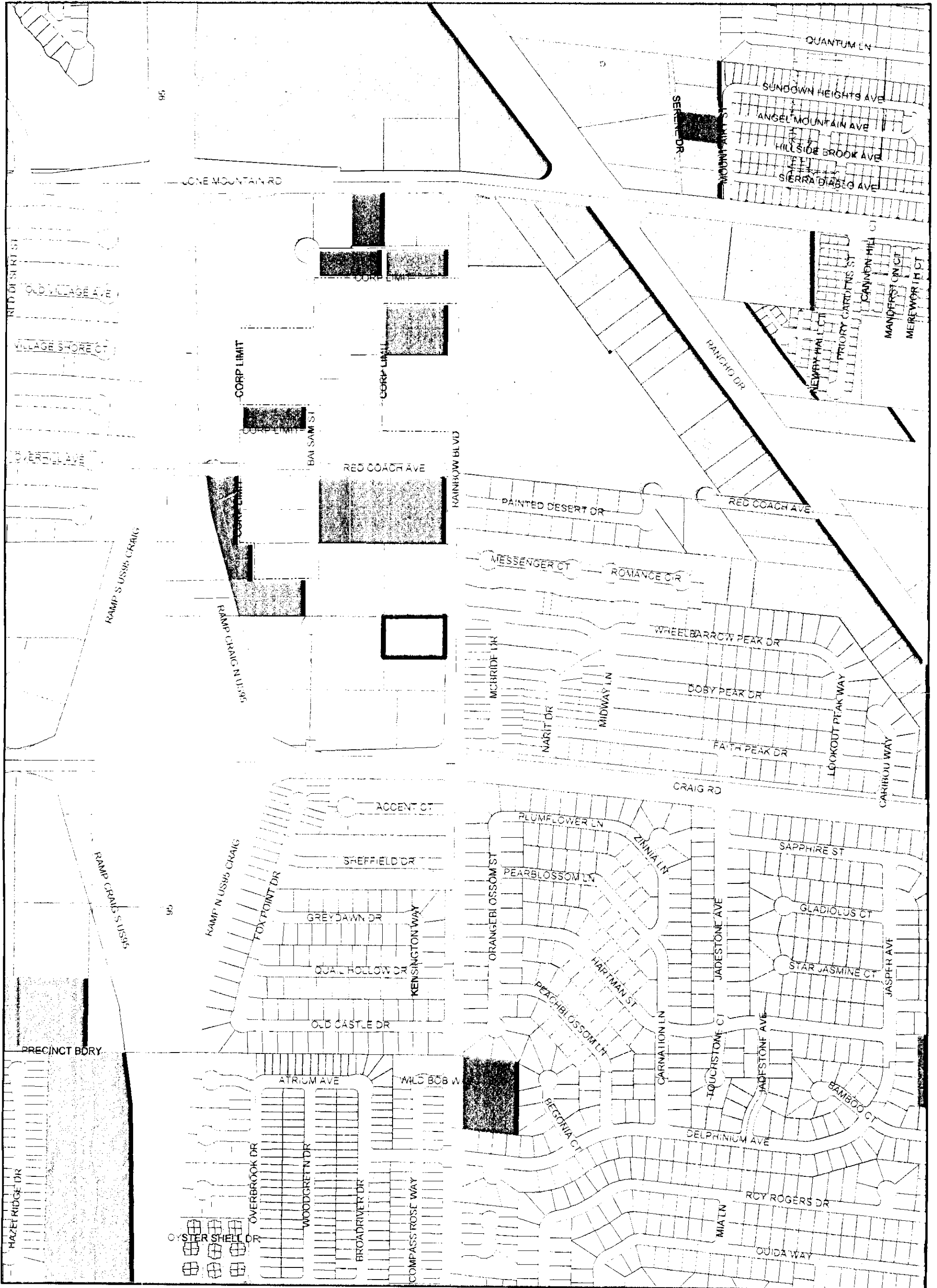


REZONING Parcel: 138-03-602-013



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

- Subject Parcel
- City Limits
- ROI Zoning

FROM C-1 TO C-M

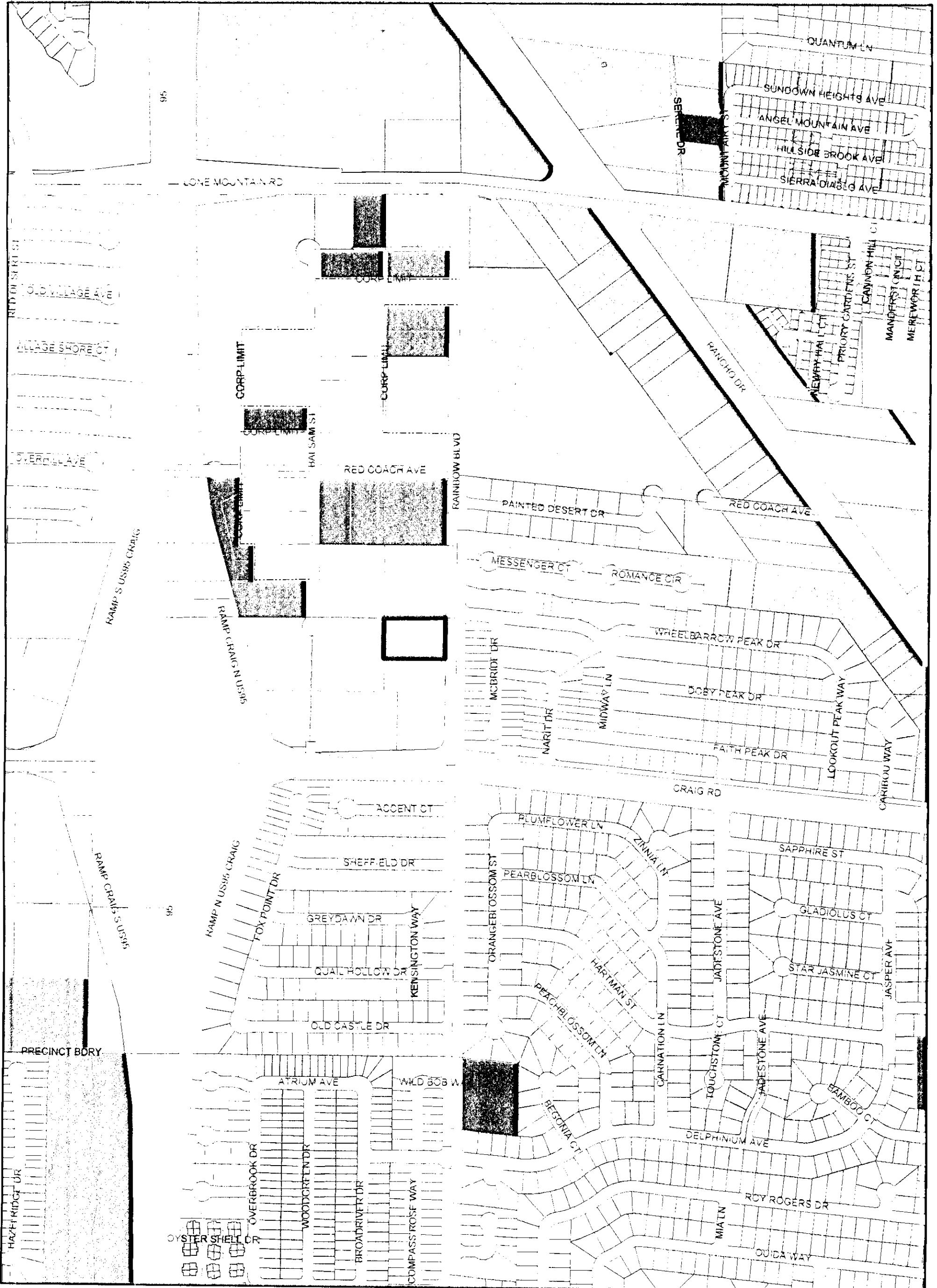


GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity, this map is for reference only. Geographic Information System Planning & Development Dept. 202-209-8301



ZON-39490

REZONING Parcel: 138-03-602-013



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

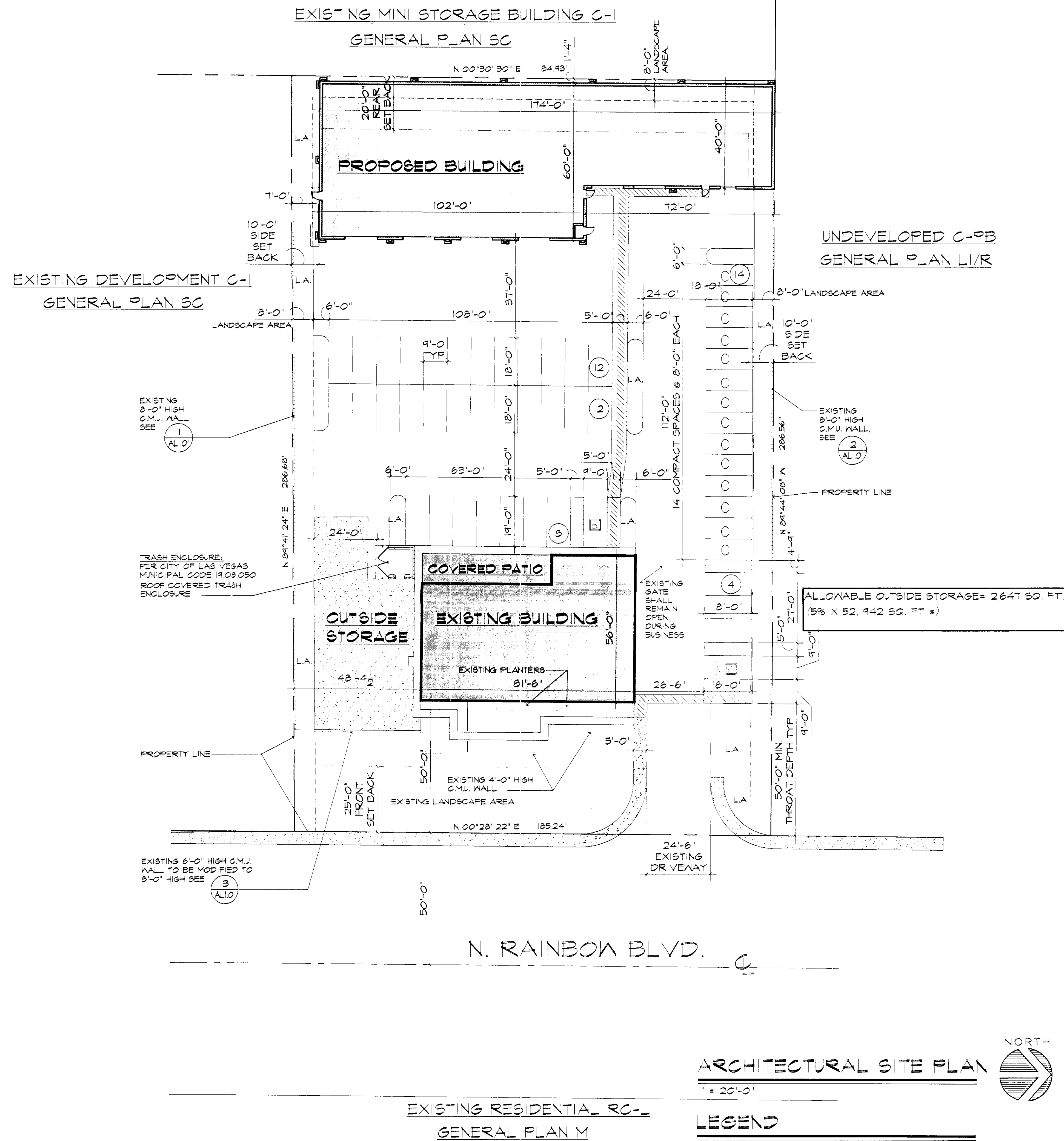
Subject Parcel
 City Limits
 ROI Zoning
ZON-39490
10/21/10 PC

FROM C-1 TO C-M



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. 303-440-6301

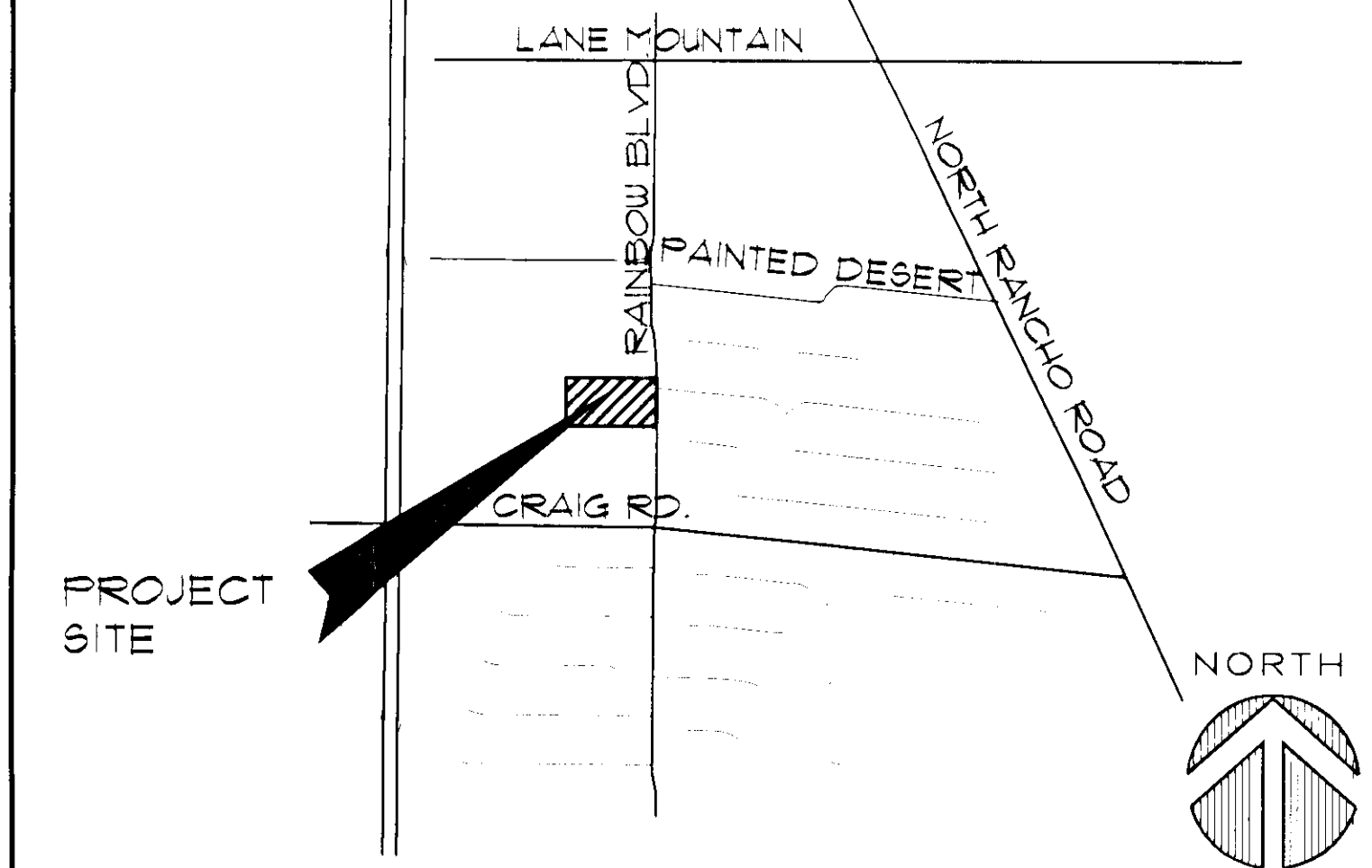




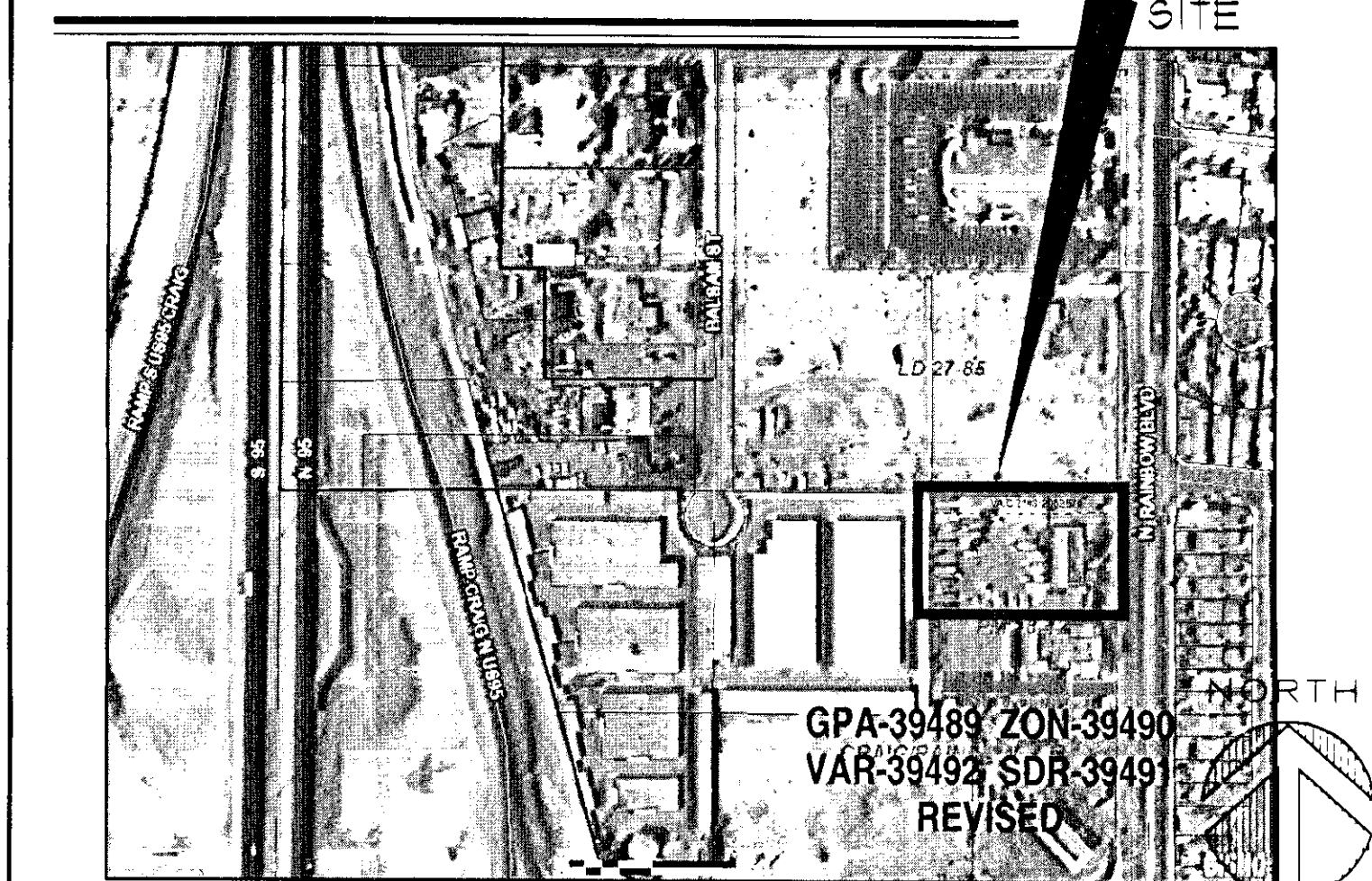
PROJECT DATA:

ASSESSOR'S 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:	V-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)	

LOCATION MAP/VICINITY:



AERIAL MAP:



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
03/02/10

sheet title •
ARCHITECTURAL SITE PLAN LAND USE SUBMITTAL

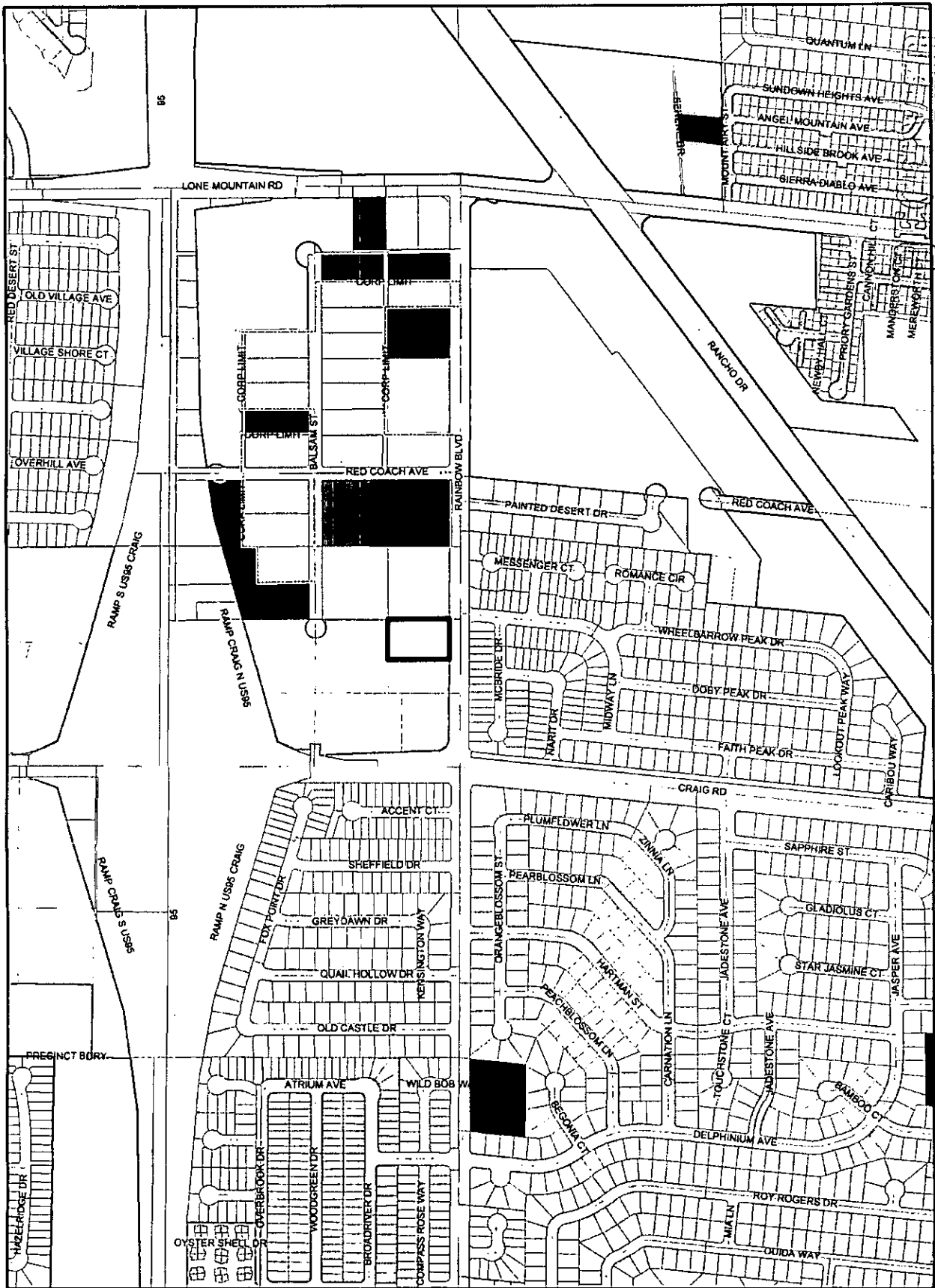
drawn by:	FT
checked by:	RCG
project no.:	10-23
revisions:	
DATE:	001-01-2010

sheet no. AS1.01

of sheets

REZONING Parcel: 138-03-602-013

SEP 07 2010



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

FROM C-1 TO C-M

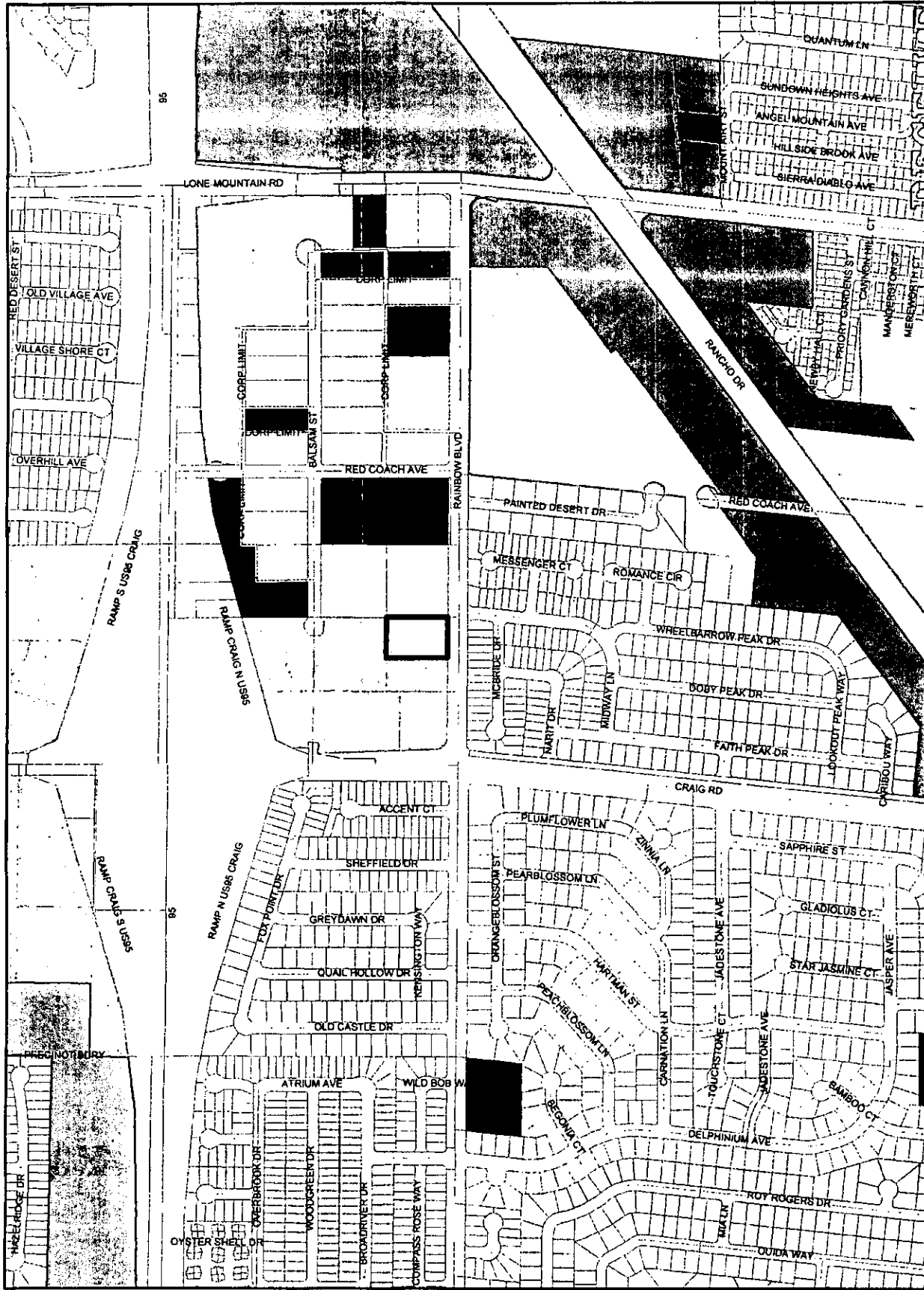
ZON-39490

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Printed: September 03, 2010

REZONING Parcel: 138-03-602-013

SEP 07 2010



ZONING

Subject Parcel
 City Limits
 ROI Zoning

FROM C-1 TO C-M

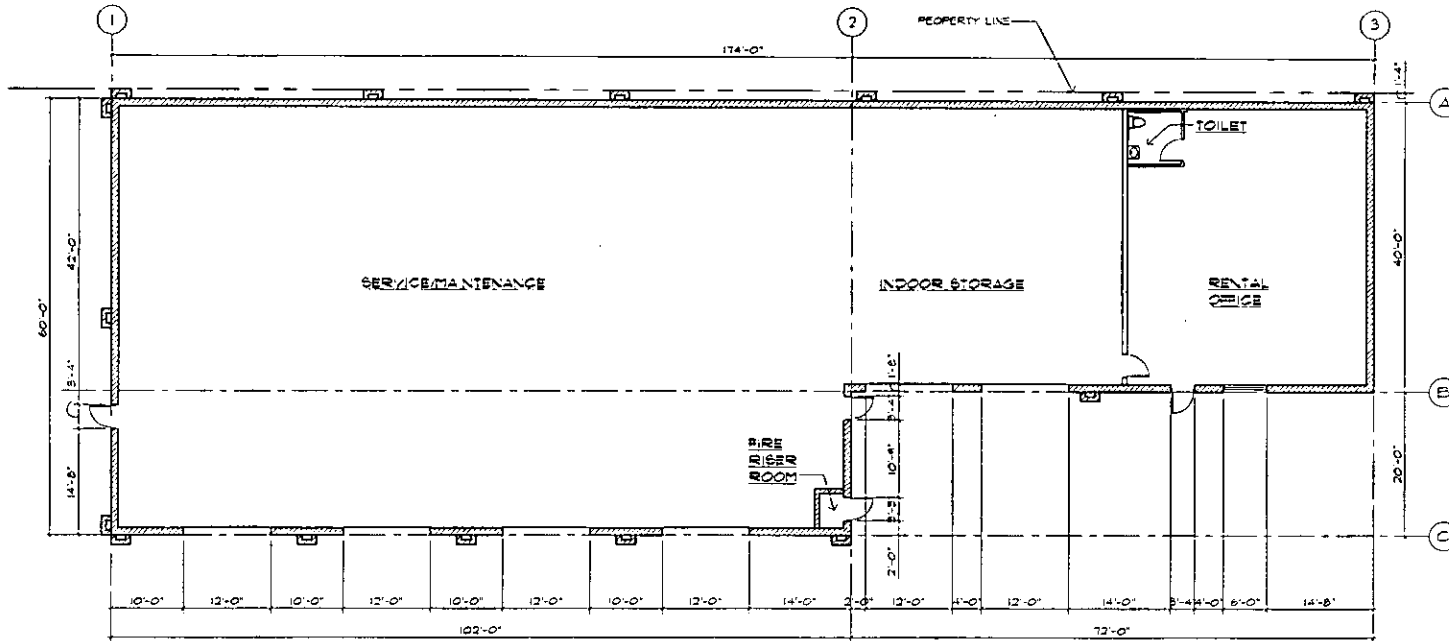
ZON-39490



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. 702-228-4301



Printed: September 03, 2010



FLOOR PLAN

1/8" = 1'-0"

* MAXIMUM OCCUPANT LOAD (PER IBC) = 34



WALL LEGEND

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

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUDS, CENTER LINE OF GRIDS AND COLUMNS
2. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE BEGINNING WORK.
3. CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL DUCTS, PLUMBING AND ELECTRICAL WORK.
4. APPLIANCES AND OTHER EQUIPMENT SHALL BE LOCATED AT THE BACK OF PLUMBING FIXTURES SHALL BE CONSTRUCTED WITH MOISTURE RESISTANT GYPSUM BOARD.

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

10500121
SEP 24 2010

PROJECT: 1116
**RAINBOW AND CRAIG
SEQUOIA ELECTRIC**
LAS VEGAS, NV 89106
3005 W. HORIZON RIDGE PARKWAY, SUITE 200
HENDERSON, NV 89015
(702) 454-2542 Fax (702) 454-7542

PROJECT: 1116
**RAINBOW AND CRAIG
SEQUOIA ELECTRIC**
LAS VEGAS, NV 89106
3005 W. HORIZON RIDGE PARKWAY, SUITE 200
HENDERSON, NV 89015
(702) 454-2542 Fax (702) 454-7542

**PRELIMINARY
LAND USE
CONSTRUCTION**
08-07-10

**FLOOR PLAN
LAND USE SUBMITTAL**

DATE: 08/24/10

DESIGNED BY:	AT
CHECKED BY:	RSB
PROJECT NO.:	10-25
REVISION:	
DATE:	
SCALE:	
NO.:	
TITLE:	A1.01

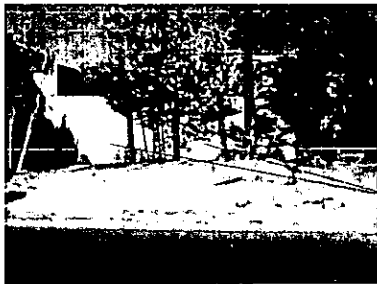
THIS DOCUMENT IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR REPRODUCTION OF THIS DOCUMENT FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED. THESE DOCUMENTS ARE NOT VALID UNLESS THEY ARE SIGNED, SEALED, AND DATED BY THE ARCHITECT.



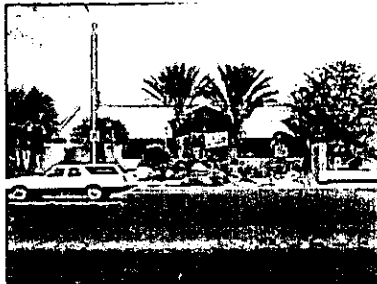
#1 EXISTING FENCE WALL @ SOUTH SIDE



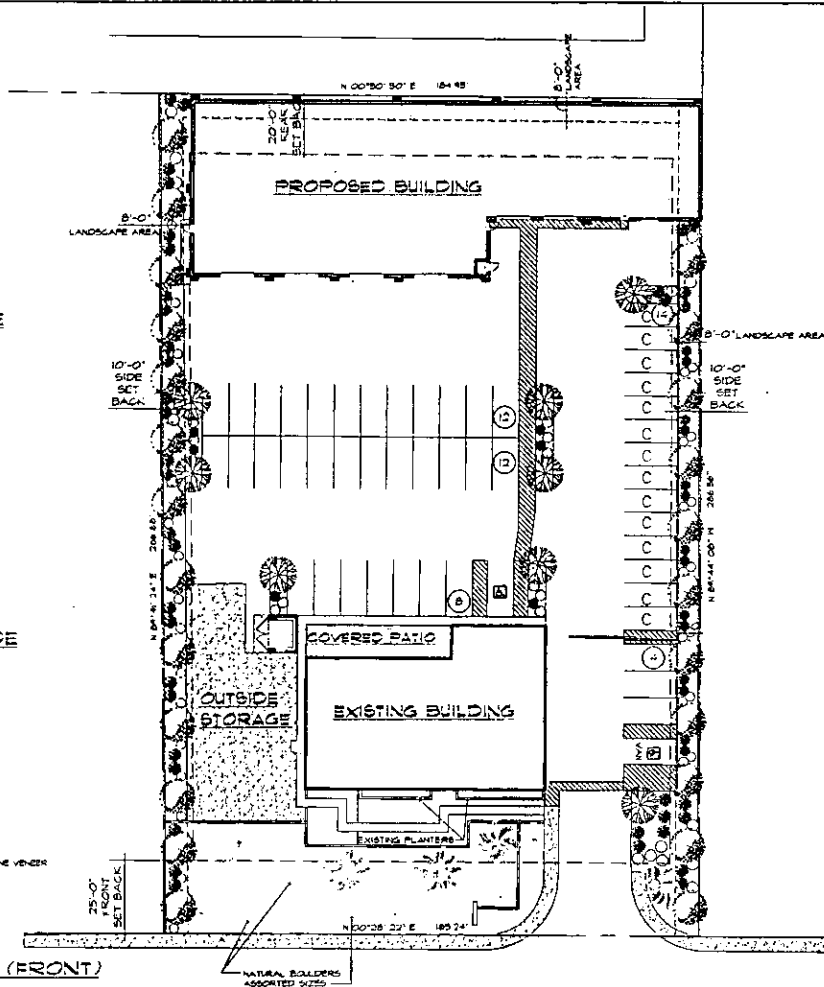
#2 EXISTING FENCE WALL @ NORTH SIDE



#3 EXISTING FENCE WALL @ EAST SIDE (FRONT)



EXISTING LANDSCAPE AT FRONT OF EXISTING BUILDING



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 14.12.040
- ASSORTED 1" GAL SHRUBS TO COVER MORE THAN 50% OF LANDSCAPE AREA WITHIN TWO YEARS OF INSTALLATION
- TREES SHALL NOT BE PLANTED WITHIN 3' OF A DEDICATED RIGHT-OF-WAY WHEN MATURE
- ANY TREE WITHIN 8' OF A SIDEWALK / PAVED SURFACE AND/OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD
- SMALL DESIGN PER FIGURE 50.6.4-9.
- DECOMPOSED GRANITE COLOR: PULVINO CORAL, 1/2" SCREENED. DECORATIVE GRAVEL COLOR: RED SANDSTONE 3/4" 5/4"
- DECOMPOSED GRANITE SOURCE: VISTA ROCA, LAS VEGAS, NEVADA. DECORATIVE GRAVEL SOURCE: STAR NURSERY, LAS VEGAS, NEVADA
- ALL LANDSCAPE AREAS TO RECEIVE COMPLETE AUTOMATIC PERMANENT UNDERGROUND Drip Irrigation System

LANDSCAPE LEGEND

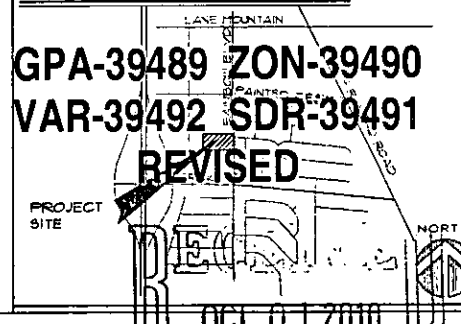
TREES	SIZE	Q	BOTANICAL NAME	COMMON NAME
	24" BOX	24	PISTACIA CHINENSIS	CHINESE PISTACHE
	24" BOX	8	ACACIA SP	ACACIA

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 DEQUERENS	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 GRAPE HYDRILE TO REMAIN

LOCATION MAP/VICINITY:



PERIMETER TREES REQUIRED 1 PER 50 LINEAR FEET (840 LF / 50) = 16 TREES PROVIDED = 24 TREES	16 TREES 24 TREES
PARKING LOT TREES REQUIRED 1 PER 6 STALLS = 14 TREES PROVIDED = 8 TREES	14 TREES 8 TREES

LEGEND

ACCESSIBLE ROUTE 5% MAX RUNNING SLOPE 2% MAX CROSS SLOPE 1/4" MAX CHANGE IN ELEVATIONS

LANDSCAPE PLAN
1" = 20'-0"

NORTH

PROJECT: 1118 - PRELIMINARY LANDSCAPE CONSTRUCTION 09-07-10
 DRAWN BY: [blank] CHECKED BY: [blank] PROJECT NO: [blank] DATE: [blank] REVISIONS: [blank] SHEET NO: AL1.01

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
 4485 N. RAINBOW BLVD
 LAS VEGAS, NV 89108

LANDSCAPE PLAN
LAND USE SUBMITTAL



- 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	

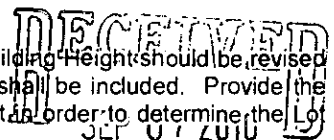
OR: see Meeting Attendance Sheet

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:

- 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).
- Heavy Equipment Rental with the operator rental only and existing office use.
- Currently an office use for contractors office.
- Throat depth of driveway may be short than current standards (25 foot) radius.
- Largest vehicle will be tractor trailer and flatbed.
- Building Maintenance facility proposed, meet with flood control and fire requires sprinkler for the proposed building.
- 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.
- 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.
- 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.
- The Site Plan shall include fences and walls with wall elevations.
- Include the adjacent property land uses on the Site Plan.
- 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.
- 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



- landscaping and screening; and shall have solid metal gates, and a roof or trellis structure. The applicant 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****

RECEIVED
SEP 07 2010


Pre-Application Conference	CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST	
Item Required		
YES	NO	

APPLICATION PACKET		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application signed and notarized by all property owners or authorized agent(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grant deed and legal description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Detailed justification letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Original meeting notes and checklist signed by planner
<input checked="" type="checkbox"/>	<input type="checkbox"/>	One black and white, reduced (8.5" x 11") laser copy of the location map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Correct fee(s): \$ 700.00 (Application) + \$ 500.00 (Notification) = \$ 1200.00 Total
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)
<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 type="checkbox"/>	Copy of Business Licenses: (Owner: <input checked="" type="checkbox"/> Applicant: <input checked="" type="checkbox"/> Representative: <input checked="" type="checkbox"/>)

NOTES:
 Visit the CLV website for blank application, SOFI & DINA forms @ <http://www.lasvegasnevada.gov/>
 (Follow - "I Want To..." -> "Apply for -> Planning Applications")

LOCATION MAP				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	19
<input checked="" type="checkbox"/>	<input type="checkbox"/>	North arrow and vicinity map	Colored, Rolled Plans:	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All property lines and present dimensions labeled	Reduced Copy (8-1/2x11):	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label existing and proposed zoning designations for subject site and surrounding areas	***NOT A SITE PLAN***	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show all surrounding sites within a 1,000-foot radius of subject site		

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Owner / Applicant:	Sequoia Electric and Desert Sequo	Application Type:	Rezoning
Representative:	Richard Gallegos	Application Purpose:	Rezone from C-1 to C-M
APN:	138-03-602-013	Site Location:	4485 N. Rainbow Blvd
Planner's Signature:		Pre-App. Meeting Date:	08/25/2010
Planner:	Romeo Gumarang, Planner 229-4604 Steve Swanton, Senior Planner 229-4714	Submittal Deadline:	09/07/10 - no later than 2:00 pm
		Earliest PC / CC Meeting Dates:	10/21/10 PC - 11/17/10 CC - Cycle 8

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SEP 07 2010



April 7, 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

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

RE: ZON-39490 – REZONING
RELATED TO GPA-39489, VAR-39492 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 Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013)

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

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. 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



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: ZON-39490 – REZONING
RELATED TO GPA-39489, VAR-39492 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 Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013).

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

RECEIVED

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: ZON-39490 – REZONING
RELATED TO GPA-39489, VAR-39492 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 Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013).

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 cursive script, 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



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

RE: ZON-39490 – REZONING
RELATED TO GPA-39489, VAR-39492 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 Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013).

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

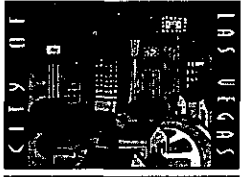
cc: Mr. Richard Gallegos
Pacific Designs Concepts
3005 West Horizon Ridge Parkway, Suite #200
Henderson, Nevada 89052

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

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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

October 22, 2010

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

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

Dear Mr. Barsy:

Your request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), 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 zoning district is not compatible with the surrounding zoning districts.

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
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

October 8, 2010

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

**RE: ZON-39490 - REZONING RELATED TO GPA-39489, VAR-39492 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 Wolfson
Lois Tarkanian
Steven D. Rass
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell





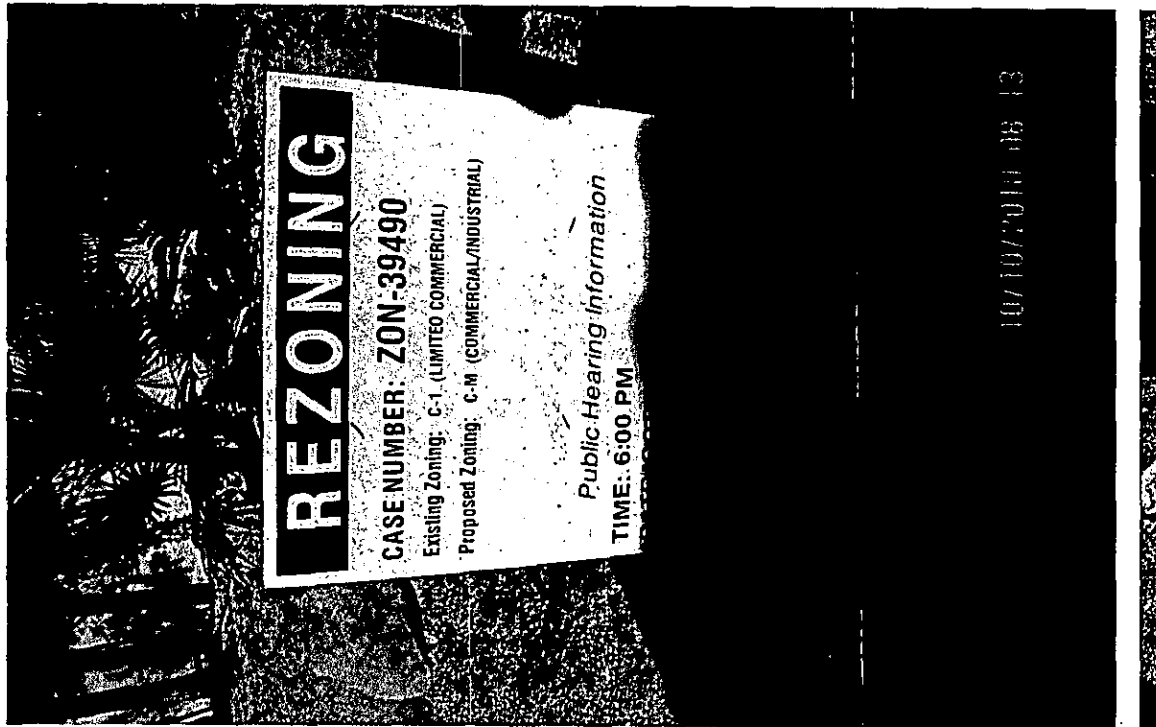
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: ZON-39490

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.



[Handwritten Signature]
Signature

10-10-2010
Date

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

Application Information

GPA-39489 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - Request for a General Plan Amendment FROM: SC (SERVICE COMMERCIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH) on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), Ward 4 (Anthony).

ZON-39490 - REZONING RELATED TO GPA-39489 - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), Ward 4 (Anthony).

Application Location



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

Public Hearing Information

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

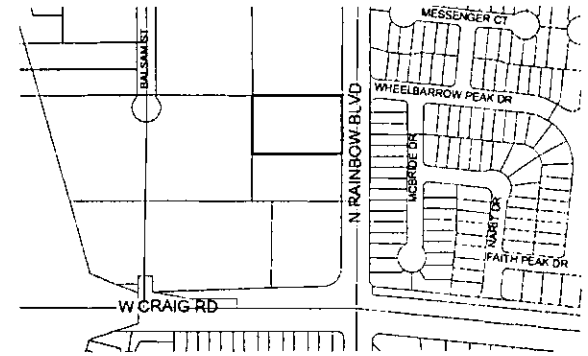
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development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

Application Information

GPA-39489 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - Request for a General Plan Amendment FROM: SC (SERVICE COMMERCIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH) on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), Ward 4 (Anthony).

ZON-39490 - REZONING RELATED TO GPA-39489 - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), Ward 4 (Anthony).

Application Location



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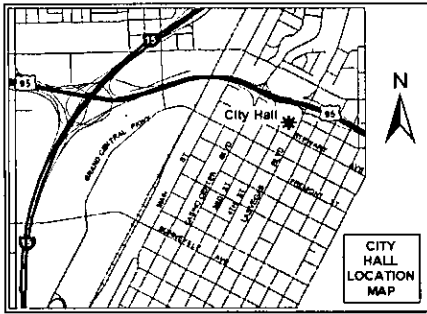
Public Hearing Information

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

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

Return Service Requested
Official Notice of Public Hearing



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

I SUPPORT this Request I OPPOSE this Request

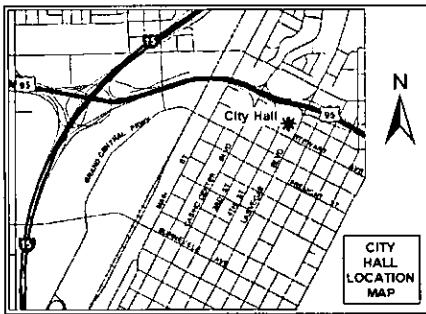
Please use available blank space on card for your comments.

GPA-39489 & ZON-39490

Planning Commission Meeting of 10/21/2010

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

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT this Request I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-39489 & ZON-39490

Planning Commission Meeting of 10/21/2010

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: September 22, 2010
Re: **ZON-39490** Sequoia Electric 4485 N. Rainbow Blvd.
Request for Rezoning from C-1 to C-M

COMMENTS:

We have no comment on the Request for a Rezoning Reclassification From: C-1 (Limited Commercial) TO: C-M (Commercial/Industrial) on 1.21 acres at 4485 North Rainbow Boulevard.

We note that this site is the subject of a Site Development Plan Review SDR-39491; all site-related conditions of approval are addressed with that action.

Development Notification

PC Meeting: October 21, 2010

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

ZON-39490

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

Woodcrest HOA

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 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

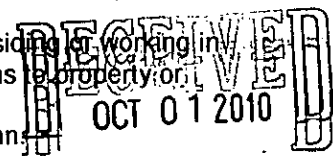
The proposed variance is to allow zero rear (West) setbacks where 20'-0" is required and a zero right side (North) set back where 10'-0" is required.

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



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.ft.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

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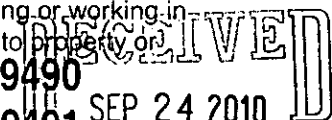
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3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.
4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning 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.

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GPA-39489 ZON-39490
VAR-39492 SDR-39491 SEP 24 2010
REVISED

Site Development Review Justification

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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.

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

ZON-39490

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING	RICK SCHRODER	DSC

SENT VIA COURIER/INTER-OFFICE MAIL/ OR US MAIL

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

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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



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

ZON-39490 - REZONING RELATED TO GPA-39489 - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), 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:

YK

Report Date 09/08/2010 09:31 AM

Submitted By

Page 1

A/P # 39490 REZONING

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	09/07/2010 14:20	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	<input checked="" type="checkbox"/> Auto Reviews	Bill Group	Actual Valuation	0.00

Valuation

Description of Work

ZON-39490 - REZONING RELATED TO (GPA-39489) - PUBLIC HEARING - APPLICANT: SEQUOLA ELECTRIC/OWNER: SAGEBRUSH PROPERTY VENTURES - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: CM (INDUSTRIAL) on 1.21 acres at 4485 North Rainbow Bouelvard (APN 138-03-602-013), Ward 4 (Anthony).

Parent A/P #

Project # 39490 Project/Phase Name SEQUOLA ELECTRIC Phase #
Size/Area 1.21 ACRES Description Subdivision Code
Proposed Start Proposed Step % 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 Foreign
Day Phone (702)454-5842 x Evening Phone
Fax (702)454-7842 Mobile #

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 09:31 AM

Submitted By

Page 3

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Pre-Application Conference Checklist
- Y Application/Petition Form
- Y Deed and Legal Description
- Y Justification Letter
- Y Location Map (6 Folded Blue Lines, 1 Rolled Colored)
- Y Laser Print of Site Plan
- Y Statement of Financial Interest
- N DiNA "Project of Regional Significance" (If Applicable)

- Y Business Licensing Requirements Met
- N Business License Exempt

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

No Conditions

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

No children exist for this project

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

There is no planning condition for this project.

REZONING

N DiNA Required? N PRS N Parent required? Zoning Information

Final City Council letter received

Annotated minutes recieved

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

ROI Expired

Staff Recommendation

Meeting Information

Zoning Information	Acres	Existing	Existing ROI	Proposed	Approved	ROI?	ROI Exp Date	Ordinance Adopted
Ordinance#		Added By	Modified By	Comments				

1.21 C-1 C-M
 GKAPOVICH



Report Date 09/08/2010 09:31 AM

Submitted By

Page 4

Zoning Information	Acres	Existing	Existing ROI	Proposed	Approved	ROI?	ROI Exp Date	Ordinance Adopted
Ordinance #	Added By	Modified By	Comments	Comments				

Meeting Information	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Data	Add Date	Modified By	Modified Date		
Comments					
Added By					
10/21/2010	PC	SCHEDULED	0	0	0
GKAPOVICH	09/07/2010				

Template Type A/P #	A/P Type	Status	Stage
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No children exist for this project

Employee ID	Last	First	MI	Comments
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No Employee Entries

Log Action	Description	Entered By	Start	Stop	Hours
Comments					

PAYMNT	CO NAME WHO PICKED UP CONTACT#	983673	09/07/2010 14:42		0.00
	INCORRECT INFO ON PREVIOUS ENTRY SHOULD BE	RICHARD GALLEGOS	ID OK SAGEBRUSH PROPERTY VENTURES CK #1204	839-9047	

PAYMNT	CO NAME WHO PICKED UP CONTACT#	983673	09/07/2010 14:38		0.00
	SCOTT MILLER ID OK CYBR CONSTRUCTION CK #1614	702-616-3152			

No Model Home Details



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-39490** 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: *Blake Barsy*

Print Name: BLAKE BARSY

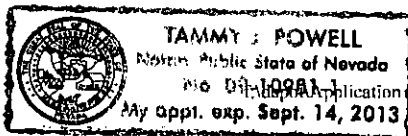
Subscribed and sworn before me

This 7th day of September, 20 10

Tammy Powell

Notary Public in and for said County and State

COUNTY CLARK
STATE NEVADA





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: ZONE CHANGE
 Project Address (Location) 4485 N. Rainbow Blvd.
 Project Name Rainbow & Craig Sequoia Elect. Proposed Use Industrial
 Assessor's Parcel #(s) 138-03-602-013 Ward # 4
 General Plan: existing SC proposed L/R zoning: existing C-1 proposed CM
 Commercial Square Footage 8,880 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 Blvd. 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: 454-7842
 City LAS VEGAS State NV Zip 89108
 E-mail Address _____

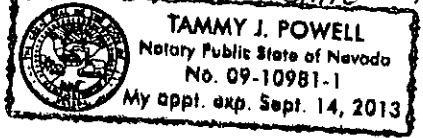
REPRESENTATIVE Pacific Design Concepts Contact Richard Gallegos
 Address 3005 W. Horizon Ridge Pkwy #200 Phone: 454-5842 Fax: 454-7842
 City LAS VEGAS State NV Zip 89052
 E-mail Address _____

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.
[Signature]

Notary Public in and for said County and State COUNTY CLARK STATE NEVADA

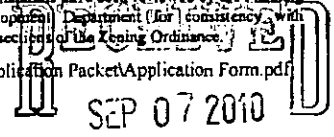


Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>ZON - 39490</u>
Meeting Date:	<u>10/21/10 PK</u>
Total Fee:	<u>\$1,200</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:\depot\Application Packet\Application Form.pdf



September 7, 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,

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

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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.
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.

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

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SEP 07 2010

**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: _____ Capacity: Grantor
W.L.T. BRO. INC. JON SCOTT ASHTIAN

Signature: _____ Capacity: Grantee
SAGEBRUSH PROPERTY VENTURES, LLC
S.R CARTER AGENT

SELLER (GRANTOR) INFORMATION

Print Name: WLT 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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 OCT 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 Dalnke 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
