

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

RQR-39061

HAND DELIVERED

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

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

ROR-39061 - REQUIRED REVIEW - ADMINISTRATIVE REVIEW - APPLICANT/OWNER: CECILE PROPERTIES, LLC - Required Administrative Review of a previously approved Special Use Permit (SUP-27082) FOR A SECONDHAND DEALER at 420 East Sahara Avenue (APN 162-03-416-022), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

MINOR REVIEW ADMINISTRATIVE: **SEPTEMBER 2010**

PLANNING SUPERVISOR: **STEVE GEBEKE**



ADMINISTRATIVE

Comments Due: **AUGUST 24, 2010**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney (cburney@lasvegasnevada.gov)**, the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

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

Report Date 08/03/2010 10:37 AM

Submitted By

Page 1

A/P # 39061 REQUIRED REVIEW

Application Information

Stages

	<u>Date / Time</u>	<u>By</u>		<u>Date / Time</u>	<u>By</u>
<u>Processed</u>	08/02/2010 16:43	983052	<u>Temp COO</u>		
<u>Approved</u>			<u>COO Issued</u>		
<u>Final</u>			<u>Expires</u>		

Associated Information

<u>Type of Work</u>	<u># Plans</u>	0	<u>Declared Valuation</u>	0.00
<u>Dept of Commerce</u>	<u># Plans</u>	0	<u>Calculated Valuation</u>	0.00
<u>Priority</u>	☒ <u>Auto Reviews</u>	<u>Bill Group</u>	<u>Actual Valuation</u>	0.00

Description of Work

RQR-39061 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CECILE PROPERTIES, LLC - Required Review of a previously approved Special Use Permit (SUP-27082) FOR A SECONDHAND DEALER at 420 East Sahara Avenue (APN 162-03-416-022), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

Parent A/P # 27082

<u>Project #</u>	39061	<u>Project/Phase Name</u>	REQUIRED ONE YEAR REVIEW SECON	<u>Phase #</u>	
<u>Size/Area</u>	0.00	<u>Size Description</u>		<u>Subdivision Code</u>	
<u>Proposed Start</u>		<u>Proposed Stop</u>		<u>% Completed</u>	0.00
<u>% Complete Formula</u>					

Property/Site Information

Parcel 16203416022
Location 420 E SAHARA AVE

Owner/Tenant

<u>Contact ID</u> AC1464940	<u>Name</u> CECILE PROPERTIES L L C	<u>Organization</u>	
<u>Mailing Address</u> 3175 BELAIR DR		<u>State/Province</u> NV	
<u>City</u> LAS VEGAS		<u>Country</u>	☐ <u>Foreign</u>
<u>ZIP/PC</u> 89109-1591		<u>Evening Phone</u>	
<u>Day Phone</u> (702)382-7791 x		<u>Mobile #</u>	
<u>Fax</u> (702)366-9331			

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

424 E SAHARA AVE
LAS VEGAS, 89104-

420 E SAHARA AVE
LAS VEGAS, 89104-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

Report Date 08/03/2010 10:37 AM

Submitted By

Page 2

A/P Linked Parcels

16203416022

Applicants/Contacts

Primary Y Capacity OWNER Contact ID AC1464940 ☐ Foreign
Effective
Name CECILE PROPERTIES L L C Expire
Day Phone (702)382-7791 x Eve Phone Organization
Pager PIN # Position
Fax (702)366-9331 Mobile Profession
E-Mail
Address 3175 BELAIR DR
LAS VEGAS, NV 89109-1591
Seasonal Addr
Valid From To
Comments Susan Kestenman

Contractors

No Contractors

Project # A/P Type Status Stage Relation

No children exist for this project

Planning Condition Description Effective Expire Comments

There is no planning condition for this project.

REQUIRED REVIEW

Will this go to City Council? N Will this go DIRECTLY to City Council? N
Y Parent Project link required? Hearing Type
Required 1 year Review Public or Admin? ADMIN
Parent Application Type SUP
Parent Project # 27082 Is there a condition of approval for a Required Review?
Staff Recommendation If yes, when does it need to be reviewed?
Meeting Information

<u>Meeting Grid</u>	<u>Meeting Type</u>	<u>Meeting Status</u>	<u>YES Votes</u>	<u>NO Votes</u>	<u>ABSTENTIONS</u>
<u>Meeting Date</u> Comments Added By	<u>Add Date</u>	<u>Modified By</u> <u>Modified Date</u>			
09/23/2010	ADMIN	SCHEDULED	0	0	0
FSOLIS	08/02/2010				

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

No children exist for this project

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

RQR Application

Report Date 08/03/2010 10:37 AM

Submitted By

Page 3

<u>Employee ID</u>	<u>Last</u>	<u>First</u>	<u>MI</u>	<u>Comments</u>
--------------------	-------------	--------------	-----------	-----------------

No Employee Entries

<u>Log</u>	<u>Action</u>	<u>Description</u>	<u>Entered By</u>	<u>Start</u>	<u>Stop</u>	<u>Hours</u>
------------	---------------	--------------------	-------------------	--------------	-------------	--------------

PAYMNT	CD NAME WHO PICKED UP CDNTACT#	890381	08/03/2010 10:10	0.00		
DROP OFF/FRED SOLIS/PLANNING;CECILE PROPERTIES; CK#8155; 702-382-7791;						



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SUP -27082 (RQR-34160) Special Use Permit

Project Address (Location) 420 E Sahara Ave, Las Vegas NV 89109

Project Name _____ Proposed Use _____

Assessor's Parcel #(s) APN 162-03-416-022 Ward # _____

General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information

PROPERTY OWNER Cecile Properties LLC Contact Susi Kestenman
Address 420 E Sahara Ave Phone: 382 7791 Fax: 366-9331
City Las Vegas NV 891 State NV Zip 89104
E-mail Address CecilePropertiesLLC@cox.net

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

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

Property Owner Signature* [Signature] [Signature]

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

Print Name Susi Kestenman

Subscribed and sworn before me

This 2nd day of August, 20 10
[Signature]

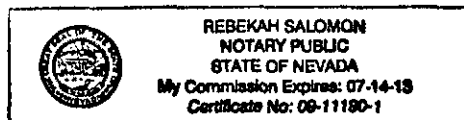
Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # RQR-39061
Meeting Date: 9.23.10
Total Fee: 300
Date Accepted: 9.3-10
Accepted By: F.S

*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.

f:\depot\Application Packet\Application Form.doc





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number. **RQR-39061** APN: 162-03-416-022
Name of Property Owner: Cecite Properties LLC
Name of Applicant: Susi Kestenman
Name of Representative: _____

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

_____ Yes

_____ No

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

City Official: N/A

Partner(s): _____

APN: _____

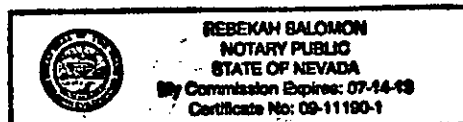
Signature of Property Owner: [Signature] [Signature]

Print Name: Susi Kestenman

Subscribed and sworn before me

This 2nd day of August, 2010

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





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER



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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

May 9, 2008

Ms. Susan Kestenman
Cecile Properties, LLC
3175 Belair Drive
Las Vegas, Nevada 89109

RE: SUP-27082 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF MAY 7, 2008

Dear Ms. Kestenman:

The City Council at a regular meeting held May 7, 2008 APPROVED the request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER (JEWELRY) at 420 East Sahara Avenue (APN 162-03-416-022), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 8, 2008. This approval is subject to:

Planning & Development

1. One Year Review at a Public Hearing of the Planning Commission from the issuance of the business license.
2. Conformance to all minimum requirements under LVMC Title 19.04.010 for Secondhand Dealer use, including parking requirements.
3. Provide an additional 24-inch box tree at the front of the building, for a total of two trees on the south face of the building.
4. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. Parking lot shall be re-striped to conform to the site plan date stamped 03/04/08.

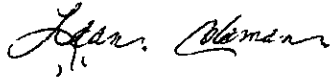
RQR-39061



Ms. Susan Kestenman
SUP-27082 – Page Two
May 9, 2008

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



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

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Ms. Leni Skaar
Bradshaw & Associates
3753 Howard Hughes Parkway, Suite #200
Las Vegas, Nevada 89106

RQR-39061



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

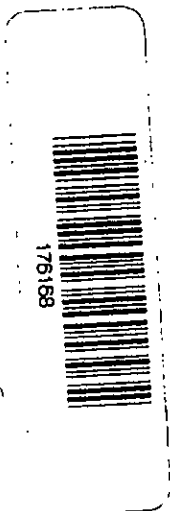
LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER



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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-06-09

September 17, 2009

Ms. Susan Kestenman
Cecile Properties
3175 Belair Drive
Las Vegas, Nevada 89109

RE: RQR-34160 - REQUIRED REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 16, 2009

Dear Ms. Kestenman:

The City Council at a regular meeting held September 16, 2009, APPROVED the Required Review of a previously approved Special Use Permit (SUP-27082) FOR A SECONDHAND DEALER at 420 East Sahara Avenue (APN 162-03-416-022), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 17, 2009. This approval is subject to:

Planning and Development

1. There shall be a one-year administrative review.
2. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for Secondhand Dealer use.
3. Conformance to the conditions for Special Use Permit (SUP-27082).

Sincerely,

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Ms. Leni Skaar
Bradshaw & Associates
7464 W. Sahara Avenue
Las Vegas, Nevada 89117

RQR-39061

Printed with environmentally friendly soy ink.

4-1

A.P.N. #	162-03-416-022
Escrow No.	275985-RA
R.P.P.T.	\$2550.00
Recording Requested By:	
National Title Co	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Cecile Properties, LLV	
3175 BELAIR DRIVE	
LAS VEGAS NV 89109	

20071109-0003534

Fee: \$16.00 RPTT: \$2,550.00
N/C Fee: \$0.00

11/09/2007 15:19:05
T20070198632

Requestor:
NATIONAL TITLE COMPANY

Debbie Conway KXC
Clark County Recorder Pgs: 4

3

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That ALVIN M. LEVY MARITAL DEDUCTION TRUST, JOANNE E. LEVY, TRUSTEE for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to Cecile Properties, LLC

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

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

SUBJECT TO:

1. Taxes for fiscal year 2007-2008;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 11-8-07

ALVIN M. LEVY MARITAL DEDUCTION
TRUST

Joanne E. Levy
JOANNE E. LEVY, TRUSTEE

State of Nevada

}

} ss.

County of Clark

}

This instrument was acknowledged before me on November 8, 2007

by: Joanne E. Levy

Signature:

Rosemary Ajizian
Notary Public

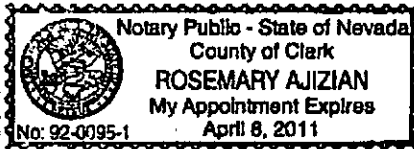


Exhibit A
LEGAL DESCRIPTION

File Number: 275985

LOT ONE (1) IN BLOCK THREE (3) OF PARADISE VILLAGE TRACT 4, AS SHOWN BY MAP
THEREOF ON FILE IN BOOK 3 OF PLATS, PAGE 66, IN THE OFFICE OF THE COUNTY
RECORDER OF CLARK COUNTY, NEVADA.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 162-03-416-022
b) _____
3 c) _____
d) _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument No. _____

Book _____ Page _____

Date of Recording: _____

Notes: _____

2. Type of Property

- a) ☐ Vacant Land b) ☐ Single Family Residence
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apartment Bldg. f) ☒ Commercial/Industrial
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

3. Total Value/Sales Price of Property

\$500,000.00

Deed in Lieu of Foreclosure Only (Value of Property) (_____)

Transfer Tax Value

500,000.00

Real Property Transfer Tax Due:

2,550.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred:

% _____

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 disallowance of any claimed exemption or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature:



Capacity:

Grantor

ALVIN M. LEVY MARITAL REDUCTION TRUST

Signature:

Susi Kestenman

Capacity:

Grantee

SELLER (GRANTOR) INFORMATION

Print Name: LEVY TRUST
Address: 8712 CARLITAS JOY
City/State/Zip LAS VEGAS, NV. 89117

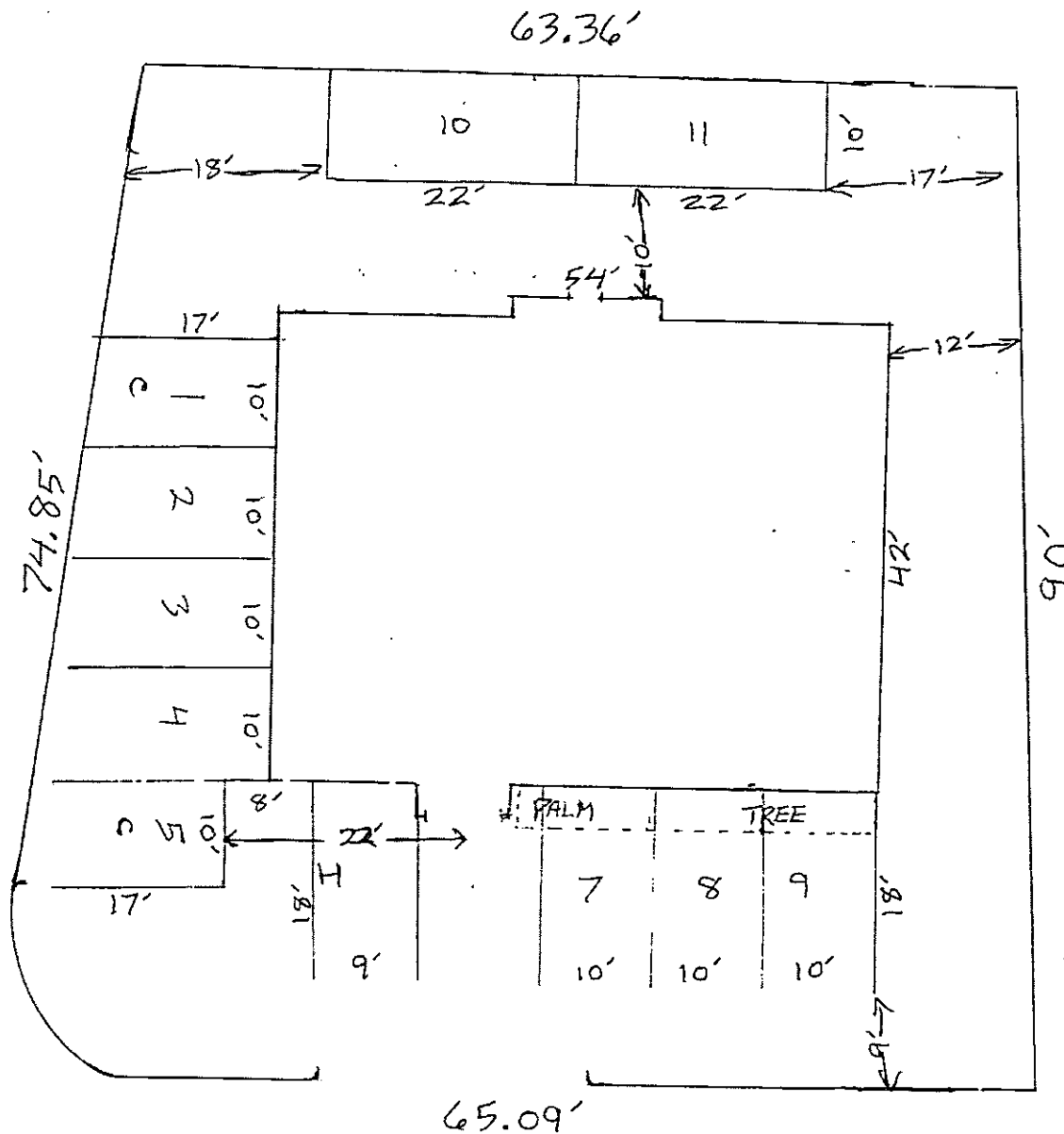
BUYER (GRANTEE) INFORMATION

Print Name: CECILE PROPERTIES, LLC
Address: 3175 BEL AIR
City/State/Zip LAS VEGAS, NV. 89109

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: National Title Co Escrow No 275985-RA
Address: 714 East Sahara
City Las Vegas State: NV Zip 89104

3534



SUP-27082
REVISED
04/10/08 PC

RECEIVED
MAR 04 2008

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

September 1, 2010

Ms. Susi Kestenman
Cecile Properties, LLC
420 East Sahara Avenue
Las Vegas, Nevada 89104

**RE: RQR-39061 - ADMINISTRATIVE REQUIRED REVIEW
MINOR REVIEW CYCLE - SEPTEMBER 2010**

Dear Ms. Kestenman:

Your required Administrative Review of a previously approved Special Use Permit (SUP-27082) FOR A SECONDHAND DEALER at 420 East Sahara Avenue (APN 162-03-416-022), C-1 (Limited Commercial) Zone, Ward 3 (Reese), has been considered administratively by the Planning and Development Department staff.

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

Planning and Development

1. Conformance to the conditions for Special Use Permit (SUP-27082) and Review of Condition (ROC-35500).
2. No further reviews are required.

This action by the Planning and Development Department staff on September 1, 2010 is final unless a written appeal is filed with the Director of Planning and Development Department within ten days of the date of this letter.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

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***AGENDA MEMO**

ADMINISTRATIVE MINOR REVIEW DATE: SEPTEMBER 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: CECILE PROPERTIES, LLC

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
RQR-39061	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

RQR-39061 CONDITIONS

Planning and Development

1. Conformance to the conditions for Special Use Permit (SUP-27082) and Review of Condition (ROC-35500).
2. No further reviews are required.

Staff Report Page One

September 2010 - Administrative Minor Review Meeting

**** STAFF REPORT ******PROJECT DESCRIPTION**

The original Special Use Permit (SUP-27082) for a Secondhand Dealer Use at 420 East Sahara Avenue application required a one-year review. Since the applicant had not met all the conditions of approval at the time Required Review (RQR-34160) was considered, another one-year administrative review was again conditioned. A Review of Condition (ROC-35500) was approved by City Council on September 16, 2009 that modified Condition Five (5) of SUP-27082 resulting in a modified parking configuration. This condition is now being met and therefore, the Planning & Development Department is administratively approving the review, with conditions.

ISSUES

- As a condition of approval for a previously approved Required Review (RQR-34160), a one-year administrative review was required and this application satisfies the requirement.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
02/22/68	The Board of City Commissioners approved a Rezoning (Z-0003-68) from P-R (Professional Office and Parking) to C-1 (Limited Commercial) at the northeast corner of Sahara Avenue and Santa Rita Drive.
11/16/04	A Code Enforcement case (#23820) was processed for a sign violation involving a banner in front of the building at 420 East Sahara Avenue Code Enforcement closed the case 03/27/07.
05/07/08	The City Council approved a Special Use Permit (SUP-27082) for a proposed Secondhand Dealer use at 420 East Sahara Avenue. The Planning Commission recommended approval of the request.
09/16/09	The City Council approved a Review of Condition (ROC-35500) that modified Condition Five of Special Use Permit (SUP-27082) and approved A one-year Required Review (RQR-34160) for a Secondhand Dealer use at 420 East Sahara Avenue. The Planning Commission recommended approval and Staff recommended denial of the requests.

Most Recent Change of Ownership	
11/09/07	A deed was recorded for a change in ownership.

YK

Staff Report Page Two

September 2010 - Administrative Minor Review Meeting

<i>Related Building Permits/Business Licenses</i>	
10/11/95	A building permit (#95879586) was issued for a wall sign at 420 East Sahara Avenue (Jewelry and Mineral). The permit expired on 09/21/96.
03/21/96	A building permit (#96005465) was issued for a single face sign at 420 East Sahara Avenue. The permit expired on 09/21/96.
07/07/08	A business license (#S26-00020) was issued for a Secondhand Dealer at 420 East Sahara Avenue. The license is still active.
10/16/08	A building permit (#123284) was issued for a Tenant Improvement at 420 East Sahara Avenue. The permit was finalized on 11/18/08.

<i>Pre-Application Meeting</i>
A pre-application conference is not required for this application, nor was one held.

<i>Neighborhood Meeting</i>
A neighborhood meeting was not required, nor was one held.

Field Check	
09/19/10	Staff conducted a field check of the subject site. The property was found to be well maintained and the modified parking lot striping conformed to the approved site plan called for in Review of Condition (ROC-35500).

Details of Application Request	
Site Area	
Gross Acres	0.15

<i>Surrounding Property</i>	<i>Existing Land Use</i>	<i>Planned Land Use</i>	<i>Existing Zoning</i>
Subject Property	Secondhand Dealer (The Gold Exchange)	SC (Service Commercial)	C-1 (Limited Commercial)
North	Multi-family Residential	ML (Medium Low Density Residential)	R-2 (Medium-Low Density Residential)
South	Apartments – Clark County	CT (Commercial Tourist – Clark County)	H-1 (Limited Resort and Apartment District - Clark County designation)

Staff Report Page Three

September 2010 - Administrative Minor Review Meeting

East	Financial Institute, Specified (Star Loan Center)	SC (Service Commercial)	C-1 (Limited Commercial)
West	Office, General Retail	L (Low Density Residential), SC (Service Commercial)	P-R (Professional Office and Parking District) and C-1 (Limited Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Beverly Green Southridge Neighborhood Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
G-O Gaming Enterprise Overlay District	X		Y
A-O Airport Overlay District –175 Feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the second Required Review since the initial approval of the Special Use Permit (SUP-27082) for a Secondhand Dealership at 420 East Sahara Avenue. The existing business purchases and sells antique jewelry, coins, flatware and other precious metals. A research of the business license history reveals the jewelry store has a valid license for the intended use with no Metro incidents noted. Since the original approval of the Special Use Permit, there has been little to no tangible redevelopment in the surrounding area.

Although the use is located within the Beverly Green/Southridge Neighborhood Plan, The Gaming enterprise Overlay District and the Airport Overlay District none of these specifically address the Secondhand Dealership Use and thus do not apply to this application.

FINDINGS

The subject site is located in a C-2 (General Commercial) zoning district that permits Secondhand Dealerships. The area surrounding the business is in good condition. During a routine site inspection Staff determined that the site was in conformance with all conditions set forth in SUP-27082 and modified in ROC-35500. Staff is not recommending any additional reviews as the current site complies with all conditions of approval, therefore, staff supports this application and is administratively approving the review with conditions.

YK

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September 2010 - Administrative Minor Review Meeting

APPROVALS 0

PROTESTS 0



DEVELOPMENT SERVICES CENTER

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August 17, 2010

Ms. Susi Kestenman
Cecile Properties, LLC
420 East Sahara Avenue
Las Vegas, Nevada 89104

**RE: RQR-39061 - ADMINISTRATIVE REQUIRED REVIEW
MINOR REVIEW CYCLE - SEPTEMBER 2010**

Dear Ms. Kestenman:

Your required Administrative Review of a previously approved Special Use Permit (SUP-27082) FOR A SECONDHAND DEALER at 420 East Sahara Avenue (APN 162-03-416-022), C-1 (Limited Commercial) Zone, Ward 3 (Reese), will be considered administratively by the Planning and Development Department staff.

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

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

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

Mayor
Oscar B. Goodman

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