

500 N Rainbow Blvd. • Suite 125 • Las Vegas, NV 89107
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SCALE: 1/8" = 1'-0"

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DEC 23 2010
SUP-40575
02/08/11 PC

OWNER TITLE FLOOR PLAN FIRST FLOOR PROJECT TITLE PROGRESSIVE CHOICES INC 3010 & 3014 RIGEL AVE, LAS VEGAS, NV 89102	These drawings including all design, details, specifications and information, are the sole copyright of Pender and Slaughterland are for the sole use of this specific project and shall not be used on any other work. Pursuant to the provisions of the AIA A201. <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Job No.</td> <td>8550</td> </tr> <tr> <td>Scale</td> <td>1/8" = 1'-0"</td> </tr> <tr> <td>Date</td> <td>11/29/78</td> </tr> <tr> <td>Drawn by</td> <td>J.E.M.</td> </tr> <tr> <td>Check by</td> <td>S.A.S.</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr> <th colspan="2" style="text-align: center; padding: 5px;">REVISIONS</th> </tr> <tr><td style="height: 20px;"> </td><td> </td></tr> <tr><td style="height: 20px;"> </td><td> </td></tr> <tr><td style="height: 20px;"> </td><td> </td></tr> <tr><td style="height: 20px;"> </td><td> </td></tr> <tr><td style="height: 20px;"> </td><td> </td></tr> <tr><td style="height: 20px;"> </td><td> </td></tr> <tr><td style="height: 20px;"> </td><td> </td></tr> <tr><td style="height: 20px;"> </td><td> </td></tr> <tr><td style="height: 20px;"> </td><td> </td></tr> </table> 2.0	Job No.	8550	Scale	1/8" = 1'-0"	Date	11/29/78	Drawn by	J.E.M.	Check by	S.A.S.	REVISIONS																			
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Date	11/29/78																														
Drawn by	J.E.M.																														
Check by	S.A.S.																														
REVISIONS																															

PARKING DATA

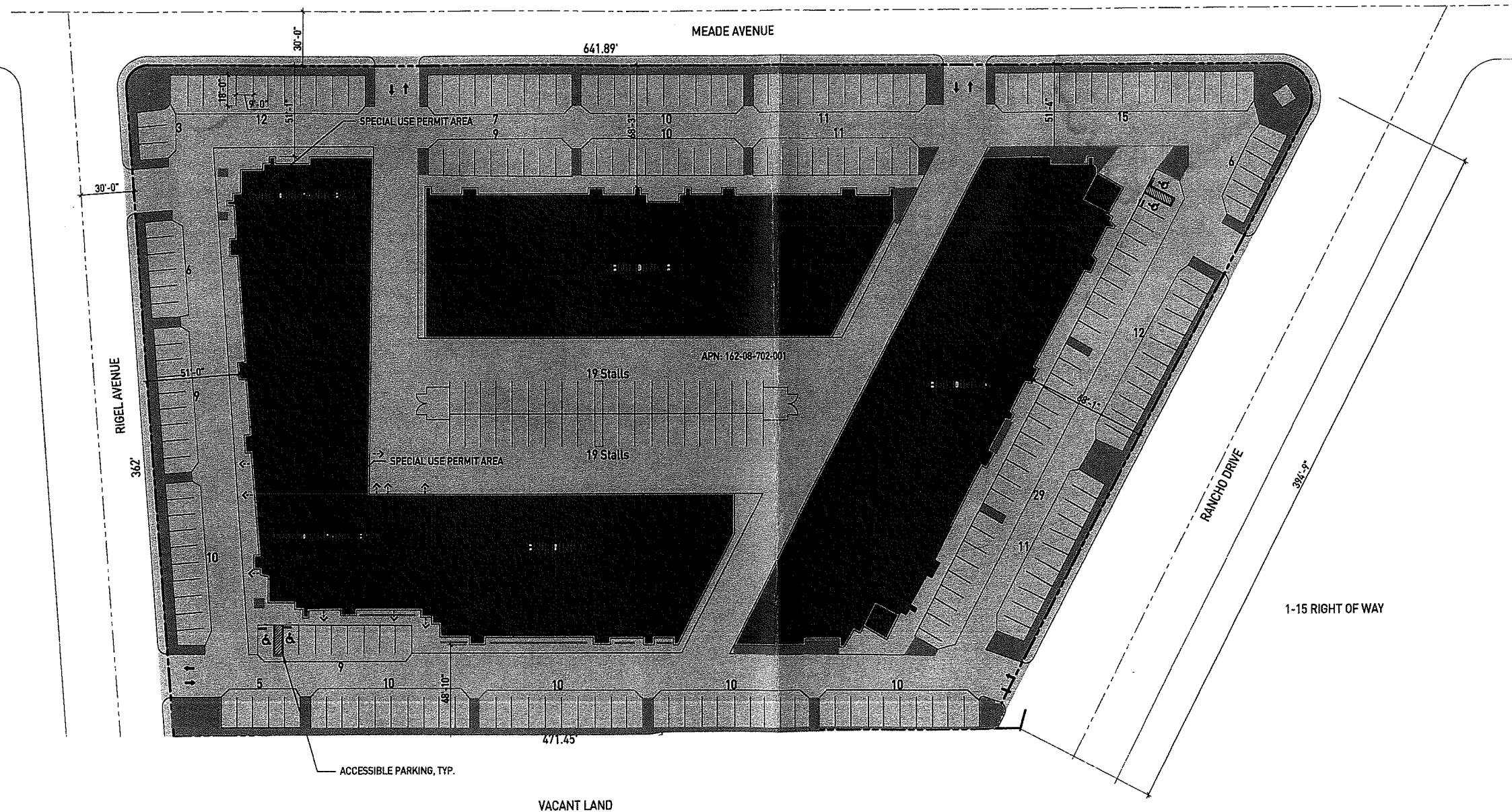
EXISTING STALLS:	BUILT & APPROVED STALLS @ 1:300 SF REQUIRED
BUILDING A	22,950 SF
BUILDING B	20,328 SF
BUILDING C	32,952 SF
TOTAL	76,230 SF

TOTAL REQUIRED STALLS - 254
TOTAL EXISTING REGULAR STALLS (263) + 4 EXISTING HANDICAP = 267 STALLS



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SCALE: 1"-32"

EXISTING SITE PLAN

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EXISTING SITE PLAN
SPECIAL USE PERMIT

PROGRESSIVE CHOICES INC
3010 & 3014 RIGEL AVE, LAS VEGAS, NV 89102

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Job No.	HS43
Scale	MTS
Date	11/09/10
Drawn by	J.E.W
Check by	G.A.S.

REVISIONS

1.0

EXITS REQUIRED:
ONE (3'-0")

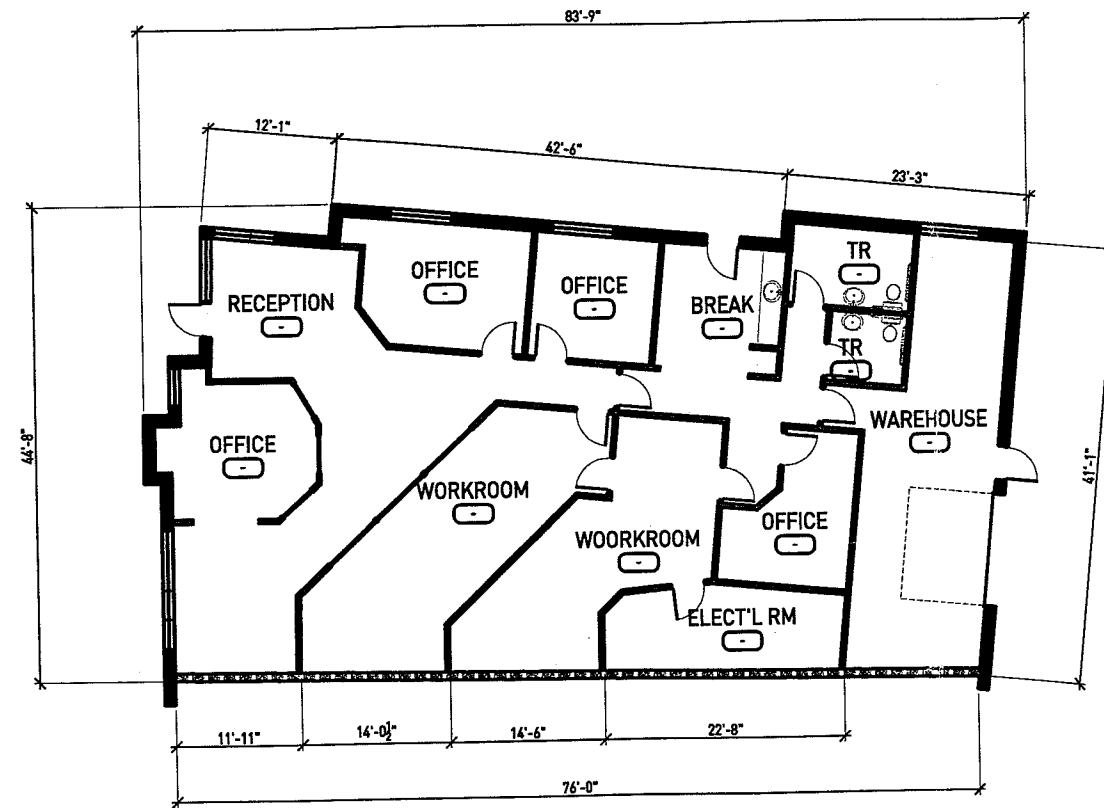
EXITS PROVIDED:
FOUR (3'-0")

EXITS REQUIRED:
TWO (3'-0")

EXITS PROVIDED:
SIX (3'-0")



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PROGRESSIVE CHOICES INC
3000, 3010 & 3014 RIGEL AVE, LAS VEGAS, NV 89102

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Job No.	8845
Scale	1/8"=1'-0"
Date	1/28/79
Drawn by	J.E.W.
Check by	R.A.S.

REVISION

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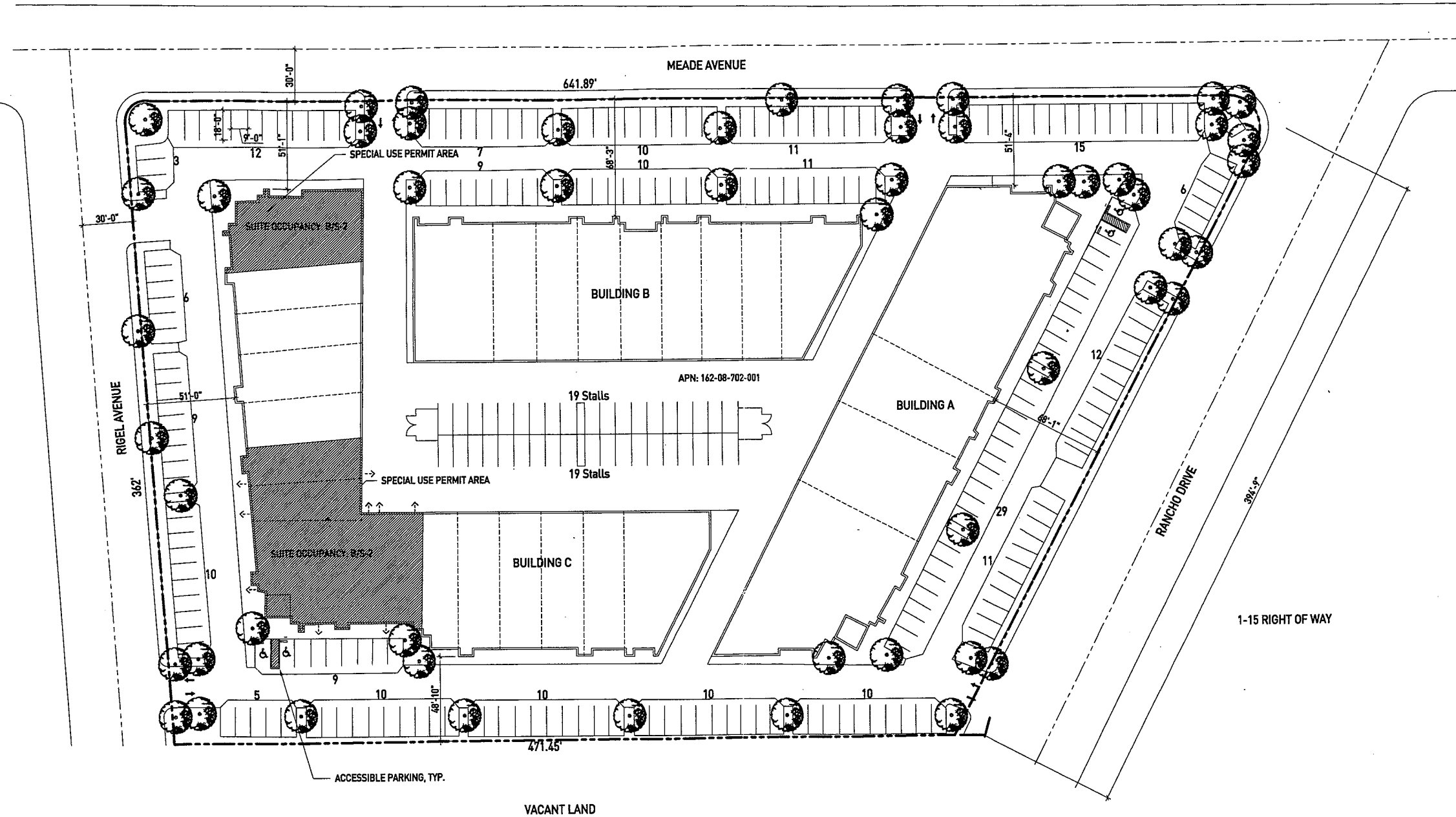
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2.1

EXISTING SITE PLAN

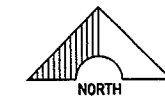
OFFICE/RETAIL



OFFICE/RETAIL

PARKING DATA

EXISTING STALLS:	BUILT & APPROVED STALLS @ 1:300 SF REQUIRED
BUILDING A	22,950 SF
BUILDING B	20,328 SF
BUILDING C	32,952 SF
TOTAL	76,230 SF
TOTAL REQUIRED STALLS - 254	
TOTAL EXISTING REGULAR STALLS (263) + 4 EXISTING HANDICAP = 267 STALLS	



SCALE: 1"=32'

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EXISTING SITE PLAN
SPECIAL USE PERMIT
PROGRESSIVE CHOICES INC
3010 & 3014 RIGEL AVE, LAS VEGAS, NV 89102

1.0

PARKING DATA

EXISTING STALLS:

BUILDING A
BUILDING B
BUILDING C
TOTAL

BUILT & APPROVED STALLS IN 1,000 SF REQUIRED

22,980 SF
28,320 SF
22,980 SF
74,280 SF

TOTAL REQUIRED STALLS = 254

TOTAL EXISTING REGULAR STALLS (248) + 4 EXISTING HANDICAP = 252 STALLS

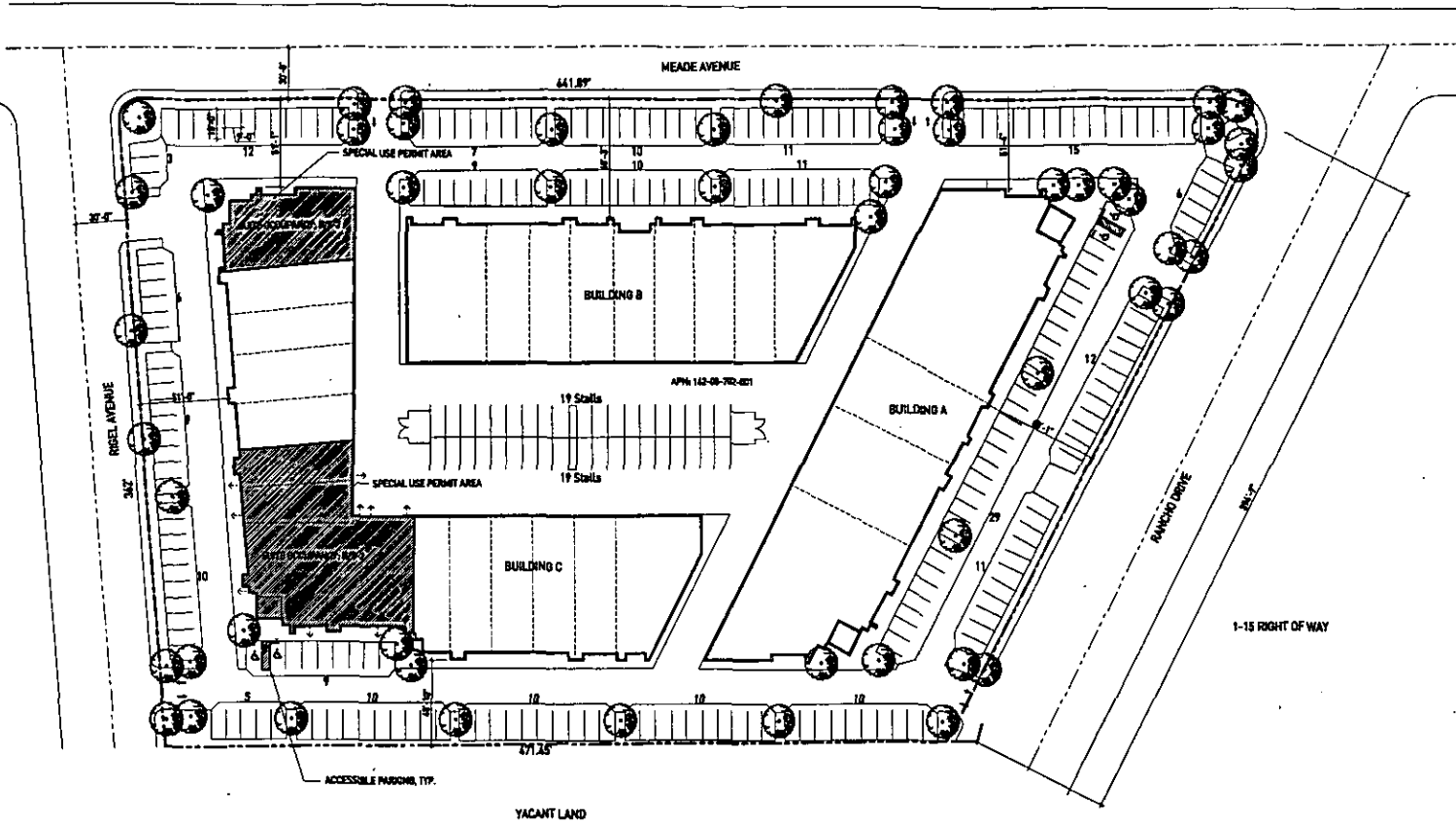


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SCALE: 1"=32'

EXISTING SITE PLAN

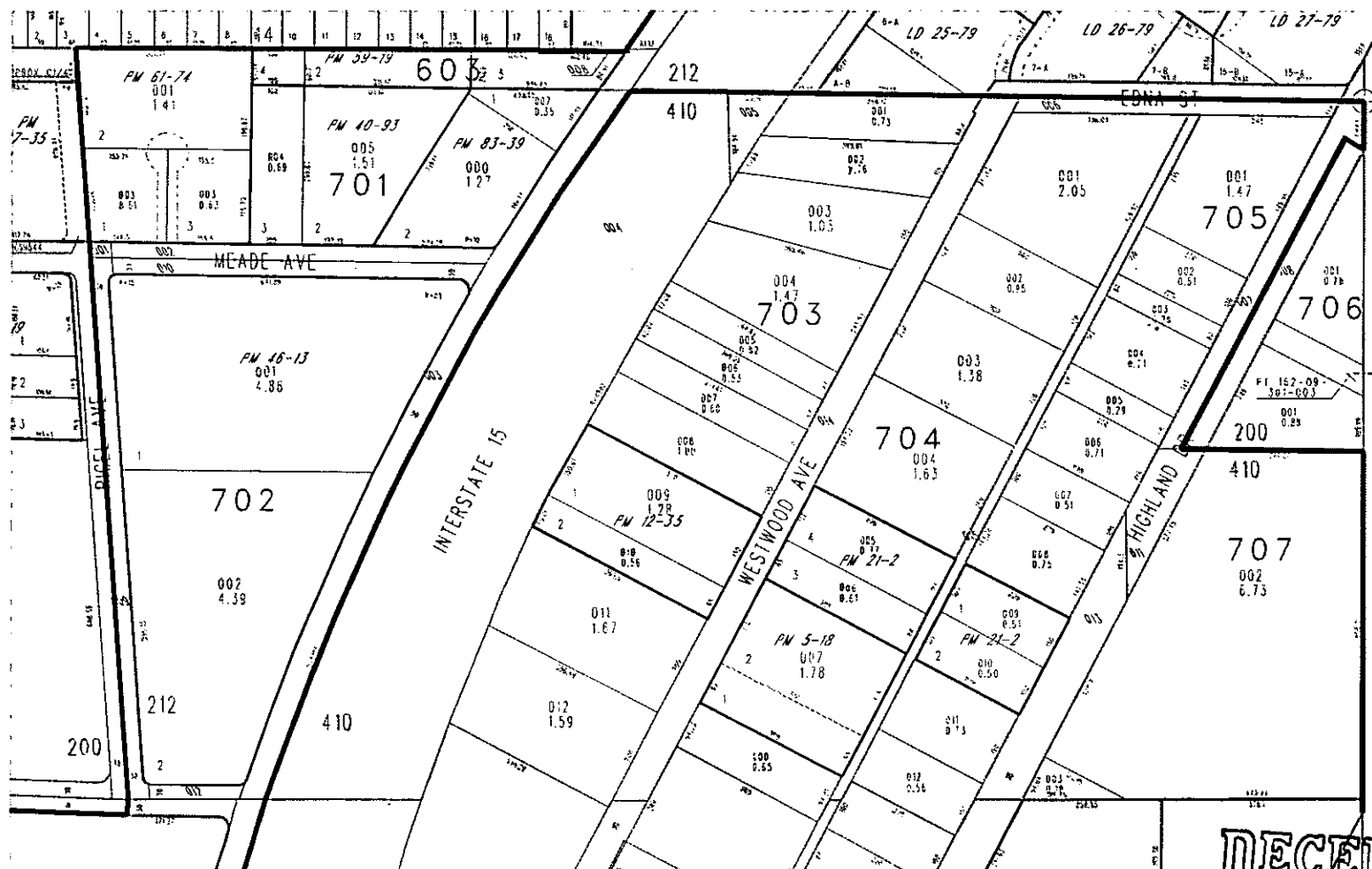
EXISTING SITE PLAN
SPECIAL USE PERMIT

PROGRESSIVE CHOICES INC
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1.0

NOTES This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information. USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 10"X17" ORIGINAL	MAP LEGEND PARCEL BOUNDARY SUBD BOUNDARY ROAD EASEMENT PM/LD BOUNDARY NON-PARCEL LOT LINE WATCH LINE / LEADER LINE ROAD ID NUMBER	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T21S R61E	08	N 2 SE 4	162-08-7																																	
		AVERAGE DA VALUE 45	PARCEL NUMBER ACRES 202	PARCEL SUB/SEQ NUMBER PLAT RECORDING NUMBER 5	BLOCK NUMBER LOT NUMBER 5	GOV. LOT NUMBER CL5	<table border="1"> <tr><td>1</td><td>2</td><td>3</td><td>4</td></tr> <tr><td>5</td><td>6</td><td>7</td><td>8</td></tr> <tr><td>9</td><td>10</td><td>11</td><td>12</td></tr> <tr><td>13</td><td>14</td><td>15</td><td>16</td></tr> <tr><td>17</td><td>18</td><td>19</td><td>20</td></tr> <tr><td>21</td><td>22</td><td>23</td><td>24</td></tr> <tr><td>25</td><td>26</td><td>27</td><td>28</td></tr> <tr><td>29</td><td>30</td><td>31</td><td>32</td></tr> </table>	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	
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SCALE: 1"=200'		REV: 03/12/08																																						



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PROJECT DATA

3000 RIGEL AVENUE FLOOR AREA: 3,158 SQ. FT.
BUSINESS OCCUPANT LOAD: 2,158 SF/108-38
TOTAL OCCUPANT LOAD: 22

EXITS REQUIRED:
ONE (1-4)

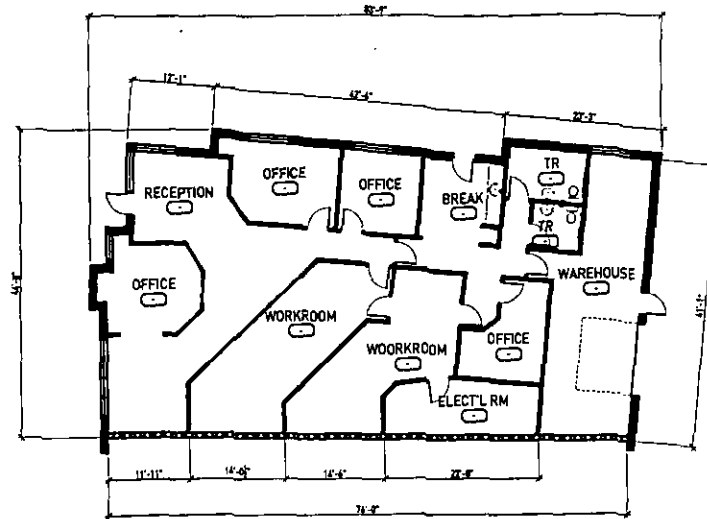
EXITS PROVIDED:
FOUR (3-4)

EXITS REQUIRED:
TWO (2-4)

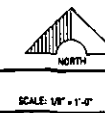
EXITS PROVIDED:
SIX (3-4)

CODE EDITIONS USED: 2004 IBC, 2004 EDC, 2004 UMC, 2004 UPC, 2003 ASH 117.1, 2003 NEC, & SO. NY AMENDMENTS AND 2003 CLARK COUNTY FIRE CODE

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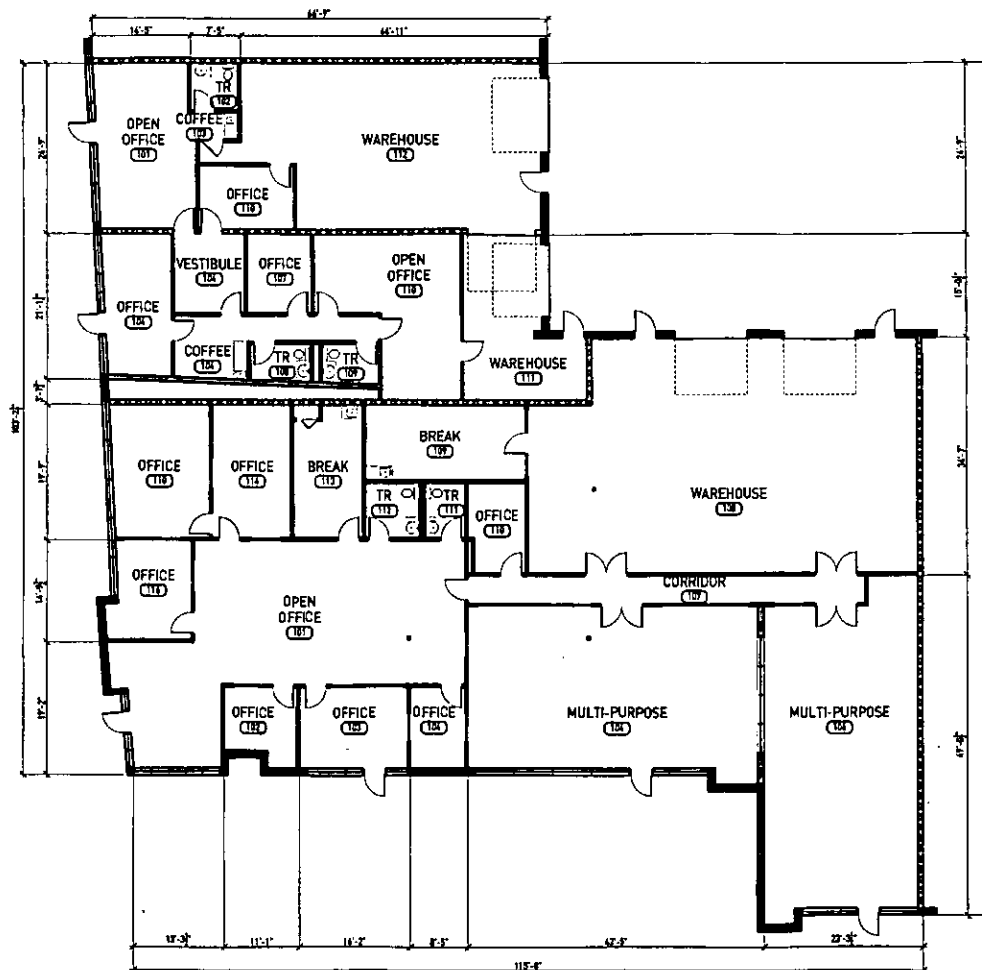


FLOOR PLAN SUITE 3000

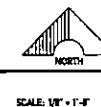


FLOOR PLAN
FIRST FLOOR
PROGRESSIVE CHOICES INC
3000, 3010 & 3014 RIGEL AVE, LAS VEGAS, NV 89104

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FLOOR PLAN



PROJECT DATA

3010 RIGEL AVENUE FLOOR AREA: 5,248 SQ. FT.
BUSINESS OCCUPANT LOAD: 3,176 SF/100-SF
WAREHOUSE OCCUPANT LOAD: 1,289 SF/500-SF
TOILET ROOM OCCUPANT LOAD: 173 SF/6-SF
TOTAL OCCUPANT LOAD: 41

EXITS REQUIRED:
ONE (1)-EXIT
EXITS PROVIDED:
FOUR (4)-EXIT

3014 RIGEL AVENUE FLOOR AREA: 7,243 SQ. FT.
BUSINESS OCCUPANT LOAD: 3,219 SF/100-SF
WAREHOUSE OCCUPANT LOAD: 1,898 SF/500-SF
TOILET ROOM OCCUPANT LOAD: 128 SF/6-SF
TOTAL OCCUPANT LOAD: 37

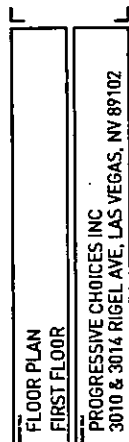
EXITS REQUIRED:
TWO (2)-EXIT
EXITS PROVIDED:
SIX (6)-EXIT

CODE EDITIONS USED: 2004 IBC, 2004 NEC, 2004 LMC, 2004 UPC, 2003 ASHRAE 117.1, 2005
NEC, & SO. NY. AMENDMENTS AND 2003 CLARK COUNTY FIRE CODE



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NO.	REVISION	DATE
1	ISSUED FOR PERMIT	12/13/2010
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

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SUP-40575

Pre-Application Conference	
Item Required	
YES	NO

CITY OF LAS VEGAS
Planning & Development Department
SUBMITTAL CHECKLIST



APPLICATION PACKET		NOTES:
☒	☐	Application signed and notarized by all property owners or authorized agent(s)
☒	☐	Grant deed and legal description
☒	☐	Detailed justification letter
☒	☐	Original meeting notes and checklist(s) signed by planner
☒	☐	Correct fee(s): \$ 500.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ <u>1,030.00</u> Total
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)
☐	☒	Development Impact Notice and Assessment (DINA)
☒	☐	Project of Regional Significance (PRS)
☐	☒	Color & Materials Board per Site Development Plan Review Submittal Requirements
☒	☐	Copy of Business Licenses: (Owner: ☐ Applicant: ☒ Representative: ☐)

Visit the CLV website for blank application, SOFI & DINA forms @ <http://www.lasvegasnevada.gov/> (Follow - "I Want To..." -> "Apply for -> Planning Applications")

ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)

SITE PLAN		NOTES:
☒	☐	11" x 17" min. to 24" x 36" max. page size
☒	☐	North arrow, scale, and vicinity map
☒	☐	All property lines and present dimensions labeled
☒	☐	All building setbacks labeled
☒	☐	All adjacent existing land uses and street names labeled
☒	☐	All points of ingress and egress shown
☒	☐	ADA accessibility requirements shown/labeled
☒	☐	Parking standard(s) utilized:
☒	☐	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		NOTES:
☐	☒	11" x 17" min. to 24" x 36" max. page size
☐	☒	North arrow, scale, and vicinity map
☐	☒	All property lines and present dimensions labeled
☐	☒	All required perimeter landscape planters shown
☐	☒	All required parking lot fingers/islands shown
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover

BUILDING ELEVATIONS		NOTES:
☐	☒	11" x 17" min. to 24" x 36" max. page size
☐	☒	Scale and building dimensions labeled
☐	☒	North, south, east, and west elevations of all buildings
☐	☒	All building materials and colors noted
☐	☒	8" x 10" photo of original color and material board
☐	☒	All wall sign locations shown and sizes noted

FLOOR PLANS		NOTES:
☒	☐	11" x 17" min. to 24" x 36" max. page size
☒	☐	Scale and building dimensions labeled
☒	☐	All building entrances/exits shown
☒	☐	Use of all rooms noted/labeled
☒	☐	Maximum Occupancy (per I.B.C.)
☐	☒	Seating Capacity (where applicable)

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

Owner / Applicant:	Kim Hogue-McCord	Application Type:	Special Use Permit
Representative:		Application Purpose:	Social Service Provider
APN:	162-08-702-001	Site Location:	3010 Rigel Avenue
Planner's Signature:		Pre-App. Meeting Date:	10/20/10
Planner:	Yorgo Kagafas, Planner II - 229-6196	Submittal Deadline:	11/02/10 - no later than 2:00 pm
		Earliest PC / CC Meeting Dates:	12/16/10 PC - 01/19/11 CC - Cycle 10

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LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKY Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

March 17, 2011

Mr. Jamie Wingard
Fisher Brothers Las Vegas
299 Park Avenue, 42nd Floor
New York, New York 10171

RE: SUP-40575 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF MARCH 16, 2011

Dear Mr. Wingard:

The City Council at a regular meeting held March 16, 2011, APPROVED the request for a Special Use Permit FOR A PROPOSED 15,669 SQUARE-FOOT SOCIAL SERVICE PROVIDER at 3000, 3010-3020 Rigel Avenue (APN 162-08-702-001), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 17, 2011. This approval is subject to:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for Social Service Provider use.
2. Conformance to the approved conditions of Plot Plan Review (Z-0056-74).
3. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity or a non-work certificate of occupancy has been issued for the proposed suites. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

VOICE 702.229.6011
TTY 702.388.9108
www.lasvegasnevada.gov

Mr. Jamie Wingard
SUP-40575 – Page Two
March 17, 2011

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

Sincerely,


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

cc: Ms. Kim Hogue-McCord
Progressive Choices, Inc.
3010 Rigel Avenue
Las Vegas, Nevada 89102

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

February 9, 2011

Mr. Jamie Wingard
Fisher Brothers Las Vegas
299 Park Avenue, 42nd Floor
New York, New York 10171

**RE: SUP-40575 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2011**

Dear Mr. Wingard:

Your request for a Special Use Permit FOR A ROPOSED 15,669 SQUARE-FOOT SOCIAL SERVICE PROVIDER at 3000, 3010-3020 Rigel Avenue (APN 162-08-702-001), M (Industrial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on February 8, 2011.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for Social Service Provider use.
2. Conformance to the approved conditions of Plot Plan Review (Z-0056-74).
3. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity or a non-work certificate of occupancy has been issued for the proposed suites. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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



Mr. Jamie Wingard
SUP-40575 - Page Two
February 9, 2011

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

This item will be considered by the City Council on **March 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,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Kim Hogue-McCord
Progressive Choices, Inc.
3010 Rigel Avenue
Las Vegas, Nevada 89102



January 19, 2011

Mr. Jamie Wingard
Fisher Brothers Las Vegas
299 Park Avenue, 42nd Floor
New York, New York 10171

**RE: SUP-40575 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2011**

Dear Mr. Wingard:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **February 8, 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 26, 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 333 North Rancho Drive to request your copies.

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

Sincerely,

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

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Kim Hogue-McCord
Progressive Choices, Inc.
3010 Rigel Avenue
Las Vegas, Nevada 89102

LAS VEGAS CITY COUNCIL

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MAYOR

GARY REESE
MAYOR PRO TEM

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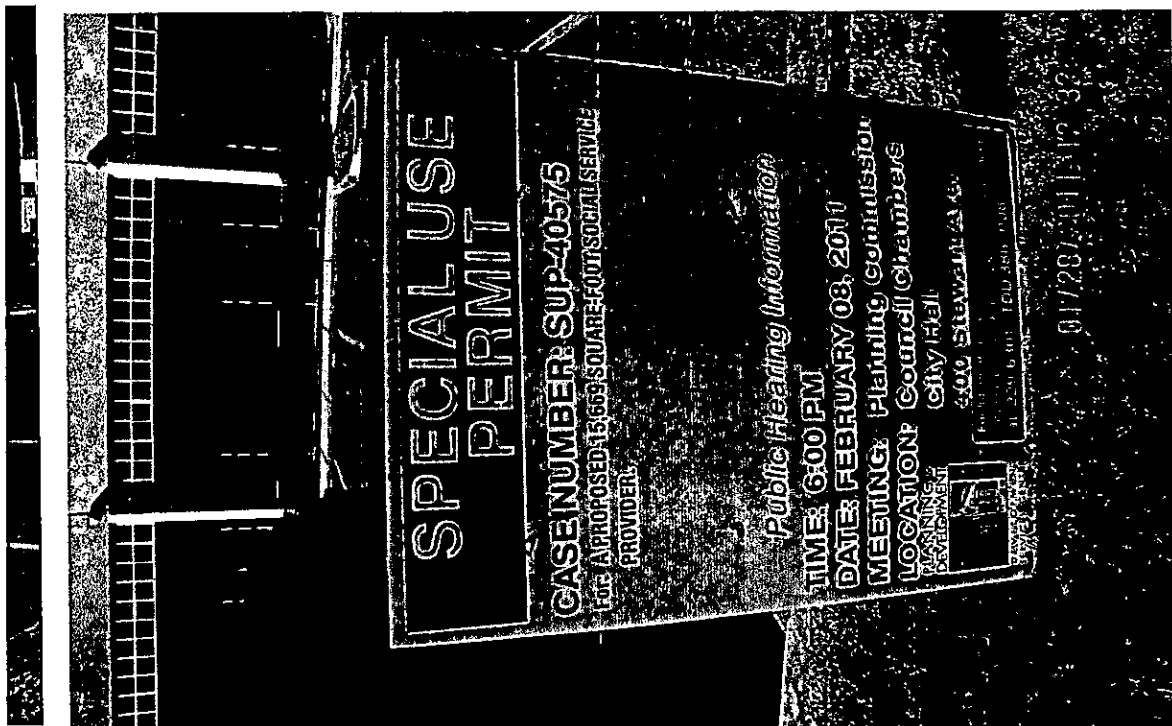
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: SUP-40575

MEETING DATE: 02/08/11 PC

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



[Signature]
Signature

1-28-11
Date

This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

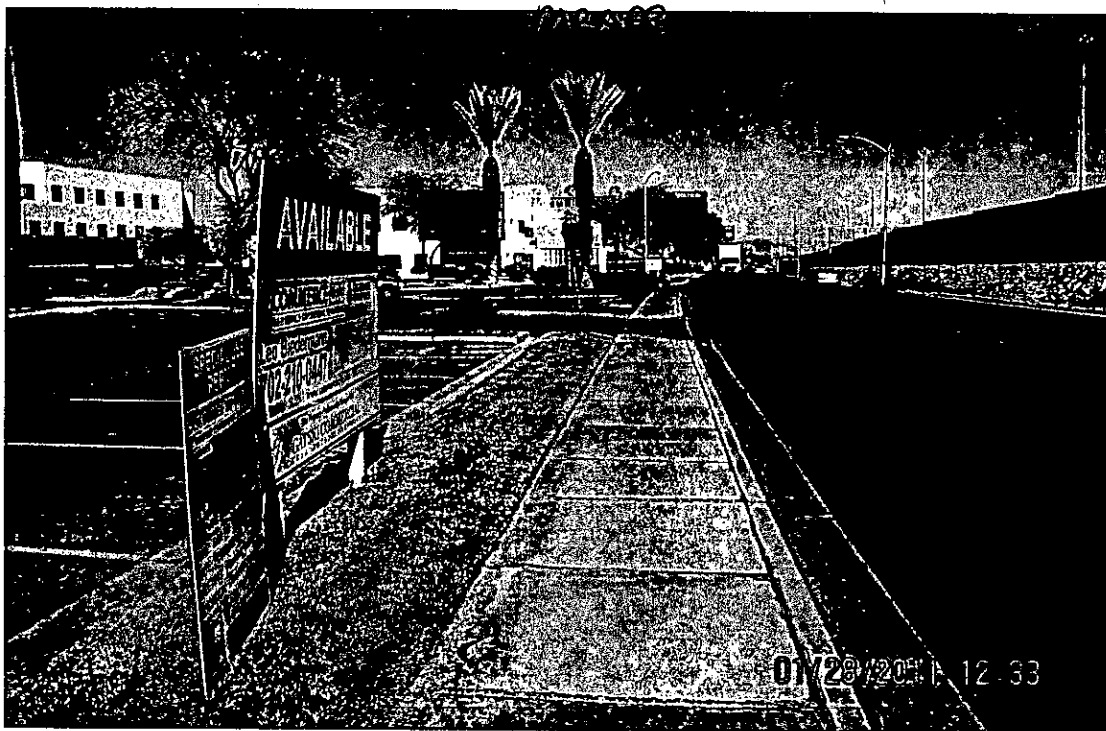


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37
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CASE

MEE

Sign P
Code, v
scheduling




Signature

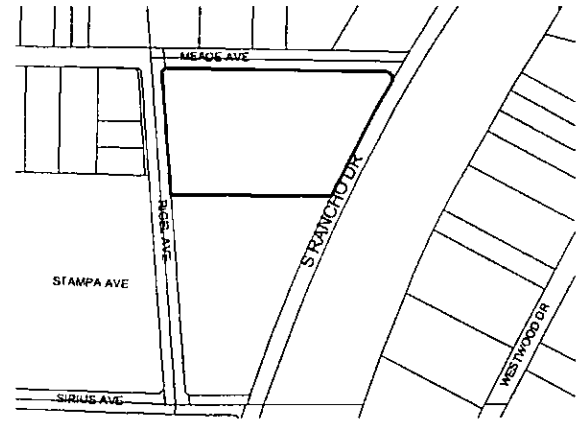
1-28-11
Date

This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

Application Information

SUP-40575 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PROGRESSIVE CHOICES, INC. - OWNER: FISHER BROTHERS LAS VEGAS, LLC - Request for a Special Use Permit FOR A ROPOSED 15,669 SQUARE-FOOT SOCIAL SERVICE PROVIDER at 3000, 3010-3020 Rigel Avenue (APN 162-08-702-001), M (Industrial) Zone, Ward 1 (Tarkanian).

Application Location



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

Public Hearing Information

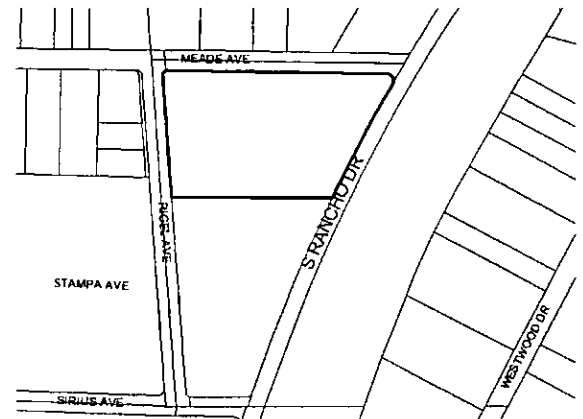
Meeting: Planning Commission
Date: February 08, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89107. 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

SUP-40575 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PROGRESSIVE CHOICES, INC. - OWNER: FISHER BROTHERS LAS VEGAS, LLC - Request for a Special Use Permit FOR A ROPOSED 15,669 SQUARE-FOOT SOCIAL SERVICE PROVIDER at 3000, 3010-3020 Rigel Avenue (APN 162-08-702-001), M (Industrial) Zone, Ward 1 (Tarkanian).

Application Location



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

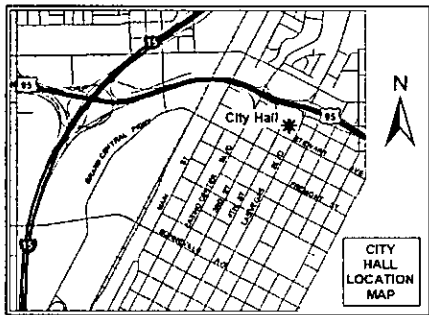
Public Hearing Information

Meeting: Planning Commission
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City of Las Vegas
Planning & Development Department
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89107

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

☐

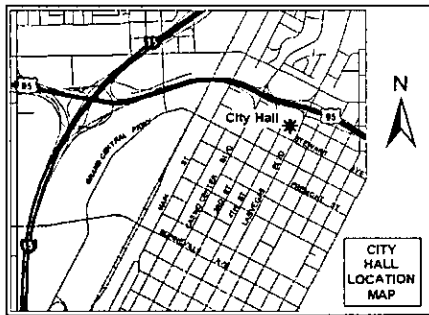
I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-40575
Planning Commission Meeting of 2/8/2011

City of Las Vegas
Planning & Development Department
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89107

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-40575
Planning Commission Meeting of 2/8/2011

Development Notification

PC Meeting: February 8, 2011a

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:

SUP-40575

Bel Aire Apartments

Clark Terrace Mutual Homes, Inc.

Clark Towers Senior Apartments

Gateway Neighborhood Association

Glen Heather Estates NA

Greenville Park Apartments

KEEN Neighborhood Coalition

Meadows Mobile Home Park Neighborhood Watch

Pine Village Apartments

Quail Estates West HOA

Rancho Bonito Estates HOA

Rancho Bonito NA

Rancho Oakey NA

Rancho Sereno NA

Richfield NA

Spanish Oaks HOA

Sunrise Gardens Senior Apartments Resident Council

Versailles Senior Apartments

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 Riekkki, Survey (FM, PM, & A's only)
Date: January 12, 2011
Re: **SUP-40575** Progressive Choices, Inc. 3000, 3010-3014 Rigel Ave.
Request for a Special Use Permit for proposed 15,669 square-foot social services provider

Comments:

We have no comment on the request for a Special Use Permit for a proposed 15,669 square-foot social service provider at 3000, 3010-3020 Rigel Avenue.

Carman Burney

From: Doa.Gregory@lvvwd.com
Sent: Tuesday, January 11, 2011 11:02 AM
To: Carman Burney
Subject: CLV 2/08/11 Planning Commission -- LVVWD comments

Hi Carman,

Here are the comments from LVVWD. Thank you!

Doa

SDR-40374: The domestic meters associated with 2770 Highland Drive have adequate backflow prevention installed. The master meter associated with 2700 Highland Drive does not have backflow installed. No indication of separate fire service existing for 2770. Civil plans are required to be submitted to LVVWD.

SUP-40575: The existing meter does not have a backflow prevention assembly and one is required. 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 a different type of backflow prevention assembly may be required. Civil plans are required to be submitted to LVVWD.

SDR-40563: There are three existing domestic meters and only one backflow prevention assembly. The proposed development, and any increase in fire protection system, may require the meter(s) and backflow prevention assembly to be upsized or changed out. Civil plans are required to be submitted to LVVWD.

CC
MHP11(338)

P/L 182/
94
338
432

Report of All Selected Parcels

Case Number: SUP-40575

Printed On: Tue: January 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
3100 MEAD L L C	3100 MEAD AVE LAS VEGAS NV	16208201005
3100 MEAD L L C	3100 MEAD AVE LAS VEGAS NV	16208301023
3100 MEAD L L C	3100 MEADE AVE LAS VEGAS NV	16208301019
ACCESS STORAGE NEVADA	%ACCESS STORAGE NEVADA LLC 3105 WESTWOOD DR LAS VEGAS NV	16208802001
AMELCO PROPERTIES INC	19208 S VERMONT AVE GARDENA CA	16208704006
ARANA MARISELA S	4200 VIA VAQUERO AVE LAS VEGAS NV	16208211035
BANK LASALLE NATIONAL ASSN TRS	4828 LOOP CENTRAL DR #600 HOUSTON TX	16208212012
BORLASE/KNAUFF L L C	%BORLASE & KNAUFF 3120 MEADE AVE LAS VEGAS NV	16208301018
BUNCH GERARD & TRACY	3013 MILO WY LAS VEGAS NV	16208211031
CELESTINO-VIEYRA JULIO ALDOLFO	2809 SULTANA ST LAS VEGAS NV	16208211038
CHAN SEAKLAY	13519 FOSTER AVE BALDWIN PARK CA	16208212013
CLEMENS FAMILY TRUST	P O BOX 80927 LAS VEGAS NV	16208803002
CLUKA TYLOR M	2825 NORTHAM ST LAS VEGAS NV	16208210027
CREIGH C T TR MARITAL INCOME TR	1325 N RADWICK DR LAS VEGAS NV	16208704008
CROMER GEORGE A FAMILY TRUST	528 S CASINO CENTER BLVD #201 LAS VEGAS NV	16208703009
CROMER GEORGE A FAMILY TRUST	528 S CASINO CENTER BLVD #201 LAS VEGAS NV	16208703010
CROMER GEORGE A FAMILY TRUST	528 S CASINO CENTER BLVD #201 LAS VEGAS NV	16208703011
DUR MAY INVESTMENTS L L C	P O BOX 28639 LAS VEGAS NV	16208301022
EBINGER ROBERT M	812 S 6TH ST LAS VEGAS NV	16208303011
EDEN LAS VEGAS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208603001
EDEN LAS VEGAS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208701005
EDEN LAS VEGAS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208603002
ESPINOZA JOSE & MARTIN	2813 SULTANA ST LAS VEGAS NV	16208211037
FISHER BROTHERS LAS VEGAS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208701001
FISHER BROTHERS LAS VEGAS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208303018
FISHER BROTHERS LAS VEGAS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208701002
FISHER BROTHERS LAS VEGAS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208701003
FISHER BROTHERS LAS VEGAS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208702002
FISHER BROTHERS LAS VEGAS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208303017
FISHER BROTHERS LAS VEGAS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208303015
FISHER BROTHERS LAS VEGAS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208303033
FISHER BROTHERS LAS VEGAS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208702001

TOTAL

Report of All Selected Parcels**Case Number:** SUP-40575**Printed On:** Tue: January 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
FISHER BROTHERS LAS VEGAS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208303016
FLORESTA INC	%J PREMACK 10300 W CHARLESTON #13-114 LAS VEGAS NV	16208303032
GAGNON GUY FAMILY TRUST	2108 WESTLUND DR LAS VEGAS NV	16208303012
GALBRAITH KENNETH F & JANE R	2817 SULTANA ST LAS VEGAS NV	16208211036
GRAY BERN HOLDINGS INC	%PEPSI BOTTLING GRP 1 PEPSI WY SOMERS NY	16208401001
GURRERI ANGELO & CATHIE L REV TR	3754 VIOLET ROSE CT LAS VEGAS NV	16208301021
GURRERI ANGELO & CATHIE L REV TR	3754 VIOLET ROSE CT LAS VEGAS NV	16208301020
GUTHRIE RONALD G	3016 MILO WY LAS VEGAS NV	16208211029
H & M INVESTMENTS I L L C	P O BOX 14845 LAS VEGAS NV	16208703003
H & M INVESTMENTS II L L C	P O BOX 14845 LAS VEGAS NV	16208703004
HANNA PHILIP G	1733 GOLDHILL AVE LAS VEGAS NV	16208303013
HIGHLAND INDUST PK PTNRSHIP	2500 W SAHARA AVE #211 LAS VEGAS NV	16208611006
HIGHLAND INDUST PK PTNRSHIP	2500 W SAHARA AVE #211 LAS VEGAS NV	16208611007
HIGHLAND INDUSTRIAL PARK PTNRSHIP	%NEVADA DEVELOPMENT & REALTY CO 2500 W SAHARA AVE #211 LAS VEGAS NV	16208604002
HIMES FAMILY TRUST	5620 DARBY AVE LAS VEGAS NV	16208301014
HIMES FAMILY TRUST	5620 DARBY AVE LAS VEGAS NV	16208301013
HOLLISTER PARTNERS L L C	1625 SKYLINE DR FULLERTON CA	16208704005
INTEGRAL PTNRS PARK PL L V LLC	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208418002
KASSABIAN LARISSA	1208 CASHMAN DR LAS VEGAS NV	16208211033
L V ASSET HOLDINGS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610075
L V RESIDENTIAL HOLDINGS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610048
L V RESIDENTIAL HOLDINGS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208212018
L V RESIDENTIAL HOLDINGS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208212011
L V RESIDENTIAL HOLDINGS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610047
L V RESIDENTIAL HOLDINGS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610074
LAS VEGAS MEADOWS LTD	%V ANTICO 10100 SANTA MONICA BLVD #2400 LOS ANGELES CA	16208201003
LEAVITT FAMILY TRUST	5040 SANDRA RD LAS VEGAS NV	16208210025
LEAVITT FAMILY TRUST	5040 SANDRA RD LAS VEGAS NV	16208210023
LEE SIU CHING	2824 NORTHAM ST LAS VEGAS NV	16208210022
LI QUINGHE	1755 29TH AVE SAN FRANCISCO CA	16208212015
LOPEZ RAUDEL A	2804 RICHFIELD BLVD LAS VEGAS NV	16208212007
MAGUIRE JOHN P & ALICE A FAM TR	3021 MILO WY LAS VEGAS NV	16208210049

Report of All Selected Parcels**Case Number:** SUP-40575**Printed On:** Tue: January 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
MARTIN ROBERT E & KAYE	7045 LAREDO ST LAS VEGAS NV	16208703001
MARTIN ROBERT E & KAYE	7045 LAREDO LAS VEGAS NV	16208301017
MARTIN ROBERT E & KAYE B	7045 LAREDO LAS VEGAS NV	16208303008
MCCURRY KARLENE A REED ETAL	%WAREHOUSE PPTYS %F REED 4801 W BELL DR LAS VEGAS NV	16208303031
MENOELL FAMILY PARTNERS L P	%S MENOELL P O BOX 8510 RANCHO SANTA FE CA	16208703002
MINOLI LUIS A & MARGARITA R	2844 MILO WY LAS VEGAS NV	16208610057
MORTON VINCENETTE FAMILY TRUST	P O BOX 26432 LAS VEGAS NV	16208210029
NEWPORT GENE W & PHYLLIS M	3015 WESTWOOO DR LAS VEGAS NV	16208703008
PARADISE LAS VEGAS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208701007
PARADISE LAS VEGAS L L C	299 PARK AVE NEW YORK NY	16208701004
PARADISE LAS VEGAS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208603003
PARAMOUNT INVESTMENTS CO	P O BOX 81191 LAS VEGAS NV	16208303007
QUIROGA FRANK & ISABELLE	2216 PASEO CT LAS VEGAS NV	16208301016
QUIROGA ISABELLE	2216 PASEO CT LAS VEGAS NV	16208301015
R S & C RENTALS INC	3050 WESTWOOO OR #A-1 LAS VEGAS NV	16208704007
R S G PARTNERS L L C	1625 SKYLINE DR FULLERTON CA	16208704001
RICCO PHYLLIS M	2800 MILO WY LAS VEGAS NV	16208610046
RODRIGUEZ LUIS M	2832 NORTHAM ST LAS VEGAS NV	16208210024
RODRIGUEZ RAUL	2821 NORTHAM ST LAS VEGAS NV	16208210028
S S E L MARYLAND PKWY L L C	%AMERICOMM INVEST INC P O BOX 98053 LAS VEGAS NV	16208303010
S S E L MARYLAND PKWY L L C	%AMERICOMM INVEST INC P O BOX 98053 LAS VEGAS NV	16208303009
SALCEO DAMASO	2825 SULTANA ST LAS VEGAS NV	16208211034
SELBY ELIZABETH & DOUGLAS ALLEN	3017 W JAMESTOWN WY LAS VEGAS NV	16208211028
SLIVERWORKS L L C	P O BOX 400100 LAS VEGAS NV	16208704004
SOUTHERN N V RENTAL HOLDINGS	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610017
SOUTHERN N V RENTAL HOLDINGS LLC	299 PARK AVE 42ND FL NEW YORK NY	16208610038
SOUTHERN N V RENTAL HOLDINGS LLC	299 PARK AVE 42ND FLR NEW YORK NY	16208610010
SOUTHERN NV RENTAL HOLOINGS	299 PARK AVE 42NO FLR NEW YORK NY	16208610031
SOUTHERN NV RENTAL HOLDINGS	299 PARK AVE 42ND FLR NEW YORK NY	16208610050
SOUTHERN NV RENTAL HOLDINGS	299 PARK AVE 42ND FLR NEW YORK NY	16208610052
SOUTHERN NV RENTAL HOLOINGS	299 PARK AVE 42ND FLR NEW YORK NY	16208610054
SOUTHERN NV RENTAL HOLDINGS	%FISHER BROTHERS 299 PARK AVE 42NO FL NEW YORK NY	16208610059

Report of All Selected Parcels**Case Number:** SUP-40575**Printed On:** Tue: January 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
SOUTHERN NV RENTAL HOLDINGS	%FISHER BROTHERS 299 PARK AVE 42ND FLOOR NEW YORK NY	16208610026
SOUTHERN NV RENTAL HOLDINGS	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610039
SOUTHERN NV RENTAL HOLDINGS	%FISHER BROTHERS 299 PARK AVE 42ND FLR NEW YORK NY	16208212008
SOUTHERN NV RENTAL HOLDINGS	%M RAISIG FISHER BROS 299 PARK AVE NEW YORK NY	16208610011
SOUTHERN NV RENTAL HOLDINGS	299 PARK AVE 42ND FLR NEW YORK NY	16208610041
SOUTHERN NV RENTAL HOLOINGS	%FISHER BROTHERS 299 PARK AVE 42NO FL NEW YORK NY	16208610060
SOUTHERN NV RENTAL HOLDINGS	%FISHER BROTHERS 299 PARK AVE 42NO FL NEW YORK NY	16208212014
SOUTHERN NV RENTAL HOLOINGS	299 PARK AVE 42NO FLR NEW YORK NY	16208610062
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FLR NEW YORK NY	16208610028
SOUTHERN NV RENTAL HOLDINGS LLC	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610027
SOUTHERN NV RENTAL HOLDINGS LLC	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610025
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FL NEW YORK NY	16208610024
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FLR NEW YORK NY	16208610023
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42FLR NEW YORK NY	16208610022
SOUTHERN NV RENTAL HOLDINGS LLC	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610029
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE NEW YORK NY	16208610020
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FLR NEW YORK NY	16208212022
SOUTHERN NV RENTAL HOLDINGS LLC	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610019
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FLR NEW YORK NY	16208610018
SOUTHERN NV RENTAL HOLDINGS LLC	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208212009
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FLR NEW YORK NY	16208610073
SOUTHERN NV RENTAL HOLDINGS LLC	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610072
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FLR NEW YORK NY	16208212020
SOUTHERN NV RENTAL HOLDINGS LLC	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610021
SOUTHERN NV RENTAL HOLDINGS LLC	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610013
SOUTHERN NV RENTAL HOLDINGS LLC	%M RAISIG 299 PARK AVE 42ND FLR NEW YORK NY	16208610004
SOUTHERN NV RENTAL HOLOINGS LLC	299 PARK AVE 42ND FLR NEW YORK NY	16208610005
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FL NEW YORK NY	16208610006
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FLR NEW YORK NY	16208610007
SOUTHERN NV RENTAL HOLOINGS LLC	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610008
SOUTHERN NV RENTAL HOLOINGS LLC	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610030
SOUTHERN NV RENTAL HOLDINGS LLC	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610012

Report of All Selected Parcels**Case Number:** SUP-40575**Printed On:** Tue: January 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FLR NEW YORK NY	16208212021
SOUTHERN NV RENTAL HOLDINGS LLC	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610014
SOUTHERN NV RENTAL HOLDINGS LLC	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610015
SOUTHERN NV RENTAL HOLDINGS LLC	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610016
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FLOOR NEW YORK NY	16208212024
SOUTHERN NV RENTAL HOLDINGS LLC	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208212010
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FLR NEW YORK NY	16208212023
SOUTHERN NV RENTAL HOLDINGS LLC	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610009
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FLOOR NEW YORK NY	16208610061
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FL NEW YORK NY	16208610068
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FLR NEW YORK NY	16208610067
SOUTHERN NV RENTAL HOLDINGS LLC	%MARIANNE 299 PARK AVE NEW YORK NY	16208610032
SOUTHERN NV RENTAL HOLDINGS LLC	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610065
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FLR NEW YORK NY	16208610064
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FLR NEW YORK NY	16208212019
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FLR NEW YORK NY	16208610045
SOUTHERN NV RENTAL HOLDINGS LLC	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610058
SOUTHERN NV RENTAL HOLDINGS LLC	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610066
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FLR NEW YORK NY	16208610056
SOUTHERN NV RENTAL HOLDINGS LLC	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610055
SOUTHERN NV RENTAL HOLDINGS LLC	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610053
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FL NEW YORK NY	16208212017
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FLR NEW YORK NY	16208610051
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FLR NEW YORK NY	16208212016
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FLR NEW YORK NY	16208610049
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FLR NEW YORK NY	16208610063
SOUTHERN NV RENTAL HOLDINGS LLC	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610037
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FLR NEW YORK NY	16208610044
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FLR NEW YORK NY	16208610043
SOUTHERN NV RENTAL HOLDINGS LLC	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610042
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FLR NEW YORK NY	16208610069
SOUTHERN NV RENTAL HOLDINGS LLC	%FISHER BROTHERS %M RAISIG 299 PARK AVE 42ND FLR NEW YORK NY	16208610040

Report of All Selected Parcels**Case Number:** SUP-40575**Printed On:** Tue: January 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
SOUTHERN NV RENTAL HOLDINGS LLC	%M RAISIG 299 PARK AVE 42ND FL NEW YORK NY	16208610033
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FLR NEW YORK NY	16208610070
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FL NEW YORK NY	16208610034
SOUTHERN NV RENTAL HOLDINGS LLC	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610035
SOUTHERN NV RENTAL HOLDINGS LLC	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610036
SPILSBURY J & M INVEST CO	2448 W VALLEY VIEW HURRICANE UT	16208802003
STATEWOOD L L C	%S MILLER 3163 S HIGHLAND LAS VEGAS NV	16208803001
STEWART JEFFREY & J FAMILY TR	51 E ADAM LN WASHINGTON UT	16208802002
STORAGE WORKS II L L C	%ACCESS STORAGE 3105 WESTWOOD DR LAS VEGAS NV	16208704003
STORAGEWORKS L L C	%ACCESS STORAGE 3105 WESTWOOD DR LAS VEGAS NV	16208704002
TAOS LAND COMPANY LLC	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208701008
TRAN CHRISTOPHER	3009 MILO WY LAS VEGAS NV	16208211032
TUFFLI COMPANY INC	2780 SKYPARK DR #240 TORRANCE CA	16208703006
TUFFLI COMPANY INC	2780 SKYPARK DR #240 TORRANCE CA	16208703007
TUFFLI COMPANY INC	2780 SKYPARK DR #240 TORRANCE CA	16208703005
W W LAND L L C	3130 WESTWOOD DR LAS VEGAS NV	16208803003
WANG JIE	18154 COLIMA RD #3 ROWLAND HEIGHTS CA	16208610071
WESTWOOD 82 L L C	3878 W OQUENDO RD LAS VEGAS NV	16208703012
WHITE FRANCIS A II & JENNIFER E	3017 MILO WY LAS VEGAS NV	16208211030
WYANDOTTE HOLDINGS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208602003
WYANDOTTE HOLDINGS L L C	299 PARK AVE 42ND FL NEW YORK NY	16208610104
YOUNG C & E 1985 LIV TR SURV TR	%E YOUNG 8160 OBANNON DR LAS VEGAS NV	16208303014

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

SUP-40575

HAND DELIVERED

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

ROUTED ELECTRONICALLY

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

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

SUP
12/23/2010

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

SUP-40575 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PROGRESSIVE CHOICES, INC. - OWNER: FISHER BROTHERS LAS VEGAS, LLC - Request for a Special Use Permit FOR A PROPOSED SOCIAL SERVICE PROVIDER at 3000, 3010-3014 Rigel Avenue (APN 162-08-702-001), M (Industrial) Zone, Ward 1 (Tarkanian).

PLANNING COMMISSION: FEBRUARY 8, 2011
CITY COUNCIL: MARCH 16, 2011

PLANNING SUPERVISOR: STEVE GEBEKE



PUBLIC HEARING

Comments Due: JANUARY 6, 2011

*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:

4K

Report Date 12/23/2010 01:46 PM

Submitted By

Page 1

A/P # 40575 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/23/2010 11:33	984224	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	☒ Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

SUP-40575 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PROGRESSIVE CHOICES, INC. - OWNER: FISHER BROTHERS LAS VEGAS, LLC. - Request for a Special Use Permit FOR A PROPOSED SOCIAL SERVICE PROVIDER at 3000, 3010-3014 Rigel Avenue (APN 162-08-702-001), M (Industrial) Zone, Ward 1 (Tarkanian).

Parent A/P #

Project # 40575 Project/Phase Name
Size/Area 4.88 ACRE Size Description
Proposed Start Proposed Stop
% Complete Formula

Phase #
Subdivision Code
% Completed 0.00

Property/Site Information

Parcel 16208702001

Location

Owner/Tenant

Contact ID AC1838361	Name FISHER BROTHERS LAS VEGAS, LLC	
Mailing Address 299 PARK AVENUE	Organization	
City NEW YORK	State/Province NY	
ZIP/PC 10170	Country	☐ Foreign
Day Phone (702)413-6402 x	Evening Phone	
Fax	Mobile #	

A/P Linked/Addresses

No Addresses are linked to this Application

Linked/Addresses

2919 MEADE AVE B
LAS VEGAS, 89102-

2901 MEADE AVE
LAS VEGAS, 89102-

2903 MEADE AVE
LAS VEGAS, 89102-

2905 MEADE AVE
LAS VEGAS, 89102-

2907 MEADE AVE
LAS VEGAS, 89102-

Report Date 12/23/2010 01:46 PM

Submitted By

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Address

Parcel Link

AP Link

2919 MEADE AVE A
LAS VEGAS, 89102-

2911 MEADE AVE
LAS VEGAS, 89102-

2913 MEADE AVE
LAS VEGAS, 89102-

2915 MEADE AVE
LAS VEGAS, 89102-

2917 MEADE AVE
LAS VEGAS, 89102-

2919 MEADE AVE
LAS VEGAS, 89102-

2909 MEADE AVE
LAS VEGAS, 89102-

3002 S RANCHO DR
LAS VEGAS, 89102-

3000 S RANCHO DR
LAS VEGAS, 89102-

3010 S RANCHO DR
LAS VEGAS, 89102-

3014 S RANCHO DR
LAS VEGAS, 89102-

3012 S RANCHO DR
LAS VEGAS, 89102-

3004 S RANCHO DR 4
LAS VEGAS, 89102-

3006 S RANCHO DR
LAS VEGAS, 89102-

3004 S RANCHO DR
LAS VEGAS, 89102-

Report Date 12/23/2010 01:46 PM

Submitted By

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Address

Parcel Link

APN Link

3007 RIGEL AVE
LAS VEGAS, 89102-

3003 RIGEL AVE
LAS VEGAS, 89102-

3009 RIGEL AVE
LAS VEGAS, 89102-

3002 RIGEL AVE
LAS VEGAS, 89102-

3010 RIGEL AVE
LAS VEGAS, 89102-

3011 RIGEL AVE
LAS VEGAS, 89102-

3000 RIGEL AVE
LAS VEGAS, 89102-

3012 RIGEL AVE
LAS VEGAS, 89102-

3013 RIGEL AVE
LAS VEGAS, 89102-

3002 RIGEL AVE A
LAS VEGAS, 89102-

3014 RIGEL AVE
LAS VEGAS, 89102-

3015 RIGEL AVE
LAS VEGAS, 89102-

3016 RIGEL AVE
LAS VEGAS, 89102-

3017 RIGEL AVE
LAS VEGAS, 89102-

3018 RIGEL AVE
LAS VEGAS, 89102-

Report Date 12/23/2010 01:46 PM

Submitted By

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Address

Parcel Link

AP Link

3019 RIGEL AVE
LAS VEGAS, 89102-

3020 RIGEL AVE
LAS VEGAS, 89102-

3021 RIGEL AVE
LAS VEGAS, 89102-

3022 RIGEL AVE
LAS VEGAS, 89102-

3024 RIGEL AVE
LAS VEGAS, 89102-

3026 RIGEL AVE
LAS VEGAS, 89102-

3006 RIGEL AVE
LAS VEGAS, 89102-

3030 RIGEL AVE
LAS VEGAS, 89102-

3005 RIGEL AVE
LAS VEGAS, 89102-

3004 RIGEL AVE
LAS VEGAS, 89102-

3028 RIGEL AVE
LAS VEGAS, 89102-

3008 RIGEL AVE
LAS VEGAS, 89102-

AP Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

AP Linked Parcels



Report Date 12/23/2010 01:46 PM

Submitted By

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A/P Linked Parcels

16208702001

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1838361 ☐ Foreign
Effective Expire
Name FISHER BROTHERS LAS VEGAS, LLC
Day Phone (702)413-6402 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 299 PARK AVENUE
NEW YORK, NY 10170
Seasonal Addr
Valid From To
Comments No Comments

Primary Y Capacity APPL Contact ID AC1613232 ☐ Foreign
Effective Expire
Name PROGRESSIVE CHOICES
Day Phone (702)248-9484 x Eve Phone Organization
Pager PIN # Position
Fax (702)248-9447 Mobile Profession
E-Mail
Address 3010 RIGEL AVE
LAS VEGAS, NV 89102
Seasonal Addr
Valid From To
Comments No Comments

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	12/23/2010 12:22	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	12/23/2010 12:22	30.00
PROCESSING FEE	P	12/23/2010 12:22	500.00
Total Unpaid	0.00	Total Paid	1030.00

Inspections

There are no inspections for this Report

Review Activities	Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
-------------------	----------	-------------	---	--------	--------	--------	---------	-----------	---------

Activity Review Details

Detail SUBMITTAL CHECKLIST (SUP) Modified By GKAPOVICH Modified Date/Time 12/23/2010 11:33
Comments
No Comments

Report Date 12/23/2010 01:46 PM

Submitted By

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SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plan (6 Folded Blue Lines, 1 Rolled Colored)
Y Application/Petition Form	Y Floor Plan, If Applicable (1 Folded, 1 Rolled)
Y Deed and Legal Description	Y Laser Print Site Plan
Y Justification Letter	Y Laser Print Floor Plan
Y DINA (Not Always Required)	Y Statement of Financial Interest

Y Business Licensing Requirements Met
N Business License Exempt

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

No Conditions

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

No children exist for this project

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

There is no planning condition for this project.

SPECIAL USE PERMIT

N DINA Required? Y Will this go to the City Council? Hearing Type
Public or Admin? PUBLIC
Y Project of Regional Significance?
N Parent Project link required? Is there a condition of approval for a Required Review?
If yes, when does it need to be reviewed?
Type of Use
SOCIAL SERVICE PROVIDER
N Is this an Alcohol related Use? Staff Recommendation Entitlement Exercised?

Meeting Information

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

02/08/2011	PC	SCHEDULED	0	0	0
GKAPOVICH	12/23/2010				

Report Date 12/23/2010 01:46 PM

Submitted By

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Meeting Information

Meeting Date

Meeting Type

Meeting Status

Comments

Added By

Add Date

Modified By

Modified Date

YES Votes

NO Votes

ABSTENTIONS

Template Type A/P #

A/P Type

Status

Stage

No children exist for this project

Employee

Employee ID

Last

First

MI

Comments

No Employee Entries

Log

Action

Comments

Description

Entered By

Start

Stop

Hours

PAYMNT CO NAME WHO PICKED UP CONTACT#
ck 1004 Progressive Choices Inc Kim McCord 248-9484

900122

12/23/2010 12:23

0.00

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Palms Business Center - Progressive Choices, Inc
 Project Address (Location) 3000 ; 3010 - 3014 Rigel Ave
 Project Name Special Use Permit Proposed Use Social Service
 Assessor's Parcel #(s) 162-08-702-001 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 4.88 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER FISHER BROTHERS LAS VEGAS LLC Contact JAMIE WINGARD
 Address 779 PARK AVE, 42ND FL. Phone 702-413-6766 Fax: _____
 City New York State NY Zip 10171
 E-mail Address JAMIE@GIATSKI.COMMERCIAL.COM

APPLICANT Progressive Choices, Inc Contact Kim Hogue-McLard
 Address 3010 Rigel Ave Phone 248-9484 Fax: 248-9447
 City Las Vegas State NV Zip 89102
 E-mail Address pci.office@yahoo.com

REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ 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 WINSTON FISHER
 Subscribed and sworn before me
 This 8TH day of NOVEMBER, 2010
Donald Walbauer

Notary Public in and for said County and State
DONALD WALDAUER
 Notary Public, State of New York
 No. 01WA9502160
 Qualified in New York County
 Commission Expires June 30, 2014
 Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SUP-40575</u>
Meeting Date:	<u>2/8/11 PC</u>
Total Fee:	<u>\$ 1,030</u>
Date Received:*	<u>12-23-10</u>
Received By:	<u>[Signature]</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.
 f:\depot\Application Packet\Application Form.pdf
DEC 23 2010



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-40575** APN: 162-08-702-001
Name of Property Owner: Fisher Brothers Las Vegas, LLC
Name of Applicant: Progressive Choices, Inc.
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: WINSTON FISHER

Subscribed and sworn before me

This 8TH day of NOVEMBER, 2010

Donald Waldauer

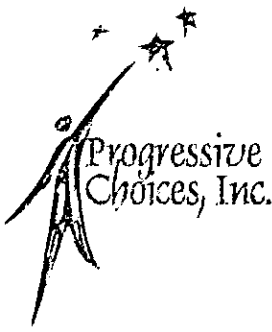
Notary Public in and for said County and State

Revised 11-14-06

DONALD WALDAUER
Notary Public, State of New York
No. 01WA9502160
Qualified in New York County
Commission Expires June 30, 2014

f:\depot\Application Packet\Statement of Financial Interest.pdf

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DEC 23 2010



Corporate Offices (702) 248-9484 Fax (702) 248-9447
4760 Pahrump Valley Blvd., # 9, Pahrump, NV 89048 (775) 751-5221
2937 East Alexander Road, No. Las Vegas, NV 89030 (702) 644-5850
3010 Rigel Ave., Las Vegas, NV 89102 (702) 212-0294

December 13, 2010

City Of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89101

Attn: Planning & Development Department

RE: N31-00006-G-118435 (Nature of Business)

Progressive Choices, Inc. has added **3000 Rigel Ave.** as our new corporate and accounting offices. We will require licensing for that location. Our Job Development Program Training Center **has been operating at the Palms Business Center since 2004.** The **"Training Center"** now occupying suites **3014-3018 Rigel Ave.** will be **adding the unit 3010 Rigel Ave. to our current location.** **It has come to our attention that we require a special use permit to operate at these locations.** Progressive Choices, Inc. is a professional non-profit organization developed in 1997 to provide on site and off site contracted work and supported employment specialists. We are licensed and vendored in the State of Nevada. The individuals that we service meet the State of Nevada's qualifications and are entitled to the services Progressive Choices, Inc. offers. The services we provide at our site location are referred to as contracted work delivered, pick up and paid for by outside contractors, our program participants are monitored by our trained paraprofessionals. Our trained professionals monitor the individuals that work outside our location, in the community. We do not provide psychological services nor any medical services. We do not focus on assistance or teach living skills nor conduct self-help groups. Our primary interest is to assist individuals with obtaining and maintaining community employment, documentation such as tracking skill levels, individual goals, and record monthly earnings. Our organization is funded through the State of Nevada.

If you need further information or have additional questions please contact one of the Owners (Bob Hogue, CFO, Kim Hogue-McCord, Vice President or Michelle Gerard, CEO @ (702) 248-9484.

Thank for your consideration.

Sincerely,

Kim Hogue-McCorrd

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DEC 23 2010
SUP-40575

CITY OF LAS VEGAS
PLANNING AND DEVELOPMENT DEPARTMENT

ENVIRONMENTAL IMPACT ASSESSMENT

Pursuant to Las Vegas Municipal Code (LVMC) Section 19.18.010(E) and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that your project is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project. The Environmental Impact Assessment forms attached herein must be prepared for each factor* and submitted for evaluation.

✓	1	Project Description
✓	2	Transportation and Traffic
✓	3	Schools
✓	4	Emergency Services
✓	5	Housing
✓	6	Mass Transit
✓	7	Open Space and Recreation
✓	8	Hydrology
✓	9	Water Quality
✓	10	Utilities and Service System

* Bold question numbers denote minimum NRS requirements

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SUP-40575

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

Applicant Information

The following Environmental Impact Assessment is being submitted for consideration for the proposed project known as Special Use Permit, located at Palms Business Center- 3000 Rigel Ave. & 3010-3018 Rigel Ave. Las Vegas, NV 89102.

This document is being prepared by:

Company Name: Progressive Choices, Inc.

Address: 3014 Rigel Ave.

Las Vegas, NV 89102

(702) 248-9484 ext. 100

Contact Person:

Name: Kim Hogue-McCord

Title: Vice President

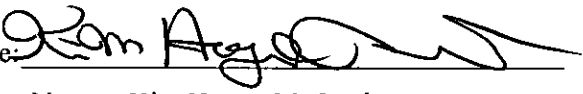
Telephone: (702) 248-9484 ext.101

Fax: (702) 248-9447

E-mail: pcioffice@yahoo.com

I certify that the statements made by me on this Environmental Impact Assessment represent my best professional judgment and are, to the best of my knowledge, true and complete and correct.

I understand that any misrepresentation or material omission of fact on this document may be considered as constituting grounds for an incomplete application and may uphold processing of the application until complete information is provided.

Signature: 

Date: 12-23-2010

Name: Kim Hogue-McCord

Title: Vice President

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

1 Project Description

1.a Project title: Special Use Permit for Non-Profit Job Placement
1.b Application #:
1.c Project location: 3000 Rigel Ave. & 3010-3018 Rigel Ave. Las Vegas, NV 89102

1.d Project sponsor
Name: NONE
Address:
Telephone:

1.e G. P. designation: C
1.f Zoning: M

1.g Project description:
Total site acreage: 4.88

i) Residential

Total units:
FAR per Lot:
Lot Coverage per Lot:

ii) Hospitality

Total rooms:
Total entertainment:

iii) Commercial

Total S.F.: 14343 For all addresses
Total FAR: N/A
Total Lot Coverage: N/A

1.h Briefly describe the project's surrounding land use and setting:

North: Commercial-Industrial
East: Commercial-Industrial
South: Undeveloped
West: Commercial-Industrial

1.i Project narrative (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach exhibits if necessary):

Narrative: Special Use Permit for existing Non-Profit Job Placement

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

2 **Transportation and Traffic**

- 2.a Would the project include adequate emergency access pursuant to LVMC Fire and emergency response requirements?

Explain: Yes, Normal services would be required.

- 2.b Would the project provide adequate parking pursuant to LVMC parking requirements?

Explain: yes

- 2.c Would the project potentially increase hazards due to a design feature (e.g., sharp curves, dangerous intersection) or incompatible uses (e.g., commercial heavy equipment)?

Explain: No

- 2.d Would the site have sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed project?

Explain: Yes, Normal access provided.

- 2.e Insert a Table (attach additional sheets if necessary), indicating the number of vehicle trips that the proposal will generate, estimated by applying to the proposal the average trip rates for the peak days and hours established by the Institute of Transportation Engineers (or its successor).

Table:

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

3 **Schools**

3.a What is the total number of proposed residential units?

Conventional units: N/A

Age-restricted units: N/A

3.b Based upon the student generation factors utilized by Clark County School District¹ what is the estimated number of pupils generated by the proposal which will be added to the enrollment of each of the following:

Elementary School

School name: N/A

Distance from site²:

Number of pupils:

Junior High/Middle School

School name: N/A

Distance from site²:

Number of pupils:

High School

School name: N/A

Distance from site²:

Number of pupils:

¹ See Exhibit I

² Attach a map indicating the primary route/distance from the proposed project main entry point to the school main access point.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

4 **Emergency Services**

- 4.a Provide the distance from the site of the proposal to the nearest facilities from which firefighting, police and emergency services will be provided, including without limitation, facilities of a local government that are planned but not yet constructed, and facilities that have been included in a local government's plan for capital improvements prepared pursuant to NRS 278.0226.

Fire

Name of the facility: Fire Station #15

Existing/proposed: Existing

Distance from site³: 1.2 miles

Police

Name of the facility: South Central Area Command Metro

Existing/proposed: Existing

Distance from site³: 5 miles

Emergency Services

Name of the facility: American Medical Response

Existing/proposed: Existing

Distance from site³: 2.9 miles

- 4.b Would the project result in increase for emergency services in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Explain: No Change

³ Attach a map indicating the primary route/distance from the proposed project main entry point to the firefighting, police, and emergency services main access point.

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

5

Housing

- 5.a Would the proposed project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, rural preservation area, or zoning ordinance)?

Explain: N/A none required

- 5.b Would the project displace or eliminate existing housing?

Explain: No, no impact

- 5.c What are the project characteristics, in terms of:

Density: N/A

Height: N/A

Gated community: N/A

Housing Type: N/A

Home ownership: N/A

- 5.d Provide a brief statement setting forth the anticipated effects of the proposal on housing.

Explain: None, No change

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

6 **Mass Transit**

- 6.a Provide the distance from the site of the proposal to the nearest mass transit loading point.

Line number/name: I04

Location: Meade/Valley View

Distance from site⁴: 0.5 miles

- 6.b Would the project result in change to the existing mass transit route, creation of a new line, or new loading points?

Explain: No, Door to Door services already provided by CAT STAR.

- 6.c Provide a brief statement setting forth the anticipated effects of the proposal on mass transit.

Explain: None

⁴ Attach a map indicating the primary pedestrian route/distance from the proposed project main entry point to the nearest mass transit.

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

7 **Open Space and Recreation**

- 7.a Provide the distance from the site of the proposal to the nearest existing⁵ or planned⁶ (as identified by the City of Las Vegas Master Plan – Parks Element, 2000) recreation area as follows:

Neighborhood Park

Park name: N/A

Location:

Distance from site⁷:

Community Park

Park name: N/A

Location:

Distance from site⁷:

Regional Park

Park name: N/A

Location:

Distance from site⁷:

- 7.b Based upon 1990 US Census population table⁸, what would be the total population generated by the proposed project?

Explain: Zero

- 7.c How much public parkland would be included in the proposed project?

Explain: N/A

- 7.d Provide a brief statement setting forth the anticipated effects of the proposal on open space and recreation.

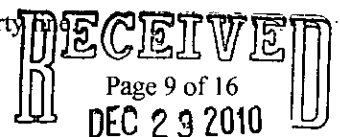
Explain: No Impact

⁵ See Exhibit 2

⁶ See Exhibit 3

⁷ Attach a map indicating the straight distance from the project property line to the park property line

⁸ See Exhibit 4



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

8 Hydrology

8.a Would the proposed project alter the existing drainage pattern of the site area?

Explain: No, Site already established

8.b What is the quantity of the increase in storm water runoff generated by the proposed project, estimated by using standards hydrologic method?

Explain: None, Site already Developed

8.c Would the total quantity of water runoff after construction exceed the capacity of existing or planned storm water drainage system?

Explain: N/A, Site already established

8.d Would the proposed project result in the construction of a new storm water drainage facility or the expansion of existing facilities? Is the storm water facility identified in the Neighborhood, City Wide or the Regional Master Plans?

Explain: No, Site already established

8.e Would the proposed project place housing within a 100-year special flood hazard area as mapped on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM)?

Explain: N/A

8.f Would the proposed project require drainage mitigation to protect the development from interim flows?

Explain: N/A

8.g Would the proposed project development meet the Clark County Regional Flood Control District – Hydrologic Criteria and Drainage Design Manual requirements for street flow and dry lane criteria for both the existing and the ultimate flow conditions?

Explain: N/A

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Page 10 of 16
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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

9

Water Quality

- 9.a Would water service provided to the proposed project by an existing or planned facility?

Explain: Yes, Already Established

- 9.b Would the proposed project result in the construction of a new water treatment facility or expansion of existing facilities?

Explain: No, Already Established

- 9.c What is the quantity of water that the project will demand during and after completion of the project, estimated by applying a demand factor established by the provider of water service or an equivalent calculation to the number of units that will be created by and the gross acreage that will be occupied by the project?

Explain: No change, Already Established

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

10	Utilities and Service System
-----------	-------------------------------------

10.a Would the proposed project connect to an existing or planned sewer system?

Explain: Yes, Already Established

10.b What is the quantity of sewage affluent generated by the proposed project, estimated by applying a sewage generation factor established by the provider of sewer service or an equivalent calculation to the number of units or area of indoor floor space that would be created by the project?

Explain: No Change, Already established

10.c Would the total quantity of sewage effluent generated by the proposed project exceed the capacity of existing or planned sewer system and wastewater treatment facility?

Explain: No, already established

10.d Would the proposed project generate any industrial waste?

Explain: No

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 1

Clark County School District
April 9, 2002

2001-2001 Valley-wide Student Yields

Grade	Student Yield	
	Single-Family	Multi-Family
K-5	0.245	0.163
6-8	0.123	0.066
9-12	0.137	0.062
P & 13	0.004	0.002

Single-Family units include mobile homes and townhouse.

Multi-Family units include a combination of apartments, plexes, and condominiums.

P & 13: Pre-school and Sunset School.

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 2

City of Las Vegas
Master Plan – Parks Element
March 15, 2000

Existing City Parks
(Map 1, pp. 11)

Parks Name	Classification			Acres
	N	C	R	
Aloha Shores Park	X			4.03
Angel Park	X			6.11
AnSan Sister City Park	X			7.83
Baker Park	X			6.78
Bob Baskin Park	X			6.18
Bruce Trent Park	X			10.00
Buckskin Basin	X	X		39.17
Charleston Heights Park	X			3.90
Charleston Heights	X			7.12
Chester A. Stupak Park	X			1.23
Children's Mem. Park	X	X		29.82
Coleman Park	X			4.00
Cragin Park	X			3.27
Dexter Park	X			4.70
Doolittle Park	X			15.28
Ed Fountain Park	X	X		29.82
Ethel Pearson Park	X			2.59
Fitzgerald Tot Lot	X			0.70
Freedom Park	X	X	X	68.08
Hadiand Park	X			13.64

Parks Name	Classification			Acres
	N	C	R	
Heers Park	X			7.07
Hills Park	X			13.50
Huntridge Circle Park	X			3.14
James Gay III Park	X			7.18
Jaycee Park	X			18.40
Lorenzi Park	X	X	X	59.37
Lubertha Johnson Park	X			1.60
Mary Dutton Park	X			0.20
Mirabelli Park	X			1.41
Pueblo Park(s)	X			5.09
Rafael Rivera Park	X			9.28
Rainbow Family Park	X	X		26.48
Elkhorn/Durango Fields	X	X		
Rotary Park	X			3.34
Stewart Place Park	X			3.45
Wayne Bunker Family Pk	X			13.75
W. Charleston Lions Park	X			4.50
Wildwood Park	X			1.24
Woofter Family Park	X			9.22
Clarence Ray Park	X			0.10

N: Neighborhood Park

C: Community Park

R: Regional Park

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 3

City of Las Vegas
Master Plan – Parks Element
March 15, 2000

Planned City Parks
(Map 12, pp. 49)

Parks Name	Classification			Acres
	N	C	R	
Fort Apache/Log Cabin Park	X			TBD
Jones/Iron Mountain Park	X	X	X	TBD
Grand Canyon/Bardley Park	X	X		40.0/34.0
Fort Apache/Elkhorn Park	X			TBD
Elkhorn/Durango Ballfields	X	X		TBD
Deer Springs Park	X	X		110.0/40.0
Deer Springs/Thom Park	X	X		TBD
Regional Sports Park	X	X		60.00
Ann/Cimmaron Park	X			2.50
Cheyenne/Jensen	X	X		20.00
Metro Park	X			17.00
Alexander/Diamond Ridge Park	X			TBD
Cheyenne/Durango Park	X	X	X	5.0/61.5
Northwest Soccer Park	X	X		TBD
Summerlin Sports Park	X			TBD
Pioneer/Silver Ridge Park	X			TBD
AnSan Sister City Park	X			TBD
Buffalo/Oakey Park	X	X		42.5/30.0
Pioneer/O'Bannon Park	X			TBD
Oakey/Redwood Park	X	X		28.00
Heritage Park	X			TBD
Dog Fanciers Park	X			0.5/6.0
Bonanza/Honolulu Park	X			TBD

N: Neighborhood Park C: Community Park R: Regional Park

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 4

US Census Bureau
1990

Persons per Units by Units in Structure by Owner and Renter Occupied
(City of Las Vegas, US Census Bureau, 1990 STF-1)

Owner Occupied	Persons per Unit
Single Family Detached	2.82
Single Family Attached (Townhouse)	2.14
Condominiums	
2 to 19 units	1.92
20 to 49 units	1.86
50 or more units	1.35
Mobile Home or Trailer	2.05

Renter Occupied	Persons per Unit
Single Family Detached	3.33
Single Family Attached (Townhouse)	2.79
Apartments	
2 to 19 units	2.23
20 to 49 units	1.82
50 or more units	1.76
Mobile Home or Trailer	1.87

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Page 16 of 16
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BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.

LICENSE #: N31-00006-G-118435

DATE ISSUED: 02/11/08

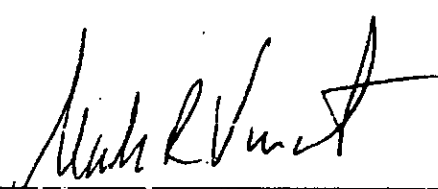
TYPE OF LICENSE: NP JOB PLACEMENT
INCLUDES 3012 & 3016 & 3020

BUSINESS LOCATION: 3014 RIGEL AV

ISSUE TO: PROGRESSIVE CHOICES INC

DBA:
PROGRESSIVE CHOICES INC
P O BOX 30847
LAS VEGAS NV 89173

PRINCIPAL(S)
HOGUE, BOB, CFO
GERARD, MICHELLE, CEO
HOGUE MCCORD, KIM, VP


Director, Department of Finance and Business Services

Failure to maintain any required state license renders this Business License invalid.

Post in a conspicuous place.

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DEC 23 2010



BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.

LICENSE #: N31-00177-I-118575

DATE ISSUED: 02/11/08

TYPE OF LICENSE: NON PROFIT ADMIN OFC

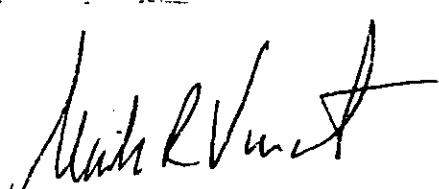
BUSINESS LOCATION: 3010 RIGEL AV

ISSUE TO: PROGRESSIVE CHOICES INC

DBA:
PROGRESSIVE CHOICES INC
P O BOX 30847
LAS VEGAS NV 89173

PRINCIPAL(S)

HOGUE, BOB, CFO
GERARD, MICHELLE, CEO
HOGUE MCCORD, KIM, VP



Director, Department of Finance and Business Services

Failure to maintain any required state license renders this Business License invalid.

Post in a conspicuous place.

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DEC 29 2010



20060703-0004345

APN# 100-08-702-001 (C)

11 digit number may be obtained at:
<http://sahdgate.co.clark.nv.us/clcsAssessor/owner.htm>

Quitclaim Deed

Type of Document

(Example: Declaration of Homestead; Quit Claim Deed, etc.)

Fee: \$17.00 RPTT: EX#003
NIC Fee: \$0.00

07/03/2006 14:50:03
T20060116766

Requestor:

FIRST AMERICAN TITLE COMPANY OF NEVAD

Frances Deane SOL

Clark County Recorder Pgs: 6

RE-RECORDED

7 6-2
Corrective deed to transfer and left off in
Recording requested by: error at time of recording

20051215 - 3448

FIRST AMERICAN TITLE COMPANY

Return to:

Name FIRST AMERICAN TITLE COMPANY

Address 180 CASSIA WAY #502

City/State/Zip HENDERSON, NEVADA 89014

MAIL TAX STATEMENTS TO ADDRESS ON DOCUMENT

This page added to provide additional information required by NRS 111.312 Sections 1-2
(An additional recording fee of \$1.00 will apply.)

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

RECEIVED
DEC 23 2010

A.P.N.: (200) 162-08-702-001
File No: NCS-134047-SC (db)

When Recorded Return To:
Paul, Hastings, Janofsky & Walker LLP
75 East 55th Street
New York, NY 10022
Attn: Ann E. Ryan

R.P.T.T.: \$

QUITCLAIM DEED

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

Glenborough Fund IX Holding, LLC, a Delaware limited liability company

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

Fisher Brothers Las Vegas LLC, a Delaware Limited Liability Company

all the right, title, and interest of the undersigned in and to the real property situate in the County of **Clark**, State of **Nevada**, described as follows:

That portion of Rigel Avenue abutting Lots 1, 2, and 3 of Parcel Map on file in Book 46, Page 19, as vacated in that certain Order of Vacation recorded June 1, 1983 in Book 1743 of Official Records, Clark County, Nevada, as Instrument No. 1702583.

Glenbrough Fund IX Holding LLC, a
Delaware Limited Liability Company


By: G LEE BURNS
VP

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CLARIFICATION COPY

A.P.N.: (200) 162-08-702-001
File No: NCS-134047-SC (db)

When Recorded Return To:
Paul, Hastings, Janofsky & Walker LLP
75 East 55th Street
New York, NY 10022
Attn: Ann E. Ryan

R.P.T.T.: \$

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Glenbrough Fund IX Holding LLC, a
Delaware Limited Liability Company


By: G LEE BURN
VP

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

SAN MATEO

} ss.

On JUNE 6, 2006

before me,

SALLY A. STOLLMAN, Notary Public

personally appeared

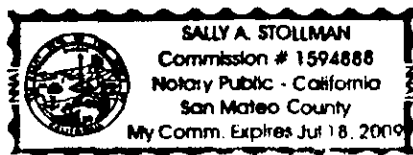
G. LEE BURNS

Name(s) of Signer(s)

☒ personally known to me

☐ proved to me on the basis of satisfactory evidence

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



WITNESS my hand and official seal

Sally A. Stollman
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

☐ Individual

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

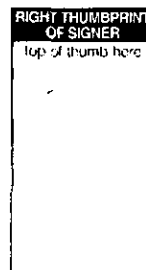
☐ Attorney-in-Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____



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CERTIFIED COPY. THIS
DOCUMENT IS A TRUE AND
CORRECT COPY OF THE
RECORDED DOCUMENT MINUS
ANY REDACTED PORTIONS

DEC. 13. 2010

Rebbie Conway
RECORDER

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) (200) 162-08-702-001
b) _____
c) _____
d) _____

2. Type of Property

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

FOR RECORDERS OPTIONAL USE

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

3. Total Value/Sales Price of Property: \$ _____

Deed in Lieu of Foreclosure-Only (value of property) (\$ _____)

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption, per 375.090, Section: 3

b. Explain reason for exemption: Transfer of land left off
in error at time of original recordation *

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: _____

Capacity: _____

Signature: _____

Capacity: as a managing member

SELLER (GRANTOR) INFORMATION

(REQUIRED)

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Glenborough Properties, L.P.

Print Name: Janofsky & Walker LLP

Address: 400 South El Camino Real

Address: 75 East 55th Street

City: San Mateo

City: New York

State: CA Zip: 94022

State: NY Zip: 10022

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

First American Title Insurance
Company National Commercial

Print Name: Services

File Number: NCS-134047-SC db/db

Address: 1737 North First Street, Suite 500

City: San Jose

State: CA Zip: 95112

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

* Original recorded: 20051215-3448

All transfer tax paid at time of

Original recordation 20051215

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DEC 23 2010

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) (200) 162-08-702-001
 b) _____
 c) _____
 d) _____

2. Type of Property

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

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property: \$ _____

Deed in Lieu of Foreclosure-Only (value of property) (\$ _____)

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption, per 375.090, Section: 3b. Explain reason for exemption: Transfer of land left off in error at time of original recordation

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: _____

Capacity: _____

Signature: _____

Capacity: Managing member

SELLER (GRANTOR) INFORMATION
 (REQUIRED)

BUYER (GRANTEE) INFORMATION
 (REQUIRED)

Print Name: Glenborough Properties, L.P.Print Name: Janofsky & Walker LLPAddress: 400 South El Camino RealAddress: 75 East 55th StreetCity: San MateoCity: New YorkState: CA Zip: 94022State: NY Zip: 10022

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

First American Title Insurance

Company National Commercial

Print Name: ServicesFile Number: NCS-134047-SC db/dbAddress: 1737 North First Street, Suite 500City: San JoseState: CA Zip: 95112

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

* Original recorded 2005 12 5 348

All transfer tax paid at time of
 Original recordation 2005 12 5 348

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 4345
 DEC 23 2010