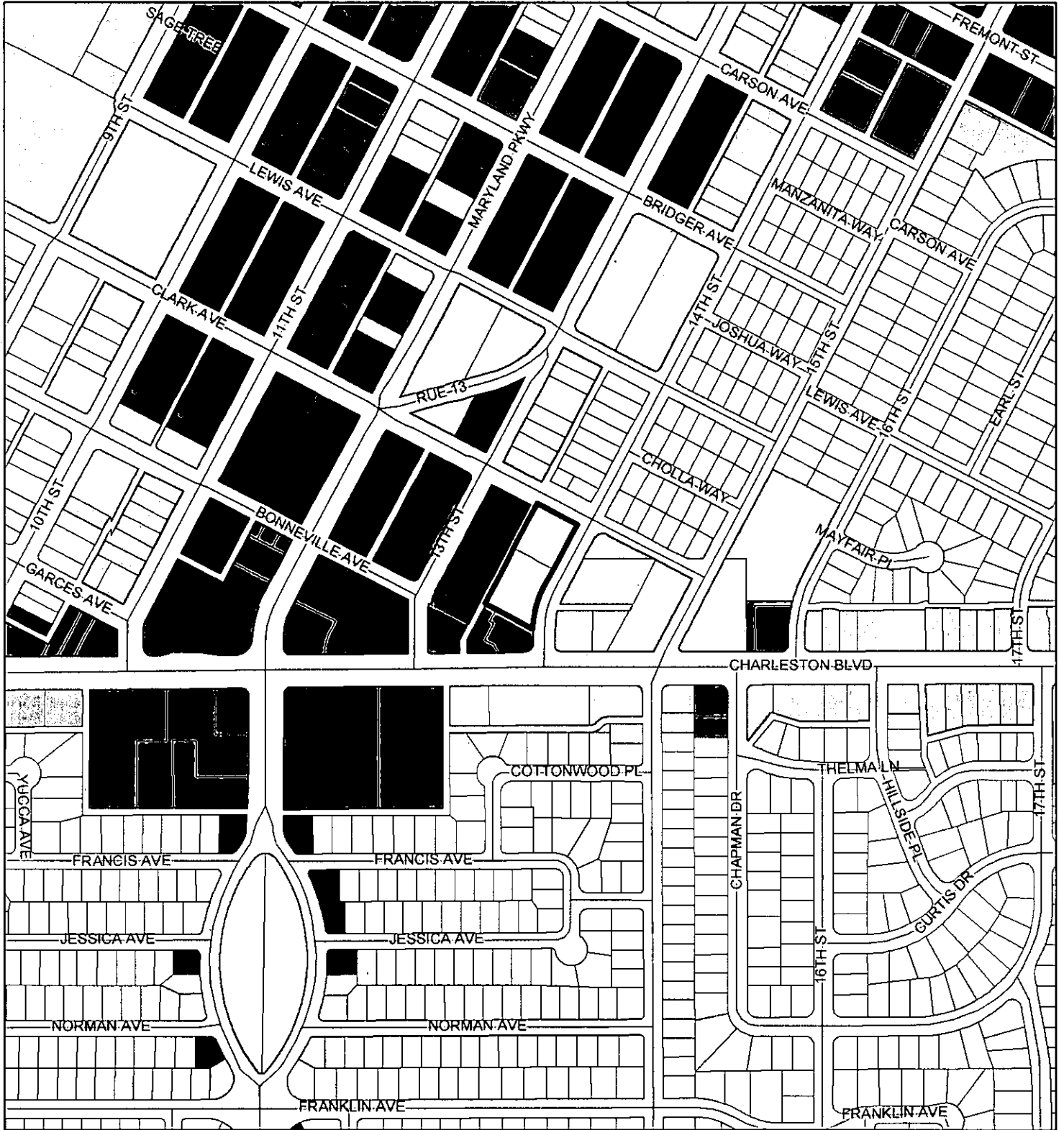


REZONING Parcel: 139-34-811-060 and 139-35-410-011

ZON - 39358



**ZONING**

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

**FROM R-2 TO C-V**



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



Printed: September 03, 2010

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 checked="" type="checkbox"/>	Correct fee(s): \$ _____ \$ _____ \$ _____ Total = \$ <u>0</u>		
<input type="checkbox"/>	<input type="checkbox"/>	Assessor Parcel Map		
<input 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)		
		<b>SITE PLAN</b>	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		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	#regular	#compact	#handicap
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> free-standing sign locations shown and heights and sizes noted		
		<b>LANDSCAPE PLAN</b>	Folded Plans: <u>0</u>	Rolled/Colored Plans: <u>0</u>
<input type="checkbox"/>	<input checked="" 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> required perimeter landscape planters shown		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> required parking lot fingers/islands shown		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover		
		<b>BUILDING ELEVATIONS</b>	Folded Plans: <u>0</u>	Rolled/Colored Plans: <u>0</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scale and building dimensions labeled		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	North, south, east, and west elevations of <i>all</i> buildings		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> building materials and colors noted		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8" x 10" photo of original color and material board		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> wall sign locations shown and sizes noted		
		<b>FLOOR PLANS</b>	Folded Plans: <u>0</u>	Rolled Plans: <u>0</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scale and building dimensions labeled		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> building entrances/exits shown		
<input type="checkbox"/>	<input checked="" 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: 139-34-811-060 Location: 1300 CLARK AVE. S. 14<sup>TH</sup> ST  
 Planner: [Signature] Pre-App Meeting Date: 8-27-10 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

December 16, 2010

CORRECTED LETTER

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

RE: ZON-39358 – RESCIND - RENOTIFICATION  
REZONING RELATED TO GPA-39357  
CITY COUNCIL MEETING OF DECEMBER 15, 2010

Dear Mr. Dombrowski:

The City Council at a regular meeting held December 15, 2010, APPROVED the rescission of the request for a General Plan Amendment FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: C-V (CIVIC) on 1.19 acres at the southwest corner of Clark Avenue and 14th Street (APNs 139-34-811-060 and 139-35-410-011). The Notice of Final Action was filed with the Las Vegas City Clerk on December 16, 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

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

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

VOICE 702.229.6011  
TTY 702.386.9108  
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

FM-0044-08-09



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
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LOIS TARKANIAN

STEVEN D. ROSS

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STAVROS S. ANTHONY

ELIZABETH N. FRETWELL  
CITY MANAGER

December 16, 2010

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

RE: ZON-39358 – RESCIND - RENOTIFICATION  
REZONING RELATED TO GPA-39357  
CITY COUNCIL MEETING OF DECEMBER 15, 2010

Dear Mr. Dombrowski:

The City Council at a regular meeting held December 15, 2010, APPROVED the request for a General Plan Amendment FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: C-V (CIVIC) on 1.19 acres at the southwest corner of Clark Avenue and 14th Street (APNs 139-34-811-060 and 139-35-410-011). The Notice of Final Action was filed with the Las Vegas City Clerk on December 16, 2010.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lean Coleman".

Lean Coleman  
Deputy City Clerk II for  
Beverly K. Bridges, MMC, City Clerk

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

CITY OF LAS VEGAS  
400 STEWART AVENUE  
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FM-0044-08-09



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

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STAVROS S. ANTHONY

ELIZABETH N. FRETWELL  
CITY MANAGER

December 16, 2010

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

RE: ZON-39358 – REZONING  
REZONING RELATED TO GPA-39357  
CITY COUNCIL MEETING OF DECEMBER 15, 2010

Dear Mr. Dombrowski:

The City Council at a regular meeting held December 15, 2010, APPROVED the rescission of the request for a General Plan Amendment FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: C-V (CIVIC) on 1.19 acres at the southwest corner of Clark Avenue and 14th Street (APNs 139-34-811-060 and 139-35-410-011). NOTE: THIS REQUEST IS FOR A REZONING AND NOT A GENERAL PLAN AMENDMENT The Notice of Final Action was filed with the Las Vegas City Clerk on December 16, 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

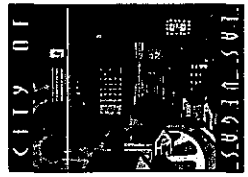
cc: Mr. Andy Reed  
City of Las Vegas  
Planning and Development Department  
731 South Fourth Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

CITY OF LAS VEGAS  
400 STEWART AVENUE  
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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)

November 29, 2010

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

**RE: RESCIND - ZON-39358 - REZONING  
CITY COUNCIL MEETING OF DECEMBER 15, 2010**

Dear Mr. Dombrowski:

Please be advised the City Council at its regular meeting on **December 15, 2010** as referred to above, will consider your request. This meeting will be held at 1:00 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 **Thursday, December 9, 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 City Council requires that you or your representative be present at this meeting.

Sincerely,

M. Margo Wheeler, AICP  
Director, Planning and Development Department

MMW:clb

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

Mayor  
Oscar B. Goodman  
City Council  
Gary Reese  
(Mayor Pro Tem)  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross  
Ricki Y. Barlow  
Stavros S. Anthony  
City Manager  
Elizabeth N. Fretwell



# PLANNING & DEVELOPMENT



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November 29, 2010

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

**RE: REHEAR - ZON-39358 - REZONING  
CITY COUNCIL MEETING OF DECEMBER 15, 2010**

Dear Mr. Dombrowski:

Please be advised the City Council at its regular meeting on **December 15, 2010** as referred to above, will consider your request. This meeting will be held at 1:00 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 **Thursday, December 9, 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 City Council requires that you or your representative be present at this meeting.

Sincerely,

M. Margo Wheeler, AICP  
Director, Planning and Development Department

MMW:clb

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

Mayor  
Oscar B. Goodman  
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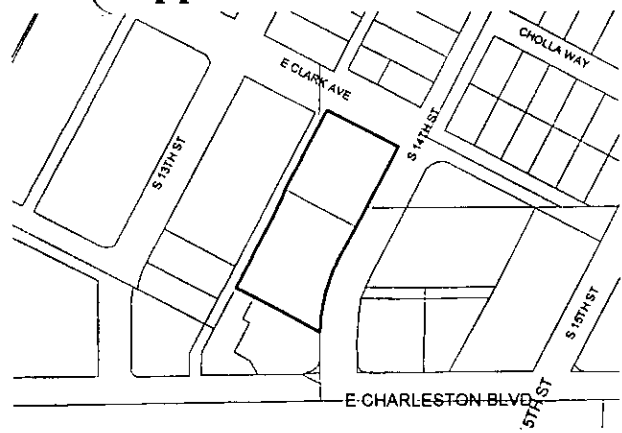


## Application Information

**RESCIND - RENOTIFICATION - ZON-39358 - REZONING RELATED TO GPA-39357 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY**  
- Request for a General Plan Amendment FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: C-V (CIVIC) on 1.19 acres at the southwest corner of Clark Avenue and 14th Street (APNs 139-34-811-060 and 139-35-410-011), Ward 3 (Reese).

**REHEAR - RENOTIFICATION - ZON-39358 - REZONING RELATED TO GPA-39357 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY**  
- Request for a General Plan Amendment FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: C-V (CIVIC) on 1.19 acres at the southwest corner of Clark Avenue and 14th Street (APNs 139-34-811-060 and 139-35-410-011), Ward 3 (Reese). NOTE: THIS REQUEST IS FOR A REZONING AND NOT A GENERAL PLAN AMENDMENT

## Application Location



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

## Public Hearing Information

**Meeting:** City Council  
**Date:** December 15, 2010  
**Time:** 1:00 P.M.  
**Location:** City Council Chambers  
400 Stewart Avenue  
Las Vegas, Nevada

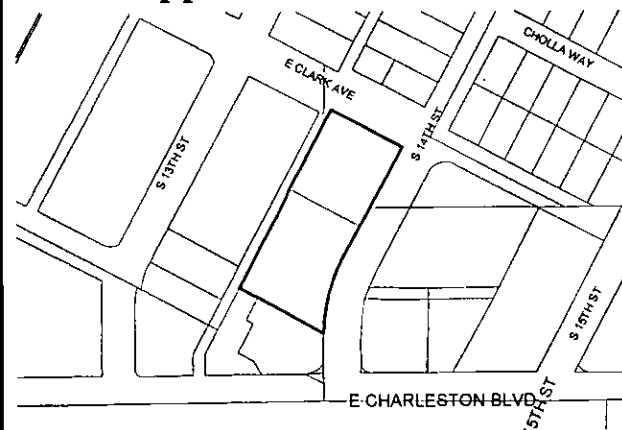
Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada 89101. For further information, please call 702-229-6301 (TDD 702-386-9108), <http://www.lasvegasnevada.gov>.

## Application Information

**RESCIND - RENOTIFICATION - ZON-39358 - REZONING RELATED TO GPA-39357 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY**  
- Request for a General Plan Amendment FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: C-V (CIVIC) on 1.19 acres at the southwest corner of Clark Avenue and 14th Street (APNs 139-34-811-060 and 139-35-410-011), Ward 3 (Reese).

**REHEAR - RENOTIFICATION - ZON-39358 - REZONING RELATED TO GPA-39357 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY**  
- Request for a General Plan Amendment FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: C-V (CIVIC) on 1.19 acres at the southwest corner of Clark Avenue and 14th Street (APNs 139-34-811-060 and 139-35-410-011), Ward 3 (Reese). NOTE: THIS REQUEST IS FOR A REZONING AND NOT A GENERAL PLAN AMENDMENT

## Application Location



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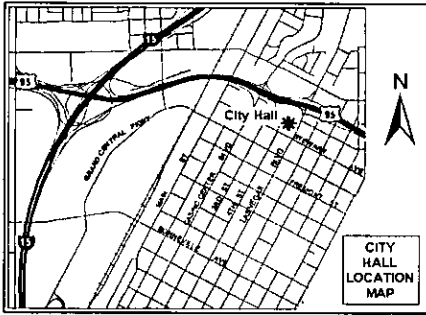
## Public Hearing Information

**Meeting:** City Council  
**Date:** December 15, 2010  
**Time:** 1:00 P.M.  
**Location:** City Council Chambers  
400 Stewart Avenue  
Las Vegas, Nevada

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City of Las Vegas  
Office Of The City Clerk  
400 Stewart Avenue  
Las Vegas, Nevada 89101

**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 City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

I SUPPORT  
this Request

I OPPOSE  
this Request

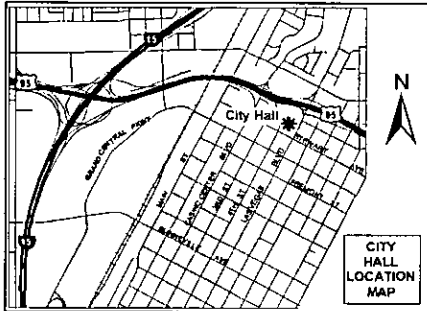
Please use available blank space on card for your comments.

**ZON-39358**

City Council Meeting of **12/15/2010**

City of Las Vegas  
Office Of The City Clerk  
400 Stewart Avenue  
Las Vegas, Nevada 89101

**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 City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

I SUPPORT  
this Request

I OPPOSE  
this Request

Please use available blank space on card for your comments.

**ZON-39358**

City Council Meeting of **12/15/2010**



November 18, 2010

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

STEVE WOLFSON  
LOIS TARKANIAN  
STEVEN D. ROSS

RICKI Y. BARLOW  
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL  
CITY MANAGER

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

RE: ZON-39358 – REZONING  
RELATED TO GPA-39357  
CITY COUNCIL MEETING OF NOVEMBER 17, 2010

Dear Mr. Dombrowski:

The City Council at a regular meeting held November 17, 2010, APPROVED the request for a General Plan Amendment FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: C-V (CIVIC) on 1.19 acres at the southwest corner of Clark Avenue and 14th Street (APNs 139-34-811-060 and 139-35-410-011). 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

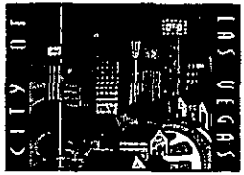
cc: Mr. Andy Reed  
City of Las Vegas  
Planning and Development Department  
731 South Fourth Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

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

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

**RE: ZON-39358 – REZONING RELATED TO GPA-39357  
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Mr. Dombrowski:

Your request for a Rezoning FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: C-V (CIVIC) on 1.19 acres at the southwest corner of Clark Avenue and 14th Street (APNs 139-34-811-060 and 139-35-410-011), Ward 3 (Reese), 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

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


Mayor  
Oscar B. Goodman

City Council  
Gary Reese

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

City Manager  
Elizabeth N. Fretwell



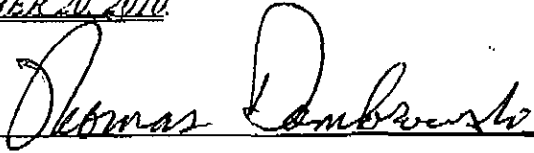
<b>CITY OF LAS VEGAS</b>	
<b>ONE MOTION / ONE VOTE</b>	
	<b>Planning and Development Department</b>
	<b>Case Planning Division</b>
	<b>731 South Fourth Street</b>
	<b>Las Vegas, Nevada 89101</b>
	<b>(702) 229-6301 Phone (702) 385-7268 Fax</b>

**SUBJECT: ZON-39358 - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY**


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


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

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

  
 \_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Please Print Name

  
 \_\_\_\_\_  
 Company Name

Sincerely,

Steve Gebeke, AICP  
 Planning Supervisor  
 Case Planning Division

**RECEIVED**  
 OCT 15 2010

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street  
Las Vegas, NV 89101

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

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

October 8, 2010

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

**RE: ZON-39358 - REZONING RELATED TO GPA-39357  
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Mr. Dombrowski:

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

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

Mayor  
Oscar B. Goodman

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

City Manager  
Elizabeth N. Fretwell





# CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

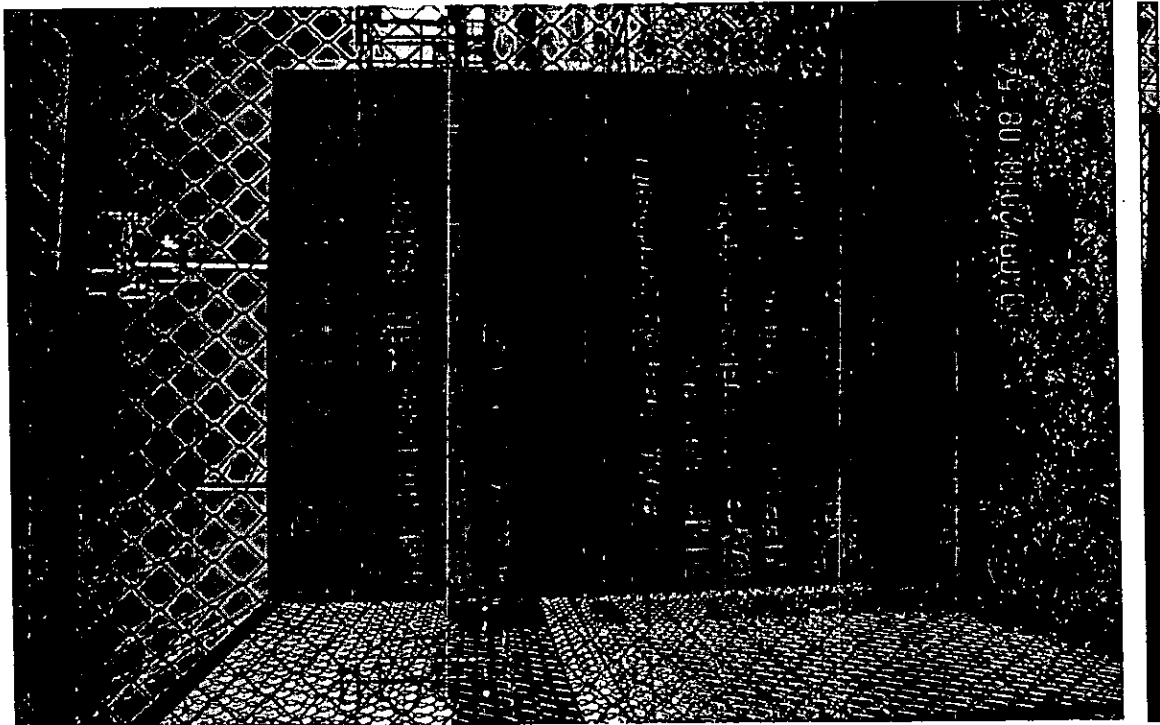


**CASE NUMBER:** ZON-39358

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

1 of 2

**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 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.

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.

Date  
10-9-10

Signature



Zoning  
he first

12

ANNING & DEVELOPMENT  
LAS VEGAS  
PLANNING & DEVELOPMENT  
CENTRE





# CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

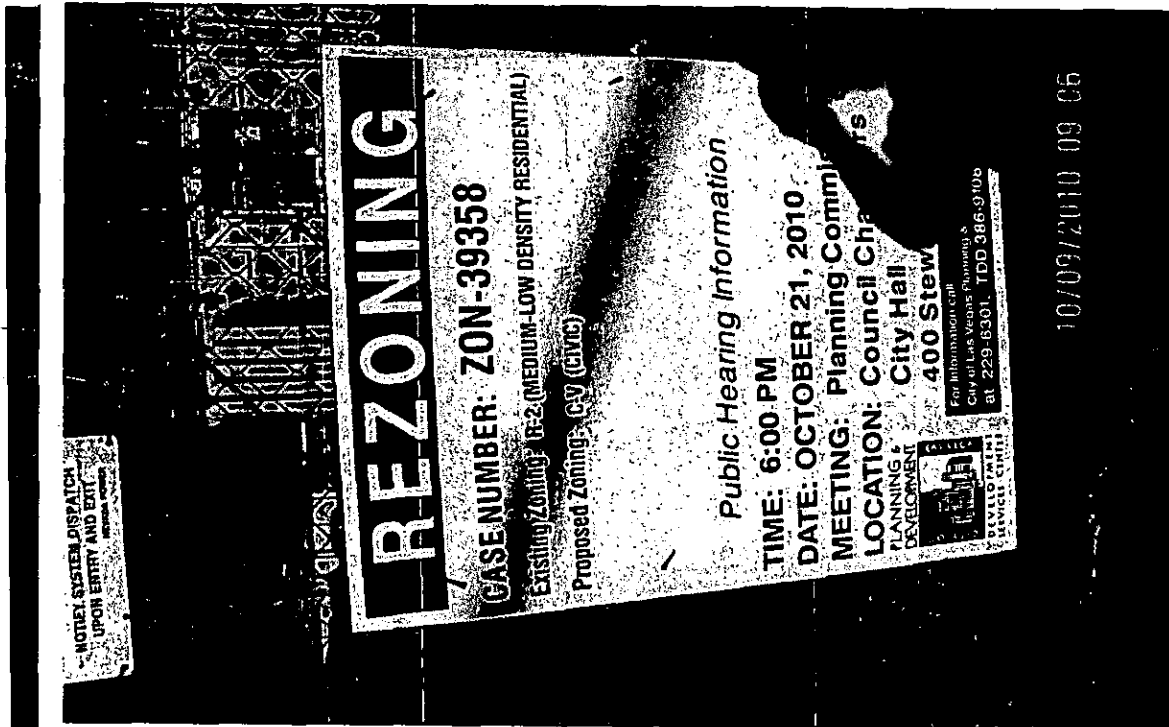


**CASE NUMBER:** ZON-39358

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

242

**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

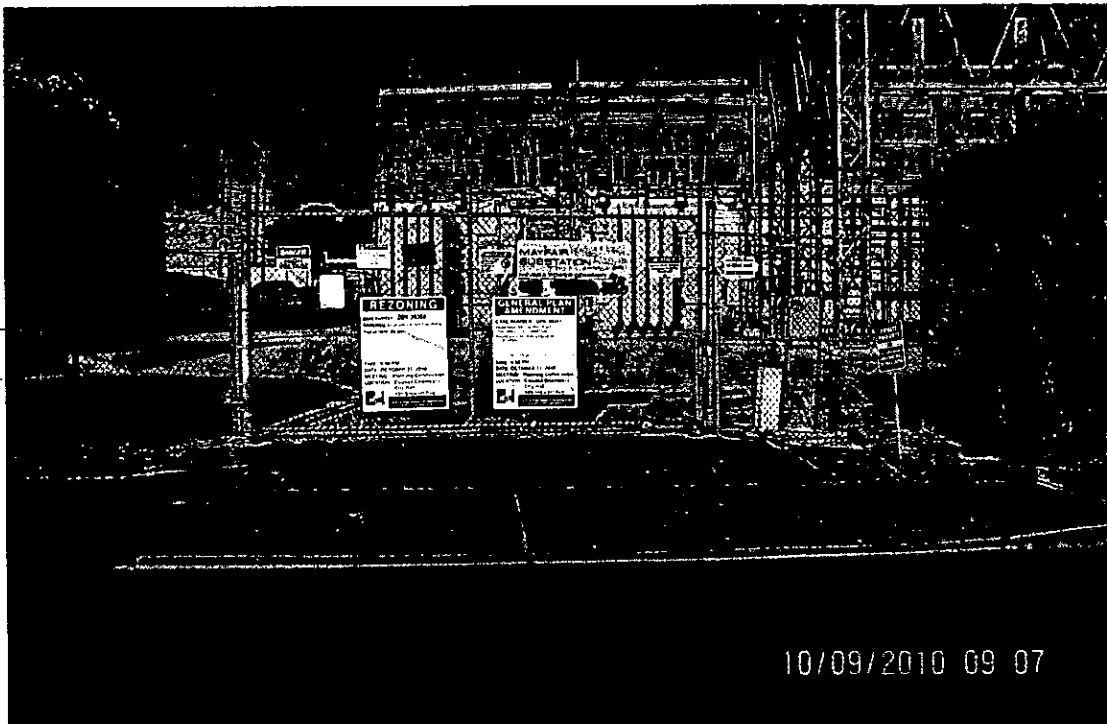
This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4<sup>th</sup> Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.



**CASE**

**MEE**

**Sign P**  
Code, v  
schedules



*[Handwritten Signature]*  
Signature

10-9-10  
Date

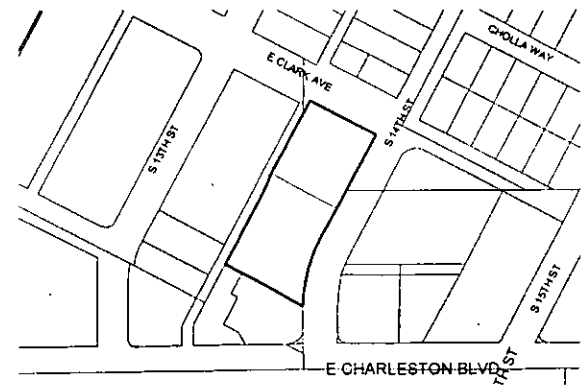
This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4<sup>th</sup> Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

## Application Information

**GPA-39357 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY** - Request for a General Plan Amendment FROM: MXU (MIXED USE) AND C (COMMERCIAL) TO: PF (PUBLIC FACILITIES) on 1.19 acres at the southwest corner of Clark Avenue and 14th Street (APNs 139-34-811-060 and 139-35-410-011), Ward 3 (Reese).

**ZON-39358 - REZONING RELATED TO GPA-39357 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY** - Request for a General Plan Amendment FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: C-V (CIVIC) on 1.19 acres at the southwest corner of Clark Avenue and 14th Street (APNs 139-34-811-060 and 139-35-410-011), Ward 3 (Reese).

## Application Location



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

## Public Hearing Information

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

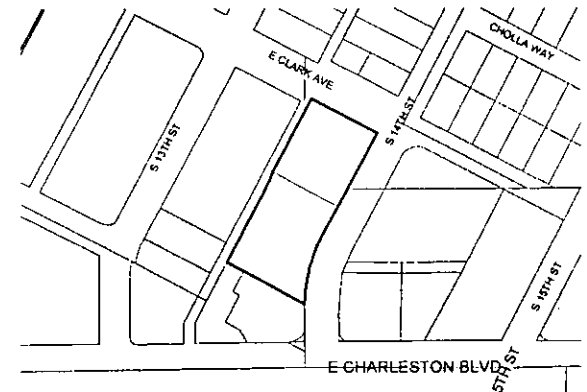
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezoning will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

## Application Information

**GPA-39357 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY** - Request for a General Plan Amendment FROM: MXU (MIXED USE) AND C (COMMERCIAL) TO: PF (PUBLIC FACILITIES) on 1.19 acres at the southwest corner of Clark Avenue and 14th Street (APNs 139-34-811-060 and 139-35-410-011), Ward 3 (Reese).

**ZON-39358 - REZONING RELATED TO GPA-39357 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY** - Request for a General Plan Amendment FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: C-V (CIVIC) on 1.19 acres at the southwest corner of Clark Avenue and 14th Street (APNs 139-34-811-060 and 139-35-410-011), Ward 3 (Reese).

## Application Location



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

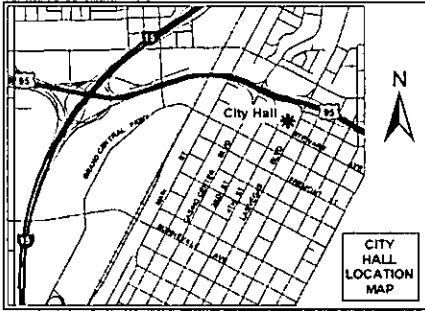
## Public Hearing Information

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

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezoning will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

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

**Return Service Requested**  
**Official Notice of Public Hearing**



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

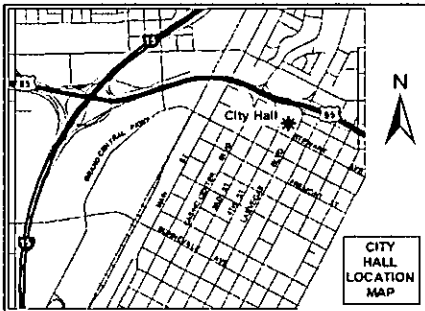
Please use available blank space on card for your comments.

**GPA-39357 & ZON-39358**

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-39357 & ZON-39358**

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 Riekki, Survey (FM, PM, & A's only)  
**Date:** September 22, 2010  
**Re:** **ZON-39358** City of Las Vegas SWC Clark Ave. & 14<sup>th</sup> St.  
Request for Rezoning from R-2 to C-V

---

## **COMMENTS:**

We have no comment on the Request for a Rezoning Reclassification From: R-2 (Medium-Low Residential) TO: C-V (Civic) on 1.17 acres at the southwest corner of Clark Avenue and 14<sup>th</sup> Street.



## Development Notification

PC Meeting: October 21, 2010

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**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-39358**

South Cove Apartments	
18b The Las Vegas Arts District	Southridge NA
Beverly Green NA	Stewart Town HOA
Boulder Dam Homesites	Sunrise Apartments
Church-Noblitt NA	Towne Terrace Apartments
Crestwood NA	West Huntridge NA
Cultural Corridor Coalition NCG	29
Downtown Business Operators Council	
Francisco Park NA	
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	
Marycrest Manor HOA	
Maverick - Hidden Village Apartments	
Mayfair NA	
Newport Lofts	
Oaktree Apartments	
Orleans Square NA	
Robert Gordon Plaza Resident Council	
Sahara - Southridge Association of Business	

702-39-58

**Andy Reed**

---

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

Flinn,

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

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

Thanks.

---

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

Hi Andy –

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

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

Thanks again,

**Thomas Dombrowski**  
**Sr. Land Use Consultant**  
**NV Energy**  
**Ph: 702-402-2620**  
**Fax: 702-402-5064**  
**[TDombrowski@nvenergy.com](mailto:TDombrowski@nvenergy.com)**

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

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

**FROM: PLANNING AND DEVELOPMENT**

**ZON-39358**

**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 RONEBUS
*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-39358 - REZONING RELATED TO GPA-39357 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a General Plan Amendment FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: C-V (CIVIC) on 1.17 acres at the southwest corner of Clark Avenue and 14th Street (APNs 139-34-811-060 and 139-35-410-011), Ward 3 (Reese).**

**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 08/27/2010 01:13 PM

Submitted By

Page 1

A/P # 39358 Type ZON Issued Date Issued By

Parcel

Location

Owner

Phone

Address

Country

Foreign

Applicant's Full Name

Day Phone

Pager

Fax

Address

Fees

Total Paid

0.00

Declared Value 0.00

Type of Work

Calculated Value 0.00

Square Footage 0.00

Actual Value 0.00

Comments

ZON-39358 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS OWNER: NV ENERGY - Request for a General Plan Amendment FROM: R-2 (Medium-Low Density Residential TO: C-V (Civic) on 1.14 acres at 1300 Clark Avenue and 520 South 14TH Street (APNs 139-34-811-060 and 139-35-410 -011) Ward 3 (Reese).

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) 1300 Clark Avenue and 520 South 14TH Street

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

Assessor's Parcel #(s) 139-34-811-060 and 139-35-410-011 Ward # 3

General Plan: existing MXU/C proposed PF Zoning: existing R-2 proposed C-V

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

Gross Acres 1.14 Lots/Units \_\_\_\_\_ Density \_\_\_\_\_

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

**PROPERTY OWNER** NV Energy Contact \_\_\_\_\_

Address P.O. Box 98910 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

City Las Vegas State NV Zip 89193

E-mail Address \_\_\_\_\_

**APPLICANT** City of Las Vegas Contact \_\_\_\_\_

Address 731 S. 4TH Street Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

City Las Vegas State NV Zip 89193

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.

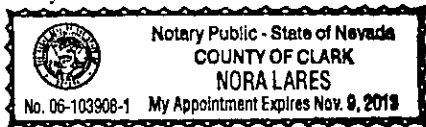
Print Name Andrew P. Reed

Subscribed and sworn before me

This 2th day of August, 2010

W. Jeffrey

Notary Public in and for said County and State



Revised 10/27/08

**FOR DEPARTMENT USE ONLY**

Case #	<u>ZON-39358</u>
Meeting Date:	<u>10-21-10</u>
Total Fee:	<u>0</u>
Date Received:	<u>8-27-10</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-39358** APN: 139-34-811-060 and 139-35-410-011

Name of Property Owner: NV Energy

Name of Applicant: City of Las Vegas

Name of Representative: Andy Reed

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

Yes

No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

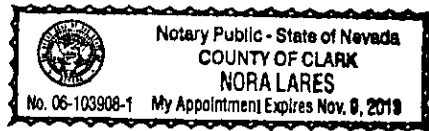
Signature of Property Owner: *Andrew P. Reed*

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



# 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)

August 30, 2010

Steve Gebeke  
Planning & Development Department  
731 S. 4<sup>th</sup> Street  
Las Vegas, NV 89101

**RE: Application ZON-39358**  
**Assessor's Parcel Number 139-34-811-060 and 139-35-410-011**

Dear Mr. Gebeke:

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

Sincerely,

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

AR:nl

Mayor  
Oscar B. Goodman

City Council  
Gary Reese

(Mayor Pro Tem)

Steve Wolfson

Lois Tarkanian

Steven D. Ross

Ricki Y. Borlow

Stavros S. Anthony

City Manager

Elizabeth N. Fretwell

RECEIVED

AUG 31 2010



07101-001-06-09

**ZON-39358**

70346 (2-1) 83 50  
A.B. L. R. S. O.

BOOK 84



# GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That THOMAS YOUNG and ELMIRA C. YOUNG, his wife

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to SOUTHERN NEVADA POWER CO., a Nevada corporation

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

Parcel 1: Lots Eleven (11), Twelve (12) and Thirteen (13) in Block Five (5) of Clark's Las Vegas Townsite, as shown by map thereof on file in Book 1 of Plats, page 37, in the Office of the County Recorder of Clark County, Nevada.

Parcel 2: Lots Fourteen (14), Fifteen (15) and Sixteen (16) in Block Five (5) of Clark's Las Vegas Townsite, as shown by map thereof on file in Book 1 of Plats, page 37, in the Office of the County Recorder of Clark County, Nevada.

**SUBJECT TO:** (1) Taxes for the fiscal year 1955-1956.  
(2) Rights of way, reservations, restrictions and conditions of record  
(3) Public improvement bond for street lighting.

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

Witness our hand & this 9th day of February 1956

*Thomas Young*  
*Elmira C. Young*



STATE OF NEVADA, }  
COUNTY OF CLARK }  
On February 10, 1956  
before me, the undersigned, a Notary Public in and for said County and State, personally appeared Thomas Young

known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

*Jude M. Adams*  
Notary Public in and for said County and State.

ESCROW NO. } LV 44981-2 RECORDER'S  
ORDER NO. } INSTRUMENT NO.  
WHEN RECORDED MAIL TO: MR. J. W. HARRIS, NEVADA TRUST CO.  
P.O. Box 230, LAS VEGAS, NEVADA  
ATTENTION: MR. WILSON

NO 70346  
RECORDED AT THE REQUEST OF  
PIONEER TITLE INSURANCE & TRUST CO.

FEB 17 8 19 AM '56

OFFICIAL RECORDS BOOK NO. 84  
CLARK COUNTY, NEVADA  
PAUL C. WALLEY, RECORDER  
FEE \$ 3.00 DEPUTY

RIDER (FOLLOWS)	
<input checked="" type="checkbox"/>	ACKNOWLEDGMENT
<input type="checkbox"/>	CERTIFICATE
<input type="checkbox"/>	REMARKS
<input type="checkbox"/>	DESCRIPTION