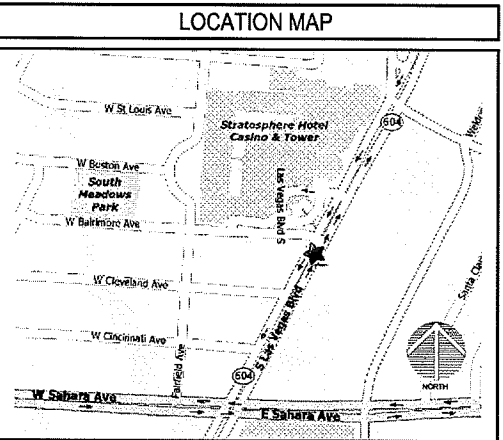
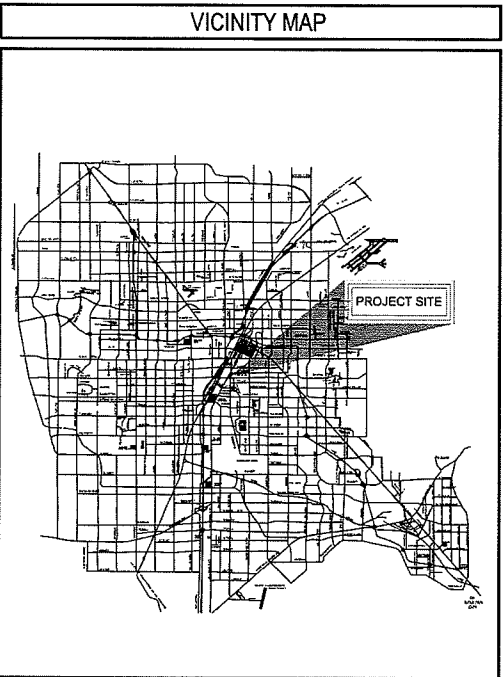
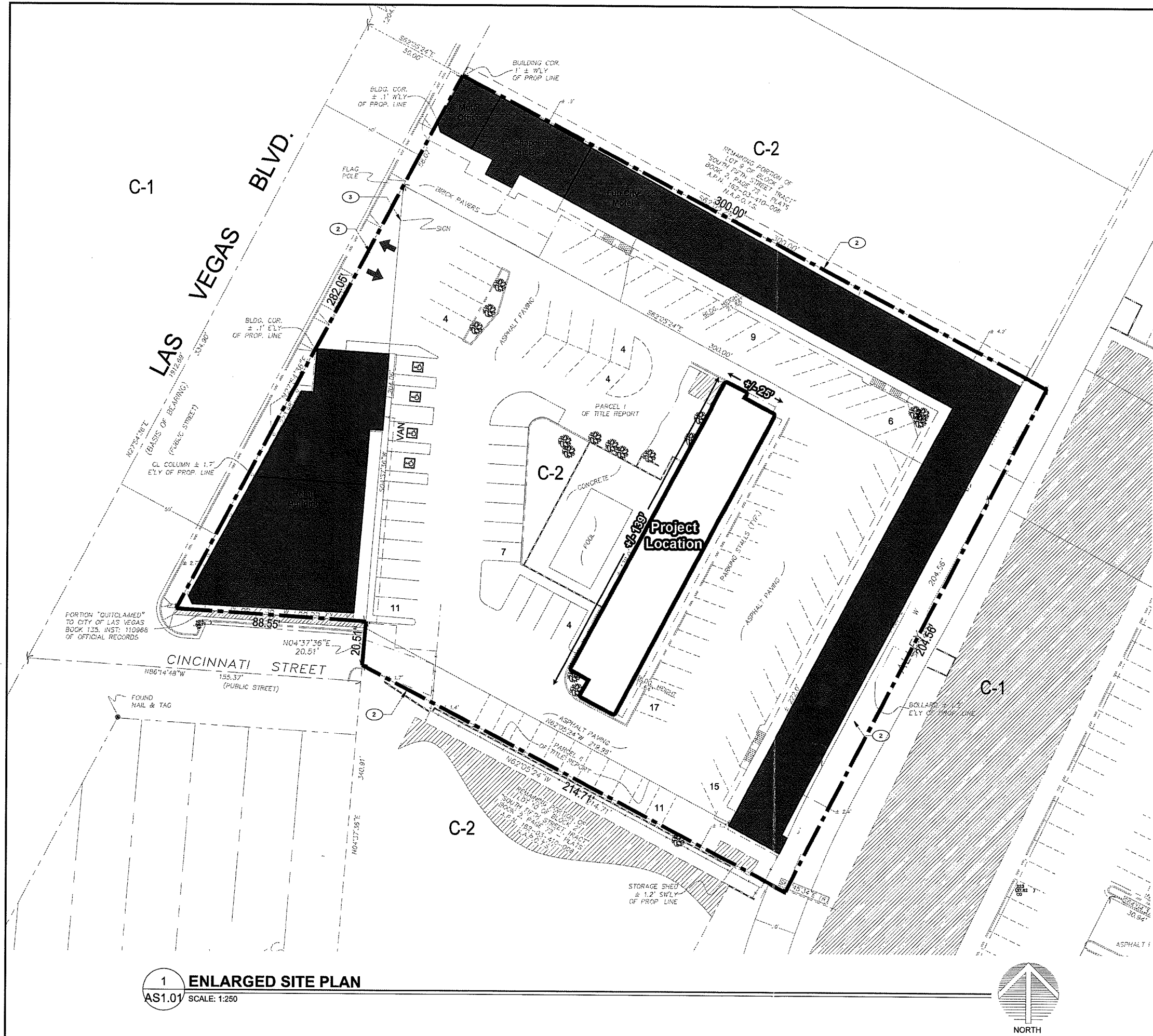




- KEYNOTES
- ② PROPERTY LINE
 - ③ 15'-0" LONG x 2'-6" WIDE x 30'-0" HIGH FREE STANDING SIGNAGE

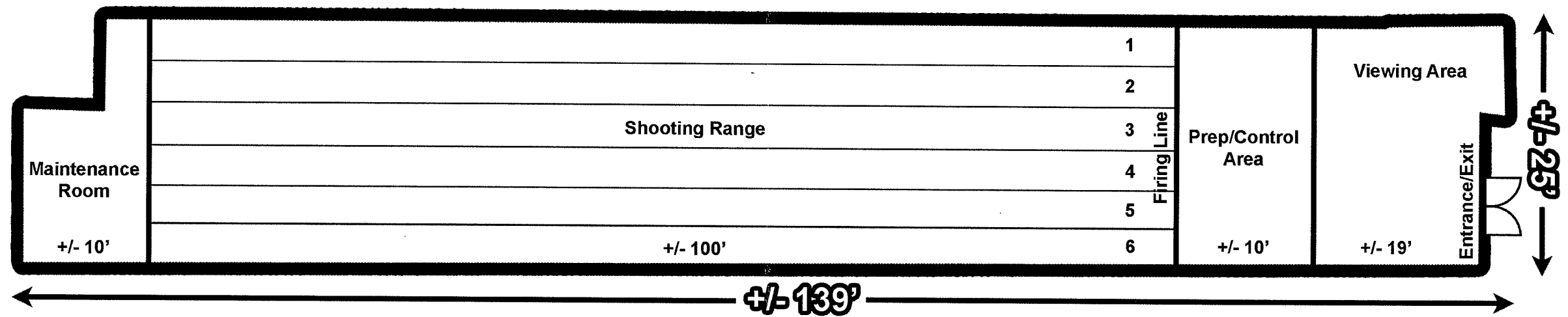
Site Plan

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SUP-39143
09/23/10 PC

1 ENLARGED SITE PLAN
AS1.01 SCALE: 1:250





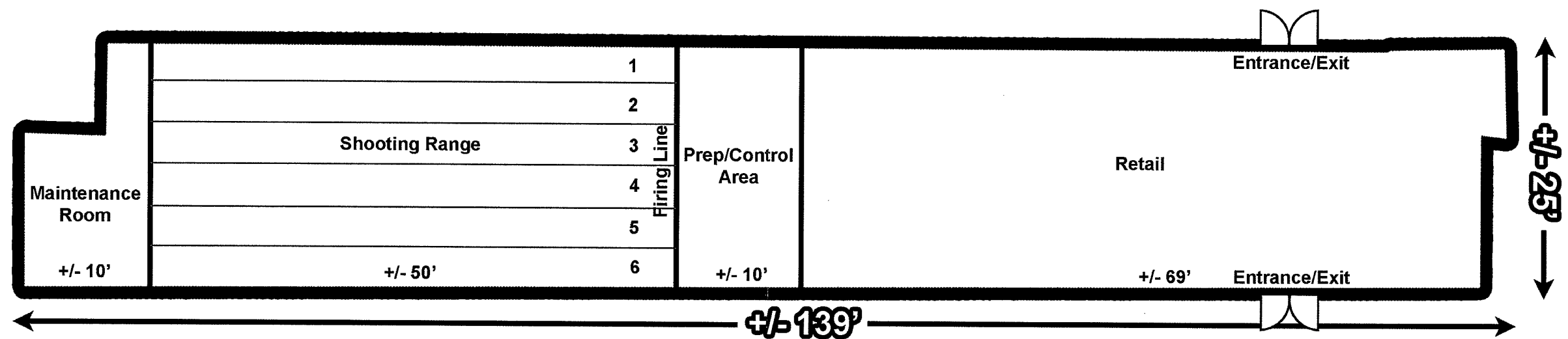
Floor Plan

2nd Floor

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SUP-39143



Floor Plan

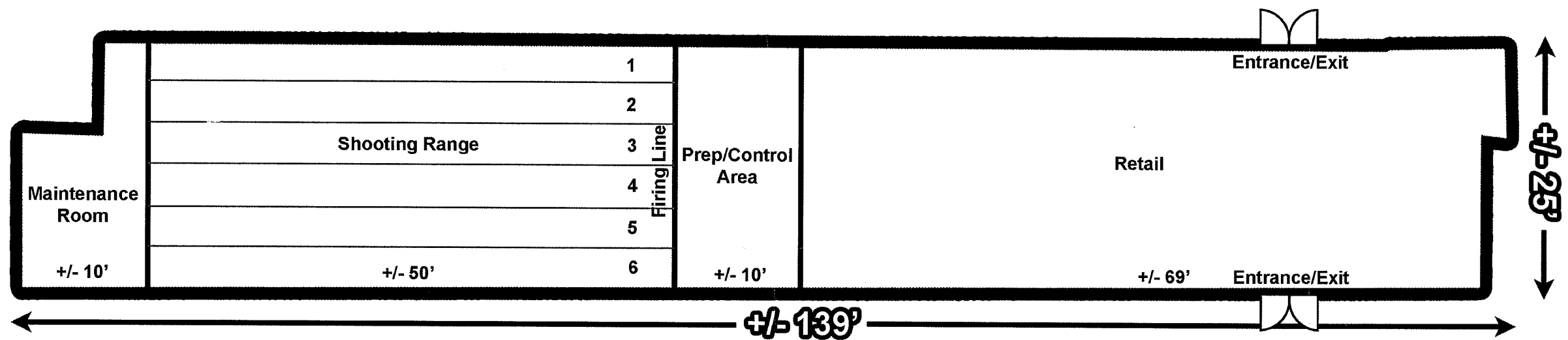
1st Floor

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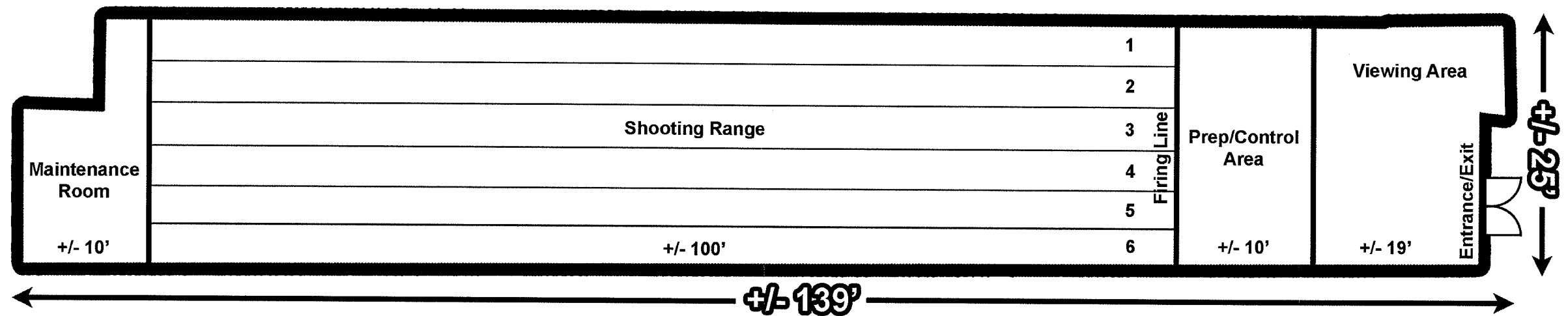


sup-39143

Floor Plan 1st Floor

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Floor Plan

2nd Floor

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AUG 10 2010

SUP-39143

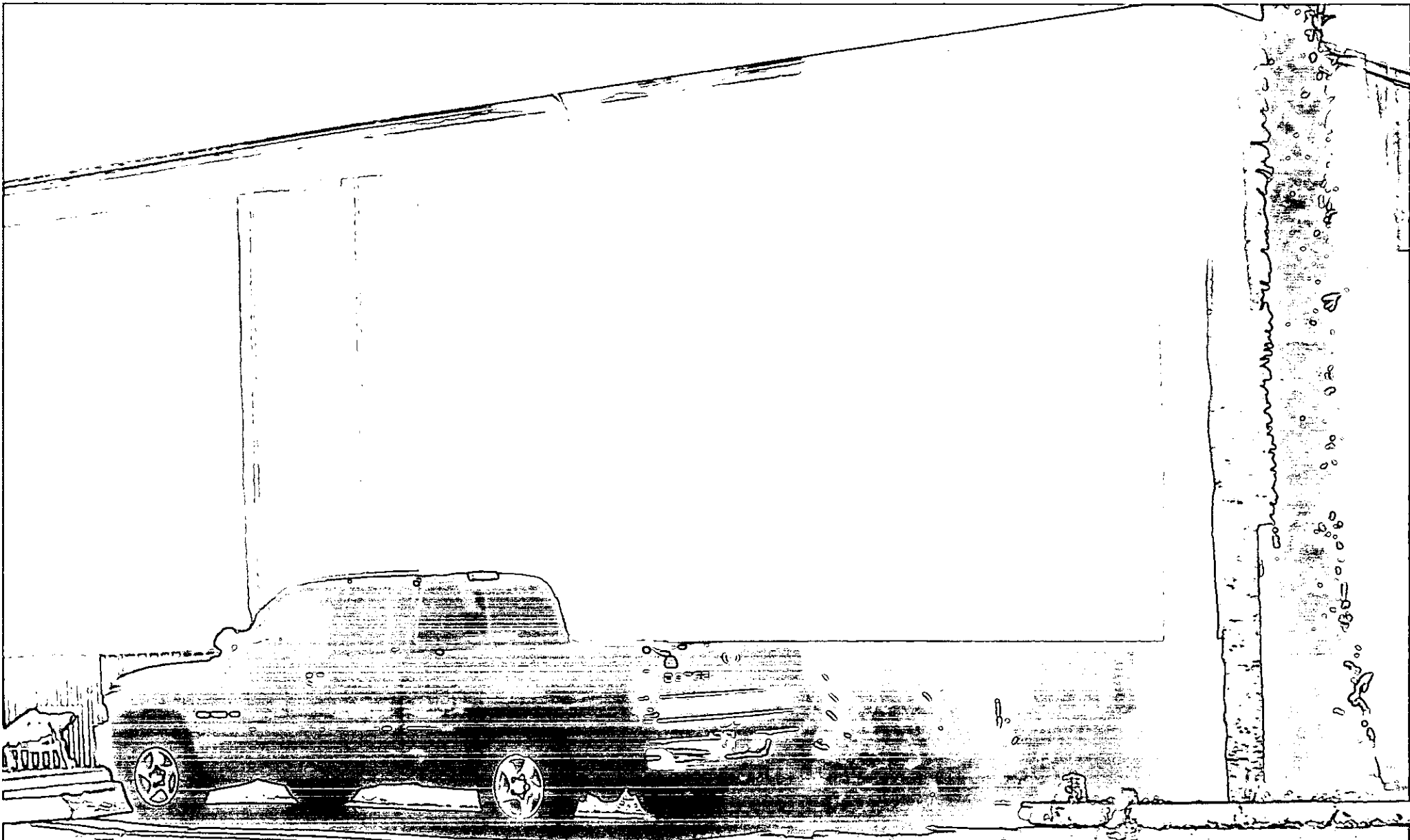


SCANNED



SEP 21 2010

SUP 39143

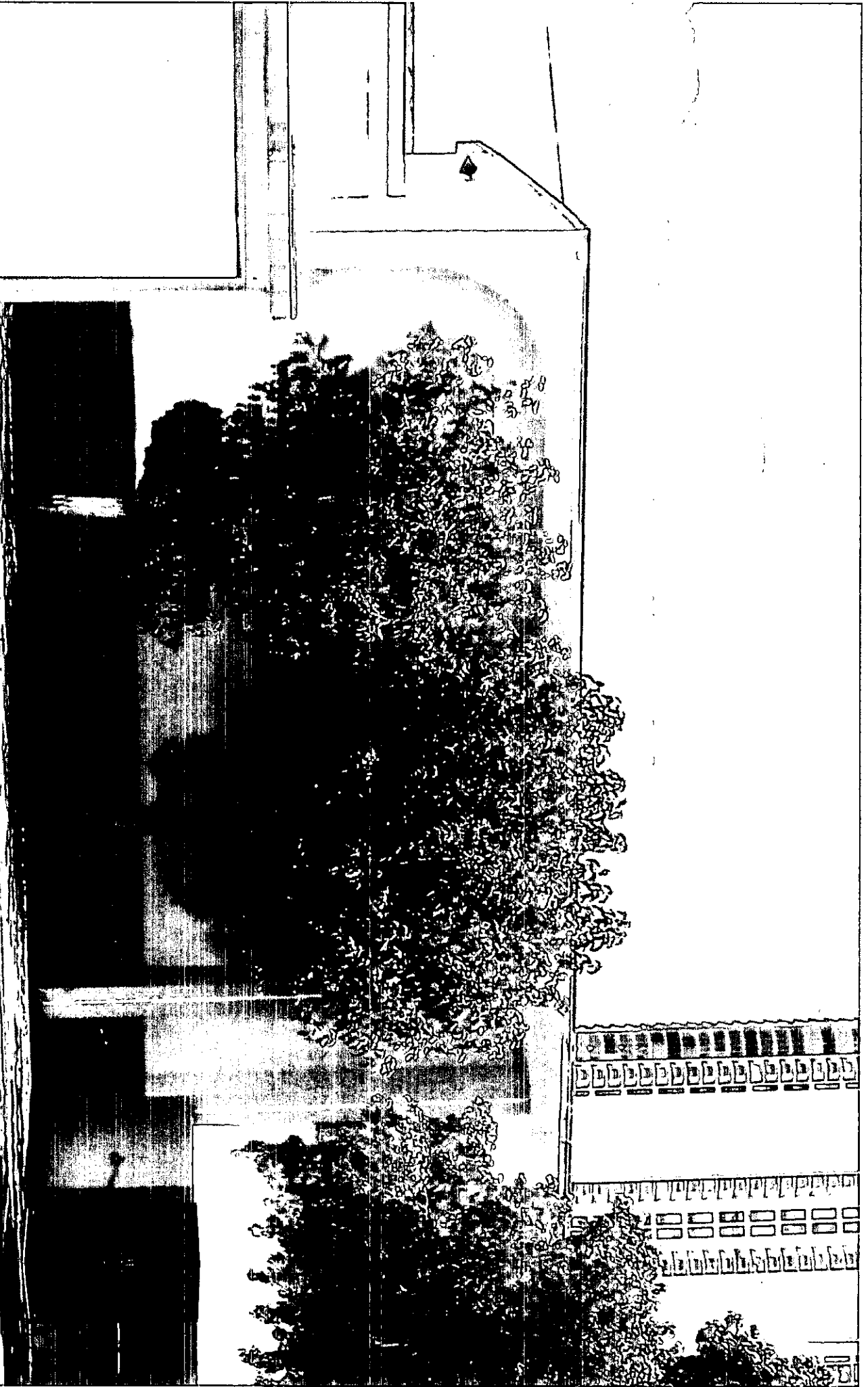


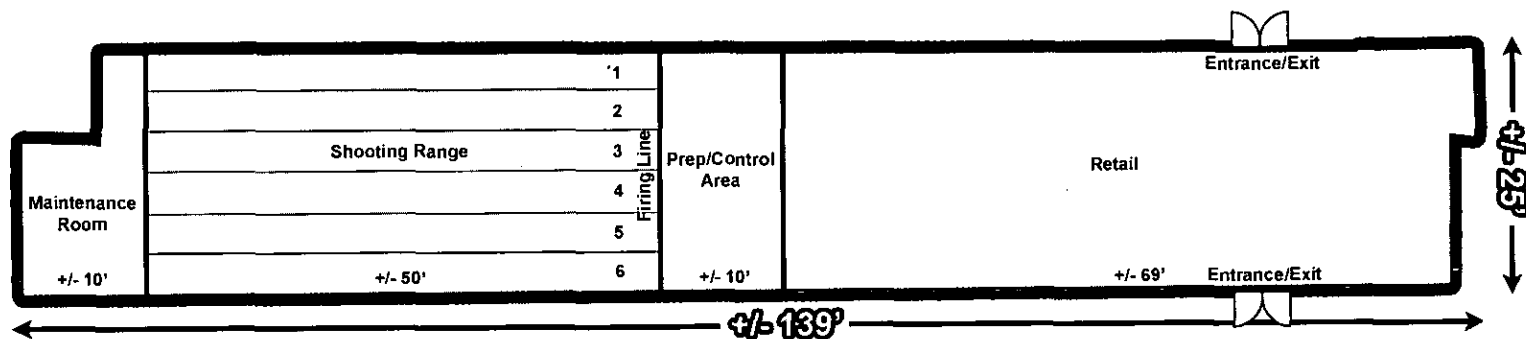
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SUP-39143

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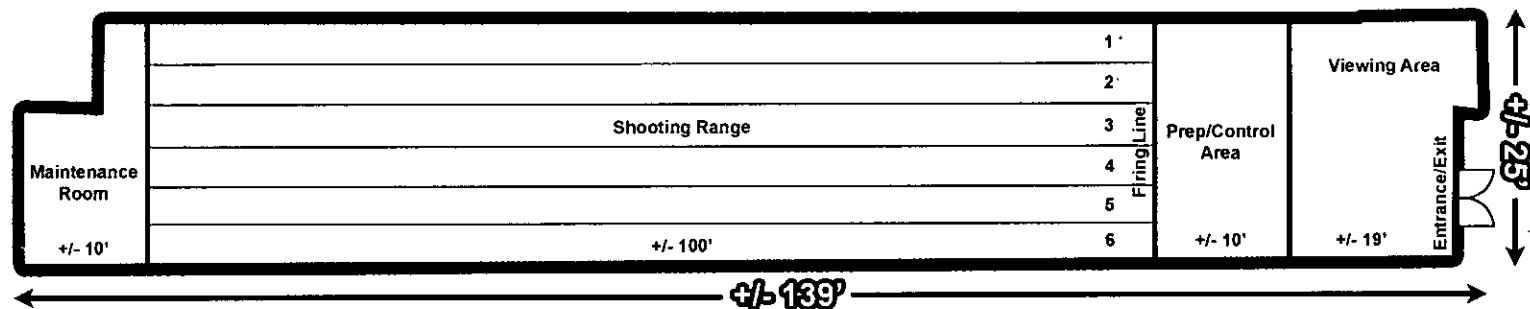
SUP-39143





Floor Plan **1st Floor**

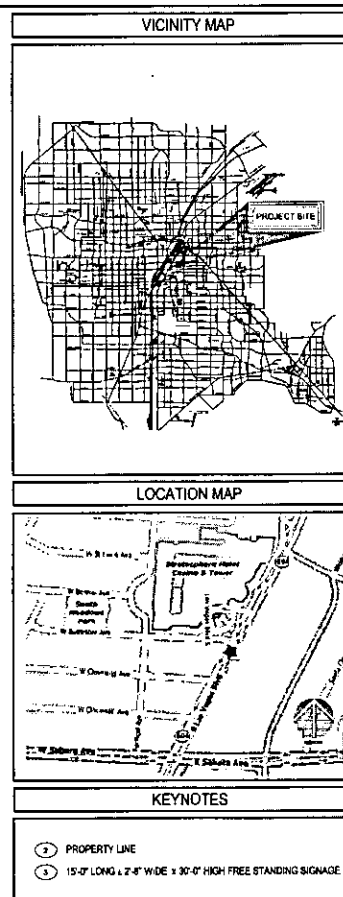
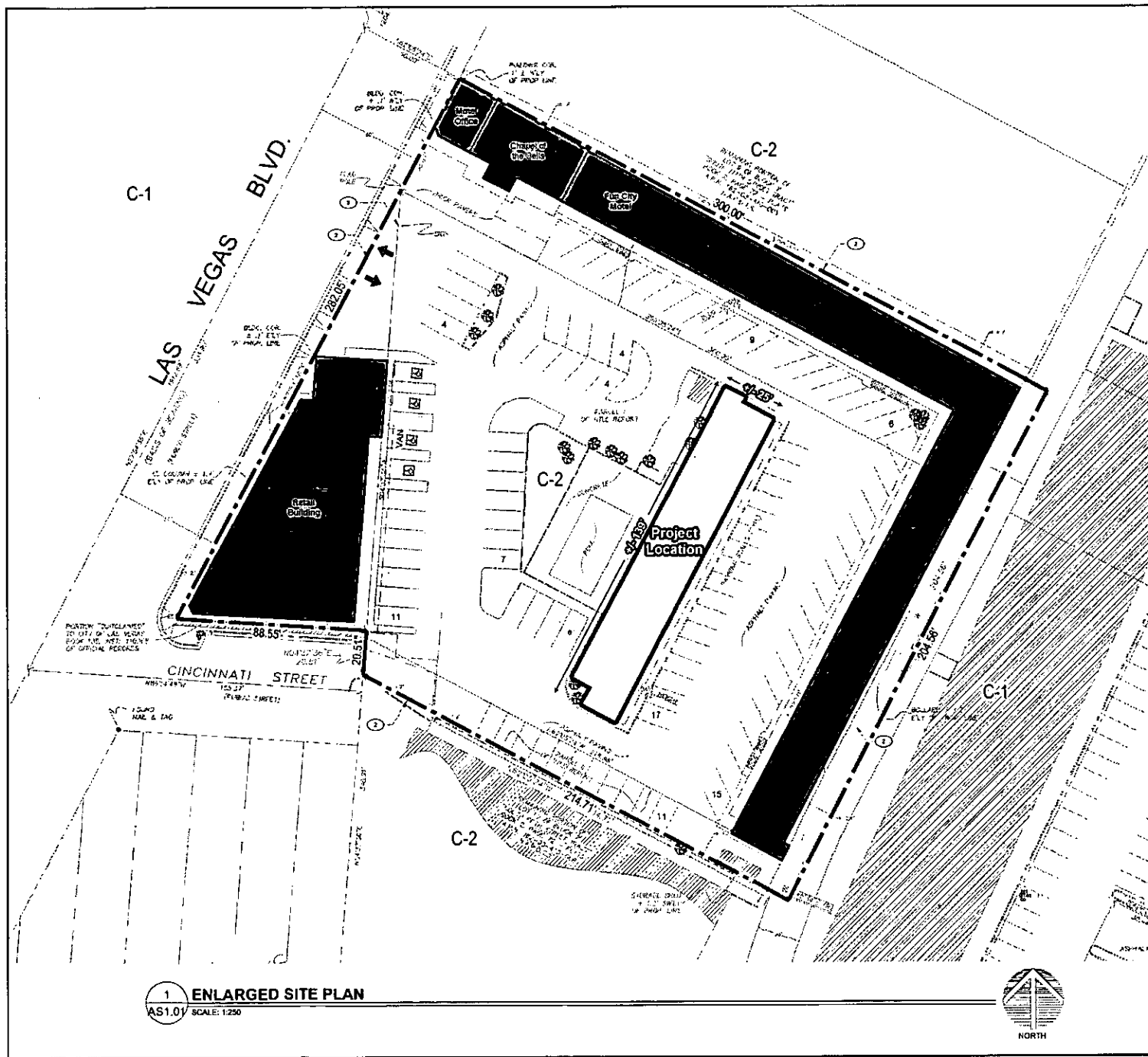
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SUP-39143



Floor Plan 2nd Floor



RECEIVED
AUG 10 2010
SUP-39143



RECEIVED
AUG 10 2010

SUP-39143

Site Plan



CHARLESTON NEIGHBORHOOD PRESERVATION

"Doing things today that will improve tomorrow"

Phone/Fax: 702-877-2438

TO: Planning Commissioners: TRUESDELL, EVANS, GOYNES, TROWBRIDGE, QUINN,
FLANGAS, MOODY!

FROM: CNP

DATE: Oct 21, 2010

RE: Selected Planning Commission AGENDA ITEMS for Oct 21, 2010

#24. SUP-3143—Please Approve. What took so long?!

#26. SUP-39440—NO. DENY,. Does desperation lower standards? NO, but some people are willing to do this as long as one thinks VERY SMALL. Lower standards on Decatur means Lower standards on South Rampart—if I jumped off a bridge, would you follow suit? Where are the character standards when \$ comes into play? WHAT ARE YOU TEACHING THE NEXT GENERATIONS?

#27-SUP-39441—NO, PLEASE DENY. Same rational as #26.

#28-SUP-39454—NO, PLEASE DENY. Same rational as #26 & #27. If this were a mosque, would this even see the light of day?

#38-SUP-37362---NO, PLEASE DENY. Don't even use the word "respectively" in this item!

#39-GPA-39489—Looks ok to us. Industry Research sounds like meaningful progress!

#51 & #52—Staff is right on with rational recommendations. Vote NO, Deny for the heaps of reasons!

#54-ROC-39470- NO, DENY! "Limiting the requirement"—yet another way to 'skin a cat', and we think this phrase fits the tragic proposal.

#60-SUP--39365-NO, for the tender mercies toward our fellow men. 'I have his watch, his hammer, and now his car—you know wife & kids can be pawned, too.'

#61-SUP-39367—DENY, per Staff Recommendation. The greatest staff in the world—hccc them!

#64-TXT-39658—PLEASE REMOVE THIS ITEM FROM THIS OCT 21, 2010 AGENDA.
DO NOT 'BRING #64 FORWARD' either. DO THE CORRECT THING!
No material was made public. We needed to phone this morning to receive unpublicized information about this item. We have been phoning for 2 days, receiving info from other agenda items, and seemingly bewildered reactions to our interest.

Thanks for being here,

June Ingram, President

and BOARD

RECEIVED

OCT 21 2010

June Ingram
CNP President

BOARD & ADVISORY MEMBERS

Dennis Ardine-Vicki Arnold-Dick Bratton-Erna Clark-Juanita Clark-Miriam Ean-Danielle Hanslip-Rose Honrath-June Ingram-Rick Johnson-Jolanta Krol-Rod & Betty Larsen-Geno & Pearl Leonardo-Pio Montulvo-Dorothy Orr-Jim Seward-Pamela Stanchiff-Tim Volz-Marcus Gobel-

P. 002/002

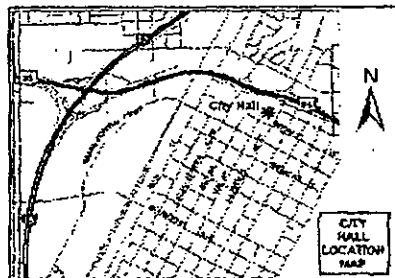
FAX No. 1 323 653 4445

RAZI LAW GROUP

OCT-13-2010 WED 01:17 PM

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.

SUP-39143

Planning Commission Meeting of 10/21/2010

PRESORTED
FIRST CLASS



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OCT 12 2010

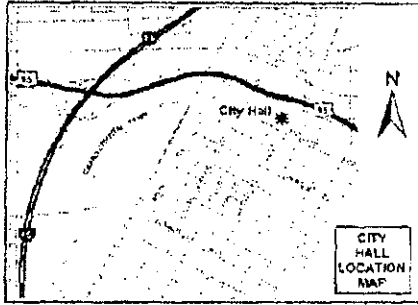
16210114235
RAZI OMID
8383 WILSHIRE BLVD #450
BEVERLY HILLS CA 90212-2436

Case: SUP-39143

9021122436 0076

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

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I SUPPORT
 this Request



I OPPOSE
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SUP-39143

Planning Commission Meeting of 10/21/2010

PLEASE FORWARD

272 SO. SHERIDAN ROAD
 LAKE FOREST, IL 60045

EX LAS VEG

16210114325

Case: SUP-39143

BROWN DONALD P FAMILY TRUST
 74-182 DESERT TENAJA TRL

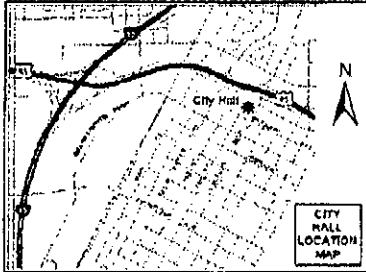
Indian Wells, Calif. 922
~~LAKE FOREST, ILL 60045~~

THIS REQUEST IS

[REDACTED]

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

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I SUPPORT
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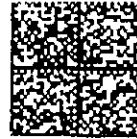
I OPPOSE
this Request

Please use available blank space on card for your comments.

UP-39143

Planning Commission Meeting of 10/21/2010

PRESORTED
FIRST CLASS



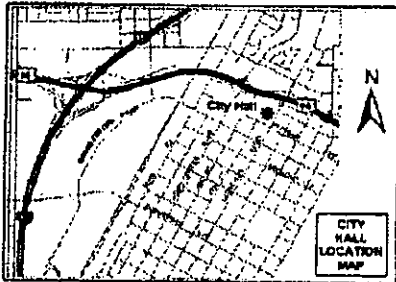
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16210114550
 TYRE R & C LIVING TRUST
 2111 PARADISE RD #3502
 LAS VEGAS NV 89109-0403

Case: SUP-39143

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

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I SUPPORT
this Request



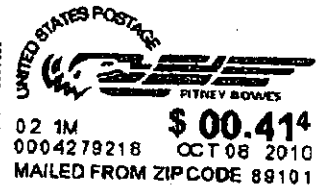
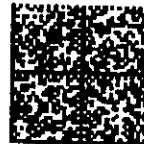
I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-39143

Planning Commission Meeting of 10/21/2010

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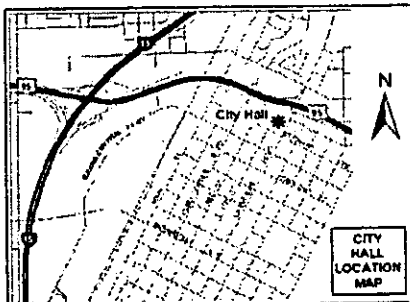


16204815141
SIMON PAMELA & JEFFREY
771 VALLEY RD
GLENCOE IL 60022-1503

Case: SUP-39143

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

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I SUPPORT
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I OPPOSE
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SUP-39143

Planning Commission Meeting of 10/21/2010

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FIRST CLASS



16210114451
BERLINER IRVING & R P REV LIV TR
1516 MUIRFIELD RD
RIVERSIDE CA 92506-5574

Case: SUP-39143

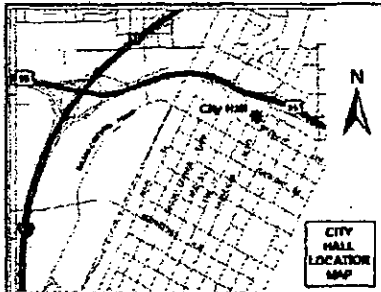
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 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

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I SUPPORT
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I OPPOSE
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SUP-39143

Planning Commission Meeting of 10/21/2010

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FIRST CLASS



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Case: SUP-39143

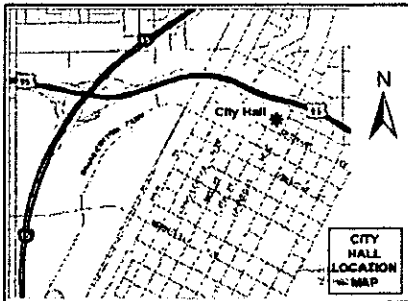
ABDOLLAHZADEH RASSA & KARLA
 2598 E BEECHNUT CT
 CHANDLER AZ 85249-3514

MAILED 1 85249



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

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I SUPPORT
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SUP-39143

Planning Commission Meeting of 10/21/2010

PRESORTED
FIRST CLASS

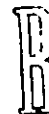


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OCT 08 2010

*I feel this
proposed establishment
will degrade this
section of the strip.*

16204815153
RUMELT DANIEL
3972 GEORGETOWN CT N W
WASHINGTON DC 20007-2127

Case: SUP-39143



OCT 18 2010

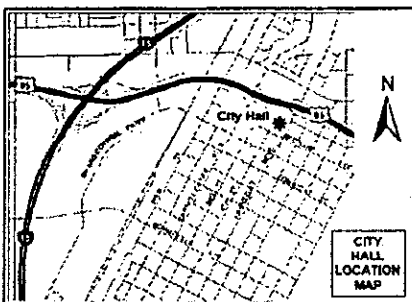


16204815153



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

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I SUPPORT
this Request



I OPPOSE
this Request

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SUP-39143

Planning Commission Meeting of 10/21/2010

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16204815122
KOZIK P FRANK & EDNA M
P O BOX 4365 R R #4
MOSCOW PA 18444-9398

Case: SUP-39143

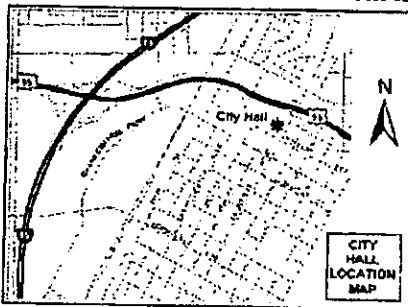
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I SUPPORT
this Request



I OPPOSE
this Request

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SUP-39143

Planning Commission Meeting of 10/21/2010

Paul Casey

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FIRST CLASS



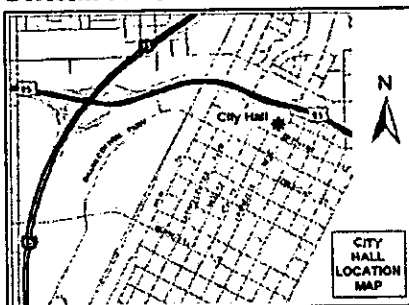
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MAILED FROM ZIP CODE 89101

16204815301
CASEY PAUL
2005 CEDAR CREST CT
LAS VEGAS NV 89134-6209

Case: SUP-39143

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

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-39143

Planning Commission Meeting of 10/21/2010

I would be a pro-life traveling home, with people going in with guns.

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FIRST CLASS



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OCT 6 2010

16210114236
COTTON MARY
2857 PARADISE RD #1002
LAS VEGAS NV 89109-5294

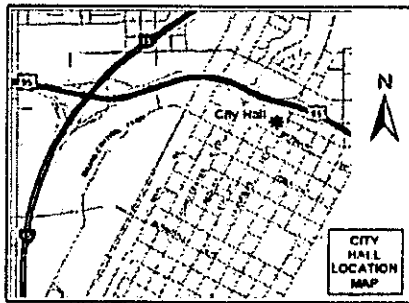
Case: SUP-39143

MAILED 10/08/2010



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

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I SUPPORT
this Request



I OPPOSE
this Request

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SUP-39143

Planning Commission Meeting of 10/21/2010

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CCT 08 2010

NO WAY!!

RECEIVED
OCT 14 2010

16204815167 Case: SUP-39143

MCCLAY ROBERT
200 W SAHARA AVE #1804
LAS VEGAS NV 89102-5052

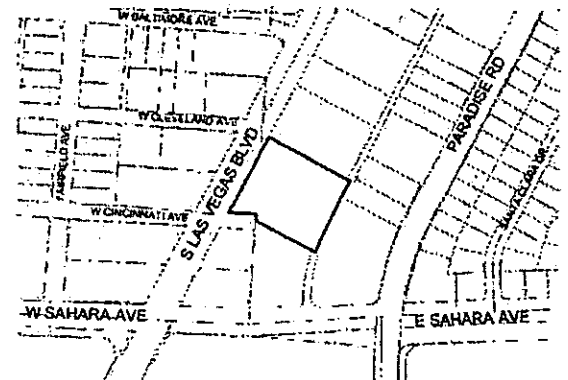
Application Information

ARE YOU CRAZY! The Police have enough to do. Don't make them do it.

SUP-39143- SPECIAL USE PERMIT - PUBLIC HEARING -
APPLICANT: CORNERSTONE COMPANY - OWNER:
CETAK DEVELOPMENT, INC. - Request for a Special Use
Permit FOR A PROPOSED 7,000 SQUARE-FOOT GUN CLUB,
SKEET, TARGET RANGE OR ARCHERY CLUB (INDOOR) at
2233 South Las Vegas Boulevard (APN 162-03-410-007), C-2
(General Commercial) Zone, Ward 3 (Reese).

I OPPOSE! WE CANNOT ENSURE PUBLIC SAFETY WITHIN A DENSELY POPULATED CITY - WE DON'T NEED TO ATTRACT MORE GUNS TO THE CITY - NEXT THEY WILL PROBABLY WANT A LICENSE LIC. TOO - GREAT COMBINATION - GUNS AND BOOZE! NO WAY!!

Application Location



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

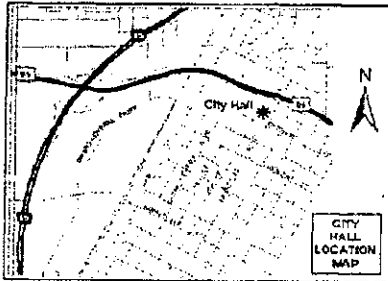
Public Hearing Information

Meeting: Planning Commission
Date: October 21, 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 Rezoning will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

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

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
 this Request



I OPPOSE
 this Request

Please use available blank space on card for your comments.

SUP-39143

Planning Commission Meeting of 10/21/2010

16210114276

Case: SUP-29143

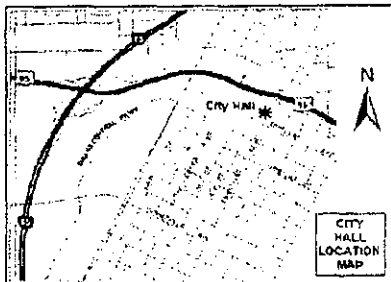
IMHOFF W JOSEPH REV AGMT TR
 322 KAREN AVE #3808
 LAS VEGAS NV 89109-0453

16210114276

16210114276

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

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I SUPPORT
 this Request



I OPPOSE
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Please use available blank space on card for your comments.

SUP-39143

Planning Commission Meeting of 10/21/2010

16210114247

Case: SUP-39143

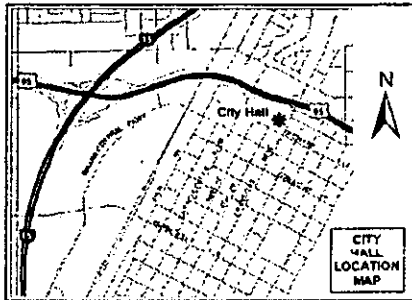
IMHOFF WALTER J & ANN J
 322 KAREN AVE #3808
 LAS VEGAS NV 89109-0453

16210114276

16210114276

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

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-39143

Planning Commission Meeting of 10/21/2010

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OCT 08 2010

16204815111
DUNN WALLACE E
561 W DIVERSEY #215
CHICAGO IL 60614-1682

Case: SUP-39143

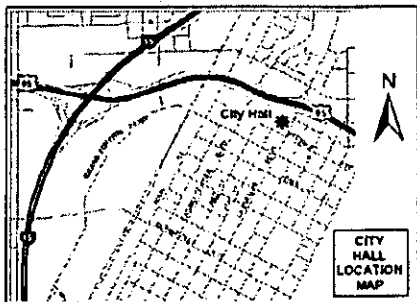
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OCT 18 2010

16204815111



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



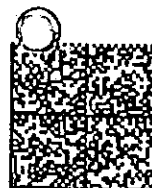
I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-39143

Planning Commission Meeting of 10/21/2010

PRESORTED
FIRST CLASS



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16210114482
MCLELLAND PETER G & VALERIE K
37 HAMPSTEAD MANOR NW
CALGARY ALBERTA
CANADA T3A 6A2 00000-0000

Case: SUP-39143

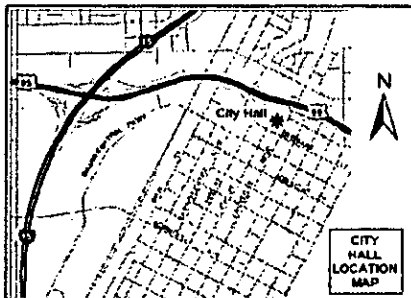
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OCT 21 2010

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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



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-39143

Planning Commission Meeting of 10/21/2010

HANDS 11 29109

PRESORTED
FIRST CLASS



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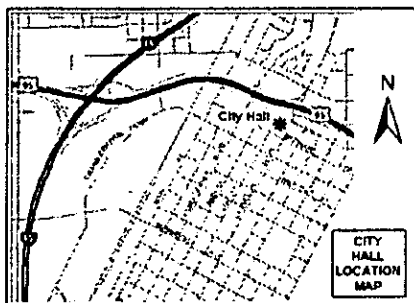
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OCT 14 2010

16210114022
MARTIN MARGARET
322 KAREN AVE #406
LAS VEGAS NV 89109-0415

Case: SUP-39143

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

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-39143

Planning Commission Meeting of 10/21/2010

HANDS 11 29680

PRESORTED
FIRST CLASS



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OCT 14 2010

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STANTON, CA

RECEIVED
OCT 12 2010

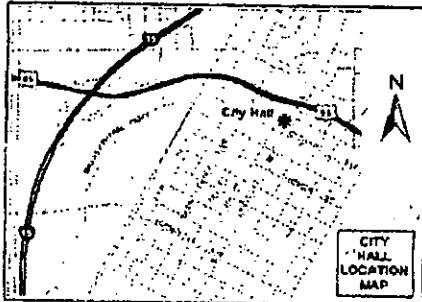
16204815170
WANSBECK L L C
10641 SYCAMORE AVE
P O BOX 707
STANTON CA 90680-0707

Case: SUP-39143

RECEIVED
OCT 14 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

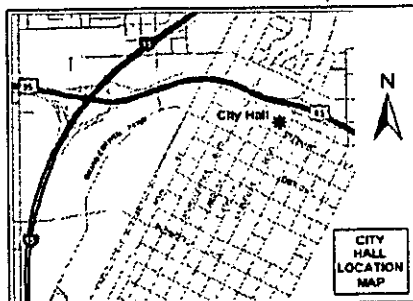
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SUP-39143

Planning Commission Meeting of 10/21/2010

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

Sally Yang

Please use available blank space on card for your comments.

SUP-39143

Planning Commission Meeting of 10/21/2010

16210114216
HAYES SUSAN J
23679 CALABASAS RD #382
CALABASAS CA 91302-1502

Case: SUP-39143

PRESORTED
FIRST CLASS



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RECEIVED
OCT 14 2010

16203413026
YANG HSI-CHIEH & BETTY TAYLOR
8184 DOLCE VOLPE
LAS VEGAS NV 89178-8259

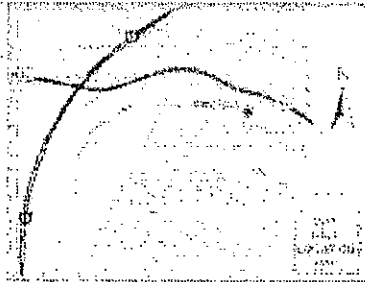
Case: SUP-39143

HALES 1 89178



City of Las Vegas
Planning & Development Department
Developmental Services Center
771 S. Fourth Street
Las Vegas, Nevada 89101-2966

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 card to the card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 226-6108.



SUPPORT
this Request



OPPOSE
this Request

Please use available blank space on card for your comments.

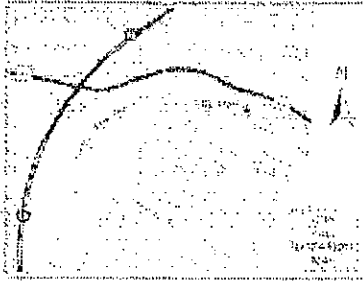
SUP-39143

Planning Commission Meeting of 10/21/2010

EXPLORE TECHNOLOGY
5010 S. VALLEY VIEW BLVD
LAS VEGAS NV 89119-1705

City of Las Vegas
Planning & Development Department
Development Services Unit
221 N. Fourth Street
Las Vegas, Nevada 89101-2786

Return Service Requested
Official Notice of Public Hearing



If you wish to file your project 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 on the top side of this card at (702) 385-7268. If you would like to contact your Council Representative please call (702) 229-6309.



SUPPORT
my response



OPPOSE
the Request

Please use available blank space on card for your comments.

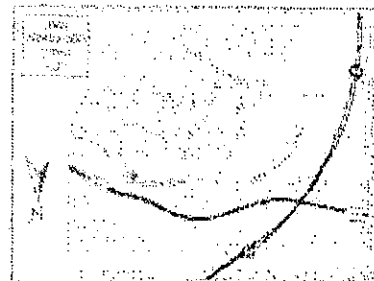
SUP-39143

Planning Commission Meeting of 10/21/2010

18224512345
OXFORD TECHNOLOGY INC
SERIES
SUN VALLEY NEW MEX
LAS VEGAS NV 89116-1108

City of Las Vegas
Planning & Development Department
Development Services Center
707 N. Martin Street
Las Vegas, Nevada 89101-2090

Return Service Requested Official Notice of Public Hearing



If you wish to be the first person to respond in this regard, check the appropriate box below and return this card to an envelope with stamps to the Planning & Development Department at the address listed above for this card of the card to 707 N. Martin Street. If you wish to be the first person to respond, please call 702-385-7268.

☒ I SUPPORT the Request

☐ I OPPOSE the Request

Please use available blank space on card for your comments.

SLP-09143

Planning Commission Meeting on 10/21/2001

OFFICE OF THE
CLERK OF THE
PLANNING COMMISSION
1000 VALLEY VIEW BLVD. #200
LAS VEGAS, NV 89101-2090

City of Las Vegas
Planning & Development Department
Development Services Center
741 N. Fourth Street
Las Vegas, Nevada 89101-2080

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 enclose this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of the card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6100.



I do PROTEST
this Request



I SUPPORT
this Request

Please use available blank space on card for your comments.

SUP-39143

Planning Commission Meeting of 10/21/2010

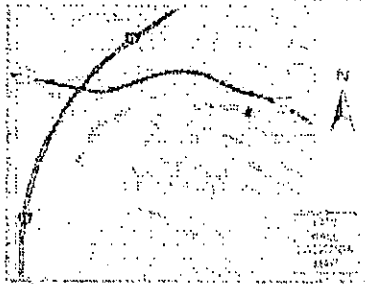
1503913064
OXFORD TECHNOLOGY INC
8010 S. VALLEY VIEW BLVD
LAS VEGAS NV 89118-1706

2010/10/12 11:00 AM FROM: Fax TO: +1 (702) 385-7268 PA J1 OF 001

2010/10/12 11:00 AM FROM: Fax TO: +1 (702) 385-7268 PA J1 OF 001

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2050

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest, be stopped, 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 card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 226-5811.



OPPOSE
this Request



SUPPORT
this Request

Please use available blank space on card for your comments.

SUP-39143

Planning Commission Meeting of 10/21/2010

18204573269
OXFORD TECHNOLOGY INC
5516 S VALLEY VIEW
LAS VEGAS NV 89116-1722

Pre-Application Conference		
Item Required		
YES	NO	

CITY OF LAS VEGAS
Planning & Development Department
SUBMITTAL CHECKLIST

APPLICATION PACKET

☒	☐	Application signed and notarized by all property owners or authorized agent(s)	NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")
☒	☐	Grant deed and legal description	
☒	☐	Detailed justification letter	
☒	☐	Original meeting notes and checklist(s) signed by planner	
☒	☐	Correct fee(s): \$ 500.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$1030 Total <i>ML</i>	
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)	
☐	☒	Development Impact Notice and Assessment (DINA)	
☒	☐	Project of Regional Significance (PRS) <i>ML</i>	
☐	☒	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: Parking: one space per firing line, <i>PRS req'd.</i>	
☒	☐	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: Gun Club, Skeet or Target Range, or Archery (Indoor)		
☒	☐	Parking space count and typical dimensions labeled		
☒	☐	# regular + [30% or less of total] # compact + # handicap = Total		
☒	☐	All free-standing sign locations shown and heights and sizes noted		

LANDSCAPE PLAN

☐	☒	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	0
☐	☒	North arrow, scale, and vicinity map	Colored, Rolled Plans:	0
☐	☒	All property lines and present dimensions labeled	Reduced Copy (8-1/2x11 BW):	0
☐	☒	All required perimeter landscape planters shown	NOTES:	
☐	☒	All required parking lot fingers/islands shown		
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover		

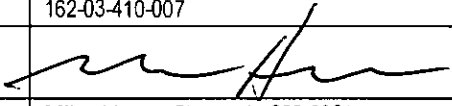
BUILDING ELEVATIONS

☐	☒	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	0
☐	☒	Scale and building dimensions labeled	Colored, Rolled Plans:	0
☐	☒	North, south, east, and west elevations of all buildings	Reduced Copy (8-1/2x11 BW):	0
☐	☒	All building materials and colors noted	NOTES:	
☐	☒	8" x 10" photo of original color and material board		
☐	☒	All wall sign locations shown and sizes noted		

FLOOR PLANS

☒	☐	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	1
☒	☐	Scale and building dimensions labeled	Rolled Plans:	1
☒	☐	All building entrances/exits shown	Reduced Copy (8-1/2x11 BW):	1
☒	☐	Use of all rooms noted/labeled	NOTES: Plans need to show firing lanes for parking calculation + <i>both floors.</i>	
☒	☐	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:	Chetak Development Corp./Cornerstone	Application Type:	Special Use Permit
Representative:	Justin Michaels	Application Purpose:	Gun Club, Skeet or Target Range, or Archery Range (Indoor)
APN:	162-03-410-007	Site Location:	2233 Las Vegas Boulevard
Planner's Signature:		Pre-App. Meeting Date:	7/23/2010
Planner:	Mike Howe, Planner I - 229-6821	Submittal Deadline:	08/10/10 - no later than 2:00 pm
		Earliest PC / CC Meeting Dates:	09/23/10 PC - 10/20/10 CC - Cycle 7



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

Page: 1 of 1
Date: 07/23/10
Time: 9:00 a.m.

Project Name: Indoor Gun Range

Conversation between CLV P&D Representative: Mike Howe, Planner I (229-6821 Office / 385-7268 Fax / mphowe@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Steve Gebeke	CLV - Planning & Development	229-5410	385-7268	
2.				
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. C-2 (General Commercial) zoning of site requires an approved Special Use Permit for proposed Gun Club, Skeet or Target Range, or Archery Range (Indoor).
2. Floor plan shows what appears to be eight firing lines (four pointed north & four pointed south), thus requiring 8 parking spaces, *if two floors then 16 spaces for each line.*
3. Retail space will require additional parking at 1:250 SF of remaining 1,600 floor area.

4. Need to provide floorplans showing both floors
5. Signage to comply w/ future modification to Master Sign Plan.

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



PLANNING & DEVELOPMENT DEPARTMENT

PLANNER'S NOTES FOR PRE-APPLICATION CONFERENCE

Indoor Gun Range

APN:	162-03-410-007	Pre-app Date:	7/23/2010
Location:	2233 Las Vegas BLVD	Meeting Location:	DSC 1st Floor Conference Room - 1B
Acres:	1.9	Ward #:	3 - Reese
Time:	9:00 a.m.		

Ownership Info:	Chetak Development Corporation % Cornerstone Co.	Phone:	(702)-
		Fax:	(702)-
		Email:	
Applicant Info:	Cornerstone Company	Phone:	(702)-383-3033
		Fax:	(702)-
		Email:	
Representative Info:	Cornerstone Co. % Justin Michaels	Phone:	(702)- 383-3033
		Fax:	(702)-
		Email:	

Cases:	Permits / Licenses:
1. SUP-34859: FUN CITY TAVERN (10/07/09 CC)	1.

Proposed Use:	Gun Club, Skeet or Target Range, or Archery Club (Indoor)
General Plan:	Existing: C (Commercial)
	Proposed: No change proposed
Zoning:	Existing: C-2
	Proposed: No change proposed

Special Area, Master Plans, and / or Overlay Districts that Apply:	Airport Overlay - 175'; Beverly Green/Southridge Neighborhood; Downtown Centennial Plan - Northern Strip Gateway; Gaming Enterprise Districts; Scenic Byway;
	Special Land Use Designation (per plan): N/A

Questions / Comments:	1. Applicant requesting 6,950 SF indoor Gun Club; however, site plan shows 5,075 SF footprint (3,475 existing + 1,600 proposed expansion). 2. Are both floors of the existing two-story building to be occupied? <i>yes</i> 3. How does 2-story arrangement work with the firing range? <i>- yes</i> 4. When do you anticipate construction of the two 800 SF additions? <i>- after operations</i> 5. Are there plans with the swimming pool?
------------------------------	---



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

December 8, 2010

Mr. Will Kemp
Chetak Development, Inc.
3800 Howard Hughes Parkway, 17th Floor
Las Vegas, Nevada 89169

RE: SUP-39143 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF NOVEMBER 17, 2010

Dear Mr. Kemp:

The City Council at a regular meeting held November 17, 2010, APPROVED the request for a Special Use Permit FOR A PROPOSED 7,000 SQUARE-FOOT GUN CLUB, SKEET, TARGET RANGE OR ARCHERY CLUB (INDOOR) at 2233 South Las Vegas Boulevard (APN 162-03-410-007), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 18, 2010. This approval is subject to:

Added Condition:

- A. There shall be a six-month review at a public hearing of the City Council after issuance of a business license.

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Gun Club, Skeet, Target Range or Archery Club (Indoor) use.
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. Any proposed exterior commercial signage will require approval by the Downtown Development Review Committee (DDRC) prior to submitting for a signage permit.

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

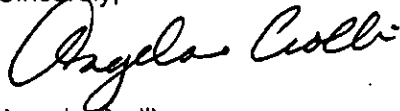
VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-08

Mr. Will Kemp
SUP-39143 – Page Two
December 8, 2010

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

Sincerely,



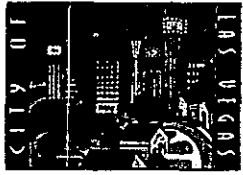
Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Mr. Justin Michaels
Cornerstone Company
9901 Covington Cross Drive, Suite #170
Las Vegas, Nevada 89144

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

October 22, 2010

Mr. Will Kemp
Chetak Development, Inc.
3800 Howard Hughes Parkway, 17th Floor
Las Vegas, Nevada 89169

**RE: SUP-39143 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Mr. Kemp:

Your request for a Special Use Permit FOR A PROPOSED 7,000 SQUARE-FOOT GUN CLUB, SKEET, TARGET RANGE OR ARCHERY CLUB (INDOOR) at 2233 South Las Vegas Boulevard (APN 162-03-410-007), C-2 (General Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on October 21, 2010.

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

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Gun Club, Skeet, Target Range or Archery Club (Indoor) use.
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. Any proposed exterior commercial signage will require approval by the Downtown Development Review Committee (DDRC) prior to submitting for a signage permit.

Mayor
Oscar B. Goodman

City Council
Gory Reese
(Mayor Pro Tem)

Steve Wolfson
Lois Tarkenton
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



Mr. Will Kemp
SUP-39143 - Page Two
October 22, 2010

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

This item will be considered by the City Council on **November 17, 2010**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Justin Michaels
Cornerstone Company
9901 Covington Cross Drive, Suite #170
Las Vegas, Nevada 89144

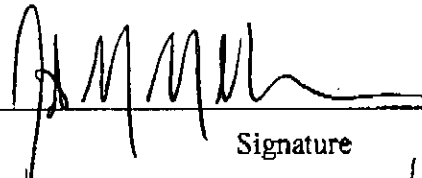
CITY OF LAS VEGAS**ONE MOTION / ONE VOTE****Planning and Development Department****Case Planning Division****731 South Fourth Street****Las Vegas, Nevada 89101****(702) 229-6301 Phone (702) 385-7268 Fax**

SUBJECT: SUP-39143 - APPLICANT: CORNERSTONE COMPANY - OWNER: CHETAK DEVELOPMENT, INC.

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **OCTOBER 21, 2010** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **OCTOBER 20, 2010.**


Signature

10/18/10
Date

Justin M Michaels
Please Print Name

Cornerstone Company
Company Name

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

RECEIVED
OCT 18 2010

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

October 8, 2010

Mr. Will Kemp
Chetak Development, Inc.
3800 Howard Hughes Parkway, 17th Floor
Las Vegas, Nevada 89169

**RE: SUP-39143 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Mr. Kemp:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **October 21, 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, October 15, 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, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Justin Michaels
Cornerstone Company
9901 Covington Cross Drive, Suite #170
Las Vegas, Nevada 89144

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





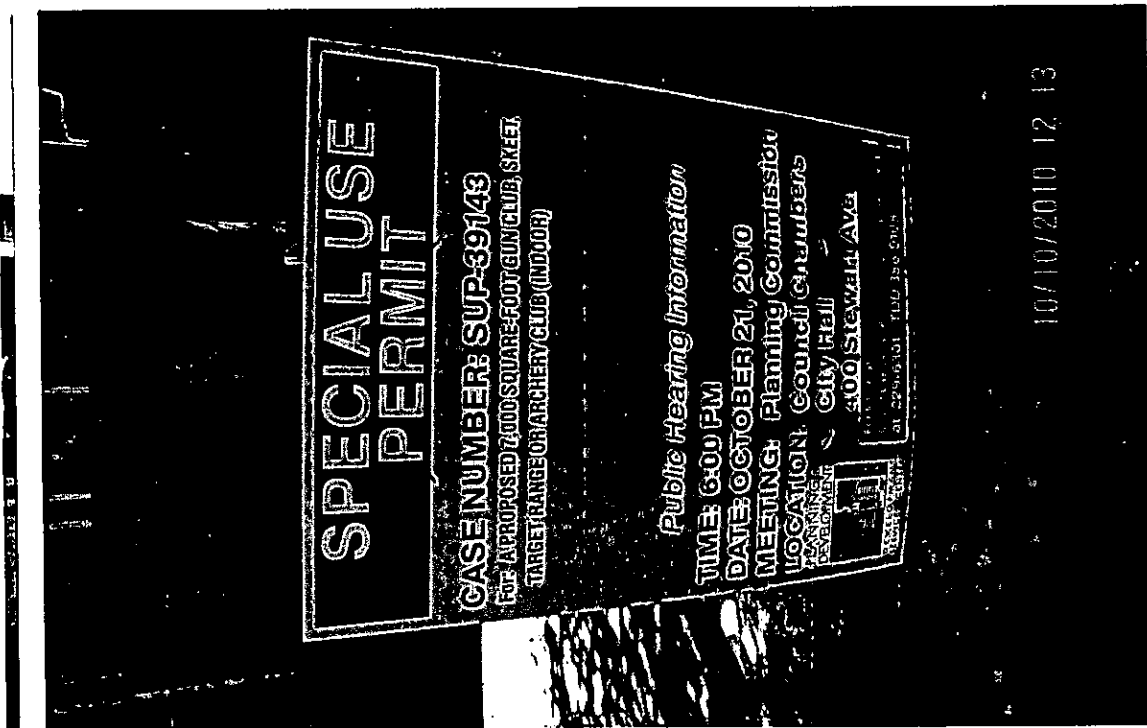
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: SUP-39143

MEETING DATE: 10/21/10 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]
Signature

10-10-10
Date

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

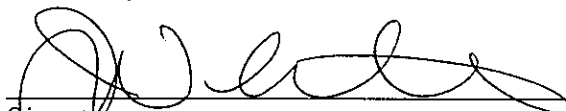


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Sign I
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Signature

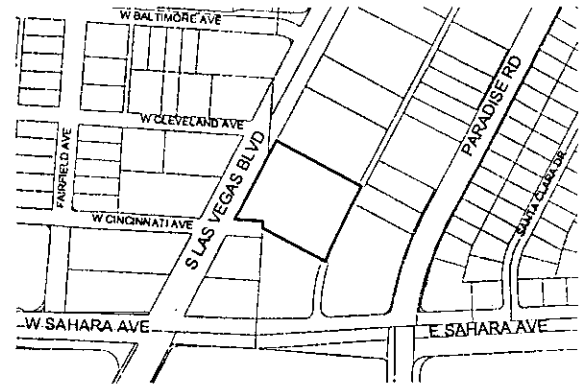
10-10-10
Date

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.

Application Information

SUP-39143- SPECIAL USE PERMIT - PUBLIC HEARING -
APPLICANT: CORNERSTONE COMPANY - OWNER:
CHETAK DEVELOPMENT, INC. - Request for a Special Use
Permit FOR A PROPOSED 7,000 SQUARE-FOOT GUN CLUB,
SKEET, TARGET RANGE OR ARCHERY CLUB (INDOOR) at
2233 South Las Vegas Boulevard (APN 162-03-410-007), C-2
(General Commercial) Zone, Ward 3 (Reese).

Application Location



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

Public Hearing Information

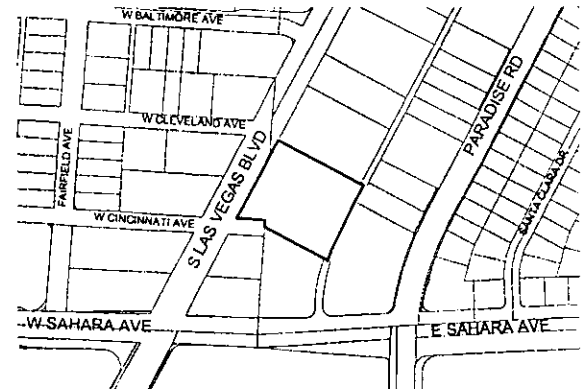
Meeting: Planning Commission
Date: *October 21, 2010*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

SUP-39143- SPECIAL USE PERMIT - PUBLIC HEARING -
APPLICANT: CORNERSTONE COMPANY - OWNER:
CHETAK DEVELOPMENT, INC. - Request for a Special Use
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Application Location



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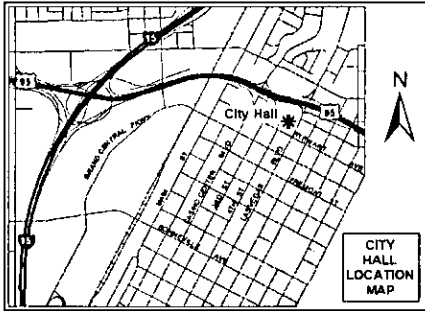
Public Hearing Information

Meeting: Planning Commission
Date: *October 21, 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



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

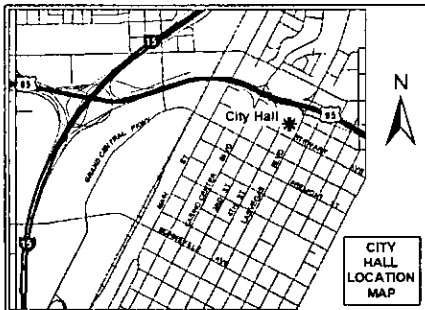
Please use available blank space on card for your comments.

SUP-39143

Planning Commission Meeting of 10/21/2010

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.

SUP-39143

Planning Commission Meeting of 10/21/2010

Carman Burney

From: Brian O'Callaghan [B5623O@LVMPD.COM]
Sent: Thursday, September 23, 2010 8:43 AM
To: Carman Burney; Nora Lares
Subject: 10/21/10 PC

SUP-39143

The location of the proposed project gives some concern to our agency:

- Located along the LV Blvd tourist corridor with high pedestrian traffic can create calls for service due to tourist observing long guns or handguns being transported in the open to and from the facility. LVMPD understand it is not illegal to possess but tourist with their families might have a different view.
- Security for the facility.
- Audible sounds of gun fire coming from the facility.

SUP-39412 and SUP-39471

Many businesses have been applying for Second Hand Dealer permits due to the high price of gold. These businesses have the potential to be used by certain criminal elements. If approved, LVMPD respectfully requests the applicants strictly adhere to Las Vegas Municipal Code 6.74.

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

Development Notification

PC Meeting: October 21, 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:

SUP-39143

18b The Las Vegas Arts District

Beverly Green NA

Gateway Neighborhood Association

Glen Heather Estates NA

John S. Park NA

Rancho Bonito NA

Rancho Oakey NA

Rancho Sereno NA

Sahara - Southridge Association of Business

Saratoga Meadows NA

Scotch Eighty Organization

Southridge NA

Sunlake Apartments

West Huntridge NA

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

SUP-39143

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
*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>**

SUP
08/16/2010

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

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

SUP-39143- SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CORNERSTONE COMPANY
- OWNER: CHETAK DEVELOPMENT, INC. - Request for a Special Use Permit FOR A PROPOSED 7,000
SQUARE-FOOT GUN CLUB, SKEET, TARGET RANGE OR ARCHERY CLUB (INDOOR) at 2233 South Las
Vegas Boulevard (APN 162-03-410-007), C-2 (General Commercial) Zone, Ward 3 (Reese).

PLANNING COMMISSION: *SEPTEMBER 23, 2010*

PLANNING SUPERVISOR: STEVE GEBEKE



PUBLIC HEARING

CITY COUNCIL: IF APPROVED: OCTOBER 20, 2010

IF DENIED: P.C. FINAL ACTION (Unless appealed within 10 days)

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:

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

SUP Application

9/23/10
MM

Report Date 08/13/2010 11:01 AM

Submitted By

Page 1

A/P # 39143 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	08/13/2010 11:00	980608	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	☒ Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

SUP-39143- SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CORNERSTONE COMPANY - OWNER: CHETAK DEVELOPMENT, INC - Request for a Special Use Permit FOR A PROPOSED 7,000 SQUARE-FOOT GUN CLUB, SKEET, TARGET RANGE OR ARCHERY CLUB (INDOOR) at 2233 South Las Vegas Boulevard (APN 162-03-410-007), C-2 (General Commercial) Zone, Ward 3 (Reese).

Parent A/P

Project #	39143	Project/Phase Name	FUN CITY GUN RANGE	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 16203410007

Location

Owner/Tenant

Contact ID AC1719740	Name	CHETAK DEVELOPMENT	Organization	% WKEMP
Mailing Address	3800 HOWARD HUGHES PKWY #1700		State/Province	NV
City	LAS VEGAS		Country	☐ Foreign
ZIP/PC	89169-0910		Evening Phone	
Day Phone			Mobile #	
Fax				

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

2233 S LAS VEGAS BLVD
LAS VEGAS, 89104-

2301 S LAS VEGAS BLVD
LAS VEGAS, 89104-

2303 S LAS VEGAS BLVD
LAS VEGAS, 89104-

2305 S LAS VEGAS BLVD
LAS VEGAS, 89104-

2315 S LAS VEGAS BLVD 6
LAS VEGAS, 89104-

Report Date 08/13/2010 11:01 AM

Submitted By

Page 2

Address

Parcel Link

AP Link

2309 S LAS VEGAS BLVD
LAS VEGAS, 89104-

2315 S LAS VEGAS BLVD
LAS VEGAS, 89104-

2233 S LAS VEGAS BLVD 100
LAS VEGAS, 89104-

2315 S LAS VEGAS BLVD 7
LAS VEGAS, 89104-

2307 S LAS VEGAS BLVD
LAS VEGAS, 89104-

AP Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

AP Linked Parcels

16203410007

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC1719740	☐ Foreign
Effective		Expire				
Name	CHETAK DEVELOPMENT					
Day Phone		Eve Phone		Organization	% W KEMP	
Pager		PIN #		Position		
Fax		Mobile		Profession		
E-Mail						
Address	3800 HOWARD HUGHES PKWY #1700 LAS VEGAS, NV 89169-0910					
Seasonal Addr						
Valid From		To				
Comments	No Comments					

Report Date 08/13/2010 11:01 AM

Submitted By

Page 3

Applicants/Contacts

Primary Y Capacity APPL Contact ID AC1350666 ☐ Foreign
Effective Expire
Name CORNERSTONE COMPANY
Day Phone (702)383-3033 x110 Eve Phone Organization
Pager PIN # Position
Fax (702)383-8576 Mobile Profession
E-Mail
Address 9901 COVINGTON CROSS DR #170
LAS VEGAS, NV 89144-6595
Seasonal Addr

Valid From To
Comments Justin Michaels

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Failed
NOTIFICATION & ADVERTISING FEE (\$500.00)	Unpaid
PROCESSING FEE (\$500.00)	Unpaid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Unpaid
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(WILL THIS GO TO CITY COUNCIL)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	U		500.00
RECORDING OF NOTICE OF ZONING ACTION	U		30.00
PROCESSING FEE	U		500.00
Total Unpaid	1030.00	Total Paid	0.00

Review Activities

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

Activity Review Details

Detail SUBMITTAL CHECKLIST (SUP) Modified By MPHOWE Modified Date/Time 08/13/2010 11:00
Comments
Applicant bringing original copy of application and SOFI w/ fees paid by Thursday.

Report Date 08/13/2010 11:01 AM

Submitted By

Page 4

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- | | |
|--|--|
| Y Pre-Application Conference Checklist | Y Site Plan (19 Folded Blue Lines, 1 Rolled Colored) |
| Y Application/Petition Form | Y Floor Plan, if Applicable (1 Folded, 1 Rolled) |
| Y Deed and Legal Description | Y Laser Print Site Plan |
| Y Justification Letter | Y Laser Print Floor Plan |
| Y Assessors Parcel Map | Y Statement of Financial Interest |
| Y DINA (Not Always Required) | |

Y Business Licensing Requirements Met

Y Business License Exempt

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

No Conditions

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

There is no planning condition for this project.

SPECIAL USE PERMIT

- N DINA Required? Will this go to the City Council? Hearing Type
Public or Admin? PUBLIC
- N Project of Regional Significance?
- N Parent Project link required? Is there a condition of approval for a Required Review?
If yes, when does it need to be reviewed?

Type of Use
GUN CLUB, SKEET, TARGET RANGE OR ARCHERY CLUB (INDOOR)

- N Is this an Alcohol related Use? 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
---	--------------------------	--	-----------	----------	-------------

09/23/2010	PC	SCHEDULED	0	0	0
MPHOWE	08/10/2010				

Template Type/AP #	AP Type	Status	Stage
--------------------	---------	--------	-------

No children exist for this project

Report Date 08/13/2010 11:01 AM

Submitted By

Page 5

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

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------------	-------------	------------	-------	------	-------

No Log Entries

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit
 Project Address (Location) 2233 Las Vegas Blvd South
 Project Name Fun City Motel Proposed Use Indoor Rec Facility
 Assessor's Parcel #(s) 162-03-410-007 Ward # 2
 General Plan: existing X proposed _____ Zoning: existing X proposed _____
 Commercial Square Footage 7000 +/- Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Chetak Development, Inc Contact Will Kemp
 Address 3800 Howard Hughes Parkway, 17th Floor Phone: 385-6000 Fax: 385-6001
 City Las Vegas State NV Zip 89169
 E-mail Address _____

APPLICANT Cornerstone Company Contact Justin M. Michaels
 Address 9901 Covington Cross Dr. Suite 170 Phone: 383-3033 Fax: 383-8576
 City Las Vegas State NV Zip 89144
 E-mail Address jmichaels@cornerstonecompany.com

REPRESENTATIVE Cornerstone Company Contact Justin M. Michaels
 Address 9901 Covington Cross Dr. Suite 170 Phone: 383-3033 Fax: 383-8576
 City Las Vegas State NV Zip 89144
 E-mail Address jmichaels@cornerstonecompany.com

Property Owner Signature* [Signature]

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

Print Name Will Kemp

Subscribed and sworn before me

This 26 day of June, 20 10

[Signature]

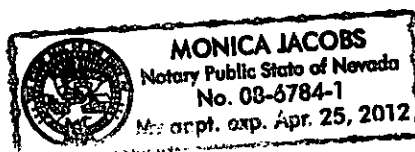
Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>SUP-39143</u>
Meeting Date:	<u>9/23/10</u>
Total Fee:	<u>\$ 1030⁰⁰</u>
Date Received:*	<u>10 AUG 2010</u>
Received By:	<u>M. Han</u>

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

F:\depot\Application Packet\Application Form.pdf





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39143** APN: 162-03-410-007

Name of Property Owner: Chetak Development, Inc.

Name of Applicant: Cornerstone Company

Name of Representative: Cornerstone Company - Justin M. Michaels

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: Richard W. Truesdell

Partner(s): Will Kemp

APN: 162-03-410-007

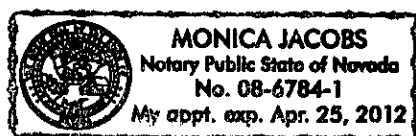
Signature of Property Owner: *Will Kemp, Pres.*

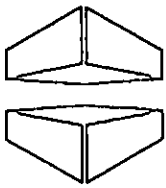
Print Name: Will Kemp

Subscribed and sworn before me

This 21 day of June, 2010

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





Cornerstone Company

Commercial Real Estate Services

August 3, 2010

City of Las Vegas
Planning and Development
731 South 4th Street
Las Vegas, NV 89101

RE: Justification Letter – Special Use Permit – APN: 162-03-410-007

Dear Planning and Development Department,

Enclosed is an application for a Special Use Permit for an indoor Gun Club, Skeet or Target Range, or Archery Club for that property located at the northeast corner of Cincinnati Avenue and Las Vegas Blvd., more specifically described as APN: 162-03-410-007 (the "Property") by Cornerstone Company.

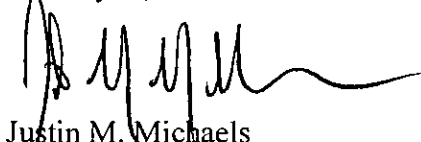
The Property consists of 1.9 acres of land zoned C-2 (General Commercial). Cornerstone Company proposes to develop an approximately 7,000 square foot indoor Gun Club Establishment with a retail store for related services. The proposed Gun Club Establishment will be located in an existing building on the Property.

The proposed use is appropriate because the property is zoned C-2 which permits the use when accompanied with a Special Use Permit.

The proposed Gun Club Establishment will provide a first rate operation to serve the tourists and residents in the area.

Therefore, we respectfully request the approval of the Special Use Permit. If you have any questions, please contact me at (702) 383-3033.

Thank you,



Justin M. Michaels
Cornerstone Company

SUP-39143

CITY OF LAS VEGAS
PLANNING AND DEVELOPMENT DEPARTMENT
ENVIRONMENTAL IMPACT ASSESSMENT

Pursuant to Las Vegas Municipal Code (LVMC) Section 19.18.010(E) and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that your project is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project. The Environmental Impact Assessment forms attached herein must be prepared for each factor* and submitted for evaluation.

✓	1	Project Description
✓	2	Transportation and Traffic
✓	3	Schools
✓	4	Emergency Services
✓	5	Housing
✓	6	Mass Transit
✓	7	Open Space and Recreation
✓	8	Hydrology
✓	9	Water Quality
✓	10	Utilities and Service System

* Bold question numbers denote minimum NRS requirements

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

Applicant Information

The following Environmental Impact Assessment is being submitted for consideration for the proposed project known as Fun City Indoor Rec Facility, located at 2233 LVBD.

This document is being prepared by:

Company Name: Cornerstone Company
Address: 9901 Covington Cross Drive
Suite 170
Las Vegas, NV 89144

Contact Person:

Name: Justin M. Michaels
Title: Associate
Telephone: (702) 383-3033 ext 109
Fax: (702) 383-8576
E-mail: JMichaels@CornerstoneCompany.com

I certify that the statements made by me on this Environmental Impact Assessment represent my best professional judgment and are, to the best of my knowledge, true and complete and correct. I understand that any misrepresentation or material omission of fact on this document may be considered as constituting grounds for an incomplete application and may uphold processing of the application until complete information is provided.

Signature: _____

Date: _____

Name: Justin M. Michaels
Title: Associate

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

1	Project Description
----------	----------------------------

1.a Project title: Fun City Indoor Rec Facility

1.b Application #:

1.c Project location: 2233 Las Vegas Blvd South

1.d Project sponsor

Name: Justin Michaels

Address: 9901 Covington Cross Drive Suite 170 Las Vegas, NV 89144

Telephone: 702-383-3033

1.e G. P. designation: Tourist Commercial

1.f Zoning: C-2

1.g Project description:

Total site acreage: 1.9

i) Residential

Total units: N/A

FAR per Lot: N/A

Lot Coverage per Lot: N/A

ii) Hospitality

Total rooms: 85

Total entertainment: N/A

iii) Commercial

Total S.F.: 7,000 sq ft +/-

Total FAR: N/A

Total Lot Coverage: N/A

1.h Briefly describe the project's surrounding land use and setting:

North: C-2

East: C-1

South: C-2

West: C-2

1.i Project narrative (Describe the whole action involved, including but not limited to ~~the~~ phases of the project, and any secondary, support, or offsite features necessary for its implementation. Attach exhibits if necessary):

ENVIRONMENTAL IMPACT ASSESSMENT

Narrative: The existing building is to be renovated with a 7,000 sq ft +/- indoor Gun Club Establishment with a retail store for related services.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

2

Transportation and Traffic

- 2.a Would the project include adequate emergency access pursuant to LVMC Fire and emergency response requirements?

Explain: Yes

- 2.b Would the project provide adequate parking pursuant to LVMC parking requirements?

Explain: Yes

- 2.c Would the project potentially increase hazards due to a design feature (e.g., sharp curves, dangerous intersection) or incompatible uses (e.g., commercial heavy equipment)?

Explain: No

- 2.d Would the site have sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed project?

Explain: Yes

- 2.e Insert a Table (attach additional sheets if necessary), indicating the number of vehicle trips that the proposal will generate, estimated by applying to the proposal the average trip rates for the peak days and hours established by the Institute of Transportation Engineers (or its successor).

Table:

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

3 Schools

3.a What is the total number of proposed residential units?

Conventional units: 0

Age-restricted units: 0

3.b Based upon the student generation factors utilized by Clark County School District what is the estimated number of pupils generated by the proposal which will be added to the enrollment of each of the following:

Elementary School

School name: John S. Park

Distance from site²: 1.24 miles

Number of pupils: 840

Junior High/Middle School

School name: John C. Fremont

Distance from site²: 1.03 miles

Number of pupils: 1088

High School

School name: Valley

Distance from site²: 2.6 miles

Number of pupils: 3076

¹ See Exhibit 1

² Attach a map indicating the primary route/distance from the proposed project main entry point to the school main access point.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

4 Emergency Services

- 4.a** Provide the distance from the site of the proposal to the nearest facilities from which firefighting, police and emergency services will be provided, including without limitation, facilities of a local government that are planned but not yet constructed, and facilities that have been included in a local government's plan for capital improvements prepared pursuant to NRS 278.0226.

Fire

Name of the facility: Station 10 City of Las Vegas

Existing/proposed: Existing

Distance from site³: .6 miles

Police

Name of the facility: Downtown Area Command

Existing/proposed: Existing

Distance from site³: 2.5 miles

Emergency Services

Name of the facility: University Medical Center

Existing/proposed: Existing

Distance from site³: 1.68 miles

- 4.b** Would the project result in increase for emergency services in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Explain: No

³ Attach a map indicating the primary route/distance from the proposed project main entry point to the firefighting, police, and emergency services main access point.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

5	Housing
----------	----------------

- 5.a Would the proposed project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, rural preservation area, or zoning ordinance)?

Explain: No

-
- 5.b Would the project displace or eliminate existing housing?

Explain: No

-
- 5.c What are the project characteristics, in terms of:

Density: N/A

Height: N/A

Gated community: N/A

Housing Type: N/A

Home ownership: N/A

-
- 5.d Provide a brief statement setting forth the anticipated effects of the proposal on housing.

Explain: N/A

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

6 Mass Transit

- 6.a Provide the distance from the site of the proposal to the nearest mass transit loading point.

Line number/name: The Deuce - Las Vegas Strip

Location: The bus stop is located on the northeast corner of Sahara and Las Vegas Blvd

Distance from site⁴: .25 miles

-
- 6.b Would the project result in change to the existing mass transit route, creation of a new line, or new loading points?

Explain: There would be no change.

-
- 6.c Provide a brief statement setting forth the anticipated effects of the proposal on mass transit.

Explain: We do not anticipate any effects on mass transit.

⁴ Attach a map indicating the primary pedestrian route/distance from the proposed project main entry point to the nearest mass transit.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

7 Open Space and Recreation

- 7.a Provide the distance from the site of the proposal to the nearest existing⁵ or planned⁶ (as identified by the City of Las Vegas Master Plan– Parks Element, 2000) recreation area as follows:

Neighborhood Park

Park name: Chester A. Stupak Park

Location: Boston Ave and Fairfield Ave

Distance from site⁷: .25 miles

Community Park

Park name: Lorenzi Park

Location: Washington Ave & Twin Lakes Dr

Distance from site⁷: 5.09 miles

Regional Park

Park name: Lorenzi Park

Location: Washington Ave & Twin Lakes Drive

Distance from site⁷: 5.09 miles

-
- 7.b Based upon 1990 US Census population table⁸, what would be the total population generated by the proposed project?

Explain: N/A

-
- 7.c How much public parkland would be included in the proposed project?

Explain: N/A

-
- 7.d Provide a brief statement setting forth the anticipated effects of the proposal on open space and recreation.

Explain: There will not be any effects on open space. We are renovating an existing building.

⁵ See Exhibit 2

⁶ See Exhibit 3

⁷ Attach a map indicating the straight distance from the project property line to the park property line.

⁸ See Exhibit 4

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

8 Hydrology

8.a Would the proposed project alter the existing drainage pattern of the site area?

Explain: No, the project will not alter the existing drainage pattern because it is located in an existing building.

8.b What is the quantity of the increase in storm water runoff generated by the proposed project, estimated by using standards hydrologic method?

Explain: None because we are using an existing facility.

8.c Would the total quantity of water runoff after construction exceed the capacity of existing or planned storm water drainage system?

Explain: N/A

8.d Would the proposed project result in the construction of a new storm water drainage facility or the expansion of existing facilities? Is the storm water facility identified in the Neighborhood, City Wide or the Regional Master Plans?

Explain: No it would not because we are renovating an existing building.

8.e Would the proposed project place housing within a 100-year special flood hazard area as mapped on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM)?

Explain: N/A

8.f Would the proposed project require drainage mitigation to protect the development from interim flows?

Explain: N/A

8.g Would the proposed project development meet the Clark County Regional Flood Control District – Hydrologic Criteria and Drainage Design Manual requirements for street flow and dry lane criteria for both the existing and the ultimate flow conditions?

Explain: N/A

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

9	Water Quality
----------	----------------------

9.a Would water service provided to the proposed project by an existing or planned facility?

Explain: Existing

9.b Would the proposed project result in the construction of a new water treatment facility or expansion of existing facilities?

Explain: No it would not because we are renovating an existing building.

9.c What is the quantity of water that the project will demand during and after completion of the project, estimated by applying a demand factor established by the provider of water service or an equivalent calculation to the number of units that will be created by and the gross acreage that will be occupied by the project?

Explain: We estimate that the water usage will be consistent with the current levels of use for the property.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

10	Utilities and Service System
-----------	-------------------------------------

10.a Would the proposed project connect to an existing or planned sewer sytem?

Explain: N/A. The project is already connected to the sewer system because it is an existing facility.

10.b What is the quantity of sewage affluent generated by the proposed project, estimated by applying a sewage generation factor established by the provider of sewer service or an equivalent calculation to the number of units or area of indoor floor space that would be created by the project?

Explain: We estimate that sewer usage will be comparable to current levels.

10.c Would the total quantity of sewage effluent generated by the proposed project exceed the capacity of existing or planned sewer system and wastewater treatment facility?

Explain: No.

10.d Would the proposed project generate any industial waste?

Explain: No

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 1

Clark County School District
April 9, 2002

2001-2001 Valley-wide Student Yields

Grade	Student Yield	
	Single-Family	Multi-Family
K-5	0.218	0.142
6-8	0.116	0.061
9-12	0.138	0.060

Single-Family units include mobile homes and townhouse.

Multi-Family units include a combination of apartments, plexes, and condominiums.

P & 13: Pre-school and Sunset School.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 2

City of Las Vegas
Master Plan – Parks Element
March 15, 2000

Existing City Parks
(Map 1, pp. 11)

Parks Name	Classification			Acres
	N	C	R	
Aloha Shores Park	X			4.03
Angel Park	X			6.11
AnSan Sister City Park	X			7.83
Baker Park	X			6.78
Bob Baskin Park	X			6.18
Bruce Trent Park	X			10.00
Buckskin Basin	X	X		39.17
Charleston Heights Park	X			3.90
Charleston Heights	X			7.12
Chester A. Stupak Park	X			1.23
Children's Mem. Park	X	X		29.82
Coleman Park	X			4.00
Cragin Park	X			3.27
Dexter Park	X			4.70
Doolittle Park	X			15.28
Ed Fountain Park	X	X		29.82
Ethel Pearson Park	X			2.59
Fitzgerald Tot Lot	X			0.70
Freedom Park	X	X	X	68.08
Hadland Park	X			13.64

Parks Name	Classification			Acres
	N	C	R	
Heers Park	X			7.07
Hills Park	X			13.50
Huntridge Circle Park	X			3.14
James Gay III Park	X			7.18
Jaycee Park	X			18.40
Lorenzi Park	X	X	X	59.37
Lubertha Johnson Park	X			1.60
Mary Dutton Park	X			0.20
Mirabelli Park	X			1.41
Pueblo Park(s)	X			5.09
Rafael Rivera Park	X			9.28
Rainbow Family Park	X	X		26.48
Elkhorn/Durango Fields	X	X		
Rotary Park	X			3.34
Stewart Place Park	X			3.45
Wayne Bunker Family Pk	X			13.75
W. Charleston Lions Park	X			4.50
Wildwood Park	X			1.24
Woofter Family Park	X			9.22
Clarence Ray Park	X			0.10

N: Neighborhood Park

C: Community Park

R: Regional Park

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 3

City of Las Vegas
Master Plan – Parks Element
March 15, 2000

Planned City Parks
(Map 12, pp. 49)

Parks Name	Classification			Acres
	N	C	R	
Fort Apache/Log Cabin Park	X			TBD
Jones/Iron Mountain Park	X	X	X	TBD
Grand Canyon/Bardley Park	X	X		40.0/34.0
Fort Apache/Elkhorn Park	X			TBD
Elkhorn/Durango Ballfields	X	X		TBD
Deer Springs Park	X	X		110.0/40.0
Deer Springs/Thom Park	X	X		TBD
Regional Sports Park	X	X		60.00
Ann/Cimmaron Park	X			2.50
Cheyenne/Jensen	X	X		20.00
Metro Park	X			17.00
Alexander/Diamond Ridge Park	X			TBD
Cheyenne/Durango Park	X	X	X	5.0/61.5
Northwest Soccer Park	X	X		TBD
Summerlin Sports Park	X			TBD
Pioneer/Silver Ridge Park	X			TBD
AnSan Sister City Park	X			TBD
Buffalo/Oakey Park	X	X		42.5/30.0
Pioneer/O'Bannon Park	X			TBD
Oakey/Redwood Park	X	X		28.00
Heritage Park	X			TBD
Dog Fanciers Park	X			0.5/6.0
Bonanza/Honolulu Park	X			TBD

N: Neighborhood Park C: Community Park R: Regional Park

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 4

US Census Bureau
1990

Persons per Units by Units in Structure by Owner and Renter Occupied
(City of Las Vegas, US Census Bureau, 1990 STF1)

Owner Occupied	Persons per Unit
Single Family Detached	2.91
Single Family Attached (Townhouse)	2.15
Condominiums	
2 to 19 units	1.97
20 to 49 units	1.66
50 or more units	1.64
Mobile Home or Trailer	2.28

Renter Occupied	Persons per Unit
Single Family Detached	3.28
Single Family Attached (Townhouse)	2.78
Apartments	
2 to 19 units	2.40
20 to 49 units	2.08
50 or more units	1.95
Mobile Home or Trailer	2.32

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 #: M06-03096-5-002145

DATE ISSUED: 11/30/09

TYPE OF LICENSE: MISC SALES

BUSINESS LOCATION: 2233 S LAS VEGAS BL

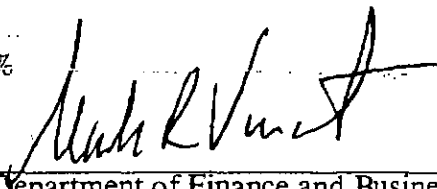
ISSUE TO: FUN CITY LAS VEGAS LLC

DBA:
FUN CITY MOTEL
2233 LAS VEGAS BL S
LAS VEGAS NV 89104

CG

PRINCIPAL(S)

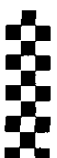
KEMP, WILLIAM S, MEMBER 72%
TRUESDELL, RICHARD W, MEMBER 28%



Director, Department of Finance and Business Services

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

Post in a conspicuous place.



**State of Nevada
Declaration of Value**

1. Assessor's Parcel Number(s)

a) 162-03-410-007

b)

c)

d)

2. Type of Property:

- a) ☐ Vacant Land
c) ☐ Condo/Twnhse
e) ☐ Apt. Bldg.
g) ☐ Agricultural
i) ☐ Other _____

- b) ☐ Single Fam. Resi
d) ☐ 2-4 Plex
f) ☒ Comm'l/Ind'l
h) ☐ Mobile Home

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$7,800,000.00

Deed in Lieu of Foreclosure Only (value of property): (0.00)

Transfer Tax Value: \$7,800,000.00

Real Property Transfer Tax Due: \$19,500.00

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 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 Escrow Agent

Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Ken Galster
Address: 2016 S. 320th Street
City: Federal Way
State: WA Zip: 98003

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Chetak Development
Address: 3800 Howard Hughes Pkwy. 17th Fl
City: Las Vegas
State: Nevada Zip: 89109

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

Print Name: United Title of Nevada
Address: P.O. Box 70480
City/State/Zip: Las Vegas, Nevada 89170-0480

Escrow # 01140344-086

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/ MICROFILMED)

20020718
02283

20020718
02283
COPY

20020716
02283

APN: 162-03-410-007
Affix R.P.T.T. \$19,500.00
WHEN RECORDED MAIL TO:
and mail tax statements to:
Chetak Development Corporation
Attn: Will Kemp
3800 Howard Hughes Pkwy., 17th Floor
Las Vegas, NV 89109

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Kenneth R. Galster, a single man

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Chetak Development Corporation, a Nevada Corporation

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

See Exhibit A attached hereto and made a part hereof.

Subject to: 1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

Witness my/our hand(s) this 6th day of July, 2002.

SELLERS:

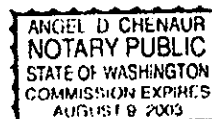
Kenneth R. Galster
Kenneth R. Galster

STATE OF WA)
COUNTY OF King) ss.

On this 6/16/02
appeared before me, a Notary Public,

KENNETH R. GALSTER

Escrow No. 01140344-036-AG



personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.

Angel D. Chenaour
Notary Public

My commission expires 8-9-03

COPY

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02283

Exhibit A

Parcel I:

That portion of Lots Nine (9) and Ten (10) in Block Two (2) of SOUTH FIFTH STREET TRACT, as shown by map thereof on file in Book 2 of Plats, Page 72, in the Office of the County Recorder of Clark County, Nevada, described as follows:

Beginning at a point on the West line of said Lot Nine (9) distant thereon South $27^{\circ}54'36''$ West, 100.00 feet from the Northwest (NW) corner thereof; thence continuing South $27^{\circ}54'36''$ West along the West line of said Lot Nine (9), a distance of 58.07 feet to the Southwest (SW) corner of said Lot Nine (9), being also the Northwest (NW) corner of Lot Ten (10);
Thence South $04^{\circ}37'36''$ West along the West line of said Lot Ten (10), a distance of 207.15 feet to its intersection with the North line of Cincinnati Avenue (50.00 feet wide);
Thence South $62^{\circ}05'24''$ East, a distance of 219.98 feet to a point in the East boundary line of Lot Ten (10), said point being on a non-tangent curve concave to the Southeast having a radius of 514.81 feet, a radial line to said point bears North $66^{\circ}58'10''$ West;
Thence Northeasterly along the arc of said curve and the East boundary of Lot Ten (10) through a central angle of $04^{\circ}52'46''$, an arc length of 43.84 feet;
Thence North $27^{\circ}54'36''$ East along said East line of Lots Ten (10) and Nine (9), a distance of 204.56 feet;
Thence North $62^{\circ}05'24''$ West parallel to the North line of Lot Ten (10), a distance of 300.00 feet to the True Point of Beginning.

Parcel II:

A strip of land 16.00 feet in width, being a portion of Lot Ten (10) in Block Two (2) of SOUTH FIFTH STREET TRACT, as shown by map on file in Book 2 of Plats, Page 72, in the Office of the County Recorder of Clark County, Nevada described as follows:

Beginning at the intersection of the West line of Lot Ten (10) with the North line of Cincinnati Avenue;
Thence South $04^{\circ}37'36''$ West along said West line of Lot Ten (10), a distance of 17.42 feet;
Thence South $62^{\circ}05'24''$ East, a distance of 214.71 feet to a point in the East line of Lot Ten (10) said point being on a non-tangent curve concave to the Southeast having a radius of 514.81 feet, a radial line to said point bears North $68^{\circ}45'34''$ West;
Thence Northeasterly along the arc of said curve and the East boundary of Lot Ten (10) through a central angle of $01^{\circ}47'24''$ an arc length of 16.08 feet;
Thence North $62^{\circ}05'24''$ West, a distance of 219.88 feet to the True Point of Beginning.

Parcel III:

That portion of Block Two (2) of THE MEADOWS ADDITION as shown by map thereof on file in Book 1 of Plats, Page 43, in the Office of the County Recorder of Clark County, Nevada, described as follows:

Beginning at the intersection of the East line of Lot Eighteen (18) in Block Two (2) of said MEADOWS ADDITION with the Southeasterly right of way line of Las Vegas Boulevard (100.00 feet wide);
Thence South $04^{\circ}37'36''$ West along the East line of Lot Eighteen (18) and Lot Nineteen (19), a distance of 207.15 feet to the Southeast (SE) corner of Lot Nineteen (19);

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02283

Thence North 86°14'48" West along the South line of Lots Nineteen (19), Twenty (20), Twenty (21) and Twenty Two (22) of said Block Two (2), a distance of 89.73 feet to a point in the Southeasterly line of Las Vegas Boulevard (100.00 feet wide);
Thence North 27°54'36" East along said Southeasterly line, a distance of 227.00 feet to the True Point of Beginning.

Excepting therefrom that portion described in Deed to the City of Las Vegas, recorded July 19, 1957 in Book 135 as Document No. 110968, Official Records.

(Deed reference for Legal Description Book 910416, Document No. 01232)

ASSESSOR'S

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:

UNITED TITLE OF NEVADA
07-16-2002 14126 SUD
BOOK 0020716 OFFICIAL RECORDS
PAGE 02283

FEE: 16.00 AMT: 19,500.00

COPY

CHETAK DEVELOPMENT

Business Entity Information

Status:	Active	File Date:	1/05/1994
Type:	Domestic Corporation	Entity Number:	C106-1994
Qualifying State:	NV	List of Officers Due:	1/31/2011
Managed By:		Expiration Date:	
NV Business ID:	NV19941030984	Business License Exp:	1/31/2011

Registered Agent Information

Name:	KEMP, JONES & COULTHARD, LLP	Address 1:	3800 HOWARD HUGHES PKWY 17TH FL
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89169
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Limited-Liability Limited Partnership		
Jurisdiction:	CLARK COUNTY, NEVADA	Status:	Active

Financial Information

No Par Share Count:	2,500.00	Capital Amount:	\$ 0
---------------------	----------	-----------------	------

No stock records found for this company

Officers

☐ Include Inactive Officers

President - WILL KEMP			
Address 1:	3800 HOWARD HUGHES PARKWAY	Address 2:	17TH FLOOR
City:	LAS VEGAS	State:	NV
Zip Code:	89169	Country:	
Status:	Active	Email:	
Secretary - WILL KEMP			
Address 1:	3800 HOWARD HUGHES PARKWAY	Address 2:	17TH FLOOR
City:	LAS VEGAS	State:	NV
Zip Code:	89169	Country:	
Status:	Active	Email:	
Treasurer - WILL KEMP			
Address 1:	3800 HOWARD HUGHES PARKWAY	Address 2:	17TH FLOOR
City:	LAS VEGAS	State:	NV
Zip Code:	89169	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Incorporation		
Document Number:	C106-1994-001	# of Pages:	5
File Date:	1/05/1994	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C106-1994-009	# of Pages:	1
File Date:	1/20/1998	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C106-1994-004	# of Pages:	1
File Date:	1/08/1999	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Address Change		
Document Number:	C106-1994-003	# of Pages:	1
File Date:	12/27/1999	Effective Date:	
HARRISON, KEMP & JONES, CHARTERED SUITE 600 DMM			
300 SOUTH FOURTH ST LAS VEGAS NV 891016026 DMM			
Action Type:	Annual List		
Document Number:	C106-1994-010	# of Pages:	1
File Date:	3/13/2000	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C106-1994-008	# of Pages:	1
File Date:	1/25/2001	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C106-1994-005	# of Pages:	1
File Date:	12/08/2001	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C106-1994-007	# of Pages:	1
File Date:	12/12/2002	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C106-1994-006	# of Pages:	1
File Date:	1/14/2004	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C106-1994-002	# of Pages:	1
File Date:	1/05/2005	Effective Date:	
List of Officers for 2005 to 2006			
Action Type:	Annual List		
Document Number:	20050538405-02	# of Pages:	1
File Date:	11/08/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060723758-10	# of Pages:	1
File Date:	11/08/2006	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20070892227-89	# of Pages:	1
File Date:	12/31/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090026862-65	# of Pages:	1
File Date:	1/12/2009	Effective Date:	
09-2010			
Action Type:	Annual List		
Document Number:	20100051153-48	# of Pages:	1
File Date:	1/15/2010	Effective Date:	
10-2011			