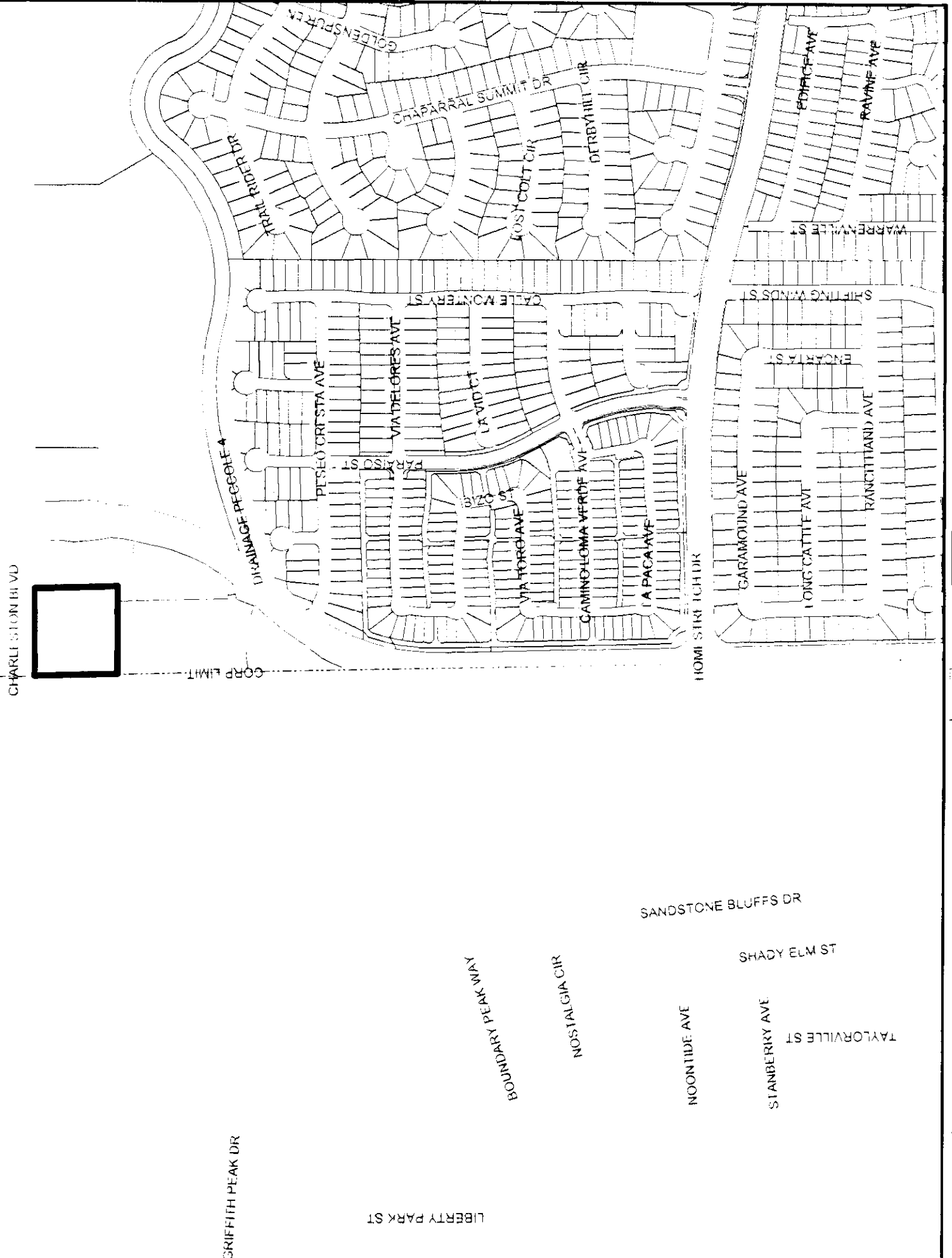


**REZONING Parcel: 163-06-101-001  
ZON - 40053**



**ZONING**


**Subject Parcel**

**City Limits**

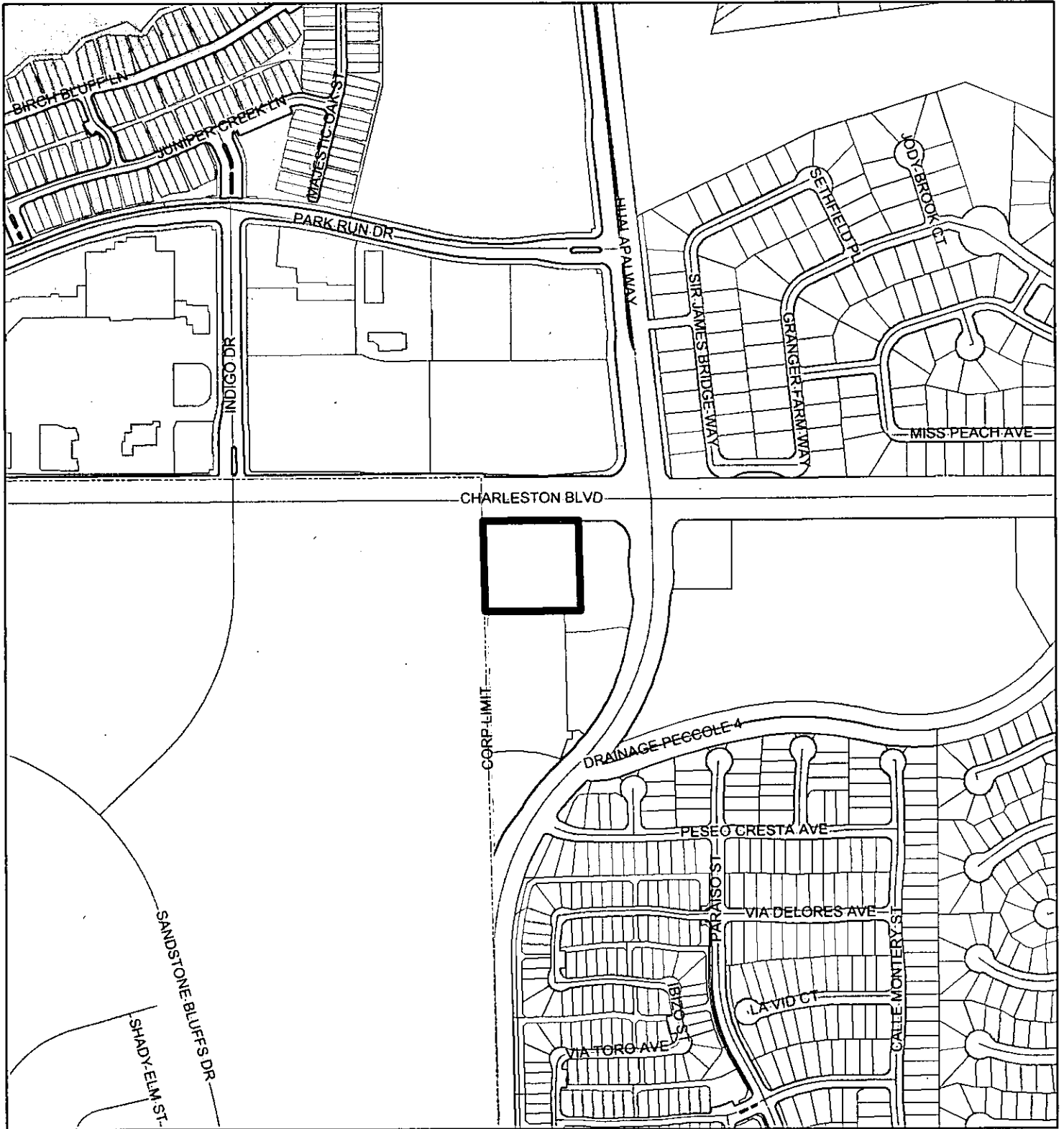
**ROI Zoning**

**FROM C-1 TO C-V**

GIS maps are routinely produced only to meet the needs of the City. Due to continuous development activity, this map is for reference only. Geographic Information Systems Planning & Development Dept. (01-2010-01)

Printed October 26, 2010

**REZONING Parcel: 163-06-101-001  
ZON - 40053**



**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-1 TO C-V**



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

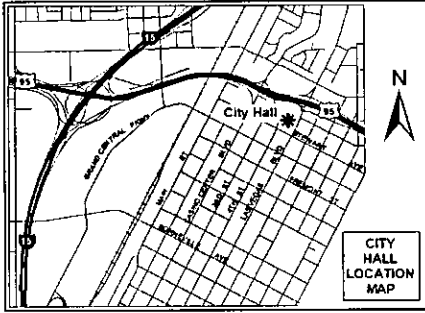


Printed: October 26, 2010



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

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



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

I SUPPORT this Request       I OPPOSE this Request

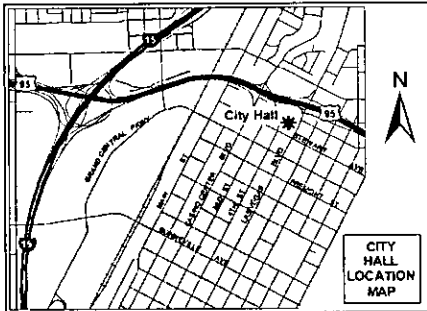
Please use available blank space on card for your comments.

**ZON-40053**

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

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I SUPPORT this Request       I OPPOSE this Request

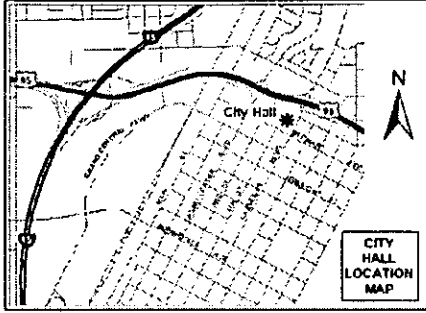
Please use available blank space on card for your comments.

**ZON-40053**

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

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I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

**ZON-40053**

Planning Commission Meeting of 12/16/2010

PRESORTED  
FIRST CLASS



UNITED STATES POSTAGE  
02 1M \$ 00.414  
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DITNEY BOWES

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Case: ZON-40053  
16401601001  
LUTHERAN SECONDARY SCHOOL ASSN  
2015 S HUALAPAI WY  
LAS VEGAS NV 89117-6949

JAN 05 11 43 11 7

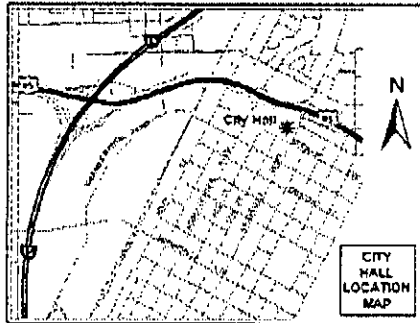


8A

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

PRESORTED  
FIRST CLASS

### 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.

**ZON-40053**

Planning Commission Meeting of 12/16/2010

12/16/2010 11:11 AM

Hubb...

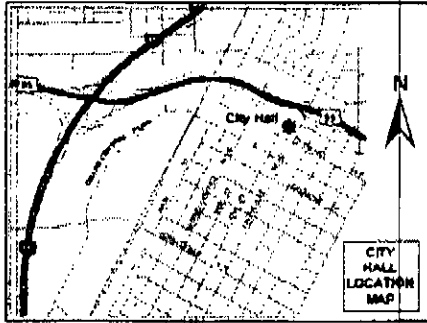
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DEC 10 2010

8A

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.

ZON-40053

Planning Commission Meeting of 12/16/2010

12/04/2010 09:56 270223717

PRESORTED  
FIRST CLASS



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MAILED FROM ZIP CODE 89101

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16308221001 Case: ZON-40053  
BERNARD HARRIET REVOCABLE TRUST  
1349 PASEO GRANADA ST  
LAS VEGAS NV 89117-7522



8A

Conference		Planning & Development Department		Additional Notes	
Item Required		SUBMITTAL CHECKLIST			
YES	NO				
<b>APPLICATION</b>					
<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)			
		<b>SITE PLAN</b>	Folded Plans:	<u>6</u>	Rolled/Colored Plans: <u>1</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size			
<input 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			
		<b>LANDSCAPE PLAN</b>	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			
		<b>BUILDING ELEVATIONS</b>	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			
		<b>FLOOR PLANS</b>	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-1 TO C-V)

APN: 163-06-101-001 Location: 10041 W CHARLESTON BLVD

Planner: [Signature] Pre-App Meeting Date: 10/15/10 Earliest PC Date: 12/16/10



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL  
CITY MANAGER

January 20, 2011

Mr. Tom Dombrowski  
Nevada Power Company  
PO Box 98910  
Las Vegas, Nevada 89193

RE: ZON-40053 - REZONING  
CITY COUNCIL MEETING OF JANUARY 19, 2011

Dear Mr. Dombrowski:

The City Council at a regular meeting held January 19, 2011, APPROVED the request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-V (CIVIC) on 1.96 acres at 10041 West Charleston Boulevard (APN 163-06-101-001). The Notice of Final Action was filed with the Las Vegas City Clerk on January 20, 2011.

Sincerely,

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

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

cc: Mr. Peter Lowenstein  
City of Las Vegas  
731 South Fourth Street, 2nd Floor  
Las Vegas, Nevada 89101

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

VOICE 702.229.6011  
TTY 702.386.9108  
www.lasvegasnevada.gov

FM-0044-08-09



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street  
Las Vegas, NV 89101

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

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

December 17, 2010

Mr. Tom Dombrowski  
Nevada Power Company  
PO Box 98910  
Las Vegas, Nevada 89193

**RE: ZON-40053 - REZONING  
PLANNING COMMISSION MEETING OF DECEMBER 16, 2010**

Dear Mr. Dombrowski:

Your request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-V (CIVIC) on 1.96 acres at 10041 West Charleston Boulevard (APN 163-06-101-001), Ward 2 (Wolfson), was considered by the Planning Commission on December 16, 2010.

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

This item will be considered by the City Council on January 19, 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,

Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Mr. Peter Lowenstein  
City of Las Vegas  
731 South Fourth Street, 2nd Floor  
Las Vegas, Nevada 89101

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



**CITY OF LAS VEGAS**

**ONE MOTION / ONE VOTE**




**Planning and Development Department**  
**Case Planning Division**  
**731 South Fourth Street**  
**Las Vegas, Nevada 89101**  
**(702) 229-6301 Phone (702) 385-7268 Fax**

**SUBJECT: ZON-40053 - APPLICANT: CITY OF LAS VEGAS - OWNER: NEVADA POWER COMPANY**

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **DECEMBER 16, 2010** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **DECEMBER 15, 2010.**


12/10/10  
 \_\_\_\_\_  
 Signature Date

THOMAS DOMBROWSKI  
 \_\_\_\_\_  
 Please Print Name

NV ENERGY  
 \_\_\_\_\_  
 Company Name

Sincerely,

Steve Gebeke, AICP  
 Planning Supervisor  
 Case Planning Division

RECEIVED  
 DEC 10 2010

CC.

P/L

206  
/160

**Report of All Selected Parcels**

Case Number: ZON-40053

Printed On: Mon: November 8, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
		13736811000
		16306197004
		16306197005
		16306197013
		13831497007
		16401697001
		16306197011
		16306297043
		16306297042
		16306297046
		13831497006
		16401597002
		16306197006
		13736897013
		16306197012
		16401597001
		13736897005
		16401597004
		13736811000
		13736897015
		16401597005
		16401597006
		13736897008
		13736897009
		13736897004
		13736897010
		16401597003
		13831497008
		16306197008
		16306196002
		16306196001
		16306197010

**Report of All Selected Parcels****Case Number:** ZON-40053**Printed On:** Mon: November 8, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
		16306197007
		16306197009
10000 WEST CHARLESTON BLVD L L C	%PPTY TAX DEPT 10275 LITTLE PATUXANT PKWY COLUMBIA MD	13736811006
10000 WEST CHARLESTON BLVD L L C	%PPTY TAX DEPT 10275 LITTLE PATUXANT PKWY COLUMBIA MD	13736811006
10181 PARK RUN L L C	%EQUITY GROUP 2500 W SAHARA #211 LAS VEGAS NV	13736811021
10181 PARK RUN L L C	%EQUITY GROUP 2500 W SAHARA #211 LAS VEGAS NV	13736811021
ABEBE AGAZI	9913 PESEO CRESTA AVE LAS VEGAS NV	16306113048
ALBATROSS PARTNERS L L C	10091 PARK RUN DR #200 LAS VEGAS NV	13736811011
ALBATROSS PARTNERS L L C	10091 PARK RUN DR #200 LAS VEGAS NV	13736811011
ALBERT VICKY	900 SIR JAMES BRIDGE WY LAS VEGAS NV	13831417010
ALCANTARA LUIS O & MARIA SOCORRO	102 POPE ST SAN FRANCISCO CA	16306113015
ALLOTT STEPHEN MURRAY	1004 SIR JAMES BRIDGE WY LAS VEGAS NV	13831417005
AMERICAN BAPTIST PROPERTIES INC	6120 STONERIDGE MALL RD 3RD FL PLEASANTON CA	16401510008
ARBORS PARK RUN L L C	6021 S FT APACHE #100 LAS VEGAS NV	13736810003
ARMSTRONG BOBBY E & DENISE T	9837 MISS PEACH AVE LAS VEGAS NV	13831413014
BANK HUNTINGTON NATIONAL	2361 MORSE RD COLUMBUS OH	16306113006
BANK TOWN & COUNTRY	8620 W TROPICANA AVE LAS VEGAS NV	13736814008
BANK U S NATIONAL ASSN TRS	3815 SW TEMPLE SALT LAKE CITY UT	16306113057
BANK WEST NEVADA	%J WALLIS 2700 W SAHARA AVE LAS VEGAS NV	16306101003
BASANES ELVIRA M	9925 PESEO CRESTA AVE LAS VEGAS NV	16306113051
BERGMANN BILL REVOCABLE TRUST	6637 SOLITARY AVE LAS VEGAS NV	16306114001
BERNARD HARRIET REVOCABLE TRUST	1349 PASEO GRANADA ST LAS VEGAS NV	16306221001
BITEW HABTAMU TEGEGNE	1320 PARAISO ST LAS VEGAS NV	16306113020
BOUCHARD DANA D	10017 VIA DELORES AVE LAS VEGAS NV	16306221025
BROOKS JONATHAN LEE & NICOLE R	9812 PESEO CRESTA AVE LAS VEGAS NV	16306113034
BROSNAC SHAUNNA R	1009 SIR JAMES BRIDGE WY LAS VEGAS NV	13831417032
BUSTAMANTE JOSE & ELIZABETH C	2560 DONEGAL AVE SOUTH SAN FRANCISCO CA	16306113008
C B S I L L C	%J SUSA 3275 S JONES BLVD LAS VEGAS NV	13736811018
C B S I L L C	%J SUSA 3275 S JONES BLVD LAS VEGAS NV	13736811018
CENTER POINTE PLAZA L L C	1970 VILLAGE CENTER CIR #7 LAS VEGAS NV	13736814004
CENTER POINTE PLAZA L L C	1970 VILLAGE CENTER CIR #7 LAS VEGAS NV	13736814007
CHALIKYAN HAGOP	1748 OAKWOOD ST PASADENA CA	16306113009

**Report of All Selected Parcels****Case Number:** ZON-40053**Printed On:** Mon: November 8, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
CHAN JOSEPHINE	1858 LOCKMERE DR S E KENTWOOD MI	16306113023
CHONG CHONG S	702 CANARY WHARF DR LAS VEGAS NV	16306221027
COLLET VINCENT & BECKY	1005 MEADOWLEAH ST LAS VEGAS NV	13831413011
COLUCCI V E J REV LIV TR AGMT	7011 LINDENMERE DR BLOOMFIELD HILLS MI	13831417014
COMEAU MICHELE QUALIFIED RES TR	904 SIR JAMES BRIDGE WY LAS VEGAS NV	13831417009
COSENZA KEITH & GERI B	9841 PESEO CRESTA AVE LAS VEGAS NV	16306113042
CRUTCHMAN JOHN & A SHERFIELD TR	801 SIR JAMES BRIDGE WY LAS VEGAS NV	13831417022
CRUZ ANTONIO B & LINA R	10013 PESEO CRESTA AVE LAS VEGAS NV	16306113055
DACANAY SUZANNE I	1304 MOUNT AUGUSTA CT LAS VEGAS NV	16306113029
DALEY LORAIN E M	812 SIR JAMES BRIDGE WY LAS VEGAS NV	13831417011
DANIELL LIVING TRUST	945 GRANGER FARM WY LAS VEGAS NV	13831410024
DASHUT JOEL B	941 GRANGER FARM WY LAS VEGAS NV	13831410023
DEMILLO FLORDELIZA	12036 LA PALMERA AVE LAS VEGAS NV	16306113026
DENNIN JOHN J	1012 GRANGER FARM WY LAS VEGAS NV	13831410026
DIVELEY GERRI L	1321 PARAISO ST LAS VEGAS NV	16306113010
DORIAN STEVEN	10300 CHARLESTON BLVD #13-249 LAS VEGAS NV	13831417006
DURAN JENI D	936 CORTINA WY SALINAS CA	16306113013
EBIYA FLORISA P	9916 VIA DELORES AVE LAS VEGAS NV	16306114012
ELIADES ELENI H	1005 GRANGER FARM WY LAS VEGAS NV	13831417002
ELLYIN RAMONA P	10016 VIA DELORES AVE LAS VEGAS NV	16306114005
ERICKSON JON L & LISA M	9848 ROYAL LAMB DR LAS VEGAS NV	13831413009
ESQUIVEL SARVI	1700 HAVERCAMP ST LAS VEGAS NV	16306113018
FAIRCHILD HOLLY	2658 DEL MAR HEIGHTS RD #328 DEL MAR CA	16306221028
FARINHA ANDRE VALENTIM	1301 MOUNT HAMILTON CT LAS VEGAS NV	16306113005
FEDERAL NATIONAL MORTGAGE ASSN	400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	16306113044
FLEMING BRONWEN	9921 VIA DELORES AVE LAS VEGAS NV	16306221031
FOLEY FAMILY 1991 TRUST	924 GRANGER FARM WY LAS VEGAS NV	13831410032
FORE STARS LTD	851 S RAMPART BLVD LAS VEGAS NV	13831713002
FRANKLIN KENNETH L & SANDRA A	124 LOMAS SANTA FE DR #201 SOLANA BEACH CA	16306114015
FREI KAREN L	1304 MOUNT HAMILTON CT LAS VEGAS NV	16306113007
FREITAS DARLENE S	10025 VIA DELORES AVE LAS VEGAS NV	16306221023
GARZA PARI	9825 PESEO CRESTO LAS VEGAS NV	16306113038

**Report of All Selected Parcels****Case Number:** ZON-40053**Printed On:** Mon: November 8, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
GOLDMAN KENNETH R	8169 AZURE FALLS CT LAS VEGAS NV	16306114003
GREENE JOHN JODIE & BARBARA J	9920 VIA DELORES AVE LAS VEGAS NV	16306114011
GROSSMAN/CLAIR TRUST	1008 GRANGER FARM WY LAS VEGAS NV	13831410027
HARBOR PROPERTIES L L C	10161 PARK RUN DR #140 LAS VEGAS NV	13736811028
HARTMAN 1999 FAMILY TRUST	9811 W CHARLESTON BLVD #2-433 LAS VEGAS NV	13831417028
HERMOSURA RODRIGO C & EMMA L TRS	9816 PESEO CRESTA AVE LAS VEGAS NV	16306113033
HERNANDEZ ENRIQUE A & LOLITA R	2775 ONAGON TRL WATERFORD MI	16306113053
HERNANDEZ PERLA	12113 VISTA LINDA AVE LAS VEGAS NV	16306113028
HODGAT ROD	10000 VIA DELORES AVE LAS VEGAS NV	16306114009
HOY MOSES LUM	1327 15TH AVE HONOLULU HI	16306113041
HUALAPAI COMMONS LTD L L C	851 S RAMPART #220 LAS VEGAS NV	16306111008
HUALAPAI COMMONS LTD L L C	851 S RAMPART #150 LAS VEGAS NV	16306111007
HUANG MEIXIU	1309 CALLE MONTEREY ST LAS VEGAS NV	16306112019
HUMM JOSEPH A	1001 SIR JAMES BRIDGE WY LAS VEGAS NV	13831417030
INDIGO DRIVE L L C	4290 CAMERON ST #7 LAS VEGAS NV	13736811017
INDIGO DRIVE L L C	4290 CAMERON ST #7 LAS VEGAS NV	13736811017
J H C H PROPERTIES L L C	P O BOX 370967 LAS VEGAS NV	13736811030
JAMES CHARLES E & MARY P	10020 VIA DELORES LAS VEGAS NV	16306114004
JHINGON RAJESH	1000 GRANGER FARM WY LAS VEGAS NV	13831410029
JOFFE MICHEL M	1009 GRANGER FARM WY LAS VEGAS NV	13831417003
JOFFE ROBIN A	1009 GRANGER FARM WY LAS VEGAS NV	13831417012
KADDO AZIZ & MARY	9820 PESEO CRESTA AVE LAS VEGAS NV	16306113032
KECK GARY L	2601 E FRANCIS AVE SPOKANE WA	16306113014
KHANBABAIAN ARSEN & SATENIK	23861 BERDON ST WOODLAND HILLS CA	16306113022
KING FUTT'S P F M L L C	3496 PUEBLO WY LAS VEGAS NV	16306113012
KUKELHAN CHRISTOPHER J	9912 VIA DELORES AVE LAS VEGAS NV	16306114013
L C H VEGAS L L C	425 N FED HWY HALLANDALE FL	16306114002
LAPENIA MARIA N	9917 PESEO CRESTA AVE LAS VEGAS NV	16306113049
LEBLANC-MOORE THERESA MARIE	6390 W FORD AVE LAS VEGAS NV	16306113024
LEE DONALD B & CAROL A	9905 PESEO CRESTA AVE LAS VEGAS NV	16306113046
LEE KENNETH C & GINA M	1309 MOUNT AUGUSTA CT LAS VEGAS NV	16306113025
LEVEQUE CAROLYN B	1316 PARAISO ST LAS VEGAS NV	16306113019

**Report of All Selected Parcels****Case Number:** ZON-40053**Printed On:** Mon: November 8, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
LINEBERRY PROPERTIES INC	P O BOX 1767 MT JULIET TN	16401511003
LU YUSNIATI	10130 CASABA AVE CHATSWORTH CA	16306221026
LUTHERAN SECONDARY SCHOOL ASSN	2015 S HUALAPAI WY LAS VEGAS NV	16401601001
LUTHERAN SECONDARY SCHOOL ASSN	%J HAYNAL 2015 S HUALAPAI WY LAS VEGAS NV	16401501001
LYDEN FAMILY TRUST	9829 PESEO CRESTA AVE LAS VEGAS NV	16306113039
M P I PROPERTIES L L C	1165 S HUALAPAI WY LAS VEGAS NV	16306101007
M P I PROPERTIES L L C	813 CANYON GREENS DR LAS VEGAS NV	16306101004
MACTAGGART TERRI LYNN	908 SIR JAMES BRIDGE WY LAS VEGAS NV	13831417008
MAIN AMUNDSON FIN SERV L L C	10191 PARK RUN DR #200 LAS VEGAS NV	13736811020
MAIN AMUNDSON FIN SERV L L C	10191 PARK RUN DR #200 LAS VEGAS NV	13736811020
MANINGO RITO & LUCITA FAMILY TR	901 SIR JAMES BRIDGE WY LAS VEGAS NV	13831417026
MARKOW ALAN B & LINDA O	809 SIR JAMES BRIDGE WY LAS VEGAS NV	13831417024
MARSHALL JAMES E	1305 CALLE MONTEREY LAS VEGAS NV	16306112020
MCINTYRE ROBERT	5392 CERRO SUR RICHMOND CA	16306113050
MCKELVEY GREGORY & TINA	10000 PESEO CRESTA AVE LAS VEGAS NV	16306113004
MCLEOD DON W TRUST	1316 STAGE COACH LN S E ALBUQUEQUE NM	13831410030
MESSOLOGITIS EMMANUEL	1005 SIR JAMES BRIDGE WY LAS VEGAS NV	13831417031
MICHAELS BONNIE L	933 GRANGER FARM WY LAS VEGAS NV	13831410021
MIDWEST HOLDINGS L L C	1300 MARINA DEL REY CT LAS VEGAS NV	16306113047
MINARD SUSAN M	1353 PASEO GRANADA ST LAS VEGAS NV	16306221002
MURPHY CRAIG M & STACIE A	1013 MEADOWLEAH ST LAS VEGAS NV	13831413013
NAGY ABRAHAM J TRUST	729 SIR JAMES BRIDGE WY LAS VEGAS NV	13831417021
NAVARRO MARIA T	9659 QUATERHORSE LN LAS VEGAS NV	16306114010
NEEDLEMAN FAMILY TRUST	1001 MEADOWLEAH ST LAS VEGAS NV	13831413010
NEEL FREDERICK J & FE D	465 RIDGEWAY RD HENDERSON NV	16306113054
NEVADA POWER COMPANY	%LAND SERV STA #9 P O BOX 98910 LAS VEGAS NV	16306101001
OAKES LAURA L & WAYLON G	10004 PESEO CRESTA AVE LAS VEGAS NV	16306113003
OFEK TAMMY	1009 MEADOWLEAH ST LAS VEGAS NV	13831413012
P K S TRUST	912 SIR JAMES BRIDGE WY LAS VEGAS NV	13831417007
PACIFIC CASTLE INTL II L L C	2601 MAIN ST #900 IRVINE CA	16401511002
PARK RUN ACQUISITION L L C	5735 S FORT APACHE RD #A LAS VEGAS NV	13736811029
PARK RUN ACQUISITION L L C	5735 S FORT APACHE RD #A LAS VEGAS NV	13736811029

**Report of All Selected Parcels****Case Number:** ZON-40053**Printed On:** Mon: November 8, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
PARRIS NATIVIDAD TRUST	1019 MUIRFIELD RD INVERNESS IL	13831417013
PAYTON MICHAEL E & SHAELEEN M	9925 VIA DELORES AVE LAS VEGAS NV	16306221030
PECCOLE 1982 TRUST	%PECCOLE RANCH COMM ASSN 9501 RED HILLS RD LAS VEGAS NV	16306111010
PERCELL JERRY L	1308 PARAISO ST LAS VEGAS NV	16306113017
PETERSON CHRIS M	1008 SIR JAMES BRIDGE WY LAS VEGAS NV	13831417004
PROTOCOL DEVELOPMENT L L C	10001 PARK RUN DR LAS VEGAS NV	13736811004
PROTOCOL DEVELOPMENT L L C	10001 PARK RUN DR LAS VEGAS NV	13736811003
PROTOCOL DEVELOPMENT L L C	10001 PARK RUN DR LAS VEGAS NV	13736811003
PROTOCOL DEVELOPMENT L L C	10001 PARK RUN DR LAS VEGAS NV	13736811004
PUTZ MARIA LIVING TRUST	913 SIR JAMES BRIDGE WY LAS VEGAS NV	13831417029
QUEENSRIDGE MINI STORAGE L L C	851 S RAMPART BLVD #220 LAS VEGAS NV	16306101006
RECINE DONNA M REVOCABLE TRUST	805 SIR JAMES BRIDGE WY LAS VEGAS NV	13831417023
RICHINS ROZELLA LIVING TRUST	1301 MOUNT AUGUSTA CT LAS VEGAS NV	16306113027
RIKO JAN MIDORI	936 GRANGER FARM WY LAS VEGAS NV	13831410031
ROBERTS STEVEN M	10004 VIA DELORES AVE LAS VEGAS NV	16306114008
ROTHSTEIN MICHELE	10387 NOON TIDE AVE LAS VEGAS NV	16306113011
RUSSUM DONNA E	1301 CALLE MONTERY ST LAS VEGAS NV	16306112021
S K INC PROFIT SHAR PLAN & TR	415 W BONANZA RD LAS VEGAS NV	16306113031
SCHERER DAVID R	937 GRANGER FARM WY LAS VEGAS NV	13831410022
SCHUFREIDER JEFFREY L	10001 VIA DELORES AVE LAS VEGAS NV	16306221029
SICAT JEROME BAUTISTA REV LIV TR	5413 CANDLESPICE WY LAS VEGAS NV	16306113001
STOUT DEBORAH K TRUST	10151 PARK RUN DR LAS VEGAS NV	13736811023
STRUM REAL ESTATE L L C	10161 PARK RUN DR #150 LAS VEGAS NV	13736811026
STRUM REAL ESTATE L L C	9608 GRAND ISLE LN LAS VEGAS NV	13736811031
STRUM REAL ESTATE L L C	9608 GRAND ISLE LN LAS VEGAS NV	13736811027
STUHMER HEIDI C	11316 ASILO BIANCO LAS VEGAS NV	16306113040
TERBERG LESLEY K	9908 VIA DELORES AVE LAS VEGAS NV	16306114014
THOMAS CHARLES & DIANA FAMILY TR	1004 GRANGER FARM WY LAS VEGAS NV	13831410028
TOBIN IN H	P O BOX 12046 TAMUNING GU	16306112002
TOFIGHI FARROKH	949 GRANGER FARM WY LAS VEGAS NV	13831410025
TRAN NGO VAN & LINA	2889 MANTIS DR SAN JOSE CA	16306112001
TROSKA PROPERTIES L L C	%J TROSKA 10161 PARK RUN DR #130 LAS VEGAS NV	13736811025

**Report of All Selected Parcels****Case Number:** ZON-40053**Printed On:** Mon: November 8, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
V E MANAGEMENT & INVESTMENT CO	204 PLAYA DELLA ROSITA #6 WASHINGTON UT	16306113052
VARAS KAREM	4575 DEAN MARTIN DR #1003 LAS VEGAS NV	13831417001
W Y S MANAGEMENT L L C	%P & T WILLET 7525 ELDORA AVE LAS VEGAS NV	16306221024
WALKER YVONNE M & ZSANINE E	905 SIR JAMES BRIDGE WY LAS VEGAS NV	13831417027
WEBB DAVID & TAMMIE	1325 MOUNT AUGUSTA CT LAS VEGAS NV	16306113021
WEGIS THOMAS & NANCY C	2461 NATALIE AVE LAS VEGAS NV	16306114006
WILSON FAMILY TRUST	9901 PESEO CRESTA AVE LAS VEGAS NV	16306113043
WILSON GARY EUGENE & SHERRY C	9901 PESEO CRESTA AVE LAS VEGAS NV	16306113045
WITT KIMBERLY A	10017 PESEO CRESTA AVE LAS VEGAS NV	16306113056
WONG JENNY & JANET	2406 45TH AVE SAN FRANCISCO CA	16306113016
YAMAMOTO TOM T	1308 MOUNT AUGUSTA CT LAS VEGAS NV	16306113030
YAP VICKIE	813 SIR JAMES BRIDGE WY LAS VEGAS NV	13831417025
YEGHIAZARIAN CHRISTINA	10008 VIA DELORES LAS VEGAS NV	16306114007
YOUNAN ODETTE	7818 ANISE AVE LOS ANGELES CA	16306113002

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street  
Las Vegas, NV 89101

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

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

December 3, 2010

Mr. Tom Dombrowski  
Nevada Power Company  
PO Box 98910  
Las Vegas, Nevada 89193

**RE: ZON-40053 - REZONING  
PLANNING COMMISSION MEETING OF DECEMBER 16, 2010**

Dear Mr. Dombrowski:

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 available on-line on **Friday, December 10, 2010** at [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov). If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Mr. Peter Lowenstein  
City of Las Vegas  
731 South Fourth Street, 2nd Floor  
Las Vegas, Nevada 89101

Mayor  
Oscar B. Goodman

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





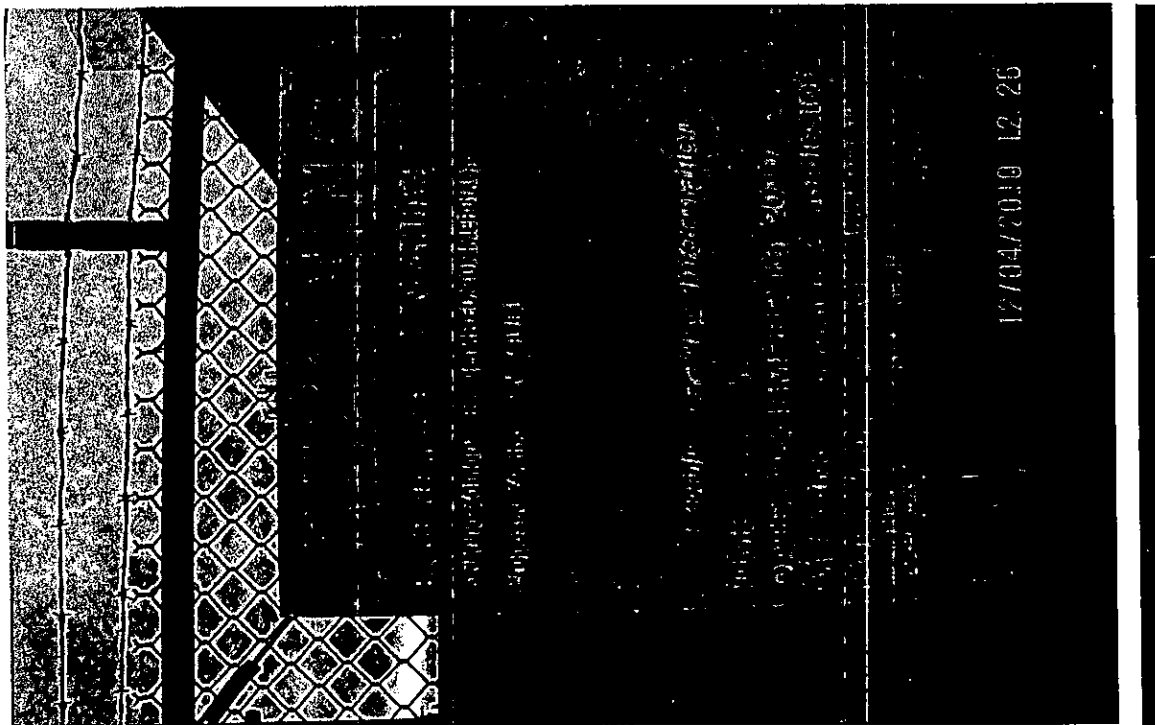
# CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT




**CASE NUMBER:** ZON-40053

**MEETING DATE:** 12/16/10 PC

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



  
Signature

12-04-10  
Date

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



Zoning  
the first



HUALAPAI

12/04/2010 12:27

© Markex 100

*[Handwritten Signature]*  
Signature

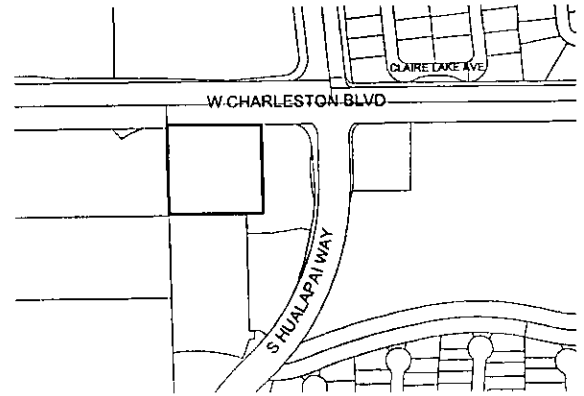
12-04-10  
Date

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

## Application Information

**ZON-40053 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NEVADA POWER COMPANY** - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-V (CIVIC) on 1.96 acres at 10041 West Charleston Boulevard (APN 163-06-101-001), Ward 2 (Wolfson).

## Application Location



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

## Public Hearing Information

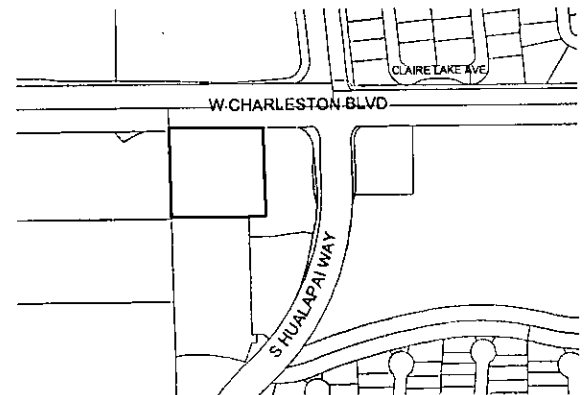
**Meeting:** Planning Commission  
**Date:** December 16, 2010  
**Time:** 6:00 P.M.  
**Location:** City Council Chambers  
400 Stewart Avenue  
Las Vegas, Nevada

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

**ZON-40053 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NEVADA POWER COMPANY** - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-V (CIVIC) on 1.96 acres at 10041 West Charleston Boulevard (APN 163-06-101-001), Ward 2 (Wolfson).

## 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>.

# 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-40053** City of Las Vegas 10041 W. Charleston Blvd.  
Request for Rezoning from C-1 to C-V on 1.96 acres

---

## **COMMENTS:**

We have no comment on the Request for a Rezoning From: C-1 (Limited Commercial) TO: C-V (Civic) on 1.96 acres at 10041 West Charleston Boulevard.

City of Las Vegas - Planning and Development Department.

## Development Notification

PC Meeting: December 16, 2010

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

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**ZON-40053**

Cottonwood Terrace Community HOA

Peccole Ranch Community Association

Queensridge Owners Association

The Section Seven Community Association

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

**FROM: PLANNING AND DEVELOPMENT**

**ZON-40053**

**HAND DELIVERED**

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

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

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

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

**CITY OF LAS VEGAS**

**DEVELOPMENT REVIEW COMMENT FORM**



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

**ZON-40053 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER:**  
**NEVADA POWER COMPANY - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-V**  
**(CIVIC) on 1.96 acres at 10041 W Charleston Boulevard (APN 163-06-101-001), Ward 2 (Wolfson).**

**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](mailto:cburney@lasvegasnevada.gov)), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.*

**LIST COMMENTS BELOW:**

---

Report Date 10/27/2010 11:18 AM

Submitted By

Page 1

A/P # 40053 REZONING

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	10/25/2010 12:37	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-40053 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NEVADA POWER COMPANY - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-V (CIVIC) on 1.96 acres at 10041 W Charleston Boulevard (APN 163-06-101-001), Ward 2 (Wolfson).

Parent A/P #

Project # 40053 Project/Phase Name NV ENERGY POWER SUBSTATION - 1 Phase #  
Size/Area 1.96 ACRE Size Description Subdivision Code  
Proposed Start Proposed Stop % Completed 0.00  
% Complete Formula

Property/Site Information

Parcel 16306101001

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

10041 W CHARLESTON BLVD  
LAS VEGAS, 89135-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16306101001

Report Date 10/27/2010 11:18 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC475351  Foreign  
Effective Expire  
Name NEVADA POWER COMPANY  
Day Phone (702)227-2421 x Eve Phone Organization % LAND SERV STA #9  
Pager PIN # Position  
Fax (702)402-5064 Mobile Profession  
E-Mail  
Address P O BDX 98910  
LAS VEGAS, NV 89193-8910  
Seasonal Addr

Valid From To  
Comments Tom Dombrowski

Primary Y Capacity APPL Contact ID 981106  Foreign  
Effective Expire  
Name CITY DF LAS VEGAS  
Day Phone (702)229-6301 x Eve Phone Organization % PLANNING AND DEVELOPMENT  
Pager PIN # Position  
Fax (702)385-7268 Mobile Profession  
E-Mail  
Address 731 S. 4TH STREET  
LAS VEGAS, NV 89101  
Seasonal Addr

Valid From To  
Comments Peter Lowenstein

Contractors

No Contractors

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

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments
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There is no planning condition for this project.

Report Date 10/27/2010 11:18 AM

Submitted By

Page 3

**REZONING**

N DINA Required? N PRS N 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

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

1.96	C-1			C-V			
	PLOWENSTEIN						

<u>Meeting Information</u>		<u>Meeting Type</u>	<u>Meeting Status</u>	<u>YES Votes</u>	<u>NO Votes</u>	<u>ABSTENTIONS</u>
<u>Meeting Date</u>	<u>Comments</u>	<u>Add Date</u>	<u>Modified By</u>	<u>Modified Date</u>		

12/16/2010		PC	SCHEDULED			
	PLOWENSTEIN	10/25/2010			0	0
					0	0

<u>Template Type</u>	<u>A/P #</u>	<u>A/P Type</u>	<u>Status</u>	<u>Stage</u>
----------------------	--------------	-----------------	---------------	--------------

No children exist for this project

<u>Employee ID</u>	<u>Last</u>	<u>First</u>	<u>MI</u>	<u>Comments</u>
--------------------	-------------	--------------	-----------	-----------------

No Employee Entries

<u>Log Action</u>	<u>Description</u>	<u>Entered By</u>	<u>Start</u>	<u>Stop</u>	<u>Hours</u>
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No Log Entries



**PLANNING & DEVELOPMENT DEPARTMENT**

**APPLICATION / PETITION FORM**

Application/Petition For: Rezoning

Project Address (Location) 10041 W Charleston Boulevard

Project Name NV Energy Substation Proposed Use Electric Utility Sub

Assessor's Parcel #(s) 163-06-101-001 Ward # 2 (Wolfson)

General Plan: existing PF proposed N/A Zoning: existing C-1 proposed C-V

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

Gross Acres 1.96 Lots/Units 1 Density N/A

Additional Information To amend the zoning district from C-1 to C-V for an existing  
NV Energy Electric Utility Substation.

**PROPERTY OWNER** Nevada Power Company Contact Tom Dombrowski

Address PO Box 98910 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

City Las Vegas State NV Zip 89193

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

**APPLICANT** City of Las Vegas Contact Peter Lowenstein

Address 731 S 4th Street Phone: (702) 229-6301 Fax: (702) 385-7268

City Las Vegas State NV Zip 89101

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

**REPRESENTATIVE** \_\_\_\_\_ Contact \_\_\_\_\_

Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

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

Property Owner Signature\* *Peter Lowenstein*

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

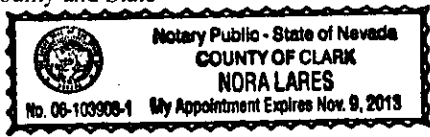
Print Name Peter Lowenstein

Subscribed and sworn before me

This 25th day of October, 2010

*Morgan Jones*

Notary Public in and for said County and State



Revised 10/27/08

**FOR DEPARTMENT USE ONLY**

Case # ZON - 40053

Meeting Date: 12/16/10

Total Fee: \$ 1,200. ~~25~~

Date Received:\* 10/25/10

Received By: *[Signature]*

\*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-40053** APN: 163-06-101-001

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

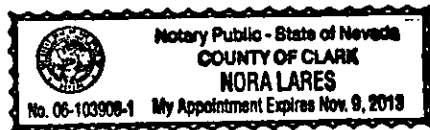
**RECEIVED**

**OCT 27 2010**

Subscribed and sworn before me

This 25th 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](http://www.lasvegasnevada.gov)

October 25, 2010

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

**RE: Application ZON-40053**  
**Assessor's Parcel Number 163-06-101-001**

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

Lais Tarkanian

Steven D. Rass

Ricki Y. Barlow

Stavros S. Anthany

City Manager

Elizabeth N. Fretwell

RECEIVED

OCT 27 2010



07101-001-06-09

**ZON-40053**

13

91072600034  
GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH: That WILLIAM PECCOLE, as Trustee of the Peccole 1982 Trust  
dated February 15, 1982

In consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to  
NEVADA POWER COMPANY, a Nevada Corporation

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

That portion of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NW 1/4) of Section 6, Township 21 South, Range 60 East, M.D.B. & M., more particularly described as Lot 1 as shown by Parcel Map in File 69, page 55, recorded July 19, 1991 in Book 910719 as Document No. 613 of Official Record., Clark County, Nevada.

SUBJECT TO: 1. Taxes for the fiscal year 1991-92  
2. Rights of way, reservations, restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.  
Witness my hand and seal this 22nd day of JULY 19 91  
William Peccole  
WILLIAM PECCOLE, Trustee

STATE OF NEVADA }  
County of CLARK } s.s.  
On this 24th day of July 1991  
personally appeared before me, a Notary Public in and for said  
County and State William Peccole

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
at \_\_\_\_\_ Nevada

L. Kay Everest  
L. KAY EVEREST  
Notary Public - Nevada  
Clark County  
My exp. exp. Aug. 12, 1993

ESCROW NO. 49216 NW APN: 440-530-001  
WHEN RECORDED MAIL TO: Nevada Power Co., P. O. Box  
210, Las Vegas, NV. 89151, Attn: D. Fitch

CLARK COUNTY, NEVADA  
JOAN L. SWIFT, RECORDER  
RECORDED AT REQUEST OF:  
NATIONAL TITLE CO  
07-26-91 09:00 PM  
BOOK 910725 PAGE 00034  
FEE 3.00 INST. 175.00