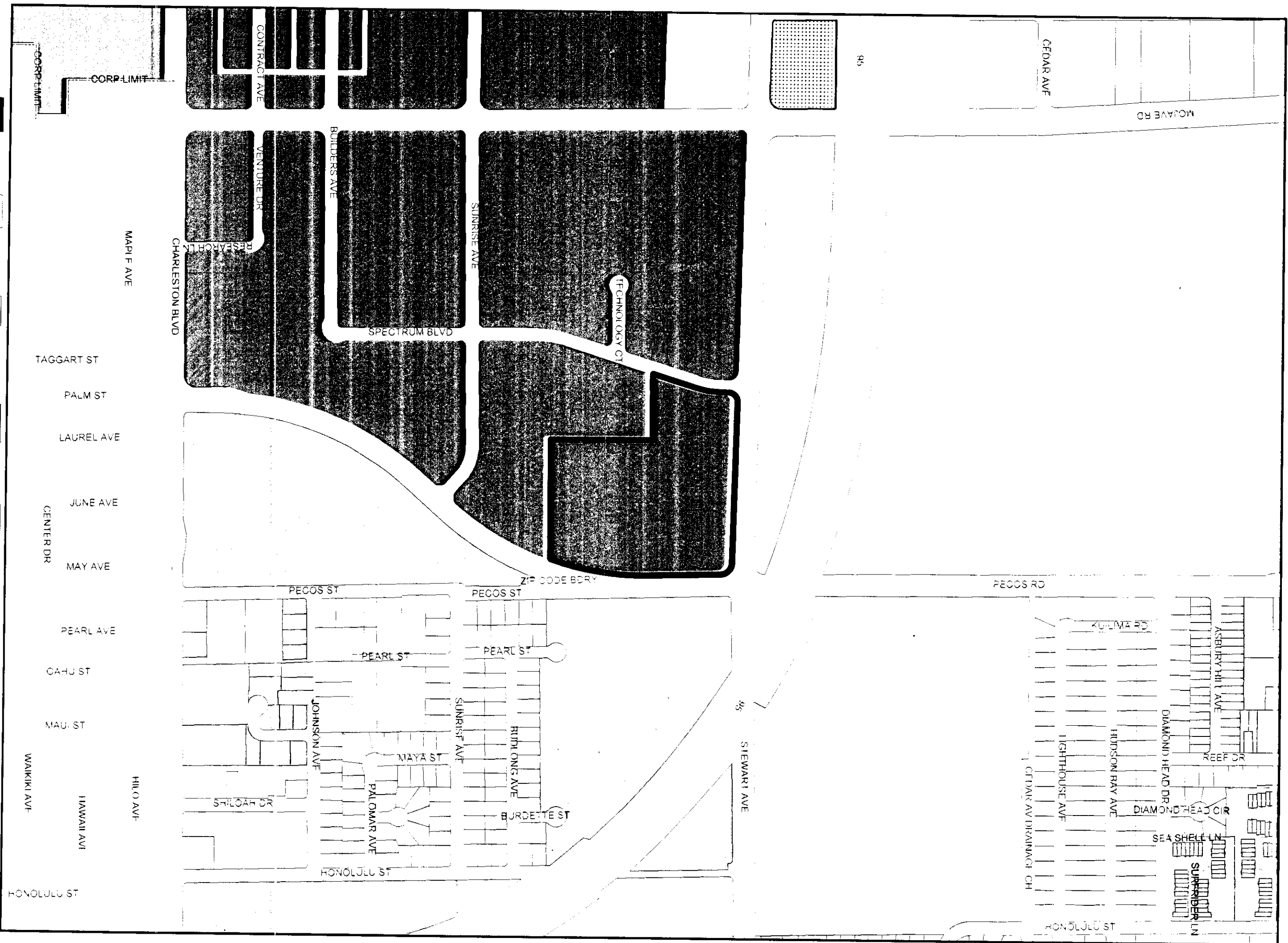


ZON - 38530



ZONING

ZONING

	U
	R-A
	R-E
	R-D
	C-V
	C-PB
	P-C
	R-1
	R-PD

	R-MH		R-MHP
	R-CL		P-R
	R-2		N-S
	R-3		O
	R-4		C-D
	R-5		C-1

 Subject Parcel

☐ City Limits

ROI Zoning

ZON-38530

FROM M TO C-V



50% made are normally produced only to meet the needs of the City. Due to continuing development activity this map is for reference only. Geographic Information System Planning & Development Dept.
707-279-6301

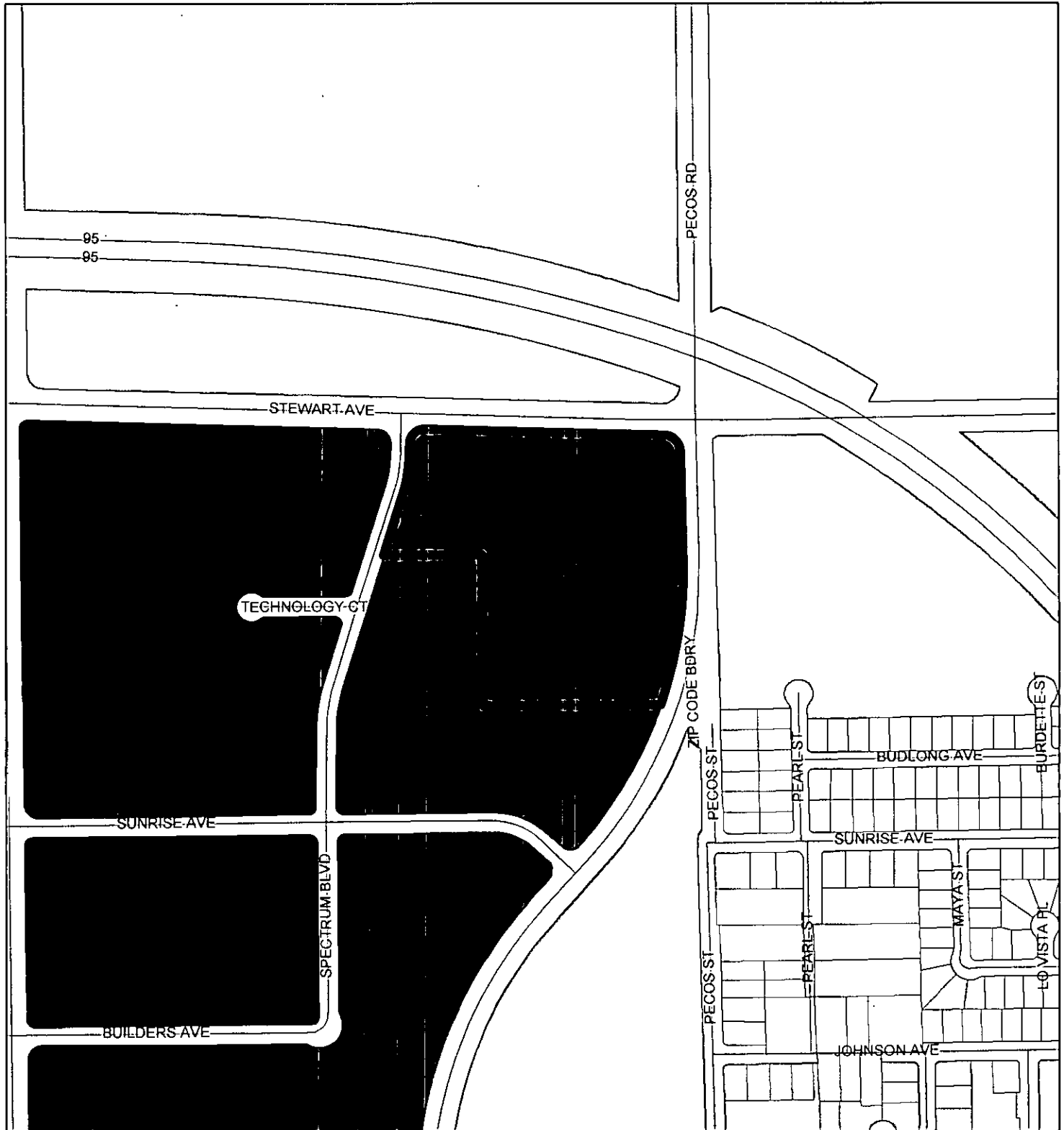


PLANNING &
EQUIPMENT

Printed July 9, 2010

REZONING Parcel: 13936710019

ZON - 38530



ZONING

C-V	R-MH	R-3	O
C-PB	R-CL	R-4	C-D
P-C	R-2	R-5	C-1
U	R-D	R-MHP	PD
R-A	R-PD	P-R	T-D
R-E	R-1	N-S	TC

ZON-38530 FROM M TO C-V
REVISED

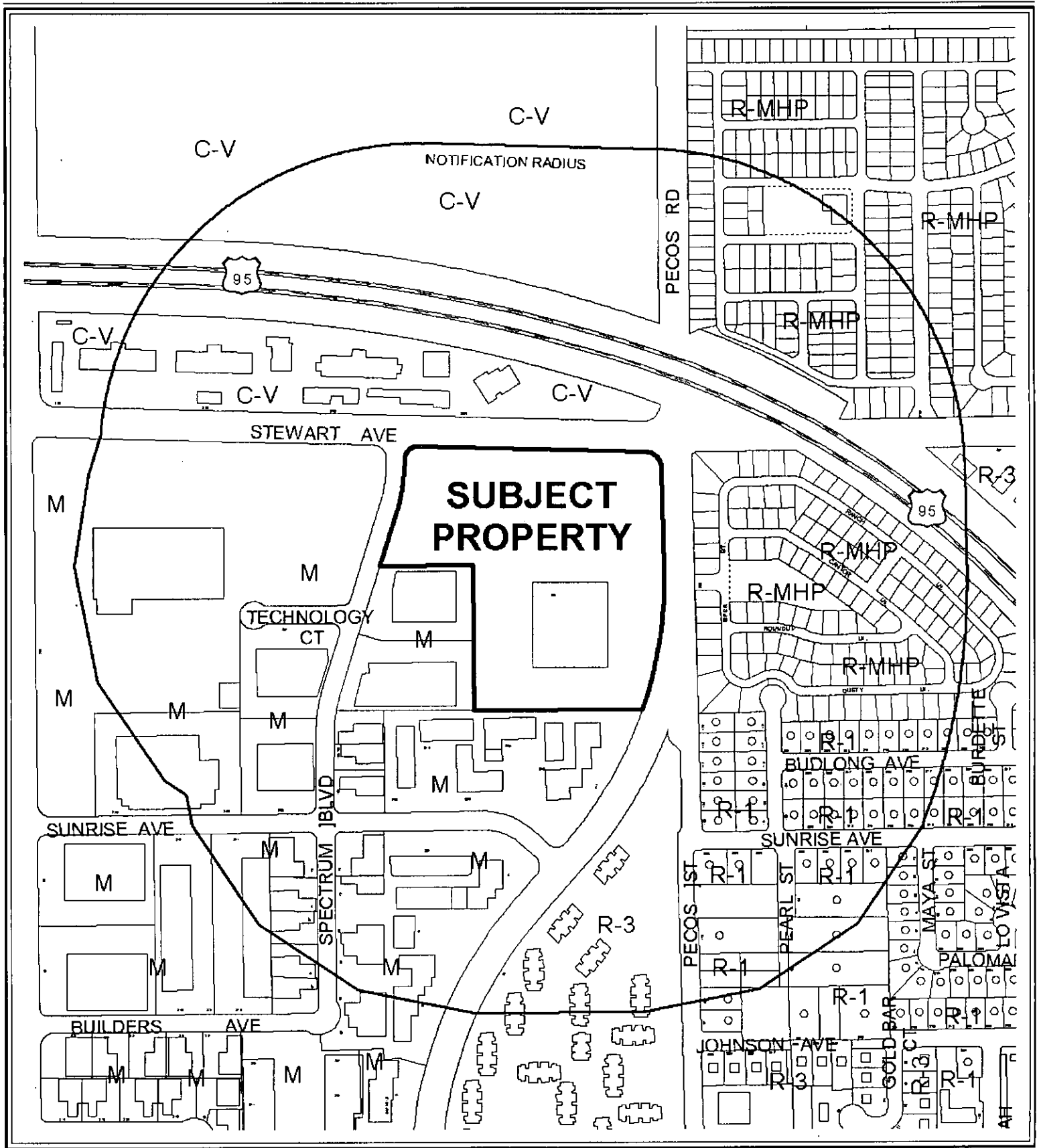
C-2
C-M
M
Subject Parcel
City Limits
ROI Zoning



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only. Geographic Information System Planning & Development Dept. 702-229-6301



Printed: July 9, 2010



CASE: **ZON-38530**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

DESERT PINES
GOLF COURSE

LIGHTHOUSE AVE

N PECOS RD

COMMUNITY CTR

MALE HOUSING UNIT
MALE HOUSING UNIT
CULINARY
MALE HOUSING UNIT
CITY OF LAS VEGAS
DETENTION & ENFORCEMENT FACILITY
FIELD SERVICES
ADMIN BLDG
CUSTODY UNIT

C-V

STEWART AVE

TECHNOLOGY CT

R-MHP

PECOS PARK
135 SPACES

R-1

BUDLONG AVE

R-3

SUNRISE AVE

SPECTRUM BLVD

BUILDERS AVE

SPECTRUM
VILLAGE
APARTMENTS
348 UNITS

SUNRISE AVE

PECOS ST

JOHNSON AVE

GRA-38529
ZON-38530

IRON
WORKERS
UNION

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required				
YES	NO			
APPLICATION				
☒	☐	Signed and notarized by all property owners or authorized agent(s)		
☒	☐	Grant deed and legal description		
☒	☐	Detailed justification letter		
☒	☐	Reduced 8.5" x 11" copy of all plans and elevations		
☐	☒	Full size, rolled, color copy of all plans and elevations		
☐	☒	Correct fee(s): \$ _____ \$ _____ \$ _____ Total = \$ <u>0</u>		
☒	☐	Assessor Parcel Map		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
☐	☒	Copy of Business Licenses (Owner, Applicant, Representative)		
SITE PLAN LOCATION MAP Folded Plans: <u>19</u> Rolled/Colored Plans: <u>1</u>				
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☐	☒	All property lines and present dimensions labeled		
☐	☒	All building setbacks labeled		
☒	☐	All adjacent existing land uses and street names labeled		
☐	☒	All points of ingress and egress shown		
☐	☒	ADA accessibility requirements shown/labeled		
☐	☒	Parking standard(s) utilized: _____		
☐	☒	Parking space count and typical dimensions labeled #regular #compact #handicap Total		
☐	☒	All free-standing sign locations shown and heights and sizes noted		
LANDSCAPE PLAN Folded Plans: <u>0</u> Rolled/Colored Plans: <u>0</u>				
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	North arrow, scale, and vicinity map		
☐	☒	All property lines and present dimensions labeled		
☐	☒	All required perimeter landscape planters shown		
☐	☒	All required parking lot fingers/islands shown		
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover		
BUILDING ELEVATIONS Folded Plans: <u>0</u> Rolled/Colored Plans: <u>0</u>				
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	Scale and building dimensions labeled		
☐	☒	North, south, east, and west elevations of all buildings		
☐	☒	All building materials and colors noted		
☐	☒	8" x 10" photo of original color and material board		
☐	☒	All wall sign locations shown and sizes noted		
FLOOR PLANS Folded Plans: <u>0</u> Rolled Plans: <u>0</u>				
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	Scale and building dimensions labeled		
☐	☒	All building entrances/exits shown		
☐	☒	Use of all rooms noted/labeled		

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

Applicant: CITY OF LAS VEGAS Application Type: REZONING
 APN: 139-36-710-019 Location: 245 N. PECOS ROAD.
 Planner: [Signature] Pre-App Meeting Date: 6-15-10 Earliest PC Date: 7-29-10



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

September 3, 2010

Ms. Linda Perri
Clark County School District
4212 Eucalyptus Annex
Las Vegas, Nevada 89121

RE: ZON-38530 – REZONING
CITY COUNCIL MEETING OF SEPTEMBER 1, 2010
RELATED TO GPA-38529

Dear Ms. Perri:

The City Council at a regular meeting held September 1, 2010, APPROVED the request for a Rezoning FROM: M (INDUSTRIAL) TO: C-V (CIVIC) on 14.44 acres at 245 North Pecos Road (APN 139-36-710-019). The Notice of Final Action was filed with the Las Vegas City Clerk on September 2, 2010.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lean Coleman".

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Andy Reed
City of Las Vegas
731 South Fourth Street, 2nd Floor
Las Vegas, Nevada 89101

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

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

July 30, 2010

Ms. Linda Perri
Clark County School District
4212 Eucalyptus Annex
Las Vegas, Nevada 89121

**RE: ZON-38530 - REZONING RELATED TO GPA-38529
PLANNING COMMISSION MEETING OF JULY 29, 2010**

Dear Ms. Perri:

Your request for a Rezoning FROM: M (INDUSTRIAL) TO: C-V (CIVIC) on 14.44 acres at 245 North Pecos Road (APN 139-36-710-019), Ward 3 (Reese), was considered by the Planning Commission on July 29, 2010.

The Planning Commission voted to recommend **APPROVAL** of your request.

This item will be considered by the City Council on **September 1, 2010**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Andy Reed
City of Las Vegas
731 South Fourth Street, 2nd Floor
Las Vegas, Nevada 89101

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



CITY OF LAS VEGAS

ONE MOTION / ONE VOTE



Planning and Development Department

Case Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: ZON-38530 - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **JULY 29, 2010** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Carman Burney** at (702) 385-7268. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM

JULY 28, 2010

[Signature]

Signature

7/27/10

Date

LINDA K. PERRI

Please Print Name

CCSD-RPM

Company Name

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

RECEIVED

JUN 29 2010

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

July 16, 2010

Ms. Linda Perri
Clark County School District
4212 Eucalyptus Annex
Las Vegas, Nevada 89121

**RE: ZON-38530 - REZONING RELATED TO GPA-38529
PLANNING COMMISSION MEETING OF JULY 29, 2010**

Dear Ms. Perri:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **July 29, 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, July 23, 2010** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Andy Reed
City of Las Vegas
731 South Fourth Street, 2nd Floor
Las Vegas, Nevada 89101

Mayor
Oscar B. Goodman

City Council
Gary Reese

(Mayor Pro Tem)

Steve Wolfson

Lois Tarkenton

Steven D. Ross

Ricki Y. Barlow

Stavros S. Anthony

City Manager

Elizabeth N. Fretwell





CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

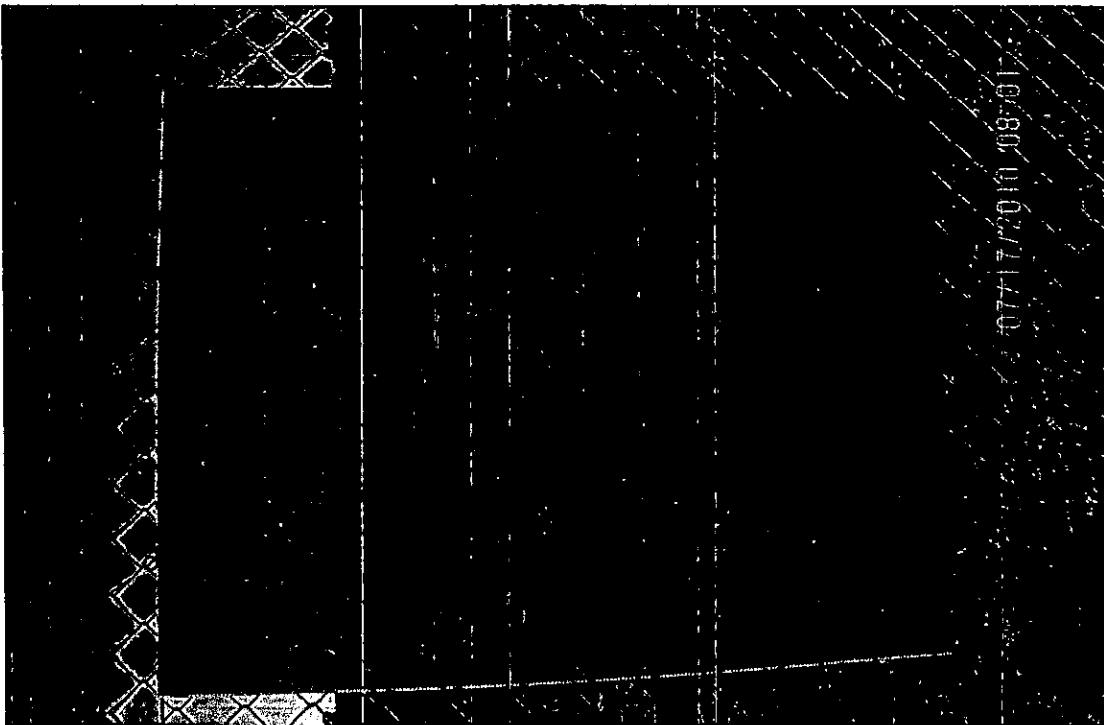


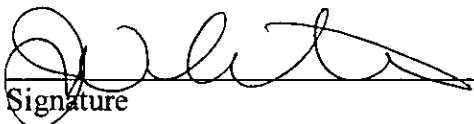
CASE NUMBER: ZON-38530

MEETING DATE: 07/29/10 PC

1 of 2

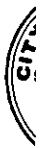
Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.




Signature

7-17-10
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.

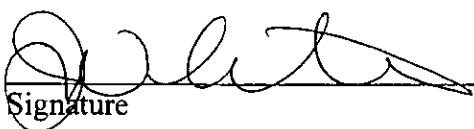


2



ing
irst




Signature

7-17-10
Date

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



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

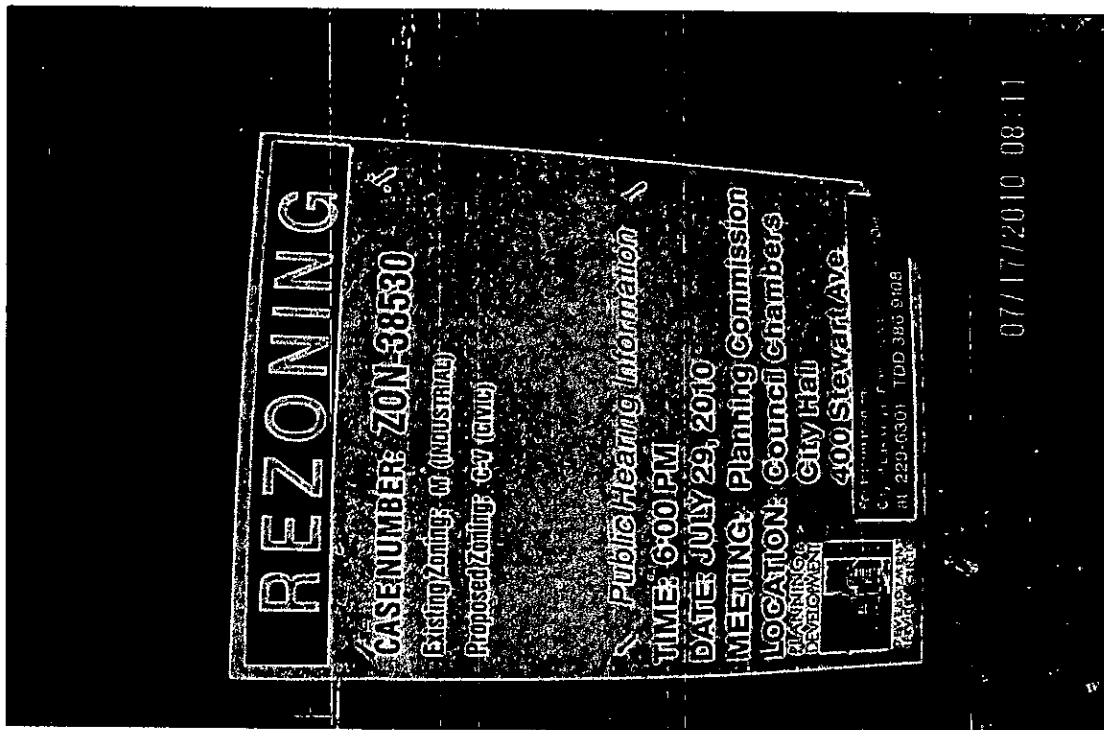


CASE NUMBER: ZON-38530

MEETING DATE: 07/29/10 PC

292

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



[Signature]
Signature

7-17-10
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.

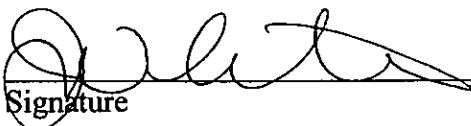


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Signature

7-17-10
Date

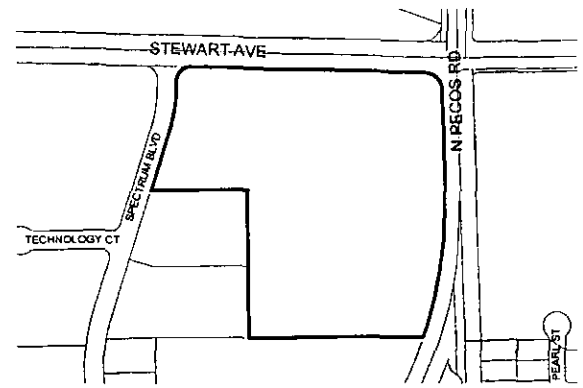
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Application Information

GPA-38529 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES - Request for a General Plan Amendment FROM: LI/R (LIGHT INDUSTRY/RESEARCH) TO: PF (PUBLIC FACILITIES) on 14.44 acres at 245 North Pecos Road (APN 139-36-710-019), Ward 3 (Reese).

ZON-38530 - REZONING RELATED TO GPA-38529 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES - Request for a Rezoning FROM: M (INDUSTRIAL) TO: C-V (CIVIC) on 14.44 acres at 245 North Pecos Road (APN 139-36-710-019), Ward 3 (Reese).

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: July 29, 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

GPA-38529 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES - Request for a General Plan Amendment FROM: LI/R (LIGHT INDUSTRY/RESEARCH) TO: PF (PUBLIC FACILITIES) on 14.44 acres at 245 North Pecos Road (APN 139-36-710-019), Ward 3 (Reese).

ZON-38530 - REZONING RELATED TO GPA-38529 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES - Request for a Rezoning FROM: M (INDUSTRIAL) TO: C-V (CIVIC) on 14.44 acres at 245 North Pecos Road (APN 139-36-710-019), Ward 3 (Reese).

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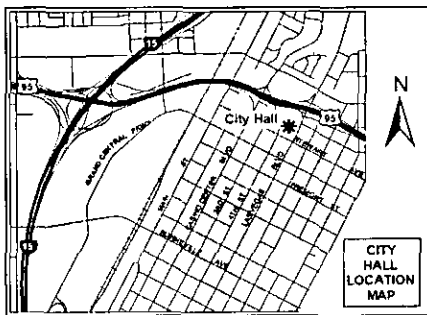
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

**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

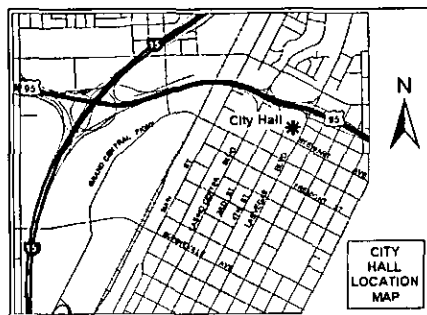
Please use available blank space on card for your comments.

GPA-38529 & ZON-38530

Planning Commission Meeting of 7/29/2010

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.

GPA-38529 & ZON-38530

Planning Commission Meeting of 7/29/2010

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; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: July 2, 2010
Re: **ZON-38530** City of Las Vegas 245 N. Pecos Rd.
Request for a Rezoning from M to C-V

COMMENTS:

We have no comment on the Request for a Rezoning FROM: M (INDUSTRIAL) TO: C-V (CIVIC)
on 14.44 acres at 245 North Pecos Road.

Development Notification

PC Meeting: JULY 29, 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:

ZON-38530

Team Millenium Neighborhood Watch

Atrium Gardens HOA

Vera Johnson Manor B Resident Council

Bonanza Gardens Apartments

25

Boulder Dam Homesites

Cedar Village Apartments

Charlestonwood Apartments

Church-Noblitt NA

Desert Pine Townhomes

Desert Rose Apartments

Downtown Business Operators Council

Encantada Apartments

Ernie Cragin Terrace Resident Council

Juan Garcia Gardens Apartments

Mi Casa En El Sol NA

Mirabella Apartments

Otto Merida Desert Villas Resident Council

Palm Terrace Apartments

Park Bonanza East Townhouse Owners Association

Rulon Earl Resident Council

Showboat NA

Stewart Place NA

Stewart Villas Apartments

Summer Place Apartments

Sunrise Apartments

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

ZON-38530

HAND DELIVERED

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

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

CCSD	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	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 ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

ZON-38530 - REZONING RELATED TO GPA-38529 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES - Request for a Rezoning FROM: M (INDUSTRIAL) TO: C-V (CIVIC) on 14.44 acres at 245 North Pecos Road (APN 139-36-710-019), Ward 3 (Reese).

PLANNING COMMISSION: **JULY 29, 2010**

CITY COUNCIL: **SEPTEMBER 1, 2010**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **JUNE 29, 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:

Report Date 06/14/2010 09:19 AM

Submitted By

Page 1

A/P # 38530 Type ZON Issued Date Issued By

Parcel

Location

Owner

Phone

Address

Country

☐ Foreign

Applicant's Full Name

Day Phone

Pager

Fax

Address

Fees

Total Paid

0.00

Declared Value 0.00

Calculated Value 0.00

Actual Value 0.00

Type of Work

Square Footage

0.00

Comments

ZON-38530 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES - Request for a Rezoning FROM: M (Industrial) TO: C-V (Civic) on 14.44 acres at 245 North Pecos Road (APN 139-36-710-019), Ward 3 (Reese).

Signature of Owner (If Owner Builder)

Date

Signature of Contractor or Authorized Agent

Date

Report Date 06/14/2010 09:19 AM

Submitted By

Page 1

A/P # 38530 Type ZON Issued Date Issued By

Parcel

Location

Owner

Phone

Address

Country

☐ Foreign

Applicant's Full Name

Day Phone

Pager

Fax

Address

Fees

Total Paid

0.00

Declared Value 0.00

Calculated Value 0.00

Actual Value 0.00

Type of Work

Square Footage

0.00

Comments

ZON-38530 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES - Request for a Rezoning FROM: M (Industrial) TO: C-V (Civic) on 14.44 acres at 245 North Pecos Road (APN 139-36-710-019), Ward 3 (Reese).

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning
 Project Address (Location) 245 North Pecos Road
 Project Name Miley Elementary School Proposed Use No change
 Assessor's Parcel #(s) 139-36-710-019 Ward # 3
 General Plan: existing LI/R proposed PE Zoning: existing M proposed C-V
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 14.4 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER School Board of Trustees Contact Linda Perri
 Address 4212 Eucalyptus Annex Phone: 799-5214 Fax: 799-5436
 City Las Vegas State NV Zip 89121
 E-mail Address lkperri@interact.ccsd.net

APPLICANT City of Las Vegas Contact Andy Reed
 Address 731 S. 4TH Street Phone: 229-6882 Fax: _____
 City Las Vegas State NV Zip 89101
 E-mail Address areed@lasvegasnevada.gov

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

AUTHORIZED AGENT

Property Owner Signature*

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

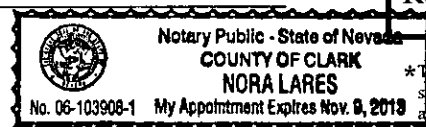
Print Name Andrew P. Reed

Subscribed and sworn before me

This 15th day of June, 2010

Nora Lares

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>ZON-38530</u>
Meeting Date:	<u>7-29-10</u>
Total Fee:	<u>0</u>
Date Received:	<u>6-15-10</u>
Received By:	<u>A. Reed</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.



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-38530** APN: 139-36-710-019

Name of Property Owner: School Board of Trustees

Name of Applicant: City of Las Vegas

Name of Representative: Andrew Reed

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: _____

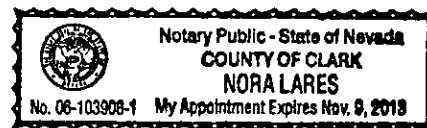
Signature of ~~Property Owner~~ ^{REPRESENTATIVE} Andrew P. Reed

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 15th day of June, 2010

Nora Lares
Notary Public in and for said County and State



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 15, 2010

Steve Gebeke
Planning & Development Department
731 S. 4th Street
Las Vegas, NV 89101

RE: Application ZON-38530
Assessors Parcel Number 139-36-710-019

Dear Mr. Gebeke:

In regard to this parcel, staff has determined that the existing General Plan designation and zoning classifications are inconsistent. In order to resolve this inconsistency and ensure that future development is compatible with existing development, staff is proposing to change the zoning classification of this site to C-V (Civic). Please call me at 229-6882 with any questions.

Sincerely,

Andrew P. Reed
Planning Supervisor
City of Las Vegas
Planning & Development Department

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



07101-001-06-09

ZON-38530

CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER

20030915
00966

RECORDED AT THE REQUEST OF
FIRST AMERICAN TITLE COMPANY OF

09-15-2003 09:44 STX

OFFICIAL RECORDS

BOOK/INSTR: 20030915-00966

PAGE COUNT: 4

A.P.N.: 139-36-710-019
File No: 162-2058523 (SGS)

When Recorded, Mail Tax Statements To:
Clark County School District
4212 Eucalyptus Annex
Las Vegas, NV 89121

FEE: 17.00
RPTT: EX#002

R.P.T.T.: \$Exempt # 2, Transfer from and to an Government entity

GRANT, BARGAIN and SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Regional Transportation Commission of Southern Nevada

do(es) hereby GRANT, BARGAIN, and SELL to

Clark County School District Board of School Trustees

the real property situate in the County of Clark, State of Nevada, described as follows:

BEING A PORTION OF LOT ONE (1) OF BLOCK ONE (1) OF THE LAS VEGAS SPECTRUM AS
SHOWN BY MAP THEREOF ON FILE IN BOOK 43 OF PLATS, PAGE 10, IN THE OFFICE OF THE
COUNTY RECORDER, CLARK COUNTY, NEVADA RECORDS, MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

RECORDED
SUPERVISOR'S
COPY

20030915
00966

A.P.N. 139-36-710-019

Grant, Bargain and Sale Deed -
continued

File No.: 162-2058523 (SGS)

COMMENCING AT THE INTERSECTION OF STEWART AVENUE AND PECOS ROAD AS SHOWN ON SAID PLAT OF THE LAS VEGAS SPECTRUM, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 36; THENCE NORTH 88 DEGREES 02'09" WEST ALONG THE CENTERLINE OF STEWART AVENUE A DISTANCE OF 99.60 FEET (71.14 FEET RECORD); THENCE SOUTH 01 DEGREES 57'51" WEST, PERPENDICULAR TO THE CENTERLINE OF SAID STEWART AVENUE, A DISTANCE OF 50.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID STEWART AVENUE, THE POINT OF BEGINNING; THENCE FROM A TANGENT WHICH BEARS SOUTH 88 DEGREES 02'09" EAST ALONG A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 55.00 FEET, THROUGH A CENTRAL ANGLE OF 86 DEGREES 58'40" AN ARC DISTANCE OF 83.49 FEET TO THE WESTERLY RIGHT OF WAY LINE OF PECOS ROAD; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 01 DEGREES 03'29" EAST A DISTANCE OF 336.35 FEET; THENCE ALONG A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 1300.00 FEET, THROUGH A CENTRAL ANGLE OF 19 DEGREES 54'13", AN ARC DISTANCE OF 451.60 FEET TO THE NORTHEAST CORNER OF THAT PROPERTY DESCRIBED IN THE DEED RECORDED IN BOOK 910919 AS INSTRUMENT NO. 00440, CLARK COUNTY, NEVADA RECORDS, THENCE SOUTH 89 DEGREES 46'30" WEST ALONG THE NORTHERLY LINE OF THIS PROPERTY DESCRIBED IN SAID DEED RECORDED IN BOOK 910919 AS INSTRUMENT 00440, A DISTANCE OF 569.76 FEET; THENCE DEPARTING SAID NORTHERLY LINE, NORTH 00 DEGREES 13'30" WEST A DISTANCE OF 475.00 FEET; THENCE SOUTH 09 DEGREES 46'30" WEST A DISTANCE OF 307.41 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SPECTRUM BOULEVARD; THENCE NORTH 16 DEGREES 58'22" EAST, ALONG THE EASTERLY RIGHT OF WAY LINE OF SPECTRUM BOULEVARD, A DISTANCE OF 201.08 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, ALONG A TANGENT CURVE, CONCAVE WESTERLY, WITH A RADIUS OF 430.00 FEET, THROUGH A CENTRAL ANGLE OF 15 DEGREES 00'31", AN ARC DISTANCE OF 112.64 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 01 DEGREE 57'51" EAST, A DISTANCE OF 42.31 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, ALONG A TANGENT CURVE, CONCAVE SOUTHEASTERLY, WITH A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00'00", AN ARC DISTANCE OF 70.89 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STEWART AVENUE; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 88 DEGREES 02'09" EAST A DISTANCE OF 76.49 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION WAS PREPARED BY: JOHN E. FORSMAN, PLS 10053, HORIZON SURVEYS, 9911 COVINGTON CROSS QR., #104, LAS VEGAS, NV.

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

US
COPY

200309 15
00966

A.P.N. 139-36-710-019

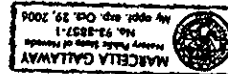
Grant, Bargain and Sale Deed -
continued

File No.: 162-2058523 (SGS)

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights,
if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

ASSESSOR'S COPY

NOTES - 5



(My commission expires: 10-29-04)
Notary Public
Marcela Callaway
Southern Nevada
Regional Transportation Commission of
General Manager of
Jacob L. Snow,
by *Jacob L. Snow* 4/10/03
The instrument was acknowledged before me on

STATE OF Nevada)
COUNTY OF CLARK) ss.

Jacob L. Snow
Regional Transportation Commission of
Southern Nevada
General Manager

Date: 4-10-03

A.P.N. 139-36-710-019 Grant, Bargain and Sale Deed - continued
File No.: 162-2058523 (SGS)

TOGETHER with all benefits, hereditaments and appurtenances, including easements and water rights,
if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

A.P.N. 139-36-710-019 Grant, Bargain and Sale Deed - continued
File No.: 162-2058523 (SGS)

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00966