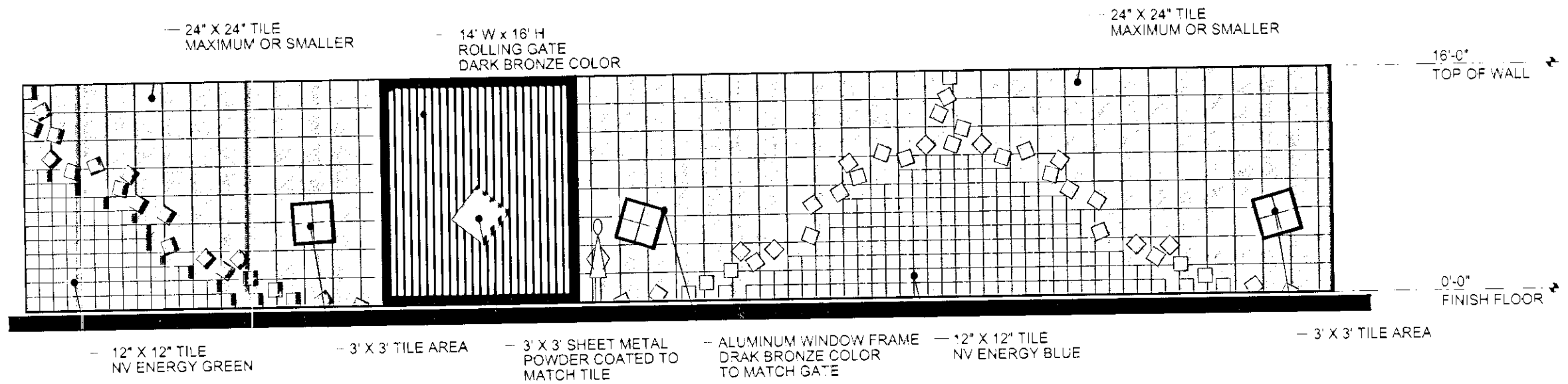


TILE / GROUT DESIGN:
 TILE AND GROUT ARE TO BE AS
 GRAFFITI RESIST AS POSSIBLE
 SO THAT REMOVAL OF GRAFFITI
 IS SIMPLIER AND THAT THE ANTI-
 GRAFFITI ABILITY DOES NOT WEAR OFF
 AFTER REMOVING GRAFFITI.

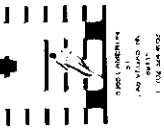
GATE DESIGN:
 OUTER FRAME - 10" X 6" TUBE STEEL
 FRAME TO BE 14' WIDE X 16' HIGH
 FIELD - 4" X 4" TUBE STEEL
 VERTICAL SECTION TO BE SPACED
 MAXIMUM OF 4" ON CENTER
 SCREENING - PERFORATED METAL WITH MAXIMUM 30% OPEN AREA .
 TYPICAL HOLE SIZE TO BE NO BIGGER THAN 1/8".
 APPLIED TO BACK SIDE OF GATE FOR ENTIRE WIDTH AND HEIGHT
 FINISH - POWDER COAT TO MATCH BRONZE WINDOW FRAMES



PILE OF TILE

1 ELEVATION - PILE OF TILE

Scott L. Baker,
 Architect, Inc.



NV ENERGY
 COMMERCE SUBSTATION
 SCREEN WALL DESIGN

Number	Date	Description
1	10/12/10	REVISIONS

10-125
 Project Number
 DECEMBER 7, 2010
 SLB
 SLB
 SLB

GPA-40043 ZON-40044
 VAR-40434 SDR-40432
 REVISED

ELEVATION
 PILE OF TILE
 A2.1

REZONING Parcel: 139-33-811-007

ZON - 40044



ZONING

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

FROM C-M TO C-V



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only. Geographic Information System Planning & Development Dept. 702-229-8301



Printed: October 28, 2010

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11x17 ORIGINAL

MAP LEGEND

- PARCEL BOUNDARY
- SUBD BOUNDARY
- - - ROAD EASEMENT
- PW/LD BOUNDARY
- - - NDN-PARCEL LOT LINE
- MATCH LINE / LEADER LINE
- ROAD ID NUMBER

ASSASSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

AVERAGE AS VALUE 35

001 PARCEL NUMBER
1.00 ACREAGE
202 PARCEL SUB/SED NUMBER
PB 25-45 PLAT RECORDING NUMBER
5 BLDCK NUMBER
5 LOT NUMBER
GL5 GOV. LOT NUMBER

T20S R61E

R61E	R62E
125	123
138	140
163	161

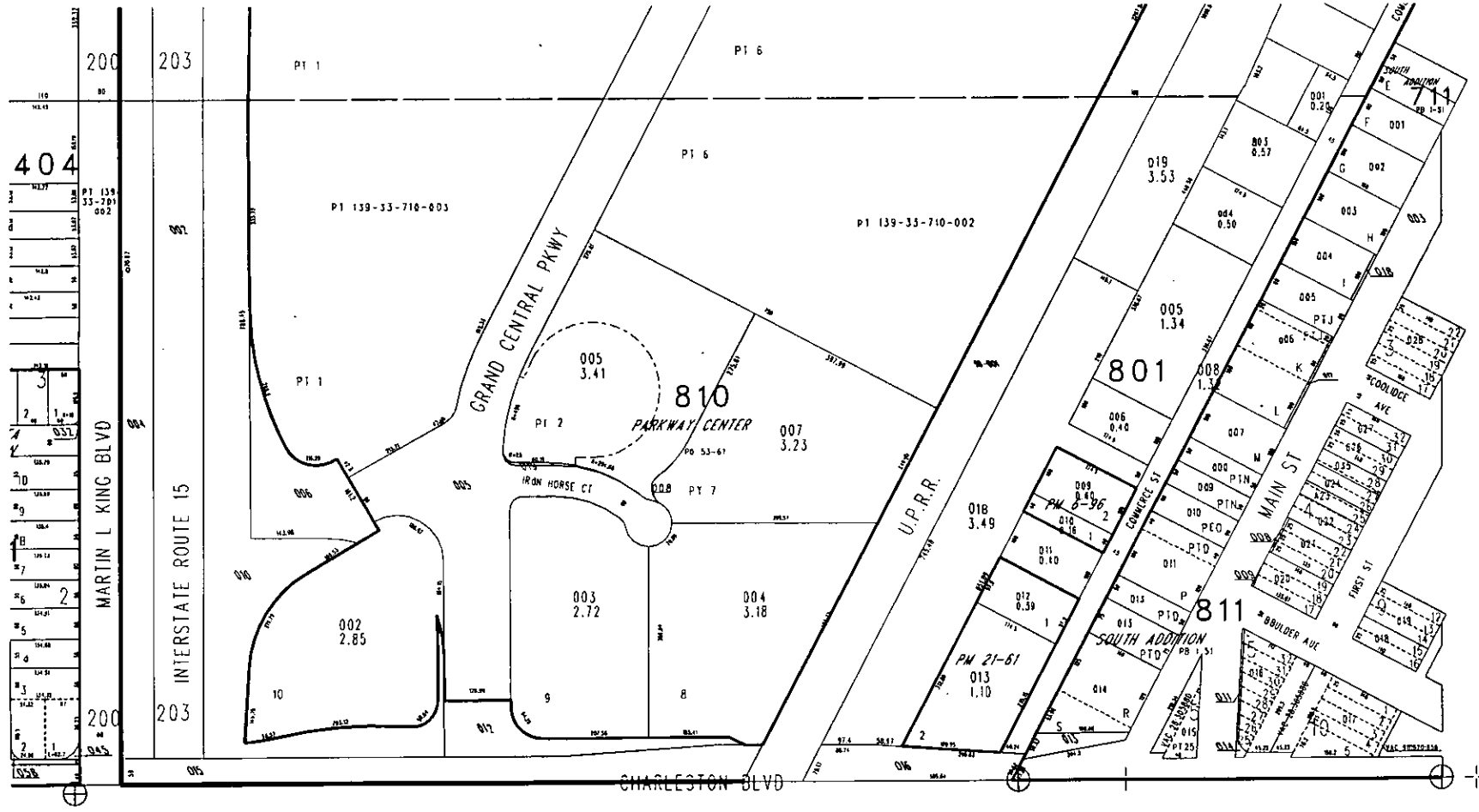
33

4	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

S 2 SE 4

8	4	1	8	A
5	1	5	1	
6	2	6	2	
7	3	7	3	
6	4	8	4	
5	1	5	1	

139-33-8



TAX DIST 200,203

Application Conference		CITY OF LAS VEGAS Plann' & Development Department SUBMITTAL CHECKLIST		Additional Notes	
Item Required	YES	NO			
APPLICATION					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Signed and notarized by <i>all</i> 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"/>	<i>Detailed</i> justification letter			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Full size, rolled, color copy of <i>all</i> plans and elevations			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Correct fee(s): \$ <u>700</u> \$ <u>500</u> \$ <u>-</u> Total = \$ <u>1,200</u>			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Assessor Parcel Map			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement of Financial Interest			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Impact Notice and Assessment (DINA)			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project of Regional Significance			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Business Licenses (Owner, Applicant, Representative)			
SITE PLAN			Folded Plans: <u>6</u>	Rolled/Colored Plans: <u>1</u>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	North arrow, scale, and vicinity map			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> property lines and present dimensions labeled			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> building setbacks labeled			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> adjacent existing land uses and street names labeled			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> points of ingress and egress shown			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ADA accessibility requirements shown/labeled			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parking standard(s) utilized: _____			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parking space count and typical dimensions labeled			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	#regular	#compact	#handicap	Total
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN			Folded Plans:	Rolled/Colored Plans:	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	North arrow, scale, and vicinity map			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> property lines and present dimensions labeled			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> required perimeter landscape planters shown			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> required parking lot fingers/islands shown			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover			
BUILDING ELEVATIONS			Folded Plans:	Rolled/Colored Plans:	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scale and building dimensions labeled			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	North, south, east, and west elevations of <i>all</i> buildings			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> building materials and colors noted			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8" x 10" photo of original color and material board			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> wall sign locations shown and sizes noted			
FLOOR PLANS			Folded Plans:	Rolled Plans:	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scale and building dimensions labeled			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> building entrances/exits shown			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Use of <i>all</i> rooms noted/labeled			

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

Applicant: CITY OF LAS VEGAS Application Type: REZONING (C-191 TO C-V)

APN: 139-33-811-007 Location: 1004 S MAIN STREET

Planner: [Signature] Pre-App Meeting Date: 10/22/10 Earliest PC Date: 1/22/11



February 17, 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. Tom Dombrowski
NV Energy
PO Box 98910
Las Vegas, Nevada 89193

RE: ZON-40044 -- REZONING
RELATED TO GPA-0043, VAR-40434 AND SDR-40432
CITY COUNCIL MEETING OF FEBRUARY 16, 2011

Dear Mr. Dombrowski:

The City Council at a regular meeting held February 16, 2011, APPROVED the request for a Rezoning FROM: C-M (COMMERCIAL/INDUSTRIAL) TO: C-V (CIVIC) on 0.37 acres at 1004 South Main Street (APN 139-33-811-007). The Notice of Final Action was filed with the Las Vegas City Clerk on February 17, 2011.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gabriela Portillo-Brenner".

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

cc: Mr. Peter Lowenstein
City of Las Vegas
Planning and Development Department
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89107

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-06-09



January 26, 2011

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

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

**RE: ZON-40044 - REZONING RELATED TO GPA-0043, VAR-40434 AND
SDR-40432
PLANNING COMMISSION MEETING OF JANUARY 25, 2011**

Dear Mr. Dombrowski:

Your request for a Rezoning FROM: C-M (COMMERCIAL/INDUSTRIAL) TO: C-V (CIVIC) on 0.37 acres at 1004 South Main Street (APN 139-33-811-007), Ward 3 (Reese), was considered by the Planning Commission on January 25, 2011.

The Planning Commission voted to recommend **APPROVAL** of your request.

This item will be considered by the City Council on February 16, 2011, 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,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Peter Lowenstein
City of Las Vegas
Planning and Development Department
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89107

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



January 13, 2011

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

**RE: ZON-40044 - REZONING RELATED TO GPA-40043, ZON-40044,
VAR-40434 AND SDR-40432
PLANNING COMMISSION MEETING OF JANUARY 25, 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

Dear Mr. Dombrowski:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **January 25, 2011** 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 **Wednesday, January 19, 2011** 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,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Peter Lowenstein
City of Las Vegas
Planning and Development Department
400 Stewart Avenue
Las Vegas, Nevada 89101

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

FM-0044-08-09



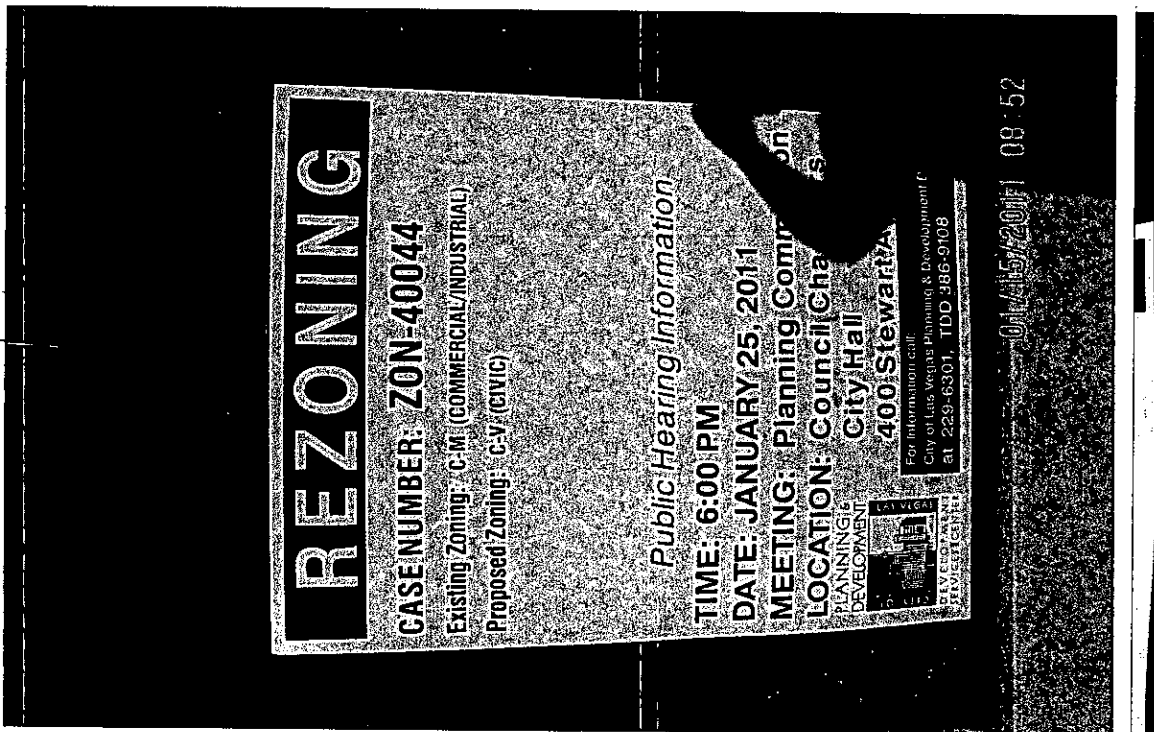
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: ZON-40044

MEETING DATE: 01/25/11 PC

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



[Signature]
Signature

1-15-10
Date

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



C

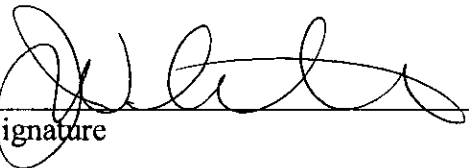
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Zoning
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MAIN



 Signature

1-15-10
 Date

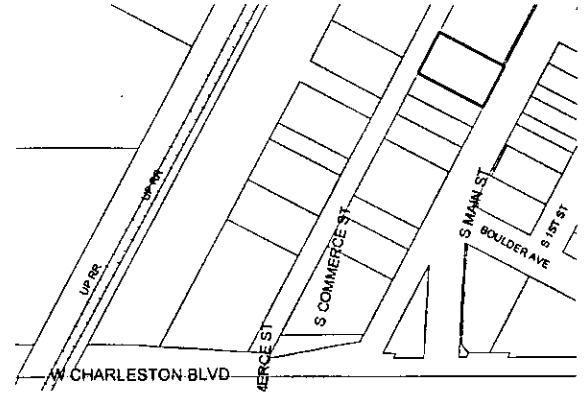
This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

Application Information

GPA-40043 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NEVADA POWER COMPANY - Request for a General Plan Amendment FROM: C (COMMERCIAL) TO: PF (PUBLIC FACILITIES) on 0.37 acres at 1004 South Main Street (APN 139-33-811-007), Ward 3 (Reese).

ZON-40044 - REZONING RELATED TO GPA-40043 - PUBLIC HEARING - APPLICANT: NV ENERGY - OWNER: NEVADA POWER COMPANY - Request for a Rezoning FROM: C-M (COMMERCIAL/INDUSTRIAL) TO: C-V (CIVIC) on 0.37 acres at 1004 South Main Street (APN 139-33-811-007), Ward 3 (Reese).

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: *January 25, 2011*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

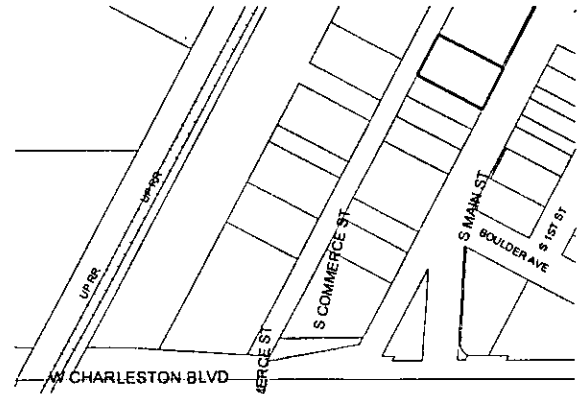
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development 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-40043 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NEVADA POWER COMPANY - Request for a General Plan Amendment FROM: C (COMMERCIAL) TO: PF (PUBLIC FACILITIES) on 0.37 acres at 1004 South Main Street (APN 139-33-811-007), Ward 3 (Reese).

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Application Location



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

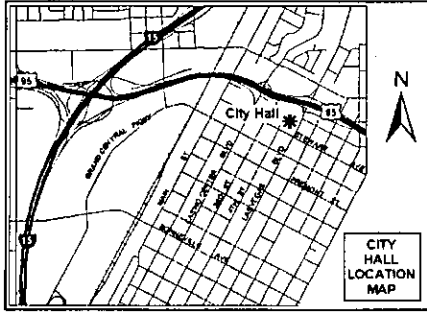
Public Hearing Information

Meeting: Planning Commission
Date: *January 25, 2011*
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>.

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

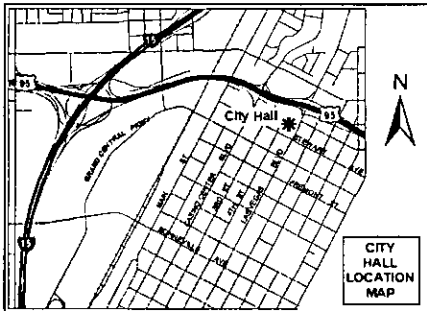
Please use available blank space on card for your comments.

GPA-40043 & ZON-40044

Planning Commission Meeting of 1/25/2011

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-40043 & ZON-40044

Planning Commission Meeting of 1/25/2011

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: November 15, 2010
Re: **ZON-40044** City of Las Vegas 1004 S. Main St.
Request for Rezoning from C-M to C-V on 0.37 acres

COMMENTS:

We have no comment on the Request for a Rezoning From: C-M (Commercial/Industrial) TO: C-V (Civic) on 0.37 acres at 1004 South Main Street.

Development Notification

PC Meeting: January 25, 2011.

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-40044

18b The Las Vegas Arts District

Beverly Green NA

Downtown Business Operators Council

Fremont Street Experience Business Association

Gateway Neighborhood Association

Glen Heather Estates NA

Horizon Studio Apartments

Huntridge Park NA

John S. Park NA

L'Octaine Apartments Resident Council

Newport Lofts

Orleans Square NA

Rancho Manor NA

Rancho Oakey NA

Sahara - Southridge Association of Business

Saratoga Meadows NA

Scotch Eighty Owners' Association

Southridge NA

Towne Terrace Apartments

Village Paseo HOA

West Huntridge NA

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

FROM: PLANNING AND DEVELOPMENT

ZON-40044

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

GPA-40043 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NEVADA POWER COMPANY - Request for a General Plan Amendment FROM: C (COMMERCIAL) TO: PF (PUBLIC FACILITIES) on 0.37 acres at 1004 South Main Street (APN 139-33-811-007), Ward 3 (Reese).

ZON-40044 - REZONING RELATED TO GPA-40043 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NEVADA POWER COMPANY - Request for a Rezoning FROM: C-M (COMMERCIAL/INDUSTRIAL) TO: C-V (CIVIC) on 0.37 acres at 1004 South Main Street (APN 139-33-811-007), Ward 3 (Reese).

PLANNING COMMISSION: **JANUARY 25, 2011**

CITY COUNCIL: **FEBRUARY 16, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **DECEMBER 22, 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:

Report Date 11/03/2010 02:50 PM

Submitted By

Page 1

A/P # 40044 REZONING

Application Information

Stages

	Date / Time	By	Date / Time	By
Processed	10/22/2010 16:16	982721	Temp COO	
Approved			COO issued	
Final			Expires	

Associated Information

Type of Work	# Plans	0	Valuation	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	

Description of Work

ZON-40044 - REZONING RELATED TO GPA-40043 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NEVADA POWER COMPANY - Request for a Rezoning FROM: C-M (COMMERCIAL/INDUSTRIAL) TO: C-V (CIVIC) on 0.37 acres at 1004 S Main Street (APN 139-33-811-007), Ward 3 (Reese).

Parent A/P # 40043
Project # 40044 Project/Phase Name NV ENERGY SERVICE SUBSTATION Phase #
Size/Area 0.37 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13933811007

Location

Owner/Tenant

Contact ID AC475351 Name NEVADA POWER COMPANY
Mailing Address P O BOX 98910 Organization % LAND SERV STA #9
City LAS VEGAS State/Province NV
ZIP/PC 89193-8910 Country Foreign
Day Phone (702)227-2421 x Evening Phone
Fax (702)402-5064 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

1004 S MAIN ST
LAS VEGAS. 89106-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13933811007

Report Date 11/03/2010 02:50 PM

Submitted By

Page 3

REZONING

N DINA Required? N PRS Y Parent required? Zoning Information

Final City Council letter received

Annotated minutes received

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				

0.37	C-M		C-V				
	PLOWENSTEIN	MPHOWE					

Meeting Information

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

01/25/2011	PC	SCHEDULED	0	0	0
PLOWENSTEIN	10/22/2010	CBURNEY	11/03/2010		

Template Type	A/P #	A/P Type	Status	Stage
---------------	-------	----------	--------	-------

No children exist for this project

Employee ID	Last	First	MI	Comments
-------------	------	-------	----	----------

No Employee Entries

Log Action	Description	Entered By	Start	Stop	Hours
Comments					

No Log Entries



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) 1004 S Main Street

Project Name NV Energy Substation Proposed Use Electric Utility Sub

Assessor's Parcel #(s) 139-33-811-007 Ward # 3 (Reese)

General Plan: existing C proposed PF Zoning: existing C-M proposed C-V

Commercial Square Footage N/A Floor Area Ratio N/A

Gross Acres 0.37 Acres Lots/Units 1 Density N/A

Additional Information To amend the zoning district from C-M to C-V for the existing NV Energy Electric Utility Substation.

PROPERTY OWNER <u>Nevada Power Company</u>	Contact <u>Tom Dombrowski</u>
Address <u>PO Box 98910</u>	Phone: _____ Fax: _____
City <u>Las Vegas</u>	State <u>NV</u> Zip <u>89193</u>
E-mail Address _____	

APPLICANT <u>City of Las Vegas</u>	Contact <u>Peter Lowenstein</u>
Address <u>731 S 4th Street</u>	Phone: <u>(702) 229-6301</u> Fax: <u>(702) 385-7268</u>
City <u>Las Vegas</u>	State <u>NV</u> Zip <u>89101</u>
E-mail Address _____	

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

Property Owner Signature* *Peter Lowenstein*

Print Name Peter Lowenstein

Subscribed and sworn before me
This 22ND day of OCTOBER, 20 10
Moufaw

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>ZON-40044</u>
Meeting Date:	<u>1/27/11</u>
Total Fee: \$	<u>1,200.00</u>
Date Received:*	<u>10/22/10</u>
Received By:	<u><i>[Signature]</i></u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-40044** APN: 139-33-811-007

Name of Property Owner: Nevada Power Company

Name of Applicant: City of Las Vegas

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: *Peter Lowenstein*

Print Name: Peter Lowenstein

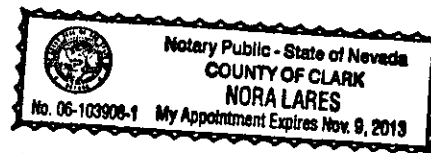
RECEIVED

Subscribed and sworn before me

NOV - 3 2010

This 22ND day of OCTOBER, 2010

Nora Lares
Notary Public in and for said County and State



**PLANNING &
DEVELOPMENT**



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

October 22, 2010

Steve Gebeke
Planning & Development Department
731 S 4th Street
Las Vegas, NV 89101

RE: Application ZON-40044
Assessor's Parcel Number 139-33-811-007

Dear Mr. Gebeke:

In regard to this parcel, staff has determined that the existing General Plan designation and zoning classification are inconsistent with possible future development. In order to resolve this inconsistency and ensure that future development is compatible with existing development, staff is proposing to change the zoning district of the site to C-V (Civic). Please call me at 229-4693 with any questions.

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Planning & Development Department

PL:nl

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

RECEIVED

NOV - 3 2010



07101-001-06-09

ZON-40044

assigns forever, all those certain lots, places and parcels of land, situate, lying and being in the County of Clark, State of Nevada, and bounded and particularly described as follows, to-wit: All of lots eight (8) nine (9) and ten (10) in block two (2) of "Fairview tract" of Las Vegas as per Plat Book 1 page 7, records of Clark County, Nevada, (the same lots of which in previous deeds have been erroneously called Fairview Addition, or Fairview Subdivision), also lot seven (7) of block (1) of Ladd's Addition to the City of Las Vegas, Nevada, as per plat Book 1 page 8, records of Clark County, Nevada, the same being a fractional lot which joined to lot ten (10) block two (2) of the Fairview Tract, as above designated, completes a full sized lot.

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

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the said parties of the second part. Their heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part, by and through its President and Secretary, thereunto duly authorized, has hereunto set its corporate name and seal the day and year in this instrument first above written.

BANK OF SOUTHERN NEVADA, Incorporated
By John F. Miller
Its President

Witness:
W. F. Busick
Its Secretary
(Corporate Seal)

State of Nevada,
County of Clark, ss.

On this 7th day of November, A.D. 1924, before me, the undersigned, a Notary Public in and for the County of Clark, State of Nevada, personally appeared John F. Miller, known to me as the President of the corporation that executed the foregoing instrument, and upon oath he declared that he is the officer of said corporation as above designated; that he is acquainted with the seal of said corporation and that the seal affixed to said instrument is the seal of said corporation; that the signatures to said instrument were made by the officers of said corporation as indicated after said signatures; and that the said corporation executed said instrument freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said County of Clark the day and year in this certificate last above written.

S R Whitehead
Notary Public
My Commission Expires 7/15/27

(Notarial Seal)

Recorded Filed at Request of Pioneer Title Insurance & Trust Co. Mar 16 1940 At 35 min. in Book File 28 Page 384 of Deeds Clark County, Nevada, Records.

David Farnsworth, Recorder

1924
I, I.R.S., of _____ Corporation Grant Deed

HAWKINS LAND & WATER COMPANY, a corporation organized and existing under the laws of the State of Nevada, and having its principal place of business at Las Vegas, Nevada, in consideration of Ten Dollars, does hereby Grant, Bargain, Sell and Convey to SOUTHERN NEVADA POWER CO., a corporation organized under the laws of the State of Nevada, all real property in the City of Las Vegas, a County of Clark, State of Nevada, bounded and described as follows:

All of Lot --K-- of the South Addition to the City of Las Vegas, as per map on file in Book 1 of Plats, page 51, Clark County, Nevada, records;

together with all and singular the tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainders and profits thereof.

IN WITNESS WHEREOF, said Grantor Corporation has caused its corporate name and seal to be hereunto set by its Vice-President and Secretary thereunto duly authorized, this 7th day of November, 1924.

(Corporate Seal)

HAWKINS LAND & WATER COMPANY
By _____
Secretary

(Official Nevada Stamp attached and Cancelled)

STATE OF NEVADA }
County of Clark } ss:

On this 22nd day of January 1940, personally appeared before me, Dalton H. Buek, a Notary Public in and for said County and State, Stella Hawkins and Leo A. McNamee known to me to be the Vice-President and Secretary of the Corporation that executed the foregoing instrument, and upon oath, did each depose that he is the officer of said Corporation as above designated, that he is acquainted with the seal of said Corporation and that the seal affixed to said instrument is the Corporate seal of said Corporation; that the signatures to said instrument were made by officers of said Corporation as indicated after said signatures; and that the said Corporation executed the said instrument freely and voluntarily and for the uses and purposes therein mentioned.

(Notarial Seal)
(Notarial Seal)

Dalton H. Buek
Notary Public in and for said
County and State

Recorded Filed at Request of Leo A. McNamee Mar 18 1940 At 45 min. past 9 A.M. In Book Page 304-5 of Deeds Clark County, Nevada, Records

Is David Farnsworth, Recorder

89042
Affix I.R.S. Grant, Bargain, Sale Deed

This Indenture Witnesseth: That I, MIRIE HAY, a Widow, in consideration of \$1000.00 of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to MRS. FLORA HAY, husband and wife, as joint tenants, all that real property situated in County of Clark, State of Nevada, bounded and described as follows:

Being a tract of land 1/2 mile square and lying on the east side of the point of Bankerville mountain and in 1910 was known as the 98 Ranch known as the Whitney Ranch and further described as commencing at a point about 150 yards southwesterly from a spring known as South Lake (Indian Name) and about 18 mi. northwesterly from Pokoon Springs about 20 miles easterly from St. Thomas in said county, and running northwesterly 160 rods, thence easterly 160 rods, thence southerly 160 rods, thence westerly 160 rods to place of beginning containing 160 acres less, together with all water and water rights thereunto belonging for the benefit of said land, and the applications for said water and rights and all improvements upon said land.

Together with all and singular the tenements, hereditaments and appurtenances thereto in anywise appertaining.
Witness my hand this 18th day of March, 1940.

STATE OF NEVADA..... }
COUNTY OF CLARK..... } ss.

On this 18th day of March, 1940, personally appeared before me, a Notary Public in and for said County and State, MIRIE HAY known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

(Notarial Seal)

Recorded Filed at Request of Mrs. Flora Hay Mar 18 1940 At 30 min. past 10 A.M. In Book Page 323 of Deeds Clark County, Nevada, Records

Is David Farnsworth, Recorder

89048
THIS INDENTURE, Made this 11th day of March A. D. 19240
Between WYLER-RIZICK Corporation, a corporation organized and existing under the laws of Nevada