

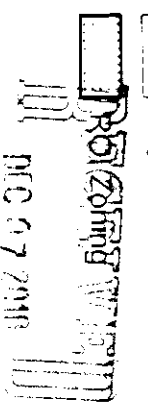
ZON 40383

ZONING

	U		R-MH		R-MHP		PD
	R-A		R-CL		P-R		T-D
	R-E		R-2		N-S		TC
	R-D		R-3		O		C-2
	R-PD		R-4		C-D		C-M
	R-1		R-5		C-1		M
	P-C						

Subject Parcel
 City Limits

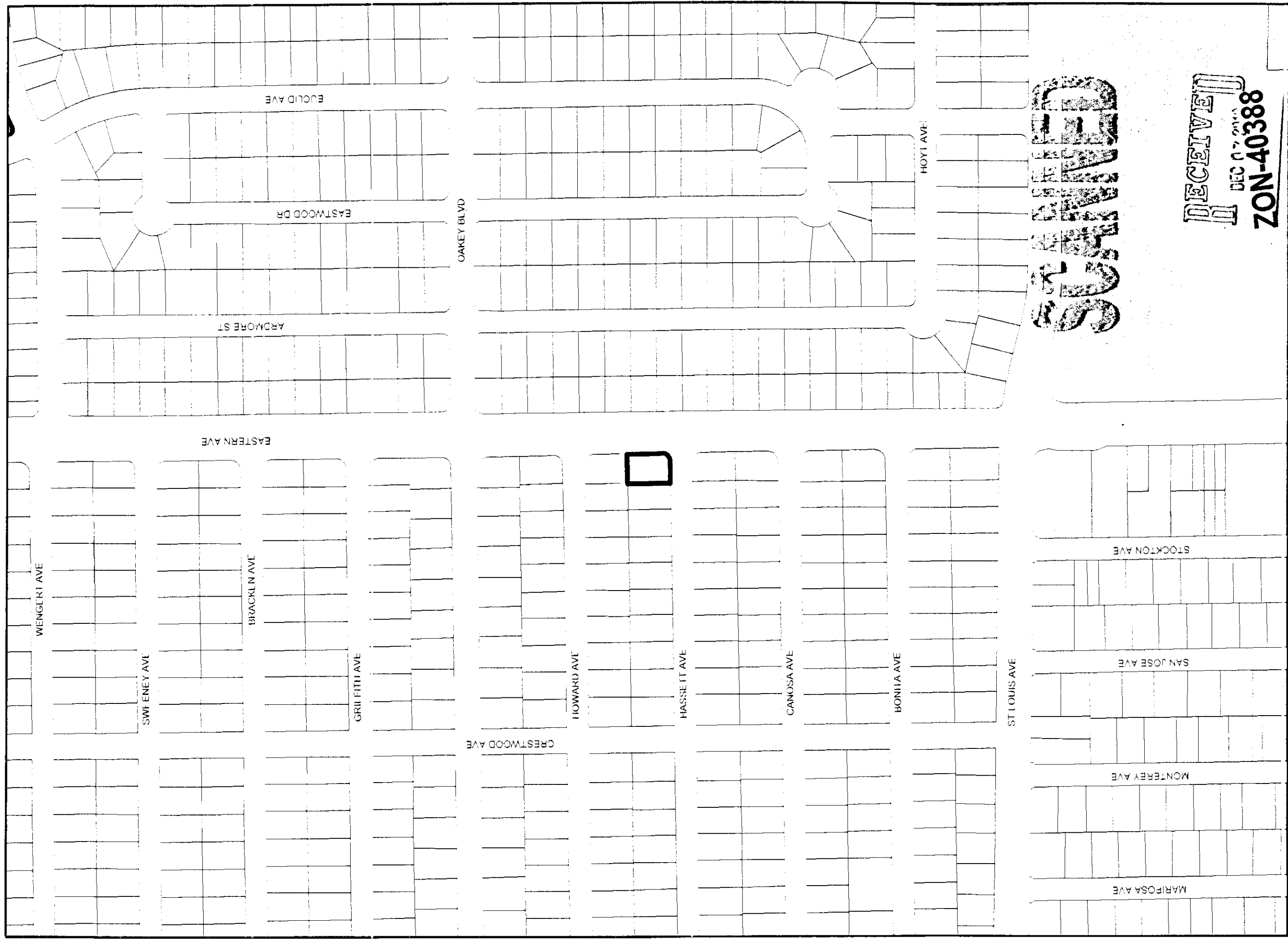
FROM PR TO R-1



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only. Geographic Information System Planning & Development Dept 707 279 6301



REZONING Parcel: 162-02-713-039



RECEIVED
 DEC 07 2010
ZON-40388

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

FROM PR TO R-1



GIS maps are normally prepared only to meet the needs of the City. Due to continuous development activity this map is for reference only. Geographic Information Systems Planning & Development Dept. (503.229.6801)



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

February 17, 2011

Ms. Gilda R. Versales
39478 Zacate Avenue
Fremont, California 94539

RE: ZON-40388 – REZONING
RELATED TO GPA-40387 AND VAR-40389
CITY COUNCIL MEETING OF FEBRUARY 16, 2011

Dear Ms. Versales:

The City Council at a regular meeting held February 16, 2011, DENIED the request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 0.16 acres at 1718 South Eastern Avenue (APN 162-02-713-039). The Notice of Final Action was filed with the Las Vegas City Clerk on February 17, 2011.

Sincerely,

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

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

cc: Mr. Raul Versales
1418 South 3rd Street
Las Vegas, Nevada 89104

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-09-09



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

January 26, 2011

Ms. Gilda R. Versales
39478 Zacate Avenue
Fremont, California 94539

**RE: ZON-40388 - REZONING RELATED TO GPA-40387 AND VAR-40389
PLANNING COMMISSION MEETING OF JANUARY 25, 2011**

Dear Ms. Versales:

Your request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 0.16 acres at 1718 South Eastern Avenue (APN 162-02-713-039), Ward 3 (Reese), was considered by the Planning Commission on January 25, 2011.

The Planning Commission voted to recommend **DENIAL** of your request as the Planning Commission deemed the proposed change would not be compatible with the surrounding zoning districts.

This item will be considered by the City Council on **February 16, 2011**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", is written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Raul Versales
1418 South 3rd Street
Las Vegas, Nevada 89104

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



January 13, 2011

Ms. Gilda R. Versales
39478 Zacate Avenue
Fremont, California 94539

**RE: ZON-40388 - REZONING RELATED TO GPA-40387 AND VAR-40389
PLANNING COMMISSION MEETING OF JANUARY 25, 2011**

Dear Ms. Versales:

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

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

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

Sincerely,

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

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Raul Versales
1418 South 3rd Street
Las Vegas, Nevada 89104

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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09



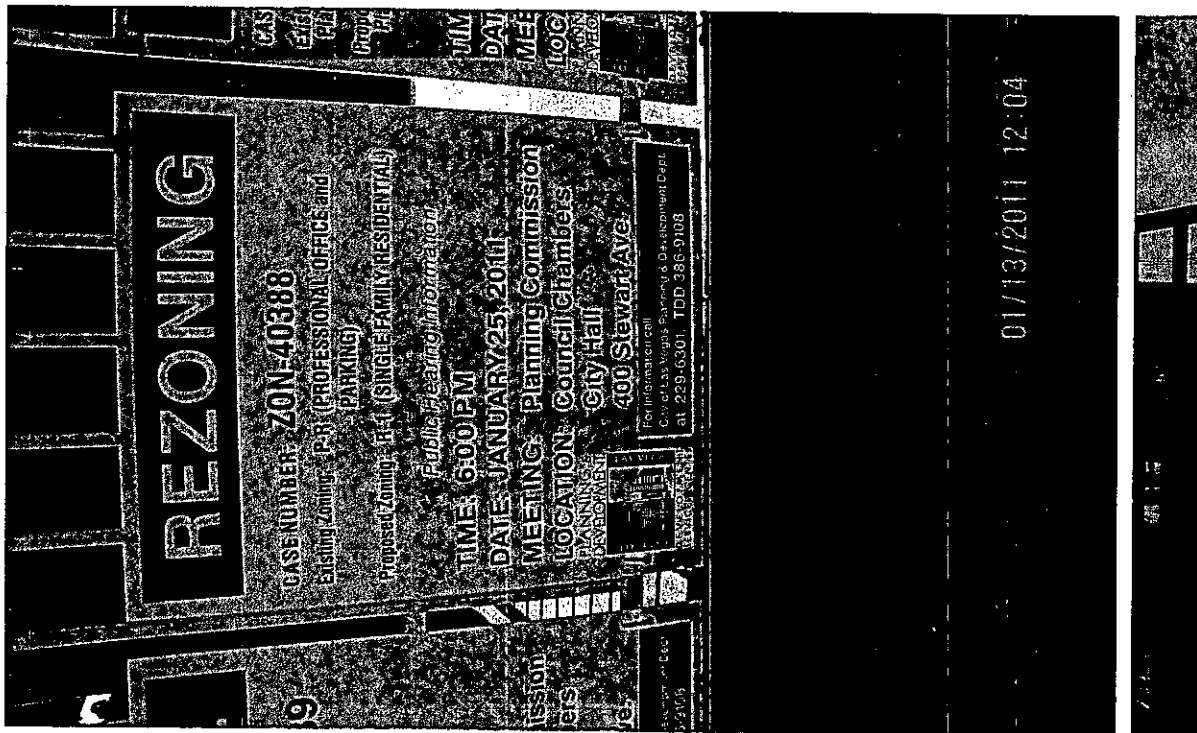
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: ZON-40388

MEETING DATE: 01/25/11 PC

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



[Signature]
Signature

1-13-11
Date

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

CIV

the Zoning
to the first



[Handwritten Signature]

 Signature

1-13-11
 Date

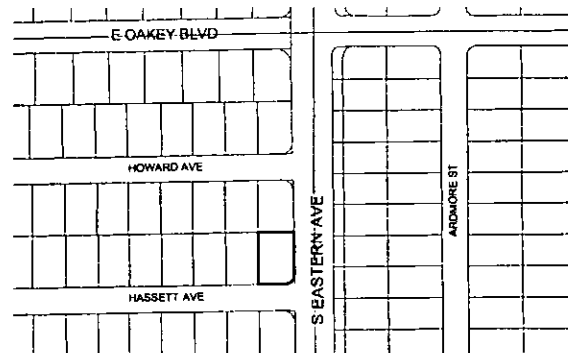
This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

Application Information

GPA-40387 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: GILDA R. VERSALES - Request for a General Plan Amendment FROM: O (OFFICE) TO: L (LOW DENSITY RESIDENTIAL) on 0.16 acres at 1718 South Eastern Avenue (APN 162-02-713-039), Ward 3 (Reese).

ZON-40388 - REZONING RELATED TO GPA-40387 - PUBLIC HEARING - APPLICANT/OWNER: GILDA R. VERSALES - Request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 0.16 acres at 1718 South Eastern Avenue (APN 162-02-713-039), Ward 3 (Reese).

Application Location



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

Public Hearing Information

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

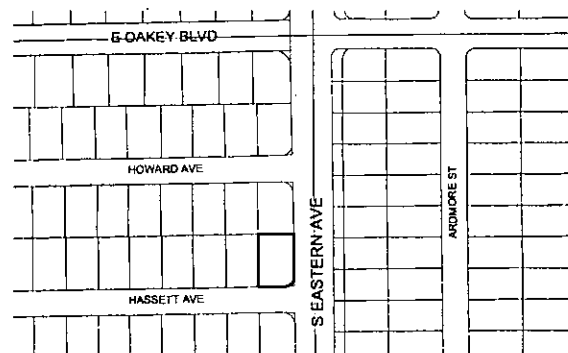
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

GPA-40387 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: GILDA R. VERSALES - Request for a General Plan Amendment FROM: O (OFFICE) TO: L (LOW DENSITY RESIDENTIAL) on 0.16 acres at 1718 South Eastern Avenue (APN 162-02-713-039), Ward 3 (Reese).

ZON-40388 - REZONING RELATED TO GPA-40387 - PUBLIC HEARING - APPLICANT/OWNER: GILDA R. VERSALES - Request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 0.16 acres at 1718 South Eastern Avenue (APN 162-02-713-039), Ward 3 (Reese).

Application Location



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

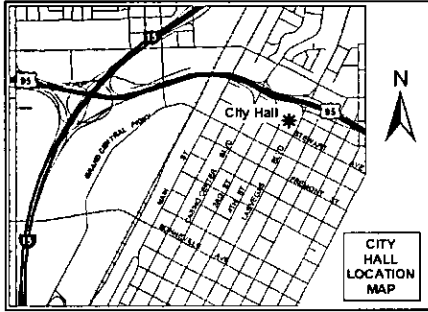
Public Hearing Information

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

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

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

Return Service Requested
Official Notice of Public Hearing



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

I SUPPORT
this Request

I OPPOSE
this Request

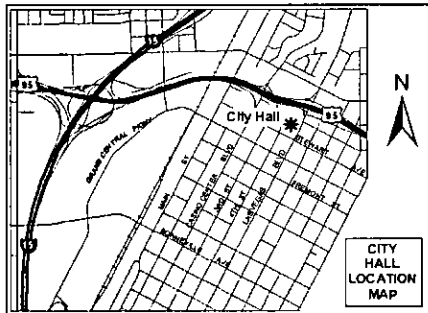
Please use available blank space on card for your comments.

GPA-40387 & ZON-40388

Planning Commission Meeting of 1/25/2011

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

Return Service Requested
Official Notice of Public Hearing



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

I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-40387 & ZON-40388

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:

ZON-40388

Charlestonwood Apartments

Church-Noblitt NA

Crestwood NA

Desert Rose Apartments

Downtown Business Operators Council

Ernie Cragin Terrace

Francisco Park NA

Hillside Heights NA

Huntridge Park NA

Juan Garcia Gardens Apartments

Marycrest Manor HOA

Maverick - Hidden Village Apartments

Mayfair NA

Oaktree Apartments

Oasis Ridge Apartments

Palm Terrace Apartments

Showboat NA

Southridge NA

Stewart Town HOA

Summer Place Apartments

Sunrise Apartments

West Huntridge NA

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

FROM: PLANNING AND DEVELOPMENT

**GPA-40387
ZON-40388
VAR-40389**

HAND DELIVERED

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

ROUTED ELECTRONICALLY

CCSD	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd Floor City Hall
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEMUS
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



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

GPA-40387 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: GILDA R. VERSALES - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: O (OFFICE) TO: L (LOW DENSITY RESIDENTIAL) on 0.16 acres at 1718 South Eastern Avenue (APN 162-02-713-039), Ward 3 (Reese).

ZON-40388 - REZONING RELATED TO GPA-40387 - PUBLIC HEARING - APPLICANT/OWNER: GILDA R. VERSALES - Request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 0.16 acres at 1718 South Eastern Avenue (APN 162-02-713-039), Ward 3 (Reese).

VAR-40389 - VARIANCE RELATED TO GPA-40387 AND ZON-40388 - PUBLIC HEARING - APPLICANT/OWNER: GILDA R. VERSALES - Request for a Variance TO ALLOW A ZERO-FOOT CORNER SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR A PATIO COVER on 0.16 acres at 1718 South Eastern Avenue (APN 162-02-713-039), P-R (Professional Office and Parking) Zone [PROPOSED: R-1 (Single Family Residential) Zone], Ward 3 (Reese).

PLANNING COMMISSION: **JANUARY 25, 2011**

CITY COUNCIL: **FEBRUARY 16, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **DECEMBER 22, 2010**

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

LIST COMMENTS BELOW:

Romeo 1/25/10 PC

Report Date 12/07/2010 04:20 PM

Submitted By

Page 1

A/P # 40388 REZONING

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/07/2010 11:30	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	<input checked="" type="checkbox"/> Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

ZON-40388 - REZONING RELATED TO GPA-40387 - PUBLIC HEARING - APPLICANT/OWNER: GILDA R. VERSALES - Request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 0.16 acre at 1718 South Eastern Avenue (APN 162-02-713-039), Ward 3 (Reese).

Parent A/P #

Project # 40388 Project/Phase Name MV EASTER COMM. RESIDENCE Phase #
Size/Area 0.16 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16202713039

Location

Owner/Tenant

Contact ID AC1838165 Name GILDA R VERSALES
Mailing Address 39478 ZACATE AVENUE Organization
City FREMONT State/Province CA
ZIP/PC 94539 Country Foreign
Day Phone (510)396-9621 x Evening Phone
Fax (510)792-5359 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

1718 S EASTERN AVE
LAS VEGAS, 89104-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16202713039

Applicants/Contacts

Primary N **Capacity** OWNER **Contact ID** AC1838165 **Foreign**
Effective **Expire**
Name GILDA R VERSALES
Day Phone (510)396-9621 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (510)792-5359 **Mobile** **Profession**
E-Mail
Address 39478 ZACATE AVENUE
 FREMONT, CA 94539
Seasonal Addr
Valid From **To**
Comments No Comments

Primary Y **Capacity** OTHER **Other** REP **Contact ID** AC1838166 **Foreign**
Effective **Expire**
Name RAUL VERSALES
Day Phone (818)648-3421 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (818)722-2816 **Mobile** **Profession**
E-Mail
Address 1418 S. 3RD STREET
 LAS VEGAS, NV 89104
Seasonal Addr
Valid From **To**
Comments No Comments

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$700.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
421735 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
421733 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
421744 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
421736 FLOOD #1 (FLOOD CONTROL)	Incomplete
421737 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
421734 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
421738 ROW #1 (RIGHT-OF-WAY)	Incomplete
421739 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
421742 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
421743 SURVEY #1 (SURVEY)	Incomplete
421741 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
421740 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(ASSIGN CASE TO A PLANNER)	
(AT-COMPLETE DRT PROCESS)	
(AT-ROUTE PLANS FOR REVIEW)	
(AT-SEND TO REVIEW JOURNAL)	
(AT-SEND PUB HEARING NOTICE)	

Report Date 12/07/2010 04:20 PM

Submitted By

Page 3

Item Description **Item Status**

(PT-ENTER THE # OF LABELS)
 (PT-SIZE OF NOTIFICATION AREA)
 (PT-NOTIFICATION MAP DATE)
 (SIGNPRO-MEMO SENT TO POST DT)
 (SIGNPRO-SIGN POSTED DATE)
 (STAFF RECOMMENDATION)
 Check Licenses Not Checked
 Check Children Status Children Successful
 Check Open Cases 0

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	12/07/2010 11:48	700.00
NOTIFICATION & ADVERTISING FEE	P	12/07/2010 11:47	500.00
Total Unpaid		0.00	Total Paid 1200.00

Inspections

There are no inspections for this Report

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

421733	DEVCO	1	Incomplete	<input type="checkbox"/>	12/07/2010 16:20			
421734	NEIGH P&S	1	Incomplete	<input type="checkbox"/>	12/07/2010 16:20			
421735	B&S PLAN	1	Incomplete	<input type="checkbox"/>	12/07/2010 16:20			
421736	FLOOD	1	Incomplete	<input type="checkbox"/>	12/07/2010 16:20			
421737	LAND DEV	1	Incomplete	<input type="checkbox"/>	12/07/2010 16:20			
421738	ROW	1	Incomplete	<input type="checkbox"/>	12/07/2010 16:20			
421739	SEWER	1	Incomplete	<input type="checkbox"/>	12/07/2010 16:20			
421740	TRAFFIC	1	Incomplete	<input type="checkbox"/>	12/07/2010 16:20			
421741	TEFO	1	Incomplete	<input type="checkbox"/>	12/07/2010 16:20			
421742	SID	1	Incomplete	<input type="checkbox"/>	12/07/2010 16:20			
421743	SURVEY	1	Incomplete	<input type="checkbox"/>	12/07/2010 16:20			
421744	FIRE ENG	1	Incomplete	<input type="checkbox"/>	12/07/2010 16:20			

Activity Review Details

Detail SUBMITTAL CHECKLIST (ZON)

Modified By GKAPOVICH

Modified Date/Time 12/07/2010 11:29

Comments

No Comments

Report Date 12/07/2010 04:20 PM

Submitted By

Page 4

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Pre-Application Conference Checklist
- Y Application/Petition Form
- Y Deed and Legal Description
- Y Justification Letter
- Y Location Map (6 Foiled Blue Lines, 1 Roiled Colored)
- Y Laser Print of Site Plan
- Y Statement of Financial Interest
- N DINA "Project of Regional Significance" (If Applicable)

- Y Business Licensing Requirements Met
- Y Business License Exempt

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

No Conditions

Project#	AP Type	Status	Stage	Relation
----------	---------	--------	-------	----------

No children exist for this project

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

There is no planning condition for this project.

REZONING

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

Final City Council letter received

Annotated minutes recieved

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

ROI Expired

Staff Recommendation

Meeting information

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

0.16 P-R
 GKAPOVICH

R-1

Report Date 12/07/2010 04:20 PM

Submitted By

Page 5

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

Meeting Information		Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Comments Added By	Add Date	Modified By	Modified Date		
01/25/2011		PC	SCHEDULED			
	GKAPDVICH	12/07/2010			0	0

Template Type	AP #	AP Type	Status	Stage
---------------	------	---------	--------	-------

No children exist for this project

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

No Employee Entries

Log Action	Description	Entered By	Start	Stop	Hours
------------	-------------	------------	-------	------	-------

PAYMNT	CO NAME WHO PICKED UP CONTACT#	890381	12/07/2010 11:51		0.00
	RAUL VERSALES; OWNER; PAID \$2500 CASHIERS CHECK #003609946 AND \$1530 CASH FOR PROJECTS 40387, 40388, AND 40389; 702-722-2896;				

No Model Home Details



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: REZONING
 Project Address (Location) 1718 SO. EASTERN AVE. LV, NV 89104-3907
 Project Name MV EASTERN COMM. RESIDENCE Proposed Use COMMUNITY RESIDENCE
 Assessor's Parcel #(s) 162-02-713-039 Ward # _____
 General Plan: existing 0 proposed R-1 Low Density Residential Zoning: existing PR proposed R-1
 Commercial Square Footage 6,970 Floor Area Ratio 1,296
 Gross Acres 0.16 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER GILDA R. VERSALES Contact _____
 Address 39478 ZACATE AVE. Phone: (570) 396-9620 Fax: _____
 City FREMONT State CA Zip 94539
 E-mail Address md.gilda@yahoo.com

APPLICANT SAME AS ABOVE Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

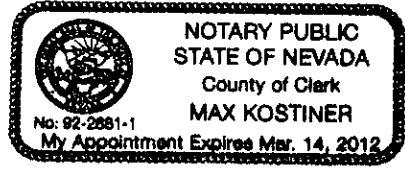
REPRESENTATIVE RAUL R. VERSALES Contact _____
 Address 3821 Topaz ST. Phone: (818) 648-3471 Fax: (818) 722-2876
 City Las Vegas State NV Zip 89121
 E-mail Address Raul_vrsals@yahoo.com

Property Owner Signature* Gilda R. Versales
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name GILDA R. VERSALES
 Subscribed and sworn before me
 This 6 day of December, 20 10
Mary Walker

FOR DEPARTMENT USE ONLY

Case #	<u>ZON-40388</u>
Meeting Date:	<u>1/25/11 PL</u>
Total Fee:	<u>\$1,200</u>
Date Received:*	<u>12/7/10</u>
Received By:	<u>[Signature]</u>

Notary Public in and for said County and State
CLARK County
NEVADA
 Revised 10/27/08



*The application will be deemed complete only if the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.
 DEC 31 2010
 f:\depot\Application Packet\Application Form.pdf



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-40388** APN: 162-02-713-039

Name of Property Owner: GILDA R. VERSALES

Name of Applicant: GILDA R. VERSALES

Name of Representative: RAUL R. VERSALES / RAUL ESPINOSA

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: Gilda R. Versales

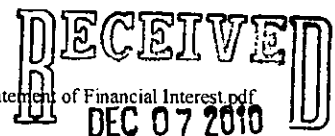
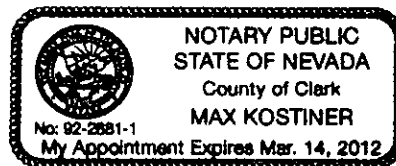
Print Name: GILDA R. VERSALES

Subscribed and sworn before me

This 6 day of December, 2010

Max Kostiner

Notary Public in and for said County and State
CLARK County
NEVADA



December 6, 2010

Planning & Development
713 So. 4th Street
Las Vegas, NV 89101

RE: 1718 So. Eastern Avenue , Las Vegas, NV 89104
Justification Letter

ISSUE: I would like to use the current office building as a community residence. The building has been vacant since 2008. Because of the current economy, the city continues to have an oversupply of vacant office buildings. I'm aware of the need for quality community residence for certain specific need clients. I have experience in this type of business and I believe I can generate employment and income for the city than having an unoccupied office building.

INFORMATION: No. of residents = 6 to 10
No. of employees = 5 to 10 ((full time/part time)
Any existing similar uses owned or operated by the applicant and the location = One 10-bed residential care home at 3821 Topaz St., Las Vegas, NV 89121
Any required state licenses specific to the use requested = Yes

SUSTAINABILITY:

Will this project participate in the City of Las Vegas Green Building Program? NO
Will this project be constructed to LEED or other equivalent standards? NO
Will this project utilize alternative energy sources or water savings measures? YES
Will change to tankless water heater.
Is there connectivity to adjacent parcels? NO
Will the proposed project qualify as a walkable community (for Residential and Mixed Use projects only)? NO
Is the project using any means of sustainable construction? NO
Will this project meet the intent of the Urban Forestry Initiative? NO
Will the project provide any bicycle parking? NO
Will the project provide any electric vehicle recharging stations? NO

FINDINGS :

ZONING: Existing : P-R Proposed: R-1
To have a community residence I have to apply to rezone the property to R-1. The proposed plan will maintain a residential character which is still in compliance with the general plan. The properties at the side and rear of the proposed property are occupied single family homes.

VARIANCE: The property has an existing uncovered patio facing Eastern Avenue. It is about 3 feet high from the sidewalk level. There's a plan to put patio cover and

GPA-40387
ZON-40388
VAR-40389

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to do this we're requesting a 0 setback to make the patio with the cover aesthetically appealing to the commuters and surrounding homes and offices. The covered patio is intended for the clients' safety, to have a place to hang out, have simple table activities, be outdoors if they want to and be protected from the possible harsh weather. The proposed patio with cover will not be an eye sore because it blends with the surrounding buildings and the patio has been part of the building since 1954. The patio cover will not exceed 12 feet high.

We also have a monument sign in front of the building which is not allowed in residential zoning. We will remove this free standing sign prior to the approval of this application.

GENERAL PLAN: Existing : Office Proposed : Low Density Residence
The request to change the use of the building from Office to Low Density Residence still complies with the land use in the city's General Plan. The traffic in the area which is mild will be maintained. The community residence will meet the housing needs of specific clients we will serve, ones who need special care. Using the building will avoid what has been noted around the area of vacant buildings full of graffiti and vandalized.

I hope for the consideration of the application/petition on the above property.

Silvia S. Versales

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GPA-40387 ZON-40388
VAR-40389 REVISED

Address: 1718 So. Eastern Avenue

Las Vegas, NV 89104

Parcel # : 162 – 02 – 713- 039

With Comments or Questions, please contact: (818) 648 – 3421 or (702) 722 – 2876

(510) 396 – 9620

Contact Name/Number in case residents are unable to attend meeting and have questions:

(510) 396 – 9620

Contact name and number for night of meeting: (510) 396 – 9620 or (818) 648 – 3421

(Contact number must be available up to and during the time of the meeting)

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NEIGHBORHOOD MEETING

Re: 1718 So. Eastern Avenue

Las Vegas, Nevada 89104

DATE OF MEETING: Dec. 16, 2010

TIME : 5:30 – 6:30 PM

LOCATION : 953 E. Sahara Ave. Suite E-25

Las Vegas, Nevada 89104

DRIVING DIRECTIONS and/or MAP:

Coming from U.S. 95 North

1. Head **I-515 S** toward **Exit 76A** 1.2 mi
2. Take exit **75A** for **Las Vegas Blvd** toward **Cashman Center** 0.2 mi
3. Keep right at the fork, follow signs for **Downtown LV** and merge onto **N Las Vegas Blvd** 2.4 mi
4. Turn left at **E Sahara Ave** 0.8 mi

End at 953 E Sahara Ave
Las Vegas, NV 89109

Coming from U.S. 95 South

1. Head **I-515 N** toward **Exit 76A** 1.2 mi
2. Take exit **75A** for **Las Vegas Blvd** toward **Cashman Center** 0.2 mi
3. Keep right at the fork, follow signs for **Downtown LV** and merge onto **N Las Vegas Blvd** 2.4 mi
4. Turn left at **E Sahara Ave** 0.8 mi

End at 953 E Sahara Ave
Las Vegas, NV 89109

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CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER

RECORDED AT THE REQUEST OF:

LAND TITLE OF NEVADA

11-03-2003 14:23 PIK

OFFICIAL RECORDS

BOOK/INSTR: 20031103-03717

PAGE COUNT: 4

FEE: 42.00
RPTT: 714.00

NON-COMPLIANCE CHARGE INC: 25.00

14

(24)

APN# 162-02-713-039

Recording Requested by and ~~Return to:~~

Name LAND TITLE

Address 720 S. 7TH ST.

City/State/Zip LV. NV. 89101

GRANT BARGAIN SALE DEED
(Title on Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2
(Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.

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03717

APN: 162-02-713-039

Affix R.P.T.T. \$ Amount 714.00

Escrow No. 00251258KMM

WHEN RECORDED MAIL AND SEND TAX

STATEMENTS TO:

Gilda Raquel Versales

39478 Zacate, Fremont, CA 94539

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That: Pablo D. Panlilio, a married man as his sole and separate property, and Concepcion P. Delos Angeles, an unmarried woman, and Edgar M. Feliciano a married man as his sole and separate property in consideration of \$10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Gilda Raquel Versales, a married woman as her Sole and Separate Property all that real property situated in the County of CLARK State of Nevada, bounded and described as follows:

- SUBJECT TO:**
1. Taxes for the fiscal year, and any and all taxes (including supplemental taxes) and assessments levied or assessed after the recording date of this document.
 2. Right of way, reservations, restrictions, easements and conditions of record.
 3. First Deed of Trust record concurrently herewith.

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

Witness my/ our hand(s) this _____ day of October 9, 2003

Pablo D. Panlilio

Pablo D. Panlilio

Concepcion P. De Los Angeles

Edgar M. Feliciano

STATE OF REPUBLIC OF THE PHILIPPINES } S.S.
COUNTY OF MAKATI CITY

On October 9, 2003, personally appeared before me, a Notary Public, Pablo D. Panlilio, Concepcion De los Angeles, Edgar M. Feliciano, personally known (or proven) to me to be the persons whose names are subscribed to the within instrument who acknowledged that they executed the instrument. Affiants exhibiting to me their CTC Nos. 1447460; 14455361; 13574066; at Makati City on March 12, 2003, March 2, 2003, January 27, 2003.

Notary Public in and for said County and State.

DDL NO. 430
PAGE NO. 36
BOOK NO. XXXII
SERIES OF 2003

Cecilia C. Perez
CECILIA C. PEREZ
NOTARY PUBLIC
UNTIL DECEMBER 31, 2005
STRASSEN 610623 MAKATI CITY
TIN 9174-14-307

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20031103

PRELIMINARY REPORT
Order No.: 00251258 KMM

Legal Description

LOT FIFTY SEVEN (57) IN BLOCK EIGHT (8), OF CHARLESTON PARK TRACT NO. 2, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 4 OF PLATS, PAGE 16, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED FEBRUARY 14, 1973 AS DOCUMENT NO. 261266, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 57, BLOCK 8 OF CHARLESTON PARK TRACT 2 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 4 OF PLATS AT PAGE 16, CLARK COUNTY, NEVADA RECORDS; THENCE SOUTH 08°58'30" WEST, ALONG THE SOUTH LINE OF SAID LOT 57, A DISTANCE OF 19.83 FEET; THENCE FROM A TANGENT WHICH BEARS NORTH 88°58'30" EAST, CURVING TO THE LEFT WITH A RADIUS OF 20.00 FEET, THROUGH AN ANGLE OF 89°31'00", AN ARC DISTANCE OF 31.25 FEET TO A POINT IN THE EAST LINE OF SAID LOT 57; THENCE SOUTH 00°32'30" EAST, ALONG THE EAST LINE OF SAID LOT 57, A DISTANCE OF 19.83 FEET TO THE POINT OF BEGINNING.

SAID LEGAL DESCRIPTION IS THE SAME AS SHOWN IN THE PREVIOUS DEED FROM Wei San Huang and Chen Cheng Huang, husband and wife AS GRANTOR TO Pablo D. Panlilio, a married man, Isagani V. Tolentino, a married man, Edgar M. Feliciano, a married man and Concepcion P. De Los Angeles, an unmarried woman, each as to an undivided 25% interest AS GRANTEE, RECORDED ON February 6, 1991 IN BOOK 910206 AS INSTRUMENT NO. 00276, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

2010 DEC 07 10:00 AM
CLARK COUNTY RECORDER
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CERTIFIED COPY. THIS
DOCUMENT IS A TRUE AND
CORRECT COPY OF THE
RECORDED DOCUMENT MINUS
ANY REDACTED PORTIONS

NOV 15 2010

Debbie Conway
RECORDER

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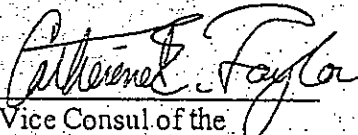
Republic of the Philippines)
City of Manila)
Embassy of the United States of America) ss:

I, **CATHERINE E. TAYLOR**, a Vice Consul of the United States of America at Manila, Philippines, duly commissioned and qualified, do hereby certify that:

****CECILIA O. PEREZ****

whose true signature and official seal are, respectively, subscribed and affixed to the foregoing (annexed) certificate (document), was on the 9th day of October 2003, the date thereof, a Notary Public for and within the City of Makati, Metro Manila, Republic of the Philippines, duly commissioned and qualified, to whose official acts, faith and credit are due.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the American Consular Services at Manila, Philippines, this 22nd day of October 2003.


Vice Consul of the
United States of America

/mbc

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