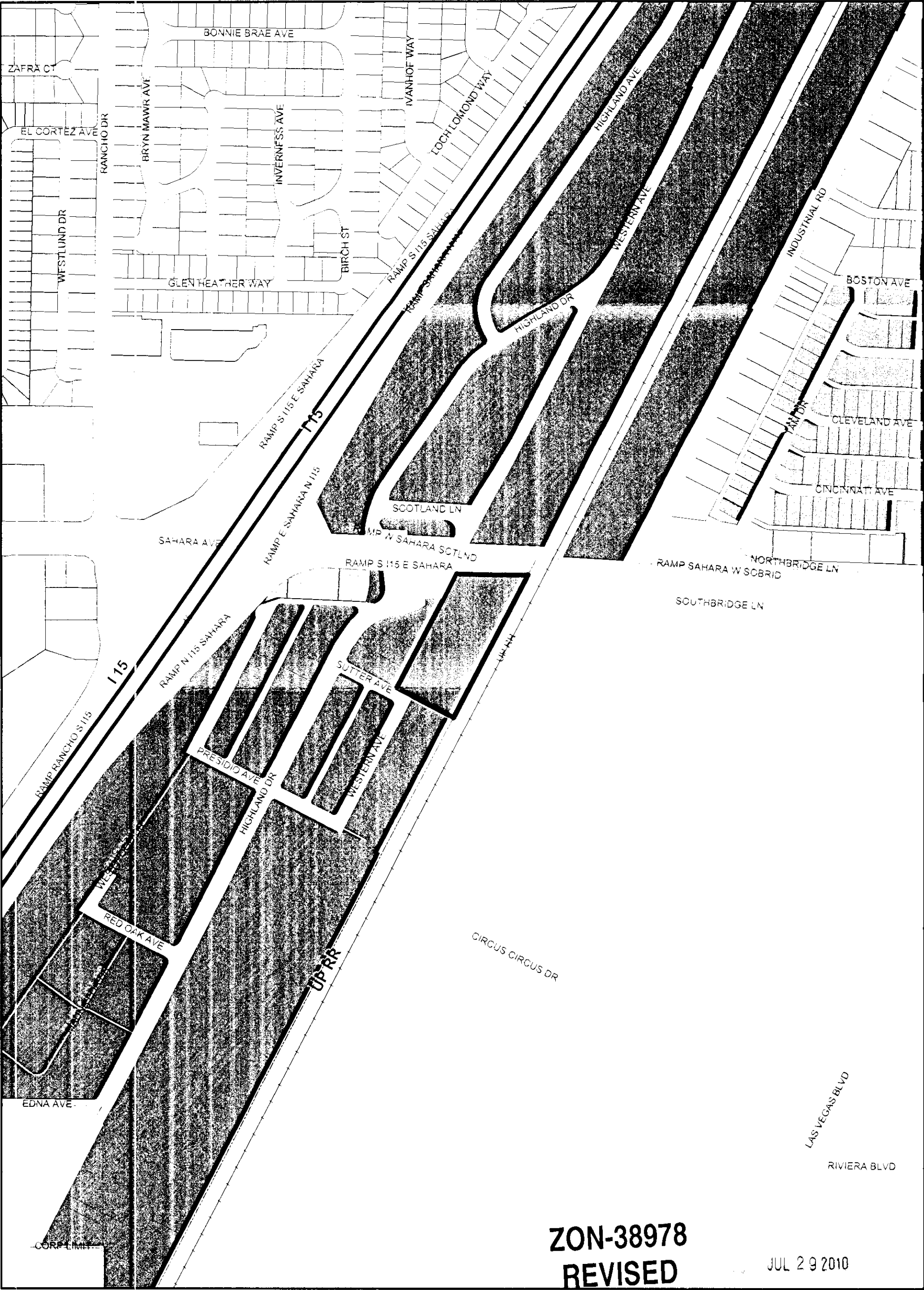


REZONING Parcel: 162-09-103-002
ZON - 38978



ZON-38978
REVISED

JUL 29 2010

ZONING

	U		R-MH		R-MHP		PD
	R-A		R-CL		P-R		T-D
	R-E		R-2		N-S		TC
	R-D		R-3		O		C-2
	C-V		R-4		C-D		C-M
	C-PB		R-5		C-1		M
	P-C						
	R-1						

- Subject Parcel
- City Limits
- ROI Zoning

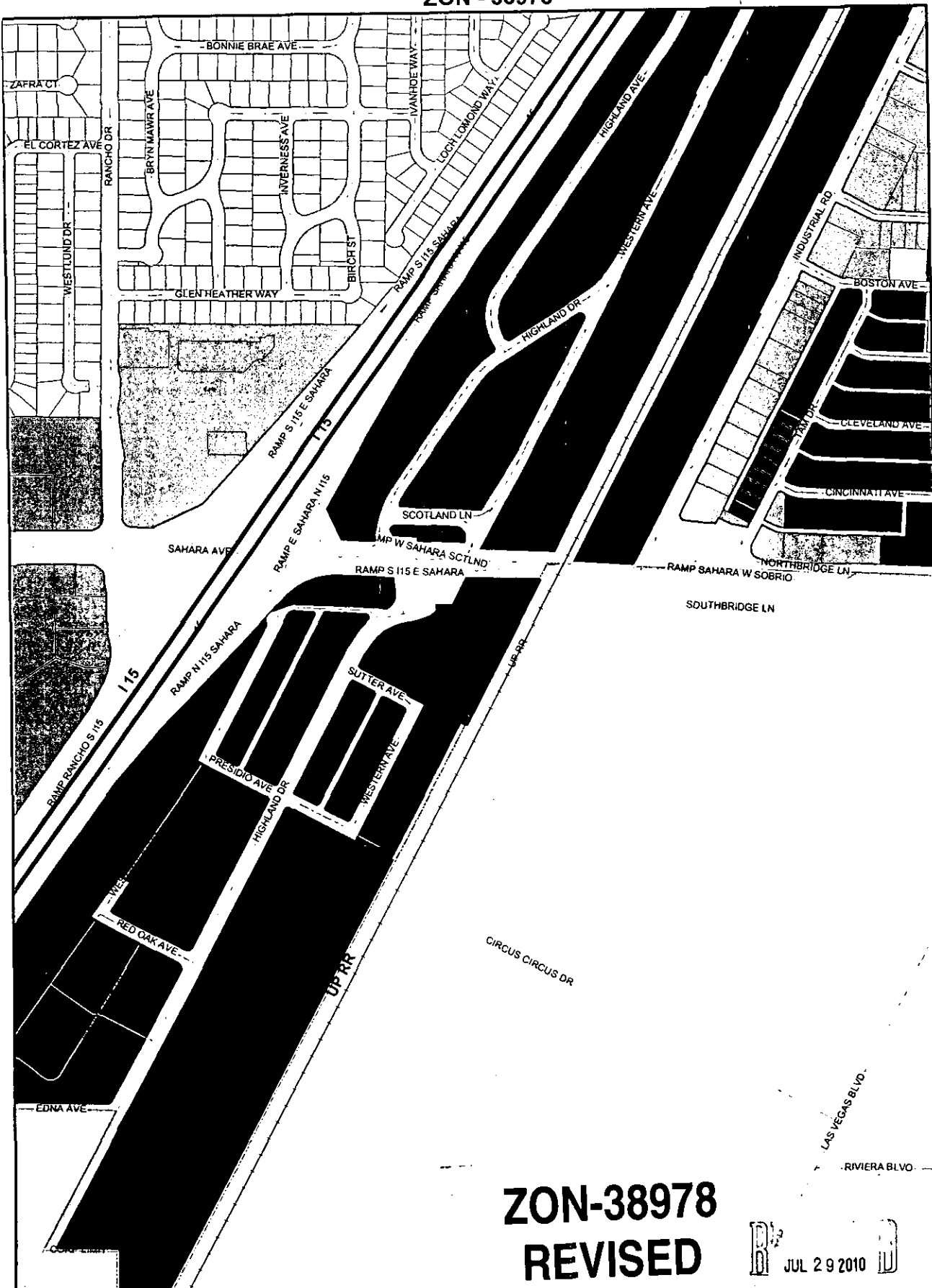
FROM M TO C-V



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity, this map is for reference only. Geographic Information System Planning & Development Dept. 702-229-6301



REZONING Parcel: 162-09-103-002
ZON - 38978



ZONING							
	U		R-MH		R-MHP		PD
	R-A		R-CL		P-R		T-D
	R-E		R-2		N-S		TC
	R-D		R-3		O		C-2
	R-PD		R-4		C-D		C-M
	R-1		R-5		C-1		M

ZON-38978
REVISED

FROM M TO C-V
JUL 29 2010



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only. Geographic Information System Planning & Development Dept 702-229-6301



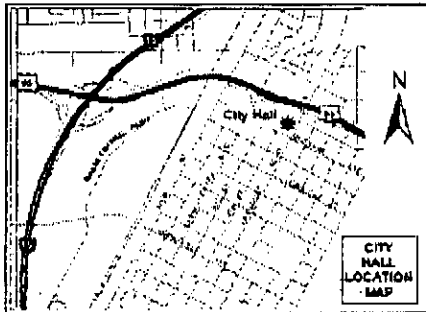
Printed: August 16, 2010



RECEIVED
JUL 29 2010
ZON-38978

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.

ZON-38978

Planning Commission Meeting of 9/23/2010

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
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\$ 00.414

RECEIVED

SEP 21 2010

16209110036
MARX GORDON
%S MARX
5990 THIRDS CIR
LAS VEGAS NV 89146-5363

Case: ZON-38978

48

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required				
YES	NO			
APPLICATION				
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)		
☒	☐	Grant deed and legal description		
☒	☐	<i>Detailed</i> justification letter		
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations		
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations		
☐	☒	Correct fee(s): \$ <u>0</u> \$ <u> </u> \$ <u> </u> Total = \$ <u>0</u>		
☒	☐	Assessor Parcel Map		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
☐	☒	Copy of Business Licenses (Owner, Applicant, Representative)		
SITE PLAN Folded Plans: Rolled/Colored Plans:				
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☐	☒	<i>All</i> property lines and present dimensions labeled		
☐	☒	<i>All</i> building setbacks labeled		
☐	☒	<i>All</i> adjacent existing land uses and street names labeled		
☐	☒	<i>All</i> points of ingress and egress shown		
☐	☒	ADA accessibility requirements shown/labeled		
☐	☒	Parking standard(s) utilized: <u> </u>		
☐	☒	Parking space count and typical dimensions labeled #regular #compact #handicap Total		
☐	☒	<i>All</i> free-standing sign locations shown and heights and sizes noted		
LANDSCAPE PLAN Folded Plans: ☐ Rolled/Colored Plans: ☐				
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	North arrow, scale, and vicinity map		
☐	☒	<i>All</i> property lines and present dimensions labeled		
☐	☒	<i>All</i> required perimeter landscape planters shown		
☐	☒	<i>All</i> required parking lot fingers/islands shown		
☐	☒	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover		
BUILDING ELEVATIONS Folded Plans: ☐ Rolled/Colored Plans: ☐				
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	Scale and building dimensions labeled		
☐	☒	North, south, east, and west elevations of <i>all</i> buildings		
☐	☒	<i>All</i> building materials and colors noted		
☐	☒	8" x 10" photo of original color and material board		
☐	☒	<i>All</i> wall sign locations shown and sizes noted		
FLOOR PLANS Folded Plans: ☐ Rolled Plans: ☐				
☐	☐	11" x 17" min. to 24" x 36" max. page size		
☐	☐	Scale and building dimensions labeled		
☐	☐	<i>All</i> building entrances/exits shown		
☐	☐	Use of <i>all</i> rooms noted/labeled		

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: CITY OF LAS VEGAS Application Type: REZONING **RECEIVED**
 APN: 162-09-103-002 Location: 1400 SUTTER AVENUE
 Planner: [Signature] Pre-App Meeting Date: 7-22-10 Earliest PC Date: 9-23-10 **JUL 29 2010**



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

October 21, 2010

Mr. Tom Dombrowski
NV Energy
PO Box 98910
Las Vegas, Nevada 89193-8910

RE: ZON-38978 - REZONING
CITY COUNCIL MEETING OF OCTOBER 20, 2010

Dear Mr. Dombrowski:

The City Council at a regular meeting held October 20, 2010 APPROVED the request for a Rezoning FROM: M (INDUSTRIAL) TO: C-V (CIVIC) on 4.08 acres at 2500 Highland Drive (APN 162-09-103-002). The Notice of Final Action was filed with the Las Vegas City Clerk on October 21, 2010.

Sincerely,

A handwritten signature in cursive script that reads "Angela Crolli".

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

cc: Mr. Andy Reed
City of Las Vegas
Planning and Development Department
731 South Fourth Street, 2nd Floor
Las Vegas, Nevada 89101

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

September 24, 2010

Mr. Tom Dombrowski
NV Energy
PO Box 98910
Las Vegas, Nevada 89193-8910

RE: ZON-38978 - REZONING
PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010

Dear Mr. Dombrowski:

Your request for a Rezoning FROM: M (INDUSTRIAL) TO: C-V (CIVIC) on 4.08 acres at 2500 Highland Drive (APN 162-09-103-002), Ward 1 (Tarkanian), was considered by the Planning Commission on September 23, 2010.

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

This item will be considered by the City Council on October 20, 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
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Andy Reed
City of Las Vegas
Planning and Development Department
731 South Fourth Street, 2nd Floor
Las Vegas, Nevada 89101

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**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: ZON-38978 - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY**

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **SEPTEMBER 23, 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 SEPTEMBER 22, 2010**.

A handwritten signature in black ink, appearing to read "Thomas Dombrowski", written over a horizontal line.

Signature

A handwritten date "9/20/10" in black ink, written over a horizontal line.

Date

A handwritten name "THOMAS DOMBROWSKI" in black ink, written over a horizontal line.

Please Print Name

A handwritten name "NV ENERGY" in black ink, written over a horizontal line.

Company Name

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

RECEIVED

SEP 18 2010



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

September 10, 2010

Mr. Tom Dombrowski
NV Energy
PO Box 98910
Las Vegas, Nevada 89193-8910

RE: ZON-38978 - REZONING
PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010

Dear Mr. Dombrowski:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **September 23, 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, September 17, 2010** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Andy Reed
City of Las Vegas
Planning and Development Department
731 South Fourth Street, 2nd Floor
Las Vegas, Nevada 89101

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





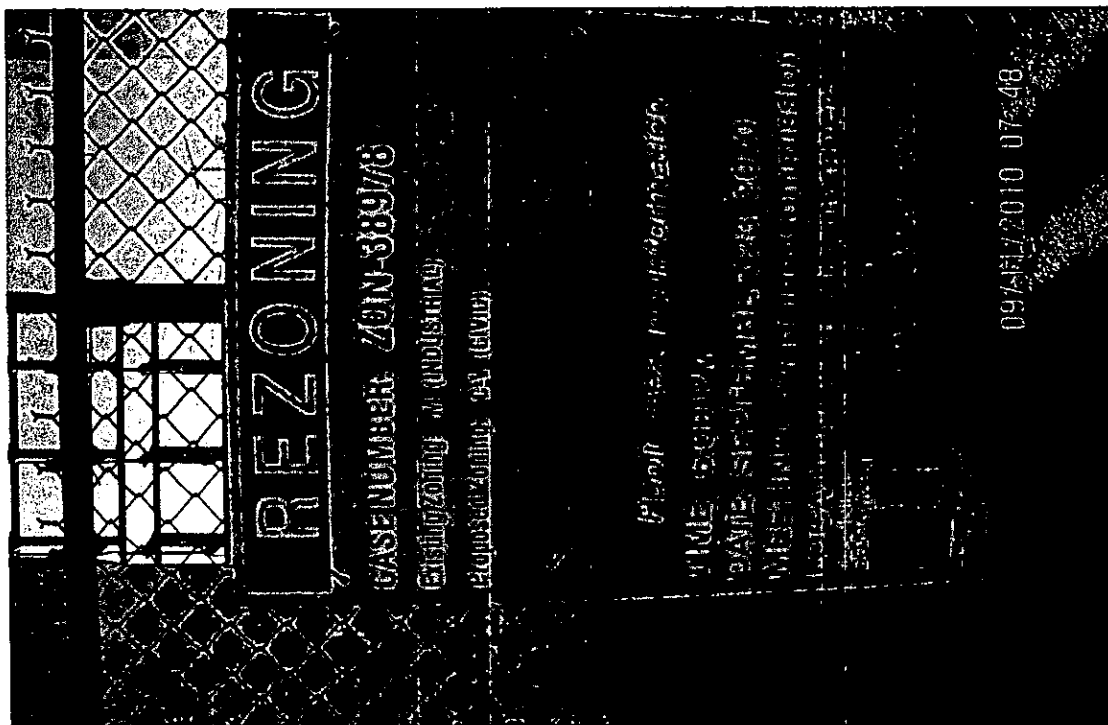
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: ZON-38978

MEETING DATE: 09/23/10 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

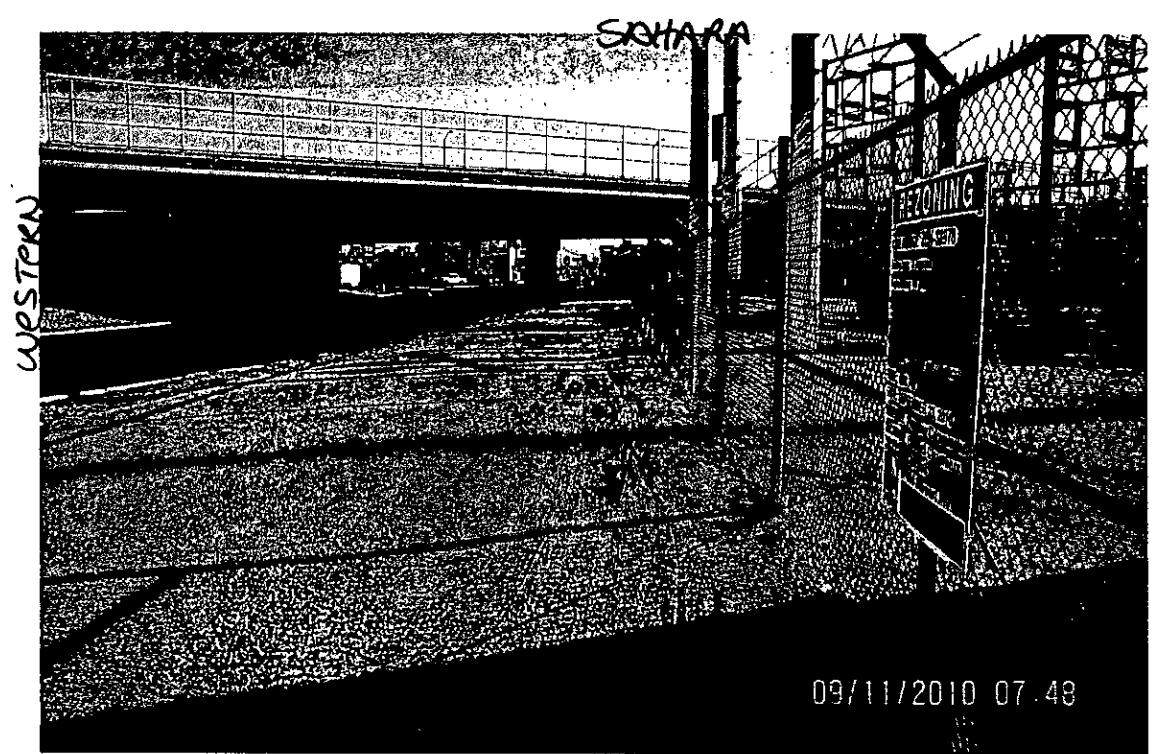
9-11-10
Date

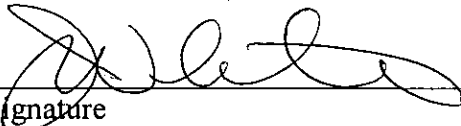
This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.



C
A
S
S

Zoning
re first




Signature

9-11-10
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

ZON-38978 - REZONING - PUBLIC HEARING - APPLICANT:
CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: M (INDUSTRIAL) TO: C-V (CIVIC) on 4.08 acres at 2500 Highland Drive (APN 162-09-103-002), Ward 1 (Tarkanian).

Application Location



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

Public Hearing Information

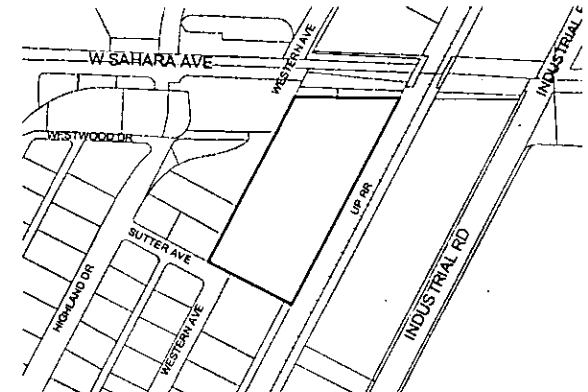
Meeting: Planning Commission
Date: September 23, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

ZON-38978 - REZONING - PUBLIC HEARING - APPLICANT:
CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: M (INDUSTRIAL) TO: C-V (CIVIC) on 4.08 acres at 2500 Highland Drive (APN 162-09-103-002), Ward 1 (Tarkanian).

Application Location



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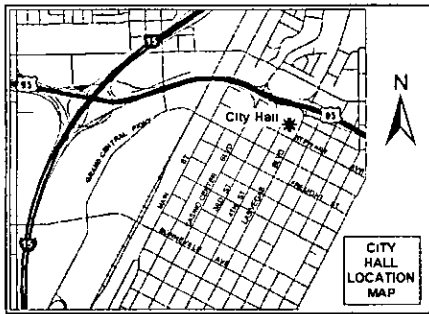
Public Hearing Information

Meeting: Planning Commission
Date: September 23, 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

☐

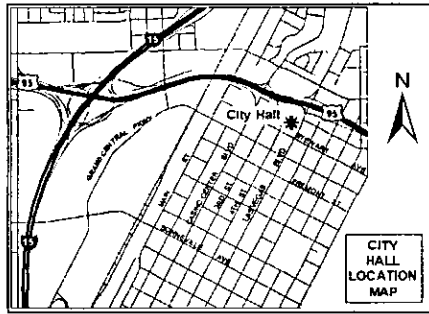
I OPPOSE
this Request

Please use available blank space on card for your comments.

ZON-38978
Planning Commission Meeting of 9/23/2010

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

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

ZON-38978
Planning Commission Meeting of 9/23/2010

Development Notification

PC Meeting: September 23, 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:

ZON-38978

18b The Las Vegas Arts District

Beverly Green NA

Clark Towers Senior Apartments Resident Council

Gateway Neighborhood Association

Glen Heather Estates NA

John S. Park NA

McNeil Estates NA

Meadows Mobile Home Park Neighborhood Watch

Rancho Bonito Estates HOA

Rancho Bonito NA

Rancho Oakey NA

Rancho Sereno NA

Richfield NA

Saratoga Meadows NA

Scotch Eighty Organization

Spanish Oaks HOA

Sunlake Apartments

Versailles Apartments

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekkilä, Survey (FM, PM, & A's only)
Date: August 26, 2010
Re: **ZON-38978** City of Las Vegas 1400 Sutter Ave.
Request for Rezoning from M to C-V on 4.08 acres

COMMENTS:

We have no comment on the request for a Zoning Reclassification From: M (Industrial) To: C-V (Civic) on 1.95 acres of property located at 1400 Sutter Avenue.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

ZON-38978

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 SCHRODER	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 RONEUMS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

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

ZON-38978 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: M (INDUSTRIAL) TO: C-V (CIVIC) on 4.08 acres at 1400 Sutter Avenue (APN 162-09-103-002), Ward 1 (Tarkanian).

PLANNING COMMISSION: *SEPTEMBER 23, 2010*

CITY COUNCIL: *OCTOBER 20, 2010*

PLANNING SUPERVISOR: *STEVE GEBEKE*



PUBLIC HEARING

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:

Report Date 07/26/2010 11:15 AM

Submitted By

Page 1

A/P # 38978 Type ZON Issued Date Issued By

Parcel

Location

Owner

Phone

Address

Country

☐ Foreign

Applicant's Full Name

Day Phone

Pager

Fax

Address

Fees

Total Paid

0.00

Declared Value 0.00

Type of Work

Calculated Value 0.00

Square Footage 0.00

Actual Value 0.00

Comments

ZON-38978 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: M (INDUSTRIAL) TO: C-V (CIVIC) on 4.08 acres AT 1400 Sutter Avenue (APN 162-09-103-002), Ward 1 (TARKANIAN).

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

REZONING

Report Date 07/26/2010 11:15 AM

Submitted By

Page 1

A/P # 38978 Type ZON Issued Date Issued By

Parcel

Location

Owner

Phone

Address

Country

☐ Foreign

Applicant's Full Name

Day Phone

Pager

Fax

Address

Fees

Total Paid

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Declared Value 0.00

Type of Work

Calculated Value 0.00

Square Footage 0.00

Actual Value 0.00

Comments

ZON-38978 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: M (INDUSTRIAL) TO: C-V (CIVIC) on 4.08 acres AT 1400 Sutter Avenue (APN 162-09-103-002), Ward 1 (TARKANIAN).

Signature of Owner (If Owner Builder)

Date

Signature of Contractor or Authorized Agent

Date

ZON-38978

Andy Reed

From: Andy Reed
Sent: Monday, June 07, 2010 11:30 AM
To: Flinn Fagg
Subject: FW: Rezoning 15 NV Energy substation properties within CLV jurisdiction

Flinn,

Per our discussion, NV Energy has agreed to the rezoning of their parcels if the CMO will waive the fees. I have prepared a draft of a fee waiver request which I have placed in your in-box for your review/red line. After I incorporate your revisions, I will:

Send the draft to NV Energy for their review;
Include their suggestions in the final version;
Ask NV Energy to print it on their letter head;
Ask you to send the letters up the chain of command.

Thanks.

From: Dombrowski, Thomas [mailto:TDombrowski@nvenergy.com]
Sent: Monday, June 07, 2010 9:11 AM
To: Andy Reed
Cc: Cagle, Randal; Patino, Edgar
Subject: Rezoning 15 NV Energy substation properties within CLV jurisdiction

Hi Andy –

We certainly concur with the Planning Department's position to rezone the 15 NV Energy Substation properties you listed to C-V, and thank you for the City's offer to assist in this process. Upon confirming the City Manager's approval of the fee waiver, which we would find to be very generous on the City's part, we will indeed prepare and submit the applications as you mentioned so we can work together to accomplish the Planning Department's request.

While I'll be NV Energy's point man for this process, we ask that the City keep Randy (rcagle@nvenergy.com) and Edgar (epatino@nvenergy.com) in the communication loop, so we maintain any timetable you desire through the summer months.

Thanks again,

Thomas Dombrowski
Sr. Land Use Consultant
NV Energy
Ph: 702-402-2620
Fax: 702-402-5064
TDombrowski@nvenergy.com

NOTICE: The information contained in this electronic transmission is intended only for the use of the individual or entity named above. ANY

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning
 Project Address (Location) 1400 Sutter Avenue
 Project Name NV Energy Substation Proposed Use No Change
 Assessor's Parcel #(s) 162-09-103-002 Ward # 1
 General Plan: existing PF proposed _____ Zoning: existing M proposed C-V
 Commercial Square Footage N/A Floor Area Ratio N/A
 Gross Acres 4.08 Lots/Units N/A Density N/A
 Additional Information _____

PROPERTY OWNER NV Energy Contact Tom Dombrowski
 Address P.O. Box 98910 Phone: 402-2620 Fax: 402-5064
 City Las Vegas State NV Zip 89193-8910
 E-mail Address TDombrowski@nvenergy.com

APPLICANT City of Las Vegas Contact Andy Reed
 Address 731 S. 4TH Street Phone: 229-6882 Fax: 385-7268
 City Las Vegas State NV Zip 89101
 E-mail Address _____

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

AUTHORIZED AGENT

Property Owner Signature* Andrew P. Reed

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

Print Name Andrew P. Reed

Subscribed and sworn before me

This 27TH day of July, 2010.

Nora Lares

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>ZON-38978</u>
Meeting Date:	<u>9-23-10</u>
Total Fee:	<u>N/A</u>
Date Received:	<u>7-29-10</u>
Received By:	<u>[Signature]</u>

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

File Depot/Application Packet/Application Form.pdf

JUL 29 2010



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number **ZON-38978**

APN: 162-09-103-002

Name of Property Owner: NV Energy

Name of Applicant: City of Las Vegas

Name of Representative: Andy Reed

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

AUTHORIZED AGENT
Signature of ~~Property Owner~~

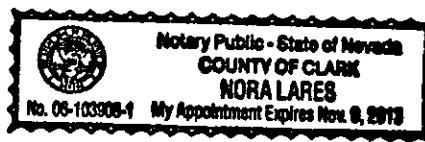
Andrew P. Reed

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 27TH day of July, 2010

Nora Lares
Notary Public in and for said County and State



DECLARED
JUL 29 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

July 27, 2010

Steve Gebeke
Planning & Development Department
731 S. 4th Street
Las Vegas, Nevada 89101

RE: Application ZON-38978
Assessor's Parcel Number 162-09-103-002

Dear Mr. Gebeke:

In regard to this parcel, staff has determined that the existing General Plan designation and zoning classifications are inconsistent. In order to resolve this inconsistency and ensure that future development is compatible with existing development, staff is proposing to change the zoning classification of this site to C-V (Civic). Please call me at 229-6882 with any questions.

Sincerely,

Andrew P. Reed
Planning Supervisor
City of Las Vegas Planning & Development Department

AR:nl

Mayor
Oscar B. Goodman

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



07101-001-06-09

RECEIVED
JUL 29 2010

-ZON-38978

BOOK 464

Ass. I. R. S. 27.50

CORPORATION GRANT, BARGAIN, SALE DEED

374131

L & L ENTERPRISES, INC.

a corporation organized and existing under the laws of the State of Nevada, and having its principal place of business at

in consideration of TEN AND NO/100 Dollars,

does hereby Grant, Bargain, Sell and Convey to NEVADA POWER COMPANY, a Nevada corporation

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

A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 26, Township 20 South, Range 60 East, M.D.B. & M., and being more particularly described as follows, to-wit: BEGINNING at the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 26, Township 20 South, Range 60 East; thence North 00°04'56" West along the East line thereof, a distance of 363.004 feet; thence North 89°47'30" West parallel with the South line of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 26, a distance of 300.00 feet; thence South 00°04'56" East a distance of 363.004 feet to a point on the South line of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 26; thence South 89°47'30" East along said South line a distance of 300.00 feet to the Point of Beginning.

TOGETHER with a right of vehicular access as a temporary ingress and egress to the above described parcel over and across the balance of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 26, Township 20 South, Range 60 East. A vehicular access shall be made definite and certain along the North or West property line of the above described parcel at such time as the balance of the property is developed and/or subdivided, upon request, in the event that vehicular access, at no cost to the Grantee, is denied from the East line of said property.

SUBJECT TO: (1) Taxes for the fiscal year 1962-63.
(2) Rights of way, reservations, restrictions, easements and conditions of record.

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

IN WITNESS WHEREOF said Grantor has caused its corporate name and seal to be affixed hereto by its President and Secretary thereunto duly authorized, this 3rd day of May, 1963

L & L ENTERPRISES, INC.

SEAL
AFFIXED

By _____ President

By _____ Secretary

STATE OF NEVADA }
COUNTY OF Clark } SS

On this 15th day of May, 1963, personally appeared before me, a Notary Public in and for said County and State, _____ and _____ known to me to be the _____ President and _____ Secretary of the Corporation that executed the foregoing instrument, and upon oath, did each depose that he is the officer of said Corporation as above designated; that he is acquainted with the seal of said Corporation; and that the seal affixed to said instrument is the Corporate seal of said Corporation; that the signatures to said instrument were made by officers of said Corporation as indicated above; said signatures; and that the said Corporation executed the said instrument freely and voluntarily and for the uses and purposes therein mentioned.

SEAL
AFFIXED _____
Notary Public in and for said County and State
(Notary Seal)

200A No 1-10

ORDER NO. LV 89059-N RECORDER'S INSTRUMENT NO. _____
WHEN RECORDED MAIL TO: Nevada Power Company
4th & Stewart, Las Vegas, Nevada

JUL 29 2010

201-38978

BOOK 464

374134

CORPORATION, GRANT,
BARGAIN, SALE DEED

TO

Date



Pioneer Title Insurance Company
of Nevada

Serving Nevada Since 1903

LAS VEGAS • RENO • CARSON CITY • ELKO
FALLON • LAKE TAHOE • EASTERN COUNTIES

374134

RECORDED AT THE REQUEST OF

PIONEER TITLE INSURANCE CO.
OF NEVADA

JUN 30 8 57 AM '63

OFFICIAL RECORDS BOOK IN
CLARK COUNTY, NEV.
PAUL E. BORDEN
FEE \$2.50

464



Pioneer Title Insurance Company
of Nevada

MAIN OFFICE
115 South Fourth Street
LAS VEGAS

BRANCH OFFICES IN

RENO
140 West Liberty Street

ELKO

413 Madison Street

FALLON

22 North Marine Street

CARSON CITY

31 North Curry Street

LAKE TAHOE

West 30 at Kingsbury Grade

EASTERN COUNTIES

180 West Liberty Street, Reno

252

P/L 115/80

C

Report of All Selected Parcels**Case Number:** ZON-38978**Printed On:** Thu: August 19, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
		16209198001
		16209298002
		16209197001
		16209297001
		16204898001
		16204498001
		16209298001
		16209198002
2201 L L C	%A GILBERT 2830 ELK CANYON CT LAS VEGAS NV	16209104005
2201 L L C	%A GILBERT 2830 ELK CANYON CT LAS VEGAS NV	16209104004
2320 WESTERN L L C	%C SHAFFER JR 375 LAUREL DR BOULDER CITY NV	16204404003
2424 WESTERN REALTY INC	%M PUORRO 2424 WESTERN AVE LAS VEGAS NV	16204404017
2575 S HIGHLAND DRIVE L P	%CANTOR G & W NV HOLDINGS L P %GENERAL COUNSEL 110 E 59TH ST NEW YORK NY	16209110018
2620 HIGHLAND L L C	10300 W CHARLESTON BLVD #13-156 LAS VEGAS NV	16209110024
2620 HIGHLAND L L C	10300 W CHARLESTON BLVD #13-156 LAS VEGAS NV	16209110023
A D AMERICA INC	2310 HIGHLAND DR LAS VEGAS NV	16204402003
AD AMERICA INC	%J BIELINSKI 2310 HIGHLAND DR LAS VEGAS NV	16204402004
AD AMERICA INC	2310 S HIGHLAND DR LAS VEGAS NV	16204404002
AD AMERICA INC	2310 HIGHLAND DR LAS VEGAS NV	16204402002
BANK WOORI AMERICA	2610 W OLYMPIC BLVD LOS ANGELES CA	16209102005
BANYAN PROPERTIES L L C	9030 W SAHARA AVE #299 LAS VEGAS NV	16209211002
BARRY PATRICK & DAWN L	2664 HIGHLAND DR LAS VEGAS NV	16209110027
BOYER ELAINE	6245 GALILEO DR LAS VEGAS NV	16204404011
BOYER ELAINE	6245 GALILEO DR LAS VEGAS NV	16204404013
BRADY DONALD B	2600 WESTWOOD DR LAS VEGAS NV	16209110004
BRADY DONALD B	2600 WESTWOOD DR LAS VEGAS NV	16209110005
BROSSEAU 1993 TRUST	2609 S HIGHLAND DR LAS VEGAS NV	16209110015
CARL ROBERT SCOTT LIVING TR 2006	2605 HIGHLAND DR LAS VEGAS NV	16209110016
CARTANIA INC	2700 W SAHARA AVE #300 LAS VEGAS NV	16209110030
CARTANIA INC	2700 W SAHARA AVE #300 LAS VEGAS NV	16209110028
CARTANIA INC	2700 W SAHARA AVE #300 LAS VEGAS NV	16209110029
CIRCUS CIRCUS CASINOS INC	%CONTROLLER P O BOX 14967 LAS VEGAS NV	16209501001

Report of All Selected Parcels**Case Number:** ZON-38978**Printed On:** Thu: August 19, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
CORBIN ENTERPRISES L L C	2461 ORANGETHORPE #200 FULLERTON CA	16204811039
D 2753 L L C	%COLDWELL BANKER COMM 5502 S FORT APACHE RD #110 LAS VEGAS NV	16209102003
D 2753 L L C	P O BOX 570427 HOUSTON TX	16209102004
DERRYBERRY 1997 FAMILY TRUST	1309 E ST LOUIS AVE #1 LAS VEGAS NV	16204811038
DITEL L L C	6817 S EASTERN AVE #101 LAS VEGAS NV	16209203003
DITEL L L C	6817 S EASTERN AVE #101 LAS VEGAS NV	16209203002
DITEL L L C	6817 S EASTERN AVE #101 LAS VEGAS NV	16209203001
DRATTER PETER J LIVING TRUST	P O BOX 277 HURRICANE UT	16209104003
ENGLERT BRAD & ROBYN	2935 S HIGHLAND DR LAS VEGAS NV	16204406006
FLEMING KENNETH E & JOY C LIV TR	1841 NEWPORT BAY DR LAS VEGAS NV	16204406009
GARRETT CAPITAL L L C	%SIEGEL GROUP/SASCO PPTYS 3900 PARADISE RD #101 LAS VEGAS NV	16209102008
GARRETT CAPITAL L L C	%SIEGEL GROUP/SASCO PPTYS 3900 PARADISE RD #101 LAS VEGAS NV	16209102009
GARRETT CAPITAL L L C	%SIEGEL GROUP/SASCO PPTYS 3900 PARADISE RD #101 LAS VEGAS NV	16209102010
GRAINGER W W INC	%M POER & CO 410 17TH ST #1175 DENVER CO	16204406010
GREMM MANFRED	2405 HIGHLAND DR LAS VEGAS NV	16204404007
GRIFFIS CURTIS ALLEN	2412 WESTERN AVE LAS VEGAS NV	16204404012
HAAS FAMILY TRUST	%SAHARA AIR 2718 HIGHLAND DR LAS VEGAS NV	16209211005
HAAS FAMILY TRUST	%SAHARA AIR 2718 HIGHLAND DR LAS VEGAS NV	16209211006
HIGHLAND BY THE HIGHWAY L L C	8275 S EASTERN AVE #200 LAS VEGAS NV	16209110017
HIGHLAND DRIVE & PRESIDIO AVE	%BANK OF NEVADA %A BERG 2700 W SAHARA AVE LAS VEGAS NV	16209211007
HIGHLAND STREET GROUP L L C	3855 S JONES BLVD #102 LAS VEGAS NV	16209110021
HIGHLAND STREET GROUP L L C	6085 W TWAIN ST #200 LAS VEGAS NV	16209110035
ITALY SERVICE INC	4652 GREEN CANYON LAS VEGAS NV	16204404009
J & S H FAMILY L P ETAL	% INWECO CORP 6120 S TORREY PINES LAS VEGAS NV	16204803014
JACOBS JOSEPH & NANCY TRUST	3729 TOPAWA ST LAS VEGAS NV	16209211009
JACOBS JOSEPH & NANCY TRUST	3729 TOPAWA ST LAS VEGAS NV	16209111001
JANEWAY COMPANY	2885 MANN ST LAS VEGAS NV	16204406008
JANEWAY L L C	2319 WESTERN AVE LAS VEGAS NV	16204406007
JEWELER'S 401K PFT SHR PL & TR	2400 WESTERN AVE LAS VEGAS NV	16204406011
JOHNSON FAMILY REVOCABLE TRUST	%N THOMAS 2668 W 410 N HURRICANE UT	16209110011
K E N C O INVESTMENTS L L C	2504 SPRINGBROOK DR LAS VEGAS NV	16209110022
M T WAREHOUSE L L C	9030 W SAHARA AVE #299 LAS VEGAS NV	16209211004

Report of All Selected Parcels**Case Number:** ZON-38978**Printed On:** Thu: August 19, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
M T WAREHOUSE L L C	9030 W SAHARA AVE #299 LAS VEGAS NV	16209211003
MARSHALL FAMILY L P	%MARSHALL T P O BOX 46470 LAS VEGAS NV	16204802007
MARTIN ROBERT L & KATHLEEN P	2410 WESTERN AVE LAS VEGAS NV	16204404010
MARX GORDON	%S MARX 5990 THIROS CIR LAS VEGAS NV	16209110036
MOMARY OUGLAS R & EMILY J	2708 HIGHLAND OR LAS VEGAS NV	16209111002
N & J PROPERTIES NEVADA L L C	2305 WIMBLEDON LAS VEGAS NV	16209110025
NEBULOUS	2441 WESTERN AVE LAS VEGAS NV	16204406012
NEVADA POWER COMPANY	%LAND SERV STA #9 P O BOX 98910 LAS VEGAS NV	16209104002
NEVADA POWER COMPANY	%LAND SERV STA #9 P O BOX 98910 LAS VEGAS NV	16209103002
NEVADA POWER COMPANY	%LAND SERV STA #9 P O BOX 98910 LAS VEGAS NV	16209103003
O H D B L L C	%BLUE MOON RESORT 2651 WEST WOOD OR LAS VEGAS NV	16209102006
OSTRANO O L REV INT VIV TR AGMT	943 E HOOGSON ST NIXA MO	16209110034
PUEBLO INVESTMENTS L L C	2655 WESTERN AVE LAS VEGAS NV	16209110032
REBEL OIL COMPANY INC	2200 S HIGHLAND DR LAS VEGAS NV	16204402005
REBEL OIL COMPANY INC	2200 S HIGHLAND OR LAS VEGAS NV	16204402006
REBEL OIL COMPANY INCORPORATED	2200 S HIGHLAND DR LAS VEGAS NV	16204402007
RED OAK TRUST	11 BURNING TREE CT LAS VEGAS NV	16209110012
REO OAK TRUST	11 BURNING TREE CT LAS VEGAS NV	16209110013
REO OAK TRUST	6330 W SUNSET RD LAS VEGAS NV	16209110010
RODRIGUEZ NORMA E	2621 HIGHLAND DR LAS VEGAS NV	16209110014
SCHEELER SHANNON & PAMELA	10100 W CHARLESTON BLVD #160 LAS VEGAS NV	16204803011
SCHIFF MARVIN JAMES TR	2401 INDUSTRIAL RD LAS VEGAS NV	16204803012
SCHWINGDORF LEONARD & L LIV TR	6245 GALILEO DR LAS VEGAS NV	16204404015
SCHWINGDORF LEONARD & L LIV TR	6245 GALILEO DR LAS VEGAS NV	16204404014
SEDANO AIDA C & HIRAM H	2706 S HIGHLAND OR LAS VEGAS NV	16209211008
SHARPE ALLEN L TRUST	2855 BELCASTRO ST LAS VEGAS NV	16209110008
SHARPE ALLEN L TRUST	2855 BELCASTRO ST LAS VEGAS NV	16209110006
SHARPE ALLEN L TRUST	2855 BELCASTRO ST LAS VEGAS NV	16209110007
SHARPE ALLEN L TRUST	2855 BELCASTRO ST LAS VEGAS NV	16209110009
SOBEL WESTEX	P O BOX 14787 LAS VEGAS NV	16209110040
SOBEL WESTEX	P O BOX 14787 LAS VEGAS NV	16209110039
SOBEL WESTEX	P O BOX 14787 LAS VEGAS NV	16209110038

Report of All Selected Parcels**Case Number:** ZON-38978**Printed On:** Thu: August 19, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
SOBEL WESTEX	P O BOX 14787 LAS VEGAS NV	16209110041
SOBEL WESTEX	%S FINDLEY P O BOX 14787 LAS VEGAS NV	16209110037
SRABERG GERALD A & ILENE	400 N BRIDGE LN LAS VEGAS NV	16204803013
STATE OF NEVADA TRANS LEASOR	333 LAS VEGAS BLVD #2058 LAS VEGAS NV	16209104001
STATE OF NEVADA TRANS LEASOR	333 LAS VEGAS BLVD #2058 LAS VEGAS NV	16204407002
STATE OF NEVADA TRANSPORTATION	%RIGHT OF WAY DIV 123 E WASHINGTON AVE #C LAS VEGAS NV	16209110042
STATE OF NEVADA TRANSPORTATION	%G DONOVAN 1518 SCOTLAND LN LAS VEGAS NV	16204405001
THISTLE DANIEL J & J J FAM TR	4850 BYZANTINE CT LAS VEGAS NV	16209211001
URBAN LAND NEVADA	3271 S HIGHLAND DR #704 LAS VEGAS NV	16209110019
URBAN LAND NEVADA	3271 S HIGHLAND DR #704 LAS VEGAS NV	16209110020
USA MARSHALS SERVICE	333 LAS VEGAS BLVD #2058 LAS VEGAS NV	16204407001
VANDIS ELEANORE MAHLEIN TRS	421 W 57TH ST NEW YORK NY	16204404016
WADE JO FERN TRUST	1048 PAR AVE PASO ROBLES CA	16209110026
WESTCOM DEVELOPMENT L L C	%K CANE 3273 E WARM SPRINGS RD LAS VEGAS NV	16209110033
YERUSHALMI PROPERTIES V L L C	2400 WESTERN AVE LAS VEGAS NV	16204404005
YERUSHALMI PROPERTIES V L L C	2400 WESTERN AVE LAS VEGAS NV	16204404006
YERUSHALMI PROPERTIES VI L L	%M/M YERUSHALMI 8912 GREENSBORO LN LAS VEGAS NV	16204404004
YERUSHALMI PROPERTIES VII L L C	%8912 GREENSBORO LN LAS VEGAS NV	16204404008
ZARGARYAN GAGIK & K REV TR AGMT	1804 PLACID RAVINE ST LAS VEGAS NV	16209110031