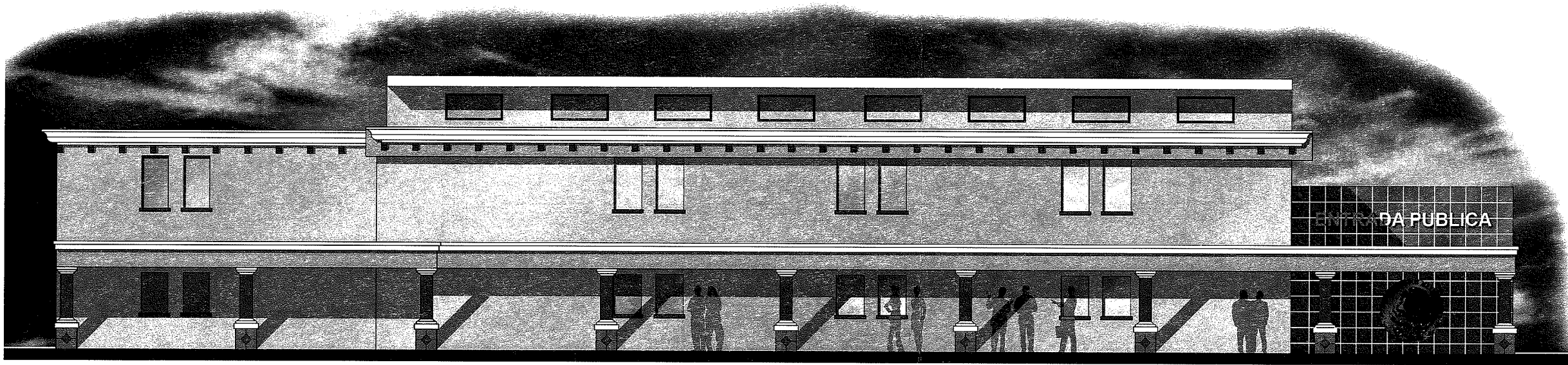
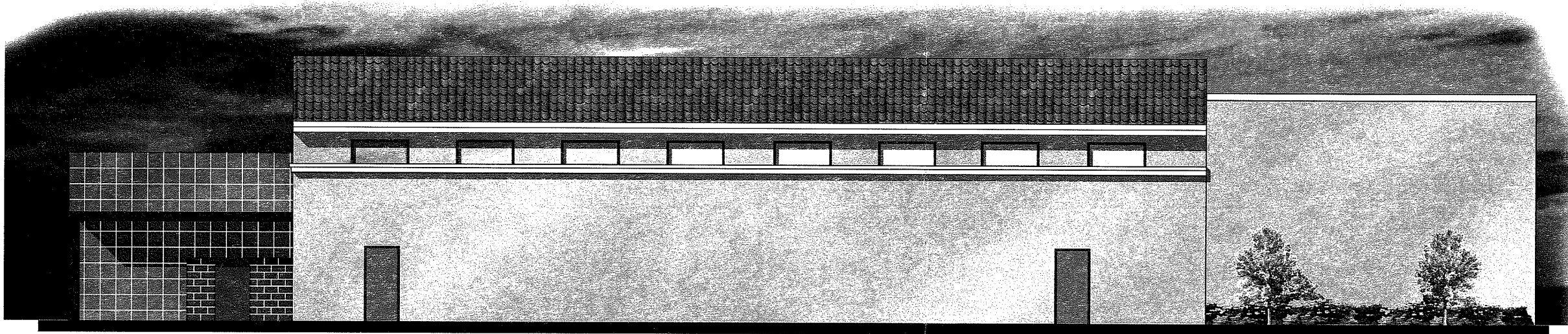




1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

COLOR LEGEND



FRAZEE COLORLIFE
CLW 1001W
TALLY HO
OR EQUAL



FRAZEE COLORLIFE
CL 2747N
ROVER
OR EQUAL



FRAZEE COLORLIFE
CL 1834D
BLURB
OR EQUAL



FRAZEE COLORLIFE
CL 1838A
VOGUE
OR EQUAL

ORIGINAL
APPROVED
SDR-34462

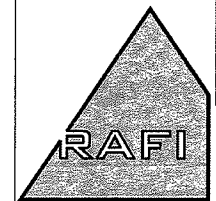
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JUN 23 2010

SDR-38663
07/2010 MINOR REVIEW

MEXICAN CONSULATE

823 SOUTH 6TH STREET
LAS VEGAS, NV 89101



PLANNING / ARCHITECTURE / URBAN DESIGN

RAFI: PLANNING / ARCHITECTURE / URBAN DESIGN

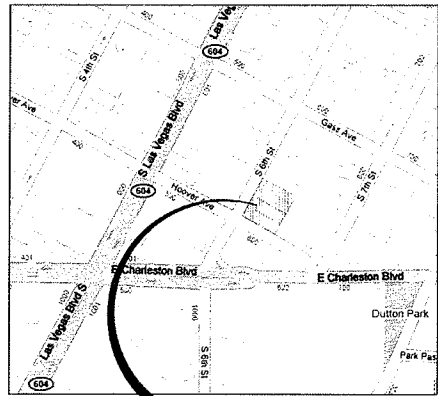
WWW.RAFI-NEVADA.COM

155 S. WATER STREET, SUITE 220, HENDERSON, NEVADA 89015 T: 702.435.7234 F: 702.435.6478

Project No.	
Client	
Design By	Design Date
5/1	05/12/09
Project Name	Project Number
INTERIOR ELEVATIONS	57
A2.01	

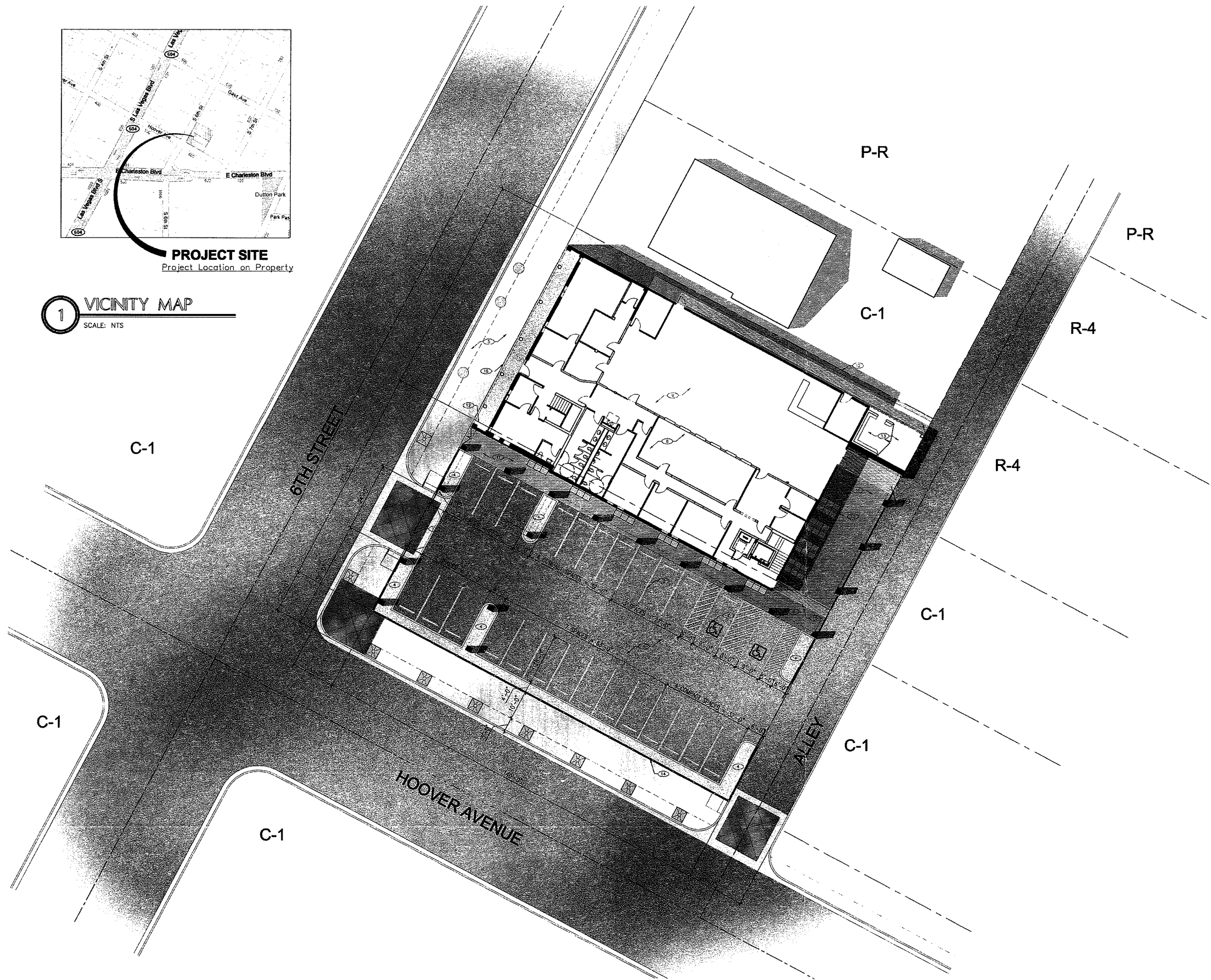
NOT FOR CONSTRUCTION

Drawings are Instruments of Service and the Property of the Architect and any Use or Reproduction in Whole or in Part Without Written Consent is Strictly Prohibited. Drawings and Specifications Remain the Property of the Design Professional. Copies of the Drawings and Specifications Released by the Client May be Utilized only for the Use and for Occupying the Project for Which They were Prepared and Not for the Construction of any Other Project - NAC 933.780. Do Not Scale Drawings.



PROJECT SITE
Project Location on Property

1 VICINITY MAP
SCALE: NTS



2 SITE PLAN
SCALE: 1/16" = 1'-0"

Site Plan Keynotes

- 1 ASPHALT PAVING
- 2 PARKING STRIPING
- 3 ACCESSIBLE ROUTE
- 4 LANDSCAPED AREA
- 5 EXISTING SIDEWALK
- 6 DISABLED PARKING SIGN
- 7 ACCESSIBLE SYMBOL
- 8 EXISTING BUILDING
- 9 PROPOSED ADDITION
- 10 OUTDOOR SEATING
- 11 COVERED ARCADE AND PLAZA
- 12 PROPERTY LINE
- 13 COVERED TRASH ENCLOSURE
- 14 PERIMETER PARKING LOT SCREENING FENCE
- 15 ACCESSIBLE EGRESS ROUTE TO PUBLICWAY
- 16 NON-ACCESSIBLE EGRESS ROUTE TO PUBLIC WAY
- 17 FLAG POLE LOCATION

Site Information

ZONING

APN # - 139 344 10 204, 139 344 10 205
ZONING - C-1

SITE AREA

AREA - 21,000 S.F. - 0.48 ACRES
LOT COVERAGE - 37.6%

PARKING

REQUIRED 1 SPACE/ 300 SF
13,165/ 300 SF = 44 SPACES

PROVIDED 26 SPACES TOTAL
8 COMPACT
2 ACCESSIBLE

LANDSCAPING

REQUIRED 10 SQFT/ 1 PARKING SPACE
26 SPACES = 260SQFT

PROVIDED 927 SQFT

PEDESTRIAN LIGHTING

REQUIRED PROVIDE CLV APPROVED
PEDESTRIAN LIGHTING
TYPICAL SPACE 140'-0" FINAL
SPACING AND LOCATIONS
TO BE DETERMINED BY CLV
PUBLIC WORKS

ORIGINAL
APPROVED
EDR-34462

RECEIVED



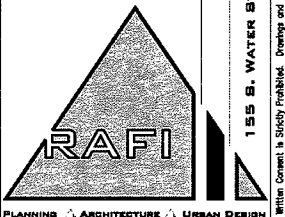
SDR-38663

07/2010 MINOR REVIEW

JUN 23 2010

MEXICAN CONSULATE

823 SOUTH 6TH STREET
LAS VEGAS, NV 89101



PLANNING ARCHITECTURE URBAN DESIGN

Drawn By: BE
Checked By: JWA
Date: 05/12/09

Project Name: SITE PLAN

Project Number: 571

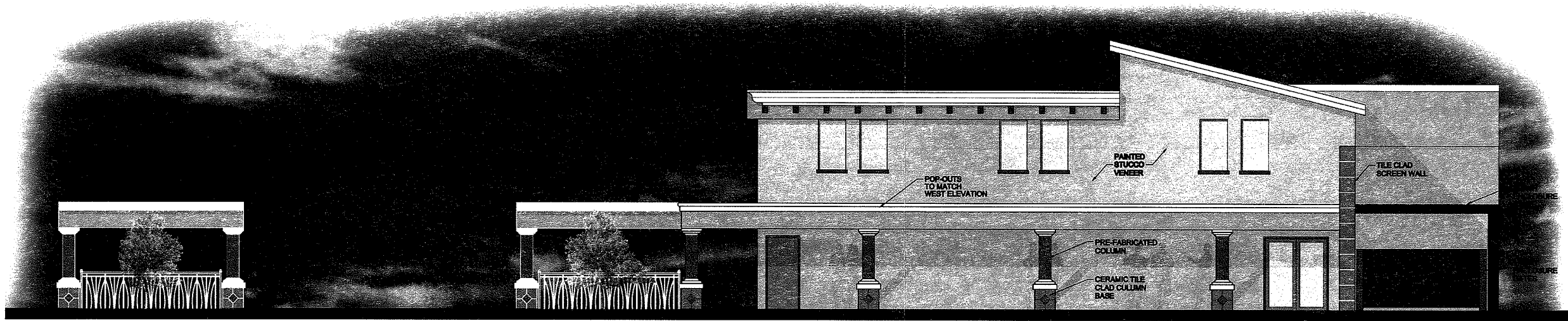
AS1.01

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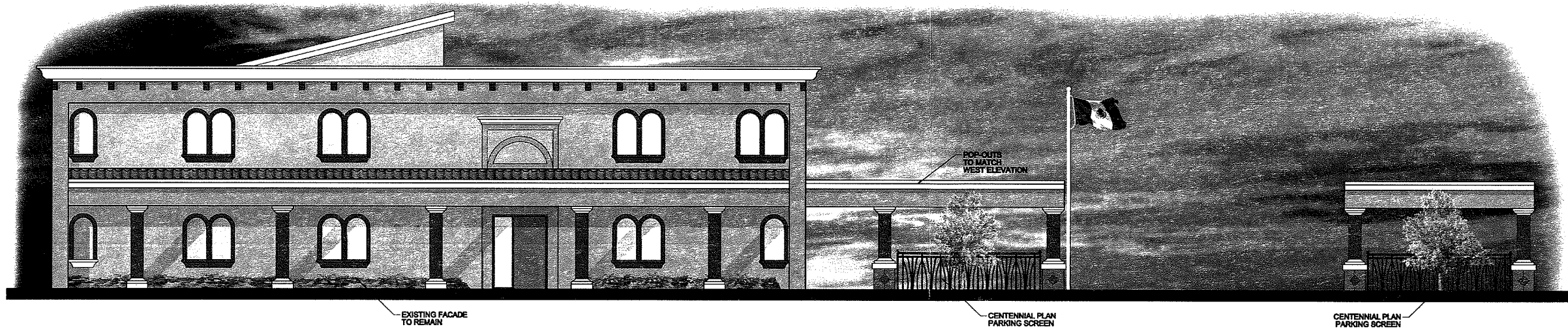
RAFI PLANNING . ARCHITECTURE . URBAN DESIGN

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1 EAST ELEVATION
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"

COLOR LEGEND



FRAZEE COLORLIFE
CLW 1001W
TALLY HO
OR EQUAL



FRAZEE COLORLIFE
CL 2747N
ROVER
OR EQUAL



FRAZEE COLORLIFE
CL 1834D
BLURB
OR EQUAL



FRAZEE COLORLIFE
CL 1838A
VOGUE
OR EQUAL

SDR-38663

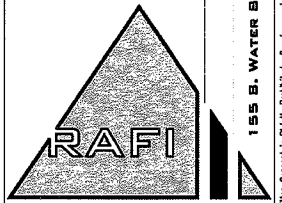
ORIGINAL
APPROVED
EDR-34462

RECEIVED

JUN 23 2010

MEXICAN CONSULATE

823 SOUTH 6TH STREET
LAS VEGAS, NV 89101



PLANNING ARCHITECTURE URBAN DESIGN

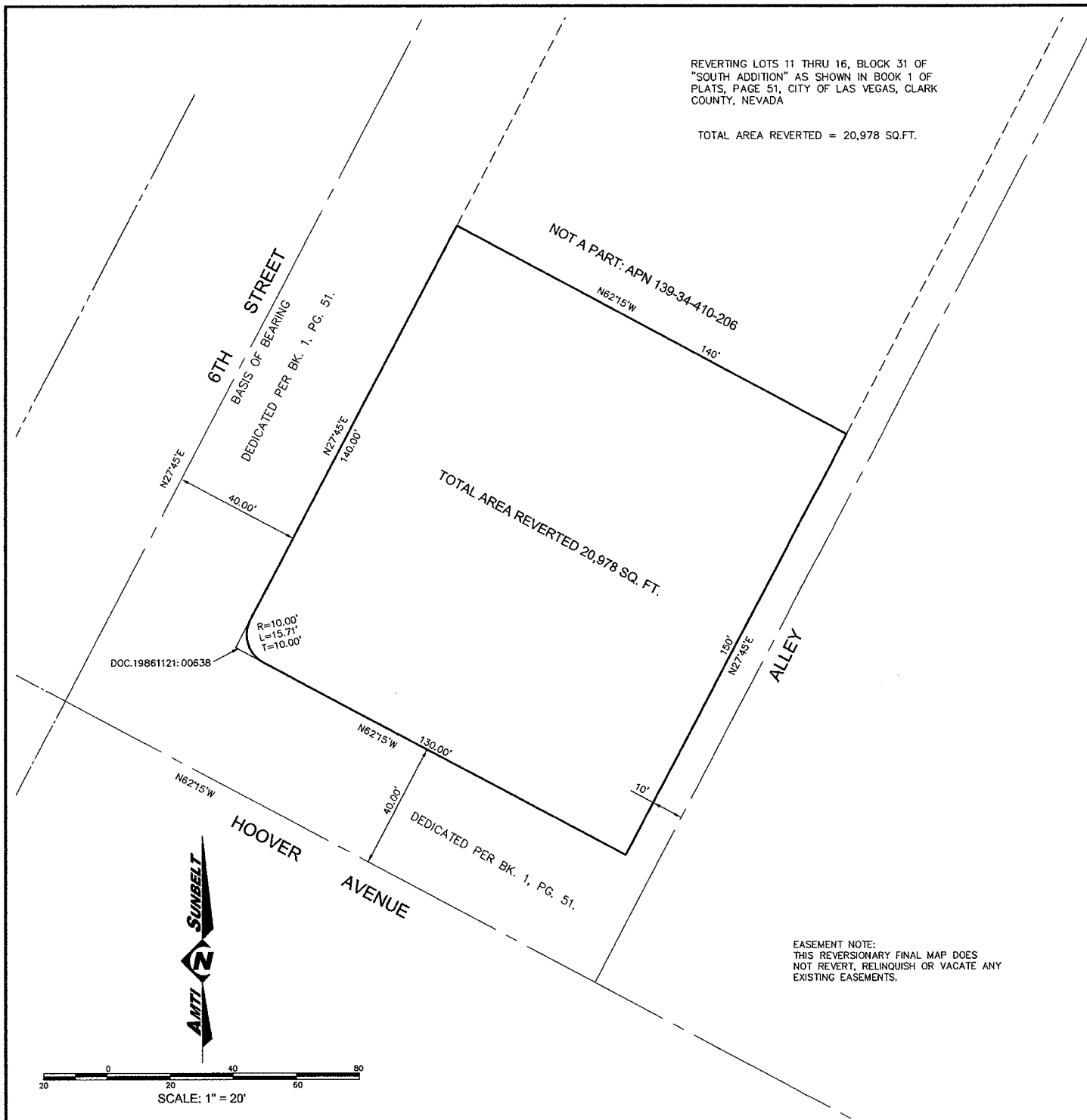
RAFI PLANNING ARCHITECTURE URBAN DESIGN

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Order By	Design By	Date
B.A.	J.W.	05/12/09
Drawing Title		
EXTERIOR ELEVATIONS		
Project Number	Sheet Number	
571	A2.02	
Scale		

NOT FOR CONSTRUCTION



REVERTING LOTS 11 THRU 16, BLOCK 31 OF
"SOUTH ADDITION" AS SHOWN IN BOOK 1 OF
PLATS, PAGE 51, CITY OF LAS VEGAS, CLARK
COUNTY, NEVADA

TOTAL AREA REVERTED = 20,978 SQ.FT.

NOT A PART: APN 139-34-410-206
N62°15'W 140.00'

TOTAL AREA REVERTED 20,978 SQ. FT.

EASEMENT NOTE:
THIS REVERSIONARY FINAL MAP DOES
NOT REVERT, RELINQUISH OR VACATE ANY
EXISTING EASEMENTS.

REVERSIONARY FINAL MAP

OF
LOTS 11 THRU 16, BLOCK 31 OF
"SOUTH ADDITION"
LOCATED IN THE SE 1/4 OF THE SW 1/4 OF
SECTION 34, TOWNSHIP 20 SOUTH, R. 61 E., M.D.M., CITY OF LAS VEGAS,
CLARK COUNTY, NEVADA.

CERTIFICATE OF DIRECTOR OF PLANNING & DEVELOPMENT APPROVAL

I CERTIFY THAT THE DIRECTOR OF PLANNING & DEVELOPMENT, ON THE 29th DAY
OF July, 2009, DID APPROVE THIS MAP, IN ACCORDANCE WITH N.R.S. 278.010 TO
278.630 INCLUSIVE, FOR THE PURPOSES OF REVERTING TO ACREAGE THE PROPERTY
DESCRIBED HEREIN.

M. MARGO WHEELER, AICP
DIRECTOR OF PLANNING & DEVELOPMENT
CITY OF LAS VEGAS

OWNER'S CERTIFICATE AND DEDICATION:

UNITED STATES OF MEXICO, OWNERS OF THE PROPERTY SHOWN HEREON, CERTIFY TO THEIR
BEING THE OWNERS OF RECORD, HEREBY CONSENT TO THE PREPARATION AND RECORDATION
OF THE MAP FOR THE PURPOSE OF REVERSION TO ACREAGE.

UNITED STATES OF MEXICO

MARIANO LEMUS GAS
Head of Post
July 1st, 2009
SIGN (PRINT NAME AND TITLE) DATE

ACKNOWLEDGMENT:

STATE OF NEVADA } S.S.
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
ON July 1, 2009 BY MARIANO LEMUS GAS
AS Head of Post OF UNITED STATES OF MEXICO.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY APPOINTMENT EXPIRES

CITY SURVEYOR'S CERTIFICATE:

I, ALAN R. RIEKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA DO
HEREBY CERTIFY THAT I DID EXAMINE THIS REVERSIONARY FINAL MAP, THAT IT IS TECHNICALLY
CORRECT.

DONALD W. HUNT #12462
FOR ALAN R. RIEKKI PLS
CITY OF LAS VEGAS SURVEYOR
NEVADA LICENSE NO. 12469
AUG 5, 2009

SURVEYOR'S CERTIFICATE:

I, BOYD R. URIE, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA,
CERTIFY THAT:

- 1) THIS PLAT WAS PREPARED FROM INFORMATION FOUND IN BOOK 1 OF PLATS, PAGE 51,
CLARK COUNTY, NEVADA OFFICIAL RECORDS, AT THE INSTANCE OF MAR, LLC.
- 2) THE LANDS SURVEYED, LIE WITHIN THE SW 1/4 SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61
EAST, M.D.M., CLARK COUNTY, NEVADA.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND LOCAL ORDINANCES IN
EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED
IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE PROFESSIONAL LAND SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE EXISTENCE OF
MONUMENTS OR FOR THE CORRECTNESS OF OTHER INFORMATION SHOWN ON OR COPIED FROM
THE RECORDED DOCUMENTS.

BOYD R. URIE
PROFESSIONAL LAND SURVEYOR
STATE OF NEVADA
LICENSE NO. 8614

BASIS OF BEARINGS:

NORTH 27°45' EAST, BEING THE CENTERLINE OF SIXTH
STREET BETWEEN HOOVER & GASS AVENUE AS SHOWN
IN FILE 1, PAGE 51, OF PLATS OFFICIAL RECORDS,
CLARK COUNTY, NEVADA.

REFERENCES:

1.) BOOK 1 OF PLATS, PAGE 51.

NOTE:

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE
EXAMINED AND MAY BE DETERMINED BY REFERENCE TO
THE COUNTY RECORDER'S CUMMULATIVE MAP INDEX. NRS
278.5695.

LEGEND:

- CENTERLINE
- BOUNDARY LINE
- LOT LINE
- FOUND POINT AS NOTED
- 10 LOT NUMBER
- SF SQUARE FEET
- P.O.B. POINT OF BEGINNING
- ¢ CENTERLINE

DISTRICT BOARD OF HEALTH CERTIFICATE:

THIS FINAL MAP IS APPROVED BY THE SOUTHERN NEVADA HEALTH DISTRICT. THIS APPROVAL
CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY
FACILITIES AND IS PRECATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY
SYSTEM FOR DISPOSAL OF SEWAGE.

Daniel La Rubia Jr.
SOUTHERN NEVADA HEALTH DISTRICT
DATE 7-2-09

DIVISION OF WATER RESOURCES CERTIFICATE:

THIS REVERSIONARY FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF
THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER
QUANTITY SUBJECT TO THE REVIEW AND APPROVAL ON FILE IN THIS OFFICE.

Robert Coache, P.E.
DIVISION OF WATER RESOURCES
DATE 7-6-09

REVERSIONARY FINAL MAP

OF
LOTS 11 THRU 16, BLOCK 31 OF
"SOUTH ADDITION"
LOCATED IN THE SE 1/4 OF THE SW 1/4 OF
SECTION 34, TOWNSHIP 20 SOUTH, R. 61 E., M.D.M., CITY OF LAS VEGAS, CLARK
COUNTY, NEVADA.

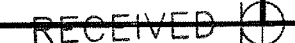
AMTI • SUNBELT LLP
ENGINEERING • PLANNING • SURVEYING
720 SUSANNA WAY
HENDERSON, NV. 89015
PHONE (702) 938-0650
FAX (702) 938-0649

INST. 00831
FILED AT THE REQUEST OF:
AMTI • SUNBELT LLP.
DATE 8-17-09 AT 9:50AM
FILE 116 PAGE 96
OF PARCEL MAPS
OFFICIAL RECORDS
BOOK 20090017
CLARK COUNTY NEVADA RECORDS
DEBBIE CONWAY - RECORDER
FEE 21.00 DEPUTY GILKS

SDR-38663
07/2010 MINOR REVIEW

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JUN 23 2010

Rev:08/26/09



TAX DIST 203

6TH STREET

HOOVER AVENUE

ALLEY

1 SITE PLAN
SCALE: 1" = 10'-0"



Site Plan Keynotes

- 1 ASPHALT PAVING, REFER TO CIVIL DRAWINGS
- 2 PARKING STRIPING
- 3 ACCESSIBLE ROUTE
- 4 LANDSCAPED AREA, SEE LANDSCAPE DWGS.
- 5 EXISTING SIDEWALK, TO REMAIN, REFER TO CIVIL DWGS.
- 6 DISABLED PARKING SIGN, REFER TO CIVIL DWGS.
- 7 ACCESSIBLE SYMBOL
- 8 EXISTING BUILDING
- 9 PROPOSED ADDITION
- 10 NOT USED
- 11 NOT USED
- 12 PROPERTY LINE
- 13 COVERED TRASH ENCLOSURE
- 14 PERIMETER PARKING LOT SCREENING FENCE, SEE DETAIL 13/AS1.02
- 15 ACCESSIBLE EGRESS ROUTE TO PUBLICWAY
- 16 ROLLING SECURITY GATE, SEE DETAIL 14/AS1.02
- 17 NOT USED
- 18 PARKING BUMPER, SEE DETAIL 1/AS1.02
- 19 EXTERIOR STAIRS, COORDINATE WITH CIVIL DRAWINGS, PROVIDE HANDRAILS ON BOTH SIDES
- 20 ENTRY GATE, SEE DETAIL 4/AS1.03
- 21 CONTROL JOINT IN CONCRETE PAVING, PROVIDE EXPANSION JOINT PER DETAIL 8/AS1.02 SO PAVING DOES NOT EXCEED 200 SQFT. INTERMEDIATE JOINTS MAY BE SAWCUT
- 22 PROPERTY LINE TO BE REMOVED UNDER DIFFERENT CONTRACT, PLEASE REFER TO CLV PROJECT NUMBER FMP-34739
- 23 REMOVE EXISTING LANDSCAPE AND PROVIDE CONCRETE SIDEWALK, REFER TO CIVIL DRAWINGS
- 24 CENTERLINE OF STREET ALLEY OR PUBLIC WAY USED TO DETERMINE FIRE SEPARATION DISTANCE.

Site Information

ZONING

APN # - 139-34-401-015

ZONING - C-1

SITE AREA

AREA - 21,000 S.F. - 0.48 ACRES

LOT COVERAGE - 37.6%

PARKING

REQUIRED 1 SPACE/ 300 SF
13,185/ 300 SF = 44 SPACES

PROVIDED 25 SPACES TOTAL
4 COMPACT
2 ACCESSIBLE

LANDSCAPING

REQUIRED 10 SQFT/ 1 PARKING SPACE
25 SPACES = 250SQFT

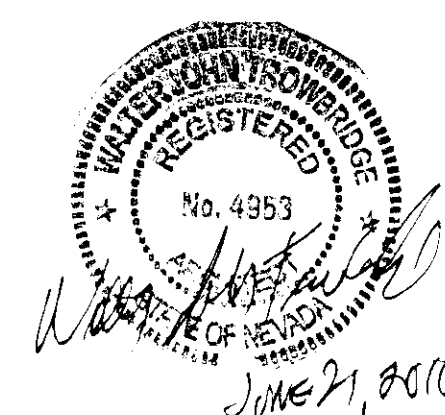
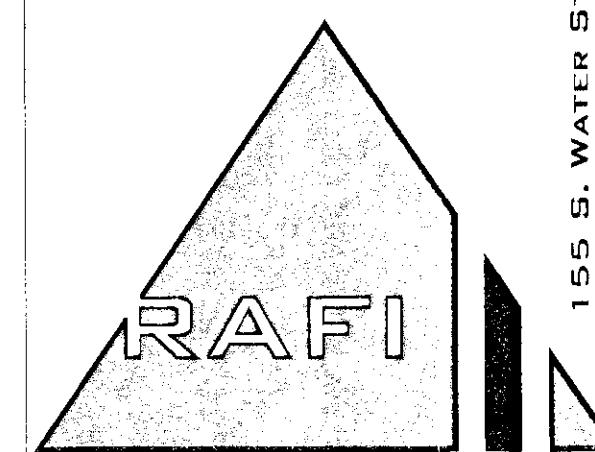
PROVIDED 927 SQFT

PEDESTRIAN LIGHTING

REQUIRED PROVIDE CLV APPROVED
PEDESTRIAN LIGHTING
TYPICAL SPACE 140'-0" FINAL
SPACING AND LOCATIONS
TO BE DETERMINED BY CLV
PUBLIC WORKS

MEXICAN CONSULATE

823 SOUTH 6TH STREET
LAS VEGAS, NV 89101

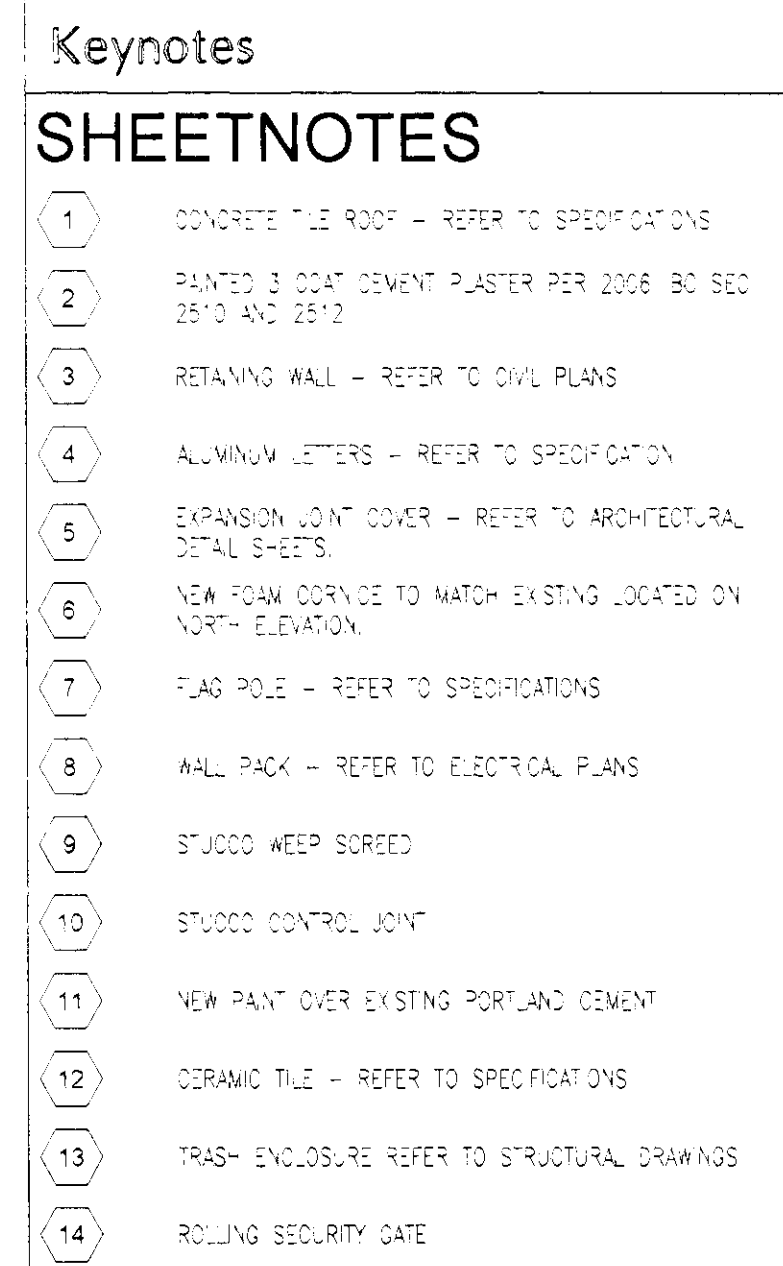


PROJECT NO.	SDR-38663
DATE	JUN 21, 2010
PROJECT NAME	MEXICAN CONSULATE
PROJECT ADDRESS	823 SOUTH 6TH STREET, LAS VEGAS, NV 89101
PROJECT NUMBER	571
SCALE	1" = 10'-0"
AS1.01	

RAFI: PLANNING - ARCHITECTURE - URBAN DESIGN

WWW.RAFI-NEVADA.COM

155 S. WATER STREET, SUITE 220, HENDERSON, NEVADA 89015 : T: 702.435.7234 F: 702.435.6478 :
ORDER OF THE DIVISION OF PROFESSIONAL ENGINEERS: The Division and its Registrants are not responsible for the construction of any other project. Do not scale drawings.

[illegible]

Architectural drawing of a building elevation. The drawing shows a main structure with a gabled roof and an attached wing with a flat roof. Key annotations include:

- 118'-0" T.O. WALL**: Top of wall for the main structure.
- 100'-0" FIN. FLOOR**: Finished floor level.
- 126'-0" JOIST BEARING**: Joist bearing level for the attached wing.
- 104'-0" T.O. COLUMN**: Top of column level.
- 110'-3" T.O. WALL**: Top of wall for the left section.
- 107'-10" T.O. COLUMN**: Top of column level for the left section.
- 100'-0" T.O. COL. BASE**: Top of column base level.
- 100'-0" FIN. FLOOR**: Finished floor level for the left section.

The drawing includes numbered callouts (1-13) and material codes (P-1, P-2, P-3, P-4) indicating different materials and components.

General Notes

1. Dimensions are shown to face of stud, or centerline of column unless noted otherwise.
2. General Contractor Shall Verify All Dimensions & Site Conditions Prior to Start of Work & Notify Construction Manager Immediately of Any Discrepancy.
3. All Work Shall be Done in Strict Accordance With All Local Codes and ANSI A117.1-2003
4. Do Not Scale Drawings.
5. For the Purpose of Clarity, Not All Elements are Shown in This Drawing.

Paint Color Legend

P-1

FRAZEE COLORLIFE
CLW 1001W
TALLY HO
OR EQUAL

P-2

FRAZEE COLORLIFE
CL 2747N
ROVER
OR EQUAL

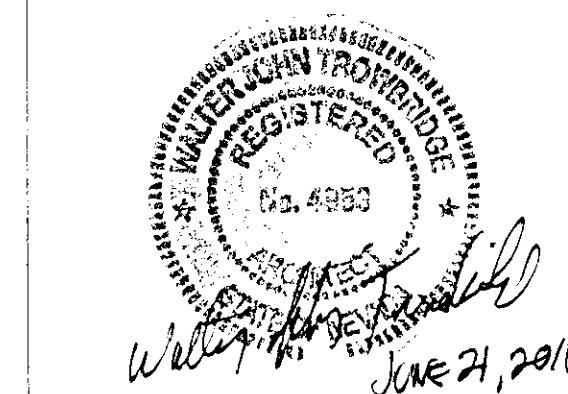
P-3

FRAZEE COLORLIFE
CL 1834D
BLURB
OR EQUAL

P-4

FRAZEE COLORLIFE
CL 1836A
VOGUE
OR EQUAL

MEXICAN CONSULATE
823 SOUTH 6TH STREET
LAS VEGAS, NV 89101

[illegible]


 URBAN DESIGN
 RAFI: PLANNING . ARCHITECTURE . URBAN DESIGN
 155 S. WATER STREET, SUITE 220, HENDERSON, NEVADA 89015 : WWW.RAFI-NEVADA.COM
 T: 702.435.7234 F: 702.435.6478
 06/21/2010



JUN 23 7010

SDR-38663

155 B. WATSON BLVD., SUITE 220, HENDERSON, NEVADA 89015; T: 702.435.7234 F: 702.435.6478 : www.ups-henada.com

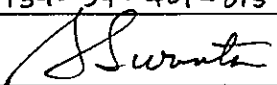
(Drawing) SITE PLAN Second Floor 571 1" = 8'-0" AS1.01	Date 06/21/10 DW
---	------------------------

AS1.01

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

APPLICATION PACKET					
☒	☐	Application signed and notarized by all property owners or authorized agent(s)	NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")		
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	Original meeting notes and checklist(s) signed by planner			
☒	☐	Correct fee(s): \$ 500.00 (Application) + \$ 500.00 (Notification) + \$ 300.00 (Recordation) = \$ 500 - 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: ☒)			

ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)					
SITE PLAN					
☒	☐	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	6	
☒	☐	North arrow, scale, and vicinity map	Colored, Rolled Plans:	0	
☒	☐	All property lines and present dimensions labeled	Reduced Copy (8-1/2x11 BW):	1	
☒	☐	All building setbacks labeled	NOTES:		
☒	☐	All adjacent existing land uses and street names labeled			
☒	☐	All points of ingress and egress shown			
☒	☐	ADA accessibility requirements shown/labeled			
☒	☐	Parking standard(s) utilized:			
☒	☐	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total			
☒	☐	All free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN					
☐	☒	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	0	
☐	☒	North arrow, scale, and vicinity map	Colored, Rolled Plans:	0	
☐	☒	All property lines and present dimensions labeled	Reduced Copy (8-1/2x11 BW):	0	
☐	☒	All required perimeter landscape planters shown	NOTES:		
☐	☒	All required parking lot fingers/islands shown			
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover			
BUILDING ELEVATIONS					
☒	☐	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	0	
☒	☐	Scale and building dimensions labeled	Colored, Rolled Plans:	0	
☒	☐	North, south, east, and west elevations of all buildings	Reduced Copy (8-1/2x11 BW):	0	
☒	☐	All building materials and colors noted	NOTES:		
☒	☐	8" x 10" photo of original color and material board			
☒	☐	All wall sign locations shown and sizes noted			
FLOOR PLANS					
☐	☒	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	0	
☐	☒	Scale and building dimensions labeled	Rolled Plans:	0	
☐	☒	All building entrances/exits shown	Reduced Copy (8-1/2x11 B):	0	
☐	☒	Use of all rooms noted/labeled	NOTES:		
☐	☒	Maximum Occupancy (per I.B.C.)			
☐	☒	Seating Capacity (where applicable)			

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.					
Owner / Applicant:	U S of Mexico	Application Type:	Site Development Plan Review - N		
Representative:	RAFI	Application Purpose:	Remove arcades + parking		
APN:	139-34-401-015	Site Location:	923 + 829 S. 6th St		
Planner's Signature:		Pre-App. Meeting Date:	6/17/10		
Planner:	Steve Swanton - 229-4714	Submittal Deadline:	Choose an item. - no later		
		Earliest PC / CC Meeting Dates:	Choose an item. Adm		



- ☒ Meeting
☐ Conversation Record
☐ Telephone

Page: 1 of 1

Date: 2:00 PM
Time: 8:00 a.m.**Project Name: Mexican Consulate Addition**Conversation between CLV P&D Representative: Steve Swanton, Senior Planner (229-4714 Office / 385-7268 Fax / sswanton@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Jeff Wagner, AIA	RAFI Planning, Arch, & Urban Design	702-435-7234	702-435-6478	
2.				
3.				
4. Victor Bolaños	CLV - PW - Traffic			
5.				
6.	CLV - Finance (Business License)	229-6321	383-0769	
7. Lucien Pact	CLV - PW - Dev Co	229-6578	474-7599	
8. Rick Schrader	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11. Ozzie Mirkhah	CLV - Fire and Rescue	229-0366	229-0124	
12.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

Is this project intended to meet the City of Las Vegas Green Building Rebate Program? ☐ YES ☐ NO
If yes, please address how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered by the City of Las Vegas.

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

Meeting Notes:

1. Proposing to remove arcades and parking canopies approved by previously approved SDR-34462 to allow for occupancy. Structures will be added at a later time.
2. Application for building permit w/ plans already made and are in review. (5/20/10)
3. Fire - no changes from previous.
4. PW - no changes from previous - off-sites + condition from SDR-34462 still apply.
5. No changes to building floor area, height, parking or off-sites.
6. Reversionary parcel map recorded 8/17/09 - now one legal lot.

RECEIVED

JUN 23 2010

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

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

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

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

BACKGROUND INFORMATION

CASE: SDR - 38663
 APN: 139-34-401-015
 ADDRESS: NE corner Hoover Ave & 6th St.

REQUEST: Request for a Minor Amendment of an approved Development Plan Review (SDE-34462) to add 3,200 sq. ft of office space and to remove covered parking and Arcade structures from Phase I to Phase II on 0.48 acres @ NE corner of Hoover Ave & 6th St.

ACRES: 0.48
 WARD: 3
 ZONING: C-1

SPECIAL AREAS: Downtown Cent. Plan
LV Redevelopment
live works

Subject	<u>offices</u>	<u>C</u>	<u>C-1</u>
North	<u>offices</u>	<u>C</u>	<u>C-1</u>
South	<u>offices</u>	<u>C</u>	<u>C-1</u>
East	<u>offices</u>	<u>C</u>	<u>C-1: P-4</u>
West	<u>Undeveloped</u> <u>land</u>	<u>MXU</u>	<u>C-1</u>

CASES:

2-01-72
2-22-89
2-0001-79
200-2581 w/drawn
SDR-2583 w/drawn
✓ SDR-4740
✓ SDR-20490 w/drawn
✓ SDR-34462
V-0039-70
V-0004-73
V-0110-78
U-0025-61
SUP-2584 w/drawn
FMP-34739

BUILDING PERMITS

- # 142723 issued 3/23/10 for comm. Addition/remodel - open
- # 142724 issued 3/23/10 for onsite improvements/landscape - open
- # 142725 issued 3/23/10 for trash enclosure - open
- # 142726 issued 3/23/10 for covered parking - open
- # 142727 issued 1/20/10 - Demo
- # 159490 issued 3/25/10 for wall - open
- # 164403 issued 6/3/10 for sign

+ MORE for WATER, ELECTRICAL, PLUMBING.

Plan ck. 35073 issued 1/20/10 for remodel: Addition

BUSINESS LICENSES

M01-01869 829 S. 6th St. issued 5/18/88 (Architect)
- NO Business licenses for offices - Had Law Firm 048 7/08

34046 CIVILS Final April 12/1/09

- new reg. for entitlement to the NW for Bards and Ave. C 800 6th St.
 (7/7/10 CC Mtg.)

- Has completed rezoning map.

- Wants to Phase the project: Phase I - Add 3,200 sq. ft.
 Phase II Add covered parking and Arcade structures

to accept Phasing

As. header

Request for a Minor Amendment of an
approved Site Development Plan Review (SDR-34462)
to allow the covering ~~pond~~ ^{pedestrian} structures
to be integrated into Phase II ^{of the project} ~~of the~~ @ NE corner of
Brown Ave : 6th St.



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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

June 26, 2009

Ms. Angelica Amezcua
Mexican Consulate of Las Vegas
330 South Fourth Street
Las Vegas, Nevada 89101

RE: SDR-34462 - SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Amezcua:

Your request for a Site Development Plan Review FOR A PROPOSED 3,206 SQUARE-FOOT ADDITION TO AN EXISTING 9,979 SQUARE-FOOT BUILDING WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN SETBACK REQUIREMENTS on 0.48 acres at the northeast corner of Hoover Avenue and 6th Street (APNs 139-34-410-204 and 205), C-1 (Limited Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on June 25, 2009.

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0072-86) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/11/09, and landscape plan date stamped 05/28/09, except as amended by conditions herein.
4. A Waiver from the Las Vegas Downtown Centennial Plan Setback Standards is hereby approved, to allow approximately 50% of the first story façade to align along the front property line where 70% is required.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.



174984

6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

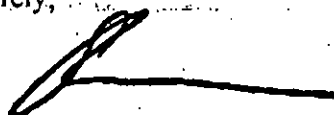
13. Coordinate with the City Surveyor to determine whether a Reversionary Map is necessary; comply with the recommendations of the City Surveyor.
14. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting Downtown Centennial Plan Standards concurrent with development of this site. All existing pavement damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

Ms. Angelica Amezcua
SDR-34462 - Page Three
June 26, 2009

15. The proposed gated entries shall remain fully open during normal business hours; the installation of swing gates is acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
17. Landscape and maintain all unimproved right-of-way on Hoover Avenue and 6th Street adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Hoover Avenue and 6th Street public right-of-way adjacent to this site prior to occupancy of this site.
19. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

This action by the Planning Commission on **June 25, 2009** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on **June 26, 2009**.

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Jeff Wagner
RAFI
155 South Water Street, Suite #220
Henderson, Nevada 89015

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 13, 2010

Ms. Catalina Cardenas
Mexican Consulate
330 South Fourth Street
Las Vegas, Nevada 89101

RE: SDR-38663 - ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW MINOR REVIEW CYCLE - JULY 2010

Dear Ms. Cardenas:

Your request for a Minor Amendment of a previously approved Site Development Plan Review (SDR-34462) TO ALLOW SITE CONSTRUCTION TO BE COMPLETED IN TWO PHASES on 0.48 acres at the northeast corner of Hoover Avenue and 6th Street (APNs 139-34-401-015), C-1 (Limited Commercial) Zone, Ward 3 (Reese), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department Staff has administratively **APPROVED** your request subject to the following:

Planning and Development

1. Conformance to the approved conditions for Site Development Plan Review (SDR-34462).
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Development of the site shall be completed in two phases in conformance with the site plan and building elevations, date stamped 06/23/10.
4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

Mayor
Oscar B. Goodman

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

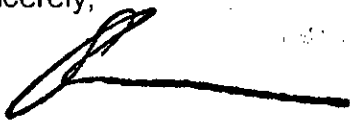


Ms. Catalina Cardenas
SDR-38663 - Page Two
July 13, 2010

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

This action by the Planning and Development Department staff on July 13, 2010 is final unless a written appeal is filed with the Director of Planning and Development Department within ten days of the date of this letter.

Sincerely,

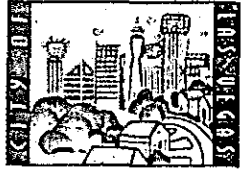
A handwritten signature in black ink, appearing to read 'Steve Gebeke', with a long horizontal stroke extending to the right.

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Jeff Wagner
RAFI Architecture
155 South Water Street, Suite #220
Henderson, Nevada 89011

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 2, 2010

Ms. Catalina Cardenas
Mexican Consulate
330 South Fourth Street
Las Vegas, Nevada 89101

**RE: SDR-38663 - ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW
MINOR REVIEW CYCLE - JULY 2010**

Dear Ms. Cardenas:

Your request for a Minor Amendment of a previously approved Site Development Plan Review (SDR-34462) TO ALLOW SITE CONSTRUCTION TO BE COMPLETED IN TWO PHASES on 0.48 acres at the northeast corner of Hoover Avenue and 6th Street (APNs 139-34-401-015), C-1 (Limited Commercial) Zone, Ward 3 (Reese), will be considered administratively by the Planning and Development Department staff.

Staff will determine within thirty (30) days of the date of this letter whether or not your request will be approved as submitted. We will notify you in writing as to our determination after we have reviewed the details of the request.

If you have any questions or need additional information please do not hesitate to contact me at (702) 229-6301.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Jeff Wagner
RAFI Architecture
155 South Water Street, Suite #220
Henderson, Nevada 89011

Mayor
Oscar B. Goodman

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



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 Riecki, Survey (FM, PM, & A's only)
Date: July 7, 2010
Re: **SDR-38663** Mexican Consulate NEC Hoover Ave. & 6th St.
Request for a Minor Amendment to a previously approved Site Development Plan Review (SDR-34462)

CONDITIONS OF APPROVAL:

1. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-34462 and all other subsequent site-related actions.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-38663

HAND DELIVERED

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

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2nd Floor
METRO	BRIAN O'CALLAGHAN	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEUMUS
*STREETS & SANITATION (DPW)	JERRY WALKER	2875 RONEUMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2875 RONEUMUS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4th Floor
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 Grissom Avenue, Building 11, Suite 103D

*** 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>**

SDPR
06/23/2010

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

SDR-38663 - SITE DEVELOPMENT PLAN REVIEW - MINOR REVIEW - APPLICANT/OWNER:
MEXICAN CONSULATE - Request for a Minor Amendment of an approved Site Development Plan Review (SDR-34662) TO ADD 3,200 SQUARE FEET OF OFFICE SPACE AND TO REMOVE COVERED PARKING AND ARCADE STRUCTURES FROM PHASE I TO PHASE II on 0.48 acres at the northeast corner of Hoover Avenue and 6th Street (APNs 139-34-401-015), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

PLANNING COMMISSION: JULY 29, 2010

PLANNING SUPERVISOR: STEVE GEBEKE



ADMINISTRATIVE

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:

THIS ITEM WILL BE CONSIDERED
ADMINISTRATIVEY AND WILL NOT
APPEAR ON A PLANNING COMMISSION
AGENDA

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

SDR Application

9/23/10 - Admin John

Report Date 06/24/2010 07:50 AM

Submitted By

Page 1

A/P # 38663 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	06/23/2010 11:20	982998	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

SDR-38663 - SITE DEVELOPMENT PLAN REVIEW - MINOR REVIEW - APPLICANT/OWNER: MEXICAN CONSULATE - Request for a Minor Amendment of an approved Site Development Plan Review (SDR-34662) TO ADD 3,200 SQUARE FEET OF OFFICE SPACE AND TO REMOVE COVERED PARKING AND ARCADE STRUCTURES FROM PHASE I TO PHASE II on 0.48 acres at the northeast corner of Hoover Avenue and 6th Street (APNs 139-34-401-015), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

Parent A/P # 34462
Project # 38663 Project/Phase Name MEXICAN CONSULATE ADDITION AND Phase #
Size/Area 0.48 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13934401015

Location

Owner/Tenant

Contact ID AC1616872 Name UNITED STATES MEXICO
Mailing Address 330 S 4TH ST Organization % CONSULATE OF MEXICO
City LAS VEGAS State/Province NV
ZIP/PC 89101-6004 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

829 S 6TH ST
LAS VEGAS, 89101-

823 S 6TH ST
LAS VEGAS, 89101-

829 S 6TH ST 4
LAS VEGAS, 89101-

829 S 6TH ST 7
LAS VEGAS, 89101-

829 S 6TH ST 3
LAS VEGAS, 89101-

Report Date 06/24/2010 07:50 AM

Submitted By

Page 2

Address	Parcel Link	A/P Link
829 S 6TH ST 6 LAS VEGAS, 89101-		
829 S 6TH ST 1 LAS VEGAS, 89101-		
829 S 6TH ST 2 LAS VEGAS, 89101-		
829 S 6TH ST 5 LAS VEGAS, 89101-		

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13934401015

Applicants/Contacts

Primary	Y	Capacity	OWNER	Contact ID	AC1616872	☐ Foreign
Effective		Expire				
Name	UNITED STATES MEXICO					
Day Phone		Eve Phone		Organization	% CONSULATE OF MEXICO	
Pager		PIN #		Position		
Fax		Mobile		Profession		
E-Mail						
Address	330 S 4TH ST LAS VEGAS, NV 89101-6004					
Seasonal Addr						
Valid From		To				
Comments	No Comments					

Contractors

No Contractors

Item Description	Item Status
Check Fees	Fees Successful
PROCESSING FEE (\$500.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
397853 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
397852 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
397862 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
397854 FLOOD #1 (FLOOD CONTROL)	Incomplete

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

SDR Application

Report Date 06/24/2010 07:50 AM

Submitted By

Page 3

Item Description	Item Status
397861 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
397855 ROW #1 (RIGHT-OF-WAY)	Incomplete
397860 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
397859 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
397858 SURVEY #1 (SURVEY)	Incomplete
397857 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
397856 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(ASSIGN CASE TO A PLANNER)	
(AT-COMplete DRT PROCESS)	
(AT-ROUTE PLANS FOR REVIEW)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
397852	DEVCO	1	Incomplete	☐	06/24/2010 07:50			
397853	B&S PLAN	1	Incomplete	☐	06/24/2010 07:50			
397854	FLOOD	1	Incomplete	☐	06/24/2010 07:50			
397855	ROW	1	Incomplete	☐	06/24/2010 07:50			
397856	TRAFFIC	1	Incomplete	☐	06/24/2010 07:50			
397857	TEFO	1	Incomplete	☐	06/24/2010 07:50			
397858	SURVEY	1	Incomplete	☐	06/24/2010 07:50			
397859	SID	1	Incomplete	☐	06/24/2010 07:50			
397860	SEWER	1	Incomplete	☐	06/24/2010 07:50			
397861	LAND DEV	1	Incomplete	☐	06/24/2010 07:50			
397862	FIRE ENG	1	Incomplete	☐	06/24/2010 07:50			

Activity Review Details

Detail SUBMITTAL CHECKLIST (SDR)

Modified By JMARSHALL

Modified Date/Time 06/23/2010 11:19

Comments

No Comments

Report Date 06/24/2010 07:50 AM

Submitted By

Page 4

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plans (19 Folded Blue Lines, 1 Rolled Color)
Y Application/Petition Form	N Landscape Plan
Y Deed and Legal Description	Y Building Elevations (2 Folded, 1 Rolled Color)
Y Justification Letter	Y Floor Plan (1 Folded, 1 Rolled)
Y Color and Material Board	Y Laser Print Site Plan
N DINA (Not Always Required)	Y Laser Print Floor Plan
Y Statement of Financial Interest	Y Laser Print Elevation
Y Business Licensing Requirements Met	
N Business License Exempt	

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

No Conditions

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

There is no planning condition for this project.

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance?

Y Parent Project link required?

N Will this go to the City Council?

Is there a condition of approval for a Required Review?

Hearing Type

Public, Non-Public, Admin?ADMIN

If yes, when does it need to be reviewed?

Staff Recommendation

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
09/23/2010	ADMIN	SCHEDULED		0	0	0
JMARSHALL	06/23/2010					

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

No children exist for this project

Report Date 06/24/2010 07:50 AM

Submitted By

Page 5

Employee Employee ID	Last	First	MI	Comments
-------------------------	------	-------	----	----------

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT# JEFF WAGNER, MEXICAN CONSULATE CK 6153, 702.383.0623	970040	06/23/2010 11:24		0.00

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Mexican Consulate In Las Vegas
 Project Address (Location) 823 S. 6th St
 Project Name Mexican Consulate addition and renovation Proposed Use Foreign Gov.
 Assessor's Parcel #(s) 139-34-401-015 Ward # 3
 General Plan: existing com proposed com Zoning: existing C1 proposed C1
 Commercial Square Footage 13,185 Floor Area Ratio .627
 Gross Acres .482 Lots/Units 1/1 Density N/A
 Additional Information _____

PROPERTY OWNER Mexican Consulate Contact Catalina Cardenas
 Address 330 S 4th Street Phone: (702) 382-6892 Fax: (702) 383-0683
 City Las Vegas State NV Zip 89101
 E-mail Address conlvegas@sre.gob.mx

APPLICANT Mexican Consulate Contact Catalina Cardenas
 Address 330 S 4th Street Phone: (702) 382-6892 Fax: (702) 383-0683
 City Las Vegas State NV Zip 89101
 E-mail Address conlvegas@sre.gob.mx

REPRESENTATIVE RAFI Architecture Contact Jeff Wagner
 Address 155 S. Water St. Suite 220 Phone: (702) 435-7234 Fax: (702) 435-6478
 City Henderson State NV Zip 89101
 E-mail Address jwagner@rafi-nevada.com

Property Owner Signature*

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

Print Name Mariano Lemus Gas (Head of Post)

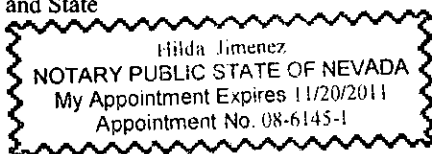
Subscribed and sworn before me

This 18 day of Jun, 20 10

[Signature]

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>502- 38663</u>
Meeting Date:	<u> </u>
Total Fee:	<u>\$500.00</u>
Date Received:*	<u>6-23-10</u>
Received By:	<u>[Signature]</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 Planning Ordinance.

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



SECRETARÍA DE
RELACIONES EXTERIORES

SRE

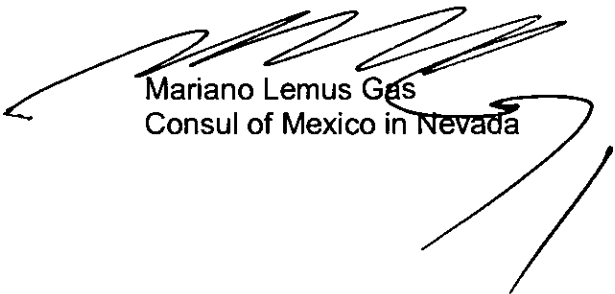
LVN-01042

Las Vegas, Nevada, June 24th, 2010.

CITY OF LAS VEGAS:

Serve this letter to inform that as of January 25th, 2005, the undersigned was appointed as Consul of Mexico in Las Vegas, Nevada, and to this date, under the Vienna Convention on Diplomatic Relations, and Mexican Federal Legislation, is allowed to sign agreements and make decisions on behalf of the United Mexican States.

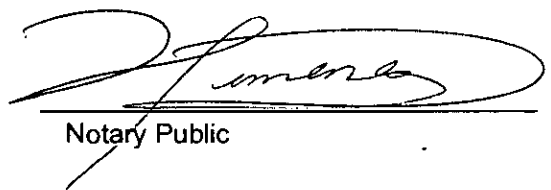
Sincerely,


Mariano Lemus Gas
Consul of Mexico in Nevada

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JUN 24 2010

STATE of Nevada
COUNTY of Clark

On June 24th, 2010, before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Mariano Lemus Gas, known to me to be the person described in and who executed the foregoing instrument, and who acknowledged to me that he executed the same freely and voluntarily.


Notary Public

Hilda Jimenez
NOTARY PUBLIC STATE OF NEVADA
My Appointment Expires 11/20/2011
Appointment No. 08-6145-1



PLANNING ARCHITECTURE URBAN DESIGN

155 South Water Street, Suite 220 ▽ Henderson, NV 89015 ▽ ph 702.435.7234 ▽ fax 702.435.6478

6/21/2010

Steve Swanton, AICP
Planning and Development
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Mr. Swanton,

Re: Mexican Consulate Addition and Renovation
Site Development Plan Review—Minor
823 South 6th Street
Las Vegas, NV 89101
Assessor's Parcel No: 139-344-01-015
Zoning: C-1

The Mexican Consulate has purchased the property at the above referenced address, which it plans to renovate for use for the Consulate activities that are currently housed on Fourth Street. The proposed plan is to add approximately 3200 sqft to accommodate waiting area needs, while the existing structure will be renovated to function as private office and meeting spaces. In addition, the adjacent vacant lot has been purchased and will be developed as parking for the consulate. These parcels have been combined via reversionary map number FMP-34739. (please see attached copy of map). This project has been approved for development under SDR-34462. The owner intends to use the facility during normal working hours Monday to Friday 8:30 am– 5:30 pm. The owner is proposing moving the covered parking and arcades from Phase I of the project to Phase II of the project. The owner intends to complete the project as originally designed during Phase II. It is anticipated that Phase II of the project will begin construction before the end of 2010. Please see the attached plans for more information.

Sustainability	Yes	No
Will this project participate in the City of Las Vegas Green Building Program?		X
Will this project be constructed to LEED or other equivalent standards?		X
Will this project utilize alternative energy sources or water saving measures?	X	
Is there Connectivity to adjacent parcels?	X	
Will the project qualify as a walkable community?		X
Is the project using any means of sustainable construction?	X	
Will this project meet the intent of the Urban Forestry Initiative?	X	
Will the project provide any bicycle parking?		X
Will the project provide electric vehicle recharging stations?		X

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SDR-38663

WWW.RAFI-NEVADA.COM



PLANNING ARCHITECTURE URBAN DESIGN

155 South Water Street, Suite 220 ▽ Henderson, NV 89015 ▽ ph 702.435.7234 ▽ fax 702.435.6478

The project reuses a majority of an existing building reducing the impact on construction waste and need for virgin materials. As part of the Downtown Centennial area this development provides pedestrian connectivity with the adjacent parcels. In addition xeriscape and low flow water fixtures will be installed.

We look forward to working with Planning and Development to achieve a successful project. If you have any questions concerning this matter please feel free to contact me.

Sincerely,

Jeff Wagner AIA, LEED AP, MCP, CDT
Project Manager

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SDR-38663

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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-38663** APN: 139-34-401-015

Name of Property Owner: Mexican Consulate

Name of Applicant: Mexican Consulate

Name of Representative: Mariano Lemus Gas (Head of Post)

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: MARIANO LEMUS

Subscribed and sworn before me

This 18 day of Jun, 2010

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



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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 #: Q09-00010-5-113023

DATE ISSUED: 05/07/08

TYPE OF LICENSE: ARCHITECTURAL FIRM

1 PROS

BUSINESS LOCATION: 155 S WATER ST 220

ISSUE TO: ROBERT A FIELDEN INC

DBA:

RAFI

155 S WATER ST 220

HENDERSON NV 89015

PRINCIPAL(S)

FIELDEN, ROBERT A, SHAREHLDR

FIELDEN SPINA, LAURA JANE, PRES/CEO

Director, Department of Finance and Business Services

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JUN 23 2010

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

Post in a conspicuous place.





20090121-0001039

APN: 139-34-410-204 & 139-34-410-205.
 ESCROW NO: 01916285-190-CW1
 WHEN RECORDED MAIL TO and
 MAIL TAX STATEMENT TO:

UNITED STATES OF MEXICO, THROUGH THE
 CONSULATE OF MEXICO IN LAS VEGAS

5330 South 4th Street
 Las Vegas, NV 89101

Fee: \$15.00 RPTT: \$15,300.00
 N/C Fee: \$25.00
 01/21/2009 09:09:59
 T20090020205
 Requestor:
 LAWYERS TITLE OF NEVADA CENT
 Debbie Conway CDO
 Clark County Recorder Pgs: 3

GRANT, BARGAIN, SALE DEED

R.P.T.T. **\$15,300.00**

THIS INDENTURE WITNESSETH: That

MAR, LLC, a Nevada Limited Liability Company

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby
 Grant, Bargain, Sell and Convey to UNITED STATES OF MEXICO, THROUGH THE CONSULATE OF
 MEXICO IN LAS VEGAS DULY REPRESENTED BY THE HEAD OF POST IN CHARGE ***

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

For legal description of the real property, see Exhibit A attached hereto and made a part hereof.

SUBJECT TO: 1. Taxes for the fiscal year 2008 - 2009 *** DEPUTY CONSUL MIRIAM
 2. Rights of Way, reservations, restrictions, easements, and conditions of record. VILLANUEVA AYON

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

Witness my hand this 31 day of December, 2008.

MAR, LLC, a Nevada Limited Liability Company



BY: Ronald Reynolds
 MAR, LLC, a Nevada Limited Liability Company



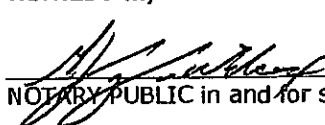
BY: Phillip Hardy

STATE OF NEVADA }
 COUNTY OF CLARK } ss:

On 12-31-08, personally appeared before me, a Notary Public in and for said
 County and State, Phillip Hardy, Darryl Hardy, Ronald Reynolds, Matthew Callister

who acknowledged to me that they executed the same.

WITNESS my hand and official seal.


 NOTARY PUBLIC in and for said County and State.

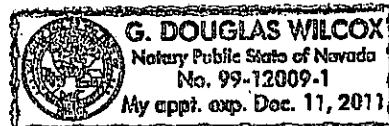
MAR, LLC, a Nevada Limited Liability
 Company



BY: Matthew Callister
 MAR, LLC, a Nevada Limited Liability
 Company



BY: Darryl Hardy



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Exhibit "A"

All that certain real property situated in the County of Clark, State of Nevada, described as follows:

Lots Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16) in Block Thirty-one (31) of SOUTH ADDITION TO THE CITY OF LAS VEGAS, as shown by map thereof on file in Book 1 of Plats, Page 51, in the Office of the County Recorder of Clark County, Nevada.

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JUN 23 2010

**STATE OF NEVADA
DECLARATION OF VALUE**

m

1. Assessor Parcel Number(s)

- a) 139-34-410-204
b) 139-34-410-205
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.

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

\$3,000,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value per NRS 375.010, Section 2:

\$3,000,000.00

Real Property Transfer Tax Due:

\$15,300.00

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
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 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 _____ Capacity Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: MAR, LLC, a Nevada Limited Liability
Company

Address: 10465 W. Sahara #200

City/State/Zip: Las Vegas, NV 89146

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Mexico Consulate

Address: 330 S. 4th Street

City/State/Zip: Las Vegas, NV 89101

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

LAWYERS TITLE OF NEVADA
8345 W. Sunset Road
Las Vegas, NV 89113

Escrow #: 1916285-190-CW1
Escrow Officer: Cortney Wade

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

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JUN 23 2010