



SITE INFORMATION

MUNICIPALITY	CITY OF LAS VEGAS
ASSESSORS PARCEL NUMBER/APN:	139-27-812-045 139-27-805-005
CURRENT ZONING	CIVIC DISTRICT (C-V)
SITE AREA	1.19 ACRES = 48,741 S.F.
SITE COVERAGE - BUILDING	0.00%
P.A.R.	0.00%
SITE COVERAGE - LANDSCAPE	79.2%

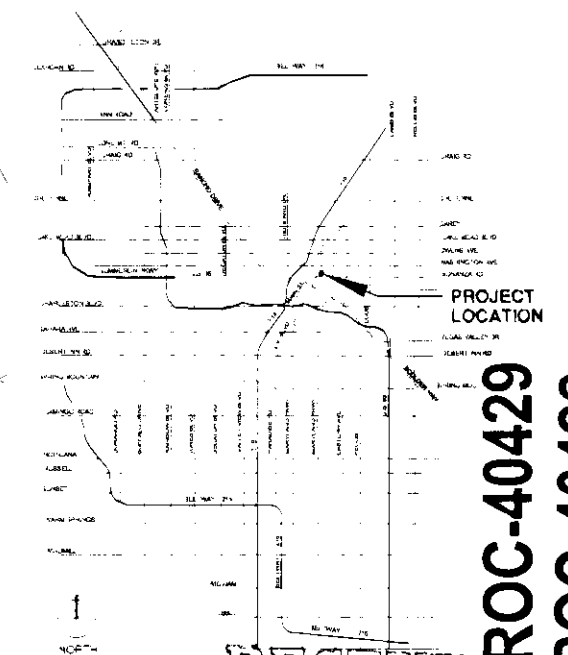
LANDSCAPE AREA	
LANDSCAPE AROUND BUILDING	8,366 S.F.
LANDSCAPE IN COURTYARD SIGN AREA	30,544 S.F.
TOTAL LANDSCAPE S.F.	38,910 S.F.

BUILDING AREA	
EXISTING BUILDING (FOOTPRINT)	1,096 S.F.
NEW BUILDING ADDITION (FOOTPRINT)	2,277 S.F.
TOTAL BUILDING S.F.	3,373 S.F.

PARKING REQUIRED
1 SPACE FOR EACH 300 SQUARE FEET OF GROSS FLOOR AREA
3,547 S.F. GROSS 300 INCLUDE 1 ACCESSIBLE: 12 SPACES

SHARED PARKING PROVIDED INCLUDES 2 ACCESSIBLE 3' SPACES

VICINITY MAP



SCHEMATIC DESIGN

DEC 09 2010

WESTARCH ARCHITECTS

WESTAH Architecture Group, Nevada, Inc.
ARCHITECTURE • PLANNING • INTERIOR DESIGN

2000 BRIDGER AVENUE, SUITE 400 LAS VEGAS, NEVADA 89101
TELEPHONE: 702.579.0000 FAX: 702.579.8430
www.westaharchitects.com

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LAS VEGAS BLVD.

ACCESSIBLE ROUTE

- BONEYARD PARK
NOT PART SCOPE

SHARED PARKING
AREA

S SPACES

SPACE 5

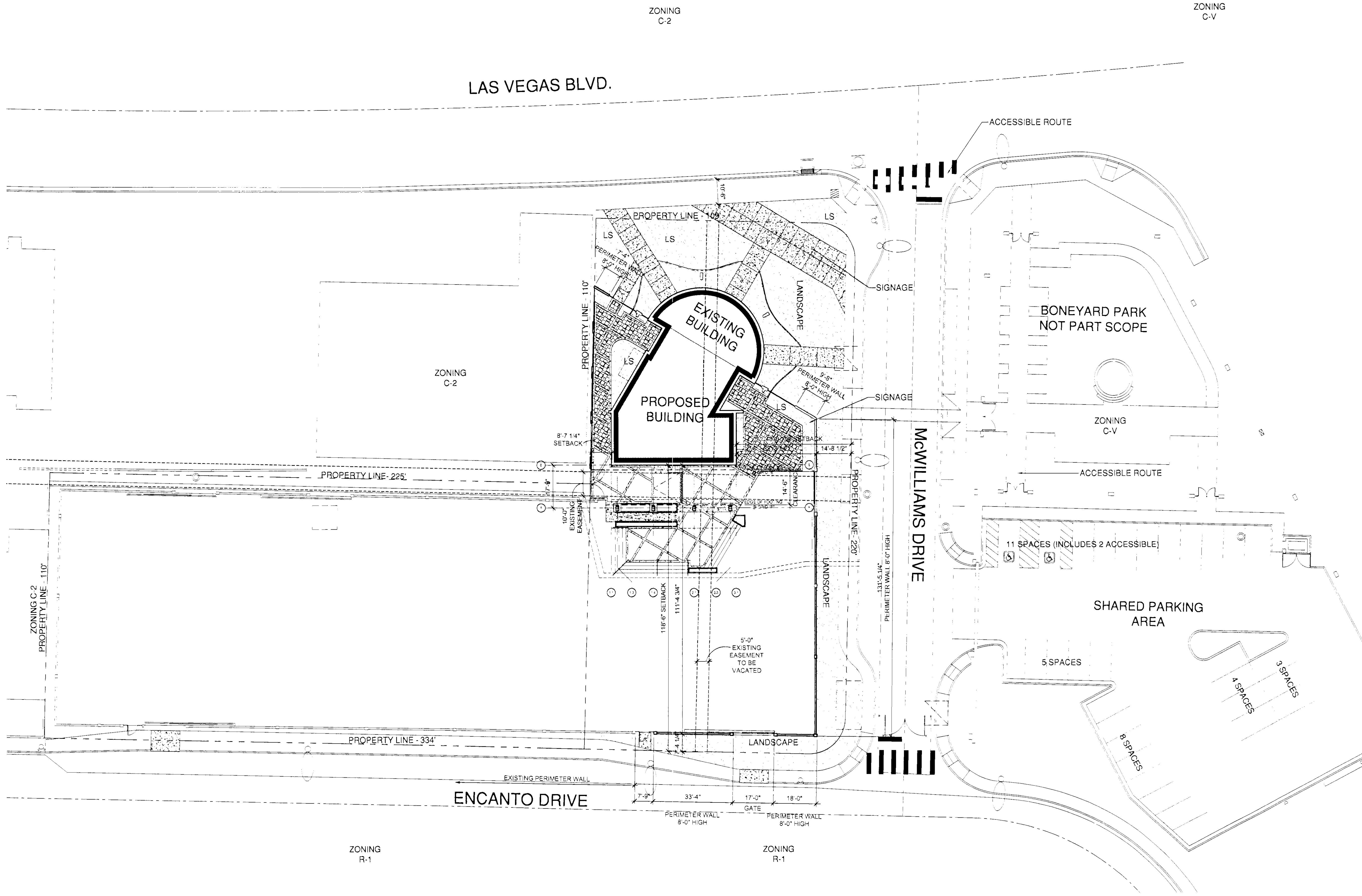
ENCANTO DRIVE

ARCHITECTURAL SITE PLAN

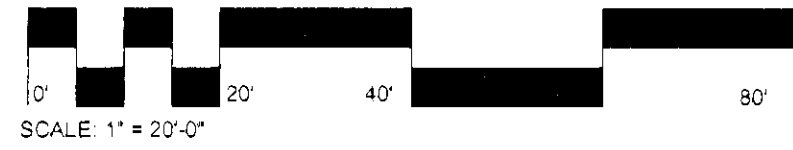
SCALE: 1" = 20' = 2"

SCANNED





NEON MUSEUM VISITOR CENTER



SITE INFORMATION

MUNICIPALITY	CITY OF LAS VEGAS
ASSESSORS PARCEL NUMBER(APN)	139-27-812-045, 139-27-805-005
CURRENT ZONING	CIVIC DISTRICT (C-V)
SITE AREA	+/- 1.19 ACRES + 48,741 S.F.
SITE COVERAGE - BUILDING	0.07%
F.A.R.	0.07%
SITE COVERAGE - LANDSCAPE	79.2%

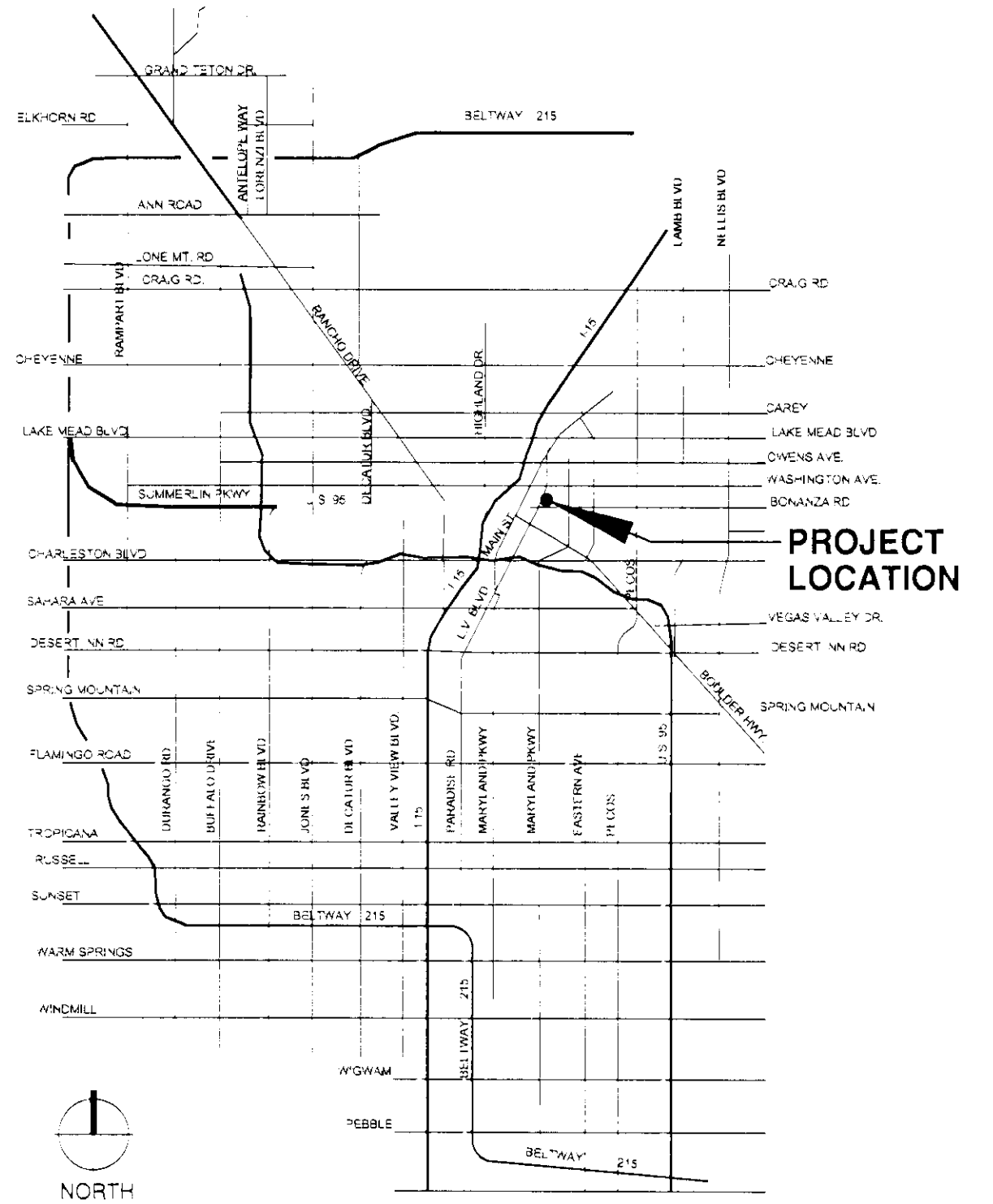
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3,547 S.F. GROSS / 300 (INCLUDE 1 ACCESSIBLE)	12 SPACES

SHARED PARKING PROVIDED (INCLUDES 2 ACCESSIBLE)	31 SPACES
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VICINITY MAP



SCHEMATIC DESIGN



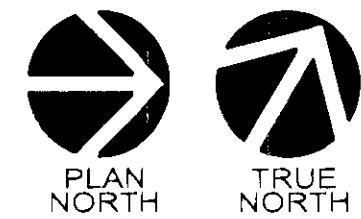
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01/25/11 PC
WESTAR ARCHITECTS

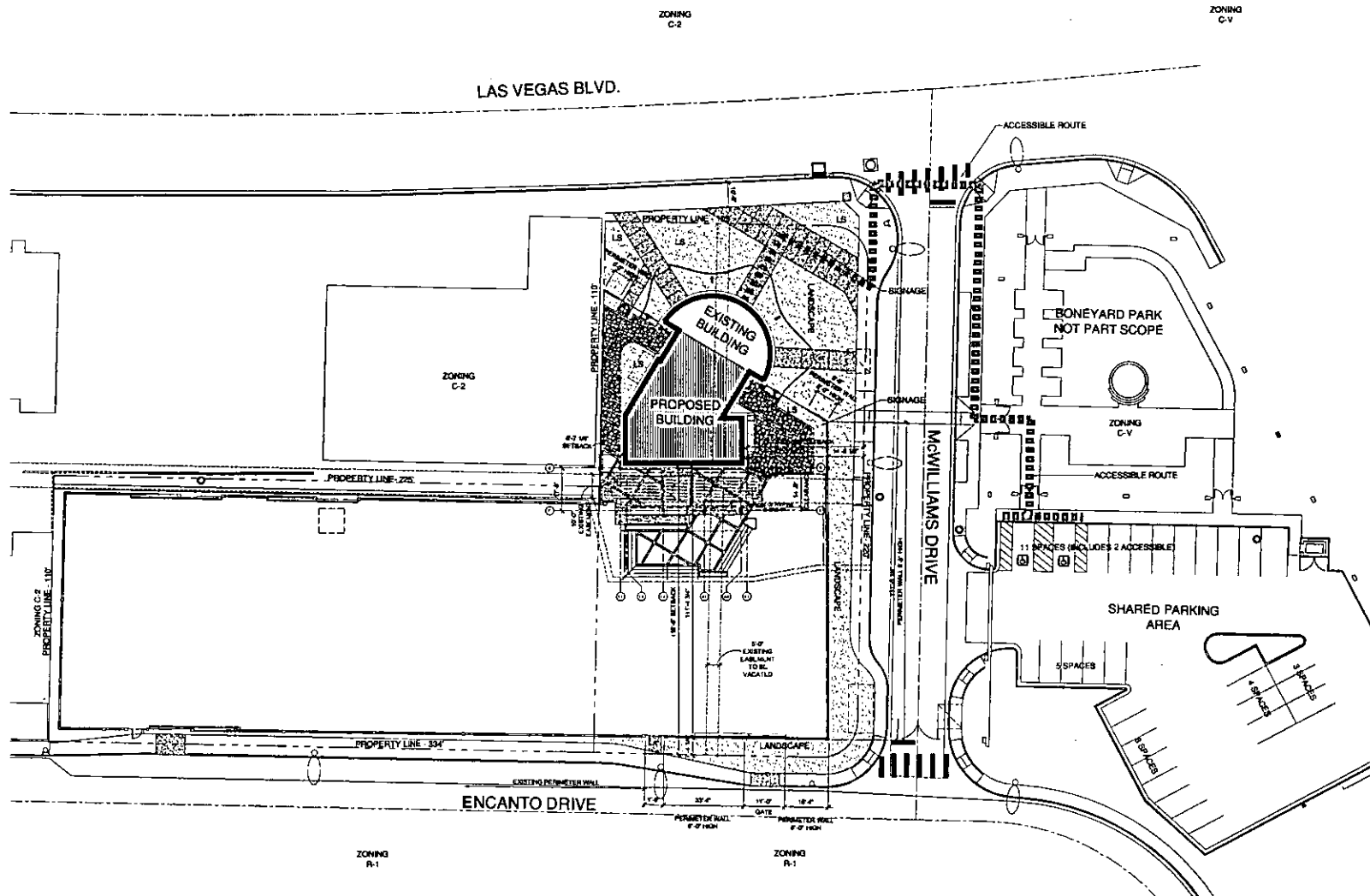
WESTAR Architectural Group, Nevada, Inc. 701 BROOKER AVENUE SUITE 400 LAS VEGAS, NEVADA 89101
ARCHITECTURE • PLANNING • INTERIOR DESIGN • TELEPHONE: (702) 878-0000 • FAX: (702) 878-8430
www.weststararchitects.com

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DATE: December 09, 2010 at 8:31am PROJECT NUMBER: 09049 FILE NAME: SH1-site plan revdwg
WAS LAST MODIFIED BY TECHNICIAN: csolorzano

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"





NEON MUSEUM VISITOR CENTER



SITE INFORMATION

MUNICIPALITY	CITY OF LAS VEGAS
ASSESSORS PARCEL NUMBER (APN)	139-27-812-045, 139-27-805-005
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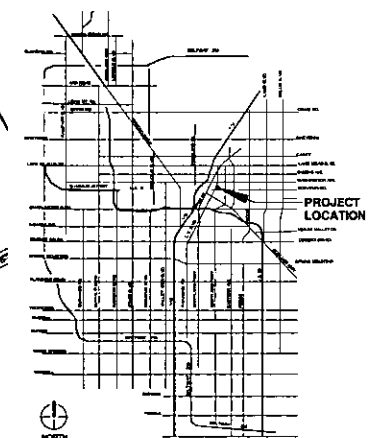
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---	-----------

VICINITY MAP



SCHEMATIC DESIGN

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'



ROC-40428



DEPARTMENT OF
PUBLIC WORKS

OAS

OFFICE OF
ARCHITECTURAL
SERVICES

400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 229-6535
FAX: (702) 382-3232
TDD: (702) 386-9108

PLANNING & DEVELOPMENT DEPT. TRANSFER MEMORANDUM

DATE: Dec 7, 2010

TO: **Margo Wheeler**, Director, Planning & Development Department

FROM: **Samuel Tolman**

CC: Courtney Moodey, Bill Marion, Cesar Solorzano, Paul Friz, Erik Singman, Danielle Kelly, Billie Jo Berlin, File

RE: **Review Fee Funds Transfer**

Please pay the Planning and Development Fees for this project using the following information:

Project Name: Neon Museum Visitors Center

Project Name from the Project Initiator Box #1.

Project Address:

or Parcel Number(s): 139-27-812-045 and 139-27-805-005

Servicer Org Number: 40521

SERVICER ORG. from the upper portion of Box #10 on the Project Initiator.

This is the org number of your project's funding source, for example, 40521 is the Park S fund org number. Do not use the OAS section org number 15341, nor your client such as Neighborhood Services' org number, nor the Requestor org number from the P.I., nor the Servicer org number from the lower half of Box #10. (If Finance leaves the upper portion of Box #10 empty and provides the only Servicer Org of the P.I. on the "All Costs Other than Internal Labor" line at the bottom of Box #10, use that number.) Do not use a number that ends in 0.

Account Number: 810705 Building Remodel/Addition

From the City's chart of accounts: 810205 for new or rehab Parks, 810605 for new Building construction, 810705 for Building remodels or additions.

Work Authorization Number: WU7049

The W/A NO. from the upper portion of Box #10 on the Project Initiator. (If Finance leaves the upper portion of Box #10 empty and provides the only W/A NO. of the P.I. on the "All Costs Other than Internal Labor" line at the bottom of Box #10, use that number.)

Planning & Development Fees: \$1,660

From the Planning & Development Application Fee Schedule, Pre-Application Meeting, or as otherwise provided.

Service Requested:

Title 18 Subdivisions -

Title 19 Zoning -

Other - **SDR 38563 & VAC 39583**

Authorizing Individual: Samuel Tolman

OAS Project Manager's name.

Funding Department: Neighborhood Services

Public Works, Neighborhood Services, Detention & Enforcement, Fire, etc. If multiple departments, list the department that controls the fund this transfer is drawn from.

Occupying/Programming/Operating Department: Neon Museum Non-Profit

Leisure Services, Detention & Enforcement, Fire, etc. If multiple departments, list primary only.

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DEC 09 2010

Pre-Application
Conference

Item Required

YES

NO

CITY OF LAS VEGAS
Planning & Development Department
SUBMITTAL CHECKLIST (CONT.)



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

Owner / Applicant / Representative:	Neon Museum / Westar Architects Group	Application Type(s):	Review of Condition
APN(s):	139-27-805-005 and 139-27-812-045	Application Purpose:	Review of Condition #17 for SDR-38563 and Review of Condition #2 for VAC-38583 (2 APPLICATIONS)
Location:	770 N. Las Vegas Blvd	Pre-App. Meeting Date:	12/02/10
Ward:	5 - Barlow	Submittal Deadline:	12/09/10 - no later than 2:00 pm
Planner's Signature:	 11/02/10	Earliest PC / CC Meeting Dates:	01/25/11 PC - 02/16/11 CC (Cycle 1)
Planner:	Steve Gebeke, Planning Supervisor - 229-5410		

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:

In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



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Project Name: Neon Museum

APN(s):	139-27-805-005 and 139-27-812-045	Pre-app Date:	12/02/10
Location:	770 N. Las Vegas Blvd	Meeting Location:	DSC 1st Floor Conference Room - 1B
Ward #:	5 - Barlow	Acres:	1.13
		Time:	11:00 a.m.

Applicant Info:	Same as Owner		
	Phone: (702)-878-0000	Fax: (702)-	Email:
Representative Info:	Patrick Klenk / Cesar Solorzano, Westar Architects Group/ Nevada INC 701 Bridger Avenue, Suite #400 Las Vegas NV, 89101		
	Phone: (702)-878-0000	Fax: (702)-	Email:
Ownership Info:	Neon Museum 400 Stewart Ave Las Vegas, NV 89101		Last Change of Ownership Date: 03/29/96
	Phone: (702)-	Fax: (702)-	Email:

Existing Use:	Museum (under construction)	
Proposed Use:	Museum (under construction)	
General Plan:	Existing:	PF (Public Facilities)
	Proposed:	No change proposed
Zoning:	Existing:	C-V (Civic)
	Proposed:	No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	Airport Overlay (200 Feet), Downtown North Land Use Plan, Las Vegas Boulevard Scenic Overlay District, DDRC review area, Historic Special Land Use Designation (per plan, if applicable): N/A	

☒ **Meeting** ☐ **Conversation Record** ☐ **Telephone Record**

Between CLV P&D Representative: Steve Gebeke, Planning Supervisor (229-5410 Office / 385-7268 Fax / sgebeke@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Patrick Klenk	Westar Archs Group / Nevada Inc	878-0000		did not show
2. Cesar Solorzano	Westar Archs Group / Nevada Inc	878-0000		
3.				
4.				
5.				
6.	CLV - Finance (Business License)	229-6321	383-0769	
7.	CLV - PW - Dev Co	229-6578	474-7599	
8.	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11.	CLV - Fire and Rescue	229-0366	229-0124	
12.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

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DEC 09 2010

PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? ☐ YES ☒ NO
If yes, Please detail how in your justification letter. Please refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

1. A 20-foot Public Sewer Easement was conditioned under both SDR-38563 (Condition of Approval #17) and VAC-38583 (Condition of Approval #2). The order of Vacation has not been recorded.
2. A Review of Condition application will be required to change each of the conditions.
3. Additional plans /exhibits required by PW?

PW - WANTS REVISED JUST LETTER TO JUSTIFY REDUCED WIDTH

-- Please return a copy of this form with the original Pre-Application Submittal Checklist --

Complete Submittal Packets **MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date, no exceptions**



January 26, 2011

Mr. Jorge Cervantes
City of Las Vegas
333 North Rancho Drive, 9th Floor
Las Vegas, Nevada 89107

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

**RE: ROC-40428 - REVIEW OF CONDITION RELATED TO ROC-40429
PLANNING COMMISSION MEETING OF JANUARY 25, 2011**

Dear Mr. Cervantes:

Your request for a Review of Condition of a previously approved Site Development Plan Review (SDR-38563) FOR A 14-FOOT, 6-INCH PUBLIC SEWER EASEMENT WHERE CONDITION OF APPROVAL NUMBER 17 REQUIRES 20 FEET at 770 Las Vegas Boulevard (APN 139-27-805-005), C-V (Civic) Zone, Ward 5 (Barlow), was considered by the Planning Commission on January 25, 2011.

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

Planning and Development

1. Conformance to the conditions of approval of Site Development Plan Review (SDR-38563), except as amended herein.

Public Works

2. Original condition of approval #17 of the Site Development Plan Review (SDR-38563) shall be deleted and replaced by the following:

Grant a 14.5-foot Public Sewer Easement over the existing public sewer line on this site. Alternatively, provide appropriate documentation acceptable to the City Engineer of the intent to reserve a 14.5-foot Public Sewer Easement over the existing sewer line prior to the issuance of any building permits. The proposed building shall not encroach into the public sewer easement area and the easement may be offset a distance (acceptable to the Collection Systems Planning Section of the Department of Public Works) from the center of the existing public sewer line to accommodate the proposed building.

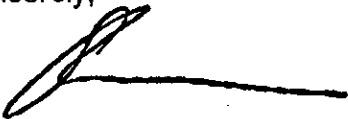
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Mr. Jorge Cervantes
ROC-40428 - Page Two
January 26, 2011

This action by the Planning Commission on **January 25, 2011** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **February 7, 2011**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Dorothy Wright
Neon Museum
City of Las Vegas
400 East Stewart Avenue
Las Vegas, Nevada 89101

Mr. Pat Klenk
WESTAR Architects
701 Bridger Avenue, Suite #400
Las Vegas, Nevada 89101

P/L 205/180

Report of All Selected Parcels

Case Number: ROC-40428 ; ROC-40429

Printed On: Thu: December 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
4 USA L L C	P O BOX 56376 SHERMAN OAKS CA	13926410073
530 HOLDINGS L L C	3900 PARADISE RD #101 LAS VEGAS NV	13927804001
717 L L C	%T COBLENTZ %S & A FELD 3207 BEL AIR DR LAS VEGAS NV	13927812003
7-ELEVEN INC	%AV TAX DEPT P O BDX 711 DALLAS TX	13927805002
A J C INVESTMENTS L L C	3726 ROSECREST S CIR LAS VEGAS NV	13926410105
ALBRITTON WAYNE C & GRETA M	1123 CIRCULO SAN SORRENTO RD PALM SPRINGS CA	13926410031
ALI SYED AMJAD	P O BOX 70634 LAS VEGAS NV	13927711013
ANSARI ABDUL RAHIM & NASEEMA	8701 KNOLL MIST DR LAS VEGAS NV	13927811048
ARELLANO CARLOS & MARIA E	612 E WILSON AVE LAS VEGAS NV	13927812024
AVERY MARTA & ROBERT	608 E WILSON AVE LAS VEGAS NV	13927812023
AVILA ADALBERTO & MARIA	637 N 10TH ST LAS VEGAS NV	13926410030
AYLING NELSON	730 S HANOVER ST BALTIMORE MD	13927811030
BAHNAM NASRI	61 CHURCH ST WEST ROXBURY CT	13926410022
BAHNAM NASRI	61 CHURCH ST WEST ROXBURY CT	13926410021
BAHNAM NASRI	61 CHURCH ST WEST ROXBURY CT	13926410023
BANK NEW YORK MELLON TRS	400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	13927811008
BANK U S NATIONAL ASSN TRS	%AMER SRVCING CO 1 HOME CAMPUS X2504-017 DES MOINES IA	13934512044
BELLAMY ADAM JOSEPH & ANGELA M	528 N 9TH ST LAS VEGAS NV	13935110002
BELLAMY FAMILY TRUST 2001	4066 VANCOUVER AVE LAS VEGAS NV	13935110001
BELTRAN FRANCISCO J	624 N 9TH ST LAS VEGAS NV	13926410101
BILLINGSLEY SHEILA & TRENT	P O BOX 59 BLUE DIAMOND NV	13926410079
BJELICICH GEORGE & VIDINKA	4019 WALDDORF CT LAS VEGAS NV	13927811020
BJELICICH GEORGE & VIDINKA	4019 WALDORF CT LAS VEGAS NV	13927811025
BLASKO MICHAEL J & JANICE L	523 N 8TH ST LAS VEGAS NV	13934512073
BONANZA SPRINGS SUITES L L C	3900 PARADISE RD #101 LAS VEGAS NV	13927804002
BUCKLEY THOMAS R & BECKY M	1930 KACHINA MOUNTAIN DR HENDERSON NV	13934512045
BURNSIDE JOHN	7617 STRAYHORSE AVE LAS VEGAS NV	13926410050
CAMPOSECO DAMARIS N	13429 CERISE AVE HAWTHORNE CA	13927811010
CAPRICORN SERIES L L C VI	3540 W SAHARA #156 LAS VEGAS NV	13927811037
CAPRICORN SERIES L L C X	3540 W SAHARA #156 LAS VEGAS NV	13927811049
CARPENTER MARIANNE REV LIV TR	742 N 9TH ST LAS VEGAS NV	13926410002
CARPENTER MARIANNE REV LIV TR	742 N 9TH ST LAS VEGAS NV	13926410001

Report of All Selected Parcels**Case Number:** ROC-40428**Printed On:** Thu: December 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
CARRIAGE CEMETERY SERVICES INC	%PROPERTY TAX DEPT 3040 POST OAK BLVD #300 HOUSTON TX	13927708003
CARRILLO FRANCISCO	732 N 10TH ST LAS VEGAS NV	13926410042
CASA SUITES L L C	%SIEGEL GROUP NEVADA INC 3900 PARADISE RD #101 LAS VEGAS NV	13927812016
CASA SUITES L L C	%SIEGEL GROUP NEVADA INC 3900 PARADISE RD #101 LAS VEGAS NV	13927812009
CASA SUITES L L C	%SIEGEL GROUP NEVADA INC 3900 PARADISE RD #101 LAS VEGAS NV	13927812010
CHAVEZ JOSE E T	1246 S WILSON DR W COVINA CA	13927811032
CIN-TEN PPTYS	900 TONI AVE LAS VEGAS NV	13926410033
CIN-TEN PPTYS	900 TONI AVE LAS VEGAS NV	13926410034
CITY OF LAS VEGAS	400 E STEWART LAS VEGAS NV	13927803004
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13927708016
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13927812045
CITY OF LAS VEGAS	400 E STEWART AVE 4TH FLR LAS VEGAS NV	13927805004
CITY OF LAS VEGAS	400 E STEWART AVE 4TH FLOOR LAS VEGAS NV	13927805001
CITY OF LAS VEGAS	400 E STEWART LAS VEGAS NV	13927803006
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13927708014
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13926301005
CITY OF LAS VEGAS	833 LAS VEGAS BLVD N LAS VEGAS NV	13927708013
CITY OF LAS VEGAS	900 N LAS VEGAS BLVD LAS VEGAS NV	13926301006
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13926301005
CITY OF LAS VEGAS	900 N LAS VEGAS BLVD LAS VEGAS NV	13926301006
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13927805005
CIVIC CENTER PLAZA L L C	%EQUITY GROUP 8367 W FLAMINGO #201 LAS VEGAS NV	13927812005
CLARK ED & ELIZABETH	514 N 7TH ST LAS VEGAS NV	13934512046
CLOUDBREAK LAS VEGAS L L C	414 S MARENGO AVE PASADENA CA	13927805003
CLOUDBREAK LAS VEGAS L L C	414 S MARENGO AVE PASADENA CA	13927812017
COBLENTZ ALEXANDER & T LIV TR	%T COBLENTZ %S & A FELD 3207 BEL AIR DR LAS VEGAS NV	13927812007
COBLENTZ ALEXANDER & T LIV TR	%T COBLENTZ %S & A FELD 3207 BEL AIR DR LAS VEGAS NV	13927812008
CORRAL ELVIA	631 N 10TH ST #B LAS VEGAS NV	13926410028
CORRAL HUGO	6719 AZURE CLOUDS AVE LAS VEGAS NV	13926410025
COUNTY OF CLARK(LV CONV AUTH)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13927709001
COUNTY OF CLARK(LV CONV AUTH)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13926301004
COXSEY ROBERT KARL	3650 GINA PL LAS VEGAS NV	13926410102

Report of All Selected Parcels**Case Number:** ROC-40428**Printed On:** Thu: December 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
CROWE DEBORAH	608 ENCANTO DR LAS VEGAS NV	13927812018
CULP ROGER GEORGE TRUST	1409 FAY BLVD LAS VEGAS NV	13926410053
DANTAM PENG S	458 DRIFT STONE AVE LAS VEGAS NV	13926410058
DEBERUMEN FERMINA CORNEJO	627 BELL DR LAS VEGAS NV	13927811007
DEBERUMEN FERMINA CORNEJO	618 BELL DR LAS VEGAS NV	13927811054
DELAMORA ARTURO	612 N 9TH ST LAS VEGAS NV	13926410017
DELEON GUSTAVO	1020 OAKLEY BLVD LAS VEGAS NV	13926410016
DENIS MOISES & SUSAN	3204 OSAGE AVE LAS VEGAS NV	13926410047
DESERT LAND HOLDINGS COPR	9550 S EASTERN AVE #253 LAS VEGAS NV	13927812036
EAST HOUSE UNLIMITED L L C	5446 PINE RANCH CT LAS VEGAS NV	13927812021
EBIYA ANOTONIO P & EMPERATRIZ L	726 N 9TH ST LAS VEGAS NV	13926410004
EBIYA ANTONIO P & EMPERATRIZ L	728 N 9TH ST LAS VEGAS NV	13926410003
EBIYA FRANCIS ROD P & JULIETA A	710 N 9TH ST LAS VEGAS NV	13926410008
EBIYA FRANKIE L	721 N 9TH ST LAS VEGAS NV	13927812035
EBIYA NELSON P & NELSON PEREZ	2231 ALLEGIANCE DR NO LAS VEGAS NV	13927812027
EBIYA NOVERT L	728 N 9TH ST LAS VEGAS NV	13926410005
EL CASA I L L C	9436 W LAKE MEAD BLVD #15 LAS VEGAS NV	13926410056
ENCANTO DRIVE TRUST	900 S LAS VEGAS BLVD #810 LAS VEGAS NV	13927812019
ERICKSTEN MARIA	5875 S LAMB BLVD LAS VEGAS NV	13926410052
ERICKSTEN MARIA D	5875 S LAMB BLVD LAS VEGAS NV	13926410026
FEDERAL HOME LOAN MORTGAGE CORP	3476 STATEVIEW BLVD FORT MILL SC	13927811031
FLORES JESUS	15707 MADRIS AVE NORWALK CA	13926410029
FRANKLIN STEVEN	624 N 4TH ST LAS VEGAS NV	13927811029
FREEMAL THOMAS F & LINDA M	5905 BLUSH AVE LAS VEGAS NV	13926410018
FREMONT WEST SHOPPING CENTER	%BECKER ENTPRS 50 S JONES LAS VEGAS NV	13926410051
GALLEGO CAMILLE	711 BELL DR LAS VEGAS NV	13927811014
GAMBOA ARTURO M & GUADALUPE L	9265 S DECATUR BLVD LAS VEGAS NV	13926410043
GAMBOA ARTURO M & GUADALUPE L	9265 S DECATUR BLVD LAS VEGAS NV	13926410044
GARCIA JOSE THOMAS GUTIERREZ	728 N 11TH ST LAS VEGAS NV	13926410077
GILL RAFFORD R & DARVINE	725 N 10TH ST LAS VEGAS NV	13926410036
GOMEZ RAFAEL LOPEZ	742 BILTMORE DR LAS VEGAS NV	13927712014
GONZALEZ APOLINAR & NORMA A	800 BILTMORE DR LAS VEGAS NV	13927712011

Report of All Selected Parcels**Case Number:** ROC-40428**Printed On:** Thu: December 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
GONZALEZ REFUGIO	615 E WILSON AVE LAS VEGAS NV	13927812028
GONZALEZ REFUGIO & BLANCA	615 E WILSON AVE LAS VEGAS NV	13926410024
GROUND UP INVESTMENTS L L C	7023 VIA CANDREJO CARLSBAD CA	13926410012
GRUIDL BERNARD	P O BOX 21119 WICKENBURG AZ	13927812022
GUERRERO IMELDA DEL CARMEN	606 TIFFANY LN LAS VEGAS NV	13927811035
GUKASSIAN ANGELA	1348 SONORA AVE GLENDALE CA	13926410055
GUTIERREZ JOSE E	1000 W JEWELL AVE SALT LAKE CITY UT	13926410072
GUTIERREZ JOSE E & ELVA	1000 W JEWELL AVE SALT LAKE CITY UT	13926410076
HARMON JEFFREY E & RHONDA FAM TR	3668 HILLARY ELAN CT LAS VEGAS NV	13927811021
HICKS HARRIETT T & RICHARD C	816 BILTMORE DR LAS VEGAS NV	13927711014
HIDDEN HAROLD E & MARY L	621 BELL DR LAS VEGAS NV	13927811006
HOOPER INDUST LTD	2954 SUN LAKE DR LAS VEGAS NV	13934512042
HOPELESS IN L V L L C	%L THOMPSON P O BOX 28399 LAS VEGAS NV	13927811043
HOPELESS IN L V L L C	%L THOMPSON P O BOX 28399 LAS VEGAS NV	13927811042
HOPELESS IN L V L L C	%L THOMPSON P O BOX 28399 LAS VEGAS NV	13927811036
HOPELESS IN L V L L C	%L THOMPSON P O BOX 28399 LAS VEGAS NV	13927811041
HOPELESS IN LAS VEGAS L L C	%L THOMPSON P O BOX 28399 LAS VEGAS NV	13927811040
JIMENEZ JAIME R	738 ENCANTO DR LAS VEGAS NV	13927812032
KAPETAN GARY & LINDA	5330 E CHARLESTON BLVD LAS VEGAS NV	13927811051
KAWAMURA TED & LUELLA N	2652 S KING ST HONOLULU HI	13926410015
KAWAMURA TED JR & LUELLA N	2652 S KING ST HONOLULU HI	13926410032
KING-SILVERHULT STIG	312 BONANZA WY LAS VEGAS NV	13927811050
KITCHUKOV TODOR	2500 S POWER RD #120 MESA AZ	13927811019
KRIER COURTNEY	131 N 9TH ST LAS VEGAS NV	13927812034
LACA MARILEE	4928 HIGHLAND VIEW LOS ANGELES CA	13927811009
LAMOTHE EDWARD J III & ANA MAE	8408 JUSTINE CT LAS VEGAS NV	13926410070
LARK PROPERTIES L L C	%L WYSS 1122 E LINCOLN AVE #204 ORANGE CA	13926410067
LASKOWSKI DANUTA B	8218 WILDFIRE ST LAS VEGAS NV	13926410011
LASKOWSKI MIECZYSLAW & DANUTA B	8218 WILDFIRE ST LAS VEGAS NV	13926410013
LEYVA RAFAEL	628 N 10TH ST LAS VEGAS NV	13926410054
LITVAK DAVID M	2005 PINTO LN LAS VEGAS NV	13934512040
LODGE AMERICAN LEGION POST #8	733 VETERANS MEMORIAL DR LAS VEGAS NV	13927708007

Report of All Selected Parcels**Case Number:** ROC-40428**Printed On:** Thu: December 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
LODGE ELKS PAST RULERS #1468	4100 W CHARLESTON BLVD LAS VEGAS NV	13927804004
LODGE V F W	BDX 659 LAS VEGAS NV	13927812004
LONG MELA LEE	611 E BELL DR LAS VEGAS NV	13927811004
LOPEZ-GOMEZ RAFAEL	742 BILTMORE DR LAS VEGAS NV	13927712013
LOUDEN MARILYN K	1853 HALLWOOD DR LAS VEGAS NV	13927712015
MARALIT THELMA L	716 N 9TH ST LAS VEGAS NV	13926410006
MARTINEZ DORA A	1932 E ST LOUIS AVE LAS VEGAS NV	13926410069
MARTINEZ JUAN J & ANITA V	2110 TUBMAN HOME RD AUGUSTA GA	13926410009
MATEO MARGARITO PINTO	331 S LAUREL ST SANTA ANA CA	13927812029
MCCARTER RICHARD A	622 BELL DR LAS VEGAS NV	13927811053
MEDINA RUBEN & MARIA TERESA	625 N 10TH ST LAS VEGAS NV	13926410027
MEZA-PALACIO FRANCISCO	737 N 11TH ST LAS VEGAS NV	13926410078
MITCHELL GLORIA D & HARRY A	4101 AUTUMN ST LAS VEGAS NV	13927712012
MORENO ANTONIO	P O BOX 21679 LONG BEACH CA	13927812006
MORENO GERALDO P	724 ENCANTO DR LAS VEGAS NV	13927812030
MORTON JENNIE B FAMILY TRUST	305 BONANZA WY LAS VEGAS NV	13927811044
MOSAVINEJAD MAJID SEYED	8701 KNOLLMIST DR LAS VEGAS NV	13927811005
MUNOZ JUAN R & VIRGINIA P	405 S MCDOWELL AVE LOS ANGELES CA	13927811024
NELSON MIRIAM L TRS	620 LACY LN LAS VEGAS NV	13926410020
NOVOTNY CARL F TRUST	5245 HARRISON DR LAS VEGAS NV	13927811023
OCHOA FELIPE & MARIA C	137 PALMER DEL RIO CT LAS VEGAS NV	13926410074
ORTIZ JESSE A	1204 RALPH CIR LAS VEGAS NV	13926410075
PADILLA FELIPE DE JESUS C	2330 N WALNUT RD LAS VEGAS NV	13926410037
PADILLA JUSTINO	2330 N WALNUT LAS VEGAS NV	13926410038
PERALTA RAMON E	709 N 11TH ST #4 LAS VEGAS NV	13926410071
PEREZ RAMON & MARILU	6419 SHINING SAND AVE LAS VEGAS NV	13926410103
PESLIN EVELYN E & JOHN E	616 N 4TH ST LAS VEGAS NV	13927811022
R R R HOMES L L C	P O BOX 98378 LAS VEGAS NV	13934512074
RENKIEWICZ DOLORESA MARIE	P O BOX 60355 LAS VEGAS NV	13926410057
REYES REFUGIO MEDINA	707 N 9TH ST LAS VEGAS NV	13927812038
RICCIARDELLI RUSSELL N	9393 N KRAFT AVE LAS VEGAS NV	13926410045
RIVERA LETICIA & VIOLETA	609 BELL DR LAS VEGAS NV	13927811003

Report of All Selected Parcels**Case Number:** ROC-40428**Printed On:** Thu: December 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
RIZZO SALVATORE & SHERMAN FAM TR	2570 LINCOLN RD LAS VEGAS NV	13927711015
RODRIGUEZ A R & P JT REV TR AGMT	2325 BOULDER L A BELOIT WI	13927811018
RODRIGUEZ ABRAHAM R & P D REV TR	2325 BOULDER LN BELOIT WI	13927811052
RODRIGUEZ DAVID RIVIERA	808 BILTMORE DR LAS VEGAS NV	13927711012
RODRIGUEZ ROGELIO	705 BELL DR LAS VEGAS NV	13927811013
RODRIGUEZ-BAHENA SERGIO	704 ENCANTO DR LAS VEGAS NV	13927812020
ROMANO DANIEL A	733 N 10TH ST LAS VEGAS NV	13926410039
ROMANO DANIEL ALLEN	733 N 10TH ST LAS VEGAS NV	13927811038
RUIZ LETISIA	12839 LARWIN RD NORWALK CA	13926410035
RYAN CO L L C	436 S 10 W FARMINGTON UT	13934512041
SALGADO JOSE C & SOCORRO	716 N 10TH ST LAS VEGAS NV	13926410046
SANCHEZ LUZ PRECIADO	708 N 10TH ST LAS VEGAS NV	13926410048
SAR HOUR & SAMPHOUN	6557 FIELDMOUSE AVE LAS VEGAS NV	13926410104
SAVILLE ROBERT S & GUADALUPE Y	159 SAGEMONT CIR PARACHUTE CO	13927811026
SCAGNELLI STELLA K & JIMMY	%S LETOURNEAU 3708 MIGUELS LN LAS VEGAS NV	13927811011
SCHOOL BOARD OF TRUSTEES	2832 E FLAMINGO LAS VEGAS NV	13927708004
SEAL JAMES L	4316 VIA VAQUERO AVE LAS VEGAS NV	13927812026
SEQUEIRA JOSE R JR & MARIA G	P O BOX 43222 LAS VEGAS NV	13934512043
SEVON L L C	4391 FERNBROOK RD LAS VEGAS NV	13927711016
SHEBAH YHIEL	714 LAS VEGAS BLVD N LAS VEGAS NV	13927812001
SHEBAH YHIEL	714 LAS VEGAS BLVD N LAS VEGAS NV	13927811016
SHEBAH YHIEL	714 LAS VEGAS BLVD N LAS VEGAS NV	13927812011
SHEBAH YMIEL	715 BELL DR LAS VEGAS NV	13927811015
SOLORZANO SALVADOR	618 TIFFANY LN LAS VEGAS NV	13927811033
SOTO-SOLORZANO TOMAS	704 N 10TH ST LAS VEGAS NV	13926410049
SOURLA-SEARLES CHRYSOULA A	605 N 4TH ST LAS VEGAS NV	13927811027
SOURLA-SEARLES CHRYSOULA A	605 N 4TH ST LAS VEGAS NV	13927811028
STEINHART RICHARD JAY	1512 JARVIS CT SAN JOSE CA	13926410019
STODDART TERRY B & SONIA O	712 N 9TH ST LAS VEGAS NV	13926410007
STUBLER FAMILY TRUST	3756 N TORREY PINES DR LAS VEGAS NV	13926410068
T L C PROPERTIES INC	1863 HELM DR LAS VEGAS NV	13927804003
TAKATA JIM	24212 S ESHELMAN AVE LOMITA CA	13926410100

Report of All Selected Parcels**Case Number:** ROC-40428**Printed On:** Thu: December 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
TALAVERA JOSE L & OMAR	6320 NEWBRUNSWICK AVE LAS VEGAS NV	13926410066
TAN WINSTON	6030 ROMAINE ST LOS ANGELES CA	13927812037
VARGAS JORGE RANGEL	3020 GARNET CT LAS VEGAS NV	13926410010
VILLAGRANA JULIO & ESTELA	804 BILTMORE DR LAS VEGAS NV	13927712010
WELTMER JOSH & LLUVIA	24219 SE 43RD CT ISSAQUAH WA	13927812025
WINTHROP TRUST ETAL	3207 BEL AIR DR LAS VEGAS NV	13927812002
WOLF PAC FAMILY TRUST	P O BOX 19425 JEAN NV	13927812033
WOODBIDGE JAMES A	1215 S FORT APACHE #220 LAS VEGAS NV	13927811055
YIMLAMAI BOONCHAI & SOMLEE	2203 W ALMOND AVE ORANGE CA	13927811034
YIMLAMAI BOONCHAI & SOMLEE	2203 W ALMOND AVE ORANGE CA	13927811012
YIMLAMAI BOONCHAI & SOMLEE	2203 W ALMOND AVE ORANGE CA	13927811039
YIMLAMAI DEAN	2203 W ALMOND AVE ORANGE CA	13927811017
ZVULUN SHAFIK	726 ENCANTO DR LAS VEGAS NV	13927812031



January 13, 2011

Mr. Jorge Cervantes
City of Las Vegas
400 East Stewart Avenue, 4th Floor
Las Vegas, Nevada 89101

**RE: ROC-40428 - REVIEW OF CONDITION RELATED TO ROC-40429
PLANNING COMMISSION MEETING OF JANUARY 25, 2011**

Dear Mr. Cervantes:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **January 25, 2011** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, January 19, 2011** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

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

Sincerely,

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

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Dorothy Wright
Neon Museum
City of Las Vegas
400 East Stewart Avenue
Las Vegas, Nevada 89101

Mr. Pat Klenk
WESTAR Architects
701 Bridger Avenue, Suite #400
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

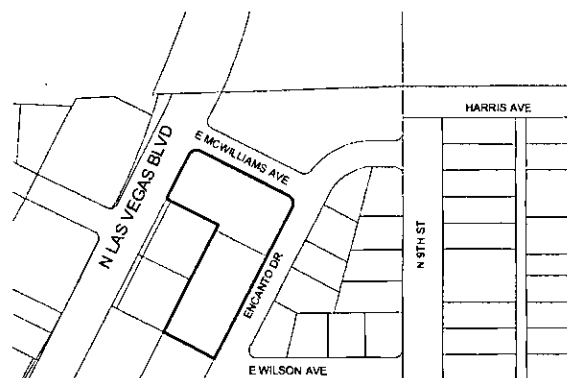
Application Information

ROC-40428 - REVIEW OF CONDITION - PUBLIC HEARING
- APPLICANT: THE NEON MUSEUM - OWNER: CITY OF LAS VEGAS - Request for a Review of Condition of a previously approved Site Development Plan Review (SDR-38563) FOR A 14-FOOT, 6-INCH PUBLIC SEWER EASEMENT WHERE CONDITION OF APPROVAL NUMBER 17 REQUIRES 20 FEET at 770 Las Vegas Boulevard (APN 139-27-805-005), C-V (Civic) Zone, Ward 5 (Barlow).

ROC-40429 - REVIEW OF CONDITION - PUBLIC HEARING
- APPLICANT: THE NEON MUSEUM - OWNER: CITY OF LAS VEGAS - Request for a Review of Condition of a previously approved Vacation (VAC-38583) FOR A 14-FOOT, 6-INCH PUBLIC SEWER EASEMENT WHERE CONDITION OF APPROVAL NUMBER TWO REQUIRES 20 FEET at 770 Las Vegas Boulevard (APN 139-27-805-005), Ward 5 (Barlow).

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 Location



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

Public Hearing Information

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

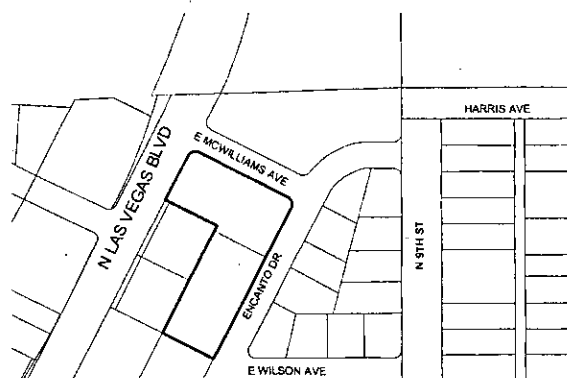
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Application Location



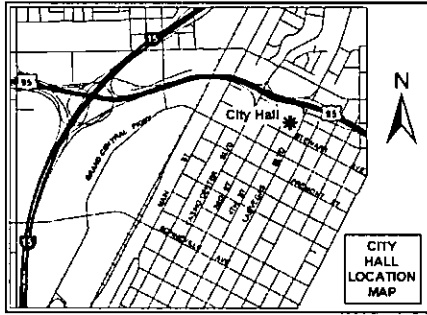
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

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

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

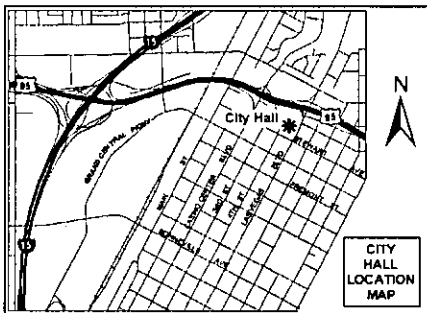
Please use available blank space on card for your comments.

ROC-40428 & ROC-40429

Planning Commission Meeting of 1/25/2011

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

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

ROC-40428 & ROC-40429

Planning Commission Meeting of 1/25/2011

Development Notification

PC Meeting: January 25, 2011.

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

ROC-40428

Archie C. Grant Park Resident Council

Boulder Dam Homesites

Church-Noblitt NA

Cultural Corridor Coalition NCG

Downtown Business Operators Council

Fremont Street Experience Business Association

Hewelson Parent Organization

Marble Manor Annex Resident Council

Mayfair NA

Robert Gordon Plaza Resident Council

South Cove Apartments

Stewart Town HOA

Towne Terrace Apartments

Vera Johnson Manor A Resident Council

WLV-NAA1

WLV-NAA2

WLV-NAA4



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

JORGE CERVANTES
PUBLIC WORKS DIRECTOR

January 4, 2011

Margo Wheeler
Director of Planning and Development
731 So 4th Street
Las Vegas, Nevada 89101

RE: Neon Museum Visitors Center Justification letter for SDR-38563

Dear Margo;

The Public works condition on SDR-38563 requires widening the existing 10' utility easement to 20'.

We request modifying the existing 10' utility easement next to the La Concha building to 14'-6" along the building.

The South half of the existing 10' easement is bordered by the existing Boneyard wall on the East and the existing Market Building on the West. On the adjacent Boneyard Park project it was determined that widening the easement is not feasible. A reasonable accommodation approved by the existing utilities was made during construction along the South Boneyard by adding an operable gate near the existing NV Energy vaults on the East side of the easement.

The existing 10' utility easement next to the La Concha building is bordered by the existing La Concha building on the West and the building canopy columns on the East. To facilitate utility access we have worked with Public Works staff to widen the existing 10' easement to 14'-6" along the building running to the McWilliams. The canopy maintains a 20' Clear height along the easement. We have also provided an industrial driveway and gate on McWilliams for utility maintenance which will allow vehicular access through the 14'-6 width to the 10' width on the South side of the building.

Capital Project Management requests planning approval as reasonable accommodation and the only feasible solution.

Sincerely,

Samuel D. Tolman AIA

Architectural Project Manager

cc: Westar Architects, Bart Anderson, Lucien Paet, Tim Parks

CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
CAPITAL PROJECT MANAGEMENT
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

OFFICE 702.229.6535

FAX 702.384.4846

TTY 702.386.9108

www.lasvegasnevada.gov

JAN - 4 2011

ROC-40428

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: January 5, 2011
Re: **ROC-40428** The Neon Museum 770 Las Vegas Blvd. No.
Request for a Review of Condition of a previously approved Site Development Plan Review (SDR-38563)

Comments:

We have no objection to the Review of Condition application to revise Condition of Approval #17 of SDR-38563 which required that a twenty-foot wide public sewer easement shall be granted over an existing public sewer line for property located at 770 Las Vegas Boulevard North.

CONDITIONS OF APPROVAL:

1. Original condition of approval #17 of SDR-38563 shall be deleted and replaced by the following: Grant a 14.5-foot Public Sewer Easement over the existing public sewer line on this site. Alternatively, provide appropriate documentation acceptable to the City Engineer of the intent to reserve a 14.5-foot Public Sewer Easement over the existing sewer line prior to the issuance of any building permits. The proposed building shall not encroach into the public sewer easement area and the easement may be offset a distance (acceptable to the Collection Systems Planning Section of the Department of Public Works) from the center of the existing public sewer line to accommodate the proposed building.



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
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CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
CAPITAL PROJECT MANAGEMENT
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

OFFICE 702.229.6535

FAX 702.384.4846

TTY 702.386.9108

www.lasvegasnevada.gov

January 4, 2011

Margo Wheeler
Director of Planning and Development
731 So 4th Street
Las Vegas, Nevada 89101

RE: Neon Museum Visitors Center Justification letter for SDR-38563

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Capital Project Management requests planning approval as reasonable accommodation and the only feasible solution.

Sincerely,

Samuel D. Tolman AIA

Architectural Project Manager

cc: Westar Architects, Bart Anderson, Lucien Paet, Tim Parks

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

ROC-40428

HAND DELIVERED

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

ROUTED ELECTRONICALLY

<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 RONEUMUS
*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

ROC-40428 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: THE NEON MUSEUM - OWNER: CITY OF LAS VEGAS - Request for a Review of Condition of a previously approved Site Development Plan Review (SDR-38563) FOR A 14-FOOT, 6-INCH PUBLIC SEWER EASEMENT WHERE CONDITION OF APPROVAL NUMBER 17 REQUIRES 20 FEET at 770 Las Vegas Boulevard (APN 139-27-805-005), C-V (Civic) Zone, Ward 5 (Barlow).

ROC-40429 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: THE NEON MUSEUM - OWNER: CITY OF LAS VEGAS - Request for a Review of Condition of a previously approved Vacation (VAC-38583) FOR A 14-FOOT, 6-INCH PUBLIC SEWER EASEMENT WHERE CONDITION OF APPROVAL NUMBER TWO REQUIRES 20 FEET at 770 Las Vegas Boulevard (APN 139-27-805-005), Ward 5 (Barlow).

PLANNING COMMISSION: **JANUARY 25, 2011**

CITY COUNCIL: **FEBRUARY 16, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **DECEMBER 22, 2010**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney (cburney@lasvegasnevada.gov)**, the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

ROC Application

11/25/11 PC
MH

Report Date 12/10/2010 08:46 AM

Submitted By

Page 1

A/P # 40428 REVIEW OF CONDITION

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/09/2010 10:49	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

ROC-40428 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: THE NEON MUSEUM - OWNER: CITY OF LAS VEGAS - Request for a Review of Condition of a previously approved Site Development Plan Review (SDR-38563) TO GRANT A 14-FOOT, 6-INCH UTILITY EASEMENT, WHERE CONDITION NUMBER 17 REQUIRES THE GRANTING OF A 20-FOOT PUBLIC SEWER EASEMENT at 770 LAS VEGAS BOULEVARD (APN 139-27-812-045 and 139-27-805-005), C-V (Civic) Zone, Ward 5 (Barlow).

Parent A/P

Project #	40428	Project/Phase Name	Phase #
Size/Area	0.00	Size Description	Subdivision Code
Proposed Start		Proposed Stop	% Completed 0.00
% Complete Formula			

Property/Site Information

Parcel 13927805005

Location

Owner/Tenant

Contact ID AC1838201	Name	CITY OF LAS VEGAS	Organization
Mailing Address 400 E STEWART AVE			State/Province NV
City LAS VEGAS			Country
ZIP/PC 89101			Evening Phone
Day Phone			Mobile #
Fax			☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

770 N LAS VEGAS BLVD
LAS VEGAS, 89101-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13927805005
13927812045

Report Date 12/10/2010 08:46 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity APPL Contact ID AC1838200 ☐ Foreign
Effective Expire
Name THE NEON MUSEUM
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 400 E STEWART AVE
LAS VEGAS, NV 89101
Seasonal Addr
Valid From To
Comments No Comments

Primary N Capacity OWNER Contact ID AC1838201 ☐ Foreign
Effective Expire
Name CITY OF LAS VEGAS
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 400 E STEWART AVE
LAS VEGAS, NV 89101
Seasonal Addr
Valid From To
Comments No Comments

Primary Y Capacity OTHER Other REP Contact ID AC664147 ☐ Foreign
Effective Expire
Name WESTAR ARCHITECTS
Day Phone (702)878-0000 x Eve Phone Organization
Pager PIN # Position
Fax (702)878-8430 Mobile Profession
E-Mail
Address 701 BRIDGER AVE #400
LAS VEGAS, NV 89101
Seasonal Addr
Valid From To
Comments No Comments

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	12/09/2010 10:55	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	12/09/2010 10:55	30.00
PROCESSING FEE	P	12/09/2010 10:55	300.00
Total Unpaid		0.00	Total Paid 830.00

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

Activity Review Details

Report Date 12/10/2010 08:46 AM

Submitted By

Page 3

SUBMITTAL CHECKLIST

Indicate if Item is being submitted

Y Application/Petition Form	Y Floor Plan (1 Folded, 1 Rolled)
Y Justification Letter	Y Laser Print Site Plan
Y Site Plan (6 Folded Blue Lines, 1 Rolled Color)	Y Laser Print Floor Plan
Y Landscape Plan	Y Laser Print Elevation
Y Building Elevations (1 Folded, 1 Rolled Colored)	Y Statement of Financial Interest
Y Copy of Approval Letter	
Y Business Licensing Requirements Met	
N Business License Exempt	

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

Z-LEGAL				984224	12/09/2010 10:49	
N						

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

There is no planning condition for this project.

REVIEW OF CONDITION

Will this go to City Council? Will this go DIRECTLY to City Council? ☒

Parent Application Type SDR Is there a condition of approval for a Required Review? ☒

Parent Project # 38563 If yes, when does it need to be reviewed?

Hearing Type Staff Recommendation

Public, Non-Public, Admin? PUBLIC

N Is this an Alcohol related Application?

Meeting Information

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

01/25/2011	PC	SCHEDULED		0	0	0
GKAPDVICH	12/09/2010					

Report Date 12/10/2010 08:46 AM

Submitted By

Page 4

Meeting Information

Meeting Date

Meeting Type

Meeting Status

Comments

Added By

Add Date

Modified By

Modified Date

YES Votes

NO Votes

ABSTENTIONS

Template Type/AP #

AP Type

Status

Stage

No children exist for this project

Employee

Employee ID

Last

First

M

Comments

No Employee Entries

Log

Action

Comments

Description

Entered By

Start

Stop

Hours

PAYMNT CO NAME WHO PICKED UP CONTACT# 970040 12/09/2010 10:56 0.00
CESAR SOLORZANO, 702.878.0000; CLV FUNDS TRANSFER MEMO 40521/810705/WU7049, 702.229.6535/SAM TOLMAN (40428-40429)



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Neon Museum - SDR 38563
Project Address (Location) 770 Las Vegas Boulevard North
Project Name La Concha Rehabilitation Proposed Use Museum
Assessor's Parcel #(s) 139-27-812-045 and 139-27-805-005 Ward # 5
General Plan: existing C-V proposed C-V Zoning: existing C-V proposed C-V
Commercial Square Footage 3,373 Floor Area Ratio 6.9%
Gross Acres 1.19 Lots/Units 12 Density _____
Additional Information _____

PROPERTY OWNER City of Las Vegas Contact _____
Address 400 E. Stewart Ave Phone: _____ Fax: _____
City Las Vegas State Nevada Zip 89101
E-mail Address _____

APPLICANT Neon Museum Contact _____
Address 400 E. Stewart Ave Phone: _____ Fax: _____
City Las Vegas State Nevada Zip 89101
E-mail Address _____

REPRESENTATIVE WESTAR Architects Contact Pat Klenk
Address 701 Bridger Avenue, Ste. 400 Phone: (702) 878-0000 Fax: (702) 878-8430
City Las Vegas State Nevada Zip 89101
E-mail Address pklenk@wagnarchitects.com

Property Owner Signature* [Signature]

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

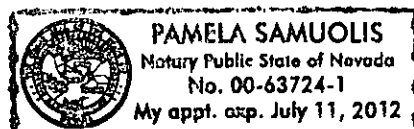
Print Name JORGE CERVANTES

Subscribed and sworn before me

This 8th day of December, 20 10.
Pamela Samuolis

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>ROC-40428</u>
Meeting Date:	<u>1/25/11 PC</u>
Total Fee:	<u>\$830</u>
Date Received:*	<u>12/9/10</u>
Received By:	<u>[Signature]</u>

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

f:\depo\Application Packet\Application Form.pdf

DEC 09 2010



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ROC-40428** APN: 139-27-812-045 and 139-27-805-005

Name of Property Owner: City of Las Vegas

Name of Applicant: Neon Museum

Name of Representative: WESTAR Architects

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): _____

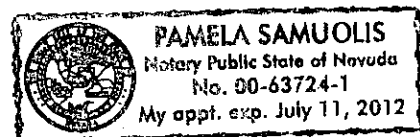
APN: _____

Signature of Property Owner: *[Signature]*

Print Name: Jorge Contreras

Subscribed and sworn before me

This 8th day of December 20 10
Pamela Samuolis
Notary Public in and for said County and State



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DEC 09 2010



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

JORGE CERVANTES
PUBLIC WORKS DIRECTOR

December 9, 2010

Margo Wheeler
Director of Planning and Development
731 So 4th Street
Las Vegas, Nevada 89101

Neon Museum Visitors Center Justification letter for VAC 38583 and SDR 38563

Dear Margo;

Planning has requested Widening the existing 10' utility easement that runs North South from McWilliams to the South end of the Neon Boneyard to 20'. The South half of the existing 10' easement is bordered by the existing Boneyard wall on the East and the existing Market Building on the West. On the adjacent Boneyard Park project it was determined that widening the easement is not feasible. A reasonable accommodated was made during construction along the South Boneyard by adding an operable gate near the existing NV Energy vaults on the East side of the easement.

The existing 10' utility easement next to the La Concha building is bordered by the building on the West and the building canopy columns on the East. To facilitate utility access we have worked with staff to widen the existing 10' easement to 14'-6" along the building. We have also provided an industrial curb drive and gate on McWilliams for utility maintenance which will allow vehicular access through the 14'-6 width to the 10' width on the South side of the building.

Capital Project Management requests planning approval for widening the existing 10' Utility easement to 14'-6 as reasonable accommodation along the Neon Museum Visitors Center project.

Sincerely,

A handwritten signature in black ink, appearing to read "Samuel D. Tolman".

Samuel D. Tolman AIA

Architectural Project Manager

CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
CAPITAL PROJECT MANAGEMENT
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

OFFICE 702.229.6535

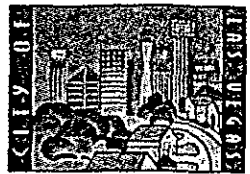
FAX 702.384.4846

TTY 702.386.9108

www.lasvegasnevada.gov

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DEC 09 2010
ROC-40428

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

July 30, 2010

Ms. Dorothy Wright
Neon Museum
400 East Stewart Avenue
Las Vegas, Nevada 89101

**RE: SDR-38563 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
VAC-38583
PLANNING COMMISSION MEETING OF JULY 29, 2010**

Dear Ms. Wright:

Your request for a Major Amendment to an approved Site Development Plan Review (SDR-37021) FOR A 174 SQUARE-FOOT REDUCTION TO A 3,547 SQUARE-FOOT MUSEUM AND FOR A WAIVER TO ALLOW A ZERO-FOOT PERIMETER LANDSCAPE BUFFER WHERE 15 FEET IS REQUIRED ALONG A PORTION OF THE NORTH AND WEST PERIMETERS on 1.13 acres at 770 North Las Vegas Boulevard (APNs 139-27-805-005 and 139-27-812-045), C-V (Civic) Zone, Ward 5 (Barlow), was considered by the Planning Commission on July 29, 2010.

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Vacation of a Public Utility Easement (VAC-38583) on this site.
2. Conformance to the Conditions of Approval for Rezoning (ZON-18755) and Site Development Plan Reviews (SDR-18751) and (SDR-37021), except as amended herein.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

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



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ROC-40428

4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/15/10, except as amended by conditions herein.
5. A Waiver from 19.12.040(A) is hereby approved, to allow a zero-foot landscape buffer along a portion of the north and west perimeter where nine feet and 22 feet, respectively, had been approved.
6. An Exception from 19.12.040(B) is hereby approved, to allow 10 trees where 12 trees had previously been approved within perimeter buffer.
7. All signage shall be reviewed by the Downtown Design Review Committee and must adhere to the standards of the Las Vegas Scenic Byway Overlay District and Conditions of Approval for Site Development Plan Review (SDR-18751) prior to issuance of building permits for any signage.
8. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: 50 five-gallon shrubs shall be provided along the east perimeter landscape buffer fronting Encanto Drive.
11. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

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ROC-40428

14. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. Grant a 20-foot Public Sewer Easement over the existing public sewer line on this site. Alternatively, provide appropriate documentation acceptable to the City Engineer of the intent to reserve a 20-foot Public Sewer Easement over the existing sewer line prior to the issuance of any building permits. The proposed building shall not encroach into the public sewer easement area and the easement may be offset a distance (acceptable to the Collection Systems Planning Section of the Department of Public Works) from the center of the existing public sewer line to accommodate the proposed building.
18. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Neon Boneyard Park project, the Las Vegas Boulevard Widening project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
19. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
20. Site development to comply with all applicable conditions of approval for SDR-18751 and all other site-related actions.

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DEC 09 2010
ROC-40428

Ms. Dorothy Wright
SDR-38563 - Page Four
July 30, 2010

This action by the Planning Commission on **July 29, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **August 9, 2010**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Pat Klenk
Westar Architects
701 Bridger Avenue, Suite #400
Las Vegas, Nevada 89101

RECEIVED
DEC 09 2010
ROC-40428

RECORDED

GRANT, BARGAIN AND SALE DEED

970729.00881

970729.00881

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
William R. Almeida and Judith Almeida Husband and Wife as to an undivided 50%
interest and Lewis Almeida, single man as to an undivided 50% as Tenants in Common
who acquired title as Louis Almeida
hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) to
City of Las Vegas A Municipal Corporation

that property in Clark
described as:

County, Nevada,

Lots Three (3) through Six (6) inclusive in Block Four (4) of BILTMORE ADDITION
ANNEX NO. 3, as shown by map thereof on file in Book 2 of Plats, Page 48, in the
Office of the County Recorder of Clark County, Nevada.

This Grant, Bargain and Sale Deed is being re-recorded to correct the grantors
names. Lewis Almeida, who acquired title as Louis Almeida

Dated April 27, 1997

William R. Almeida
William R. Almeida
Louis Almeida
Lewis Almeida

Judith Almeida
Judith Almeida

STATE OF NEVADA

COUNTY OF CLARK

On May 7, 1997, before me, the
undersigned, a Notary Public in and for said State, personally appeared
William R. Almeida and
Judith Almeida

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and (that by his/her/their signature(s) on
the instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

WITNESS my hand and official seal:

Signature

Name

Tina Marie Mellon
Tina Marie Mellon
(typed or printed)



SPACE BELOW THIS LINE FOR RECORDER'S USE

Title Order No. 97-23-4228

Escrow No. 97-23-4228-KQ

WHEN RECORDED MAIL TO

Name

Street

Address

City &

State

Gracie C/O
1830 E. Sahara
L.V. N.V. 89104

7708-10724

RECEIVED
DEC 09 2010

GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH: That

KENNETH F. JOHANN AND ALICE E. JOHANN,

HUSBAND AND WIFE

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

CITY OF LAS VEGAS, A MUNICIPAL CORPORATION OF THE STATE OF NEVADA

all that real property situate in the County of CLARK

State of Nevada, bounded and described as follows:

Lot One (1), the North Forty-Nine feet (49') of Lot Two (2), and Lots Twelve (12) through Sixteen (16), inclusive, in Block One (1) of BILTMORE ADDITION ANNEX NO. 3, as shown by map thereof on file in Book 2 of Plats, Page 48, in the office of the County Recorder of Clark County, Nevada.

APN #139-27-B12-012;
#139-27-812-013;
#139-27-812-014 &
#139-27-B12-015

SUBJECT TO: 1. Taxes for the fiscal year 95-96
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 the seal of said County this 5th day of February, 1996

Kenneth F. Johann
KENNETH F. JOHANN

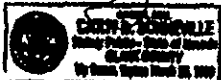
Alice E. Johann
ALICE E. JOHANN

STATE OF NEVADA }
COUNTY OF CLARK } SS.
On Feb. 5, 1996, personally
appeared before me, a Notary Public,

KENNETH F. JOHANN AND ALICE E.
JOHANN

who acknowledged that they executed the above
instrument.

Signature *Christy D. Smith*
(Notary Public)



Notarial Seal

ESCROW NO. 9601184-CBS

WHEN RECORDED MAIL TO: City of Las Vegas, a Municipal Corp.
400 E. Stewart Ave. 10th Floor Las Vegas, Nv. 89101

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
JANUARY 11, 1996
BOOK: 96-0327 INST: 24-10
FEE: 1.00 RPTE: 1.00

E-14

DOHN PRINTING, INC. - (702) 734-0844

Lots 12-14

139-27-812-045

RECEIVED
DEC 09 2010

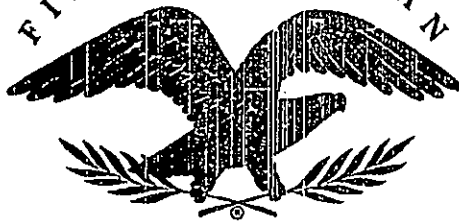
RE-RECORDED

CLARK COUNTY, NEVADA
JUDITH A. WANDEVER, RECORDER
RECORDED AT REQUEST OF:
OLD REPUBLIC TITLE COMPANY OF NE
87-29-97 14:43 CDD 3
OFFICIAL RECORDS
BOOK: 978918 PAGE: 61178
FEE: 9.00 NPTT: EX0003

CLARK COUNTY, NEVADA
JUDITH A. WANDEVER, RECORDER
RECORDED AT REQUEST OF:
OLD REPUBLIC TITLE COMPANY OF NE
87-29-97 14:43 CDD 3
OFFICIAL RECORDS
BOOK: 978918 PAGE: 61178
FEE: 9.00 NPTT: EX0003

RECEIVED
DEC 09 2010

FIRST AMERICAN



970729.00001
970918.01178

STATE OF CALIFORNIA
COUNTY OF LOS Angeles

ss.

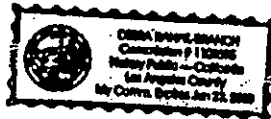
On May 2, 1997, before me, Debra Ranftl-Branch,
personally appeared Lewis Almeida

_____, personally known to me
(or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Debra Ranftl-Branch



(This area for official notarial seal)

Title of Document _____
Date of Document _____ No. of Pages _____
Other signatures not acknowledged _____

3008 (1/94) (Revised)
First American Title Insurance Company

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