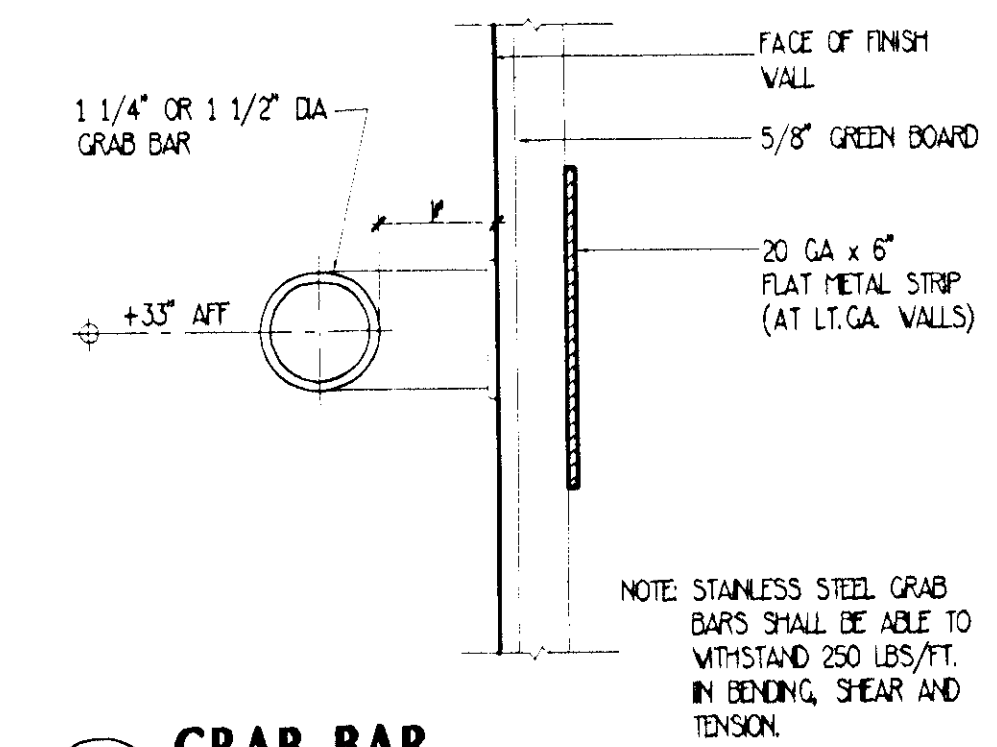


PARTITION TYPES:	
	NEW WALL
	EXISTING WALL
	DEMO

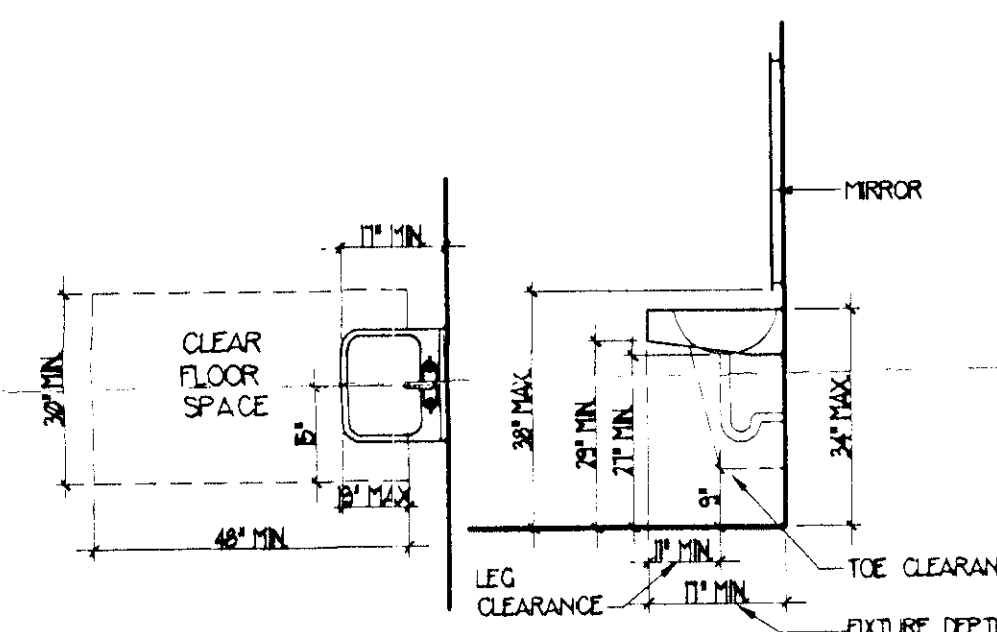
THESE PLANS ARE THE SOLE PROPERTY OF HOOVER CONSULTING
 AND DEVELOPMENT. THESE DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR
 USED IN ANY WAY WHATSOEVER, NOR ARE THEY TO BE ISSUED TO A THIRD
 PARTY WITHOUT WRITTEN PERMISSION AND CONSENT OF JET DEVELOPMENT. ALL
 DIMENSIONS ON THESE PLANS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED
 DIMENSIONS.

800 N. RAINBOW STE. 208
 LAS VEGAS, NEVADA 89107
 PHONE (702) 474-4889
 FAX (702) 474-7316

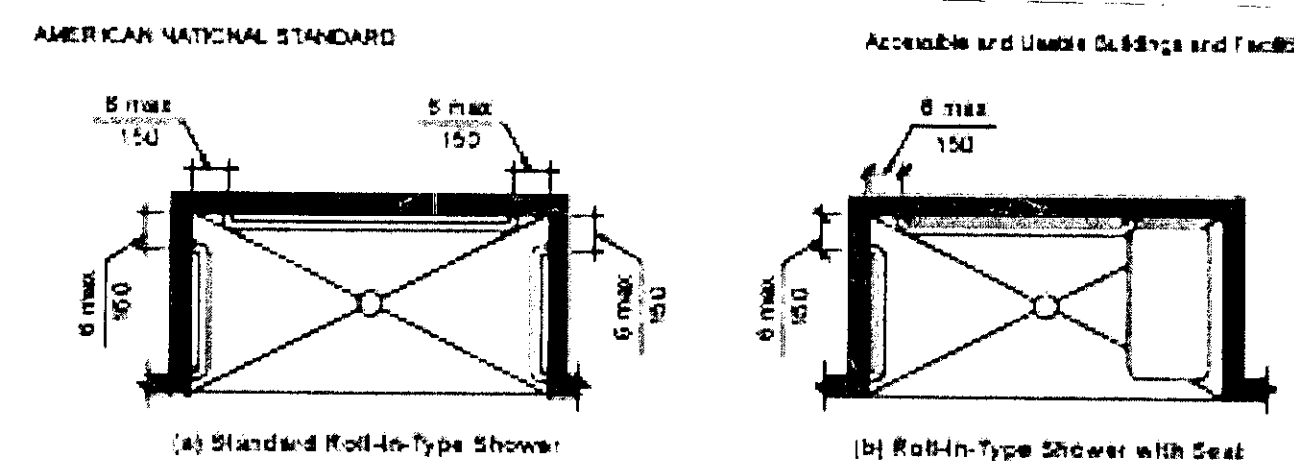
SCALE: 1/2" = 1'-0"



SCALE: 6" = 1'-0"



SCALE 1/2" = 1'-0"



SCALE: 1/4" = 1'-0"

GENERAL NOTES:
1. 3'-0" DOOR OPENINGS - 4x6 HEADER
2. 4'-0" DOOR OPENINGS - 4x8 HEADER

APPROVAL IS FOR CLOUDED
AREAS OR LATEST REVISIONS
ONLY. SEE ORIGINALS

PLANS APPROVED
CONSTRUCTION
Building & Safety Dept.
City of Las Vegas, Nevada

MAT FEB 23 2007

Does Not include Electrical, Plumbing,
Mechanical Structural or Off-Site
Improvements Make No Change
Without Approval Plan Is
Not a Permit to Violate Any Ordinance

RECEIVED

FEB 22 2007 7 54 132

CITY OF LAS VEGAS

JOB

**TUCKER CONSTRUCTION
LAS VEGAS, NV. LIC# 50214**

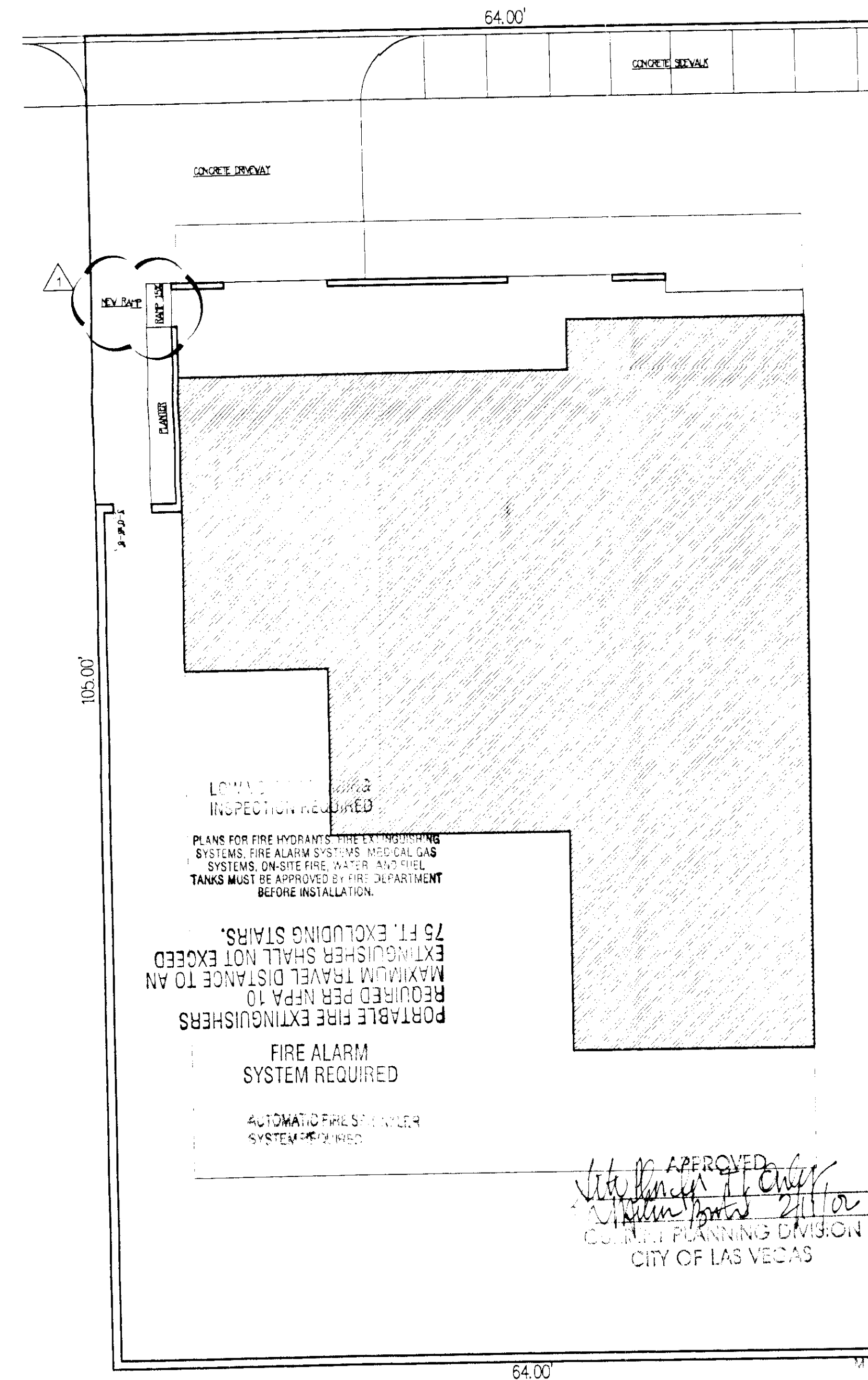
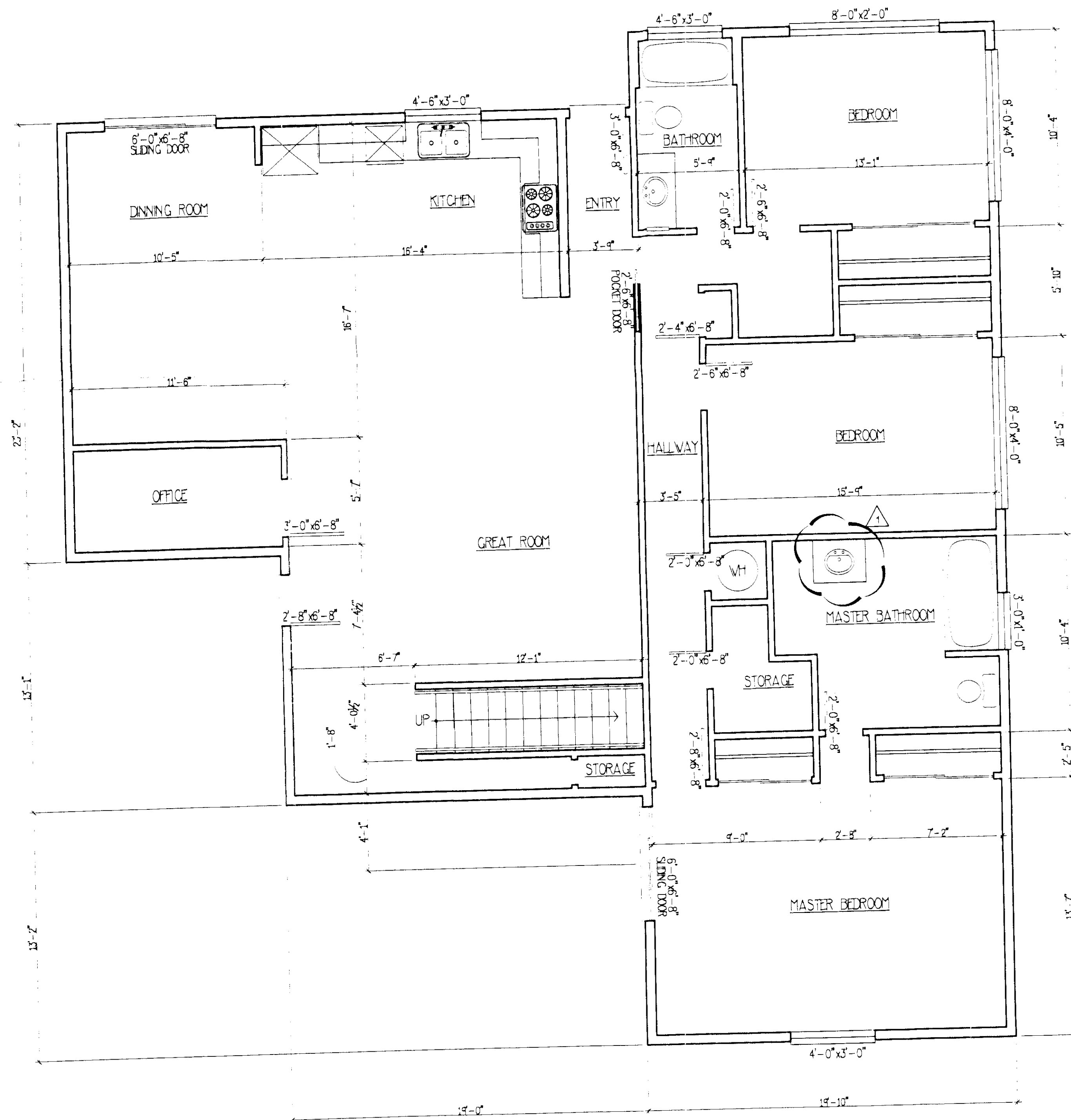
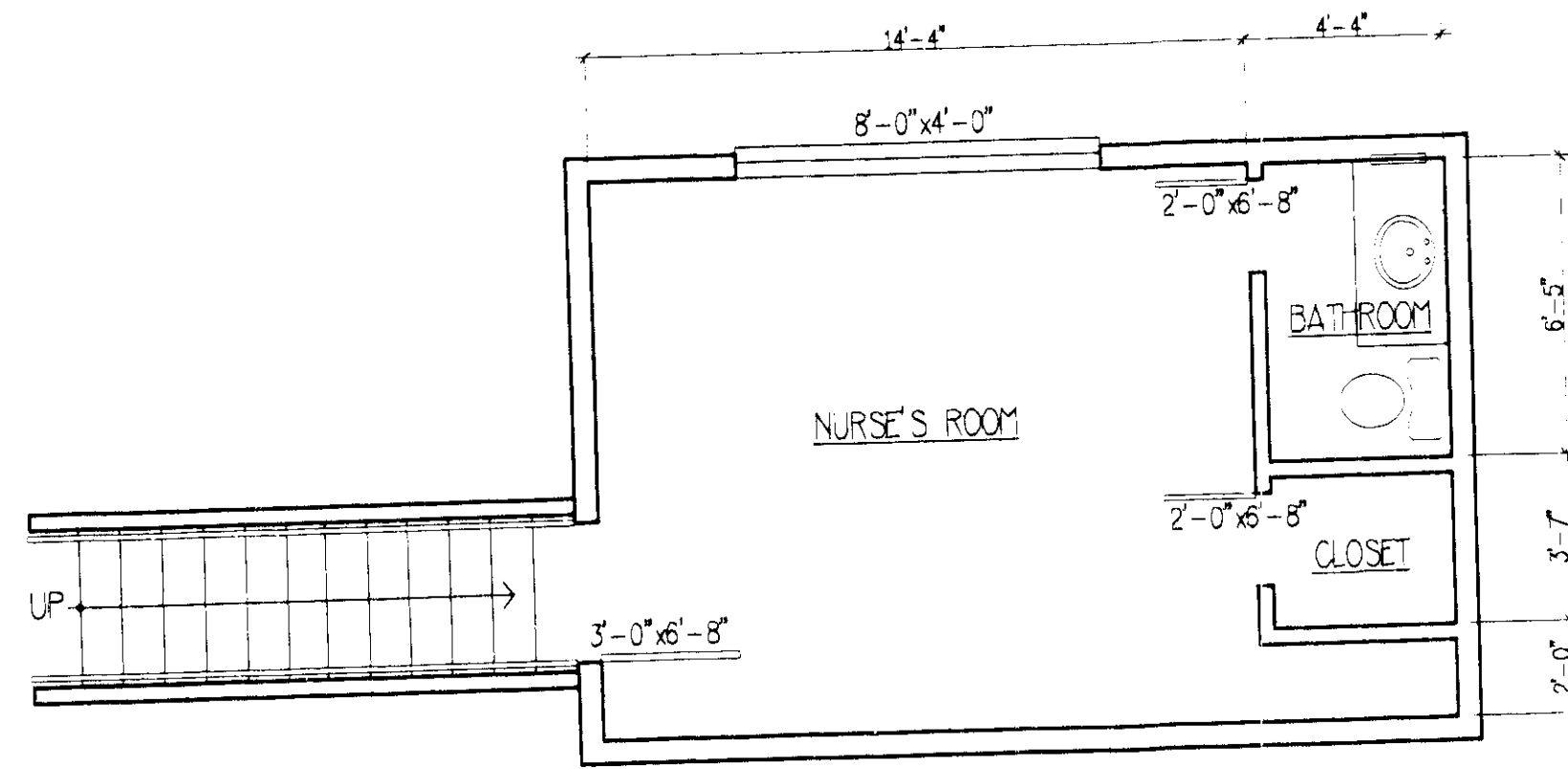
Signature: _____ DATE: 10/20/07

DATE
20OCT05
PROJECT NO.
LV0221
DRAWN BY
EDXDESIGN
CHECKED BY
JET
SHEET NO. •

A2

RQR-39446
10/2010 MINOR REVIEW

L-4102-05



JET DEVELOPMENT/ TUCKER CONSTRUCTION

800 N. RAINBOW STE. 208 LAS VEGAS, NEVADA 89107 PHONE (702) 474-4489 FAX (702) 474-7516

PLAN CHECK CORRECTIONS

Date	By	Description
30 JAN 06		

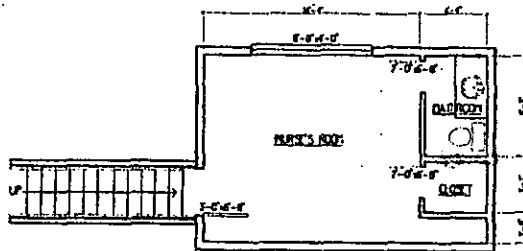
PARCEL NUMBER: 139-29-210-021

SITE PLAN, FIRST & SECOND FLOOR PLANS

SPENGER ASSISTED-CARE

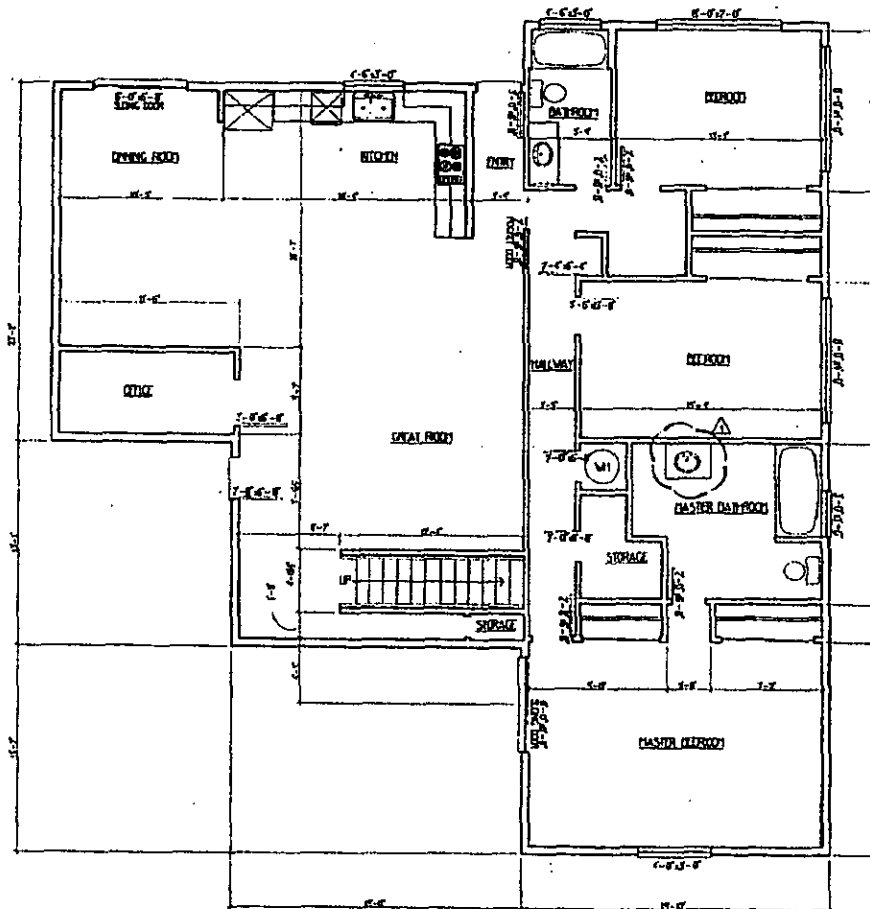
919 HAZARD AVE LAS VEGAS, NEVADA 89108-1025

DATE 200805 PROJECT NO LV0221 DRAWN BY EDXDESIGN CHECKED BY JET SHEET NO. A1



EXISTING SECOND FLOOR PLAN

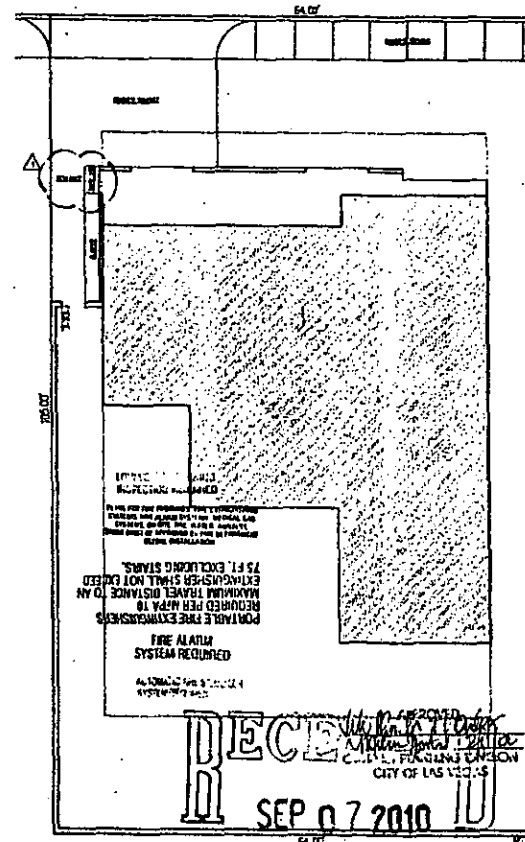
SCALE: 1/8" = 1'-0"



EXISTING FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

R# occupancy
2009/1500
75 occupants
V-N Construction



ARCHITECTURAL-SITE-PLAN

SCALE: 1/8" = 1'-0"

L-4012-00

Sprinklers
Required

THESE PLANS WERE CHECKED
UNDER THE 2003 IBC FOR
BASIC CODE AND SBC
AND THE 2003 IBC

RECEIVED
1700 02 PM
CITY OF LAS VEGAS
PERMITS

PLANS APPROVED
CONSTRUCTION
TUCKER CONSTRUCTION
LAS VEGAS, NV, LIC# 50214

TUCKER CONSTRUCTION
LAS VEGAS, NV, LIC# 50214

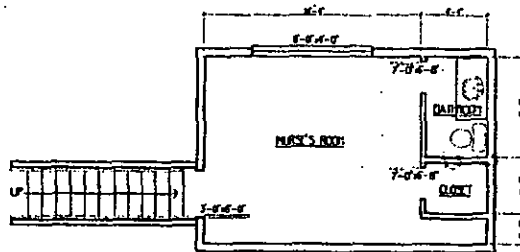
PARCEL NUMBER: 139-28-210-021

SITE PLAN, FIRST & SECOND FLOOR PLANS
FOR THE
JANIS LAKES SCHOOL, Lane
SPENCER ASSOCIATES, Inc.

919 HAZARD AVE

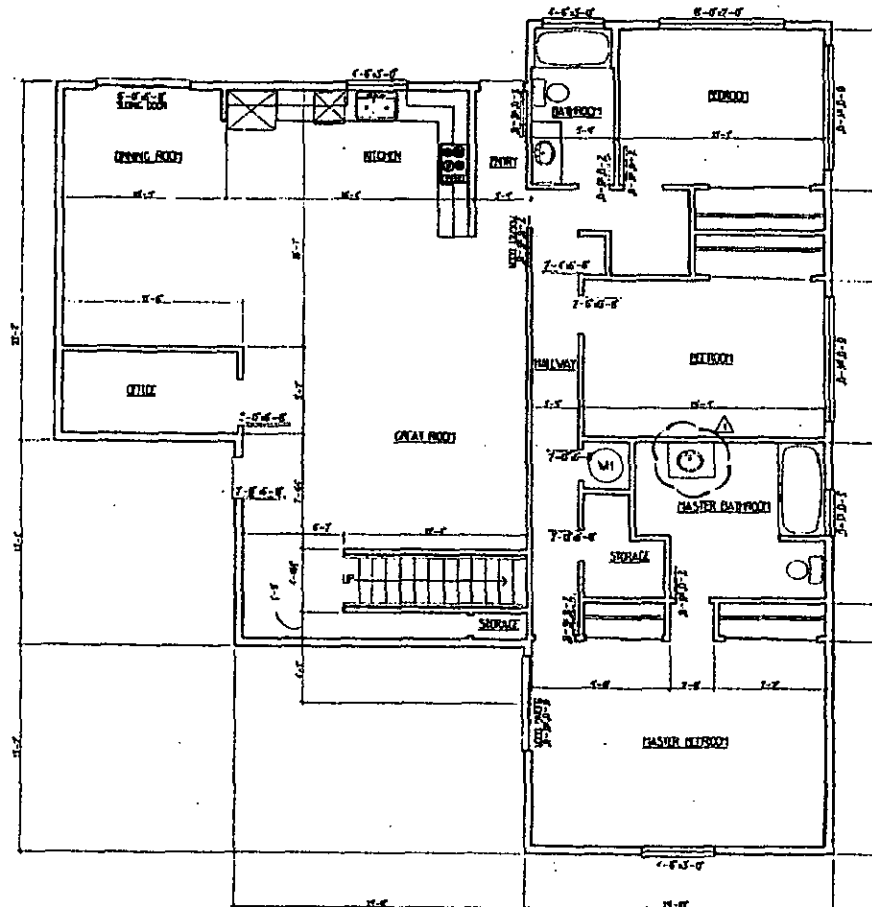
DATE
2008/05
PROJECT NO
1700221
DRAWN BY
EXTD BY
CHECKED BY
JET
SCALE: 1/8" = 1'-0"

A1



EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

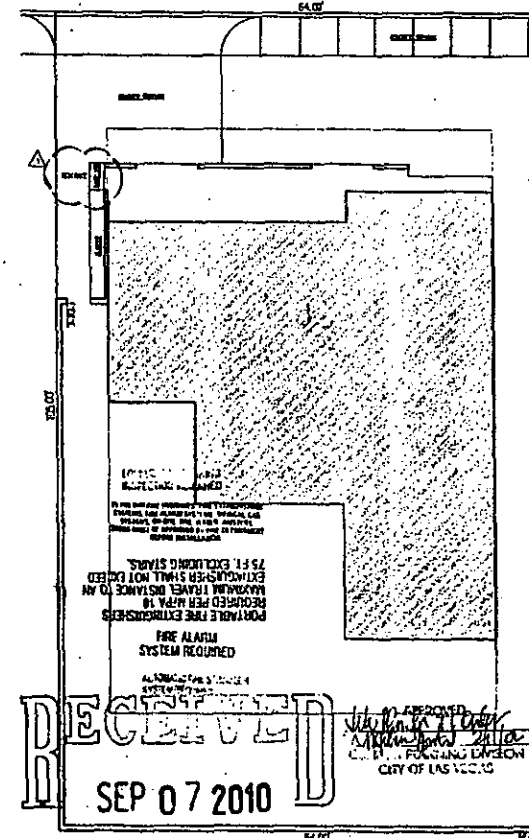


EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

2009/1/20
R4 occupancy
76 occupants
V-N Construction

L-4012-06



ARCHITECTURAL SITE PLAN

SCALE: 1/8" = 1'-0"

Sprinklers Required

RECEIVED
FEB 02 PM
CITY OF LAS VEGAS
PERMITS

TUCKER CONSTRUCTION
LAS VEGAS, NV. LID 50214

PARCEL NUMBER: 139-29-210-021

SITE PLAN, FIRST & SECOND FLOOR PLANS

TWIN Lakes Res. Land
RESIDENTIAL ASSISTED CARE

919 HAZARD AVE

LET DEVELOPMENT
TUCKER CONSTRUCTION
SEE PLAN SHEET 15, 16, 17

PLAN CHECK COMMENTS
DATE
BY

DATE
2009/05
PROJECT NO
LV0221
DRAWN BY
EDX/DG/SGH
CHECKED BY
JET
SHEET NO
A1

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 26, 2010

Ms. Esmie Francis
919 Hazard Avenue
Las Vegas, Nevada 89108

**RE: RQR-39446 – ADMINISTRATIVE REQUIRED REVIEW
ADMINISTRATIVE CYCLE - OCTOBER 2010**

Dear Ms. Francis:

Your Required Administrative Review of an approved Special Use Permit (SUP-30250) FOR A GROUP RESIDENTIAL CARE FACILITY (MAXIMUM SIX ADULTS) WITH A WAIVER TO ALLOW AN 830-FOOT DISTANCE SEPARATION FROM ANOTHER GROUP RESIDENTIAL CARE FACILITY at 919 Hazard Avenue (APN 139-29-210-021), R-1 (Single Family Residential) Zone, Ward 5 (Barlow), has been considered administratively by the Planning and Development Department staff.

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

Planning and Development

1. There shall be no further reviews of the use.
2. Conformance to the approved conditions for Variance (VAR-30789) and Special Use Permit (SUP-30250).
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning and Development Department staff on October 26, 2010 is final unless a written appeal is filed with the Director of Planning and Development Department within ten days of the date of this letter.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Sharon Spencer
919 Hazard Avenue
Las Vegas, Nevada 89108

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell



City of Las Vegas

AGENDA MEMO

ADMINISTRATIVE MINOR REVIEW MEETING DATE: OCTOBER 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: LEON AND ESMIE FRANCIS, ET AL

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SUP-39446	APPROVED, subject to conditions:	

**** CONDITIONS ****

RQR-39446 CONDITIONS

Planning and Development

1. There shall be no further reviews of the use.
2. Conformance to the approved conditions for Variance (VAR-30789) and Special Use Permit (SUP-30250).
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Staff Report Page One
October 2010 - Administrative Minor Review

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant operates a Community Residence (previously referred to in Title 19.04 as a Group Residential Care Facility) at 919 Hazard Avenue. A Special Use Permit (SUP-30250) allowing this use for a maximum of six adults with a distance separation of 830 feet from a similar facility was approved in December 2008 with a required one-year administrative review. Because of changes updating municipal zoning and licensing codes regarding community residences, the facility is no longer licensed by the city and is instead regulated by the State of Nevada. There have not been any negative code enforcement issues, all previous conditions of approval have been met and the use has been shown to be harmonious and compatible with adjacent land uses. The Planning and Development therefore is approving the required review with conditions.

ISSUES

- A Special Use Permit was originally required for this use pursuant to Title 19.04.040. The proposed location of the Group Residential Care Facility was less than 1,500 feet from two existing Group Residential Care Facilities; therefore, a Special Use Permit was required.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/03/08	The City Council approved a request for a Variance (VAR-30789) to allow three parking spaces to back out onto a public street where two spaces are the maximum permitted at 919 Hazard Avenue. The Planning Commission recommended approval. Staff recommended denial.
	The City Council approved a request for a Special Use Permit (SUP-30250) for a Group Residential Care Facility (Maximum Six Adults) with a Waiver to allow an 830-foot distance separation from another Group Residential Care Facility at 919 Hazard Avenue. The approval was subject to an administrative review one year from the date of final approval. The Planning Commission recommended approval. Staff recommended denial.
07/21/10	The City Council approved Ordinance #6098, which updated the city's zoning and licensing regulations applying to Community Residences (commonly referred to as group homes) and similar uses.

<i>Most Recent Change of Ownership</i>	
11/28/07	A deed was recorded for a change in ownership.

Staff Report Page Two

October 2010 - Administrative Minor Review

<i>Related Building Permits/Business Licenses</i>	
08/22/05	A building permit (46266) was issued for a fire sprinkler system at 919 Hazard Avenue. The permit was finalized on 10/24/07.
02/15/06	A building permit (#06001211) was issued for a tenant improvement remodel at 919 Hazard Avenue. This permit also allowed an amendment to the occupancy type of the property from Single-Family (R-3) to a Residential Care/Assisted Living Facility (R-4) International Building Code category. The permit was finalized on 12/31/07.
01/02/08	A building permit (104947) was issued to obtain a Non-Work Certificate of Occupancy for a Group Residential Care Facility at 919 Hazard Avenue. The Certificate of Occupancy was issued on 01/03/08.
12/26/08	A business license (A21-00211) was issued for a residential group care facility at 919 Hazard Avenue. This establishment is under state regulatory control and no longer licensed by the City of Las Vegas.

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

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

Field Check	
09/16/10	A field check of the subject site was conducted. The following observations were noted: • The building on the site is residential in appearance. • The driveway can accommodate three vehicles. • There were no vehicles present on the site.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.15

Staff Report Page Three

October 2010 - Administrative Minor Review

Surrounding Property	Existing Land Use Per Title 19.04	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Community Residence	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single Family Dwelling, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family Dwelling, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family Dwelling, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family Dwelling, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master Plan Areas	Yes	No	Compliance
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (105 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.04*, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	6,500 SF	6,720 SF	Y

*These Title 19.04 standards were in existence at the time of final approval of SUP-30250.

Functional Classification of Street(s)	Governing Document	Street Width (Feet)	Compliance with Street Section
Hazard Avenue - Local Street	N/A	50	N/A

Staff Report Page Four
October 2010 - Administrative Minor Review

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required Parking Ratio	Required Parking		Provided Parking		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
Group Residential Care Facility	6 residents	1 Space / 5 Residents, Plus 1 space for the Administrator	3		3		Y
TOTAL SPACES REQUIRED			3		3		Y
Regular and Handicap Spaces Required			3	0	3	0	Y*

*Per approved Variance (VAR-30789), three on-site parking spaces may back out into a public street.

ANALYSIS

This review was requested by the Planning Commission as a result of the potential effects of the reduced distance separation between residential group care facilities in this neighborhood. In the period since the business license was issued there have been no complaints of negative effects on the neighborhood or on the closest existing residential group care facility. The subject property is well maintained and conditions of approval of Special Use Permit (SUP-30250) have been met. Staff is therefore approving this review with conditions that include conformance with the previous actions. Further reviews of the use permit are not needed.

The subject property is located within the North Las Vegas Airport Overlay Map within the 105-foot height limitation contour. The building located on the subject property does not extend beyond this limitation.

Fire sprinklers were deemed by the city of Las Vegas to be necessary for this facility. Sprinklers were added to the residence and inspected prior to approval of the Special Use Permit. The Las Vegas Valley Water District will require the applicant to submit civil improvement plans to LVVWD for review and approval of an upsized water meter and backflow prevention assembly.

MAILED N/A

APPROVALS 0

PROTESTS 0



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 14, 2010

Ms. Esmie Francis
919 Hazard Avenue
Las Vegas, Nevada 89108

**RE: RQR-39446 – ADMINISTRATIVE REQUIRED REVIEW
ADMINISTRATIVE CYCLE - OCTOBER 2010**

Dear Ms. Francis:

Your Required Administrative Review of an approved Special Use Permit (SUP-30250) FOR A GROUP RESIDENTIAL CARE FACILITY (MAXIMUM SIX ADULTS) WITH A WAIVER TO ALLOW AN 830-FOOT DISTANCE SEPARATION FROM ANOTHER GROUP RESIDENTIAL CARE FACILITY at 919 Hazard Avenue (APN 139-29-210-021), R-1 (Single Family Residential) Zone, Ward 5 (Barlow.), will be considered administratively by the Planning and Development Department staff.

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

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

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Sharon Spencer
919 Hazard Avenue
Las Vegas, Nevada 89108

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



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

August 18, 2010

Ms. Esmie Francis
919 Hazard Avenue
Las Vegas, Nevada 89108

RE: SUP-30250 - SPECIAL USE PERMIT
919 Hazard Avenue (APN 139-29-210-021)

Dear Ms. Esmie Francis:

Our records indicate the above referenced action will be scheduled for the **October 21, 2010 Administrative Review meeting cycle**, at which time the Planning and Development Department Staff may render the use discontinued.

We need two (2) 24" x 36" site plans, two (2) 8½" x 11" site plans, of the site. The submitted plans must show the site plan, elevation plans and floor plans with full dimensional information of the GROUP RESIDENTIAL CARE FACILITY as it currently exist. In addition to the plans required, we also need the enclosed Statement of Financial Interest form, current deed, and application completed and notarized. Please come to our offices at 731 South Fourth Street no later than September 7, 2010 to pay the application fee of \$300.00, and submit the required plans, State of Financial Interest Form and application. Failure to submit the above mentioned items may result in immediate discontinuance of the Special Use Permit for this site.

If you have any questions, please feel free to contact me at (702) 229-6301.

Sincerely,

Carman L Burney, Agenda Technician
Planning and Development Department
Case Planning Division

cc: Ms. Sharon Spencer
919 Hazard Avenue
Las Vegas, Nevada 89108

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



07101-001-06-09

RECEIVED
SEP 07 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: **RQR-39446** Leon & Esmie Francis, et al. 919 Hazard Avenue
Administrative Required Review of an approved Special Use Permit (SUP-30250) for a group Residential Care Facility

COMMENTS:

We have no comment on the Administrative Required Review of an approved Special Use Permit (SUP-30250) for a group Residential Care Facility (maximum six adults), with a waiver to allow an 830-foot distance separation from another group residential care facility, at 919 Hazard Avenue.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

RQR-39446

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, 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
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

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

ROR-39446 - REQUIRED REVIEW - MINOR REVIEW - APPLICANT/OWNER: LEON AND ESMIE FRANCIS, ET AL - Administrative Required Review of an approved Special Use Permit (SUP-30250) FOR A GROUP RESIDENTIAL CARE FACILITY (MAXIMUM SIX ADULTS) WITH A WAIVER TO ALLOW AN 830-FOOT DISTANCE SEPARATION FROM ANOTHER GROUP RESIDENTIAL CARE FACILITY at 919 Hazard Avenue (APN 139-29-210-021), R-1 (Single Family Residential) Zone, Ward 5 (Barlow).

MINOR REVIEW ADMINISTRATIVE: **OCTOBER 2010**

PLANNING SUPERVISOR: **STEVE GEBEKE**



ADMINISTRATIVE

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:

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

Report Date 09/07/2010 09:10 AM

Submitted By

Page 1

A/P # 39446 REQUIRED REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	09/07/2010 08:35	982998	Temp COO		
Approved			COO issued		
Final			Expires		

Associated Information

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

Description of Work

RQR-39446 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ESMIE FRANCIS - Required Review of an approved Special Use Permit (SUP-30250) FOR A GROUP RESIDENTIAL CARE FACILITY (MAXIMUM SIX ADULTS) WITH A WAIVER TO ALLOW AN 830-FOOT DISTANCE SEPARTATION FROM ANOTHER GROUP RESIDENTIAL CARE FACILITY at 919 Hazard Avenue (APN 139-29-210-021), R-1 (Single Family Residential) Zone, Ward 5 (Barlow).

Parent A/P

Project #	39446	Project/Phase Name	TWIN LAKES RESIDENTIAL CARE	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13929210021

Location

Owner/Tenant

Contact ID	AC1467186	Name	FRANCIS LEON & ESMIE	Organization	SPENCER SHARON
Mailing Address	919 HAZARD AVE			State/Province	NV
City	LAS VEGAS			Country	☐ Foreign
ZIP/PC	89108-1025			Evening Phone	
Day Phone	(702)270-2488 x			Mobile #	
Fax					

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

919 HAZARD AVE
LAS VEGAS, 89108-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13929210021

Report Date 09/07/2010 09:10 AM

Submitted By

Page 2

Applicants/Contacts

Primary Y Capacity OWNER Contact ID AC1467186 ☐ Foreign
Effective Expire
Name FRANCIS LEON & ESMIE
Day Phone (702)270-2488 x Eve Phone Organization SPENCER SHARON
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 919 HAZARD AVE
LAS VEGAS, NV 89108-1025
Seasonal Addr

Valid From To
Comments No Comments

Contractors

No Contractors

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	09/07/2010 08:39	300.00
Total Unpaid	0.00	Total Paid	300.00

Inspections

There are no Inspections for this Report

Review Activities

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

Activity Review Details

Detail SUBMITTAL CHECKLIST (RQR) Modified By JMARSHALL Modified Date/Time 09/07/2010 08:34
Comments
No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Application/Petition Form

Y Site Plans (2 copies)

Y Laser Print Site Plan

Y Statement of Financial Interest

Y Business Licensing Requirements Met

N Business License Exempt



Report Date 09/07/2010 09:10 AM

Submitted By

Page 3

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

No Conditions

Project #	A/P Type	Status	Stage	Relation
-----------	----------	--------	-------	----------

No children exist for this project

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

There is no planning condition for this project.

REQUIRED REVIEW

Will this go to City Council? Will this go DIRECTLY to City Council? Hearing Type
Y Parent Project link required? Public or Admin? ADMIN
Required administrative Review
Parent Application Type SUP Is there a condition of approval for a Required Review?
Parent Project #30250 If yes, when does it need to be reviewed?
N Is this an Alcohol related Application? Staff Recommendation
Meeting Information

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
10/21/2010	ADMIN	SCHEDULED		0	0	0
JMARSHALL	09/07/2010					

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

No children exist for this project

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

No Employee Entries

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

PAYMNT	CO NAME WHO PICKED UP CONTACT# ESMIE FRANCIS, 702.270.2488, VISA CC	970040	09/07/2010 08:40		0.00
--------	--	--------	------------------	--	------

No Model Home Details



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: RE: SUP. 30250 SPECIAL Use Permit
 Project Address (Location) 919 HAZARD AVE LAS VEGAS, NV 89108
 Project Name TWIN LAKES RESIDENTIAL CARE Proposed Use Group Home
 Assessor's Parcel #(s) 139-29-210-021 Ward # _____
 General Plan: existing L proposed _____ Zoning: existing R-1 proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units 23/2 Density _____

Additional Information Based on Clarke County's Record lot size is 63,897 ft x 105

PROPERTY OWNER Emmie Francis Contact Emmie Francis
 Address 919 HAZARD AVE Phone 702-270-2488 Fax: _____
 City Las Vegas State NV Zip 89108
 E-mail Address N/A

APPLICANT Emmie Francis Contact Emmie Francis
 Address 919 HAZARD AVE Phone 702-270-2488 Fax: _____
 City Las Vegas State NV Zip 89108
 E-mail Address N/A

REPRESENTATIVE SHARON SPENCER Contact Emmie Francis
 Address 919 HAZARD AVE Phone 702-270-2488 Fax: _____
 City Las Vegas State NV Zip 89108
 E-mail Address N/A

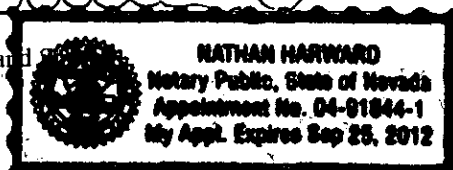
Property Owner Signature* E Francis
 *An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Emmie FRANCIS

Subscribed and sworn before me

This 30 day of August, 2010

[Signature]

Notary Public in and for said County and State of Nevada



FOR DEPARTMENT USE ONLY

Case #	<u>RQR-39446</u>
Meeting Date:	<u>---</u>
Total Fee:	<u>\$300.00</u>
Date Accepted:	<u>9/6/10</u>
Accepted By:	<u>[Signature]</u>

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

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





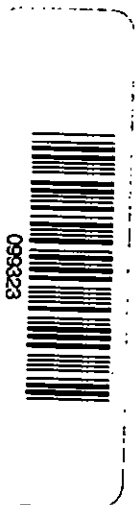
LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER



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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

December 5, 2008

Ms. Esmie Francis
919 Hazard Avenue
Las Vegas, Nevada 89108

RE: SUP-30250 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 3, 2008
RELATED TO VAR-30789

Dear Ms. Francis:

The City Council at a regular meeting held December 3, 2008 APPROVED the request for a Special Use Permit FOR A GROUP RESIDENTIAL CARE FACILITY (MAXIMUM SIX ADULTS) WITH A WAIVER TO ALLOW AN 830-FOOT DISTANCE SEPARATION FROM ANOTHER GROUP RESIDENTIAL CARE FACILITY at 919 Hazard Avenue (APN 139-29-210-021), R-1 (Single Family Residential) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 4, 2008. This approval is subject to:

Planning & Development

1. One (1) year administrative review from the date of final approval by the City Council.
2. Conformance to all minimum requirements under LVMC Title 19.04.010 for a Group Residential Care Facility use, including parking requirements.
3. Approval of and conformance to the Conditions of Approval for Variance (VAR-30789) shall be required, if approved.
4. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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RQR-39446

Ms. Esmie Francis
SUP-30250 – Page Two
December 5, 2008

Public Works

6. Meet with the Traffic Engineering Representative for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.

Sincerely,



Deeny Araujo
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

cc: Ms. Esmie Francis & Sharon Spencer
919 Hazard Avenue
Las Vegas, Nevada 89108

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SEP 07 2010

100-10-932

RQR-39446

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 #: A21-00211-H-137310

DATE ISSUED: 12/26/08

TYPE OF LICENSE: GROUP HOME/ELDERLY

BUSINESS LOCATION: 919 HAZARD AV

ISSUE TO: TWIN LAKES RESIDENTIAL CARE

DBA:
TWIN LAKES RESIDENTIAL CARE
919 HAZARD AV
LAS VEGAS NV 89108

PRINCIPAL(S)
SPENCER, SHARON, OWNER 50%
FRANCIS, ESMIE, OWNER 50%

Director, Department of Finance and Business Services

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

Post in a conspicuous place.



LEGAL DESCRIPTION:

LOT TWENTY-THREE(23) IN BOOK TEN(10) OF TWIN LAKES VILLAGE UNIT 2,
AS SHOWN BY MAP THEREOF ON FILE IN BOOK 4 OF PLATS, PAGE 24, IN
THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

Together with all and singular hereditament and appurtenances thereunto belonging or in any way
appertaining to.

In Witness Whereof, I/We have hereunto set my hand/our hands on 27th day of NOVEMBER,
20 07

Emie Francis
Signature of Grantor
ESMIE FRANCIS

Signature of Grantor

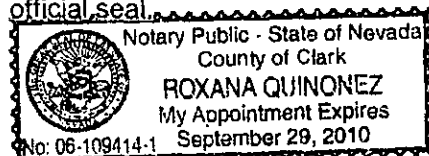
STATE OF NEVADA)
COUNTY OF CLARK)

On this 27th day of NOVEMBER, 20 07, personally appeared

before me, a Notary Public, *****ESMIE FRANCIS*****

☐ personally known to me OR ☒ proved to me on the basis of satisfactory evidence to be the
person(s) described in and who executed the foregoing instrument in the capacity set forth therein,
who acknowledged to me that they executed the same freely and voluntarily and for the uses and
purposes therein mentioned. Witness my hand and official seal.

Roxana Quinonez
Notary Public
My commission expires: 9-29-2010



Consult an attorney if you doubt this forms fitness for your purpose.

RECEIVED
SEP 07 2010

LEGAL DESCRIPTION:

LOT TWENTY-THREE (23) IN BOOK TEN (10) OF TWIN LAKES VILLAGE
UNIT 2, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 4 OF PLATS,
PAGE 24, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK
COUNTY, NEVADA

Together with all and singular hereditament and appurtenances thereunto belonging or in any way
appartaining to.

In Witness Whereof, I/We have hereunto set my hand/our hands on 18 day of AUGUST
20 04

ESMIE FRANCIS

Signature of Grantor

ESMIE FRANCIS

Signature of Grantor

Signature of Grantor

Signature of Grantor

STATE OF NEVADA)
COUNTY OF CLARK)

On this 18 day of AUGUST, 2004, appeared before me, a Notary
Public, ESMIE FRANCIS-----

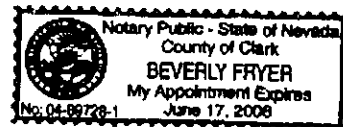
personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above
Instrument, who acknowledged that he/sha/they executed the instrument for the purposes therein
contained.

Beverly Fryer

Notary Public

My commission expires: 6-17-08

Consult an attorney if you doubt this forms fitness for your purpose.



Quitclaim Deed

FRANCES DEANE OF
CLARK COUNTY, NEVADA
CERTIFIES THIS IS A
TRUE COPY OF IMPRESSED
WITH RECORDERS SEAL

Page 2 of 3

Initials

CF

2006 APR 11 P 2:13

Frances Deane

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SEP 07 2010

3-1

20071128-0002489

APN: 139-29-210-021
Recording requested by and mail documents
and tax statements to:

Name: ESMIE FRANCIS

Address: 919 HAZARD AVENUE

City/State/Zip: LAS VEGAS, NEVADA 89108

DED104
Nevada Legal Forms & Books, Inc.
(702) 870-8977
www.legalformsrus.com

Fee: \$15.00 RPTT: EX#005
N/C Fee: \$0.00
11/28/2007 12:02:26
T20070206651
Requestor:
NEVADA LEGAL FORMS & BOOKS INC
Debbie Conway KXC
Clark County Recorder Pgs: 3

RPTT: 5 **QUITCLAIM DEED**

THIS INDENTURE WITNESS That the GRANTOR(S):
ESMIE FRANCIS, AN UNMARRIED WOMAN WITH AN UNDIVIDED 50%
INTEREST

for and in consideration of ZERO Dollars (\$ 0.00)
do hereby QUITCLAIM the right, title and interest, if any, which GRANTOR may have in all that real
property, the receipt of which is hereby acknowledged, to the GRANTEE(S):

~~LEON~~ LEON FRANCIS AND ESMIE FRANCIS, HUSBAND AND WIFE AS JOINT
TENANTS with an undivided 50% interest

all that real property situated in the City of LAS VEGAS , County of CLARK ,
State of NEVADA , bounded and described as follows: *(Set forth legal description and
commonly known address)*

COMMONLY KNOWN ADDRESS:

919 HAZARD AVENUE, LAS VEGAS, NEVADA 89108

**WARNING: THE COUNTY RECORDER MAY CHARGE AN ADDITIONAL FEE IF YOU
WRITE WITHIN THE 1" MARGINS OF THIS DOCUMENT OR VIOLATE ANY OTHER
RECORDING REQUIREMENTS IMPOSED BY YOUR COUNTY RECORDER.**

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SEP 07 2010



20040819-0001797

Fee: \$15.00 RPTT: \$510.00
08/19/2004 11:23:04 T2004085332
Req: NEVADA LEGAL FORMS & BOOKS INC
Frances Deane N/C: \$0.00
Clark County Recorder Pgs: 3

APN: 139-29-210-021

Recording requested by and mail documents and
tax statements to:

Name: ESMIE FRANCIS

Address: 919 HAZARD AVENUE

City/State/Zip: LAS VEGAS, NEVADA 89108

DED104

Nevade Legal Forms & Books, Inc. (702) 870-8977
www.legalformsrus.com

3

RPTT:

QUITCLAIM DEED

THIS INDENTURE WITNESS That the GRANTOR(S):

ESMIE FRANCIS, AN UNMARRIED WOMAN

for and in consideration of ZERO Dollars (\$ 0.00)

do hereby QUITCLAIM the right, title and interest, if any, which GRANTOR may have in all that real
property, the receipt of which is hereby acknowledged, to the GRANTEE(S):

ESMIE FRANCIS, AN UNMARRIED WOMAN WITH AN UNDIVIDED 50%
INTEREST AND SHARON SPENCER, AN UNMARRIED WOMAN WITH AN
UNDIVIDED 50% INTEREST

all that real property situated in the City of LAS VEGAS County of CLARK,
State of NEVADA bounded and described as follows: *(Set forth legal description
and commonly known address)*

COMMONLY KNOWN ADDRESS:

919 HAZARD AVENUE, LAS VEGAS, NEVADA

**WARNING: THE COUNTY RECORDER MAY CHARGE AN ADDITIONAL FEE IF YOU
WRITE WITHIN THE 1" MARGINS OF THIS DOCUMENT OR VIOLATE ANY OTHER
RECORDING REQUIREMENTS IMPOSED BY YOUR COUNTY RECORDER.**

Quitclaim Deed

Page 1 of 3

Initials ESF

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SEP 07 2010