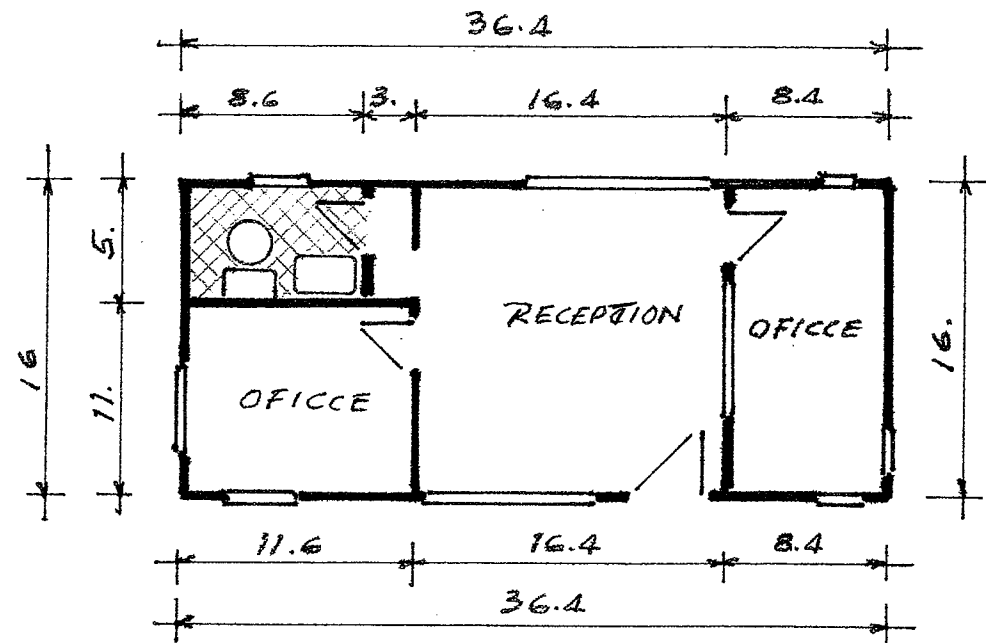
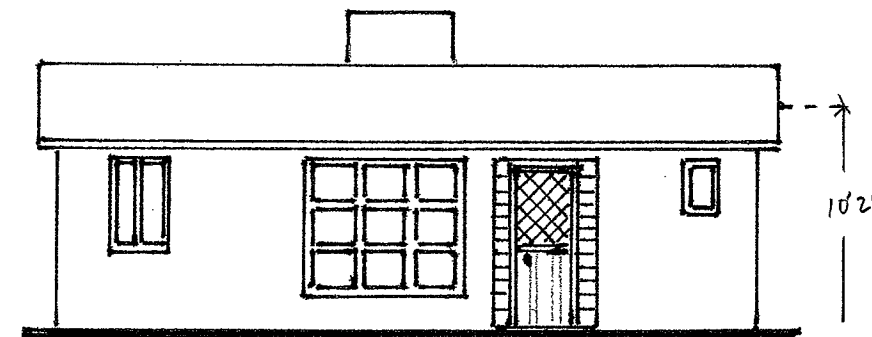


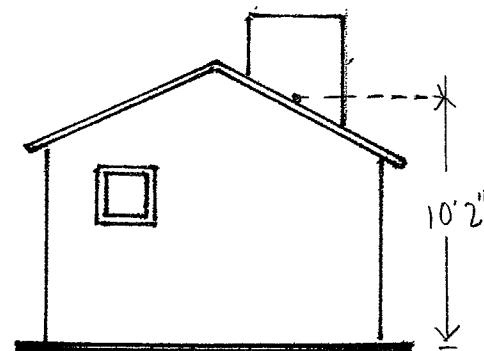
SCANNED



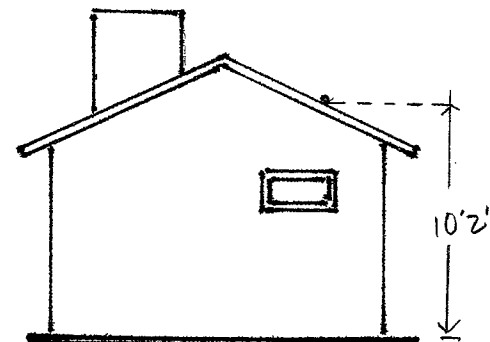
FLOOR PLAN (C)



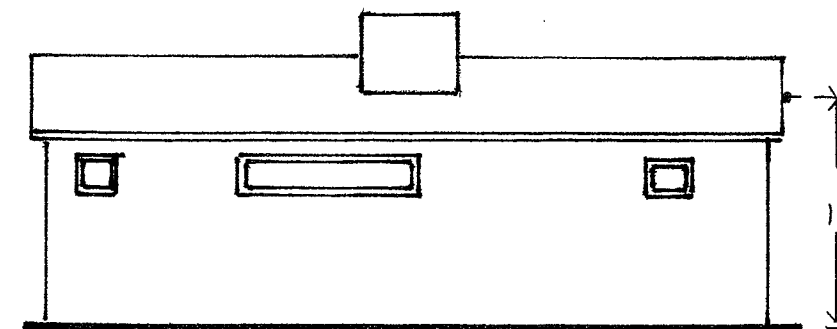
SOUTH ELEVATION (C)



EAST ELEVATION (C)



WEST ELEVATION (C)

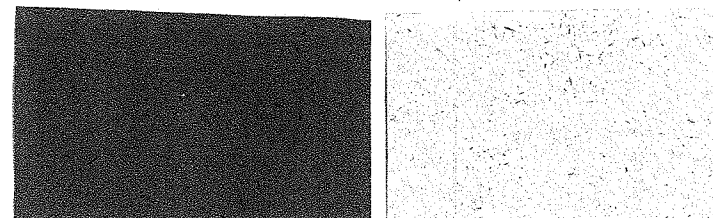


NORTH ELEVATION (C)

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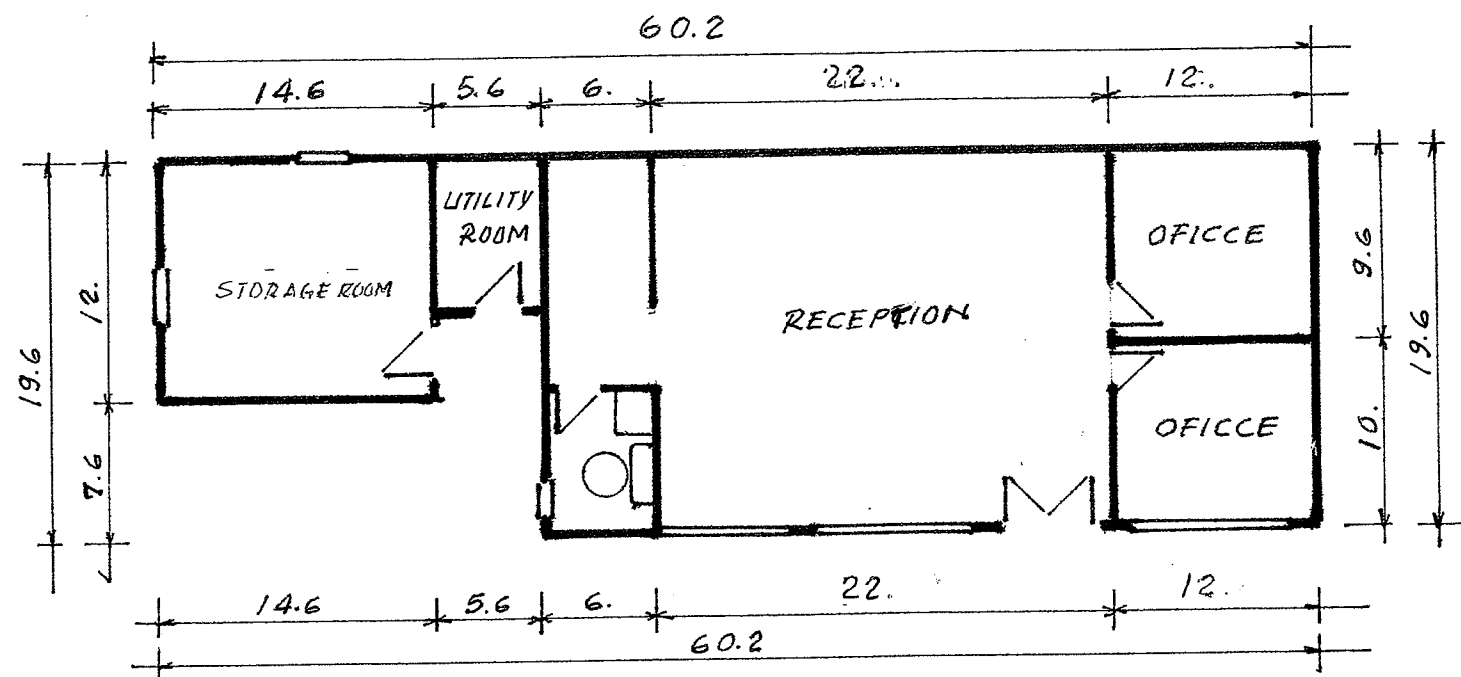
GPA-40439 SUP-40440
SDR-40441 REVISED

- NOTES:
- Exterior Colors to be Brown w/ cream Accents. with the exception of existing Roofs (Gray shingles)
 - All existing Buildings are stucco Block.

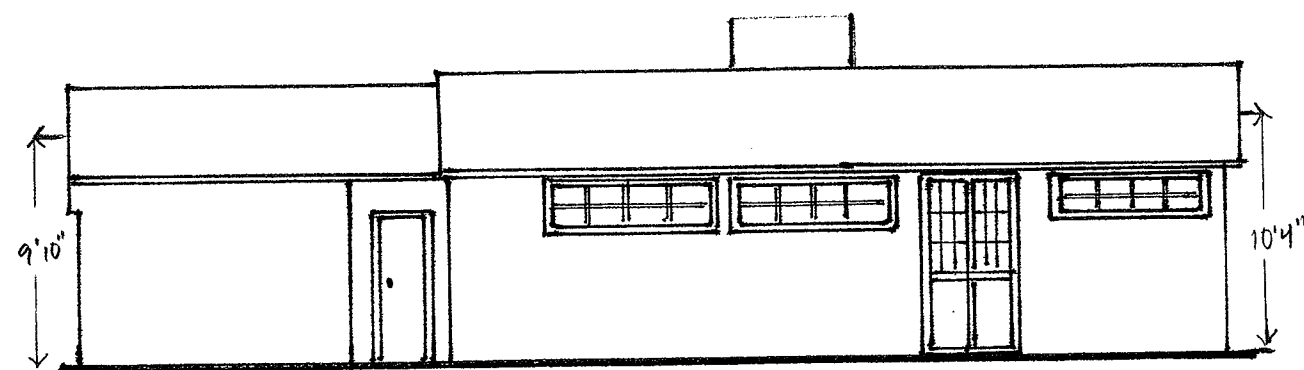


FLOOR PLANT - ELEVATIONS		
3042 VEGAS DR - LAS VEGAS 89106		
OWNER: VICTOR H. VALENZUELA		
SCALE: 1:10	11-2010	4/4

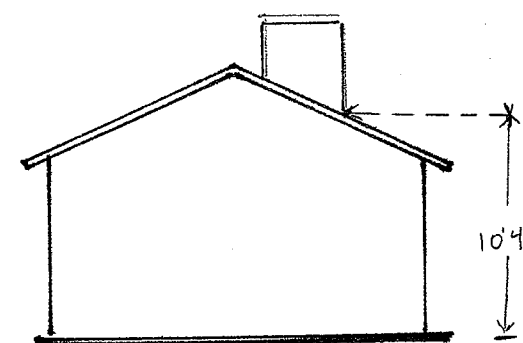
SCANNED



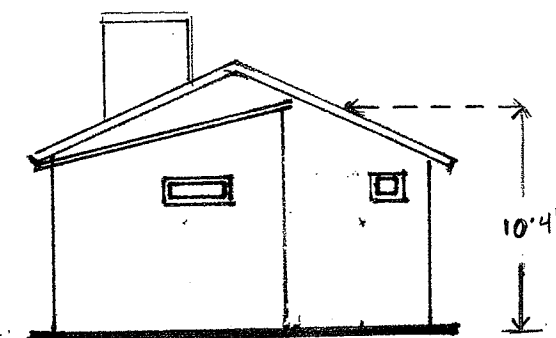
FLOOR PLAN (B1) (B)



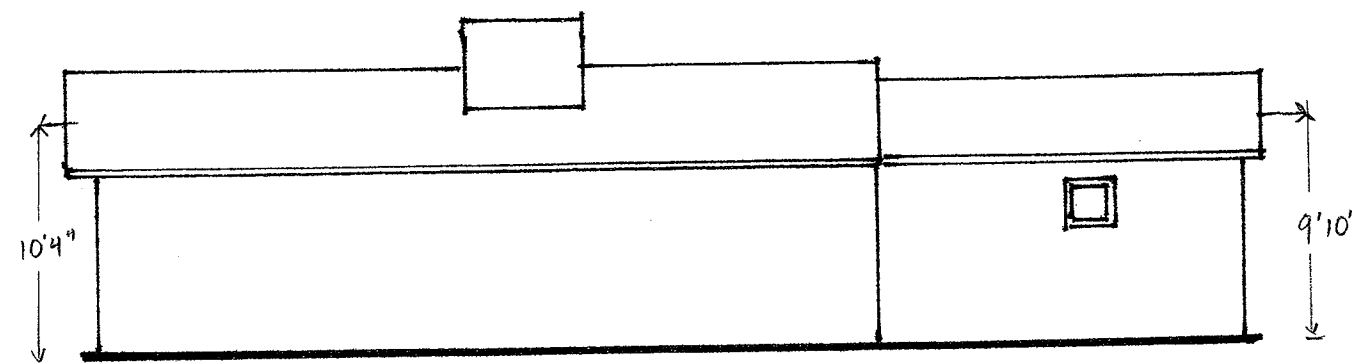
SOUTH ELEVATION (B1) (B)



EAST ELEVATION (B)



WEST ELEVATION (B1)

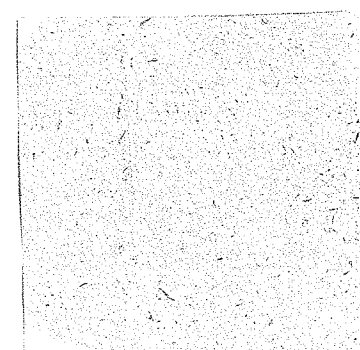
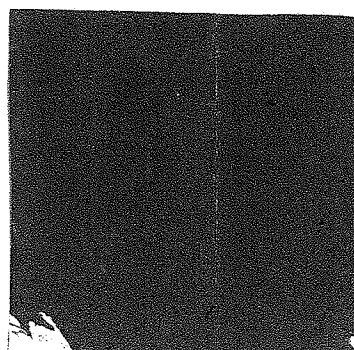


NORTH ELEVATION (B) (B1)

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NOTES:

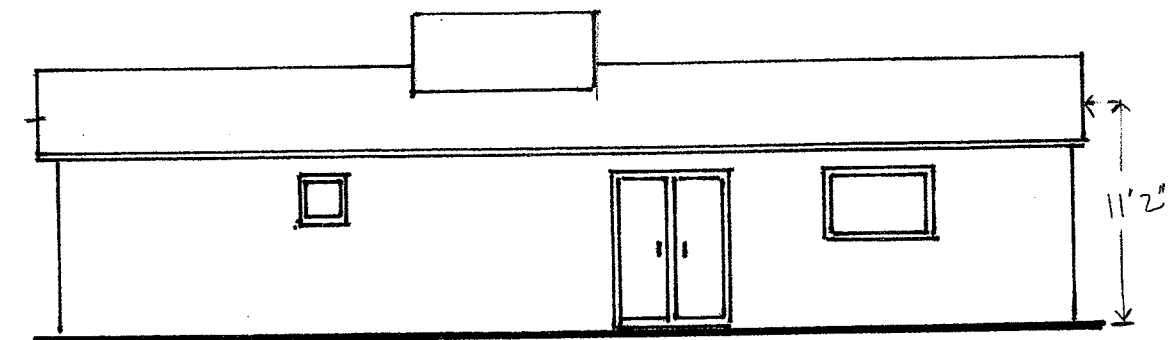
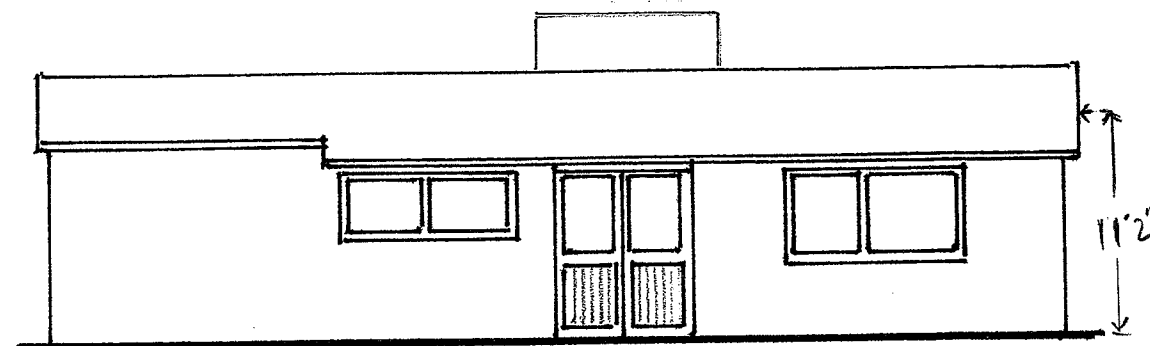
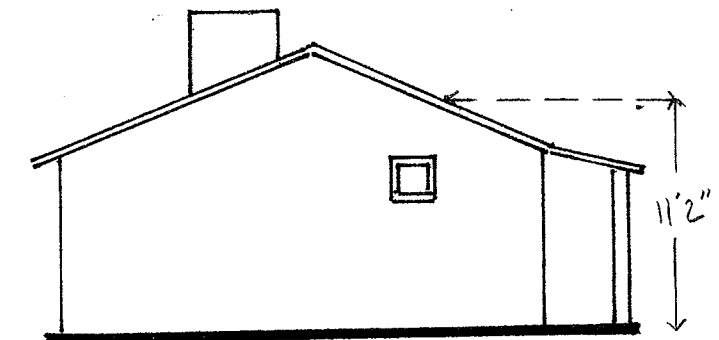
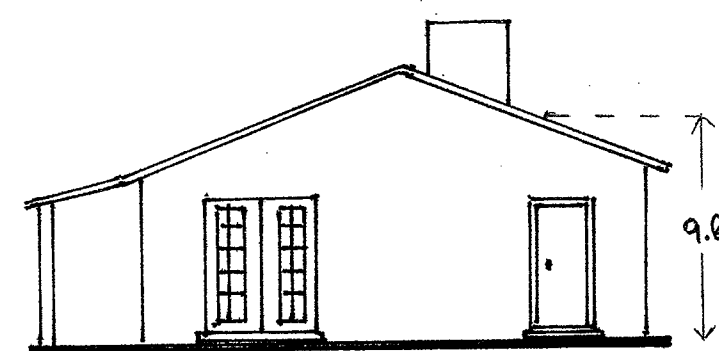
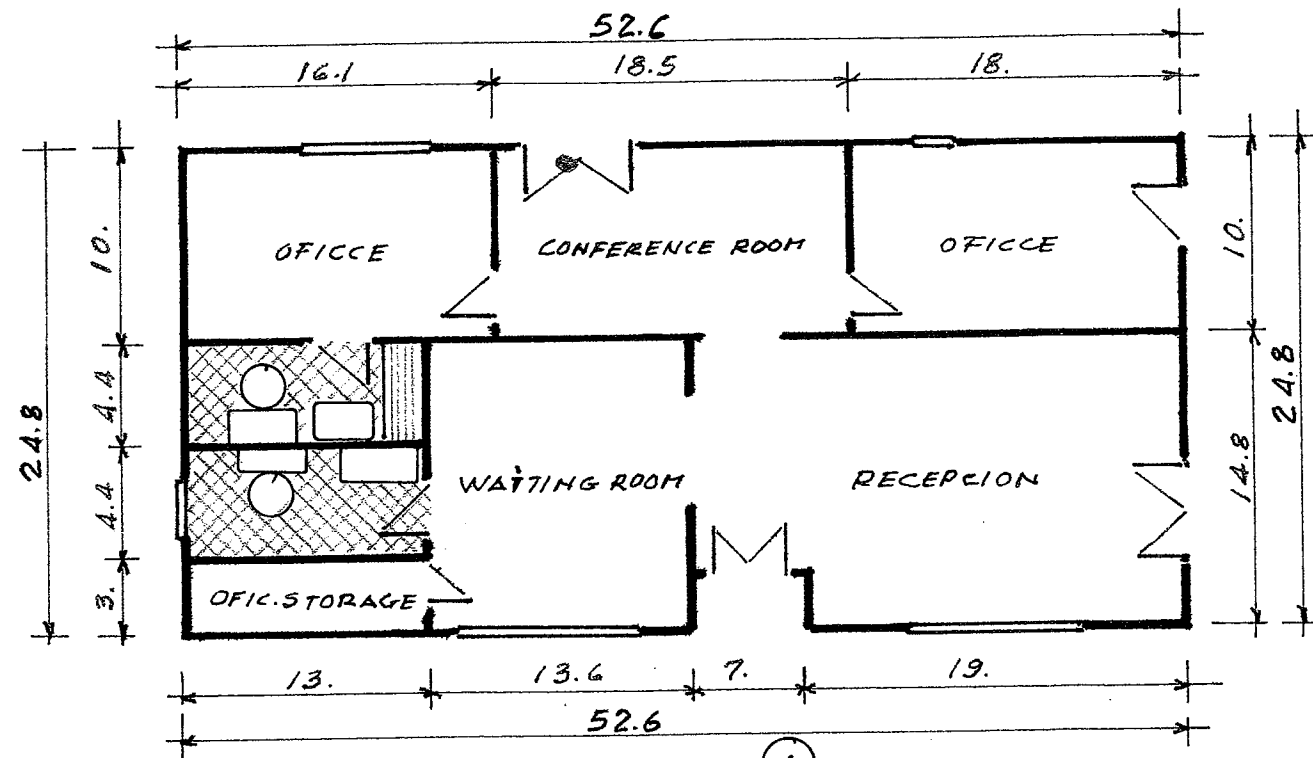
- Exterior Colors to be Brown w/ Cream accents with the exception of Existing Roofs (Gray shingles)
- All existing Buildings are stucco + Block



**GPA-40439 SUP-40440
SDR-40441 REVISED**

FLOOR PLAN - ELEVATIONS		
3046 VEGAS DR LAS VEGAS 89106		
OWNER: VICTOR H. VALENZUELA		
SCALE: 1/10	11-2.010	3/4

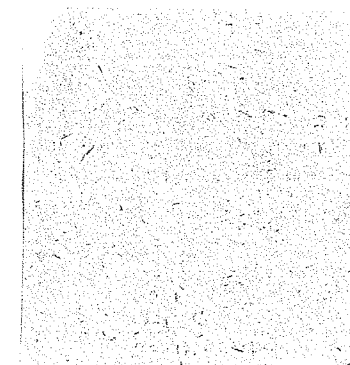
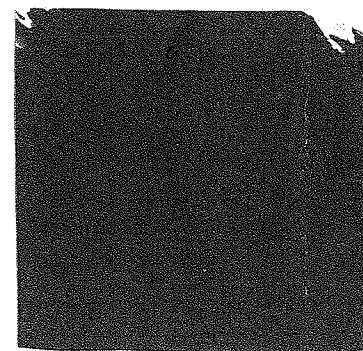
SCANNED



RECEIVED
DEC 20 2010

NOTES:

- Exterior Colors to be Brown w/cream Accents.
With the exception of Existing Roofs (Gray Shingles)
- All Existing Buildings are stucco & Block



GPA-40439 SUP-40440
SDR-40441 REVISED

FLOOR PLAN - ELEVATIONS		
3046 VEGAS DR - LAS VEGAS 89106		
OWNER: VICTOR H. VALENZUELA		
SCALE: 1/10	11-2010	2/4

VACANT LOT
ZONE C2

SCANNED

VOID
SEE REVISED PLAN DATE
STAMPED 3/9/11

PROPERTY INFORMATION:

APN: 139-20-411-006
APN: 139-20-411-007
ZONING: C2 (General Commercial)
GENERAL PLAN:
EXISTING: SC (Service Commercial)
PROPOSED: GC (General Commercial)
LOT AREA: 0.33 acres
or 13714 SF.
LOT COVERAGE: 19%

APARTMENT
COMPLEX-ZONE C2



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GPA-40439 SUP-40440
SDR-40441 REVISED

SITE PLAN

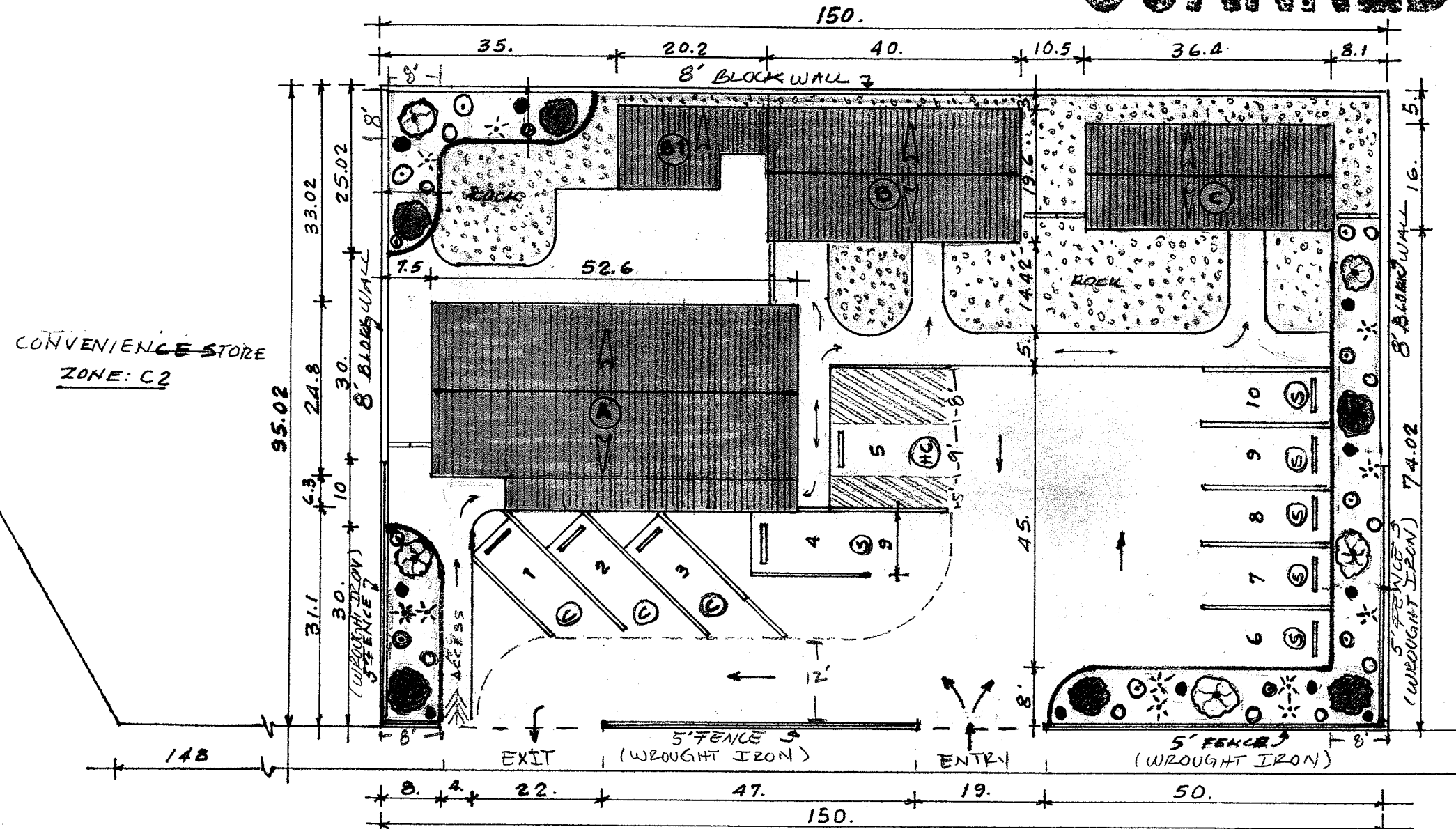
3046-3042 VEGAS DR LAS VEGAS 89106

OWNER: VICTOR H. VALENZUELA

SCALE: 1:20

11-2010

1/4

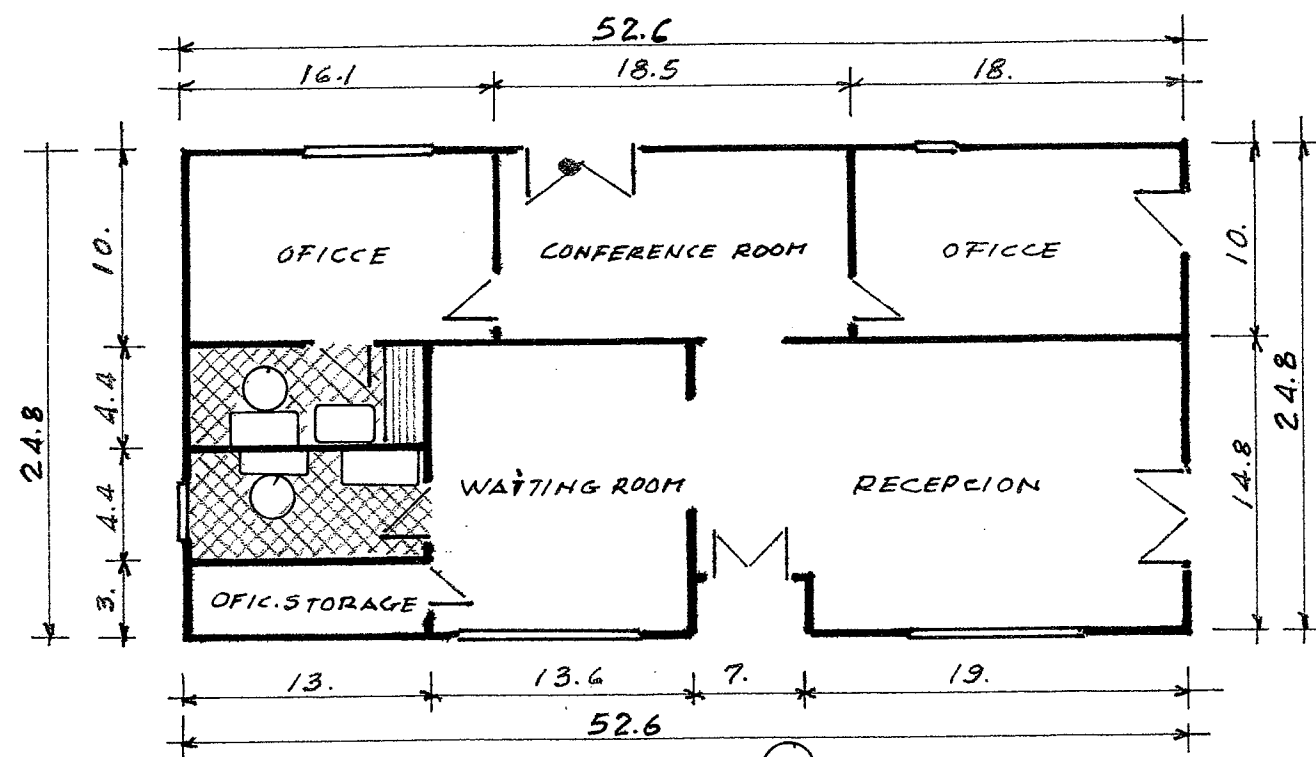


VEGAS DR.

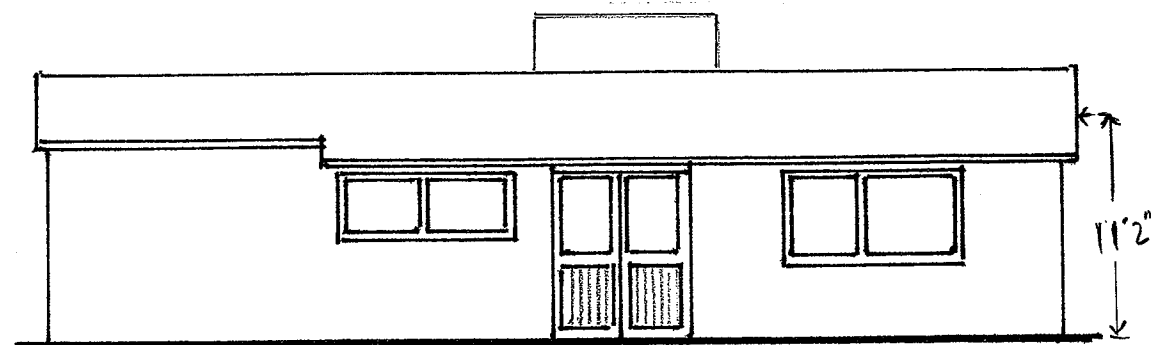
SQUARE FOOTAGE		MAXIMUM OCCUPANCY
OFFICES	STORAGE/UT.	
A	1,312	13 PEOPLE
B	780	7 PEOPLE
C	584	5 PEOPLE
B1		218
T.	2,676	25 PEOPLE

PARKING			
NOS	WIDTH	LENGTH	TYPE/SPACE
1-2-3	8.	18.	COMPACT CAR (C)
4	9.	18.	STANDARD CAR (S)
5	22.	18	HANDICAPPED (HC)
6-7-8 9/10	9.	18	STANDARD CAR (S)

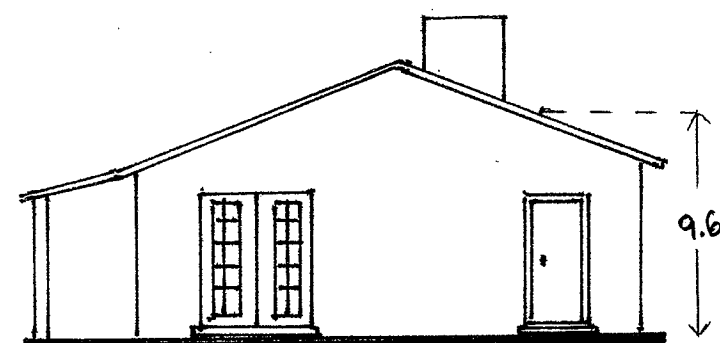
LANDSCAPE LEGEND:			
Symbol	NAME	SIZE	QTY.
●	Shoestring Acacia	24"	6
○	Willow Acacia	24"	5
●	Green cloud Sage	5gal	11
○	Silver cloud Sage	5gal	11
○	Purple fountain Grass	5gal	11
✱	Red Yucca	5gal	11



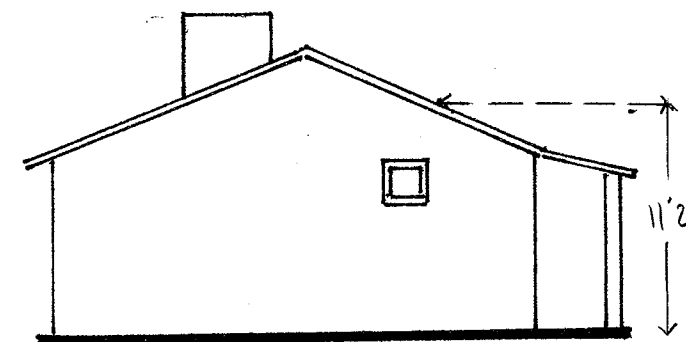
FLOOR PLAN (A)



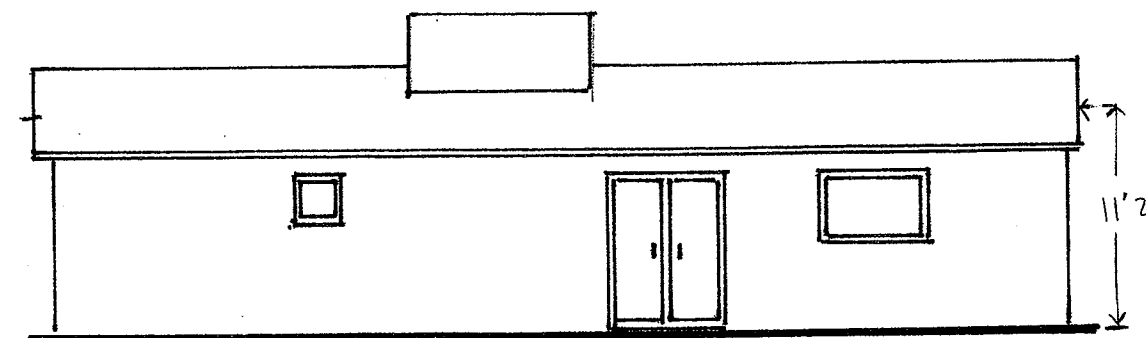
SOUTH ELEVATION (A)



EAST ELEVATION (A)



WEST ELEVATION (A)



NORTH ELEVATION (A)

NOTES:

- Exterior Colors to be Brown w/cream Accents.
With the exception of Existing Roofs (Gray Shingles)
- All Existing Buildings are stucco & Block

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FLOOR PLAN - ELEVATIONS		
3046 VEGAS DR - LAS VEGAS 89106		
OWNER: VICTOR H. VALENZUELA		
SCALE: 1/10	11-2010	2/4

VACANT LOT
ZONE C2

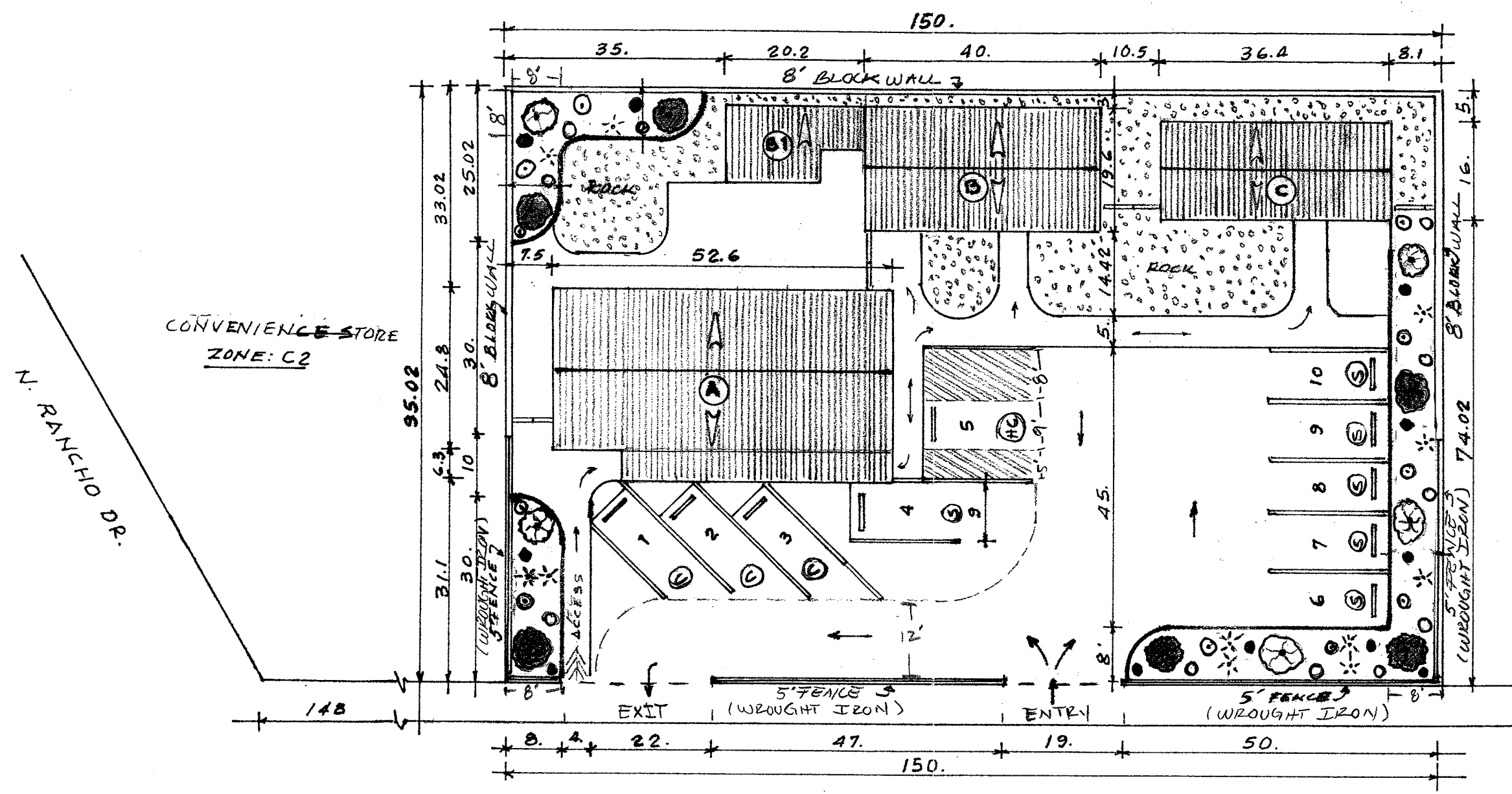
VOID
SEE REVISED PLAN DATE
STAMPED 3/9/11

PROPERTY INFORMATION:
APN: 139-20-411-006
APN: 139-20-411-007
ZONING: C2 (General Commercial)
GENERAL PLAN:
EXISTING: SC (Service Commercial)
PROPOSED: GC (General Commercial)
LOT AREA: 0.33 acres
or 13714 SF.
LOT COVERAGE: 19%

APARTAMENT
COMPLEX-ZONE C2



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VEGAS DR.

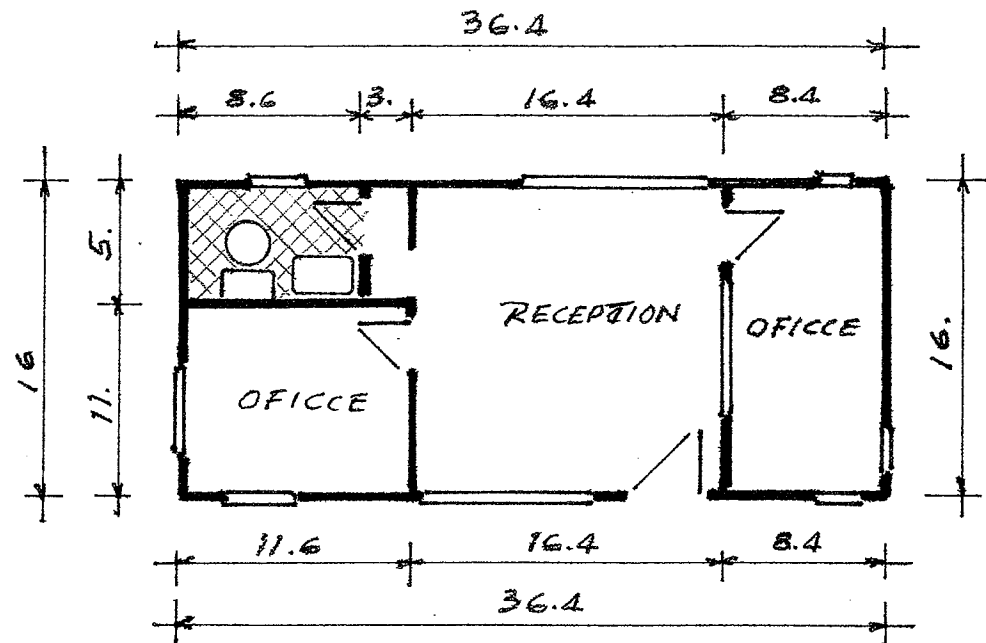
SQUARE FOOTAGE		MAXIMUM OCCUPANCY
OFFICES	STORGE/UT	
A	1,312	13 PEOPLE
B	780	7 PEOPLE
C	584	5 PEOPLE
B1	218	
T.	2,676	25 PEOPLE

PARKING			
Nº	WIDTH	LENGTH	TYPE/SPACE
1-2-3	8.	18.	COMPACT CAR (C)
4	9.	18.	STANDARD CAR (S)
5	22.	18	HANDICAPPED (H)
6-7-8 9/10	9.	18	STANDARD CAR (S)

LANDSCAPE LEGEND:			
Symbol	NAME	SIZE	Qty
●	Shoestring Acacia	24"	6
○	Willow Acacia	24"	5
●	Green cloud Sage	5gal	11
○	Silver cloud Sage	5gal	11
○	Purple fountain Grass	5gal	11
✱	Red Yucca	5gal	11

GPA-40439 SUP-40440
SDR-40441 REVISED

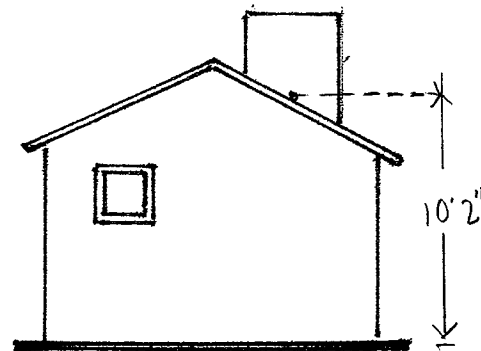
SITE PLAN		
3046-3042 VEGAS DR LAS VEGAS 89106		
OWNER: VICTOR H. VALENZUELA		
SCALE: 1:20	11-2010	1/4



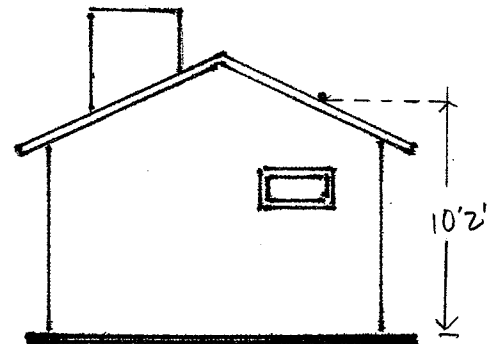
FLOOR PLAN (C)



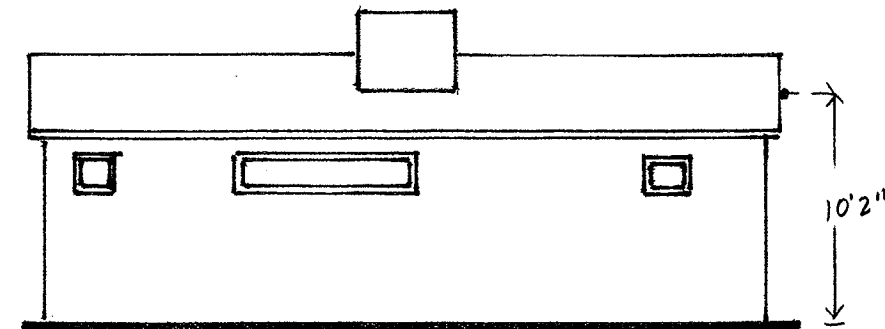
SOUTH ELEVATION (C)



EAST ELEVATION (C)



WEST ELEVATION (C)



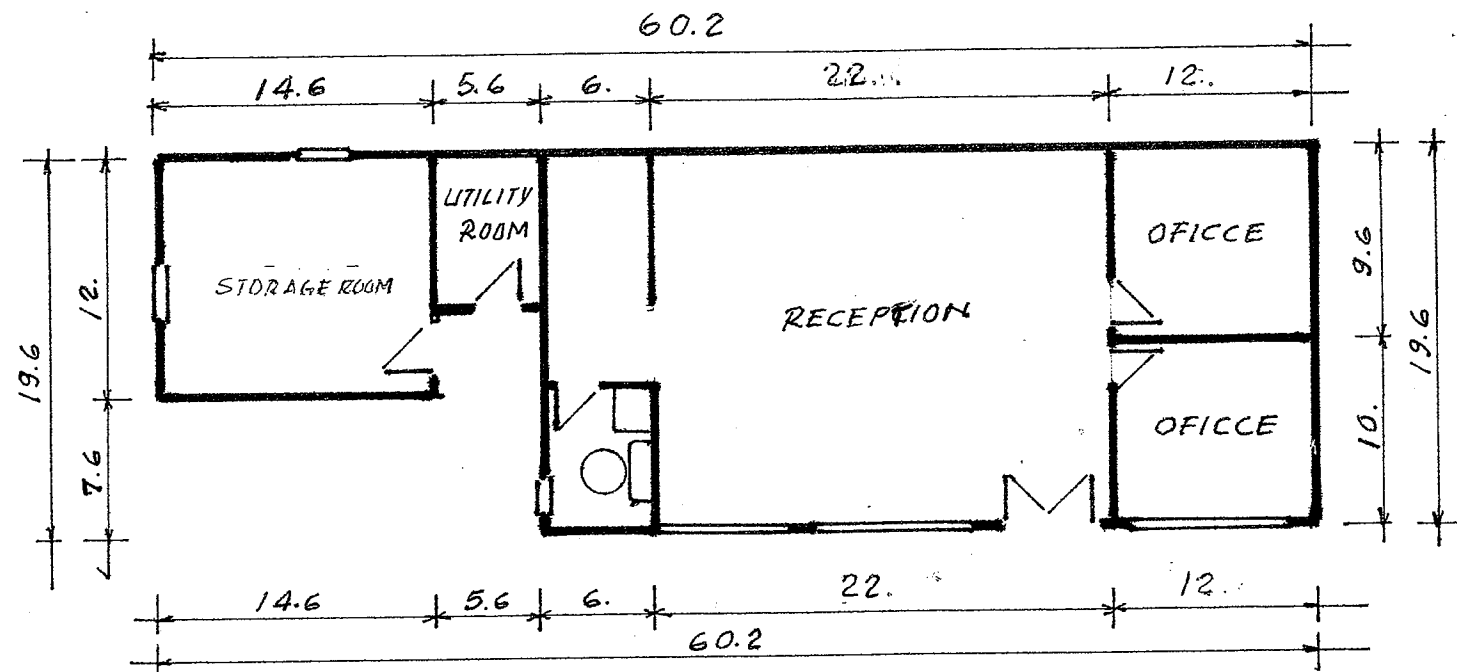
NORTH ELEVATION (C)

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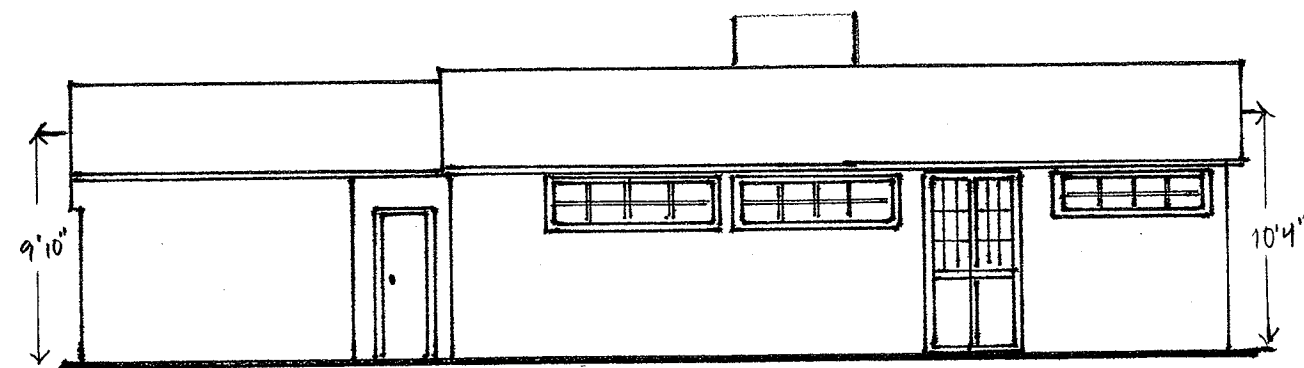
GPA-40439 SUP-40440
SDR-40441 REVISED

- NOTES:
- Exterior Colors to be Brown w/ cream Accents. with the exception of existing Roofs (Gray shingles)
 - All existing Buildings are stucco Block.

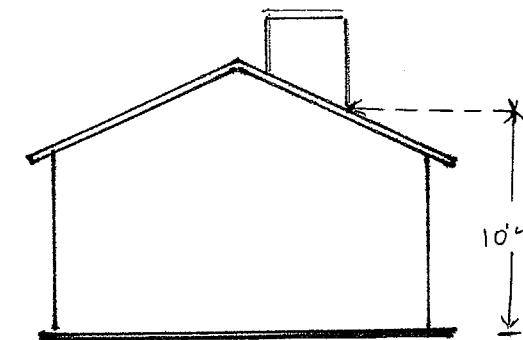
FLOOR PLANT - ELEVATIONS		
3042 VEGAS DR-LAS VEGAS 89106		
OWNER: VICTOR H. VALENZUELA		
SCALE: 1:10	11-2010	4/4



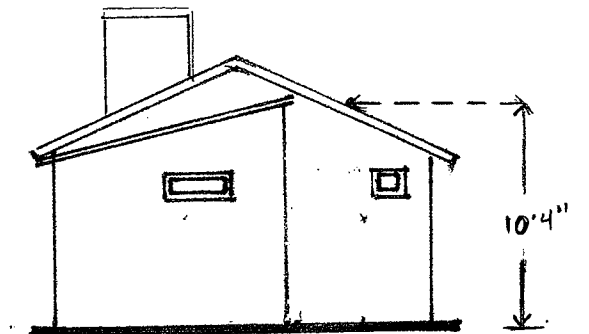
FLOOR PLAN (B1) (B)



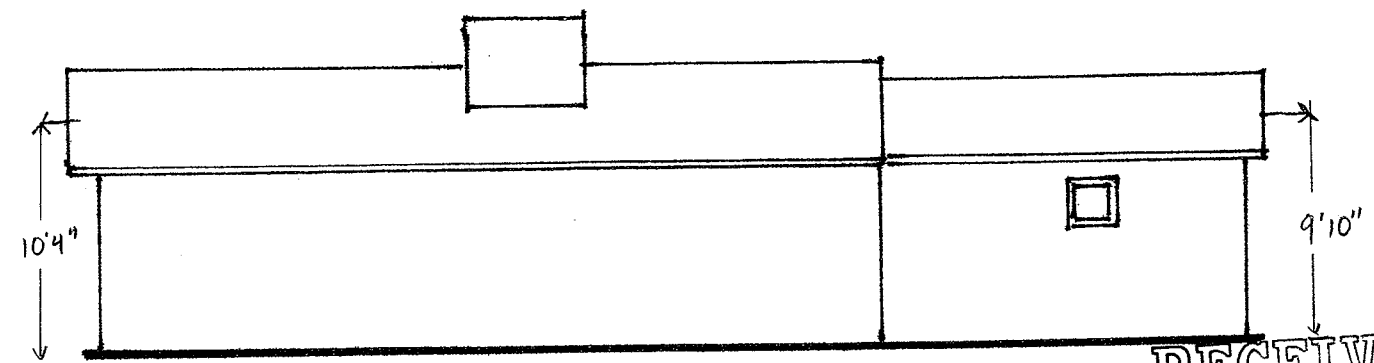
SOUTH ELEVATION (B1) (B)



EAST ELEVATION (B)



WEST ELEVATION (B1)



NORTH ELEVATION (B) (B1)

NOTES:

- Exterior Colors to be Brown w/ Cream accents with the exception of Existing Roofs (Gray shingles)
- All existing Buildings are stucco + Block

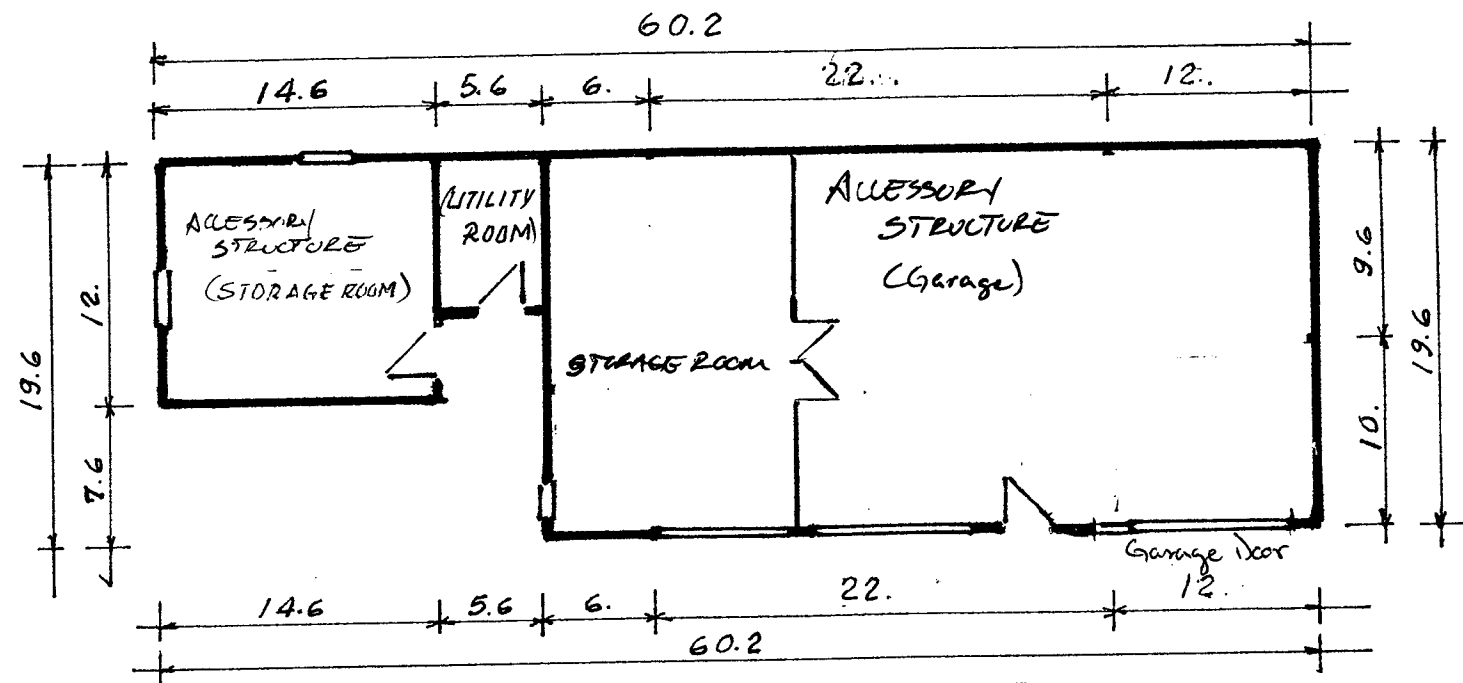
VOID

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STAMPED 3/9/11

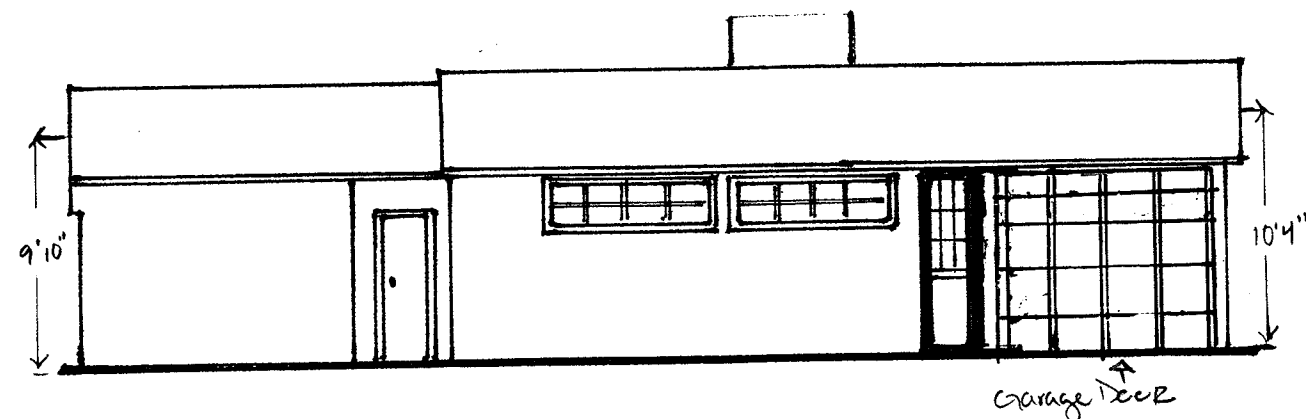
**GPA-40439 SUP-40440
SDR-40441 REVISED**

FLOOR PLAN - ELEVATIONS		
3046 VEGAS DR LAS VEGAS 89106		
OWNER: VICTOR H. VALENZUELA		
SCALE: 1:10	11-2.010	3/4

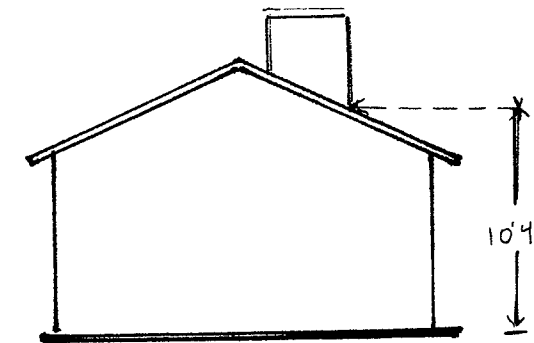
RECEIVED
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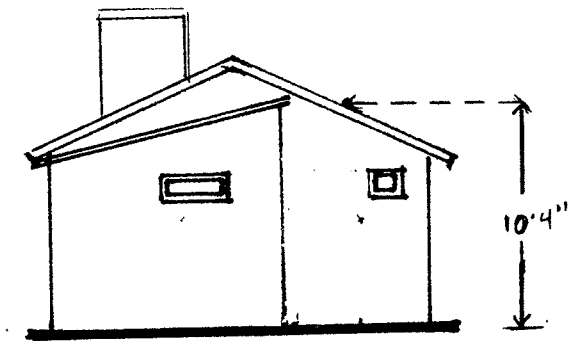
FLOOR PLAN (B) (B1)



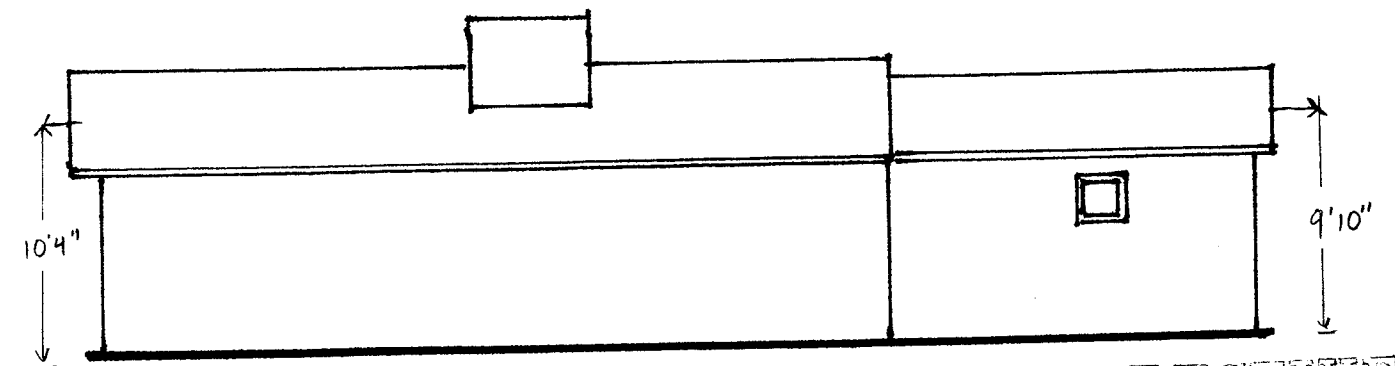
SOUTH ELEVATION (B) (B1)



EAST ELEVATION (B)



WEST ELEVATION (B1)



NORTH ELEVATION (B) (B1)

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MAR 09 2011

REVISED

NOTES:

- Exterior Colors to be Brown w/ Cream accents with the exception of Existing Roofs (Gray shingles)
- All existing Buildings are stucco & Block

FLOOR PLAN - ELEVATIONS		
3046 VEGAS DR LAS VEGAS 89106		
OWNER: VICTOR H. VALENZUELA		
SCALE: 1:10	11-2-010	3/4

SDR-40441

VACANT LOT
ZONE C2

PROPERTY INFORMATION:

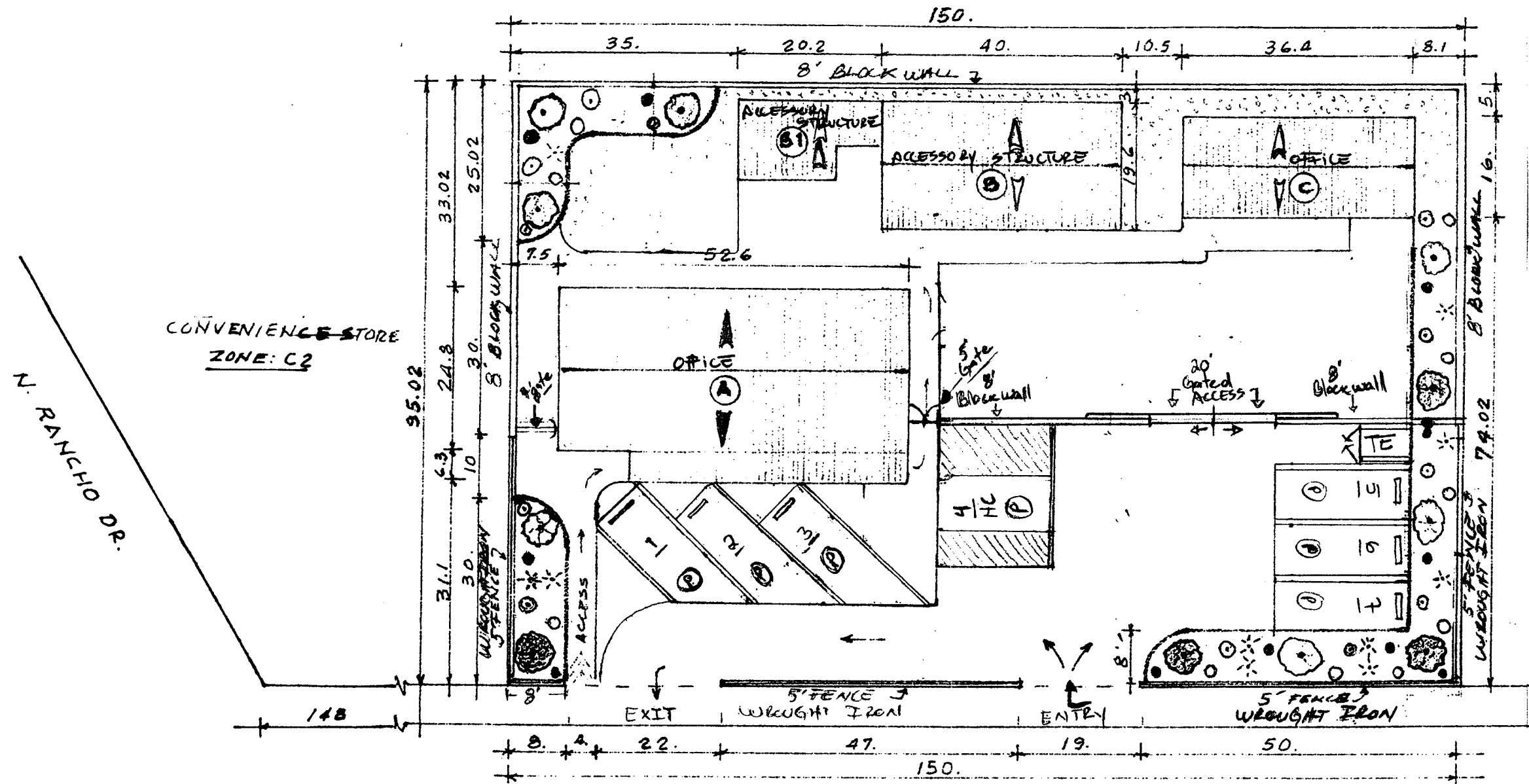
APN: 139-20-411-006
APN: 139-20-411-007
ZONING: C2 (General Commercial)
GENERAL PLAN:
EXISTING: SC (Service Commercial)
PROPOSED: GC (General Commercial)
LOT AREA: 0.33 acres
or 13714 SF.
LOT COVERAGE: 19%

APARTMENT
COMPLEX-ZONE C2



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SQUARE FOOTAGE		MAXIMUM OCCUPANCY
OFFICE	ACCESSORY	
A	1,312	13 PEOPLE
B		7 PEOPLE
C	584	5 PEOPLE
B1	218	2 PEOPLE
T.	2,676	27 PEOPLE

TRASH ENCLOSURE (TE) 5'x7'			
PARKING			
Nº	WIDTH	LENGTH	TYPE/SPACE
6-7	8.	18.	COMPACT CAR
5	9.	18.	STANDARD CAR
4	22.	18	HANDICAPPED
1-2-3	9.	18	STANDARD CAR

LANDSCAPE LEGEND:			
Symbol	NAME	SIZE	QTY
●	Shoestring Acacia	24"	6
○	Willow Acacia	24"	5
●	Green cloud Sage	5gal	11
○	Silver cloud Sage	5gal	11
○	Purple fountain Grass	5gal	11
✱	Red Yucca	5gal	11

SITE PLAN		
3046-3042 VEGAS DR LAS VEGAS 89106		
OWNER: VICTOR H. VALENZUELA		
SCALE: 1:20	11-2010	1/4

PROPERTY INFORMATION:
APN: 139-20-411-006
APN: 139-20-411-007
ZONING: C2 (General Commercial)
GENERAL PLAN:
EXISTING: SC (Service Commercial)
PROPOSED: GC (General Commercial)
LOT AREA: 0.33 acres
or 13714 sq. ft.
LOT COVERAGE: 19%

N
A

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REVISÉD

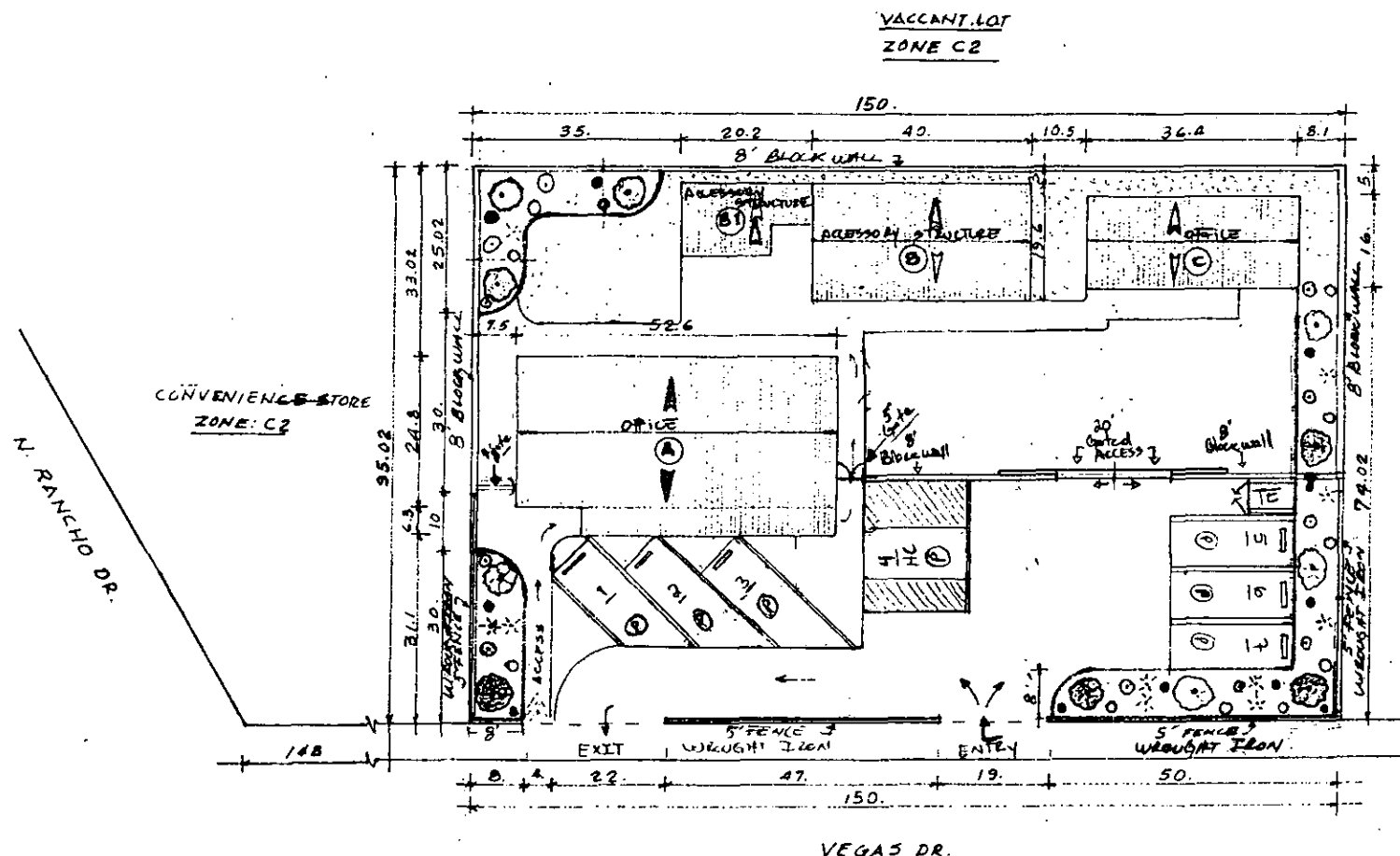
SITE PLAN

3046-3042 VEGAS DR LAS VEGAS 89106

OWNER: VICTOR H. VALENZUELA

SCALE: 1:20

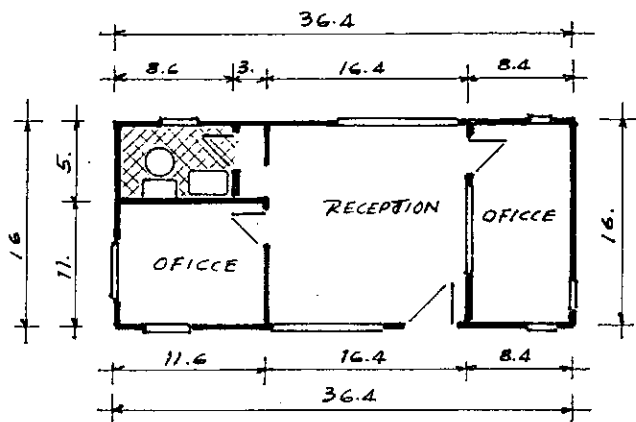
11-2010

 $\frac{1}{4}$ 

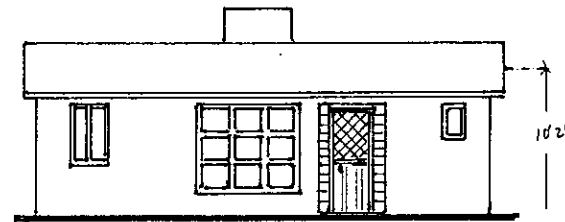
SQUARE FOOTAGE			MAXIMUM OCCUPANCY
	DECK	ACCESSORY	
A	1312		13 PEOPLE
B		780	7 PEOPLE
C	582		5 PEOPLE
B1		218	2 PEOPLE
T	2676	218	27 PEOPLE

TRASH ENCLOSURE (TE) 5'x7'			
PARKING			
Nº	WIDTH	LENGTH	TYPE/SPACE
6-7	8.	18.	COMPACT CAR
5	9.	18.	STANDARD CAR
4	22.	18	HANDICAPPED
1-2-3	9.	18	STANDARD CAR

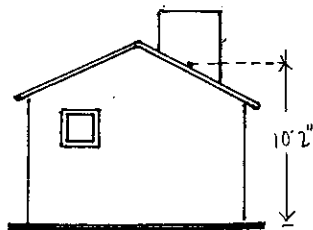
LANDSCAPE LEGEND:			
Symbol	NAME	SIZE	QT
	Shoestring Acacia	24"	6
	Willow Acacia	24"	5
	Green cloud Sage	5gal	11
	Silver cloud Sage	5gal	11
	Purple fountain Grass	5gal	11
	Red Yucca	5gal	11



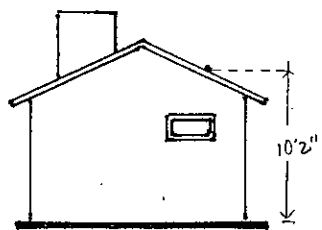
FLOOR PLAN (C)



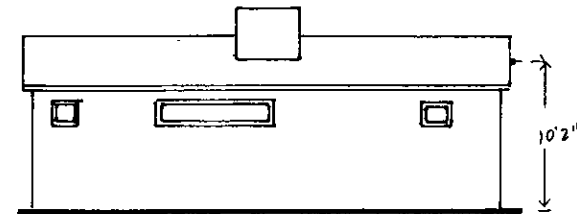
SOUTH ELEVATION (C)



EAST ELEVATION (C)



WEST ELEVATION (C)



NORTH ELEVATION (C)

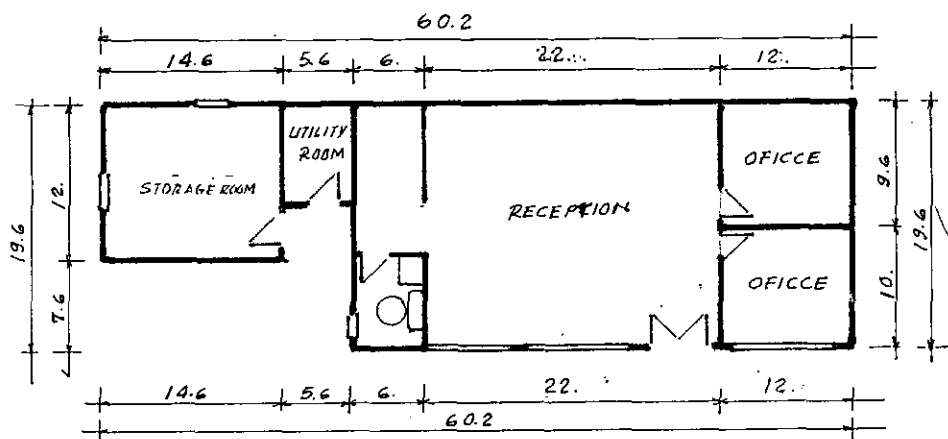
- NOTES:
- Exterior Colors to be Brown w/ Cream Accents with the exception of existing Roofs (Gray shingles)
 - All existing Buildings are stucco Block.

FLOOR PLANT - ELEVATIONS		
3042 VEGAS DR-LAS VEGAS 89106		
OWNER: VICTOR H. VALENZUELA		
SCALE: 1:10	11-2010	4/4

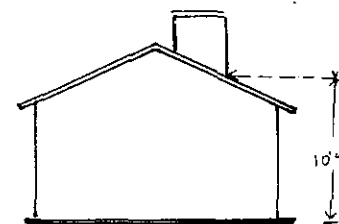
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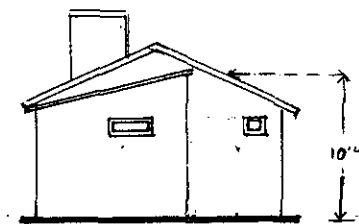
GPA-40439 SUP-40440
SDR-40441 REVISED



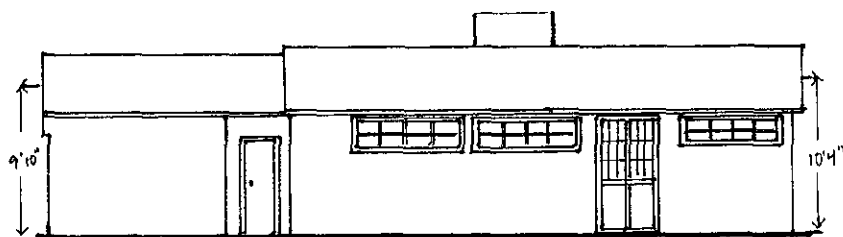
FLOOR PLAN (B1) (B)



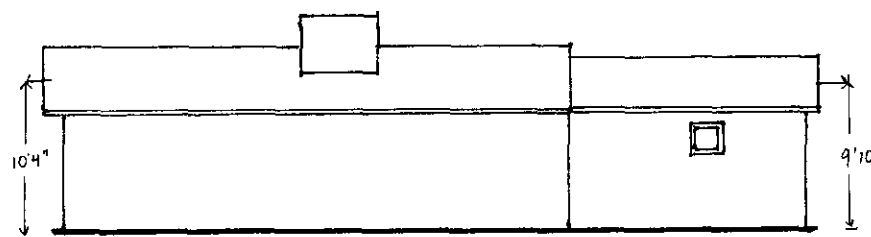
EAST ELEVATION (B)



WEST ELEVATION (B1)



SOUTH ELEVATION (B1) (B)



NORTH ELEVATION (B) (B1)

NOTES:

- Exterior Colors to be Brown w/ cream accents with the exception of Existing Roofs (gray shingles)
- All existing Buildings are stucco & Block

VOID
SEE REVISED PLAN DATE
STAMPED 3/9/11

FLOOR PLAN - ELEVATIONS		
3046 VEGAS DR LAS VEGAS 89106		
OWNER: VICTOR H. VALENZUELA		
SCALE: 1/10	11-2-010	3/4

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GPA-40439 SUP-40440
SDR-40441 REVISED

VACANT LOT
ZONE C2

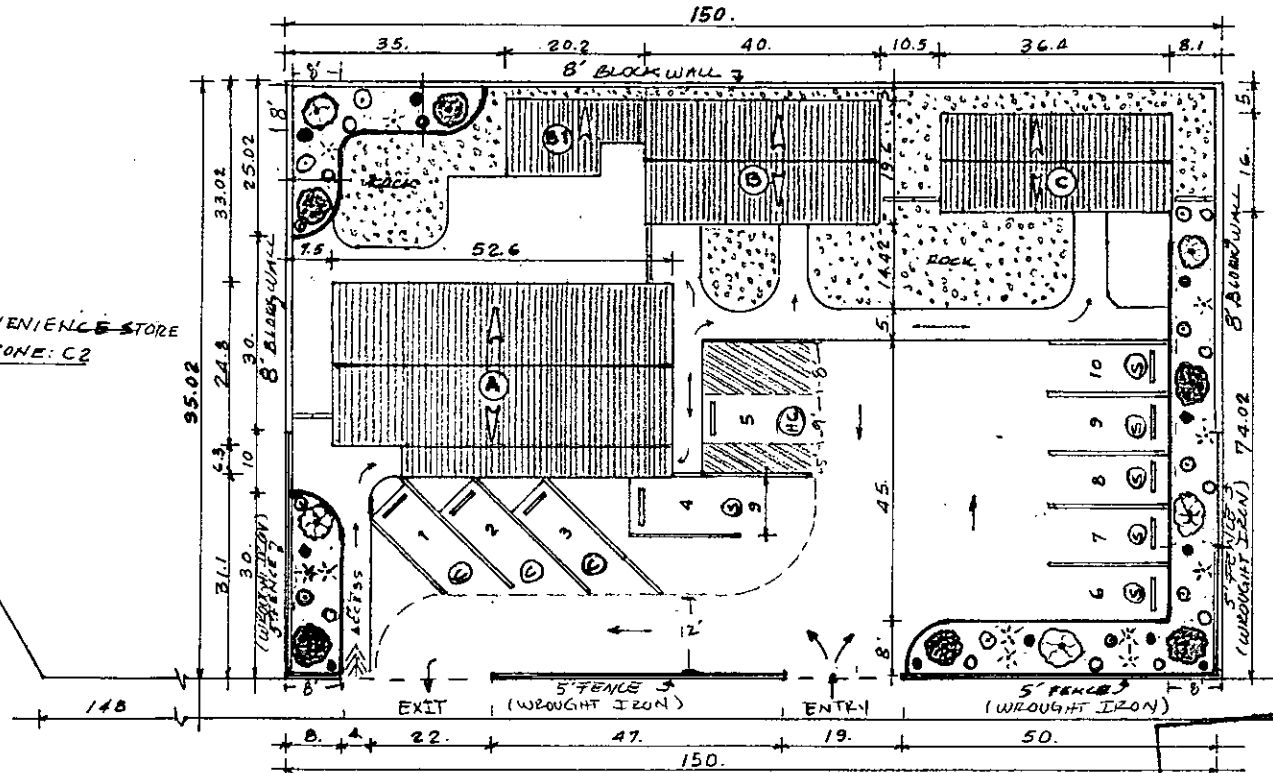
PROPERTY INFORMATION:

APN: 139-20-411-006
APN: 139-20-411-007
ZONING: C2 (General Commercial)
GENERAL PLAN:
EXISTING: SC (Service Commercial)
PROPOSED: GC (General Commercial)
LOT AREA: 0.33 acres
or 13714 sq. ft.
LOT COVERAGE: 19%

APARTAMENT
COMPLEX - ZONE C2



CONVENIENCE STORE
ZONE: C2



VOID
SEE REVISED PLAN DATE
STAMPED 3/9/11

SQUARE FOOTAGE		MAXIMUM OCCUPANCY
OFFICES	STORAGE/UT.	
A	1,312	13 PEOPLE
B	780	7 PEOPLE
C	584	5 PEOPLE
B1		218
T.	2,676	218

PARKING			
NZ	WIDTH	LENGTH	TYPE/SPACE
1-2-3	8.	18.	COMPACT CAR
4	9.	18.	STANDARD CAR
5	22.	18.	HANDICAPPED
6-7-8-9-10	9.	18.	STANDARD CAR

LANDSCAPE LEGEND:			
Symbol	NAME	SIZE	Qty.
⊙	Shoestring Acacia	24"	6
⊙	Willow Acacia	24"	5
●	Green cloud Sage	5gal	11
○	Silver cloud Sage	5gal	11
○	Purple fountain Grass	5gal	11
✱	Red Yucca	5gal	11

SITE PLAN

3046-3042 VEGAS DR. LAS VEGAS 89106

OWNER: VICTOR H. VALENZUELA

SCALE: 1:20

11-2010

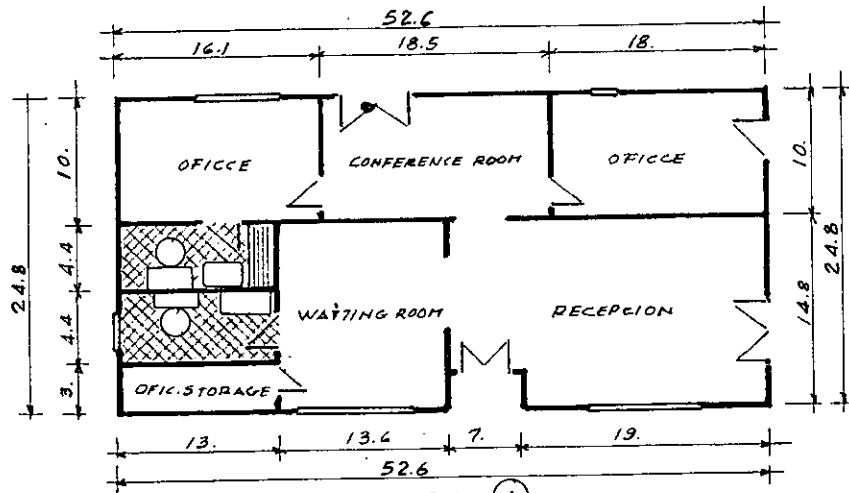
1/4

RECEIVED

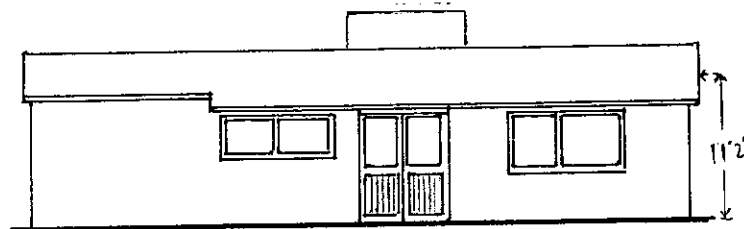
DEC 20 2010

GPA-40439 SUP-40440

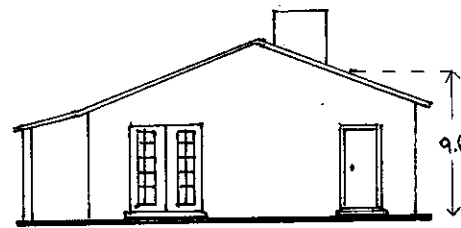
SDR-40441 REVISED



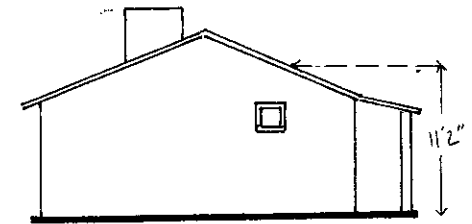
FLOOR PLAN (A)



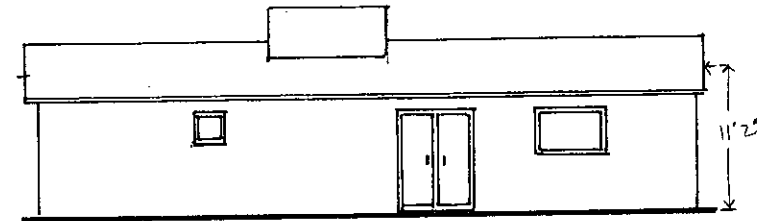
SOUTH ELEVATION (A)



EAST ELEVATION (A)



WEST ELEVATION (A)



NORTH ELEVATION (A)

NOTES:

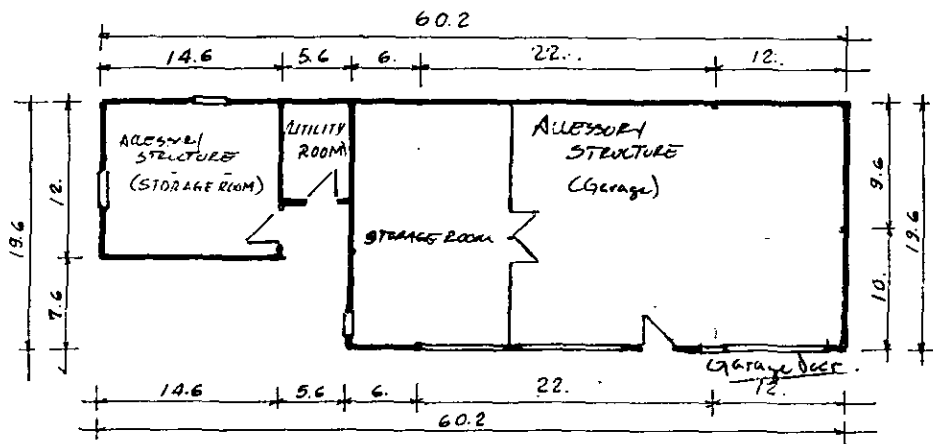
- Exterior Colors to be Brown w/cream Accents.
- With the exception of Existing Roofs (Gray Shingles)
- All Existing Buildings are stucco + Block

FLOOR PLAN - ELEVATIONS		
3046 VEGAS DR - LAS VEGAS 89106		
OWNER: VICTOR H. VALENZUELA		
SCALE: 1/10	11-2010	2/4

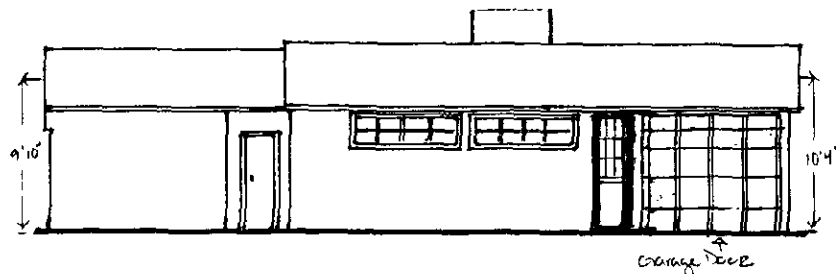
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DEC 20 2010

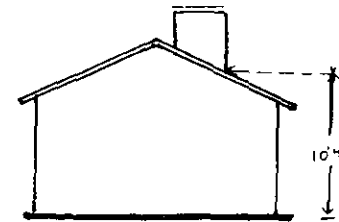
GPA-40439 SUP-40440
SDR-40441 REVISED



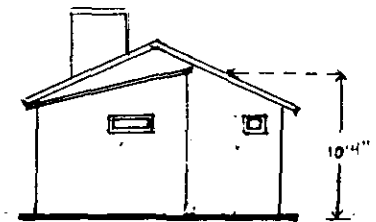
FLOOR PLAN (B1) (B)



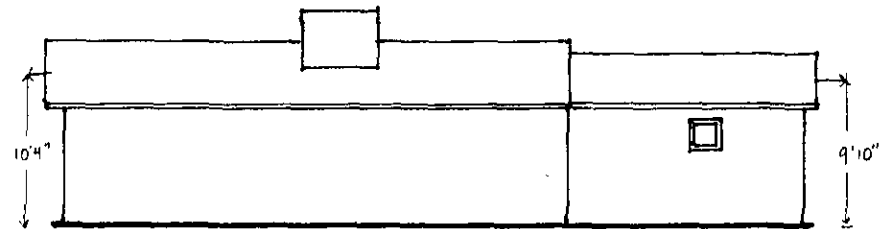
SOUTH ELEVATION (B1) (B)



EAST ELEVATION (B)



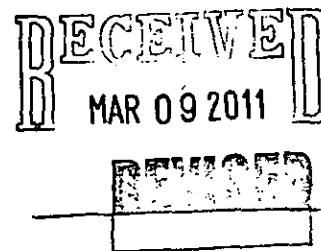
WEST ELEVATION (B1)



NORTH ELEVATION (B) (B1)

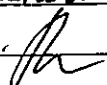
NOTES:

- Exterior Colors to be Brown w/ Cream accents with the exception of Existing Roofs (Gray shingles)
- All existing Buildings are stucco + Block



FLOOR PLANT - ELEVATIONS		
3046 VEGAS DR LAS VEGAS 89106		
OWNER: VICTOR H. VALENZUELA		
SCALE: 1/10	11-2-010	3/4

City of Las Vegas
ADMINISTRATIVE ACTIONS

☐ Action: REVISIONS TO SITE PLAN
Date: 03/14/11 Staff: STEVE GIBBLE
Notes: SITE PLAN REVISION FOR PARKING LAYOUT, USE OF "BLDG B" AND TRASH
ENCLOSURE - PER PLANS & LETTER DATED 03/09/11. CHANGES
ARE MINOR & PROPOSED SITE REMAINS IN SUBSTANTIAL COMPLIANCE
w/ CC APPROVAL. 

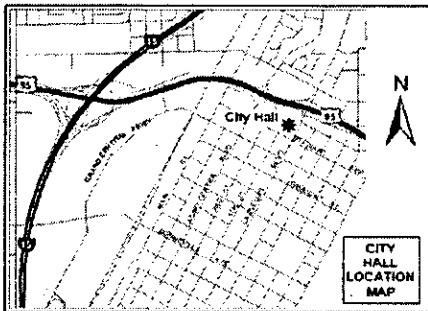
☐ Action: _____
Date: _____ Staff: _____
Notes: _____

☐ Action: _____
Date: _____ Staff: _____
Notes: _____

☐ Action: _____
Date: _____ Staff: _____
Notes: _____

✓ 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



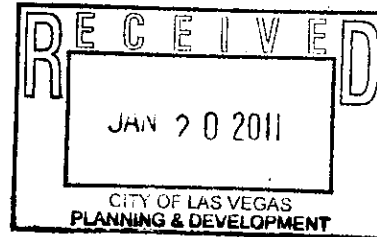
I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-40441

Planning Commission Meeting of 1/25/2011

PRSRT
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PAID
Las Vegas, NV
Permit No. 1630



Case: SDR-40441
13929111047
JEFFERSON T P FAMILY TRUST
P O BOX 570723
LAS VEGAS NV 89157-0723

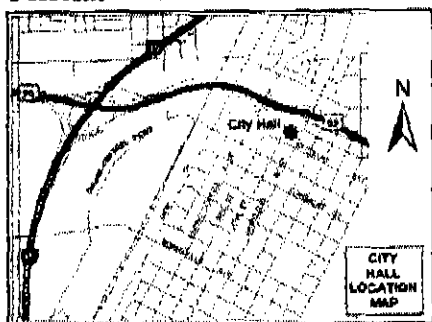
80 KRDFNP1 89157



33
A

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.

SDR-40441

Planning Commission Meeting of 1/25/2011

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Las Vegas, NV
Permit No. 1830



Case: SDR-40441
13920411012
HOLLINGSWORTH JAMES & ELIZABETH
3715 RIANO CIR
LAS VEGAS NV 89103-2032

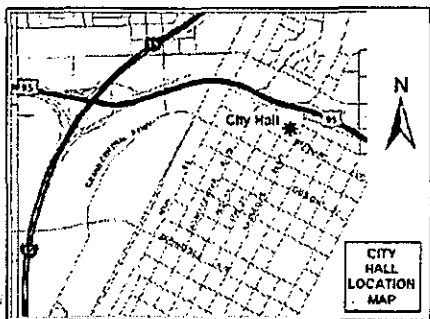
7 KPDFNP1 89108



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P

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



no problem
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Las Vegas, NV
Permit No. 1630

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JAN 18 2011

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.

SDR-40441

Planning Commission Meeting of 1/25/2011

Case: SDR-40441
13920402002
LAS VEGAS VALLEY WATER DISTRICT
%LAND ACQUISITION & MGMT
1001 S VALLEY VIEW BLVD #MS 95
LAS VEGAS NV 89107-4447

33
A

25 KROFNP1 89107



CITY OF LAS VEGAS

Planning & Development Department

SUBMITTAL CHECKLIST



APPLICATION PACKET

☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots	Visit the CLV website for blank application, SOFI & DINA forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To ... --> "Apply for -> Planning Applications")	Appl. Type	Application	Notification	Recordation	Sub-Total
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots		GPA	\$ 1000.00	\$ 500.00	\$	\$ 1500.00
☐	☒	Development Impact Notice and Assessment (DINA)		SUP	\$ 500.00	\$ 500.00	\$ 30.00	\$ 1030.00
☐	☒	Project of Regional Significance (PRS)		SDR	\$ 500.00	\$ 500.00	\$ 30.00	\$ 1030.00
☒	☐	Detailed justification letter			\$	\$	\$	\$
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)		\$	\$	\$	\$	
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)		\$	\$	\$	\$	
☐	☒	Copy of Business License(s)	Subtotal:					\$
☒	☐	Neighborhood Meeting (see General Plan submittal req's for details) - Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500			\$500	—	\$500	
☒	☐	Photo Reproduction of the Color & Materials Board per Site Development Plan Review Submittal Requirements	Grand Total All Fees:					\$4,060

REQUIRED DRAWINGS MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE
ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)

SITE PLAN

☒	☐	North arrow, scale, and vicinity map	Folded Plans (5, plus 1 per application):	6
☒	☐	All property lines and present dimensions labeled	Colored, Rolled Plans:	1
☒	☐	All building setbacks labeled	Reduced Copy (8-1/2"x11" B/W; 1 per application):	1
☒	☐	All adjacent existing land uses and street names labeled	NOTES: <i>SOP 5</i> <i>SOP 1</i>	
☒	☐	All points of ingress and egress shown		
☒	☐	ADA accessibility requirements shown/labeled		
☒	☐	Parking standard(s) utilized: 1sp/300 sf gfa		
☒	☐	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total		
☒	☐	All free-standing sign locations shown and heights and sizes noted		

LANDSCAPE PLAN

☒	☐	North arrow, scale, and vicinity map	Folded Plans (1 per application):	1
☒	☐	All property lines and present dimensions labeled	Colored, Rolled Plans:	1
☒	☐	All required perimeter landscape planters shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):	1
☒	☐	All required parking lot fingers/islands shown	NOTES: Landscape plan can be incorporated on the site plan.	
☒	☐	Quantity, size, species/variety of all trees, shrubs, and ground cover		

BUILDING ELEVATIONS

☒	☐	Scale and building dimensions labeled	Folded Plans (1 per application):	1
☒	☐	North, south, east, and west elevations of all buildings	Colored, Rolled Plans:	1
☒	☐	All building materials and colors noted	Reduced Copy (8-1/2"x11" B/W; 1 per application):	1
☒	☐	8" x 10" photo of original color and material board	NOTES:	
☒	☐	All wall sign locations shown and sizes noted		

FLOOR PLANS

☒	☐	Scale and building dimensions labeled	Folded Plans (1 per application):	1
☒	☐	North arrow and scale	Rolled Plans:	1
☒	☐	All building entrances/exits shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):	1
☒	☐	Use of all rooms noted/labeled	NOTES:	
☒	☐	Maximum Occupancy (per I.B.C.)		
☒	☐	Seating Capacity (where applicable)		

CONTINUED NEXT PAGE

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Pre-Application
Conference

Item Required

YES NO

CITY OF LAS VEGAS

Planning & Development Department

SUBMITTAL CHECKLIST (CONT.)



		LOCATION MAP (For GPA, MOD and ZON applications)		GPA/MOD	ZON
☒	☐	North arrow, scale, and vicinity map	Folded Plans (5, plus 1 per application):	6	0
			Rolled Plans:	1	0
☒	☐	Label existing general plan designations or zoning districts, whichever is applicable, for the subject site and all surrounding areas within 1,000 feet	Reduced Copy (8-1/2"x11" BW; 1 per application):	1	0
☒	☐	Provide a legend of land use designations or zoning districts, whichever is applicable; indicate what changes are proposed for the subject site	NOTES: ***NOT A SITE PLAN***		
☒	☐	Show all surrounding sites within a 1,000-foot radius of subject site			

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

Owner / Applicant / Representative:	Victor Valenzuela	Application Type(s):	General Plan Amendment Special Use Permit Site Development Plan Review
APN(s):	163-07-501-006 and -007	Application Purpose:	General Plan Amendment to amend land use designation from SC (Service Commercial to GC (General Commercial)) Special Use Permit to allow a Bailbond Service Use Site Development Plan Review to change the use from Residential to Commercial Use
Location:	3042 and 3046 Vegas Drive		
Ward:	1 - Tarkanian	Pre-App. Meeting Date:	12/02/10
Planner's Signature:	 120210	Submittal Deadline:	12/09/10 - no later than 2:00 pm
Planner:	Steve Gebeke, Planning Supervisor - 229-5410 Romeo Gumarang, Planner I - 229-4604	Earliest PC / CC Meeting Dates:	01/25/11 PC - 02/16/11 CC (Cycle 1)

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.

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PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



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Project Name: 3042 and 3046 Vegas Drive

APN(s):	139-20-411-006 and -007	Pre-app Date:	12/02/10
Location:	3042 and 3046 Vegas Drive	Meeting Location:	DSC 1st Floor Conference Room - 1B
Ward #:	5 - Barlow	Acres:	0.34
		Time:	10:00 a.m.

Applicant Info:	Victor Valenzuela 6717 Cypress Park Ct Las Vegas, NV 89131 Phone: (702)-374-1245	Fax: (702)-	Email:
Representative Info:	Phone: (702)-	Fax: (702)-	Email:
Ownership Info:	Victor Valenzuela 6717 Cypress Park Ct Las Vegas, NV 89131 Phone: (702)-374-1245	Fax: (702)-	Email:
		Last Change of Ownership Date:	11/16/10

Existing Use:	Residential
Proposed Use:	Bailbond Service
General Plan:	Existing: SC (Service Commercial) Proposed: GC (General Commercial)
Zoning:	Existing: C-2 (General Commercial) Proposed: No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	N/A 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:
Romeo Gumarang, Planner I (229-4604 Office / 385-7268 Fax / rgumarang@lasvegasnevada.gov)

Name	Company/Department	Phone	Fax	Email
1. Victor Valenzuela	Property Owner	702-374-1245		
2.				
3.				
4.				
5.				
6.	CLV - Finance (Business License)	229-6321	383-0769	
7. Roger Bailey	CLV - PW - Dev Co	229-6578	474-7599	
8. Rick Schroeder	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11. Ozzie Mirkah	CLV - Fire and Rescue	229-0366	229-0124	
12.	CLV - Office of Business Development	229-6551	385-3128	

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OR: ☐ **see Meeting Attendance Sheet**

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. The proposed Bailbond Service requires a Special Use Permit.
2. General Plan Amendment to change the current designation from SC (Service Commercial) to GC (General Commercial).
3. Site Development Plan review will also be needed to change the use from residential use to commercial use. The previous use for this site was a special care facility for the housing and care of recovering alcoholics. No other records indicated that this site was ~~not~~ a commercial property. The Site Plan shall depict parking spaces and the required number of spaces shall be in conformance with the Bailbond Service of One space for each 300 square feet of the gross floor area. Include on the site plan the size of the existing house and garage in square feet. In addition to the required parking, at least one handicapped space shall be provided pursuant to Title 19.10.010 (G). The handicapped parking for the site shall contain a van accessible space. The site plan shall call out the setbacks all existing buildings.
4. The landscape plan shall have a 15-foot wide landscape buffer from residential use on the east. The landscape buffer along the west and north property line is 8 feet wide and 15 feet wide landscape buffer along Vegas Drive. A waiver to these standards may be requested as part of the Site Development Plan Review process, as well as, exceptions to the planting requirements.
5. The elevation plan shall illustrate all sides of each building.
6. The site plan shall call out the existing chain link fences and its height.
7. The landscape plan can be incorporated onto the site plan, as long as, the plant legend is provided.
8. Since there are two legal lots, parking and access to 3042 Vegas Drive is through 3046 Vegas Drive. A cross access agreement is needed and has to be recorded, or record a parcel map combining the two lots into one lot without requiring a cross access agreement. *or a reversionary map back to acreage. Parcel Map process takes up to 45 days to record.*
9. The proposed parking layout needs to be redesigned. The drive aisle for the proposed parking is 12 feet wide and vehicles backing up will cross into the sidewalk.
10. The application shall indicate two lots for the General Plan Amendment, Site Development Plan Review and Special Use Permit.
11. 03/26/70 - The Board of Zoning Adjustment approved the request for a Variance (V-0015-70) to allow the construction of a single family residence in a C-2 zone property located at 127 Vegas Drive on the North side of Vegas Drive between Tonopah Highway and Ferrell Street.
12. 04/14/70 - A building permit (#52033) was issued for a Single Family Dwelling at 3046 Vegas Drive. The project was completed on 06/11/70.
13. 08/10/76 - A building permit (#4081) was issued for a Carport at 3046 Vegas Drive.
14. 06/01/88 - The City Council approved the request for Variance (V-0021-88) to allow a carburetor repair business, where such use is not permitted, on property located at 3046 Vegas Drive. The Board of Zoning Adjustment and staff recommended denial.
15. 09/22/88 - The Board of Zoning Adjustment approved a request for a Special Use Permit (U-0133-88) to allow a special care facility for the housing and care of recovering alcoholics, on property located at 3046 Vegas Drive. Staff recommended denial.

16. Front yard wall 2-foot Solid Blockwall and 3-foot wrought iron fence

17. Parcel Map can be conditioned as part of SDR.

18. Structures are non-conforming due to setbacks

19. Garage will be an accessory structure

20. Call out the driveway width on the site Plan.

21. Side walk is responsible for fixing sidewalk.

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-- 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



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

Mr. Victor H. Valenzuela
6717 Cypress Park Court
Las Vegas, Nevada 89131

RE: SDR-40441 – SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-40439 AND SUP-40440
CITY COUNCIL MEETING OF FEBRUARY 16, 2011

Dear Mr. Valenzuela:

The City Council at a regular meeting held February 16, 2011, APPROVED the request for a Site Development Plan Review FOR THE CONVERSION OF TWO RESIDENTIAL PROPERTIES TO A PROPOSED 2,676 SQUARE-FOOT COMMERCIAL DEVELOPMENT, WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW ZERO FEET ALONG A PORTION OF THE WEST PERIMETER AND THREE FEET ALONG A PORTION OF THE NORTH PERIMETER WHERE EIGHT FEET IS REQUIRED AND ZERO FEET ALONG A PORTION OF THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED on 0.34 acres at 3042 and 3046 Vegas Drive (APNs 139-20-411-006 and 007), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 17, 2011. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-40439) and Special Use Permit (SUP-40440) shall be required, if approved.
2. 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.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/20/10, except as amended by conditions herein.
4. A Waiver from Title 19.12.040(A) is hereby approved, to allow a landscape buffer width of zero feet along a portion of the west perimeter and three feet along a portion of the north perimeter where eight feet is required, and zero feet along a portion of the south perimeter where 15 feet is required.

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

5. An Exception from Title 19.12.040(B) is hereby approved, to allow eleven 24-inch box perimeter trees where 21 trees are required and 44 five-gallon shrubs where 84 shrubs are required.
6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
9. A revised site plan shall be submitted to and approved by the Planning and Development Department to provide the location of the required trash enclosure within the development, prior to the time application is made for a 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. Installed landscaping shall not impede visibility of any traffic control device.
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 utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Remove all substandard sidewalk improvements and unused driveway cuts, if any, adjacent to this site and replace with new sidewalk meeting current City Standards concurrent with on-site development activities. The existing "pan" style driveways may remain.

Mr. Victor H. Valenzuela
SDR-40441 – Page Three
February 17, 2011

15. All landscaping and private improvements, if any, installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

Sincerely,



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



January 26, 2011

Mr. Victor H. Valenzuela
6717 Cypress Park Court
Las Vegas, Nevada 89131

**RE: SDR-40441 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
GPA-40439 AND SUP-40440
PLANNING COMMISSION MEETING OF JANUARY 25, 2011**

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

Dear Mr. Valenzuela:

Your request for a Site Development Plan Review FOR THE CONVERSION OF TWO RESIDENTIAL PROPERTIES TO A PROPOSED 2,676 SQUARE-FOOT COMMERCIAL DEVELOPMENT, WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW ZERO FEET ALONG A PORTION OF THE WEST PERIMETER AND THREE FEET ALONG A PORTION OF THE NORTH PERIMETER WHERE EIGHT FEET IS REQUIRED AND ZERO FEET ALONG A PORTION OF THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED on 0.34 acres at 3042 and 3046 Vegas Drive (APNs 139-20-411-006 and 007), C-2 (General Commercial) Zone, Ward 5 (Barlow), 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 development would not be compatible with the surrounding uses.

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

Sincerely,

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

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

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



January 13, 2011

Mr. Victor H. Valenzuela
6717 Cypress Park Court
Las Vegas, Nevada 89131

**RE: SDR-40441 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
GPA-40439 AND SUP-40440
PLANNING COMMISSION MEETING OF JANUARY 25, 2011**

Dear Mr. Valenzuela:

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

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

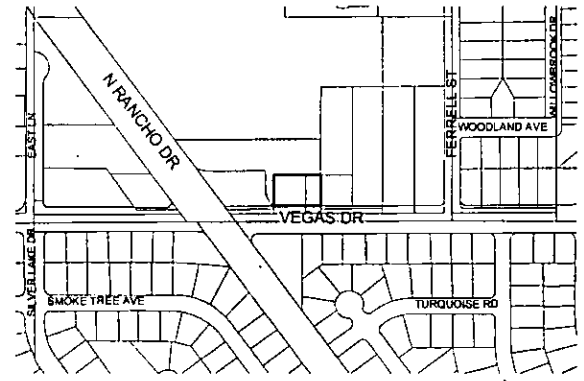
VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

Application Information

SDR-40441 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-40439 AND SUP-40440 - PUBLIC HEARING - APPLICANT/OWNER: VICTOR H. VALENZUELA - Request for a Site Development Plan Review FOR THE CONVERSION OF TWO RESIDENTIAL PROPERTIES TO A PROPOSED 2,676 SQUARE-FOOT COMMERCIAL DEVELOPMENT, WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW ZERO FEET ALONG A PORTION OF THE WEST PERIMETER AND THREE FEET ALONG A PORTION OF THE NORTH PERIMETER WHERE EIGHT FEET IS REQUIRED AND ZERO FEET ALONG A PORTION OF THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED on 0.34 acres at 3042 and 3046 Vegas Drive (APNs 139-20-411-006 and 007), C-2 (General Commercial) Zone, Ward 5 (Barlow).

Application Location



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

Public Hearing Information

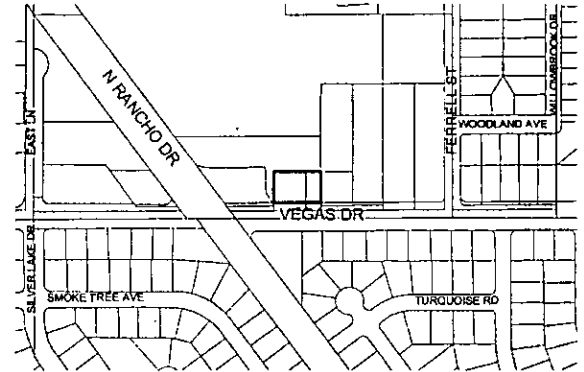
Meeting: Planning Commission
Date: January 25, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

SDR-40441 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-40439 AND SUP-40440 - PUBLIC HEARING - APPLICANT/OWNER: VICTOR H. VALENZUELA - Request for a Site Development Plan Review FOR THE CONVERSION OF TWO RESIDENTIAL PROPERTIES TO A PROPOSED 2,676 SQUARE-FOOT COMMERCIAL DEVELOPMENT, WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW ZERO FEET ALONG A PORTION OF THE WEST PERIMETER AND THREE FEET ALONG A PORTION OF THE NORTH PERIMETER WHERE EIGHT FEET IS REQUIRED AND ZERO FEET ALONG A PORTION OF THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED on 0.34 acres at 3042 and 3046 Vegas Drive (APNs 139-20-411-006 and 007), C-2 (General Commercial) Zone, Ward 5 (Barlow).

Application Location



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

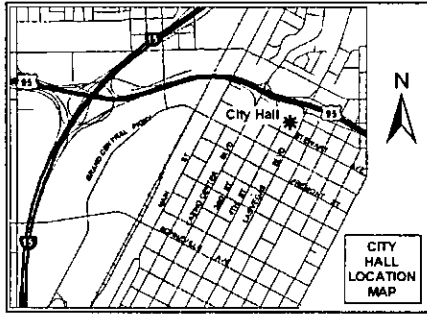
Public Hearing Information

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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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

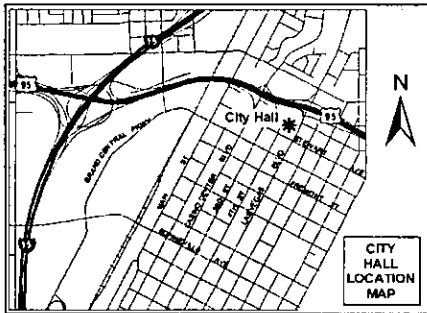
Please use available blank space on card for your comments.

SDR-40441

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.

SDR-40441

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:

SDR-40441

Aida Brents Resident Council

Bonanza Village NA

Charleston Estates NA

Diamond Point NA

G-704 NA

Harry Levy Gardens Resident Council

Hillcrest at Summit Hills HOA

Rancho Oakey NA

Twin Lakes Country Club NA

WLV-NAA6

WLV-NAA7

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: **SDR-40441** Victor H. Valenzuela 3042 and 3046 Vegas Dr.
Request for a Site Development Plan Review for a proposed commercial development

COMMENTS:

We note that this action may require some type of mapping. We recommend that the Planning Department impose the condition that "The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits."

CONDITIONS OF APPROVAL:

1. Remove all substandard sidewalk improvements and unused driveway cuts, if any, adjacent to this site and replace with new sidewalk meeting current City Standards concurrent with on-site development activities. The existing "pan" style driveways may remain.
2. All landscaping and private improvements, if any, installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

Carman Burney

From: Doa.Gregory@lvvwd.com
Sent: Monday, January 03, 2011 10:22 AM
To: Carman Burney
Subject: 01/25/11 PC Submittal Materials -- LVVWD Comments

Hi Carman,

Below are the comments from LVVWD.

Thank you,
Doa

SDR-40432 -- If the proposed project requires any water to serve the site, for fire or domestic, civil plans will need to be submitted to LVVWD as there is no existing water service to this property.

SDR-40093 -- The lots on "D" Street all have existing domestic meters, but do not have any backflow prevention assemblies. The lots on "E" Street don't have any meters or backflow prevention assemblies serving them. Civil plans are required to be submitted to LVVWD.

SDR-40441 -- The two lots are currently individually served by small domestic meters with backflow prevention assemblies. If the proposed project is to construct a larger commercial development, a potential abandonment of one service, and an upsize/modification to the other may be required. Civil plans are required to be submitted to LVVWD.

SDR-40451 -- The two residential lots are currently individually served by small domestic meters and without backflow prevention assemblies. If the proposed project is to construct a larger commercial development, or to convert a residential development to a commercial/church/nonresidential, a potential abandonment of services, and an upsize/modification to the other(s), with the addition of backflow prevention assemblies, may be required. Civil plans are required to be submitted to LVVWD.

SUP-40256 -- The existing site is currently without a backflow prevention assembly and the proposed development requires a backflow prevention assembly, and potentially an upsize to the meter. Civil plans are required to be submitted to LVVWD.

SUP-40433 -- The proposed development will require an upsized meter and backflow prevention assembly, which does not currently exist. Civil plans are required to be submitted to LVVWD.

SDR-40435 -- There is an existing small domestic meter with a small backflow prevention assembly. If the proposed project will have a fire protection system installed (sprinklers) then a larger meter and different type of backflow prevention assembly may be required. Civil plans are required to be submitted to LVVWD.

SDR-40392 -- Civil plans were submitted to LVVWD for review on 02/04/10 but have not yet been approved. Additional services are required for this development.

SDR-4037 -- This site has an existing meter, but no backflow prevention assembly, which is required for the proposed use. Civil plans are required to be submitted to LVVWD.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

GPA-40439

SUP-40441

SDR-40440

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 / US MAIL

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2nd Floor
METRO	BRIAN O'CALLAGHAN	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEUMS
*STREETS & SANITATION (DPW)	JERRY WALKER	2875 RONEUMS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2875 RONEUMS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4th Floor
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 Grissom Avenue, Building 11, Suite 103D

*** 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 >**

SDPR
12/09/2010

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-40439 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: VICTOR H. VALENZUELA - Request for a General Plan Amendment FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 0.34 acres at 3042 and 3046 Vegas Drive (APNs 139-20-411-006 and 007), Ward 5 (Barlow).

SUP-40440 - SPECIAL USE PERMIT RELATED TO GPA-40439 - PUBLIC HEARING - APPLICANT/OWNER: VICTOR H. VALENZUELA - Request for a Special Use Permit FOR A BAILBOND SERVICE at 3042 and 3046 Vegas Drive (APNs 139-20-411-006 and 007), Ward 5 (Barlow).

SDR-40441 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-40439 - PUBLIC HEARING - APPLICANT/OWNER: VICTOR H. VALENZUELA - Request for a Site Development Plan Review FOR THE CONVERSION OF TWO RESIDENTIAL PROPERTIES FOR A PROPOSED 2,676 SQUARE-FOOT COMMERCIAL DEVELOPMENT on 0.34 acres at 3042 and 3046 Vegas Drive (APNs 139-20-411-006 and 007), 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:

1/27/11 PC (MH)

Report Date 12/09/2010 04:32 PM

Submitted By

Page 1

A/P # 40441 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/09/2010 14:28	982998	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

SDR-40441 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-40439 - PUBLIC HEARING - APPLICANT/DWNER: VICTOR H. VALENZUELA - Request for a Site Development Plan Review FOR AN EXISTING 2,676 SQUARE FOOT DEVELOPMENT on .34 acres at 3042 and 3046 Vegas Drive (APN 139-20-411-006 and 007), Ward 5 (Barlow).

Parent A/P #

Project # 40441 Project/Phase Name VALENZUELA BAIL BONDS Phase #
Size/Area 0.34 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13920411006

Location

Owner/Tenant

Contact ID AC1751948 Name VICTOR, H VALENZUELA
Mailing Address 6717 CYPRESS PARK COURT Organization
City LAS VEGAS State/Province NV
ZIP/PC 89131 Country ☐ Foreign
Day Phone (702)374-1245 x Evening Phone
Fax (702)362-2471 Mobile #

A/P Linked/Addresses

No Addresses are linked to this Application

Linked/Addresses

3046 VEGAS DR
LAS VEGAS, 89106-

A/P Addresses

No Other Addresses are associated to this Application

Linked/Parcels

No Parcels are linked to this Application

A/P Linked/Parcels

13920411006
13920411007

Report Date 12/09/2010 04:32 PM

Submitted By

Page 2

Applicants/Contacts

Primary Y **Capacity** OWNER **Contact ID** AC1751948 ☐ **Foreign**
Effective **Expire**
Name VICTOR, H VALENZUELA
Day Phone (702)374-1245 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (702)362-2471 **Mobile** **Profession**
E-Mail
Address 6717 CYPRESS PARK COURT
LAS VEGAS, NV 89131
Seasonal Addr

Valid From To
Comments No Comments

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	12/09/2010 14:39	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	12/09/2010 14:39	30.00
PROCESSING FEE	P	12/09/2010 14:39	500.00
Total Unpaid		0.00	Total Paid 1030.00

Review Activities	Review Type	#	Status	Valved	Issued	Started	Completed	Comp By
422285	DEVCO	1	Incomplete	☐	12/09/2010 16:26			
422286	NEIGH P&S	1	Incomplete	☐	12/09/2010 16:26			
422287	B&S PLAN	1	Incomplete	☐	12/09/2010 16:26			
422288	FLOOD	1	Incomplete	☐	12/09/2010 16:26			
422289	ROW	1	Incomplete	☐	12/09/2010 16:26			
422290	TRAFFIC	1	Incomplete	☐	12/09/2010 16:26			
422291	TEFO	1	Incomplete	☐	12/09/2010 16:26			
422292	SURVEY	1	Incomplete	☐	12/09/2010 16:26			
422293	SID	1	Incomplete	☐	12/09/2010 16:26			
422294	SEWER	1	Incomplete	☐	12/09/2010 16:26			
422295	LAND DEV	1	Incomplete	☐	12/09/2010 16:26			
422296	FIRE ENG	1	Incomplete	☐	12/09/2010 16:26			

Activity Review Details

Detail SUBMITTAL CHECKLIST (SDR)
Comments
No Comments

Modified By JMARSHALL

Modified Date/Time 12/09/2010 14:28

Report Date 12/09/2010 04:32 PM

Submitted By

Page 3

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plans (6 Folded Blue Lines, 1 Rolled Color)
Y Application/Petition Form	Y Landscape Plan (1 Folded, 1 Rolled Color)
Y Deed and Legal Description	Y Building Elevations (1 Folded, 1 Rolled Color)
Y Justification Letter	Y Floor Plan (1 Folded, 1 Rolled)
Y Color and Material Board	Y Laser Print Site Plan
N DINA (Not Always Required)	Y Laser Print Floor Plan
Y Statement of Financial Interest	Y Laser Print Elevation

Y Business Licensing Requirements Met

N Business License Exempt

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

Z-LEGAL				982998	12/09/2010 14:28	
N						

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

There is no planning condition for this project.

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance?

N Parent Project link required?

Y Will this go to the City Council? Is there a condition of approval for a Required Review?

Hearing Type If yes, when does it need to be reviewed?

Public, Non-Public, Admin? PUBLIC

Staff Recommendation Entitlement Exercised?

Meeting Information

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

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

Report Date 12/09/2010 04:32 PM

Submitted By

Page 4

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
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Template Type	AVP #	AVP Type	Status	Stage
---------------	-------	----------	--------	-------

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
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No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
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PAYMNT	CO NAME WHO PICKED UP CONTACT#	890381	12/09/2010 14:41		0.00
	VICTOR VALENZUELA; AIRONE HTG & A/C; VISA CC; 702-384-2471;				

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review (SDR)
 Project Address (Location): 3046/3042 Vegas Dr. Las Vegas, NV 89106
 Project Name: _____ Proposed Use: Bail Bonds Agency / Gen. Commercial
 Assessor's Parcel #(s): 13920411006 / 13920411007 Ward #: 5
 General Plan: existing SC proposed GC Zoning: existing C2 proposed C2
 Commercial Square Footage: 2841sf Total / 2638sf office Floor Area Ratio: 5.21 (14810sf ÷ 2841sf)
 Gross Acres: .34 (14810sf) Lots/Units: 3 Density: N/A
 Additional Information: _____

PROPERTY OWNER: Victor H. Valenzuela Contact: Same
 Address: 6717 Cypress Park Ct. Phone: 702 3741245 Fax: 702 362-2471
 City: Las Vegas State: NV Zip: 89131
 E-mail Address: victor@aircuelha.com

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

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

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: Victor H. Valenzuela

Subscribed and sworn before me

This 08 day of December, 2010

Sandra Montes

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>SDR-40441</u>
Meeting Date:	<u>1-25-11</u>
Total Fee:	<u>1030.00</u>
Date Received:*	<u>12-9-10</u>
Received By:	<u>JFm</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:\depot\Application Packet\Application Form.pdf

RECEIVED
DEC 09 2010



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-40441** APN: 13920411006 / 13920411007

Name of Property Owner: Victor H. Valenzuela

Name of Applicant: Victor H. Valenzuela

Name of Representative: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

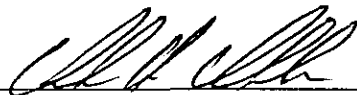
☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: 

Print Name: Victor H. Valenzuela

Subscribed and sworn before me

This 08 day of December, 2010

Sandra Montes

Notary Public in and for said County and State

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March 9th, 2011

RE: Amendment to Justification Letter dated February 7th, 2011 for
SDR-40441

APN: 139-20-411-006 & 139-20-411-007

City of Las Vegas Planning and Development Department:

I will like to respectfully request the following Amendment to the original Site Development Plan Review (SDR-40441) for the properties located at 3046/3042 Vegas Drive, Las Vegas, NV, 89106. I would like to revert the use of building "B" to an accessory structure/garage instead of the previously approved office space. This change reduces our parking requirements to 7 spaces, therefore I would also like to propose a new parking layout that also accommodates the required trash enclosure along with a block wall with gated access to separate the parking from the rest of the property. Changes to the site and elevation plans have been made according to the City of Las Vegas Planning and Development Department's staff recommendations during our meeting on March 8th, 2011.

Thank You!

Please feel free to contact me with any questions,



Victor H. Valenzuela
6717 Cypress Park Ct.
Las Vegas, NV 89131
702-374-1245

RECEIVED
MAR 09 2011

December 8th, 2010

RE: Justification Letter
Victor H. Valenzuela
APN: 139-20-411-006
139-20-411-007

City of Las Vegas Planning and Development Department:

I will like to respectfully request the granting of our request for a General Plan Amendment, Site development Plan Review and Special Use Permit for the properties located at 3046/3042 Vegas Drive, Las Vegas, NV, 89106. We would like to operate a Bail Bonds Agency from such.

The property is currently Zoned as a C2 property with an SC (Service Commercial) General Plan designation. We are requesting to have the property changed to a GC (General Commercial) designation.

The property is located in a mixed use area, and is immediately surrounded by the following zones; C2, vacant land to the North, C2 to the West with an operating 7-11 store, a C2 apartment complex to East; and a C1 tire shop to the South; across the street from Vegas Dr.

Let me take a minute of your time to explain how I came across owning this properties. The properties went up for auction this past October, before bidding I contacted the Las Vegas planning and development department and was told that the properties were indeed commercial and that I would only need to apply for a special use permit for the proposed Bail Bonds agency. I was the winning bidder and purchased the properties. I scheduled a pre-application conference for the special use permit and it was during this conference I was informed that not only the general plan designation was not GC but also that the buildings were not permitted for commercial use (even though the buildings have already been converted since they are already set up for offices, there is even a front parking lot that currently accommodates approx. 6 vehicles) The property has been used for commercial purposes for the last 20 years or more, even though there is no official records of such, we have proof; phone book advertising, pictures etc... furthermore I was a customer of the last building that operated from there. There has been a real estate office, a outdoor lamp/post/pottery store

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DEC 20 2010

GPA-40439 SUP-40440
SDR-40441 REVISED

and at least since 2003 a company by the name of King of Swamp Coolers, of which I was a customer. I know that this is now probably of little importance, never the less I wanted to present you with my predicament.

Property was abandoned for about nine months and severely vandalized, we are currently in the process of repairing the property to its original state, buildings will remain as originally designed. We have provided you with detailed plan of our proposed redesign of the grounds to be able to accommodate the business we are proposing.

All structures are not conforming, therefore we would like to request a waiver on landscape buffer requirements around the perimeter for maintenance and emergency access purposes, we have accommodated as much landscaping as possible.

We plan to employ 10 full time employees within the first year of operations, we will operate during regular business; the seven eleven next door is open 24 hrs so is the tire shop across the way, we will maintain all city, county state and federal licenses and permits required to operate such business. We strongly consider that the renovation of this property as well as the addition of our business will be a benefit to the neighboring community in many obvious ways, possibly most importantly adding stability and employment to a mostly vacant sector of the rancho commercial corridor. This is a well designed intersection and we believe that our business will not be an added nuisance to the community.

Thank You!

Please feel free to contact me with any questions,



Victor H. Valenzuela
6717 Cypress Park Ct.
Las Vegas, NV 89131
702-374-1245

RECEIVED

DEC 20 2010

**GPA-40439 SUP-40440
SDR-40441 REVISED**

December 8th, 2010

RE: Justification Letter
Victor H. Valenzuela

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GPA-40439

SUP-40440

SDR-40441

RECEIVED
DEC 09 2010

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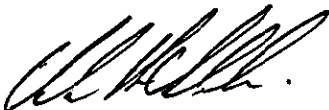
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We plan to employ 10 full time employees within the first year of operations, we will operate during regular business hours to start but might increase these if permitted; the seven eleven next door is open 24 hrs so is the tire shop across the way, we will maintain all city, county state and federal licenses and permits required to operate such business. We strongly consider that the renovation of this property as well as the addition of our business will be a benefit to the neighboring community in many obvious ways, possibly most importantly adding stability and employment to a mostly vacant sector of the rancho commercial corridor. This is a well designed intersection and we believe that our business will not be an added nuisance to the community.

Thank You!

Please feel free to contact me with any questions,



Victor H. Valenzuela
6717 Cypress Park Ct.
Las Vegas, NV 89131
702-374-1245

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**GPA-40439
SUP-40440
SDR-40441**

A.P.N.: 139-20-411-006 and 139-20-411-007
File No: NCS-455820-PHX1 (tpa)
R.P.T.T.: \$ 0.00

When Recorded Mail To: Mail Tax Statements To:
Victor H. Valenzuela
6717 Cypress Park Ct.
Las Vegas, NV 89131

Inst #: 201011160004864
Fees: \$19.00 N/C Fee: \$25.00
RPTT: \$0.00 Ex: #003
11/16/2010 01:48:31 PM
Receipt #: 579811
Requestor:
FIRST AMERICAN TITLE INSURA
Recorded By: CDE Pgs: 7
DEBBIE CONWAY
CLARK COUNTY RECORDER

Cover Page: GRANT, BARGAIN and SALE DEED

Instrument number 201010270002667 is being re-recorded to attach Exhibit "A" (legal description) which was inadvertently excluded on the original deed.

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DEC 09 2010

Inst #: 201010270002667
Fees: \$16.00 N/C Fee: \$0.00
RPTT: \$497.25 Ex: #
10/27/2010 12:57:58 PM
Receipt #: 556355
Requestor:
FIRST AMERICAN TITLE INSURA
Recorded By: LEX Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

A.P.N.: 139-20-411-006 and 139-20-411-007
File No: NCS-455820-PHX1 (tpa)
R.P.T.T.: \$ C

FIRST AMERICAN TITLE

When Recorded Mail To: Mail Tax Statements To:
Victor H. Valenzuela
6717 Cypress Park Ct.
Las Vegas, NV 89131

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Bank of America, National Association successor to First Republic Bank, Las Vegas,
Nevada

do(es) hereby *GRANT, BARGAIN and SELL* to

Victor H. Valenzuela, husband of Christine M. Valenzuela

the real property situate in the County of Clark, State of Nevada, described as follows:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 10/ 26 /2010

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Recorded Electronically	
ID	201010210002001
County	CLARK
Date	10/21/10
Time	12:51:58 PM
Simplifile.com 800.460.5657	

A.P.N.: 139-20-411-006 and 139-20-411-007
File No: NCS-455820-PHX1 (tpa)
R.P.T.T.: \$ C

FIRST AMERICAN TITLE

When Recorded Mail To: Mail Tax Statements To:
Victor H. Valenzuela
6717 Cypress Park Ct.
Las Vegas, NV 89131

GRANT, BARGAIN and SALE DEED

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TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 10/ 21 /2010

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DEC 09 2010

By: DEREK HANSON
Its: VICE PRESIDENT

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DEC 09 2010

ACKNOWLEDGMENT

State of California

County of Orange

On October 26, 2010 before me, Nerissa Ang Cruz, Notary Public
(insert name and title of the officer)

personally appeared Derek Hanson
who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Nerissa Ang Cruz

(Seal)

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EXHIBIT "A"

PARCEL 1:

THE EAST 50 FEET OF LOT SIX (6) OF SEBEC ACRES, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 28 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA..

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THAT CERTAIN FINAL ORDER OF CONDEMNATION, EIGHT DISTRICT COURT CASE NO. A80189 IN FAVOR OF THE CITY OF LAS VEGAS, NEVADA, A MUNICIPAL CORPORATION, RECORDED AUGUST 30, 1971 IN BOOK 158 AS DOCUMENT NO. 125672, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL 2:

THE WEST 100 FEET OF THE EAST 150 FEET OF LOT SIX (6) OF SEBEC ACRES, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 28, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM ANY PORTION AS CONVEYED TO THE CITY OF LAS VEGAS FOR ROAD AND INCIDENTAL PURPOSES.

FURTHER EXCEPTING THEREFROM THAT PORTION DESCRIBED IN DEED TO THE CITY OF LAS VEGAS, A MUNICIPAL CORPORATION, RECORDED APRIL 17, 1970 IN BOOK 26 AS DOCUMENT NO. 20037, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ALSO EXPECT ANY PORTION CONVEYED TO HUMBLE OIL AND REFINING COMPANY BY DEED RECORDED NOVEMBER 11, 1965 AS DOCUMENT NO. 538449, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 139-20-411-006
b) 139-20-411-007
c) _____
d) _____

2. Type of Property

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

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. a) Total Value/Sales Price of Property: \$97,500.00
b) Deed in Lieu of Foreclosure Only (value of) (\$ _____)
c) Transfer Tax Value: \$97,500.00
d) Real Property Transfer Tax Due: \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 3 Re-recording Deed
b. Explain reason for exemption: Re-recording instrument no. 201010270002667 to
attach Exhibit "A" (Legal Description) See

5. Partial Interest: Percentage being transferred: _____ %

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

Signature: [Signature]

Capacity: Agent

Signature: [Signature]

Capacity: Agent

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Bank of America, National
Association successor to First
Republic Bank, Las Vegas,

Print Name: Nevada

Print Name: Victor H. Valenzuela

Address: 600 Anton Blvd, Suite 100

Address: 6717 Cypress Park Ct.

City: Costa Mesa

City: Las Vegas

State: CA Zip: 92626

State: NV Zip: 89131

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

First American Title Insurance
Company National Commercial

Print Name: Services

File Number: NCS-455820-PHX1 tpa/tpa

Address: 2425 E. Camelback Road, Suite 300

City: Phoenix

State: AZ Zip: 85016

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

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DEC 09 2010

GENERAL INFORMATION	
PARCEL NO.	139-20-411-007
OWNER AND MAILING ADDRESS	VALENZUELA VICTOR H 6717 CYPRESS PARK CT LAS VEGAS NV 89131-2754
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	3042 VEGAS DR LAS VEGAS
ASSESSOR DESCRIPTION	SEBEC ACRES PLAT BOOK 2 PAGE 28 PT LOT 6 SEC 20 TWP 20 RNG 61
RECORDED DOCUMENT NO.	* 20101116:04864
RECORDED DATE	11/16/2010
VESTING	NO STATUS
COMMENTS	C-20101027:2668

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	200
APPRAISAL YEAR	2010
FISCAL YEAR	10-11
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2009-10	2010-11
LAND	4620	3234
IMPROVEMENTS	4100	4290
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	8720	7524
TAXABLE LAND+IMP (SUBTOTAL)	24914	21497
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	8720	7524
TOTAL TAXABLE VALUE	24914	21497

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.11 Acres
ORIGINAL CONST. YEAR	1955
LAST SALE PRICE MONTH/YEAR	624666 03/10
LAND USE	1-10 RESIDENTIAL SINGLE FAMILY
DWELLING UNITS	1

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DEC 09 2010

PRIMARY RESIDENTIAL STRUCTURE	

TOTAL LIVING SQ. FT.	576	CARPORT SQ. FT.	0	ADDN/CONV	NONE
1ST FLOOR SQ. FT.	576	STORIES	ONE STORY	POOL	NO
2ND FLOOR SQ. FT.	0	BEDROOMS	1	SPA	NO
BASEMENT SQ. FT.	0	BATHROOMS	1 FULL	TYPE OF CONSTRUCTION	FRAME STUCCO
GARAGE SQ. FT.	0	FIREPLACE	0	ROOF TYPE	BUILT-UP

RECEIVED
DEC 09 2010

GENERAL INFORMATION	
PARCEL NO.	139-20-411-006
OWNER AND MAILING ADDRESS	VALENZUELA VICTOR H 6717 CYPRESS PARK CT LAS VEGAS NV 89131-2754
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	3046 VEGAS DR LAS VEGAS
ASSESSOR DESCRIPTION	SEBEC ACRES PLAT BOOK 2 PAGE 28 PT LOT 6 SEC 20 TWP 20 RNG 61
RECORDED DOCUMENT NO.	* 20101116:04864
RECORDED DATE	11/16/2010
VESTING	NO STATUS
COMMENTS	C-20101027:2668

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	200
APPRAISAL YEAR	2010
FISCAL YEAR	10-11
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2009-10	2010-11
LAND	35067	24547
IMPROVEMENTS	22182	22552
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	57249	47099
TAXABLE LAND+IMP (SUBTOTAL)	163568	134568
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	57249	47099
TOTAL TAXABLE VALUE	163569	134569

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.23 Acres
ORIGINAL CONST. YEAR	1970
LAST SALE PRICE MONTH/YEAR	624666 03/10
LAND USE	3-35 COMMERCIAL PROFESSIONAL SERVICES
DWELLING UNITS	0

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DEC 09 2010

Darline Reeder

From: Flinn Fagg
Sent: Wednesday, January 05, 2011 8:48 AM
To: Darline Reeder
Subject: RE: Neighborhood Meeting - GGPA-40439, SUP-40440 & SDR-40441 - 01/25/11 PC

Start: 6:35pm
End: 7:07pm
Public: 3
Applicant: 2
Staff: 1 (P&D)

The applicant briefly described the development plan for the properties and the improvements that would be made to the existing buildings and the site.

Members of the public had questions about the hours of operation of the proposed bailbond business, the applicant's experience in the bailbond industry, the lighting and signage proposed for the site, and safety. The applicant responded that the office hours would not extend past 7pm, that lighting and signage would be minimal, and that their clientele were not generally not violent or dangerous offenders.

The general consensus was that the proposed development would improve the appearance of the property; the applicant was encouraged to meet with the owners of the residential properties on the south side of Vegas Drive to verify that operation of the business would not impact the residential property owners.

From: Darline Reeder
Sent: Tuesday, December 21, 2010 3:19 PM
To: Tanya Jackson-Renter; Ydo Yturalde; Steven Brooks
Cc: Margo Wheeler; Flinn Fagg; Doug Rankin; Steve Gebeke; Steve Swanton; Yorgo Kagafas; John Grider; Michael Howe; Romeo Gumarang; Jorge Morteo; Mark Rex; Carman Burney; Chrystal L. Jacobs
Subject: Neighborhood Meeting - GGPA-40439, SUP-40440 & SDR-40441 - 01/25/11 PC

There will be a Neighborhood Meeting held at 3706 Vegas Drive, Las Vegas, NV, 89108 on Monday, January 3, 2011 at 6:30 p.m..

GPA-40439 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: VICTOR H. VALENZUELA - Request for a General Plan Amendment FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 0.34 acres at 3042 and 3046 Vegas Drive (APNs 139-20-411-006 and 007), Ward 5 (Barlow).

SUP-40440 - SPECIAL USE PERMIT RELATED TO GPA-40439 - PUBLIC HEARING - APPLICANT/OWNER: VICTOR H. VALENZUELA - Request for a Special Use Permit FOR A BAILBOND SERVICE at 3042 and 3046 Vegas Drive (APNs 139-20-411-006 and 007), Ward 5 (Barlow).

SDR-40441 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-40439 - PUBLIC HEARING - APPLICANT/OWNER: VICTOR H. VALENZUELA - Request for a Site Development Plan Review FOR THE CONVERSION OF TWO RESIDENTIAL PROPERTIES FOR A PROPOSED 2,676 SQUARE-FOOT

COMMERCIAL DEVELOPMENT on 0.34 acres at 3042 and 3046 Vegas Drive (APNs 139-20-411-006 and 007), Ward 5 (Barlow).

Darline Reeder, OSII
City of Las Vegas
Planning & Development
702.229.4605
dreeder@lasvegasnevada.gov

☒ Meeting☐ Telephone

Conversation Record

Project Name GPA-40439, SUP-40440, SDR-Page ____ of ____
Date 01/03/2011
Time ____:____ am pmConversation between CLV Representative(s):
and,40441

Name

Company/Department

Phone

FAX

PUBLIC: III

1/25 PLANNING COMMISSION

APPLICANT: II

STAFF: 1 P&D

START: 6:35PM

END: 7:07PM

☐ see Meeting Attendance Sheet

Comments:

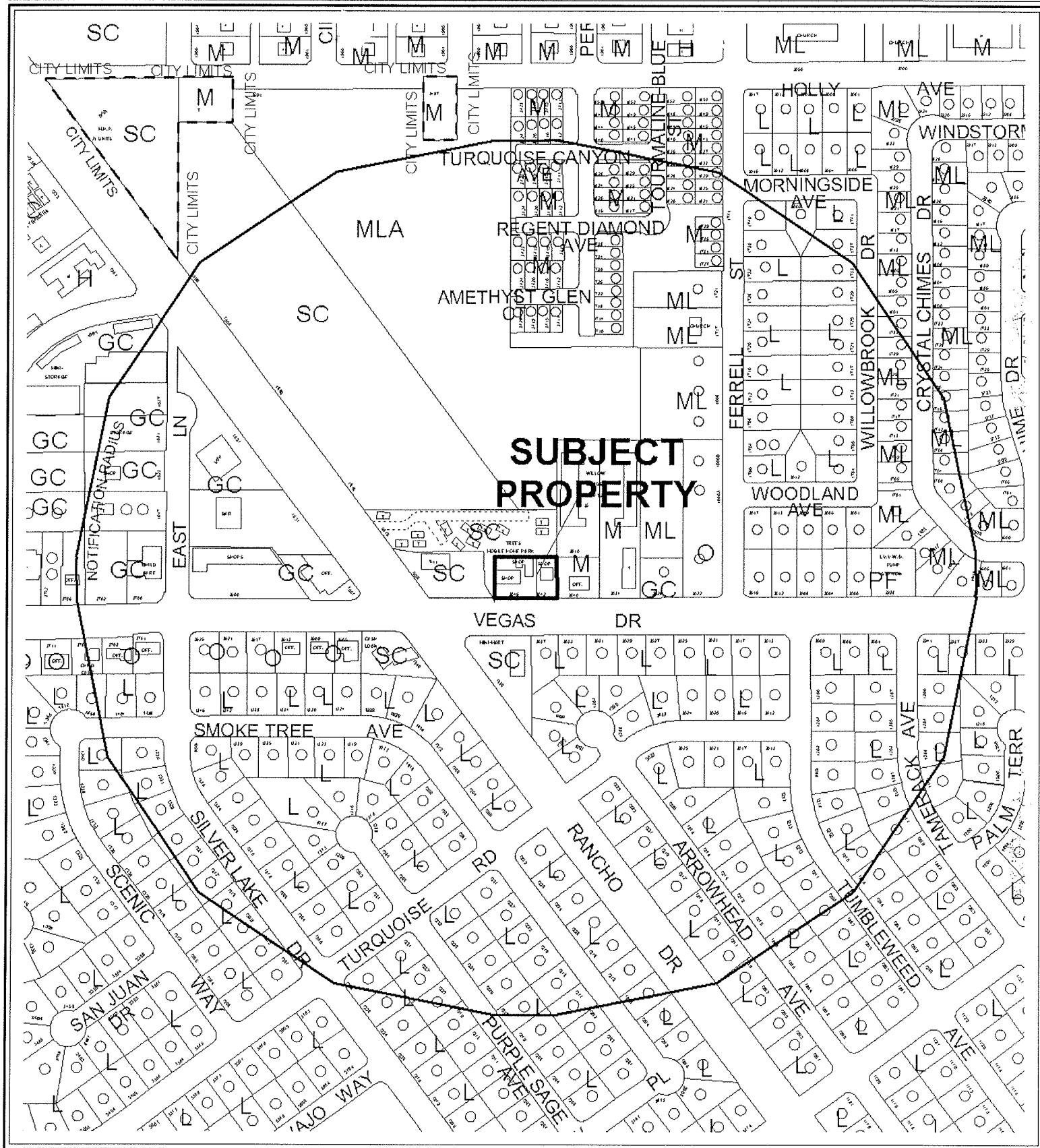
3 APPLICATIONS → GPA, SUP, SDR (FOR BAILBANDS)
NEARING WORK AREA, 3 BUGS

ISSUES:

HOURS? REGULAR OFFICE HOURS, PHONE PROPOSALS

7AM - 7PM

EXTERNAL LIGHTING - FLUO LIGHTS ON
THE EXTERIOR → NO FLASHING LIGHTS
MAYBE NEAR WINDOW SIGNSSAFETY → CLOSE TO RESIDENTS, WOULD
IT HAVE BEEN EASIER TO PUT IN
3766 VEGAS? DOESN'T WANT TO CONFUSE
WITH A/C BUSINESS, PROPERTY WILL
OCCUPY (INSTEAD OF VANDAL ZONE)
HOW MUCH EXPERIENCE IN BAILBANDS?6 YEARS, HAS BEEN LICENSED BY
STATE OF NEVADARESIDENTS ON SOUTH SIDE OF VEGAS DRIVE
MAY HAVE CONCERNS



CASE: GPA-40439

RADIUS: 1000 FT

GENERAL LAND USE OF SUBJECT PROPERTY:

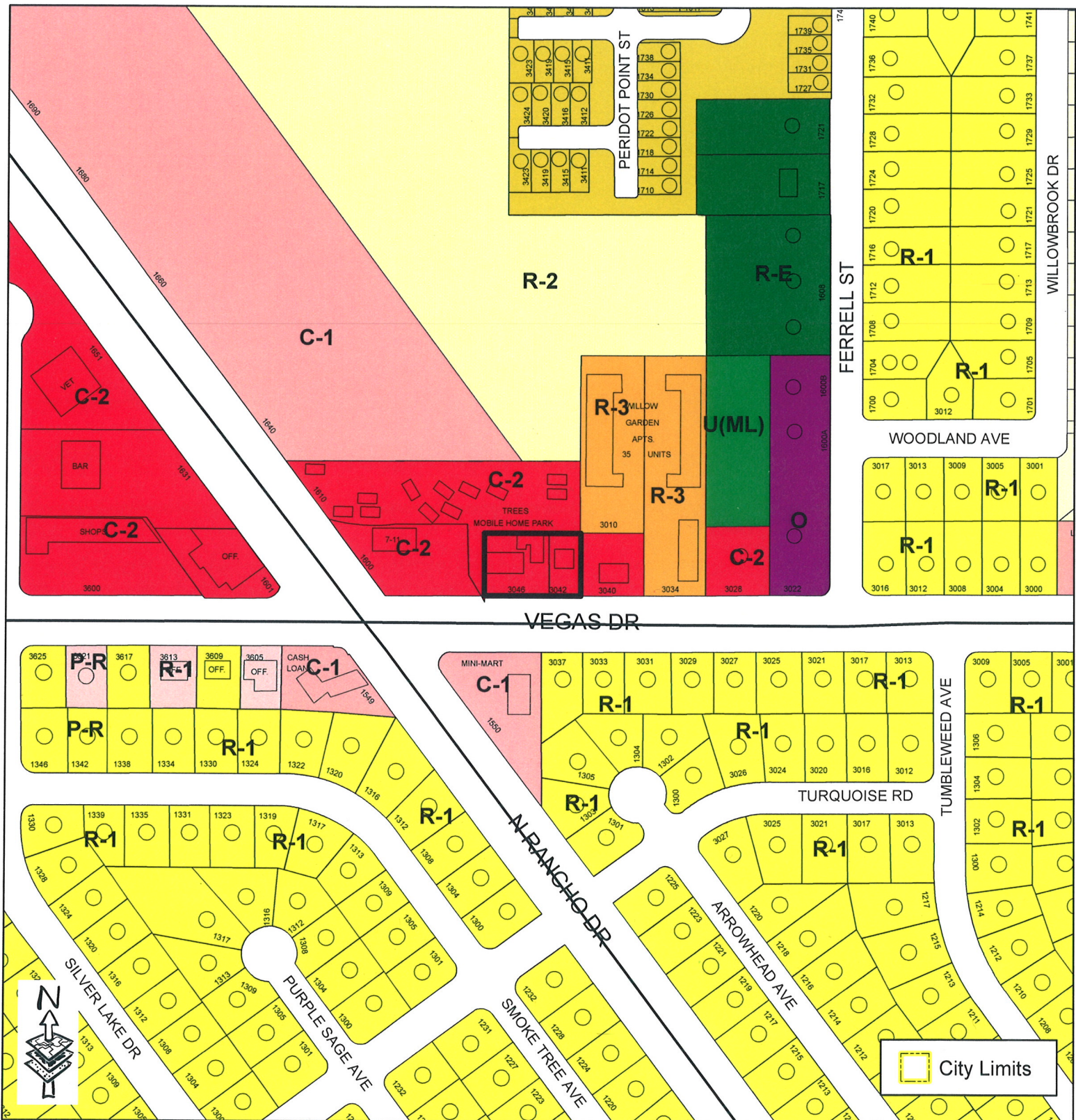
SC (SERVICE COMMERCIAL)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:

GC (GENERAL COMMERCIAL)

0 300 600 Feet





- | | | |
|--|--|-------------------------------|
| U - Undeveloped (GPA Designation) | R-3 - Medium Density Residential | C-2 - General Commercial |
| R-A - Ranch Acres | R-4 - High Density Residential | C-M - Commercial Industrial |
| R-E - Residence Estates | R-5 - Apartment | M - Industrial |
| R-D - Single-Family Residential Restricted | R-MHP - Residential Mobile/Manufacture Home Park | C-V - Civic |
| R-PD - Residential Planned Development | P-R - Professional Offices And Parking | C-PB - Planned Business Park |
| R-1 - Single Family Residential | N-S - Neighborhood Services | P-C - Planned Community |
| R-MH - Mobile/Manufactured Home Residence | O - Office | PD - Planned Development |
| R-CL - Single-Family Compact Lot | C-D - Designed Commercial | TC - Town Center |
| R-2 - Medium-Low Density Residential | C-1 - Limited Commercial | T-D - Traditional Development |

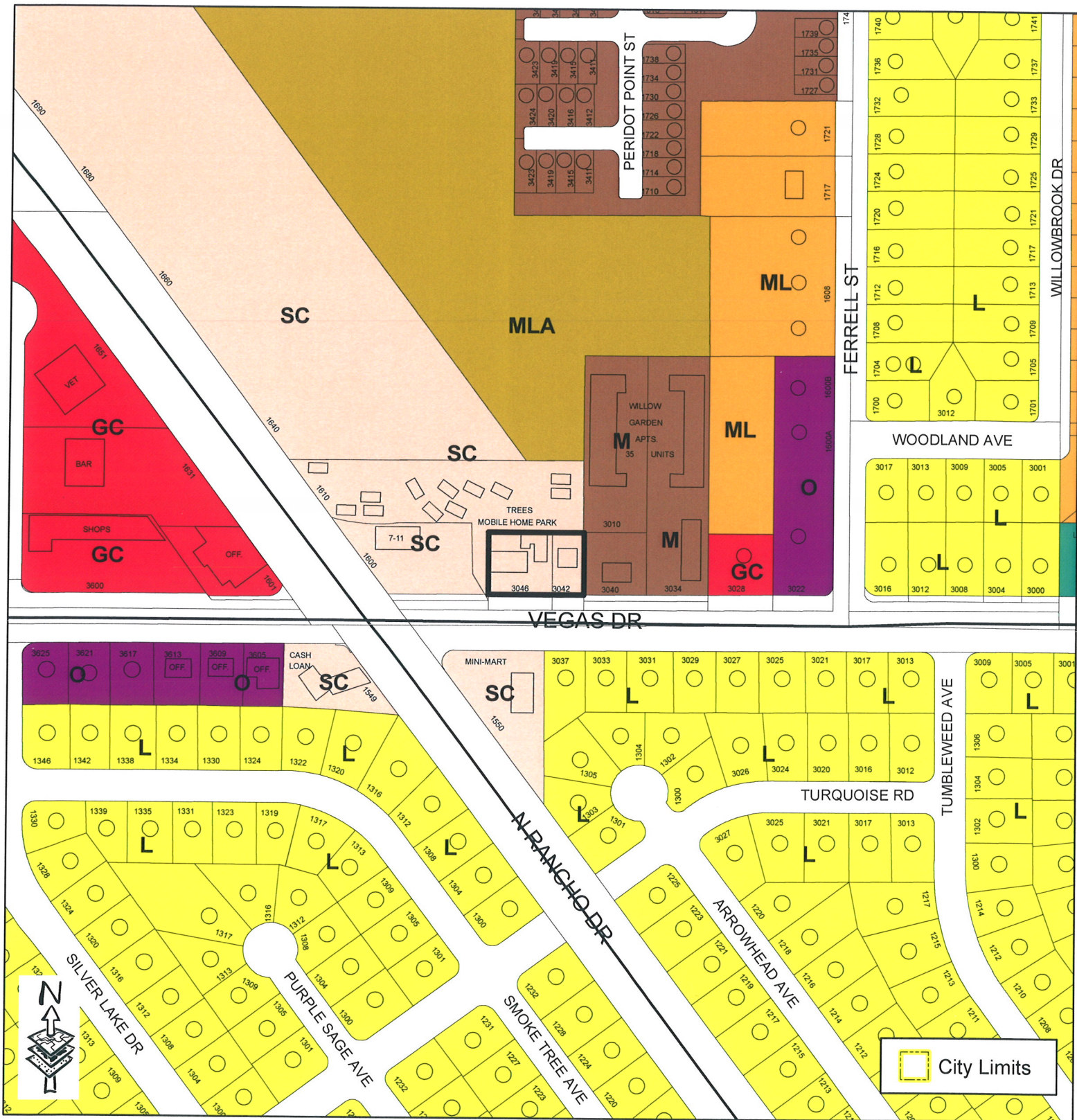
ROI Zoning

Data current as of: December 22, 2010



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





- | | | |
|---------------------------------|--------------------------------------|--------------------------------|
| Rural Neighborhood Preservation | Service Commercial | Public Facility - School |
| Rural Estates | General Commercial | Public Facility - Clark County |
| Desert Rural | Tourist Commercial | Town Center |
| Rural | Las Vegas Medical District | Resource Conservation |
| Low | Light Industrial / Research | Downtown - Commercial |
| Medium - Low | Planned Community Development | Downtown - Mixed Use |
| Medium - Low Attached | Traditional Neighborhood Development | Not in City |
| Medium | Downtown Redevelopment Area | Right - of - Way |
| High | Parks/Recreation/Open Space | |
| Office | Public Facility | |

Data current as of: December 22, 2010



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





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Application Information

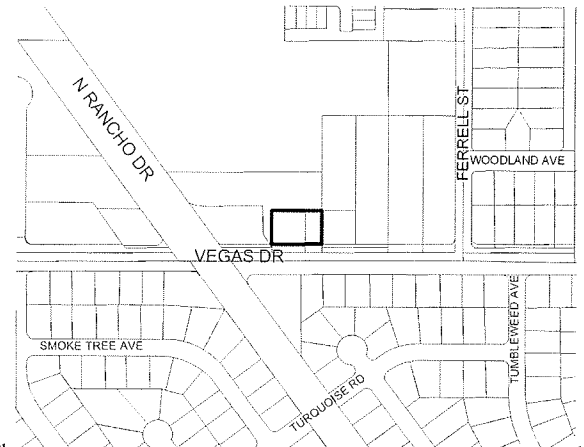
GPA-40439 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: VICTOR H. VALENZUELA - Request for a General Plan Amendment FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 0.34 acres at 3042 and 3046 Vegas Drive (APNs 139-20-411-006 and 007), Ward 5 (Barlow).

SUP-40440 - SPECIAL USE PERMIT RELATED TO GPA-40439 - PUBLIC HEARING - APPLICANT/OWNER: VICTOR H. VALENZUELA - Request for a Special Use Permit FOR A BAILBOND SERVICE at 3042 and 3046 Vegas Drive (APNs 139-20-411-006 and 007), Ward 5 (Barlow).

SDR-40441 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-40439 - PUBLIC HEARING - APPLICANT/OWNER: VICTOR H. VALENZUELA - Request for a Site Development Plan Review FOR THE CONVERSION OF TWO RESIDENTIAL PROPERTIES FOR A PROPOSED 2,676 SQUARE-FOOT COMMERCIAL DEVELOPMENT on 0.34 acres at 3042 and 3046 Vegas Drive (APNs 139-20-411-006 and 007), Ward 5 (Barlow).

This meeting will be conducted by the applicant in order for the citizens to be informed and provide feedback. The city is responsible for notification **only**; however, a city representative will be in attendance to answer any questions related to the General Plan.

Application Location



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

Neighborhood Meeting Information

Location: 3706 Vegas Drive
Las Vegas, NV 89108
DIRECTIONS: North side of Vegas Drive, between East Lane and Sunset Drive
Date/Time: Monday, January 3, 2011 at 6:30 p.m.
Contact: Victor H. Valenzuela (702) 374-1245

Application Information

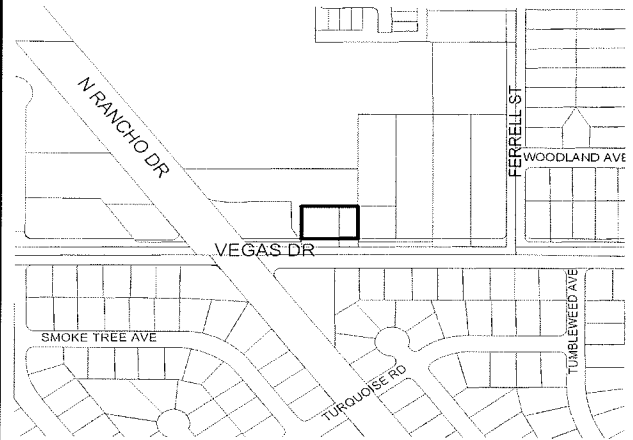
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Neighborhood Meeting

Case(s) scheduled tentatively for:
01/25/11 Planning Commission Meeting

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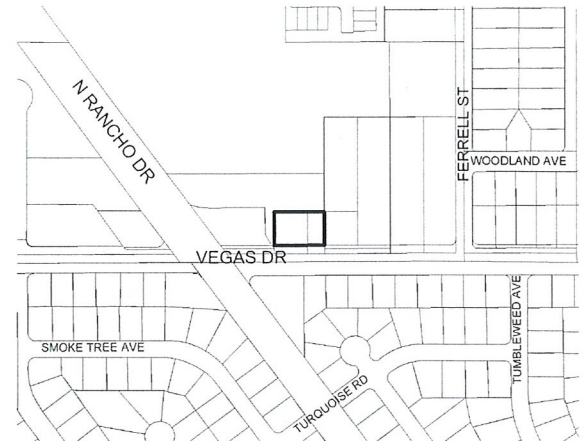
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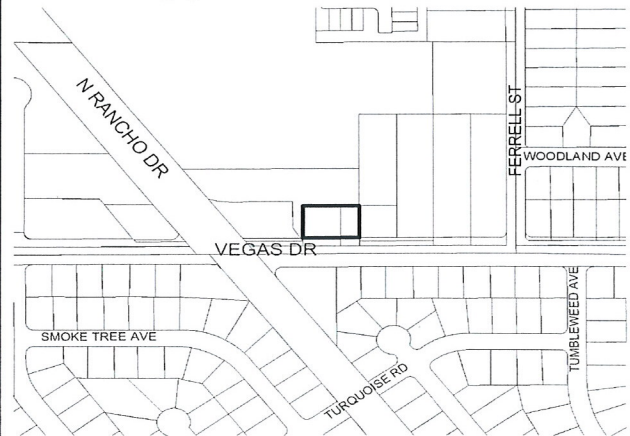
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307 Parcels M#23
291 labels (17 labels)

Report of All Selected Parcels

Case Number: GPA-40439 Printed On: Mon: December 13, 2010

Owner	Address	Parcel Number
3 F INTERNATIONAL INVEST L L C	2710 LOSEE RD NO LAS VEGAS NV	13920497001
ACEVEDO ANTONIO	1339 SMOKE TREE AVE LAS VEGAS NV	13929112120
ACOSTA FAMILY PROPERTY TRUST	4100 HIGHLAND CASTLE CT LAS VEGAS NV	13929111050
AGUAYO LAURA	1820 PERIDOT POINT ST LAS VEGAS NV	13929111006
ALLEN WINFRED & ELAINE	1227 N PURPLE SAGE AVE LAS VEGAS NV	13920420072
ALMENDAREZ ROXANA G	3416 TURQUOISE CANYON AVE LAS VEGAS NV	13929111089
ALVARADO MARCO	1313 PURPLE SAGE AVE LAS VEGAS NV	13920420006
ALZINA HOWARD ROSS	1336 SCENIC WY LAS VEGAS NV	13929111084
ANDERSEN MARK & TINA	1227 SMOKE TREE AVE LAS VEGAS NV	13930514072
ANGULO J GUADALUPE ABEL	1316 PURPLE SAGE AVE LAS VEGAS NV	13929111061
ATEF MASALHA	53 LOCHAMI HAGETAOT NARIA ISRAEL	13929111082
AWUJAH KWASI & FELICIA	1609 CRYSTAL CHIMES DR LAS VEGAS NV	13920420014
BALBUENA CAROLINA	5225 GLEN EAGLES LN LAS VEGAS NV	13920419003
BANK FIRST REPUBLIC	%L ROHDE 111 PINE ST 2ND FLR SAN FRANCISCO CA	13929112105
BANK WELLS FARGO N A TRS	400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	13920411004
BANK WELLS FARGO N A TRS	400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	13920413017
BANKS LYNDA D & OSSIE B JR	1724 FERRELL ST LAS VEGAS NV	13920413015
BARAJAS MARCO	3320 THOM BLVD LAS VEGAS NV	13920413006
BENDAVID ABRAHAM A & RACHEL	714 N OGDEN DR LOS ANGELES CA	13929111003
BERNAL FAMILY TRUST	3024 TURQUOISE RD LAS VEGAS NV	13920420023
BERNAL ROBERTO	1300 PURPLE SAGE AVE LAS VEGAS NV	13929112107
BERNAL VICTOR & ELOISE	2835 MANN ST LAS VEGAS NV	13929111078
BERRY FAMILY TRUST	1211 SMOKE TREE AVE LAS VEGAS NV	13929112077
BLOCH YAIR	43 DAFNA ST SHAAREY TIKVA 44810 ISRAEL	13929111065
BOOTH LYDELL	1714 PERIDOT POINT ST LAS VEGAS NV	13920420013
BOWEN MICHAEL D	1225 ARROWHEAD AVE LAS VEGAS NV	13920420030
BOZARTH FRANCIS M	1304 PURPLE SAGE AVE LAS VEGAS NV	13929112074
BRADLEY	1651 N RANCHO DR LAS VEGAS NV	13929111079
BRAMBILA MARIA E	1320 SILVER LAKE DR LAS VEGAS NV	13920410001
BRAN MARIO F	618 GRITTY GARNET AVE LAS VEGAS NV	13929111111
BRASHEARS TAMMIE J & HERSCHEL D	4389 AVONDALE AVE LAS VEGAS NV	13920419014
		13920419006

Report of All Selected Parcels

Case Number: GPA-40439

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
BULLEN RYAN & KELI	3415 TURQUOISE CANYON AVE LAS VEGAS NV	13920420011
BURCH ANN C	4866 FARLINGTON DR LAS VEGAS NV	13929111051
BUTTERFIELD STARR L	1232 SMOKE TREE AVE LAS VEGAS NV	13929111021
CABLEWARE ELECTRONICS L L C	3703 VEGAS DR LAS VEGAS NV	13930514044
CAMPBELL ROBERT ALVIN & EMILY R	1613 CRYSTAL CHIMES DR LAS VEGAS NV	13920419004
CAMPUZANO-DELGADO DOLORES	3009 VEGAS DR LAS VEGAS NV	13929112122
CARTER DAVID A	1208 TUMBLEWEED AVE LAS VEGAS NV	13929112130
CASTRO FRANCISCO J FARFAN	3016 TURQUIOSE RD LAS VEGAS NV	13929112109
CEJA ROSA MARIELA	1313 SMOKE TREE AVE LAS VEGAS NV	13929111056
CELESTE ANTHONY & JEAN	1325 SILVER LAKE DR LAS VEGAS NV	13930515006
CENTENO EDWIN A	6333 GREEN HERON ST LAS VEGAS NV	13929112124
CENTENO LENDY	1301 SILVER LAKE DR LAS VEGAS NV	13929111043
CERVANTES JOSE ASUNCION	2117 JEANNE DR LAS VEGAS NV	13929112078
CHAVEZ ESTEBAN PEREZ	1217 ARROWHEAD AVE LAS VEGAS NV	13929112070
CLARK DONALD & LOUISE	1413 TONOPAH DR LAS VEGAS NV	13929112068
COE CAROLYN J	6529 SIERRA DIABLO LAS VEGAS NV	13929111073
COLLINS ROBERT S & JANET M	832 S NORMA ST #A RIDGECREST CA	13929112090
COLON CRISTOBAL MONTELONGO	1346 SMOKE TREE AVE LAS VEGAS NV	13929111008
COMPTON MARGARET MARGE TRUST	1218 ARROWHEAD AVE LAS VEGAS NV	13929112076
CORDELL JEFFREY M & YESENIA	1214 TAMARACK AVE LAS VEGAS NV	13929112150
CORNEJO OSCAR	3017 TURQUOISE RD LAS VEGAS NV	13929112096
CRANE HARRY M & DIANA B	1712 FERRELL ST LAS VEGAS NV	13920413009
CRANK BILLY B	1328 SILVER LAKE DR LAS VEGAS NV	13929111113
CRANK FAMILY TRUST	1324 SILVER LAKE DR LAS VEGAS NV	13929111112
CRISPIN PAUL J & ELLEN J	1322 SMOKE TREE AVE LAS VEGAS NV	13929111014
CRUZ CRESPIN M	1212 PURPLE SAGE AVE LAS VEGAS NV	13929111072
CRUZ MARLENE	3037 VEGAS DR LAS VEGAS NV	13929112119
DAVIS CHARLES JR & MERCEDES	1709 CRYSTAL CHIMES DR LAS VEGAS NV	13920419009
DAYLEY TRINA	1734 PERIDOT POINT ST LAS VEGAS NV	13920420035
DEALSENWAR BEATRIZ HERNANDEZ	3424 AMETHYST GLEN CT LAS VEGAS NV	13920420024
DELIRA JOAQUIN	3419 REGENT DIAMOND AVE LAS VEGAS NV	13920420018
DENG CHRISTINA YING	633 E CAMINO REAL ACADIA CA	13920420043

Report of All Selected Parcels

Case Number: GPA-40439

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Owner	Address	Parcel Number
DENG CHRISTINA YING	633 E CAMINO REAL ACADIA CA	13920420042
DIAZ JORGE L & GEORGINA	1701 CRYSTAL CHIMES DR LAS VEGAS NV	13920419007
DIAZ LOURAMA M	3009 MORNINGSIDE AVE LAS VEGAS NV	13920413001
DIAZ MARIA DE J	1212 SMOKETREE LAS VEGAS NV	13929111026
DICKENS IANTHIA	9640 N W 2ND ST #108 PEMBROKE PINES FL	13929112099
DUNN & COLLINS L L C	3396 VALLEY LN LAS VEGAS NV	13920414005
DURAN KATHY	1334 SMOKE TREE AVE LAS VEGAS NV	13929111011
ELBON GILDA L	2490 PASEO VERDE PKWY #120 HENDERSON NV	13920420017
ELIZONDO ELEANOR & ANTHONY	1705 CRYSTAL CHIMES DR LAS VEGAS NV	13920419008
ELSINORE L L C	3430 BUNKERHILL #A NO LAS VEGAS NV	13920413022
ENERGY STAR PROPERTIES L L C	4266 STONEFIELD LN FAIRFIELD CA	13920420068
ENRIQUEZ FELIPE	2570-24TH ST #127 ROCK ISLAND IL	13929111091
ESPIRITU MARTIN MARTINEZ ETAL	1312 PURPLE SAGE AVE LAS VEGAS NV	13929111081
FANG FANG PROPERTIES L L C	5006 S RAINBOW #201 LAS VEGAS NV	13920419013
FANNIE MAE	1000 TECHNOLOGY DR MS 314 O FALLON MO	13920420038
FAVELA EDDIE	1331 SILVER LAKE DR LAS VEGAS NV	13930515004
FEDERAL HOME LOAN MORTGAGE CORP	8000 JONES BRANCH DR MAILSTOP C1J MCLEAN VA	13920411010
FEDERAL NATIONAL MORTGAGE ASSN	%RECONTRUST CO 400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	13920413019
FEDERAL NATIONAL MORTGAGE ASSN	%COUNTRYWIDE HOME LOANS INC 400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	13920420031
FEDERAL NATIONAL MORTGAGE ASSN	400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	13920419030
FERNANDEZ ALONZO & KAMELA	1809 PALO ALTO CIR LAS VEGAS NV	13920413003
FILLMORE RONALD JOHN	1220 ARROWHEAD AVE LAS VEGAS NV	13929112075
FLORES OLGA J	3424 TURQUOISE CANYON AVE LAS VEGAS NV	13920420008
FLORES-DENAVA MARIA	1740 FERRELL ST LAS VEGAS NV	13920413002
FRAZIER ROSA LEE	3013 VEGAS DR LAS VEGAS NV	13929112111
FULLER GLADYS ROSA	3029 VEGAS DR LAS VEGAS NV	13929112116
FULLERS FAMILY TRUST	1331 VIRGINIA CITY AVE LAS VEGAS NV	13929112126
GALVAN MARIA LOURDES	1330 SMOKE TREE AVE LAS VEGAS NV	13929111012
GARCIA BENEDICTA	4972 SEPULVEDA ST LAS VEGAS NV	13929111022
GARCIA EDGAR A	3033 VEGAS DR LAS VEGAS NV	13929112118
GARCIA JOSE V	1208 SMOKE TREE AVE LAS VEGAS NV	13929111027
GARCIA MAGALI & PABLO	3021 VEGAS DR LAS VEGAS NV	13929112113

Report of All Selected Parcels

Case Number: GPA-40439

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GARCIA SERGIO	1309 SILVER LAKE DR LAS VEGAS NV	13929111045
GARCIA-GONZALEZ MA ISABEL	1208 ARROWHEAD AVE LAS VEGAS NV	13929112081
GATCH DAVID M	1312 SILVER LAKE DR LAS VEGAS NV	13929111109
GEORGE JOHN & SARAMMA JOHN	1900 PINK ICE CT LAS VEGAS NV	13920419024
GIFFORD CASSAUNDRA	3423 TURQUOISE CANYON AVE LAS VEGAS NV	13920420009
GOLDBERG RAZIEL	107 WATER ST #210 HENDERSON NV	13920420026
GOLDSCHMIEDT JEHOSHUA & NAOMI S	3423 AMETHYST GLEN CT LAS VEGAS NV	13920420025
GONZALEZ BERNICE	4309 W LAKE MEAD AVE LAS VEGAS NV	13929111110
GREEN PRISCILLA R	3625 VEGAS DR LAS VEGAS NV	13929111007
GRIGGS IMOGENE TRUST	1704 FERRELL ST LAS VEGAS NV	13920413011
GUERRA AUGUSTO	6036 MAZENO PEAK ST NO LAS VEGAS NV	13920420015
GUERRA BEATRICE	1305 SMOKE TREE AVE LAS VEGAS NV	13929111058
GUERRA OSCAR L	1616 CRYSTAL CHIMES DR LAS VEGAS NV	13920419029
GUILLEN ANA V	1213 TAMERACK AVE LAS VEGAS NV	13929112141
HALL SUE ANN	1716 FERRELL ST LAS VEGAS NV	13920413008
HAMBRICK CLYDE & ERMA L	3026 TURQUOISE RD LAS VEGAS NV	13929112106
HARDEN LOUISE M	1305 ARROWHEAD AVE LAS VEGAS NV	13929112102
HASON VITO	%M FORREST 2929 CAPE VERDE LN LAS VEGAS NV	13929112128
HAZEL THOMAS & KIMBERLY A	3005 WOODLAND AVE LAS VEGAS NV	13920414002
HEREDIA BERNARDO	3415 AMETHYST GLEN CT LAS VEGAS NV	13920420027
HERMIDA ANGELA	30210 TURQUOISE RD LAS VEGAS NV	13929112097
HERNANDEZ CIRILO JIMENEZ	1223 ARROWHEAD WY LAS VEGAS NV	13929112073
HERNANDEZ ERNESTO	1309 PURPLE SAGE AVE LAS VEGAS NV	13929111085
HERNANDEZ JUVENAL CASIANO	%D RAMIREZ 3017 VEGAS DR LAS VEGAS NV	13929112112
HERRERA ANTONIO & ROSALIA	412 FRAD AVE NORTH LAS VEGAS NV	13929112072
HERRERA RENE L	1300 TAMERACK AVE LAS VEGAS NV	13929112149
HOLLINGSWORTH JAMES & ELIZABETH	3715 RIANO CIR LAS VEGAS NV	13920411012
HOPE PAMELA J	4219 FAMOSO DR LAS VEGAS NV	13929111025
HOWARD TOSHON & IRMA J	1211 ARROWHEAD AVE LAS VEGAS NV	13929112067
HUGHES EVELYN J	1228 PURPLE SAGE AVE LAS VEGAS NV	13929111076
HUGHES MARY D	1301 TAMERACK AVE LAS VEGAS NV	13929112142
IBRAHIM AYMAN	8202 TERRY DR HUNTINGTON BEACH CA	13920420029

Report of All Selected Parcels

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<u>Owner</u>	<u>Case Number:</u>	<u>Address</u>	<u>Parcel Number</u>
ICKES JOHN W II	GPA-40439	1219 ARROWHEAD AVE LAS VEGAS NV	13929112071
INNISBROOK L L C		%C GLASER 3000 INNISBROOK FINDLEY OH	13929111108
IRBY MARY M TRUST		6416 ALISHIA CIR LAS VEGAS NV	13920414004
ISOM 2006 TRUST		1335 SILVER LAKE DR LAS VEGAS NV	13930515003
J T D C TURQUOISE TRUST		%TEOMA ENTERPRISE L L C 800 N RAINBOW #174/175 LAS VEGAS NV	13929112110
JABEZ L L C		1601 N RANCHO DR LAS VEGAS NV	13920404001
JAUREGUI NAZARIO		1214 TUMBLEWEED AVE LAS VEGAS NV	13929112127
JEFFERSON T P FAMILY TRUST		P O BOX 570723 LAS VEGAS NV	13929111047
JOHNSON JAMES		3411 TURQUOISE CANYON AVE LAS VEGAS NV	13920420012
JUAREZ CESARIO & PATRICIA		3001 WOODLAND AVE LAS VEGAS NV	13920414001
JUAREZ CESARIO & PATRICIA		3009 WOODLAND AVE LAS VEGAS NV	13920414003
JUAREZ OFELIA		1317 SMOKE TREE AVE LAS VEGAS NV	13929111055
KAWAIAEA ERNEST & L JOINT LIV TR		4267 JUDITH DR NO LAS VEGAS NV	13929111059
KENNEDY JAMES		3412 TURQUOISE CANYON AVE LAS VEGAS NV	13920420005
KEOSAVANG THEPTHIKONE & PREYANUT		68-3883 LUA KULA ST #803 WAIKOLOA HI	13920419027
KEOSAVANG THEPTHIKONE & PREYANUT		68-3883 LUA KULA ST #803 WAIKOLOA HI	13920419026
KETTLER LANCE		150 N MANSFIELD AVE LOS ANGELES CA	13929111083
KETTLER LANCELOT		150 N MANSFIELD AVE LOS ANGELES CA	13929111053
KHOTAVONG BOUNKONG & DAOVONE		1732 FERRELL ST LAS VEGAS NV	13920413004
KULAS CRAIG J		1739 FERRELL ST LAS VEGAS NV	13920420040
LAFLIN ECHO L		2941 VEGAS DR LAS VEGAS NV	13929112182
LAGUNA JESUS M		1713 CRYSTAL CHIMES DR LAS VEGAS NV	13920419010
LAKE GILL		85 N 28TH AVE MEARS MI	13929112144
LAMURAGLIA FIORINDA LIVING TRUST		1308 SMOKE TREE AVE LAS VEGAS NV	13929111018
LANDEROS JEFFERY E & JENNIFER		1829 TOURMALINE BLUE ST LAS VEGAS NV	13920420067
LAS VEGAS VALLEY WATER DISTRICT		%LAND ACQUISITION & MGMT 1001 S VALLEY VIEW BLVD #MS 95 LAS VEGAS NV	13920402002
LEE EUNICE		1340 SCENIC WY LAS VEGAS NV	13930514073
LEON DAMASO		825 ROYAL MOON AVE LAS VEGAS NV	13920411011
LEWIS CAROLYN MAE		3617 VEGAS DR LAS VEGAS NV	13929111005
LIMBAUGH OWEN M & MARY J		1729 WILLOWBROOK DR LAS VEGAS NV	13920413021
LIMON FELIPE H		3000 VEGAS DR LAS VEGAS NV	13920414010
LO CHIEN M		3506 HERTFORD PL ROWLAND HEIGHTS CA	13920420041

Report of All Selected Parcels

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LOPEZ GEORGE TONY	1528 CASTLE CREST DR LAS VEGAS NV	13919812011
LOPEZ JOSE P & MARIA	1228 SILVER LAKE DR LAS VEGAS NV	13929111104
LOPEZ MIGUEL	1231 PURPLE SAGE AVE LAS VEGAS NV	13929111088
LOPEZ MIRNA	1224 SMOKE TREE AVE LAS VEGAS NV	13929111023
LUNAS LUIS A ARGUELLES	1324 SMOKE TREE AVE LAS VEGAS NV	13929111013
MACALINO BASILIO & VICTORIA D	1215 TUMBLEWEED AVE LAS VEGAS NV	13929112093
MACULAM MAXWELL DEO-T	3424 REGENT DIAMOND AVE LAS VEGAS NV	13920420016
MALFAVON JOSE LUIS & KIMBERLEY A	1217 TUMBLEWEED AVE LAS VEGAS NV	13929112094
MANZO-LUA ELVIA	3420 TURQUOISE CANYON LAS VEGAS NV	13920420007
MATA LOURDES	3020 TURQUOISE RD LAS VEGAS NV	13929112108
MATTHEWS ROY & SANDRA	4622 LEANDRO CIR LAS VEGAS NV	13929111106
MCCORMICK LESLIE ANN	3025 VEGAS DR LAS VEGAS NV	13929112114
MCDERMOTT JAMES & DIANA	1302 ARROWHEAD AVE LAS VEGAS NV	13929112104
MCGOWAN IRREVOCABLE TRUST ETAL	4609 INLAND CT LAS VEGAS NV	13920411015
MCKNIGHT RICHARD	330 S 3RD ST #900 LAS VEGAS NV	13929112066
MEINERT RENE	POTSDAMER SK 65 10785 BERLIN GERMANY	13929112115
MIKASA MICHAEL & JANET	1821 TOURMALINE BLUE ST LAS VEGAS NV	13920420069
MONTESSORI SCHOOL INC	3707 VEGAS DR LAS VEGAS NV	13930514043
MOON MYUNG KU	1322 BAYLEAF TERRACE AVE HENDERSON NV	13929111001
MOORE ALFRED P & GAIL B	1605 CRYSTAL CHIMES DR LAS VEGAS NV	13920419002
MORALES ALFONSO	3456 N FIGUEROA ST LOS ANGELES CA	13920420071
MORALES ALFONSO	3456 N FIGUEROA ST LOS ANGELES CA	13920420036
MORALES EDUARDO	1316 SMOKE TREE AVE LAS VEGAS NV	13929111016
MUNIZ MARTIN	1342 SMOKE TREE AVE LAS VEGAS NV	13929111009
MURSEWICK ALFRED & PATRICIA	2937 VEGAS DR LAS VEGAS NV	13929112181
MUSIC NEDZAD	11200 SE HOLGATE #32 PORTLAND OR	13920419025
NASSE L L C	%RANCHO MINI STORAGE 171 MARGOT DR DONNELLY ID	13919812002
NASSE L L C	%RANCHO MINI STORAGE 171 MARGOT DR DONNELLY ID	13919812003
NASSE L L C	%RANCHO MINI STORAGE 171 MARGOT DR DONNELLY ID	13919812001
NATOVICH ITSHAK	4 CAVES VALLEY HENDERSON NV	13920420033
NEGRETE LOUIS	1708 FERRELL ST LAS VEGAS NV	13920413010
NESMITH GISELA	1232 PURPLE SAGE AVE LAS VEGAS NV	13929111077

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
NEVADA HOMES FOR YOUTH	525 S 13TH ST LAS VEGAS NV	13929112147
NG PAUL CHI PANG	4308 MUSCATEL AVE ROSEMEAD CA	13920420028
NGUYEN KHANG	7985 GRANITE WALK AVE LAS VEGAS NV	13920420073
NIETO VINICIO A & NATIVIDAD	1304 SMOKETREE AVE LAS VEGAS NV	13929111019
O'NEILL TIMOTHY & EILEEN	3415 REGENT DIAMOND AVE LAS VEGAS NV	13920420019
OSTAPOW PETER	1285 N HOLLYWOOD BLVD LAS VEGAS NV	13929111002
PACHECO HIPOLITO	1319 SMOKE TREE AVE LAS VEGAS NV	13929111054
PANDIT JATIN	14871 GAINFORD IRVINE CA	13920414006
PARADES ELAINE	P O BOX 4405 CHATSWORTH CA	13929112117
PARKER CARRIE L	1307 TAMERACK AVE LAS VEGAS NV	13929112145
PARKER DAVID W & MARTHA G	1223 SMOKE TREE AVE LAS VEGAS NV	13929111062
PEDRO BRYAN D	3419 TURQUOISE CANYON LAS VEGAS NV	13920420010
PERCY JAMES D	3411 REGENT DIAMOND AVE LAS VEGAS NV	13920420020
PESEK PAUL	7263 WASHBURN RD LAS VEGAS NV	13930514045
PINEDA JOSE & E DINORA	2745 CAMPBOR TREE ST LAS VEGAS NV	13920419028
PRISCU ALICIA FAMILY TRUST	1231 SMOKE TREE AVE LAS VEGAS NV	13929111060
PULIDO ANGEL	1816 STONEHAVEN LAS VEGAS NV	13929112103
R H D H PROPERTIES L L C	%LAW DEPT 399 WALL ST #H GLENDALE HEIGHTS IL	13920411005
RAMIREZ ESTELA	1725 WILLOWBROOK DR LAS VEGAS NV	13920413020
RAYGOZA LUIS A	1305 PURPLE SAGE AVE LAS VEGAS NV	13929111086
REA-OCUEJEDA PABLO	1727 FERRELL ST LAS VEGAS NV	13920420037
REVELES CARLOS	3025 TURQUOISE RD LAS VEGAS NV	13929112098
REVELES DELIA	1720 FERRELL ST LAS VEGAS NV	13929111024
REVELES FRANCISCO H	1720 FERRELL ST LAS VEGAS NV	13920413007
REVELES MARTHA	1321 SILVER LAKE DR LAS VEGAS NV	13929111048
REVELES NICOLAS F & ANA MARIA	1329 SILVER LAKE DR LAS VEGAS NV	13930515005
REYES FERNANDO	1304 SILVER LAKE DR LAS VEGAS NV	13929111107
REYES-ORTIZ HECTOR	1331 SMOKETREE AVE LAS VEGAS NV	13929111052
RICARDO MARIA R	1211 TUMBLEED AVE LAS VEGAS NV	13929112091
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	13920420075
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	13920420078
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	13920420080

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RICHMOND AMERICAN HOMES NEVADA	GPA-40439	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	13920420076
RICHMOND AMERICAN HOMES NEVADA		7770 S DEAN MARTIN DR #410 LAS VEGAS NV	13920420082
RICHMOND AMERICAN HOMES NEVADA		7770 S DEAN MARTIN DR #410 LAS VEGAS NV	13920420077
RICHMOND AMERICAN HOMES NEVADA		7770 S DEAN MARTIN DR #410 LAS VEGAS NV	13920420079
ROBINSON HARVEY D JR		1828 PERIDOT POINT ST LAS VEGAS NV	13920420074
ROBINSON LOTTIE M LIVING TRUST		P O BOX 363911 NO LAS VEGAS NV	13929112123
ROBINSON TYRONE		16990 86 AVE SURREY BC V4N 5K8 CANADA	13929111049
RODARTE RAMIRO ROMERO		1720 CRYSTAL CHIMES DR LAS VEGAS NV	13920419023
ROJAS-VELAZQUEZ MARICELA		1215 ARROWHEAD AVE LAS VEGAS NV	13929112069
ROSHAN INVESTMENT'S SERIES L L C		774 CLOVE CT HENDERSON NV	13920420051
RUIZ DELFINO		3005 VEGAS DR LAS VEGAS NV	13929112121
RUIZ JOANNA		1213 TUMBLEWEED LAS VEGAS NV	13929112092
RUSSO GERARD J & EMELIA		1219 SMOKE TREE AVE LAS VEGAS NV	13929111063
SANCHEZ ARNOLDO JESUS		1215 SMOKE TREE AVE LAS VEGAS NV	13929111064
SANCHEZ JUAN JOSE		1301 PURPLE SAGE AVE LAS VEGAS NV	13929111087
SECRETARY HOUSING & URBAN DEV		%MICHAELSON CONNOR & BOUL INC 5312 BOLSA AVE #200 HUNTINGTON BEACH CA	13929111044
SEDERA SHAMALI R		8805 WILLOW CABIN ST LAS VEGAS NV	13919812006
SERRANO JAIME R		1301 ARROWHEAD AVE LAS VEGAS NV	13929112100
SERRANO JOAQUIN O & MARIA A		3613 OAKGLEN CT LAS VEGAS NV	13920419011
SERRATO-ROMERO RUBEN		790 N STARCREST DR SALT LAKE CITY UT	13929112156
SERRE AMANDINE		5259 ISLAND CHAIN RD LAS VEGAS NV	13929112157
SHIELDS ROBERT & JUDY		1313 SILVER LAKE DR LAS VEGAS NV	13929111046
SILVER MINER'S PROPERTY PTNR LLC		4560 HEATHERDOWNS BLVD #200 TOLEDO OH	13920410002
SMITH LORETTA		1302 TUMBLEWEED AVE LAS VEGAS NV	13929112125
SMITH WILLIAM P & RACHEL		1207 SMOKE TREE AVE LAS VEGAS NV	13929111066
SOLIS CRISTINA		1312 SMOKE TREE AVE LAS VEGAS NV	13929111017
SOTO HERNAN ARIAS		1308 PURPLE SAGE AVE LAS VEGAS NV	13929111080
SOTO ROMAN ARIA		3012 WOODLAND AVE LAS VEGAS NV	13920413013
SOUKAPHAY PAO & SHIRLEY		10100 RIO HONDO PKWY EL MONTE CA	13920414007
SPARROW CRAIG		1721 CRYSTAL CHIMES DR LAS VEGAS NV	13920419012
STARK GERALD E & RUBY REV LIV TR		1400 SMOKE TREE AVE LAS VEGAS NV	13930515002
STRONG GERALD E & RUYEN T		1223 PURPLE SAGE AVE LAS VEGAS NV	13929111090

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Owner	Address	Parcel Number
SUNGA JOSEFINO N & ELVIRA G	3901 GOLD POINT ST LAS VEGAS NV	13930514046
SUNSET MANAGEMENT GROUP L L C	7656 GLOSSAMER WIND ST LAS VEGAS NV	13920413018
SYKES WILLIE	1220 PURPLE SAGE AVE LAS VEGAS NV	13929111074
TANENBAUM ROBERT	1303 TAMERACK AVE LAS VEGAS NV	13929112143
TARELO HUGO MANUEL	1338 SMOKE TREE AVE LAS VEGAS NV	13929111010
TEOMA ENTERPRISES L L C	800 N RAINBOW BLVD #127 LAS VEGAS NV	13929111020
TORRES RAMON FELIX	1617 CRYSTAL CHIMES DR LAS VEGAS NV	13920419005
TRETO RAUDEL CARRILLO	17226 RIMALDI ST GRANADA HILLS CA	13929111105
TRUONG FRANK PHENG	920 SIERRA MADRES BLVD SAN MARINO CA	13920414008
TRUST A	%R MAITLESS 3437 KENNETH DR PALO ALTO CA	13920411009
TRUST A	%R MAITLESS 3437 KENNETH DR PALO ALTO CA	13920411014
TRUST A	%R MAITLESS 3437 KENNETH DR PALO ALTO CA	13920411008
TRUSTEE CLARK COUNTY TREASURER	%Z W R INVESTMENTS L L C 10600 AUSTIN BLUFFS LAS VEGAS NV	13919812007
UNILONGO MARCY & GIL A	1123 PUHAU ST HILO HI	13920420050
UNION LOCAL 369 MUSICIANS LV	3701 W VEGAS DR LAS VEGAS NV	13930515001
URQUIAGA SANTIAGO	1709 WILLOWBROOK DR LAS VEGAS NV	13920413016
VALDIVIA ALBERTO	3013 TURQUOISE RD LAS VEGAS NV	13929112095
VALENCIA ANGEL	1212 ARROWHEAD AVE LAS VEGAS NV	13929112079
VALENZUELA VICTOR	3706 VEGAS DR LAS VEGAS NV	13919812008
VALENZUELA VICTOR H	6717 CYPRESS PARK CT LAS VEGAS NV	13920411006
VALENZUELA VICTOR H	6717 CYPRESS PARK CT LAS VEGAS NV	13920411007
VASQUEZ SALVADOR	2317 PARIVA ST LAS VEGAS NV	13920419015
VILLA MARIANO & PAMELA SUE	1700 FERRELL ST LAS VEGAS NV	13920413012
VIVANCO RAMON E	1817 TOURMALINE BLUE LAS VEGAS NV	13920420070
WAHLSTROM DONALD S ETAL	15321 VERMONT WESTMINSTER CA	13919812005
WALKER DELORES M	3001 VEGAS DR LAS VEGAS NV	13929112146
WALL HATCHER THERESA	1717 FERRELL ST LAS VEGAS NV	13920401016
WARNER JOSEPH D & VELIA L	1304 TAMERACK AVE LAS VEGAS NV	13929112148
WELLMAN PHILIP & DORIS LIVING TR	38678 DAHLIA WY PALM DESERT CA	13920410003
WEST GREGORY D	542 S RIFE ST ARANSAS PASS TX	13929112140
WIGGINS AURELIA	1309 SMOKE TREE AVE LAS VEGAS NV	13929111057
WILLIAMS LILLA	1210 TUMBLEWEED AVE LAS VEGAS NV	13929112129

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WILLIAMS NILDA		GPA-40439	7516 SEA SPRAY LAS VEGAS NV	13929111004
WILLIAMS SHERYL A			1728 FERRELL ST LAS VEGAS NV	13920413005
WILSON ERNEST & CYRIL FERNANDAS			4531 FULTON PL LAS VEGAS NV	13920401015
WILSON JEFFREY DOW & TACEY L			7205 SKYTRAIL AVE LAS VEGAS NV	13929111015
WISENER RHONDA			1210 ARROWHEAD AVE LAS VEGAS NV	13929112080
WONG EVENA YIM KWAN			5478 BURKSHIRE DR LAS VEGAS NV	13920413023
WOODS PAUL E			1303 ARROWHEAD AVE LAS VEGAS NV	13929112101
WOODWARD MYRON A			2023 PINK CORAL DR NO LAS VEGAS NV	13920420053
WOOLEY RICHARD C & VIRGINIA B			3004 VEGAS DR LAS VEGAS NV	13920414009
XIAO MING			325 EL DORADO ST #A ACADIA CA	13920420052
YANG CHEN HSUN			122 DIAMOND ST #B ACADIA CA	13920420032
YELVERTON MERLINA C & JOHN B			1801 CRYSTAL CHIMES DR LAS VEGAS NV	13920419016
YIP CHUN W			3416 AMETHYST GLEN CT LAS VEGAS NV	13920420022
YOUNG RINDA			91-1660 LAUPAI ST EWA BEACH HI	13920420021
Z W R INVESTMENTS L L LC			%M/M M NEWMAN 10600 AUSTIN BLUFFS LAS VEGAS NV	13919812004
ZHANG CHANGMING			5011 N ROSEMEAD BLVD #B-5 SAN GABRIEL CA	13920413014
ZHAO CHEN			1499 HUNTINGTON DR #400 SO PASADENA CA	13920420039
ZOELLNER CHUCK E			7460 WOODROW WILSON DR LOS ANGELES CA	13929111075
ZORN JIM			1730 PERIDOT POINT ST LAS VEGAS NV	13920420034

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GPA-40441 Occupant
Willows Trailer Court
1610 North Rancho Drive, Space 1
Las Vegas, Nevada 89106

GPA-40441 Occupant
Willows Trailer Court
1610 North Rancho Drive, Space 2
Las Vegas, Nevada 89106

GPA-40441 Occupant
Willows Trailer Court
1610 North Rancho Drive, Space 3
Las Vegas, Nevada 89106

GPA-40441 Occupant
Willows Trailer Court
1610 North Rancho Drive, Space 4
Las Vegas, Nevada 89106

GPA-40441 Occupant
Willows Trailer Court
1610 North Rancho Drive, Space 5
Las Vegas, Nevada 89106

GPA-40441 Occupant
Willows Trailer Court
1610 North Rancho Drive, Space 6
Las Vegas, Nevada 89106

GPA-40441 Occupant
Willows Trailer Court
1610 North Rancho Drive, Space 7
Las Vegas, Nevada 89106

GPA-40441 Occupant
Willows Trailer Court
1610 North Rancho Drive, Space 8
Las Vegas, Nevada 89106

GPA-40441 Occupant
Willows Trailer Court
1610 North Rancho Drive, Space 9
Las Vegas, Nevada 89106

GPA-40441 Occupant
Willows Trailer Court
1610 North Rancho Drive, Space 10
Las Vegas, Nevada 89106

GPA-40441 Occupant
Willows Trailer Court
1610 North Rancho Drive, Space 11
Las Vegas, Nevada 89106

GPA-40441 Occupant
Willows Trailer Court
1610 North Rancho Drive, Space 12
Las Vegas, Nevada 89106

GPA-40441 Occupant
Willows Trailer Court
1610 North Rancho Drive, Space 13
Las Vegas, Nevada 89106

GPA-40441 Occupant
Willows Trailer Court
1610 North Rancho Drive, Space 14
Las Vegas, Nevada 89106

GPA-40441 Occupant
Willows Trailer Court
1610 North Rancho Drive, Space 15
Las Vegas, Nevada 89106

GPA-40441 Occupant
Willows Trailer Court
1610 North Rancho Drive, Space 16
Las Vegas, Nevada 89106

GPA-40441 Occupant
Willows Trailer Court
1610 North Rancho Drive, Space 17
Las Vegas, Nevada 89106

#23 MHP

(17 Spaces)



Rancho Oakey NA
Donald Mosley
200 Lewis Street #14
Las Vegas, NV 89155

Bonanza Village NA
Shondra Summers-Armstrong
1931 Fair Avenue
Las Vegas, NV 89106

Harry Levy Gardens Resident Council
Vernon Carraway
2525 W. Washington Ave. #250
Las Vegas, NV 89106

WLV-NAA7
Alice Wilson
1325 Hewitt Street
Las Vegas, NV 89106

WLV-NAA6
Macon Jackson
709 Sunny Place
Las Vegas, NV 89106

Twin Lakes Country Club NA
Jon McCardle
3612 Oakglen Court
Las Vegas, NV 89108

Charleston Estates NA
Anne Blue
800 Chabot Drive
Las Vegas, NV 89107

Aida Brents Resident Council
Ernestine Tharpe
2120 Vegas Drive #6
Las Vegas, NV 89106

Rancho Springs NA
Chuck Godman
102 Marigold Lane
Las Vegas, NV 89107

Diamond Point NA
Michele Morris
1900 Emerald Green Avenue
Las Vegas, NV 89106

G-704 NA
Leni Skaar
1833 Crystal Chimes Drive
Las Vegas, NV 89106

Hillcrest at Summit Hills HOA
Harry O. Fishel, Jr.
2200 Kendall Hill Avenue
Las Vegas, NV 89106

HOA'S