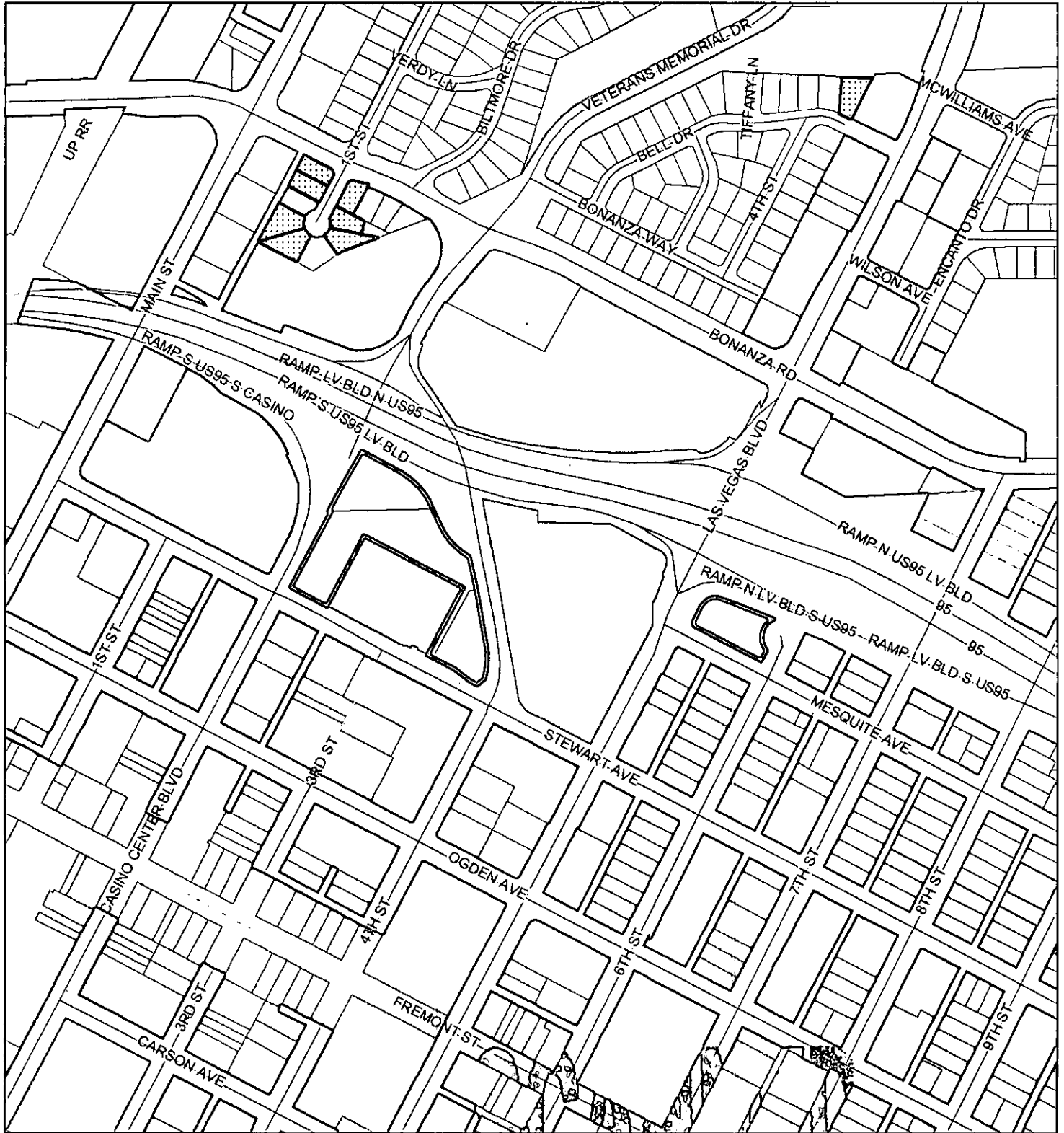


REZONING Parcel: 139-34-501-004 and 008 and 139-34-512-001

ZON - 39193



ZONING

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

RECOMMENDED FROM C-V TO C-2

C-2
C-M
M
Subject Parcel
City Limits
ROI Zoning



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: September 03, 2010

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST	Additional Notes
Item Required			
YES	NO		
APPLICATION			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Signed and notarized by <i>all</i> property owners or authorized agent(s)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grant deed and legal description	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Detailed</i> justification letter	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Full size, rolled, color copy of <i>all</i> plans and elevations	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Correct fec(s): \$ _____ \$ _____ \$ _____ Total = \$ <u>0</u>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Assessor Parcel Map	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement of Financial Interest	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Impact Notice and Assessment (DINA)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project of Regional Significance	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Business Licenses (Owner, Applicant, Representative)	
LOCATION MAP SITE PLAN		Folded Plans: <u>6</u>	Rolled/Colored Plans: <u>1</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	North arrow, scale, and vicinity map	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> property lines and present dimensions labeled	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> building setbacks labeled	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> adjacent existing land uses and street names labeled	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> points of ingress and egress shown	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ADA accessibility requirements shown/labeled	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parking standard(s) utilized: _____	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parking space count and typical dimensions labeled #regular #compact #handicap Total	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> free-standing sign locations shown and heights and sizes noted	
LANDSCAPE PLAN		Folded Plans: <u>0</u>	Rolled/Colored Plans: <u>0</u>
<input type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size	
<input type="checkbox"/>	<input type="checkbox"/>	North arrow, scale, and vicinity map	
<input type="checkbox"/>	<input type="checkbox"/>	<i>All</i> property lines and present dimensions labeled	
<input type="checkbox"/>	<input type="checkbox"/>	<i>All</i> required perimeter landscape planters shown	
<input type="checkbox"/>	<input type="checkbox"/>	<i>All</i> required parking lot fingers/islands shown	
<input type="checkbox"/>	<input type="checkbox"/>	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover	
BUILDING ELEVATIONS		Folded Plans: <u>0</u>	Rolled/Colored Plans: <u>0</u>
<input type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size	
<input type="checkbox"/>	<input type="checkbox"/>	Scale and building dimensions labeled	
<input type="checkbox"/>	<input type="checkbox"/>	North, south, east, and west elevations of <i>all</i> buildings	
<input type="checkbox"/>	<input type="checkbox"/>	<i>All</i> building materials and colors noted	
<input type="checkbox"/>	<input type="checkbox"/>	8" x 10" photo of original color and material board	
<input type="checkbox"/>	<input type="checkbox"/>	<i>All</i> wall sign locations shown and sizes noted	
FLOOR PLANS		Folded Plans: <u>0</u>	Rolled Plans: <u>0</u>
<input type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size	
<input type="checkbox"/>	<input type="checkbox"/>	Scale and building dimensions labeled	
<input type="checkbox"/>	<input type="checkbox"/>	<i>All</i> building entrances/exits shown	
<input type="checkbox"/>	<input type="checkbox"/>	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
 APN: SEE APPLICATION Location: UNIVERSITY/CASINO CENTER
 Planner: [Signature] Pre-App Meeting Date: 8-17-10 Earliest PC Date: 10-21-10

Andy Reed

From: Margo Wheeler
Sent: Friday, August 13, 2010 12:35 PM
To: Andy Reed
Cc: Flinn Fagg; Doug Rankin
Subject: submittal for this quarter GPA cycle

Downtown Transport center 2.67 acres 13934501008 and former Frank Wright Plaza 13934501004. All the land there around the Mob Museum site. Get the GP back to C and get zoning there too.

Additionally 300 N. LV bl, 221 LV Bl., and NEC LV Bl/Mesquite 13934512001.

(Also all the DSC properties, get the GP off PF it's 704, 707, 708 S. 4th and 401 Garces will go the next time from Ward 3.)

There may be more so let's get started with these ward 5 ones right now.

M. Margo Wheeler, AICP

Director

City of Las Vegas

Planning & Development Department

702-229-6352

Our Mission - To provide innovative planning and service to enhance the quality of life for citizens, support business growth, create an excellent visitor experience and meet their evolving needs.

Please consider the environment before printing this e-mail.



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

November 18, 2010

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

RE: ZON-39193 – REZONING
RELATED TO GPA-39192
CITY COUNCIL MEETING OF NOVEMBER 17, 2010

Dear Mr. Reed:

The City Council at a regular meeting held November 17, 2010, APPROVED the request for a Rezoning FROM: C-V (CIVIC) TO: C-2 (GENERAL COMMERCIAL) on 4.07 acres on the south side of U.S. 95, east of Casino Center Boulevard (APNs 139-34-501-004, 008 and 139-34-512-001). The Notice of Final Action was filed with the Las Vegas City Clerk on November 18, 2010.

Sincerely,

A handwritten signature in cursive script that reads "Vicky Skilbred".

Vicky Skilbred
Chief Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

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

October 22, 2010

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

**RE: ZON-39193 - REZONING RELATED TO GPA-39192
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Mr. Reed:

Your request for a Rezoning FROM: C-V (CIVIC) TO: C-2 (GENERAL COMMERCIAL) on 4.07 acres on the south side of U.S. 95, east of Casino Center Boulevard (APNs 139-34-501-004, 008 and 139-34-512-001), Ward 5 (Barlow), was considered by the Planning Commission on October 21, 2010.

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

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

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Steve Wolfson
Lais Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



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

**RE: ZON-39193 - REZONING TO RELATED TO GPA-39192
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Mr. Reed:

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 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

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lais Tarkanian
Steven D. Rass
Ricki Y. Barlaw
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell





CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

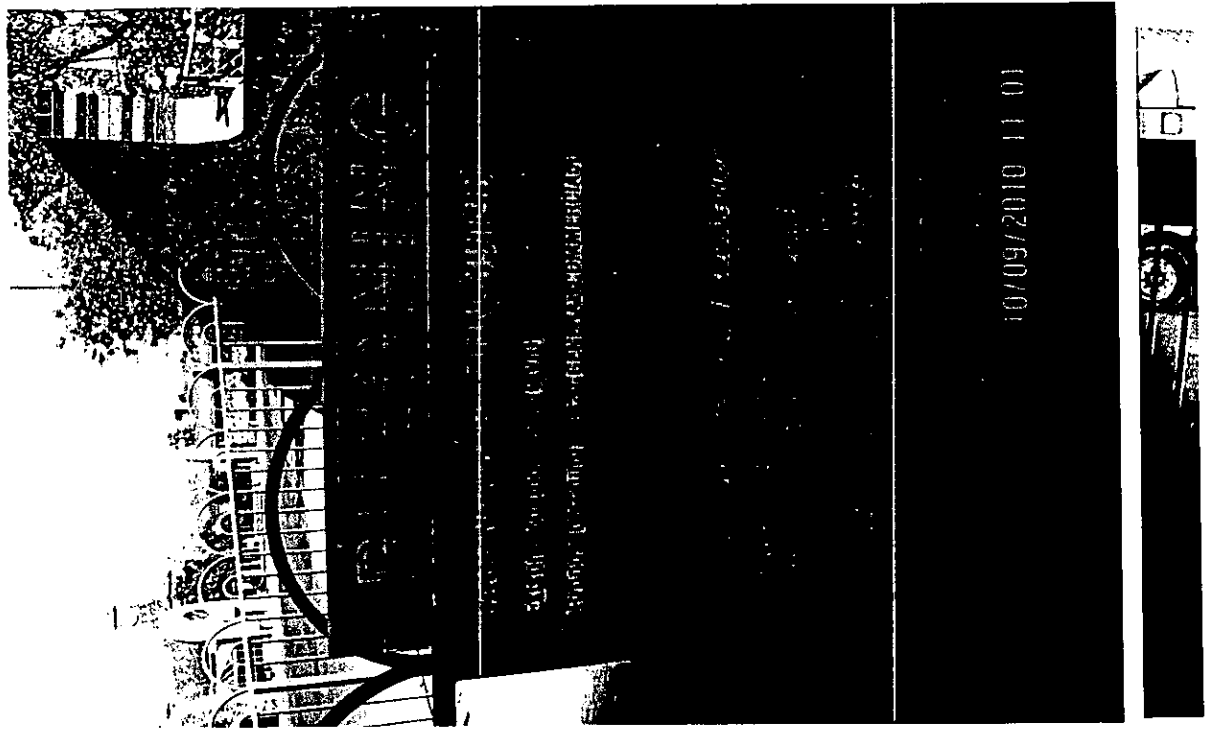


CASE NUMBER: ZON-39193

MEETING DATE: 10/21/10 PC

1 of 3

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.



[Handwritten Signature]
Signature

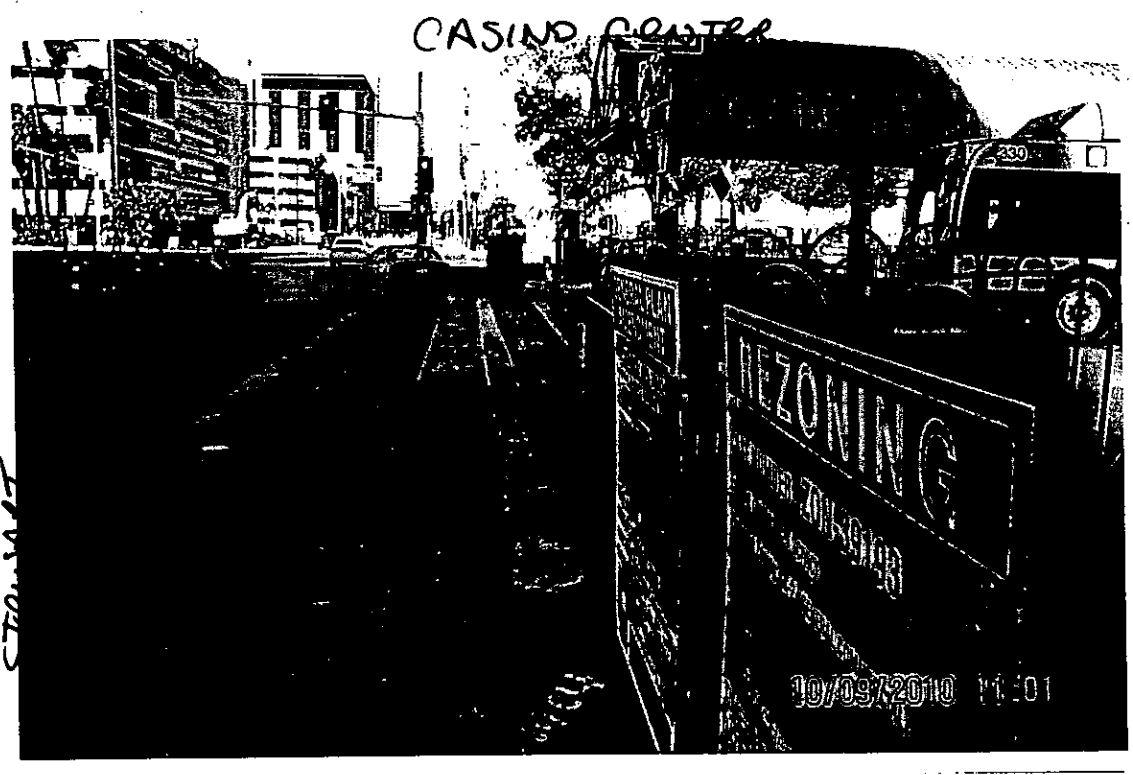
10-9-10
Date

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.



3

the Zoning
the first



[Signature]
Signature

10-9-10
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.



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

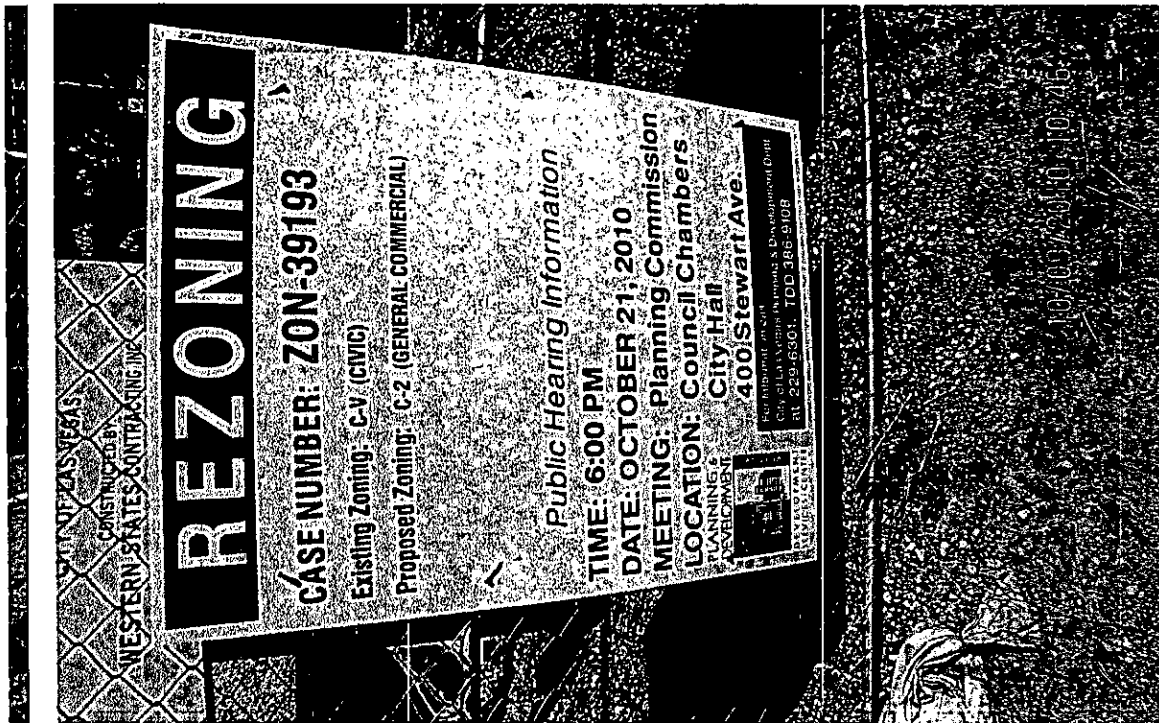


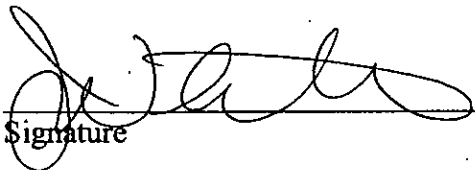
CASE NUMBER: ZON-39193

MEETING DATE: 10/21/10 PC

2 of 3

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

10-9-10
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.



CASE

MEET

**Sign P
Code, w
schedul**



[Handwritten Signature]
Signature

10-9-10
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.



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

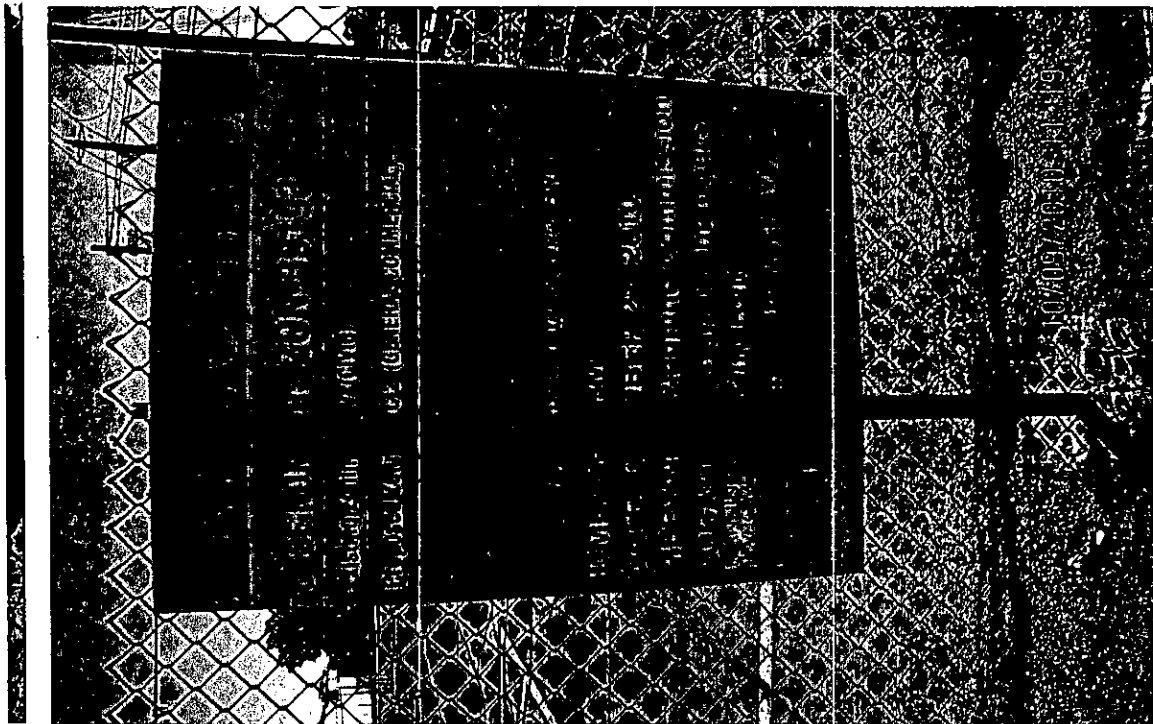


CASE NUMBER: ZON-39193

MEETING DATE: 10/21/10 PC

3 of 3

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

10-9-10
Date

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CASI

MEE

Sign I
Code,
schedules



[Handwritten Signature]

Signature

10-9-10

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

GPA-39192 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) TO: C (COMMERCIAL) on 5.76 acres on the south side of U.S. 95, east of Casino Center Boulevard (APNs 139-34-501-004, 008, 139-34-510-045, 139-34-512-001 and 005), Ward 5 (Barlow).

ZON-39193 - REZONING RELATED TO GPA-39192 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: C-V (CIVIC) TO: C-2 (GENERAL COMMERCIAL) on 4.07 acres on the south side of U.S. 95, east of Casino Center Boulevard (APNs 139-34-501-004, 008 and 139-34-512-001), Ward 5 (Barlow).

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

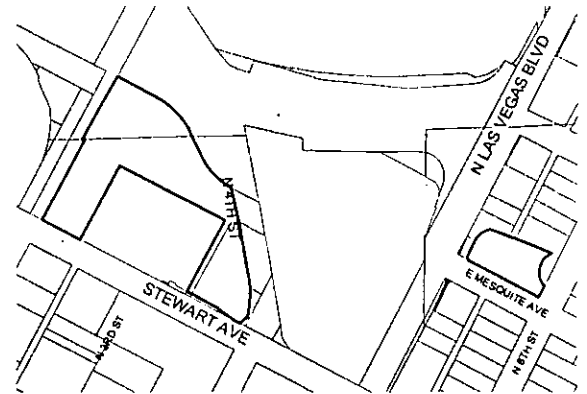
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development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

GPA-39192 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) TO: C (COMMERCIAL) on 5.76 acres on the south side of U.S. 95, east of Casino Center Boulevard (APNs 139-34-501-004, 008, 139-34-510-045, 139-34-512-001 and 005), Ward 5 (Barlow).

ZON-39193 - REZONING RELATED TO GPA-39192 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: C-V (CIVIC) TO: C-2 (GENERAL COMMERCIAL) on 4.07 acres on the south side of U.S. 95, east of Casino Center Boulevard (APNs 139-34-501-004, 008 and 139-34-512-001), Ward 5 (Barlow).

Application Location



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

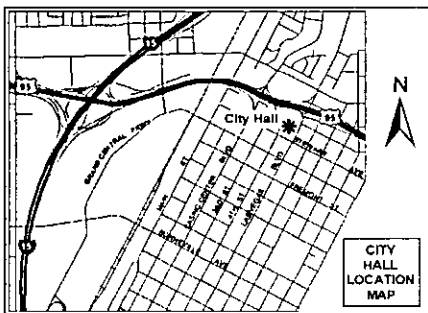
Public Hearing Information

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

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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

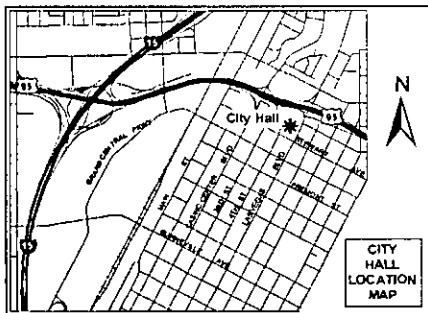
Please use available blank space on card for your comments.

GPA-39192 & ZON-39193

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.

GPA-39192 & ZON-39193

Planning Commission Meeting of 10/21/2010

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: September 22, 2010
Re: **ZON-39193** City of Las Vegas S. Side U.S. 95, east of Casino Center Blvd.
Request for Rezoning from C-V to C-2

COMMENTS:

We have no comment on the Request for a Rezoning Reclassification From: C-V (Civic) to: C-2 (General Commercial) on 4.07 acres located on the south side of U.S. 95, east of Casino Center Boulevard.

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:

ZON-39193

Vera Johnson Manor A Resident Council

18b The Las Vegas Arts District

West Huntridge NA

Archie C. Grant Park Resident Council

WLV-NAA1

Berkley Square NA

WLV-NAA2

Boulder Dam Homesites

WLV-NAA4

Church-Noblitt NA

28

Cultural Corridor Coalition NCG

Downtown Business Operators Council

Fremont Street Experience Business Association

Gateway Neighborhood Association

Hillside Heights NA

Horizon Studio Apartments

Huntridge Park NA

John S. Park NA

L'Octaine Apartments Resident Council

Marble Manor Annex Resident Council

Mayfair NA

Newport Lofts

Oaktree Apartments

Orleans Square NA

Robert Gordon Plaza Resident Council

South Cove Apartments

Stewart Town HOA

Towne Terrace Apartments

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

ZON-39193

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, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEMUS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

ZON-39193 - REZONING RELATED TO GPA-39192 - PUBLIC HEARING - APPLICANT/OWNER:
CITY OF LAS VEGAS - Request for a Rezoning FROM: C-V (CIVIC) TO: C-2 (GENERAL COMMERCIAL)
on 4.07 acres on the south side of U.S. 95, east of Casino Center Boulevard (APNs 139-34-501-004, 008 and
139-34-512-001), Ward 5 (Barlow).

PLANNING COMMISSION: **OCTOBER 21, 2010**
CITY COUNCIL: **NOVEMBER 17, 2010**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **SEPTEMBER 21, 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 08/25/2010 03:50 PM

Submitted By

Page 1

A/P # 39193 Type ZON Issued Date Issued By

Parcel

Location
Owner
Phone
Address

Country Foreign

Applicant's Full Name
Day Phone Fax Address
Pager

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-39193 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: C-V (CIVIC) TO: C-2 (General Commercial) on 4.07 acres on the south side of U.S. 95, east of Casino Center Boulevard (APNs 139-34-501-004 and 008 and 139-34-512-001, Ward 5 (Barlow).

Signature of Owner (If Owner Builder)

Date

Signature of Contractor or Authorized Agent

Date



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) NEC of Stewart and Las Vegas Blvd; NEC of Stewart and Mesquite

Project Name _____ Proposed Use _____

Assessor's Parcel #(s) 139-34-501-004, ~~007~~ and 008; 512-001 Ward # 5

General Plan: existing PF proposed C Zoning: existing C-V proposed C-2

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres ~~6.05~~ 4.07 Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER City of Las Vegas Contact _____

Address 400 Stewart Avenue Phone: _____ Fax: _____

City Las Vegas State NV Zip 89101

E-mail Address _____

APPLICANT City of Las Vegas Contact Andy Reed

Address 731 S. 4TH Street Phone: 229-6882 Fax: _____

City Las Vegas State NV Zip 89101

E-mail Address _____

REPRESENTATIVE _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

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.

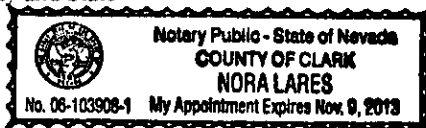
Print Name Andrew P. Reed

Subscribed and sworn before me

This 27th day of August, 2010

Morales

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>ZON-39193</u>
Meeting Date:	<u>10-21-10</u>
Total Fee:	<u>0</u>
Date Received:*	
Received By:	<u>ALear</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\AApplication Packet\AApplication Form.pdf



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-39193 APN: 139-34-501-004, ~~007~~, 008 and 13934-512-001

Name of Property Owner: City of Las Vegas

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: _____

Signature of Property Owner: *Andrew P. Reed*

Print Name: Andrew P. Reed

Subscribed and sworn before me

This 27th day of August, 2010

Nora Lares
Notary Public in and for said County and State



August 17, 2010

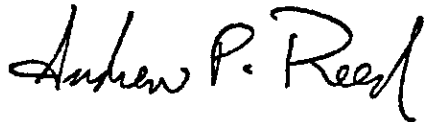
Steve Gebeke
Planning and Development Department
731 S. 4 TH Street
Las Vegas NV 89101

RE: Application ZON-39193
Assessor's Parcel Number 139-34-501-004, 007 and 008 and 139-34-512-001

Dear Mr. Gebeke:

In regard to this parcel, staff has determined that the existing General Plan designation and zoning classifications are inconsistent with future development. In order to resolve this inconsistency and ensure that future development is compatible with existing development, staff is proposing to change the Zoning Designation of these sites to C-2 (General Commercial). Please call me at 229-6882 with any questions.

Sincerely,



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

RECEIVED
AUG 31 2010

ZON-39193

BOOK 243

202551

3-3

RESOLUTION OF ACCEPTANCE OF Grant, Bargain and Sale Deed

On motion of Commissioner Franklin, and carried unanimously, the following Resolution is adopted, and order made:

BE IT RESOLVED, this 3rd day of May, 1972, by the Board of Commissioners of the City of Las Vegas, County of Clark, State of Nevada, that the Deed _____, dated the 30th day of May, 1972, executed by BANK OF NEVADA and ARCHIE C. GRANT, Co-Trustees under the will of ZORA FAYE GRANT, deceased, and ARCHIE C. GRANT to the City of Las Vegas, County of Clark, State of Nevada, and that the real property described therein be, and is hereby accepted, for the purposes of land acquisition

BE IT FURTHER RESOLVED, that a copy of this Resolution be attached to said Deed _____, and that the same be recorded in the Office of the County Recorder of the County of Clark, State of Nevada, and this resolution be filed in the records of this Board.

STATE OF NEVADA)
COUNTY OF CLARK)

I, EDWINA M. COLE, City Clerk, of the City of Las Vegas, County of Clark, State of Nevada, hereby certifying the foregoing to be a full, true and correct copy of the Resolution accepting the Deed attached hereto duly adopted at a regular meeting of the Board of Commissioners held on the 3rd day of May, 1972.

IN WITNESS WHEREOF, I have hereto set my hand and affixed my official seal this 28th day of June, 1972 EDWINA M. COLE

Edwina M. Cole
Clerk of the City of Las Vegas

By _____ Deputy

For Land Acquisition

INST NO. 202551
OFFICIAL RECORD BOOK NO. 243
REC'D AT REQUEST OF _____ CITY OF LAS VEGAS
FIRE INSURANCE AND TRUST CO. JUN 30 10 23 AM '72
CLARK COUNTY, NEVADA
PAUL E. HOAN, RECORDER
FEE 44 DEPUTY *gr*

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1449308

2

with a radius of 58.50 feet through an angle of 108° 58' 54"
an arc distance of 111.27 feet along said cul-de-sac right
of way line to a point of reverse curvature; thence from a
tangent which bears S. 39° 08' 07" E., curving to the right
with a radius of 4.50 feet through an angle of 65° 37' 48"
an arc distance of 5.15 feet continuing along said cul-de-
sac right of way line to the POINT OF BEGINNING. Said
parcel contains an area of 0.66 acres, more or less.

The above described parcel shall have no access in and
to I-515 Freeway.

It is the intent of this instrument to convey and does
convey all that land lying southerly of the left right of
way line of I-515 Freeway (Project QI-515-1(2)4).

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990-1

Project QI-515-1(2)4 075.617, 075.589
E.A. 70787 EX-1-515-CL-075.383, 075.590,
Parcels EX-1-515-CL-075.383, 075.591, 075.592
portions of 075.382, 075.616.

QUITCLAIM DEED

THIS DEED, made this 26TH day of October, 1981, between the STATE OF NEVADA, acting by and through its Department of Transportation, hereinafter called GRANTOR, and THE CITY OF LAS VEGAS, a Municipal Corporation

hereinafter called GRANTEE.

WITNESSETH:

That said GRANTOR, for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money of the United States of America and other good and valuable consideration, the receipt whereof is hereby acknowledged, and acting in accordance with the provisions of Chapter 408 of the Nevada Revised Statutes, does hereby remise, release and forever quitclaim unto the said GRANTEE and to its successors, and assigns, all of the right, title and interest of said GRANTOR in and to that certain real property situate, lying and being in the County of Clark, State of Nevada, and more particularly described as follows:

BEING a portion of Lots 6, 7, 8, 9, 10, 11, and a portion of the alley all lying within Block 1 of Buck's Subdivision of Las Vegas, as shown by map thereof on file in Book 1 of Plats, Page 15, in the Office of the County Recorder of Clark County, Nevada, and being more fully described by metes and bounds as follows, to wit:

BEGINNING at a point 329.28 feet left of and measured radially from Highway Engineer's Station "A" 1311+00.03 P.O.C., said point of beginning further described as bearing S. 85° 49' 43" E. a distance of 4317.14 feet from the southwest corner of Section 27, T. 20 S., R. 61 E., M.D.M., said point also being on the easterly boundary of Lot 9 of Block 1 of Buck's Subdivision of Las Vegas, as shown by map thereof on file in Book 1 of Plats, Page 15, in the Office of the County Recorder of Clark County, Nevada; thence S. 24° 29' 41" W. along said easterly boundary of Lot 9 a distance of 35.98 feet to the southeast corner of Lot 9 of said Block 1; thence N. 62° 19' 52" W. along the southerly boundary of said Block 1 a distance of 250.29 feet to a point on the left or southerly right of way line of I-515 Freeway (Project QI-515-1(2)4); thence from a tangent which bears N. 62° 19' 52" W.; curving to the right with a radius of 12.50 feet through an angle of 89° 17' 49" an arc distance of 19.48 feet along said right of way line of I-515 Freeway to a point thence N. 26° 57' 57" E. continuing along said right of way line of I-515 Freeway a distance of 42.63 feet to a point; thence from a tangent which bears N. 26° 57' 57" E., curving to the right with a radius of 58.47 feet through an angle of 84° 50' 08" an arc distance of 86.57 feet along said right of way line of I-515 Freeway to a point; thence S. 68° 11' 56" E. continuing along said right of way line of I-515 Freeway a distance of 188.05 feet to a point on the 8th Street cul-de-sac right of way line; thence from a tangent which bears S. 69° 50' 47" W., curving to the left

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

Map Legend:
 - PARCEL BOUNDARY 0.81
 - SUBD BOUNDARY 1.00
 - ROAD EASEMENT 202
 - PW/LD BOUNDARY 5
 - NON-PARCEL LOT LINE 5
 - MATCH LINE / LEADER LINE 5
 - ROAD ID NUMBER 61.5

Parcel Information:
 PARCEL NUMBER: 202
 PARCEL SUB/SEQ NUMBER: 5
 PLAT RECORDING NUMBER: 5
 BLOCK NUMBER: 5
 LOT NUMBER: 5
 GOV. LOT NUMBER: 61.5

Map Data:
 T20S R61E
 SEC 34
 N 2 NE 4
 139-34-5

Scale: 1"=200' Rev: 03/24/10

NOTES:
 This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein.
 Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
 This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM SIXTH ORIGINAL



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Las Vegas, NV 89101
GSA Control No. 9-G-NV-517

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EXHIBIT "A"

Legal Description

That portion of the Northeast Quarter (NE ¼) of Section 34, Township 20 South, Range 61 East, M.D.M., Clark County, Nevada described as follows:

Commencing at the Northeast Corner of Block 33, Clark's Las Vegas Townsite, as said Townsite is shown on map in the Office of the County Recorder of said County; Thence along the prolongation of the Southeasterly line of said block, North 28°13' East 80 Feet; Thence North 61°47' West 580 Feet to the True Point of Beginning; Thence continuing North 61°47' West 350 Feet; Thence North 28°13' East 250 Feet; Thence South 61°47' East 350 Feet; Thence South 28°13' West 250 Feet to the True Point of Beginning.

REPRODUCED BY THE COUNTY RECORDER'S OFFICE
CLARK COUNTY, NEVADA
THIS IS A COPY

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301 E. Stewart Avenue
Las Vegas, NV 89101
GSA Control No. 9-G-NV-517

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land or interest therein in the locality of the Property hereby conveyed and shall have the sole right to enforce this covenant in any court of competent jurisdiction.

14. **GRANTEE** further covenants and agrees that the Covenants and Conditions contained herein shall be inserted by GRANTEE in any deed or other legal instrument by which GRANTEE divests itself of either the title conveyed herein or any other lesser estate in the Property, or any part thereof including, without limitation, any lease, other than a lease with the GRANTOR.

15. **GRANTOR** expressly reserves a right of access to, and entrance upon, the above-described Property in order to determine compliance with the terms of this conveyance.

In the event of violation of any of the Covenants or Conditions, in addition to any remedy now or hereafter provided by law, the GRANTOR or its authorized agent may institute a suit to enjoin such violation or for damages by reason of any breach thereof. In addition, in the event that there is a breach of any of the Covenants or Conditions herein contained by the GRANTEE, whether caused by the legal or other inability of the GRANTEE, to perform said Covenants or Conditions, or otherwise, all right, title and interest in and to the Property, or any portion thereof, in its then existing condition, at the option of the Secretary of the Interior, or his or her successor in function, shall revert to and become the property of the United States. In addition to all other remedies for such breach, the Secretary of the Interior shall have the right of immediate entry upon the Property, or any portion thereof, and the GRANTEE shall forfeit all right, title and interest in said Property, and in any and all of the tenements, hereditaments and appurtenances thereunto belonging. Notwithstanding the foregoing, the failure of the Secretary of the Department of the Interior, or his or her successor in function, to require in any one or more instances complete performance of any of the Covenants or Conditions of this indenture shall not be construed as a waiver or a relinquishment of the future performance of such Covenants or Conditions, but the obligations of the GRANTEE with respect to such future performance, shall continue in full force and effect.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and, except as otherwise provided herein, the reversion(s), remainder(s), rents, issues, and profits thereof, and also all the estate, right, title, interest, property possession, claim and demand whatsoever, in law as well as in equity, of the said GRANTOR, of, in or to the foregoing Property, and every part and parcel thereof, with the appurtenances.

ACCEPTANCE of the delivery of this Deed shall constitute conclusive evidence of the agreement of the GRANTEE to be bound by the Covenants and Conditions, and to perform the obligations herein set forth.

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(c) GRANTOR reserves a right of access to all portions of the Property for environmental investigation, remediation or other corrective action. This reservation includes the right of access to and use of available utilities at reasonable cost to GRANTOR. These rights shall be exercisable in any case in which a remedial action, response action or corrective action is found to be necessary after the date of this conveyance, or in which access is necessary to carry out a remedial action, response action, or corrective action on adjoining property. Pursuant to this reservation, the United States of America, and its respective officers, agents, employees, contractors and subcontractors shall have the right (upon reasonable advance written notice to the record title owner) to enter upon the Property and conduct investigations and surveys, to include drilling, test-pitting, borings, data and records compilation and other activities related to environmental investigation, and to carry out remedial or removal actions as required or necessary, including but not limited to the installation and operation of monitoring wells, pumping wells and treatment facilities. Any such entry, including such activities, responses or remedial actions, shall be coordinated with record title owner and shall be performed in a manner that minimizes interruption with activities of authorized occupants.

11. NOTICE OF THE PRESENCE OF LEAD-BASED PAINT

The GRANTEE is hereby informed and does acknowledge that the building on the Property and existing on the date of this Deed were constructed prior to 1978 and, as with all such property, a lead-based paint hazard may be present. Lead exposure is especially harmful to young children. GRANTEE covenants and agrees, that improvements on the PROPERTY existing as of the date of this conveyance will not be used as residential dwellings. GRANTOR assumes no liability for damages for property damage, personal injury illness, disability or death, to GRANTEE, its successors or assigns, or to any other person, including members of the general public, arising from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with lead-based paint on the Property described in this deed, whether GRANTEE, and its successors or assigns, have properly warned or failed to properly warn the individual(s) injured. GRANTEE further agrees to protect, indemnify, defend and hold harmless the GRANTOR, except for employees of the GRANTOR that work within the Property, from any and all loss, judgment, claims, demands, expenses or damages, of whatever nature which might arise or be made against the GRANTOR, due to, or relating to the presence of lead-based paint on the Property and related abatement activities, or the disposal of any material from the abatement process.

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its use. A copy of the final plan shall be submitted to the Nevada State Historic Preservation Office.

4. A final Preservation and Utilization Plan for the use of the building, as described in the application, shall be submitted when it is completed, but prior to the commencement of construction.
5. A final Financial Plan, including projected annual budget, shall be submitted when it is completed, but prior to the commencement of construction.
6. Beginning from the date of transfer, the City of Las Vegas shall provide biennial reports to the National Park Service in the format provided by the National Park Service. This report shall not preclude the City and the National Park Service from conducting mutual consultation and discussions in the rehabilitation and administration of the building.
7. Other than as provided in the approved final Preservation and Utilization Plan, the Property shall not be sold, leased, assigned or otherwise disposed of except to another eligible governmental agency that the Secretary of Interior agrees in writing can assure the continued use and maintenance of the property for historic monument purposes subject to the same terms and conditions described herein. However, nothing in this provision shall preclude GRANTEE from providing facilities and services compatible with the approved plan, mentioned herein, through concession agreements entered into with third parties provided the prior concurrence of the Secretary of the Interior is obtained in writing to such agreements.
8. The United States of America shall have the right during any national emergency, including any existing national emergency, to full unrestricted use of the Property conveyed without charge; provided, the United States of America shall bear the entire cost of maintenance of all Property if so used. It shall pay fair rental for use of improvements added by the GRANTEE without federal aid.
9. GRANTEE agrees to comply with the requirements of Public Law 90-480 (82 Stat. 718) the Architectural Barriers Act of 1968 as amended by Public Law 91-205 of 1970 (84 Stat. 49) to assure that development of facilities on conveyed surplus properties for historic monument purposes are accessible to the physically disabled; and, further assure in accordance with Public Law 93-112, The Rehabilitation Act of 1973 (87 Stat. 394) that no otherwise qualified disabled individual shall solely by reasons of his/her handicap be excluded from the participation in, be denied benefits of or be subject to discrimination under any program or activity receiving Federal financial assistance.

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301 E. Stewart Avenue
Las Vegas, NV 89101
GSA Control No. 9-G-NV-517

APN 139-34-501-002 007

RECORDING REQUESTED BY:

U.S. General Services Administration
Public Buildings Service
Property Disposal Division (9PR)
450 Golden Gate Avenue, Fourth Floor East
San Francisco, CA 94102-3434

shy

**WHEN RECORDED, MAIL DOCUMENT
AND TAX STATEMENT TO:**

The City of Las Vegas
Real Estate & Asset Management
400 Stewart Avenue, 4th Floor
Las Vegas, Nevada 89101

QUITCLAIM DEED

THIS INDENTURE, made this 13th day of May, 2002 between the UNITED STATES OF AMERICA, acting by and through the Administrator of General Services, under and pursuant to the power and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), as amended, and regulations and orders promulgated thereunder, (hereinafter referred to as "GRANTOR"), and the CITY OF LAS VEGAS, a municipal corporation (herein referred to as "GRANTEE").

GRANTOR, without monetary consideration, but for and in consideration of the perpetual use and maintenance of the Property herein described as and for a historic monument, and for no other purpose, all in accordance with the Program of Preservation and Utilization dated October 5, 2001, a copy of which is on file in the Department of the Interior, National Park Service, Oakland, California and in the Office of the General Services Administration, Region 9, San Francisco, California, by these presents does remise, release and quitclaim, unto said GRANTEE, its successors and assigns all that certain real property, commonly known as the Las Vegas Federal Building and Post Office, a property that is listed on the National Register of Historic Places, situated in the City of Las Vegas, Clark County, State of Nevada, described in Exhibit "A" attached hereto and made a part hereof (the "Property").

COPY