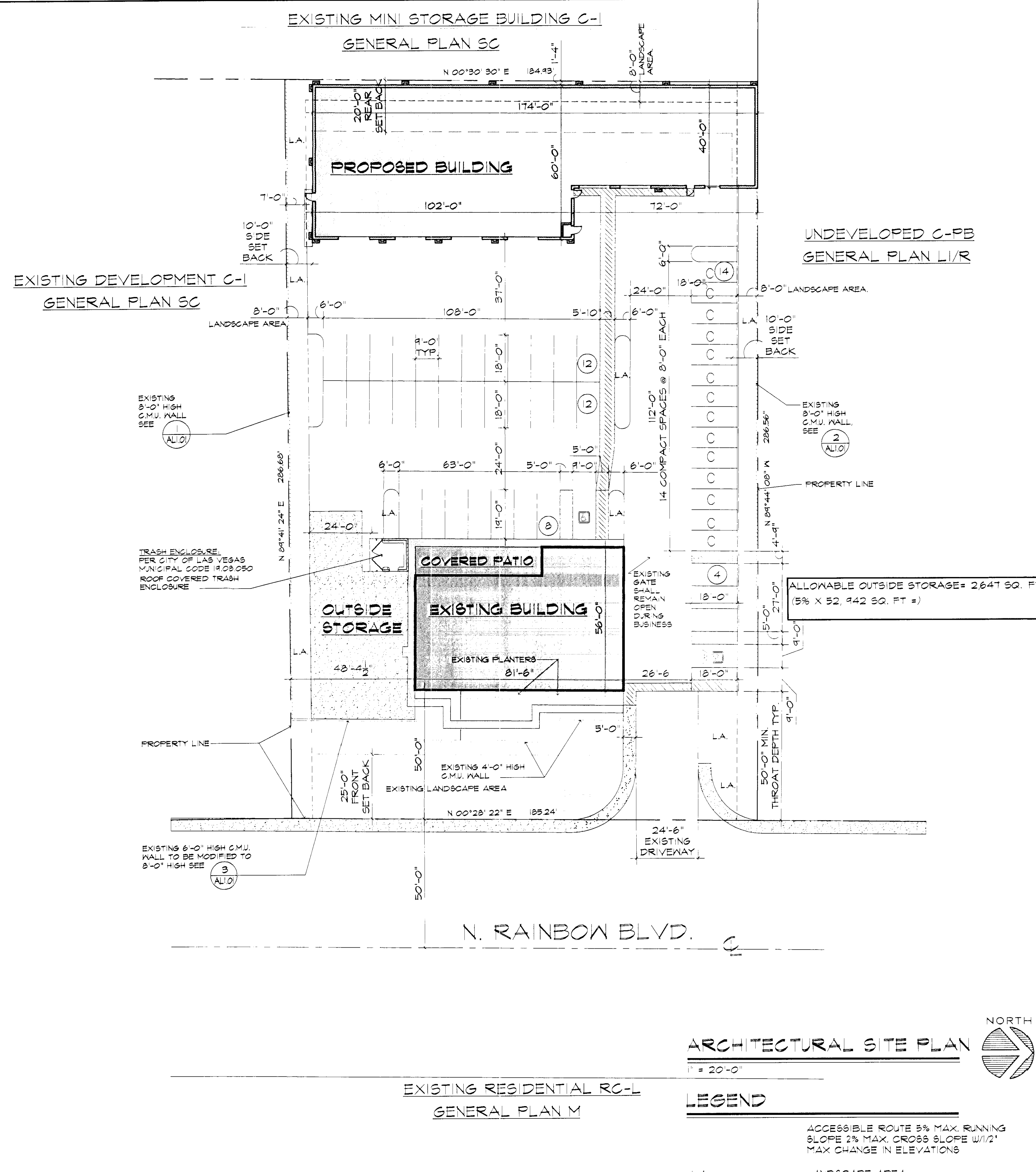
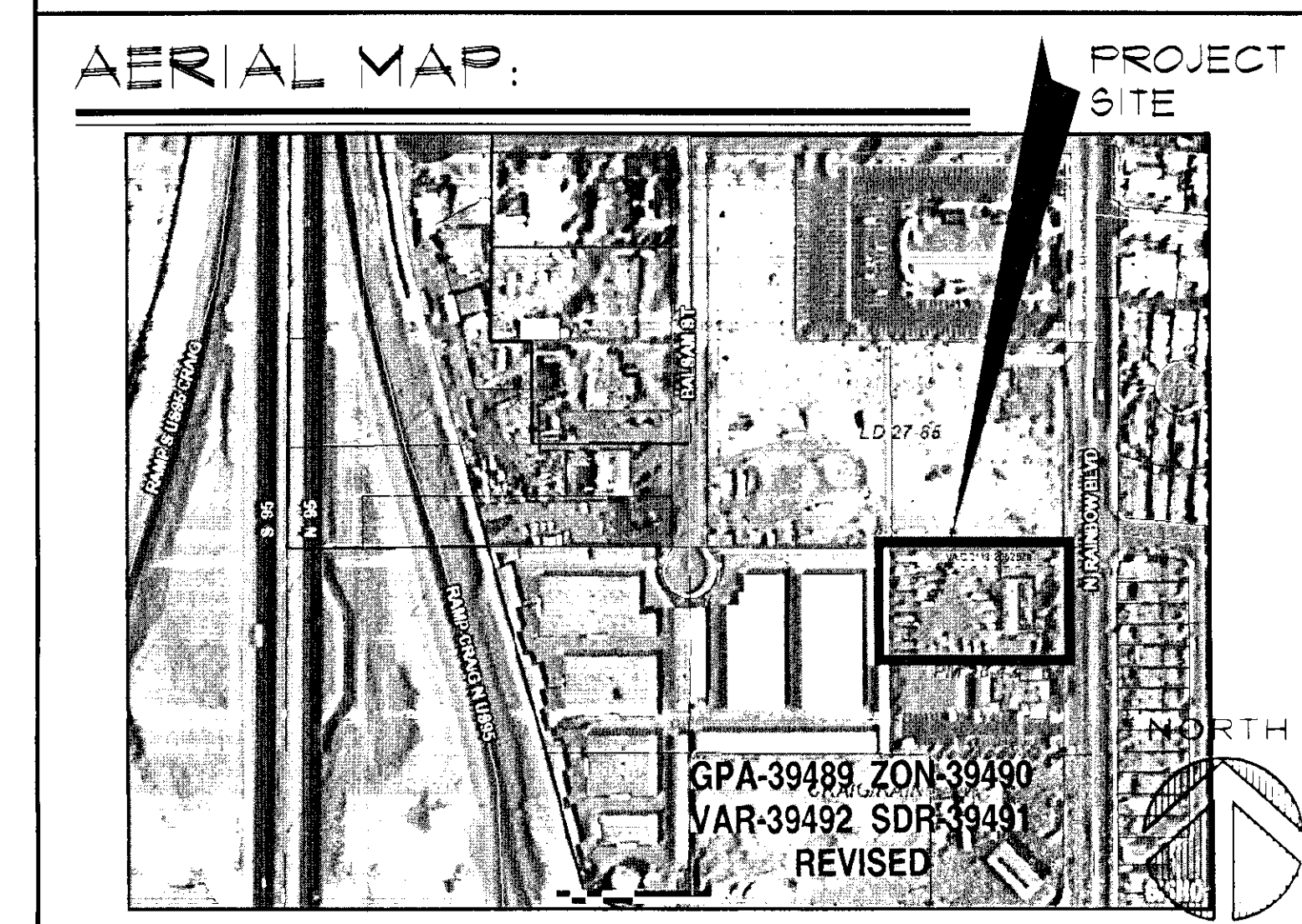
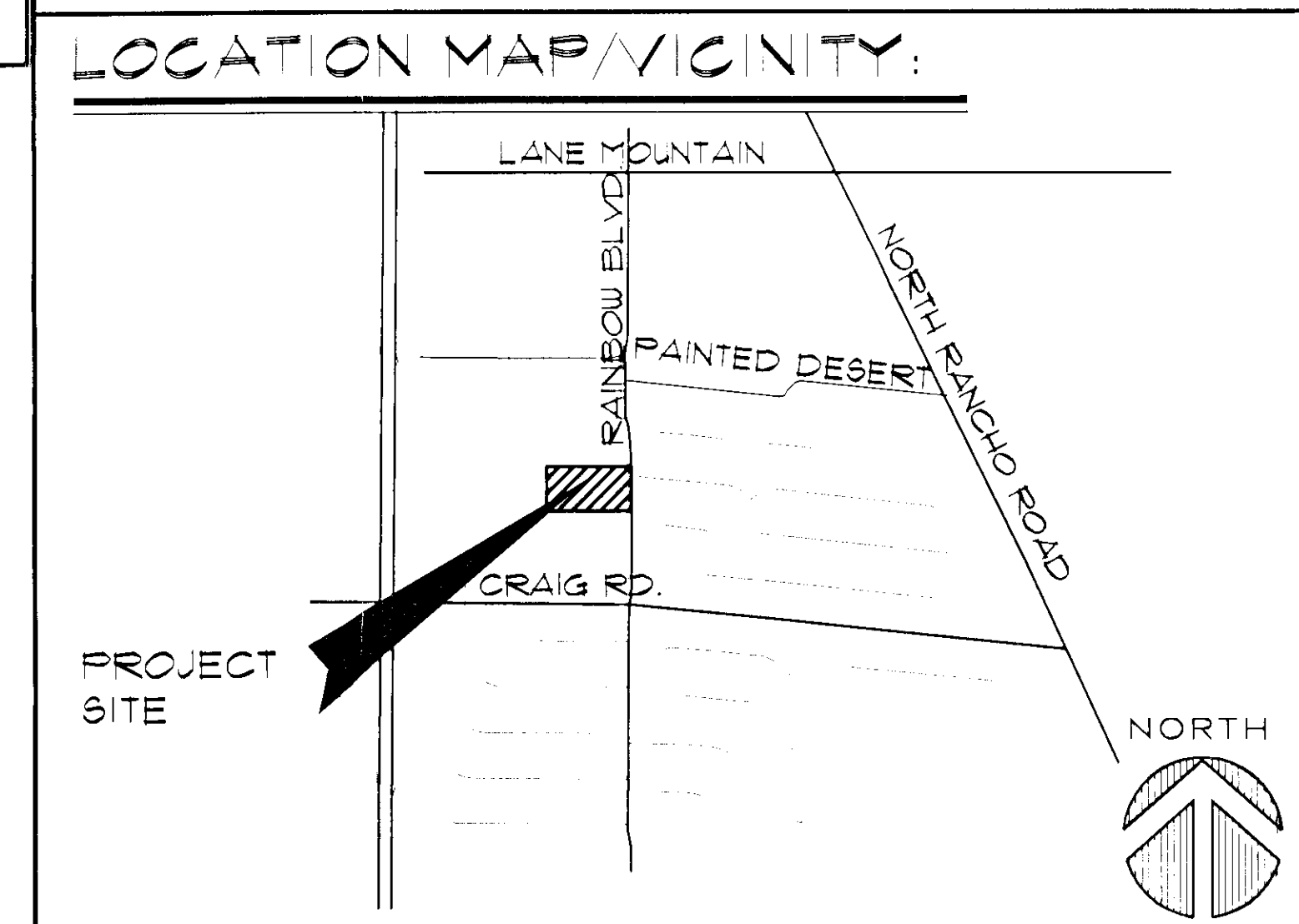




PROJECT DATA:	
ASSESSORS PARCEL NUMBER:	138-03-602-013
ACTION REFERENCE NUMBER:	XX
DEVELOPMENT CODE:	TITLE 19- LAS VEGAS ZONING CODE ADOPTION DATE 04-30-2005
GOVERNING JURISDICTION:	CITY OF LAS VEGAS
SPECIAL OVERLAY DISTRICT(S):	N/A
GENERAL PLAN	SC
PROPOSED GENERAL PLAN	LI-R
EXISTING LAND USE ZONE:	C-1
PROPOSED LAND USE ZONE:	C-M
SITE AREA:	121 ACRES/ 52,942.4 SF
LOT COVERAGE	24.34 % (BASED ON ROOF DRIP LINE)
BUILDING HEIGHT:	N/A
ALLOWABLE:	24 FT.
ACTUAL:	
OCCUPANCY GROUP: EXISTING BUILDING	B
OCCUPANCY GROUP: PROPOSED BUILDING	S-1
CONSTRUCTION TYPE: EXISTING BUILDING	I-B
CONSTRUCTION TYPE: PROPOSED BUILDING	III-B FULLY SPRINKLERED
BUILDING AREA TABULATIONS	
EXISTING BUILDING AREA:	4,011 SQ. FT.
PROPOSED BUILDING AREA:	9,000 SQ. FT.
TOTAL BUILDING AREA	13,011 SQ. FT.
PARKING ANALYSIS	
EXISTING BUILDING AREA 4,011 SQ. FT. / 300 =	14 SPACES
PROPOSED BUILDING AREA 9,000 / 250 =	36 SPACES
NUMBER OF PARKING SPACES REQUIRED:	50 SPACES
NUMBER OF PARKING SPACES PROVIDED:	50 SPACES
(INCLUDING 14 COMPACT SPACES = < 30% OF TOTAL)	
(INCLUDING 2 ACCESSIBLE SPACES WITH ONE VAN SPACE)	



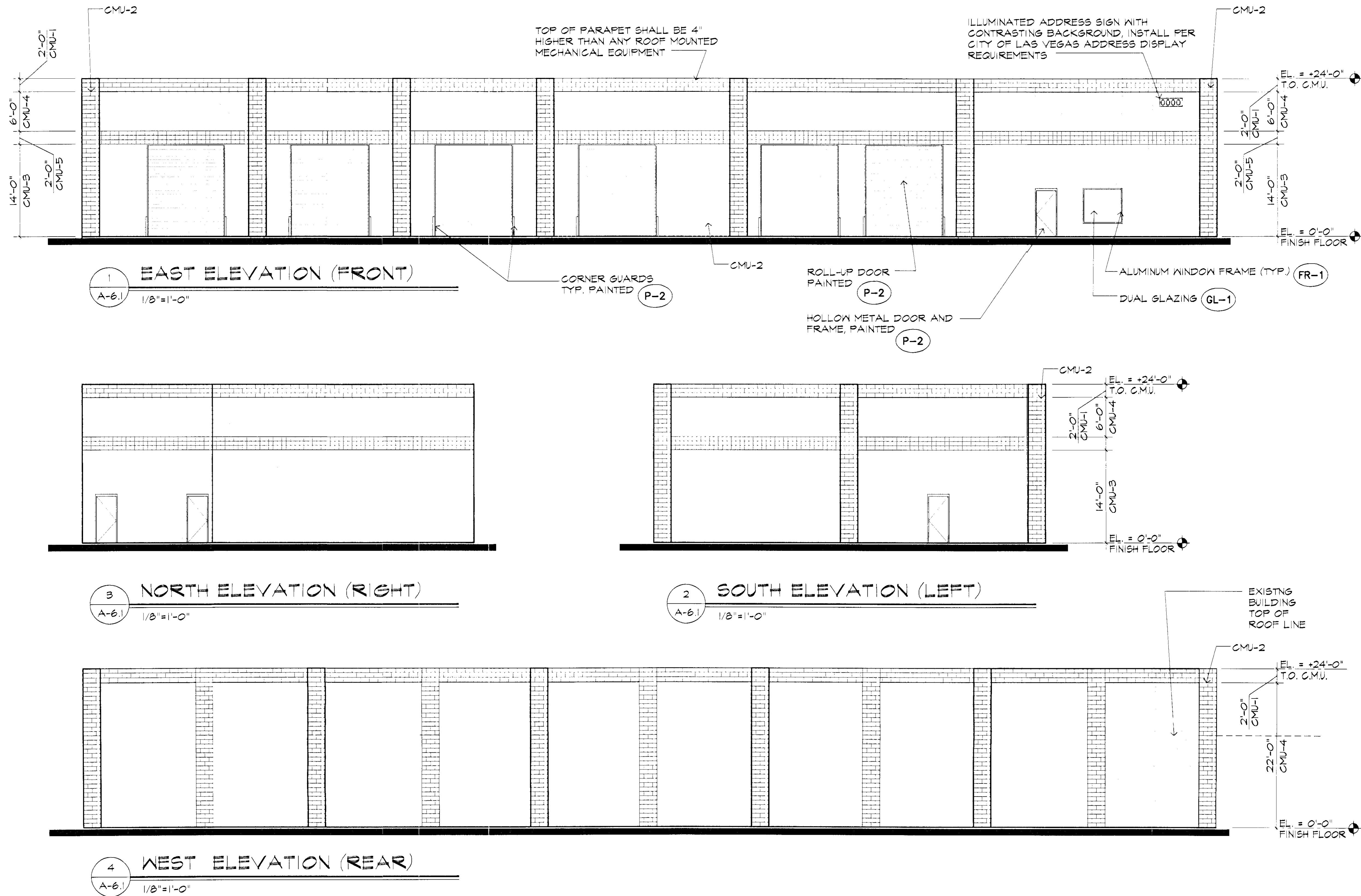
project title
pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title
**RAINBOW AND CRAIG
SEQUOIA ELECTRIC**
4485 N. RAINBOW BLVD
LAS VEGAS, NV 89108

PRELIMINARY
NOT FOR
CONSTRUCTION
09-07-10
9/30/2010

sheet title
**ARCHITECTURAL
SITE PLAN
LAND USE SUBMITTAL**

drawn by
checked by
project no.
revisions
OCT 6 2010
sheet no.
AS1.01
of sheets



EXTERIOR FINISH SCHEDULE

NOTE: ALL C.M.U. IS MANUFACTURED BY "ORCO" BLOCK COMPANY OR EQUAL

CMU-1 8 x 8 x 16 SPLIT FACE CONCRETE MASONRY UNIT COLOR: BLACK 250

CMU-2 8 x 8 x 16 SPLIT FACE CONCRETE MASONRY UNIT COLOR: RED BROWN

CMU-3 8 x 8 x 16 PRECISION BLOCK CONCRETE MASONRY UNIT COLOR: WHEAT

CMU-4 8 x 8 x 16 PRECISION BLOCK CONCRETE MASONRY UNIT COLOR: NU-PAD

CMU-5 8 x 8 x 16 SCORED CONCRETE MASONRY UNIT COLOR: BLACK 250

FR-1 1/3/4" x 4" BLACK ANODIZED FINISH ALUMINUM FRAME BY ARCADIA OR EQUAL

GL-1 1" GRAY OR GREEN REFLECTIVE DUAL GLAZING BY H&P INDUSTRIES OR EQUAL

P-1 COLOR TO BE SELECTED BY OWNER TO MATCH W/ CMU- 4

P-2 COLOR TO BE SELECTED BY OWNER TO MATCH W/ CMU- 3

GENERAL NOTES

1. ALL EXPOSED METAL TO BE PAINTED THE SAME AS ADJACENT PAINT/ FINISH COLOR, U. N. O.

GPA-39489 ZON-39490
VAR-39492 SDR-39491
REVISED

sheet title •
**EXTERIOR ELEVATIONS
LAND USE SUBMITTAL**

issue dates •

drawn by •

PT

checked by •

RG

project no. •

10-129

revisions •

1

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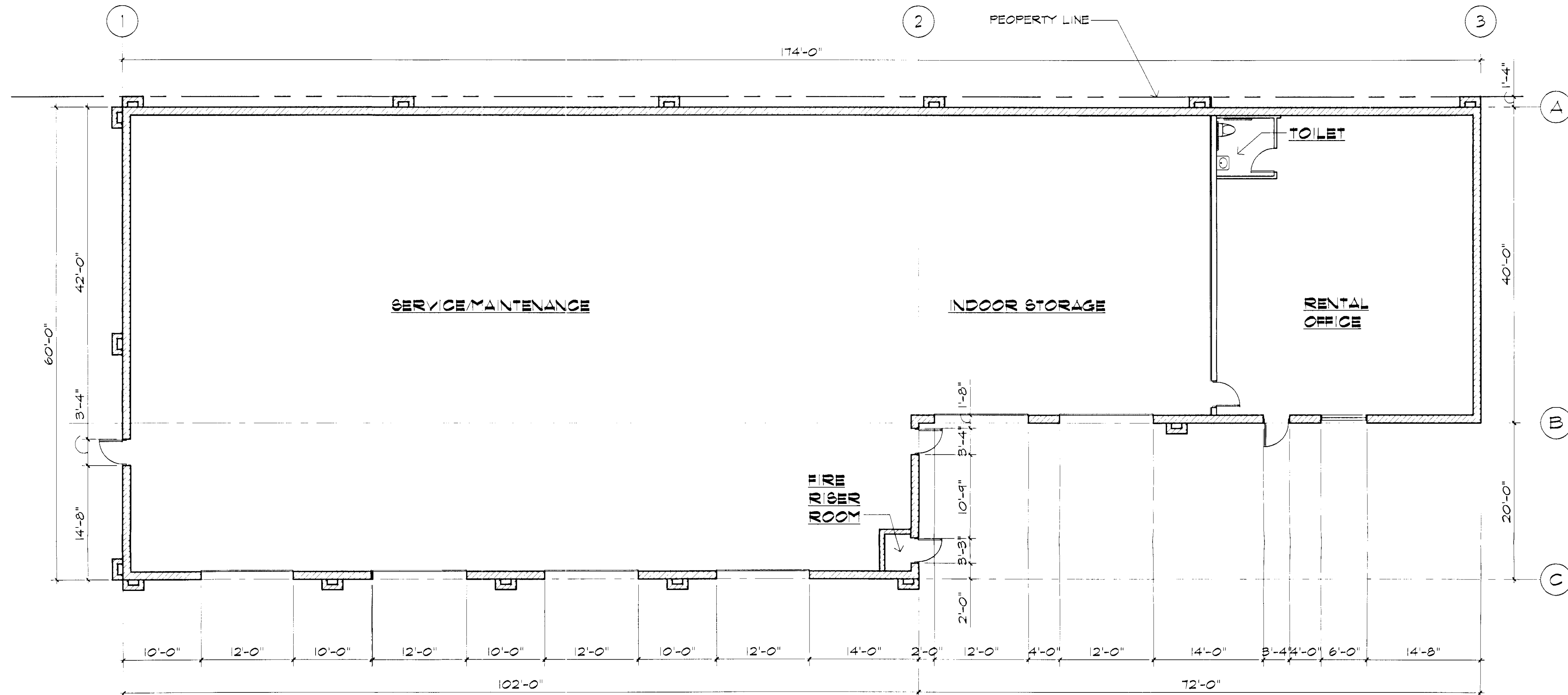
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2



FLOOR PLAN

1/8" = 1'-0"

* MAXIMUM OCCUPANT LOAD (PER IBC) = 39



WALL LEGEND

EXTERIOR WALL CONSTRUCTION:
8 x 8 x 16 C.M.U. WALL

GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF STUDS CENTER LINE OF GRIDS AND COLUMNS.
- FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE BEGINNING WORK.
- CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL DUCTS, PLUMBING & ELECTRICAL WORK.
- APPLIANCES AND OTHER EQUIPMENT BY OWNER (N.I.C.)
- ALL PARTITIONS ADJACENT TO OR LOCATED AT THE BACK OF PLUMBING FIXTURES SHALL BE CONSTRUCTED WITH MOISTURE RESISTANT GYP. BD.

GPA-39489 ZON-39490
VAR-39492 SDR-39491
REVISED

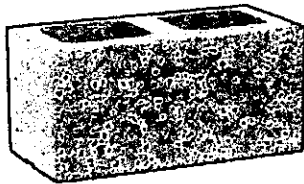
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**FLOOR PLAN
LAND USE SUBMITTAL**

project title:
**RAINBOW AND CRAIG
SEQUOIA ELECTRIC**
4485 N. RAINBOW BLVD
LAS VEGAS, NV 89108

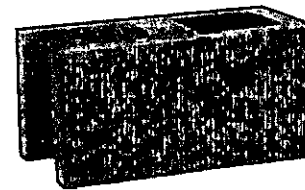
project title:
**RAINBOW AND CRAIG
SEQUOIA ELECTRIC**
4485 N. RAINBOW BLVD
LAS VEGAS, NV 89108

project title:
pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

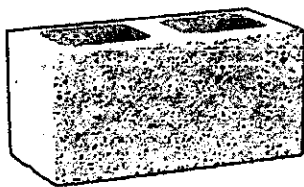
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checked by:	RCG
project no.:	10-129
revisions:	
sheet no.:	A1.01
of:	1
of:	1



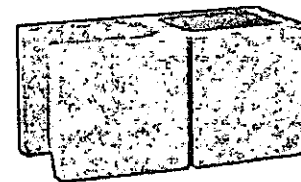
CMU-1
8 x 8 x 16 SPLIT
FACE CONCRETE
MASONRY UNIT COLOR:
BLACK 250



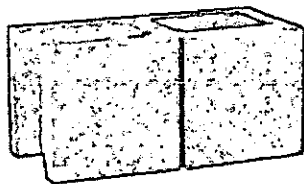
CMU-5
8 x 8 x 16 SCORED
CONCRETE MASONRY UNIT
COLOR: BLACK 250



CMU-2
8 x 8 x 16 SPLIT
FACE CONCRETE
MASONRY UNIT COLOR:
RED BROWN



CMU-3
8 x 8 x 16 PRECISION
BLOCK CONCRETE
MASONRY UNIT COLOR:
WHEAT



CMU-4
8 x 8 x 16 PRECISION
BLOCK CONCRETE
MASONRY UNIT COLOR:
NU-FAD

NOTE: ALL C.M.U. IS MANUFACTURED BY "ORCO" BLOCK COMPANY OR EQUAL

(P-1) COLOR TO BE SELECTED BY OWNER TO MATCH W/ CMU- 4

(P-2) COLOR TO BE SELECTED BY OWNER TO MATCH W/ CMU- 3

VAR-39492
SDR-39491
RECEIVED
SEP 07 2010

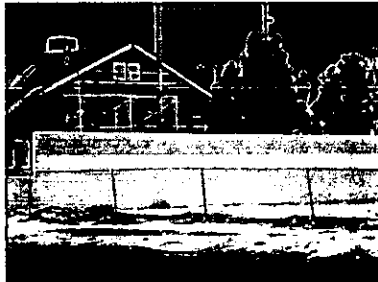
RAINBOW AND CRAIG SEQUOIA ELECTRIC

pacific design concepts, llc

3005 w. horizon ridge parkway, suite 200 henderson, nevada 89052 ph. 454-5842



#1 EXISTING FENCE WALL @ SOUTH SIDE



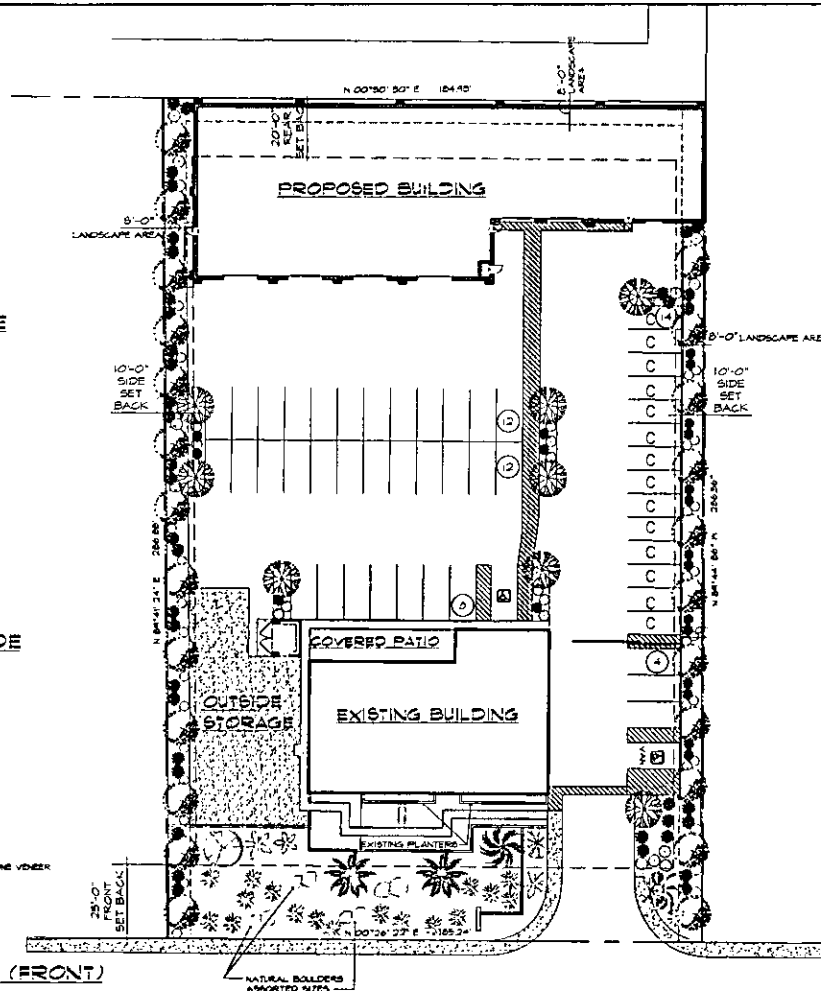
#2 EXISTING FENCE WALL @ NORTH SIDE



#3 EXISTING FENCE WALL @ EAST SIDE (FRONT)



EXISTING LANDSCAPE
AT FRONT OF EXISTING BUILDING



LEGEND

ACCESSIBLE ROUTE 5% MAX. RUNNING
SLOPE 3% MAX. CROSS SLOPE 10%
MAX. CHANGE IN ELEVATIONS

LANDSCAPE PLAN

1" = 20'-0"

MISCELLANEOUS NOTES

- ALL EXPOSED SOILS TO RECEIVE 2" THICK LAYER OF DECORATIVE GRAVEL OR DECOMPOSED GRANITE.
- ALL TREES AND SHRUBS TO BE SPACED ACCORDING TO CITY OF LAS VEGAS MUNICIPAL CODE 112.040
- ASSORTED 5" GAL. SHRUBS TO COVER MORE THAN 60% OF LANDSCAPE AREA WITHIN TWO YEARS OF INSTALLATION.
- TREES SHALL NOT BE PLANTED WITHIN 5' OF A DEDICATED RIGHT-OF-WAY WHEN MATURE.
- ANY TREE WITHIN 5' OF A SIDEWALK / PAVED SURFACE AND/OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
- SHRUB DESIGN PER FIGURE 30.84-10.
- DECORATIVE GRAVEL COLOR: PALMWOOD CORAL 1/2" SIZED
- DECORATIVE GRAVEL SOURCE: VISTA ROCA, LAS VEGAS, NEVADA
- DECORATIVE GRAVEL COLOR: RED SANDSTONE 3/4" SIZED
- DECORATIVE GRAVEL SOURCE: STAR NURSERY, LAS VEGAS, NEVADA
- ALL LANDSCAPE AREAS TO RECEIVE COMPLETE AUTOMATIC PERMANENT UNDERGROUND DRIP IRRIGATION SYSTEM.

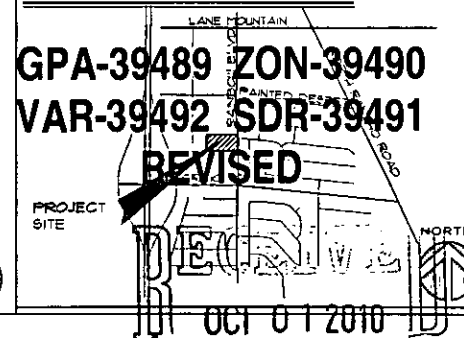
LANDSCAPE LEGEND

TREES	SIZE	Q	BOTANICAL NAME	COMMON NAME
	24" BOX	24	PISTACIA CHINENSIS	CHINESE PISTACHE
	24" BOX	8	ACACIA SP.	ACACIA
SHRUBS	SIZE	Q	BOTANICAL NAME	COMMON NAME
	5 GAL.	46	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER
	5 GAL.	46	AGAVE AMERICANA	INCENSE CEDAR
	5 GAL.	12	CALOCEDRUS DECURRENS	CENTURY PLANT

EXISTING LANDSCAPE LEGEND

	14"	2	EXISTING DATE PALMS TO REMAIN
	10"	4	EXISTING MEXICAN FAN PALMS TO REMAIN
	6"	2	EXISTING CANARY ISLAND DATE PALM TO REMAIN
	48" BOX	1	EXISTING MONDEL PINE TO REMAIN
	48" BOX	1	EXISTING EVERGREEN ELM TO REMAIN
	15 GAL.	16	EXISTING BRAPE MYRTLE TO REMAIN

LOCATION MAP/VICINITY:



GPA-39489 ZON-39490
VAR-39492 SDR-39491

REVISED

PROJECT SITE

NORTH

pacific design concepts, llc
3005 W. HORIZON RIDGE PARKWAY, SUITE 200
HENDERSON, NEVADA 89052
(702) 454-5842 fax: (702) 454-7842

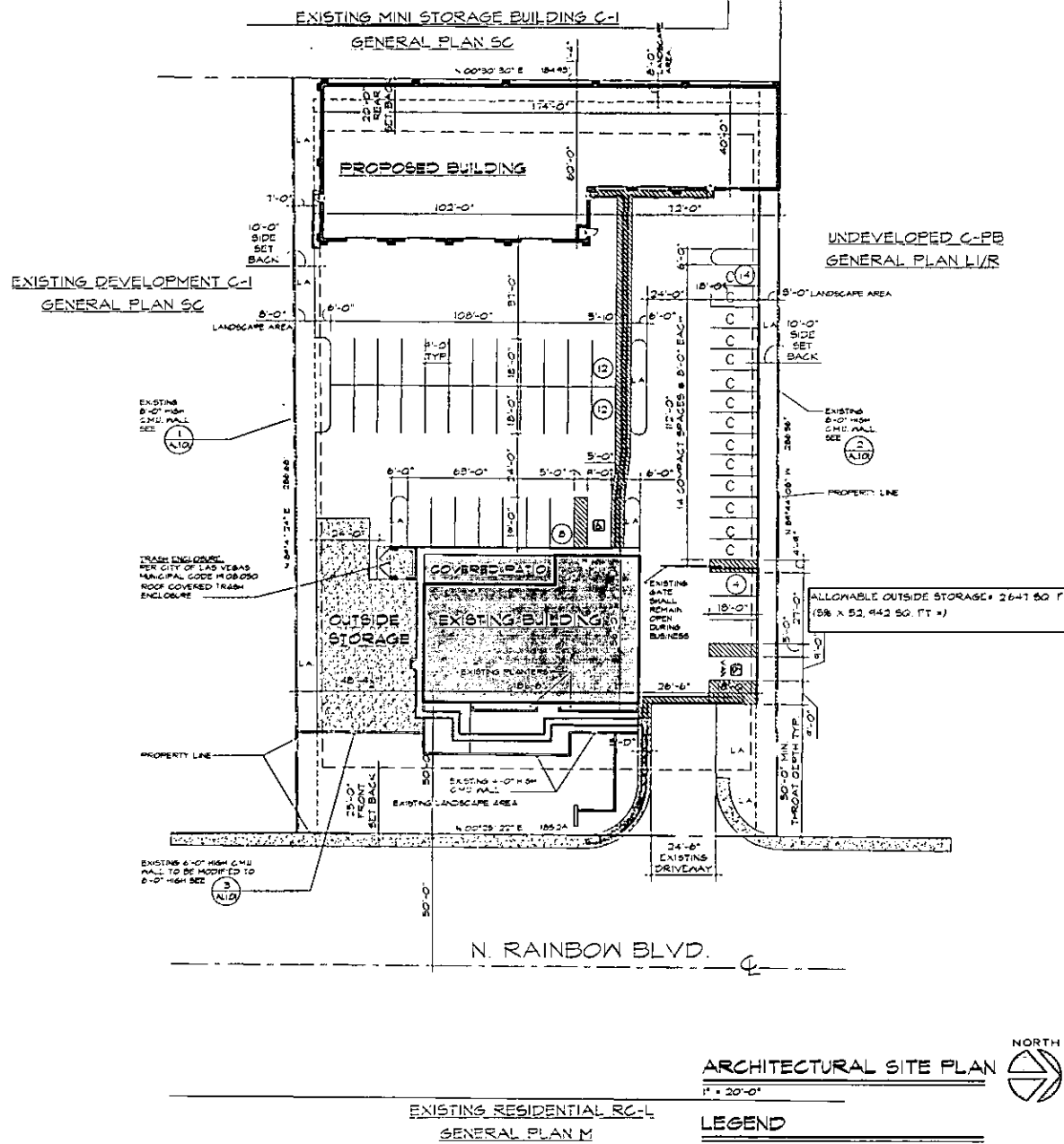
PROJECT FILE #
RAINBOW AND CRAIG
SEQUOIA ELECTRIC
4485 N. RAINBOW BLVD
LAS VEGAS, NV 89105

PRELIMINARY
NOT FOR
CONSTRUCTION
08-07-10

LANDSCAPE PLAN
LAND USE SUBMITTAL

Sheet 1110
Scale 1/2" = 1'-0"
Drawn by: JH
Checked by: JH
Project No.: 10-120
Revised:
Date:
Sheet No.: AL101

OCT 01 2010



PROJECT DATA:

ASSESSOR'S PARCEL NUMBER: 136-03-607-013
ACTION REFERENCE NUMBER: XX
DEVELOPMENT CODE: TITLE 19- LAS VEGAS ZONING CODE ADOPTION DATE 04-30-2005

GOVERNING JURISDICTION: CITY OF LAS VEGAS
SPECIAL OVERLAY DISTRICT(S): N/A
GENERAL PLAN: SC
PROPOSED GENERAL PLAN: L-R
EXISTING LAND USE ZONE: C-1
PROPOSED LAND USE ZONE: C-M

SITE AREA: 121 ACRES/ 52,942.4 SF
LOT COVERAGE: 74.34 % (BASED ON ROOF DRIP LINE)
BUILDING HEIGHT: ALL ALLOWABLE: N/A
ACTUAL: 24 FT.
OCCUPANCY GROUP, EXISTING BUILDING: B
OCCUPANCY GROUP, PROPOSED BUILDING: S-1
CONSTRUCTION TYPE, EXISTING BUILDING: 2-B
CONSTRUCTION TYPE, PROPOSED BUILDING: III-B FULLY SPRINKLERED

BUILDING AREA TABULATIONS

EXISTING BUILDING AREA:	4,011 SQ. FT.
PROPOSED BUILDING AREA:	9,000 SQ. FT.
TOTAL BUILDING AREA:	13,011 SQ. FT.

PARKING ANALYSIS

EXISTING BUILDING AREA 4,011 SQ. FT. / 300 = 13.37	14 SPACES
PROPOSED BUILDING AREA 9,000 / 250 =	36 SPACES
NUMBER OF PARKING SPACES REQUIRED:	50 SPACES
NUMBER OF PARKING SPACES PROVIDED:	50 SPACES
(INCLUDING 2 ACCESSIBLE SPACES WITH ONE VAN SPACE)	

LOCATION MAP/VICINITY:

AERIAL MAP:

PROJECT SITE

PRELIMINARY NOT FOR CONSTRUCTION
09-07-10

ARCHITECTURAL SITE PLAN
LAND USE SUBMITTAL

PROJECT DATA:

ASSESSOR'S PARCEL NUMBER: 136-03-607-013
ACTION REFERENCE NUMBER: XX
DEVELOPMENT CODE: TITLE 19- LAS VEGAS ZONING CODE ADOPTION DATE 04-30-2005

GOVERNING JURISDICTION: CITY OF LAS VEGAS
SPECIAL OVERLAY DISTRICT(S): N/A
GENERAL PLAN: SC
PROPOSED GENERAL PLAN: L-R
EXISTING LAND USE ZONE: C-1
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OCCUPANCY GROUP, PROPOSED BUILDING: S-1
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(INCLUDING 2 ACCESSIBLE SPACES WITH ONE VAN SPACE)	

LOCATION MAP/VICINITY:

AERIAL MAP:

PROJECT SITE

PRELIMINARY NOT FOR CONSTRUCTION
09-07-10

ARCHITECTURAL SITE PLAN
LAND USE SUBMITTAL

PROJECT DATA:

ASSESSOR'S PARCEL NUMBER: 136-03-607-013
ACTION REFERENCE NUMBER: XX
DEVELOPMENT CODE: TITLE 19- LAS VEGAS ZONING CODE ADOPTION DATE 04-30-2005

GOVERNING JURISDICTION: CITY OF LAS VEGAS
SPECIAL OVERLAY DISTRICT(S): N/A
GENERAL PLAN: SC
PROPOSED GENERAL PLAN: L-R
EXISTING LAND USE ZONE: C-1
PROPOSED LAND USE ZONE: C-M

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ACTUAL: 24 FT.
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OCCUPANCY GROUP, PROPOSED BUILDING: S-1
CONSTRUCTION TYPE, EXISTING BUILDING: 2-B
CONSTRUCTION TYPE, PROPOSED BUILDING: III-B FULLY SPRINKLERED

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(INCLUDING 2 ACCESSIBLE SPACES WITH ONE VAN SPACE)	

LOCATION MAP/VICINITY:

AERIAL MAP:

PROJECT SITE

PRELIMINARY NOT FOR CONSTRUCTION
09-07-10

ARCHITECTURAL SITE PLAN
LAND USE SUBMITTAL

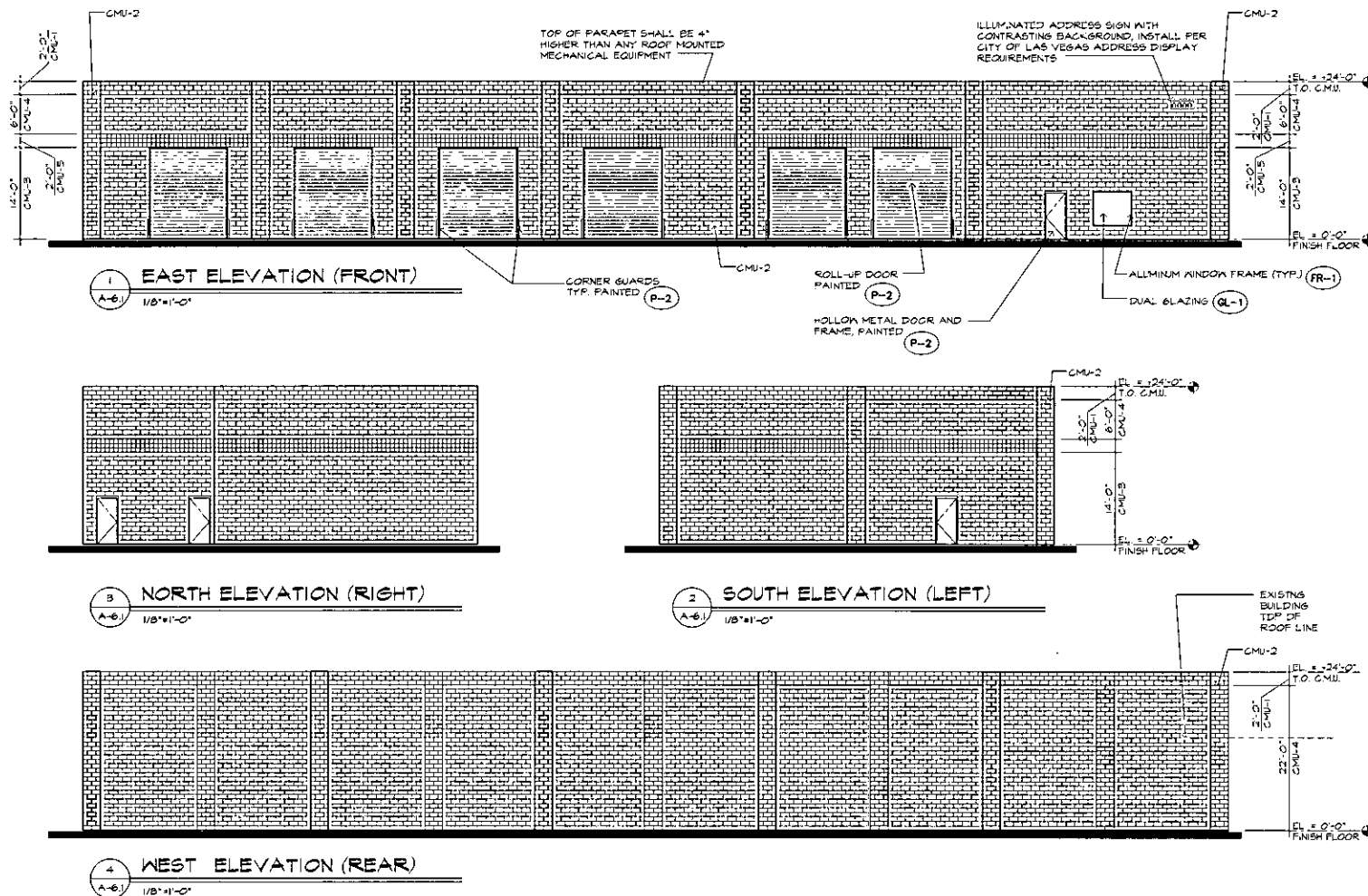
GPA-39489 ZON-39490
VAR-39492 SDR-39491
REVISED

project title:
RAINBOW AND CRAIG
SEQUOIA ELECTRIC
4485 N. RAINBOW BLVD
LAS VEGAS, NV 89106
(702) 464-6842 Fax: (702) 464-7842

pacific design concepts, llc

sheet title:
ARCHITECTURAL
SITE PLAN
LAND USE SUBMITTAL

drawn by:
at:
checked by:
RCS
project no.:
10-129
revision:
1
sheet no.:
AS1.01



EXTERIOR FINISH SCHEDULE

NOTE: ALL CMU IS MANUFACTURED BY "ORCO" BLOCK COMPANY OR EQUAL

- CMU-1 8 x 8 x 16 SPLIT FACE CONCRETE MASONRY UNIT COLOR: BLACK 250
- CMU-2 8 x 8 x 16 SPLIT FACE CONCRETE MASONRY UNIT COLOR: RED BROWN
- CMU-3 8 x 8 x 16 PRECISION BLOCK CONCRETE MASONRY UNIT COLOR: WHEAT
- CMU-4 8 x 8 x 16 PRECISION BLOCK CONCRETE MASONRY UNIT COLOR: NU-FAD
- CMU-5 8 x 8 x 16 SCORED CONCRETE MASONRY UNIT COLOR: BLACK 250

FR-1 1 3/4" x 4" BLACK ANODIZED FINISH ALUMINUM FRAME BY ARCADIA OR EQUAL

GL-1 1" GRAY OR GREEN REFLECTIVE DUAL GLAZING BY HSP INDUSTRIES OR EQUAL

P-1 COLOR TO BE SELECTED BY OWNER TO MATCH CMU-5

P-2 COLOR TO BE SELECTED BY OWNER TO MATCH CMU-5

GENERAL NOTES

- ALL EXPOSED METAL TO BE PAINTED THE SAME AS ADJACENT PAINT/ FINISH COLOR, U. N. O.

GPA-39489 ZON-39490
VAR-39492 SDR-39491
REVISED

pacific design concepts, llc
3005 W. HORIZON RIDGE PARKWAY, SUITE 200
HENDERSON, NEVADA 89052
(702) 454-6842 Fax (702) 454-7842

RAINBOW AND CRAIG
SEQUOIA ELECTRIC
4885 N. RAINBOW BLVD
LAS VEGAS, NV 89108

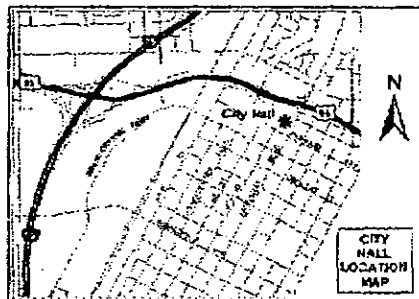
PRELIMINARY
NOT FOR
CONSTRUCTION
06-07-10

EXTERIOR ELEVATIONS
LAND USE SUBMITTAL

DECEIVED
SEP 24 2010

A6.01

Return Service Requested Official Notice of Public Hearing



☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

VAR-39492 & SDR-39491

Planning Commission Meeting of 10/21/2010

**PRESORTED
FIRST CLASS**



UNITED STATES POSTAGE
02 1M
0004279218
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OCT08 201

13802210031
PAPE DONALD J
6649 MESSENGER CT
LAS VEGAS NV 89108-5744

Case: VAR-39492

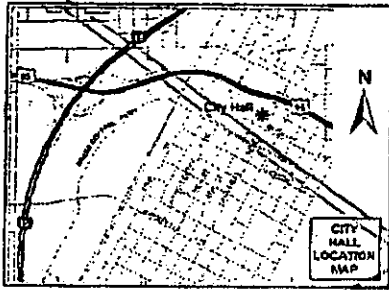
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UPS FREIGHT

-13-10 02:30a Pg: 2/2

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-39489 & ZON-39490

Planning Commission Meeting of 10/21/2010

Why are you allowing a heavy equipment in our area? You already ruined area with allowing all the crumbling apt. Bldgs. Bldgs that Bring how lives - more robberies, bonds etc. etc Bldgs - not Big Equipment disrupting the neighborhood. What are you thinking? I oppose this

13802210044
WEIDNER ELVA L
1337 CASHMAN DR
LAS VEGAS, NV 89102-2001

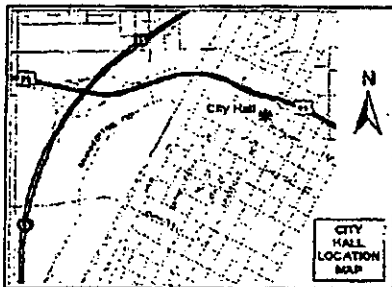
Case: GPA-39489

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

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-39492 & SDR-39491

Planning Commission Meeting of 10/21/2010

Your phone line is always busy

13802210044:
WEIDNER ELVA L
1337 CASHMAN DR
LAS VEGAS NV 89102-2001

Case: VAR-39492

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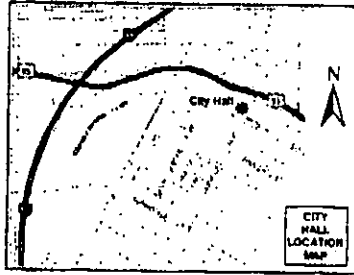
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-39492 & SDR-39491

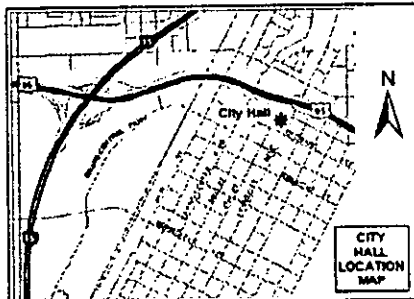
Planning Commission Meeting of 10/21/2010

13802211056 Case: VAR-39492
SHARED EQUITY INVESTMENTS LLC
790 E WATER ROCK LN
PAHRUMP NV 89060-1799

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

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



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-39492 & SDR-39491

Planning Commission Meeting of 10/21/2010

PRESORTED
FIRST CLASS



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OCT 21 2010

13803710017 Case: VAR-39492
FLORES JOSE E & CHRISTINA Q TR
7541 ISLEY AVE
LAS VEGAS NV 89147-4001



CITY OF LAS VEGAS

- ☒ **Meeting**
☐ **Conversation Record**
☐ **Telephone**

Page: 1 of 1
Date: 08/25/10
Time: 4:00 p.m.

Project Name: Sequoia Electric and Desert Sequo

Conversation between CLV P&D Representative: Romeo Gumarang, Planner I (229-4604 Office / 385-7268 Fax / rgumarang@lasvegasnevada.gov), and:
Steve Swanton, Senior Planner (229-4714 Office / 385-7268 Fax / sswanton@lasvegasnevada.gov)

Name	Company/Department	Phone	Fax	Email
1. Richard Gallegos	Pacific Design Concepts Inc	(702) 454-5842	(702) 454-7842	
2.				
3.				
4.				
5.				
6.	CLV - Finance (Business License)	229-6321	383-0769	
7.	CLV - PW - Dev Co	229-6578	474-7599	
8.	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11.	CLV - Fire and Rescue	229-0366	229-0124	
12.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

Is this project intended to meet the City of Las Vegas Green Building Rebate Program? ☐ YES ☒ NO
If yes, please address how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered by the City of Las Vegas.

The following Special Area/Master Plan(s)/Overlay District(s) apply to the project site: Airport Overlay

Meeting Notes:

1. The subject property is surrounded by a single family residence to the east. A vacant lot to the north. An office to the south and a Self Storage Facility to the west. Precedent by (LI/R) Light Industry/Research of property to the north. The GP will be from SC (Service Commercial) to LI/R (Light Industry/Research) and Rezoning will be from C-1 (Limited Commercial) to C-M (Commercial/Industrial).
2. Heavy Equipment Rental with the operator rental only and existing office use.
3. Currently an office use for contractors office.
4. Throat depth of driveway may be short than current standards (25 foot) radius.
5. Largest vehicle will be tractor trailer and flatbed.
6. Building Maintenance facility proposed, meet with flood control and fire requires sprinkler for the proposed building.
7. Perimeter landscape buffer is 8 feet. If the landscape buffer is less than Title 19 requirements a Waiver of the Landscape Buffer is required. Indicate on the justification letter the width of the landscape buffer request and areas affected for the Waiver requests.
8. The tree size is 24 inch minimum boxed with 1 tree per 30 linear feet or a request for Exceptions will be required as part of Site Development Plan Review. In addition to trees, four (4) 5-gallon shrubs are required for every tree that is provided on site.
9. The parking lot shall have landscape islands located at the end of each row of parking spaces. Also, parallel to parking spaces at a ratio of one landscape island for every six parking spaces. One tree shall be planted for every six uncovered parking spaces with a minimum of 24 inch box evergreen or deciduous shade tree. Landscape islands shall include a minimum of 4 five-gallon shrubs for every required tree. Landscape islands shall include a two-inch layer of ground cover or rock mulch. If the aforementioned requirements for parking landscaping could not be met, an Exception request upon the Site Development Plan Review.
10. The Site Plan shall include fences and walls with wall elevations.
11. Include the adjacent property land uses on the Site Plan.
12. Revise the Project Data on the Site Plan: "General/Master Plan/Proposed" from SC to LI/R. Building Height should be revised from 35 feet to N/A though the height of the proposed building and existing building heights shall be included. Provide the correct square footage of the proposed building if it is 8,880 square feet or 8,993 square feet in order to determine the Lot Coverage, Total Building Area and Parking.
13. Trash Enclosure shall be provided in sufficient size and numbers to meet the needs of the development. It shall be located away from the street front and screened from view from rights-of-way, sidewalks, and abutting properties through the use of

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landscaping and screening; and shall have solid metal gates, and a roof or trellis structure. The shall indicate the location of the trash enclosure and trash enclosure detail meeting the aforementioned requirements.

14. An application for a Variance will be required to allow a zero-foot rear setback where 20 feet is required and to allow a zero side yard setback or along the north property line where 10 feet is required.
15. The justification letter shall include all the application request (GPA, Rezoning, Variance and Site Development Plan Review) and a copy must be included in all submittal packages.

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:

In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

-- Please return a copy of this form with the original Pre-Application Submittal Checklist --

****Complete Submittal Packets MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date, no exceptions****

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SEP 07 2010



LAS VEGAS CITY COUNCIL

DSCAR 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

April 7, 2011

Mr. Blake Barsy
Sagebrush Property Ventures
4485 North Rainbow Boulevard
Las Vegas, Nevada 89108

RE: VAR-39492 – VARIANCE
RELATED TO GPA-39489, ZON-39490 AND SDR-39491
CITY COUNCIL MEETING OF APRIL 6, 2011

Dear Mr. Barsy:

The City Council at a regular meeting held April 6, 2011, Accepted the WITHDRAWAL WITHOUT PREJUDICE of the request for a Variance TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED AND A ZERO-FOOT SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)].

The Notice of Final Action was filed with the Las Vegas City Clerk on April 7, 2011.

Planning

1. Approval of General Plan Amendment (GPA-39489) and Rezoning (ZON-39490), and conformance to the Conditions of Approval for Site Development Plan Review (SDR-39491) shall be required, if approved.
2. Conformance to the approved conditions for Rezoning (ZON-1112).
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Prior to occupancy, all necessary building permits for all structures shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

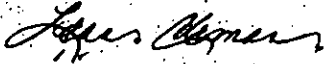
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Mr. Blake Barsy
VAR-39492 – Page Two
April 7, 2011

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



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

cc: Mr. Richard Gallegos
Pacific Designs Concepts
3005 West Horizon Ridge Parkway, Suite #200
Henderson, Nevada 89052



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

March 17, 2011

Mr. Blake Barsy
Sagebrush Property Ventures
4485 North Rainbow Boulevard
Las Vegas, Nevada 89108

RE: VAR-39492 – VARIANCE
RELATED TO GPA-39489, ZON-39490 AND SDR-39491
CITY COUNCIL MEETING OF MARCH 16, 2011

Dear Mr. Barsy:

The City Council at a regular meeting held March 16, 2011, HELD IN ABEYANCE the request for a Variance TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED AND A ZERO-FOOT SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)].

This item will be heard during the 1:00 p.m. Planning discussion portion of the April 6, 2011, City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,


Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Richard Gallegos
Pacific Designs Concepts
3005 West Horizon Ridge Parkway, Suite #200
Henderson, Nevada 89052

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

pacific design concepts, llc

3005 w. horizon ridge pkwy., #200, henderson, nv 89052 (702) 454-5842 fax (702) 454-7842

PDC

March 9. 2011

City of Las Vegas
City Clerk's Office
400 E. Stewart
Las Vegas Nevada 89101

Attn: City Clerk

**RE: RAINBOW & CRAIG-SEQUOIA ELECTRIC
GPA-39489, ZON-39490, SDR-39491, Var-39492**

PROJECT NO: 10-129

Dear Staff,

We respectfully request to hold the above reference applications until the April 6, 2011 City Council meeting. These items were scheduled to be heard at the March 16, 2011 City Council meeting. The purpose of our hold is so that the above reference items can be heard at the same time with the additional SUP-40564 that will be forwarded to City Council on April 6, 2011 these are all related items for the project .

Should you require additional information or have any questions please contact me at 702.454.5842.

Sincerely,



Richard C. Gallegos
Principal

RCG/PT

cc: 10-129.r1.03.09.11

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MAR 14 2011



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

Mr. Blake Barsy
Sagebrush Property Ventures
4485 North Rainbow Boulevard
Las Vegas, Nevada 89108

RE: VAR-39492 – VARIANCE
RELATED TO GPA-39489, ZON-39490 AND SDR-39491
CITY COUNCIL MEETING OF DECEMBER 15, 2010

Dear Mr. Barsy:

The City Council at a regular meeting held December 15, 2010, HELD IN ABEYANCE the request for a Variance TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED AND A ZERO-FOOT SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)].

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the March 16, 2011 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Lean Coleman".

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

cc: Mr. Richard Gallegos
Pacific Designs Concepts
3005 West Horizon Ridge Parkway, Suite #200
Henderson, Nevada 89052

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09



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. Blake Barsy
Sagebrush Property Ventures
4485 North Rainbow Boulevard
Las Vegas, Nevada 89108

RE: VAR-39492 - VARIANCE
RELATED TO GPA-39489, ZON-39490 AND SDR-39491
CITY COUNCIL MEETING OF NOVEMBER 17, 2010

Dear Mr. Barsy:

The City Council at a regular meeting held November 17, 2010, HELD IN ABEYANCE the request for a Variance TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED AND A ZERO-FOOT SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)].

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the December 15, 2010 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

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

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

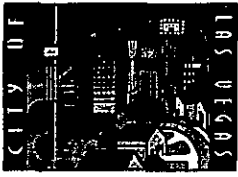
cc: Mr. Richard Gallegos
Pacific Designs Concepts
3005 West Horizon Ridge Parkway, Suite #200
Henderson, Nevada 89052

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

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PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

October 22, 2010

Mr. Blake Barsy
Sagebrush Property Ventures
4485 North Rainbow Boulevard
Las Vegas, Nevada 89108

**RE: VAR-39492 - VARIANCE RELATED TO GPA-39489, ZON-39490 AND
SDR-39491
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Mr. Barsy:

Your request for a Variance TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED AND A ZERO-FOOT SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)], Ward 4 (Anthony), was considered by the Planning Commission on October 21, 2010.

The Planning Commission voted to recommend ***DENIAL*** of your request because the proposed request is not compatible with the surrounding uses

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
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Richard Gallegos
Pacific Designs Concepts
3005 West Horizon Ridge Parkway, Suite #200
Henderson, Nevada 89052

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

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

City Manager
Elizabeth N. Fretwell



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

October 8, 2010

Mr. Blake Barsy
Sagebrush Property Ventures
4485 North Rainbow Boulevard
Las Vegas, Nevada 89108

**RE: VAR-39492 - VARIANCE RELATED TO GPA-39489, ZON-39490 AND
SDR-39491
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Mr. Barsy:

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. 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. Richard Gallegos
Pacific Designs Concepts
3005 West Horizon Ridge Parkway, Suite #200
Henderson, Nevada 89052

Mayor
Oscar B. Goodman

City Council
Gary Reese

(Mayor Pro Tem)

Steve Walfson

Lois Torkanian

Steven D. Ross

Rickl Y. Barlow

Stavros S. Anthony

City Manager

Elizabeth N. Fretwell





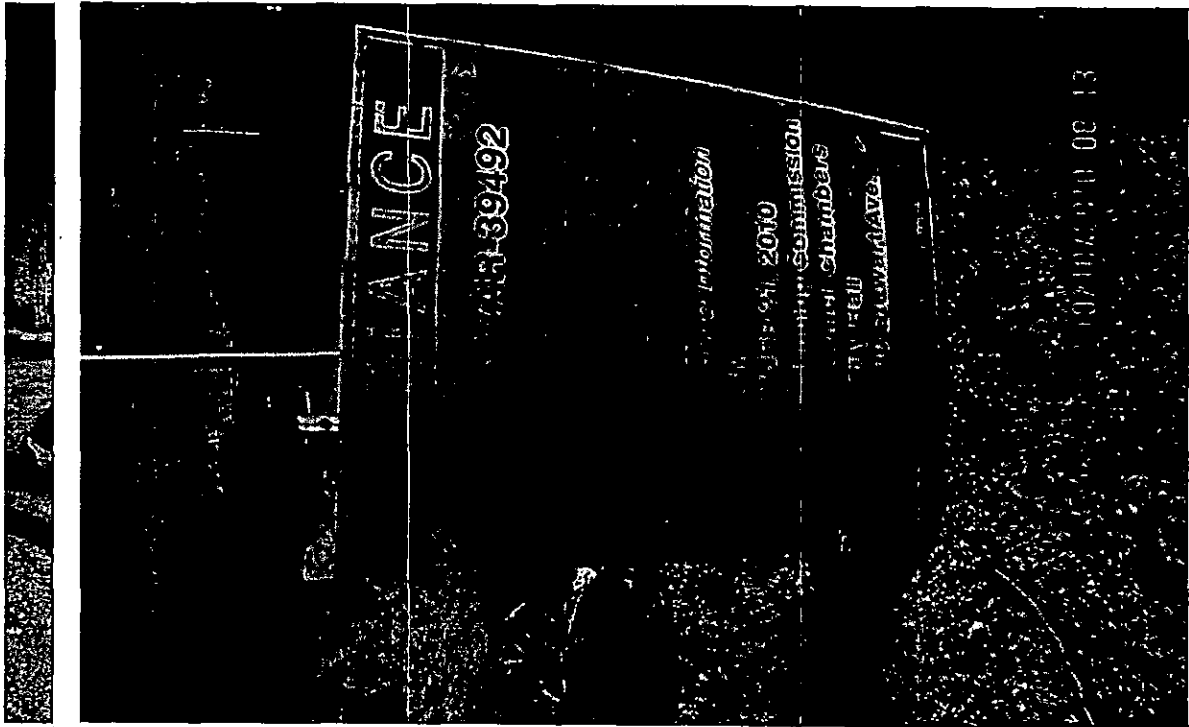
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: VAR-39492

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.



[Signature]
Signature

10-10-10
Date

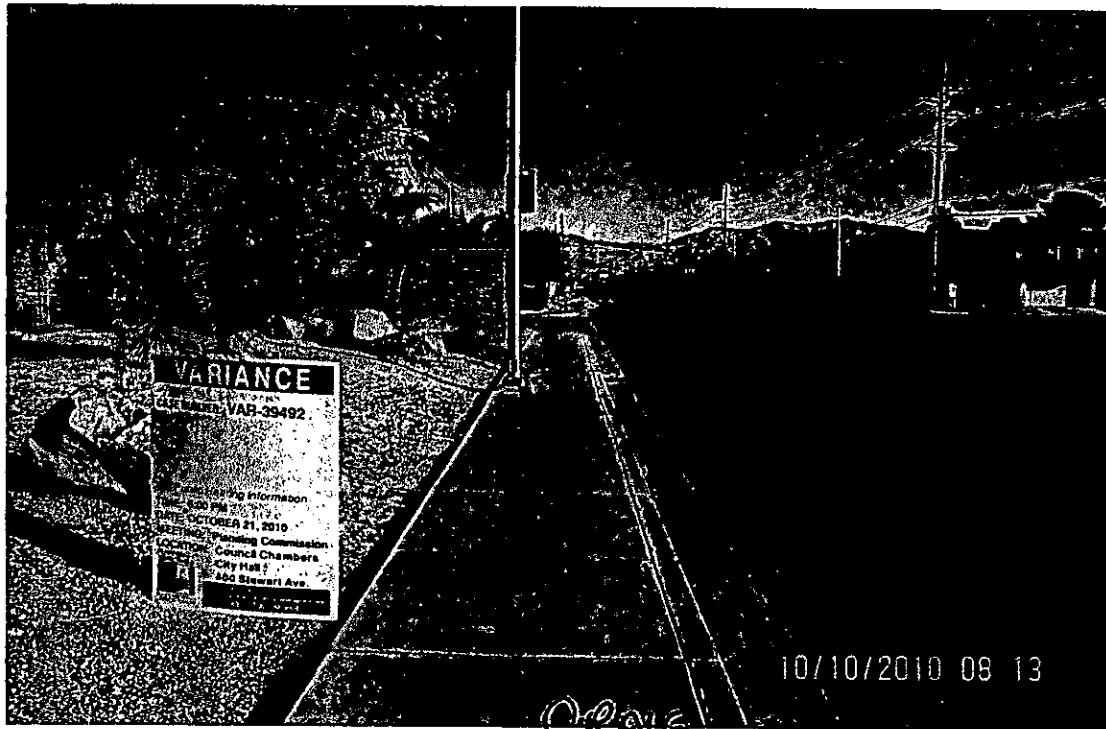
This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

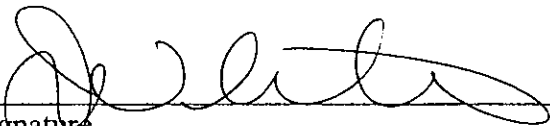


CASE 1

MEETING

Sign Pro
Code, was
scheduled




Signature

10-10-10
Date

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

Application Information

VAR-39492 - VARIANCE RELATED TO GPA-39489 AND ZON-39490 - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - Request for a Variance TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED AND A ZERO-FOOT SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)], Ward 4 (Anthony).

SDR-39491 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-39489, ZON-39490 AND VAR-39492 - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - Request for a Site Development Plan Review FOR THE ADDITION OF A PROPOSED 9,000 SQUARE-FOOT HEAVY MACHINERY AND EQUIPMENT (RENTAL, SALES AND SERVICE) BUILDING TO A SITE THAT CONTAINS AN EXISTING 4,011 SQUARE-FOOT OFFICE, WITH A WAIVER OF PERIMETER LANDSCAPE STANDARDS TO ALLOW A SEVEN-FOOT BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)], Ward 4 (Anthony)..

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>.

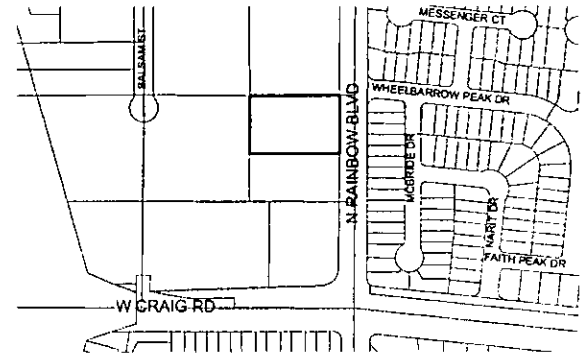
Application Information

VAR-39492 - VARIANCE RELATED TO GPA-39489 AND ZON-39490 - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - Request for a Variance TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED AND A ZERO-FOOT SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)], Ward 4 (Anthony).

SDR-39491 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-39489, ZON-39490 AND VAR-39492 - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - Request for a Site Development Plan Review FOR THE ADDITION OF A PROPOSED 9,000 SQUARE-FOOT HEAVY MACHINERY AND EQUIPMENT (RENTAL, SALES AND SERVICE) BUILDING TO A SITE THAT CONTAINS AN EXISTING 4,011 SQUARE-FOOT OFFICE, WITH A WAIVER OF PERIMETER LANDSCAPE STANDARDS TO ALLOW A SEVEN-FOOT BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)], Ward 4 (Anthony).

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 Location

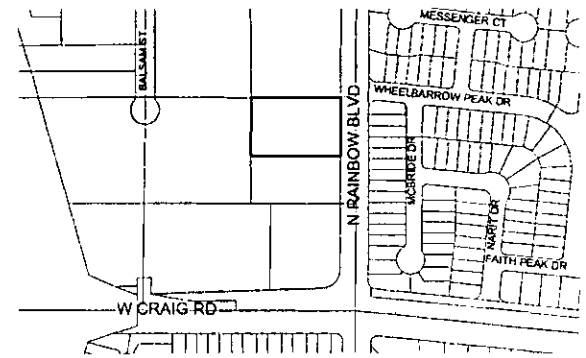


The proposed project may not pertain to the entire highlighted project site.

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

Application Location



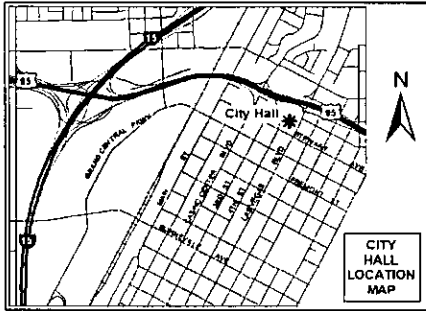
The proposed project may not pertain to the entire highlighted project site.

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

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

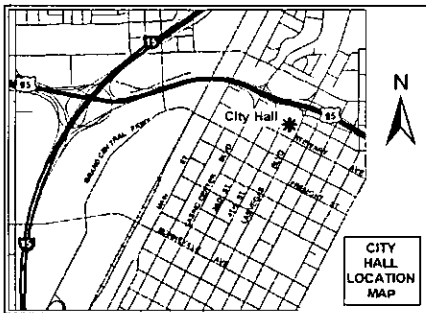
Please use available blank space on card for your comments.

VAR-39492 & SDR-39491

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.

VAR-39492 & SDR-39491

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: **VAR-39492** Sequoia Electric 4485 N. Rainbow Blvd.
Request for a Variance for setbacks

COMMENTS:

We have no comment on the Request for a Variance application to allow a zero-foot rear yard setback where 20 feet is required and a zero-foot side yard setback where ten feet is required on 1.21 acres at 4485 North Rainbow Boulevard.

Development Notification

PC Meeting: October 21, 2010

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

VAR-39492

Deerbrooke HOA

Desert Pine Villas

Lone Mountain Village HOA

Mountain Gate HOA

Northwest Area Residents Association NCG

Northwest Citizens Board NA

Rancho Santa Fe HOA

Rosewood Estates

Sunset Estates Property HOA

The Rancho Alta Mira HOA

Turning Point Community Association

Wooderest HOA

pacific design concepts, llc

PDC

3005 w. horizon ridge pkwy., #200, henderson, nv 89052 (702) 454-5842 fax (702) 454-7842

September 23, 2010

September 30, 2010 Revised

City of Las Vegas
731 S. 4th Street
Las Vegas, NV 89101

Attn: Romeo Gumarang-Planner

RE: RAINBOW & CRAIG SEQUOIA ELECTRIC
APN: 138-03-602-013

PROJECT NO-10-129

GENERAL PLAN AMENDMENT, ZONE CHANGE, SITE DEVELOPMENT REVIEW & VARIANCE
JUSTIFICATION LETTER

Dear Romeo,

We respectfully request favorable consideration for the above referenced project for a General Plan Amendment, Zone Change, Site Development Review & Variance.

General Plan Amendment Justification

The proposed General Plan Amendment is from SC to LI-R. The subject property is contiguous to industrial planned uses to our North & West.

This request is appropriate base on the following finding of the facts;

1. The density and intensity of the proposed General Amendment is compatible with the existing adjacent land use designation;
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts;
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General plan designation; and
4. The proposed amendment conforms to other applicable adopted plans and policies.

Rezoning Justification

The proposed zone change is from C-1 to CM for a heavy equipment rental facility. The subject property is continuous to industrial zoned land to our North and West.

This request is appropriate based on the following finding of the facts;

1. The proposal conforms to the General Plan.
2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.
3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.
4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

Variance Justification

The proposed variance is to allow zero rear (West) setbacks where 20'-0" is required and a zero right side (North) set back where 10'-0" is required.

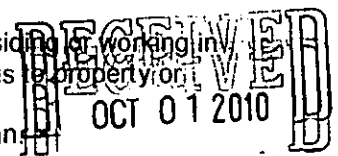
This request is appropriate based on the following finding of the facts;

1. The variance is necessary for the preservation and enjoyment of the substantial property rights.
2. The property to our West has been granted a zero setback.
3. The granting of this request will not materially affect the health or safety on persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements.
4. The granting of this request will not adversely affect the City of Las Vegas General Plan.

GPA-39489 ZON-39490

VAR-39492 SDR-39491

REVISED



Site Development Review Justification

The proposed Site Development Plan is for a single story 9,000 sq. ft. heavy equipment rental building in conjunction with an existing 4,011 sq. ft. office building on 1.21 acres.

This request is appropriate based on the following finding of the facts.

1. The proposed development is compatible with adjacent development and development in the area.
2. The proposed development is consistent with the General Plan, Title 19 and the Design Standards Manual, the landscape, wall and buffer Standards, and other duly-adopted city plans, policies and standards.
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.
4. Building and landscape materials are appropriate for the area and for the city.
5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area.
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

Waiver Requested

We respectfully request a waiver to allow a 7'-0" wide landscape buffer for a length of approximately 25 feet. Where 8'-0" is required. The waiver is necessary to comply with the exit requirements and ADA laws requiring minimum sidewalk widths.

Exception Requested

We respectfully request to allow 8 parking lot trees where 14 are required. We have provided 6 additional trees at the perimeter to offset the deficient parking lot trees so that the total quantity of trees has been provided.

Applicant will provide appropriate closure material and method to eliminate gap between existing building and proposed building at west property line and to meet title 19 requirements.

Should you have any questions or require additional information please contact our office.

Sincerely,



Richard C. Gallegos
Principal

RCG/pt

Cc: .js.lt.sdr.clv

**GPA-39489 ZON-39490
VAR-39492 SDR-39491
REVISED**

September 23, 2010

City of Las Vegas
731 S. 4th Street
Las Vegas, NV 89101

Attn: Romeo Gumarang-Planner

RE: RAINBOW & CRAIG SEQUOIA ELECTRIC PROJECT NO-10-129
APN: 138-03-602-013
GENERAL PLAN AMENDMENT, ZONE CHANGE, SITE DEVELOPMENT REVIEW & VARIANCE
JUSTIFICATION LETTER

Dear Romeo,

We respectfully request favorable consideration for the above referenced project for a General Plan Amendment, Zone Change, Site Development Review & Variance.

General Plan Amendment Justification

The proposed General Plan Amendment is from SC to LI-R. The subject property is contiguous to industrial planned uses to our North & West.

This request is appropriate base on the following finding of the facts;

1. The density and intensity of the proposed General Amendment is compatible with the existing adjacent land use designation;
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts;
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General plan designation; and
4. The proposed amendment conforms to other applicable adopted plans and policies.

Rezoning Justification

The proposed zone change is from C-1 to CM for a heavy equipment rental facility. The subject property is continuous to industrial zoned land to our North and West.

This request is appropriate based on the following finding of the facts;

1. The proposal conforms to the General Plan.
2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.
3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.
4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

Variance Justification

The proposed variance is to allow zero rear (West) setbacks where 20'-0" is required and a zero right side (North) set back where 10'-0" is required.

This request is appropriate based on the following finding of the facts;

1. The variance is necessary for the preservation and enjoyment of the substantial property rights.
2. The property to our West has been granted a zero setback.
3. The granting of this request will not materially affect the health or safety on persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements.
4. The granting of this request will not adversely affect the City of Las Vegas General Plan.

GPA-39489 ZON-39490
VAR-39492 SDR-39491

REVISED

RECEIVED
SEP 24 2010

Site Development Review Justification

The proposed Site Development Plan is for a single story 9, 000 sq ft. heavy equipment rental building in conjunction with an existing 4, 011 sq. ft. office building on 1.21 acres.

This request is appropriate based on the following finding of the facts.

1. The proposed development is compatible with adjacent development and development in the area.
2. The proposed development is consistent with the General Plan, Title 19 and the Design Standards Manual, the landscape, wall and buffer Standards, and other duly-adopted city plans, policies and standards.
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.
4. Building and landscape materials are appropriate for the area and for the city.
5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area.
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

We also respectfully request the approval of the exception pertaining to the parking lot trees. We are required to have 9 trees and have provided 5. We have provided 4 additional trees at the perimeter to offset the deficient parking lot trees.

Should you have any questions or require additional information please contact our office.

Sincerely,

Richard C. Gallegos
Principal



RCG/pt

Cc: .js.lt.sdr.clv

**GPA-39489 ZON-39490
VAR-39492 SDR-39491
REVISED**

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

VAR-39492

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 (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEMUS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

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

VAR-39492 - VARIANCE RELATED TO GPA-39489 AND ZON-39490 - PUBLIC HEARING -
APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - Request
for a Variance TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED AND A
ZERO-FOOT SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED on 1.21 acres at 4485 North
Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone [PROPOSED: C-M
(Commercial/Industrial)], Ward 4 (Anthony).

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

PLANNING SUPERVISOR: *STEVE GEBEKE*



PUBLIC HEARING

Comments Due: *SEPTEMBER 21, 2010*

*Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney** (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.*

LIST COMMENTS BELOW:

September 7, 2010

City of Las Vegas
731 S. 4th Street
Las Vegas, NV 89101

Attn: Romeo Gumarang-Planner

**RE: RAINBOW & CRAIG SEQUOIA ELECTRIC
APN: 138-03-602-013**

PROJECT NO-10-129

**GENERAL PLAN AMENDMENT, ZONE CHANGE, SITE DEVELOPMENT REVIEW & VARIANCE
JUSTIFICATION LETTER**

Dear Romeo,

We respectfully request favorable consideration for the above referenced project for a General Plan Amendment, Zone Change, Site Development Review & Variance.
General Plan Amendment Justification,

General Plan Amendment Justification

The proposed General Plan Amendment is from SC to LI-R. The subject property is contiguous to industrial planned uses to our North & West.

This request is appropriate base on the following finding of the facts;

1. The density and intensity of the proposed General Amendment is compatible with the existing adjacent land use designation;
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts;
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General plan designation; and
4. The proposed amendment conforms to other applicable adopted plans and policies.

Rezoning Justification

The proposed zone change is from C-1 to CM for a heavy equipment rental facility. The subject property is continuous to industrial zoned land to our North and West.

This request is appropriate based on the following finding of the facts;

5. The proposal conforms to the General Plan.
6. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.
7. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.
8. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

Variance Justification

The proposed variance is to allow zero rear setbacks where 20'-0" is required and a zero right side set back where 10'-0" is required. The variance is necessary for the preservation and enjoyment of the substantial property rights. The property to our West has been granted a zero setback.

The granting of this request will not materially affect the health or safety on persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements. The granting of this request will not adversely affect the City of Las Vegas General Plan.

**GPA-39489 ZON-39490
VAR-39492 SDR-39491**

RECEIVED
SEP 07 2010

Site Development Review Justification

The proposed Site Development Plan is for a single story 8, 880 sq ft. heavy equipment rental building in conjunction with an existing 4, 000 sq. ft. office building on 1.21 acres.

This request is appropriate based on the following finding of the facts.

1. The proposed development is compatible with adjacent development and development in the area.
2. The proposed development is consistent with the General Plan, Title 19 and the Design Standards Manual, the landscape, wall and buffer Standards, and other duly-adopted city plans, policies and standards.
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.
4. Building and landscape materials are appropriate for the area and for the city.
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6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

Should you have any questions or require additional information please contact our office.

Sincerely,

Richard C. Gallegos
Principal



RCG/pt

Cc: .js.lt.sdr.clv

GPA-39489 ZON-39490
VAR-39492 SDR-39491

RECEIVED
SEP 07 2010

9K

Report Date 09/08/2010 09:55 AM

Submitted By

Page 1

A/P # 39492 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	09/07/2010 14:30	984224	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

VAR-39492 - VARIANCE RELATED TO GPA-39489, ZON-39490 AND SDR-39491 - PUBLIC HEARING - APPLICANT: SEQUOLA ELECTRIC/OWNER: SAGEBRUSH PROPERTY VENTURES - Request for a Variance TO ALLOW A ZERO REAR SETBACK WHERE 20-FEET IS REQUIRED AND A ZERO SIDE SETBACK WHERE TEN-FEET IS REQUIRED on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), Ward 4 (Anthony).

Parent A/P #

Project # 39492 Project/Phase Name SEQUOIA ELECTRIC Phase #
Size/Area 1.21 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13803602013

Location

Owner/Tenant

Contact ID AC1523987 Name SAGEBRUSH PROPERTY VENTURES LLC
Mailing Address 4485 N RAINBOW BLVD Organization
City LAS VEGAS State/Province NV
ZIP/PC 89108-5711 Country
Day Phone (702)454-5842 x Evening Phone
Fax (702)454-7842 Mobile #
☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

4485 N RAINBOW BLVD
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

13803602013

Report Date 09/08/2010 09:55 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity APPL Contact ID AC1817601 ☐ Foreign
Effective Expire
Name SEQUOIA ELECTRIC
Day Phone (702)839-9047 x Eve Phone Organization
Pager PIN # Position
Fax (702)454-7842 Mobile Profession
E-Mail
Address 4485 N. RAINBOW BLVD
LAS VEGAS, NV 89108
Seasonal Addr
Valid From To
Comments No Comments

Primary N Capacity OWNER Contact ID AC1523987 ☐ Foreign
Effective Expire
Name SAGEBRUSH PROPERTY VENTURES LLC
Day Phone (702)454-5842 x Eve Phone Organization
Pager PIN # Position
Fax (702)454-7842 Mobile Profession
E-Mail
Address 4485 N RAINBOW BLVD
LAS VEGAS, NV 89108-5711
Seasonal Addr
Valid From To
Comments No Comments

Primary Y Capacity OTHER Other REP Contact ID AC1313544 ☐ Foreign
Effective Expire
Name PACIFIC DESIGN CONCEPTS
Day Phone (702)454-5842 x Eve Phone Organization
Pager PIN # Position
Fax (702)454-7842 Mobile Profession
E-Mail
Address 3005 W. HORIZON RIDGE PKWY
SUITE 200
LAS VEGAS, NV 89052
Seasonal Addr
Valid From To
Comments No Comments

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	09/07/2010 14:35	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	09/07/2010 14:35	30.00
PROCESSING FEE	P	09/07/2010 14:35	300.00
Total Unpaid	0.00	Total Paid	830.00

Report Date 09/08/2010 09:55 AM

Submitted By

Page 3

Inspections

There are no inspections for this Report

Review Activities
Review #
Comments

Review Type

#

Status

Waived

Issued

Started

Completed

Comp By

Activity Review Details

Detail SUBMITTAL CHECKLIST (VAR)

Modified By GKAPOVICH

Modified Date/Time 09/07/2010 14:29

Comments

Per submittal checklist, only one site plan and no elevation plans are required.

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y	Pre-Application Conference Checklist	N	Site Plan (6 Folded Blue Lines, 1 Rolled Color)
Y	Application/Petition Form	N	Building Elevations (1 Folded, 1 Rolled Color)
Y	Deed and Legal Description	Y	Floor Plan (1 Folded, 1 Rolled)
Y	Justification Letter	Y	Laser Print Site Plan
Y	Statement of Financial Interest	Y	Laser Print Floor Plan
		N	Laser Print Elevation

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions

Condition
Supervisor Required

Approval

Approved By
Comments

Approved Date

Applied By

Applied Date

Assigned

Z-LEGAL

N

984224

09/07/2010 14:30

Project #

AP Type

Status

Stage

Relation

No children exist for this project

Planning Condition **Description**

Effective

Expire

Comments

There is no planning condition for this project.

Report Date 09/08/2010 09:55 AM

Submitted By

Page 4

VARIANCE

N Parent Project link required?

Y Will this go to the City Council?

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

Staff Recommendation

Meeting Information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
10/21/2010	PC	SCHEDULED		0	0	0
GKAROVICH	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# RICHARD GALLEGOS ID OK SAGEBRUSH PROPERTY VENTURES CK #1204 839-9047	983673	09/07/2010 14:43		0.00
Z-SUBC	REASON ALL ITEMS NOT SUBMITTED Per pre-app checklist, only one site plan and no elevation plans are required	984224	09/07/2010 14:30		0.00

No Model Home Details



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE -
Project Address (Location) 4485 N. Rainbow Blvd.
Project Name Rainbow & Chap Sequoia Electric Proposed Use Industrial
Assessor's Parcel #(s) 138-03-602-013 Ward # 4
General Plan: existing SC proposed U/R Zoning: existing C-T proposed CM
Commercial Square Footage 9880 Floor Area Ratio N/A
Gross Acres 1.21 Lots/Units N/A Density N/A
Additional Information _____

PROPERTY OWNER Sagebrush Property Ventures Contact Blake Barsy
Address 4485 N. Rainbow Phone: 454-5842 Fax: 454-7842
City LAS VEGAS State NV Zip 89108
E-mail Address _____

APPLICANT Sequoia Electric Contact Blake Barsy
Address 4485 N. Rainbow Blvd. Phone: 839-9047 Fax: _____
City LAS VEGAS State NV Zip 89108
E-mail Address _____

REPRESENTATIVE Pacific Design Concepts Contact Richard Gallegos
Address 3005 W. Horizon Ridge Way #200 Phone: 454-5842 Fax: 454-7842
City HENDERSON State NV Zip 89052
E-mail Address _____

Property Owner Signature* [Signature]

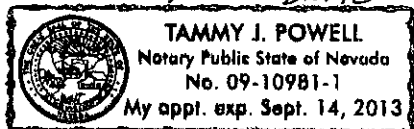
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name BLAKE BARSY

Subscribed and sworn before me

This 7th day of September, 20 10.

Tammy J. Powell
County CLARK
Notary Public in and for said County and State STATE NEVADA



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-39492</u>
Meeting Date:	<u>10/21/10 PL</u>
Total Fee:	<u>\$1,030</u>
Date Received:	<u>9/7/10</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.

F:\dept\Application Packet\Application Form.pdf

SEP 07 2010



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-39492** APN: 138-03-602-013

Name of Property Owner: Sagebrush Property Ventures

Name of Applicant: Sequoia Electric

Name of Representative: Pacific Design Concepts-Richard Gallegos

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: [Signature]

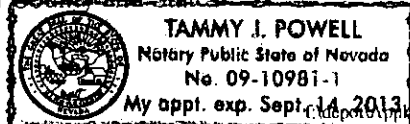
Print Name: BLAKE BARSY

Subscribed and sworn before me

This 7th day of September, 20 10

Tammy J. Powell
Notary Public in and for said County and State

COUNTY CLARK
STATE NEVADA



Revised 11-14-06

RECEIVED
SEP 07 2010



A.P.N. # 138-03-402-0113
Escrow No. 276863-RA
R.P.P.T. 6,120.00

Recording Requested By:
National Title Co

Mail Tax Statements To: *Same as below*
When Recorded Mail To:

Sagebrush Property Ventures
4485 N. Rainbow Blvd.
Las Vegas, NV 89108

Fee: \$15.00 RPTT: \$6,120.00

N/C Fee: \$25.00

04/29/2008 15:15:15

T20580074418

Requestor:

NATIONAL TITLE COMPANY

Debbie Conway CDO

Clark County Recorder Pgs: 3

12

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That W.I.T.BRO. INC., a Nevada Corporation DBA A&A Asphalt Paving Co. for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to SAGEBRUSH PROPERTY VENTURES, LLC, A NEVADA LIMITED LIABILITY COMPANY

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

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

SUBJECT TO:

1. Taxes for fiscal year 2007-2008;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 4-16-08

W.I.T.BRO. INC., a Nevada Corporation
DBA A&A Asphalt Paving Co.

~~JON SCOTT ASHJIAN~~ PRESIDENT

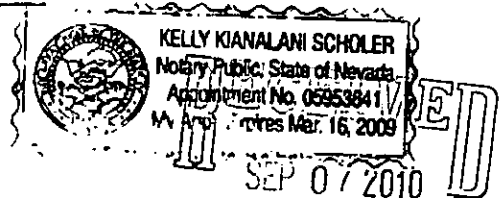
State of Nevada }
County of Clark } ss.

This instrument was acknowledged before me on April 16, 2008

by: Jon Scott Ashjian *[Signature]*

Signature: 

Notary Public



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- 12 a) 138-03-602-013
b) _____
c) _____
d) _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument No. _____

Book _____ Page _____

Date of Recording: _____

Notes: _____

2. Type of Property

- a) ☐ Vacant Land b) ☐ Single Family Residence
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apartment Bldg. f) ☒ Commercial/Industrial
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (Value of Property) (\$1,200,000.00)
Transfer Tax Value \$1,200,000.00
Real Property Transfer Tax Due: \$6,120.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

5. Partial interest: Percentage being transferred:

% _____

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

W.I.T. BRO. INC. JON SCOTT ASHJIAN

Capacity: _____

Grantor

Signature: _____

SAGEBRUSH PROPERTY VENTURES, LLC
S.R. CARTER AGENT

Capacity: _____

Grantee

SELLER (GRANTOR) INFORMATION

Print Name: WIT BRO INC
Address: 4485 N. RAINBOW
City/State/Zip: LAS VEGAS, NV. 89108

BUYER (GRANTEE) INFORMATION

Print Name: SAGEBRUSH
Address: 4485 N. RAINBOW
City/State/Zip: LAS VEGAS, NV 89108

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: National Title Co

Escrow No 276863-RA

Address: 714 East Sahara

City Las Vegas

State: NV

Zip 89104

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SEP 07 2010

Exhibit A
LEGAL DESCRIPTION

File Number: 276863

That portion of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 3,
Township 20 South, Range 60 East, M.D.M., described as follows:

Parcel One (1) as shown by map thereof in File 18 of Parcel Maps, Page 42, in the Office of the County
Recorder of Clark County, Nevada.

TOGETHER WITH that portion of Dahnke Avenue as vacated by Order of Vacation recorded May 1,
1985 in Book 2103 as Document No. 2062570, of Official Records.

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SEP 07 2010
