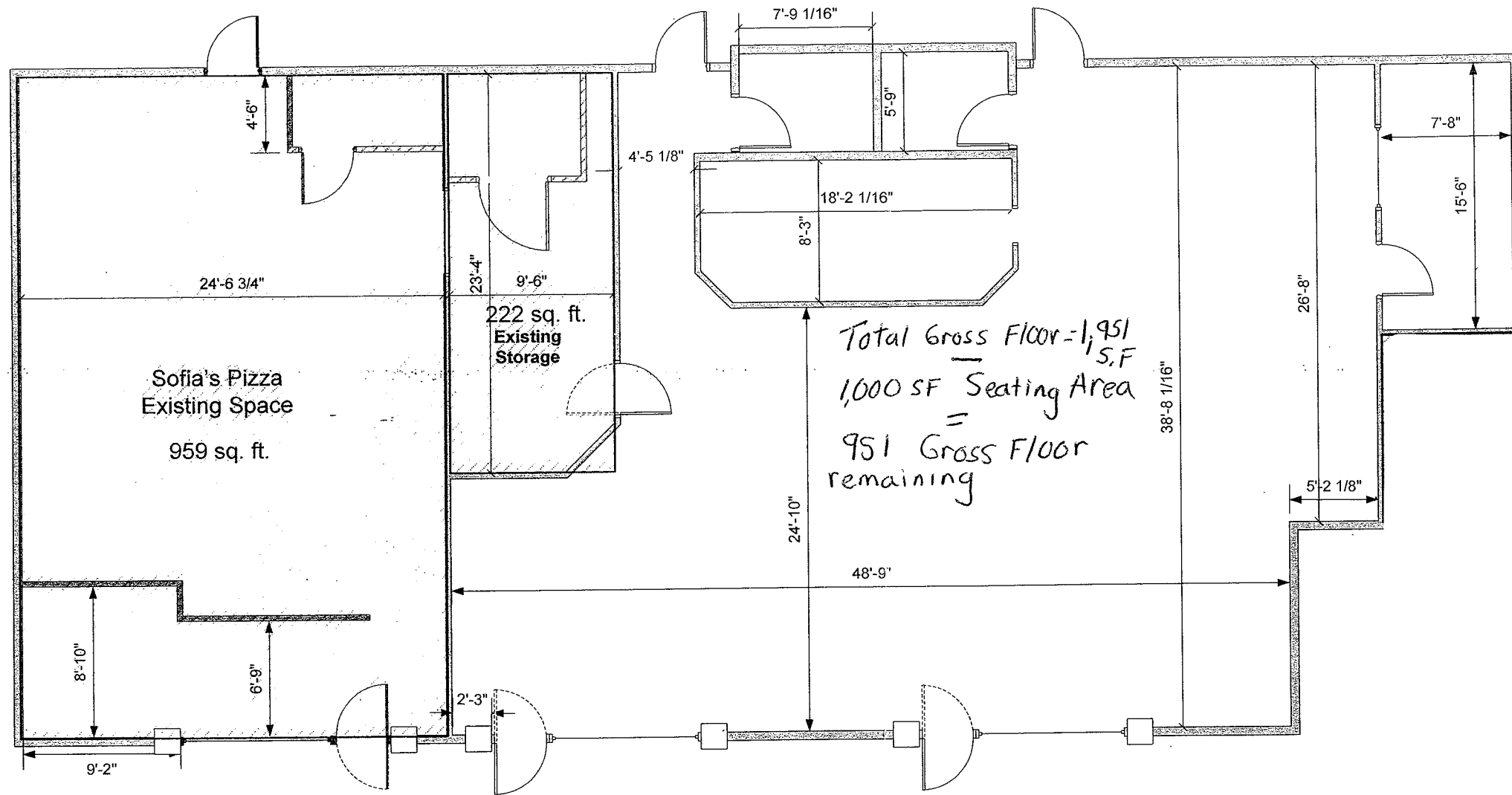


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**VAR-38827  
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## Sofia's Pizza

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PHONE 702-478-7100

FAX 702-478-7101

SIZE 17

JOB NO 10.017

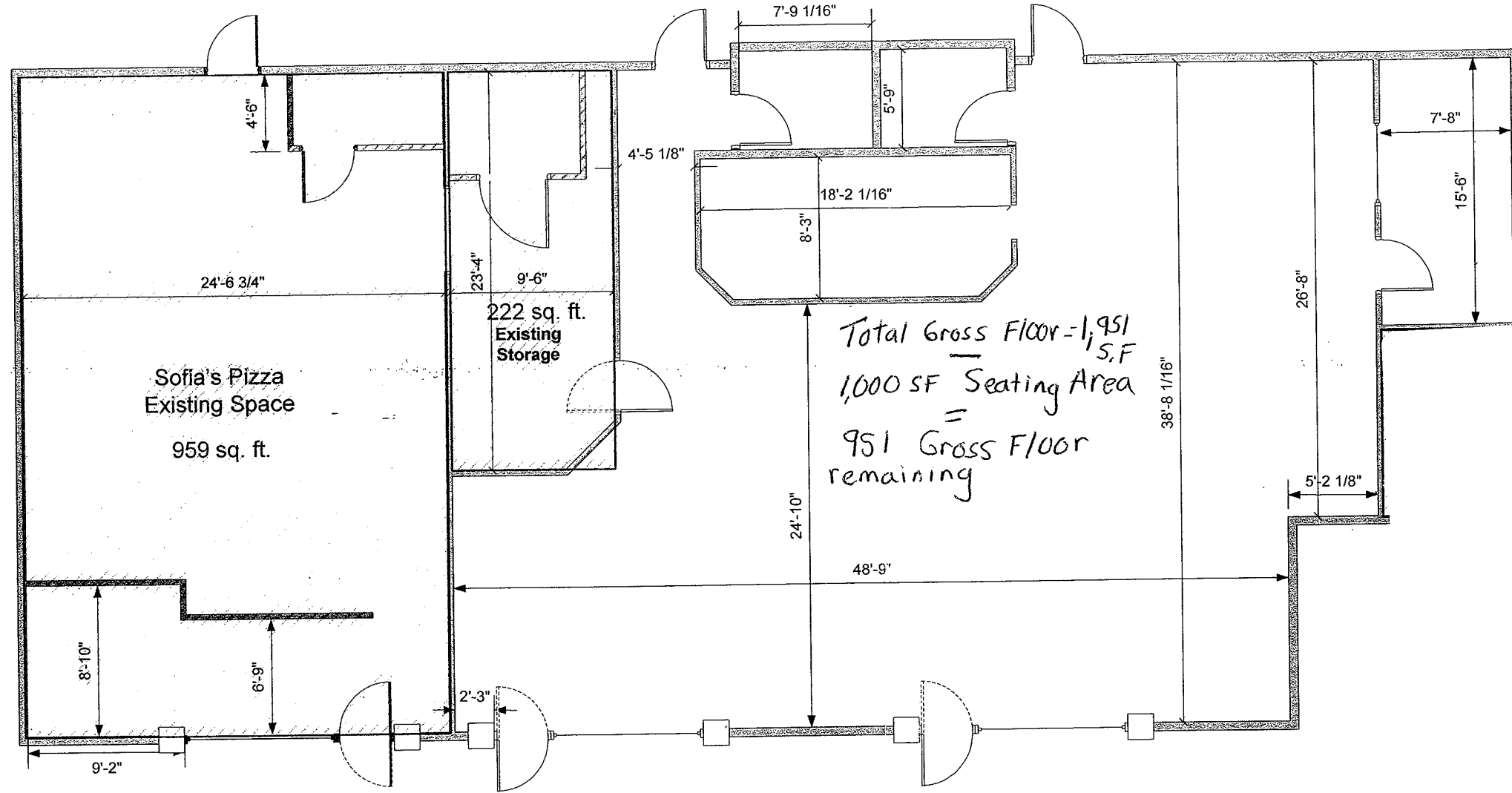
SCALE 1/8" = 1'-0"

DWG Floor Plan

SHEET

2 OF 3

SCANNED



## Sofia's Pizza

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**KC FIELDS**  
ASSOCIATES, INC.

PHONE 702-478-7100

FAX 702-478-7101

SIZE  
1/4" = 1'-0"

JOB NO  
10.017

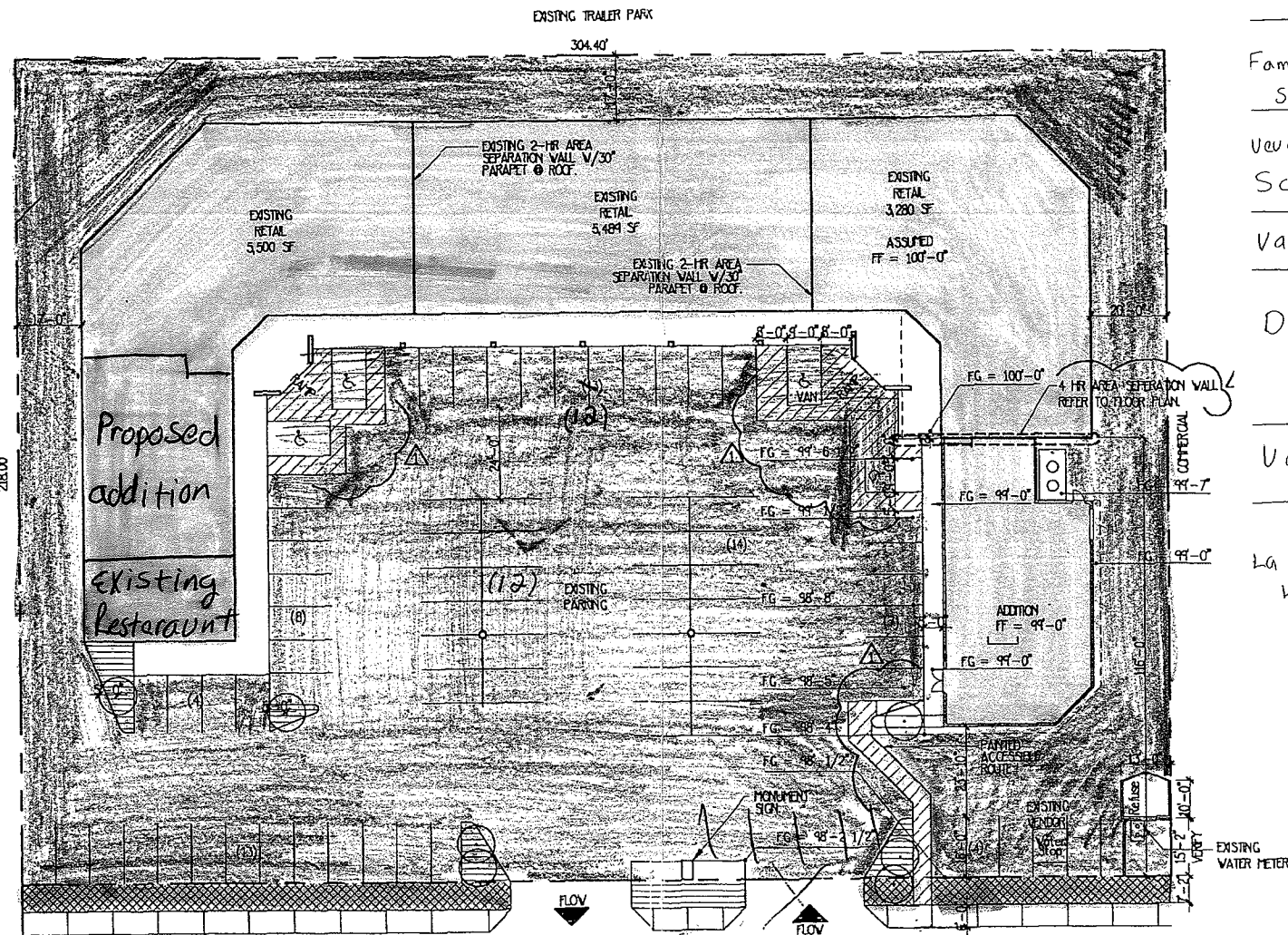
SCALE  
1/8" = 1'-0"

DWG  
Floor Plan

SHEET

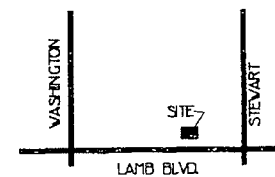
2 OF 3

REV



| Business Name           | Suite # | Use                                                   | Required                                                                                       | Gross Floor Area | Total Spaces                                                                                       |
|-------------------------|---------|-------------------------------------------------------|------------------------------------------------------------------------------------------------|------------------|----------------------------------------------------------------------------------------------------|
| Sofias Pizza (Existing) | 1       | Restaurant, 2000 S.F. or more (without drive through) | 1 per 50 S.F. of Public Seating, Plus one Space For each 200 S.F. of the remaining Gross Floor | 1,000 S.F.       | 30 S.F. Waiting Area<br>970 S.F. Remaining<br>6                                                    |
| Sofias Pizza (addition) | 2-3     | addition                                              | 1 per 50 S.F. of Public Seating Plus one Space For each 200 S.F. of the remaining Gross Floor  | 1,951            | 1,000 S.F. = 50 S.F. of Public Seating = 30 Spaces<br>951 - remaining Gross Floor = 5 Spaces<br>25 |
| Family Beauty Salon     | 4       | General Personal Service                              | 2 Spaces per barber chair                                                                      | 6 Barber chairs  | 6 Barber Chairs X 2 = 12                                                                           |
| Vevad a Tax Solutions   | 5-6     | Office                                                | 1 Space per 300 S.F.                                                                           | 2,100 S.F.       | 2,100 S.F. ÷ 300 S.F. = 7 spaces<br>7                                                              |
| Vacant                  | 7-10    | Vacant                                                | 1 space per 175 Retail S.F.                                                                    | 2,320            | 2,320 S.F. ÷ 175 S.F. = 13<br>13                                                                   |
| Dotty's                 | 11      | Liquor Establishment Tavern                           | 1 per 50 S.F. of Public Seating Plus one Space For each 200 S.F. of the remaining Gross Floor  | 2,094 S.F.       | 200 S.F. Dining = 4 Spaces<br>+ 2,094 Remaining Gross Floor ÷ 200 S.F. = 10.5 Spaces = 11<br>15    |
| Vacant                  | 12-13   | Vacant                                                | 1 space per 175 S.F. Retail                                                                    | 1,950            | 1,950 ÷ 175 S.F. = 11<br>11                                                                        |
| La MuJarra Loca         | 14      | Restaurant                                            | 1 per 50 S.F. of Public Seating Plus one Space For each 200 S.F. of the remaining Gross Floor  | 2,650            | 1,000 S.F. Dining = 20 Spaces<br>+ 1,650 Remaining Gross Floor ÷ 200 S.F. = 8.25<br>28             |
|                         |         |                                                       |                                                                                                |                  | Total<br>105                                                                                       |

#### VICINITY MAP

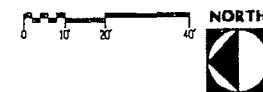


WASHINGTON

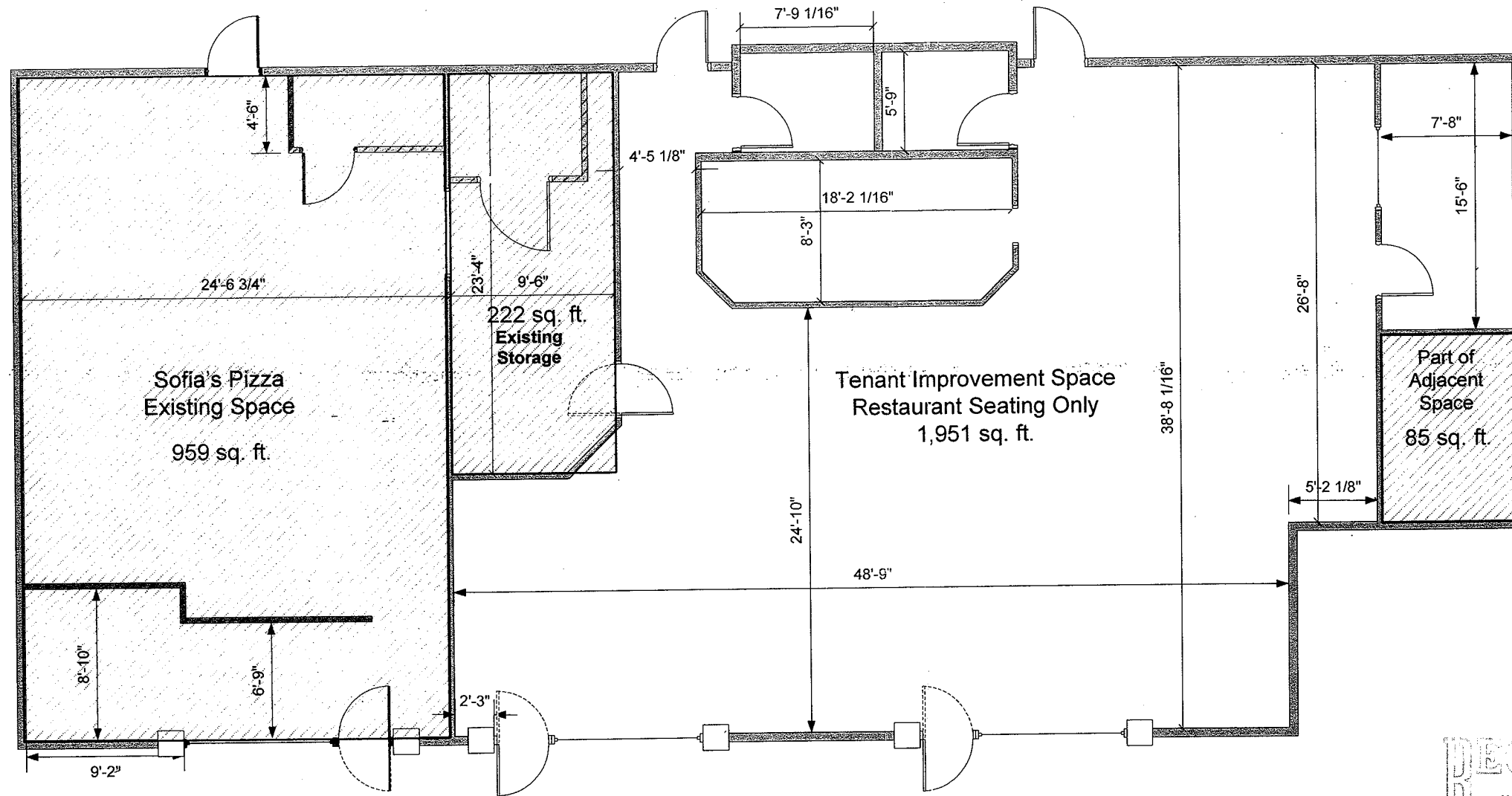
SCANNED

SITE PLAN

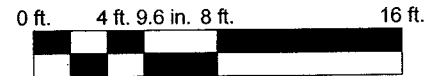
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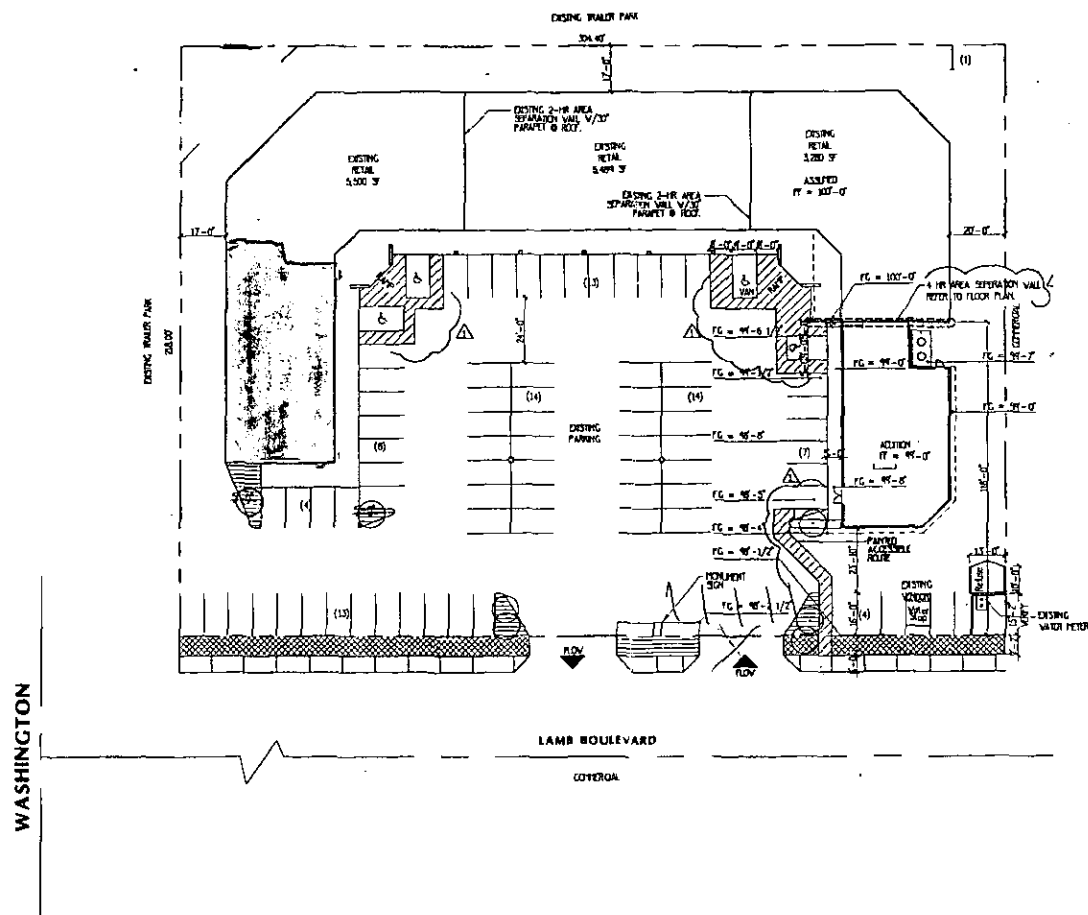
VAR-38827

## Sofia's Pizza

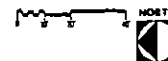


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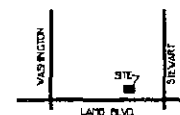
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|--------------------|--------------------|--------|------------|--------|
| PHONE 702-478-7100 | 17X                | JOB NO | DWG        | REV    |
| FAX 702-478-7101   | 17                 | 10.017 | Floor Plan |        |
|                    | SCALE 1/8" = 1'-0" |        | SHEET      | 2 OF 3 |



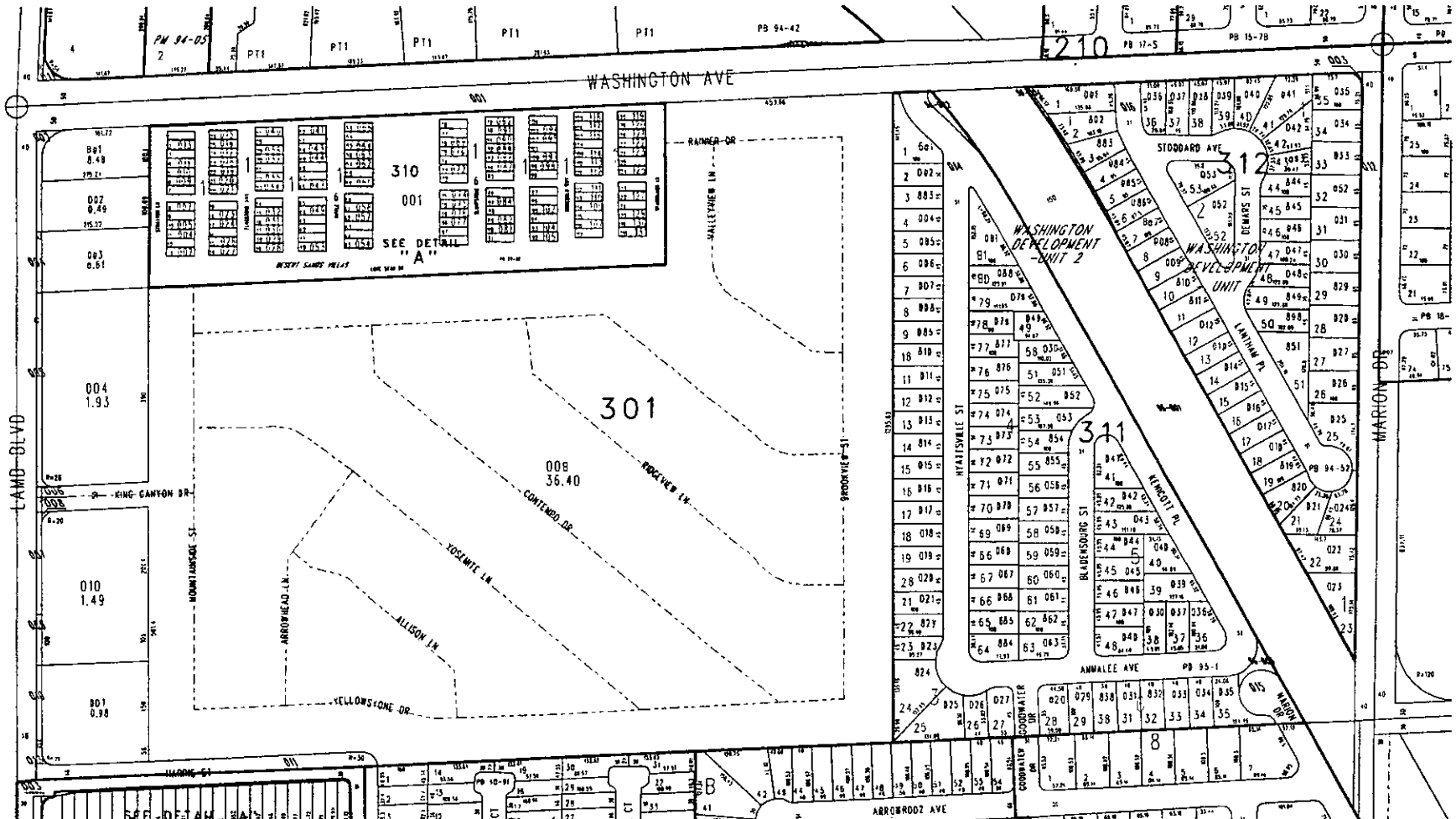
## SITE PLAN



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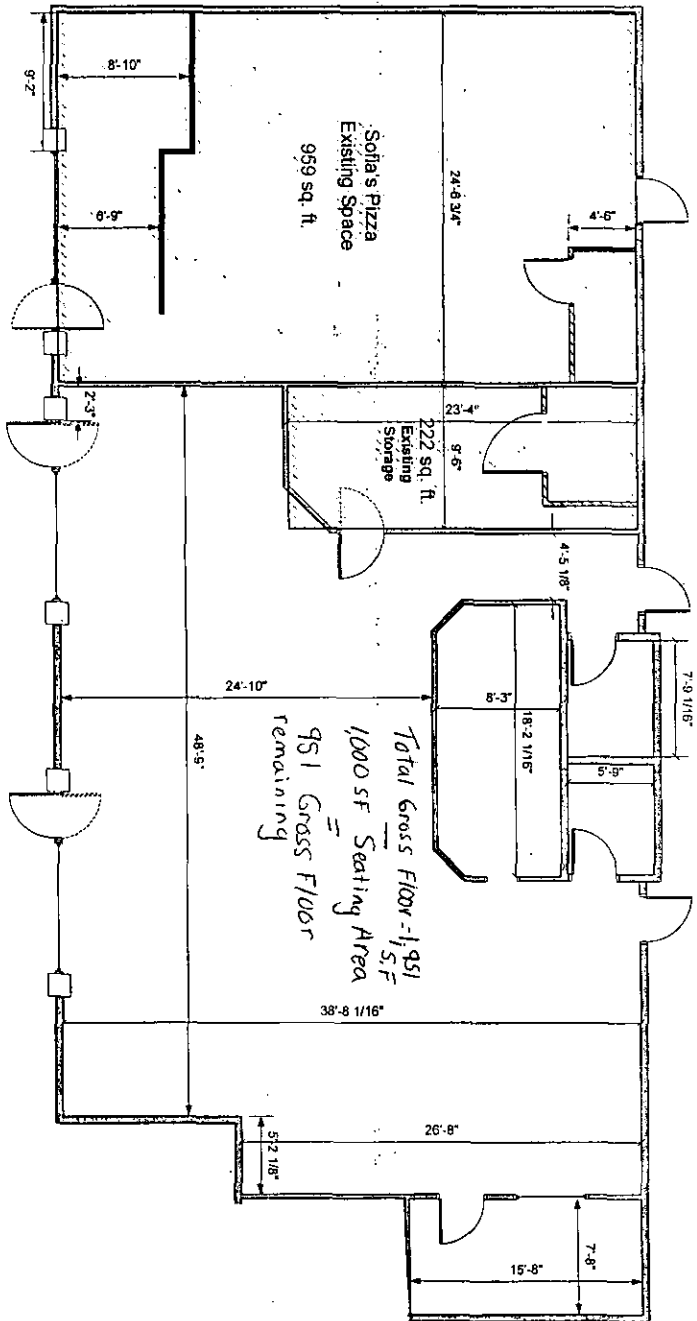
**VICINITY MAP****VAR-38827**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                     |                                                                                     |                      |                  |                              |                                   |                   |                 |                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------|------------------|------------------------------|-----------------------------------|-------------------|-----------------|------------------------|
| <b>NOTES</b><br>This map is for assessment use only and does NOT represent a survey.<br>No liability is assumed for the accuracy of the data delineated herein.<br>Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.<br>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.<br>USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11x17 ORIGINAL | <b>MAP LEGEND</b><br>——— PARCEL BOUNDARY<br>——— SUBD BOUNDARY<br>- - - ROAD EASEMENT<br>- - - PM/LD BOUNDARY<br>- - - NON-PARCEL LDT LINE<br>- - - MATCH LINE / LEADER LINE<br>- - - ROAD TO NUMBER | <b>ASSESSOR'S PARCELS - CLARK CO., NV.</b><br>M. W. Schofield, Assessor             |                      | <b>T20S R62E</b> | <b>29</b>                    | <b>N 2 SW 4</b>                   | <b>140-29-3</b>   |                 |                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                     | AVERAGE<br>DA VALUE<br>35                                                           | PARCEL NUMBER<br>001 | ACREAGE<br>1.00  | PARCEL SUB/SEO NUMBER<br>202 | PLAT RECORDING NUMBER<br>PM 23-45 | BLOCK NUMBER<br>5 | LDT NUMBER<br>5 | GOV. LDT NUMBER<br>GL5 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                     | Scale: 1"=200' Rev: 04/11/06                                                        |                      |                  |                              |                                   |                   |                 |                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                     |  |                      |                  |                              |                                   |                   |                 |                        |



TAX DIST 200

**VAR-38827**

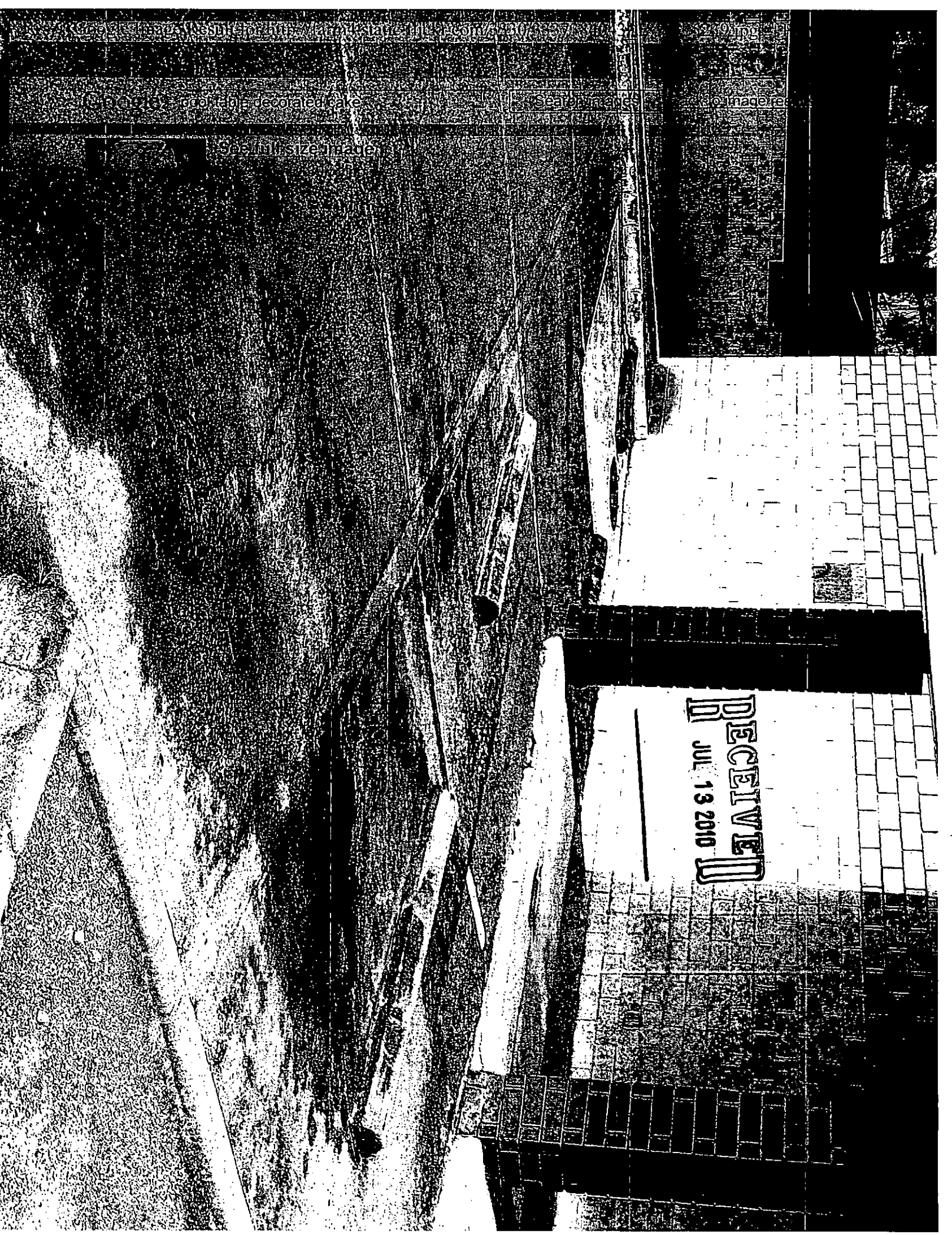


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| Sofia's Pizza                                                                                                                                                                                                                              |                    |               |                |
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| PHONE 702-478-7100                                                                                                                                                                                                                         | SIZE 17X           | JOB NO 10.017 | DWG Floor Plan |
| FAX 702-478-7101                                                                                                                                                                                                                           | SCALE 1/8" = 1'-0" |               | REV            |
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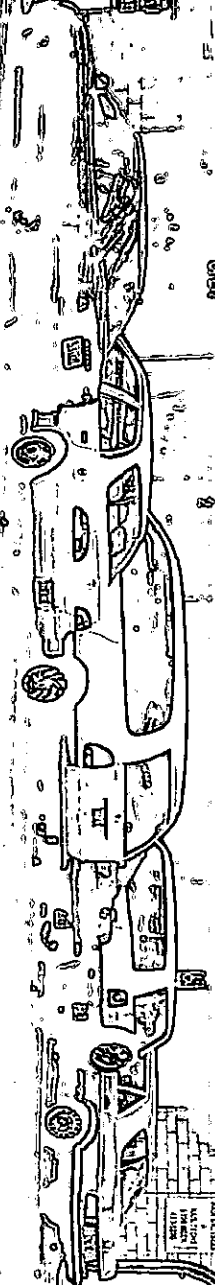
PIZZA



Family Beauty  
Salon & Photo Studio  
453-5200  
Walk-ins Welcome

critic

SOULS  
5.99  
PIZZA  
437-6666



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NO  
SALES  
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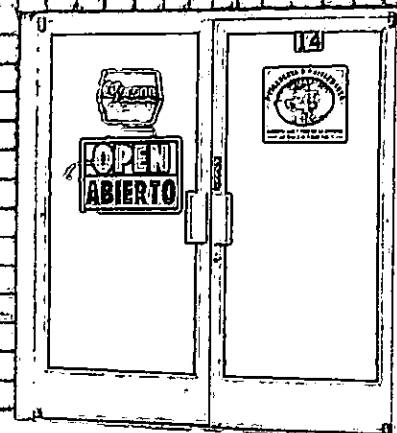
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PESCADERIA y RESTAURANTE  
LA MOJARRA LOCA

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Auto Home Life

CARNICERIA

LA MEXICANA

FRUTAS Y  
VERDURAS

PRODUCTOS LATINOS

TARJETAS TELE  
CERREZA 1-877-767-7676

313-0110952/8  
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313-0110952/8

702-681

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*Handy Carwash*  
*Salon & Photo Studio*  
*453-5800*  
*Wall-in Melbourne*

HELP  
WANTED  
LICENSED  
HAIR DRESSERS  
&  
NAIL TECHS  
\$100 WEEK  
453-5200

DECEMBER  
JUL 13 2010

CR  
auth

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10 JUL 13 PM 1:17

PLANNING AND  
DEVELOPMENT



731 S. Fourth Street  
Las Vegas, NV 89101

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

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

August 27, 2010

Mr. Andy Van  
Ms. Jenny Huynh  
9932 DeBoiois Avenue  
Fountain Valley, California 92708

**RE: VAR-38827 - VARIANCE**  
**PLANNING COMMISSION MEETING OF AUGUST 26, 2010**

Dear Applicant:

Your request for a Variance TO ALLOW 74 PARKING SPACES WHERE 91 ARE REQUIRED TO EXPAND AN EXISTING RESTAURANT on 1.49 acres at 821 North Lamb Boulevard (APN 140-29-301-010), C-1 (Limited Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on August 26, 2010.

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

**Planning and Development**

1. Conformance to the approved conditions for Rezoning (Z-0077-86) and Site Development Plan Review [Z-0077-86(1)].
2. 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.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Mayor  
Oscar B. Goodman

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

City Manager  
Elizabeth N. Fretwell



Mr. Andy Van  
Ms. Jenny Huynh  
VAR-38827 - Page Two  
August 27, 2010

This action by the Planning Commission on **August 26, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **September 7, 2010**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke  
Planning Supervisor  
Case Planning Division

SG:dlb

cc: Mr. Galentin Nenchev  
Sofia's Pizza  
821 North Lamb Boulevard  
Las Vegas, Nevada 89110

Mr. Tom Gallina  
Sofia's Pizza  
821 North Lamb Boulevard  
Las Vegas, Nevada 89110

P/ 336  
L. 319

# **Report of All Selected Parcels**

**Case Number:** VAR-38827

**Printed On:** Fri: July 23, 2010

| <u>Owner</u>                     | <u>Address</u>                                     | <u>Parcel Number</u> |
|----------------------------------|----------------------------------------------------|----------------------|
| 7-ELEVEN INC                     | P O BOX 711 DALLAS TX                              | 14029301001          |
| ABREGO NOE R & ANA V M           | 4417 E HARRIS AVE LAS VEGAS NV                     | 14029410005          |
| ACEVEDO JUAN JR                  | 4432 COOL VALLEY DR LAS VEGAS NV                   | 14029411068          |
| ACOSTA JAVIER                    | 2305 W HORIZON RIDGE #3512 HENDERSON NV            | 14029310008          |
| ACOSTA JAVIER                    | 862 FLAGSTONE WY LAS VEGAS NV                      | 14029310024          |
| AGUILAR JUAN                     | 741 VERA DELL CT LAS VEGAS NV                      | 14029412028          |
| AGUIRRE BERNARDO & ESTELA        | 4452 BINGHAM AVE LAS VEGAS NV                      | 14029411149          |
| AGUIRRE ENRIQUE S                | 4464 COOL VALLEY DR LAS VEGAS NV                   | 14029411060          |
| ALVAREZ ANA                      | 4464 BINGHAM AVE LAS VEGAS NV                      | 14029411146          |
| ANAYA CURRY GUZMAN TRUST         | 874 RIPPLE WY LAS VEGAS NV                         | 14029310047          |
| ANDRADE MARIA                    | 716 BRENNER WY LAS VEGAS NV                        | 14030812081          |
| ANGELO REVOCABLE LIVING TRUST    | P O BOX 620402 LAS VEGAS NV                        | 14030710041          |
| ARAMBULA-RAMIREZ JESUS           | 745 CONCRETE CT LAS VEGAS NV                       | 14029412014          |
| ARANA JACINTO                    | 4312 HARRIS AVE LAS VEGAS NV                       | 14030710050          |
| ARIAS MORENA                     | P O BOX 691185 W HOLLYWOOD CA                      | 14029310053          |
| ARTIS CAROLYN TRUST              | %CAL AM PPTYS 16255 VENTURA BLVD #410 ENCINO CA    | 14030701008          |
| AVELAR RAMON                     | 13974 OLIVE GROVE LN SYLMAR CA                     | 14029310058          |
| BANK DEUTSCHE NATIONAL TR CO TRS | 701 CORPORATE CENTER DR MAILCODE NC4743 RALEIGH NC | 14029310004          |
| BANK NEW YORK MELLON TRS         | 400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA            | 14030710052          |
| BANK WELLS FARGO N A TRS         | 4875 BELFORT RD #130 JACKSONVILLE FL               | 14029411159          |
| BANK WEST                        | 300 S GRAND AVE SC-CAL-05-B LOS ANGELES CA         | 14029212003          |
| BARRAZA BENITO & SYLVIA          | 4017 GASTER AVE NO LAS VEGAS NV                    | 14029310079          |
| BOLDS RONNIE & SANDRA            | 4520 COOL VALLEY DR LAS VEGAS NV                   | 14029411051          |
| BORILLO ANDY B                   | 1785 BATTERSEA CT SAN JOSE CA                      | 14029310048          |
| BOYD DONALD E & DOROTHY M        | 4253 HARRIS AVE LAS VEGAS NV                       | 14030812014          |
| BOYD STEVEN C                    | 724 BRENNER WY LAS VEGAS NV                        | 14030812083          |
| BRIONES JESUS M                  | 4401 HARRIS AVE LAS VEGAS NV                       | 14029410001          |
| BURLEIGH SHARON & ROBERT         | 4241 HARRIS AVE LAS VEGAS NV                       | 14030812011          |
| BUSTAMANTE FELIPE R & MARIBEL    | 4504 COOL VALLEY DR LAS VEGAS NV                   | 14029411055          |
| CABRALES VICTOR H                | 4452 HALBERT AVE LAS VEGAS NV                      | 14029410035          |
| CALDERA RODOLFO & LUZ MERCEDES   | 4473 HARRIS AVE LAS VEGAS NV                       | 14029410019          |
| CASTANEDA RITO S & NOEMI M       | 4477 COOL VALLEY DR LAS VEGAS NV                   | 14029411096          |

**Report of All Selected Parcels****Case Number:** VAR-38827**Printed On:** Fri: July 23, 2010

| <u>Owner</u>                     | <u>Address</u>                                         | <u>Parcel Number</u> |
|----------------------------------|--------------------------------------------------------|----------------------|
| CASTONGUAY AMBER RAE             | 871 STRATTON LN LAS VEGAS NV                           | 14029310007          |
| CAZARES DANIEL                   | 4429 COOL VALLEY DR LAS VEGAS NV                       | 14029411084          |
| CAZARES TEODORA C                | 4425 COOL VALLEY DR LAS VEGAS NV                       | 14029411083          |
| CERVANTES JACQUELINE & SANTOS JR | 4508 COOL VALLEY DR LAS VEGAS NV                       | 14029411054          |
| CERVANTES JOSE L                 | 4472 BINGHAM AVE LAS VEGAS NV                          | 14029411144          |
| CERVANTES TORIBIO MARTINEZ       | 4549 HALBERT AVE LAS VEGAS NV                          | 14029411031          |
| CHAIDEZ ANTONIO & DALIA          | 4492 HALBERT AVE LAS VEGAS NV                          | 14029410025          |
| CHAMELIAN VARTOUHIE O            | 11289 DULCET AV NORTHRIDGE CA                          | 14029411009          |
| CHANDLER I C                     | %T CHANDLER 10432 RUSSELL RD LA MESA CA                | 14029411020          |
| CHANDLER I C                     | %T CHANDLER 10432 RUSSELL RD LA MESA CA                | 14029411021          |
| CHASTAINE MICHAEL L              | 867 SLUMP STONE WY LAS VEGAS NV                        | 14029310084          |
| CHENEY SHELLEY                   | 890 FLAGSTONE WY LAS VEGAS NV                          | 14029310017          |
| CHICKEN & ROOSTER L L C          | 5473 S EASTERN AVE LAS VEGAS NV                        | 14029411032          |
| CHOI JACK WAI YIN & BETTY Y F C  | 6215 ROSEMEAD BLVD #3 TEMPLE CITY CA                   | 14029410048          |
| COMBS BOBBY RAY II & CATHERINE M | 236 WOODED BLUFF CT HENDERSON NV                       | 14029411065          |
| CONTRERAS BERNARDO CUEVAS        | 733 CONCRETE CT LAS VEGAS NV                           | 14029412011          |
| CORTEZ AMELIA                    | 6430 BOMBAX CT LAS VEGAS NV                            | 14029412013          |
| CRAWFORD RICHARD T               | 1580 S JONES LAS VEGAS NV                              | 14029202005          |
| CUEVAS MARGARITA O               | 854 SLUMPSTONE WY LAS VEGAS NV                         | 14029310078          |
| CURIEL MARIA                     | 874 FLAGSTONE WY LAS VEGAS NV                          | 14029310021          |
| DEAR MARSHA                      | 5149 BERTA RD MEMPHIS TN                               | 14029310055          |
| DEGONZALEZ ROSA CANALES          | 855 STRATTON LN LAS VEGAS NV                           | 14029310003          |
| DELARA ZARAH JANE                | 894 FLAGSTONE WY LAS VEGAS NV                          | 14029310016          |
| DELCID MARIO & CLARIBEL          | 4500 COOL VALLEY DR LAS VEGAS NV                       | 14029411056          |
| DEMURO ELIZABETH CORZA           | 4453 HARRIS AVE LAS VEGAS NV                           | 14029410014          |
| DEOLEA SUSAN SALDIVAR            | 2105 FLOWER AVE NO LAS VEGAS NV                        | 14029310044          |
| DESERT SANDS VILLAS HOWNERS ASSN | %COLONIAL PPTY MGMT 3068 E SUNSET RD #140 LAS VEGAS NV | 14029310001          |
| DETRUJILLO MARGARITA GUERRERO    | 4453 COOL VALLEY DR LAS VEGAS NV                       | 14029411090          |
| DIAZ IGNACIO & JUANA             | 4308 HARRIS AVE LAS VEGAS NV                           | 14030710049          |
| DIPASQUALE RUSSELL & ROSEANN     | 867 STRATTON LN LAS VEGAS NV                           | 14029310006          |
| DOMINGUEZ CORINA                 | 4437 HALBERT AVE LAS VEGAS NV                          | 14029411010          |
| DOMINGUEZ JUAN M                 | 744 HUBBARD ST LAS VEGAS NV                            | 14029412001          |

**Report of All Selected Parcels****Case Number:** VAR-38827**Printed On:** Fri: July 23, 2010

| <u>Owner</u>                    | <u>Address</u>                              | <u>Parcel Number</u> |
|---------------------------------|---------------------------------------------|----------------------|
| E H W L L C                     | P O BOX 62042 BOULDER CITY NV               | 14029310041          |
| E H W L L C                     | 304 BARCELONA CT BOULDER CITY NV            | 14029310070          |
| E H W L L C                     | 304 BARCELONA CT BOULDER CITY NV            | 14029310063          |
| ENCINA SERGIO & SONIA           | 871 RIPPLE WY LAS VEGAS NV                  | 14029310059          |
| ESCOBAR ROSA E                  | 725 CONCRETE CT LAS VEGAS NV                | 14029412009          |
| ESPARZA ABEL                    | 879 FLAGSTONE WY LAS VEGAS NV               | 14029310035          |
| ESPARZA JUANA R                 | 871 FLAGSTONE WY LAS VEGAS NV               | 14029310033          |
| ESPARZA MANUEL GARCIA           | 4404 COOL VALLEY DR LAS VEGAS NV            | 14029411075          |
| ESPARZA-FLORES MARGARITA        | 866 SLUMPSTONE WY LAS VEGAS NV              | 14029310075          |
| ESPINOZA SABINA S               | 4436 COOL VALLEY DR LAS VEGAS NV            | 14029411067          |
| ESTRADA ARTURO & MARIA          | 4424 HALBERT AVE LAS VEGAS NV               | 14029410042          |
| FASTOW STUART FREDDY REV LIV TR | 755 MIKASA POINT CT LAS VEGAS NV            | 14029310057          |
| FEDERAL NATIONAL MORTGAGE ASSN  | 5151 CORPORATE DR MAIL STOP S-124-3 TROY MI | 14029411142          |
| FEDOREK JOHN J & JEANNIE M      | 4237 HARRIS AVE LAS VEGAS NV                | 14030812010          |
| FLICK ANA                       | 895 STRATTON LN LAS VEGAS NV                | 14029310013          |
| FLORES JOSE E & CHRISTINA Q TR  | 7541 ISLEY AVE LAS VEGAS NV                 | 14029410009          |
| FRAYER PAMELA JO                | 4469 COOL VALLEY DR LAS VEGAS NV            | 14029411094          |
| FUENTES ANIURKA                 | 4429 HARRIS AVE LAS VEGAS NV                | 14029410008          |
| FUNG MICHAEL WAI MON            | 1535 TERMINO AVE #K3 LONG BEACH CA          | 14029310083          |
| GARCIA ABEL                     | 737 VERA DELL CT LAS VEGAS NV               | 14029412027          |
| GARCIA JORGE & JESUS            | 4428 HALBERT AVE LAS VEGAS NV               | 14029410041          |
| GARDINIER TIMOTHY               | 4420 COOL VALLEY OR LAS VEGAS NV            | 14029411071          |
| GLENN SONDRAL & CHARLOTTE M     | 4456 BINGHAM AVE LAS VEGAS NV               | 14029411148          |
| GOMEZ FRANCISCO                 | 4448 HALBERT AVE LAS VEGAS NV               | 14029410036          |
| GOMEZ ROCIO                     | 4244 HARRIS AVE LAS VEGAS NV                | 14030710043          |
| GONZALES AMADOR F & IRENE       | 212 HERITAGE LN AZTEC NM                    | 14029410026          |
| GONZALES AMADOR F & IRENE G     | 212 HERITAGE LN AZTEC NM                    | 14029411024          |
| GONZALEZ EDMUNDO                | 4444 BINGHAM AVE LAS VEGAS NV               | 14029411151          |
| GOODGION KARL E                 | 882 FLAGSTONE WY LAS VEGAS NV               | 14029310019          |
| GORDON CYNTHIA JOYCE & DAVID P  | 45377 AGUILLA CT TEMECULA CA                | 14029310076          |
| GRIMES FLOYD W                  | 6832 SUNCREST AVE LAS VEGAS NV              | 14029411022          |
| GUERRERO ANA R                  | 732 HUBBARD ST LAS VEGAS NV                 | 14029412004          |

**Report of All Selected Parcels****Case Number:** VAR-38827**Printed On:** Fri: July 23, 2010

| <u>Owner</u>                     | <u>Address</u>                              | <u>Parcel Number</u> |
|----------------------------------|---------------------------------------------|----------------------|
| GUERRERO RITA D                  | 4417 COOL VALLEY DR LAS VEGAS NV            | 14029411081          |
| GUTIERREZ JUAN F & SONIA         | 748 CONCRETE CT LAS VEGAS NV                | 14029412015          |
| HALL DAVID                       | 4509 COOL VALLEY DR LAS VEGAS NV            | 14029411101          |
| HALL JEFFREY                     | 3612 WOODGLEN CT LAS VEGAS NV               | 14029310052          |
| HARGIS WILLIAM F                 | 851 STRATTON LN LAS VEGAS NV                | 14029310002          |
| HEREDIA GERARDO                  | 721 VERA DELL CT LAS VEGAS NV               | 14029412023          |
| HERNANDEZ JUAN CARLOS            | 4437 COOL VALLEY DR LAS VEGAS NV            | 14029411086          |
| HERNANDEZ LUCELIA M & ANDRES J   | 870 RHINEGOLD WY LAS VEGAS NV               | 14029310100          |
| HERNANDEZ PABLO                  | 859 RIPPLE WY LAS VEGAS NV                  | 14029310056          |
| HERNANDEZ RAQUEL                 | 4477 HARRIS AVE LAS VEGAS NV                | 14029410020          |
| HERNANDEZ RICARDO M              | 851 SLUMPSTONE WY LAS VEGAS NV              | 14029310080          |
| HERNANDEZ ROGELIO R & GABRIELA   | 4304 HARRIS AVE LAS VEGAS NV                | 14030710048          |
| HERNANDEZ TERESA C               | 4440 HALBERT AVE LAS VEGAS NV               | 14029410038          |
| HICKS JONATHAN                   | 3612 WOODGLEN CT LAS VEGAS NV               | 14029310082          |
| HOLGUIN ARGELIA MARTINEZ         | 4533 HALBERT AVE LAS VEGAS NV               | 14029411027          |
| HUANG GUANGPING                  | 135 ST PAULS AVE JERSEY CITY NJ             | 14029411006          |
| HUITRON ANGEL & LILIA            | 4503 COOL VALLEY DR LAS VEGAS NV            | 14029411098          |
| HUYNH JEANNY THU                 | 9932 DEBIOIS AVE FOUNTAIN VALLEY CA         | 14029301010          |
| IBARRA ELVIS P                   | 4517 HALBERT AVE LAS VEGAS NV               | 14029411023          |
| ILLING WILLIAM A & CONSTANCE E   | 7979 MALCOLM RD CLINTON MD                  | 14029310068          |
| J P B TRUST                      | 2061 HERITAGE OAKS ST LAS VEGAS NV          | 14029411062          |
| JACOBS MICHAEL D                 | 4300 HARRIS AVE LAS VEGAS NV                | 14030710047          |
| JAM PROPERTIES INTERNATIONAL LLC | 42 FALLEN TREE CT HENDERSON NV              | 14029310074          |
| JAMES ROGER L                    | 724 CONCRETE CT LAS VEGAS NV                | 14029412021          |
| JAMJUNTR TRISH                   | 7923 W MESA VISTA AVE LAS VEGAS NV          | 14029410003          |
| JIMENEZ MARTHA                   | 866 RIPPLE WY LAS VEGAS NV                  | 14029310049          |
| JONIC L L C                      | P O BOX 30836 LAS VEGAS NV                  | 14029411097          |
| KARNO NORTON S ETAL              | 16255 VENTURA BLVD #410 ENCINO CA           | 14030701002          |
| KIM HUI JA                       | 36-34 11TH ST 3RD FLOOR LONG ISLAND CITY NY | 14029411157          |
| KING RANDY W & JANE E            | 4600 WHEATLEY CT NO LAS VEGAS NV            | 14029411012          |
| KNIGHT DONNA JEAN 2008 TRUST     | 4413 COOL VALLEY DR LAS VEGAS NV            | 14029411080          |
| KNIGHT DONNA JEAN 2008 TRUST     | 4413 COOL VALLEY DR LAS VEGAS NV            | 14029411079          |

**Report of All Selected Parcels****Case Number:** VAR-38827**Printed On:** Fri: July 23, 2010

| <u>Owner</u>                    | <u>Address</u>                                                           | <u>Parcel Number</u> |
|---------------------------------|--------------------------------------------------------------------------|----------------------|
| KNUDSEN MARILEE ELIZABETH       | 879 RIPPLE WY LAS VEGAS NV                                               | 14029310061          |
| KUSKOWSKI LINDA                 | 4408 COOL VALLEY DR LAS VEGAS NV                                         | 14029411074          |
| L H L GROUP L L C               | 6315 W MESA VISTA LAS VEGAS NV                                           | 14029310032          |
| L R F L L C                     | P O BOX 62042 BOULDER CITY NV                                            | 14029310088          |
| L R F L L C                     | P O BOX 62042 BOULDER CITY NV                                            | 14029310060          |
| L R F L L C                     | P O BOX 62042 BOULDER CITY NV                                            | 14029310051          |
| L R F L L C                     | P O BOX 62042 BOULDER CITY NV                                            | 14029310038          |
| L R F L L C                     | 304 BARCELONA CT BOULDER CITY NV                                         | 14029310042          |
| L R F L L C                     | 304 BARCELONA CT BOULDER CITY NV                                         | 14029310086          |
| L R F L L C                     | P O BOX 62042 BOULDER CITY NV                                            | 14029310020          |
| LAGUNAS ARMANDO & ANTONIA       | 4448 BINGHAM AVE LAS VEGAS NV                                            | 14029411150          |
| LAJONCHERE MARIA R              | 4524 COOL VALLEY DR LAS VEGAS NV                                         | 14029411050          |
| LAM PHILLIP V & LIEN DE         | 2856 LONGHORN ST ONTARIO CA                                              | 14029410034          |
| LAMB BOULEVARD SELF-STORAGE LLC | 10035 PROSPECT AVE SANTEE CA                                             | 14029301004          |
| LAMB CENTER L L C               | %EQUITY GROUP 8367 W FLAMINGO #201 LAS VEGAS NV                          | 14029301003          |
| LAMB CENTER L L C               | %EQUITY GROUP 8367 W FLAMINGO #201 LAS VEGAS NV                          | 14029301002          |
| LAMB WASHINGTON L L C           | 28 ANTHEM CREEK CIR HENDERSON NV                                         | 14029202009          |
| LANDAVARDE MIGUEL               | 4436 HALBERT AVE LAS VEGAS NV                                            | 14029410039          |
| LAPARAN RODRIGO & ROWENA        | 863 N EDMONT ST LOS ANGELES CA                                           | 14029411001          |
| LAPRAY RUSSELL D & DORIS A      | 4228 CALIPER DR LAS VEGAS NV                                             | 14030812019          |
| LARGE EUGENE R                  | 4236 CALIPER DR LAS VEGAS NV                                             | 14030812017          |
| LAS VEGAS EMIL L L C            | %CVS PHARMACY INC #3172-01 %STORE ACCOUNTING DEPT 1 CVS DR WOONSOCKET RI | 14030701003          |
| LEPAGE BONNIE H                 | 4476 E HALBERT AVE LAS VEGAS NV                                          | 14029410029          |
| LESH ROSA M                     | 4449 E HARRIS AVE LAS VEGAS NV                                           | 14029410013          |
| LICKO JOHN E & EMMA             | 4529 HALBERT AVE LAS VEGAS NV                                            | 14029411026          |
| LOGAN JERRY LIVING TRUST        | 4298 E TWAIN AVE LAS VEGAS NV                                            | 14029410030          |
| LONA CIRIACO CUEVAS             | 4409 HALBERT AVE LAS VEGAS NV                                            | 14029411003          |
| LOPEZ ABRAHAM & MARIA J         | 732 CONCRETE CT LAS VEGAS NV                                             | 14029412019          |
| LOPEZ APOLONIO & HORTENCIA      | 4484 BINGHAM AVE LAS VEGAS NV                                            | 14029411141          |
| LOUIE ART                       | 1547 POINT KIRBY AVE LAS VEGAS NV                                        | 14029310023          |
| LUEVANOS FRANCISCO J            | 4493 HARRIS AVE LAS VEGAS NV                                             | 14029410024          |
| LUHRSEN MERLE                   | 4457 HALBERT AVE LAS VEGAS NV                                            | 14029411015          |

**Report of All Selected Parcels****Case Number:** VAR-38827**Printed On:** Fri: July 23, 2010

| <u>Owner</u>                 | <u>Address</u>                                | <u>Parcel Number</u> |
|------------------------------|-----------------------------------------------|----------------------|
| M D W L L C                  | P O BOX 62042 BOULDER CITY NV                 | 14029310012          |
| MAGIC HAND L L C             | 4450 E WASHINGTON AVE LAS VEGAS NV            | 14029212002          |
| MANLAPIG RANDOLPH C          | 4123 GRENNOCK CT LAS VEGAS NV                 | 14029310029          |
| MANZO TOMAS J                | 4424 BINGHAM AVE LAS VEGAS NV                 | 14029411156          |
| MAO IRENE F T                | 200 SPYGLASS LN WALNUT CA                     | 14029310090          |
| MARQUEZ ISAURO               | 5400 VERBENA CREEK CT LAS VEGAS NV            | 14029411158          |
| MARQUEZ-MEDINA LUCIO         | 5231 SANGARA DR NO LAS VEGAS NV               | 14029411100          |
| MARRERO GUILLERMO            | 4557 HALBERT AVE LAS VEGAS NV                 | 14029411033          |
| MARTINEZ ARACELI             | 4412 HALBERT AVE LAS VEGAS NV                 | 14029410045          |
| MARTINEZ JOSE R & EVA I      | 850 RHINEGOLD WY LAS VEGAS NV                 | 14029310105          |
| MARTINEZ MANUEL              | 4452 COOL VALLEY DR LAS VEGAS NV              | 14029411063          |
| MARTINEZ REY M               | 4448 COOL VALLEY DR LAS VEGAS NV              | 14029411064          |
| MASCARO THOMAS & CELSA       | 9160 BEAUTIFUL FLOWER CT LAS VEGAS NV         | 14029310067          |
| MATTHEW WANDA A              | 1826 CORDELL DR SAN ANGELO TX                 | 14029411154          |
| MATTHEWS ROY                 | 4622 LEANDRO CIR LAS VEGAS NV                 | 14029310011          |
| MAYORAL SARA                 | 4445 HARRIS AVE LAS VEGAS NV                  | 14029410012          |
| MCGREGOR DARRYL & MARGARET   | 4425 E HARRIS AVE LAS VEGAS NV                | 14029410007          |
| MCNALLY ANNA M               | 4465 COOL VALLEY DR LAS VEGAS NV              | 14029411093          |
| MEDINA LUIS                  | 883 STRATTON LN LAS VEGAS NV                  | 14029310010          |
| MENA LUIS & EVANGELINA       | 4528 COOL VALLEY DR LAS VEGAS NV              | 14029411049          |
| MENARY J M & A Y B           | 850 FLAGSTONE WY LAS VEGAS NV                 | 14029310027          |
| MENDEZ-HERNANDEZ ARNULFO & M | 4249 HARRIS AVE LAS VEGAS NV                  | 14030812013          |
| MOLINA SAMUEL                | P O BOX 1283 SOUTH GATE CA                    | 14029310069          |
| MONTE GLADYS                 | 745 VERA DELL CT LAS VEGAS NV                 | 14029412029          |
| MONTES CARMEN M              | 18240 ALDERWOOD CT RENO NV                    | 14029411077          |
| MORALES DIANA DEL BOSQUE     | 4245 HARRIS AVE LAS VEGAS NV                  | 14030812012          |
| MORALES MARTHA               | 4469 HARRIS AVE LAS VEGAS NV                  | 14029410018          |
| MORALES-MUNOZ RITO ALFONSO   | 4441 HALBERT AVE LAS VEGAS NV                 | 14029411011          |
| MURPHY THOMAS R              | 6644 CROSSTIMBER CT LAS VEGAS NV              | 14029310102          |
| NAVOA LUCKY A                | 4449 HALBERT AVE LAS VEGAS NV                 | 14029411013          |
| NELSON DORIS                 | 886 FLAGSTONE WY LAS VEGAS NV                 | 14029310018          |
| NEVAREZ FAMILY TRUST         | %J NEVAREZ-VALERIO 898 FLAGSTONE LAS VEGAS NV | 14029310015          |

**Report of All Selected Parcels****Case Number:** VAR-38827**Printed On:** Fri: July 23, 2010

| <u>Owner</u>                    | <u>Address</u>                           | <u>Parcel Number</u> |
|---------------------------------|------------------------------------------|----------------------|
| NUNGARAY SALVADOR               | 875 FLAGSTONE WY LAS VEGAS NV            | 14029310034          |
| NUNO EVANGELINA                 | 874 SLUMPSTONE WY LAS VEGAS NV           | 14029310073          |
| OADE GAYLE                      | 4457 HARRIS AVE LAS VEGAS NV             | 14029410015          |
| O'BRIANT DONALD C III & LIDDO S | 4236 HARRIS AVE LAS VEGAS NV             | 14030710040          |
| ORTEGA ISIDRO                   | 5751 BALLINGER RD LAS VEGAS NV           | 14029411072          |
| ORTEGA JUANA G                  | 4505 COOL VALLEY DR LAS VEGAS NV         | 14029411099          |
| ORTEGA RAYMOND V & ADELAIDO C   | 10480 W ANN RD LAS VEGAS NV              | 14029310072          |
| ORTIZ MARTIN & SANDRA           | 4428 COOL VALLEY DR LAS VEGAS NV         | 14029411069          |
| PACIFIC WOODS RENTALS L L C     | 900 S 4TH ST #220 LAS VEGAS NV           | 14029310026          |
| PADRON RODOLFO J                | 4468 BINGHAM AVE LAS VEGAS NV            | 14029411145          |
| PALADO MA-ROSARIO S & CARLITO Y | 4252 HARRIS AVE LAS VEGAS NV             | 14030710045          |
| PARRA ANTONIO                   | 573 OLD WEST CT LAS VEGAS NV             | 14029412016          |
| PARRA ANTONIO                   | 573 OLD WEST CT LAS VEGAS NV             | 14029411082          |
| PARRA ANTONIO                   | 573 OLD WEST CT LAS VEGAS NV             | 14029410032          |
| PARRA EVERARDO                  | 18008 CROSSHAVEN DR ROWLAND HEIGHTS CA   | 14029410033          |
| PENA ESMELIDA                   | 4405 HARRIS AVE LAS VEGAS NV             | 14029410002          |
| PEREZ FRANCISCO & MARIA L       | 879 STRATTON LN LAS VEGAS NV             | 14029310009          |
| PEREZ MARIA                     | 4316 HARRIS AVE LAS VEGAS NV             | 14030710051          |
| PETERSON BRADLEY E & ALETTA A   | 4440 COOL VALLEY DR LAS VEGAS NV         | 14029411066          |
| PETTIGREW VIRTY M               | 19134 DEMETER AVE CERRITOS CA            | 14029310087          |
| PODLEWSKI CHRIS                 | 7648 PAINTED DUNES LAS VEGAS NV          | 14029411053          |
| POINTSWEET L L C                | %R WENGERT 2814 GOLDEN TRAILS ONTARIO CA | 14029412031          |
| POWELL GUY WILLIAM              | 6583 MAHOGANY PEAK AVE LAS VEGAS NV      | 14029310066          |
| PRADO VICTOR & AMALIA           | 4413 HALBERT AVE LAS VEGAS NV            | 14029411004          |
| PRIETO MARIA P                  | 4416 HALBERT AVE LAS VEGAS NV            | 14029410044          |
| PRIMM MYRTLE J                  | 720 HUBBARD ST LAS VEGAS NV              | 14029412007          |
| QUINOEZ REFUGIO                 | 4472 COOL VALLEY DR LAS VEGAS NV         | 14029411058          |
| QUINONES CRISTINA               | 4425 HALBERT AVE LAS VEGAS NV            | 14029411007          |
| QUINTANILLA MICHAEL A           | 7541 ISLEY AVE LAS VEGAS NV              | 14029411152          |
| QUIRARTE-JIMENEZ OLIVIA         | 4481 HARRIS AVE LAS VEGAS NV             | 14029410021          |
| QUIROZ MAYRA                    | 4405 COOL VALLEY LAS VEGAS NV            | 14029411078          |
| RAMEY CHRISTIAN L & MICHELLE A  | 4328 HARRIS AVE LAS VEGAS NV             | 14030710054          |

**Report of All Selected Parcels****Case Number:** VAR-38827**Printed On:** Fri: July 23, 2010

| <u>Owner</u>                     | <u>Address</u>                                           | <u>Parcel Number</u> |
|----------------------------------|----------------------------------------------------------|----------------------|
| RAMIREZ HECTOR                   | 2305 WILLOUGHBY AVE LAS VEGAS NV                         | 14029212009          |
| RAMIREZ MERDADO & MARTHA         | 882 RIPPLE WY LAS VEGAS NV                               | 14029310045          |
| RANCHO PAINT PARTNERS            | %AUTOZONE INC AZ #2241 DEPT 8088 P O BOX 2198 MEMPHIS TN | 14030701014          |
| RATTANA SAM & SIRAPRAPHA         | 4244 CALIPER DR LAS VEGAS NV                             | 14030812015          |
| REVELES BRICELDO & ROSA M REV TR | 10562 SAN SICILY ST LAS VEGAS NV                         | 14030610028          |
| REYES CARLOS                     | 16075 E BALLENTINE PL COVINA CA                          | 14029412012          |
| REYES JORGE                      | 858 SLUMPSTONE WY LAS VEGAS NV                           | 14029310077          |
| RICHARDSON 6                     | %W & K RICHARDSON 309 CANYON CIR LAS VEGAS NV            | 14029310089          |
| RIOS MYRNA ERIKA & MYRNA E       | 749 VERA DELL CT LAS VEGAS NV                            | 14029412030          |
| RIVAS SANTIAGO A & ROSA          | 4468 HALBERT AVE LAS VEGAS NV                            | 14029410031          |
| RIVAS SERGIO N                   | 866 RHINEGOLD WY LAS VEGAS NV                            | 14029310101          |
| RIVERA JOHANNA                   | 858 RHINEGOLD WY LAS VEGAS NV                            | 14029310103          |
| RIVERA JOSE & ANA                | 10778 CHILLINGHAM DR LAS VEGAS NV                        | 14030710053          |
| RIZO ALMA L & JORGE A            | 4465 HARRIS AVE LAS VEGAS NV                             | 14029410017          |
| ROBLES GREGORY I & MARIA E       | 4424 COOL VALLEY DR LAS VEGAS NV                         | 14029411070          |
| RODRIGUEZ ARMANDO                | 899 STRATTON LN LAS VEGAS NV                             | 14029310014          |
| RODRIGUEZ JOSE DANIEL & EMMA T   | 4404 HALBERT AVE LAS VEGAS NV                            | 14029410047          |
| RODRIGUEZ MARIA DELOS ANGELES    | 2305 W HORIZON RIDGE PKWY #3512 HENDERSON NV             | 14029310065          |
| RODRIGUEZ OSCAR R & SANDRA L     | 1409 PADRE BAY DR LAS VEGAS NV                           | 14029310030          |
| RODRIGUEZ OSCAR R & SANDRA L     | 1409 PADRE BAY DR LAS VEGAS NV                           | 14029310071          |
| RODRIGUEZ RAQUEL                 | 863 FLAGSTONE WY LAS VEGAS NV                            | 14029310031          |
| ROMERO ADRIANA                   | 4441 COOL VALLEY DR LAS VEGAS NV                         | 14029411087          |
| ROMERO JULIO C                   | 13633 HOMEWARD ST LA PUENTE CA                           | 14029412002          |
| RUIZ MARIA GREGORIA & JOSE DAVID | 4232 CALIPER DR LAS VEGAS NV                             | 14030812018          |
| RUIZ NILDA C                     | 4248 HARRIS AVE LAS VEGAS NV                             | 14030710044          |
| RUIZ SALUD C                     | 4476 BINGHAM AVE LAS VEGAS NV                            | 14029411143          |
| SALAS ISMAEL & PATRICIA M L      | 736 HUBBARD ST LAS VEGAS NV                              | 14029412003          |
| SALAZAR JOSEFA G & FRANK D       | 4400 COOL VALLEY DR LAS VEGAS NV                         | 14029411076          |
| SALAZAR ROSA L                   | 4405 HALBERT ST LAS VEGAS NV                             | 14029411002          |
| SALEAPAGA TILOFAI M & ELLA M     | 729 CONCRETE CT LAS VEGAS NV                             | 14029412010          |
| SALVATION ARMY                   | 2900 PALOMINO LN P O BOX 28369 LAS VEGAS NV              | 14029301007          |
| SAMANIEGO LUIS M                 | 4412 COOL VALLEY DR LAS VEGAS NV                         | 14029411073          |

**Report of All Selected Parcels****Case Number:** VAR-38827**Printed On:** Fri: July 23, 2010

| <u>Owner</u>                     | <u>Address</u>                             | <u>Parcel Number</u> |
|----------------------------------|--------------------------------------------|----------------------|
| SANABRIA ROSA                    | 895 FLAGSTONE WY LAS VEGAS NV              | 14029310039          |
| SANCHEZ MARCO ANTONIO            | 4417 HALBERT AVE LAS VEGAS NV              | 14029411005          |
| SANCHEZ MAXIMILLIANO & H         | 4260 HARRIS AVE LAS VEGAS NV               | 14030710046          |
| SANCHEZ TOMAS & RICARDA          | 720 CONCRETE CT LAS VEGAS NV               | 14029412022          |
| SANCHEZ-CORONA MISAEL            | 4545 HALBERT AVE LAS VEGAS NV              | 14029411030          |
| SARMIENTO ROMMY                  | 851 RIPPLE WY LAS VEGAS NV                 | 14029310054          |
| SAUCEOO-ALVAREZ JESUS            | 4441 E HARRIS AVE LAS VEGAS NV             | 14029410011          |
| SEGURA MINH THI                  | 1181 W 37TH PL LOS ANGELES CA              | 14029411008          |
| SEQUEIRA JOSE R JR & MARIA G     | 4468 COOL VALLEY DR LAS VEGAS NV           | 14029411059          |
| SERNA EFRAIN                     | 1121 PASSION FLOWER CIR LAS VEGAS NV       | 14029411155          |
| SHEN KRYSTAL                     | 4436 BINGHAM AVE LAS VEGAS NV              | 14029411153          |
| SHINER ARLENE & JEROME TRUST     | 4408 E HALBERT AVE LAS VEGAS NV            | 14029410046          |
| SIERRA ERNOLDO                   | 4332 HARRIS AVE LAS VEGAS NV               | 14030710055          |
| SINELLI FRANK J & INGRID         | 6744 MOUNT RIDGE DR LAS VEGAS NV           | 14029310022          |
| SMALL RHONDA R & MARK E          | 4711 W WARM SPRINGS RD LAS VEGAS NV        | 14029310046          |
| SMITH CLAUD                      | 4931 MONTE OEL SOL LN NO LAS VEGAS NV      | 14029411019          |
| SMITH KELLY                      | 4240 CALIPER DR LAS VEGAS NV               | 14030812016          |
| SO NV REGIONAL HOUSING AUTHORITY | %C ROWE 340 N 11 ST #170 LAS VEGAS NV      | 14029411089          |
| SO NV REGIONAL HOUSING AUTHORITY | %C ROWE 340 N 11 ST #170 LAS VEGAS NV      | 14029412017          |
| SOLIS CARLOS J                   | 883 FLAGSTONE WY LAS VEGAS NV              | 14029310036          |
| SPLONO SHIRLEY C & JAMES E       | 4457 COOL VALLEY DR LAS VEGAS NV           | 14029411091          |
| STARIN OEBORAH S                 | 4469 HALBERT AVE LAS VEGAS NV              | 14029411018          |
| STEPHENSON EDWARD & CECILIA      | 776 W 49TH AVE VANCOUVER BC V5Z 2S5 CANADA | 14029310005          |
| TADEO MERCEDES                   | 891 RIPPLE WY LAS VEGAS NV                 | 14029310064          |
| TARANGO OSCAR H & ANA M          | 851 FLAGSTONE WY LAS VEGAS NV              | 14029310028          |
| TEODORO SHIRLEY R                | 4445 COOL VALLEY DR LAS VEGAS NV           | 14029411088          |
| THOMAS WERNER R                  | 854 RHINEGOLD WY LAS VEGAS NV              | 14029310104          |
| TIVNAN LAWRENCE W & ZELLA D      | 4444 HALBERT AVE LAS VEGAS NV              | 14029410037          |
| TOMASI DARIO                     | 949 HIGHSIDE CT LAS VEGAS NV               | 14029310062          |
| TONNER RUSSELL S & NANCY M       | 4725 DOGWOOD AVE SEAL BEACH CA             | 14029411052          |
| TORRES ENRIQUE                   | 4453 HALBERT LAS VEGAS NV                  | 14029411014          |
| TORRES JOSE                      | 4400 BINGHAM AVE LAS VEGAS NV              | 14029411160          |

**Report of All Selected Parcels****Case Number:** VAR-38827**Printed On:** Fri: July 23, 2010

| <u>Owner</u>                    | <u>Address</u>                                         | <u>Parcel Number</u> |
|---------------------------------|--------------------------------------------------------|----------------------|
| TORRES JOSE MARTIN              | 4880 E CLEVELAND AVE LAS VEGAS NV                      | 14029412020          |
| TORRES MARIO & TRACY            | 720 BRENNER WY LAS VEGAS NV                            | 14030812082          |
| TRIPLE A L L C                  | %J ALEJO %LIBORIO MARKETS 171 S HUDSON AVE PASADENA CA | 14030601016          |
| TSAI JEFFREY T                  | 1059 TEKMAN DR SAN JOSE CA                             | 14029412006          |
| UNION I B E W LOCAL 357         | 808 N LAMB BLVD LAS VEGAS NV                           | 14030701015          |
| UNION I B E W LOCAL 357         | 4322 E BONANZA RD LAS VEGAS NV                         | 14030803012          |
| UNION LOCAL 525 TRAINING TR NV  | 750 N LAMB BLVD LAS VEGAS NV                           | 14030803013          |
| UNION PLUMBERS PIPEFITTERS #525 | 760 N LAMB BLVD LAS VEGAS NV                           | 14030803002          |
| UNION TEAMSTERS #631            | 700 N LAMB BLVD LAS VEGAS NV                           | 14030803004          |
| UNION TEAMSTERS LOCAL #631      | 700 N LAMB BLVD LAS VEGAS NV                           | 14030803006          |
| UNIPROP MANUFACTURED FUND II    | %EL ADOBE 280 DAINES ST #300 BIRMINGHAM MI             | 14029301008          |
| VALENCIA ALEX C                 | 25732 SHANNON CIR HEMET CA                             | 14029310085          |
| VALERIO JOSE GILBERTO NEVAREZ   | 898 FLAGSTONE WY LAS VEGAS NV                          | 14029310043          |
| VALLE CEASAR & STEPHANIE        | 5201 E EAGLE ST LONG BEACH CA                          | 14029411085          |
| VALLES ELIZABETH                | 3065 NELLIS BLVD #1110 LAS VEGAS NV                    | 14029410027          |
| VALLES ROSENDO                  | 8437 CAVARICCI AVE LAS VEGAS NV                        | 14029411147          |
| VALLES ROSENDO                  | 8437 CAVARICCI AVE LAS VEGAS NV                        | 14029411029          |
| VALLES ROSENDO                  | 8437 CAVARICCI AVE LAS VEGAS NV                        | 14029411025          |
| VALLES ROSENDO                  | 8437 CAVARICCI AVE LAS VEGAS NV                        | 14029412024          |
| VARELA RICARDO CAMACHO          | 4532 COOL VALLEY DR LAS VEGAS NV                       | 14029411048          |
| VARGAS ANISETO & ELVA           | 721 CONCRETE CT LAS VEGAS NV                           | 14029412008          |
| VARGAS DIEGO                    | 4476 COOL VALLEY DR LAS VEGAS NV                       | 14029411057          |
| VASQUEZ JOSE I                  | 4611 SPLIT ROCK DR NO LAS VEGAS NV                     | 14029410016          |
| VELARDE MARIA ISABEL CERVANTES  | 721 N BRUCE ST LAS VEGAS NV                            | 14029410022          |
| VELASCO ADAN                    | 4473 COOL VALLEY DR LAS VEGAS NV                       | 14029411095          |
| VELASCO ROBERTO                 | 3523 CHIMES DR NO LAS VEGAS NV                         | 14029310037          |
| VERA GUADALUPE V & MARIA ELISA  | 4242 HARRIS AVE LAS VEGAS NV                           | 14030710042          |
| VICENTE JANOLINO & FELY         | 736 CONCRETE CT LAS VEGAS NV                           | 14029412018          |
| VIDES LINDA                     | 4420 HALBERT AVE LAS VEGAS NV                          | 14029410043          |
| VILLAGOMEZ SERGIO               | 869 GREEN BROOK ST LAS VEGAS NV                        | 14029410010          |
| VILLAGOMEZ SUSANA               | 862 RIPPLE WY LAS VEGAS NV                             | 14029310050          |
| VILLANUEVA JUAN MANUEL & MARIA  | 4537 HALBERT LAS VEGAS NV                              | 14029411028          |

**Report of All Selected Parcels****Case Number:** VAR-38827**Printed On:** Fri: July 23, 2010

| <u>Owner</u>                | <u>Address</u>                                                | <u>Parcel Number</u> |
|-----------------------------|---------------------------------------------------------------|----------------------|
| VILLEGAS-COTA JUAN E        | 899 FLAGSTONE WY LAS VEGAS NV                                 | 14029310040          |
| WALKER FAMILY TRUST         | 1209 COLD STREAM DR LAS VEGAS NV                              | 14029410004          |
| WAY ALBERT C                | 4461 HALBERT AVE LAS VEGAS NV                                 | 14029411016          |
| WEBB ROSEMARY ANN           | 4480 HALBERT AVE LAS VEGAS NV                                 | 14029410028          |
| WILLIAMS SHIRLEY TRUST 2004 | 3769 LORRAINE LN LAS VEGAS NV                                 | 14029412026          |
| WILLIAMS SHIRLEY TRUST 2004 | 3769 LORRAINE LN LAS VEGAS NV                                 | 14029411092          |
| WILLIAMS VALERIE J          | 216 BILLA BORGHESE ST LAS VEGAS NV                            | 14029411017          |
| WILLIS LINDA C              | 728 HUBBARD ST LAS VEGAS NV                                   | 14029412005          |
| WILSON LORNA M              | 4421 HARRIS AVE LAS VEGAS NV                                  | 14029410006          |
| YAMAGUCHI L L C             | 1723 FRANKLIN CHASE TERR HENDERSON NV                         | 14029412025          |
| YOSHIKAWA ASAKAZU & HISAKO  | 855 SLUMPSTONE WY LAS VEGAS NV                                | 14029310081          |
| ZACHARIE JAMES              | 858 FLAGSTONE WY LAS VEGAS NV                                 | 14029310025          |
| ZAMORA CARLOS A             | 4460 COOL VALLEY OR LAS VEGAS NV                              | 14029411061          |
| ZANDER LINDA DARRO          | %FAMILY DOLLAR STORES INC %TAX DEPT P O BOX 1017 CHARLOTTE NC | 14030701013          |
| ZHAO FEI                    | 2572 CARLTON PL ROWLAND HEIGHTS CA                            | 14029410040          |
| ZHU SIMON & RACHEL          | 1777 MORNING CANYON RO DIAMOND BAR CA                         | 14029410023          |

# 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](http://www.lasvegasnevada.gov)

August 13, 2010

Mr. Andy Van  
Ms. Jenny Huynh  
9932 DeBoiois Avenue  
Fountain Valley, California 92708

**RE: VAR-38827 - VARIANCE**  
**PLANNING COMMISSION MEETING OF AUGUST 26, 2010**

Dear Applicant:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **August 26, 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, August 20, 2010** at [www.lasvegasnevada.gov](http://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. Galentin Nenchev  
Sofia's Pizza  
821 North Lamb Boulevard  
Las Vegas, Nevada 89110

Mr. Tom Gallina  
Sofia's Pizza  
821 North Lamb Boulevard  
Las Vegas, Nevada 89110

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





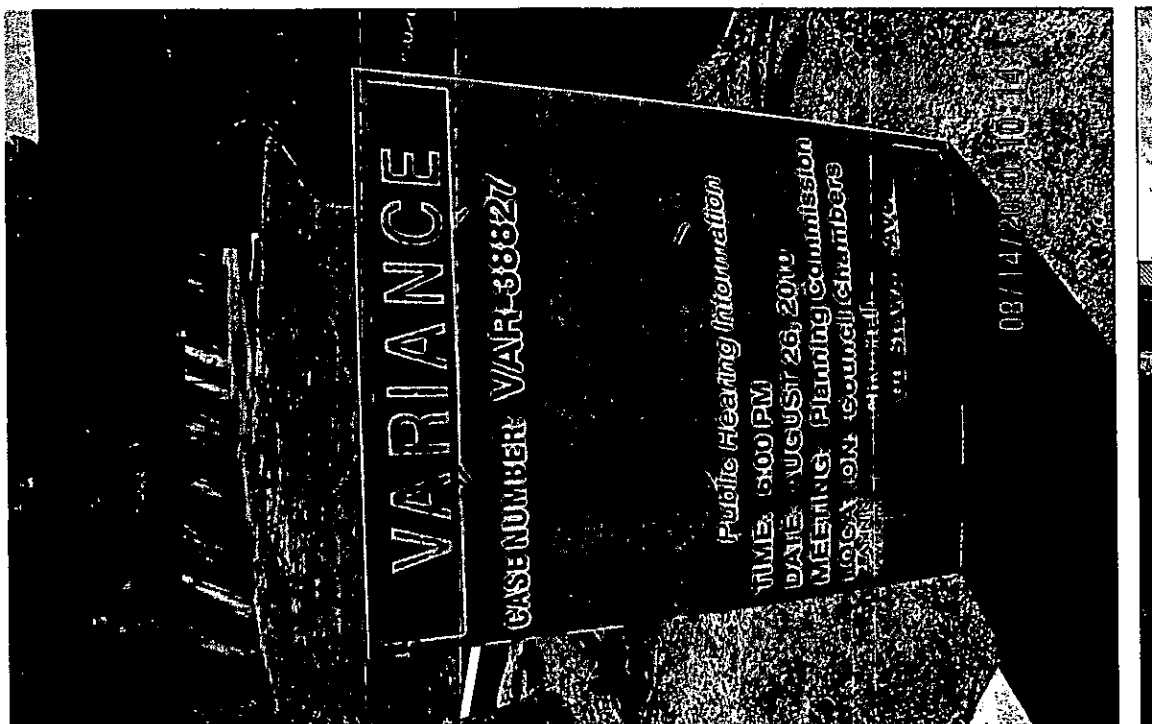
# CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

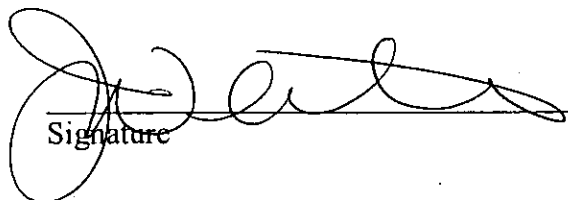


CASE NUMBER: VAR-38827

MEETING DATE: 08/26/10 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

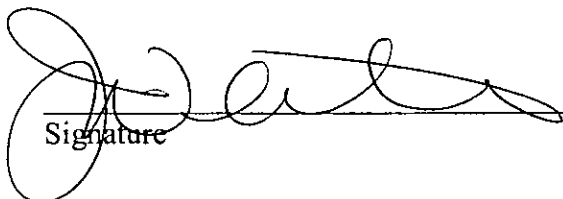
8-14-10  
Date

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



Zoning  
he first



  
Signature

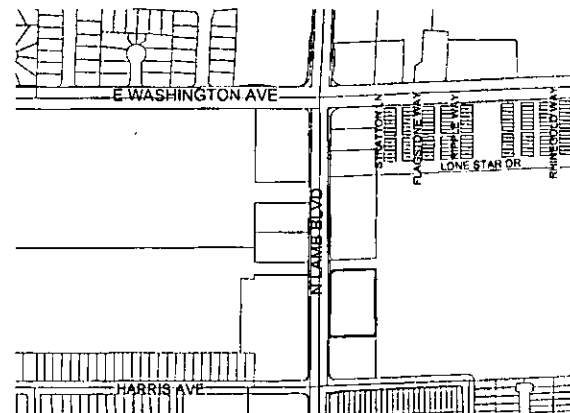
8-14-10  
Date

This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4<sup>th</sup> 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

**VAR-38827 - VARIANCE - PUBLIC HEARING - APPLICANT: SOFIA'S PIZZA - OWNER: JEANNY HUYNH** - Request for a Variance TO ALLOW 74 PARKING SPACES WHERE 91 ARE REQUIRED FOR AN EXISTING RESTAURANT on 1.49 acres at 821 North Lamb Boulevard (APN 140-29-301-010), 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

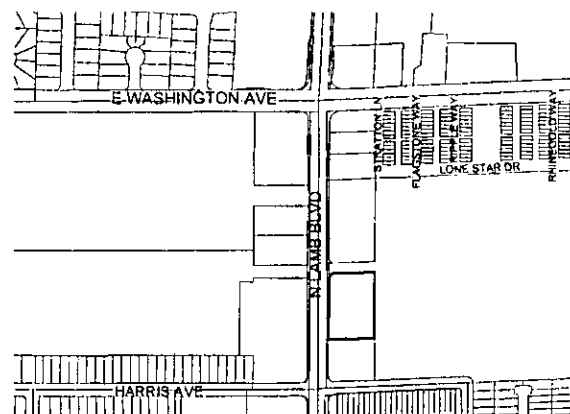
**Meeting:** Planning Commission  
**Date:** August 26, 2010  
**Time:** 6:00 P.M.  
**Location:** City Council Chambers  
400 Stewart Avenue  
Las Vegas, Nevada

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

**VAR-38827 - VARIANCE - PUBLIC HEARING - APPLICANT: SOFIA'S PIZZA - OWNER: JEANNY HUYNH** - Request for a Variance TO ALLOW 74 PARKING SPACES WHERE 91 ARE REQUIRED FOR AN EXISTING RESTAURANT on 1.49 acres at 821 North Lamb Boulevard (APN 140-29-301-010), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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**Meeting:** Planning Commission  
**Date:** August 26, 2010  
**Time:** 6:00 P.M.  
**Location:** City Council Chambers  
400 Stewart Avenue  
Las Vegas, Nevada

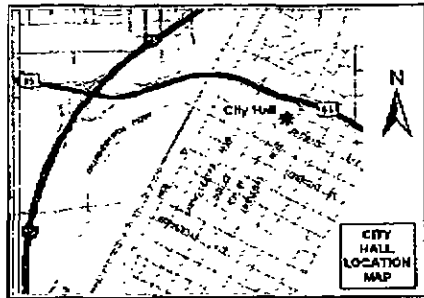
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development 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>.

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**

AUG 16 2010

RECEIVED



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



I SUPPORT  
 this Request



I OPPOSE  
 this Request

Please use available blank space on card for your comments.

**VAR-38827**

Planning Commission Meeting of 8/26/2010

14029202005  
 CRAWFORD RICHARD T  
 1580 S JONES  
 LAS VEGAS NV 89146-1237

Case: VAR-38827

FILED IN 12146

11/11/10 11:11:11 AM

LA Mijarra Loca  
821 N. Lamb. Suite #14  
Las Vegas NV 89110

RECEIVED  
JUL 09 2010

June 16 - 2010

Re: parking

To: Whom it may concern:

My name is Jesus Vazquez I am the owner  
of the Mijarra Loca Restaurant I have never had  
any parking issues and feel that there is plenty of  
parking to accomodate all Business and feel  
strongly allowing a parking Variance for Sofia's  
Pizzeria Thank you

the Owner

Jesus Vazquez

A

**Family Beauty Salon & Photo Studio  
821 North Lamb Blvd.  
Las Vegas, Nevada 89110**

June 15, 2010

Re: Parking dilemma Shauna Plaza:

To whom it may concern,

Please be advised that this parking issue is of an ambiguous nature and as a business owner at this location, I see no need for this new interest in holding up a business to open and operate as usual, creating jobs in this uncertain economy. It must be noted that ample parking spaces are provided and would not impact my business or any business that occupies this complex.

The need for new business in this complex is crucial for the existing business to benefit from the exposure and passably gaining new clientele.

Please note that a major part of our traffic is by foot, being set within several housing communities that do not require the use of an automobile. Additionally, high peak hours for a restaurant business is in the later hours of the day whereas all other business will be closed.

I surely see no need for the city to spend additional dollars on this quest as I feel the money could be used for a better cause.

Sincerely

  
Kimble & Jackie Gubler

Owners of Family Beauty Salon & Photo Studio

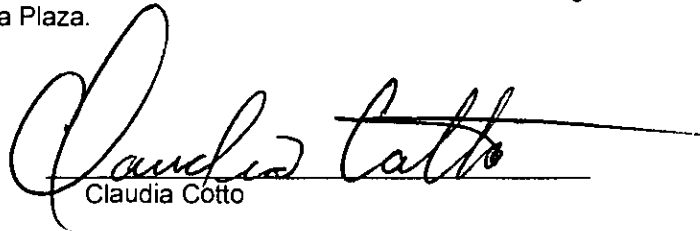
RECEIVED  
JUL 09 2010

A

Tuesday, June 15, 2010

To whom it may concern.

My name is Claudia Cotto. I am an employee at My Office Services suite number 5. Were I work at is owned by Nevada Tax Solutions. Nevada Tax Solutions store number 6 has been combined with My Office Services store number 5. There is curently one employee for My Office Services and that is me. There are three other employees working at Nevada Tax Solutions. As of this time of year the stores are not as busy there for the parking lot is empty. I personally think that there is enough paking space for the new Restaurant. I also think that this will bring buisness to all of the other store at the Shauna Plaza.

  
Claudia Cotto

RECEIVED  
JUL 09 2010

A

| Pre-Application Conference                                                                                              |                                                                                  | CITY OF LAS VEGAS<br>Planning & Development Department<br>SUBMITTAL CHECKLIST |                                     |                                                                                           |                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Item Required                                                                                                           |                                                                                  |                                                                               |                                     |                                                                                                                                                                             |                                                                                                                                                                                                                                                                                        |
| YES                                                                                                                     | NO                                                                               |                                                                               |                                     |                                                                                                                                                                             |                                                                                                                                                                                                                                                                                        |
| <b>APPLICATION PACKET</b>                                                                                               |                                                                                  |                                                                               |                                     |                                                                                                                                                                             |                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                         | <input checked="" type="checkbox"/>                                           | <input checked="" type="checkbox"/> | Application signed and notarized by <b>all</b> property owners or authorized agent(s)                                                                                       | <b>NOTES:</b><br>Visit the CLV website for blank application, SOFI & DINA forms @ <a href="http://www.lasvegasnevada.gov/">http://www.lasvegasnevada.gov/</a><br>(Follow - "I Want To..." -> "Apply for -> Planning Applications")<br><i>www.accessclerkcounty.com</i><br><i>HR:01</i> |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                         | <input checked="" type="checkbox"/>                                           | <input checked="" type="checkbox"/> | Grant deed and legal description                                                                                                                                            |                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                         | <input checked="" type="checkbox"/>                                           | <input checked="" type="checkbox"/> | <b>Detailed</b> justification letter                                                                                                                                        |                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                         | <input checked="" type="checkbox"/>                                           | <input checked="" type="checkbox"/> | <b>Original</b> meeting notes and checklist(s) signed by planner                                                                                                            |                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                         | <input checked="" type="checkbox"/>                                           | <input checked="" type="checkbox"/> | Correct fee(s): \$ 300.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = <b>\$ 830.00 Total</b>                                                        |                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                         | <input checked="" type="checkbox"/>                                           | <input checked="" type="checkbox"/> | Statement of Financial Interest (SOFI) signed and notarized by <b>all</b> property owners or authorized agent(s)                                                            |                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                         | <input checked="" type="checkbox"/>                                           | <input checked="" type="checkbox"/> | Assessor's Parcel Map                                                                                                                                                       |                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/>                                                                                                | <input checked="" type="checkbox"/>                                              | <input type="checkbox"/>                                                      | <input type="checkbox"/>            | Development Impact Notice and Assessment (DINA)                                                                                                                             |                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/>                                                                                                | <input checked="" type="checkbox"/>                                              | <input type="checkbox"/>                                                      | <input type="checkbox"/>            | Project of Regional Significance (PRS)                                                                                                                                      |                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/>                                                                                                | <input checked="" type="checkbox"/>                                              | <input type="checkbox"/>                                                      | <input type="checkbox"/>            | Color & Materials Board per Site Development Plan Review Submittal Requirements                                                                                             |                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                         | <input type="checkbox"/>                                                      | <input type="checkbox"/>            | Copy of Business Licenses: (Owner: <input checked="" type="checkbox"/> Applicant: <input checked="" type="checkbox"/> Representative: <input checked="" type="checkbox"/> ) |                                                                                                                                                                                                                                                                                        |
| <b>ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)</b>               |                                                                                  |                                                                               |                                     |                                                                                                                                                                             |                                                                                                                                                                                                                                                                                        |
| <b>SITE PLAN</b>                                                                                                        |                                                                                  |                                                                               |                                     |                                                                                                                                                                             |                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                         | <input type="checkbox"/>                                                      | <input type="checkbox"/>            | 11" x 17" min. to 24" x 36" max. page size                                                                                                                                  | Folded Plans: 6                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                         | <input type="checkbox"/>                                                      | <input type="checkbox"/>            | North arrow, scale, and vicinity map                                                                                                                                        | Colored, Rolled Plans: 1                                                                                                                                                                                                                                                               |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                         | <input type="checkbox"/>                                                      | <input type="checkbox"/>            | <b>All</b> property lines and present dimensions labeled                                                                                                                    | Reduced Copy (8-1/2x11 BW): 1                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                         | <input type="checkbox"/>                                                      | <input type="checkbox"/>            | <b>All</b> building setbacks labeled                                                                                                                                        | <b>NOTES:</b>                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                         | <input type="checkbox"/>                                                      | <input type="checkbox"/>            | <b>All</b> adjacent existing land uses and street names labeled                                                                                                             |                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                         | <input type="checkbox"/>                                                      | <input type="checkbox"/>            | <b>All</b> points of ingress and egress shown                                                                                                                               |                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                         | <input type="checkbox"/>                                                      | <input type="checkbox"/>            | ADA accessibility requirements shown/labeled                                                                                                                                |                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                         | <input type="checkbox"/>                                                      | <input type="checkbox"/>            | Parking standard(s) utilized:                                                                                                                                               |                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                         | <input type="checkbox"/>                                                      | <input type="checkbox"/>            | Parking space count and typical dimensions labeled<br># regular + [30% or less of total] # compact + # handicap = Total                                                     |                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                         | <input type="checkbox"/>                                                      | <input type="checkbox"/>            | <b>All</b> free-standing sign locations shown and heights and sizes noted                                                                                                   |                                                                                                                                                                                                                                                                                        |
| <b>LANDSCAPE PLAN</b>                                                                                                   |                                                                                  |                                                                               |                                     |                                                                                                                                                                             |                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/>                                                                                                | <input checked="" type="checkbox"/>                                              | <input type="checkbox"/>                                                      | <input type="checkbox"/>            | 11" x 17" min. to 24" x 36" max. page size                                                                                                                                  | Folded Plans: 0                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/>                                                                                                | <input checked="" type="checkbox"/>                                              | <input type="checkbox"/>                                                      | <input type="checkbox"/>            | North arrow, scale, and vicinity map                                                                                                                                        | Colored, Rolled Plans: 0                                                                                                                                                                                                                                                               |
| <input type="checkbox"/>                                                                                                | <input checked="" type="checkbox"/>                                              | <input type="checkbox"/>                                                      | <input type="checkbox"/>            | <b>All</b> property lines and present dimensions labeled                                                                                                                    | Reduced Copy (8-1/2x11 BW): 0                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>                                                                                                | <input checked="" type="checkbox"/>                                              | <input type="checkbox"/>                                                      | <input type="checkbox"/>            | <b>All</b> required perimeter landscape planters shown                                                                                                                      | <b>NOTES:</b><br><i>include photos</i>                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                                                                                | <input checked="" type="checkbox"/>                                              | <input type="checkbox"/>                                                      | <input type="checkbox"/>            | <b>All</b> required parking lot fingers/islands shown                                                                                                                       |                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/>                                                                                                | <input checked="" type="checkbox"/>                                              | <input type="checkbox"/>                                                      | <input type="checkbox"/>            | Quantity, size, species/variety of <b>all</b> trees, shrubs, and ground cover                                                                                               |                                                                                                                                                                                                                                                                                        |
| <b>BUILDING ELEVATIONS</b>                                                                                              |                                                                                  |                                                                               |                                     |                                                                                                                                                                             |                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/>                                                                                                | <input checked="" type="checkbox"/>                                              | <input type="checkbox"/>                                                      | <input type="checkbox"/>            | 11" x 17" min. to 24" x 36" max. page size                                                                                                                                  | Folded Plans: 0                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/>                                                                                                | <input checked="" type="checkbox"/>                                              | <input type="checkbox"/>                                                      | <input type="checkbox"/>            | Scale and building dimensions labeled                                                                                                                                       | Colored, Rolled Plans: 0                                                                                                                                                                                                                                                               |
| <input type="checkbox"/>                                                                                                | <input checked="" type="checkbox"/>                                              | <input type="checkbox"/>                                                      | <input type="checkbox"/>            | North, south, east, and west elevations of <b>all</b> buildings                                                                                                             | Reduced Copy (8-1/2x11 BW): 0                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>                                                                                                | <input checked="" type="checkbox"/>                                              | <input type="checkbox"/>                                                      | <input type="checkbox"/>            | <b>All</b> building materials and colors noted                                                                                                                              | <b>NOTES:</b><br><i>include photos</i>                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                                                                                | <input checked="" type="checkbox"/>                                              | <input type="checkbox"/>                                                      | <input type="checkbox"/>            | 8" x 10" photo of original color and material board                                                                                                                         |                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/>                                                                                                | <input checked="" type="checkbox"/>                                              | <input type="checkbox"/>                                                      | <input type="checkbox"/>            | <b>All</b> wall sign locations shown and sizes noted                                                                                                                        |                                                                                                                                                                                                                                                                                        |
| <b>FLOOR PLANS</b>                                                                                                      |                                                                                  |                                                                               |                                     |                                                                                                                                                                             |                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                         | <input type="checkbox"/>                                                      | <input type="checkbox"/>            | 11" x 17" min. to 24" x 36" max. page size                                                                                                                                  | Folded Plans: 1                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                         | <input type="checkbox"/>                                                      | <input type="checkbox"/>            | Scale and building dimensions labeled                                                                                                                                       | Rolls Plans: 1                                                                                                                                                                                                                                                                         |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                         | <input type="checkbox"/>                                                      | <input type="checkbox"/>            | <b>All</b> building entrances/exits shown                                                                                                                                   | Reduced Copy (8-1/2x11 BW): 1                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                         | <input type="checkbox"/>                                                      | <input type="checkbox"/>            | Use of <b>all</b> rooms noted/labeled                                                                                                                                       | <b>NOTES:</b>                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                         | <input type="checkbox"/>                                                      | <input type="checkbox"/>            | Maximum Occupancy (per I.B.C.)                                                                                                                                              |                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                         | <input type="checkbox"/>                                                      | <input type="checkbox"/>            | Seating Capacity (where applicable)                                                                                                                                         |                                                                                                                                                                                                                                                                                        |
| <b>THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.</b> |                                                                                  |                                                                               |                                     |                                                                                                                                                                             |                                                                                                                                                                                                                                                                                        |
| Owner / Applicant:                                                                                                      | Sofia's Pizza Jeanny Thu Huynh                                                   |                                                                               |                                     | Application Type:                                                                                                                                                           | Variance                                                                                                                                                                                                                                                                               |
| Representative:                                                                                                         | Tom Gallina                                                                      |                                                                               |                                     | Application Purpose:                                                                                                                                                        | Parking Variance for restaurant expansion                                                                                                                                                                                                                                              |
| APN:                                                                                                                    | 140-29-301-010                                                                   |                                                                               |                                     | Site Location:                                                                                                                                                              | 821 N. Lamb Blvd                                                                                                                                                                                                                                                                       |
| Planner's Signature:                                                                                                    | <i>Steve Swanton 7/6/10</i>                                                      |                                                                               |                                     | Pre-App. Meeting Date:                                                                                                                                                      | 06/30/10                                                                                                                                                                                                                                                                               |
| Planner:                                                                                                                | Romeo Gumarang, Planner I - 229-4604<br>Steve Swanton, Senior Planner - 229-4714 |                                                                               |                                     | Submittal Deadline:                                                                                                                                                         | 07/13/10 - no later than 2:00 pm                                                                                                                                                                                                                                                       |
|                                                                                                                         |                                                                                  |                                                                               |                                     | Earliest PC / CC Meeting Dates:                                                                                                                                             | 08/26/10 PC - 10/06/10 CC - Cycle 6                                                                                                                                                                                                                                                    |



# CITY OF LAS VEGAS

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

Page: 1 of 1  
Date: 06/30/10  
Time: 3:30 a.m.

**Project Name: Sofias Pizza**

Conversation between CLV P&D Representative: Romeo Gumarang, Planner I (229-4604 Office / 385-7268 Fax / rgumarang@lasvegasnevada.gov), and:  
Steve Swanton, Senior Planner (229-4714 Office / 385-7268 Fax / sswanton@lasvegasnevada.gov)

| Name                   | Company/Department                   | Phone           | Fax      | Email |
|------------------------|--------------------------------------|-----------------|----------|-------|
| 1. Tom Gallina (TJ)    |                                      | 702-503-5060    |          |       |
| 2. Galentin H. Nenchev | Sofia's Pizza                        |                 |          |       |
| 3.                     |                                      |                 |          |       |
| 4.                     |                                      |                 |          |       |
| 5.                     |                                      |                 |          |       |
| 6.                     | CLV - Finance (Business License)     | 229-6321        | 383-0769 |       |
| 7.                     | CLV - PW - Dev Co                    | 229-6578        | 474-7599 |       |
| 8.                     | CLV - PW - Traffic                   | 229-6901 / 6880 |          |       |
| 9.                     | CLV - PW - Flood                     | 229-6541        | 382-8551 |       |
| 10.                    | CLV - Building and Safety            | 229-6251        | 382-1731 |       |
| 11.                    | CLV - Fire and Rescue                | 229-0366        | 229-0124 |       |
| 12.                    | CLV - Office of Business Development | 229-6551        | 385-3128 |       |

OR: ☐ see Meeting Attendance Sheet

Is this project intended to meet the City of Las Vegas Green Building Rebate Program? ☐ YES ☒ NO  
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

**Meeting Notes:**

1. There are 88 parking spaces provided on the site according to the site plan. How many handicapped parking stalls are there?
2. A parking variance was approved (V-0046-99) to allow 81 parking spaces where 90 are required.
3. Is the current establishment a take out or dine in or both?
4. Revise justification letter to justify the need for a parking variance.
5. Revise site plan to include parking analysis of the different type of uses onsite. The site plan shall include a vicinity map, a call out location of the existing restaurant and the proposed addition. The site plan needs to indicate all handicapped parking stalls onsite.
6. Additional ~~28~~ spaces required to the 90 spaces already required from previous Variance.

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

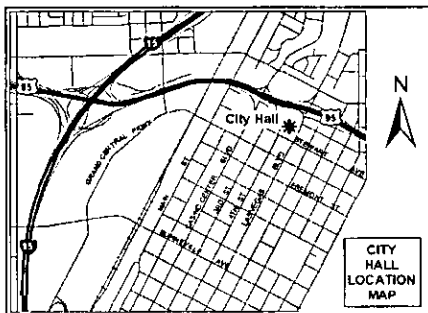
In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, 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\*\***

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

**Return Service Requested**  
**Official Notice of Public Hearing**



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

☐

I SUPPORT  
this Request

☐

I OPPOSE  
this Request

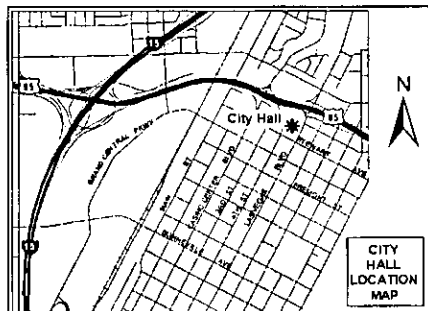
Please use available blank space on card for your comments.

**VAR-38827**

Planning Commission Meeting of 8/26/2010

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

**Return Service Requested**  
**Official Notice of Public Hearing**



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☐

I SUPPORT  
this Request

☐

I OPPOSE  
this Request

Please use available blank space on card for your comments.

**VAR-38827**

Planning Commission Meeting of 8/26/2010

# 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 27, 2010  
**Re:** **VAR-38827** Sofias Pizza 821 N. Lamb Blvd.  
Request for a parking Variance

---

## **COMMENTS:**

We support present City Code parking requirements, therefore we cannot support the Variance request to allow 17 parking spaces where 105 spaces are the minimum allowed for a proposed expansion of an existing restaurant.

## **Development Notification**

PC Meeting: 08-26-2010

---

**The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:**

---

**VAR-38827**

Atrium Gardens HOA

Desert Pine Townhomes

Emerald Gardens HOA

Park Bonanza East Townhouse Owners Association

Parkwood

Stewart Place NA

Team Millennium Neighborhood Watch

Three Crowns Mobile Home Park

Vera Johnson Manor B Resident Council

Villa Borrega Mobile Home Park

Washington & Sandhill HOA

Washington Square NA

## Carman Burney

---

**From:** Brian O'Callaghan [B5623O@LVMPD.COM]  
**Sent:** Tuesday, July 27, 2010 2:43 PM  
**To:** Carman Burney; Nora Lares  
**Subject:** 8/26/2010 PC submittal materials

Hello,

The following are comments for the 8/26/2010 PC:

- 6. TMP-38785: The proposed project will have a minimal impact on police services.
- 9. SUP-38239: It would be beneficial for the applicant to properly post signage regarding "No loitering", "No open container within 100ft of purchase", and "No trespassing". Also, ensure the patrons are compliant.
- 13. SDR-38577, GPA-38579, ZON-38580, VAR-38576 and SUP-38574: There is no significant law enforcement concern at this time.
- 15. VAR-38827: Could be a parking issue prior to the other businesses within the center closing for the day (6-7pm).
- 24. SUP-38824: There is no significant law enforcement concern at this time.
- 26. SUP-38860: It would be beneficial for the applicant to properly post signage regarding "No loitering", "No open container within 100ft of purchase", and "No trespassing". Also, ensure the patrons are compliant.
- 29. SUP-38866: There is no significant law enforcement concern at this time.
- 30. SUP-38909: It would be beneficial for the applicant to properly post signage regarding "No loitering", "No open container within 100ft of purchase", and "No trespassing". Also, ensure the patrons are compliant.

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

# CITY OF LAS VEGAS

## INTER-OFFICE MEMORANDUM

### REQUEST FOR COMMENT

**FROM:** *PLANNING AND DEVELOPMENT*

**VAR-38827**

#### 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 RONEMUS                  |
| *SID (DPW)                     | PATRICK MURPHY    | 420 N. FOURTH STREET          |
| *SURVEY (DPW)                  | ALAN RIEKKI       | WEST YARD                     |

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

**CITY OF LAS VEGAS**

**DEVELOPMENT REVIEW COMMENT FORM**



**Planning and Development Department**

**Current Planning Division**

**731 South Fourth Street**

**Las Vegas, Nevada 89101**

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

**VAR-38827 - VARIANCE - PUBLIC HEARING - APPLICANT: SOFIAS PIZZA - OWNER: JEANNY HUYNH** - Request for a Variance TO ALLOW 17 PARKING SPACES WHERE 105 ARE REQUIRED FOR AN EXISTING RESTAURANT on 1.49 acres at 821 North Lamb Boulevard (APN 140-29-301-010), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

**PLANNING COMMISSION: *AUGUST 26, 2010***

**CITY COUNCIL: *OCTOBER 6, 2010***

**PLANNING SUPERVISOR: *STEVE GEBEKE***



***PUBLIC HEARING***

**Comments Due: *JULY 27, 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](mailto: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 07/12/2010 05:16 PM

Submitted By

Page 1

A/P # 38827 VARIANCE

### Application Information

#### Stages

|           | Date / Time      | By     |            | Date / Time | By |
|-----------|------------------|--------|------------|-------------|----|
| Processed | 07/09/2010 15:42 | 984662 | 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         | <input checked="" type="checkbox"/> Auto Reviews | Bill Group | Actual Valuation     | 0.00 |

#### Description of Work

VAR-38827 - VARIANCE - PUBLIC HEARING - APPLICANT: SOFIAS PIZZA - OWNER: JEANNY HUYNH - Request for a Variance for 17 parking spaces where 105 parking spaces are required for a restaurant at 821 North Lamb Boulevard (APN 140-29-301-010), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

#### Parent A/P #

Project # 38827 Project/Phase Name SOFIAS PIZZA Phase #  
Size/Area 1.49 ACRE Size Description Subdivision Code  
Proposed Start Proposed Stop % Completed 0.00  
% Complete Formula

### Property/Site Information

Parcel 14029301010

Location

### Owner/Tenant

Contact ID AC1438679 Name HUYNH JEANNY THU  
Mailing Address 9932 DEBIOIS AVE Organization  
City FOUNTAIN VALLEY State/Province CA  
ZIP/PC 92708-1033 Country ☐ Foreign  
Day Phone Evening Phone  
Fax Mobile #

### A/P Linked Addresses

No Addresses are linked to this Application

### Linked Addresses

821 N LAMB BLVD  
LAS VEGAS, 89110-

823 N LAMB BLVD  
LAS VEGAS, 89110-

821 N LAMB BLVD 2  
LAS VEGAS, 89110-

821 N LAMB BLVD 3  
LAS VEGAS, 89110-

821 N LAMB BLVD 4  
LAS VEGAS, 89110-

Report Date 07/12/2010 05:16 PM

Submitted By

Page 2

**Address**

**Parcel Link**

**A/P Link**

821 N LAMB BLVD 5  
LAS VEGAS, 89110-

821 N LAMB BLVD 6  
LAS VEGAS, 89110-

821 N LAMB BLVD 7  
LAS VEGAS, 89110-

821 N LAMB BLVD 8  
LAS VEGAS, 89110-

821 N LAMB BLVD 9  
LAS VEGAS, 89110-

821 N LAMB BLVD 10  
LAS VEGAS, 89110-

821 N LAMB BLVD 11  
LAS VEGAS, 89110-

821 N LAMB BLVD 12  
LAS VEGAS, 89110-

821 N LAMB BLVD 13  
LAS VEGAS, 89110-

821 N LAMB BLVD 14  
LAS VEGAS, 89110-

821 N LAMB BLVD 1  
LAS VEGAS, 89110-

**A/P Addresses**

No Other Addresses are associated to this Application

**Linked Parcels**

No Parcels are linked to this Application

**A/P Linked Parcels**

14029301010

Report Date 07/12/2010 05:16 PM

Submitted By

Page 3

**Applicants/Contacts**

Primary N Capacity OWNER Contact ID AC1438679 ☐ Foreign  
Effective Expire  
Name HUYNH JEANNY THU  
Day Phone Eve Phone Organization  
Pager PIN # Position  
Fax Mobile Profession  
E-Mail  
Address 9932 DEBIOIS AVE  
FOUNTAIN VALLEY, CA 92708-1033  
Seasonal Addr  
Valid From To  
Comments No Comments

Primary Y Capacity APPL Contact ID AC1797533 ☐ Foreign  
Effective Expire  
Name GALENTIN NEN CHEV  
Day Phone (702)437-6666 x Eve Phone Organization SOFIAS PIZZA  
Pager PIN # Position  
Fax Mobile Profession  
E-Mail  
Address 821 NORTH LAMB  
LAS VEGAS, NV 89110  
Seasonal Addr  
Valid From To  
Comments T.J. TOM GALLINA IS REPRESENTATIVE 702.503.5060

**Contractors**

No Contractors

| Fees                                 | Status | Paid Date        | Amount |
|--------------------------------------|--------|------------------|--------|
| NOTIFICATION & ADVERTISING FEE       | P      | 07/09/2010 15:47 | 500.00 |
| RECORDING OF NOTICE OF ZONING ACTION | P      | 07/09/2010 15:47 | 30.00  |
| PROCESSING FEE                       | P      | 07/09/2010 15:47 | 300.00 |
| Total Unpaid                         | 0.00   | Total Paid       | 830.00 |

**Inspections**

There are no inspections for this Report

**Review Activities**  
Review #  
Comments

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

**Activity Review Details**

Detail SUBMITTAL CHECKLIST (VAR) Modified By JALABADO Modified Date/Time 07/09/2010 15:42  
Comments  
PARKING SURVEY PHOTOS WILL BE DELIVERED EARLY WEEK OF 7/12/10 PER STEVE SWANTON.

Report Date 07/12/2010 05:16 PM

Submitted By

Page 4

SUBMITTAL CHECKLIST

Indicate if item is being submitted

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

Y Business Licensing Requirements Met

N Business License Exempt

| Check Conditions<br>Condition<br>Supervisor Required | Approval | Approved By<br>Comments | Approved Date | Applied By | Applied Date | Assigned |
|------------------------------------------------------|----------|-------------------------|---------------|------------|--------------|----------|
|------------------------------------------------------|----------|-------------------------|---------------|------------|--------------|----------|

|         |  |  |  |        |                  |  |
|---------|--|--|--|--------|------------------|--|
| Z-LEGAL |  |  |  | 984662 | 07/09/2010 15:42 |  |
| N       |  |  |  |        |                  |  |

| Project# | APP Type | Status | Stage | Relation |
|----------|----------|--------|-------|----------|
|----------|----------|--------|-------|----------|

No children exist for this project

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

There is no planning condition for this project.

VARIANCE

N Parent Project link required?

N Will this go to the City Council?

is there a condition of approval for a Required Review?

if yes, when does it need to be reviewed?

Staff Recommendation

Meeting Information

| Meeting Information<br>Meeting Date<br>Comments<br>Added By | Meeting Type<br>Add Date | Meeting Status<br>Modified By | Modified Date | YES Votes | NO Votes | ABSTENTIONS |
|-------------------------------------------------------------|--------------------------|-------------------------------|---------------|-----------|----------|-------------|
|-------------------------------------------------------------|--------------------------|-------------------------------|---------------|-----------|----------|-------------|

|            |            |           |  |   |   |   |
|------------|------------|-----------|--|---|---|---|
| 08/26/2010 | PC         | SCHEDULED |  | 0 | 0 | 0 |
| JALABADO   | 07/09/2010 |           |  |   |   |   |

Report Date 07/12/2010 05:16 PM

Submitted By

Page 5

Meeting Information

Meeting Date  
Comments  
Added By

Meeting Type

Meeting Status

Add Date

Modified By

Modified Date

YES Votes

NO Votes

ABSTENTIONS

Template Type/AP #

AP Type

Status

Stage

No children exist for this project

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# 983673  
TOM GALLINA ID OK FIRST R & G ASSOCIATES CK #1311 702-437-6666

07/09/2010 15:49

0.00

No Model Home Details



# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: VARIANCE - Parking  
 Project Address (Location): 821 N Lamb Blvd  
 Project Name: Sofias PIZZA Proposed Use: Restaurant Brking  
 Assessor's Parcel #(s): 140-29-301-010 Ward #: 3  
 General Plan: existing SC proposed \_\_\_\_\_ Zoning: existing C-1 proposed \_\_\_\_\_  
 Commercial Square Footage: 17000.36 Floor Area Ratio: 1  
 Gross Acres: 1.49 Lots/Units: 8 Density: \_\_\_\_\_  
 Additional Information: \_\_\_\_\_

PROPERTY OWNER: Jeanny Huynh Contact: Analy Van  
 Address: 9932 DEBIOIS Ave Phone: (702) 372-1111  
 City: Fountain Valley CA 92708 State: CA Zip: 92708

APPLICANT: Sofias PIZZA Contact: Galentin Denchev  
 Address: 821 N. LAMB Blvd. Phone: 702 437 6666 Fax: \_\_\_\_\_  
 City: LAS Vegas State: NV Zip: 89110

REPRESENTATIVE: Sofias PIZZA Contact: Tam Gallina (T.J.)  
 Address: 821 N. LAMB BLVD. Phone: (702) 503-5060 Fax: \_\_\_\_\_  
 City: La S Vegas State: NV Zip: 89110

Property Owner Signature\*: Jeanny Huynh  
\*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.  
 Print Name: JEANNY HUYNH

Subscribed and sworn before me

This 08 day of 07, 2010  
Ernesto M. De Guzman, County of San Bernardino

Notary Public in and for said County and State

### FOR DEPARTMENT USE ONLY

Case #: VAR 38827  
 Meeting Date: 8.26.10  
 Total Fee: \$ 830.00  
 Date Accepted: 7.9.10  
 Accepted By: UFA

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

\* See attached certificate  
 acknowledgement.

RECEIVED  
 JUL 09 2010

State of California )  
County of SAN BERNARDINO )

## CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

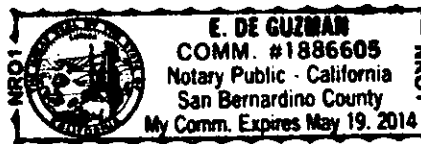
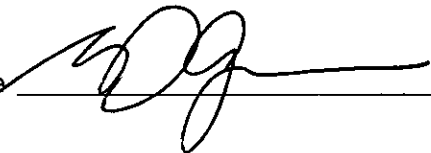
On 7/8/10 before me, Ernesto M. De Guzman,  
(here insert name and title of the officer)

personally appeared Jeanny Thu Huynh

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature



(Seal)

### OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

#### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Application/petition for m

containing 1 pages, and dated 7/8/10

The signer(s) capacity or authority is/are as:

☒ Individual(s)

☐ Attorney-in-Fact

☐ Corporate Officer(s)

Title(s)

☐ Guardian/Conservator

☐ Partner - Limited/General

☐ Trustee(s)

☐ Other:

representing:

Name(s) of Person(s) or Entity(ies) Signer is Representing

#### Additional Information

##### Method of Signer Identification

☐ Personally known to me

☒ Proved to me on the basis of satisfactory evidence:

☒ form(s) of identification ☐ credible witness(es)

Identification is detailed in notary journal on:

Page # 17 Entry # 2

Notary contact:

Other

☐ Additional Signer(s)

☐ Signer(s) Thumbprint(s)

☐



State of California )  
County of SAN BERNARDINO )

## CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

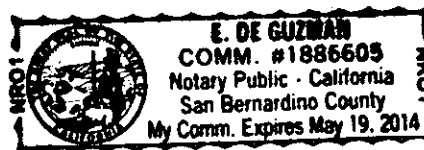
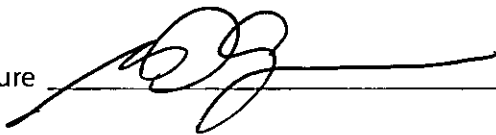
On 7/8/10 before me, Ernesto M. De Guzman, Notary Public,  
(here insert name and title of the officer)

personally appeared Jeanng Thu Huynh

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature



(Seal)

### OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

#### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Statement of Financial Interest containing 1 pages, and dated 7/8/10.

The signer(s) capacity or authority is/are as:

- ☒ Individual(s)  
☐ Attorney-in-Fact  
☐ Corporate Officer(s) \_\_\_\_\_  
Title(s)

- ☐ Guardian/Conservator  
☐ Partner - Limited/General  
☐ Trustee(s)  
☐ Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) or Entity(ies) Signer is Representing

#### Additional Information

##### Method of Signer Identification

- ☐ Personally known to me  
☐ Proved to me on the basis of satisfactory evidence:  
☐ form(s) of identification ☐ credible witness(es)

Identification is detailed in notary journal on:

Page # 17 Entry # 2

Notary contact: \_\_\_\_\_

##### Other

- ☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)  
☐ \_\_\_\_\_

**Sofia's Pizza**  
**821 North Lamb Blvd.**  
**Sp. 1-2 & 3**  
**Las Vegas, Nevada**  
**89110**

June 16, 2010

Planning & Development Services  
731 South 4<sup>th</sup> Street  
Las Vegas, Nevada 89101

To whom it may concern:

Please accept this justification letter as an attempt for a variance, and project approval, so that I may proceed with my plans of opening an over 45 seat restaurant. This project is adjoining my current business (Sofia's Pizza) space one. This new project will encompass spaces 2 & 3.

Shauna Plaza located at 821 North Lamb Blvd, currently has seventy four (74) parking spaces, based on needed parking space for the purposed addition which would require a variance of seventeen (17) spaces to comply with regulations x square footage of my new proposed business with 107 spaces that are required based on the parking analysis.

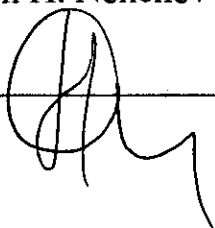
Please note that three businesses's within this complex close for the day between 6:00 Pm to 7:00 PM creating ample parking as these are the times that most people use for dining.

Additionally I will be providing photographic documentation of the parking facility and area lay out, to be added to this variance request, with all other information in adding this request. I am looking forward to a favorable reply so that I can move forward with this project creating new jobs in this uncertain economy.

Sincerely Yours

**RECEIVED**  
JUL 26 2010

Galentin H. Nenchev



Date:

07/12/10

**VAR-38827**  
**REVISED**

# 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 #: R07-00146-6-036846

DATE ISSUED: 03/04/09

TYPE OF LICENSE: PIZZA SHOP

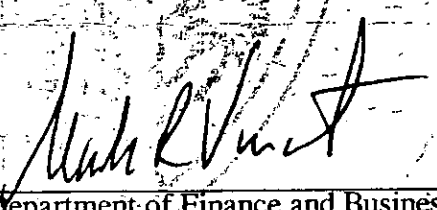
RECEIVED  
JUL 09 2010

BUSINESS LOCATION: 821 N LAMB BL 1

ISSUE TO: FIRST R & G ASSOCIATES LLC

DBA:  
SOFIAS PIZZA  
6729 PINE VALLEY DR  
LAS VEGAS NV 89103

PRINCIPAL(S)  
NENCHEV, GALENTIN, OWNER 100%

  
Director, Department of Finance and Business Services

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

*Post in a conspicuous place.*

RECORDING REQUESTED BY:

When Recorded Mail Document  
and Tax Statement To:  
Jeanny Thu Huynh  
9932 Debiois Ave  
Fountain Valley, CA 92708

20070823-0002266

Fee: \$15.00 RPTT: EX#004  
N/C Fee: \$25.00

08/23/2007 10:59:43  
T20070152060

Requestor:  
J HUYNH

Debbie Conway  
Clark County Recorder

KGP

Pgs: 3

APN: 140-29-301-010

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT, BARGAN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Andy C. Van, A Single man

do(es) hereby GRANT, BARGAN and SELL(S) to Jeanny Thu Huynh, A Single Woman

the following described real property in the County of Clark, State of Nevada, described as follow:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

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

DATED: July 09, 2007

State of California

County of ORANGE

On July 16, 2007 before me,  
Cuong Phu Van  
(here insert name and title of the officer)  
personally appeared Andy C. Van

Andy C. Van

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Cuong Phu Van (Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

a) 140 - 29 - 301 - 010  
b) \_\_\_\_\_  
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  
i) ☐ Other \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**

Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

**3. Total Value/Sales Price of Property**

Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_

Transfer Tax Value: \$ \_\_\_\_\_

Real Property Transfer Tax Due \$ \_\_\_\_\_

**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 04

b. Explain Reason for Exemption: Remove co-owner or joint tenant without consideration

**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 owner

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: ANDY C. VAN  
Address: 9932 DEBIOIS AVE  
City: FOUNTAIN VALLEY  
State: CA Zip: 92708

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: JEANNY THU HUYNH  
Address: 9932 DEBIOIS AVE  
City: FOUNTAIN VALLEY  
State: CA Zip: 92708

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

**EXHIBIT "A"**

**PARCEL I:**

**THE SOUTH 531.4 FEET OF THE WEST 265 FEET (MEASURED AT RIGHT ANGLES TO THE WEST LINE) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.**

**EXCEPTING THEREFROM THE SOUTH 330.00 FEET THEREOF.**

**ALSO EXCEPTING THEREFROM THE INTEREST IN AND TO THE WEST 40 FEET THEREOF AS CONVEYED TO THE CITY OF LAS VEGAS, NEVADA FOR ROAD PURPOSES, AS SHOWN BY DEED RECORDED DECEMBER 5, 1957 IN BOOK 146 AS DOCUMENT NO. 119968, CLARK COUNTY, NEVADA RECORDS.**

**FURTHER EXCEPTING THEREFROM THE EAST 10 FEET OF THE WEST 50 FEET AS CONVEYED TO THE CITY OF LAS VEGAS FOR ROAD PURPOSES BY DEED RECORDED OCTOBER 3, 1989 IN BOOK 891003 AS DOCUMENT NO. 00418.**

**FURTHER EXCEPTING THEREFROM THAT CERTAIN SPANDREL AREA AS CONVEYED TO THE STATE OF NEVADA BY DEEDS RECORDED MARCH 12, 1991 IN BOOK 910312 AS INSTRUMENT NO. 00615 OF OFFICIAL RECORDS.**

**PARCEL II:**

**THE NORTH 100 FEET OF THE SOUTH 330 FEET OF THE WEST 265 FEET OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.B. & M.**

**EXCEPTING THEREFROM THE INTEREST IN AND TO THE WEST 40 FEET AS CONVEYED TO THE CITY OF LAS VEGAS FOR ROAD AND INCIDENTAL PURPOSES BY DEED RECORDED 12/5/57 IN BOOK 146 AS DOCUMENT NO. 119968, CLARK COUNTY, NEVADA RECORDS.**

**FURTHER EXCEPTING THEREFROM THE EAST 10 FEET OF THE WEST 50 FEET OF SAID LAND AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED JANUARY 25, 1979 IN BOOK 1001 AS DOCUMENT NO. 960110 OF OFFICIAL RECORDS.**