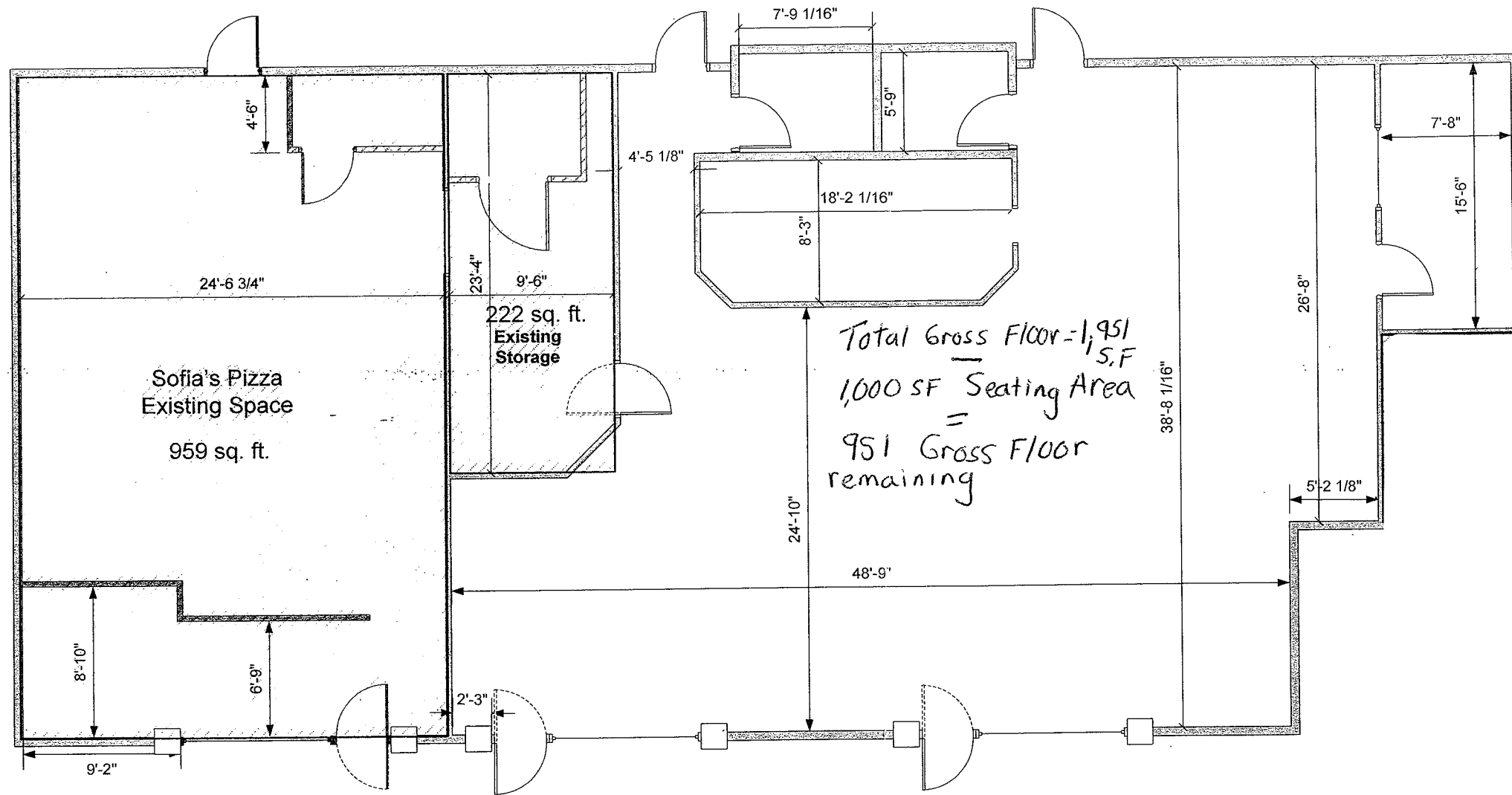


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**VAR-38827
REVISED**

Sofia's Pizza

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PHONE 702-478-7100

FAX 702-478-7101

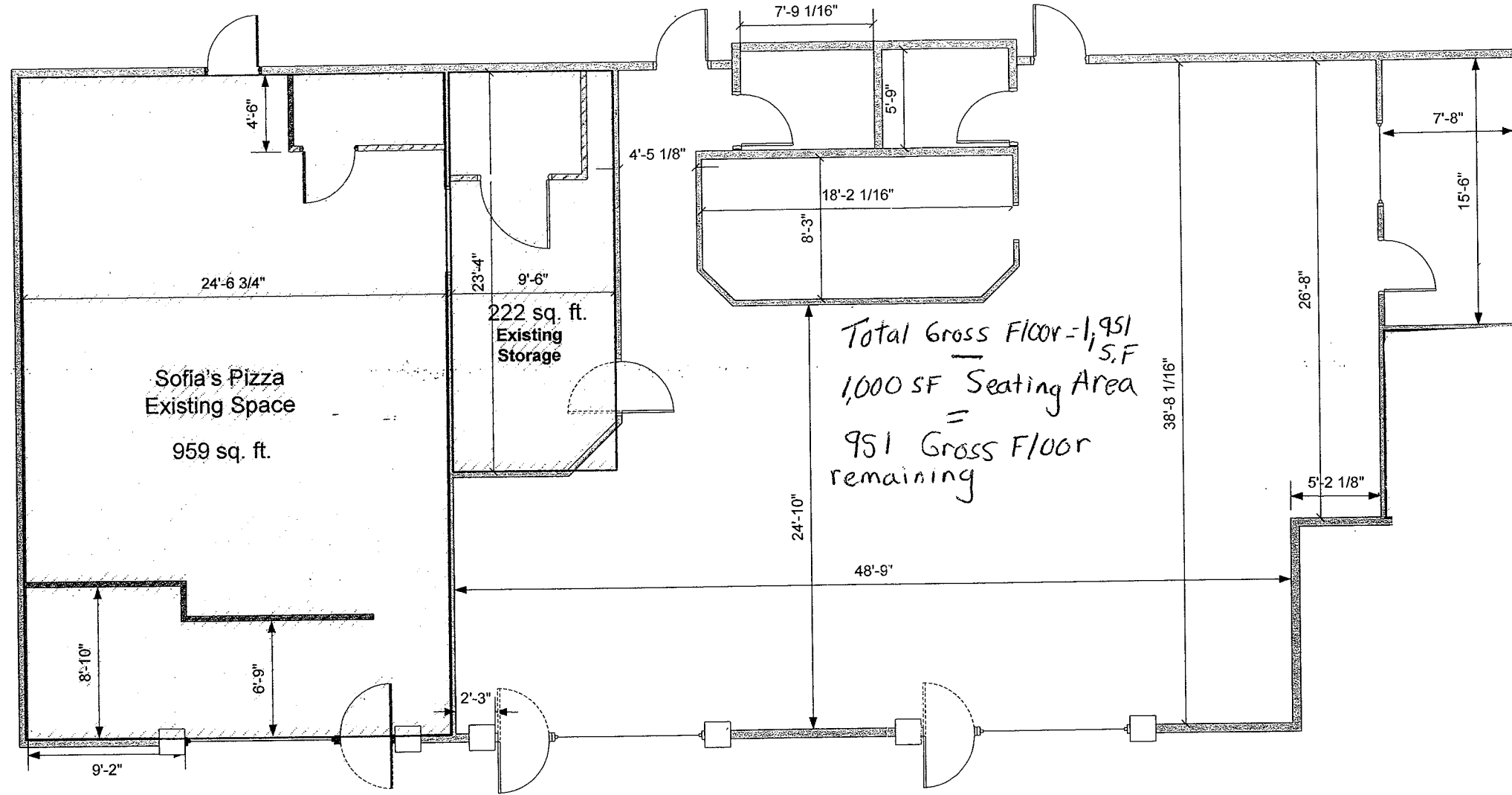
SIZE
1/8" = 1'-0"

JOB NO
10.017

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

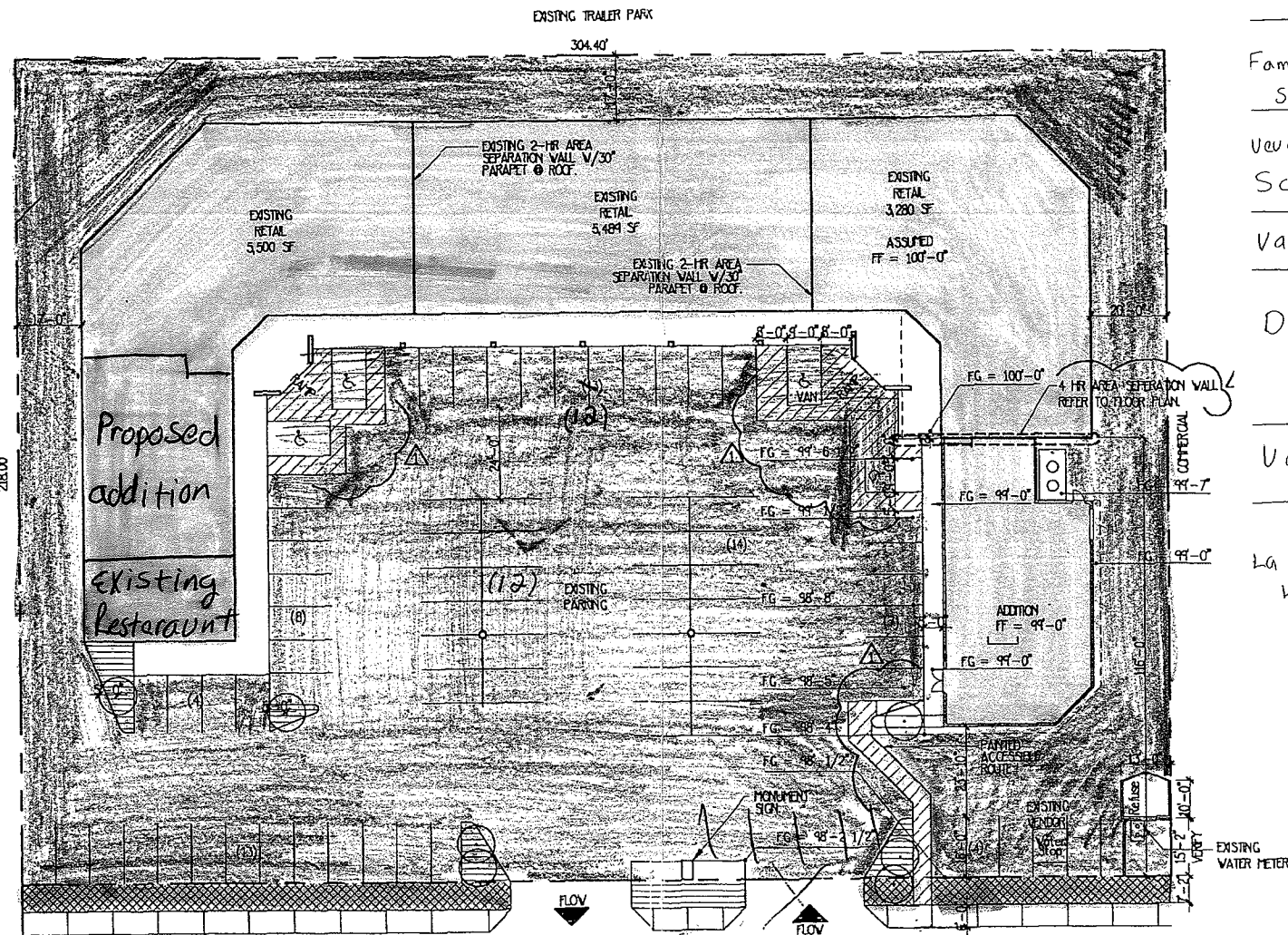
SCALE
1/8" = 1'-0"

DWG
Floor Plan

SHEET

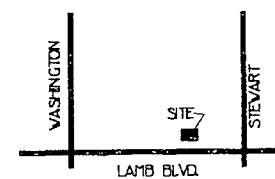
2 OF 3

REV



Business Name	Suite #	Use	Required	Gross Floor Area	Total Spaces
Sofias Pizza (Existing)	1	Restaurant, 2000 SF 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 SF	30 S.F. Waiting Area 970 S.F. Remaining 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. = 20 spaces 50 S.F. of Public Seating = 30 spaces 951 - remaining Gross Floor = 5 spaces 25
Family Beauty Salon	4	General Personal Service	2 Spaces per barber chair	6 Barber chairs	6 Barber Chairs X 2 = 12
Uvada Tax Solutions	5-6	Office	1 Space per 300 SF	2,100 SF	2,100 SF ÷ 300 SF = 7 spaces 7
Vacant	7-10	Vacant	1 space per 175 Retail SF	2,320	2,320 S.F. ÷ 175 S.F. = 13 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 SF	200 S.F. Dining = 4 spaces + 2,094 Remaining Gross Floor ÷ 200 S.F. = 10.5 spaces = 11 15
Vacant	12-13	Vacant	1 space per 175 S.F. Retail	1,950	1,950 ÷ 175 S.F. = 11 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 20 spaces + 1,650 Remaining Gross Floor ÷ 200 S.F. = 8.25 28
					Total 105

VICINITY MAP

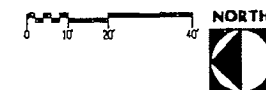


WASHINGTON

SCANNED

LAMB BOULEVARD

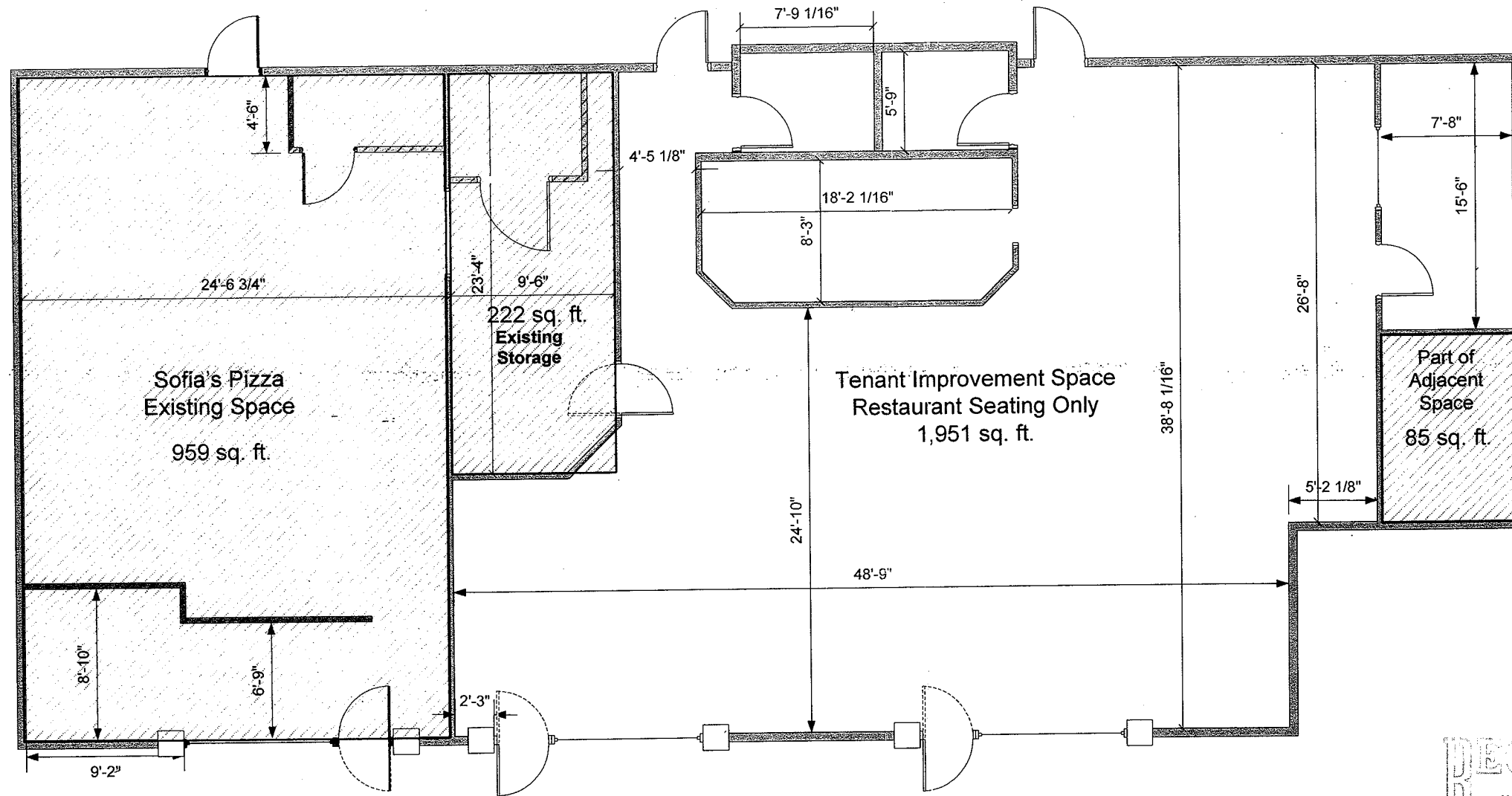
COMMERCIAL



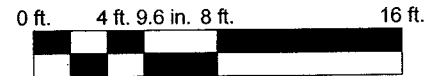
SITE PLAN

SCALE: 1" = 20'-0"

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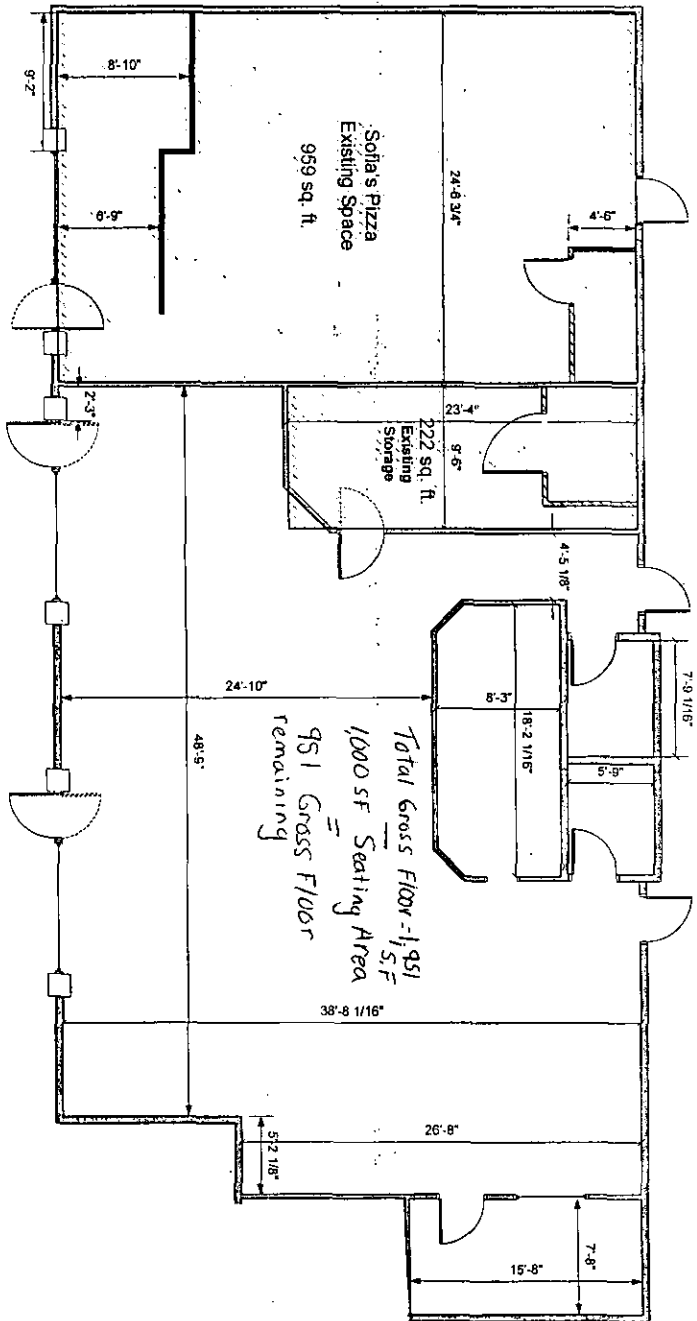
VAR-38827

Sofia's Pizza



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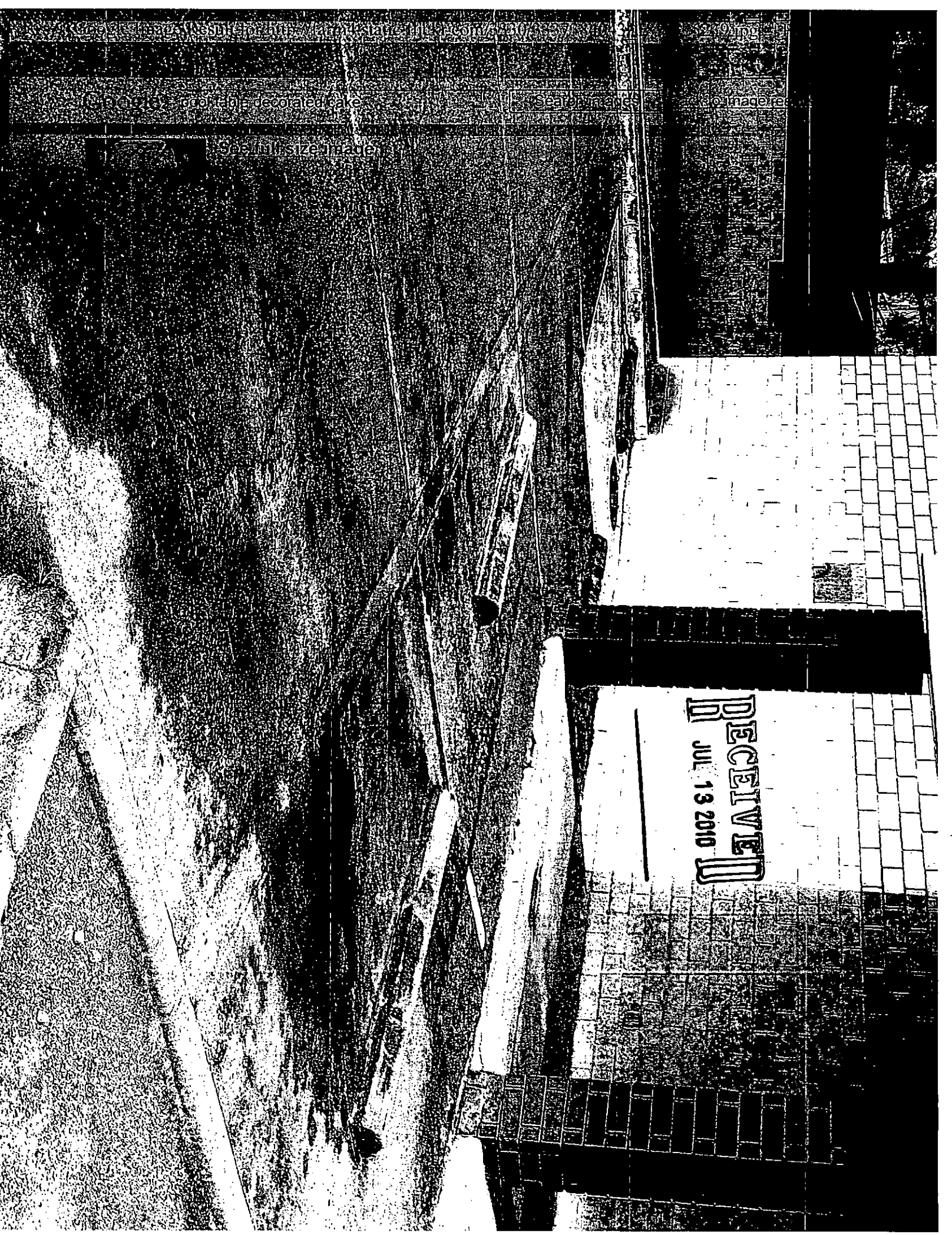
PHONE 702-478-7100	17X	JOB NO	DWG	REV
FAX 702-478-7101	10.017		Floor Plan	
	SCALE 1/8" = 1'-0"		SHEET	2 OF 3



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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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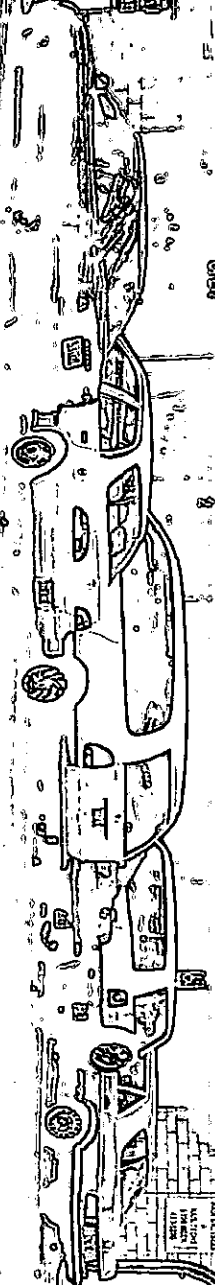
PIZZA



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

critic

SOULS
5.99
PIZZA
437-6666



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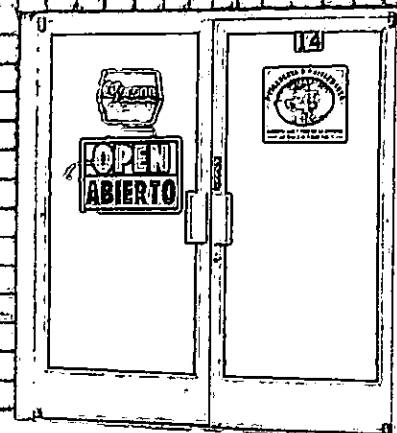
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PLANNING AND
DEVELOPMENT

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JUL 13 2010



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✓ Nevada Tax
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Option Insurance
Auto Home Life

CARNICERIA LA MEXICANA

FRUTAS Y
VERDURAS

PRODUCTOS LATINOS

TARJETAS TELE
CERREZA 101101

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*Handy Dandy
Salon & Photo Studio
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Wall-in Melrose*

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&
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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

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
LR F L L C	P O BOX 62042 BOULDER CITY NV	14029310088
LR F L L C	P O BOX 62042 BOULDER CITY NV	14029310060
LR F L L C	P O BOX 62042 BOULDER CITY NV	14029310051
LR F L L C	P O BOX 62042 BOULDER CITY NV	14029310038
LR F L L C	304 BARCELONA CT BOULDER CITY NV	14029310042
LR F L L C	304 BARCELONA CT BOULDER CITY NV	14029310086
LR 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

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. 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





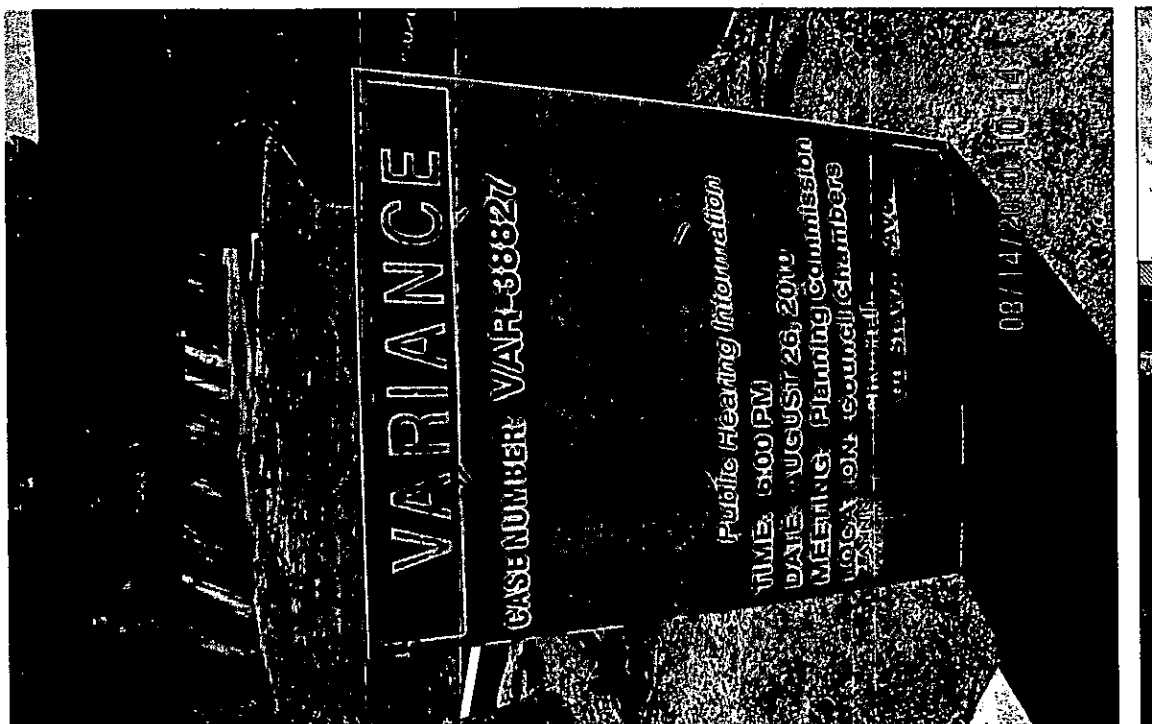
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

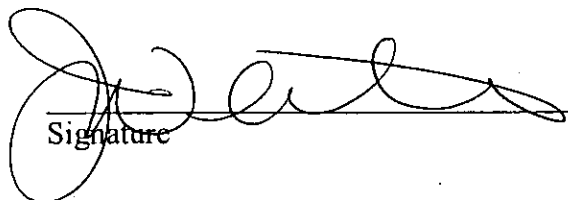


CASE NUMBER: VAR-38827

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

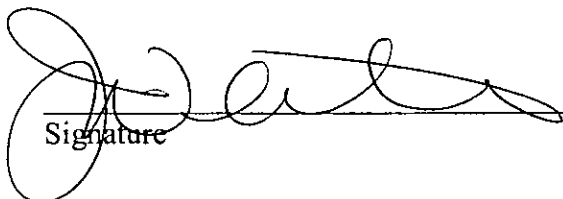
8-14-10
Date

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



Zoning
the first




Signature

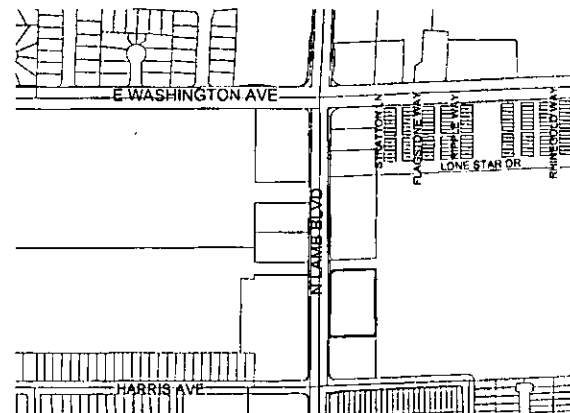
8-14-10
Date

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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

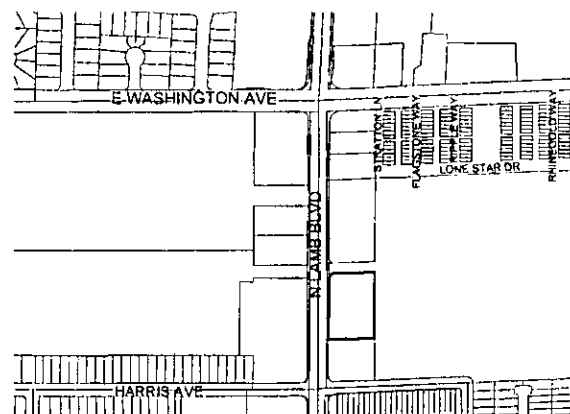
Meeting: Planning Commission
Date: August 26, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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).

Application Location



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

Public Hearing Information

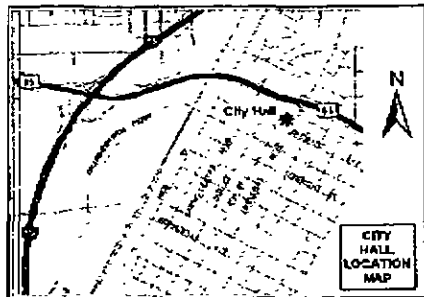
Meeting: Planning Commission
Date: August 26, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

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

RECEIVED
AUG 16 2010



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 12145

11/11/10 11:11:11

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

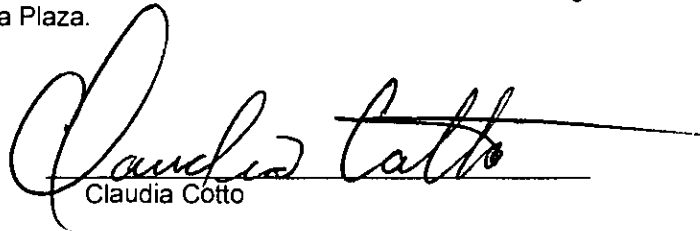
RECEIVED
JUL 09 2010

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 Planning & Development Department SUBMITTAL CHECKLIST			
Item Required					
YES	NO				
APPLICATION PACKET					
☒	☐	☒	☒	Application signed and notarized by all property owners or authorized agent(s)	NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications") <i>www.access.clarkcounty.com</i> <i>HR:01</i>
☒	☐	☒	☒	Grant deed and legal description	
☒	☐	☒	☒	Detailed justification letter	
☒	☐	☒	☒	Original meeting notes and checklist(s) signed by planner	
☒	☐	☒	☒	Correct fee(s): \$ 300.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 830.00 Total	
☒	☐	☒	☒	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)	
☒	☐	☒	☒	Assessor's Parcel Map	
☐	☒	☐	☐	Development Impact Notice and Assessment (DINA)	
☐	☒	☐	☐	Project of Regional Significance (PRS)	
☐	☒	☐	☐	Color & Materials Board per Site Development Plan Review Submittal Requirements	
☒	☐	☐	☐	Copy of Business Licenses: (Owner: ☒ Applicant: ☒ Representative: ☒)	
ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)					
SITE PLAN					
☒	☐	☒	☒	11" x 17" min. to 24" x 36" max. page size	Folded Plans: 6
☒	☐	☒	☒	North arrow, scale, and vicinity map	Colored, Rolled Plans: 1
☒	☐	☒	☒	All property lines and present dimensions labeled	Reduced Copy (8-1/2x11 BW): 1
☒	☐	☒	☒	All building setbacks labeled	NOTES:
☒	☐	☒	☒	All adjacent existing land uses and street names labeled	
☒	☐	☒	☒	All points of ingress and egress shown	
☒	☐	☒	☒	ADA accessibility requirements shown/labeled	
☒	☐	☒	☒	Parking standard(s) utilized:	
☒	☐	☒	☒	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total	
☒	☐	☒	☒	All free-standing sign locations shown and heights and sizes noted	
LANDSCAPE PLAN					
☐	☒	☐	☒	11" x 17" min. to 24" x 36" max. page size	Folded Plans: 0
☐	☒	☐	☒	North arrow, scale, and vicinity map	Colored, Rolled Plans: 0
☐	☒	☐	☒	All property lines and present dimensions labeled	Reduced Copy (8-1/2x11 BW): 0
☐	☒	☐	☒	All required perimeter landscape planters shown	NOTES: <i>include photos</i>
☐	☒	☐	☒	All required parking lot fingers/islands shown	
☐	☒	☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover	
BUILDING ELEVATIONS					
☐	☒	☐	☒	11" x 17" min. to 24" x 36" max. page size	Folded Plans: 0
☐	☒	☐	☒	Scale and building dimensions labeled	Colored, Rolled Plans: 0
☐	☒	☐	☒	North, south, east, and west elevations of all buildings	Reduced Copy (8-1/2x11 BW): 0
☐	☒	☐	☒	All building materials and colors noted	NOTES: <i>include photos</i>
☐	☒	☐	☒	8" x 10" photo of original color and material board	
☐	☒	☐	☒	All wall sign locations shown and sizes noted	
FLOOR PLANS					
☒	☐	☒	☒	11" x 17" min. to 24" x 36" max. page size	Folded Plans: 1
☒	☐	☒	☒	Scale and building dimensions labeled	Rollled Plans: 1
☒	☐	☒	☒	All building entrances/exits shown	Reduced Copy (8-1/2x11 BW): 1
☒	☐	☒	☒	Use of all rooms noted/labeled	NOTES:
☒	☐	☒	☒	Maximum Occupancy (per I.B.C.)	
☒	☐	☒	☒	Seating Capacity (where applicable)	
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.					
Owner / Applicant:	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 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:

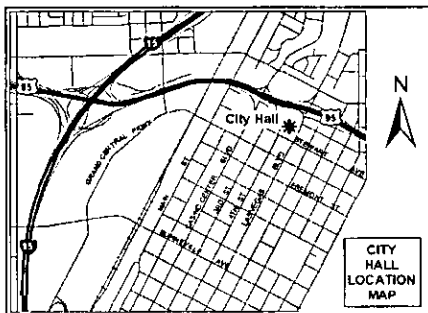
In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore,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

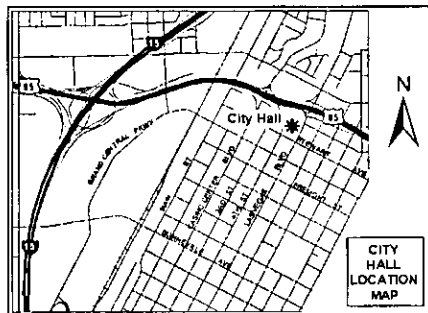
Please use available blank space on card for your comments.

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



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

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), 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	☒ 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 Condition Supervisor Required	Approval	Approved By 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 Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status 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 07/09/2010 15:49 0.00
TOM GALLINA ID OK FIRST R & G ASSOCIATES CK #1311 702-437-6666

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 Denchov
 Address: 821 N. LAMB Blvd. Phone: 702 437 6666 Fax: _____
 City: LAS Vegas State: NV Zip: 89110

REPRESENTATIVE: Sofias PIZZA Contact: Tom 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.-

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

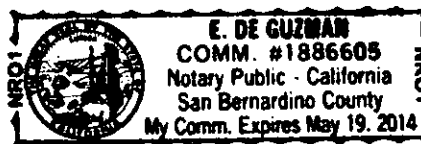
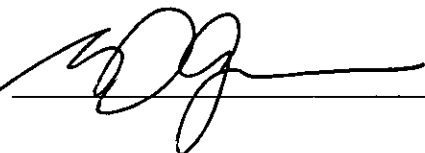
On 7/8/10 before me, Ernesto M. De Guzman,
(here insert name and title of the officer)

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

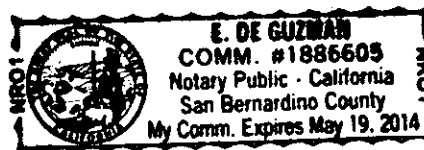
On 7/8/10 before me, Ernesto M. De Guzman, Notary Public,
(here insert name and title of the officer)

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 4th 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.

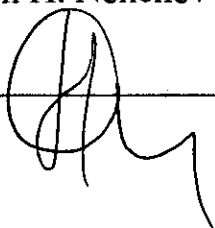
Please note that three businesses's within this complex close for the day between 6:00 Pm to 7:00 PM creating ample parking as these are the times that most people use for dining.

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. Nanchev



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

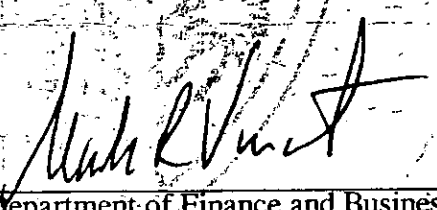
RECEIVED
JUL 09 2010

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.