	Scale and building dimensions labeled		Colored, Rolled Plans:	0 1
☐	☒	North, south, east, and west elevations of all buildings		Reduced Copy (8-1/2x11 B/W):	0 1
☐	☒	All building materials and colors noted		NOTES: photos OK	
☐	☒	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:	1
☒	☐	Scale and building dimensions labeled		Colored, Rolled Plans:	1
☒	☐	All building entrances/exits shown		Reduced Copy (8-1/2x11 B/W):	1
☒	☐	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:		(Anthony J. Rila Jr.) Soliman Habashi		Application Type: Special Use Permit	
Representative:		↓		Application Purpose: Secondhand Dealer (Jewelry)	
APN:		162-02-410-094 and -095		Site Location: 1300 E. Sahara Ave	
Planner's Signature:		Steve Swanton 3/29/10		Pre-App. Meeting Date: 03/29/10	
Planner:		Steve Swanton, Senior Planner - 229-5409 Romeo Gumarang, Planner I - 229-4604		Earliest Submittal Deadline: 04/13/10 no later than 2:00 pm	
				Earliest PC / CC Meeting Dates: 05/27/10 PC 06/16/10 CC	

CASE #

229-4714

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PARCELS 167
LABELS 153**Report of All Selected Parcels****Case Number:** SUP-38242**Printed On:** Fri: May 21, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
2111 S MARYLAND L L C	%O & J NASSIRI 231 ROYAL WOOD CT LAS VEGAS NV	16202404001
7-ELEVEN INC	%AV TAX DEPT #29661 P O BOX 711 DALLAS TX	16202401002
AMAYA NEOMI	1321 EXLEY AVE LAS VEGAS NV	16202410061
ANGUIANO HUGO & MARIA	2401 MARONEY AVE LAS VEGAS NV	16202410099
ARCELAY TIZIANA E	430 E 86TH ST #7E NEW YORK NY	16202410065
ATIAS LAURA E	4565 N FORT APACHE LAS VEGAS NV	16202410060
AURORA LOAN SERVICES L L C	10350 PARK MEADOWS DR LITTLETON CO	16202410142
AVILA LUIS	617 W 63RD PL LOS ANGELES CA	16202410030
BARE WALLACE GENE	1420 PHILLIPS AVE LAS VEGAS NV	16202410054
BELL IAN J	5788 TOPAZ ST LAS VEGAS NV	16202410085
BILINSKI JAMES	19135 MALDEN ST NORTHRIDGE CA	16202410029
BOWSHER DONALD A SR & FRANCES K	1316 PHILLIPS AVE LAS VEGAS NV	16202410047
BRAUTHIGAM FANNY	2205 PARDEE PL LAS VEGAS NV	16202410127
BRUN WASHINGTON M	2404 S 15TH ST LAS VEGAS NV	16202410137
BURRELL KENNETH WAYNE	1516 SAN PEDRO AVE LAS VEGAS NV	16202411045
C J W O L L C	%G & H LIMON 15837 MAPLEGROVE AVE LA PUENTE CA	16202410132
CABA JUAN	1300 EXLEY AVE LAS VEGAS NV	16202410079
CABANA FELIPE SUPNET REV TR	99-916 LALAWAI DR AIEA HI	16202410067
CAMPOS MARIA EVELIN	2312 CHAPMAN DR LAS VEGAS NV	16202402005
CARRERA RAMON	2313 PARDEE PL LAS VEGAS NV	16202410122
CASTANEDA JORGE & TERESA	2400 S 15TH ST LAS VEGAS NV	16202410136
CERVANTES CARLOS H & CECILIA R	2308 PARDEE PL LAS VEGAS NV	16202410112
CHEMPRACHUM SUPATRA	2309 S 15TH ST LAS VEGAS NV	16202410144
CHIU LIVING TRUST	2928 CHANNEL BAY OR LAS VEGAS NV	16202410083
CHUNG ANDY	9097 ALPINE PEAKS AVE LAS VEGAS NV	16202410053
CHUNG OAL SOO & AE SOON	1304 PALOS VEROES DR W PALOS VERDES ESTATE CA	16203801127
CHURCH COMMUNITY METROPOLITAN LV	1140 ALMONO TREE LN #302 LAS VEGAS NV	16203801131
CHURCH EPISCOPAL DIOCESE NEVADA	%CHRIST CHURCH EPISCOPAL 2100 S MARYLAND PKWY #2 LAS VEGAS NV	16203801008
CHURCH PRESBYTERIAN YUNG KWANG	2200 S MARYLAND PKWY LAS VEGAS NV	16203801122
CIFUENTES ELMER ORTIZ	2308 MARONEY AVE LAS VEGAS NV	16202410090
CLARK ROBERT LEE	5637 E BLUE SEA LAS VEGAS NV	16202410139
CLEARY LYNN	P O BOX 46661 LAS VEGAS NV	16202410105

Report of All Selected Parcels**Case Number:** SUP-38242**Printed On:** Fri: May 21, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
CLEARY LYNN	P O BOX 46661 LAS VEGAS NV	16202410045
COLOMBO ITALO & LESLIE	1204 PHILLIPS AVE LAS VEGAS NV	16202410038
CRUZ JUAN J & MARINA	2408 S 15TH ST LAS VEGAS NV	16202410138
DAO JULIE	6522 HALIFAX DR HUNTINGTON BEACH CA	16202410118
DELANCY FRANCES	1213 SAN PEDRO ST LAS VEGAS NV	16202410087
DELISSE ANTOINETTE	HCR-33 BOX 2782 LAS VEGAS NV	16202410145
ESPINOSA J SANTIAGO & MARTHA	2109 SANTA ROSA DR LAS VEGAS NV	16202410048
ESPINOSA SANTIAGO & MARTHA	2109 SANTA ROSA DR LAS VEGAS NV	16202410042
ESPINOSA SANTIAGO & MARTHA	2109 SANTA ROSA DR LAS VEGAS NV	16202410041
FITZPATRICK PATRICIA MICHELE	3363 ALPINE VIEW CT CARSON CITY NV	16202410033
FLORES FAUSTO VEGA & MARIA C	804 BRACKEN AVE LAS VEGAS NV	16202410075
FLORES JESUS	2765 CONGRESS AVE LAS VEGAS NV	16202410128
FORTIER QUINCY E M D TRUST	6206 W DESERT INN RD #A LAS VEGAS NV	16202410126
GARCIA DANIEL D	1217 SAN PEDRO ST LAS VEGAS NV	16202410086
GOLDMAN STEVEN E	8490 WESTCLIFF DR #57 LAS VEGAS NV	16202410026
GOMEZ MAXIMO S & CARIDAD	2204 S 15TH ST LAS VEGAS NV	16202410130
GONZALEZ VALENTIN	1409 EXLEY AVE LAS VEGAS NV	16202410058
GRACIOUS LADY L L C	%G LIMON 15837 MAPLEGROVE AVE LA PUENTE CA	16202410032
GUTIERREZ ANA A	2370 THAYER AVE HENDERSON NV	16202410080
GUZMAN JOSE L & MARIA ELENA	466 WARDE AVE SAN LEANDRO CA	16202411016
HABASHI SOLIMAN	1300 E SAHARA AVE LAS VEGAS NV	16202410095
HABASHI SOLIMAN	1300 E SAHARA AVE LAS VEGAS NV	16202410094
HARVEY JEFFREY & TONI K	6900 HAZELNUT GARDEN ST LAS VEGAS NV	16202410027
HAWWASS HASSAN M	1317 EXLEY AVE LAS VEGAS NV	16202410062
HAYES JANET	4383 DEL SANTOS DR LAS VEGAS NV	16202410097
HEDGES HAZEL LIVING TRUST	3196 BEL AIR LAS VEGAS NV	16202410034
HERBST DEVELOPMENT L L C	5195 LAS VEGAS BLVD S LAS VEGAS NV	16210502020
HERNANDEZ JESUS R	1209 EXLEY AVE LAS VEGAS NV	16202410070
HERNANDEZ JOSE GERMAN & E S	14307 FOOTHILL BLVD #C-6 SYLMAR CA	16202410088
HERNANDEZ MARIA FELICITA	2200 CHAPMAN DR LAS VEGAS NV	16202411015
HERNANDEZ NORBERTO & ROSA	3555 INDIOS AVE LAS VEGAS NV	16202410124
HSU JUDY G Y & TAI HSIEN	1663 ENTRECOLINAS PL POMONA CA	16202410055

Report of All Selected Parcels**Case Number:** SUP-38242**Printed On:** Fri: May 21, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
J P A LIVING TRUST	5636 DORRELL LN LAS VEGAS NV	16202410043
JOHNSON WILLIAM G	1905 CHAPMAN DR LAS VEGAS NV	16202410050
KIM SUK & KEUM SUK	2212 MARYLAND PKWY LAS VEGAS NV	16203801126
KING ARTHUR S	1413 EXLEY AVE LAS VEGAS NV	16202410057
KOPF PROPERTIES II L L C	9075 PROCYON AVE LAS VEGAS NV	16202410082
KRATZ KARL	P O BOX 3028 MAMMOTH LAKES CA	16202410052
LA PESA MI CASA INC	2600 MITCHELL RD #C CERES CA	16202410096
LARREYNAGA JOSE Z & MARIA S	7528 MISSION PALM ST LAS VEGAS NV	16202410068
LARSEN FAMILY TRUST	7990 HWY 29 KELSEYVILLE CA	16202410140
LAZOS JESUS PENA	2312 S 15TH ST LAS VEGAS NV	16202410135
LE MYTHANH	2200 STOCKTON AVE LAS VEGAS NV	16202410152
LESPREUKS RUAY & RINTR	4549 E CLEVELAND LAS VEGAS NV	16202410146
LESPREUKS RUAY & RINTR	4549 E CLEVELAND LAS VEGAS NV	16202410134
LICATA FAMILY TRUST	2408 CHAPMAN DR LAS VEGAS NV	16202411018
LIMON GERARDO L L C	15837 MAPLE GROVE ST LA PUENTE CA	16202410024
LOPEZ DAISY J	4324 S UNION AVE CHICAGO IL	16202410069
LOPEZ-MARTINEZ ANA I	1400 PHILLIPS AVE LAS VEGAS NV	16202410049
MAGAR 1979 TRUST	1636 E ST LOUIS LAS VEGAS NV	16202410107
MAGAR 1979 TRUST	1636 E ST LOUIS LAS VEGAS NV	16202410108
MAGAR MARY JO	1636 E ST LOUIS LAS VEGAS NV	16202410081
MARES ROSA	2405 MARONEY AVE LAS VEGAS NV	16202410098
MARINO GARY JAMES	2309 PARDEE PL LAS VEGAS NV	16202410123
MARTIN MANUEL G REVOCABLE LIV TR	2207 S 15TH ST LAS VEGAS NV	16202410148
MARTINEZ GLADYS E LIVING TRUST	4000 S EASTERN AVE #140 LAS VEGAS NV	16202410141
MILLER TIMOTHY	2406 MARONEY AVE LAS VEGAS NV	16202410093
MOTTA MARAVILLA	3698 CASELLINA CT LAS VEGAS NV	16202410129
MURADYAN KARAPET	1304 PHILLIPS AVE LAS VEGAS NV	16202410044
NAVARRO MANUEL S & ANA I	2304 CHAPMAN DR LAS VEGAS NV	16202402003
ORTIZ-CIFUENTES ELMER ELIO	2400 MARONEY AVE LAS VEGAS NV	16202410092
OTERO JOSE HUMBERTO	2121 S 15TH ST LAS VEGAS NV	16202410150
PACUK RANDOLPH E	4290 EL MOOR WY LAS VEGAS NV	16202410056
PALMERA RAUL	27151 N SADDLEPEAK CIR VALENCIA CA	16202410039

Report of All Selected Parcels**Case Number:** SUP-38242**Printed On:** Fri: May 21, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
PANTOJA-GARCIA ALFREDO	2404 PARDEE PL LAS VEGAS NV	16202410115
PARRA MARIA	3255 DESERT INN RD #F101 LAS VEGAS NV	16202402002
PENA RAYMUNDO	2405 PARDEE PL LAS VEGAS NV	16202410120
PENA TERESA	2313 S 15TH ST LAS VEGAS NV	16202410143
PEREZ BERNARDINO N	1214 EXLEY AVE LAS VEGAS NV	16202410076
PERKINS BRUCE L & YVONNE FAM TR	2851 S VALLEY VIEW BLVD #1133 A LAS VEGAS NV	16202410040
PINEDA ANDRES	4060 MORNING PEACE ST LAS VEGAS NV	16202410031
PRIME SONOMA SHADOWS L L C	321 SOUTH BURNSIDE AVE LOS ANGELES CA	16211101006
R S V L P	617 CANYON CREST DR LAS VEGAS NV	16202410051
RAMELB ERWIN ACOBA	657 PACIFIC STAR CT LAS VEGAS NV	16202411046
RAMIREZ BENJAMIN & MARTHA E	1530 E SAHARA LAS VEGAS NV	16202411020
REYES FELIX B	2204 CHAPMAN DR LAS VEGAS NV	16202402001
REYES RUTH	2302 PARDEE PL LAS VEGAS NV	16202410110
RINOS ANTONIO D & AIDA ZENAIDA L	3578 E GREEN ST PASADENA CA	16202410109
ROBLEDO JOSE & ALEJANDRA LIV TR	178 RISING MESA CT HENDERSON NV	16202410073
ROMERO JOSE & YOLANDA	2404 CHAPMAN DR LAS VEGAS NV	16202411017
S D L INC	13425 VENTURA BLVD #101 SHERMAN OAKS CA	16202401001
SAENZ C R & SANCHEZ S C LIV TR	4572 CABO LN LAS VEGAS NV	16202410149
SAHARA LAS VEGAS APTS L L C	%D STERLING 9441 WILSHIRE BLVD PENTHOUSE BEVERLY HILLS CA	16211101003
SAHARA SQUARE L L C	%C V S CORPORATION #8810-01 %OCCUPANCY EXPENSE DEPT 1 CVS DR WOONSOCKET RI	16210511002
SAHARA SQUARE L L C	%LAURICH PPTYS 1770 N BUFFALO #101 LAS VEGAS NV	16210511003
SAHARA SQUARE SHOPS L L C	1770 N BUFFALO #101 LAS VEGAS NV	16210511004
SAHARA TOWNE SQUARE L L C	3275 S JONES BLVD #105 LAS VEGAS NV	16211101001
SAHARA TOWNE SQUARE L L C	3275 S JONES BLVD #105 LAS VEGAS NV	16211101005
SALAZAR ELIZABETH	1323 PHILLIPS AVE LAS VEGAS NV	16202410025
SANCHEZ SARA C	4572 CABO LN LAS VEGAS NV	16202410100
SAPORITA MATTHEW & MARIE FAM TR	4779 W MONTARA CIR LAS VEGAS NV	16202410102
SAPORITA MATTHEW & MARIE FAM TR	4779 W MONTARA CIR LAS VEGAS NV	16202410101
SAPORITA MATTHEW & MARIE FAM TR	4779 W MONTARA CIR LAS VEGAS NV	16202410103
SCHODL BOARD OF TRUSTEES	2832 E FLAMINGO LAS VEGAS NV	16203801006
SCHOOL BOARD OF TRUSTEES	2832 E FLAMINGO LAS VEGAS NV	16203801005
SEDILLO FRED M & LUCILLE	1204 EXLEY AVE LAS VEGAS NV	16202410074

Report of All Selected Parcels**Case Number:** SUP-38242**Printed On:** Fri: May 21, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
SMITH ROSEMARIE ANN	1315 EXLEY AVE LAS VEGAS NV	16202410063
SMITHS FOOD & DRUG CENTERS INC	%NICKEL & CO LLC P O BOX 35547 TULSA OK	16211101002
SOLANO ROGELIO H	11607 S ROSSOVINO ST LAS VEGAS NV	16202410077
SOLANO ROGELIO H & MARTA L	11607 S ROSSOVINO ST LAS VEGAS NV	16202410119
SOLANO ROGELIO H & MARTA L	11607 ROSSOVINO LAS VEGAS NV	16202410121
SOLIS ALFONSO & YDANIA	349 MADDELENA AVE LAS VEGAS NV	16202410084
SPENCE DON	2308 CHAPMAN DR LAS VEGAS NV	16202402004
SPIEHS LARRY DEAN LIVING TRUST	1955 JASMINE CIR LAS VEGAS NV	16202410046
SUNSET CREEK PROPERTIES L L C	%A & J DAVIS III 8644 SURTIDOR DR LAS VEGAS NV	16202410133
THORNBURGH JON PERRY	2312 MARONEY AVE LAS VEGAS NV	16202410091
TOP DOG ENTERPRISES L L C	1020 CRESCENT FALLS ST HENDERSDN NV	16202410117
TOP DOG ENTERPRISES L L C	1020 CRESCENT FALLS ST HENDERSON NV	16202410116
TORRES ELBA IRIS	2306 PARDEE PL LAS VEGAS NV	16202410111
TRUSTEE CLARK COUNTY TREASURER	%GAULE THOMAS 1200 PHILLIPS AVE LAS VEGAS NV	16202410037
ULEVICIUS PRANAS & ONA ZAGUNIENE	10029 DOVE RIDGE DR LAS VEGAS NV	16202410147
URIARTE CESAR G	7837 EXCEL LN LAS VEGAS NV	16202410151
V F R L L C	%VISTA FIN RESOURCES LLC 2200 PASEO VERDE PKWY #350 HENDERSON NV	16210502016
VALADEZ ANTONIO	1405 EXLEY AVE LAS VEGAS NV	16202410059
VALDIVIA ELIZABETH & NANCY	2400 PARDEE PL LAS VEGAS NV	16202410114
VEGA FAUSTO & HILDA	1301 EXLEY AVE LAS VEGAS NV	16202410066
VENTO CARMINE & ANN M REV FAM TR	1520 MACDONALD RANCH DR HENDERSON NV	16202410089
VILLATORO ALBINO E & ARMENIA T	1220 EXLEY AVE LAS VEGAS NV	16202410078
WAGNER DALE F & R C FAM TR 2005	P O BOX 530913 HENDERSON NV	16202410125
WARSI SYED A & ALIYA A	484-E E NAPLES LAS VEGAS NV	16202410106
WIRE MARY ALICE	1309 EXLEY AVE LAS VEGAS NV	16202410064
WONG NOM HOR & YIM BING	9890 STARLING CT LAS VEGAS NV	16202410104
YALDA ADMOON & ELIZABETH	1895 SILVER BUCKLE CT LAS VEGAS NV	16202411019
YANEZ FREDERICK	2312 PARDEE PL LAS VEGAS NV	16202410113
YARROW L L C	%PREMIER TRUST 2700 W SAHARA AVE #300 LAS VEGAS NV	16203802006
YARROW L L C	%CSK AUTO PPTY MGT P O BOX 19063 PHOENIX AZ	16203802008
YARROW L L C	%CSK AUTO INC %PPTY MGT P O BOX 19063 PHOENIX AZ	16203802007
YARROW L L C	%PREMIER TRUST 2700 W SAHARA AVE #300 LAS VEGAS NV	16203802005

Report of All Selected Parcels**Case Number:** SUP-38242**Printed On:** Fri: May 21, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
YARROW L L C	%CSK AUTO INC PPTY MGT P O BOX 19063 PHOENIX AZ	16203802002
YARROW L L C	%DOTTYS P O BOX 93835 LAS VEGAS NV	16203802003
YARROW L L C	%PREMIER TRUST 2700 W SAHARA AVE #300 LAS VEGAS NV	16203802004
YARROW L L C	%PREMIER TRUST 2700 W SAHARA AVE #300 LAS VEGAS NV	16203802009
YARROW L L C	%PREMIER TRUST 2700 W SAHARA AVE #300 LAS VEGAS NV	16203802001
ZAGUNIS DAINIUS	10029 DOVE RIDGE DR LAS VEGAS NV	16202410131
ZHANG ZHENG JIANG & HANNA	7838 FALL HARVEST DR LAS VEGAS NV	16202410028



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 25, 2010

Mr. Soliman Habashi
1300 East Sahara Avenue
Las Vegas, Nevada 89104

**RE: SUP-38242 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF JUNE 24, 2010**

Dear Mr. Habashi:

Your request for a Special Use Permit FOR A SECONDHAND DEALER USE (JEWELRY) WITHIN AN EXISTING 2,300 SQUARE-FOOT JEWELRY STORE at 1300 East Sahara Avenue (APN 162-02-410-095), C-1 (Limited Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on June 24, 2010.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Conformance to the approved conditions for the Reclassification of Property and Plot Plan Review (Z-0078-71).
2. There shall be a review at a Planning Commission hearing 90 days after issuance of a business license for a secondhand dealer use.
3. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Secondhand Dealer use.
4. 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.
5. All signage shall conform to Title 19 standards. Sign permits shall be obtained for all unpermitted signage within 30 days of final approval, or removed.

Mayor
Oscar B. Goodman

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



Mr. Soliman Habashi
SUP-38242 - Page Two
June 25, 2010

6. Pursuant to Title 19.14.140, the sign face of the existing freestanding pole sign shall be replaced with signage related to the on-premise use, or with a blank sign face, within 30 days of final approval. In addition, if the sign is not used to display signage relating to the on-premise use, the sign shall be deemed to be an abandoned sign, and shall be removed within one year of final approval.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on June 25, 2010.

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Steve Gibson
1405 South 16th Street
Las Vegas, Nevada 89104

Carman Burney

From: Steve Gebeke
Sent: Tuesday, May 18, 2010 7:46 AM
To: Carman Burney
Subject: FW: 06/24/10 PC DINA/PRS Notification

From: Marc Jordan [mailto:MARC@cityofnorthlasvegas.com]
Sent: Monday, May 17, 2010 7:47 AM
To: Steve Gebeke
Subject: Re: 06/24/10 PC DINA/PRS Notification

Mr Gebeke,

Thank you for providing the City of North Las Vegas the opportunity to review and comment on the referenced item in this email.

The Planning and Zoning Department for the City of North Las Vegas has no comments on this application. However, should the scope of the attached application change or should other concerns come to our attention, we would like the opportunity to provide further comment at that time.

Sincerely,

Marc Jordan
Planning Manager
City of North Las Vegas
Planning and Zoning Department
633-1545
marc@cityofnorthlasvegas.com

>>> "Steve Gebeke" <sgebeke@LasVegasNevada.GOV> 5/14/2010 2:39 PM >>>

Pursuant to Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that the following project(s) is/are subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan, and your Agency may be affected by the proposal.

SUP-38242

It is the responsibility of the affected Agency to determine whether the proposed project would have a negative impact on the level of services it provides and if any mitigation measures to reduce the impacts of the project are necessary. Therefore, as an affected Agency, the Environmental Impact Assessments are posted for your review at the following website:

<ftp://ftp.lasvegasnevada.gov/Outbound/Planning/DINA-PRS/062410PC/>

Please review and submit comments or suggestions for measures to reduce any negative impacts of the proposed development. All comments must include a specific reference case number, and must be submitted to the City of Las Vegas Planning and Development Department no later than **May 26, 2010** via email to Carman Burney and Nora Lares. If you have questions, please contact Carman at 229-6897 or Nora at 229-2105.

Steve Gebeke

Planning Supervisor
Department of Planning and Development
City of Las Vegas
Office (702) 229-5410
Fax (702) 385-7268
sgebeke@lasvegasnevada.gov

Carman Burney

From: Albert Sung
Sent: Wednesday, May 26, 2010 10:21 AM
To: Carman Burney
Cc: Nora Lares; Steve Gebeke; Robert Welch
Subject: DINA: SUP-38242; Gold & Silver Jewelry & Supply

Carman,

Flood Control has no comment and does not require a drainage study for this project. You can call me at X2001 if you have any questions.

Albert Sung, P.E.
Flood Control Division
Public Works Department

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

June 11, 2010

Mr. Soliman Habashi
1300 East Sahara Avenue
Las Vegas, Nevada 89104

**RE: SUP-38242 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF JUNE 24, 2010**

Dear Mr. Habashi:

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

cc: Mr. Steve Gibson
1405 South 16th Street
Las Vegas, Nevada 89104

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





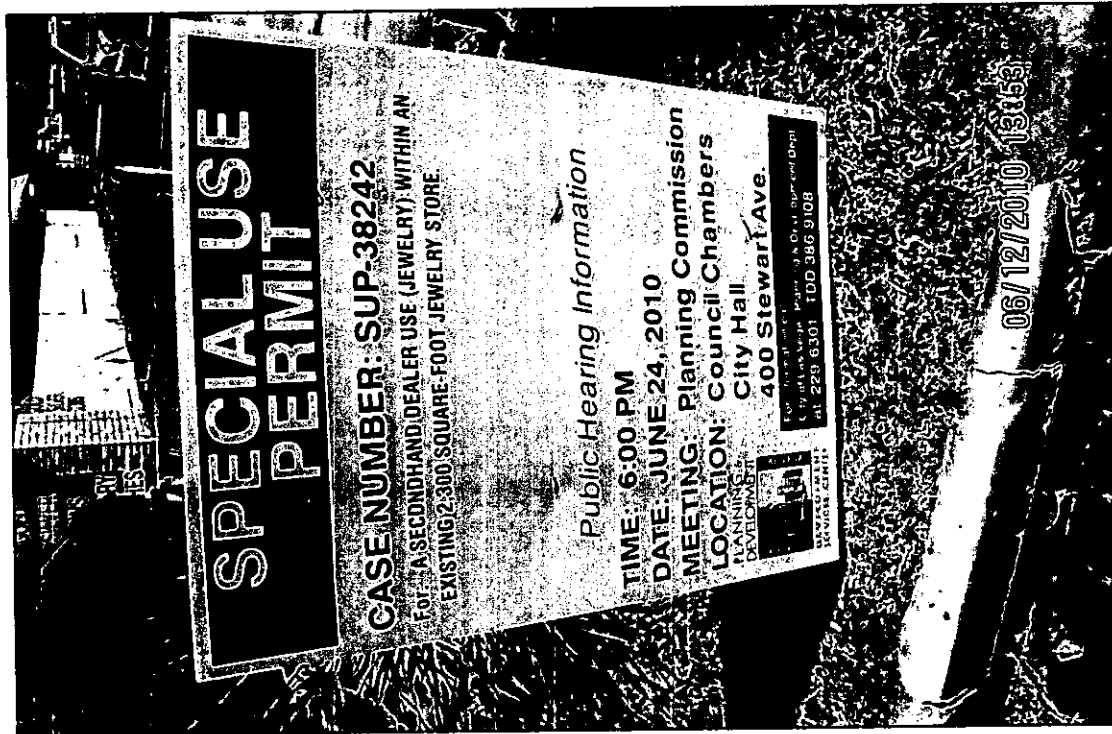
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: SUP-38242

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.



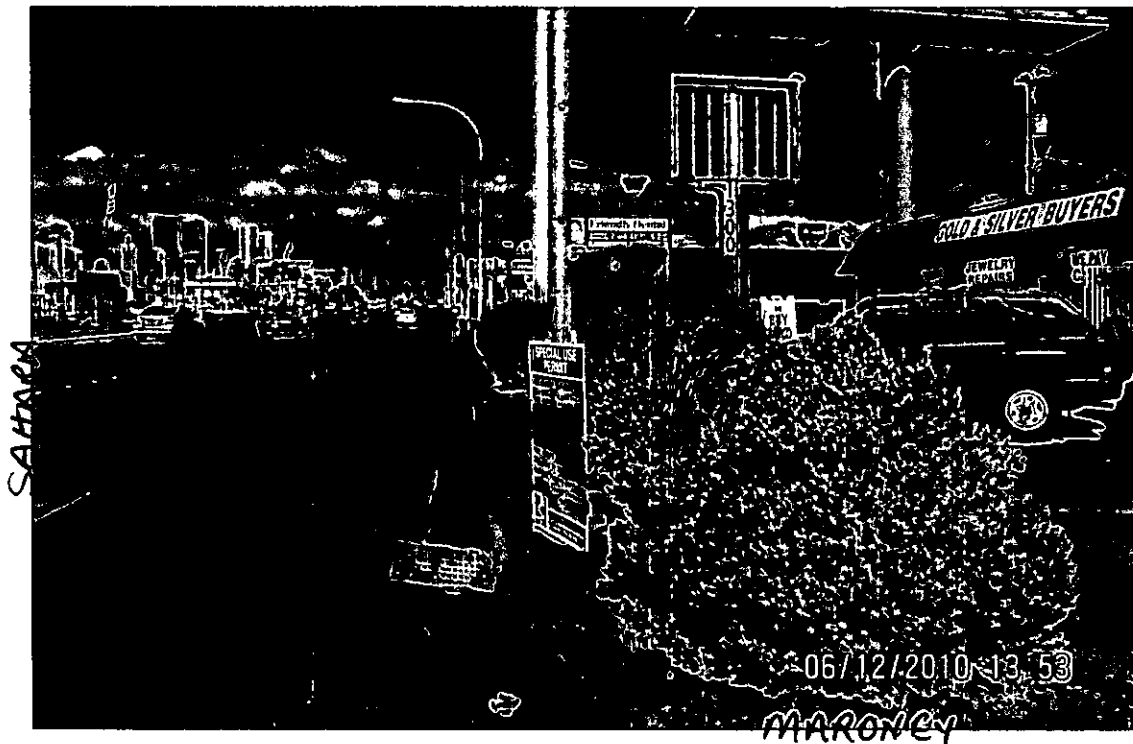

Signature

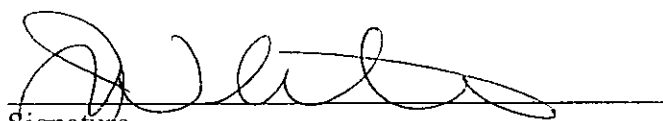
6-12-10
Date

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.



ng
rst




Signature

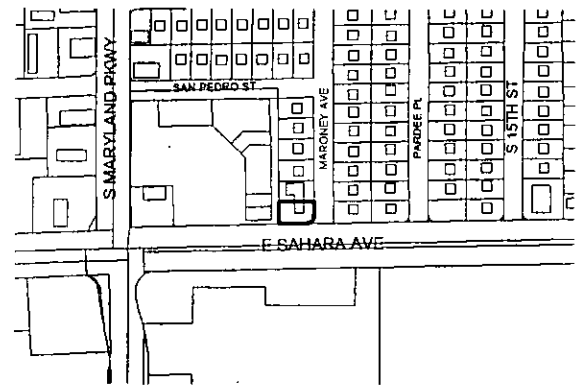
6-12-10
Date

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.

Application Information

SUP-38242 - SPECIAL USE PERMIT - PUBLIC HEARING -
APPLICANT: GOLD & SILVER JEWELRY SUPPLY -
OWNER: SOLIMAN HABASHI - Request for a Special Use Permit FOR A SECONDHAND DEALER USE (JEWELRY) WITHIN AN EXISTING 2,300 SQUARE-FOOT JEWELRY STORE at 1300 East Sahara Avenue (APN 162-02-410-095), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

Application Location



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

Public Hearing Information

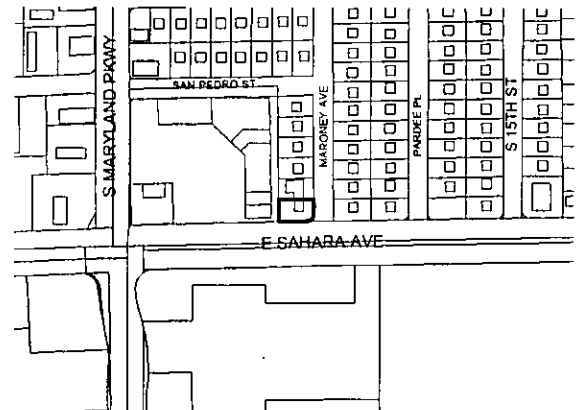
Meeting: Planning Commission
Date: June 24, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

SUP-38242 - SPECIAL USE PERMIT - PUBLIC HEARING -
APPLICANT: GOLD & SILVER JEWELRY SUPPLY -
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Application Location



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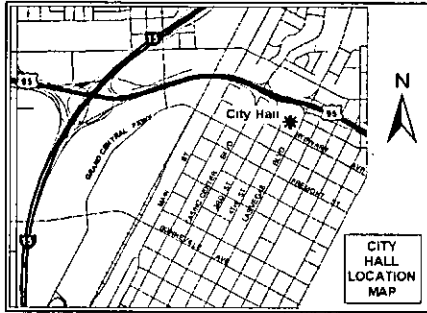
Public Hearing Information

Meeting: Planning Commission
Date: June 24, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

Return Service Requested
Official Notice of Public Hearing



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

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

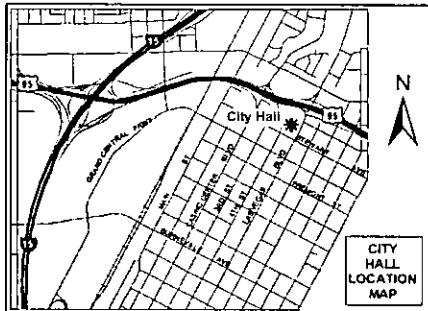
Please use available blank space on card for your comments.

SUP-38242

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



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.

SUP-38242

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 
CC: Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: May 24, 2010
Re: **SUP-38242** Gold & Silver Jewelry Supply 1300 E. Sahara Ave.
Request for a Special Use Permit for a proposed secondhand dealer use within an existing jewelry store

COMMENTS:

We have no comment on the Request for a Special Use Permit application to allow a secondhand dealer use within an existing 2,300 square foot jewelry store located at 1300 East Sahara Avenue.

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:

SUP-38242

Beverly Green NA

Crestwood NA

Downtown Business Operators Council

Francisco Park NA

Hillside Heights NA

Huntridge Park NA

John S. Park NA

Marycrest Manor HOA

Sahara - Southridge Association of Business

Southridge NA

West Huntridge 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

SUP-38242 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GOLD & SILVER JEWELRY SUPPLY - OWNER: SOLIMAN HABASHI - Request for a Special Use Permit FOR A SECONDHAND DEALER USE WITHIN AN EXISTING 2,300 SQUARE-FOOT JEWELRY STORE at 1300 East Sahara Avenue (APN 162-02-410-095), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

PLANNING COMMISSION: **JUNE 24, 2010**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

CITY COUNCIL: IF APPROVED: **JULY 21, 2010**

IF DENIED: **P.C. FINAL ACTION** (Unless appealed within 10 days)

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: LUMPID INTERGOVERNMENTAL SERVICES

THE PROPOSED PROJECT WILL HAVE A MINIMAL IMPACT ON POLICE SERVICES; HOWEVER, DUE TO THE ECONOMY, THESE TYPES OF PROJECTS ARE BECOMING MORE PREVALENT WHICH GIVES OUR AGENCY CONCERN SINCE THERE IS POTENTIAL FOR THESE PROJECTS TO BE USED BY CERTAIN CRIMINAL ELEMENTS, LUMPID REQUESTS (IF APPROVED) THE APPLICANT STRICTLY ADHERES TO LAS VEGAS MUNICIPAL CODE 6.74.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

SUP-38242

HAND DELIVERED

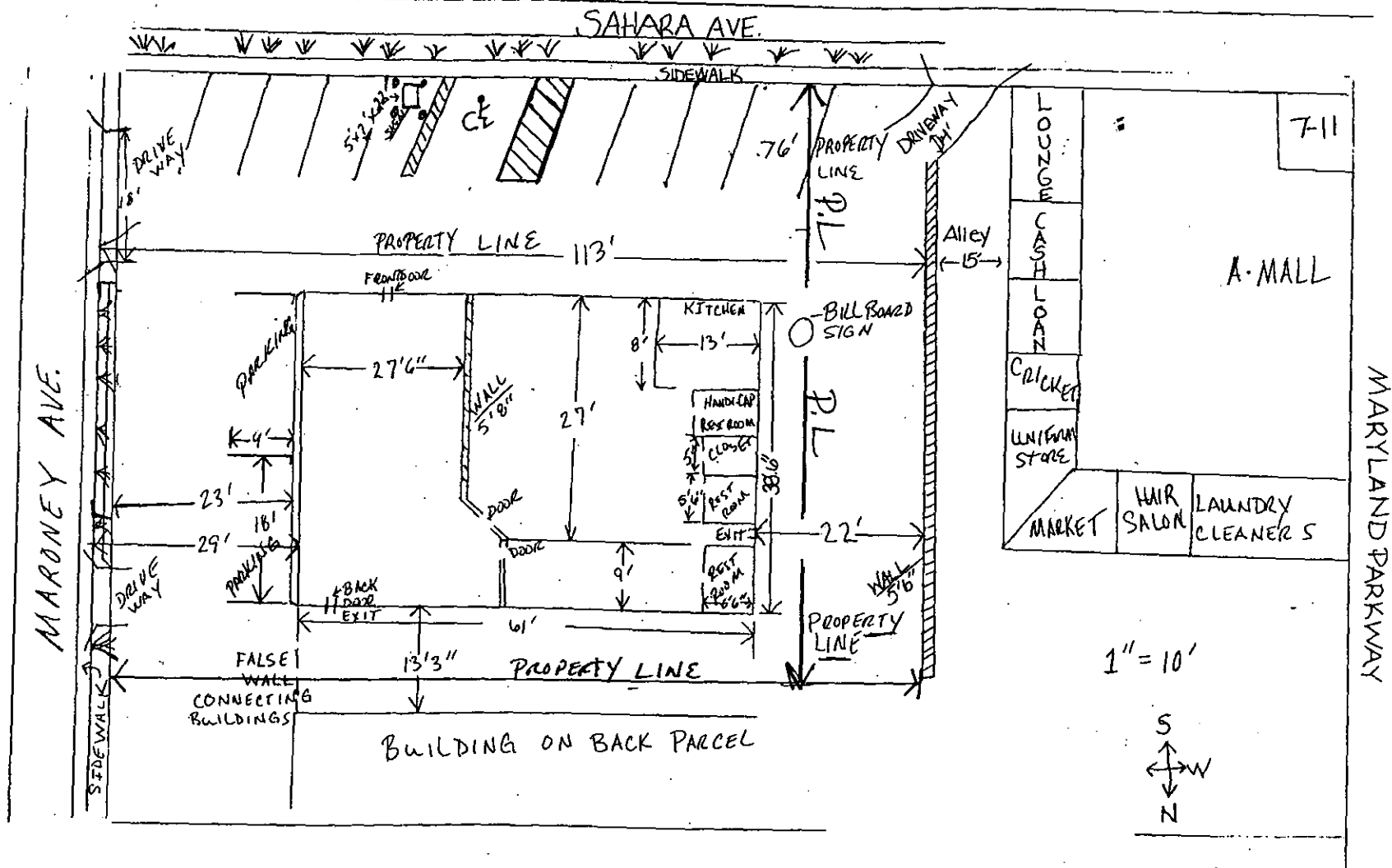
*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING	RICK SCHROEDER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

SENT VIA COURIER/ INTER-OFFICE MAIL/ OR US 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	2nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	3104 BONANZA ROAD
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

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

1300 E. SAHARA AVE. LV. NV 89104

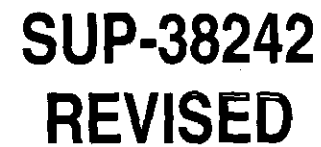


RECEIVED
MAY 19 2010

SUP-38242

REVISED

1300 E. SAHARA AVE. LV, NV 89104



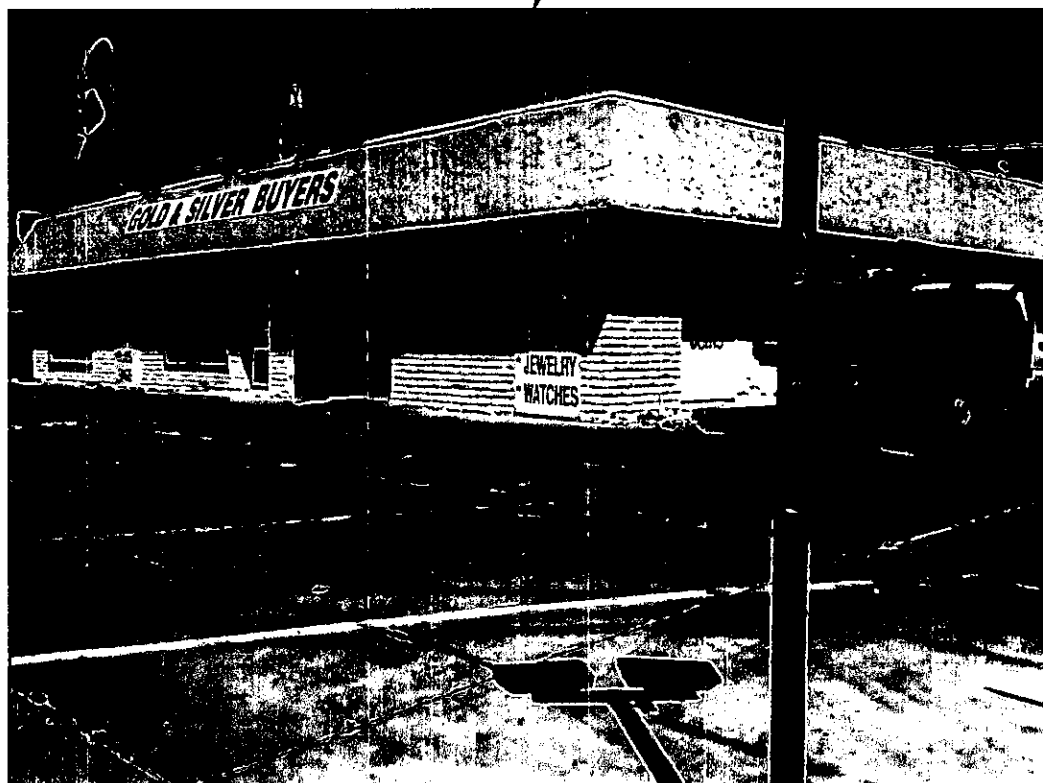
RECEIVED
MAY 19 2010

[No Subject]

From: Tony Rita <tonyrila@yahoo.com> View Contact
To: "tonyrila@yahoo.com" <tonyrila@yahoo.com>

Mon, May 10, 2010 11:45:31 AM

South Side Facing Sahara



← East Side

Sent from my iPhone

RECEIVED
MAY 11 2010
SUP-38242

[No Subject]

From: Tony Rita <tonyrila@yahoo.com>

[View Contact](#)

Mon, May 10, 2010 11:07:33 AM

To: "tonyrila@yahoo.com" <tonyrila@yahoo.com>

Parking looking East down
Sahara



Sent from my iPhone

RECEIVED
MAY 11 2010
SUP-38242

[No Subject]

From: Tony Rila <tonyrila@yahoo.com>

[View Contact](#)

Mon, May 10, 2010 11:43:37 AM

To: "tonyrila@yahoo.com" <tonyrila@yahoo.com>



Seperate
Address
→

← North Side of
Building

Sent from my iPhone

RECEIVED
MAY 11 2010
SUP-38242

[No Subject]

From: Tany Rila <tanyrila@yahoo.com> View Contact
To: "tanyrila@yahoo.com" <tanyrila@yahoo.com>

Mon, May 10, 2010 11:44:37 AM

West Side OF Building



← Billboard

Sent from my iPhone

RECEIVED
MAY 11 2010
SUP-38242

[No Subject]

From: Tony Rila <tonyrila@yahoo.com> View Contact
To: "tonyrila@yahoo.com" <tonyrila@yahoo.com>

Mon, May 10, 2010 11:45:01 AM

Looking East down Sahara.



Sent from my iPhone

RECEIVED
MAY 11 2010

SUP-38242

[No Subject]

From: Tony Rila <tonyrila@yahoo.com>

[View Contact](#)

To: "tonyrila@yahoo.com" <tonyrila@yahoo.com>

Mon, May 10, 2010 11:46:29 AM

S. Facing Sahara

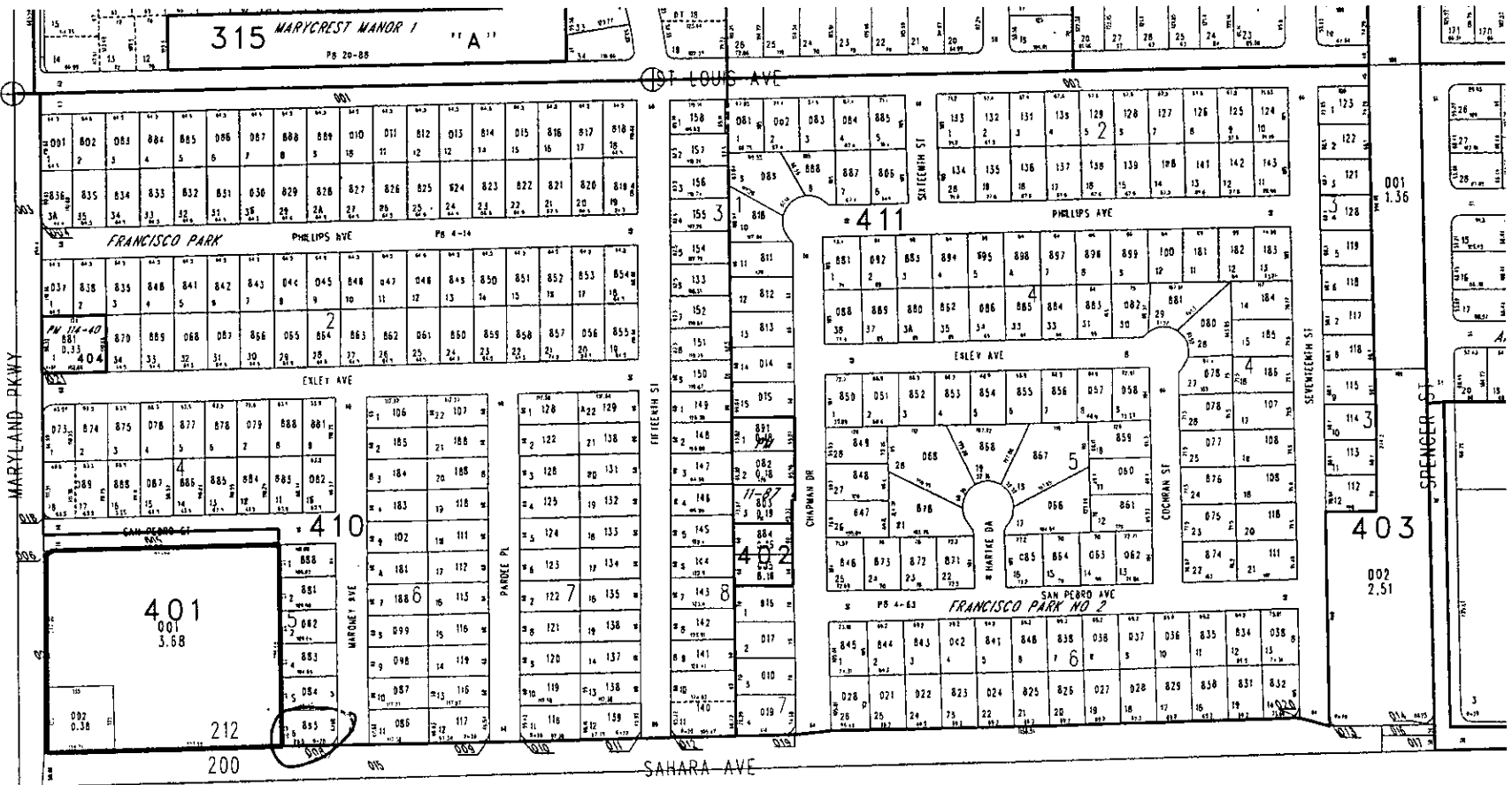


Sent from my iPhone

RECEIVED
MAY 11 2010

SUP-38242

NOTES This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information. USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1:117 ORIGINAL	MAP LEGEND PARCEL BOUNDARY SUBD BOUNDARY ROAD EASEMENT PM/LO BOUNDARY NON-PARCEL LOT LINE MATCH LINE / LEADER LINE ROAD ID NUMBER	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor	T21S R61E 120S 138 139 140 121S 163 162 161 122S 176 172 178	02 4 5 4 3 2 1 2 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36	S 2 SW 4 8 4 8 4 5 1 5 1 6 2 6 2 7 3 7 3 8 4 8 4 5 1 5 1	162-02-4 
		AVERAGE OR VALUE 35	001 PARCEL NUMBER 1.00 ACREAGE 202 PARCEL SUB/SEQ NUMBER 5 PLAT RECORDING NUMBER 5 BLOCK NUMBER 5 LOT NUMBER 001 ROAD ID NUMBER	001 PARCEL NUMBER 1.00 ACREAGE 202 PARCEL SUB/SEQ NUMBER 5 PLAT RECORDING NUMBER 5 BLOCK NUMBER 5 LOT NUMBER 001 ROAD ID NUMBER	Scale: 1"=200' Rev: 01/24/08	



TAX DIST 200,212

RECEIVED
 MAY 11 2010

Dane PC 716-6205

REC-111

Carman Burney

From: Joe Pena
Sent: Monday, May 24, 2010 10:25 AM
To: Carman Burney; Nora Lares
Subject: Dina for SUP-38242

With respect to wastewater, this project will not have a significant impact on the sanitary sewer collection system. No comments for section 10 of the Development Impact Notice and Assessment (DINA).



Joe Peña
Sr. Engineering Associate
Collection Systems Planning
Ph: (702) 229-2180 Fax: (702) 382-8551

Carman Burney

From: Brian O'Callaghan [B5623O@LVMPD.COM]
Sent: Monday, May 24, 2010 11:12 AM
To: Carman Burney; Nora Lares
Subject: RE: SUP-38242

SUP-38242

The proposed project will have a minimal impact on police services; However, due to the economy and price of gold, these types of projects are becoming more prevalent which gives our agency concern. Since there is potential for these projects to be used by certain criminal elements, LVMPD requests (if approved) the applicant strictly adheres to Las Vegas Municipal Code 6.74.

Brian O'Callaghan
Las Vegas Metropolitan Police Department
Office of Intergovernmental Services
Phone: (702) 828-5538
Cellular: (702) 510-9405
Fax: (702) 828-1565

From: Steve Gebeke [mailto:sgebeke@LasVegasNevada.GOV]
Sent: Friday, May 14, 2010 2:39 PM
Cc: Carman Burney
Subject: 06/24/10 PC DINA/PRS Notification

Pursuant to Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that the following project(s) is/are subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan, and your Agency may be affected by the proposal.

5UP-38242

It is the responsibility of the affected Agency to determine whether the proposed project would have a negative impact on the level of services it provides and if any mitigation measures to reduce the impacts of the project are necessary. Therefore, as an affected Agency, the Environmental Impact Assessments are posted for your review at the following website:

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Please review and submit comments or suggestions for measures to reduce any negative impacts of the proposed development. All comments must include a specific reference case number, and must be submitted to the City of Las Vegas Planning and Development Department no later than **May 26, 2010** via email to Carman Burney and Nora Lares. If you have questions, please contact Carman at 229-6897 or Nora at 229-2105.

Steve Gebeke

Planning Supervisor
Department of Planning and Development
City of Las Vegas
Office (702) 229-5410
Fax (702) 385-7268
sgebeke@lasvegasnevada.gov

Carman Burney

From: Philip Banea [BaneaP@rtcsonv.com]
Sent: Monday, May 24, 2010 11:20 AM
To: Carman Burney; Nora Lares
Cc: David Booher; Bruce Turner
Subject: RTC Response to CLV-SUP-38242

May 24, 2010

Carman Burney and Nora Lares, Agenda Technicians
Development Services Center
City of Las Vegas Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

DEVELOPMENT IMPACT NOTICE AND ASSESSMENT (DINA) PROJECTS OF REGIONAL SIGNIFICANCE

Dear Ms. Burney and Ms. Lares:

We have reviewed the following DINA:

<i>Project Title</i>	<i>Application #</i>	<i>APN#</i>
Gold and Silver Jewelry Supply	CLV-SUP-38242	162-02-410-095

The RTC has no comment on the application as submitted.

Thank you for the opportunity to provide comments. Should you have questions or wish to clarify any matters, please feel free to contact me at 702-676-1651.

Sincerely,

Philip Banea, AICP
Principal Transportation Planner
RTC of Southern Nevada
(702) 676-1651
baneap@rtcsonv.com

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

SUP-38242

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	RICK SCHROEDER	DSC

SENT VIA COURIER/ INTER-OFFICE MAIL/ OR US MAIL

<CCSD>	LINDA PERRI	4212 EUCALYPTUS ANNEX
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
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*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>**

SUP
05/11/2010

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

SUP-38242 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GOLD & SILVER JEWELRY SUPPLY - OWNER: SOLIMAN HABASHI - Request for a Special Use Permit FOR A SECONDHAND DEALER USE WITHIN AN EXISTING 2,300 SQUARE-FOOT JEWELRY STORE at 1300 East Sahara Avenue (APN 162-02-410-095), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

PLANNING COMMISSION: JUNE 24, 2010

PLANNING SUPERVISOR: STEVE GEBEKE



PUBLIC HEARING

CITY COUNCIL: IF APPROVED: JULY 21, 2010

IF DENIED: P.C. FINAL ACTION (Unless appealed within 10 days)

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:

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

SUP Application

SUP-38242/PC-6/24/10

Report Date 05/11/2010 04:21 PM

Submitted By

Page 1

A/P # 38242 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	05/11/2010 11:04	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

SUP-38242 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GOLD & SILVER JEWELRY SUPPLY - OWNER: SOLIMAN HABASHI - Request for a Special Use Permit FOR A SECONDHAND DEALER USE WITHIN AN EXISTING 2,300 SQUARE-FOOT JEWELRY STORE at 1300 East Sahara Avenue (APN 162-02-410-095), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

Parent A/P

Project #	38242	Project/Phase Name	GOLD & SILVER, JEWELRY & SUPPL	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 16202410095

Location

Owner/Tenant

Contact ID AC1639829	Name	HABASHI SOLIMAN	Organization	
Mailing Address 1300 E SAHARA AVE			State/Province NV	
City LAS VEGAS			Country	☐ Foreign
ZIP/PC 89104-3411			Evening Phone	
Day Phone (702)339-6655 x			Mobile #	
Fax				

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

1300 E SAHARA AVE
LAS VEGAS, 89104-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16202410095

Report Date 05/11/2010 04:21 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1639829 ☐ Foreign
Effective Expire
Name HABASHI SOLIMAN
Day Phone (702)339-6655 x Eve Phone Organization
Pager PIN # Position BISHARA SHERIN
Fax Mobile Profession
E-Mail
Address 1300 E SAHARA AVE
LAS VEGAS, NV 89104-3411
Seasonal Addr
Valid From To
Comments Soliman Habashi

Primary N Capacity OTHER Other REP Contact ID AC1774274 ☐ Foreign
Effective Expire
Name STEVEN GIBSON
Day Phone (702)762-5366 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 1405 S 16TH STREET
LAS VEGAS, NV 89104
Seasonal Addr
Valid From To
Comments No Comments

Primary Y Capacity APPL Contact ID AC1774273 ☐ Foreign
Effective Expire
Name ANTHON Y RILA JR
Day Phone (702)604-0606 x Eve Phone Organization
Pager PIN # Position
Fax (702)699-5416 Mobile Profession
E-Mail
Address 3962 EUCLID STREET
LAS VEGAS, NV 89124
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 (\$500.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
391603 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
391601 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

SUP Application

Report Date 05/11/2010 04:21 PM

Submitted By

Page 3

Item Description Item Status

391612 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
391604 FLOOD #1 (FLOOD CONTROL)	Incomplete
391611 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
391602 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
391610 ROW #1 (RIGHT-OF-WAY)	Incomplete
391609 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
391608 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
391607 SURVEY #1 (SURVEY)	Incomplete
391606 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
391605 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)	
(PT-NOTIFICATION MAP DATE)	
(PT-SIZE OF NOTIFICATION AREA)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Review Activities

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

391601	DEVCO	1	Incomplete	☐		05/11/2010 16:20		
391602	NEIGH P&S	1	Incomplete	☐		05/11/2010 16:20		
391603	B&S PLAN	1	Incomplete	☐		05/11/2010 16:20		
391604	FLOOD	1	Incomplete	☐		05/11/2010 16:20		
391605	TRAFFIC	1	Incomplete	☐		05/11/2010 16:20		
391606	TEFO	1	Incomplete	☐		05/11/2010 16:20		
391607	SURVEY	1	Incomplete	☐		05/11/2010 16:20		
391608	SID	1	Incomplete	☐		05/11/2010 16:20		
391609	SEWER	1	Incomplete	☐		05/11/2010 16:20		
391610	ROW	1	Incomplete	☐		05/11/2010 16:20		
391611	LAND DEV	1	Incomplete	☐		05/11/2010 16:20		
391612	FIRE ENG	1	Incomplete	☐		05/11/2010 16:20		

Activity Review Details

Detail AGENDA TECH ITEMS (SUP)

Modified By CBURNEY

Modified Date/Time 05/11/2010 13:10

Comments

No Comments

Report Date 05/11/2010 04:21 PM

Submitted By

Page 4

AGENDA TECH ITEMS

Before Planning Commission Items

Next RQR Info

DRT Process Complete 05/25/2010
Plans Routed for Review 05/14/2010
Sent to Review Journal 06/08/2010
Public Hearing Notice Sent 06/11/2010

1st Notice
2nd Notice
3rd Notice

Next RQR Review Path

Next RQR Case Number

Next RQR Scheduled

After Planning Commission Items

Action Letter Completed 06/25/2010

Required

Review

Notice of Final Action form completed 06/25/2010

Comments

Sign Pro

Memo

Memo Sent to Post Sign Posted
06/04/2010 06/13/2010

Sent for Removal

Detail SUBMITTAL CHECKLIST (SUP)

Modified By MREX

Modified Date/Time 05/11/2010 11:04

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plan (19 Folded Blue Lines, 1 Rolled Colored)
Y Application/Petition Form	Y Floor Plan, If Applicable (1 Folded, 1 Rolled)
Y Deed and Legal Description	Y Laser Print Site Plan
Y Justification Letter	Y Laser Print Floor Plan
Y Assessors Parcel Map	Y Statement of Financial Interest
N DiNA (Not Always Required)	

Y Business Licensing Requirements Met

N Business License Exempt

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

Z-LEGAL
N

984387

05/11/2010 11:04

Report Date 05/11/2010 04:21 PM

Submitted By

Page 5

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

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

SPECIAL USE PERMIT

N DINA Required? Y Will this go to the City Council? Final City Council letter received
Y Project of Regional Significance? Annotated minutes received
N Parent Project link required? Is there a condition of approval for a Required Review?
Type of Use If yes, when does it need to be reviewed?
SECONDHAND DEALER
N Is this an Alcohol related Use? Staff Recommendation

Meeting Information

Meeting Information	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Add Date	Modified By	Modified Date		
Comments					
Added By					
06/24/2010	PC	SCHEDULED	0	0	0
MREX	05/11/2010				

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

No children exist for this project

Employee	Last	First	MI	Comments
Employee ID				

No Employee Entries

Log	Description	Entered By	Start	Stop	Hours
Action					
Comments					

PAYMNT	CO NAME WHO PICKED UP CONTACT#	983657	05/11/2010 11:10		0.00
	Gold and Silver Jewelry Supply ck 2005 / 762-5366 / Steven Gibson				

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT
 Project Address (Location) 1300 E SAHARA A
 Project Name GOLD + SILVER + JEWELRY Supply Proposed Use SECOND HAND DEALER
 Assessor's Parcel #(s) 162.02.410.0975 Ward # 3
 General Plan: existing SC proposed — Zoning: existing C1 proposed —
 Commercial Square Footage 2,300 Floor Area Ratio —
 Gross Acres — Lots/Units — Density —
 Additional Information —

PROPERTY OWNER SOLIMAN HABASHI Contact —
 Address 1300 E. SAHARA Phone: 3396655 Fax: —
 City LAS VEGAS State NV Zip 89104
 E-mail Address —

APPLICANT ANTHONY RILA SR. Contact —
 Address 3962 EUCLID ST. Phone: 604.0606 Fax: 695416
 City LV. NV State NV Zip 89124
 E-mail Address TONYRILA@YAHOO.COM

REPRESENTATIVE STEVEN GIBSON Contact —
 Address 1405 S. 16TH ST. Phone: 762.5366 Fax: —
 City LV. State NV Zip 89104
 E-mail Address —

Property Owner Signature* Soliman
 *An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Soliman Habashi

Subscribed and sworn before me

This 14th day of APRIL, 2010

Anthony J. Rila Jr. Clerk Co NV
Delia Diaz
 Notary Public in and for said County and State

Anthony J Rila Jr
 NOTARY PUBLIC - STATE OF NEVADA
 My Appointment Expires 03/01/2011
 Appointment No. 07-2234-1

Revised 10/27/08

Delia Diaz
 NOTARY PUBLIC STATE OF NEVADA
 My Appointment Expires 06/10/2013
 Appointment No. 09-10282-1

FOR DEPARTMENT USE ONLY

Case # SUP-38242
 Meeting Date: 6/24/10
 Total Fee: 1030⁰⁰
 Date Received: 5/11/10
 Received By: MRCX

*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

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 1300 E. SAHARA

Project Name GOLD & SILVER JEWELRY SUPPLY Proposed Use SECOND HAND DEALER

Assessor's Parcel #(s) 162.02.410.095

Ward # 3

General Plan: existing SC proposed _____ Zoning: existing C1 proposed _____

Commercial Square Footage 2,300 Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER SOLIMAN HABASHI Contact _____

Address 1300 E. SAHARA

Phone: 702.339.6655 Fax: _____

City LV

State NV

Zip 89104

E-mail Address _____

APPLICANT GOLD & SILVER JEWELRY SUPPLY Contact 702.699.5416

Address 1300 E. SAHARA

Phone: 604.0606 Fax: _____

City LV

State NV

Zip 89104

E-mail Address _____

REPRESENTATIVE STEVEN GIBSON

Contact 702.762.5366

Address 1405 So. 16TH ST.

Phone: _____ Fax: _____

City LV

State NV

Zip 89104

E-mail Address _____

Property Owner Signature* Soliman

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

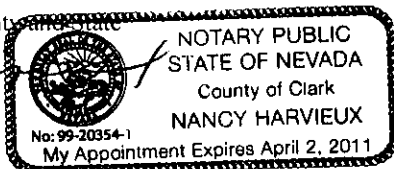
Print Name Soliman Habashi

Subscribed and sworn before me

This 27 day of MAY, 20 10

Notary Public in and for said County of Clark

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #

SUP-38242

Meeting Date:

6-24-10

Total Fee:

\$1,030.00

Date Received*:

5/28/10

Received By:

*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: **SUP-38242** APN: 162.02.410.095
Name of Property Owner: Soliman Habashi
Name of Applicant: Gold & Silver Jewelry Supply
Name of Representative: STEVEN GIBSON

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: _____

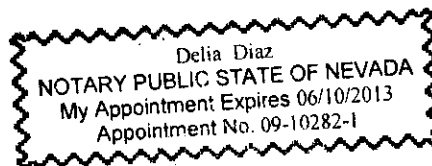
Signature of Property Owner: Soliman Habashi

Print Name: Soliman Habashi

Subscribed and sworn before me

This 24 day of MAY, 20 10

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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38242** APN: 162-02-410-095
Name of Property Owner: Soliman Habashi
Name of Applicant: Anthony J. Rila Jr.
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

X No

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

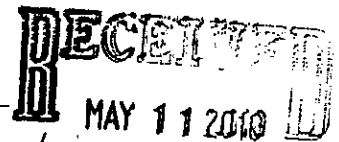
City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Soliman Habashi

Print Name: Soliman Habashi



Subscribed and sworn before me

This 14th day of April, 2010

Anthony J. Rila Jr. Clark Co NV.
Notary Public in and for said County and State

Revised 11-14-06

Anthony J Rila Jr
NOTARY PUBLIC - STATE OF NEVADA
My Appointment Expires 03/01/2011
Appointment No. 07-2234-1

Delia Diaz
NOTARY PUBLIC STATE OF NEVADA
My Appointment Expires 06/10/2013
Appointment No. 09-10282-1

f:\depot\Application Packet\Statement of Financial Interest.doc

May 10, 2010

Re: Justification Letter

City of Las Vegas
Planning and Development Department,

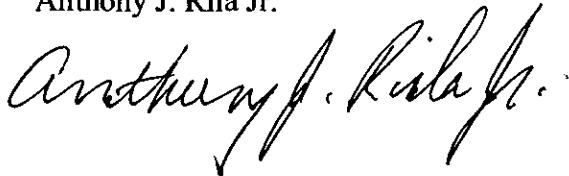
We are Applying for a special use permit to allow a class 3 second-hand license to operate at 1300 E. Sahara Ave. This request is for a 2300 sq. ft. building located in a commercial zoned area where similar business already exists. We will certainly comply with the planning department's rules and regulations. We will provide ten, 9x18 ft. Parking spaces and one van accessible handicap space. Any and all landscaping requirements will be adhered to.

With ample driveways to enter and exit the property traffic should be kept at a minimum.

With this license at this location we plan to buy and sell new and used jewelry items and supplies. We will also be manufacturing and doing jewelry repairs.

Thank you for your consideration,

Anthony J. Rila Jr.

A handwritten signature in black ink, reading "Anthony J. Rila Jr.", written in a cursive style.

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MAY 11 2010
SUP-38242

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 #: J01-021323-146224

DATE ISSUED: 04/23/10

TYPE OF LICENSE: JEWELRY/REPAIR SALES

BUSINESS LOCATION: 1300 E SAHARA AV

ISSUED TO:

GOLD & SILVER JEWELRY & SUPPLY
1300 E SAHARA AV
LAS VEGAS NV 89104

PRINCIPAL(S)

RILA ANTHONY OWNER

Chief Financial Officer,
Finance and Business Services

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

Post in a conspicuous place.



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

Applicant Information

The following Environmental Impact Assessment is being submitted for consideration for the proposed project known as _____, located at 1300 E Sahara Ave.

This document is being prepared by:

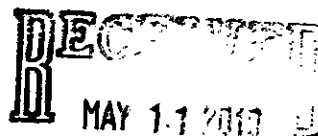
Company Name: Gold & Silver Jewelry & Supply
Address: 1300 E Sahara Ave.
Las Vegas, NV 89104

Contact Person:

Name: Tony Rila
Title: Owner
Telephone: 702-604-0606
Fax: 702-699-5416
E-mail: TonyRila@yahoo.com.

I certify that the statements made by me on this Environmental Impact Assessment represent my best professional judgment and are, to the best of my knowledge, true and complete and correct. I understand that any misrepresentation or material omission of fact on this document may be considered as constituting grounds for an incomplete application and may uphold processing of the application until complete information is provided.

Signature: Anthony J. Rila Jr. Date: 5.10.10
Name: Anthony J. Rila Jr.
Title: Owner



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

1 Project Description

- 1.a Project title: GOLD & SILVER JEWELRY Supply
- 1.b Application #:
- 1.c Project location: 1300 E SAHARA AVE LV. NV 89104
- 1.d Project sponsor
- Name: N/A
- Address:
- Telephone:
- 1.e G. P. designation:
- 1.f Zoning: C-1
- 1.g Project description:
- Total site acreage:
- i) Residential N/A
- Total units:
- FAR per Lot:
- Lot Coverage per Lot:
- ii) Hospitality N/A
- Total rooms:
- Total entertainment:
- iii) Commercial 2,300
- Total S.F.:
- Total FAR:
- Total Lot Coverage:
- 1.h Briefly describe the project's surrounding land use and setting:
- North: RESIDENTIAL
- East: COMMERCIAL
- South: COMMERCIAL
- West: COMMERCIAL
- 1.i Project narrative (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach exhibits if necessary):
- Narrative: N.A

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Page 3 of 16
MAY 11 2010

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

2 Transportation and Traffic

- 2.a Would the project include adequate emergency access pursuant to LVMC Fire and emergency response requirements? **YES**

Explain:

- 2.b Would the project provide adequate parking pursuant to LVMC parking requirements?

Explain: **YES**

- 2.c Would the project potentially increase hazards due to a design feature (e.g., sharp curves, dangerous intersection) or incompatible uses (e.g., commercial heavy equipment)?

Explain: **NO**

- 2.d Would the site have sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed project?

Explain: **YES**

- 2.e Insert a Table (attach additional sheets if necessary), indicating the number of vehicle trips that the proposal will generate, estimated by applying to the proposal the average trip rates for the peak days and hours established by the Institute of Transportation Engineers (or its successor).

Table: **30 At the most 6 days a week.**

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ENVIRONMENTAL IMPACT ASSESSMENT

3 Schools

3.a What is the total number of proposed residential units?

Conventional units:

Age-restricted units:

3.b Based upon the student generation factors utilized by Clark County School District¹ what is the estimated number of pupils generated by the proposal which will be added to the enrollment of each of the following:

Elementary School

School name: John S. Park Elementary

Distance from site²: 1.11 miles

Number of pupils: 809

Junior High/Middle School

School name: John C. Fremont

Distance from site²: 0.43 miles

Number of pupils: 1,357

High School

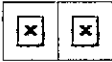
School name: Valley High School

Distance from site²: 1.35 miles

Number of pupils: 2557

¹ See Exhibit I

² Attach a map indicating the primary route/distance from the proposed project main entry point to the school main access point.



MAPQUEST.

Trip to Park Elementary School

931 Franklin Ave, Las Vegas, NV 89104 -

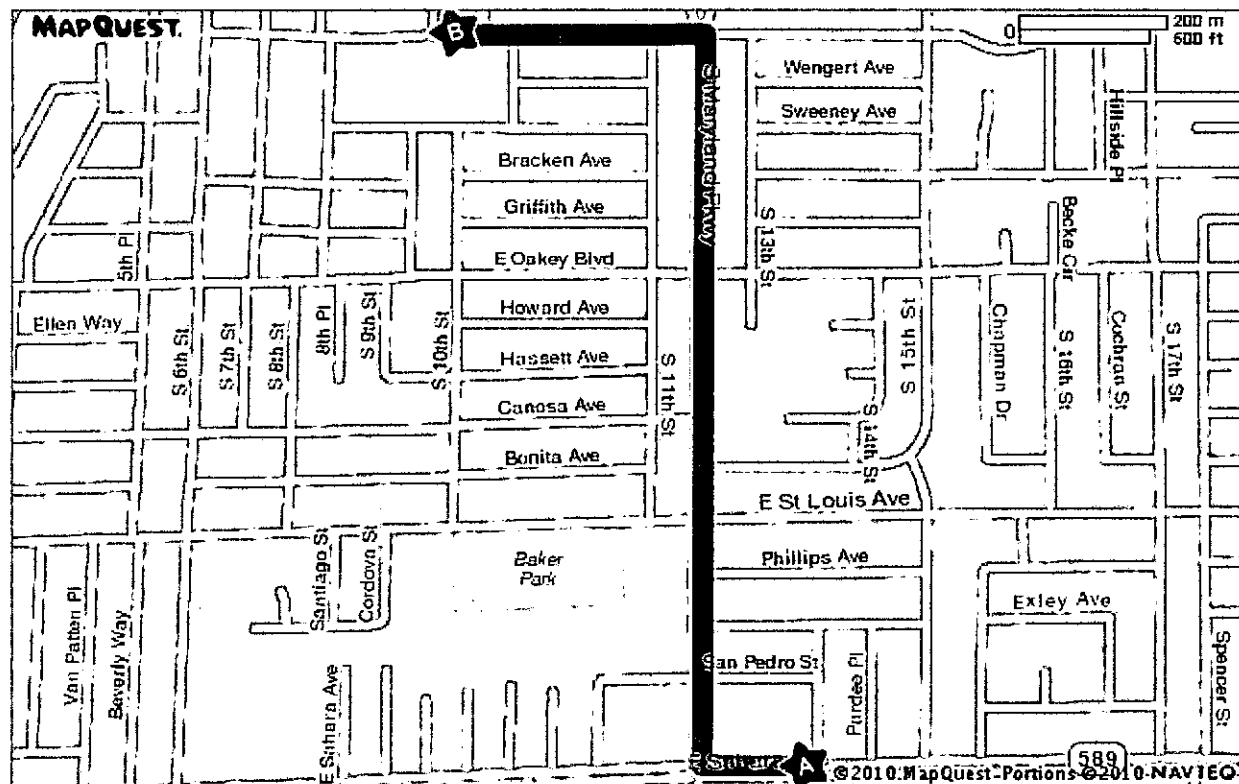
(702) 799-7904

1.11 miles - about 3 minutes

Notes



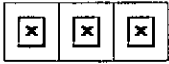
Route Map [Hide](#)



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MAPQUEST.

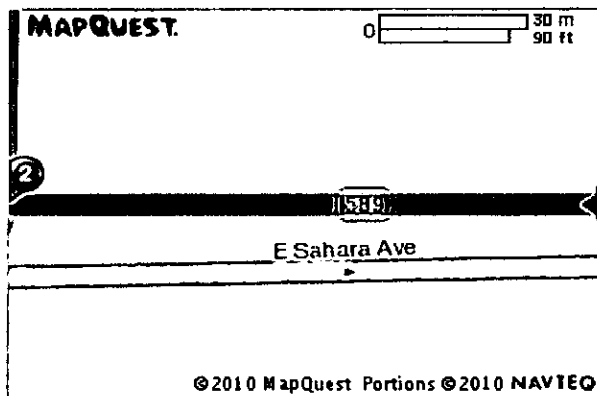
Trip to John C Fremont Middle School

1100 E Saint Louis Ave, Las Vegas,
NV 89104 - (702) 799-5558
0.43 miles - about 1 minute

Notes

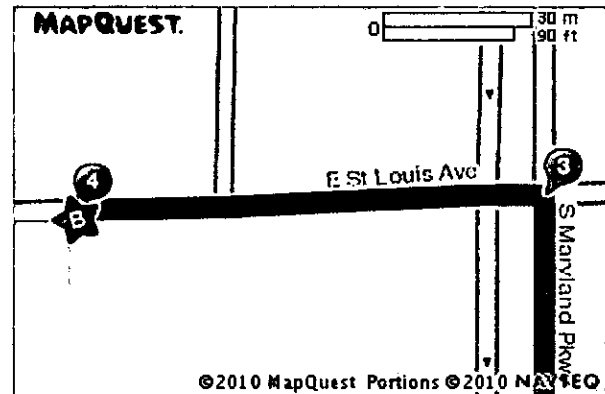
Start Map Hide

A: 1300 E Sahara Ave, Las Vegas, NV 89104-3411



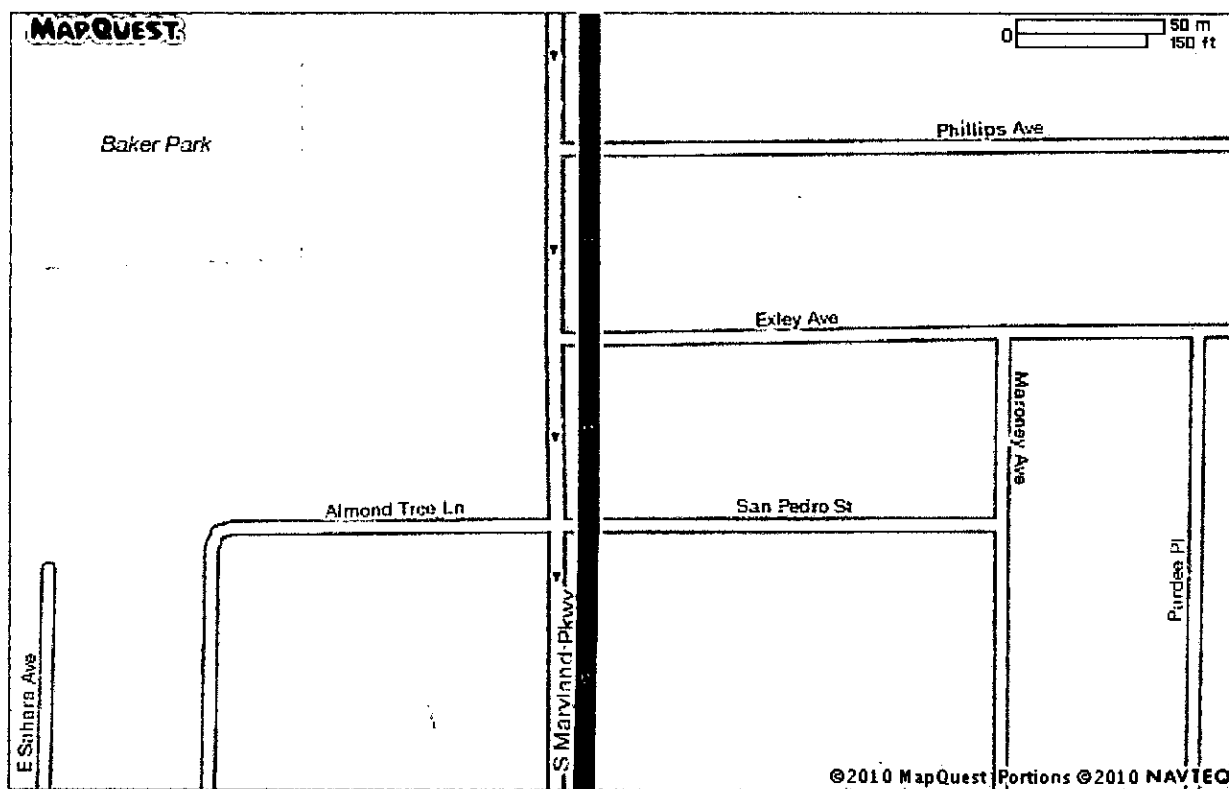
End Map Hide

B: John C Fremont Middle School, 1100 E Saint Louis Ave, Las Vegas, NV 89104



Route Map Hide

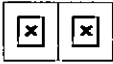
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MAY 11 2010



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MAY 11 2010



MAPQUEST.

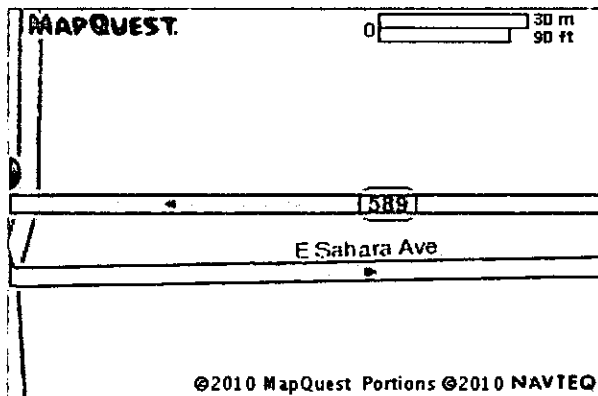
Trip to Valley High School

2839 Burnham Ave, Las Vegas, NV 89169 -
(702) 369-0679
1.35 miles - about 2 minutes

Notes

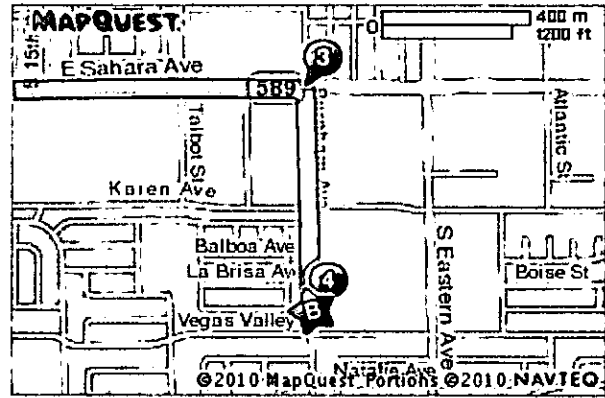
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A: 1300 E Sahara Ave, Las Vegas, NV 89104-3411



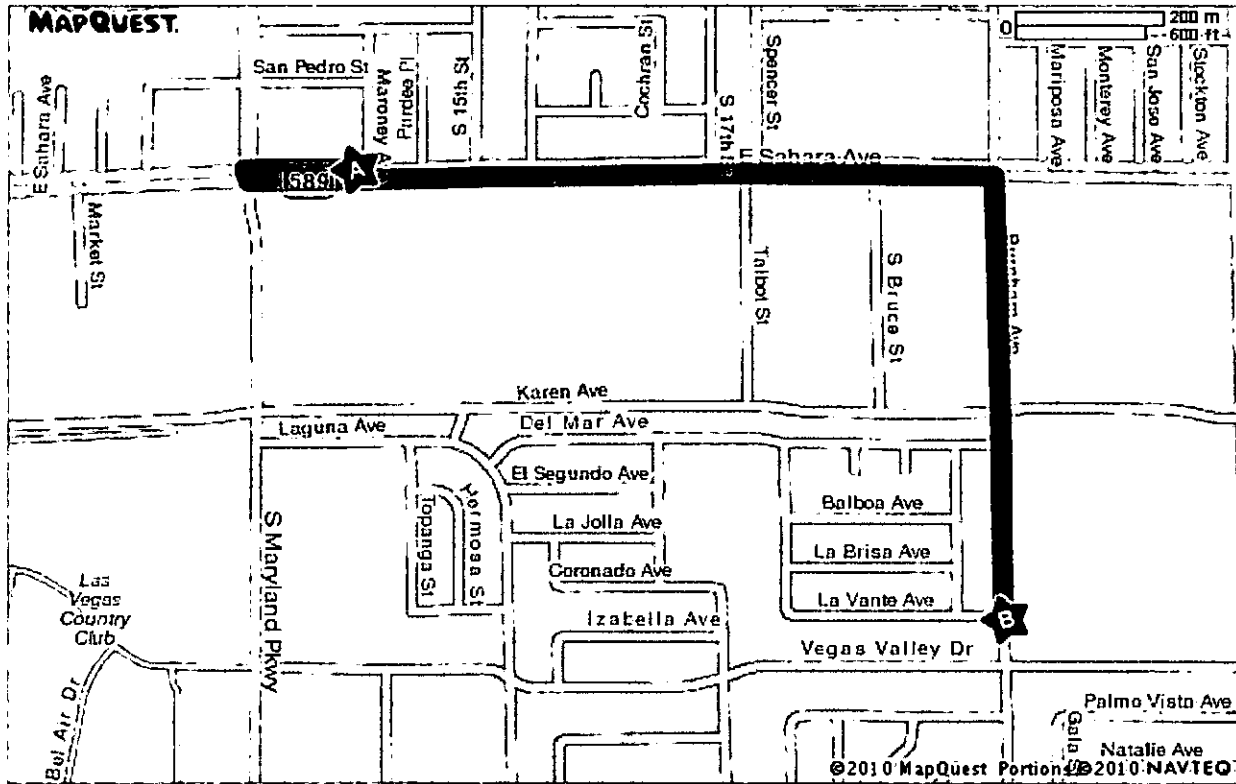
End Map Hide

B: Valley High School, 2839 Burnham Ave, Las Vegas, NV 89169



Route Map Hide

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

4 Emergency Services

- 4.a Provide the distance from the site of the proposal to the nearest facilities from which firefighting, police and emergency services will be provided, including without limitation, facilities of a local government that are planned but not yet constructed, and facilities that have been included in a local government's plan for capital improvements prepared pursuant to NRS 278.0226.

Fire

Name of the facility: LAS VEGAS FIRE DEPT.
Existing/proposed: 500 N. CASINO CENTER BLVD. LV, NV 89101
Distance from site³: 2.95

Police

Name of the facility: LAS VEGAS POLICE DEPT
Existing/proposed: 621 N 9th ST LV, NV 89101
Distance from site³: 2.52

Emergency Services

Name of the facility: EMERGENCY SERVICES
Existing/proposed: 320 E Charleston Blvd #204 LV, NV 89104
Distance from site³: 1.85

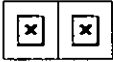
- 4.b Would the project result in increase for emergency services in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Explain: NO

3 Attach a map indicating the primary route/distance from the proposed project main entry point to the fire fighting, police, and emergency services main access point.

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Page 6 of 16

FIRE



MAPQUEST.

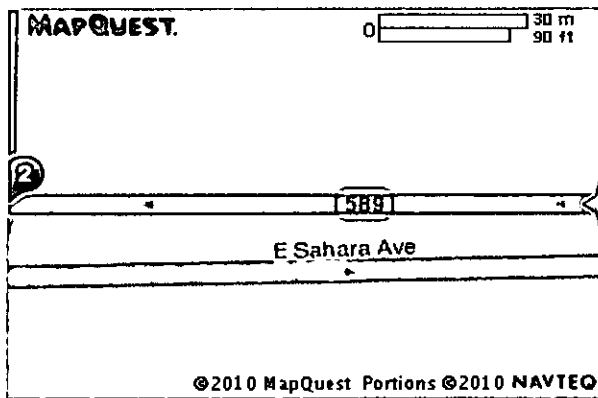
Notes

Trip to Las Vegas Fire Dept

500 N Casino Center Blvd, Las Vegas,
NV 89101 - (702) 383-2888
2.95 miles - about 7 minutes

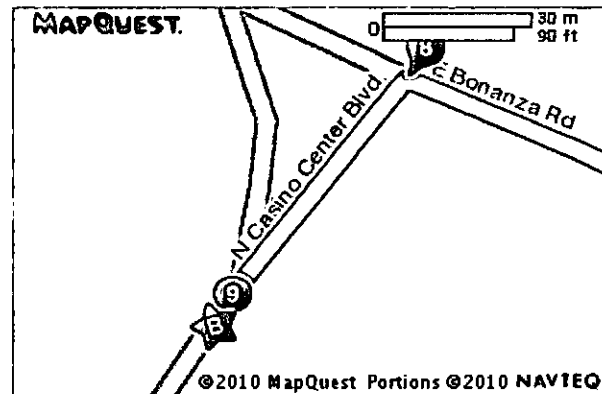
Start Map [Hide](#)

A: 1300 E Sahara Ave, Las Vegas, NV 89104-3411



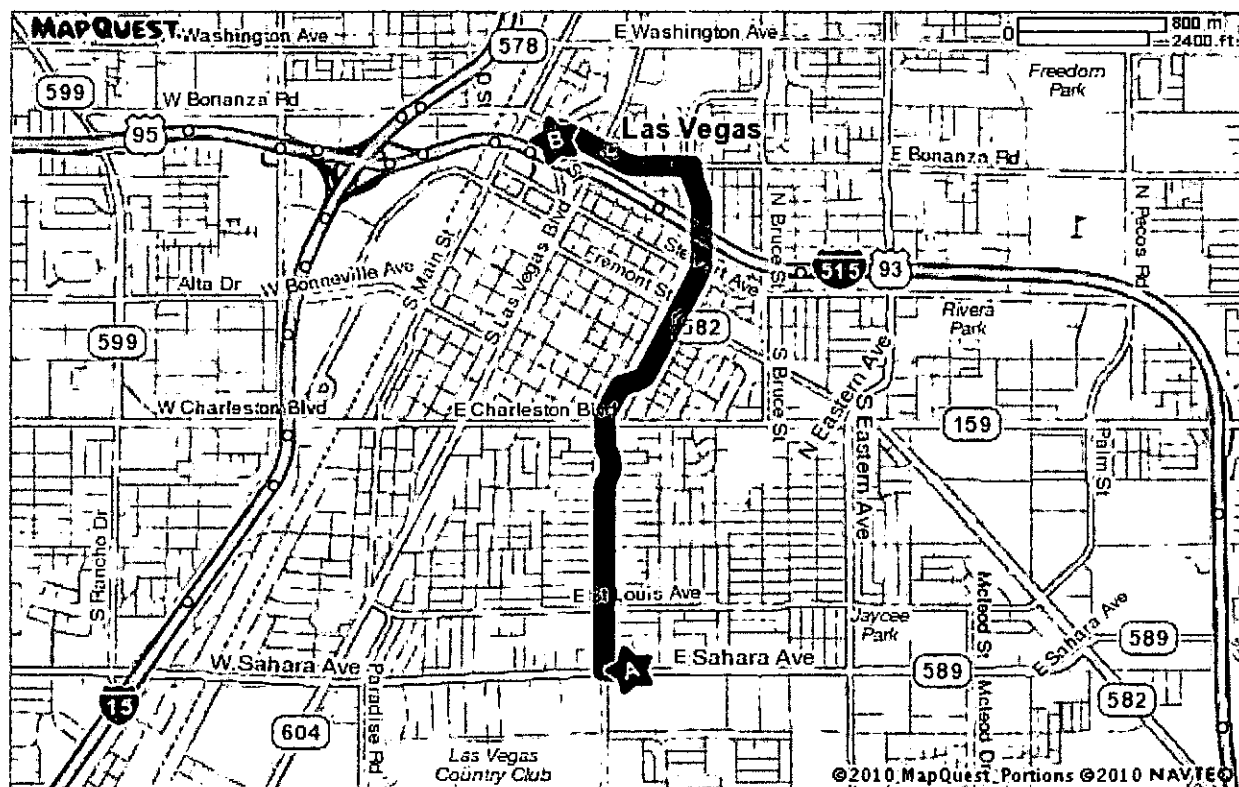
End Map [Hide](#)

B: Las Vegas Fire Dept, 500 N Casino Center Blvd,
Las Vegas, NV 89101



Route Map [Hide](#)

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MAPQUEST.

Trip to Las Vegas Police Dept

621 N 9th St, Las Vegas, NV 89101 - (702)

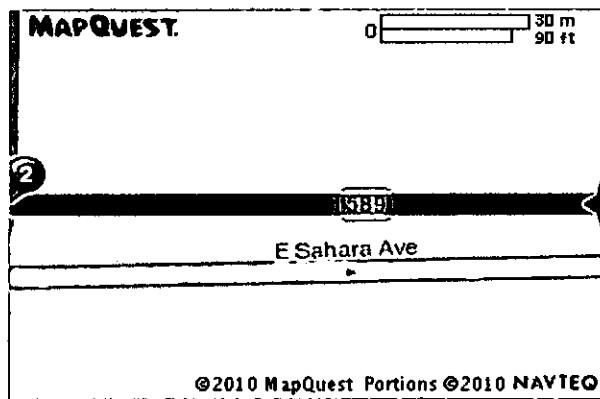
828-4348

2.52 miles - about 6 minutes

Notes

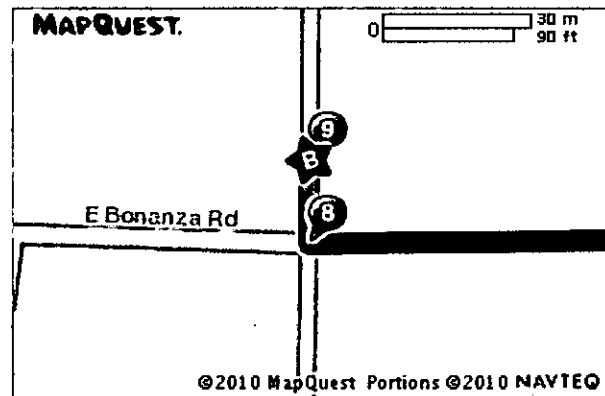
Start Map [Hide](#)

A: 1300 E Sahara Ave, Las Vegas, NV 89104-3411



End Map [Hide](#)

B: Las Vegas Police Dept, 621 N 9th St, Las Vegas, NV 89101



Route Map [Hide](#)

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320 E Charleston Blvd # 204, Las Vegas,
NV 89104 - (702) 382-1115
1.85 miles - about 4 minutes

--

A map snippet from MapQuest showing a horizontal road labeled "E Sahara Ave". Above the road is a scale bar with markings for 0, 30 m, and 90 ft. To the left of the road, there is a circular marker with the number "2". The MapQuest logo is in the top left corner. At the bottom, there is a copyright notice: "©2010 MapQuest Portions ©2010 NAVTEQ".

MAPQUEST

0 400 m 1200 ft

S Main St S 1st St S 2nd St S 3rd St S 4th St S 5th St S 6th St S 7th St S 8th St S 9th St S 10th St S 11th St S 12th St

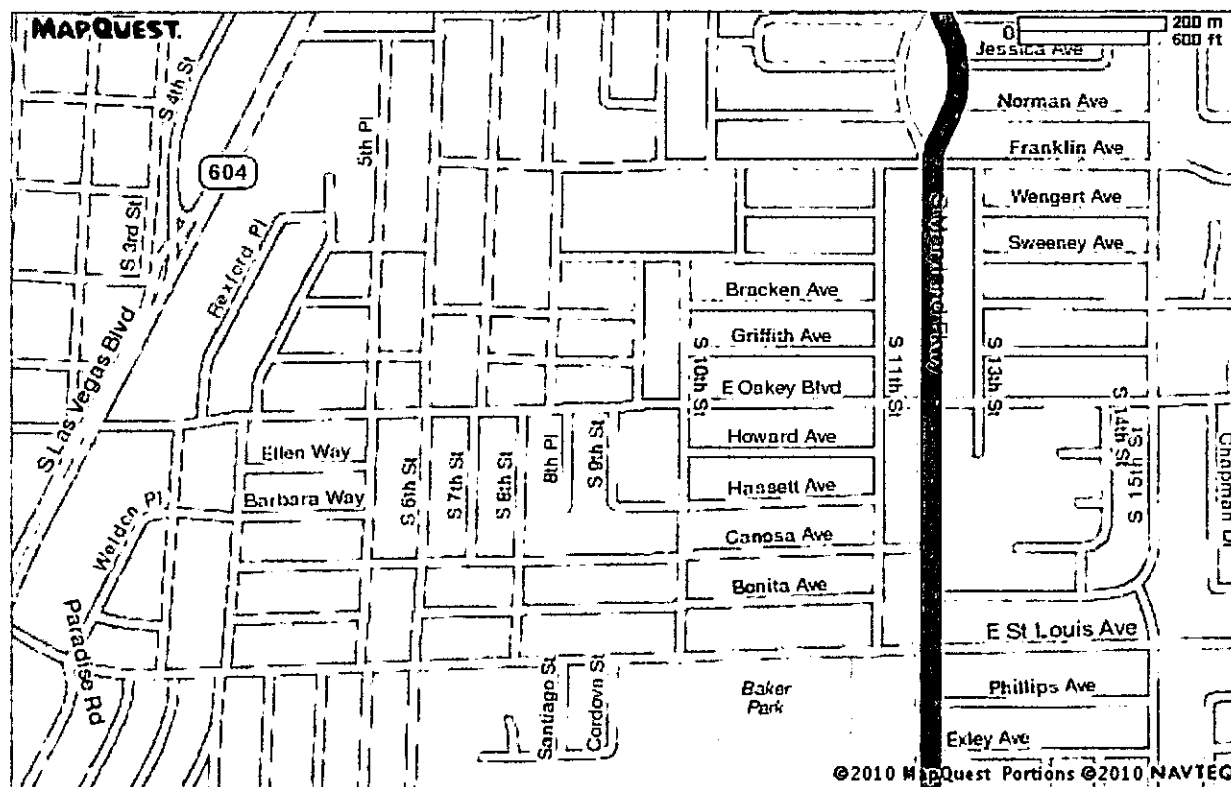
S Las Vegas Blvd

5th Pl

Norman Ave

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

5

Housing

- 5.a Would the proposed project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, rural preservation area, or zoning ordinance)?

Explain:

NO

- 5.b Would the project displace or eliminate existing housing? NO

Explain:

- 5.c What are the project characteristics, in terms of: N/A

Density:

Height:

Gated community:

Housing Type:

Home ownership:

- 5.d Provide a brief statement setting forth the anticipated effects of the proposal on housing.

Explain:

NONE

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ENVIRONMENTAL IMPACT ASSESSMENT

6

Mass Transit

- 6.a Provide the distance from the site of the proposal to the nearest mass transit loading point.

Line number/name: 204 SAHARA

Location: 109 - G

Distance from site⁴: ACROSS the Street - 500'

- 6.b Would the project result in change to the existing mass transit route, creation of a new line, or new loading points? NO

Explain:

- 6.c Provide a brief statement setting forth the anticipated effects of the proposal on mass transit.

Explain: NONE

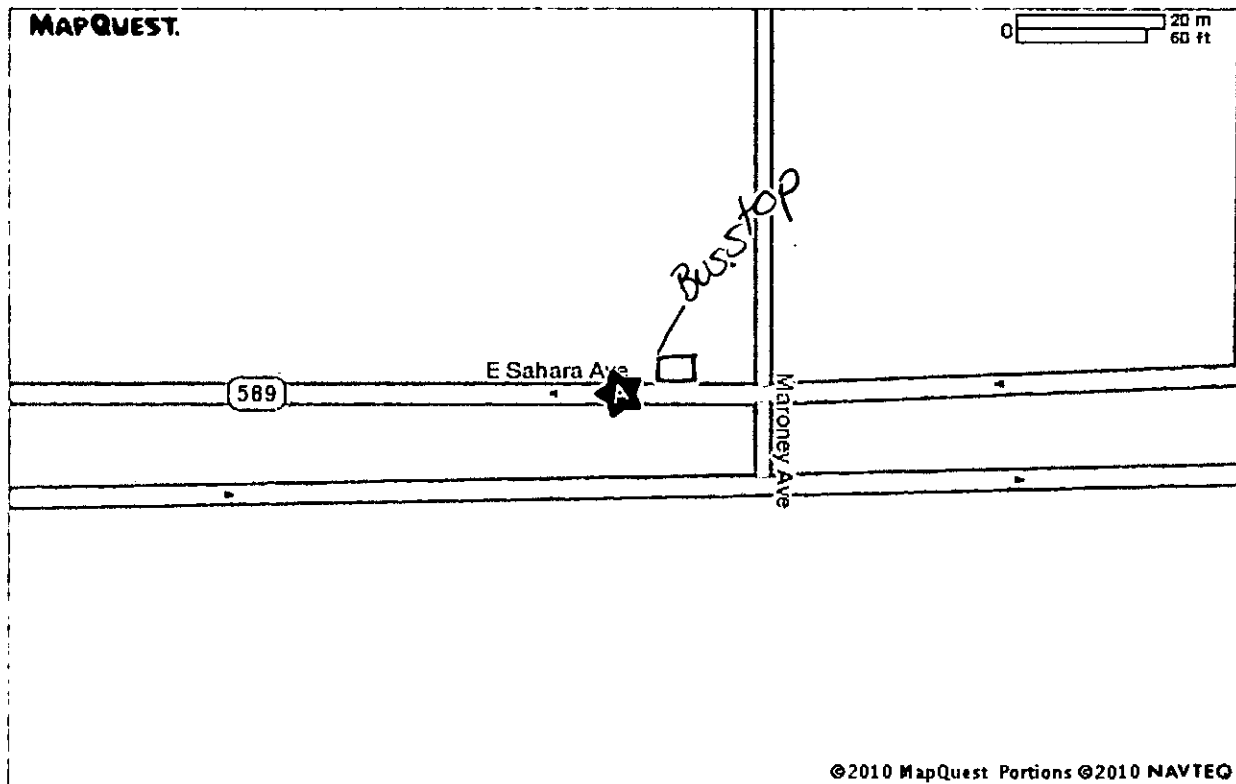
⁴ Attach a map indicating the primary pedestrian route/distance from the proposed project main entry point to the nearest mass transit.



MAPQUEST.

Map of 1300 E Sahara Ave
Las Vegas, NV 89104-3411

Notes



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ENVIRONMENTAL IMPACT ASSESSMENT

7 Open Space and Recreation

- 7.a Provide the distance from the site of the proposal to the nearest existing⁵ or planned⁶ (as identified by the City of Las Vegas Master Plan – Parks Element, 2000) recreation area as follows:

Neighborhood Park

Park name: Huntridge Circle Park
Location: S. Maryland Parkway LV-NV 89104
Distance from site⁷: 0.51 miles

Community Park

Park name: BAKER PARK
Location: 1086 E ST. LOUIS AVE. LV-NV 89104
Distance from site⁷: 0.43 miles

Regional Park

Park name: Freedom Park
Location: 784 N. Mojave Rd. LV, NV 89101
Distance from site⁷: 4.11 miles

- 7.b Based upon 1990 US Census population table⁸, what would be the total population generated by the proposed project?

Explain: N/A

- 7.c How much public parkland would be included in the proposed project?

Explain: N/A

- 7.d Provide a brief statement setting forth the anticipated effects of the proposal on open space and recreation.

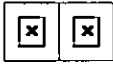
Explain: NONE

⁵ See Exhibit 2

⁶ See Exhibit 3

⁷ Attach a map indicating the straight distance from the project property line to the park property line.

⁸ See Exhibit 4



MAPQUEST.

Notes

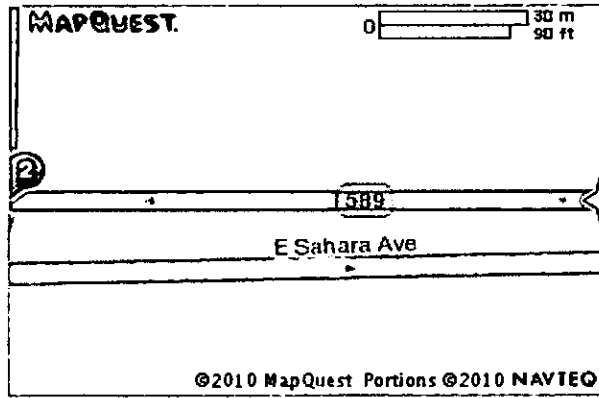
Trip to Huntridge Circle Park

S Maryland Pky, Las Vegas, NV 89104

0.87 miles - about 2 minutes

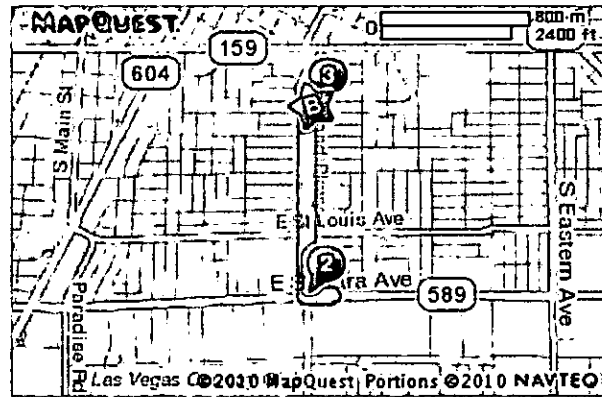
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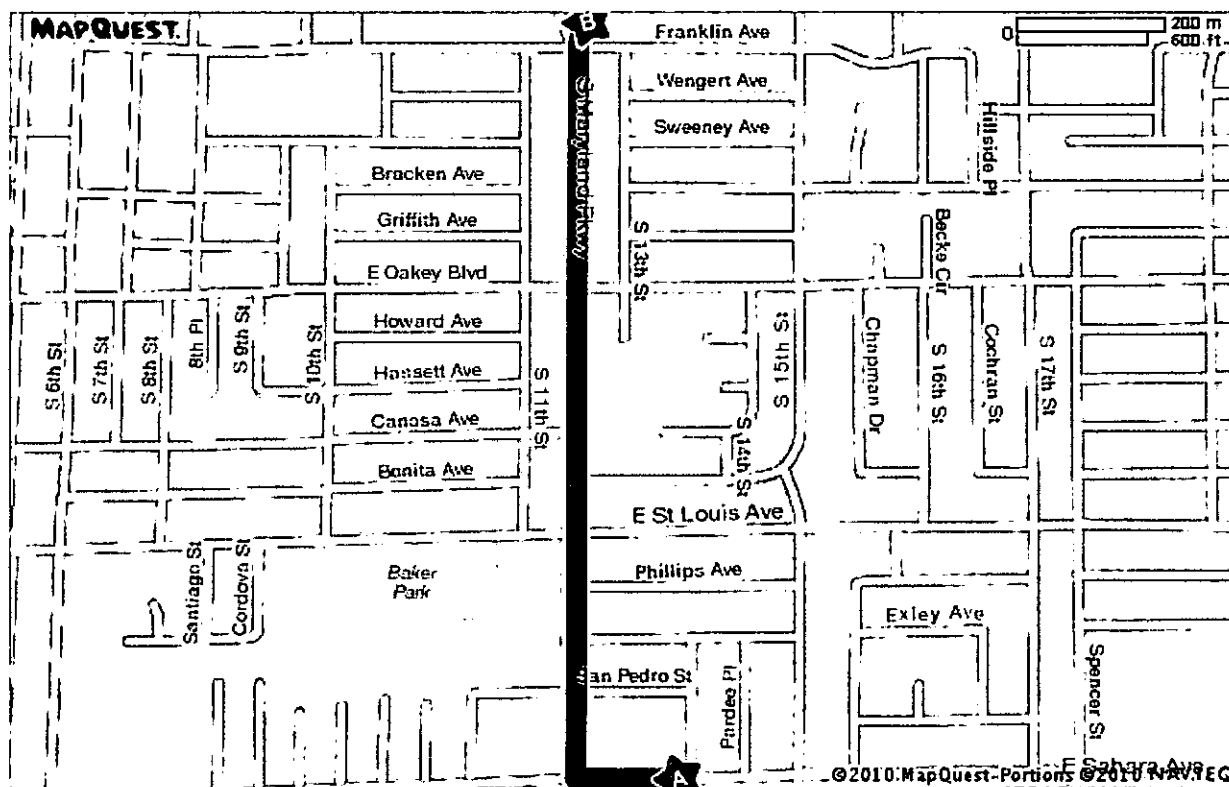
End Map Hide

B: Huntridge Circle Park, S Maryland Pky, Las Vegas, NV 89104



Route Map Hide

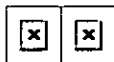
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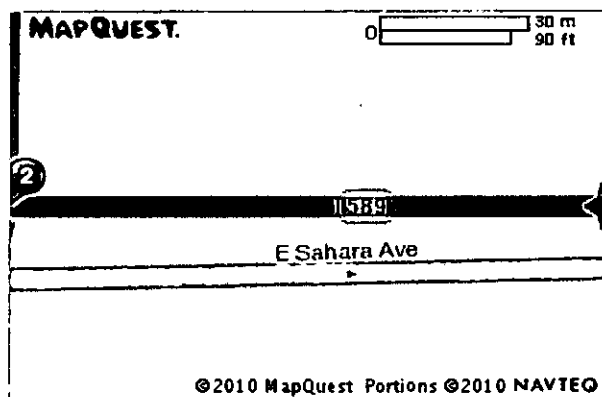
Trip to Baker Park

1086 E St Louis Ave, Las Vegas, NV 89104
0.43 miles - about 1 minute

Notes

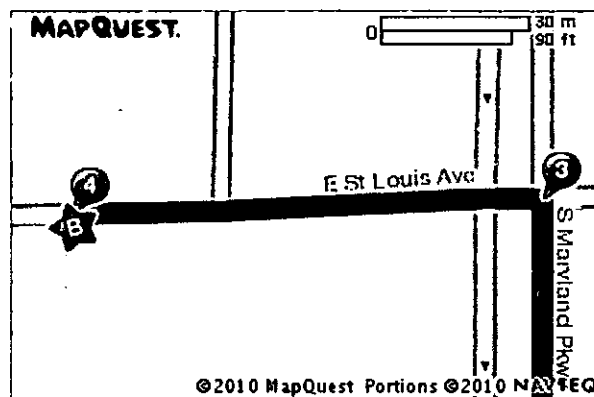
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A: 1300 E Sahara Ave, Las Vegas, NV 89104-3411



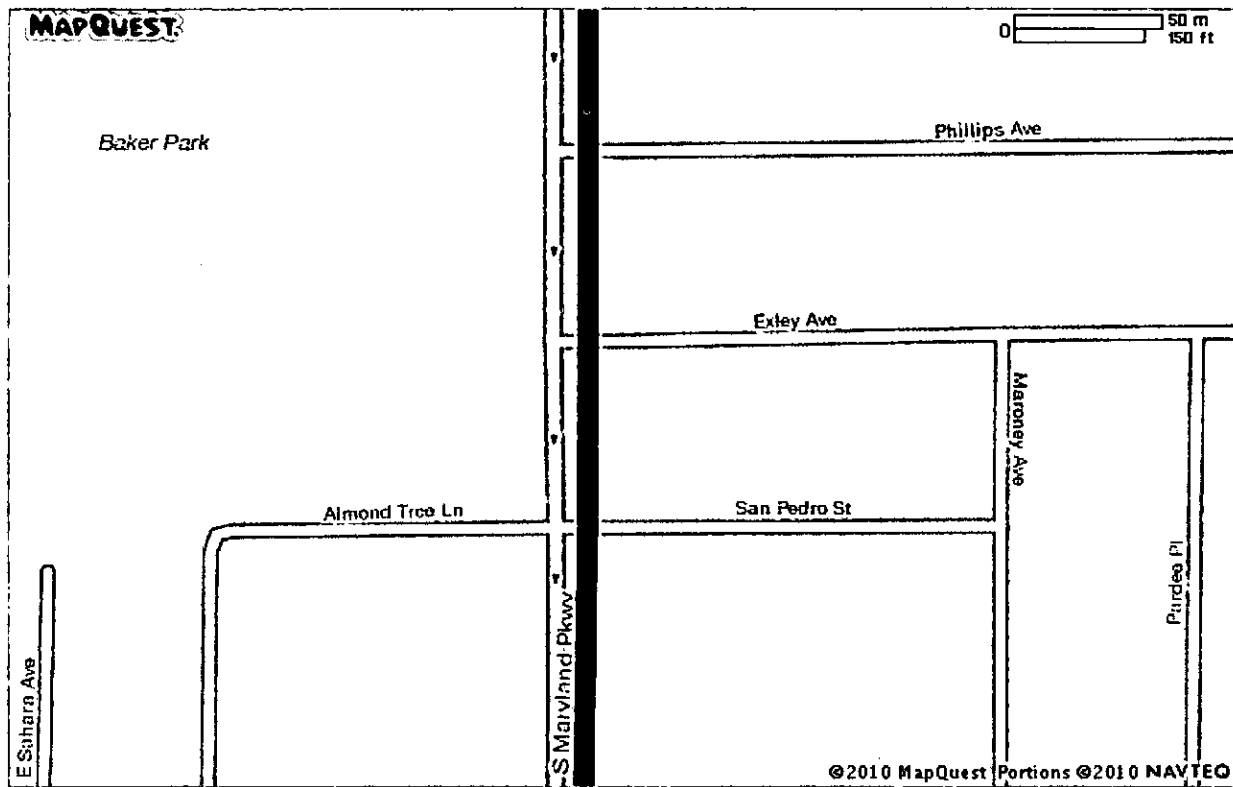
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B: Baker Park, 1086 E St Louis Ave, Las Vegas, NV 89104



Route Map Hide

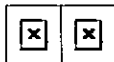
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**MAPQUEST.****Trip to Freedom Park**

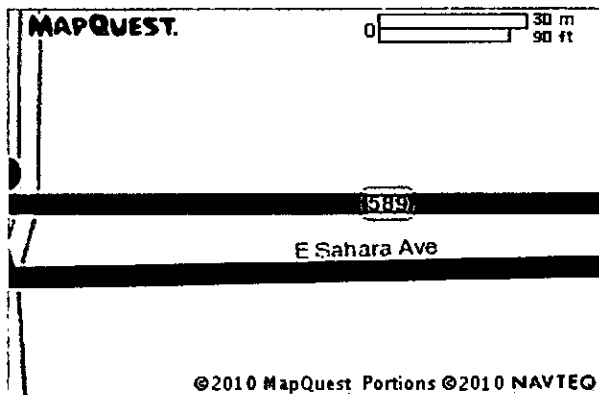
784 N Mojave Rd, Las Vegas, NV 89101

4.11 miles - about 9 minutes

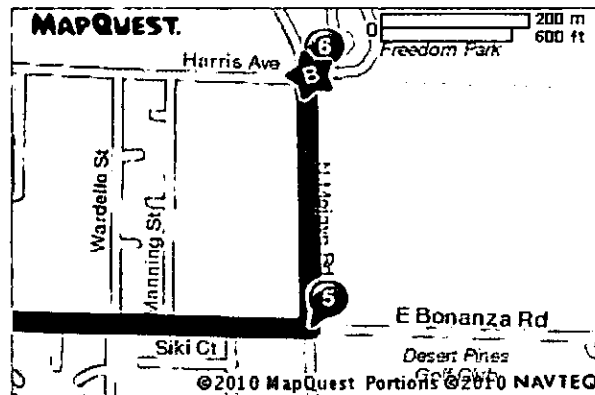
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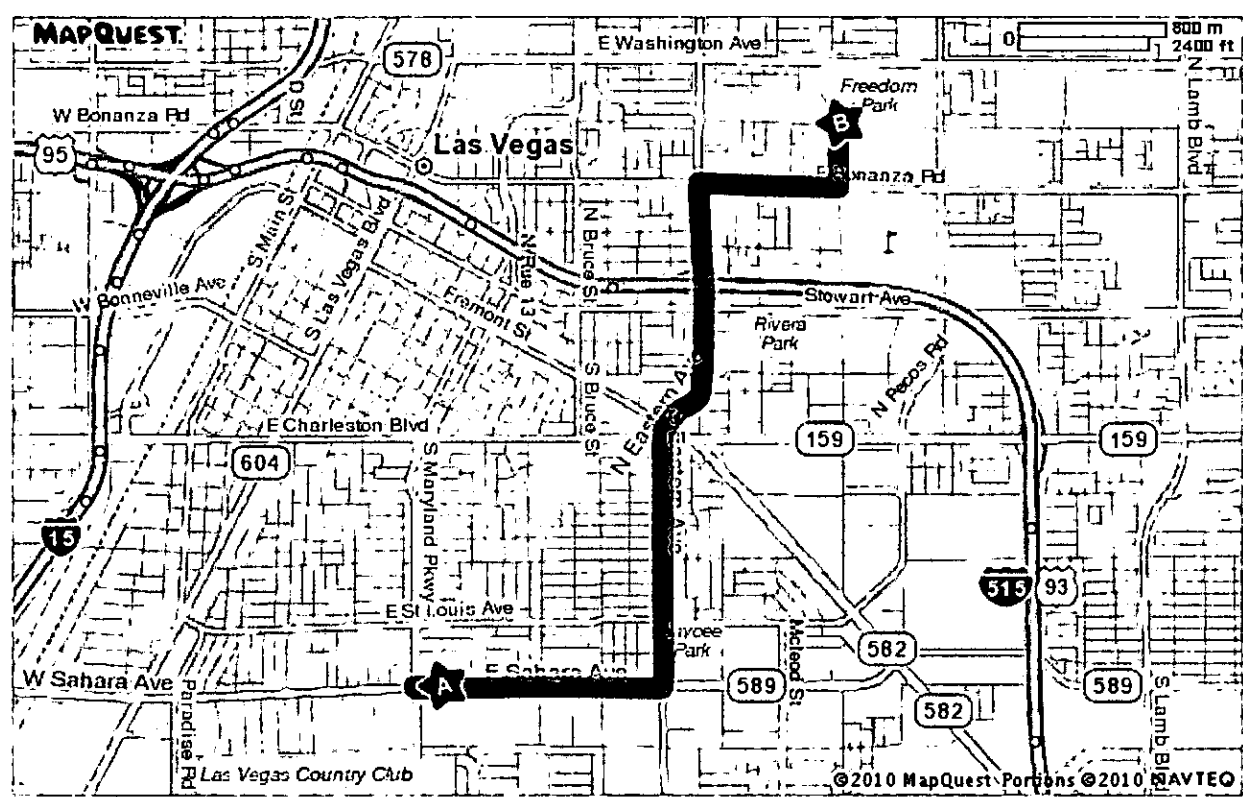
Start Map Hide

A: 1300 E Sahara Ave, Las Vegas, NV 89104-3411

**End Map Hide**

B: Freedom Park, 784 N Mojave Rd, Las Vegas, NV 89101

**Route Map Hide****RECEIVED**
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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

8 Hydrology

8.a Would the proposed project alter the existing drainage pattern of the site area?

Explain: NO

8.b What is the quantity of the increase in storm water runoff generated by the proposed project, estimated by using standards hydrologic method?

Explain: NONE

8.c Would the total quantity of water runoff after construction exceed the capacity of existing or planned storm water drainage system?

Explain: N/A

8.d Would the proposed project result in the construction of a new storm water drainage facility or the expansion of existing facilities? Is the storm water facility identified in the Neighborhood, City Wide or the Regional Master Plans?

Explain: N/A

8.e Would the proposed project place housing within a 100-year special flood hazard area as mapped on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM)?

Explain: N/A

8.f Would the proposed project require drainage mitigation to protect the development from interim flows?

Explain: N/A

8.g Would the proposed project development meet the Clark County Regional Flood Control District – Hydrologic Criteria and Drainage Design Manual requirements for street flow and dry lane criteria for both the existing and the ultimate flow conditions?

Explain: N/A

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

9

Water Quality

- 9.a Would water service provided to the proposed project by an existing or planned facility?

Explain: EXISTING - City WATER

- 9.b Would the proposed project result in the construction of a new water treatment facility or expansion of existing facilities?

Explain: NO

- 9.c What is the quantity of water that the project will demand during and after completion of the project, estimated by applying a demand factor established by the provider of water service or an equivalent calculation to the number of units that will be created by and the gross acreage that will be occupied by the project?

Explain: N/A

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

10	Utilities and Service System
-----------	-------------------------------------

10.a Would the proposed project connect to an existing or planned sewer system?

Explain: YES, EXISTING

10.b What is the quantity of sewage affluent generated by the proposed project, estimated by applying a sewage generation factor established by the provider of sewer service or an equivalent calculation to the number of units or area of indoor floor space that would be created by the project?

Explain: N/A

10.c Would the total quantity of sewage effluent generated by the proposed project exceed the capacity of existing or planned sewer system and wastewater treatment facility?

Explain: N/A

10.d Would the proposed project generate any industrial waste?

Explain: N/A

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BUSINESS LICENSE MASTER

LIC #<>>J01<>>02132<>>3<>>146224< MEMO< INSP# >8< BUS PHONE<>>702<>>6995416<
 BUS NAME<>>GOLD AND SILVER JEWELRY SUPPLY< GROUP< >0000< COUNT
 STR# DIR STREET NAME TYPE SUITE < FILING DATE
 BUS LOC< > 1300< >E< >SAHARA < >AV< > < 03/31/10
 MAIL ADR >1300 E SAHARA AV < NO MAIL ADD CHG > <
 CTY/STA >LAS VEGAS NV < ZIP >89104 < MAIL HANDLING > <
 CODING > < SLOT LIMIT > <

TYPE >JEWELRY/REPAIR SALES<
 MONIT > < > < IWS REQ > <

OVERRIDE FEE > < # UNITS > < ANNIV MO > < BILL AMT GROSS
 100.00CR<

LICENSE STATUS > < < LIC ISSUED 04/23/10 ORIG LIC DT 04/23/10
 RECLASS

NEVER ROUTED TO PLANNING

COL > < COO > < CON >051110< COM > < COR > < P/ISSUE > <

ST LIC > < HLTH PERM > < USE TYPE > < INS EXP > <
 BOND EXP > < POLICE CD > < SLS TX >Y< IWS PERMIT > <
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 TYPE OF OWNERSHIP >S< CORP / ASSOC NAME< > < > <

ADD><< CHANGE><< APPL><< LOWN><< LICRV><< LICB><< LMEM><< BACK><< PRINT><<

RCV | | FORM | | Row 1 Col 3 Page 5 | PLD35052

20060309-0003437

RECORDING REQUESTED BY:
Fidelity National Title Agency of Nevada, Inc.
Escrow No. 06-135227-RH
Title Order No. 00135227

When Recorded Mail Document
and Tax Statement To:
Soliman Habashi
1216 South Main Street
Las Vegas, NV 89104

Fee: \$15.00 RPTT: \$3,825.00
N/C Fee: \$0.00
03/09/2006 14:28:33
T20060042314
Requestor:
FIDELITY NATIONAL TITLE
Frances Deane COO
Clark County Recorder Pgs: 3

RPTT: ~~0.00~~ 3825 -
APN: 162-02-410-094
162-02-410-094 GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Edward Youhanna, An Unmarried Man

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

Convey to Soliman Habashi, and Sherin Bishara, husband and wife as joint
tenants
all that real property situated in the Clark County, State of Nevada, bounded and described as follows:

SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

- SUBJECT TO: 1. Taxes for the fiscal year
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements
now of record.

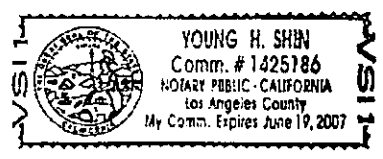
Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or
in anywise appertaining.

DATED: January 30, 2006
STATE OF NEVADA ^{Calif} California
COUNTY OF Los Angeles

This instrument was acknowledged before me
on Feb 13, 2006
by Edward Youhanna

Signature [Signature]
Notary Public
My Commission Expires: 6-19-07

[Signature]
Edward Youhanna



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Escrow No. 06-135227-RH
Title Order No. 00135227

EXHIBIT ONE

Lots Five (5) and Six (6) in Block Five (5) of Francisco Park, as shown by map thereof on file in Book 4 of Plats, Page 14, in the Office of the County Recorder of Clark County, Nevada.

EXCEPTING THEREFROM that portion of said land conveyed to the City of Las Vegas by Deed recorded August 14, 1981 in Book 1447 as Instrument No. 1407698, of Official Records, Clark County, Nevada.

ASSessor's COPY

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STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 162-02-410-094
- b) 162-02-410-095
- c) _____
- d) _____

2. Type of Property:

- a) ☐ Vacant Land
- b) ☒ Single Fam. Res.
- c) ☐ Condo/Twnhse
- d) ☐ 2 - 4 Plex
- e) ☐ Apt. Bldg.
- f) ☐ Comm'l/Ind'l
- g) ☐ Agricultural
- h) ☐ Mobile Home
- ☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of the Property \$ 750,000.00
Deed in Lieu of Foreclosure Only (Value of Property) (_____)
Transfer Tax Value: \$ 750,000.00
Real Property Transfer Tax Due \$ 0.00 3825

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 0
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred 100%

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

Signature [Signature]

Capacity Soleman

Signature [Signature]

Capacity Sherin

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Edward Youhanna

Print Name: Soliman Habashi and Sherin Bishara

Address: 1250 Raymond Avenue
City, State, Zip: Glendale, CA 91201

Address: 1216 South Main Street
City, State, Zip: Las Vegas, NV 89104

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

Print Name: Fidelity National Title Agency of Nevada, Inc. Escrow #: 06-135227-RH

Address: 6655 West Sahara Avenue Suite A110

City, State and Zip: Las Vegas, NV 89146

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

MAY 11 2010

3137