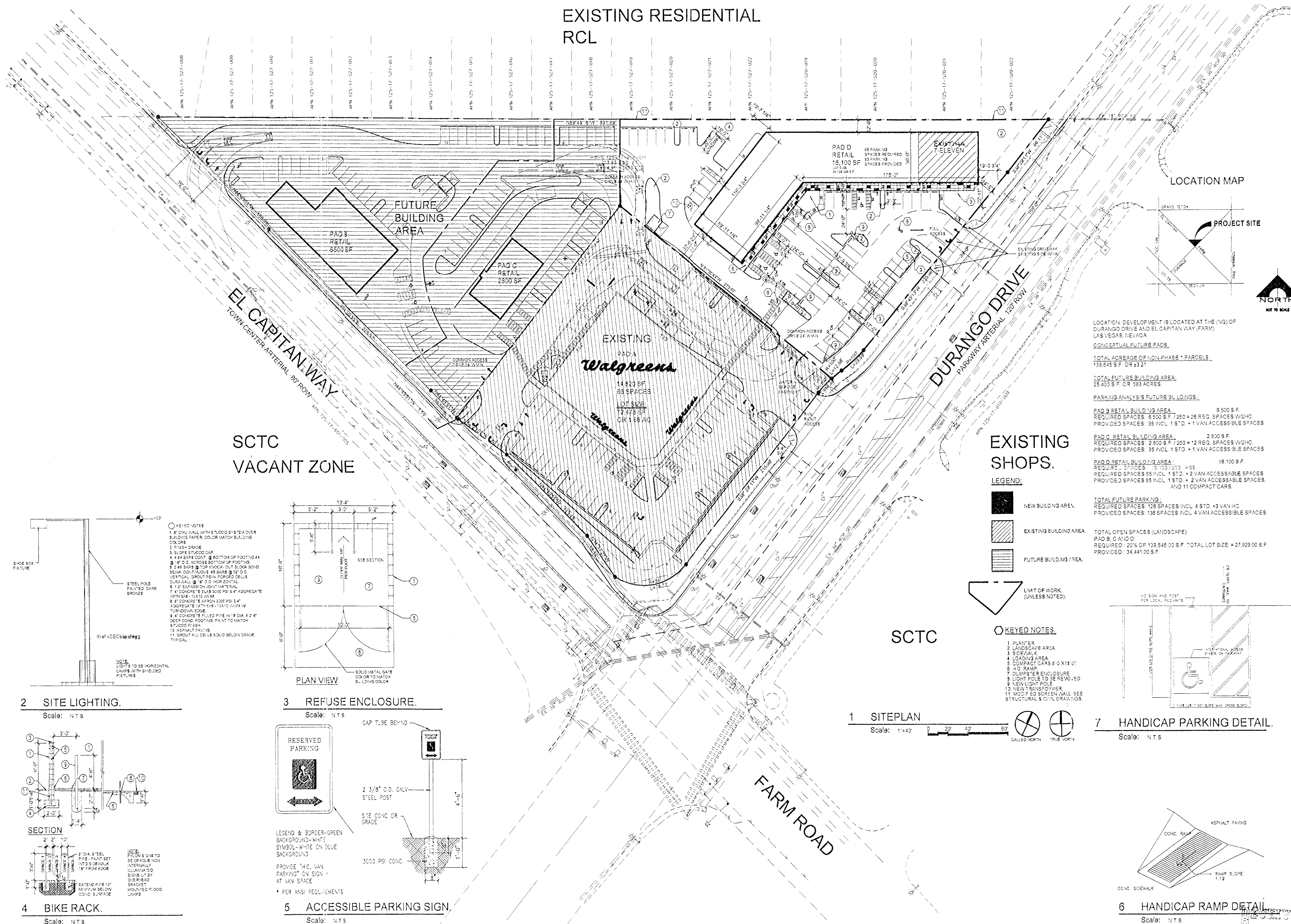
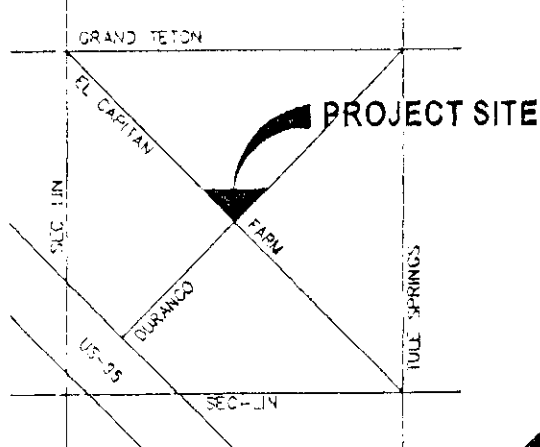


EXISTING RESIDENTIAL
RCL



LOCATION MAP



LOCATION: DEVELOPMENT IS LOCATED AT THE (N2) OF DURANGO DRIVE AND EL CAPITAN WAY (FARM) LAS VEGAS, NEVADA

CONCEPTUAL FUTURE PADS:

TOTAL ACREAGE OF NON-PHASE 1 PARCELS: 139,845 S.F. OR 43.21

TOTAL FUTURE BUILDING AREA: 25,400 S.F. OR 683 ACRES

PARKING ANALYSIS FUTURE BUILDINGS:

PAD B RETAIL BUILDING AREA: 6,500 S.F.
REQUIRED SPACES: 6,500 S.F. / 250 = 26 REQ. SPACES W/2HO
PROVIDED SPACES: 35 INCL. 1 STD. + 1 VAN ACCESSIBLE SPACES

PAD C RETAIL BUILDING AREA: 2,800 S.F.
REQUIRED SPACES: 2,800 S.F. / 250 = 12 REQ. SPACES W/2HO
PROVIDED SPACES: 35 INCL. 1 STD. + 1 VAN ACCESSIBLE SPACES

PAD D RETAIL BUILDING AREA: 18,100 S.F.
REQUIRED SPACES: 18,100 / 250 = 72 REQ. SPACES W/2HO
PROVIDED SPACES: 65 INCL. 1 STD. + 2 VAN ACCESSIBLE SPACES AND 11 COMPACT CARS.

TOTAL FUTURE PARKING:
REQUIRED SPACES: 128 SPACES INCL. 4 STD. + 3 VAN INC.
PROVIDED SPACES: 136 SPACES INCL. 4 VAN ACCESSIBLE SPACES

TOTAL OPEN SPACES (LANDSCAPE):
PAD B, C AND D:
REQUIRED: 20% OF 139,845 S.F. TOTAL LOT SIZE = 27,969 S.F.
PROVIDED: 34,441 S.F.

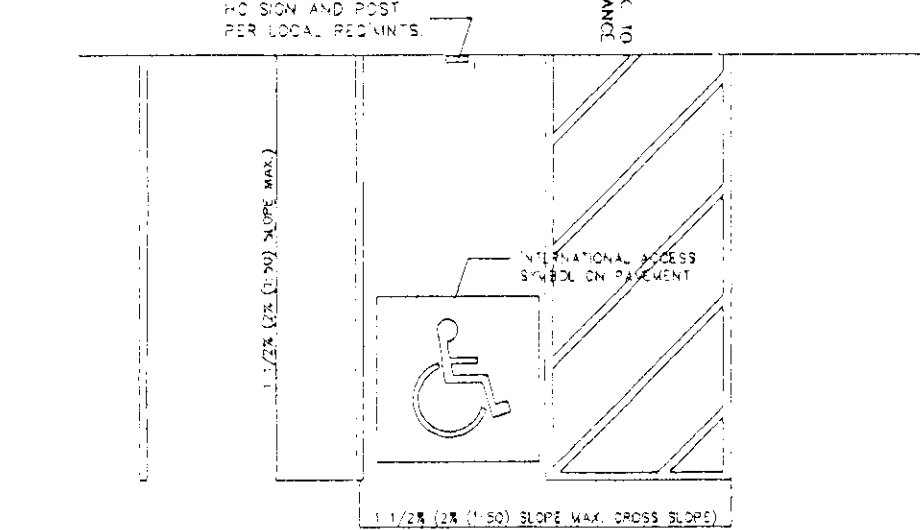
EXISTING
SHOPS.

LEGEND:

- NEW BUILDING AREA
- EXISTING BUILDING AREA
- FUTURE BUILDING AREA
- LIMIT OF WORK (UNLESS NOTED)

KEYED NOTES:

- PLANTER
- LANDSCAPE AREA
- SIDEWALK
- LOADING AREA
- COMPACT CARS 8'-0" X 19'-0"
- 10' RAMP
- DUMPSTER ENCLOSURE
- LIGHT POLE TO BE REMOVED
- NEW LIGHT POLE
- NEW TRANSFORMER
- MODIFIED SCREEN WALL SEE STRUCTURAL & CIVIL DRAWINGS

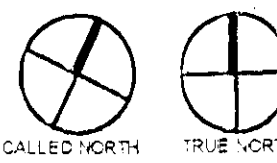


HANDICAP PARKING DETAIL

Scale: N.T.S.

SITEPLAN

Scale: 1"=40'

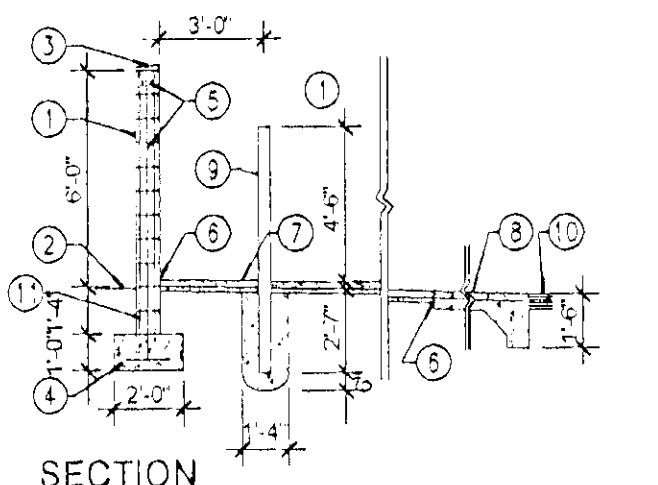


HANDICAP RAMP DETAIL

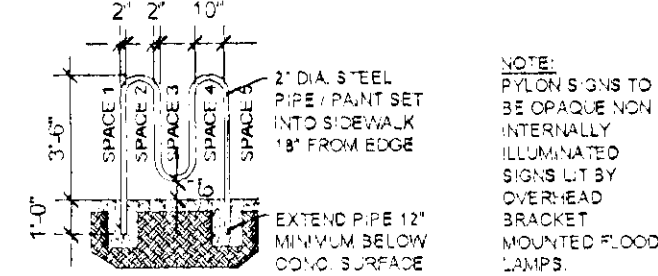
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SITE LIGHTING

Scale: N.T.S.



SECTION

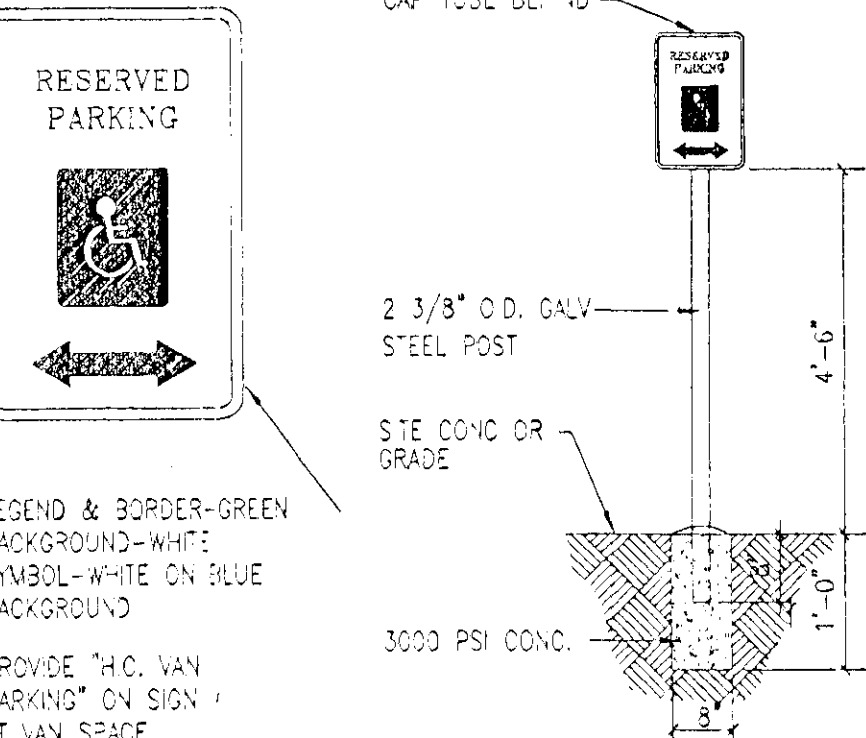


BIKE RACK

Scale: N.T.S.

REFUSE ENCLOSURE

Scale: N.T.S.



LEGEND & BORDER-GREEN
BACKGROUND-WHITE
SYMBOL-WHITE ON BLUE
BACKGROUND

PROVIDE "H.O. VAN
PARKING" ON SIGN
AT VAN SPACE
* PER ANSI REQUIREMENTS

ACCESSIBLE PARKING SIGN

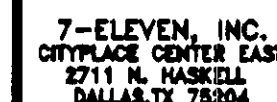
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GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE SHOPS PAD D. NWC OF DURANGO DR. & EL CAPITAN WAY CLARK COUNTY, NEVADA	JOB NO. 0666	DRAWN BY APZ	SHEET TITLE SITE PLAN
DATE 04/20/06	SCALE 1"=40'	SHEET A1.1	of

RQR-40309



REVISION: DATE:

COUNTER FLOOR PLAN & SCHEDULE
DURANGO, EL CAPITAN
LAS VEGAS, NV

CENTRAL
DIVISION:

RELEASE DATE:

1013781
STORE NO:
7-11
CK'D BY:
7-11
APPROVED BY:
03.01.2007
DATE ISSUED:
7-ELEVEN
DRAWN BY:

SHEET NO.
FF20

OF 1 SHEETS

[illegible]

RECEIVED
NOV 29 2010

RQR-40309

EXISTING RESIDENTIAL RCL

LOCATION MAP

PROJECT SITE

LOCATION: DEVELOPMENT IS LOCATED AT THE INTERSECTION OF DURANGO DRIVE AND EL CARITAN WAY IN LAS VEGAS, NEVADA.

CONCEPTUAL FUTURE PLAN:

TOTAL AREA OF DEVELOPMENT (APPROXIMATE):
126,000 S.F. OR 2.9 ACRES

TOTAL FUTURE BUILDING AREA:
25,000 S.F. OR 0.57 ACRES

PARKING ANALYSIS FUTURE BUILDING AREA:

PAD A (TOTAL BUILDING AREA): 8,500 S.F.
REQUIRED SPACES: 85 @ 110 S.F. + 10 VAN ACCESSIBLE SPACES
PROVIDED SPACES: 85 @ 110 S.F. + 10 VAN ACCESSIBLE SPACES

PAD B (TOTAL BUILDING AREA): 2,000 S.F.
REQUIRED SPACES: 20 @ 110 S.F. + 2 VAN ACCESSIBLE SPACES
PROVIDED SPACES: 20 @ 110 S.F. + 2 VAN ACCESSIBLE SPACES

PAD C (TOTAL BUILDING AREA): 14,500 S.F.
REQUIRED SPACES: 145 @ 110 S.F. + 15 VAN ACCESSIBLE SPACES
PROVIDED SPACES: 145 @ 110 S.F. + 15 VAN ACCESSIBLE SPACES

PAD D (TOTAL BUILDING AREA): 15,000 S.F.
REQUIRED SPACES: 150 @ 110 S.F. + 15 VAN ACCESSIBLE SPACES
PROVIDED SPACES: 150 @ 110 S.F. + 15 VAN ACCESSIBLE SPACES

TOTAL FUTURE PARKING:
REQUIRED SPACES: 260 @ 110 S.F. + 30 VAN ACCESSIBLE SPACES
PROVIDED SPACES: 260 @ 110 S.F. + 30 VAN ACCESSIBLE SPACES

TOTAL OPEN SPACES (LANDSCAPE):
PAD A & B: 126,000 S.F. - 25,000 S.F. = 101,000 S.F.
REQUIRED: 20% OF 101,000 S.F. = 20,200 S.F.
PROVIDED: 21,000 S.F.

EXISTING SHOPS:

LEGEND:

- NEW BUILDING AREA
- EXISTING BUILDING AREA
- FUTURE BUILDING AREA

KEYED NOTES:

1. PAVEMENT
2. LANDSCAPE AREA
3. SIDEWALK
4. COMPACT CAR PARKING
5. BUS PARKING
6. LIGHT POLE TO BE INSTALLED
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Scale: 1" = 40'

2 SITE LIGHTING
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3 REFUSE ENCLOSURE
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4 BIKE RACK
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5 ACCESSIBLE PARKING SIGN
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6 HANDICAP PARKING DETAIL
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Scale: 1" = 8'

51 HANDICAP PARKING DETAIL<

[illegible]

Scale: 1/2

[illegible]

Appendix 1

LEGEND:

- | NEW BUILDINGS ARE | EXISTING BUILDINGS | FUTURE BUILDINGS |
|--|--|--|
| <p>1. Energy efficiency</p> <p>2. Water conservation</p> <p>3. Indoor air quality</p> <p>4. Green building materials</p> <p>5. Low-carbon footprint</p> | <p>1. Energy efficiency</p> <p>2. Water conservation</p> <p>3. Indoor air quality</p> <p>4. Green building materials</p> <p>5. Low-carbon footprint</p> | <p>1. Energy efficiency</p> <p>2. Water conservation</p> <p>3. Indoor air quality</p> <p>4. Green building materials</p> <p>5. Low-carbon footprint</p> |

KEYED NOTES

- 2 LANDSCAPE AREA
3 SIDEWALK
1 LOADING AREA
3 COMPACT CAR PARKING
8 ILC BUMP
7 DUMPSTER ENCLOSURE
6 LIGHT POLE TO BE REMOVED
9 NEW LIGHT POLE
10 NEW TRANSFORMER
11 SCROOFED 8 SCROOF WALL AS
STRUCTURAL & CON. DRAWINGS

Scale: 1"=40' 0 20 40 60

7 HANDI
Scale: 1:1

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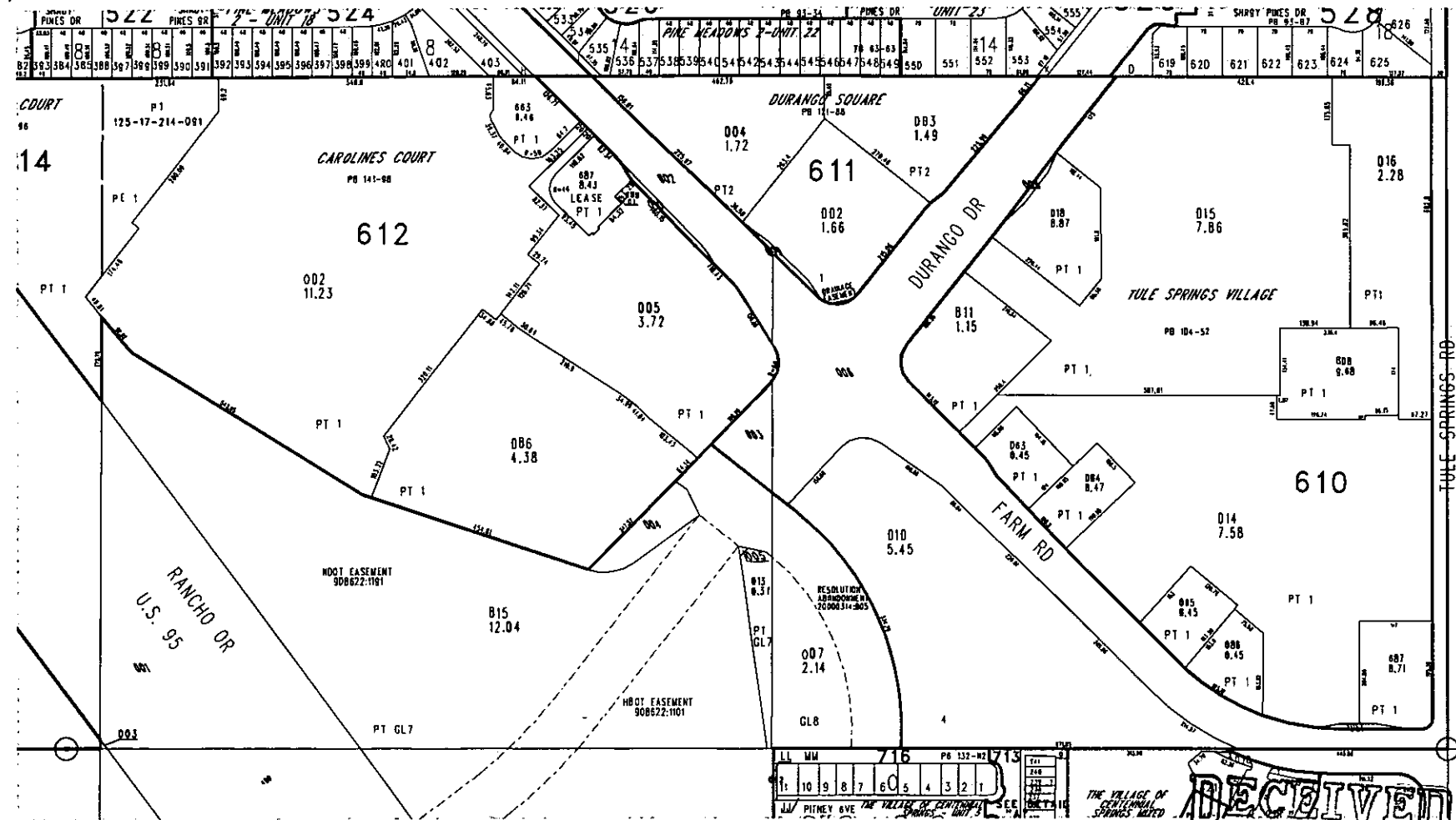
GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-8877

PROJECT TITLE	SHOPS PAD D.
PROJECT MANAGER	
OWNER	MRG OF DURANGO DR. & EL CARRO
	CLARK COUNTY, NEVADA
SHEET TITLE	SITE PLAN

DATE:	sheet-
SCALE:	A1.1

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U.S. MARSHAL SERVICE
U.S. DEPARTMENT OF JUSTICE
NOV 29 2010
RQR-40309

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	
	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T19S R60E 17 S 2 NE 4 125-17-6			
	AVERAGE SA VALUE 35		Parcel Number 881 ACREAGE 1.88 Parcel Sub/Sec Number 202 Plat Recording Number PB 25-43 Block Number 5 LBT Number 5 Gov. Lot Number GL5			
	MAP LEGEND --- PARCEL BOUNDARY --- SUBD BOUNDARY --- ROAD EASEMENT --- PM/LO BOUNDARY --- NBN-PARCEL LOT LINE --- WATCH LINE / LEADER LINE --- ROAD ID NUMBER		Scale: 1"=200' Rev: 04/26/10			



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NOV 29 2010
TAX DIST 200

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

November 1, 2010

7785 North Durango, LLC
314 Grand Street
New York, New York 10002-4502

RE: ROC-38247 & SUP-21913 - REVIEW OF CONDITION & SPECIAL USE PERMIT
7785 North Durango Drive (APN 125-17-611-003)

Dear Sir:

Our records indicate the above referenced action will be scheduled for the **January 1, 2011** Administrative Review meeting cycle, at which time the Planning and Development Department Staff may recommend discontinuance of the use.

We need two (2) 24" x 36" site plans, two (2) 8½" x 11" site plans, and two (2) 8½" x 11" elevations depicting the site. The submitted plans must show the RETAIL ESTABLISHMENT as currently configured, including the site, elevation, landscape, and floor plans depicting full dimensional information. In addition to the plans required, we also need the enclosed Statement of Financial Interest form, current deed, and application completed and notarized. Please come to our offices at 731 South Fourth Street no later than **December 5, 2010** to pay the application fee of \$300.00, submit the required plans, State of Financial Interest Form and application. Failure to submit the above mentioned items **may** result in immediate discontinuance of the Special Use Permit for this site.

If you have any questions, please feel free to contact me at (702) 229-6301.

Sincerely,

Carman L Burney, Agenda Technician
Planning and Development Department
Case Planning Division

cc: Mr. Douglas Petersen
CAP-Farm/Durango, LLC
2325 San Pedro Northeast, Suite #2A
Albuquerque, New Mexico 87110

Mr. Ed Barrow
Ms. Dawn Ware
7-Eleven
2470 Paseo Verde Parkway, Suite #105
Henderson, Nevada 89074

Ms. Jennifer Lazovich
KCRGF
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

Mayor
Oscar B. Goodman

City Council
Gary Reese
Mayor Pro Tem
Steve Wolfson
Lois Tartanion
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



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NOV 29 2010



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 8, 2010

7785 North Durango, LLC
314 Grand Street
New York, New York 10002

**RE: RQR-40309 - ADMINISTRATIVE REQUIRED REVIEW
ADMINISTRATIVE CYCLE - DECEMBER 2010**

Dear Applicant:

Your Required Review of a previously approved Special Use Permit (SUP-21913) FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE and Review of Condition (ROC-38247) to delete Condition Number 3 of a previously approved Special Use Permit (SUP-21913), WHICH STATED THAT THE SALE OF INDIVIDUAL CONTAINERS OF ANY SIZE BEER, WINE COOLERS OR SCREW CAP WINE IS PROHIBITED. ALL SUCH PRODUCTS SHALL REMAIN IN THEIR ORIGINAL CONFIGURATIONS AS SHIPPED BY THE MANUFACTURER. FURTHER, NO REPACKAGING OF CONTAINERS INTO GROUPS SMALLER THAN THE ORIGINAL SHIPPING CONTAINER SIZE SHALL BE PERMITTED at 7785 North Durango Drive (APN 125-17-611-003), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Land Use Designation], Ward 6 (Ross), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department Staff has administratively **APPROVED** your request subject to the following:

Planning and Development

1. Conformance to the conditions of approval of Special Use Permit (SUP-21913) and Review of Condition (ROC-38247).
2. No further reviews are required.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Rass
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



7785 North Durango, LLC
RQR-40309 - Page Two
December 8, 2010

This action by the Planning and Development Department staff on December 8, 2010 is final unless a written appeal is filed with the Director of Planning and Development Department within ten days of the date of this letter.

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: Ms. Dawn Ware
7-Eleven
2470 Paseo Verde Parkway, Suite #105
Henderson, Nevada 89074

Ms. Jennifer Lazovich
KCRGF
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

*City of Las Vegas***AGENDA MEMO****ADMINISTRATIVE MEETING DATE: DECEMBER 2010****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: APPLICANT: 7-ELEVEN - OWNER: 7785 NORTH DURANGO, LLC****** STAFF RECOMMENDATION ****

RQR-40309	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

RQR-40309 CONDITIONS

Planning and Development

1. Conformance to the conditions of approval of Special Use Permit (SUP-21913) and Review of Condition (ROC-38247).
2. No further reviews are required.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Staff Report Page One
December 2010 - Administrative Minor Review

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a required six-month review of both the original Special Use Permit (SUP-21913) for A Retail Establishment with Accessory Package Liquor Off-Sale and a Review of Condition (ROC-38247) that deleted Condition Number 3 of the previously approved Special Use Permit (SUP-21913), which stated that the sale of individual containers of any size beer, wine coolers or screw cap sine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted. Staff is administratively approving this review as no violations of the terms have occurred and there have been no code enforcement complaints or police activity at the site. No further reviews shall be required.

BACKGROUND INFORMATION

Request Date	Request Description
	The City Council approved a request for a Special Use Permit (U-0026-00) for the Off-Premise Sale of Beer and Wine in conjunction with a proposed Albertson's Convenience Store on the northwest corner of Farm Road and Tule Springs Road. The Planning Commission recommended approval on 04/13/00.
05/17/00	The City Council approved a related request for a Special Use Permit (U-0027-00) for the sale of packaged liquor in conjunction with a proposed Albertson's Supermarket.
	The City Council approved a related request for a Special Use Permit (U-0028-00) for gasoline sales in conjunction with a proposed Albertson's Convenience Store.
	The City Council approved a related request for a Special Use Permit (U-0041-00) for outdoor sales and storage.
	The City Council approved a related request for a Site Development Plan Review [Z-0076-98(14)] for a proposed 208,211 square-foot shopping center.

Staff Report Page Two
December 2010 - Administrative Minor Review

01/07/04	The City Council approved a request for a Site Development Plan Review (SDR-3191) and waiver of build-to-street standards of the Town Center Development Standards for a 23,320 square-foot commercial building on 4.91 acres at the north corner of Durango Drive and El Capitan Way. The Planning Commission recommended denial on 12/04/03.
01/22/04	The Planning Commission approved a request for a Tentative Map (TMP-3272) for a two lot commercial subdivision on 4.91 acres adjacent to the northeast corner of El Capitan Way and Durango Drive.
04/30/04	The Planning and Development Department approved a request for a Final Map Technical Review (FMP-4252) for a two lot commercial subdivision adjacent to the northeast corner of El Capitan Way and Durango Drive. The map was recorded on 01/13/05, CLV drawing #107V4021.
06/15/05	The City Council approved a request for a Special Use Permit (SUP-6160) for a proposed Financial Institution Specified and a waiver of the 200 foot distance separation from a residential use at the northwest corner of Durango Drive and El Capitan Way. The Planning Commission recommended denial on 04/14/05.
03/15/06	The City Council approved a request for a Site Development Plan Review (SDR-11203) for a Major Amendment of an approved Site Development Plan Review (SDR-3191) to delete pad sites "B" and "C" and substitute with three pads (pads "B", "C", and "D") consisting of 25,400 square feet of retail space with a waiver of Town Center build-to-line standards on 3.21 acres at 7938 North El Capitan Way. The Planning Commission recommended approval on 02/23/06.
08/01/07	The City Council approved a request for a Special Use Permit (SUP-21913) for a retail establishment with accessory packaged liquor off-sale on the north side of Durango Drive, approximately 350 feet north of El Capitan Way. The Planning Commission recommended approval on 06/28/07.
11/06/07	The Town Center Architectural Review Committee (CHARC-TC) approved a request for a Major Amendment (ARC-25285) to an approved Master Sign Plan (CHARC-0014-04) at 7785 North Durango Drive.
11/07/07	The City Council approved a request for a Special Use Permit (SUP-23111) for a retail establishment with accessory packaged liquor off-sale adjacent to the east side of El Capitan Way, approximately 260 feet north of Durango Drive. The Planning Commission recommended denial on 10/11/07.
	The City Council approved a related request for a Special Use Permit (SUP-24162) for a Gaming Establishment (Restricted) in conjunction with a proposed convenience store (without fuel pumps) and a waiver of the Town Center Development Standards to allow a zero foot distance separation from single family detached dwellings where 330 feet is required. The Planning Commission recommended approval on 10/11/07.

Staff Report Page Three
December 2010 - Administrative Minor Review

Request Number	Request Description
11/07/07	The City Council approved a related request for a Variance (VAR-23108) to allow a 20-foot residential adjacency setback where 87 feet is the minimum required for a proposed 14,028 square-foot General Retail Store. The Planning Commission recommended denial on 10/11/07.
	The City Council approved a related request for a Site Development Plan Review (SDR-23107) for a proposed 14,028 square-foot General Retail Store and a waiver of perimeter landscape standards to allow a zero-foot landscape buffer where 8 feet is required along the east property line.
07/07/10	The City Council approved a request for a Review of Condition (ROC-38247) to removed condition #3 from Special Use Permit (SUP-21913) to allow individual containers of Beer/Wine/Coolers to be sold. Staff recommended denial.

Request Number	Request Description
08/30/07	A building permit (95019) was issued for tenant improvements for 7785 North Durango Dr., Ste 155. The permit was finalized on 02/13/08.
08/08/07	A building permit (94779) was issued for wall/fencing for shops on Pad "D" at 7785 N. Durango Dr., Ste 155. The permit was finalized on 04/30/07.
10/11/07	A building permit (99382) was issued for a fire sprinkler system at 7785 North Durango Dr., Ste 155. The permit was finalized on 12/27/07.
05/08/08	A business license (C-20-02328) was issued for Convention Hall Tax at 7785 North Durango Drive, Ste 155. The license is still active.
02/20/09	A business license (C05-02603) was issued for a Tobacco Dealer at 7785 North Durango Drive, Ste 155. The license is still active.
02/20/09	A business license (C15-00362) was issued for a Convenience Store at 7785 North Durango Drive, Ste 155. The license is still active.
06/12/09	A business license (L10-00296) was issued for Beer/Wine/Cooler Off-Sale at 7785 North Durango Drive, Ste 155. The license is still active.
11/19/09	A business license (G01-02326) was issued for Restricted Gaming at 7785 North Durango Drive, Ste 155. The license is still active.
04/13/10	A business license (V02-01918) was issued for a Video/Media Kiosk at 7785 North Durango Drive, Ste 155. The license is still active.
04/16/10	A business license (V02-01920) was issued for a Video/Media Kiosk at 7785 North Durango Drive, Ste 155. The license is still active.
04/27/10	A building permit (161723) was issued for a sign at 7785 N. Durango Dr., Ste 155. The permit was finalized on 05/14/10.

Request Number	Request Description
07/22/08	A deed was recorded for a change in ownership.

Staff Report Page Four
December 2010 - Administrative Minor Review

No Pre-Application meeting was required, nor was one held.
--

A neighborhood meeting was not required nor was one held.

11/30/10	Staff conducted a site visit and found the property to be well maintained.
----------	--

Gross Acres	1.48
-------------	------

Subject Property	Retail Establishment	TC (Town Center)	T-C (Town Center) [SC-TC (Service Commercial-Town Center) Special Land Use Designation]
North	Single Family Dwellings	PCD (Planned Community Development)	R-CL (Single Family Compact Lots)
South	Retail Establishments and Restaurant	TC (Town Center)	T-C (Town Center) [SC-TC (Service Commercial-Town Center) Special Land Use Designation]
East	Mini-Storage Facility	TC (Town Center)	T-C (Town Center) [SC-TC (Service Commercial-Town Center) Special Land Use Designation]
West	Retail Establishment	TC (Town Center)	T-C (Town Center) [SC-TC (Service Commercial-Town Center) Special Land Use Designation]

Staff Report Page Five
December 2010 - Administrative Minor Review

Master Plan Area			
Town Center Master Plan	X		Y
Special Purpose and Overlay Districts			
T-C (Town Center) District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

The subject site is currently occupied by a commercial shopping center with previous approval for a Special Use Permit (SUP-21913) for a retail establishment with accessory packaged liquor off-sale. Condition Number 3 of the Special Use Permit (SUP-21913) prohibited the sale of individual containers of any size beer, wine cooler or screw cap wine. All such products were to remain in their original configurations as shipped by the manufacturer and it prohibited the repackaging of containers into groups smaller than originally shipped. The applicant requested that this condition be deleted which was granted by City Council on July 7, 2010. The business has not experienced any code enforcement violations or police activity. During a field visit of the site, staff noted that the area surrounding the store was clean and neat in appearance with the landscaping areas being well maintained. No further reviews are required.

FINDINGS

The activity has been conducted in a legal manner with no adverse effect on adjacent businesses or the surrounding residential neighborhoods.

APPROVALS 0

PROTESTS 0

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

November 30, 2010

7785 North Durango, LLC
314 Grand Street
New York, New York 10002

**RE: RQR-40309 - ADMINISTRATIVE REQUIRED REVIEW
ADMINISTRATIVE CYCLE - DECEMBER 2010**

Dear Applicant:

Your Required Review of a previously approved Special Use Permit (SUP-21913) FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE and Review of Condition (ROC-38247) to delete Condition Number 3 of a previously approved Special Use Permit (SUP-21913), WHICH STATED THAT THE SALE OF INDIVIDUAL CONTAINERS OF ANY SIZE BEER, WINE COOLERS OR SCREW CAP WINE IS PROHIBITED. ALL SUCH PRODUCTS SHALL REMAIN IN THEIR ORIGINAL CONFIGURATIONS AS SHIPPED BY THE MANUFACTURER. FURTHER, NO REPACKAGING OF CONTAINERS INTO GROUPS SMALLER THAN THE ORIGINAL SHIPPING CONTAINER SIZE SHALL BE PERMITTED at 7785 North Durango Drive (APN 125-17-611-003), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Land Use Designation], Ward 6 (Ross), will be considered administratively by the Planning and Development Department staff.

Staff will determine within thirty (30) days of the date of this letter whether or not your request will be approved as submitted. We will notify you in writing as to our determination after we have reviewed the details of the request.

If you have any questions or need additional information please do not hesitate to contact me at (702) 229-6301.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Dawn Ware
7-Eleven
2470 Paseo Verde Parkway, Suite #105
Henderson, Nevada 89074

Ms. Jennifer Lazovich
KCRGF
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

Mayor
Oscar B. Goodman

City Council
Gary Reese

(Mayor Pro Tem)

Steve Wolfson

Lais Tarkanian

Steven D. Rass

Ricki Y. Barlow

Stavros S. Anthony

City Manager

Elizabeth N. Fretwell



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 30, 2010
Re: **RQR-40309** 7-Eleven 7785 N. Durango Dr.
Request for a Required Review of a previously approved Special Use Permit (SUP-21913)

COMMENTS:

We have no comment on the Request for a Required Review application of a previously approved Special Use Permit (SUP-21913) for a retail establishment with accessory package liquor off-sale and a Review of Condition (ROC-38247) to delete Condition Number 3 of a previously approved Special Use Permit (SUP-21913), which stated that the sale of individual containers of any size beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted at 7785 North Durango Drive

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

RQR-40309

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 SCHROEDER	DSC

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

ROR-40309 - ADMINISTRATIVE REQUIRED REVIEW - APPLICANT: 7-ELEVEN - OWNER: 7785 NORTH DURANGO, LLC - Required Review of a previously approved Special Use Permit (SUP-21913) FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE and Review of Condition (ROC-38247) to delete Condition Number 3 of a previously approved Special Use Permit (SUP-21913), WHICH STATED THAT THE SALE OF INDIVIDUAL CONTAINERS OF ANY SIZE BEER, WINE COOLERS OR SCREW CAP WINE IS PROHIBITED. ALL SUCH PRODUCTS SHALL REMAIN IN THEIR ORIGINAL CONFIGURATIONS AS SHIPPED BY THE MANUFACTURER. FURTHER, NO REPACKAGING OF CONTAINERS INTO GROUPS SMALLER THAN THE ORIGINAL SHIPPING CONTAINER SIZE SHALL BE PERMITTED at 7785 North Durango Drive (APN 125-17-611-003), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Land Use Designation], Ward 6 (Ross).

MINOR REVIEW ADMINISTRATIVE: **DECEMBER 1, 2010**

PLANNING SUPERVISOR: **STEVE GEBEKE**



ADMINISTRATIVE

Comments Due: **ASAP**

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:

THIS ITEM WILL BE CONSIDERED
ADMINISTRATIVELY AND WILL NOT
APPEAR ON A PLANNING COMMISSION
AGENDA

YK

Report Date 11/29/2010 03:06 PM

Submitted By

Page 1

A/P # 40309 REQUIRED REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	11/29/2010 08:28	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

RQR-40309 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: 7-ELEVEN - OWNER: 7785 NORTH DURANGO, LLC - Required Review of a previously approved Special Use Permit (SUP-21913) FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE and Review of Condition (ROC-38247) to delete Condition Number 3 of a previously approved Special Use Permit (SUP-21913), WHICH STATED THAT THE SALE OF INDIVIDUAL CONTAINERS OF ANY SIZE BEER, WINE COOLERS OR SCREW CAP WINE IS PROHIBITED. ALL SUCH PRODUCTS SHALL REMAIN IN THEIR ORIGINAL CONFIGURATIONS AS SHIPPED BY THE MANUFACTURER. FURTHER, NO REPACKAGING OF CONTAINERS INTO GROUPS SMALLER THAN THE ORIGINAL SHIPPING CONTAINER SIZE SHALL BE PERMITTED at 7785 North Durango Drive (APN 125-17-611-003), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Land Use Designation], Ward 6 (Ross).

Parent A/P #

Project #	40309	Project/Phase Name	7-ELEVEN	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 12517611003

Location

Owner/Tenant

Contact ID	AC1554241	Name	7785 NORTH DURANGO L L C	Organization	
Mailing Address	314 GRAND ST			State/Province	NY
City	NEW YORK			Country	☐ Foreign
ZIP/PC	10002			Evening Phone	
Day Phone				Mobile #	
Fax					

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

7785 N DURANGO DR
LAS VEGAS, 89143-

7785 N DURANGO DR 145
LAS VEGAS, 89143-

7785 N DURANGO DR 155
LAS VEGAS, 89143-

7785 N DURANGO DR 140
LAS VEGAS, 89143-

Report Date 11/29/2010 03:06 PM

Submitted By

Page 2

Address

Parcel Link

AP Link

7785 N DURANGO DR 115
LAS VEGAS, 89143-

7785 N DURANGO DR 100
LAS VEGAS, 89143-

7785 N DURANGO DR 110
LAS VEGAS, 89143-

7785 N DURANGO DR 150
LAS VEGAS, 89143-

7785 N DURANGO DR 130
LAS VEGAS, 89143-

7785 N DURANGO DR 135
LAS VEGAS, 89143-

7785 N DURANGO DR 105
LAS VEGAS, 89143-

7785 N DURANGO DR 125
LAS VEGAS, 89143-

AP Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

AP Linked Parcels

12517611003

Applicants/Contacts

Primary	N	Capacity	APPL	Contact ID	AC1838061	☐ Foreign
Effective		Expire				
Name	7-ELEVEN					
Day Phone	(702)270-7128 x	Eve Phone		Organization		
Pager		PIN #		Position		
Fax	(702)270-7101	Mobile		Profession		
E-Mail						
Address	2470 PASEO VERDE PARKWAY, SUITE 105 HENDERSON, NV 89074					
Seasonal Addr						
Valid From		To				
Comments	No Comments					

Report Date 11/29/2010 03:06 PM

Submitted By

Page 3

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1554241 ☐ Foreign
Effective Expire
Name 7785 NORTH DURANGO L L C
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 314 GRAND ST
NEW YORK, NY 10002
Seasonal Addr
Valid From To
Comments No Comments

Primary Y Capacity OTHER Other REP Contact ID AC1774330 ☐ Foreign
Effective Expire
Name KAEMPFER CROWELL
Day Phone (702)792-7000 x Eve Phone Organization
Pager PIN # Position
Fax (702)796-7181 Mobile Profession
E-Mail
Address 8345 W SUNSET ROAD #250
LAS VEGAS, NV 89113
Seasonal Addr
Valid From To
Comments No Comments

Contractors

No Contractors

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	11/29/2010 08:37	300.00
Total Unpaid	0.00	Total Paid	300.00

Inspections

There are no Inspections for this Report

Review/Activities	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
Review #								
Comments								

Activity Review Details

Detail SUBMITTAL CHECKLIST (RQR) Modified By GKAPOVICH Modified Date/Time 11/29/2010 08:28
Comments
No Comments

Report Date 11/29/2010 03:06 PM

Submitted By

Page 4

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Application/Petition Form
Y Site Plans (2 copies)
Y Laser Print Site Plan
Y Statement of Financial Interest

- Y Business Licensing Requirements Met
N Business License Exempt

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

No Conditions

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

No children exist for this project

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

There is no planning condition for this project.

REQUIRED REVIEW

Will this go to City Council? Will this go DIRECTLY to City Council? Hearing Type
Y Parent Project link required? Public or Admin? ADMIN
Required One Year Review
Parent Application Type ROC Is there a condition of approval for a Required Review?
Parent Project # 38247 If yes, when does it need to be reviewed?
N Is this an Alcohol related Application? Staff Recommendation
Meeting Information

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

12/01/2010	ADMIN	SCHEDULED	0	0	0
GKAPOVICH	11/29/2010	CBURNEY	11/29/2010		

Report Date 11/29/2010 03:06 PM

Submitted By

Page 5

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

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	11/29/2010 08:37		0.00
ANN PIERCE; KAEMPFER CROWELL; 7-ELEVEN INC; CK#0021041986; KAEMPFER CROWEL; 702-792-7000;					

No Model Home Details



PLANNING & DEVELOPMENT DEPARTMENT

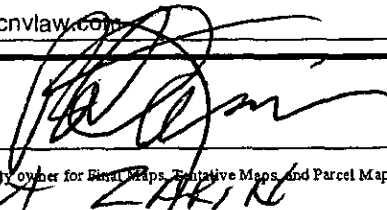
APPLICATION / PETITION FORM

Application/Petition For: Review of Condition - SUP-21913 and ROC-38247
Project Address (Location) Durango, North of El Capitan
Project Name 7-Eleven Proposed Use Convenience Store
Assessor's Parcel #(s) 125-17-611-003 Ward # 6
General Plan: existing SC-TC proposed N/A Zoning: existing TC proposed N/A
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information See attached justification letter

PROPERTY OWNER 7785 North Durango, LLC Contact N/A
Address 314 Grand Street Phone: N/A Fax: N/A
City New York State NY Zip 10002
E-mail Address N/A

APPLICANT 7-Eleven Contact Dawn Ware
Address 2470 Paseo Verde Parkway, Suite 105 Phone: 270-7128 Fax: 270-7101
City Henderson State NV Zip 89074
E-mail Address Dawn.Ware@7-11.com

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino Contact Jennifer Lazovich
Address 8345 W. Sunset Road, Suite 250 Phone: 792-7000 Fax: 796-7181
City Las Vegas State NV Zip 89113
E-mail Address JLazovich@kcnvlaw.com

Property Owner Signature* 

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

Print Name ROBERT ZAKIR

Subscribed and sworn before me

This 19th day of November, 20 10

Notary Public in and for said County and State

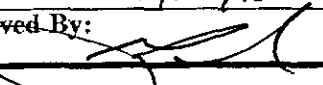
NELTA JEAN-LOUIS
Notary Public, State of New York
No. 01JE6106540
Qualified in Queens County
Commission Expires May 10, 2012

Revised 10/27/08

946712.1

AMP

FOR DEPARTMENT USE ONLY

Case #	<u>RQR-40309</u>
Meeting Date:	<u>ADMIN</u>
Total Fee:	<u>\$300</u>
Date Received:*	<u>11/29/10</u>
Received By:	

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

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

NOV 29 2010 16000.1



July 20, 2010

7785 North Durango, LLC
7785 North Durango Drive
Las Vegas, Nevada 89143

RE: ROC-38247 – REVIEW OF CONDITION
CITY COUNCIL MEETING OF JULY 7, 2010

Dear Applicant:

The City Council at a regular meeting held July 7, 2010, APPROVED the request for a Review of Condition to delete Condition Number 3 of a previously approved Special Use Permit (SUP-21913), WHICH STATED THAT THE SALE OF INDIVIDUAL CONTAINERS OF ANY SIZE BEER, WINE COOLERS OR SCREW CAP WINE IS PROHIBITED. ALL SUCH PRODUCTS SHALL REMAIN IN THEIR ORIGINAL CONFIGURATIONS AS SHIPPED BY THE MANUFACTURER. FURTHER, NO REPACKAGING OF CONTAINERS INTO GROUPS SMALLER THAN THE ORIGINAL SHIPPING CONTAINER SIZE SHALL BE PERMITTED at 7785 North Durango Drive (APN 125-17-611-003), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on July 8, 2010. This approval is subject to:

Added Condition

- A. SUP-21913 and ROC-38247 shall be subject to a six-month administrative review.

Planning and Development

1. Conformance to the conditions of approval of the Special Use Permit (SUP-21913) and all other site related actions as required by the Planning and Development Department and Department of Public Works.
2. Condition Number 3 of Special Use Permit (SUP-21913) shall be deleted in its entirety and replaced with: The sale of individual 40 oz. containers of beer is prohibited; the sale of individual 24 oz. or less containers of beer is permitted; the sale of individual containers of wine coolers and screw cap

RECEIVED

NOV 29 2010

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

RQR-40309

7785 North Durango, LLC
ROC-38247 - Page Two
July 20, 2010

wine is prohibited; all such products should remain in their original configuration as shipped by the manufacturer; no repackaging of containers into groups smaller than the original shipping container size shall be permitted; the maximum square footage for the sale of individual containers of beer shall not exceed 25 square feet.

Sincerely,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Ms. Dawn Ware
7-Eleven
2470 Paseo Verde Parkway, Suite #105
Henderson, Nevada 89074

Ms. Jennifer Lazovich
KCRGF
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

RECEIVED

NOV 29 2010

RQR-40309



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER



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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

August 3, 2007

Mr. Douglas Peterson
Cap II-Farm/Durango, LLC
2325 San Pedro Northeast, Suite #2A
Albuquerque, New Mexico 87110

RE: SUP-21913 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF AUGUST 1, 2007

Dear Mr. Peterson:

The City Council at a regular meeting held August 1, 2007 APPROVED the request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE on the north side of Durango Drive, approximately 350 feet north of El Capitan Way (APN 125-17-611-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on August 2, 2007. This approval is subject to:

Planning & Development

1. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. Approval of this Special Use Permit does not constitute approval of a liquor license.
3. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.
4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

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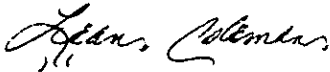
NOV 29 2010

RQR-40309

Mr. Douglas Peterson
SUP-21913 – Page Two
August 3, 2007

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

Sincerely,



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

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Ed Barrow
7-Eleven, Inc.
2470 Paseo Verde Parkway, Suite #100
Henderson, Nevada 89074

Ms. Tabitha Keetch
KKBRF
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89169

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7785 NORTH DURANGO, LLC**Business Entity Information**

Status:	Active	File Date:	4/30/2008
Type:	Domestic Limited-Liability Company	Entity Number:	E0279202008-1
Qualifying State:	NV	List of Officers Due:	4/30/2011
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20081307438	Business License Exp:	4/30/2011

Registered Agent Information

Name:	ROBERT ZARIN	Address 1:	7785 N. DURANGO DRIVE
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89131
Phone:		Fax:	
Mailing Address 1:	7235-A BERMUDA ROAD	Mailing Address 2:	
Mailing City:	LAS VEGAS	Mailing State:	NV
Mailing Zip Code:	89119		
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers☐ Include Inactive Officers

Manager - ROBERT ZARIN			
Address 1:	401 E 60 ST	Address 2:	APT 30 C
City:	NEW YORK	State:	NY
Zip Code:	10022	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20080297478-17	# of Pages:	1
File Date:	4/30/2008	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20080305865-97	# of Pages:	1
File Date:	5/01/2008	Effective Date:	
(No notes for this action)			
Action Type:	Amended List		
Document Number:	20090636901-76	# of Pages:	1
File Date:	8/24/2009	Effective Date:	
2009-2010			
Action Type:	Annual List		
Document Number:	20090635825-20	# of Pages:	1
File Date:	8/24/2009	Effective Date:	

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20080722-0002967

GRANT, BARGAIN, AND SALE DEED

Fee: \$16.00 RPTT: \$36,975.00

N/C Fee: \$0.00

07/22/2008 14:11:00

T20080151339

Requestor:

FIRST AMERICAN TITLE HOWARD

Debbie Conway MSH

Clark County Recorder Pgs: 4

APN 125-17-611-003
 RECORDING REQUESTED BY AND
 WHEN RECORDED, MAIL TO:

7785 North Durango, LLC
 314 Grand Street
 New York, NY 10002

MAIL TAX STATEMENTS TO:
 Same as above

The undersigned Grantor
 declares:

(Space above this line for Recorder's
 use)

Documentary Transfer Tax is
 \$36,975, computed on the
 consideration or value of
 property conveyed.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
 CAP II - FARM/DURANGO, LLC, a New Mexico limited liability company, does hereby
 "GRANT to 7785 NORTH DURANGO, LLC, a Nevada limited liability company, the real
 property described on Exhibit "A" attached hereto and incorporated herein by reference,
 together with all appurtenant improvements, rights, easements, tenements and estates.
 *bargain, sell and convey"

See EXHIBIT "A" attached hereto and incorporated by reference herein.

Dated: July 8, 2008

GRANTOR:

CAP II - FARM / DURANGO, LLC,
 a New Mexico limited liability company

By: PETERSON PROPERTIES REAL ESTATE
 SERVICES, INC.,
 a New Mexico corporation
 Its Managing Member

By:


 James Peterson
 Its President

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By: Steve Johnson Development Ltd. Liability Co.
a New Mexico limited liability company
Its Member

By: [Signature]
Steven J. Johnson
Its Managing Member

STATE OF NEW MEXICO X
COUNTY OF BERNALILLO X

This Instrument was acknowledged before me on July 8, 2008, by James A. Peterson, President of Peterson Properties Real Estate Services, Inc., Managing Member of CAP II – Farm/Durango, LLC.

[Signature]
Notary Public

My Commission Expires:

10/19/09



OFFICIAL SEAL
COLLEEN R. McGRATH
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10/19/09

STATE OF NEW MEXICO X
COUNTY OF BERNALILLO X

This instrument was acknowledged before me on July 8, 2008, by Steven J. Johnson, Managing Member of Steve Johnson Development, Member of CAP II – Farm/Durango, LLC.

[Signature]
Notary Public

My Commission Expires:

10/19/09



OFFICIAL SEAL
COLLEEN R. McGRATH
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10/19/09

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Exhibit "A "

PARCEL 1:

A PORTION OF PARCEL 2 AS SHOWN ON THAT CERTAIN FINAL MAP TITLED "DURANGO SQUARE, A COMMERCIAL SUBDIVISION" RECORDED IN BOOK 121, PAGE 88 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF DURANGO DRIVE AND EL CAPITAN WAY; THENCE ALONG THE CENTERLINE OF SAID DURANGO DRIVE NORTH $38^{\circ}29'11''$ EAST, 729.57 FEET TO THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 17; THENCE ALONG THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 17 NORTH $89^{\circ}49'16''$ WEST, 76.46 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL 2, BEING A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF SAID DURANGO DRIVE AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES: 1) SOUTH $38^{\circ}29'11''$ WEST, 66.11 FEET; 2) SOUTH $39^{\circ}45'13''$ WEST 225.96 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 100.00 FEET; 3) SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $16^{\circ}57'04''$, AN ARC LENGTH OF 29.59 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 100.00 FEET, THROUGH WHICH A RADIAL LINE BEARS NORTH $33^{\circ}17'43''$ WEST; 4) SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $07^{\circ}11'43''$, AN ARC LENGTH OF 12.56 FEET TO THE MOST EASTERLY CORNER OF PARCEL 1 AS SHOWN IN SAID FINAL MAP, BEING A POINT OF NON-TANGENCY, TO WHICH A RADIAL LINE BEARS NORTH $40^{\circ}29'26''$ WEST; THENCE ALONG THE NORTHEASTERLY LOT LINE OF SAID PARCEL 1 NORTH $51^{\circ}30'49''$ WEST, 270.46 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL 1; THENCE NORTH $00^{\circ}10'44''$ EAST, 85.65 FEET TO THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 17, BEING THE NORTH LINE OF SAID PARCEL 2; THENCE ALONG THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 17 AND NORTH LOT LINE SOUTH $89^{\circ}49'16''$ EAST, 429.10 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS LOT 2B OF RECORD OF SURVEY ON FILE IN FILE 171 OF SURVEYS AT PAGE 100 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED MARCH 4, 2008 IN BOOK 20080304 AS INSTRUMENT NO. 03480 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL 2:

NON-EXCLUSIVE EGRESS-EASEMENT OF INGRESS AND EGRESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC; A NON-EXCLUSIVE RECIPROCAL UNDERGROUND EASEMENT FOR UTILITIES; AND A PERPETUAL DRAINAGE EASEMENT FOR THE PURPOSES OF DRAINAGE OF STORM AND SURFACE WATER, AS SET FORTH IN DECLARATION RECORDED JUNE 14, 2004 IN BOOK 20040614 AS DOCUMENT NO. 03294 OFFICIAL RECORDS AND THEREAFTER FIRST AMENDMENT RECORDED MARCH 31, 2008 IN BOOK 20080331 AS DOCUMENT NO. 01168 OF OFFICIAL RECORDS.

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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 125-17-611-003
b) _____
c) _____
d) _____

2. Type of Property

- a) ☐ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☒ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

\$7,250,000.00
Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
Transfer Tax Value: \$7,250,000.00
Real Property Transfer Tax Due \$36,975.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 375.090, Section: NA
b. Explain reason for exemption: NA

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature] Capacity: Seller
Signature: _____ Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: CAP II- Farm/Durango, LLC
Address: 2325 SAN PEDRO NE #2A
City: ALBUQUERQUE
State: NM Zip: 87110

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: 7165 North Durango LLC
Address: 314 Grand Street
City: NY
State: NY Zip: 10002

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
Company National Commercial

Print Name: Services
Address: 3960 Howard Hughes Parkway, S-600
City: Las Vegas

File Number: NCS-346770-HHLV ak/ME
State: NV Zip: 89169

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

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