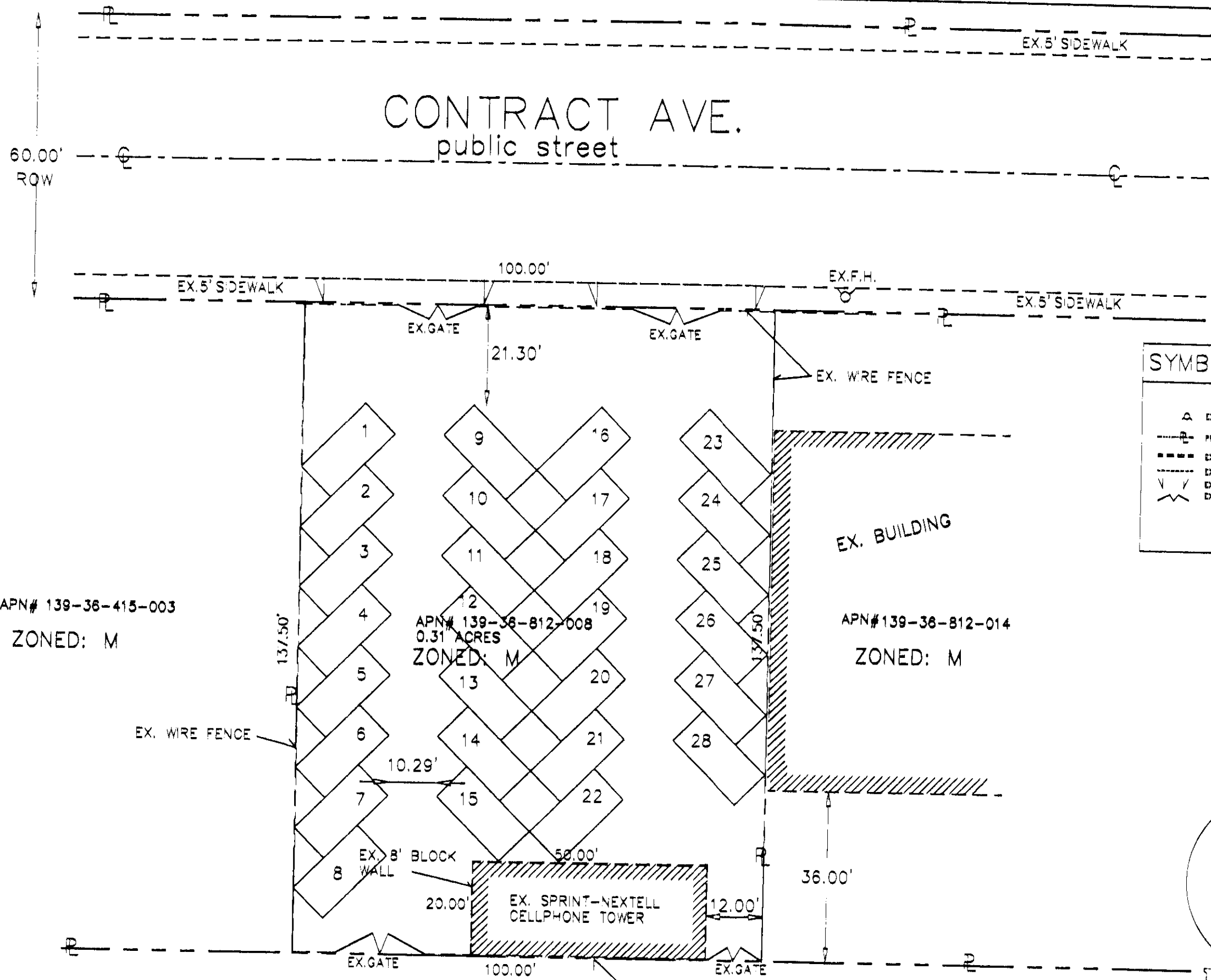
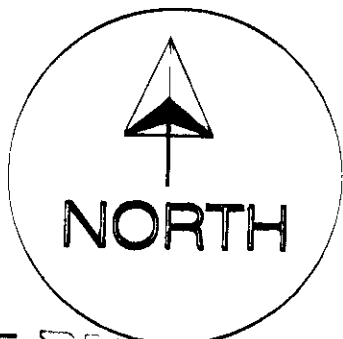




SYMBOLS USED	
	EX. FIRE HYDRANT
	PROPERTY LINE
	EX. BLOCK WALL
	EX. STRUCTURES
	EX. SIDEWALK RAMP
	EX. GATE



KRASSIMIR TEUFILOV
and DARINA STANEVA
1943 GOLDEN VISTA DR.
LAS VEGAS, NV 89123
phone (702) 494-9008
fax (702) 386-0424

SITE PLAN
CONTRACT AUTOMOTIVE
- PARKING LOT -
3020 CONTRACT AVE., LAS VEGAS

SHEET
8-01
1 of 1
scale 1"=10'

APN# 139-36-415-003
ZONED: M

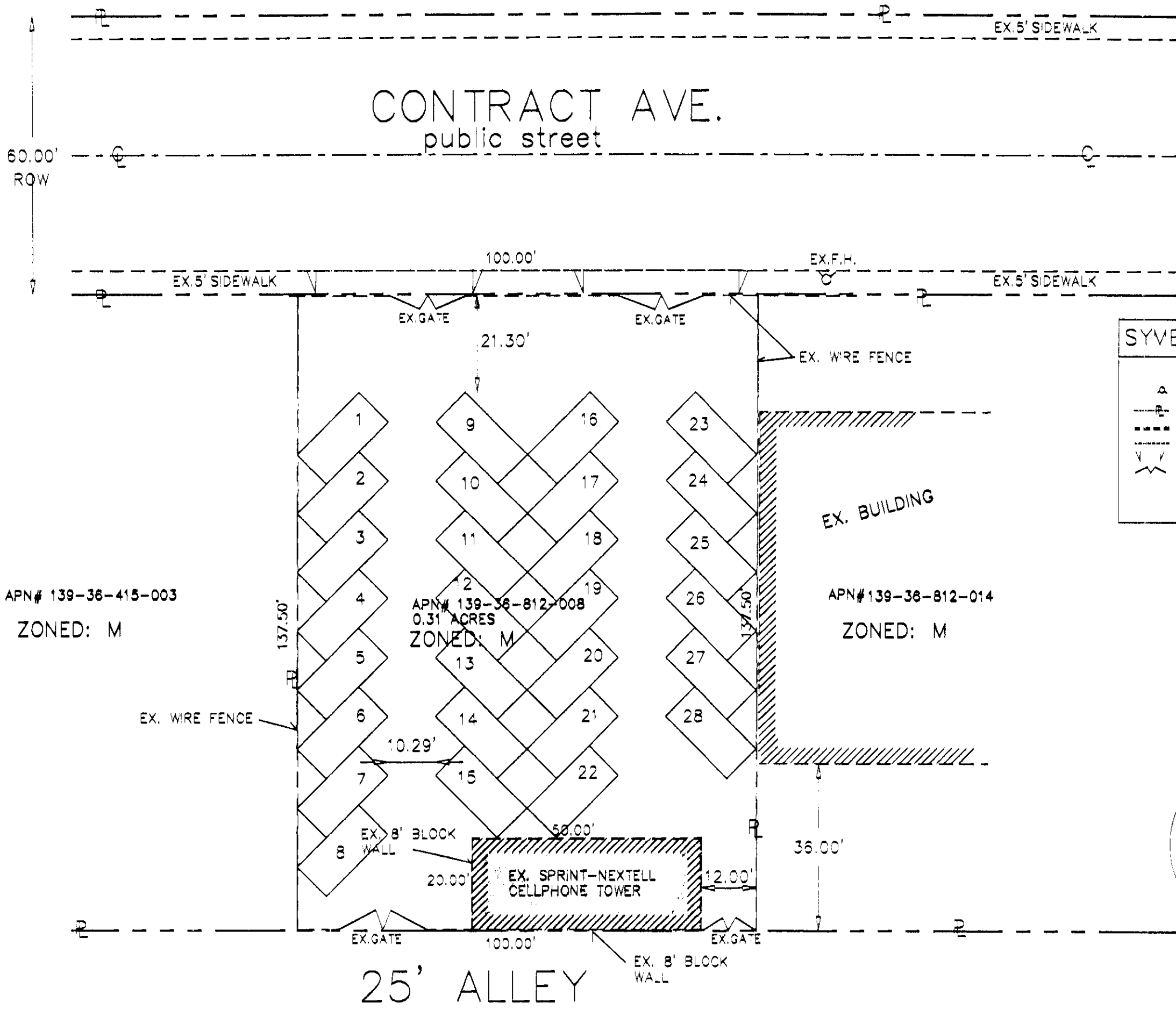
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0.31 ACRES
ZONED: M

APN# 139-36-812-014
ZONED: M

25' ALLEY

SDR-40069

OCT 26 2010



SYMBOLS USED

- EX. FIRE HYDRANT
- PROPERTY LINE
- EX. BLOCK WALL
- EX. STRUCTURES
- EX. SIDEWALK RAMP
- EX. GATE

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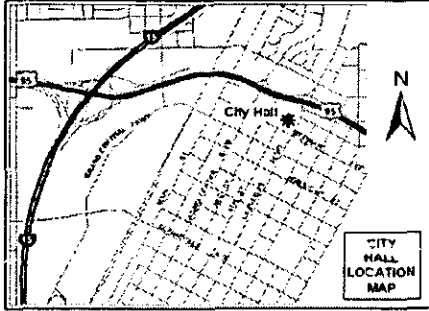
SHEET
8-01
1 of 1

OCT 20 2010

SDR-40069
12/16/10 PC

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.

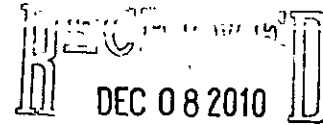
SDR-40069

Planning Commission Meeting of 12/16/2010

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
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DEC 03 2010
MAILED FROM ZIP CODE 89101



Case: SDR-40069
13936812008
TEOFILOV KRASSIMIR
1943 GOLDEN VISTA DR
LAS VEGAS NV 89123-2555

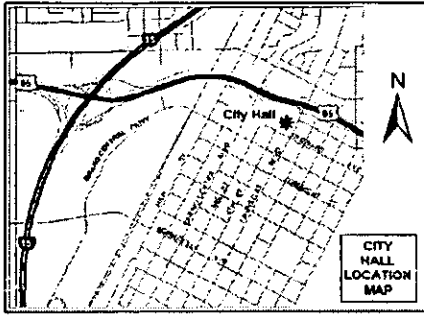
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27A

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.

SDR-40069

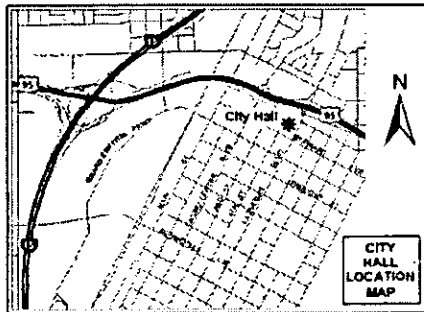
Planning Commission Meeting of 12/16/2010

13936812015 89125



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.

SDR-40069

Planning Commission Meeting of 12/16/2010

13936812014 89156



PRESORTED
FIRST CLASS



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DEC 03 2010
PITNEY BOWES

RECEIVED
DEC 08 2010

Case: SDR-40069
13936812015
TEOFILOV KRASSIMIR T
1943 GOLDEN VISTA DR
LAS VEGAS NV 89123-2555

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FIRST CLASS



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PITNEY BOWES

RECEIVED
DEC 08 2010

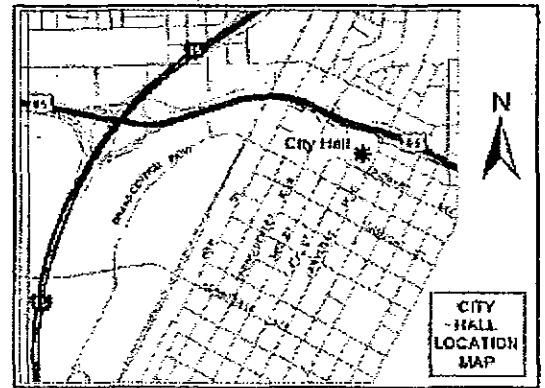
Case: SDR-40069
13936812014
ETOUGOVA HRISTO N & PENKA G
6449 DIEGO DR
LAS VEGAS NV 89156-7072

27A

PAGE 01/01
SAMSON EQUITIES
7029485001
12/06/2010 15:47

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



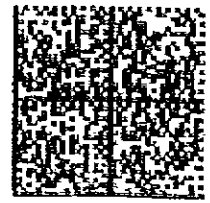
I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-40069

Planning Commission Meeting of 12/16/2010

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
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MAILED FROM ZIP CODE 89101
PITNEY BOWES
\$ 00.414
DEC 03 2010

RECEIVED
DEC 06 2010

Case: SDR-40069
13936414008
FELDMAN SAM TRUST
800 N RAINBOW BLVD #208
LAS VEGAS NV 89107-1193

12/06/2010 15:47



278

To: CITY OF LAS VEGAS
Planning & Development Department
Business license or to whom it may concern

PETITION TO SUPPORT THE APPLICATION FOR 3020 Contract Ave. Las Vegas

From: Krassimir Teofilov & Darina Staneva

All signed below are business or property owners from Contract Ave. LV. We are supporting the application for the use of this property as parking/temporary storage, or used car sales.

Business name /Property owners	Names:	Signature:	Date:
1. Lake New Auto Body & Paint 3040 Contract Ave.suite A	Lake New Auto Body	Manuel Gouzen	9/25/10
2. Contract Automotive Shop 3040 Contract ave.B	Rafael Negrete		09/25/10
3. Transmission Warehouse 3030 Contract ave.#A	HRISTO ETOUGOV		09.25.10
4. Bunderson Custom Fabrication 3030 Contract ave.#B	KEVIN BUNDERSA		9-27-10
5. Cars for Less 3010 Contract ave.	Raymond Carls		9/27/10
6. Atlas Plumbing 3039 Contract ave.	ATLAS PLUMBING		10-18-10
7. Marvin Discount Auto. 3039 Contract Ave.#B	Marvin Discount Auto		09-25-10
8. Dessert Crematory 3027 Contract ave.	MOR		9/27/2010
9. VIP Auto Body Shop 3023 Contract ave.	Lisa Gouzen		9-27
10. Property owner 3030 Contract ave.	Penta Etasov		09-25-1
11. Property owner 3039 Contract ave.	Robert L. Gouzen		
12. Property owner 3019 Contract ave.	R.V. Construction Co.		9-26-2010
13. Property owner Contract ave.			
14. Brothers Auto Sales 3040 Contract ave	Adella		9/25/10

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SDR-40069

CITY OF LAS VEGAS
Planning & Development Department
SUBMITTAL CHECKLIST



**Pre-Application
Conference**

Item Required

YES NO

APPLICATION PACKET

☒	☐	Application signed and notarized by all property owners or authorized agent(s)
☒	☐	Grant deed and legal description
☒	☐	Detailed justification letter
☒	☐	Original meeting notes and checklist(s) signed by planner
☒	☐	Correct fee(s): \$ 500.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ <u>1030</u> Total
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)
☐	☒	Development Impact Notice and Assessment (DINA)
☐	☒	Project of Regional Significance (PRS)
☐	☒	Color & Materials Board per Site Development Plan Review Submittal Requirements
☐	☒	Copy of Business Licenses: (Owner: ☐ Applicant: ☐ Representative: ☐)

NOTES:

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

Justification letter to include request for wire fencing and barbed-wire.

ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)

SITE PLAN

☒	☐	11" x 17" min. to 24" x 36" max. page size
☒	☐	North arrow, scale, and vicinity map
☒	☐	All property lines and present dimensions labeled
☒	☐	All building setbacks labeled
☒	☐	All adjacent existing land uses and street names labeled
☒	☐	All points of ingress and egress shown
☒	☐	ADA accessibility requirements shown/labeled
☒	☐	Parking standard(s) utilized:
☒	☐	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total
☒	☐	All free-standing sign locations shown and heights and sizes noted

Folded Plans:	6
Colored, Rolled Plans:	1
Reduced Copy (8-1/2x11 BW):	1

NOTES: Landscape Plan may be combined with Site Plan

LANDSCAPE PLAN

☐	☒	11" x 17" min. to 24" x 36" max. page size
☐	☒	North arrow, scale, and vicinity map
☐	☒	All property lines and present dimensions labeled
☐	☒	All required perimeter landscape planters shown
☐	☒	All required parking lot fingers/islands shown
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover

Folded Plans:	0
Colored, Rolled Plans:	0
Reduced Copy (8-1/2x11 BW):	0

NOTES:

Ab LS Proposed

BUILDING ELEVATIONS

☐	☒	11" x 17" min. to 24" x 36" max. page size
☐	☒	Scale and building dimensions labeled
☐	☒	North, south, east, and west elevations of all buildings
☐	☒	All building materials and colors noted
☒	☐	8" x 10" photo of original color and material board
☐	☒	All wall sign locations shown and sizes noted

Folded Plans:	1
Colored, Rolled Plans:	1
Reduced Copy (8-1/2x11 BW):	1

NOTES: Photos of existing wire fence and barbed-wire.

FLOOR PLANS

☐	☒	11" x 17" min. to 24" x 36" max. page size
☐	☒	Scale and building dimensions labeled
☐	☒	All building entrances/exits shown
☐	☒	Use of all rooms noted/labeled
☐	☒	Maximum Occupancy (per I.B.C.)
☐	☒	Seating Capacity (where applicable)

Folded Plans:	0
Rolled Plans:	0
Reduced Copy (8-1/2x11 BW):	0

NOTES:

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

Owner / Applicant:	TEOFILOV KRASSIMIR	Application Type:	Site Development Plan Review
Representative:		Application Purpose:	Parking Lot
APN:	139-36-812-008	Site Location:	3020 Conquistador Avenue
Planner's Signature:		Pre-App. Meeting Date:	10/05/10
Planner:	Steve Gebeke, Planning Supervisor - 229-5410/Mike Howe, Planner I, 229-6821	Submittal Deadline:	11/02/10 - no later than 2:00 PM
		Earliest PC / CC Meeting Dates:	12/16/10 PC - 01/19/11 CC - Cycle 10



CITY OF LAS VEGAS



Meeting



Conversation Record



Telephone

Page: 1 of 1

Date: 10/05/10

Time: 9:00 a.m.

Project Name: 3020 Contract Avenue - Parking Lot

Conversation between CLV P&D Representative: Mike Howe, Planner I (229-6821 Office / 385-7268 Fax / mphowe@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1.				
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: N/A

Meeting Notes:

1. All previous entitlements (SDR-4458 and VAR-4456) expired 08/04/2006.
2. Existing 32-space parking lot to serve as proposed secondary storage of used vehicles being repaired and sold from 3029 Contract Avenue.
3. 3020 Contract Avenue maintains the LI/R (Light Industry/Retail) land use and is located within the M (Industrial) zoning district.
4. M (Industrial) zoning district development standards are as follows:
5. Development setbacks: 10' front and side yard with 0' rear yard setback. No height or lot coverage limits.
6. Landscape requirements: 15' wide landscape buffer along Contract Avenue with 24"-sized box trees spaced 20 feet on-center, 8-foot wide buffers with 24"-sized box trees spaced 30 feet on-center along side yards, and no buffer or trees required along the rear yard.
7. Four 5-gallon shrubs required per tree.
8. Proposed development would require approximately five trees with 20 shrubs along Contract Avenue and 10 trees with forty shrubs divided along the east and west property lines.
9. A request for the existing wire fencing with barbed require will have to be included in the justification letter as part of the site development review.

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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



PLANNING & DEVELOPMENT DEPARTMENT

PLANNER'S NOTES FOR PRE-APPLICATION CONFERENCE

3020 Contract Avenue - Parking Lot

APN:	139-36-812-008	Pre-app Date:	10/06/2010
Location:	3020 Contract Avenue	Meeting Location:	DSC 1st Floor Conference Room - 1B
Acres:	0.3	Ward #:	3 - Reese
Time:	9:00 a.m.		
Ownership Info:	TEOFILOV KRASSIMIR	Phone:	(702)-494-9008
		Fax:	(702)-
		Email:	
Applicant Info:	same	Phone:	(702)-
		Fax:	(702)-
		Email:	
Representative Info:		Phone:	(702)-
		Fax:	(702)-
		Email:	
Cases:	Permits / Licenses:		
1. SDR-4458: Site Development Plan Review FOR A PROPOSED 3,000 SQUARE FOOT BUILDING FOR Minor Auto Repair Garage approved by CC 08/04/04.	1. Business License #A16-01195 (Contract Automotive Inc) for Auto Repair and Sales located at 3029 Contract Avenue. 2. No Business License on record for 3020 Contract Avenue.		
2. VAR-4456: Variance to allow a zero side yard setback where 10 feet is required and for a Waiver of the required landscaping approved by CC 08/04/04.			
3. EOT-15582: Extension of time for SDR-4458 for a proposed 3,000 square foot building for minor auto repair garage scheduled for 11/15/2006 CC but no action taken.			
Proposed Use:	Auto Inventory/Parking Lot		
General Plan:	Existing:	LI/R (Light Industry/ Research)	
	Proposed:	No change proposed	
Zoning:	Existing:	M (Industrial)	
	Proposed:	No change proposed	
Special Area, Master Plans, and / or Overlay Districts that Apply:	N/A		
	Special Land Use Designation (per plan): N/A		
Questions / Comments:	1.		

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OCT 26 2010



731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

December 17, 2010

Mr. Krasimir Teofilov
1943 Golden Vista Drive
Las Vegas, Nevada 89123

**RE: SDR-40069 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF DECEMBER 16, 2010**

Dear Mr. Teofilov:

Your request for a Site Development Plan Review FOR AN EXISTING OUTSIDE STORAGE LOT WITH CHAINLINK FENCING AND BARBED WIRE WHERE SUCH MATERIAL IS PROHIBITED AND A WAIVER TO ALLOW PERIMETER LANDSCAPE BUFFER WIDTHS OF ZERO FEET ALONG THE NORTH PERIMETER WHERE 10 FEET IS REQUIRED AND ZERO FEET ALONG THE EAST AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.31 acres at 3020 Contract Avenue (APN 139-36-812-008), M (Industrial) Zone, Ward 3 (Reese), was considered by the Planning Commission on December 16, 2010.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. The applicant shall install a wrought iron fence along Contract Avenue subject to the approval of Planning and Development. All necessary permits shall be obtained and final inspections shall be completed prior to the installation.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the chainlink fence on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan date stamped 10/26/2010, except as amended by conditions herein.
4. A Waiver from Title 19.12 is hereby approved, to allow a zero-foot landscape buffer along the north perimeter where a 10-foot landscape buffer is required and a zero-foot landscape buffer along the east and west perimeter where an eight-foot landscape buffer is required.
5. Within 90 days, all necessary permits shall be obtained and final inspections shall be completed.

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



Mr. Krasimir Teofilov
SDR-40069 - Page Two
December 17, 2010

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. All landscaping and private improvements, if any, installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

This action by the Planning Commission on **December 16, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **January 3, 2011**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

CC

P/L 117/
77.**Report of All Selected Parcels**Case Number: SDR-40069Printed On: Mon: November 8, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
ALKAY LTD INC	2007 PARADISE RD LAS VEGAS NV	13936415008
AMERICAN PEST CONTROL INC	69 N 30TH ST LAS VEGAS NV	13936402004
B & D PARTNERS	%R DEBLASI 1361 N RED GUM ST ANAHEIM CA	13936813008
B & D PARTNERS	1361 N RED GUM ST ANAHEIM CA	13936811017
BAHNAN JOE	503 MOUNTAIN VILLA LAS VEGAS NV	13936415014
BANK U S NATIONAL ASSN TRS	%AURDRA-CDML 25510 COMMONCENTRE DR #150 LAKE FOREST CA	13936414003
BAYVIEW LOAN SERVICING L L C	4425 PONCE DE LEON BLVD 5TH FLR CORAL GABLES FL	13936415009
BETA RAINS L L C	%R RAINS JR P O BOX 12088 LAS VEGAS NV	13936402005
BETA RAINS L L C	%R RAINS JR P O BOX 12088 LAS VEGAS NV	13936402006
BLUE VALLEY APARTMENTS INC	417A BERYL ST REDONDO BEACH CA	13936402009
BRAN BRIT INC	%MILLENNIUM COML R E 631 W STEPHANIE ST #550 HENDERSON NV	13936812011
BRAN BRIT INC	%MILLENNIUM COML R E 631 N STEPHANIE ST #550 HENDERSON NV	13936812009
BRAN BRIT INC	%MILLENNIUM COML R E 631 N STEPHANIE ST #550 HENDERSON NV	13936812010
CAMPOS DAVID M & FEBE E ETAL	9312 APPLEBY ST DOWNEY CA	13936811025
CANBY GARDENS L L C	9454 WILSHIRE BLVD PENTHOUSE BEVERLY HILLS CA	16201501018
CANBY GARDENS L L C	9454 WILSHIRE BLVD PENTHOUSE BEVERLY HILLS CA	13936415002
CARDENAS AURORA	7811 HOWE ST PARAMOUNT CA	13936402012
CARDENAS AURORA	7811 HOWE ST PARAMOUNT CA	13936402010
CARTER MORRIS W & DALE C	4425 SWANDALE AVE LAS VEGAS NV	16201501004
CHAR L L C	P O BOX 60206 LAS VEGAS NV	13936415012
CHARLESTON MOJAVE LEASING	1700 S 8TH ST LAS VEGAS NV	13936812012
CHOW SHARON	4761 BLUE MOON LN LAS VEGAS NV	13936813004
CHURCH JEHOVAHS WITNESSES	2824 E VIKING RD LAS VEGAS NV	16201501019
CRAGIN ERNIE L P	2009 ALTA DR LAS VEGAS NV	13936402015
D C B INC	59 N 30TH ST LAS VEGAS NV	13936402007
D C B INC	59 N 30TH ST LAS VEGAS NV	13936414004
D C B INC	59 N 30TH ST LAS VEGAS NV	13936414005
D C B INC	59 N 30TH ST LAS VEGAS NV	13936414006
DAVID CHARLES F & P R FAM TR	545 FOGG ST LAS VEGAS NV	13936810007
DESERT ROSE APARTMENTS L L C	9179 W FLAMINGO RD #100 LAS VEGAS NV	13936402008
DESSAINTS JACK J & BEVERLY A	3905 TUMBLEWEED AVE LAS VEGAS NV	13936810004

Report of All Selected Parcels**Case Number:** SDR-40069**Printed On:** Mon: November 8, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
DIETER ADAM W LIVING TRUST	1677 CHIPPEWA CIR LAS VEGAS NV	13936811024
DRESSER FAMILY LIVING TRUST	%R DRESSER 6275 N PARK ST LAS VEGAS NV	13936402002
DRESSER FAMILY LIVING TRUST	%R DRESSER 6275 N PARK ST LAS VEGAS NV	13936402003
EAST FREEMONT II L P	4170 S DECATUR BLVD #C1 LAS VEGAS NV	16201501017
EMLING ARTHUR R & SUSAN REV TR	8187 NANCY ROSE LN DU QUOIN IL	16201510002
EQUITY SHARE INVESTMENT L L C	508 JOE WILLIS ST LAS VEGAS NV	13936415005
ETOUGOVA HRISTO N & PENKA G	6449 DIEGO DR LAS VEGAS NV	13936812014
F T P INVESTMENT CORP	1940 FILLMORE ST SAN FRANCISCO CA	13936403001
F T P INVESTMENT CORP	1940 FILLMORE ST SAN FRANCISCO CA	13936801001
FELDMAN SAM TRUST	800 N RAINBOW BLVD #208 LAS VEGAS NV	13936414008
G III & B S L L C	29 30TH ST LAS VEGAS NV	13936415010
GAITAN ERIKA & NELSON ANTONIO JR	6245 CORBETT ST LAS VEGAS NV	13936415013
GARCIA ADELINA	%G CARDENAS 3005-3007 CONTRACT AVE LAS VEGAS NV	13936415007
GARCIA ADELINA	%G CARDENAS 3005-3007 CONTRACT AVE LAS VEGAS NV	13936415006
GOMEZ ARNALDO F REVOCABLE LIV TR	3175 MOUNTAIN SPRING LAS VEGAS NV	16201501007
HARSCH INVESTMENT PPTYS-NV L L C	1121 SW SALMON 5TH FLOOR PORTLAND OR	13936813012
HARSCH INVESTMENT PPTYS-NV L L C	%TAX DEPT P O BOX 2708 PORTLAND OR	13936813010
HARSCH INVESTMENT PPTYS-NV L L C	1121 SW SALMON 5TH FLOOR PORTLAND OR	13936813001
HARSCH INVESTMENT PPTYS-NV L L C	1121 SW SALMON 5TH FLOOR PORTLAND OR	13936813011
HARSCH INVESTMENT PPTYS-NV L L C	%TAX DEPT P O BOX 2708 PORTLAND OR	13936813009
HUYNH VAN	3416 N JACKSON AVE ROSEMEAD CA	16201501005
HUYNH VAN & THANH	3416 N JACKSON AVE ROSEMEAD CA	16201501006
JOB RUSSELL MARITAL INCOME TRUST	9316 TOURNAMENT CANYON DR LAS VEGAS NV	13936812002
JOHNSON MABEL MARIE REV LIV TR	2607 E CHARLESTON BLVD LAS VEGAS NV	16201501003
KELL TERRANCE A	25 N 30TH ST LAS VEGAS NV	13936415011
LA VILLA VEGAS M H P INC	235 MONTGOMERY ST SAN FRANCISCO CA	16201502001
LABARBERA ANTHONY	3199 E CHARLESTON BLVD LAS VEGAS NV	16201510005
LABARBERA ANTHONY	3199 E CHARLESTON BLVD LAS VEGAS NV	16201510006
LITTLE JOSEPH G TRUST	P O BOX 1070 MIRA LOMA CA	13936811018
LOTUS INVESTMENT GROUP INC	6185 S PECOS RD LAS VEGAS NV	16201502002
M J H MECHANICAL INC	%M HAVRDA 3020 BUILDERS AVE LAS VEGAS NV	13936810008
MEADOWS TRAILER PARK L L C	4225 S EASTERN #2 LAS VEGAS NV	16201502003

Report of All Selected Parcels**Case Number:** SDR-40069**Printed On:** Mon: November 8, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
MOJA L L C	P O BOX 60206 LAS VEGAS NV	13936812001
MOJAVE DEV GROUP	%S BELL 2230 GREEN MOUNTAIN CT LAS VEGAS NV	13936810005
MOJAVE DEV GROUP	2230 GREEN MOUNTAIN CT LAS VEGAS NV	13936812005
NEVADA CAR WASH ASSOCIATES L L C	3155 E PATRICK LN #1 LAS VEGAS NV	16201102005
P K C PROPERTIES L L C	5731 STODDARD RD MODESTO CA	13936402013
POND PAUL E JR & BEVERLY DARLENE	6812 E EL CORDOBES LAS VEGAS NV	13936415001
PYLE KENNETH	724 BOOTED EAGLE ST HENDERSON NV	16201510004
RAY ROBERT J	242 JAMESON CIR HENDERSON NV	13936812004
REBEL OIL COMPANY INCORPORATED	2200 S HIGHLAND DR LAS VEGAS NV	16201510001
S F NEVADA L L C	%HARSCH INVEST PPTYS %TAX DEPT P O BOX 2708 PORTLAND OR	13936811012
S F NEVADA L L C	%HARSCH INVEST PPTYS %TAX DEPT P O BOX 2708 PORTLAND OR	13936811001
S F NEVADA L L C	%HARSCH INVEST PPTYS %TAX DEPT P O BOX 2708 PORTLAND OR	13936811002
SANTOS CRISTOBAL ARREAGA LETICIA	58 N 30TH ST #A LAS VEGAS NV	13936414007
SARIN DEVINDER PAL	2649 W FIRST ST SANTA ANA CA	13936402014
SHILL FRANK & RONDA	820 SAN BRUNO AVE HENDERSON NV	16201510003
SIERRA-NEVADA MULTIFAMILY INVEST	%CAMDEN PPTY TRUST %B BANEY 3 GREENWAY PLAZA #1300 HOUSTON TX	16201501002
SO NV REGIONAL HOUSING AUTHORITY	%C ROWE 340 N 11 ST #170 LAS VEGAS NV	13936402016
SOUTH MOJAVE LEASING	2230 GREEN MOUNTAIN CT LAS VEGAS NV	13936812006
SOUTHLAND EMP TR	%AV TAX DEPT P O BOX 711 DALLAS TX	13936812013
T R S LAS VEGAS L L C	P O BOX 17728 DENVER CO	13936813002
TANGREN RICHARD SURVIVORS TR II	3114 E CHARLESTON BLVD LAS VEGAS NV	16201510007
TEOFILOV KRASSIMIR	1943 GOLDEN VISTA DR LAS VEGAS NV	13936812008
TEOFILOV KRASSIMIR T	1943 GOLDEN VISTA DR LAS VEGAS NV	13936812003
TEOFILOV KRASSIMIR T	1943 GOLDEN VISTA DR LAS VEGAS NV	13936812015
TERRY WILLARD & AMBER MAE FAM TR	1055 E 900 S #65 ST GEORGE UT	13936810006
TOPACHIKYAN VIRGINIA	13015 KESWICK ST NO HOLLYWOOD CA	13936415003
VARLEY RICHARD & DEBBIE L FAM TR	728 ORLEANS HENDERSON NV	13936415004
W S BUILDERS INC	%ELDEN ELECTRIC INC %J WETTERLING 3010 BUILDERS AVE LAS VEGAS NV	13936414002
W S BUILDERS INC	%J WETTERLING 3010 BUILDERS AVE LAS VEGAS NV	13936414001
WILLIAMS DONALD E & PATRICIA A	1595 RADWICK DR LAS VEGAS NV	13936810009
YGNELZI E G S L L C	%E YGNELZI 4540 VICKI AVE LAS VEGAS NV	13936813003
YUN SUNG & CHRISTINE M	2316 GREAT ELK DR HENDERSON NV	13936413011

Report of All Selected Parcels**Case Number:** SDR-40069**Printed On:** Mon: November 8, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
YUN SUNG & CHRISTINE M	2316 GREAT ELK DR HENDERSON NV	13936413022
YUN SUNG & CHRISTINE M	2316 GREAT ELK DR HENDERSON NV	13936413017
YUN SUNG & CHRISTINE M	2316 GREAT ELK DR HENDERSON NV	13936413016
YUN SUNG & CHRISTINE M	2316 GREAT ELK DR HENDERSON NV	13936413014
YUN SUNG & CHRISTINE M	2316 GREAT ELK DR HENDERSON NV	13936413015
YUN SUNG & CHRISTINE M	2316 GREAT ELK DR HENDERSON NV	13936413021
YUN SUNG & CHRISTINE M	2316 GREAT ELK DR HENDERSDN NV	13936413020
YUN SUNG & CHRISTINE M	2316 GREAT ELK DR HENDERSON NV	13936413019
YUN SUNG & CHRISTINE M	2316 GREAT ELK DR HENDERSON NV	13936413018
YUN SUNG & CHRISTINE M	2316 GREAT ELK DR HENDERSON NV	13936413012
YUN SUNG & CHRISTINE M	2316 GREAT ELK DR HENDERSON NV	13936413006
YUN SUNG & CHRISTINE M	2316 GREAT ELK DR HENDERSON NV	13936413007
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YUN SUNG & CHRISTINE M	2316 GREAT ELK DR HENDERSON NV	13936413013

Report of All Selected Parcels**Case Number:** SDR-40069**Printed On:** Mon: November 8, 2010

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YUN SUNG & CHRISTINE M	2316 GREAT ELK DR HENDERSON NV	13936413001
YUN SUNG & CHRISTINE M	2316 GREAT ELK DR HENDERSON NV	13936413013



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

December 3, 2010

Mr. Krasimir Teofilov
1943 Golden Vista Drive
Las Vegas, Nevada 89123

**RE: SDR-40069 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF DECEMBER 16, 2010**

Dear Mr. Teofilov:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **December 16, 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, December 10, 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

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

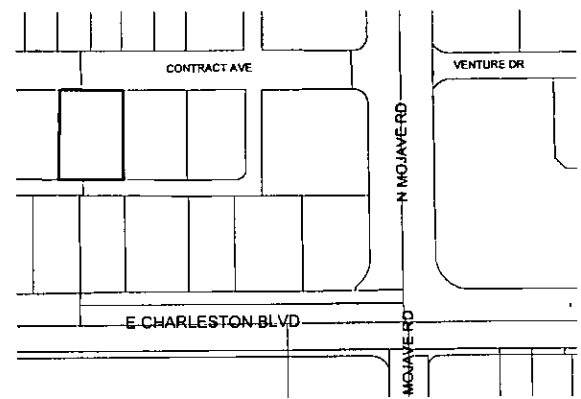
Elizabeth N. Fretwell



Application Information

SDR-40069 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: KRASSIMIR TEOFILOV - Request for a Site Development Plan Review FOR AN EXISTING OUTSIDE STORAGE LOT WITH CHAINLINK FENCING AND BARBED WIRE WHERE SUCH MATERIAL IS PROHIBITED AND A WAIVER TO ALLOW PERIMETER LANDSCAPE BUFFER WIDTHS OF ZERO FEET ALONG THE NORTH PERIMETER WHERE 10 FEET IS REQUIRED AND ZERO FEET ALONG THE EAST AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.31 acres at 3020 Contract Avenue (APN 139-36-812-008), M (Industrial) Zone, Ward 3 (Reese).

Application Location



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

Public Hearing Information

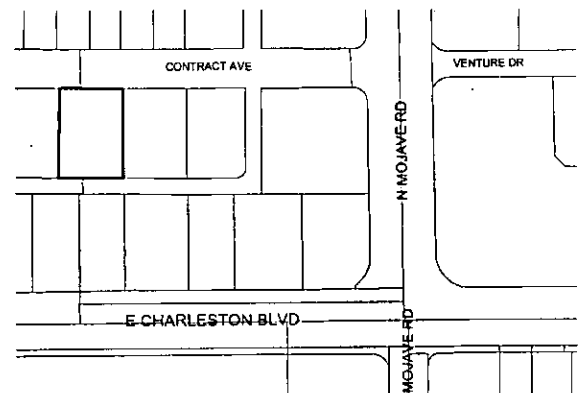
Meeting: Planning Commission
Date: December 16, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

SDR-40069 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: KRASSIMIR TEOFILOV - Request for a Site Development Plan Review FOR AN EXISTING OUTSIDE STORAGE LOT WITH CHAINLINK FENCING AND BARBED WIRE WHERE SUCH MATERIAL IS PROHIBITED AND A WAIVER TO ALLOW PERIMETER LANDSCAPE BUFFER WIDTHS OF ZERO FEET ALONG THE NORTH PERIMETER WHERE 10 FEET IS REQUIRED AND ZERO FEET ALONG THE EAST AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.31 acres at 3020 Contract Avenue (APN 139-36-812-008), M (Industrial) Zone, Ward 3 (Reese).

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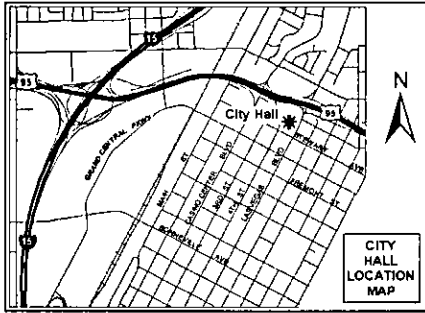
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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

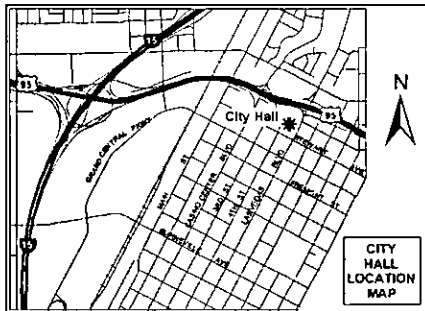
Please use available blank space on card for your comments.

SDR-40069

Planning Commission Meeting of 12/16/2010

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.

SDR-40069

Planning Commission Meeting of 12/16/2010

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 Riekk, Survey (FM, PM, & A's only)
Date: November 18, 2010
Re: **SDR-40069** Krassimir Teofilov 3020 Contract Ave.
Request for a Site Development Plan Review for a proposed parking lot

CONDITIONS OF APPROVAL:

1. Remove all substandard sidewalk improvements, if any, adjacent to this site and replace with new sidewalk meeting current City Standards concurrent with on-site development activities as shown on the approved Site Plan. The existing "pan" style driveways may remain. All existing public improvements damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
2. All landscaping and private improvements, if any, installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

Development Notification

PC Meeting: December 16, 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:

SDR-40069

23

Bonanza Gardens Apartments

Boulder Dam Homesites

Cedar Village Apartments

Charlestonwood Apartments

Church-Noblitt NA

Crestwood NA

Desert Rose Apartments

Downtown Business Operators Council

Encantada Apartments

Ernie Cragin Terrace

Juan Garcia Gardens Apartments

Maverick - Hidden Village Apartments

Mi Casa En El Sol NA

Mirabella Apartments

Oasis Ridge Apartments

Otto Merida Desert Villas Resident Council

Palm Terrace Apartments

Rulon Earl Resident Council

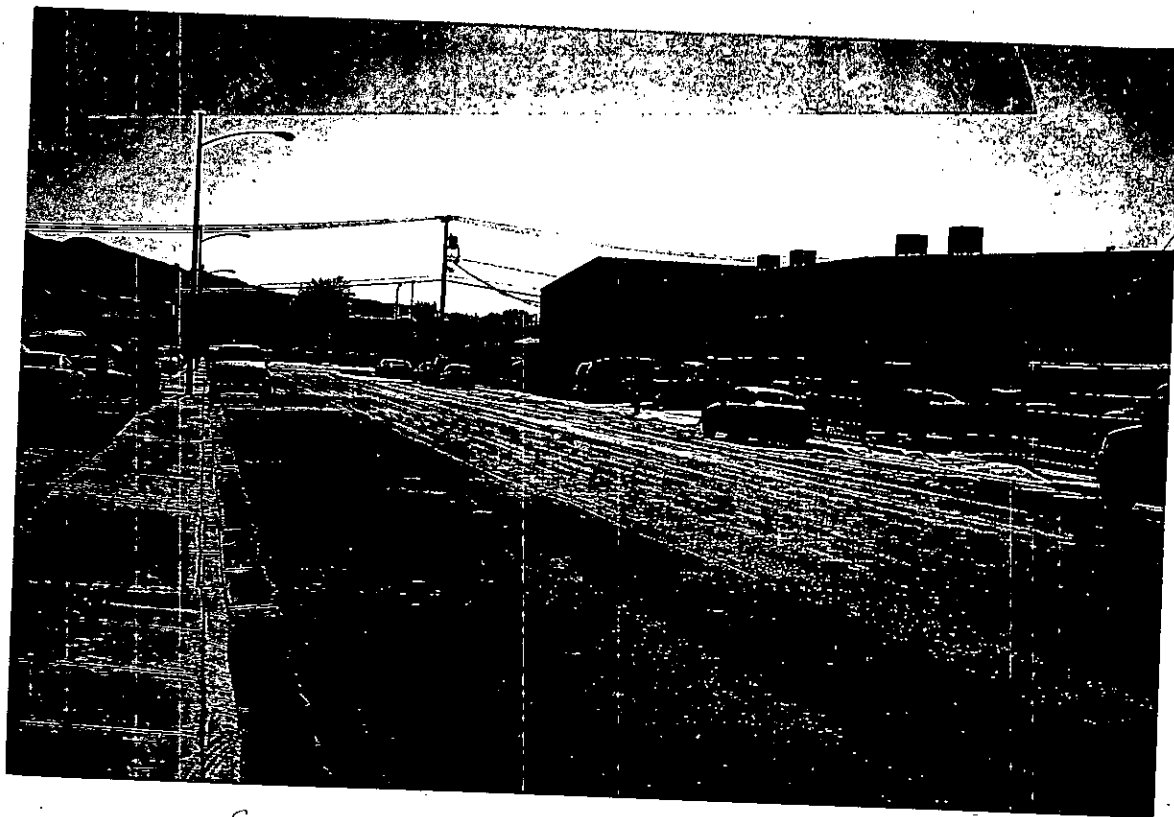
Showboat NA

Stewart Town HOA

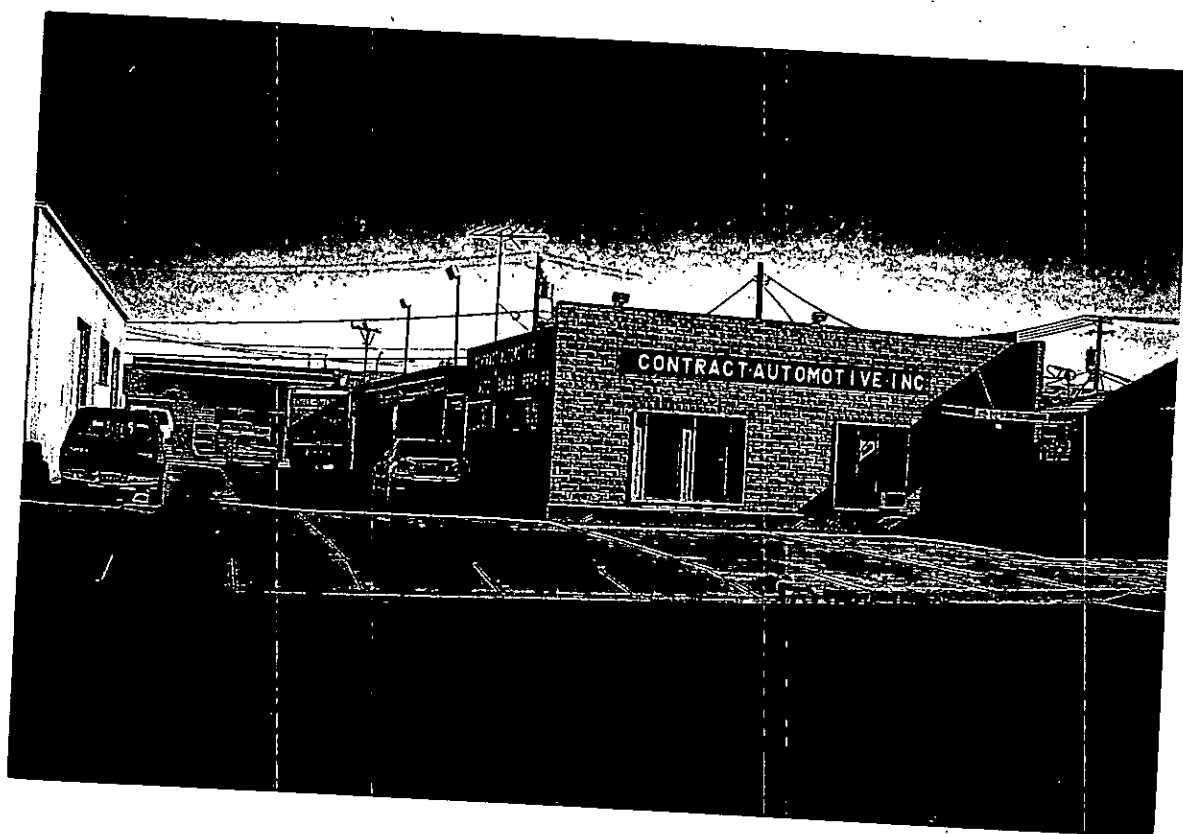
Stewart Villas Apartments

Summer Place Apartments

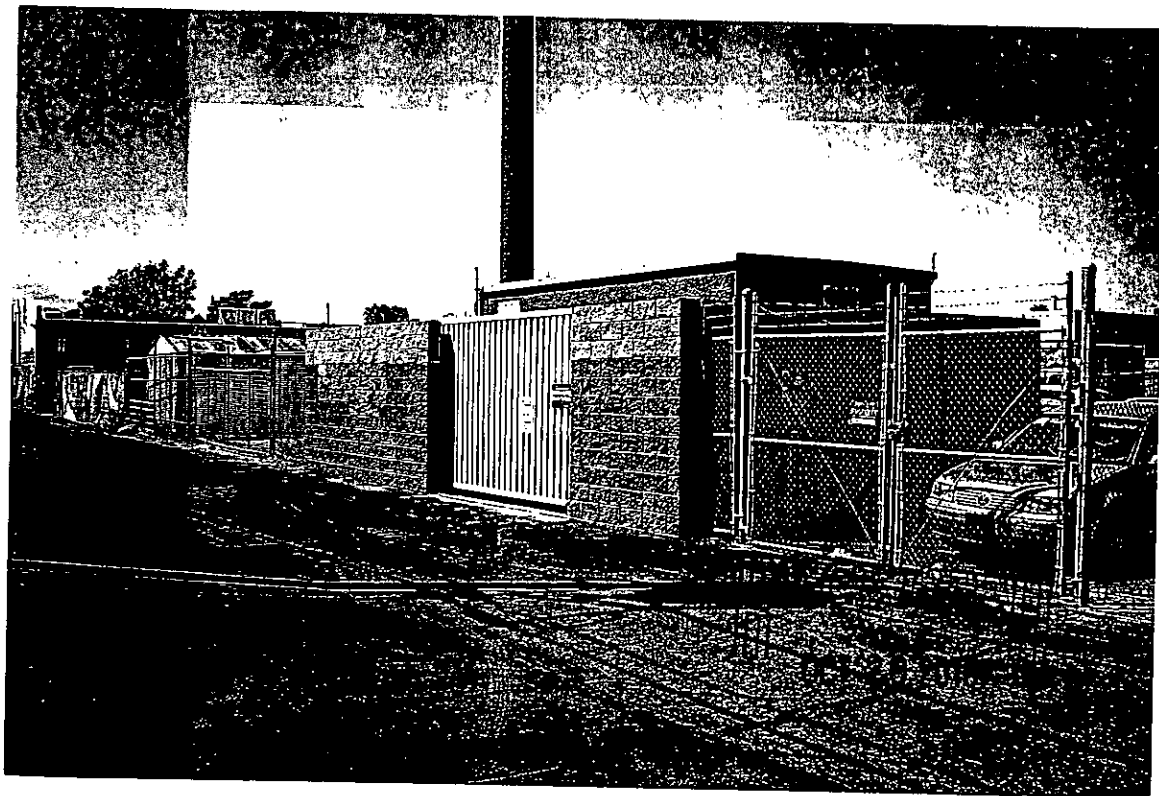
Sunrise Apartments



5

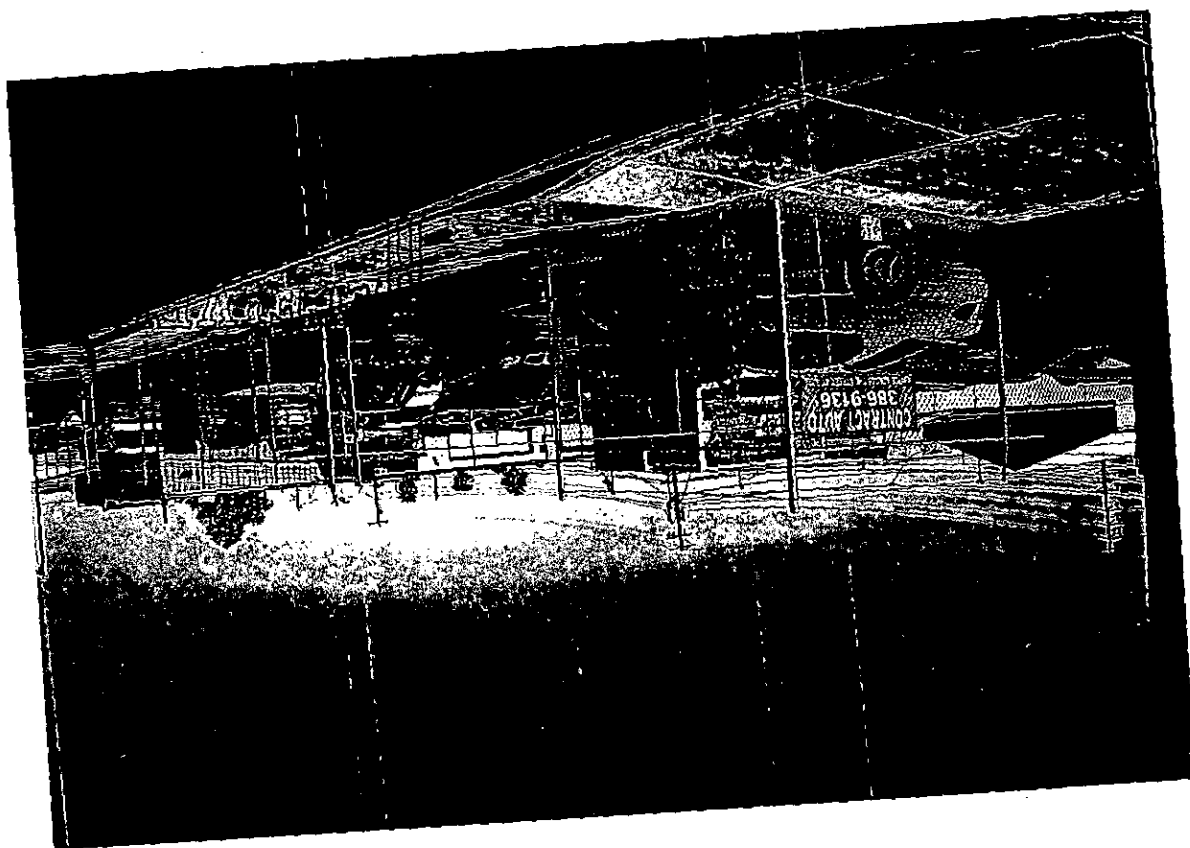


SDR-40069



SDR-40069

SDR-40069



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-40069

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, 2nd Floor
METRO	BRIAN O'CALLAGHAN	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEMUS
*STREETS & SANITATION (DPW)	JERRY WALKER	2875 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2875 RONEMUS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4th Floor
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 Grissom Avenue, Building 11, Suite 103D

*** 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 >**

SDPR
10/26/2010

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

SDR-40069 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER:
KRASSIMIR TEOFILOV - Request for a Site Development Plan Review FOR A PROPOSED PARKING LOT
WITH A WAIVER TO TITLE 19.08.050(E)(4)(a)(ii) TO ALLOW CHAINLINK OR OPEN WIRE FENCING
WHERE SUCH MATERIAL IS PROHIBITED on 0.31 acres at 3020 Contract Avenue (APN 139-36-812-008),
M (Industrial) Zone, Ward 3 (Reese).

PLANNING COMMISSION: **DECEMBER 16, 2010**
CITY COUNCIL: **JANUARY 19, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **NOVEMBER 17, 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:

VK

Report Date 10/26/2010 01:10 PM

Submitted By

Page 1

A/P # 40069 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	10/26/2010 09:14	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

SDR-40069 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: KRASSIMIR TEOFILOV - Request for a Site Development Plan Review FOR A PROPOSED PARKING LOT WITH A WAIVERS OF TITLE 19.08.050(E)(4)(a)(ii) STANDARDS on 0.31 acres at 3020 Contract Avenue (APN 139-36-812-008), M (Industrial) Zone, Ward 3 (Reese).

Parent A/P #

Project # 40069 Project/Phase Name CONTRACT AUTOMOTIVE PARKING LO Phase #
Size/Area 0.31 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13936812008

Location

Owner/Tenant

Contact ID AC1834790 Name KRASSIMIR TEOFILOV
Mailing Address 1943 GOLDEN VISTA DRIVE Organization
City LAS VEGAS State/Province NV
ZIP/PC 89123 Country ☐ Foreign
Day Phone (702)494-9008 x Evening Phone
Fax (702)386-0424 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addressa

3020 CONTRACT AVE
LAS VEGAS, 89101-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13936812008

Report Date 10/26/2010 01:10 PM

Submitted By

Page 2

Applicants/Contacts

Primary Y Capacity OWNER Contact ID AC1834790 ☐ Foreign
Effective Expire
Name KRASSIMIR TEOFILOV
Day Phone (702)494-9008 x Eve Phone Organization
Pager PIN # Position
Fax (702)386-0424 Mobile Profession
E-Mail
Address 1943 GOLDEN VISTA DRIVE
LAS VEGAS, NV 89123
Seasonal Addr

Valid From To
Comments No Comments

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	10/26/2010 09:17	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	10/26/2010 09:17	30.00
PROCESSING FEE	P	10/26/2010 09:17	500.00
Total Unpaid	0.00	Total Paid	1030.00

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 (SDR) Modified By GKAPOVICH Modified Date/Time 10/26/2010 09:14
Comments
No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plans (6 Folded Blue Lines, 1 Rolled Color)
Y Application/Petition Form	N Landscape Plan (1 Folded, 1 Rolled Color)
Y Deed and Legal Description	Y Building Elevations (1 Folded, 1 Rolled Color)
Y Justification Letter	N Floor Plan (1 Folded, 1 Rolled)
Y Color and Material Board	Y Laser Print Site Plan
N DINA (Not Always Required)	N Laser Print Floor Plan
Y Statement of Financial Interest	Y Laser Print Elevation

Y Business Licensing Requirements Met

N Business License Exempt

Report Date 10/26/2010 01:10 PM

Submitted By

Page 3

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

Z-LEGAL N			984224	10/26/2010 09:14	
--------------	--	--	--------	------------------	--

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.

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance?

N Parent Project link required?

Y Will this go to the City Council?

Is there a condition of approval for a Required Review?

Hearing Type

Public, Non-Public, AdminPUBLIC

If yes, when does it need to be reviewed?

Staff Recommendation

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
--	--------------------------	-------------------------------	---------------	-----------	----------	-------------

12/16/2010	PC	SCHEDULED		0	0	0
GKAPOVICH	10/26/2010					

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#	890381	10/26/2010 09:19		0.00
KRAZSIMIR TEOFILOV; CONTRACT AUTOMOTIVE INC; CK#5058; 702-494-9008;					

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: PARKING LOT
 Project Address (Location) 3020 CONTRACT AVE. L.V. 89101
 Project Name CONTRACT Automotive parking lot Proposed Use PARKING LOT
 Assessor's Parcel #(s) 13936812008 Ward # 3
 General Plan: existing LIR proposed _____ Zoning: existing M proposed _____
 Commercial Square Footage 0.31 ACRES Floor Area Ratio _____
 Gross Acres 0.31 ACRES Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER KRASSIMIR TEOFILOV Contact _____
 Address 1943 GOLDEN VISTA DR. Phone: 4949008 Fax: 3860424
 City L.V. N.V. State N.V. Zip 89123
 E-mail Address KTCONTRACT@YAHOO.COM

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

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

Property Owner Signature* Krassimir Teofilov

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

Print Name KRASSIMIR TEOFILOV

Subscribed and sworn before me

This 25 day of October, 20 10

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-40069</u>
Meeting Date:	<u>12/16/10 PC</u>
Total Fee:	<u>\$1,030</u>
Date Received:	<u>10/26/10</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

OCT 26 2010



NEVADA INDIVIDUAL ACKNOWLEDGMENT

State of NEADA }
County of CLARK } ss.

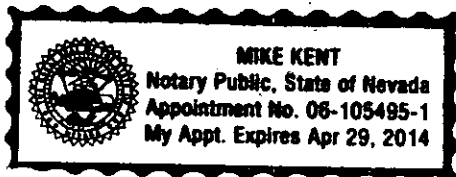
This instrument was acknowledged before me

on this the 25 day of October, 2010, by
Day Month Year



(1) KRASSIMIR TEBILOV (.)
Name of Signer

(and



(2) *N/A* (.)
Name of Signer

Place Notary Seal and/or Stamp Above

[Signature]
Signature of Notary Public

OPTIONAL

Though the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Application/Petition
Form

Document Date: 10/25/10 Number of Pages: 1

Signer(s) Other Than Named Above: *N/A*

RIGHT
THUMBPRINT
OF SIGNER #1
Top of thumb
here

RIGHT
THUMBPRINT
OF SIGNER #2
Top of thumb
here

RECEIVED
OCT 26 2010



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-40069** APN: _____

Name of Property Owner: KRASSIMIR TEOFILOV

Name of Applicant: _____

Name of Representative: _____

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: KRASSIMIR TEOFILOV

Print Name: KRASSIMIR TEOFILOV

STATE OF NEVADA COUNTY OF CLARK
Subscribed and sworn before me

This 25 day of October, 2010

[Signature]
Notary Public in and for said County and State



RECEIVED
OCT 26 2010

JUSTIFICATION LETTER

Re: CONTRACT AUTOMOTIVE -PARKING LOT-
APN# 139-36-812-008 0.31 Acres

With this letter we are requesting a waiver of landscape standards on the above mentioned parcel with Zoning District "M". I am the owner of the above mentioned parcel and have been conducting business on the same for the past eighteen (18) years. Using this parcel as a parking lot.

Due to the zoning "M" of this property, I have had no problems whatsoever with having no landscape. Moreover, all of the adjacent parcels in the same area have no landscape per City of Las Vegas requirements.

Importantly, I have secured the support and approval of all of my neighboring parcel owners who have signed a petition in support of my request.

In this economic slow down and with sales on a sharp decline, I am hopeful that I will receive your full support as I am struggling to stay afloat with my business.

I am thankful in advance for your consideration and hopeful that this letter will suffice in resolving this matter, so I can continue with my day to day business schedule.

K Teofilov 10/25/10
Krasimir Teofilov

Darina Staneva 10-25-10
Darina Staneva

RECEIVED
OCT 26 2010
SDR-40069

JUSTIFICATION LETTER

Re: CONTRACT AUTOMOTIVE -PARKING LOT-
APN# 139-36-812-008 0.31 Acres

This letter is regarding the existence of the wire fence on the above mentioned parcel with Zoning District "M". I am the owner of the above mentioned parcel and have been conducting business on the same for the past eighteen (18) years, the wire fence was already in existence and I have left it intact since.

Due to the zoning of this property, I have had no problems whatsoever in using my property with this wire fence. Moreover, all of the adjacent parcels in the same area are also enclosed with wire fences.

I am herewith requesting that I am allowed to keep the wire fence as is. It is functional and in good condition. Importantly, I have secured the support and approval of all of my neighboring parcel owners who have signed a petition in support of my request.

In this economic slow down and with sales on a sharp decline, I am hopeful that I will receive your full support as I am struggling to stay afloat with my business.

I am thankful in advance for your consideration and hopeful that this letter will suffice in resolving this matter.

K. Teofilov 10/25/10
Krasimir Teofilov

Darina Staneva 10-25-10
Darina Staneva

RECEIVED
OCT 28 2010
SDR-40069

BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW:

LICENSE #: A16-01195-3-026227

DATE ISSUED: 05/08/00

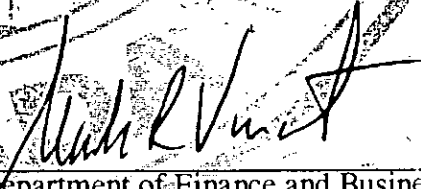
TYPE OF LICENSE: AUTO REPAIR & SALES

BUSINESS LOCATION: 3029 CONTRACT AV

ISSUE TO:

CONTRACT AUTOMOTIVE INC
3029 CONTRACT AVE
LAS VEGAS NV 89101-4905

PRINCIPAL(S)
TEOFILOV KRASSIMIR T. TREAS


Director, Department of Finance and Business Services

Post in a conspicuous place.

RECEIVED
OCT 26 2010



**State of Nevada
Department of Motor Vehicles
Occupational and Business Licensing Section**

CONTRACT AUTOMOTIVE
3029 CONTRACT AVE
LAS VEGAS NV 89101-4905

License #: D0000184

TYPE OF LICENSE : DEALER
USED MOTOR VEHICLE

**THIS DOCUMENT AUTHORIZES YOU TO ENGAGE IN BUSINESS AS A LICENSEE OF THE
DEPARTMENT OF MOTOR VEHICLES UNTIL 12-31-2010. THIS LICENSE IS
NON-TRANSFERABLE.**

RECEIVED
OCT 26 2010

CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER

20040220
02967

RECORDED AT THE REQUEST OF:

LAND: TITLE OF NEVADA

RE-SP-2004 14:41 CDB

OFFICIAL RECORDS

BOOK/INSTR: 20040220-02967

PAGE COUNT: 8

FEE: 40.00
REIT: 612.00

NON-COMPLIANCE CHARGE INC: 25.00

APN 139-36-812-008
Affix R.P.T.T. \$612.00
ESCROW NO. 13010360-VR
WHEN RECORDED MAIL DEED AND TAX
STATEMENTS TO:
Krassimir Teofilov
1943 Golden Vista Drive
Las Vegas, NV 89123

GRANT, BARGAIN, SALE DEED

EXECUTED IN COUNTERPART TO OBTAIN SIGNATURES
THIS INDENTURE WITNESSETH: That: Elden D. Clifford and Catherine L. Clifford, husband
and wife, Ange Zimmerman, Trustee of Place Family Trust u/d/t 3-9-83 AND individually,
Gene Place, an unmarried man;
Donna Place, an unmarried woman;
Shane Place, an unmarried man and Lonny A. Zimmerman a married man and spouse of
Ange Zimmerman named above
in consideration of \$10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to Krassimir Teofilov and Darina Staneva *, all that real property situate in the
County of Clark, State of Nevada, bounded and described as follows: LOT NINE (9) IN BLOCK
TWO (2) OF EAST PARK INDUSTRIAL SUBDIVISION UNIT NO. 1, AS SHOWN BY MAP
THEREOF ON FILE IN BOOK 10 OF PLATS, PAGE 69, IN THE OFFICE OF THE COUNTY
RECORDER OF CLARK COUNTY, NEVADA.

SUBJECT TO:
1. Taxes for the current fiscal year, and any and all taxes (including supplemental
taxes) and assessments levied or assessed after the recording date of this
document.
2. Rights of way, reservations, restrictions, easements and conditions of record.
* HUSBAND AND WIFE AS JOINT TENANTS

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

Witness my our hand(s) this 29 day of Dec, 2003

Elden D. Clifford
Elden D. Clifford

Catherine L. Clifford
Catherine L. Clifford

Ange Zimmerman
Ange Zimmerman, individually and as trustee
Donna Place
Donna Place

Gene Place
Gene Place

Shane Place
Shane Place

SEE EXHIBIT 'A' ATTACHED FOR NOTARY(IES)

RECEIVED
OCT 20 2010

20040220
02987

APN: 139-36-812-008
Affix R.P.T.T. \$612.00
ESCROW NO. 13030360-VR
WHEN RECORDED MAIL DEED AND TAX
STATEMENTS TO:
Krassimir Teofilov
1943 Golden Vista Drive
Las Vegas, NV 89123

GRANT, BARGAIN, SALE DEED

EXECUTED IN COUNTERPART TO OBTAIN SIGNATURES

THIS INDENTURE WITNESSETH: That: Elden D. Clifford and Catherine L. Clifford, husband and wife; Ange Zimmerman, Trustee of the Place Family Trust u/d/t 3-9-83 AND individually Gene Place, an unmarried man;

Donna Place, an unmarried woman;

Shane Place, an unmarried man and Lonny A. Zimmerman, married man and spouse of Ange Zimmerman, in consideration of \$10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Krassimir Teofilov and Darina Staneva, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows: LOT NINE (9) IN BLOCK TWO (2) OF EAST PARK INDUSTRIAL SUBDIVISION UNIT NO. 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 10 OF PLATS, PAGE 69, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

SUBJECT TO:

1. Taxes for the current fiscal year, and any and all taxes (including supplemental taxes) and assessments levied or assessed after the recording date of this document.
2. Rights of way, reservations, restrictions, easements and conditions of record.

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

Witness my/our hand(s) this 29TH day of DEC, 2003.

Elden D. Clifford

Catherine L. Clifford

Ange Zimmerman

LONNY A. ZIMMERMAN

Donna Place

Gene Place

Shane Place

SEE EXHIBIT 'A' ATTACHED FOR NOTARY (IES)

RECEIVED
OCT 26 2010

20040220
02987

APN: 139-36-812-008
Affix R.P.T.T. \$612.00
ESCROW NO. 13030360-VR
WHEN RECORDED MAIL DEED AND TAX
STATEMENTS TO:
Krassimir Teofilov
1943 Golden Vista Drive
Las Vegas, NV 89123

GRANT, BARGAIN, SALE DEED

EXECUTED IN COUNTERPART TO OBTAIN SIGNATURES

THIS INDENTURE WITNESSETH: That: Elden D. Clifford and Catherine L. Clifford, husband and wife; Ange Zimmerman, TRUSTEE OF THE PLACE FAMILY TRUST U/D/T 3-9-83 AND INDIVIDUALLY Gene Place; AN UNMARRIED MAN

Donna Place, an unmarried woman;
Shane Place, an unmarried man and Lonny A. Zimmerman a married man and spouse of Ange Zimmerman named above in consideration of \$10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Krassimir Teofilov and Darina Staneva, all that real property situate in the County of Clark, State of Nevada, bounded and described as follows: LOT NINE (9) IN BLOCK TWO (2) OF EAST PARK INDUSTRIAL SUBDIVISION UNIT NO. 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 10 OF PLATS, PAGE 69, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

SUBJECT TO:
1. Taxes for the current fiscal year, and any and all taxes (including supplemental taxes) and assessments levied or assessed after the recording date of this document.
2. Rights of way, reservations, restrictions, easements and conditions of record.

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

Witness my/our hand(s) this 9th day of January, 2004.

Elden D. Clifford

Catherine L. Clifford

Ange Zimmerman

Donna Place

Gene Place

Shane Place

SEE EXHIBIT 'A' ATTACHED FOR NOTARY(IES)

RECEIVED
OCT 26 2010

20040220
02967

APN: 139-36-812-008
Affix R.P.T.T. \$612.00
ESCROW NO 11030360-VR
WHEN RECORDED MAIL DEED AND TAX
STATEMENTS TO:
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1943 Golden Vista Drive
Las Vegas, NV 89123

GRANT, BARGAIN, SALE DEED

EXECUTED IN COUNTERPART TO OBTAIN SIGNATURES

THIS INDENTURE WITNESSETH: That: Elden D. Clifford and Catherine L. Clifford, husband and wife, Ange Zimmerman, Trustee of the Place Family Trust u/d/t 3-9-83 AND individually Gene Place, an unmarried man; Donna Place, an unmarried woman; Shane Place, an unmarried man AND Lonny A. Zimmerman, a married man and spouse of Ange Zimmerman named above in consideration of \$10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Krasimir Teofilov and Barina Staneva, all that real property situate in the County of Clark, State of Nevada, bounded and described as follows: LOT NINE (9) IN BLOCK TWO (2) OF EAST PARK INDUSTRIAL SUBDIVISION UNIT NO. 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 10 OF PLATS, PAGE 69, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

SUBJECT TO:
1. Taxes for the current fiscal year, and any and all taxes (including supplemental taxes) and assessments levied or assessed after the recording date of this document.
2. Rights of way, reservations, restrictions, easements and conditions of record.

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

Witness my/our hand(s) this _____ day of _____, 2004.

Elden D. Clifford

Catherine L. Clifford

Ange Zimmerman

Donna Place

Gene Place

Shane Place

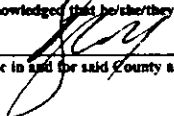
SEE EXHIBIT 'A' ATTACHED FOR NOTARY(IES)

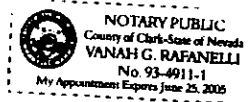
RECEIVED
OCT 26 2010

20040220
02987

STATE OF NEVADA
COUNTY OF Clark

On 12-29-08, personally appeared before me, a Notary Public, Elden D. Clifford, Catherine L. Clifford, Ange Zimmerman and Donna Pace
personally known (or proven) to me to be the person(s) whose name(s) is/are subscribed to the within
instrument who acknowledged that he/she/they executed the instrument.


Notary Public in and for said County and State.



RECEIVED
OCT 26 2010

RECEIVED
OCT 26 2010

20040220

Notarial Seal
Doreen A. Burger, Notary Public
Upper Meruge Twp., Laramie County
My Commission Expires May 6, 2006
Member, Nevada Association of Notaries

STATE OF NEVADA
COUNTY OF Clark

Notary Public
to sign

On, 1st of March personally appeared before me, a Notary Public,

personally known (or proven) to me to be the person(s) whose name(s) is/are subscribed to the within instrument who acknowledged that he/she/they executed the instrument.

Doreen A. Burger
Notary Public in and for said County and State.

RECEIVED
OCT 26 2010

20040220
02987

STATE OF NEVADA Texas
COUNTY OF Clark Tarrant

On, June 2, 2004, personally appeared before me, a Notary Public,
Gene Place

personally known (or proven) to me to be the person(s) whose name(s) is/are subscribed to the within
instrument who acknowledged that he/she/they executed the instrument.

Sandra Green
Notary Public in and for said County and State.



RECEIVED
OCT 26 2010

RECEIVED
OCT 26 2010

EXHIBIT "A"

LEGAL DISCRIPTION

That certain parcel of land as described in a grant, bargain & sale deed recorded February 20, 2004 in book 20040220 as instrument No. 02967 in the Clark County records office, Clark County, Nevada: lying within the South half (S1/2) of the South half (S1/2) of section 36, township 20 south, range 61 east, M.O.M.

RECEIVED
OCT 26 2010