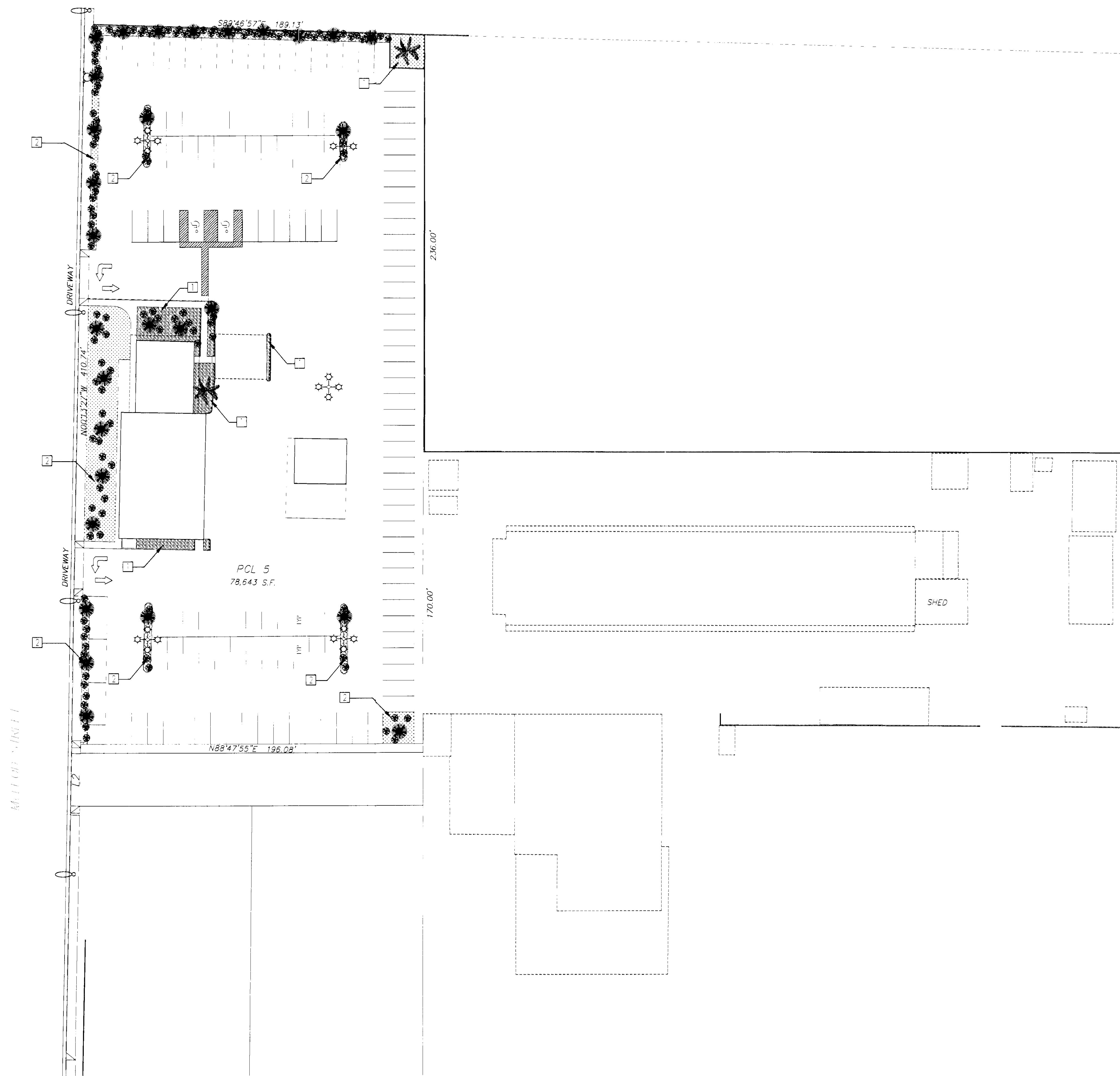




KEYNOTES

- 1 EXISTING ROCK MOUND
- 2 3/8" SCREENED LANDSCAPE ROCK - GOLD GRANITE OVER WEED BARRIER - IN PLANTER

LANDSCAPING

- EXISTING FAN PALM 24" BOX OR GREATER 2 COUNT
- WAXY AGNUSCASTUS - CHASTE TREE 24" BOX 29 COUNT
- RHUS MICROPHYLLA - LITTLE LEAF SUMAC 3 GAL 111 COUNT

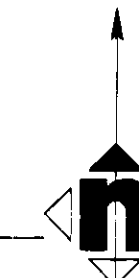
NOTES

- 1. ALL LANDSCAPING TO BE REGRADED

SITE PLAN SCALE: 1"=30'

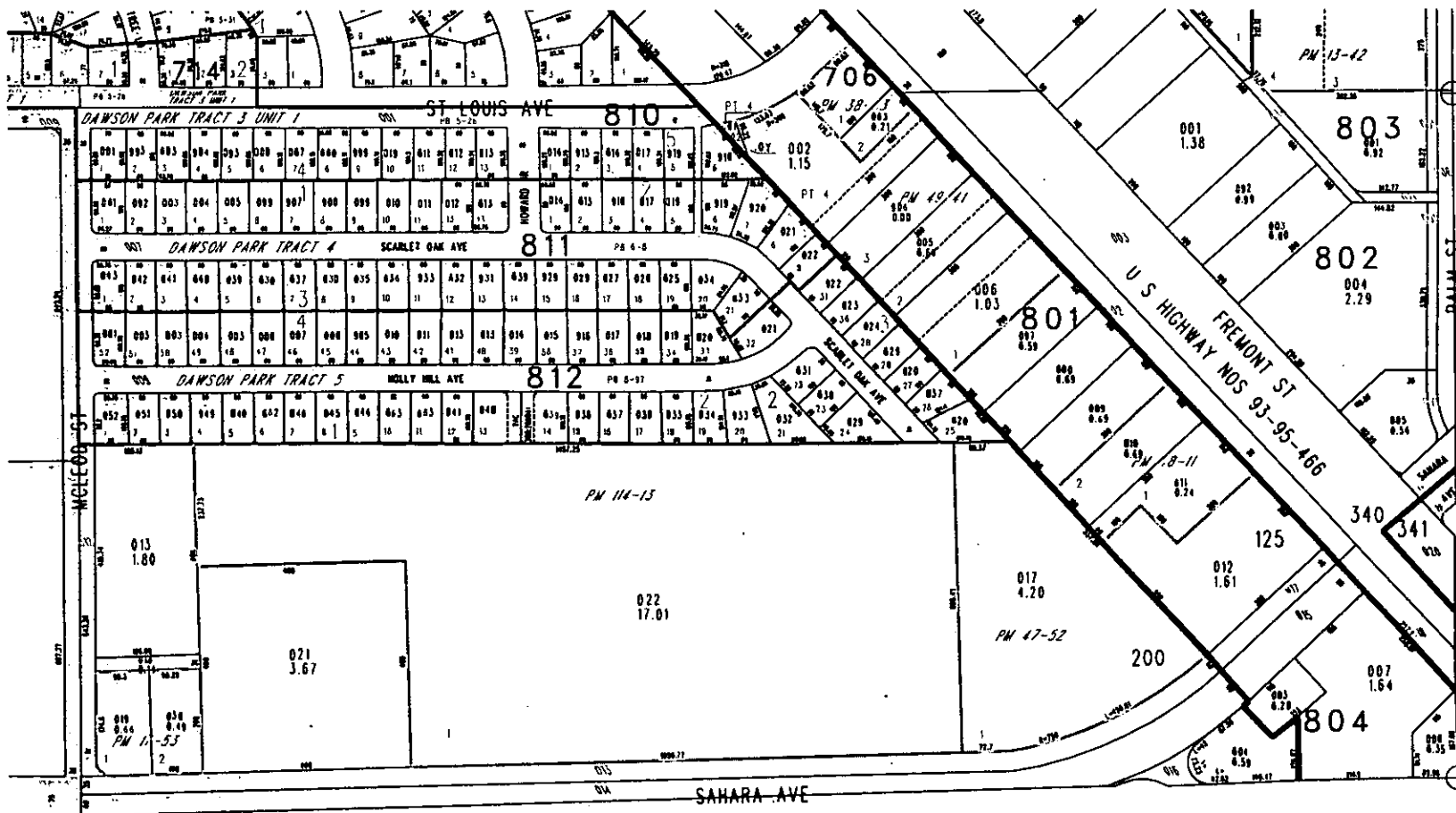
DRIVETIME CAR SALES COMPANY

GPA-40839 SUP-41115
SDR-41114 REVISED



RBA ARCHITECTURE December 9, 2010
MAR 23 2011

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 recording documents for more detailed legal information. USE THIS SCALE (FEET) THIS MAP REDUCED FROM 12X17 ORIGINAL 	MAP LEGEND ——— PARCEL BOUNDARY - - - SUBD BOUNDARY ——— ROAD EASEMENT - - - PW/LR BOUNDARY - - - NON-PARCEL LOT LINE ——— MATCH LINE / LEADER LINE ——— ROAD ID NUMBER	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T21S R61E	01	S 2 SE 4	162-01-8																														
		AVERAGE GRA VALUE 35	PARCEL NUMBER 202	PARCEL NUMBER ACRES 1.99	PARCEL SUB/SEQ NUMBER 001	PLOT RECORDING NUMBER 1705	BLOCK NUMBER 1705	LOT NUMBER 1705																													
		ROAD ID NUMBER 001	BLOCK NUMBER 5	LOT NUMBER 5	CRY. LOT NUMBER CLS	Scale: 1"=200' Rev: 08/15/08	<table border="1"> <tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td></tr> <tr><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td></tr> <tr><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td></tr> <tr><td>16</td><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><td>25</td></tr> <tr><td>26</td><td>27</td><td>28</td><td>29</td><td>30</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
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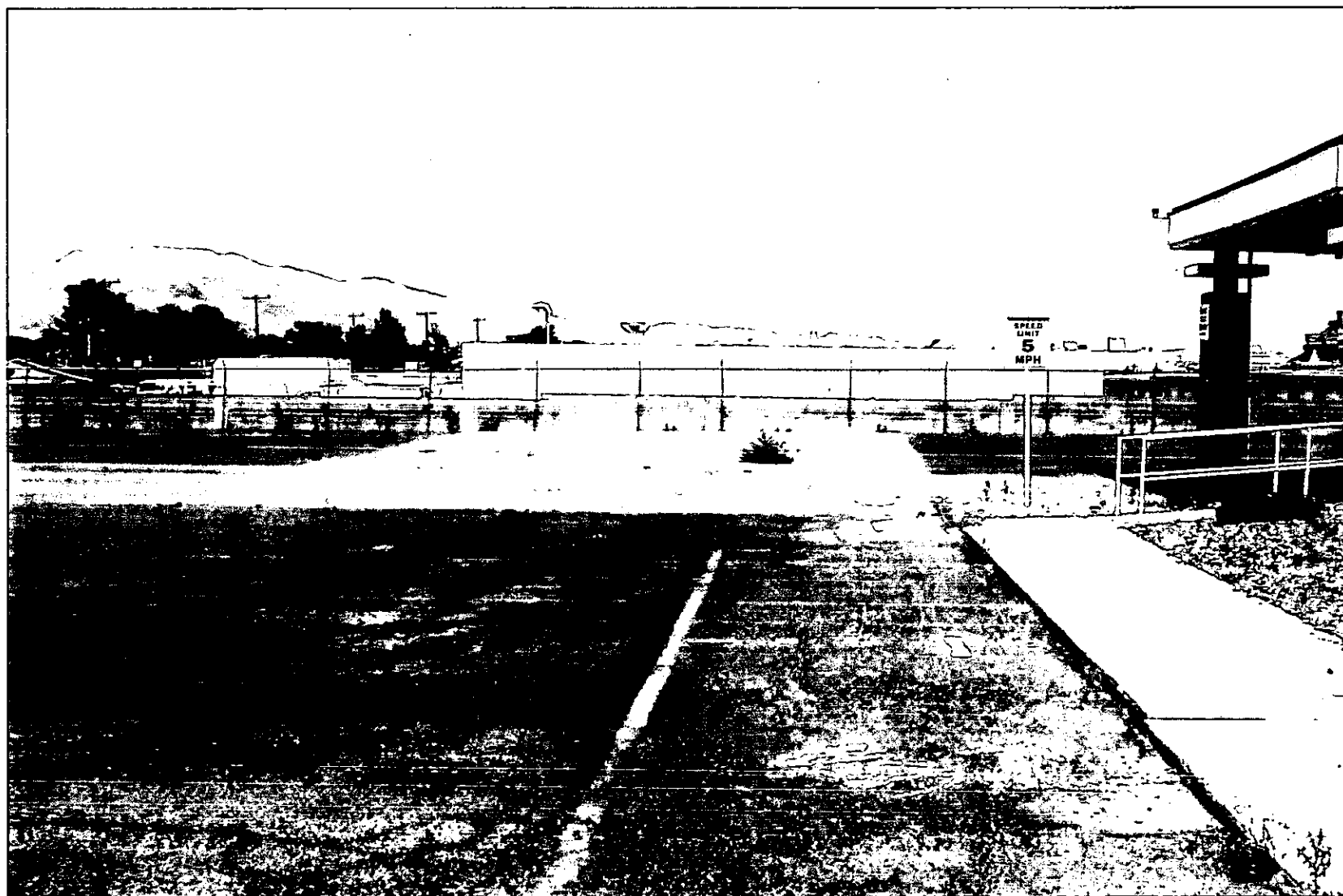
GPA-40839, SUP-41115, & SDR-41114 - APPLICANT: DRIVETIME CAR SALES COMPANY, LLC - OWNER:
LIND ALEE WARD REVOCABLE TRUST
52301 McLEOD STREET

05/16/11



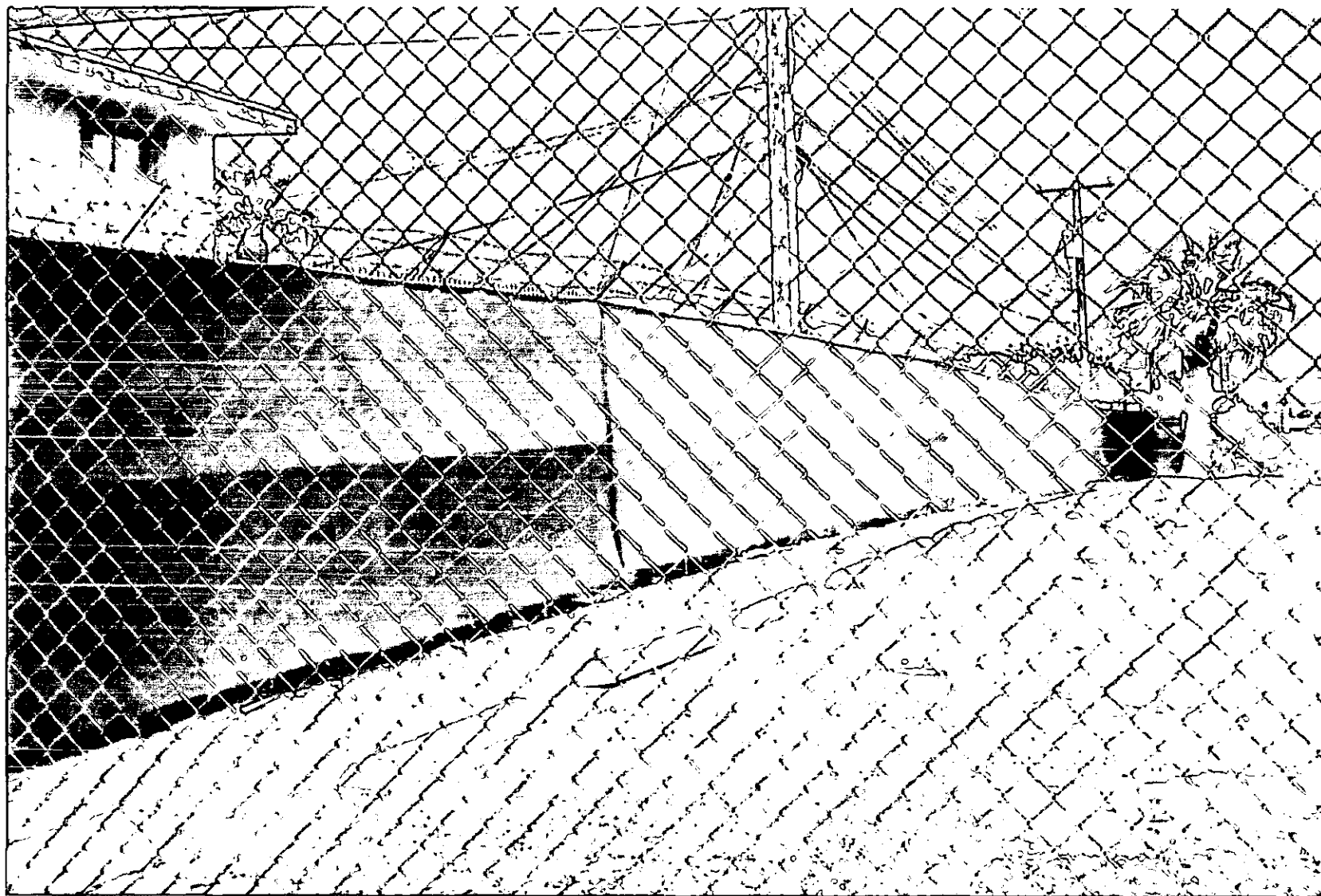
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52301 McLEOD STREET

05/16/11

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. Applicant proposes to operate Motor Vehicle Sales (Used) from location that had previously operated a Motor Vehicle Sales (New) use from 3030 E. Sahara Ave (Business License #A16-00001, OOB 09/08/2010).
2. 2301 McCleod St (APN 162-01-801-013) maintains PF (Public Facility) land use, which will require a General Plan Amendment and Site Development Review (to address landscape deficiencies) if within the limits of the proposal. Special Use Permit is required for Automotive Repair Garage (Major) in order to operate garage ancillary to Motor Vehicle Sales (Used) use adjacent to the east.
3. Motor Vehicle Sales (Used) may not operate on separate parcel. Special Use Permit in the C-2 (General Commercial) zoning district will be required for Automotive Repair garage (Major) at 2301 McCleod St. SUP will require a Project of Regional Significance (PRS)
4. **Minimum Special Use Permit Requirements for Automotive Repair Garage (Major):**
 1. All repair and service work shall be performed within a completely enclosed building. All windows and doors shall be completely closed when body and fender work, hammering, sanding or other noise-generating activities are being performed.
 2. No used or discarded automotive parts or equipment shall be located or stored in any open area outside of the enclosed building.
 3. Openings in service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.
 4. All disabled or wrecked vehicles shall be stored in an area that is screened from view from the surrounding properties and adjoining streets.
 5. Outdoor hoists are prohibited.
 6. All hazardous materials resulting from the repair, storage, or dismantling of vehicles shall be properly stored and removed from the premises in a timely manner. Storage, use and removal of toxic substances, solid waste pollution and flammable liquids, particularly gasoline, paints, solvents and thinners, shall conform to all applicable Federal, State, and local regulations.
 7. No vehicle may be parked on the premises for the purposes of offering the vehicle for sale.
 8. Outdoor bells and loudspeakers are prohibited.
- **On-site Parking Requirement:** Five spaces, plus one space for each 200 square feet of gross floor area.
- **Neighborhood Meeting Requirements (for GPA):** Previous Code Enforcement Actions at 3030 East Sahara Ave: #54112, cited 6/05/07 for illegal signage. #5490 10/14/03, cited for paint odors, loud music at night, and test drives through neighborhoods.

-- 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****

2008 0837

PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



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Project Name: DriveTime - 3000 E. Sahara Ave. Motor Vehicle Sales (Used)

APN(s):	162-01-801-013	Pre-app Date:	12/03/10
Location:	NEC of Sahara Avenue & McCleod St	Meeting Location:	DSC 1st Floor Conference Room - 1B
Ward #:	3 - Reese	Acres:	6.5
		Time:	11:00 a.m.

Applicant Info:	DriveTime Car Sales Company, LLC		
	Phone: (702)-	Fax: (702)-	Email:
Representative Info:	Erin McMullen - Snell & Wilmer, LLP		
	Phone: (702)-784-5269	Fax: (702)-784-5252	Email: emcmullen@swlaw.com
Ownership Info:			Last Change of Ownership Date:
	Phone: (702)-	Fax: (702)-	Email:

Existing Use:	Motor Vehicle Sales (New)		
Proposed Use:	Motor Vehicle Sales (Used) Auto Repair Garage (Major)		
General Plan:	Existing:	PF (Public Facilities) on APN 162-01-801-013	
	Proposed:	SC (Service 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		

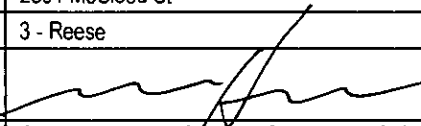
☒ **Meeting** ☐ **Conversation Record** ☐ **Telephone Record**

Between CLV P&D Representative: Mike Howe, Planner I (229-6821 Office / 385-7268 Fax / mphowe@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Steve Gebeke	CLV- Planning & Development	229-5410		
2.				
3.				
4.				
5.				
6.	CLV - Finance (Business License)	229-6321	383-0769	
7.	CLV - PW - Dev Co	229-6578	474-7599	
8.	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11.	CLV - Fire and Rescue	229-0366	229-0124	
12.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

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Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST (CONT.)					
Item Required							
YES	NO						
LOCATION MAP (For GPA, MOD and ZON applications)					GPA/MOD	ZON	
☒	☐	North arrow, scale, and vicinity map			Folded Plans (5, plus 1 per application):		
					Rolled Plans:		
☒	☐	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" B/W; 1 per application):		
☒	☐				Provide a legend of land use designations or zoning districts, whichever is applicable; indicate what changes are proposed for the subject site		
☒	☐	Show <i>all</i> surrounding sites within a 1,000-foot radius of subject site			NOTES: ***NOT A SITE PLAN***		
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.							
Owner / Applicant / Representative:		DriveTime Car Sales Company, LLC		Application Type(s):		General Plan Amendment Special Use Permit Site Development Plan Review	
APN(s):		162-01-801-013		Application Purpose:		Automotive Repair Garage (Major)	
Location:		2301 McCleod St		Pre-App. Meeting Date:		12/02/10	
Ward:		3 - Reese		Submittal Deadline:		12/09/10 - no later than 2:00 pm	
Planner's Signature:				Earliest PC / CC Meeting Dates:		01/25/11 PC - 02/16/11 CC (Cycle 1)	
Planner:		Steve Gebeke, Planning Supervisor - 229-5410 / Mike Howe, Planner I - 229-6821					
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 <u>no later than 15 days prior</u> 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.							

12/11/10

Pre-Application
Conference

CITY OF LAS VEGAS

Planning & Development Department

SUBMITTAL CHECKLIST



Item Required

YES

NO

APPLICATION PACKET (REQUIRED FOR EACH APPLICATION)

				Fees				
				Appl. Type	Application	Notification	Recordation	Sub-Total
☒	☐	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")					
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots						
☒	☐	Detailed justification letter		GPA	\$ 1000.00	\$ 500.00	\$ 30.00	\$ 1530.00
☒	☐	Development Impact Notice and Assessment (DINA)		SUP	\$ 300.00	\$ 500.00	\$ 30.00	\$ 830.00
☐	☒	Project of Regional Significance (PRS)		SDR	\$ 500.00	\$ 500.00	\$ 30.00	\$ 1030.00
☒	☐	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	
☒	☐	Photo Reproduction of the Color & Materials Board per Site Development Plan Review Submittal Requirements	Grand Total All Fees:					\$3890

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:	
☒	☐	All points of ingress and egress shown		
☒	☐	ADA accessibility requirements shown/labeled		
☒	☐	Parking standard(s) utilized: Motor Vehicle Sales (Used)		
☒	☐	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 as applicable):	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:	
☒	☐	Quantity, size, species/variety of all trees, shrubs, and ground cover		

BUILDING ELEVATIONS

☒	☐	Scale and building dimensions labeled	Folded Plans (1 per application as applicable):	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 as applicable):	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)		

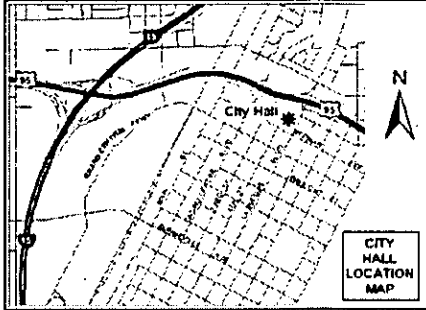
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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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 Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-40839 & SUP-41115

Planning Commission Meeting of 4/12/2011

PRESORTED
FIRST CLASS



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16201811008 Case: GPA-40839
AGUILAR GUADALUPE R & MARY L
3001 SCARLET OAK AVE
LAS VEGAS NV 89104-4349

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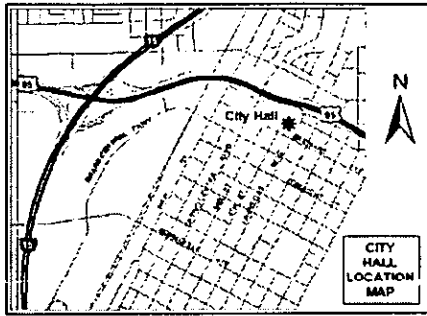
19-20

5 BRDGN11 89104



City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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GPA-40839 & SUP-41115

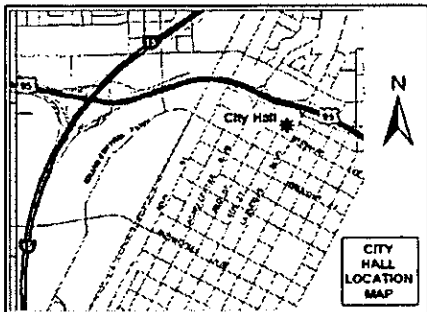
Planning Commission Meeting of 4/12/2011

36 BROGN11 89135



City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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.

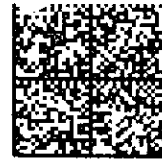
GPA-40839 & SUP-41115

Planning Commission Meeting of 4/12/2011

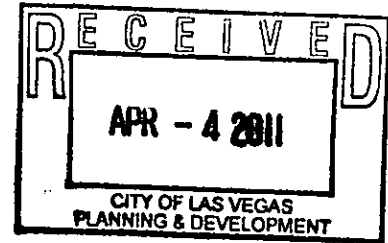
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FIRST CLASS



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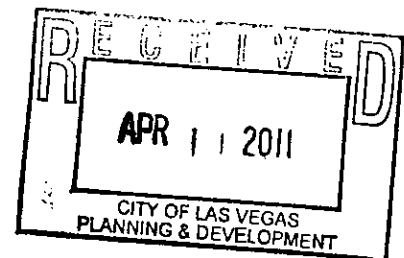


Case: GPA-40839
16201801013
WARD LINDA LEE REVOCABLE LIV TR
11278 WINTER COTTAGE PL
LAS VEGAS NV 89135-1702

PRESORTED
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UNITED STATES POSTAGE
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MAILED FROM ZIP CODE 89101



Case: GPA-40839
16201811012
DONALD MICHAEL M & MARY J
3017 SCARLET OAK AVE
LAS VEGAS NV 89104-4349



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

May 19, 2011

Ms. Linda Lee Ward, Trustee
Linda Lee Ward Revocable Living Trust
9101 West Sahara Avenue, Suite 105-C31
Las Vegas, Nevada 89117

RE: GPA-40839 – GENERAL PLAN AMENDMENT
RELATED TO SUP-41115 AND SDR-41114
CITY COUNCIL MEETING OF MAY 18, 2011

Dear Ms. Ward:

The City Council at a regular meeting held May 18, 2011, APPROVED the request to amend the General Plan FROM: PF (PUBLIC FACILITIES) TO: GC (GENERAL COMMERCIAL) on 1.8 acres at 2301 McLeod Street (APN 162-01-801-013). The Notice of Final Action was filed with the Las Vegas City Clerk on May 19, 2011.

Sincerely,

A handwritten signature in black ink, appearing to read "Lean Coleman".

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

cc: Mr. Steve Johnson
DriveTime Car Sales Company, LLC
4020 East Indian School Road
Phoenix, Arizona 85018

Mr. Neal Tomlinson
Snell & Wilmore, LLP
3883 Howard Hughes Parkway, Suite #1100
Las Vegas, Nevada 89169

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

VOICE 702.229.6011
TTY 702.388.9108
www.lasvegasnevada.gov



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

April 13, 2011

Ms. Linda Lee Ward, Trustee
Linda Lee Ward Revocable Living Trust
9101 West Sahara Avenue, Suite 105-C31
Las Vegas, Nevada 89117

**RE: GPA-40839 - GENERAL PLAN AMENDMENT RELATED TO SUP-41115
AND SDR-41114
PLANNING COMMISSION MEETING OF APRIL 12, 2011**

Dear Ms. Ward:

Your request to amend the General Plan FROM: PF (PUBLIC FACILITIES) TO: GC (GENERAL COMMERCIAL) on 1.8 acres at 2301 McLeod Street (APN 162-01-801-013), Ward 3 (Reese), was considered by the Planning Commission on April 12, 2011.

The Planning Commission voted to recommend **APPROVAL** of your request.

This item will be considered by the City Council on May 18, 2011, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

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

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Steve Johnson
DriveTime Car Sales Company, LLC
4020 East Indian School Road
Phoenix, Arizona 85018

Mr. Neal Tomlinson
Snell & Wilmore, LLP
3883 Howard Hughes Parkway, Suite #1100
Las Vegas, Nevada 89169

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

CC

P/L

159/
156**Report of All Selected Parcels**Case Number: GPA-40839 *SUP- 4/115, SDR- 4/114*Printed On: Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
AGEEFF FEODOR	3050 E ST LOUIS AVE LAS VEGAS NV	16201810014
AGUILAR GUADALUPE R & MARY L	3001 SCARLET OAK AVE LAS VEGAS NV	16201811008
ANDERSON ROBERT E JR	2924 E ST LOUIS AVE LAS VEGAS NV	16201810007
ARIAS CUAHTEMOC & SANDRA	624 BADLANDS AVE HENDERSON NV	16201811001
ARIAS SILVINO G	1809 GINGER TREE LN LAS VEGAS NV	16201713006
AVILES VICTOR & ROSA	2904 SCARLET OAK AVE LAS VEGAS NV	16201811042
BANK DEUTSCHE NATIONAL TR CO TRS	7495 NEW HORIZON WY MAIL STOP-NAC #X3902-01F FREDERICK MD	16201313001
BARAJAS ARMANDO	2917 HOLLY HILL AVE LAS VEGAS NV	16201812005
BEAUDRY DEBORAH A	3105 HOLLY HILL AVE LAS VEGAS NV	16201812019
BEJARANO RIGOBERTO & JOSE	3013 HOLLY HILL AVE LAS VEGAS NV	16201812010
BRUNER HELEN G & VIRGINIA A	1805 GINGER TREE LN LAS VEGAS NV	16201713005
BRUNO FAMILY TRUST	630 TOY LN BOSQUE FARMS NM	16201812052
CANTWELL BERNARD & CHARLOTTE E	2904 ST LOUIS AVE LAS VEGAS NV	16201810002
CARDENAS CARLOS X	2917 SCARLET OAK AVE LAS VEGAS NV	16201811005
CARY JAMES A & CATHERINE M	3033 HOLLY HILL AVE LAS VEGAS NV	16201812015
CASTRO SILVIA	3025 HOLLY HILL LAS VEGAS NV	16201812013
CHANG HSING LIANG & DO CHEN	3000 SCARLET OAK AVE LAS VEGAS NV	16201811036
CHAPMAN LAS VEGAS L L C	1150 N 54TH ST CHANDLER AZ	16212501005
CHIAO KAO CHEN	3105 SCARLET OAK LAS VEGAS NV	16201811006
CHIAO KAO CHEN	3105 SCARLETT OAK AVE LAS VEGAS NV	16201811015
CHIAO KAO-CHEN	3105 SCARLETT OAK AVE LAS VEGAS NV	16201811018
CONTRERAS JUAN M & ARACELI REYES	2913 HOLLY HILL AVE LAS VEGAS NV	16201812004
COX BRENDA ILENE	3040 HOLLY HILL AVE LAS VEGAS NV	16201812037
CRAIG MICHAEL D & ELAINE F	16630 ARMSTRON WOODS DR GUERNEVILLE CA	16201812039
CRUZ MORENA A	2901 E ST LOUIS AVE LAS VEGAS NV	16201714002
DALEY TOM & LESLIE	%CSK AUTO CORP STORE #2842 %THOMSON REUTERS PTS P O BOX 061160 CHICAGD IL	16212102003
DELACERDA ANTONIO & MARIA	2916 SCARLET OAK AVE LAS VEGAS NV	16201811039
DELATORRE RAMDN & TERESA	1355 WIND COVE ST LAS VEGAS NV	16201811035
DELGADO URIEL A & HORTENCIA	2809 E ST LOUIS AVE LAS VEGAS NV	16201314003
DENNISON ALICE L	3009 E ST LOUIS AVE LAS VEGAS NV	16201711032
OERBY JERRY L	3001 HOLLY HILL AVE LAS VEGAS NV	16201812007
DIAZ AUDEL & BOUDELIO	7708 LEAVORITE DR LAS VEGAS NV	16201711025

Report of All Selected Parcels**Case Number:** GPA-40839**Printed On:** Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
DIAZ JOSE GUADALUPE & ROSA	2912 E ST LOUIS AVE LAS VEGAS NV	16201810004
DIVECCHIO ROBERT	4765 VISTA FLORA LAS VEGAS NV	16201711003
DONALD MICHAEL M & MARY J	3017 SCARLET OAK AVE LAS VEGAS NV	16201811012
DUARTE ELODIA	1736 BLUE SPRUCE CIR LAS VEGAS NV	16201313010
DUFFY FAMILY TRUST	7595 IRONWOOD KNOLL AVE LAS VEGAS NV	16201811030
EQUITY GIBRALTAR INVEST CORP	952 SONGBIRD LN BONITA CA	16201810013
ESCALERA PATRICIA & JUAN	3024 HOLLY HILL AVE LAS VEGAS NV	16201812040
ESCOBEDO EDMUNDO & P FAM TR	3008 HOLLY HILL AVE LAS VEGAS NV	16201812044
ESPINOSA ARTURO & GUADALUPE M	1901 CHERRY LN LAS VEGAS NV	16201313003
ESPINOSA ARTURO & GUADALUPE M	1905 CHERRY LN LAS VEGAS NV	16201313002
ESPINOZA CLEMENTE	1412 FRANKLIN AVE LAS VEGAS NV	16201812035
ESPINOZA-BLANCAS ROBERTO	3005 E ST LOUIS AVE LAS VEGAS NV	16201711031
ESQUEDA ISABEL	2916 HOWARD DR LAS VEGAS NV	16201711033
ESTEFAN ILEANA D	1913 SILVER BIRCH LN LAS VEGAS NV	16201711028
F A ACQUISITIONS III L L C	630 S 4TH ST LAS VEGAS NV	16212501011
FAIR PAVINEE	3105 SCARLET OAK AVE LAS VEGAS NV	16201811028
FAIRWAY CHEVROLET COMPANY	3222 E SAHARA AVE LAS VEGAS NV	16201801022
FEDERAL HOME LOAN MORTGAGE CO	%JPMORGAN CHASE BANK 7255 BAYMEADOWS WAY MAIL STOP JAXB2007 JACKSONVILLE FL	16201711001
FIGUEROA MANUEL	1912 SILVER BIRCH LN LAS VEGAS NV	16201711002
FIGUEROA REYNALDO	1816 SILVER BIRCH LN LAS VEGAS NV	16201711007
FLASTER JUDY A LIVING TRUST	3041 HOLLY HILL AVE LAS VEGAS NV	16201812017
FLORES EULOGIO & ROSARIO	3029 SCARLET OAK AVE LAS VEGAS NV	16201811014
FUKUNAGA SUSAN N	1901 GINGER TREE LN LAS VEGAS NV	16201713007
G I H M L L C	10439 RIVINGTON CT LONE TREE CO	16212102002
GAIL KAREN E & STEPHEN M	607 BRYANT CT BOULDER CITY NV	16201711034
GAMEROS ARGELIA M	3020 SCARLET OAK AVE LAS VEGAS NV	16201811031
GAMETT FAMILY TRUST	2924 SCARLET OAK AVE LAS VEGAS NV	16201811037
GAONA VICENTE & ELVIRA	1917 SILVER BIRCH LN LAS VEGAS NV	16201711029
GARCIA MAGALY RUIZ REV LIV TR	1904 SILVER BIRCH AVE LAS VEGAS NV	16201711004
GARCIA MARCELINA	2220 FRANKLIN AVE SAN DIEGO CA	16201711035
GARCIA PEDRO A & ROSARIO	2916 HOLLY HILL AVE LAS VEGAS NV	16201812048
GIRON JUAN J & MIRTHA L	3040 SCARLET OAK AVE LAS VEGAS NV	16201811026

Report of All Selected Parcels**Case Number:** GPA-40839**Printed On:** Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
GODINEZ IGNACIO & MARIA L	2909 SCARLET OAK AVE LAS VEGAS NV	16201811003
GODINEZ JOSE & SILVIA	2905 SCARLET OAK AVE LAS VEGAS NV	16201811002
GONZALEZ GUADALUPE D	2908 HOLLY HILL AVE LAS VEGAS NV	16201812050
GUERRA JOSE ROLANDO	3041 SCARLET OAK AVE LAS VEGAS NV	16201811017
GUERRA-ESCALERA JOSE L	3021 HOLLY HILL AVE LAS VEGAS NV	16201812012
GUNTHER DANIEL J	2801 E ST LOUIS AVE LAS VEGAS NV	16201314001
GUTIERREZ MARIA DEL CARMEN J	3020 HOLLY HILL AVE LAS VEGAS NV	16201812041
HADEN BILL INC	%L A SALO CPA LTD 2625 WIGWAM PKWY #106 HENDERSON NV	16201801019
HADEN BILL INC	%L A SALO CPA LTD 2625 WIGWAM PKWY #106 HENDERSON NV	16201801020
HADEN BILL INC	%L A SALO CPA LTD 2625 WIGWAM PKWY #106 HENDERSON NV	16201801018
HADEN BILL INC	%L A SALO CPA LTD 2625 WIGWAM PKWY #106 HENDERSON NV	16201801021
HANSON DONALD G	3016 SCARLET OAK AVE LAS VEGAS NV	16201811032
HARDWICK S TRUST	3028 SCARLET OAK AVE LAS VEGAS NV	16201811029
HERINK FAMILY 1996 TRUST	900 TONI LAS VEGAS NV	16201811010
HERNANDEZ ROSA E	3012 SCARLET OAK AVE LAS VEGAS NV	16201811033
HOM AREY	2912 SCARLET OAK AVE LAS VEGAS NV	16201811040
J A M PROPERTIES INTL L L C	3863 S VALLEY VIEW BLVD #5 LAS VEGAS NV	16201810016
JIMENEZ JUAN	2913 SCARLET OAK AVE LAS VEGAS NV	16201811004
LAMENDOLA NICHOLAS & FAITH	5990 SIERRA MEDINA AVE LAS VEGAS NV	16201313011
LARSON GLEN LIVING TRUST	%G LARSON P O BOX 364857 NO LAS VEGAS NV	16201713008
LIPPERT RUTH	2905 E ST LOUIS AVE LAS VEGAS NV	16201714004
LOPEZ ISMAEL & ALEIDA	3012 HOLLY HILL AVE LAS VEGAS NV	16201812043
LOPEZ NESTOR	3008 SCARLET OAK AVE LAS VEGAS NV	16201811034
LOZOYA JUAN & ALMA	2908 SCARLET OAK AVE LAS VEGAS NV	16201811041
LUCAS JUAN M	1804 GINGER TREE LN LAS VEGAS NV	16201713002
LUCIO JUAN CARLOS	3004 E ST LOUIS AVE LAS VEGAS NV	16201810009
MADERO ACEANO B & PAULA	2904 HOWARD DR LAS VEGAS NV	16201711036
MADI ADAM A	2925 HOWARD DR LAS VEGAS NV	16201711044
MAITA GUILLERMO	3012 E ST LOUIS AVE LAS VEGAS NV	16201810011
MANUEL LUDWIG & LUDWIG A	1800 GINGER TREE LN LAS VEGAS NV	16201313015
MARTINEZ MANUEL & DUBINA	2912 HOLLY HILL AVE LAS VEGAS NV	16201812049
MARTINEZ OSCAR	3016 E ST LOUIS LAS VEGAS NV	16201810012

Report of All Selected Parcels**Case Number:** GPA-40839**Printed On:** Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
MASSEY CONNIE RAE ADAMS	1921 SILVER BIRCH LN LAS VEGAS NV	16201711030
MCLELLAN LOUIS CURTIS	4001 S DECATUR #37-195 LAS VEGAS NV	16201810001
MICKENS CLAUDIA A	2821 E ST LOUIS AVE LAS VEGAS NV	16201314006
MONTES MARIO & ROSA	1752 BLUE SPRUCE CIR LAS VEGAS NV	16201313014
MONTES MARIO & ROSA E	3000 E ST LOUIS AVE LAS VEGAS NV	16201810008
MORRIS WANDA	3013 SCARLET OAK AVE LAS VEGAS NV	16201811011
MURALLES EGIDIO	1909 SILVER BIRCH LN LAS VEGAS NV	16201711027
NAVA AGUSTIN	3005 SCARLET OAK AVE LAS VEGAS NV	16201811009
NISSE BUTCH	3008 E ST LOUIS AVE LAS VEGAS NV	16201810010
OGAS HORACE B	1820 SILVER BIRCH LN LAS VEGAS NV	16201711006
OROZCO HUGO A	1744 BLUE SPRUCE CIR LAS VEGAS NV	16201313012
OSBORNE KENNETH TRUST	10660 S RANCHO DESTINO RD LAS VEGAS NV	16201812046
PAYAN HECTOR	2908 E ST LOUIS AVE LAS VEGAS NV	16201810003
PENA-ROMERO JAVIER	2817 E ST LOUIS AVE LAS VEGAS NV	16201314005
PONCE ALVARO & NORMA	3029 HOLLY HILL AVE LAS VEGAS NV	16201812014
PRINDL JASON & KATIE WATTERS	1820 BIRCH ST LAS VEGAS NV	16201812003
PUCKDEE PANIDA	3036 SCARLET OAK AVE LAS VEGAS NV	16201811027
RALSTON RODNEY A	1801 GINGER TREE LN LAS VEGAS NV	16201713004
RAMOS JAVIER	1500 N 19TH ST MONROE LA	16201812042
RAVAS JANET	2920 HOLLY HILL AVE LAS VEGAS NV	16201812047
REL P VEGAS L L C	%RD MGT LLC 810 7TH AVE 10TH FLR NEW YORK NY	16212102004
RIDLEN LARRY	3009 HOLLY HILL AVE LAS VEGAS NV	16201812009
ROBLES JESUS	1905 SILVER BIRCH LN LAS VEGAS NV	16201711026
ROJAS MANUEL	3108 HOLLY HILL AVE LAS VEGAS NV	16201812034
ROJAS MIRIAM E	3004 HOLLY HILL AVE LAS VEGAS NV	16201812045
ROMERO LUIS & YOLANDA	2813 E ST LOUIS AVE LAS VEGAS NV	16201314004
ROMERO MARIA I	3036 HOLLY HILL AVE LAS VEGAS NV	16201812038
ROMERO MARIA ISABEL	3109 SCARLET OAK AVE LAS VEGAS NV	16201811016
ROMERO NANCY LIZETTE	3100 HOLLY HILL AVE LAS VEGAS NV	16201812036
ROSAS DAVID	2820 HOWARD DR LAS VEGAS NV	16201710019
RUBIO CARLOS	2825 E ST LOUIS AVE LAS VEGAS NV	16201714001
RUSSELL WILLIAM S	P O BOX 43186 LAS VEGAS NV	16201812016

Report of All Selected Parcels**Case Number:** GPA-40839**Printed On:** Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
SALAZAR ANDRES & MIRTALA	2920 E ST LOUIS AVE LAS VEGAS NV	16201810006
SALDIVAR CARLOS A & OSBELIA	2925 SCARLET OAK AVE LAS VEGAS NV	16201811007
SALINAS MIGUEL A	3044 SCARLET OAK AVE LAS VEGAS NV	16201811025
SANCHEZ CLAUDIA B	2904 HOLLY HILL AVE LAS VEGAS NV	16201812051
SANTOS MARC C & HEIDARI MARIE	2805 E ST LOUIS AVE LAS VEGAS NV	16201314002
SCHOOL BOARD OF TRUSTEES	2832 E FLAMINGO LAS VEGAS NV	16201301001
SHERRILL EDNA	3101 HOLLY HILL AVE LAS VEGAS NV	16201812018
SIERRA MOBILE PK CO	1940 W ORANGEWOOD AVE #209 ORANGE CA	16212501004
SINGH MARIA	1812 SILVER BIRCH LN LAS VEGAS NV	16201711008
SMITH ROBERT E & DOREEN A	3109 HOLLY HILL AVE LAS VEGAS NV	16201812020
STATE OF NEVADA BLDG & GROUNDS	% DIVISIONS OF STATE LANDS CARSON CITY NV	16201402008
STATE OF NEVADA BLDG & GROUNDS	CARSON CITY NV	16201402006
STATE OF NEVADA DIV OF LANDS	201 S FALL ST #120 CARSON CITY NV	16201402004
TARIN MOHAMMED M & ROSA FLOR	3054 E ST LOUIS AVE LAS VEGAS NV	16201810015
THAMES HERBERT JESSE & NANCY L	1900 SILVER BIRCH LN LAS VEGAS NV	16201711005
UBALDE FERNANDO A	2900 DCARLET OAK AVE LAS VEGAS NV	16201811043
UHLE & PARTNERS L L C	113 ANTIGUA DR COCOA BEACH FL	16201714003
UREMOVICH MARK ANTHONY	3021 SCARLET OAK AVE LAS VEGAS NV	16201811013
USA	%63RD ARMY RESERVE %AFRC-CCA-EN 4 235 YORKTOWN AVE LOS ALAMITOS CA	16201402005
VARGAS JOSE H & BLANCA M	2900 HOWARD DR LAS VEGAS NV	16201711037
VELARDE ALEJO GARCIA	2901 HOLLY HILL AVE LAS VEGAS NV	16201812001
VELASCO JUAN J	3017 HOLLY HILL AVE LAS VEGAS NV	16201812011
VERA-MELCHOR VERONICA	2920 SCARLET OAK AVE LAS VEGAS NV	16201811038
VICTORIO-CASTELAN FELIPE S	1900 GINGER TREE LN LAS VEGAS NV	16201713001
W S S L L C	3105 E SAHARA AVE LAS VEGAS NV	16212501003
WALLACE ESMA C	2921 HOLLY HILL AVE LAS VEGAS NV	16201812006
WARD LINDA LEE REVOCABLE LIV TR	11278 WINTER COTTAGE PL LAS VEGAS NV	16201801013
WEISS BRIAN D & JAMI C	1748 BLUE SPRUCE CIR LAS VEGAS NV	16201313013
WONG GING BEW & SU HUA HUANG	6084 VILLA TRIESTE CT LAS VEGAS NV	16201812002
ZEPEDA OTTO & JUANA	3005 HOLLY HILL AVE LAS VEGAS NV	16201812008
ZUNINO OSVALDO LIVING TRUST	3575 TIOGA WY LAS VEGAS NV	16201810005



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

March 30, 2011

Ms. Linda Lee Ward, Trustee
Linda Lee Ward Revocable Living Trust
9101 West Sahara Avenue, Suite 105-C31
Las Vegas, Nevada 89117

**RE: GPA-40839 - GENERAL PLAN AMENDMENT RELATED TO SUP-41115
AND SDR-41114
PLANNING COMMISSION MEETING OF APRIL 12, 2011**

Dear Ms. Ward:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **April 12, 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, April 6, 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, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

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

Sincerely,


Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Steve Johnson
DriveTime Car Sales Company, LLC
4020 East Indian School Road
Phoenix, Arizona 85018

Mr. Neal Tomlinson
Snell & Wilmore, LLP
3883 Howard Hughes Parkway, Suite #1100
Las Vegas, Nevada 89169

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov



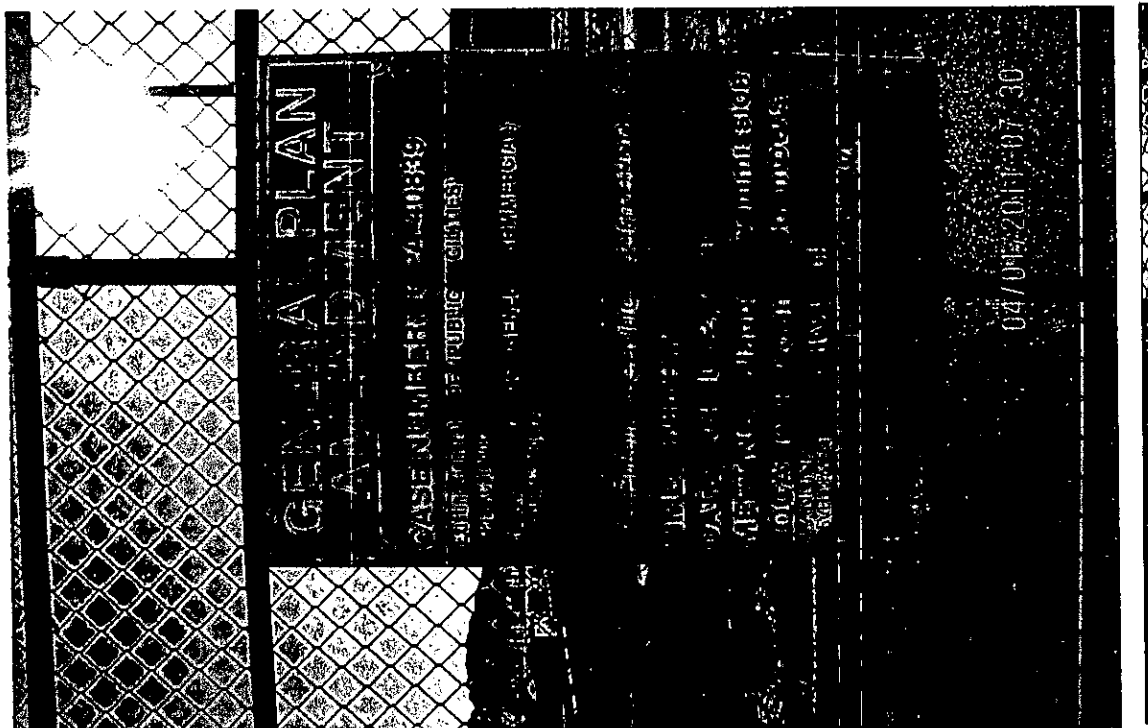
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: GPA-40839

MEETING DATE: 04/12/11 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 [Handwritten Signature]

Date 4-01-11

This affidavit must be returned to the Department of Planning, 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.



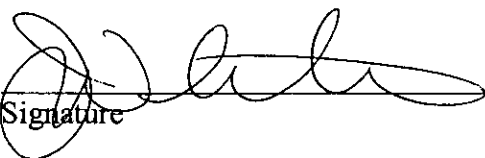
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Signature

4-01-11
Date

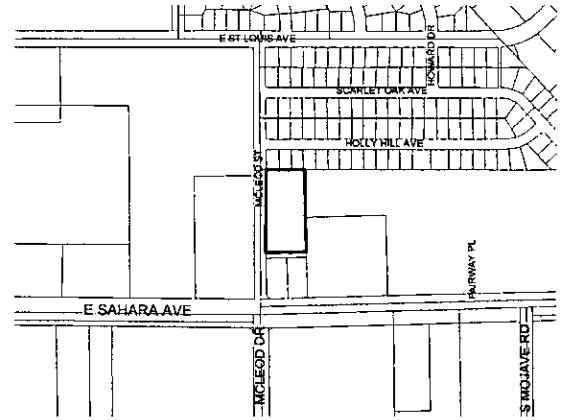
This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

Application Information

GPA-40839 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DRIVETIME CAR SALES COMPANY, LLC - OWNER: LINDA LEE WARD REVOCABLE LIVING TRUST - Request to amend the General Plan FROM: PF (PUBLIC FACILITIES) TO: GC (GENERAL COMMERCIAL) on 1.8 acres at 2301 McLeod Street (APN 162-01-801-013), Ward 3 (Reese).

SUP-41115 - SPECIAL USE PERMIT RELATED TO GPA-40839 - PUBLIC HEARING - APPLICANT: DRIVETIME CAR SALES COMPANY, LLC - OWNER: LINDA LEE WARD REVOCABLE LIVING TRUST - Request for a Special Use Permit FOR A PROPOSED AUTO REPAIR GARAGE, MAJOR use at 2301 McLeod Street (APN 162-01-801-013), C-2 (General Commercial) Zone, Ward 3 (Reese).

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: April 12, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

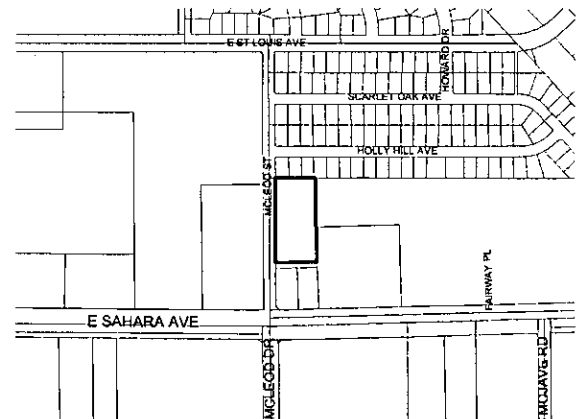
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezoning will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

GPA-40839 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DRIVETIME CAR SALES COMPANY, LLC - OWNER: LINDA LEE WARD REVOCABLE LIVING TRUST - Request to amend the General Plan FROM: PF (PUBLIC FACILITIES) TO: GC (GENERAL COMMERCIAL) on 1.8 acres at 2301 McLeod Street (APN 162-01-801-013), Ward 3 (Reese).

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Application Location



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

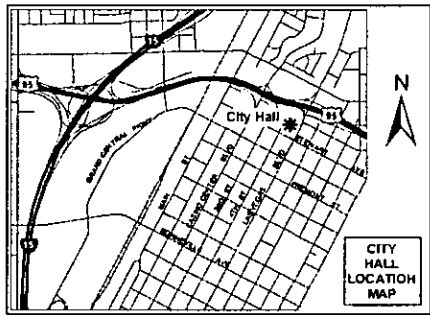
Public Hearing Information

Meeting: Planning Commission
Date: April 12, 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 Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezoning will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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 Department of Planning, Case Planning Division 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.

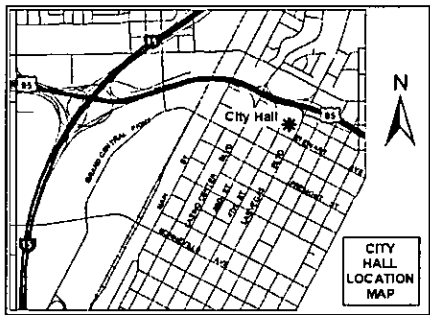
☐ I SUPPORT this Request	☐ I OPPOSE this Request
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Please use available blank space on card for your comments.

GPA-40839 & SUP-41115
Planning Commission Meeting of 4/12/2011

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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.

GPA-40839 & SUP-41115
Planning Commission Meeting of 4/12/2011

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 *BIA*
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: March 14, 2011
Re: **GPA-40839** Drive Time Car Sales Company, LLC 2301 McLeod St.
Request for a General Plan Amendment from PF to GC

COMMENTS:

We have no comment on the Request to amend the General Plan from: PF (Public Facilities) to: GC (General Commercial) on 1.8 acres at 2301 McLeod Street.

Carman, Burney

From: Carman Burney
Sent: Wednesday, March 16, 2011 9:16 AM
To: Steve Swanton; Yorgo Kagafas; Romeo Gumarang; John Grider; Michael Howe
Cc: Steve Gebeke
Subject: FW: LVVWD comments for 04/12/11 Planning Commission

Good Morning everyone,

Make note of the case listed below and the comments from LVVWD.

Thanks!
C

From: Doa.Gregory@lvvwd.com [mailto:Doa.Gregory@lvvwd.com]
Sent: Tuesday, March 15, 2011 5:39 PM
To: Carman Burney
Subject: LVVWD comments for 04/12/11 Planning Commission

Hi Carman,

LVVWD comments are below.

Have a great day!
Doa

GPA-40839, SUP-41115 & SDR-41114

APN #: 162-01-801-013

Address: 2301 McLeod Street

Comments: Special Use Permit and Site Development Plan Review for a proposed 4,800 square-foot Auto Repair Garage. Existing 1 1/2" meter with 1/12" RPPA. This property does not have a fire line, just domestic. If fire sprinklers will be needed, plans will need to be submitted to LVVWD.

SUP-40256

APN #: 139-34-611-044

Address: 218 South Sixth Street

Comments: Special Use Permit for a proposed 41-room single room occupancy residence in an existing building. Existing 2" meter with no backflow. No fire line exists. The existing property has no backflow protection which will be required for this use, per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.

SUP-40837

APN #: 139-34-612-005

Address: 707 Fremont Street

Comments: Special Use Permit for a Tavern-Limited Establishment. Existing 1" meter with 1" DCVA; (2) 2" meter with 2" DCVA; 4" DC with no backflow; 1 1/2" meter with no backflow; 3/4 " service line with no meter and no backflow. Backflow retrofits are required for the use, per NAC 445A.67195. Civils will need to be submitted to LVVWD.

SUP-41024

APN #: 139-35-315-006

Address: 1715 Fremont Street

Comments: Special Use Permit for a proposed 2,828 square-foot Auto Repair Garage. Existing 5/8" meter with 1" DCVA. No fire line. The existing meter and backflow are undersized and/or incorrect backflow prevention for the use, per NAC 445A.67195,

and they cannot support sprinklers as is. Civil plans will need to be submitted to LVVWD.

SUP-41036

APN #: 139-34-611-017

Address: 523 Fremont Street

Comments: Special Use Permit for a proposed 1,983 square-foot Tavern -Limited Establishment. Existing 2" meter with 2" DCVA; 3/4" meter with 1" DCVA. Backflow prevention is incorrect for this use, per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.

SUP-41046

APN #: 162-03-110-036

Address: 1106 South 3rd Street

Comments: Special Use Permit for an Urban Lounge in an existing 1,644 square-foot suite. Existing 1" meter with 1" DCVA. No fire line. Backflow prevention is required per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.

SDR-41049

APN #: 125-20-216-004

Address: Deer Springs and Durango

Comments: Special Use Permit for a proposed 8,775 square-foot auto repair garage. Existing 3/4" meter and 1" meter with 8" DCDA. The backflow prevention is incorrect for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.

SDR-41033

APN #: 139-34-211-001

Address: Symphony Park Avenue and Grand Central Parkway

Comments: Site Development Plan Review for a Private Park on 2.16 acres. No existing services to the parcel. Irrigation meters and backflow prevention devices are required. Possible domestic supply. Civil plans will need to be submitted to LVVWD.

SDR-41038

APN #: 162-03-210-090 and 162-03-202-005

Address: 1531 Las Vegas Boulevard South

Comments: Site Development Plan Review for a proposed 37,611 square-foot expansion of an existing 31,679 square-foot nonconforming sexually oriented business with a proposed 8,770 square-foot roof deck and parking lot modifications. Existing 6" DC with no backflow; 2" meter with no backflow; 3/4" meter with no backflow. The existing meters may be undersized and the backflow prevention is not in compliance with NAC 445A.67195 for this proposed development. Civil plans will need to be submitted to LVVWD.

Development Notification

PC Meeting: 04/12/2011

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:

GPA-40839

Charlestonwood Apartments

Crestwood NA

Desert Rose Apartments

Oasis Ridge Apartments

Olive Place Apartments

Palm Terrace Apartments

Showboat NA

Summer Place Apartments

Snell & Wilmer
LLP
LAW OFFICES

Hughes Center
3883 Howard Hughes Parkway
Suite 1100
Las Vegas, Nevada 89169-5958
702.784.5200
702.784.5252 (Fax)
www.swlaw.com

D. Neal Tomlinson
702.784.5276
ntomlinson@swlaw.com

DENVER
LAS VEGAS
LOS ANGELES
LOS CABOS
ORANGE COUNTY
PHOENIX
SALT LAKE CITY
TUCSON

March 23, 2011

38764.0084

Steve Gebeke, Planning Supervisor
John Grider, Planner I
City of Las Vegas
Department of Planning and Development
333 N. Rancho Drive
Las Vegas, Nevada 89106

*Re: Amended Justification Letter for Applicant DriveTime Car Sales Company, LLC
(Parcel No. 162-01-801-013)*

As you know, this firm represents DriveTime Car Sales Company, LLC ("DriveTime"). DriveTime has entered into an agreement to purchase the above-referenced parcel number which is located at 2301 McLeod Street, at the intersection of McLeod Street and East Sahara Avenue (the "Property").

DriveTime intends to use the Property for the service and repair of used motor vehicles to complement the sale of used motor vehicles on its adjacent property located at 3000 and 3030 East Sahara Avenue (the "Sahara Property"). DriveTime will simply utilize the existing buildings on the Property as an auto body and service facility in support of the used motor vehicle sales operations on the Sahara Property. Currently, the Property is classified as Public Facilities (PF) for the General Plan, and is designated as a General Commercial (C-2) zoning district. Pursuant to Las Vegas Municipal Code Title 19.18.03(I), in order to approve a General Plan Amendment, the Planning Commission and City Council must determine, among other factors, that, "[t]he density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations," and "[t]he zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts." Therefore, because the General Plan and Zoning designations for the property are currently not compatible, DriveTime submits this General Plan Amendment application in order for the General Plan and Zoning designations to be compatible with one another as required.

DriveTime intends to have 25 employees at the Sahara Property, and the proposed hours of operation are Monday through Thursday from 10:00 a.m. to 8:00 p.m., Friday and Saturday from 8:30 a.m. to 8:30 p.m., and closed on Sundays, with the proposed hours for the subject Property varying depending upon need and demand. DriveTime will obtain the requisite used

**GPA-40839 SUP-41115
SDR-41114 REVISED**

**RECEIVED
MAR 23 2011**

March 23, 2011
Page 2

motor vehicle dealer license issued by the Nevada Department of Transportation, Motor Vehicle Division in order to operate.

DriveTime also operates two similar used car sales dealerships located at 3333 East Fremont Street (opened in 1996) and a used car sales dealership at 1616 South Decatur (opened in 2004). Pictures of both locations, as well as the Department of Motor Vehicles Dealer Licenses for both locations have previously been submitted.

Title 19.18.03(I) of the Las Vegas Municipal Code sets forth various issues for the Planning Commission and City Council to consider when determining whether or not to approve a General Plan Amendment. In order to approve a General Plan Amendment, the Planning Commission and City Council must determine that: (1) the density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations; (2) the zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts; (3) there are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan designation; and (4) the proposed amendment conforms to other applicable adopted plans and policies.

DriveTime is able to satisfy all of the above criteria. Although the property is currently vacant, it was previously operated as a new and used car dealership and service facility. As such, the subject site is physically suitable for the density and intensity of land use being proposed since the previous use was for a similar purpose. Furthermore, much of the surrounding property areas are also used for the same purpose (*i.e.* the sale of motor vehicles), which indicates that DriveTime's intended use would be compatible with the surrounding land uses and zoning districts. The Property is located at the intersection of McLeod Street and East Sahara Avenue, both major thoroughfares, and is easily accessible via Boulder Highway and other alternative routes to accommodate future customers. Lastly, approval of a General Plan Amendment to allow DriveTime to service used motor vehicles on the Property would in no way compromise public health or safety, as DriveTime's intended use is consistent with the surrounding areas and previous use of the Property.

DriveTime is also proposing numerous improvements to the currently vacant Property, as depicted on the revised plans, including, but not limited to, the following:

1. Replace and upgrade existing landscaping to include irrigated 24" box trees and 5 gallon shrubs;
2. Add landscaping to the north property line to include irrigated 24" box trees and 5 gallon shrubs;
3. Add landscaping to existing, but obstructed light pole planters;

**GPA-40839 SUP-41115
SDR-41114 REVISED**

March 23, 2011

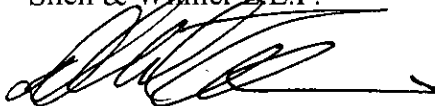
Page 3

4. Add windows, paint and articulation elements to improve existing building facade;
5. Replace existing 60' light poles with 30' shielded light poles; |
6. Remove existing unpermitted structure and canopy; and
7. Restripe to provide accessible parking, handicap parking and route.

Based on the foregoing, DriveTime's intended use of the property as a service facility for the repair and service of used motor vehicles is justified. Please feel free to contact me should you have any questions or require additional information.

Very truly yours,

Snell & Wilmer L.L.P.



D. Neal Tomlinson

DNT:bls

GPA-40839 SUP-41115
SDR-41114 REVISED

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

GPA-40839

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC – 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC – 5 th Floor
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC - 8 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1 st Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	DSC - 9 th Floor
*TRAFFIC ENGINEERING	RICK SCHRODER	DSC - 8 th Floor

ROUTED ELECTRONICALLY

CCSD	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd Floor City Hall

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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



**Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floort
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax**

GPA-40839 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DRIVE TIME CAR SALES COMPANY, LLC - OWNER: LINDA LEE WARD REVOCABLE LIVING TRUST - Request to Amend the General Plan FROM: PF (PUBLIC FACILITIES) TO: GC (GENERAL COMMERCIAL) on 1.8 acres at 2301 McLeod Street (APN 162-01-801-013), Ward 3 (Reese).

PLANNING COMMISSION: *APRIL 12, 2011*
CITY COUNCIL: *MAY 18, 2011*

PLANNING SUPERVISOR: *STEVE GEBEKE*



PUBLIC HEARING

Comments Due: *MARCH 10, 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:

YIC

Report Date 02/02/2011 04:31 PM

Submitted By

Page 1

A/P # 40839 GENERAL PLAN AMENDMENT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/01/2011 13:54	983510	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

GPA-40839 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DRIVE TIME CAR SALES COMPANY, LLC/OWNER: LINDA LEE WARD REVOCABLE LIVING TRUST - Request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) TO: SC (SERVICE COMMERCIAL) on 1.8 acres at 2301 McLeod Street (APN 162-01-801-013), Ward 3 (Reese).

Parent A/P #

Project #	40839	Project/Phase Name	DRIVETIME CAR SALES COMPANY	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 16201801013

Location

Owner/Tenant

Contact ID	AC790710	Name	WARD LINDA LEE REVOCABLE LIV TR	Organization	WARD LINDA LEE TRS
Mailing Address	11278 WINTER COTTAGE PL			State/Province	NV
City	LAS VEGAS			Country	☐ Foreign
ZIP/PC	89135-1702			Evening Phone	
Day Phone				Mobile #	
Fax					

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

2301 MCLEOD ST
LAS VEGAS, 89104-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16201801013

Report Date 02/02/2011 04:31 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC790710 ☐ Foreign
Effective Expire
Name WARD LINDA LEE REVOCABLE LIV TR
Day Phone Eve Phone Organization WARD LINDA LEE TRS
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 11278 WINTER COTTAGE PL
LAS VEGAS, NV 89135-1702
Seasonal Addr
Valid From To
Comments No Comments

Primary N Capacity APPL Contact ID AC1649457 ☐ Foreign
Effective Expire
Name DRIVE TIME CAR SALES INC
Day Phone (602)778-5003 x Eve Phone Organization
Pager PIN # Position
Fax (602)778-5025 Mobile Profession
E-Mail
Address 4020 E INDIAN SCHOOL RD
PHOENIX, AZ 85018-5220
Seasonal Addr
Valid From To
Comments No Comments

Primary Y Capacity OTHER Other REP Contact ID AC1187146 ☐ Foreign
Effective Expire
Name SNELL & WILMER
Day Phone (702)784-5200 x Eve Phone Organization
Pager PIN # Position
Fax (702)784-5252 Mobile Profession
E-Mail
Address 3883 HOWARD HUGHES PARKWAY
STE 1000
LAS VEGAS, NV 89109
Seasonal Addr
Valid From To
Comments Neal Tomlinson 784-5276 ntomlinson@swlaw.com

Contractors

No Contractors

Fees	Status	Paid Date	Amount
MAILING LABEL FEE	P	02/01/2011 14:02	50.00
PROCESSING FEE	P	02/01/2011 14:02	1000.00
NOTIFICATION & ADVERTISING FEE	P	02/01/2011 14:02	500.00
NEIGHBORHOOD MEETING NOTIFICATION FEE	P	02/01/2011 14:02	500.00
Total Unpaid	0.00	Total Paid	2050.00

Report Date 02/02/2011 04:31 PM

Submitted By

Page 3

Inspections

There are no inspections for this Report

Review/Activities

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

Activity/Review Details

Detail	Modified By	Modified Date/Time
SUBMITTAL CHECKLIST (GPA)	BSTICKA	02/01/2011 13:51
Comments		
No Comments		

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- | | |
|--|--|
| ☒ Pre-Application Conference Checklist | ☒ Location Map (6 Folded Blue Lines, 1 Rolled Colored) |
| ☒ Application/Petition Form | ☒ Laser Print of Site Plan/Exhibit |
| ☒ Deed and Legal Description | ☒ Statement of Financial Interest |
| ☒ Justification Letter | |
|
 | |
| ☒ Does applicant want mailing labels for neighborhood meeting? | |
| ☒ Does the applicant want the Planning Department to mail their neighborhood meeting notification? | |
|
 | |
| ☒ Business Licensing Requirements Met | |
| ☒ Business License Exempt | |

Check Conditions

Condition	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
-----------	----------	-------------	---------------	------------	--------------	----------

Z-GPAPTLAB				983510	02/01/2011 13:54	
N						

Z-ATLETTER				983510	02/01/2011 13:54	
N						

Project# AP Type Status Stage Relation

No children exist for this project

Planning Condition Description Effective Expire Comments

There is no planning condition for this project.

Report Date 02/02/2011 04:31 PM

Submitted By

Page 4

GENERAL PLAN AMEND

N Parent Project link required? General Plan Information

Y Project of Regional Significance?

N Redevelopment Plan Amendment?

General Plan Sector
SOUTHEAST

Staff Recommendation

Meeting information

Meeting Information	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date Comments Added By	Add Date	Modified by Modified Date			
04/12/2011	PC	SCHEDULED	0	0	0
BSTICKA	02/01/2011				

General Plan Amend	Acres	Existing GPD	Proposed GPD	Approved GPD	Approval Date
Comments Added By	Modified By				
1.80	PF	SC			
BSTICKA					

Template Type	A/P #	A/P Type	Status	Stage
No children exist for this project				

Employee	Last	First	MI	Comments
Employee ID				
No Employee Entries				

Log	Description	Entered By	Start	Stop	Hours
Action Comments					
PAYMNT	CO NAME WHO PICKED UP CONTACT#	890381	02/01/2011 14:03		0.00
ERIN MC MULLEN; REP FOR DRIVETIME CAR SALES; CK#001104; 702-784-5269;					

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendm't
 Project Address (Location) 2301 McLeod St., Las Vegas, NV 89104
 Project Name DriveTime Car Sales Company, LLC Proposed Use Auto Repair Garage
 Assessor's Parcel #(s) 162-01-801-013 Ward # 3 - Reese
 General Plan: existing PF proposed SC Zoning: existing C-2 proposed C-2
 Commercial Square Footage 4,800 sq. feet Floor Area Ratio 1:14.16
 Gross Acres 1.8 acres Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Linda Lee Ward as Trustee of the Contact _____
Linda Lee Ward Revocable Living Trust
 Address 9101 W Sahara Ave., Ste 105 C-31 Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89117
 E-mail Address rbreese@fletcherjones.com

APPLICANT DriveTime Car Sales Company, LLC Contact Steven Johnson
 Address 4020 E. Indian School Road Phone: (602) 778-5003 Fax: (602) 778-5025
 City Phoenix State AZ Zip 85018
 E-mail Address Steven.Johnson@drivetime.com

REPRESENTATIVE Snell & Wilmer, LLP Contact Neal Tomlinson
 Address 3883 Howard Hughes Parkway, Suite 1100 Phone: (702) 784-5276 Fax: (702) 784-5252
 City Las Vegas State NV Zip 89169
 E-mail Address ntomlinson@swlaw.com

Property Owner Signature* _____

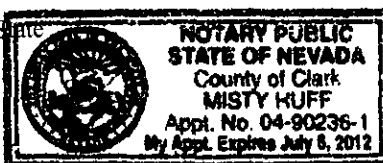
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Linda Lee Ward

Subscribed and sworn before me

This 26 day of January, 20 11

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>FPA-49839</u>
Meeting Date:	<u>4/12/11</u>
Total Fees	<u>\$2,050</u>
Date Received:*	<u>2/1/11</u>
Received By:	<u>B.S.</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.
 RECEIVED
 FEB 01 2011
 F:\dept\Application Packet\Application Form.pdf



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-40839** APN: 162-01-801-013

Name of Property Owner: Linda Lee Ward, as Trustee of The Linda Lee Ward Revocable
Living Trust

Name of Applicant: DriveTime Car Sales Company, LLC -- Steven Johnson

Name of Representative: Neal Tomlinson, Snell & Wilmer L.L.P.

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

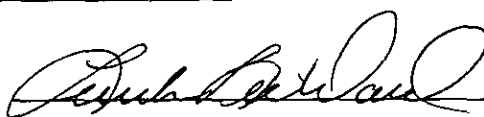
☒ No

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): _____

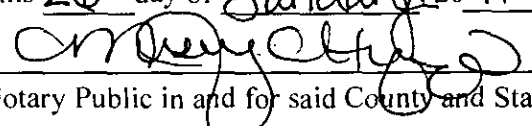
APN: _____

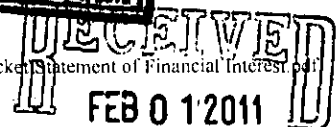
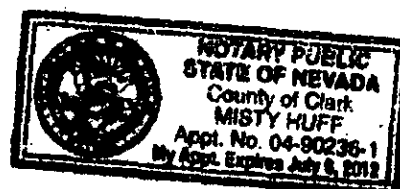
Signature of Property Owner: 

Print Name: Linda Lee Ward

Subscribed and sworn before me

This 26 day of January, 20 11


Notary Public in and for said County and State



3883 Howard Hughes Parkway
Suite 1100
Las Vegas, NV 89169
702.784.5200
702.784.5252 (Fax)
www.swlaw.com

Erin McMullen
702.784.5269
emcmullen@swlaw.com

March 1, 2011

38764.0084

City of Las Vegas
Department of Planning and Development
731 South 4th Street
Las Vegas, Nevada 89101

Re: Justification Letter for Applicant DriveTime Car Sales Company, LLC (Parcel No. 162-01-801-013) for General Plan Amendment, Special Use Permit and Site Design Review

This firm represents DriveTime Car Sales Company, LLC ("DriveTime"). DriveTime has entered into an agreement to purchase the above-referenced parcel number which is located at 2301 McLeod Street, at the intersection of McLeod Street and East Sahara Avenue (the "Property").

DriveTime intends to use the Property for the service and repair of used motor vehicles to complement the sale of used motor vehicles on its adjacent property located at 3000 and 3030 East Sahara Avenue (collectively the "Sahara Property"). DriveTime will simply utilize the existing buildings on the Property as an auto body and service facility in support of the used motor vehicle sales operations on the Sahara Property. Currently, the Property is classified as Public Facilities (PF) for the General Plan, and is designated as a General Commercial (C-2) zoning district. Pursuant to Las Vegas Municipal Code Title 19.18.03(1), in order to approve a General Plan Amendment, the Planning Commission and City Council must determine, among other factors, that, "[t]he density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations," and "[t]he zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts." Therefore, because the General Plan and Zoning designations for the property are currently not compatible, DriveTime submits this General Plan Amendment application in order for the General Plan and Zoning designations to be compatible with one another as required.

Currently, the Property is classified as a General Commercial Zoning District (C-2). Pursuant to Las Vegas Municipal Code Title 19.04.010, a Special Use Permit is required for used motor vehicle sales in a General Commercial Zoning District. Title 19.18 of the Las Vegas Municipal Code sets forth various issues for the Planning Commission to consider when determining whether or not to approve a Special Use Permit. In order to approve a Special Use Permit, the Planning Commission must determine that: (1) the proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan; (2) the subject site is physically suitable for the type and

GPA-40839

SUP-41115

SDR-41114

RECEIVED
MAR 03 2011

March 1, 2011

Page 2

intensity of land use being proposed; (3) Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use; and (4) approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

DriveTime is able to satisfy all of the above criteria. Although the property is currently vacant, it was previously operated as a new and used car dealership. As such, the subject site is physically suitable for the type and intensity of land use being proposed since the previous use was for a similar purpose. Furthermore, much of the surrounding property areas are also used for the same purpose (i.e. the sale of motor vehicles), which indicates that DriveTime's intended use would be harmonious and compatible with the surrounding land uses and consistent with the General Plan. The Property is located on East Sahara Avenue, a major thoroughfare, and is easily accessible via Boulder Highway and other alternative routes to accommodate future customers. Lastly, approval of a Special Use Permit to allow DriveTime to sell used motor vehicles on the Property would in no way be inconsistent with the General Plan or compromise public health or safety, as DriveTime's intended use is consistent with the surrounding areas and previous use of the Property. Therefore, DriveTime requests that it be granted a Special Use Permit from the Planning Commission in order to proceed with its intended use of the Property service of used motor vehicles in support of its adjacent Sahara Property.

DriveTime intends to have 25 employees, and the proposed hours of operation are Monday through Thursday from 10:00 a.m. to 8:00 p.m., Friday and Saturday from 8:30 a.m. to 8:30 p.m., and closed on Sundays. DriveTime will obtain the requisite used motor vehicle dealer license issued by the Nevada Department of Transportation, Motor Vehicle Division in order to operate.

DriveTime also operates two similar used car sales dealerships located at 3333 East Fremont Street (opened in 1986) and a used car sales dealership at 1616 South Decatur (opening in 2004). Pictures of both locations, as well as the Department of Motor Vehicles Dealer Licenses for both locations are attached.

Based on the foregoing, DriveTime's intended use of the property as a service facility for the repair and service of used motor vehicles is justified, and the General Plan Amendment, Special Use Permit and Site Design Review should be granted. Please feel free to contact me should you have any questions or require additional information.

Sincerely,
Snell & Wilmer, L.L.P.



Erin McMullen

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GPA-40839 MAR 03 2011
SUP-41115
SDR-41114

3883 Howard Hughes Parkway
Suite 1100
Las Vegas, NV 89169
702.784.5200
702.784.5252 (Fax)
www.swlaw.com

Erin McMullen
702.784.5269
emcmullen@swlaw.com

DENVER
LAS VEGAS
ORANGE COUNTY
PHOENIX
SALT LAKE CITY
TUCSON

January 31, 2011

38764.0084

City of Las Vegas
Department of Planning and Development
731 South 4th Street
Las Vegas, Nevada 89101

Re: Justification Letter for Applicant DriveTime Car Sales Company, LLC (Parcel No. 162-01-801-013)

This firm represents DriveTime Car Sales Company, LLC ("DriveTime"). DriveTime has entered into an agreement to purchase the above-referenced parcel number which is located at 2301 McLeod Street, at the intersection of McLeod Street and East Sahara Avenue (the "Property").

DriveTime intends to use the Property for the service and repair of used motor vehicles to complement the sale of used motor vehicles on its adjacent property located at 3000 and 3030 East Sahara Avenue (collectively the "Sahara Property"). DriveTime will simply utilize the existing buildings on the Property as an auto body and service facility in support of the used motor vehicle sales operations on the Sahara Property. Currently, the Property is classified as Public Facilities (PF) for the General Plan, and is designated as a General Commercial (C-2) zoning district. Pursuant to Las Vegas Municipal Code Title 19.18.03(I), in order to approve a General Plan Amendment, the Planning Commission and City Council must determine, among other factors, that, "[t]he density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations," and "[t]he zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts." Therefore, because the General Plan and Zoning designations for the property are currently not compatible, DriveTime submits this General Plan Amendment application in order for the General Plan and Zoning designations to be compatible with one another as required.

DriveTime intends to have 25 employees, and the proposed hours of operation are Monday through Thursday from 10:00 a.m. to 8:00 p.m., Friday and Saturday from 8:30 a.m. to 8:30 p.m., and closed on Sundays. DriveTime will obtain the requisite used motor vehicle dealer license issued by the Nevada Department of Transportation, Motor Vehicle Division in order to operate.

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January 31, 2011

Page 2

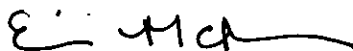
DriveTime also operates two similar used car sales dealerships located at 3333 East Fremont Street (opened in 1986) and a used car sales dealership at 1616 South Decatur (opening in 2004). Pictures of both locations, as well as the Department of Motor Vehicles Dealer Licenses for both locations are attached.

Title 19.18.03(I) of the Las Vegas Municipal Code sets forth various issues for the Planning Commission and City Council to consider when determining whether or not to approve a General Plan Amendment. In order to approve a General Plan Amendment, the Planning Commission and City Council must determine that: (1) the density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations; (2) the zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts; (3) there are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan designation; and (4) the proposed amendment conforms to other applicable adopted plans and policies.

DriveTime is able to satisfy all of the above criteria. Although the property is currently vacant, it was previously operated as a new and used car dealership and service facility. As such, the subject site is physically suitable for the density and intensity of land use being proposed since the previous use was for a similar purpose. Furthermore, much of the surrounding property areas are also used for the same purpose (i.e. the sale of motor vehicles), which indicates that DriveTime's intended use would be compatible with the surrounding land uses and zoning districts. The Property is located at the intersection of McLeod Street and East Sahara Avenue, both major thoroughfares, and is easily accessible via Boulder Highway and other alternative routes to accommodate future customers. Lastly, approval of a General Plan Amendment to allow DriveTime to service used motor vehicles on the Property would in no way compromise public health or safety, as DriveTime's intended use is consistent with the surrounding areas and previous use of the Property.

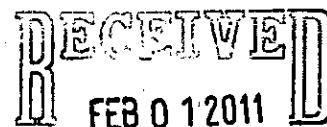
Based on the foregoing, DriveTime's intended use of the property as a service facility for the repair and service of used motor vehicles is justified. Please feel free to contact me should you have any questions or require additional information.

Sincerely,
Snell & Wilmer, L.L.P.



Erin McMullen

GPA-40839



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
12307214.1

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GPA-40839

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

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 DriveTime Car Sales Company, LLC, located at 2301 McLeod St. at the intersection of E. Sahara Avenue and McLeod Street, Las Vegas, Nevada 89104.

This document is being prepared by:

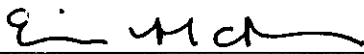
Company Name: Snell & Wilmer, L.L.P.
Address: 3883 Howard Hughes Parkway
Suite 1100
Las Vegas, Nevada 89169

Contact Person:

Name: Erin McMullen
Title: Attorney
Telephone: 702-784-5269
Fax: 702-784-5252
E-mail: emcmullen@swlaw.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: 2.1.2011

Name: Erin McMullen
Title: Attorney

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

1 Project Description

1.a Project title: DriveTime Car Sales
1.b Application #:
1.c Project location: 2301 McLeod St., Las Vegas, Nevada 89104 (APN#: 162-01-801-013)

1.d Project sponsor
Name: Steven Johnson, DriveTime Car Sales Company, LLC
Address: 4020 E. Indian School Road, Phoenix, Arizona 85018
Telephone: 602-778-5003

1.e G. P. designation: Existing: PF (Public Facilities), Proposed: SC (Service Commercial)

1.f Zoning: C-2 (General Commercial)

1.g Project description:

Total site acreage: 1.8 acres

i) Residential

Total units: 0

FAR per Lot: N/A

Lot Coverage per Lot: N/A

ii) Hospitality

Total rooms: N/A

Total entertainment: N/A

iii) Commercial

Total S.F.: 4,800 sq. feet

Total FAR: 1:14.16

Total Lot Coverage:

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

North: R-1, Single Family Residential (single family homes)

East: C-2, General Commercial (car dealership)

South: C-2, General Commercial (car dealership)

West: R-1, Single Family Residential (single family homes)

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):

ENVIRONMENTAL IMPACT ASSESSMENT

Narrative: This project shall be for the use of an auto repair garage to complement the used motor vehicle sales operation on the adjacent property, also owned by DriveTime. DriveTime will simply use the existing property as an auto repair garage and is simply seeking a General Plan Amendment in order to correct the existing GP and Zoning designations so that they correctly match for the existing use of the property.

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.

- 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. The site shall have access to McLeod Street and Sahara Avenue. Both Sahara Avenue and McLeod Street are major thoroughfares with the capacity to accommodate the traffic generated by the proposed project. Additionally, the proposed project is just west of the Boulder Highways, another major arterial highway able to accommodate the traffic generated.

- 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: See attached Table

City of Las Vegas

ENVIRONMENTAL IMPACT ASSESSMENT

Attachment to 2.e—ITE Trip Generation Table

TRIP GENERATION ITE CODE 943* AUTOMOBILE PARTS AND SERVICE CENTER (p. 1886) 4,800 SQUARE FEET
PM PEAK HOUR
Average Rate = 4.46 Trips per 1,000 Square Feet 4,800 sq. ft./1,000 sq. ft. = 4.8 $T = (4.46)(4.8)$ $T = 21.408$ or 21 Trips
Entering = 42% $T = (21)(.42)$ $T = 8.82$ or 9 Trips
Exiting = 58% $T = (21)(.58)$ $T = 12.18$ or 12 Trips

* Based on Institute of Transportation Engineers *Trip Generation*, 8th Edition, *User's Guide*

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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: 0

Age-restricted units: 0

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: Will Beckley Elementary School

Distance from site²: 1.7 miles (please see attached map)

Number of pupils: 0

Junior High/Middle School

School name: K.O. Knudson Middle School

Distance from site²: 0.3 miles (please see attached map)

Number of pupils: 0

High School

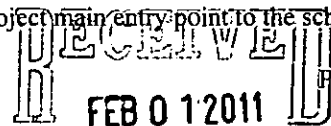
School name: Valley High School

Distance from site²: 0.8 miles (please see attached map)

Number of pupils: 0

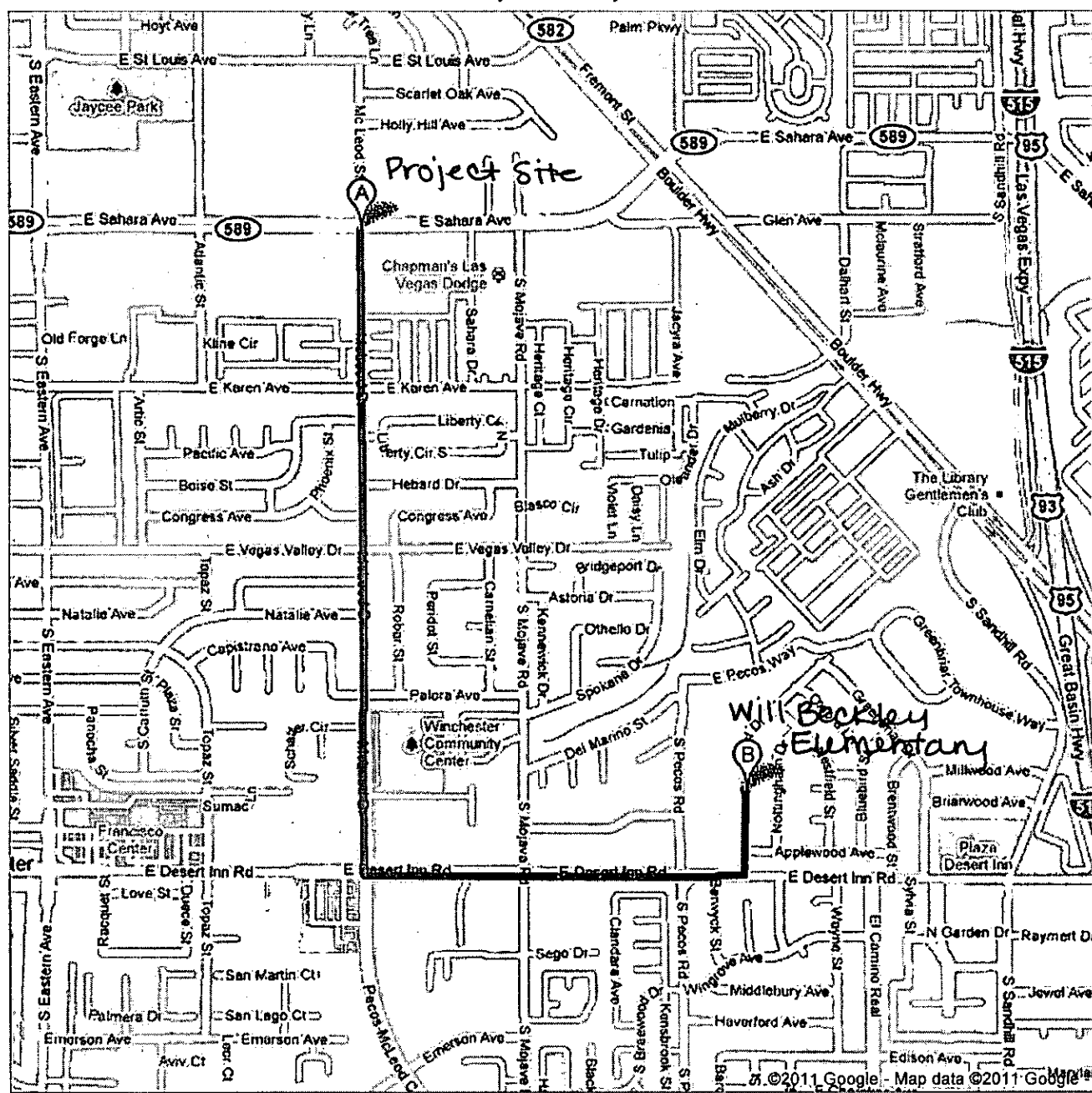
¹ See Exhibit 1

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



Google maps

Directions to 3223 Glenhurst Dr, Las Vegas, NV
89121
1.7 mi – about 4 mins
Will Beckley Elementary School



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 2301 McLeod Dr, Las Vegas, NV 89121

-
- | | |
|--|--------------|
| 1. Head south on McLeod Dr toward Sahara Dr | go 1.0 mi |
| About 2 mins | total 1.0 mi |
| <hr/> | |
|  2. Turn left at E Desert Inn Rd | go 0.6 mi |
| About 2 mins | total 1.6 mi |
| <hr/> | |
|  3. Turn left at Glenhurst Dr | go 0.1 mi |
| Destination will be on the left | total 1.7 mi |
| About 1 min | |

 3223 Glenhurst Dr, Las Vegas, NV 89121

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

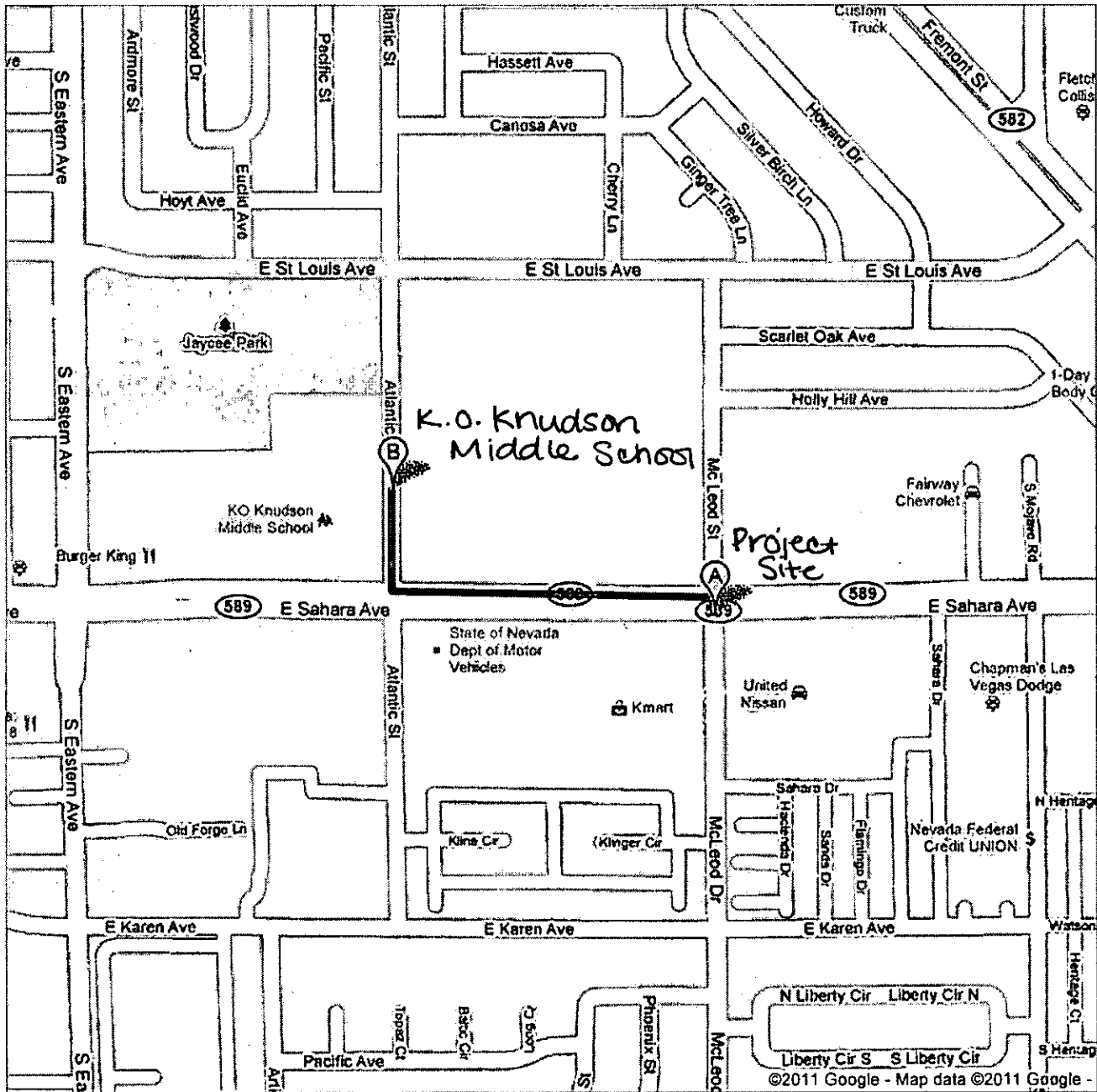
Map data ©2011 Google

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Google maps

Directions to 2400 Atlantic St, Las Vegas, NV
89104
0.3 mi – about 2 mins
K.O. Knudson Middle School



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 2301 McLeod Dr, Las Vegas, NV 89121

1. Head north on **McLeod Dr** toward **E Sahara Ave**

go 69 ft
total 69 ft



2. Take the 1st left onto **E Sahara Ave**
About 1 min

go 0.2 mi
total 0.3 mi



3. Take the 1st right onto **Atlantic St**
Destination will be on the left

go 420 ft
total 0.3 mi

 2400 Atlantic St, Las Vegas, NV 89104

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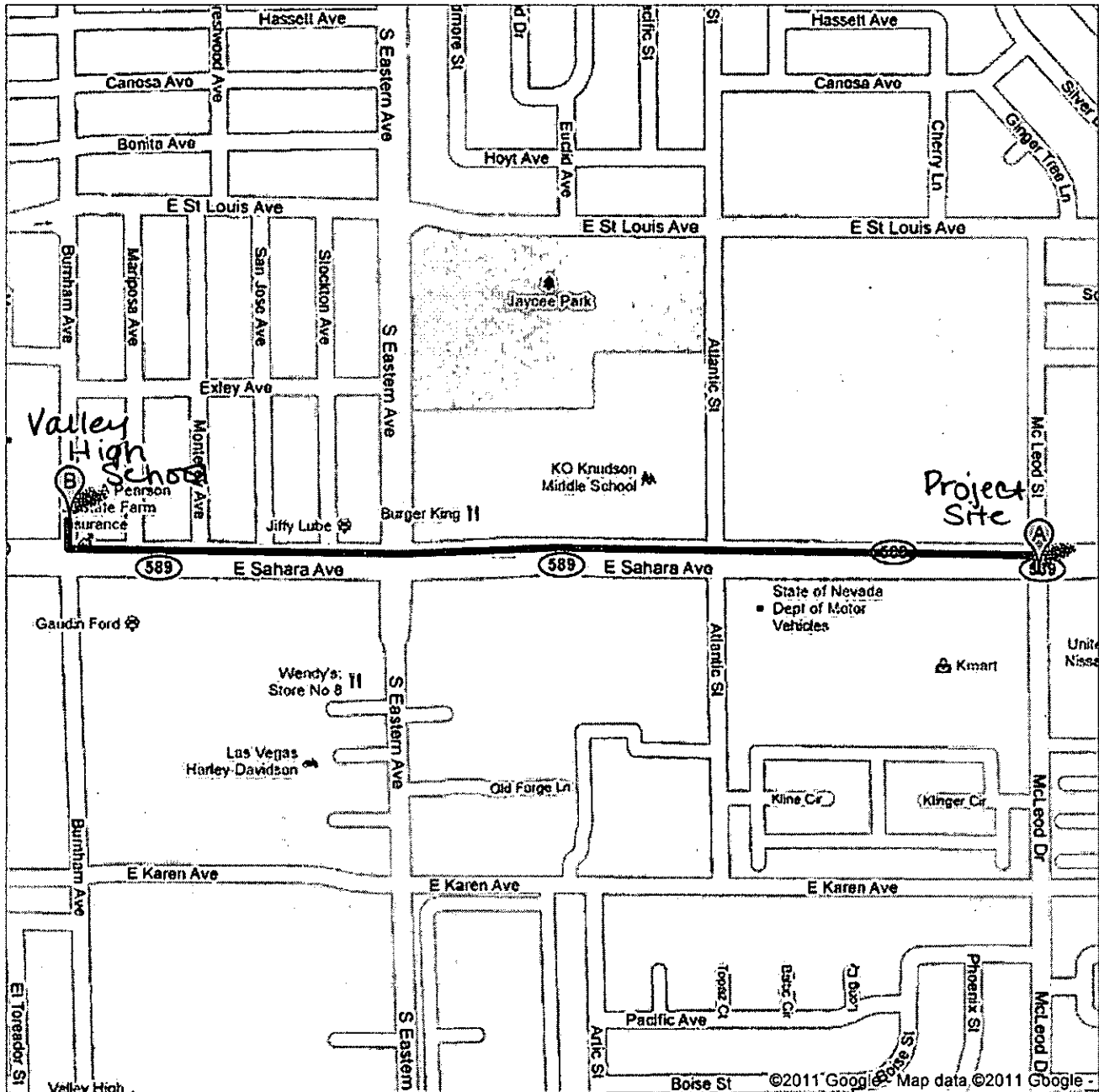
Map data ©2011 Google

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Google maps

Directions to 2389 Burnham Ave, Las Vegas,
NV 89104
0.8 mi – about 3 mins
Valley High School



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 2301 McLeod Dr, Las Vegas, NV 89121

1. Head north on McLeod Dr toward E Sahara Ave

go 69 ft
total 69 ft



2. Take the 1st left onto E Sahara Ave
About 2 mins

go 0.7 mi
total 0.8 mi



3. Turn right at Burnham Ave
Destination will be on the right

go 121 ft
total 0.8 mi

 2389 Burnham Ave, Las Vegas, NV 89104

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

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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: Clark County Fire Department Station No. 14

Existing/proposed: Existing

Distance from site³: 1.4 miles (please see attached map)

Police

Name of the facility: Las Vegas Metropolitan Police Department Southeast Area Command

Existing/proposed: Existing

Distance from site³: 3.2 miles (please see attached map)

Emergency Services

Name of the facility: Las Vegas Office of Emergency Management

Existing/proposed: Existing

Distance from site³: 3.2 miles (please see attached map)

- 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. The existing development is currently serviced by the above-named facilities. The proposed project is not expected to create a significant increase in need for emergency services as the proposed use for the property is the same as the existing and prior use of the property.

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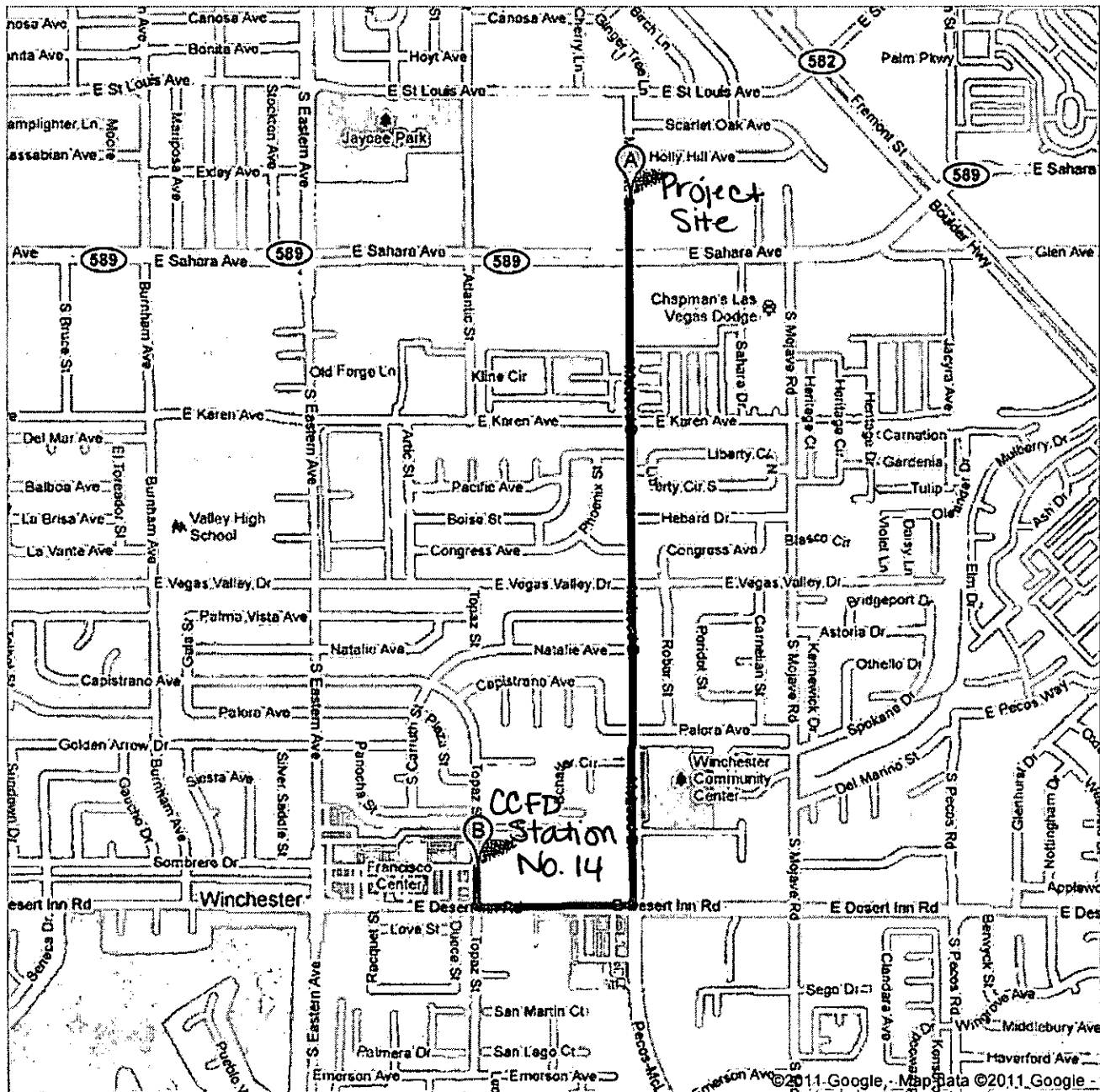
³ Attach a map indicating the primary route/distance from the proposed project main entry point to the firefighting, police, and emergency services main access point.

Google maps

Directions to 3260 Topaz St, Las Vegas, NV 89121

1.4 mi – about 4 mins

Clark County Fire Department Station No. 14



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 2301 Mcleod St., Las Vegas, NV 89104

1. Head **south** on **Mc Leod St** toward **E Sahara Ave**
About 3 mins

go 1.1 mi
total 1.1 mi

 2. Turn **right** at **E Desert Inn Rd**
About 1 min

go 0.2 mi
total 1.3 mi

 3. Take the 1st right onto **Topaz St**
Destination will be on the right

go 335 ft
total 1.4 mi

 3260 Topaz St, Las Vegas, NV 89121

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2011 Google

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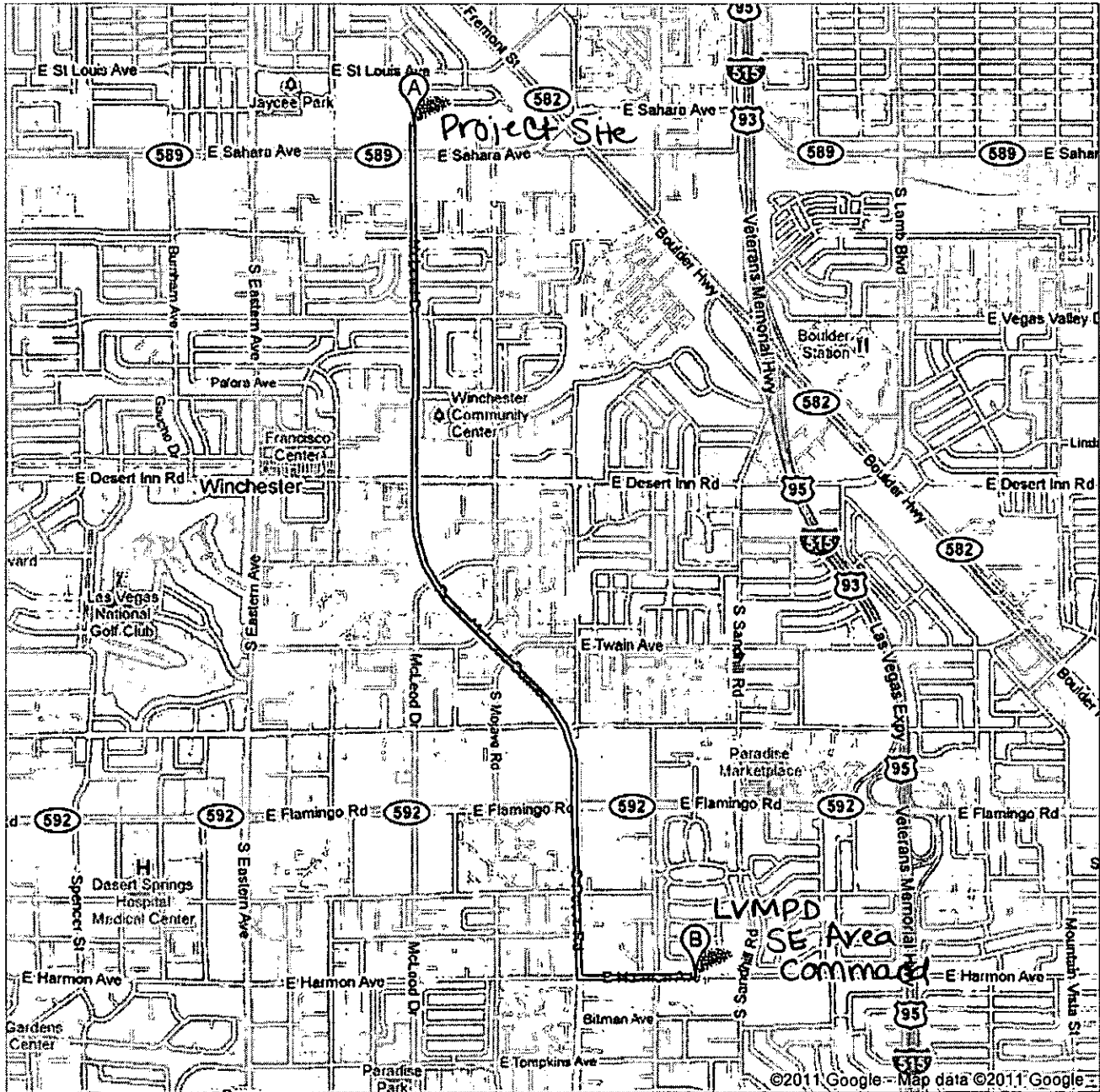
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Google maps

Directions to 3675 E Harmon Ave, Las Vegas,
NV 89121

3.2 mi - about 8 mins

Las Vegas Metropolitan Police Department Southeast Area Command



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A 2301 Mcleod St., Las Vegas, NV 89104

-
- | | |
|---|--------------|
| 1. Head south on Mc Leod St toward E Sahara Ave | go 1.1 mi |
| About 3 mins | total 1.1 mi |
| <hr/> | |
| 2. Continue onto Pecos-McLeod Connect | go 1.2 mi |
| About 3 mins | total 2.3 mi |
| <hr/> | |
| 3. Continue onto S Pecos Rd | go 0.5 mi |
| About 2 mins | total 2.8 mi |
| <hr/> | |
|  4. Turn left at E Harmon Ave | go 0.4 mi |
| Destination will be on the right | total 3.2 mi |
| About 1 min | |

B 3675 E Harmon Ave, Las Vegas, NV 89121

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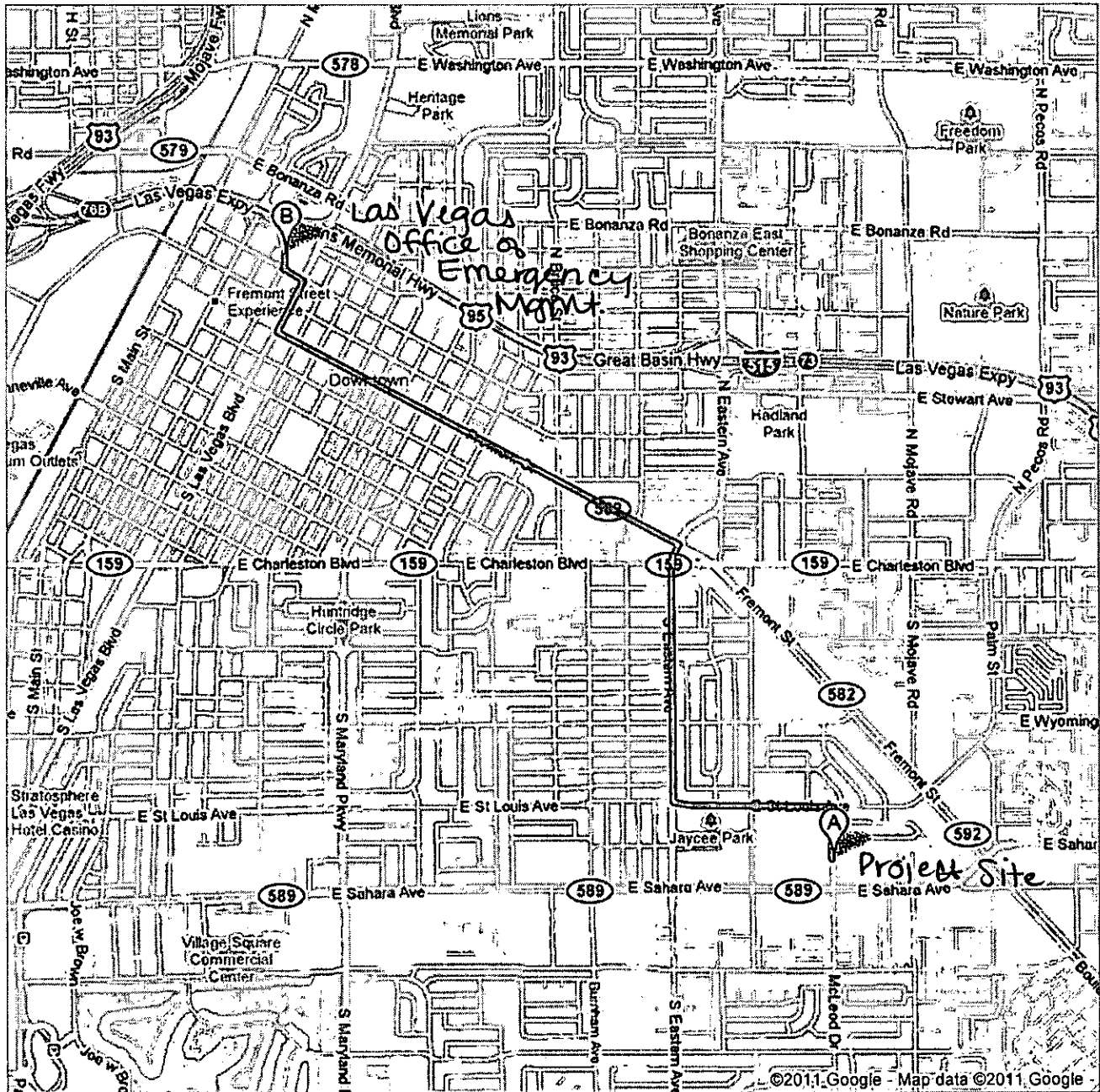
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Google maps

Directions to 400 Stewart Ave, Las Vegas, NV
89101
3.2 mi – about 9 mins
Las Vegas Office of Emergency Management



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 2301 Mcleod St., Las Vegas, NV 89104

1. Head north on **Mc Leod St** toward **Holly Hill Ave**

go 0.2 mi
total 0.2 mi



2. Turn left at **E St Louis Ave**
About 2 mins

go 0.5 mi
total 0.7 mi



3. Turn right at **S Eastern Ave**
About 3 mins

go 0.8 mi
total 1.5 mi



4. Turn left at **Fremont St**
About 3 mins

go 1.4 mi
total 2.9 mi



5. Turn right at **N Las Vegas Blvd**

go 0.2 mi
total 3.0 mi



6. Turn left at **E Stewart Ave**
About 1 min

go 400 ft
total 3.1 mi



7. Take the 1st right onto **N 4th St**
Destination will be on the right

go 246 ft
total 3.2 mi

 400 Stewart Ave, Las Vegas, NV 89101

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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: No.

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

Explain: No.

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

Density: N/A

Height: N/A

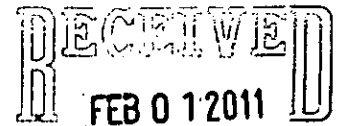
Gated community: N/A

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: This project will not provide or eliminate existing housing.



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: Citizens Area Transit ("C.A.T.") Route 204--Sahara

Location: Intersection of Sahara Avenue and McLeod Street

Distance from site⁴: 0.05 miles (please see attached map)

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.

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

Explain: This project is located at the intersection of C.A.T. Bus Route 204, yet the proposed development is not anticipated to have an impact on ridership.

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

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: Justice Myron E. Leavitt Family Park (formerly Jaycee Park)

Location: 2100 E. St. Louis Avenue

Distance from site⁷: 0.5 miles (please see attached map)

Community Park

Park name: Freedom Park

Location: 850 N. Mojave Road

Distance from site⁷: 2.6 miles (please see attached map)

Regional Park

Park name: Freedom Park

Location: 850 N. Mojave Road

Distance from site⁷: 2.6 miles (please see attached map)

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

Explain: N/A/ This project does not include residential housing (renter or owner occupied)

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

Explain: None.

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

Explain: This project will not have any impact on open space and recreation.

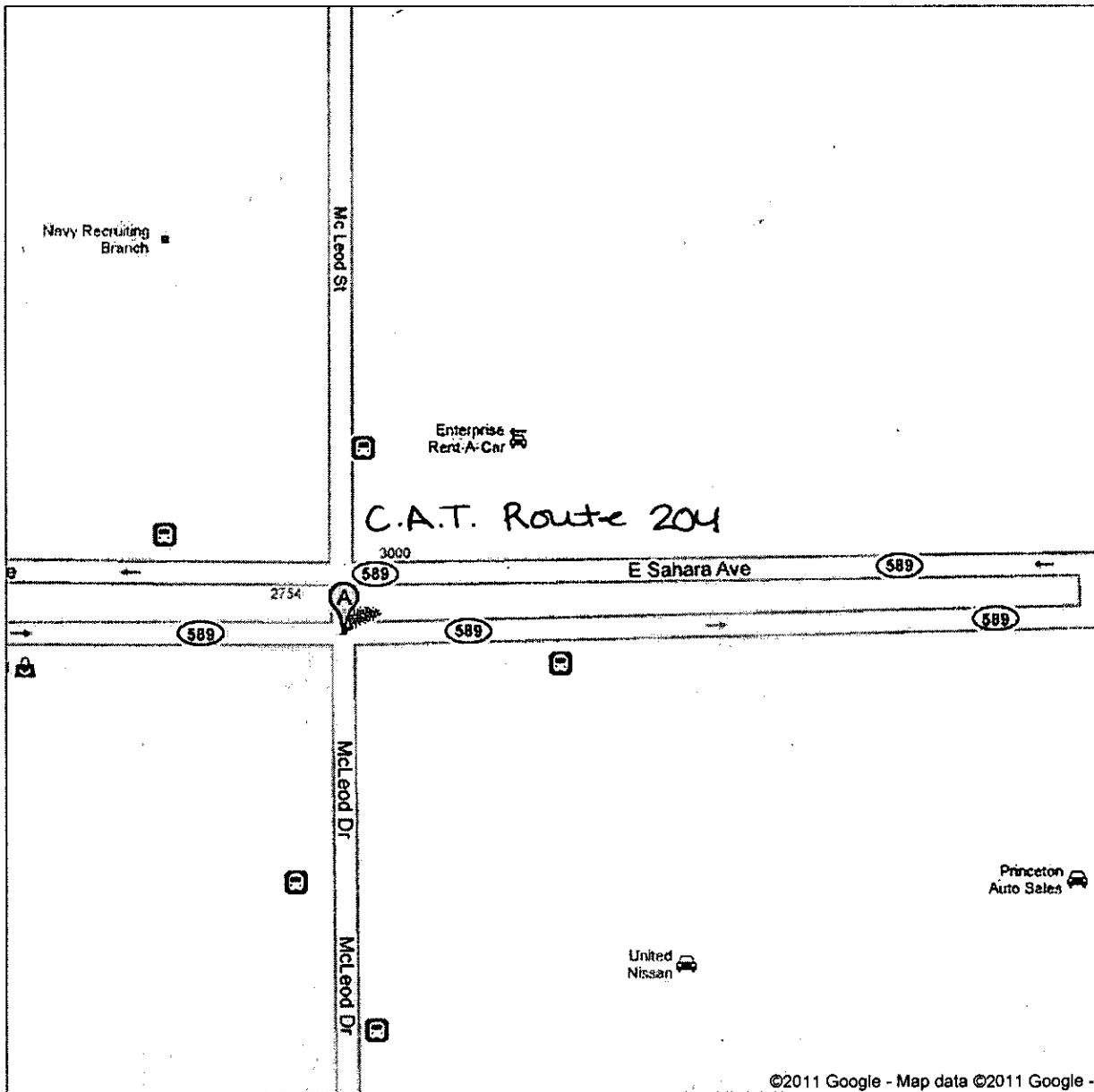
⁵ See Exhibit 2

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

Google maps

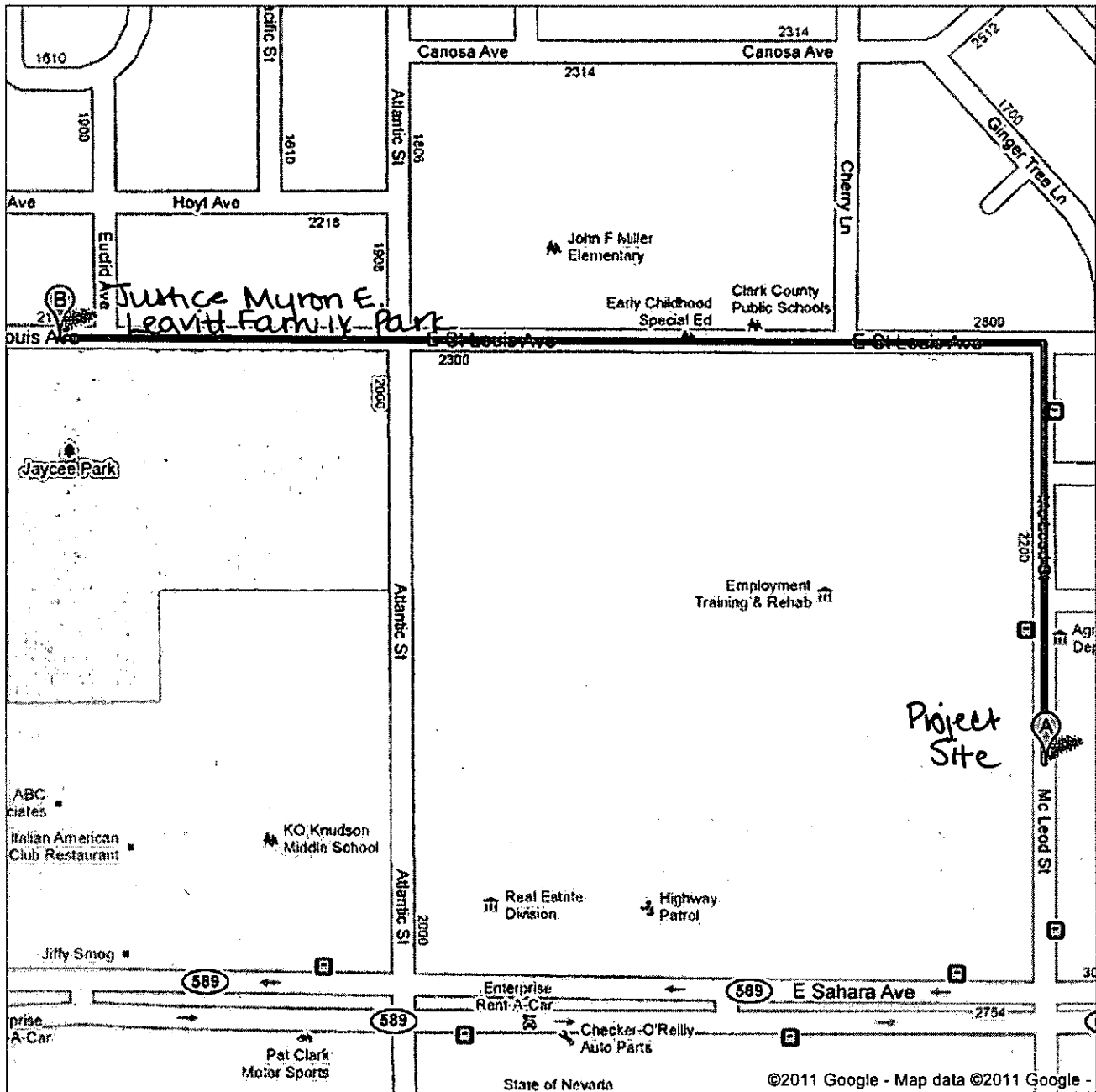
Address E Sahara Ave & McLeod Dr
Las Vegas, NV 89121Notes C.A.T. Route 204--Sahara
Loading Point (Intersection of E.
Sahara Ave. and McLeod St.)RECEIVED
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Google maps

Directions to 2100 E St Louis Ave, Las Vegas,
NV 89104

0.5 mi – about 2 mins

Justice Myron E. Leavitt Family Park (formerly Jaycee Park)
Neighborhood Park



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2301 McLeod St, Las Vegas, NV

1. Head **north** on **Mc Leod St** toward **Holly Hill Ave**

go 0.2 mi
total 0.2 mi



2. Turn **left** at **E St Louis Ave**
Destination will be on the left
About 1 min

go 0.4 mi
total 0.5 mi



2100 E St Louis Ave, Las Vegas, NV 89104

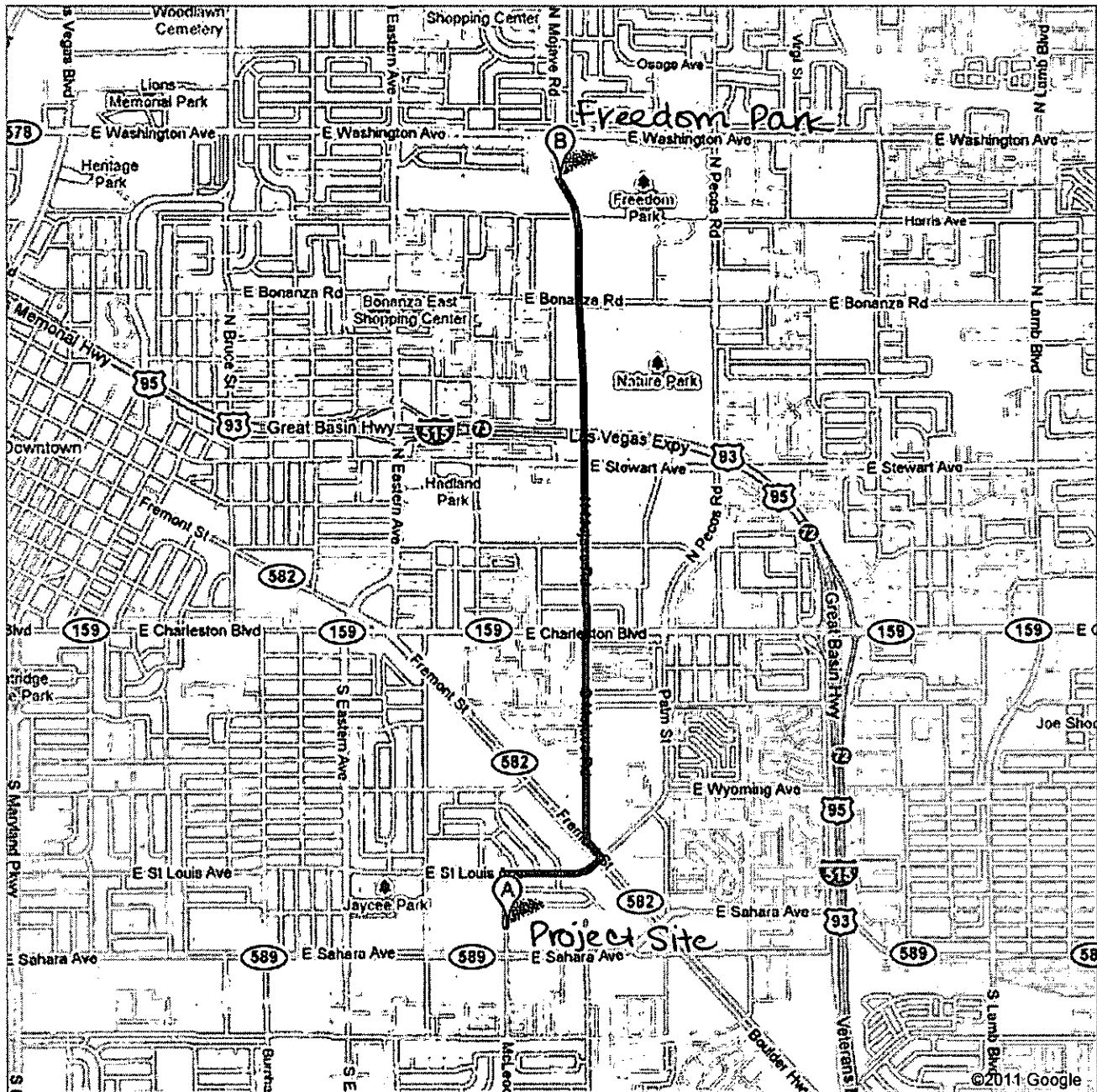
These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

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Directions weren't right? Please find your route on maps.google.com and click "Report a problem" at the bottom left.

Google maps

Directions to 850 N Mojave Rd, Las Vegas, NV
89101
2.6 mi – about 8 mins
Freedom Park
Community and Regional Park



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 2301 McLeod St, Las Vegas, NV

1. Head north on **McLeod St** toward **Holly Hill Ave**

go 0.2 mi
total 0.2 mi



2. Turn right at **E St Louis Ave**
About 1 min

go 0.3 mi
total 0.5 mi



3. Turn left at **Fremont St**
About 1 min

go 358 ft
total 0.5 mi



4. Slight right at **S Mojave Rd**
Destination will be on the right
About 5 mins

go 2.1 mi
total 2.6 mi

 850 N Mojave Rd, Las Vegas, NV 89101

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2011 Google

Directions weren't right? Please find your route on maps.google.com and click "Report a problem" at the bottom left.

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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.

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: N/A. No anticipated increase.

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

Explain: No. DriveTime intends to use the existing buildings so construction will not apply to this project.

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.

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: No. Project does not involve housing.

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

Explain: No.

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: Yes.

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. DriveTime will use existing facilities just as the prior user of the parcels did.

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

Explain: No.

- 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: N/A.

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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.

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: N/A

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.

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

Explain: No.

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	0.218	0.142
6-8	0.116	0.061
9-12	0.138	0.060

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.

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
Hadland 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
Woofert Family Park	X			9.22
Clarence Ray Park	X			0.10

N: Neighborhood Park

C: Community Park

R: Regional Park

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

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	2.91
Single Family Attached (Townhouse)	2.15
Condominiums	
2 to 19 units	1.97
20 to 49 units	1.66
50 or more units	1.64
Mobile Home or Trailer	2.28

Renter Occupied	Persons per Unit
Single Family Detached	3.28
Single Family Attached (Townhouse)	2.78
Apartments	
2 to 19 units	2.40
20 to 49 units	2.08
50 or more units	1.95
Mobile Home or Trailer	2.32



20040712-0001921

Fee: \$18.00 RP11: EX9006
 07/12/2004 09:03:23 T23040054728
 Req: LEGAL WINGS
 Frances Deane
 Clark County Recorder Pgs: 3

Assessment Parcel Number: 162-01-801-013

Mail Tax Bill to Grantee:

LINDA LEE WARD
 11278 WINTER COTTAGE PLACE
 LAS VEGAS, NEVADA 89135

QUITCLAIM DEED

THIS INDENTURE WITNESS That:

LINDA LEE WARD,

(hereinafter called "Grantor")

in consideration of ONE DOLLAR (\$1.00), the receipt of which is hereby acknowledged, do hereby QUITCLAIM to:

LINDA LEE WARD, as Trustee of THE LINDA LEE WARD REVOCABLE LIVING TRUST, DATED THE 7th DAY OF JULY, 2004, LINDA LEE WARD, TRUSTEE, having an address of 11278 WINTER COTTAGE PLACE, LAS VEGAS, NEVADA 89135,

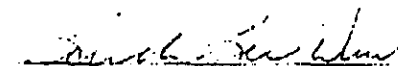
(hereinafter called "Grantee")

all that real property situated in the County of CLARK, State of NEVADA bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION.

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.

IN WITNESS WHEREOF, I have hereunto set my hand this 7 day of JULY, 2004.


 LINDA LEE WARD

RECORDED MEMO
 POSSIBLE POOR RECORD DUE TO
 QUALITY OF ORIGINAL DOCUMENT

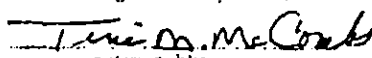
STATE OF NEVADA

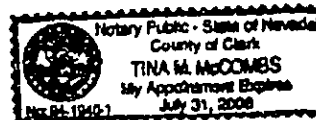
COUNTY OF CLARK

1
 1 SS.
 1

When recorded mail to:
 LINDA LEE WARD, trustee
 11278 WINTER COTTAGE PLACE
 LAS VEGAS, NEVADA 89135

On JULY 7, 2004
 personally appeared before me, a notary public
 LINDA LEE WARD
 who acknowledged that they executed the above instrument.


 notary public



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EXHIBIT "A"

PARCEL ONE (1):

**SITUATE IN THE CITY OF LAS VEGAS, LAS VEGAS VALLEY WATER DISTRICT,
COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:**

**THAT PORTION OF THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER
(SE 1/4) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B.&M.,
DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTH HALF (S 1/2) OF
THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 1;**

THENCE NORTH 00 DEGREES 13' 27" WEST A DISTANCE OF 305.04 FEET;

**THENCE NORTH 88 DEGREES 47' 55" EAST A DISTANCE OF 30.00 FEET TO A
POINT IN THE EAST RIGHT OF WAY LINE OF MCLEOD STREET (60.00 FEET
WIDE), SAID POINT BEING THE TRUE POINT OF BEGINNING;**

**THENCE NORTH 00 DEGREES 13' 27" WEST ALONG SAID EAST RIGHT OF WAY
LINE OF MCLEOD STREET A DISTANCE OF 410.74 FEET TO A POINT IN THE
SOUTH LINE OF DAWSON PARK TRACT NO. 5 AS SHOWN BY MAP THEREOF ON
FILE IN BOOK 6 OF PLATS, PAGE 97 IN THE OFFICE OF THE COUNTY
RECORDER OF CLARK COUNTY, NEVADA;**

**THENCE SOUTH 89 DEGREES 46' 57" EAST ALONG SAID SOUTH LINE OF
DAWSON PARK TRACT NO. 5 A DISTANCE OF 189.13 FEET TO THE NORTHWEST
CORNER OF THAT PARTICULAR PARCEL CONVEYED BY MURRAY
WOLLIMAN, ET AL, TO FAIRWAY CHEVROLET COMPANY BY DOCUMENT
08535, RECORDED DECEMBER 16, 1970;**

**THENCE SOUTH 01 DEGREE 12' 05" EAST ALONG THE WEST LINE AND THE
SOUTHERLY PROLONGATION OF SAID LINE OF THE FAIRWAY CHEVROLET
COMPANY PARCEL A DISTANCE OF 406.00 FEET;**

**THENCE SOUTH 88 DEGREES 47' 55" WEST A DISTANCE OF 196.08 FEET TO THE
TRUE POINT OF BEGINNING.**

PARCEL TWO (2):

**AN EASEMENT FOR WERE PIPELINE AS GRANTED AND DESCRIBED BY
EASEMENT GRANT RECORDED MAY 3, 1976 IN BOOK 618 AS DOCUMENT NO.
577348 OF OFFICIAL RECORDS.**

Prepared by Attorney Roger A. Giuliani, Esq., 500 N. Rainbow Blvd., Suite 300, Las Vegas, Nevada 89107.

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FEB 01 2011

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

a) 162-01-801-013
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

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book	Page: _____
Date of Recording:	_____
Notes:	_____

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 876

b. Explain Reason for Exemption: Transfer to son, no consideration

5. Partial Interest: Percentage being transferred: 100 %

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

Signature _____

Capacity _____

Signature _____

Capacity _____

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

Print Name: Linda Lee Wapal
Address: 11278 WINTER COTTAGE PL
City: Las Vegas
State: NV Zip: 89135

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

Print Name: Linda Lee Wapal
Address: 11278 WINTER COTTAGE PL
City: Las Vegas
State: NV Zip: 89135

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

Print Name: _____ Escrow # _____
Address: Robert A. Giuliani, P.C.
City: Las Vegas State: NV Zip: _____

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

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FEB 01 2011

Snell & Wilmer
LLP
LAW OFFICES

Hughes Center
3883 Howard Hughes Parkway
Suite 1100
Las Vegas, Nevada 89169-5958
702.784.5200
702.784.5252 (Fax)
www.swlaw.com

D. Neal Tomlinson
702.784.5276
ntomlinson@swlaw.com

DENVER
LAS VEGAS
LDS ANGELES
LDS CABOS
ORANGE COUNTY
PHOENIX
SALT LAKE CITY
TUCSON

March 24, 2011

38764.0084

VIA: HAND-DELIVERY

Steve Gebeke, Planning Supervisor
John Grider, Planner 1
City of Las Vegas
Department of Planning and Development
333 N. Rancho Drive
Las Vegas, Nevada 89106

Re: *Amended Justification Letter for Applicant DriveTime Car Sales Company, LLC*
(Parcel No. 162-01-801-013)

Please find the enclosed plans related to DriveTime Car Sales Company, LLC purchase of the above-referenced parcel number which is located at 2301 McLeod Street, at the intersection of McLeod Street and East Sahara Avenue.

If you have any questions or concerns, please do not hesitate to contact my office.

Very truly yours,

Snell & Wilmer L.L.P.


D. Neal Tomlinson

DNT:bls
Enclosures

RECEIVED
MAR 23 2011

Darline Reeder

From: Flinn Fagg
Sent: Wednesday, March 23, 2011 7:06 AM
To: Darline Reeder
Subject: FW: Neighborhood Meeting GPA-40839, SUP-41115 and SDR-41114 - PC 4/12/11

Start: 5:30pm
End: 6:00pm

Applicant: 3
Staff: 1 (Planning staff)
Public: 0

No members of the public attended the meeting. The applicant and staff remained at the meeting location until 6:00pm.

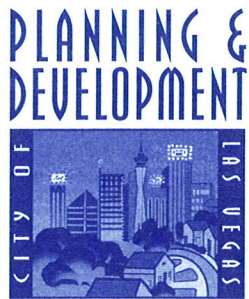
From: Darline Reeder
Sent: Monday, March 14, 2011 1:12 PM
To: Susie Martinez; Susan Finucan
Cc: Flinn Fagg; Doug Rankin; Steve Gebeke; Steve Swanton; Yorgo Kagafas; Carman Burney; Jorge Morteo; Mark Rex; John Grider; Michael Howe; Romeo Gumarang
Subject: Neighborhood Meeting GPA-40839, SUP-41115 and SDR-41114 - PC 4/12/11

A Neighborhood Meeting will be held on Tuesday, March 22, 2011 at 5:30P.M., at 3333 Fremont Street in the Dealership Building, for the following cases:

GPA-40839 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DRIVETIME CAR SALES COMPANY, LLC - OWNER: LINDA LEE WARD REVOCABLE LIVING TRUST - Request to amend the General Plan FROM: PF (PUBLIC FACILITIES) TO: GC (GENERAL COMMERCIAL) on 1.8 acres at 2301 McLeod Street (APN 162-01-801-013), Ward 3 (Reese).

SUP-41115 - SPECIAL USE PERMIT RELATED TO GPA-40839 - PUBLIC HEARING - APPLICANT: DRIVETIME CAR SALES COMPANY, LLC - OWNER: LINDA LEE WARD REVOCABLE LIVING TRUST - Request for a Special Use Permit FOR A PROPOSED AUTO REPAIR GARAGE, MAJOR use at 2301 McLeod Street (APN 162-01-801-013), C-2 (General Commercial) Zone, Ward 3 (Reese).

SDR-41114 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-40839 AND SUP-41115 - PUBLIC HEARING - APPLICANT: DRIVETIME CAR SALES COMPANY, LLC - OWNER: LINDA LEE WARD REVOCABLE LIVING TRUST - Request for a Site Development Plan Review FOR A PROPOSED AUTO REPAIR GARAGE, MAJOR within an existing 4,800 square-foot building on 1.8 acres at 2301 McLeod Street (APN 162-01-801-013), C-2 (General Commercial) Zone, Ward 3 (Reese).



☒ Meeting

☐ Telephone

☐ Conversation Record

Page 1 of
Date 03 / 22 / 2011
Time 5 : 30 am pm

Project Name DRIVETIME CAR SALES - 3333 FREMONT ST.

Conversation between CLV Representative(s): _____
and, _____

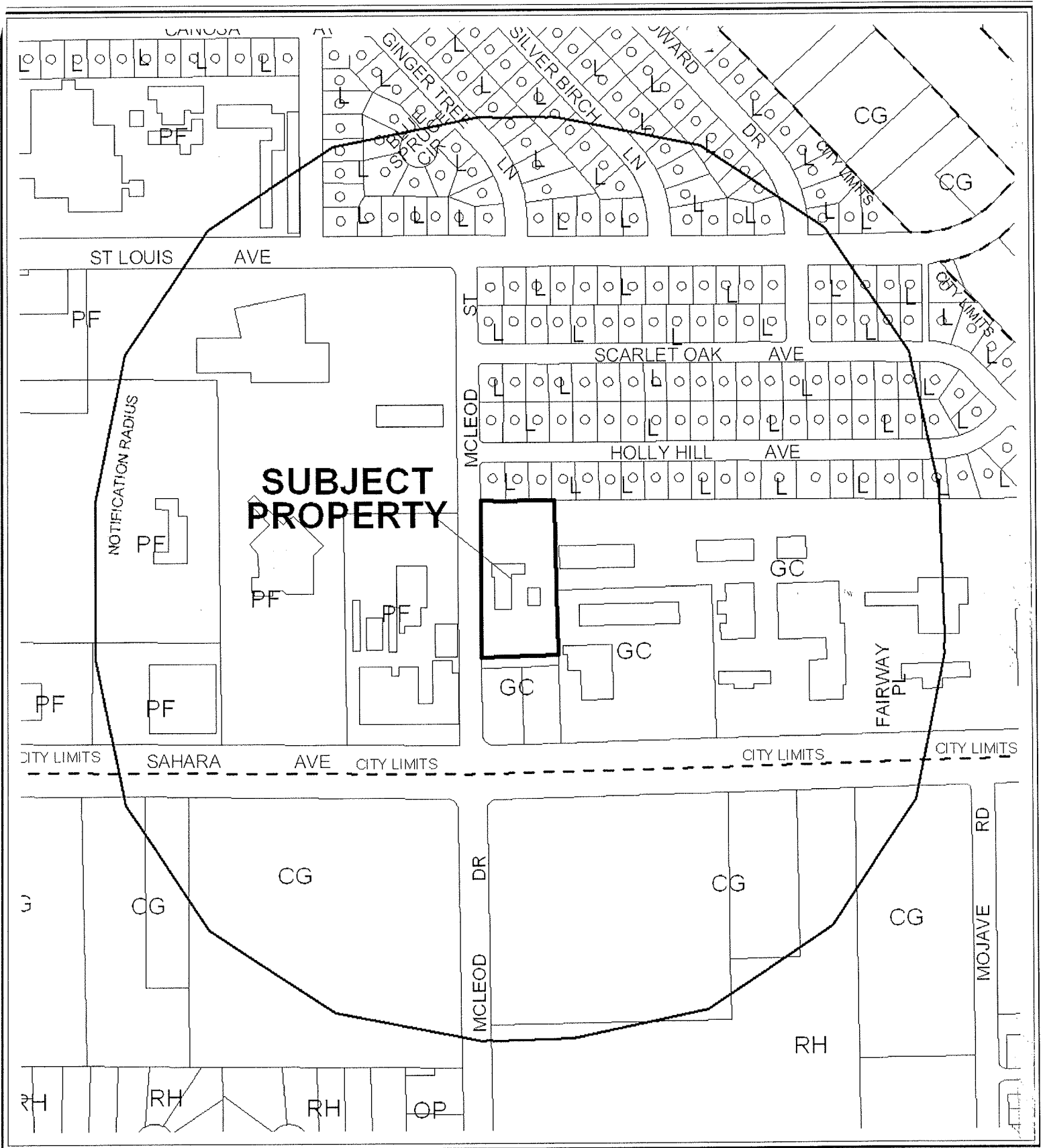
Name	Company/Department	Phone	FAX

☐ see Meeting Attendance Sheet

Comments:

START 5³⁰ AM
END 6⁰⁰ PM

PUBLIC - 0



CASE: **GPA-40839**

RADIUS: 1000 FT

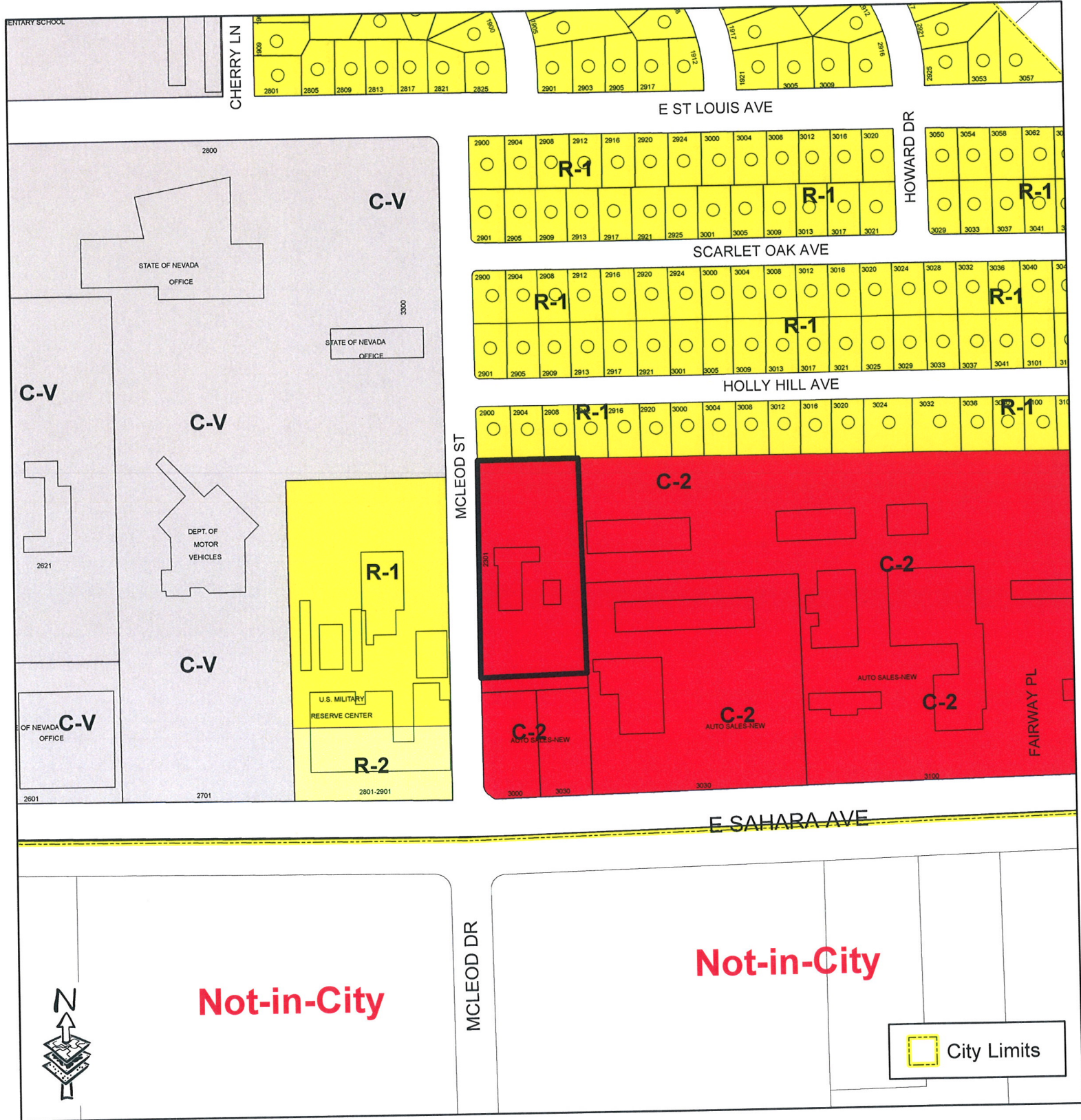
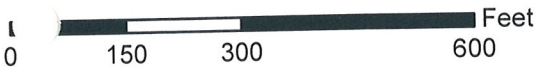
GENERAL LAND USE OF SUBJECT PROPERTY:

PF (PUBLIC FACILITIES)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)

GPA-40839 Zoning



- | | | |
|--|--|-------------------------------|
| 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: March 14, 2011

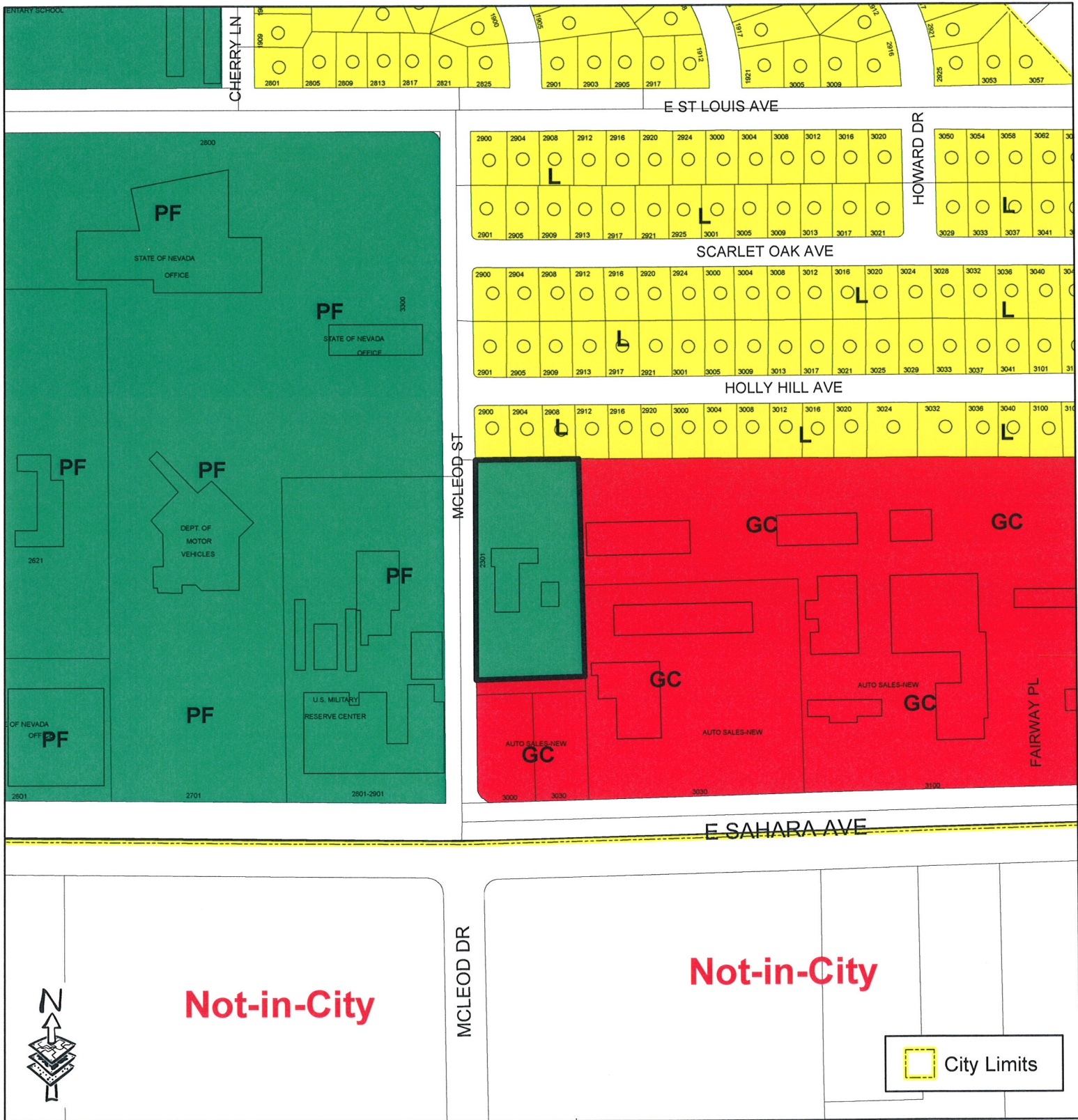


GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept
702-229-6301



GPA-40839 General Plan/Future Land Use

0 150 300 600 Feet



- | | | |
|---------------------------------|--------------------------------------|--------------------------------|
| 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: March 14, 2011



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





Data current as of: March 14, 2011



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
702-224-6301





Application Information

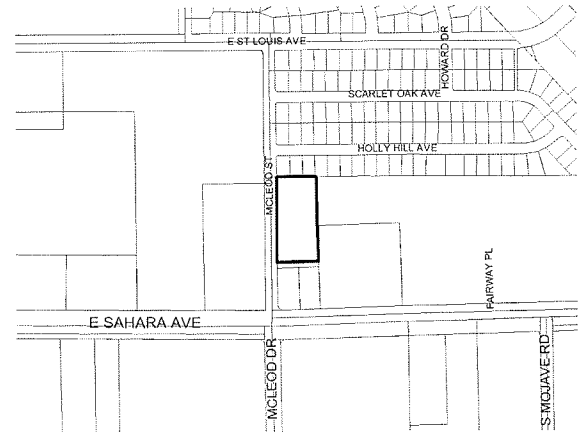
GPA-40839 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DRIVE TIME CAR SALES COMPANY, LLC - OWNER: LINDA LEE WARD REVOCABLE LIVING TRUST - Request to Amend the General Plan FROM: PF (PUBLIC FACILITIES) TO: GC (GENERAL COMMERCIAL) on 1.8 acres at 2301 McLeod Street (APN 162-01-801-013), Ward 3 (Reese).

SUP-41115 - SPECIAL USE PERMIT RELATED TO GPA-40839 - PUBLIC HEARING - APPLICANT: DRIVE TIME CAR SALES COMPANY, LLC - OWNER: LINDA LEE WARD REVOCABLE LIVING TRUST - Request for a Special Use Permit FOR A PROPOSED 4,800 SQUARE-FOOT AUTO REPAIR GARAGE, MAJOR at 2301 McLeod Street (APN 162-01-801-013), C-2 (General Commercial) Zone, Ward 3 (Reese).

SDR-41114 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-40839 AND SUP-41115 - PUBLIC HEARING - APPLICANT: DRIVE TIME CAR SALES COMPANY, LLC - OWNER: LINDA LEE WARD REVOCABLE LIVING TRUST - Request for a Site Development Plan Review FOR A PROPOSED 4,800 SQUARE-FOOT AUTO REPAIR GARAGE, MAJOR on 1.8 acres at 2301 McLeod Street (APN 162-01-801-013), C-2 (General Commercial) Zone, Ward 3 (Reese).

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: DriveTime Car Sales Dealership
3333 Fremont Street
Dealership Building
Las Vegas, NV, 89104
Date/Time: Tuesday, March 22, 2011 at 5:30 p.m.
Contact: Steven Johnson: 602-778-5003 or
Randy Barnes: 702-407-5147

Application Information

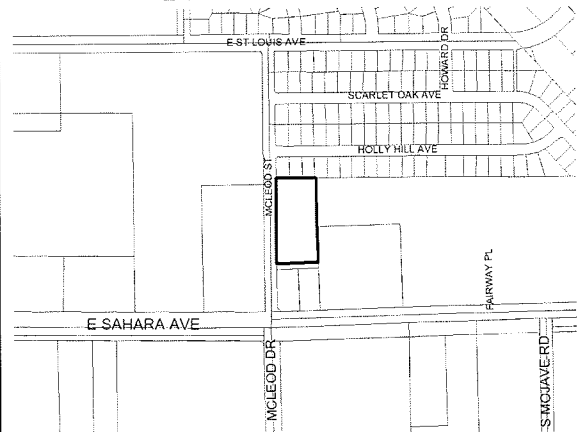
GPA-40839 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DRIVE TIME CAR SALES COMPANY, LLC - OWNER: LINDA LEE WARD REVOCABLE LIVING TRUST - Request to Amend the General Plan FROM: PF (PUBLIC FACILITIES) TO: GC (GENERAL COMMERCIAL) on 1.8 acres at 2301 McLeod Street (APN 162-01-801-013), Ward 3 (Reese).

SUP-41115 - SPECIAL USE PERMIT RELATED TO GPA-40839 - PUBLIC HEARING - APPLICANT: DRIVE TIME CAR SALES COMPANY, LLC - OWNER: LINDA LEE WARD REVOCABLE LIVING TRUST - Request for a Special Use Permit FOR A PROPOSED 4,800 SQUARE-FOOT AUTO REPAIR GARAGE, MAJOR at 2301 McLeod Street (APN 162-01-801-013), C-2 (General Commercial) Zone, Ward 3 (Reese).

SDR-41114 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-40839 AND SUP-41115 - PUBLIC HEARING - APPLICANT: DRIVE TIME CAR SALES COMPANY, LLC - OWNER: LINDA LEE WARD REVOCABLE LIVING TRUST - Request for a Site Development Plan Review FOR A PROPOSED 4,800 SQUARE-FOOT AUTO REPAIR GARAGE, MAJOR on 1.8 acres at 2301 McLeod Street (APN 162-01-801-013), C-2 (General Commercial) Zone, Ward 3 (Reese).

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: DriveTime Car Sales Dealership
3333 Fremont Street
Dealership Building
Las Vegas, NV, 89104
Date/Time: Tuesday, March 22, 2011 at 5:30 p.m.
Contact: Steven Johnson: 602-778-5003 or
Randy Barnes: 702-407-5147

City of Las Vegas
Planning & Development Department
Development Services Center 3rd Floor
333 North Rancho Drive
Las Vegas, NV 89106

Official Notice of Neighborhood Meeting

Case(s) scheduled tentatively for:
04/12/11 Planning Commission Meeting

City of Las Vegas
Planning & Development Department
Development Services Center 3rd Floor
333 North Rancho Drive
Las Vegas, NV 89106

Official Notice of Neighborhood Meeting

Case(s) scheduled tentatively for:
04/12/11 Planning Commission Meeting

Application Information

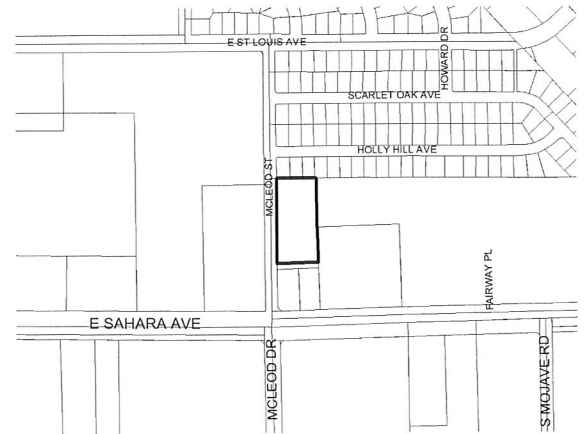
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Application Information

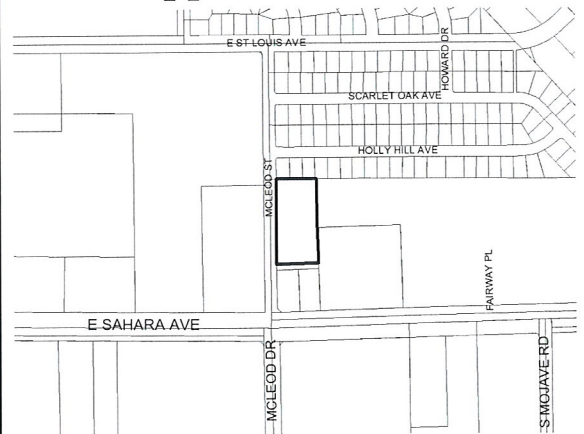
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SUP-41115 - SPECIAL USE PERMIT RELATED TO GPA-40839 - PUBLIC HEARING - APPLICANT: DRIVE TIME CAR SALES COMPANY, LLC - OWNER: LINDA LEE WARD REVOCABLE LIVING TRUST - Request for a Special Use Permit FOR A PROPOSED 4,800 SQUARE-FOOT AUTO REPAIR GARAGE, MAJOR at 2301 McLeod Street (APN 162-01-801-013), C-2 (General Commercial) Zone, Ward 3 (Reese).

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Contact: Steven Johnson: 602-778-5003 or
Randy Barnes: 702-407-5147

NEIGHBORHOOD MEETING NOTICE

Date of Meeting: **March 22, 2011**

Time: **5:30 p.m.**

Location: **DriveTime Car Sales Dealership
3333 East Fremont, Las Vegas, NV 89104**

Located at the northeast corner of the intersection of East Fremont and East Sahara Avenue in the City of Las Vegas. The meeting will be held in the dealership building.

Topic: **General Plan Amendment, Site Development Review and Special Use Permit (GPA-40839, SUP-41115, and SDR41114).**
Application in the City of Las Vegas that are scheduled to be placed on the April 12, 2011 City of Las Vegas Planning Commission Agenda.

This application is a request to change the zoning of the 1.8 acre property at 2301 McLeod Street, Las Vegas, Nevada, Assessor Parcel Number 162-01-801-013 (the "Property") in Ward 3. The Property is currently classified as Public Facilities (PF) under the General Plan and is designated as a General Commercial (C-2) zoning district and this application is to change the General Plan designation to Service Commercial (SC) in order for the General Plan and Zoning Designations to be compatible, as required by statute. The Property will be used for auto body and service facilities in support of the used motor vehicle sales and service operations at the adjacent property at 3000 and 3030 East Sahara Avenue.

If you have comments or questions and cannot attend the neighborhood meeting, please contact **Steven Johnson 602-778-5003**. The person to contact the night of the neighborhood meeting is **Randy Barnes 702-407-5147**.

CLV to NOTICE

P/L 159/156

Report of All Selected Parcels

Case Number: GPA-40839 *SP-41115; SDE 41114*

Printed On: Tue: March 8, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
AGEEFF FEODOR	3050 E ST LOUIS AVE LAS VEGAS NV	16201810014
AGUILAR GUADALUPE R & MARY L	3001 SCARLET OAK AVE LAS VEGAS NV	16201811008
ANDERSON ROBERT E JR	2924 E ST LOUIS AVE LAS VEGAS NV	16201810007
ARIAS CUAHEMOC & SANDRA	624 BADLANDS AVE HENDERSON NV	16201811001
ARIAS SILVINO G	1809 GINGER TREE LN LAS VEGAS NV	16201713006
AVILES VICTOR & ROSA	2904 SCARLET OAK AVE LAS VEGAS NV	16201811042
BANK DEUTSCHE NATIONAL TR CO TRS	7495 NEW HORIZON WY MAIL STOP-NAC #X3902-01F FREDERICK MD	16201313001
BARAJAS ARMANDO	2917 HOLLY HILL AVE LAS VEGAS NV	16201812005
BEAUDRY DEBORAH A	3105 HOLLY HILL AVE LAS VEGAS NV	16201812019
BEJARANO RIGOBERTO & JOSE	3013 HOLLY HILL AVE LAS VEGAS NV	16201812010
BRUNER HELEN G & VIRGINIA A	1805 GINGER TREE LN LAS VEGAS NV	16201713005
BRUNO FAMILY TRUST	630 TOY LN BOSQUE FARMS NM	16201812052
CANTWELL BERNARD & CHARLOTTE E	2904 ST LOUIS AVE LAS VEGAS NV	16201810002
CARDENAS CARLOS X	2917 SCARLET OAK AVE LAS VEGAS NV	16201811005
CARY JAMES A & CATHERINE M	3033 HOLLY HILL AVE LAS VEGAS NV	16201812015
CASTRO SILVIA	3025 HOLLY HILL LAS VEGAS NV	16201812013
CHANG HSING LIANG & DO CHEN	3000 SCARLET OAK AVE LAS VEGAS NV	16201811036
CHAPMAN LAS VEGAS L L C	1150 N 54TH ST CHANDLER AZ	16212501005
CHIAO KAO CHEN	3105 SCARLET OAK LAS VEGAS NV	16201811006
CHIAO KAO CHEN	3105 SCARLETT OAK AVE LAS VEGAS NV	16201811015
CHIAO KAO-CHEN	3105 SCARLETT OAK AVE LAS VEGAS NV	16201811018
CONTRERAS JUAN M & ARACELI REYES	2913 HOLLY HILL AVE LAS VEGAS NV	16201812004
COX BRENDA ILENE	3040 HOLLY HILL AVE LAS VEGAS NV	16201812037
CRAIG MICHAEL D & ELAINE F	16630 ARMSTRON WOODS DR GUERNEVILLE CA	16201812039
CRUZ MORENA A	2901 E ST LOUIS AVE LAS VEGAS NV	16201714002
DALEY TOM & LESLIE	%CSK AUTO CORP STORE #2842 %THOMSON REUTERS PTS P O BOX 061160 CHICAGO IL	16212102003
DELACERDA ANTONIO & MARIA	2916 SCARLET OAK AVE LAS VEGAS NV	16201811039
DELATORRE RAMON & TERESA	1355 WIND COVE ST LAS VEGAS NV	16201811035
DELGADO URIEL A & HORTENCIA	2809 E ST LOUIS AVE LAS VEGAS NV	16201314003
DENNISON ALICE L	3009 E ST LOUIS AVE LAS VEGAS NV	16201711032
DERBY JERRY L	3001 HOLLY HILL AVE LAS VEGAS NV	16201812007
DIAZ AUDEL & BOUDELIO	7708 LEAVORITE DR LAS VEGAS NV	16201711025

Report of All Selected Parcels

Case Number: GPA-40839

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Owner	Address	Parcel Number
DIAZ JOSE GUADALUPE & ROSA	2912 E ST LOUIS AVE LAS VEGAS NV	16201810004
DIVECCHIO ROBERT	4765 VISTA FLORA LAS VEGAS NV	16201711003
DONALD MICHAEL M & MARY J	3017 SCARLET OAK AVE LAS VEGAS NV	16201811012
DUARTE ELODIA	1736 BLUE SPRUCE CIR LAS VEGAS NV	16201313010
DUFFY FAMILY TRUST	7595 IRONWOOD KNOLL AVE LAS VEGAS NV	16201811030
EQUITY GIBALTAR INVEST CORP	952 SONGBIRD LN BONITA CA	16201810013
ESCALERA PATRICIA & JUAN	3024 HOLLY HILL AVE LAS VEGAS NV	16201812040
ESCOBEDO EDMUNDO & P FAM TR	3008 HOLLY HILL AVE LAS VEGAS NV	16201812044
ESPINOSA ARTURO & GUADALUPE M	1901 CHERRY LN LAS VEGAS NV	16201313003
ESPINOSA ARTURO & GUADALUPE M	1905 CHERRY LN LAS VEGAS NV	16201313002
ESPINOZA CLEMENTE	1412 FRANKLIN AVE LAS VEGAS NV	16201812035
ESPINOZA-BLANCAS ROBERTO	3005 E ST LOUIS AVE LAS VEGAS NV	16201711031
ESQUEDA ISABEL	2916 HOWARD DR LAS VEGAS NV	16201711033
ESTEFAN ILEANA D	1913 SILVER BIRCH LN LAS VEGAS NV	16201711028
F A ACQUISITIONS III L L C	630 S 4TH ST LAS VEGAS NV	16212501011
FAIR PAVINEE	3105 SCARLET OAK AVE LAS VEGAS NV	16201811028
FAIRWAY CHEVROLET COMPANY	3222 E SAHARA AVE LAS VEGAS NV	16201801022
FEDERAL HOME LOAN MORTGAGE CO	%JPMORGAN CHASE BANK 7255 BAYMEADOWS WAY MAIL STOP JAXB2007 JACKSONVILLE FL	16201711001
FIGUEROA MANUEL	1912 SILVER BIRCH LN LAS VEGAS NV	16201711002
FIGUEROA REYNALDO	1816 SILVER BIRCH LN LAS VEGAS NV	16201711007
FLASTER JUDY A LIVING TRUST	3041 HOLLY HILL AVE LAS VEGAS NV	16201812017
FLORES EULOGIO & ROSARIO	3029 SCARLET OAK AVE LAS VEGAS NV	16201811014
FUKUNAGA SUSAN N	1901 GINGER TREE LN LAS VEGAS NV	16201713007
G I H M L L C	10439 RIVINGTON CT LONE TREE CO	16212102002
GAIL KAREN E & STEPHEN M	607 BRYANT CT BOULDER CITY NV	16201711034
GAMEROS ARGELIA M	3020 SCARLET OAK AVE LAS VEGAS NV	16201811031
GAMETT FAMILY TRUST	2924 SCARLET OAK AVE LAS VEGAS NV	16201811037
GAONA VICENTE & ELVIRA	1917 SILVER BIRCH LN LAS VEGAS NV	16201711029
GARCIA MAGALY RUIZ REV LIV TR	1904 SILVER BIRCH AVE LAS VEGAS NV	16201711004
GARCIA MARCELINA	2220 FRANKLIN AVE SAN DIEGO CA	16201711035
GARCIA PEDRO A & ROSARIO	2916 HOLLY HILL AVE LAS VEGAS NV	16201812048
GIRON JUAN J & MIRTHA L	3040 SCARLET OAK AVE LAS VEGAS NV	16201811026

Report of All Selected Parcels

Case Number: GPA-40839

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Owner	Address	Parcel Number
GODINEZ IGNACIO & MARIA L	2909 SCARLET OAK AVE LAS VEGAS NV	16201811003
GODINEZ JOSE & SILVIA	2905 SCARLET OAK AVE LAS VEGAS NV	16201811002
GONZALEZ GUADALUPE D	2908 HOLLY HILL AVE LAS VEGAS NV	16201812050
GUERRA JOSE ROLANDO	3041 SCARLET OAK AVE LAS VEGAS NV	16201811017
GUERRA-ESCALERA JOSE L	3021 HOLLY HILL AVE LAS VEGAS NV	16201812012
GUNTHER DANIEL J	2801 E ST LOUIS AVE LAS VEGAS NV	16201314001
GUTIERREZ MARIA DEL CARMEN J	3020 HOLLY HILL AVE LAS VEGAS NV	16201812041
HADEN BILL INC	%L A SALO CPA LTD 2625 WIGWAM PKWY #106 HENDERSON NV	16201801019
HADEN BILL INC	%L A SALO CPA LTD 2625 WIGWAM PKWY #106 HENDERSON NV	16201801020
HADEN BILL INC	%L A SALO CPA LTD 2625 WIGWAM PKWY #106 HENDERSON NV	16201801018
HADEN BILL INC	%L A SALO CPA LTD 2625 WIGWAM PKWY #106 HENDERSON NV	16201801021
HANSON DONALD G	3016 SCARLET OAK AVE LAS VEGAS NV	16201811032
HARDWICK S TRUST	3028 SCARLET OAK AVE LAS VEGAS NV	16201811029
HERINK FAMILY 1996 TRUST	900 TONI LAS VEGAS NV	16201811010
HERNANDEZ ROSA E	3012 SCARLET OAK AVE LAS VEGAS NV	16201811033
HOM AREY	2912 SCARLET OAK AVE LAS VEGAS NV	16201811040
J A M PROPERTIES INTL L L C	3863 S VALLEY VIEW BLVD #5 LAS VEGAS NV	16201810016
JIMENEZ JUAN	2913 SCARLET OAK AVE LAS VEGAS NV	16201811004
LAMENDOLA NICHOLAS & FAITH	5990 SIERRA MEDINA AVE LAS VEGAS NV	16201313011
LARSON GLEN LIVING TRUST	%G LARSON P O BOX 364857 NO LAS VEGAS NV	16201713008
LIPPERT RUTH	2905 E ST LOUIS AVE LAS VEGAS NV	16201714004
LOPEZ ISMAEL & ALEIDA	3012 HOLLY HILL AVE LAS VEGAS NV	16201812043
LOPEZ NESTOR	3008 SCARLET OAK AVE LAS VEGAS NV	16201811034
LOZOYA JUAN & ALMA	2908 SCARLET OAK AVE LAS VEGAS NV	16201811041
LUCAS JUAN M	1804 GINGER TREE LN LAS VEGAS NV	16201713002
LUCIO JUAN CARLOS	3004 E ST LOUIS AVE LAS VEGAS NV	16201810009
MADERO ACEANO B & PAULA	2904 HOWARD DR LAS VEGAS NV	16201711036
MADI ADAM A	2925 HOWARD DR LAS VEGAS NV	16201711044
MAITA GUILLERMO	3012 E ST LOUIS AVE LAS VEGAS NV	16201810011
MANUEL LUDWIG & LUDWIG A	1800 GINGER TREE LN LAS VEGAS NV	16201313015
MARTINEZ MANUEL & DUBINA	2912 HOLLY HILL AVE LAS VEGAS NV	16201812049
MARTINEZ OSCAR	3016 E ST LOUIS LAS VEGAS NV	16201810012

Report of All Selected Parcels

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MASSEY CONNIE RAE ADAMS	1921 SILVER BIRCH LN LAS VEGAS NV	16201711030
MCLELLAN LOUIS CURTIS	4001 S DECATUR #37-195 LAS VEGAS NV	16201810001
MICKENS CLAUDIA A	2821 E ST LOUIS AVE LAS VEGAS NV	16201314006
MONTES MARIO & ROSA	1752 BLUE SPRUCE CIR LAS VEGAS NV	16201313014
MONTES MARIO & ROSA E	3000 E ST LOUIS AVE LAS VEGAS NV	16201810008
MORRIS WANDA	3013 SCARLET OAK AVE LAS VEGAS NV	16201811011
MURALLES EGIDIO	1909 SILVER BIRCH LN LAS VEGAS NV	16201711027
NAVA AGUSTIN	3005 SCARLET OAK AVE LAS VEGAS NV	16201811009
NISSE BUTCH	3008 E ST LOUIS AVE LAS VEGAS NV	16201810010
OGAS HORACE B	1820 SILVER BIRCH LN LAS VEGAS NV	16201711006
OROZCO HUGO A	1744 BLUE SPRUCE CIR LAS VEGAS NV	16201313012
OSBORNE KENNETH TRUST	10660 S RANCHO DESTINO RD LAS VEGAS NV	16201812046
PAYAN HECTOR	2908 E ST LOUIS AVE LAS VEGAS NV	16201810003
PENA-ROMERO JAVIER	2817 E ST LOUIS AVE LAS VEGAS NV	16201314005
PONCE ALVARO & NORMA	3029 HOLLY HILL AVE LAS VEGAS NV	16201812014
PRINDL JASON & KATIE WATTERS	1820 BIRCH ST LAS VEGAS NV	16201812003
PUCKDEE PANIDA	3036 SCARLET OAK AVE LAS VEGAS NV	16201811027
RALSTON RODNEY A	1801 GINGER TREE LN LAS VEGAS NV	16201713004
RAMOS JAVIER	1500 N 19TH ST MONROE LA	16201812042
RAVAS JANET	2920 HOLLY HILL AVE LAS VEGAS NV	16201812047
REL P VEGAS L L C	%RD MGT LLC 810 7TH AVE 10TH FLR NEW YORK NY	16212102004
RIDLEN LARRY	3009 HOLLY HILL AVE LAS VEGAS NV	16201812009
ROBLES JESUS	1905 SILVER BIRCH LN LAS VEGAS NV	16201711026
ROJAS MANUEL	3108 HOLLY HILL AVE LAS VEGAS NV	16201812034
ROJAS MIRIAM E	3004 HOLLY HILL AVE LAS VEGAS NV	16201812045
ROMERO LUIS & YOLANDA	2813 E ST LOUIS AVE LAS VEGAS NV	16201314004
ROMERO MARIA I	3036 HOLLY HILL AVE LAS VEGAS NV	16201812038
ROMERO MARIA ISABEL	3109 SCARLET OAK AVE LAS VEGAS NV	16201811016
ROMERO NANCY LIZETTE	3100 HOLLY HILL AVE LAS VEGAS NV	16201812036
ROSAS DAVID	2820 HOWARD DR LAS VEGAS NV	16201710019
RUBIO CARLOS	2825 E ST LOUIS AVE LAS VEGAS NV	16201714001
RUSSELL WILLIAM S	P O BOX 43186 LAS VEGAS NV	16201812016

Report of All Selected Parcels

Case Number: GPA-40839

Printed On: Tue: March 8, 2011

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SALAZAR ANDRES & MIRTALA	2920 E ST LOUIS AVE LAS VEGAS NV	16201810006
SALDIVAR CARLOS A & OSBELIA	2925 SCARLET OAK AVE LAS VEGAS NV	16201811007
SALINAS MIGUEL A	3044 SCARLET OAK AVE LAS VEGAS NV	16201811025
SANCHEZ CLAUDIA B	2904 HOLLY HILL AVE LAS VEGAS NV	16201812051
SANTOS MARC C & HEIDARI MARIE	2805 E ST LOUIS AVE LAS VEGAS NV	16201314002
SCHOOL BOARD OF TRUSTEES	2832 E FLAMINGO LAS VEGAS NV	16201301001
SHERRILL EDNA	3101 HOLLY HILL AVE LAS VEGAS NV	16201812018
SIERRA MOBILE PK CO	1940 W ORANGEWOOD AVE #209 ORANGE CA	16212501004
SINGH MARIA	1812 SILVER BIRCH LN LAS VEGAS NV	16201711008
SMITH ROBERT E & DOREEN A	3109 HOLLY HILL AVE LAS VEGAS NV	16201812020
STATE OF NEVADA BLDG & GROUNDS	% DIVISIONS OF STATE LANDS CARSON CITY NV	16201402008
STATE OF NEVADA BLDG & GROUNDS	CARSON CITY NV	16201402006
STATE OF NEVADA DIV OF LANDS	201 S FALL ST #120 CARSON CITY NV	16201402004
TARIN MOHAMMED M & ROSA FLOR	3054 E ST LOUIS AVE LAS VEGAS NV	16201810015
THAMES HERBERT JESSE & NANCY L	1900 SILVER BIRCH LN LAS VEGAS NV	16201711005
UBALDE FERNANDO A	2900 DCARLET OAK AVE LAS VEGAS NV	16201811043
UHLE & PARTNERS L L C	113 ANTIGUA DR COCOA BEACH FL	16201714003
UREMOVICH MARK ANTHONY	3021 SCARLET OAK AVE LAS VEGAS NV	16201811013
USA	%63RD ARMY RESERVE %AFRC-CCA-EN 4 235 YORKTOWN AVE LOS ALAMITOS CA	16201402005
VARGAS JOSE H & BLANCA M	2900 HOWARD DR LAS VEGAS NV	16201711037
VELARDE ALEJO GARCIA	2901 HOLLY HILL AVE LAS VEGAS NV	16201812001
VELASCO JUAN J	3017 HOLLY HILL AVE LAS VEGAS NV	16201812011
VERA-MELCHOR VERONICA	2920 SCARLET OAK AVE LAS VEGAS NV	16201811038
VICTORIO-CASTELAN FELIPE S	1900 GINGER TREE LN LAS VEGAS NV	16201713001
W S L L C	3105 E SAHARA AVE LAS VEGAS NV	16212501003
WALLACE ESMA C	2921 HOLLY HILL AVE LAS VEGAS NV	16201812006
WARD LINDA LEE REVOCABLE LIV TR	11278 WINTER COTTAGE PL LAS VEGAS NV	16201801013
WEISS BRIAN D & JAMI C	1748 BLUE SPRUCE CIR LAS VEGAS NV	16201313013
WONG GING BEW & SU HUA HUANG	6084 VILLA TRIESTE CT LAS VEGAS NV	16201812002
ZEPEDA OTTO & JUANA	3005 HOLLY HILL AVE LAS VEGAS NV	16201812008
ZUNINO OSVALDO LIVING TRUST	3575 TIOGA WY LAS VEGAS NV	16201810005

STAPLES

Crestwood NA
Robert Hoban
1929 Ballard Drive
Las Vegas, NV 89104

Showboat NA
Joseph Foreman
2333 Canosa Avenue
Las Vegas, NV 89104

Desert Rose Apartments
Mario Sandoval
29 N. 28th St., Manager Office
Las Vegas, NV 89101

Palm Terrace Apartments
Julie Wood
3416 Clifford Street #116
Las Vegas, NV 89104

Charlestonwood Apartments
Lisa Farmer
2900 E. Charleston Blvd., Mgr.
Las Vegas, NV 89104

Summer Place Apartments
Sam Akey
27 N. 28th Street, Mgr. Office
Las Vegas, NV 89101

Oasis Ridge Apartments
Elisa Frankert
3040 E. Charleston Blvd., Off.
Las Vegas, NV 89104

Olive Place Apartments
Manager Office Attn: Irma Cruz
2400 Olive Street
Las Vegas, NV 89101

Neighborhood
Associations

STAPLES

label size 1" x 2 5/8" compatible with Avery®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160