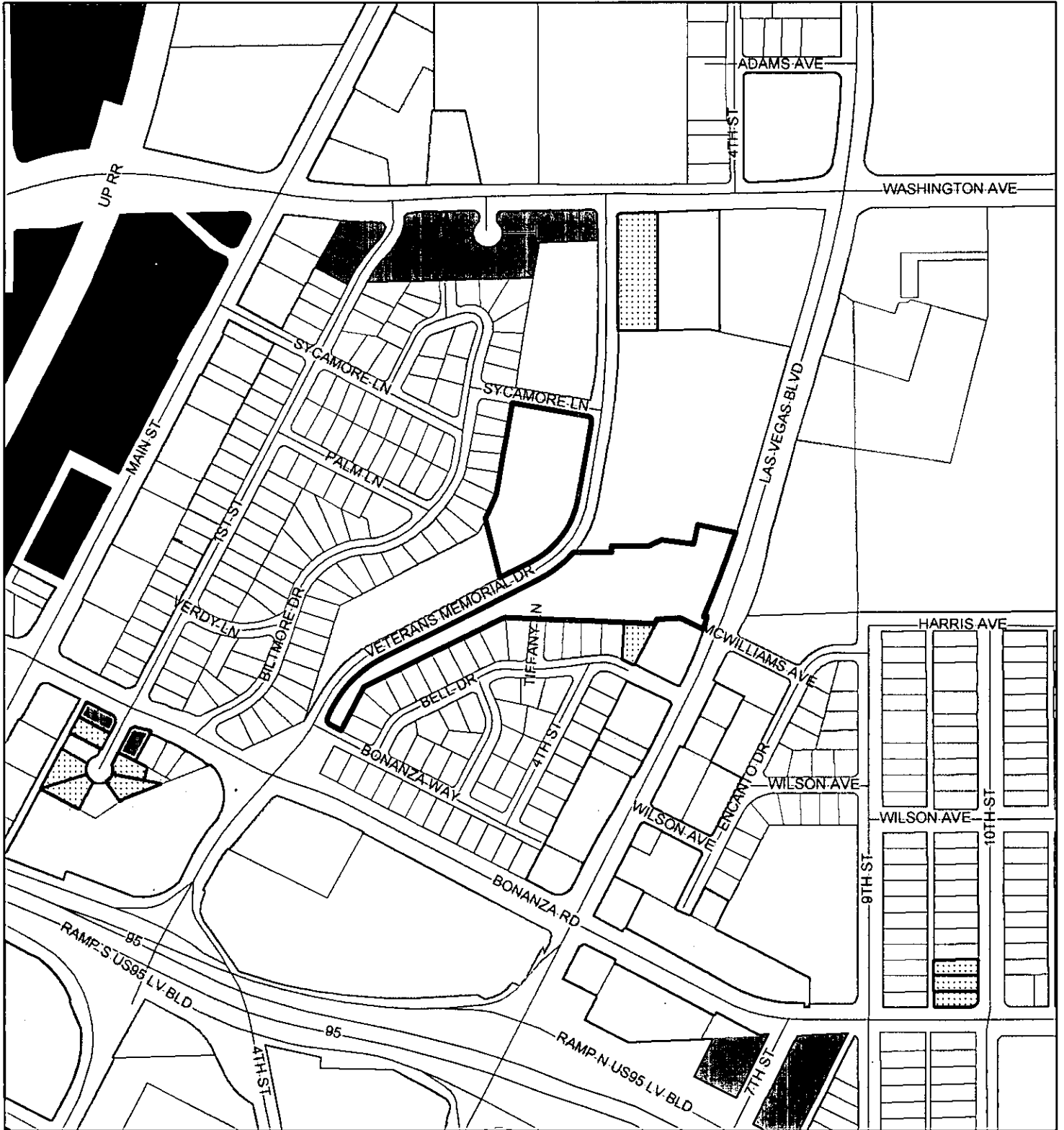


REZONING Parcel: 139-27-708-014 and 016

ZON - 39327



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

**GOAL**

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

FROM C-V TO C-2

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



Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required				
YES	NO			
<b>APPLICATION</b>				
<input type="checkbox"/>	<input type="checkbox"/>	Signed and notarized by <i>all</i> property owners or authorized agent(s)		
<input type="checkbox"/>	<input type="checkbox"/>	Grant deed and legal description		
<input type="checkbox"/>	<input type="checkbox"/>	<i>Detailed</i> justification letter		
<input type="checkbox"/>	<input type="checkbox"/>	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations		
<input type="checkbox"/>	<input type="checkbox"/>	Full size, rolled, color copy of <i>all</i> plans and elevations		
<input type="checkbox"/>	<input type="checkbox"/>	Correct fec(s): \$ _____ \$ _____ \$ _____ Total = \$ _____		
<input type="checkbox"/>	<input type="checkbox"/>	Assessor Parcel Map		
<input type="checkbox"/>	<input type="checkbox"/>	Statement of Financial Interest		
<input type="checkbox"/>	<input type="checkbox"/>	Development Impact Notice and Assessment (DINA)		
<input type="checkbox"/>	<input type="checkbox"/>	Project of Regional Significance		
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Business Licenses (Owner, Applicant, Representative)		
		<b>SITE PLAN</b>	<b>Folded Plans:</b>	<b>Rolled/Colored Plans:</b>
<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> building setbacks labeled		
<input type="checkbox"/>	<input type="checkbox"/>	<i>All</i> adjacent existing land uses and street names labeled		
<input type="checkbox"/>	<input type="checkbox"/>	<i>All</i> points of ingress and egress shown		
<input type="checkbox"/>	<input type="checkbox"/>	ADA accessibility requirements shown/labeled		
<input type="checkbox"/>	<input type="checkbox"/>	Parking standard(s) utilized: _____		
<input type="checkbox"/>	<input type="checkbox"/>	Parking space count and typical dimensions labeled #regular      #compact      #handicap      Total		
<input type="checkbox"/>	<input type="checkbox"/>	<i>All</i> free-standing sign locations shown and heights and sizes noted		
		<b>LANDSCAPE PLAN</b>	<b>Folded Plans:</b>	<b>Rolled/Colored Plans:</b>
<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		
		<b>BUILDING ELEVATIONS</b>	<b>Folded Plans:</b>	<b>Rolled/Colored Plans:</b>
<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		
		<b>FLOOR PLANS</b>	<b>Folded Plans:</b>	<b>Rolled Plans:</b>
<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: 139-271708-014, 016 Location: VETERANS MEMORIAL DRIVE, N. of BONANZA RD  
 Planner: A. Keel Pre-App Meeting Date: 8-26-10 Earliest PC Date: 10-21-10



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, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

RE: ZON-39327 – REZONING  
RELATED TO GPA-39326  
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 6.82 acres at 741 Veterans Memorial Drive and 821 North Las Vegas Boulevard (APNs 139-27-708-014 and 016). The Notice of Final Action was filed with the Las Vegas City Clerk on November 18, 2010.

Sincerely,

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](http://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](http://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-39327 - REZONING RELATED TO GPA-39326  
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 6.82 acres at 741 Veterans Memorial Drive and 821 North Las Vegas Boulevard (APNs 139-27-708-014 and 016), 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  
Lois Tarkanian  
Steven D. Rass  
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](http://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-39327 - REZONING RELATED TO GPA-39326  
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 be available on-line on **Friday, October 15, 2010** at [www.lasvegasnevada.gov](http://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

Lois Tarkanian

Steven D. Ross

Ricki Y. Barlow

Stavros S. Anthony

City Manager

Elizabeth N. Fretwell





# CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

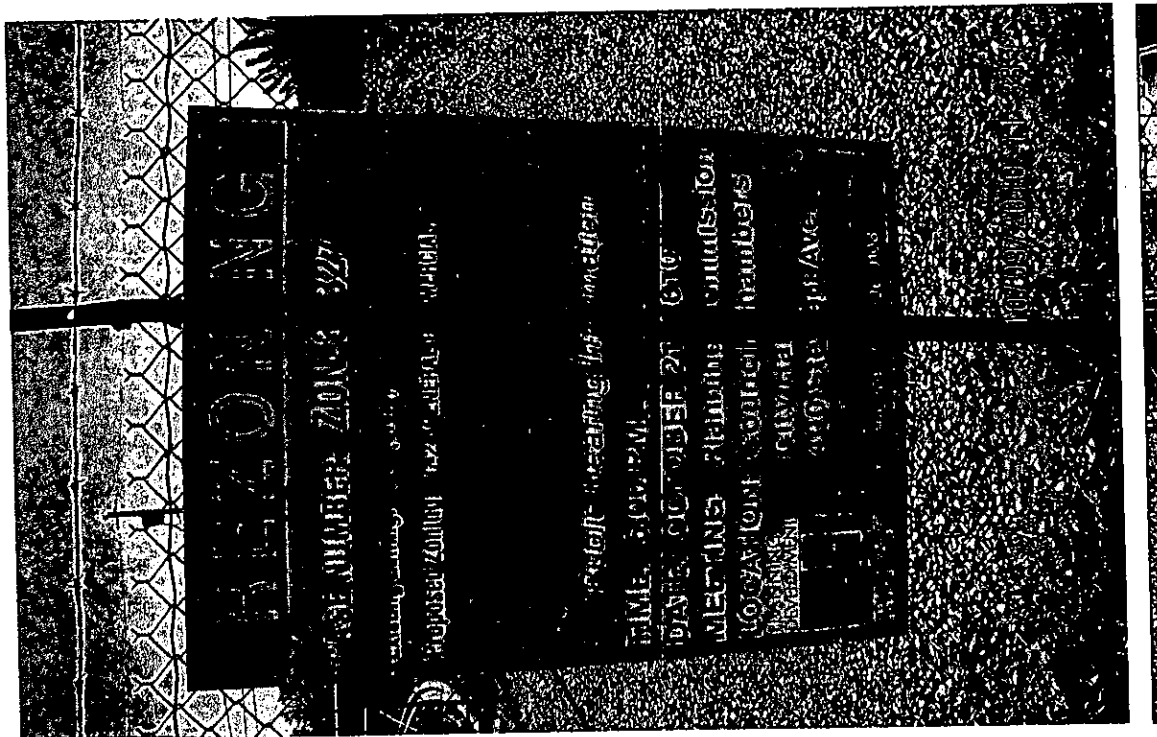


**CASE NUMBER:** ZON-39327

**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.



[Signature]  
Signature

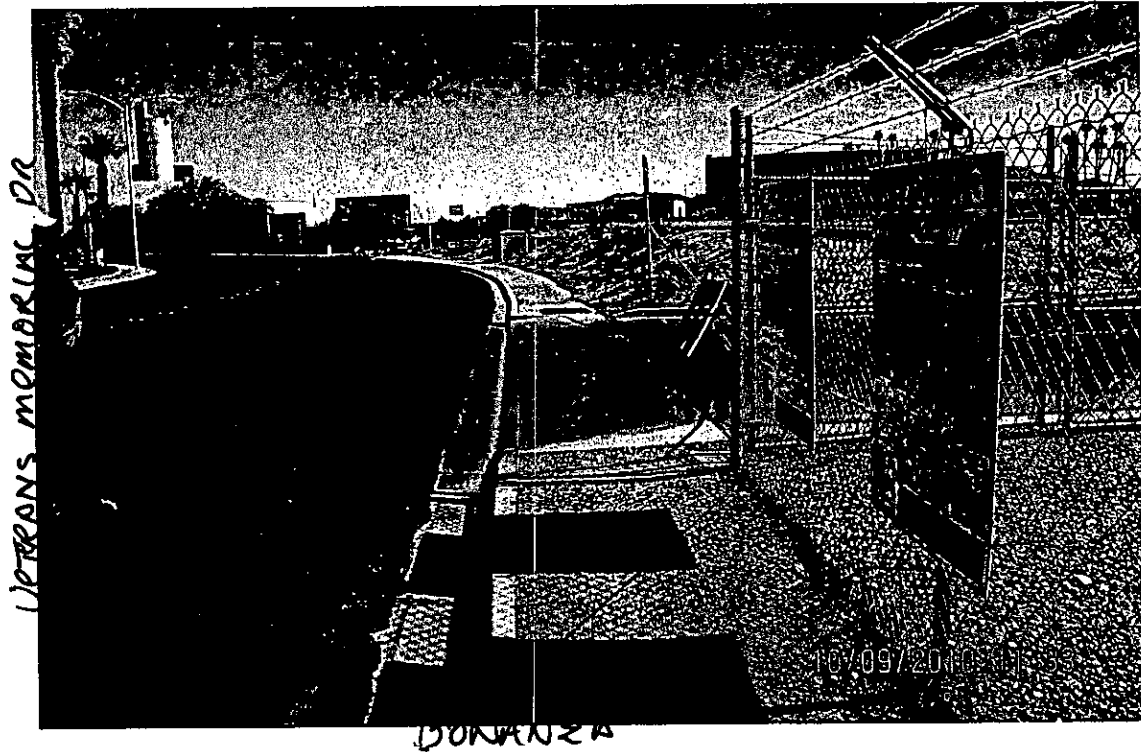
10-9-10  
Date

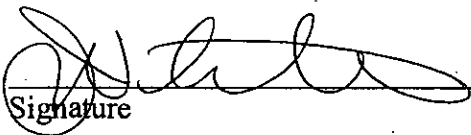
This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4<sup>th</sup> Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.



13

Zoning  
the first



  
Signature

10-9-10  
Date

This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4<sup>th</sup> 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

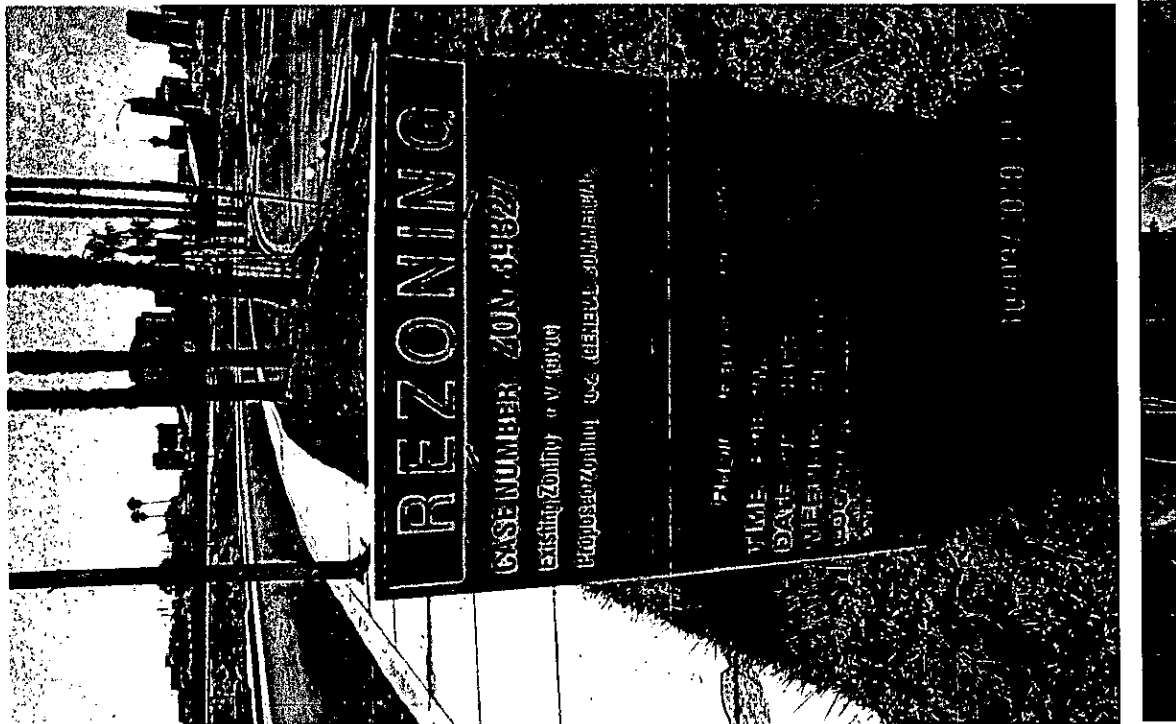


**CASE NUMBER:** ZON-39327

**MEETING DATE:** 10/21/10 PC

**Sign Pro** does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.

2 of 2



[Handwritten Signature]  
Signature

10-9-10  
Date

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



Zoning  
the first

92



[Signature]  
Signature

10-9-10  
Date

This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4<sup>th</sup> 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

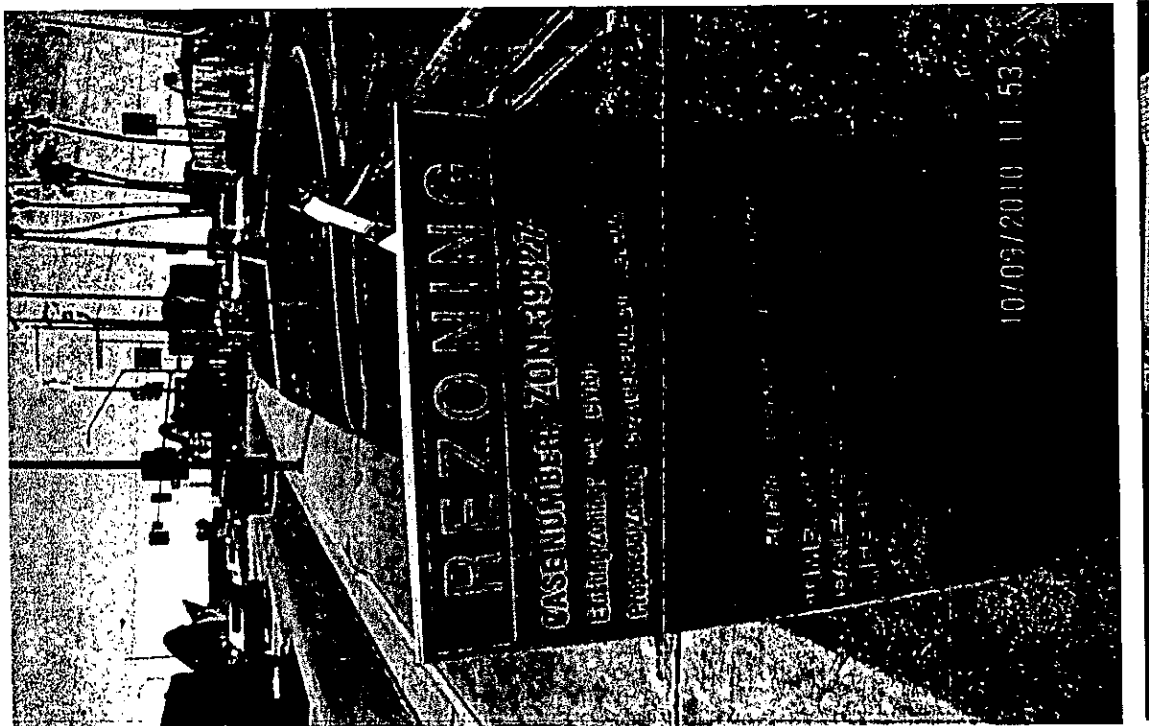


CASE NUMBER: ZON-39327

MEETING DATE: 10/21/10 PC

*Sign 3/13*

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.



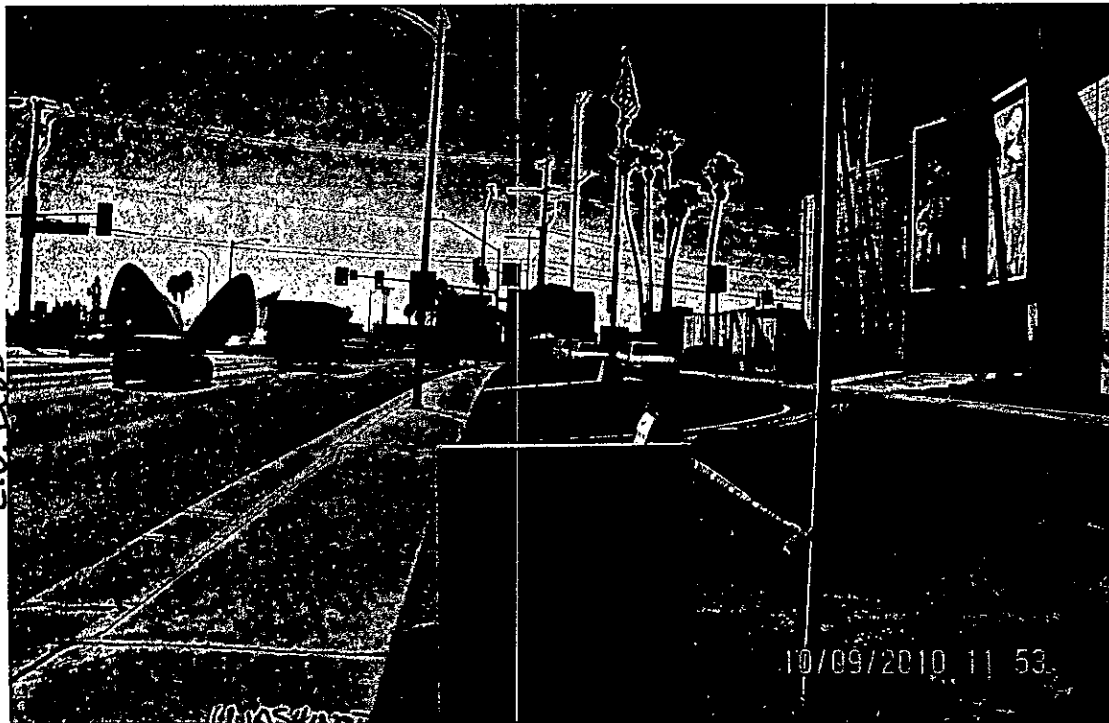
*[Signature]*  
Signature

10-9-10  
Date

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



13  
Zoning  
re first



[Signature]  
Signature

10-9-10  
Date

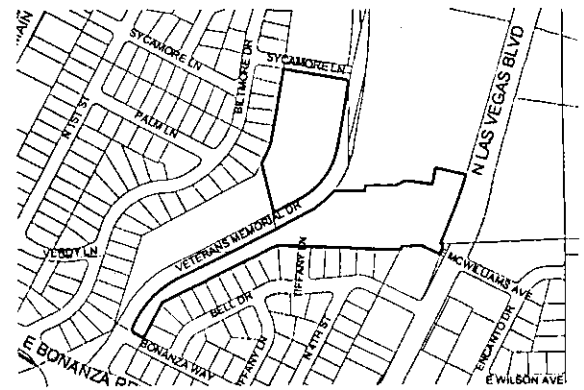
This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4<sup>th</sup> Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

## Application Information

**GPA-39326 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS -** Request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) TO: MXU (MIXED USE) on 6.82 acres at 741 Veterans Memorial Drive and 821 North Las Vegas Boulevard (APNs 139-27-708-014 and 016), Ward 5 (Barlow).

**ZON-39327 - REZONING RELATED TO GPA-39326 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS -** Request for a Rezoning FROM: C-V (CIVIC) TO: C-2 (GENERAL COMMERCIAL) on 6.82 acres at 741 Veterans Memorial Drive and 821 North Las Vegas Boulevard (APNs 139-27-708-014 and 016), 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

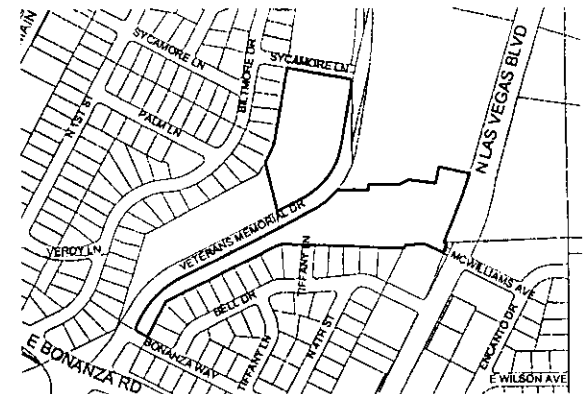
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development 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-39326 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS -** Request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) TO: MXU (MIXED USE) on 6.82 acres at 741 Veterans Memorial Drive and 821 North Las Vegas Boulevard (APNs 139-27-708-014 and 016), Ward 5 (Barlow).

**ZON-39327 - REZONING RELATED TO GPA-39326 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS -** Request for a Rezoning FROM: C-V (CIVIC) TO: C-2 (GENERAL COMMERCIAL) on 6.82 acres at 741 Veterans Memorial Drive and 821 North Las Vegas Boulevard (APNs 139-27-708-014 and 016), Ward 5 (Barlow).

## Application Location



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

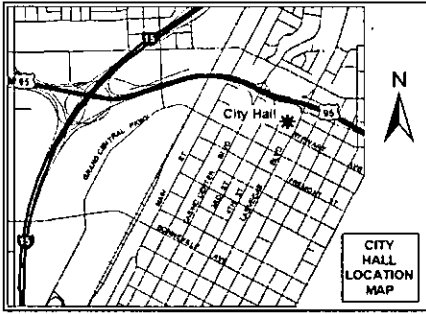
### Public Hearing Information

**Meeting:** Planning Commission  
**Date:** *October 21, 2010*  
**Time:** 6:00 P.M.  
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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>.

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.

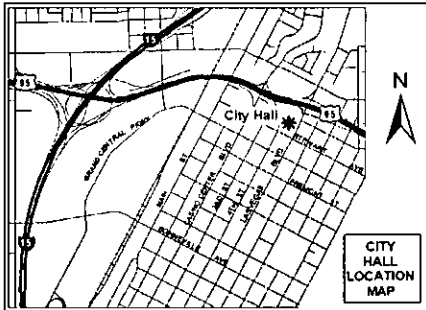
I SUPPORT  
this Request       I OPPOSE  
this Request

Please use available blank space on card for your comments.

**GPA-39326 & ZON-39327**  
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**



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I SUPPORT  
this Request       I OPPOSE  
this Request

Please use available blank space on card for your comments.

**GPA-39326 & ZON-39327**  
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-39327** City of Las Vegas 741 Veteran's Memorial Dr. & 821 Las Vegas Blvd. No.  
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 6.82 acres at 741 Veteran's Memorial Drive and 821 Las Vegas Boulevard North.

## **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-39327**

Archie C. Grant Park Resident Council

Berkley Square NA

Boulder Dam Homesites

Cultural Corridor Coalition NCG

Downtown Business Operators Council

Fremont Street Experience Business Association

Marble Manor Annex Resident Council

Robert Gordon Plaza Resident Council

Towne Terrace Apartments

Vera Johnson Manor A Resident Council

WLV-NAA1

WLV-NAA2

WLV-NAA4

**CITY OF LAS VEGAS**  
**INTER-OFFICE MEMORANDUM**  
**REQUEST FOR COMMENT**

**FROM: PLANNING AND DEVELOPMENT**

**ZON-39327**

**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 <sup>nd</sup> Floor
METRO	BRIAN O'CALLAGHAN	7 <sup>th</sup> FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 <sup>nd</sup> FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 <sup>nd</sup> 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-39327 - REZONING RELATED TO GPA-39326 - PUBLIC HEARING - APPLICANT/OWNER:**  
**CITY OF LAS VEGAS** - Request for a Rezoning FROM: C-V (CIVIC) TO: C-2 (GENERAL COMMERCIAL)  
on 6.82 acres at 741 Veterans Memorial Drive and 821 North Las Vegas Boulevard (APNs 139-27-708-014 and  
016), 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](mailto: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 05:00 PM

Submitted By

Page 1

A/P # 39327 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

Calculated Value 0.00

Actual Value 0.00

Type of Work

Square Footage 0.00

Comments

ZON-39327 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: C-V (CIVIC) TO: C-2 (General Commercial) on 6.82 acres on Veterans Memorial Drive, north of Bonanza Road (APNs 139-27-708-014, 016), 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) Veterans Memorial Drive, north of Bonanza Road

Project Name \_\_\_\_\_ Proposed Use \_\_\_\_\_

Assessor's Parcel #(s) 139-27-708-014, 016 Ward # 5

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

Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_

Gross Acres 6.82 Lots/Units \_\_\_\_\_ Density \_\_\_\_\_

Additional Information \_\_\_\_\_

PROPERTY OWNER <u>City of Las Vegas</u>	Contact _____
Address <u>400 Stewart Avenue</u>	Phone: _____ Fax: _____
City <u>Las Vegas</u>	State <u>NV</u> Zip <u>89101</u>
E-mail Address _____	

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

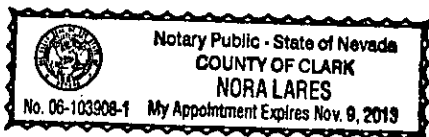
REPRESENTATIVE _____	Contact _____
Address _____	Phone: _____ Fax: _____
City _____	State _____ Zip _____
E-mail Address _____	

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  
Nora Lares

Notary Public in and for said County and State



**FOR DEPARTMENT USE ONLY**

Case #	<u>ZON-39327</u>
Meeting Date:	<u>10-21-10</u>
Total Fee:	<u>0</u>
Date Received:*	<u>8-30-10</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.



**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **ZON-39327** APN: 139-27-708-014 and 016

Name of Property Owner: City of Las Vegas

Name of Applicant: \_\_\_\_\_

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

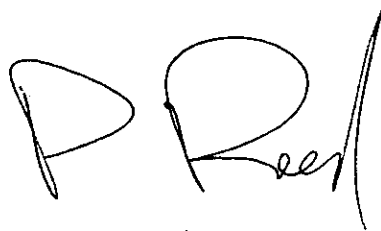
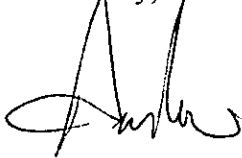
Steve Gebeke  
Planning and Development Department  
731 S. 4 TH Street  
Las Vegas NV 89101

RE: Application ZON-39327

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-39327**

BOOK 033

025078

CORPORATION GRANT, BARGAIN, SALE DEED

THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, A UTAH CORPORATION SOLE, in consideration of \$10.00 and other good and valuable consideration, does hereby Grant, Bargain Sell and Convey to THE CITY OF LAS VEGAS, NEVADA, A MUNICIPAL CORPORATION, all that real property located in the City of Las Vegas, 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 Southeast Quarter (SE 1/4) of Section 27, Township 20 South, Range 61 East, M.D.M., and a portion of Lot 3 in Block 5 of BILTMORE ADDITION ANNEX No. 3, as shown by map thereof on file in Book 2 of Plats, Page 48, in the Office of the County Recorder of Clark County, Nevada, and being described as a whole as follows:

COMMENCING at the point of intersection of the Easterly line of North Main Street, as said street formerly existed eighty (80) feet in width, with the North Line of the Southeast Quarter (SE 1/4) of said Section 27, said point of intersection being marked by a concrete monument; thence Easterly along said North line, 1009.41 feet more or less to a concrete monument at the Northwest corner of that certain 4.0 acre parcel of land known as the Stewart Burial Plot, described in that certain deed to W. A. CLARK, recorded December 8, 1902, in Book U, Pages 222 to 226 of Real Estate Deeds, Records of Lincoln County, Nevada; thence Southerly along the Westerly line of said parcel of land 417.4 feet to a concrete monument set at the Southwest corner of said parcel of land; thence North 88°49'22" East along the Southerly line of said parcel of land 10.32 feet to the Northeast corner of that certain parcel of land described in the deed to the City of Las Vegas, recorded March 3, 1955 as Document No. 37775 of Official Records of Clark County, Nevada, said Northeast corner being the TRUE POINT OF BEGINNING; thence South 00°06'41" West along the East line of said last described parcel a distance of 176.71 feet to an angle point in said East line; thence continuing along said East line South 13°11'36" West a distance of 353.76 feet to a point in the West line of that certain parcel of land conveyed to the Presiding Bishopric of the Church of Jesus Christ of Latter Day Saints by deed recorded August 16, 1952, as Document No. 389078 of Clark County, Nevada Records; thence South 00°06'31" West along said West line a distance of 393.81 feet to the Southwest corner of said last mentioned parcel;

BOOK 033

025878

3-2

thence North  $88^{\circ}23'26''$  East along the South line of said last mentioned parcel a distance of 280.91 feet to a point in a line that is parallel with and distant 80.08 feet Northeasterly, measured along Las Vegas Boulevard, from the Southwesterly line of Lot 3, Block 5 of Biltmore Addition Annex No.3 as shown by map thereof on file in Book 2 of Plats, Page 48 in the office of the County Recorder of Clark County, Nevada; thence South  $52^{\circ}24'39''$  East along said parallel line a distance of 79.18 feet to a point in the left or Westerly forty (40) foot right of way line of State Highway Route 6B, said Westerly line being described in that certain deed to the State of Nevada recorded July 24, 1953, as Document No. 409638 of Clark County, Nevada Records; thence from a tangent at said point which bears North  $22^{\circ}12'25''$  East, Northeasterly along said Westerly line, being a curve to the left, concave Northwesterly, having a radius of 3960.00 feet, through a central angle of  $00^{\circ}36'34''$ , an arc distance of 42.12 feet to a point in the North boundary of said Lot 3; thence South  $88^{\circ}23'26''$  West along said North boundary a distance of 10.88 feet to the intersection of the left or Westerly fifty (50) foot right of way line of State Highway Route 6B with the South line of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 27, said last mentioned Westerly line being described in the deed to the State of Nevada recorded September 30, 1954, as Document No. 21524 of Official Records of Clark County, Nevada; thence from a tangent at said point which bears North  $21^{\circ}39'35''$  East, Northeasterly along said Westerly line, being a curve to the left, concave Northwesterly, having a radius of 3950.00 feet, through a central angle of  $5^{\circ}21'09''$ , an arc distance of 369.00 feet; thence continuing along said Westerly line North  $16^{\circ}18'26''$  East a distance of 531.07 feet to the most Southerly corner of that certain parcel of land conveyed to Bryan L. Bunker et al by deed recorded October 9, 1964, as Document No. 463912 of Official Records of Clark County, Nevada; thence North  $77^{\circ}47'87''$  West along the South line of said last mentioned parcel a distance of 246.77 feet to the South line of the aforementioned Stewart Burial Plot; thence along said South line South  $88^{\circ}49'22''$  West, 301.81 feet to the TRUE POINT OF BEGINNING.

**BASIS OF BEARING:** The centerline of State Highway Route 6B (Las Vegas Boulevard North), from Sta. "0" 37 + 33.19 P.T. to Sta. "0" 44 + 39.65 P.C. established as North  $16^{\circ}18'26''$  East by the State of Nevada Department of Highways.

Containing an area of 426,170 square feet (or 9.7835 acres), more or less.

033

025875

3-3

SUBJECT TO:

Reservations, restrictions, rights of way and conditions of record.

IN WITNESS WHEREOF said Grantor has caused its Corporate name and seal to be affixed hereto this 16 day of April, 1970.

THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, A UTAH CORPORATION SOLE.

By John H. Vandenberg  
John H. Vandenberg  
Corporation Sole

COUNTY OF SALT LAKE )  
STATE OF UTAH )

On this 16 day of April, 1970, personally appeared before me, a Notary Public in and for Salt Lake County, State of Utah, JOHN H. VANDENBERG, known to me to be the Corporation Sole of the Corporation that executed the foregoing instrument, and upon oath did depose that he is the officer of said Corporation as above designated; that he is acquainted with the Seal of said corporation; that the signature to said instrument was made by an officer of said corporation, as indicated after said signature; and that said Corporation executed said instrument freely and voluntarily for the uses and purposes therein mentioned.

Shelton C. Young  
NOTARY PUBLIC in and for said  
County of Salt Lake, State of Utah

My Commission Expires: March 25, 1972

RETURN TO: CITY CLERK  
400 E. STEWART AVE.  
LAS VEGAS, NEV. 89101

25875  
NOT. NO. 25875  
OFFICIAL RECORD BOOK NO.  
RECORDED AT REQUEST OF 89  
CITY OF LAS VEGAS  
MAR 15 10 51 AM '70  
SALT COUNTY, NEVADA

*Handwritten initials/signature*