

NOTES

This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data delineated herein.
Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

MAP LEGEND

PARCEL BOUNDARY

SUB BOUNDARY

PMLD BOUNDARY

ROAD EASEMENT

MATCH LEADER LINE

HISTORIC LOT LINE

HISTORIC SUB BOUNDARY

HISTORIC PMLD BOUNDARY

SECTION LINE

CONDOMINIUM UNIT

AIR SPACE POL

RIGHT OF WAY POL

SUB-SURFACE POL

001 ROAD PARCEL NUMBER

001 PARCEL NUMBER

1.00 ACREAGE

202 PARCEL SUB-SEQ NUMBER

PB 24 45 PLAT RECORDING NUMBER

5 BLOCK NUMBER

5 LOT NUMBER

GL5 GOV LOT NUMBER

T20S R60E

36

N 2 SW 4

138-36-3

126 125 124 123

137 138 139 140

164 163 162 161

175 176 177 178

1 2 3 4

5 6 7 8

9 10 11 12

13 14 15 16

17 18 19 20

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8 4 8 4

5 1 5 1

6 2 6 2

7 3 7 3

8 4 8 4

5 1 5 1

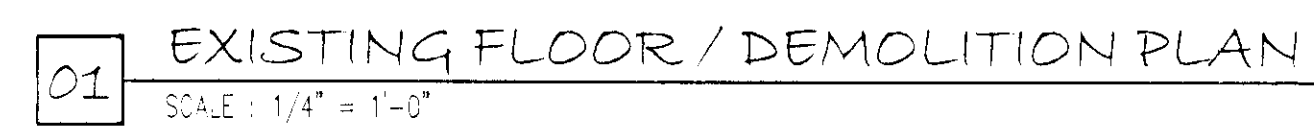
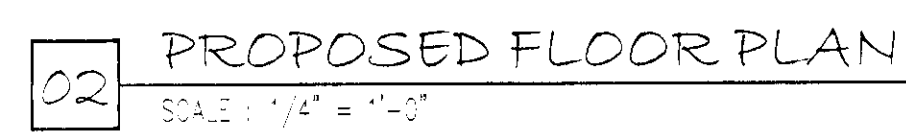
CLARK COUNTY

NEVADA

Scale: 1" = 200'

Rev: 02/09/2011





- 1 EXISTING CONCRETE SIDEWALK TO REMAIN
- 2 NEW LANDSCAPING AREA
- 3 EXISTING MONUMENT SIGN
- 4 HAND CAP ACCESS AISLE, VAN ACCESSIBLE STALL AND ACCESS TO THE PUBLIC WAY, PAINTED ON EXISTING A/C PAVING
- 5 EXISTING STONE WALKING PATH TO REMAIN
- 6 NEW 3'-0" WIDE CONCRETE SIDEWALK
- 7 SETBACK LINE (0-1 ZONE; FRONT 20', SIDE 10' AND REAR 20')

REVISIONS:

05.24.11 CLV COMMENTS

COMPUDOC TENANT IMPROVEMENT

708 S. JONES BLVD
LAS VEGAS, NEVADA

PROJECT :

GROTHE CONSTRUCTION

DOCUMENTS PREPARED BY THE DEVELOPER ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH THE RESPECT TO THIS PROJECT. THE DEVELOPER SHALL RETAIN ALL COMMON LAW, STATUTORY & OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THE OWNER SHALL NOT REFUSE OR PERMIT THE REUSE OF THESE DOCUMENTS EXCEPT BY MUTUAL AGREEMENT IN WRITING.

52524

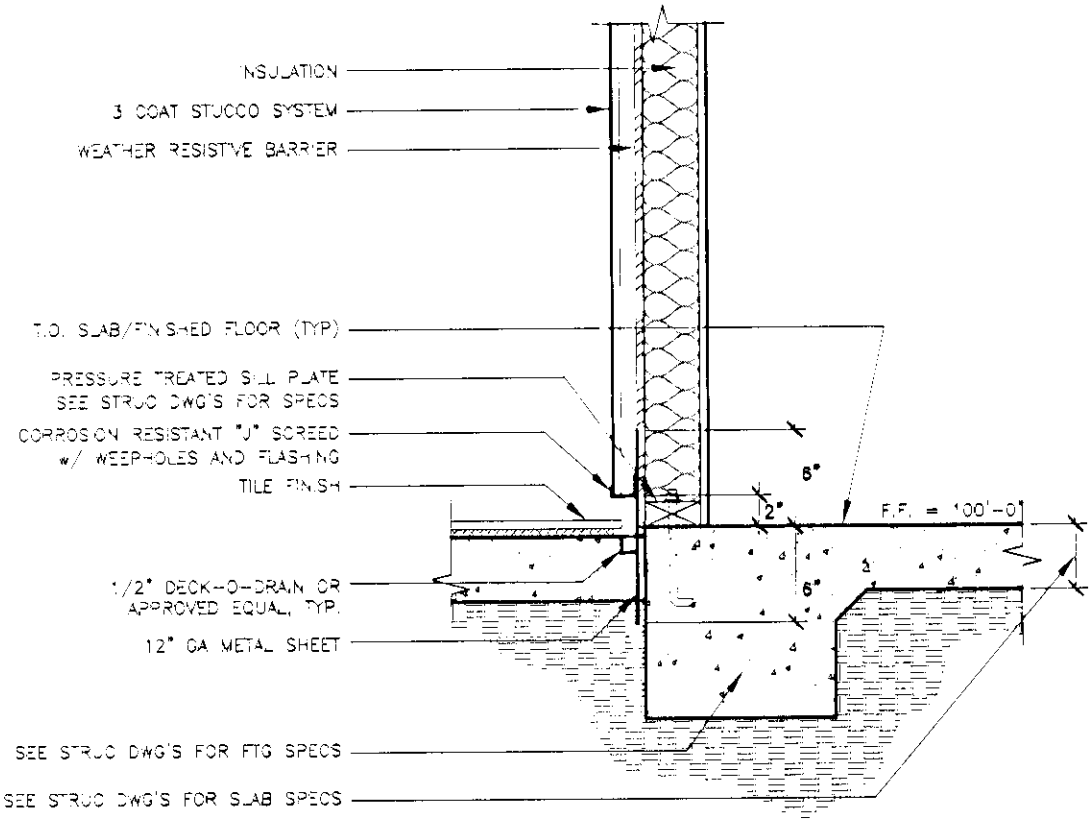
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PLOT:	DRAWN:
4.20.11	BP

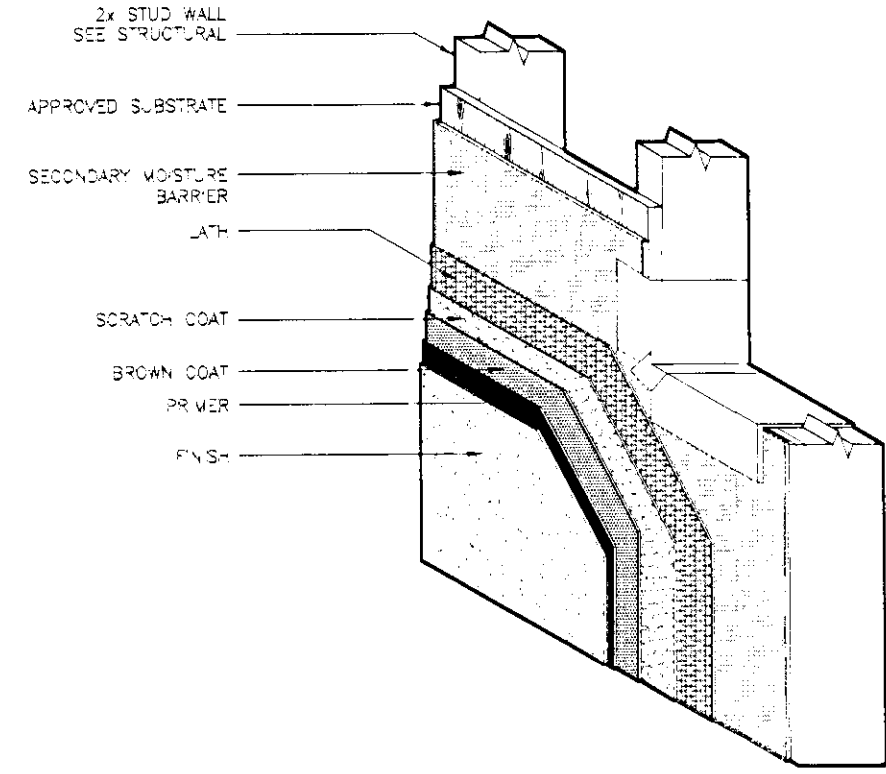
SHEET
A2.00

DEMOLITION PLAN + PROPOSED FLOOR PLAN

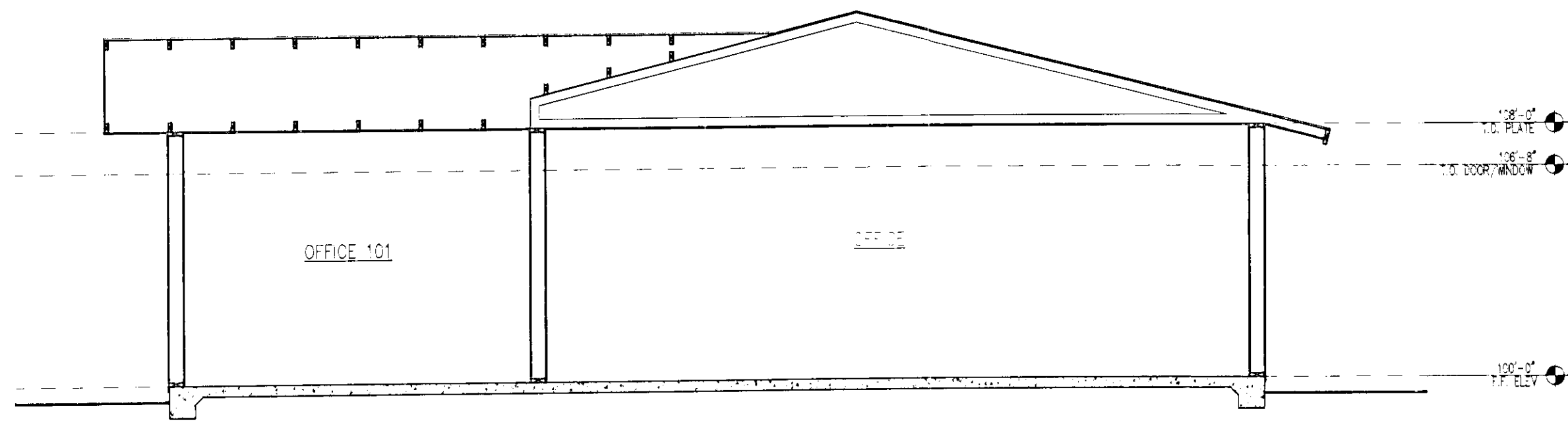
SDR-41037
SUPPLEMENTAL



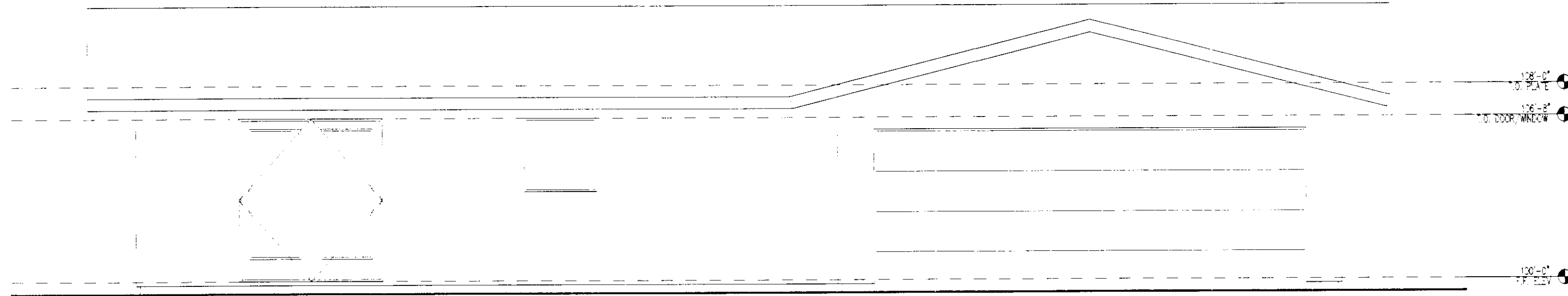
B WEEP SCREED at HARDSCAPE
SCALE : 1" = 1'-0"



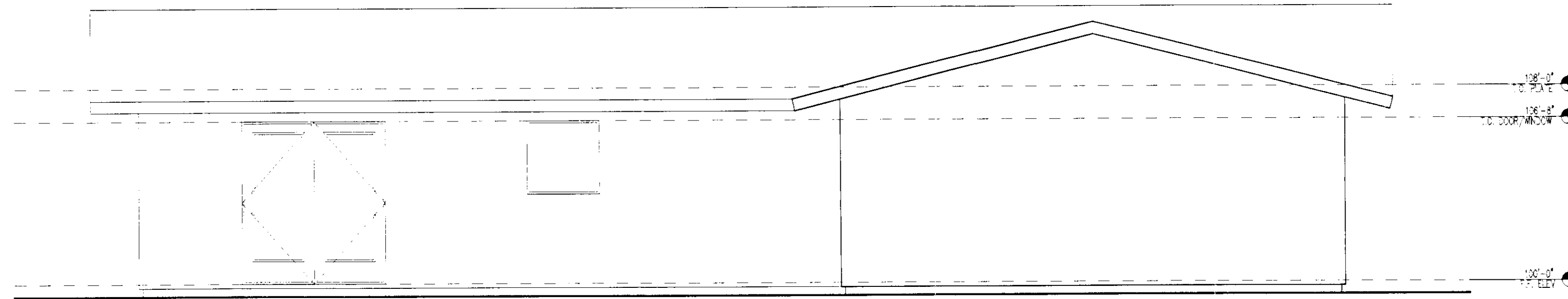
A THREE COAT STUCCO SYSTEM
SCALE : 1" = 1'-0"



05 BUILDING SECTION
SCALE : 1/4" = 1'-0"

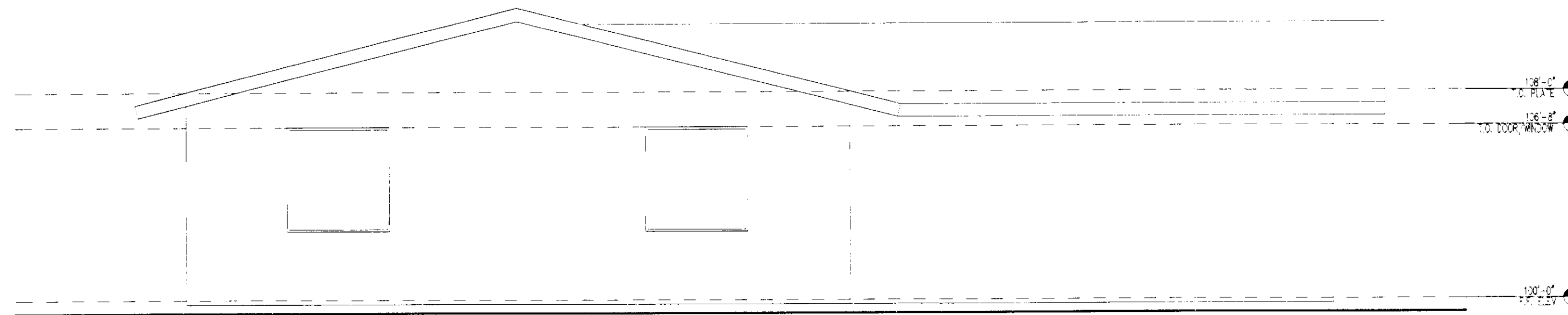


01 EXISTING FRONT ELEVATION
SCALE : 1/4" = 1'-0"

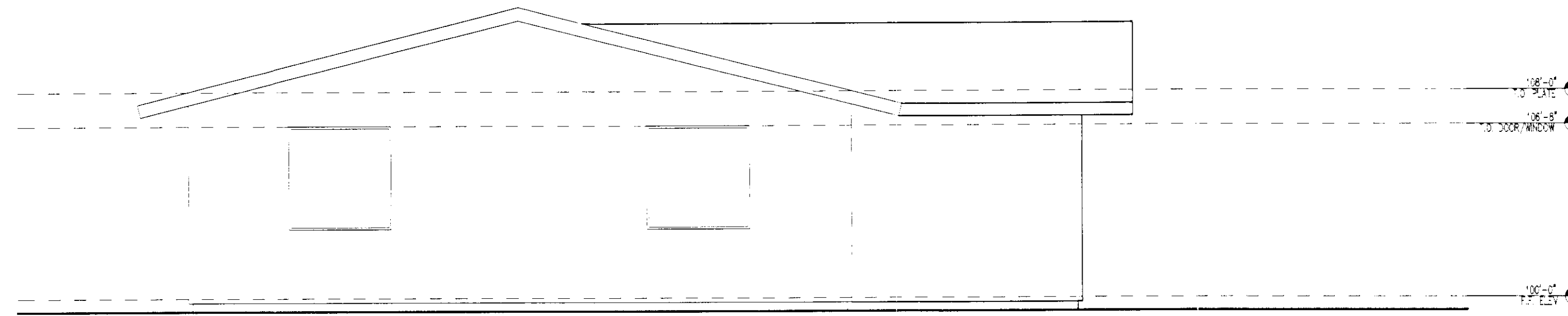


02 PROPOSED FRONT ELEVATION
SCALE : 1/4" = 1'-0"

NO CHANGES TO COLOR, ALL NEW CONSTRUCTION TO MATCH EXISTING



03 EXISTING LEFT ELEVATION
SCALE : 1/4" = 1'-0"



04 PROPOSED LEFT ELEVATION
SCALE : 1/4" = 1'-0"

NO CHANGES TO COLOR, ALL NEW CONSTRUCTION TO MATCH EXISTING

RECEIVED
MAY 24 2011

SDR-41037
SUPPLEMENTAL

REVISIONS:
05.24.11 CLV COMMENTS
1

COMPUDOC
TENANT IMPROVEMENT

708 S. JONES BLVD
LAS VEGAS, NEVADA

PROJECT ADDRESS:

GROTHER CONSTRUCTION

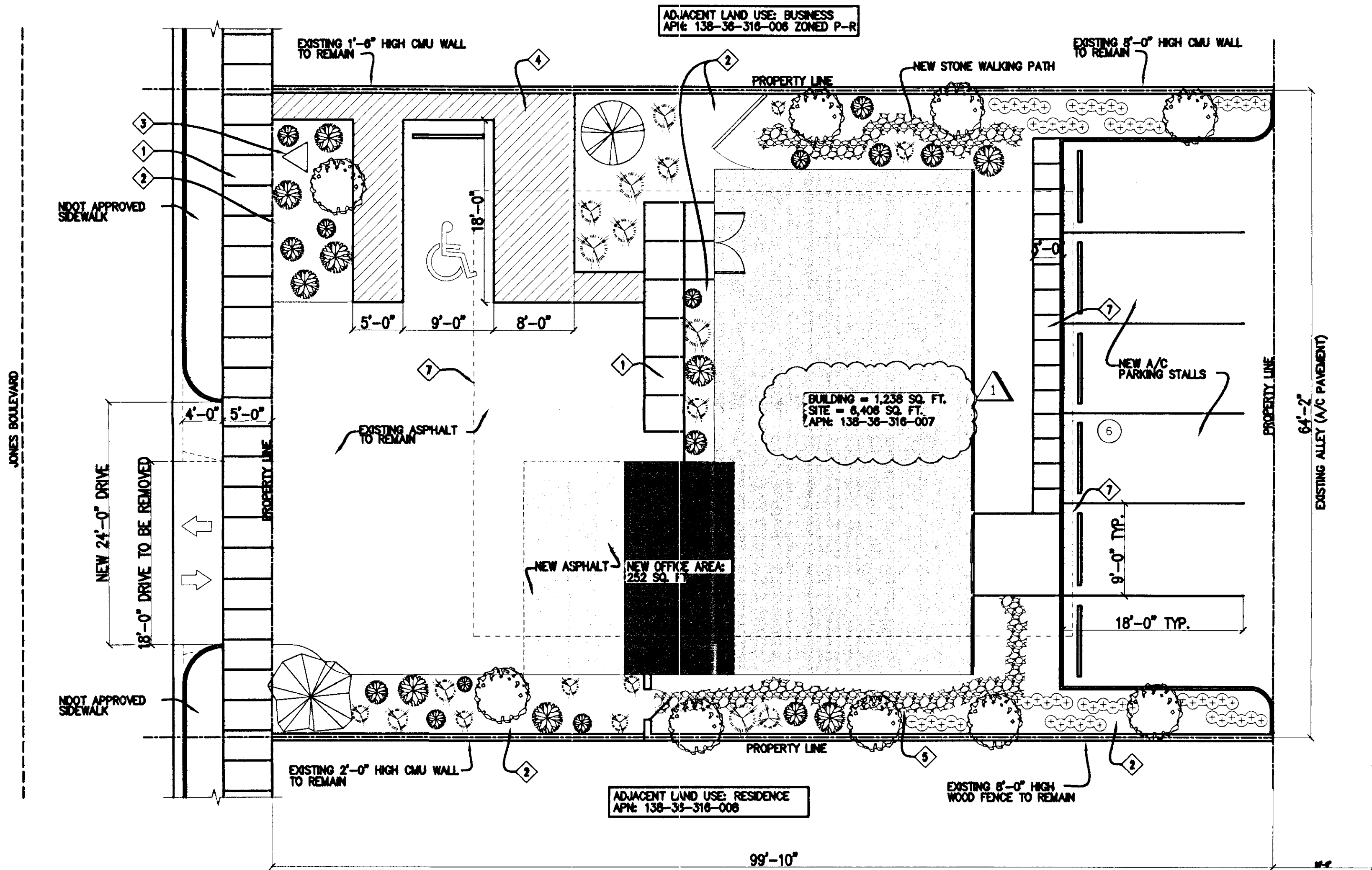
CONSTRUCTION
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FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, INCURRED
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THESE PLANS ARE PREPARED AND SUBMITTED AS AN EXAMINATION TO THE BOARD
FOR WORK PERFORMED UNDER A CONTRACTORS LICENSE. CATEGORY AUTHORIZED
COMPANY: GROTHE CONSTRUCTION
CONTRACTOR LICENSE NUMBER: 70574

LICENSE NO.
52524
SIGNATURE:

PLOT:
4.20.11
DRAWN:
BP

SHEET
A4.00

ELEVATIONS, SECTIONS, + DETAILS



01 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

KEYNOTES

- 1 EXISTING CONCRETE SIDEWALK TO REMAIN
- 2 NEW LANDSCAPING AREA
- 3 EXISTING MONUMENT SIGN
- 4 HANDICAP ACCESS AISLE, VAN ACCESSIBLE STALL AND ACCESS TO THE PUBLIC WAY, PAINTED ON EXISTING A/C PAVING
- 5 EXISTING STONE WALKING PATH TO REMAIN
- 6 NEW 3'-0" WIDE CONCRETE SIDEWALK
- 7 SETBACK LINE (C-1 ZONE; FRONT 20', SIDE 10' AND REAR 20').

PROJECT DATA

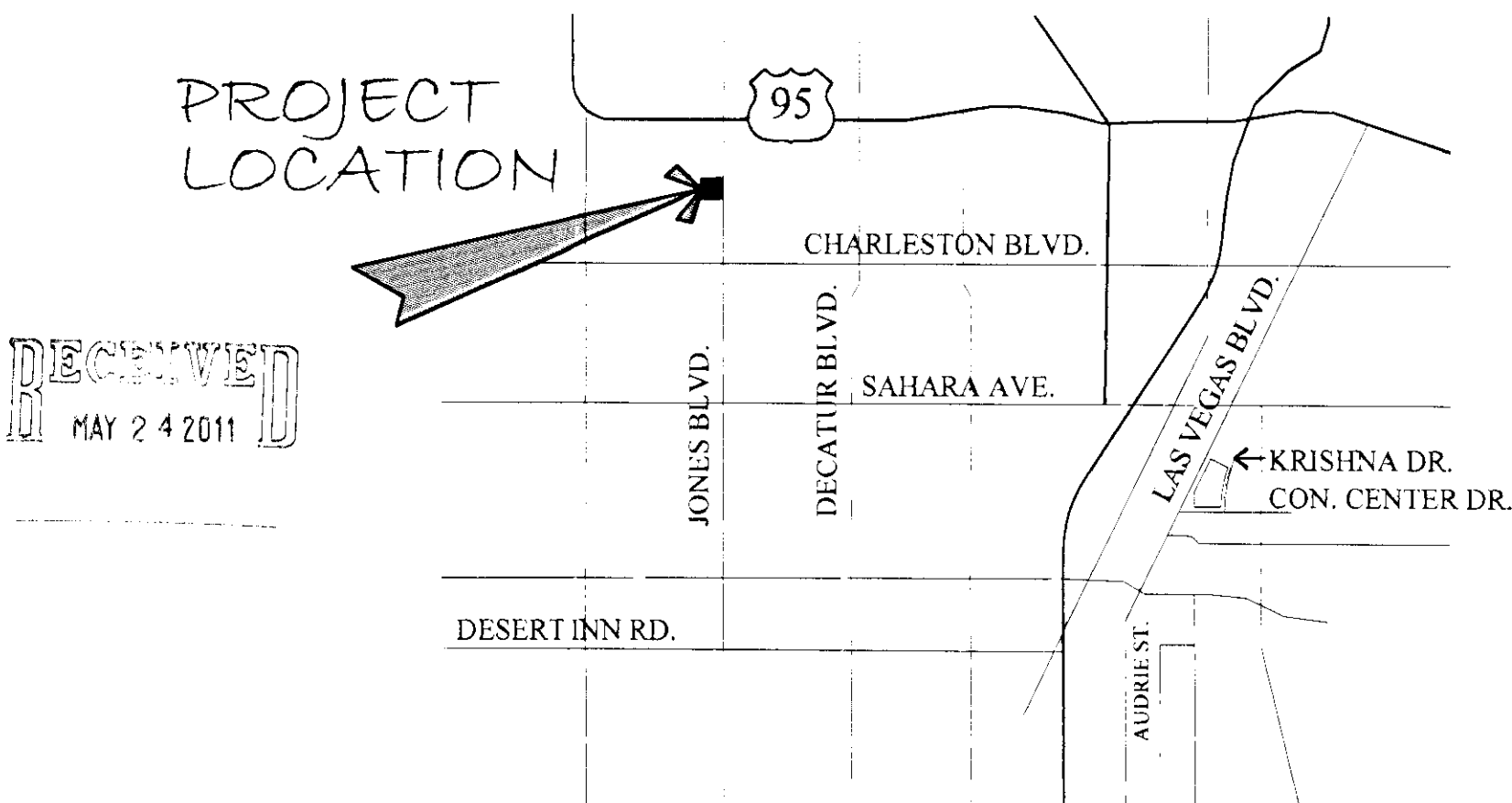
APN: 138-36-316-007
ZONING:
CURRENT ZONING R-1
PROPOSED ZONING C-1
CURRENT GENERAL PLAN S-C
PROPOSED GENERAL PLAN S-C
SIZE:
BUILDING = 1,238 SQ. FT.
GARAGE = 252 SQ. FT.
TOTAL = 1,490 SQ. FT.
SITE = 15 ACRES
PARKING:
REQUIRED = 7 (1 SPACE PER 250 SQ. FT.)
PROVIDED = 7 SPACES INCLUDING 1 HANDICAP
DENSITY:
EXISTING = 26.4% OF SITE

LANDSCAPE SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	# / NOTES
	CHASTE	VITEX AGNUS CASTUS	24" BOX	9
	PHOTINA	PHOTINA FRASER	5 GAL.	17
	TAM JUNIPER	JUNIPERUS SABINA TAMARISCOPOLIA	5 GAL.	18
	CRUSHED GRANITE	SEE GENERAL LANDSCAPE NOTES	SEE NOTES	SEE PLAN
	INDIA HAWTHORN	RAPHIOLEPIS INDICA "SPRINGTIME"	5 GAL.	25
	ALEPPO PINE	PINUS HALEPENSIS	24" BOX	1
	SHOESTRING ACACIA	ACACIA STENOPHYLIA	24" BOX	1

GENERAL LANDSCAPE NOTES

- ALL PLANTER AREAS NOT OTHERWISE NOTED TO HAVE A 3" DECOMPOSED GRANITE (MAUVE IN COLOR "PURPLE MIST") o/ BLACK LANDSCAPE FABRIC AS GROUND COVER AROUND PLANTS AND SHRUBS (SIZE 3/4" - 1" dia.).
- ALL PLANTING AREAS TO BE PROPERLY PREPARED AND FERTILIZED TO SUSTAIN LIFE AND GROWTH FOR SIX (6) MONTHS AFTER INSTALLATION.
- SUPPLY AND INSTALL ALL PIPING, FITTINGS, VALVES, HEADS, TIMERS, WIRING, ETC. NECESSARY TO PROVIDE A PROPER AUTOMATIC IRRIGATION SYSTEM TO ALL PLANTING AREAS ADEQUATE TO ALLOW VIGOROUS PLANT LIFE, HEALTH AND GROWTH. IRRIGATION SUB-CONTRACTOR TO PROVIDE DETAILED IRRIGATION PLAN TO G/C FOR REVIEW AND APPROVAL.
- PROVIDE ROOT SHIELDS WHERE TREES ARE WITHIN 5' OF A WALL OR SIDEWALK.
- PROVIDE GRASS FREE WELL FOR ALL TREES WITH EXTRUDED CONCRETE LANDSCAPE CURBING AND CRUSHED GRANITE GROUND COVER.



SDR-41037
SUPPLEMENTAL

REVISIONS:
05.24.11 CLV COMMENTS
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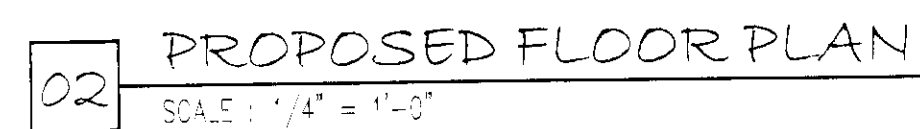
PROJECT:
COMPUDOC
TENANT IMPROVEMENT
PROJECT ADDRESS:
708 S. JONES BLVD
LAS VEGAS, NEVADA

CONSTRUCTION
GROTHE CONSTRUCTION
CONTRACTOR LICENSE NUMBER: 52524
LICENSE NO: 52524
SIGNATURE:

PLOT: 4.20.11
DRAWN: BP

SHEET
A0.12

ARCHITECTURAL SITE PLAN



1. EXISTING CONCRETE SIDEWALK TO REMAIN
2. NEW LANDSCAPING AREA
3. EXISTING MONUMENT SIGN
4. HANDICAP ACCESS AISLE, VAN ACCESSIBLE STALL AND ACCESS TO THE PUBLIC WAY, PAINTED ON EXISTING A/C PAVING
5. EXISTING STONE WALKING PATH TO REMAIN
6. NEW 3'-0" WIDE CONCRETE SIDEWALK
7. SETBACK LINE (C-1 ZONE: FRONT 20', SIDE '0' AND REAR 20').

REVISIONS:
05.24.11 CLV COMMENTS

COMPUDOC TENANT IMPROVEMENT

708 S. JONES BLVD
LAS VEGAS, NEVADA

PROJECT :

GROTHE CONSTRUCTION

CONSTRUCTION

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THESE PLANS ARE PREPARED AND SUBMITTED AS A VENTION TO NRS 623.530 FOR OUR WORK PREPARED UNDER A CONTRACTORS LICENSE CATEGORY AUTHORIZED UNDER NRS 624.

COMPANY: JACOBE CONSTRUCTION
ADDRESS: 1000 S. 10TH AVE., SUITE 100, LAS VEGAS, NV 89104

LICENSE NO. 52524

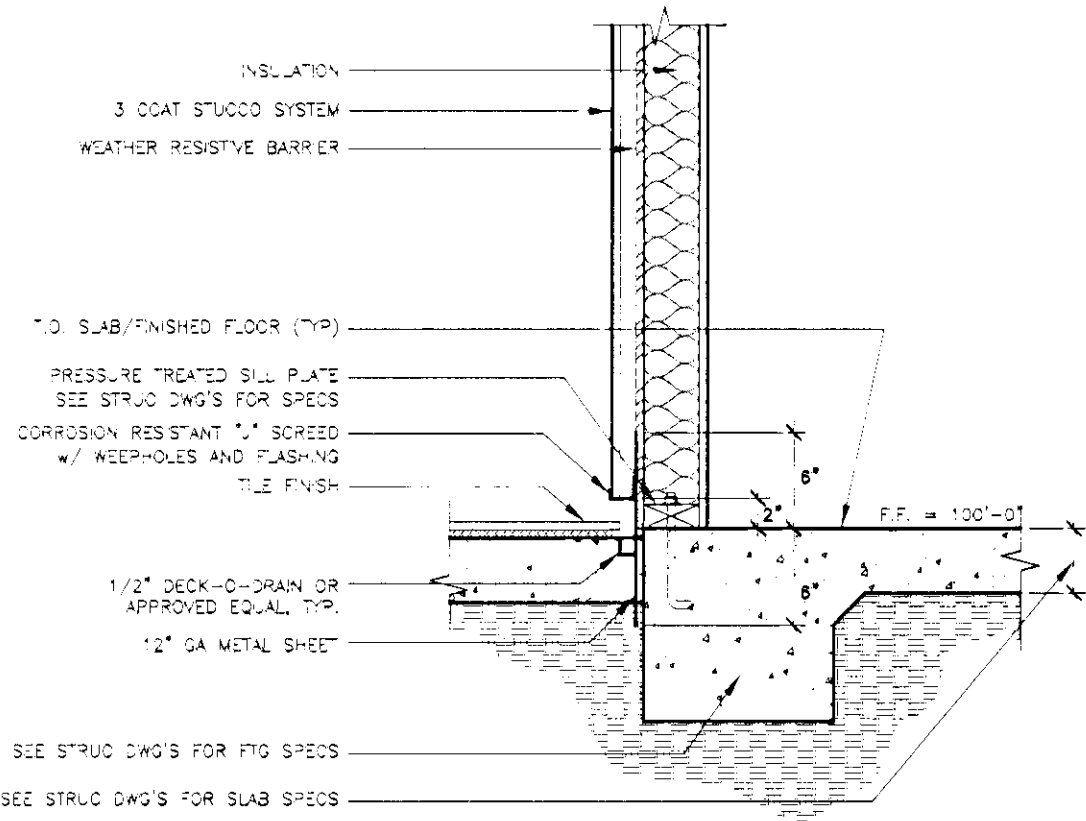
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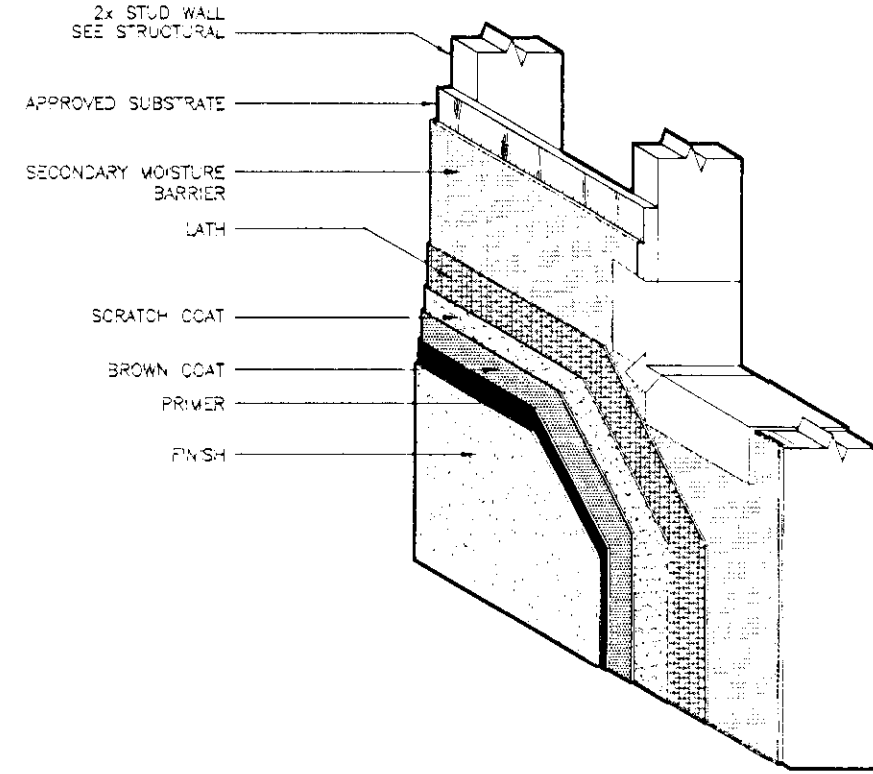
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SUPPLEMENTAL

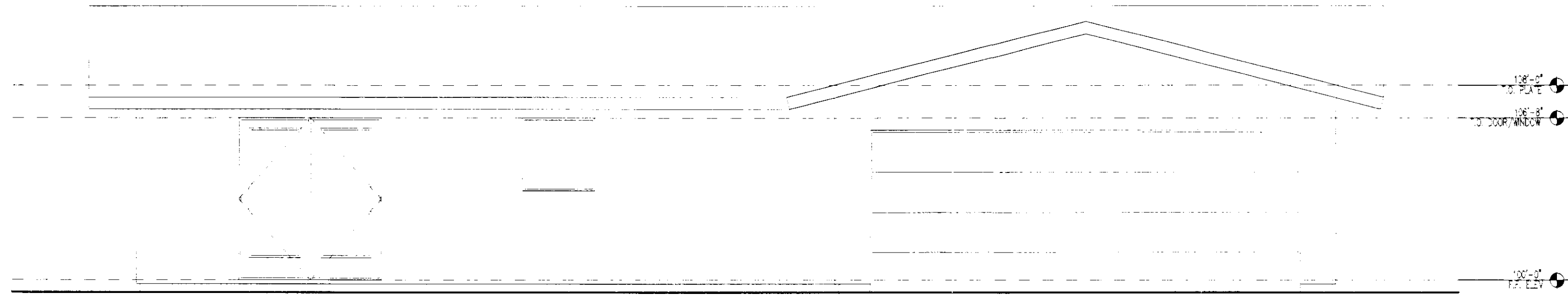
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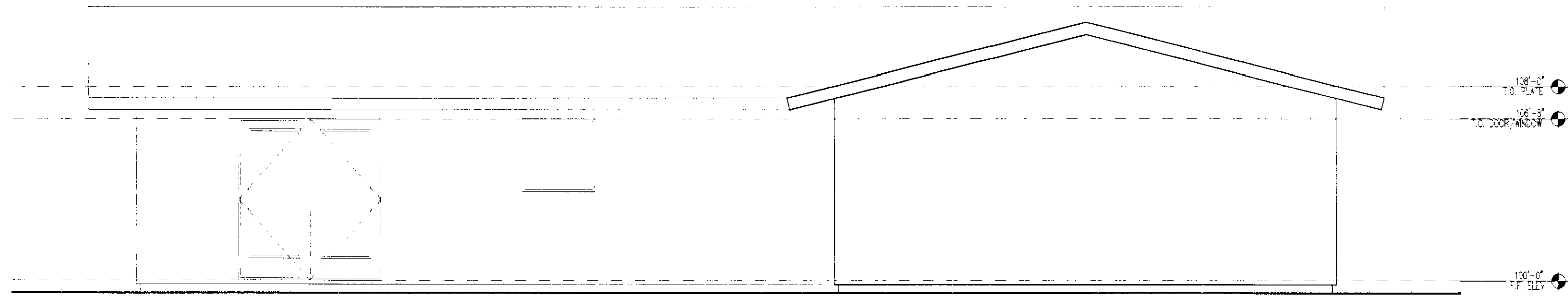
B WEEP SCREED at HARDSCAPE
SCALE : 1" = 1'-0"



A THREE COAT STUCCO SYSTEM
SCALE : 1" = 1'-0"

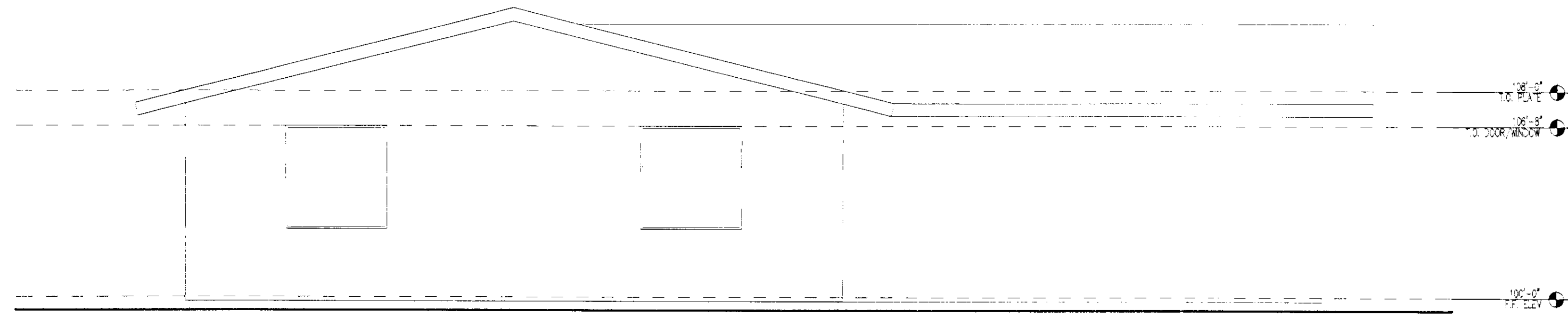


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SCALE : 1/4" = 1'-0"

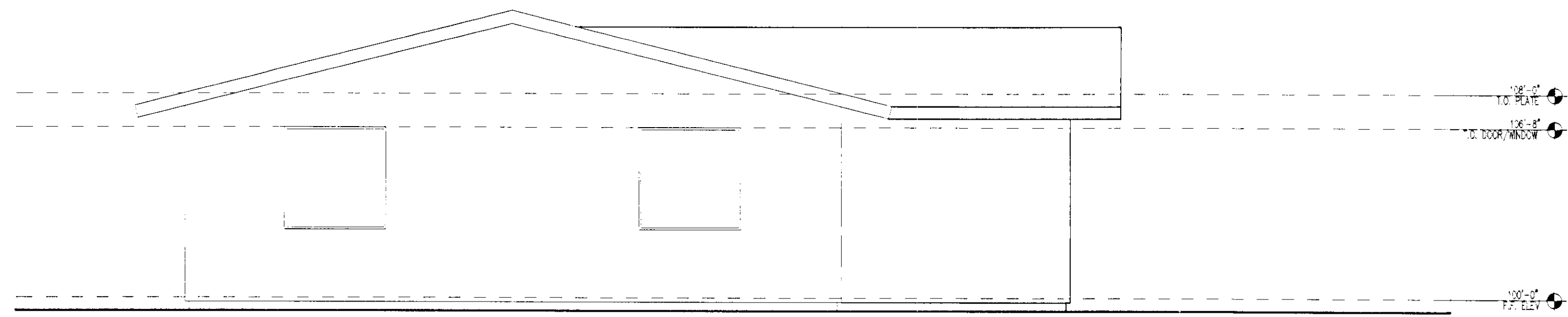


02 PROPOSED FRONT ELEVATION
SCALE : 1/4" = 1'-0"

NO CHANGES TO COLOR, ALL NEW CONSTRUCTION TO MATCH EXISTING

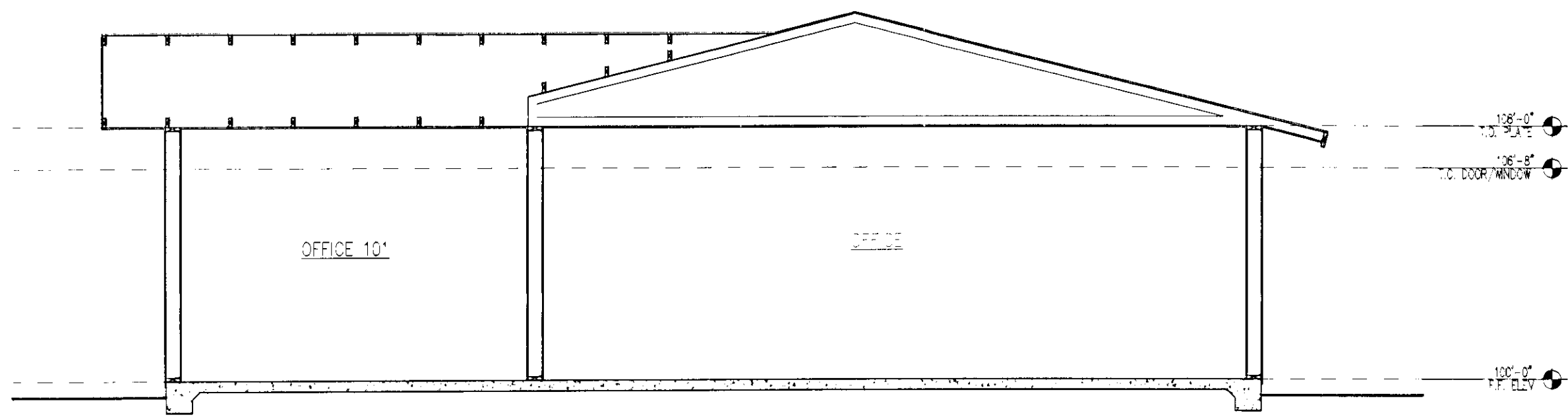


03 EXISTING LEFT ELEVATION
SCALE : 1/4" = 1'-0"



04 PROPOSED LEFT ELEVATION
SCALE : 1/4" = 1'-0"

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05 BUILDING SECTION
SCALE : 1/4" = 1'-0"

REVISIONS:
1 05.24.11 CLV COMMENTS

PROJECT:
**COMPUDOC
TENANT IMPROVEMENT**

PROJECT ADDRESS:
708 S. JONES BLVD
LAS VEGAS, NEVADA

GROTHER CONSTRUCTION

CONSTRUCTION
GROTHE CONSTRUCTION COMPANY, INC. IS A REGISTERED PROFESSIONAL FIRM IN THE STATE OF NEVADA. IT IS THE POLICY OF GROTHE CONSTRUCTION COMPANY, INC. TO MAINTAIN THE HIGHEST STANDARDS OF ETHICS AND INTEGRITY IN ALL OF ITS BUSINESS DEALINGS. GROTHE CONSTRUCTION COMPANY, INC. IS NOT RESPONSIBLE FOR THE ACTIONS OR OMISSIONS OF ANY INDIVIDUALS OR FIRMS WHOSE NAMES ARE LISTED AS CONSULTANTS OR ADVISORS TO GROTHE CONSTRUCTION COMPANY, INC. IN THIS DOCUMENT. GROTHE CONSTRUCTION COMPANY, INC. IS NOT RESPONSIBLE FOR THE ACTIONS OR OMISSIONS OF ANY INDIVIDUALS OR FIRMS WHOSE NAMES ARE LISTED AS CONSULTANTS OR ADVISORS TO GROTHE CONSTRUCTION COMPANY, INC. IN THIS DOCUMENT. GROTHE CONSTRUCTION COMPANY, INC. IS NOT RESPONSIBLE FOR THE ACTIONS OR OMISSIONS OF ANY INDIVIDUALS OR FIRMS WHOSE NAMES ARE LISTED AS CONSULTANTS OR ADVISORS TO GROTHE CONSTRUCTION COMPANY, INC. IN THIS DOCUMENT.

LICENSE NO. 52524
SIGNATURE:

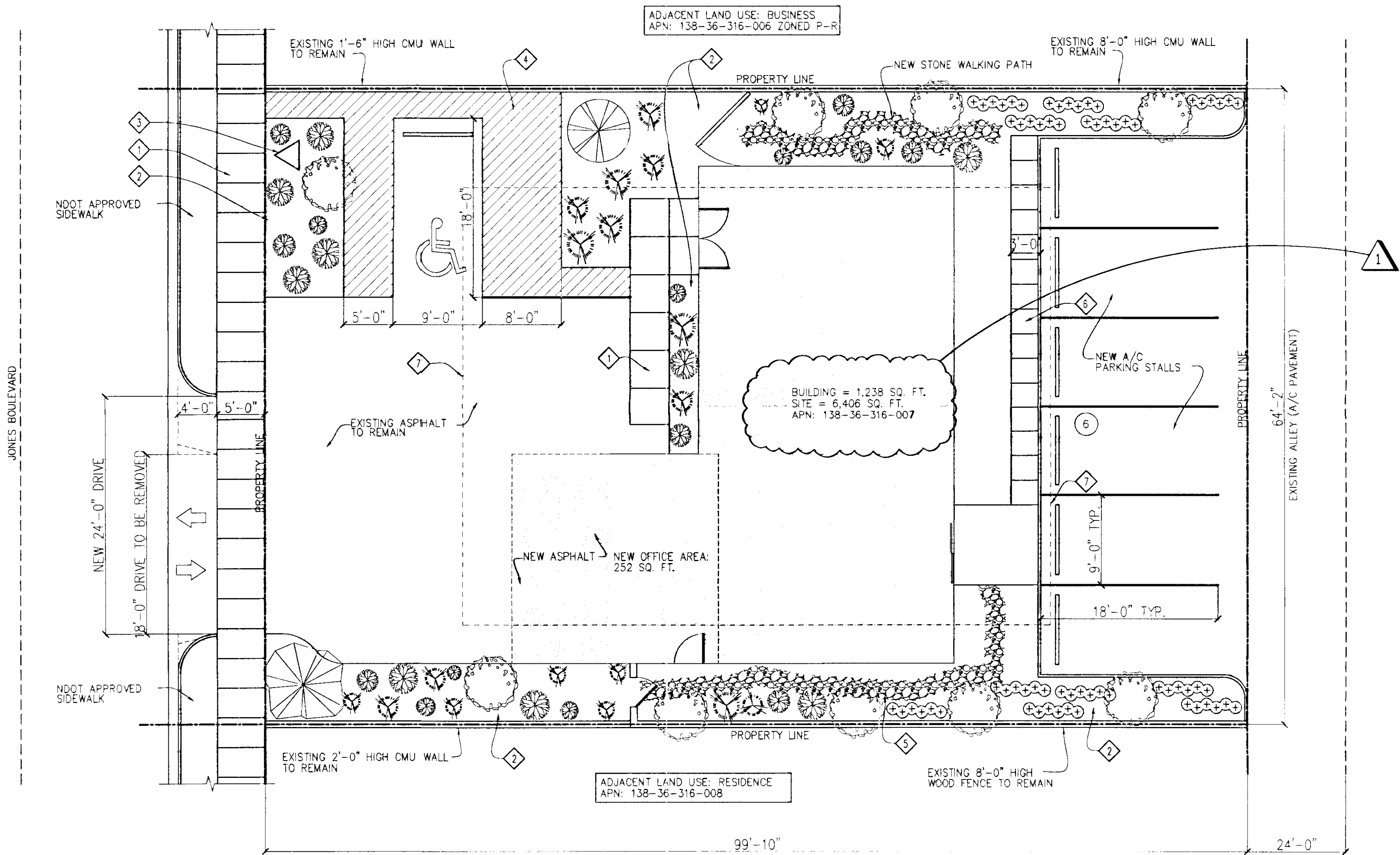
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DRAWN: BP

SDR-41037

SUPPLEMENTAL SHEET

A4.00

ELEVATIONS, SECTIONS, + DETAILS



KEYNOTES

- 1 EXISTING CONCRETE SIDEWALK TO REMAIN
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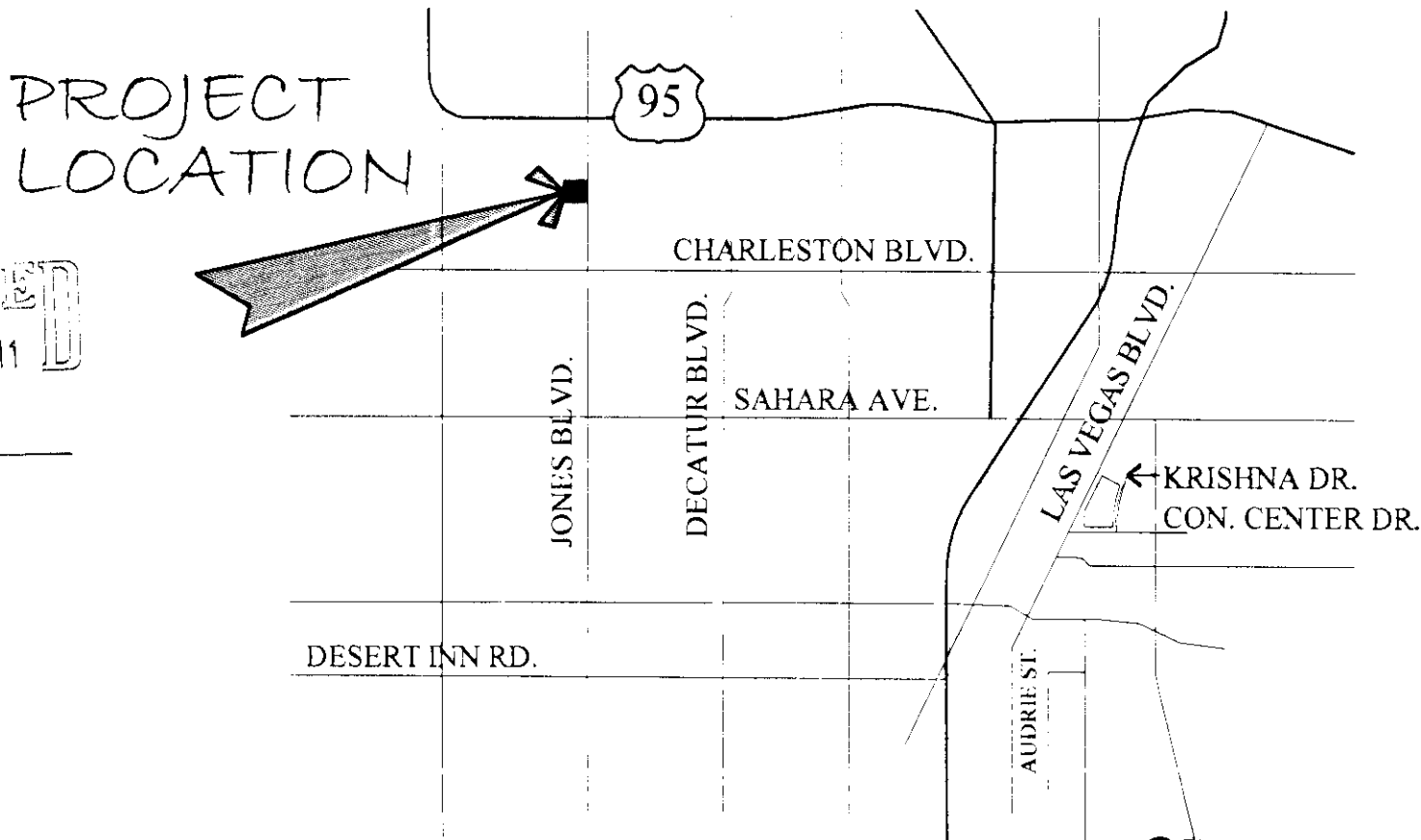
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ZONING:
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PROPOSED ZONING C-1
CURRENT GENERAL PLAN S-C
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GARAGE = 252 SQ. FT.
TOTAL = 1,490 SQ. FT.
SITE = .15 ACRES
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PROVIDED = 7 SPACES INCLUDING 1 HANDICAP
DENSITY:
EXISTING = 26.4% OF SITE

LANDSCAPE SCHEDULE

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ALL AREAS	CRUSHED GRANITE	SEE GENERAL LANDSCAPE NOTES	SEE NOTES	SEE PLAN
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	HALEPPO PINE	PINUS HALEPENSIS	24" BOX	1
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REVISIONS:
05.24.11 CLV COMMENTS
1

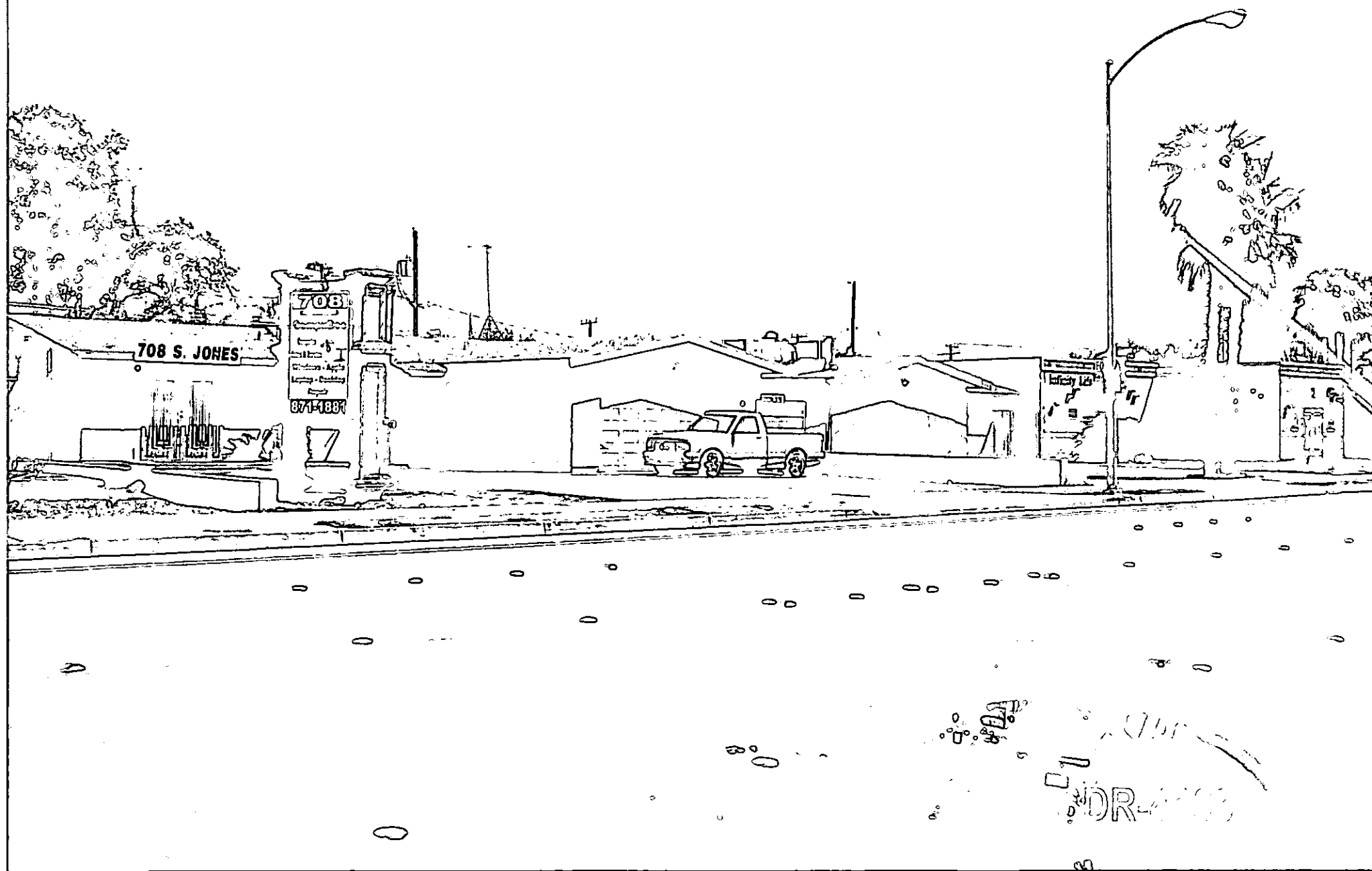
PROJECT:
COMPUDOC
TENANT IMPROVEMENT
708 S. JONES BLVD
LAS VEGAS, NEVADA
PROJECT ADDRESS:

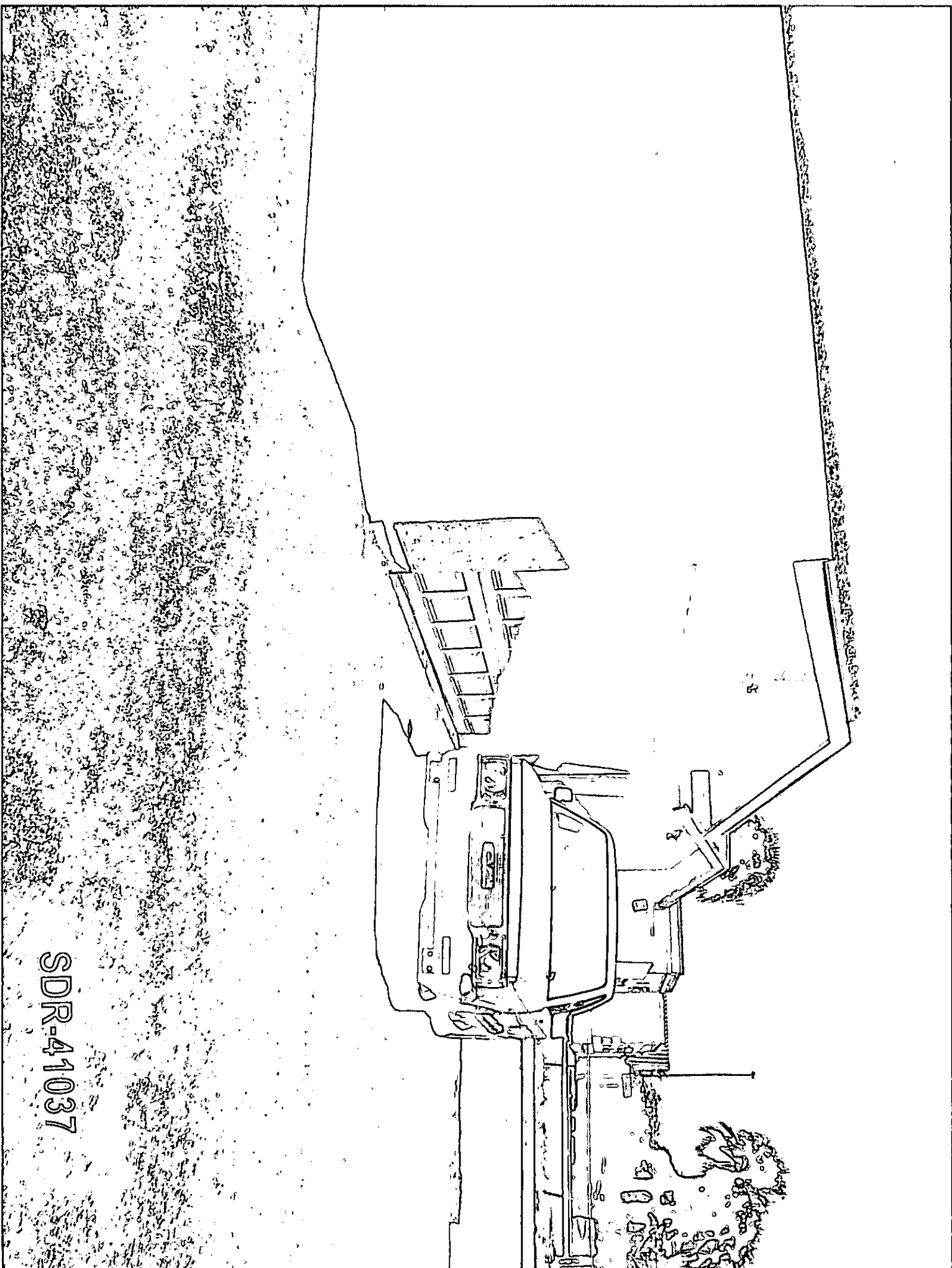
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LICENSE NO. 52524
SIGNATURE:

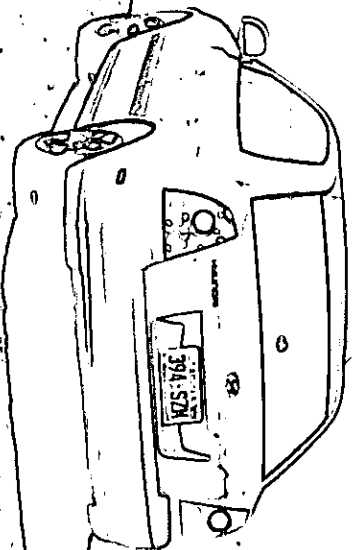
PLOT: 4.20.11
DRAWN: BP

SHEET A0.12





SDR-41037

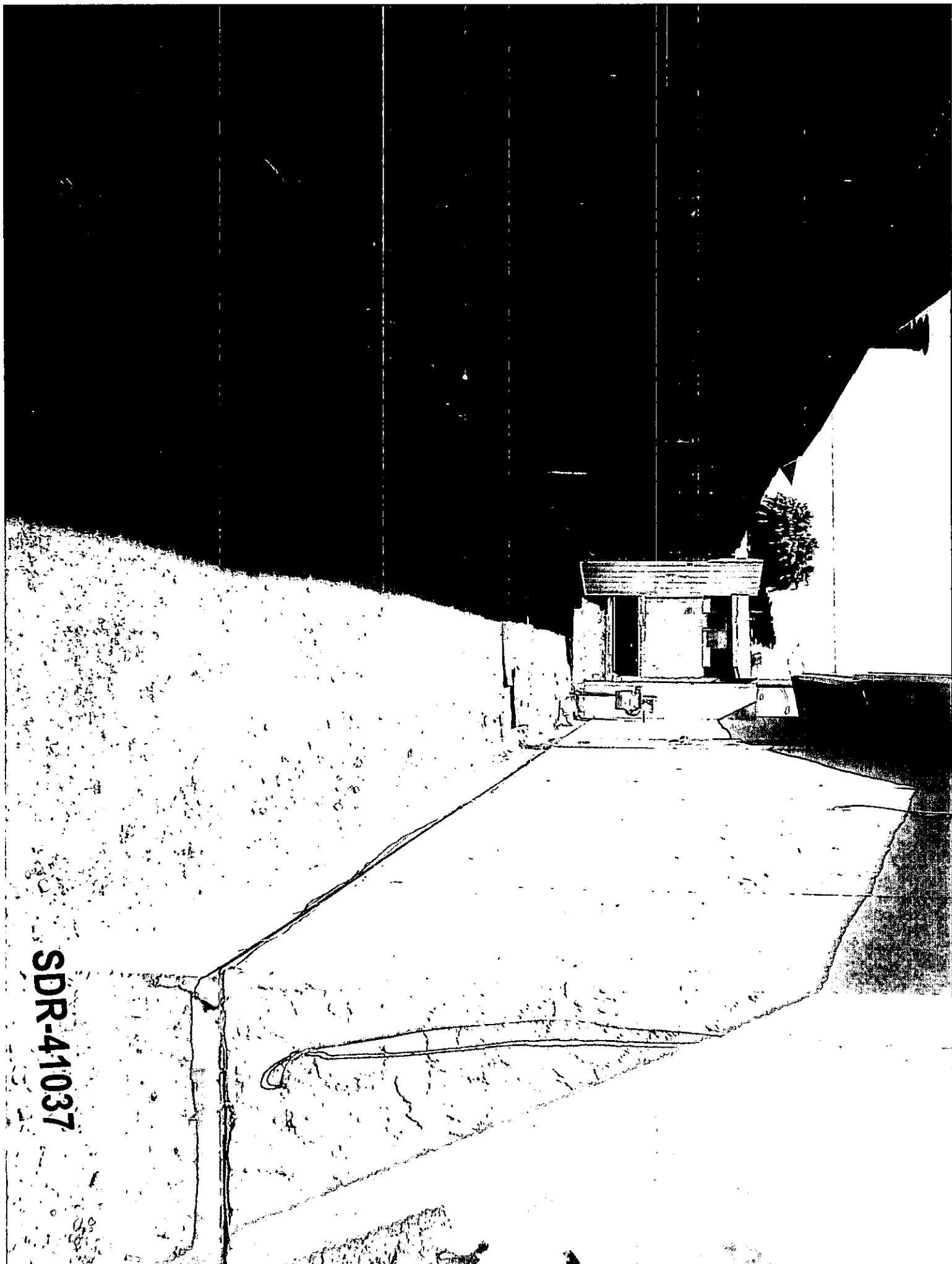


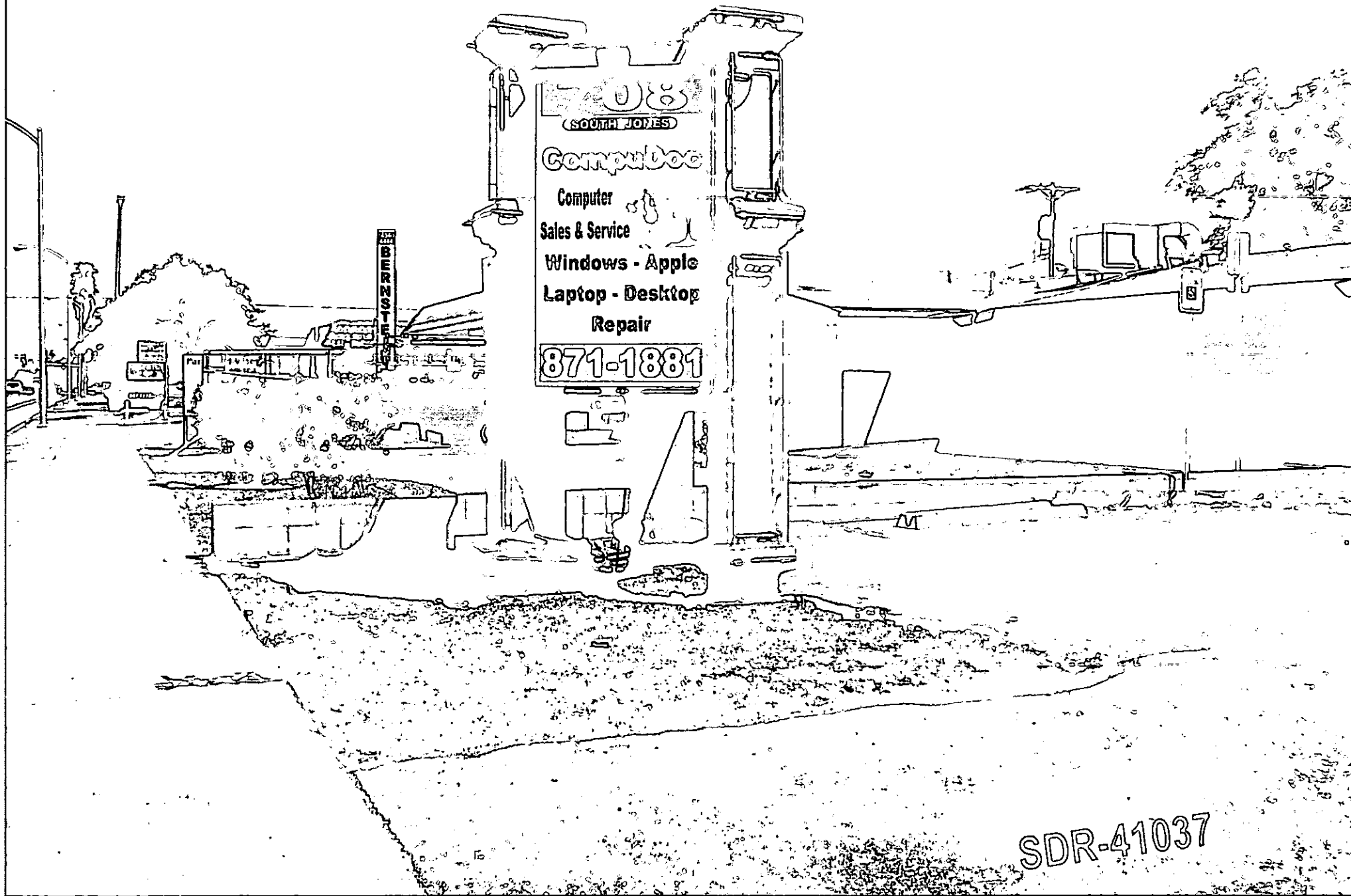
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SDR-41037

SDR-41037





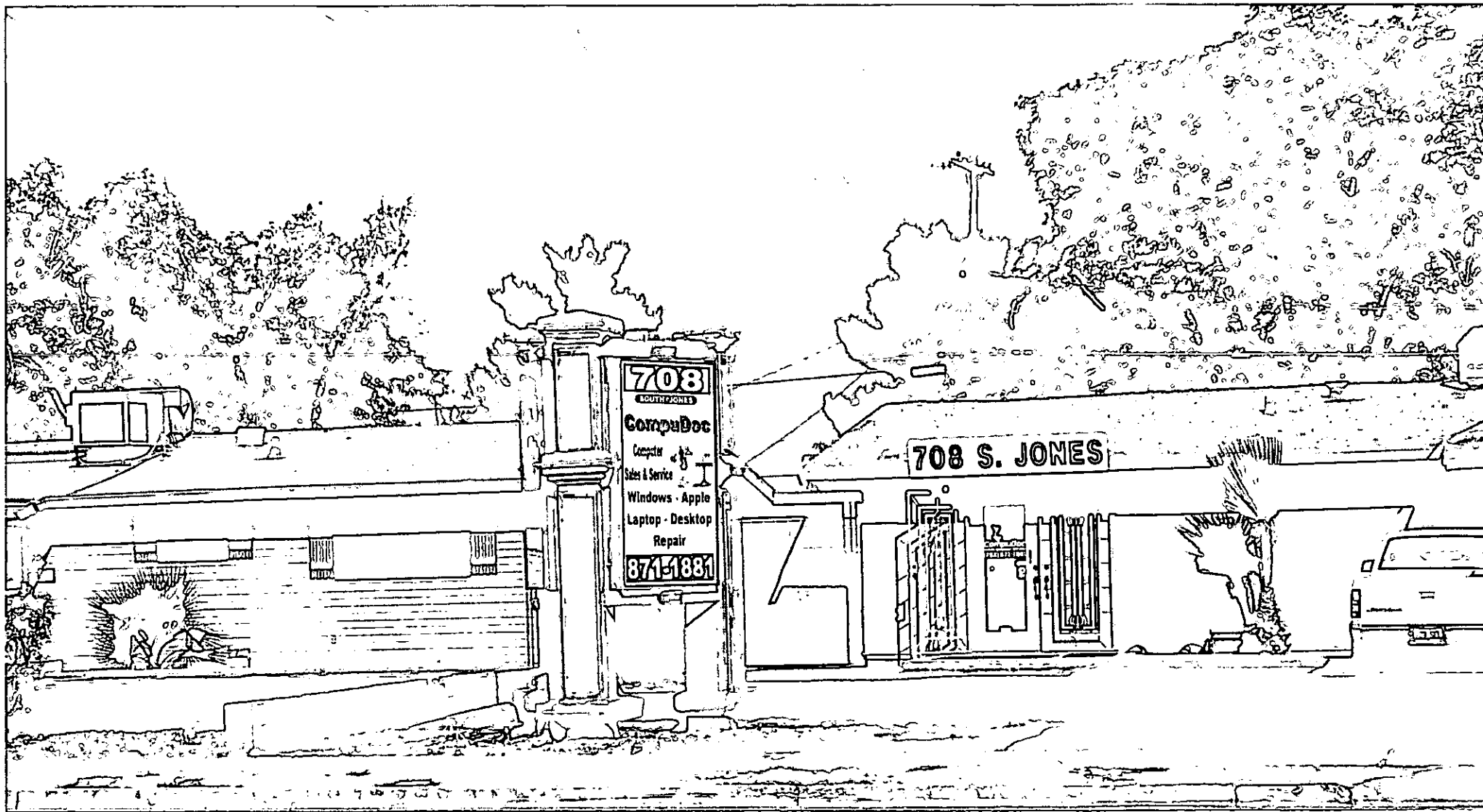
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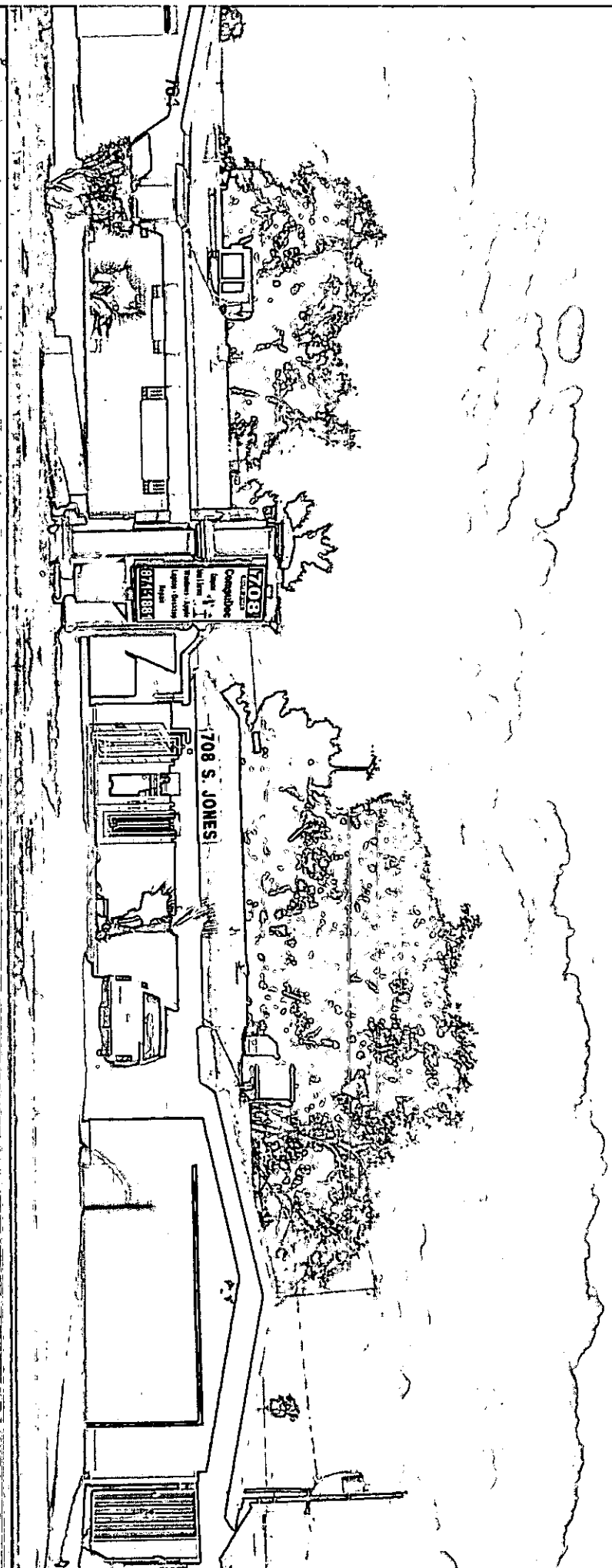
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Sales & Service
Windows - Apple
Laptop - Desktop
Repair

871-1881

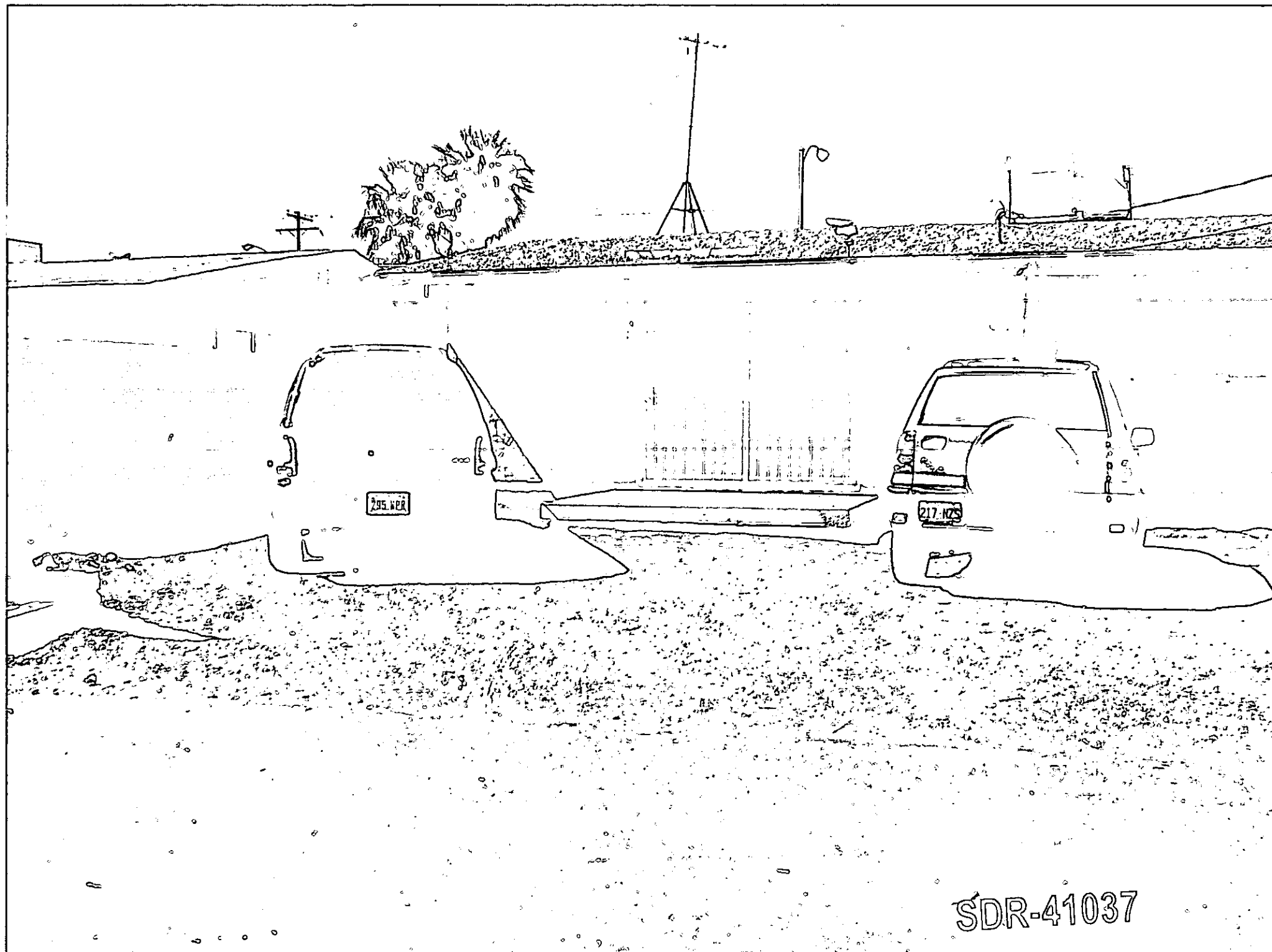
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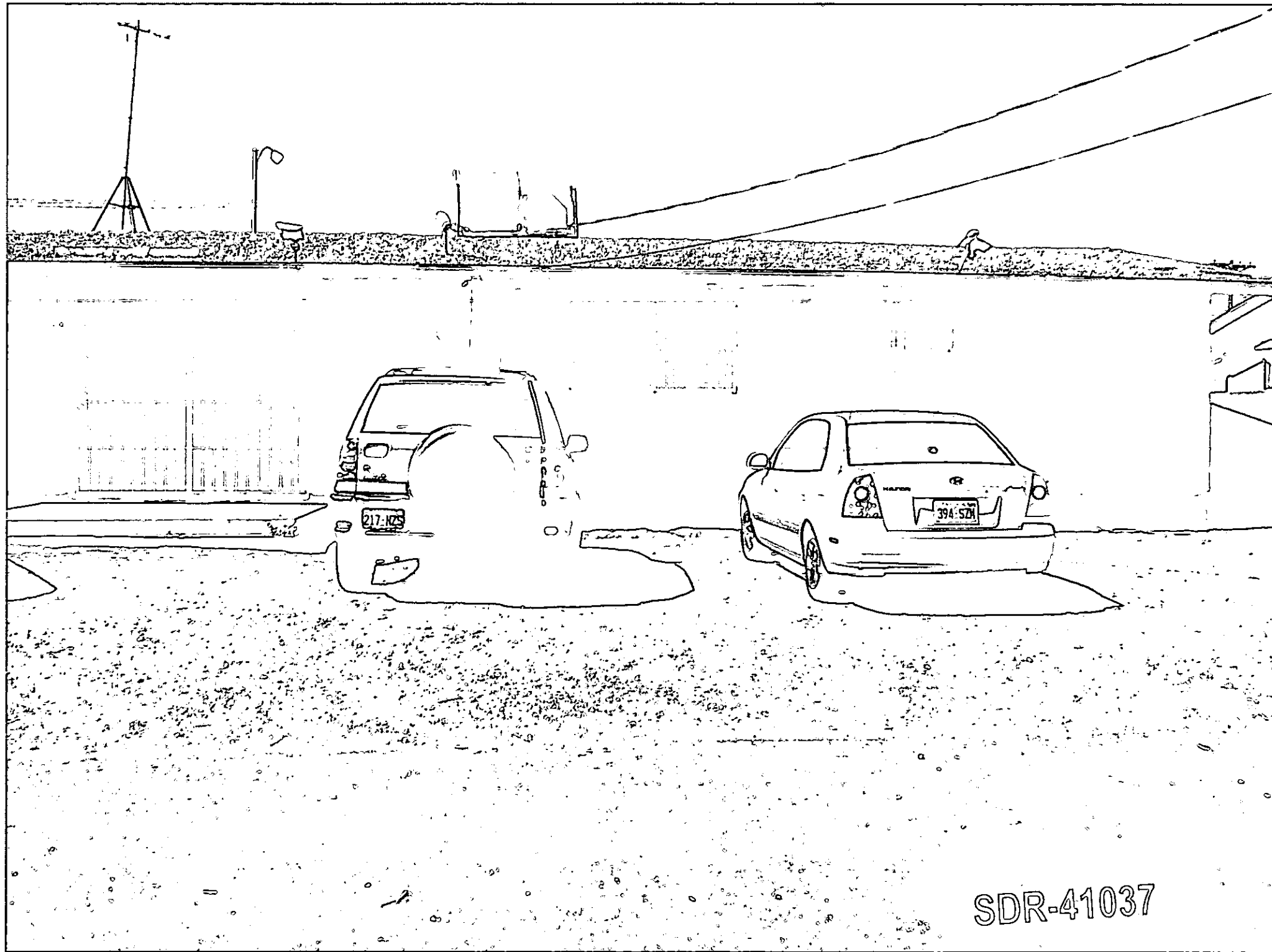
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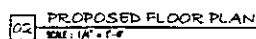
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SDR-41037



SDR-41037



- ◆ EXISTING CONCRETE SIDEWALK TO REMAIN
- ◆ NEW LANDSCAPING AREA
- ◆ EXISTING MONUMENT SIGN
- ◆ HANDICAP ACCESS ASLE VAN ACCESSIBLE STALL AND ACCESS TO THE PUBLIC WAY, PAINTED ON EXISTING A/C PAVING
- ◆ EXISTING STONE WALKING PATH TO REMAIN
- ◆ NEW 3'-0" WIDE CONCRETE SIDEWALK
- ◆ SETBACK LINE (0-1 ZONE: FRONT 20', SIDE 10' AND REAR 20')

REVISIONS:
03.24.17 CLV COMMENTS

**COMPUDOC
TENANT IMPROVEMENT**

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

PROJECT ADDRESS:

7085 MONTE BLVD
LAS VEGAS, NEVADA

GROTHE CONSTRUCTION
CONSTRUCTION

CONCLUSION

LICENSE NO. **62624**

SIGNATURE:

PLOT:
4.20.11

DRAWN:
BP

SHEET

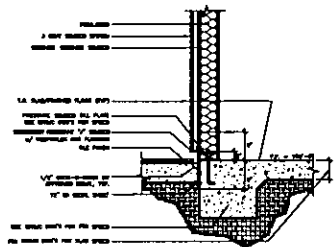
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DEMOLITION PLAN + PROPOSED FLOOR PLAN

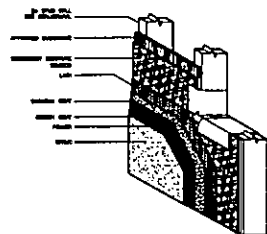
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SDR-41037

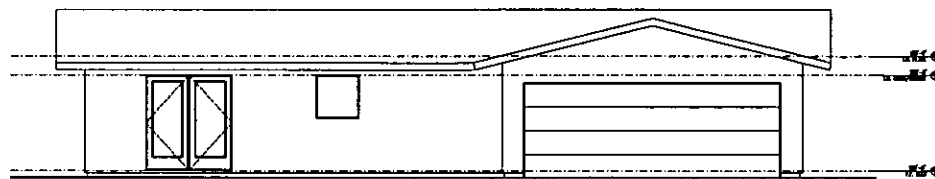
SUPPLEMENTAL



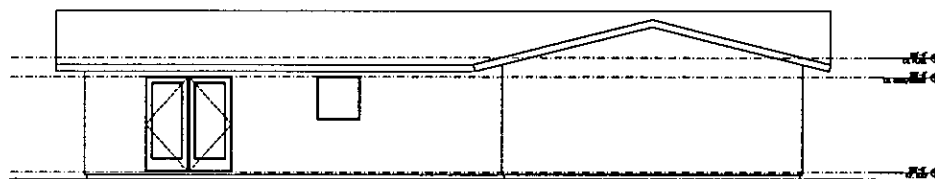
B WEEP SCREED at HARDSCAPE
SCALE: 1" = 1'-0"



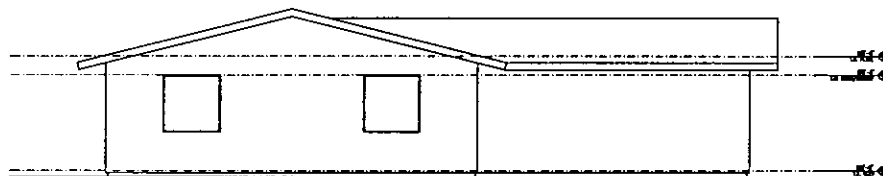
A THREE COAT STUCCO SYSTEM
SCALE: 1" = 1'-0"



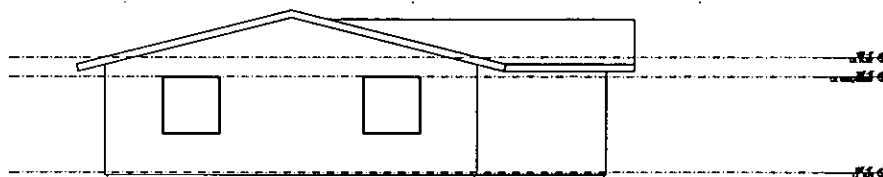
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SCALE: 1/4" = 1'-0"



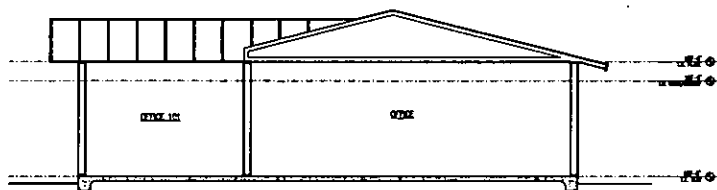
02 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



03 EXISTING LEFT ELEVATION
SCALE: 1/4" = 1'-0"



04 PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"



05 BUILDING SECTION
SCALE: 1/4" = 1'-0"

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SDR-41037
SUPPLEMENTAL

ELEVATIONS, SECTIONS, + DETAILS

REVISIONS
05.24.11 BY COMMENTS

PROJECT: **COMPUDOC
TENANT IMPROVEMENT**
PROJECT ADDRESS: 708 S. JONES BLVD
LAS VEGAS, NEVADA

GROTHE CONSTRUCTION
CONSTRUCTION
LICENSE NO. 82264
SIGNATURE

PLOT: 4.26.11
DRAWN: 84

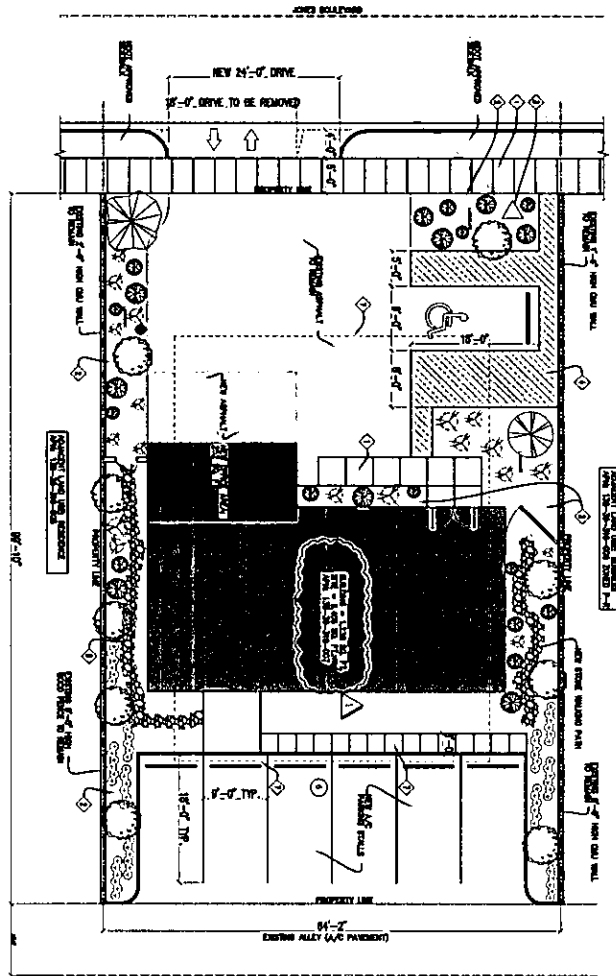
SHEET
A4.00

SCALE: 1/8" = 1'-0"

MAY 24 2011



SUPPLEMENTAL



KEYNOTES

- ◆ EXISTING SCHEDULE 500 MARK TO REMAIN
- ◆ NEW LANGSETHANG SOAK
- ◆ EXISTING MOUND/PAVING
- ◆ HANDPAPE ACCESSIBLE YARD, VAN ACCESSIBLE STAIR, AND ACCESS TO THE PUBLIC WAS PROVIDED BY EXISTING A/C PAVING
- ◆ EXISTING STONE WALKING PATH TO REMAIN
- ◆ NEW 3'-0" WIDE CONCRETE SIDEWALK
- ◆ SETBACK LINE (6'-1' ZONE, FROM 205, ONE (1) AND REAR 207)

PROJECT DATA

[illegible]

LANDSCAPE SCHEDULE

[illegible]

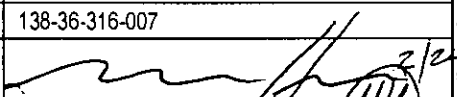
GENERAL LANDSCAPE NOTES

- [illegible]

ARCHITECTURAL SITE PLAN

SHEET A0.12	PLAT 1.20.11 DRAWN BP	GROTHE CONSTRUCTION CONSTRUCTION LICENSE NO. 52524 SIGNATURE:	PROJECT : COMPUDOC TENANT IMPROVEMENT PROJECT ADDRESS: 706 S. JONES BLVD LAS VEGAS, NEVADA	REVISIONS: 05.24.11 QLV COMMENTS 
		I hereby certify that the above is a true and correct copy of the original as submitted to me by the applicant and that I am a duly licensed professional engineer in the State of Nevada.	I hereby certify that the above is a true and correct copy of the original as submitted to me by the applicant and that I am a duly licensed professional engineer in the State of Nevada.	



Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST					
Item Required							
YES	NO						
APPLICATION PACKET							
☒	☐	Application signed and notarized by all property owners or authorized agent(s)		NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To . . ." -> "Apply for -> Planning Applications")			
☒	☐	Grant deed and legal description					
☒	☐	Detailed justification letter					
☒	☐	Original meeting notes and checklist(s) signed by planner					
☒	☐	Correct fee(s): \$ 500.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 1030.00 Total					
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)					
☐	☐	Development Impact Notice and Assessment (DINA)					
☐	☐	Project of Regional Significance (PRS)					
☐	☐	Color & Materials Board per Site Development Plan Review Submittal Requirements					
☐	☐	Copy of Business Licenses: (Owner: ☐ Applicant: ☐ Representative: ☐)					
ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)							
SITE PLAN							
☒	☐	11" x 17" min. to 24" x 36" max. page size		Folded Plans:	6		
☒	☐	North arrow, scale, and vicinity map		Colored, Rolled Plans:	1		
☒	☐	All property lines and present dimensions labeled		Reduced Copy (8-1/2x11 B/W):	1		
☒	☐	All building setbacks labeled		NOTES:			
☒	☐	All adjacent existing land uses and street names labeled					
☒	☐	All points of ingress and egress shown					
☒	☐	ADA accessibility requirements shown/labeled					
☒	☐	Parking standard(s) utilized:					
☒	☐	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total					
☒	☐	All free-standing sign locations shown and heights and sizes noted					
LANDSCAPE PLAN							
☒	☐	11" x 17" min. to 24" x 36" max. page size		Folded Plans:	1		
☒	☐	North arrow, scale, and vicinity map		Colored, Rolled Plans:	1		
☒	☐	All property lines and present dimensions labeled		Reduced Copy (8-1/2x11 B/W):	1		
☒	☐	All required perimeter landscape planters shown		NOTES:			
☒	☐	All required parking lot fingers/islands shown					
☒	☐	Quantity, size, species/variety of all trees, shrubs, and ground cover					
BUILDING ELEVATIONS							
☐	☒	11" x 17" min. to 24" x 36" max. page size		Folded Plans:	0		
☐	☒	Scale and building dimensions labeled		Colored, Rolled Plans:	0		
☐	☒	North, south, east, and west elevations of all buildings		Reduced Copy (8-1/2x11 B/W):	0		
☐	☒	All building materials and colors noted		NOTES:			
☐	☒	8" x 10" photo of original color and material board					
☐	☒	All wall sign locations shown and sizes noted					
FLOOR PLANS							
☐	☒	11" x 17" min. to 24" x 36" max. page size		Folded Plans:	0		
☐	☒	Scale and building dimensions labeled		Rolled Plans:	0		
☐	☒	All building entrances/exits shown		Reduced Copy (8-1/2x11 B/W):	0		
☐	☒	Use of all rooms noted/labeled		NOTES:			
☐	☒	Maximum Occupancy (per I.B.C.)					
☐	☒	Seating Capacity (where applicable)					
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.							
Owner / Applicant:		Gareth Spicer		Application Type:		Site Development Plan Review	
Representative:		GGW Studios		Application Purpose:		Major Amendment to SDR-35518	
APN:		138-36-316-007		Site Location:		708 South Jones Boulevard	
Planner's Signature:				Pre-App. Meeting Date:		09/22/11 2/24/11 (MHP)	
Planner:		Mike Howe, Planner I - 229-6821		Submittal Deadline:		10/05/10 - no later than 2:00 pm	
				Earliest PC / CC Meeting Dates:		11/18/10 PC - 12/15/10 CC - Cycle 9	



CITY OF LAS VEGAS

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

Page: 1 of 1
Date: 09/22/10
Time: 10:00 a.m.

Project Name: 708 South Jones Blvd. - Minor Amendent

Conversation 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. Doug Rankin	CLV- Planning & Development	229-5408		
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

Is this project intended to meet the City of Las Vegas Green Building Rebate Program? ☐ YES ☐ NO
If yes, please address how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered by the City of Las Vegas.

The following Special Area/Master Plan(s)/Overlay District(s) apply to the project site: N/A

Meeting Notes:

1. Applicant proposes alterations to the front landscape buffers from the approved Site Development Plan Review (SDR-35518).
2. Proposed amendment consists of increasing the scope of the approved Waiver request that accompanied SDR-35518.
3. Applicant proposes to eliminate the plant materials within the detached landscape buffer adjacent to Jones BL and paving over with concrete and to not install landscaping around existing sign adjacent to handicapped parking space.

4. Review of Condition #1 to SDR-35518 will go to PC.
5. Garage to be reduced in order to meet 1,500^{sq} min
GFA req. for IBC.

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FEB 24 2011

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

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

-- 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



PLANNING & DEVELOPMENT DEPARTMENT

PLANNER'S NOTES FOR PRE-APPLICATION CONFERENCE

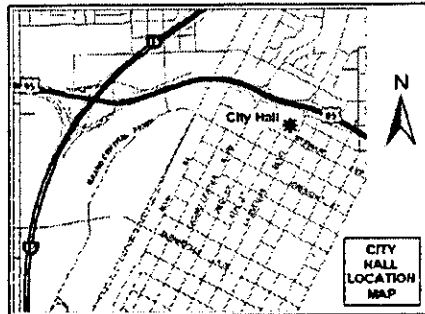
708 South Jones Blvd. - Minor Amendent

APN:	138-36-316-007	Pre-app Date:	09-22-2010
Location:	708 S. Jones Blvd.	Meeting Location:	DSC 1st Floor Conference Room - 1B
Acres:	.15	Ward #:	1 - Tarkanian
Time:	10:00 p.m.		
Ownership Info:	Gareth Spicer	Phone:	(702)-871-1881
		Fax:	(702)-870-6333
		Email:	
Applicant Info:	Gareth Spicer	Phone:	(702)-
		Fax:	(702)-
		Email:	
Representative Info:	GGW Studios	Phone:	(702)- 876-0668
		Fax:	(702)-
		Email:	
Cases:	Permits / Licenses:		
1. The City Council approved a request for a Rezoning (ZON-5769) from the R-1 (Single Family Residential) zoning district to the C-1 (Limited Commercial) zoning district on 0.15 acres at 708 South Jones Boulevard. NOTE: This request was rezoned to P-R (Professional Office and Parking)	1. Business License M01-10052 issued 5/07/09 as Home Occ. for Maintenance Services - Janitorial.		
2. The PC approved a request for a Site Development Plan Review (SDR-33518) for conversion of existing SFR to a 1,688 sf Office w/ Waivers of the perimeter landscape buffer requirements to allow a ten-foot buffer along the west perimeter where 15 feet is required and a zero-foot buffer along portions of the north perimeter where five feet is required on 0.15 acres at 708 S. Jones BL on 9/24/09.	2. Business License M01-10056 issued 5/11/09 as Home Occ. for: Maintenance Services - Janitorial.		
	3. Business License M15-03096 issued 9/29/04 as Home Occ. for: Computer Sales and Service.		
	4. Plan Check L-2060-05/ Building permit #05-008955 issued for relocation of sign 12/20/05.		
	5. NOTE: There is no record of any building permits documenting the conversion of the residential occupancy to a commercial occupancy.		
Proposed Use:	Office Building		
General Plan:	Existing:	O (Office)	
	Proposed:	No change proposed	
Zoning:	Existing:	P-R (Professional Office and Parking)	
	Proposed:	No change proposed	
Special Area, Master Plans, and / or Overlay Districts that Apply:	N/A		
	Special Land Use Designation (per plan):		
	N/A		
Questions / Comments:	1. Change in Landscape Buffers and Conditions will require Public Hearing Actions 2. Review of Condition #1 to SDR-33518		

RECEIVED
FEB 24 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**



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.

SDR-41037

Planning Commission Meeting of 5/10/2011

PRESORTED
FIRST CLASS



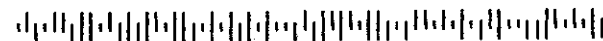
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02 1M \$ 00.414
0004279218 APR 28 2011
MAILED FROM ZIP CODE 89101



13836317053
WHITE CLOUD TRUST
300 MANOR ST
LAS VEGAS NV 89145-5366

Case: SDR-41037

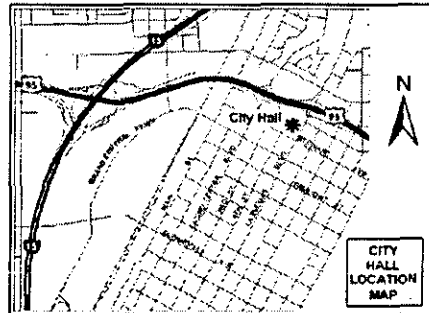
28 BRDFN11 89145



44P

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.

SDR-41037

Planning Commission Meeting of 5/10/2011

PRESORTED
FIRST CLASS



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0004279218 APR 28 2011
MAILED FROM ZIP CODE 89101



Case: SDR-41037
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ERTEL LAWRENCE R & LENORE
5808 IDLE AVE
LAS VEGAS NV 89107-3639

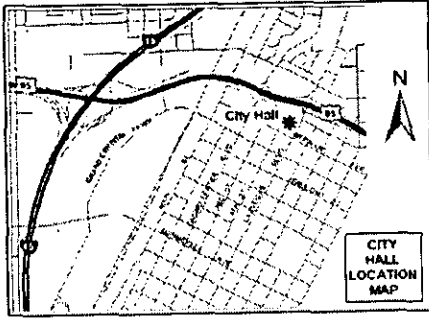
5 BRDFN11 89107



11

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

Return Service Requested
Official Notice of Public Hearing



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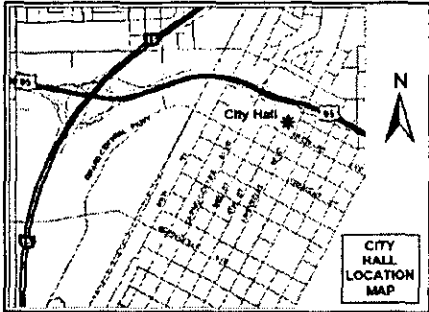
I SUPPORT
this Request



I OPPOSE
this Request

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

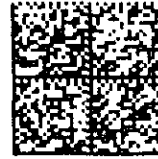
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SDR-41037

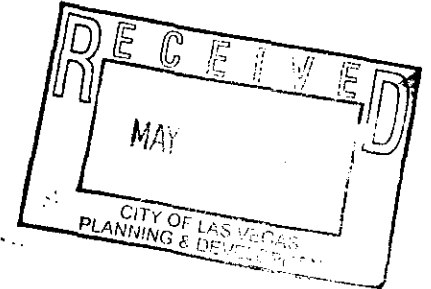
Planning Commission Meeting of 5/10/2011

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MAILED FROM ZIP CODE 89101



Case: SDR-41037
13836314012
TITUS LIVING TRUST
5909 GIPSY AVE
LAS VEGAS NV 89107-3660

PRESORTED
FIRST CLASS



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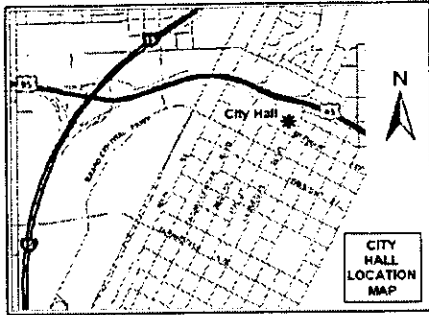
Case: SDR-41037
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LAMEK NICHOLAS E & MARGARET E
5925 ALTA DR
LAS VEGAS NV 89107-3604



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City of Las Vegas
Department of Planning
Development Services Center
133 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

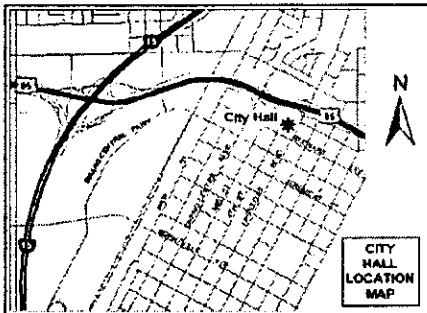
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SDR-41037

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

Return Service Requested
Official Notice of Public Hearing



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2



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-41037

Planning Commission Meeting of 5/10/2011

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
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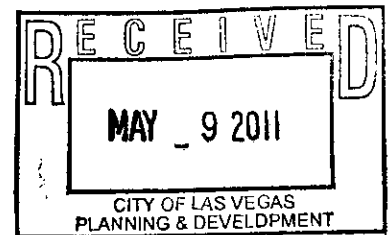


Case: SDR-41037
13836401001
ERICKSON FAMILY REVOCABLE TRUST
1289 BARTONSHIRE WY
ROCKVILLE MD 20854-6101

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
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Case: SDR-41037
13836314050
DAWSON DOROTHY A LIVING TRUST
5816 GIPSY AVE
LAS VEGAS NV 89107-3655

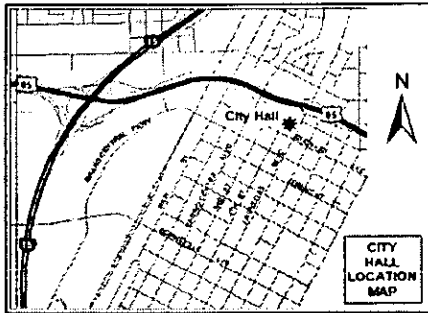
25 BROFN11 89107



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2A

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



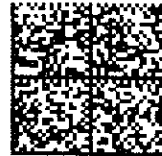
I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-41037

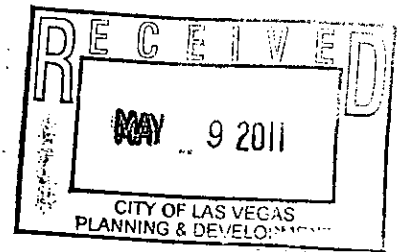
Planning Commission Meeting of 5/10/2011

PRESORTED
FIRST CLASS



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0004279218 APR 28 2011
MAILED FROM ZIP CODE 89101

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13836310003

Case: SDR-41037

BICKMORE JOHN J & DIANE T REV TR
2149 W RIVER EDGE LN
ST GEORGE UT 84770-1829

2 BRDFN11 84770



44
A

*City of Las Vegas***AGENDA MEMO - PLANNING**

CITY COUNCIL MEETING DATE: AUGUST 17, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: GARETH SPICER

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SDR-41037	Staff recommends DENIAL, if approved subject to conditions:	N/A

**** CONDITIONS ****

SDR-41037 CONDITIONS

Planning

1. The Phototinia shall be replaced with five-gallon Hawthornes.
2. Conformance to the approved conditions for Site Development Plan Review (SDR-35518), except as amended herein.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan, landscape plan, elevation plan and floor plan date stamped 05/24/11, except as amended by conditions herein.
5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

Conditions Page Two
August 17, 2011 - City Council Meeting

7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan to provide non-vegetative ground covers with rocks and small stones, crushed rock and bark, with a depth of two-inch in all areas between the proposed office building and sidewalk adjacent to the parking lot.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
10. If on-street parking is not already prohibited adjacent to this site, submit a written request to the City Traffic Engineer to eliminate parking on Jones Boulevard adjacent to this site prior to the issuance of any permits.
11. Landscape and maintain all unimproved right-of-way on Jones Boulevard adjacent to this site. Alternatively, hard surface all unimproved right-of-way on Jones Boulevard if allowed by the Planning and Development Department and/or required by the Nevada Department of Transportation prior to the issuance of a business license. Maintain all such improvements in perpetuity. All landscaping and private improvements installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
12. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the Jones Boulevard public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
13. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
14. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

Staff Report Page One
August 17, 2011 - City Council Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Major Amendment of a previously approved Site Development Plan Review (SDR-35518) which allowed for the conversion of an existing 1,688 square-foot single-family residence to an Office, Other than Listed at 708 South Jones Boulevard. The request is to eliminate the five-foot landscape strip within the right-of-way along Jones Boulevard and to reduce the building area from 1,688 square feet to 1,490 square feet. A waiver was previously approved through SDR-35518, which allowed the 10-foot wide west perimeter buffer with a five-foot wide landscape planter strip behind the curb in the right-of-way along Jones Boulevard. The proposed removal of the landscape strip along Jones Boulevard is not consistent with the landscape standards of Title 19, which require 15 feet of landscaping adjacent to rights-of-way; therefore, staff recommends denial of this request. If this request is denied, the subject site is subject to the approved Site Development Plan Review (SDR-35518).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
04/06/05	The City Council approved a request for Rezoning (ZON-5769) from R-1 (Single-Family Residential) zone to P-R (Professional Office and Parking) at 708 South Jones Boulevard. The Planning Commission recommended approval, the Planning Department staff recommended denial. The Rezoning (ZON-5769) expired on 04/06/07.
	The City Council approved a Site Development Plan Review (SDR-5770) for a 1,688 square-foot commercial use at 708 South Jones Boulevard. Planning Commission recommended approval, and the Planning Department staff recommended denial.
05/17/06	The City Council approved a General Plan Amendment (GPA-12156) request to amend a portion of the Southeast and a portion of the Southwest Sector Plan of the General Plan from SC (Service Commercial), L (Low Density Residential), and M (Medium Density Residential) to O (Office). The Planning Commission and staff recommended approval.
07/01/09	Ordinance #6046 was approved by the City Council to amend the official zoning map atlas of the City of Las Vegas, changing the zoning of the site from R-1 (Single Family Residential) to P-R (Professional Office and Parking).
09/24/09	The Planning Commission approved a Site Development Plan Review (SDR-35518) for the proposed conversion of a Single Family Residence to a 1,688 square-foot Office building

Staff Report Page Two
August 17, 2011 - City Council Meeting

05/10/11	The Planning Commission voted to hold a Site Development Plan Review (SDR-41037) of a previously approved Site Development Plan Review (SDR-35518) to eliminate landscaping in the right-of-way in abeyance to the June 14, 2011 Planning Commission meeting at the applicant's request.
06/14/11	The Planning Commission voted (7-0) to recommend APPROVAL (PC Agenda Item 27/rg).
07/20/11	The City Council voted (7-0) to DENY the request for a Site Development Plan Review (SDR-41037). The applicant was not present.

<i>Most Recent Change of Ownership</i>	
02/05/02	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
09/29/04	A business license (M13-03096) was issued for computer sales and service at 708 South Jones Boulevard. The business license is still active.
12/19/05	A building permit (#05008955) was issued for re-location of an existing sign at 708 South Jones Boulevard. The sign was finalized on 05/31/06.

<i>Pre-Application Meeting</i>	
09/22/11	A pre-application meeting was held with the applicant. Staff reviewed the requirements for submittal for a Major Amendment to a previously approved Site Development Plan Review (SDR-35518).

<i>Neighborhood Meeting</i>	
A neighborhood meeting was not held, nor was one required.	

<i>Field Check</i>	
03/31/11	A field check by staff noted the subject property is well maintained with the exception of the lack of landscaping in the front or side yard setbacks and no parking lot striping.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.15

Staff Report Page Three
August 17, 2011 - City Council Meeting

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Office	O (Office)	P-R (Professional Office and Parking)
North	Office	O (Office)	P-R (Professional Office and Parking)
South	Single Family, Detached	O (Office)	R-1 (Single Family Residential)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (200 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to SDR-35518, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	6,534 SF	Y
Min. Lot Width	60 Feet	64 Feet	Y
Min. Setbacks			
• Front	20 Feet	27 Feet	Y
• Side (North)	5 Feet	6.2 Feet	Y
• Side (South)	5 Feet	7.8 Feet	Y
• Rear	15 Feet	29 Feet	Y
Max. Lot Coverage	50 %	26 %	Y
Trash Enclosure	Y	Alley Pick-Up	Y

Staff Report Page Four
August 17, 2011 - City Council Meeting

Pursuant to SDR-35518, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	4 Trees	3 Trees	Y
• South	1 Tree / 20 Linear Feet	5 Trees	5 Trees	Y
• West	1 Tree / 20 Linear Feet	3 Trees	1 Tree	N
TOTAL PERIMETER TREES		17 Trees	11 Trees	N
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	2 Trees	2 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	5 Feet		Zero Feet	N
• South	5 Feet		6.2 Feet	Y
• West	15 Feet		Zero Feet	N
Wall Height	6 to 8 Feet Adjacent to Residential		6	Y

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Jones Boulevard	Secondary Collector	Master Plan of Streets and Highways	80	Y

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other than Listed	1,490 SF	1/300 SF	5				
TOTAL SPACES REQUIRED			5		7		Y
Regular and Handicap Spaces Required			4	1	6	1	Y

Staff Report Page Five
August 17, 2011 - City Council Meeting

ANALYSIS

The subject site is located within the Airport Overlay District with a height restriction of 200 feet. The proposed development would not have a negative impact relating to the overlay district, as the existing building would not result in an increase in the building height. A Site Development Plan Review (SDR-35518) was previously approved for the proposed conversion of a Single Family Residence to an office building, with waivers of the perimeter landscape buffers. The request is a Major Amendment of the previously approved Site Development Plan Review to replace the approved five-foot wide landscape strip along Jones Boulevard with concrete and to reduce the building area from 1,688 square feet to 1,490 square feet. Since the approval of SDR-35518, no building permits have been issued for the conversion. Although no building permits have been issued to complete the conversion, a business has been operating at this location.

The site plan indicates no landscape buffer along the east side of the property, where parking spaces are proposed with an alley access to the parking lot. The request for a waiver of the landscape buffer through SDR-35518 was not required. The proposed site and landscape plan depict a new concrete infill that matches the existing sidewalk along Jones Boulevard and eliminates the five-foot wide landscape planter. Initially, no other changes to the property were proposed.

A revised site and landscape plan submitted on May 23, 2011 that depicts the reduction of the garage space from 450 square feet to 252 square feet. The rest of the existing building area has not changed. As a result in the garage size reduction, a revised floor and elevation plans were also submitted. The proposed elevation depicts the change of the reduction of the existing garage. The elevation plan depicts the face of the wall without any materials or relief, such as the inclusion of beltlines, pilasters, recesses, or popouts. There are no windows incorporated to the new wall design. The building will not maintain the appearance of a single family residence and will not be compatible with the existing adjacent residential properties to the south, east, and west

The proposed change to the landscape strip along Jones Boulevard is not consistent with the landscape standards of Title 19. Title 19.12 requires 15 feet of landscape buffer area adjacent to right-of-way. The 10-foot planter was approved because the site would then contain 15 feet of landscaping with the additional five feet of landscaping within the right-of-way. A waiver was approved through Site Development Plan Review (SDR-35518), which allowed the 10-foot wide west perimeter buffer with a five-foot wide landscape planter strip behind the curb along Jones Boulevard; therefore, staff recommends denial of this request.

Staff Report Page Six
August 17, 2011 - City Council Meeting

FINDINGS (SDR-41037)

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed development will not be compatible with existing P-R (Professional Office and Parking) zoned office developments to the north. The building elevation will not maintain the appearance of a single family detached dwelling, the site will not be compatible with existing adjacent single-family residential properties to the south, west and east.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

A landscape waiver along the west perimeter landscaping buffer was previously approved to allow a 10-foot wide buffer on the subject property with the five-foot wide landscape planter strip along Jones Boulevard. The proposed site and landscape plan depicts the elimination of the landscape planter strip along Jones Boulevard, which does not comply with the intent of Title 19.12.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The site will have access to Jones Boulevard, which is adequate to serve the proposed use. The main parking is located in the rear of the property through an existing 20-foot wide alley to the east, which allows ingress/egress onto Evergreen Avenue. These site access and on-site circulation will not negatively impact adjacent roadways or neighborhood traffic.

- 4. Building and landscape materials are appropriate for the area and for the City;**

Building and landscape materials are appropriate for the area and the City of Las Vegas.

Staff Report Page Seven
August 17, 2011 - City Council Meeting

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The proposed building elevations indicate the reduced garage size. The building will not maintain the appearance of a single family residence and will not be compatible with the existing adjacent residential properties to the south, east, and west

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The site will be subject to inspection by the City and will not compromise the health, safety, and general welfare of the public.

NOTICES MAILED 345 (By City Clerk)

APPROVALS 6

PROTESTS 1



August 18, 2011

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Gareth Spicer
708 South Jones Boulevard
Las Vegas, Nevada 89107

RE: SDR-41037 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JULY 20, 2011

Dear Mr. Spicer:

The City Council at a regular meeting held August 17, 2011, APPROVED the request for a Major Amendment to an approved Site Development Plan Review (SDR-35518) FOR AN OFFICE, OTHER THAN LISTED, TO ELIMINATE LANDSCAPING IN THE RIGHT-OF-WAY ALONG THE WEST PERIMETER on 0.15 acre at 708 South Jones Boulevard (APN 138-36-316-007), P-R (Professional Office and Parking) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 18, 2011.

Planning

1. The Phototinia shall be replaced with five-gallon Hawthornes.
2. Conformance to the approved conditions for Site Development Plan Review (SDR-35518), except as amended herein.
3. This approval shall be void two years from the date of final approval; unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan, landscape plan, elevation plan and floor plan date stamped 05/24/11, except as amended by conditions herein.
5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan to provide non-vegetative ground covers with rocks and small stones, crushed rock and bark, with a depth of two-inch in all areas between the proposed office building and sidewalk adjacent to the parking lot.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
10. If on-street parking is not already prohibited adjacent to this site, submit a written request to the City Traffic Engineer to eliminate parking on Jones Boulevard adjacent to this site prior to the issuance of any permits.
11. Landscape and maintain all unimproved right-of-way on Jones Boulevard adjacent to this site. Alternatively, hard surface all unimproved right-of-way on Jones Boulevard if allowed by the Planning and Development Department and/or required by the Nevada Department of Transportation prior to the issuance of a business license. Maintain all such improvements in perpetuity. All landscaping and private improvements installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
12. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the Jones Boulevard public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
13. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.

Mr. Gareth Spicer
SDR-41037 – Page Three
August 18, 2011

14. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

Sincerely,

A handwritten signature in cursive script that reads "Angela Orlli".

Angela Orlli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk



August 18, 2011

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
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ELIZABETH N. FRETWELL
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708 South Jones Boulevard
Las Vegas, Nevada 89107

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Sincerely,

A handwritten signature in cursive script, reading "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

P/L 348
340

Report of All Selected Parcels

Case Number: SDR-41037

Printed On: Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
2CRAZYSIS L L C	7716 BREE CREST CIR LAS VEGAS NV	13835812044
4USA	P O BOX 56376 SHERMAN OAKS CA	13835718048
A D P 2 L L C	1768 HARPSICHORD WY HENDERSON NV	13835711065
ABERCROMBIE INVESTMENT CORP	2609 TOWN GARDEN RD CARLSBAD CA	13835811074
ABURTO-AMADOR VALERIA	5716 IDLE AVE LAS VEGAS NV	13836316031
AINSWORTH RICHARD	5813 IDLE AVE LAS VEGAS NV	13836316045
ALDAVA ELPENIKE EDDY	6104 GLENDALE CIR LAS VEGAS NV	13835714011
ALEMAN ARMANDO & IRENE D	%SUNTRUST MTGE INC 7250 N 16TH ST #100 PHOENIX AZ	13835812050
ALONSO RAMIRO	6121 PRESTON CIR LAS VEGAS NV	13835718026
ALTMAN RICHARD A & ALICE J	5904 CONCERT DR LAS VEGAS NV	13836402004
ANGEL ATILIO E & KARLA L SANCHEZ	6104 KIMBERLY CIR LAS VEGAS NV	13835812035
APPIN PATRICK REVOCABLE LIV TR	6109 ALAMO CIR LAS VEGAS NV	13835718041
ARBUTHNOT GUY L	513 MONTICELLO DR LAS VEGAS NV	13835712004
AREBALO INEZ	5805 TRENT AVE LAS VEGAS NV	13836405002
AREVALO MAURICIO J	701 SLAYTON DR LAS VEGAS NV	13835711024
ARRIAGA ENRIQUE	713 SLAYTON DR LAS VEGAS NV	13835711020
ARRIOLA SABRINA	11185 SANDRONE AVE LAS VEGAS NV	13835718024
ARROYO WILLIAM & BEVERLY FAM TR	2397 STANSBURY CT HENDERSON NV	13836317045
ASHE NANCY I	608 MONTICELLO DR LAS VEGAS NV	13835718006
AYRES STEVEN L & JANINE	804 S JONES BLVD LAS VEGAS NV	13836401003
B A C HOME LOANS SERVICING L P	%RECONTRUST 400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	13836317013
BANK U S N A TRS	%OCWEN LOAN SRVCING LLC %WESTERN PROGRESSIVE LLC 2015 VAUGHN RD BLDG 400 KENNESAW GA	13836315001
BARBEAU JAYLYN G & TRUDY A	2896 MOREWELL ST LAS VEGAS NV	13835712013
BARGER KIRSTEN A	616 CARPENTER DR LAS VEGAS NV	13835711047
BARNES ROBERT EUGENE & DOROTHY M	516 S JONES LAS VEGAS NV	13836310005
BARNETT MARY B	5912 IDLE AVE LAS VEGAS NV	13836316020
BARRIOS FERNANDO	716 MONTICELLO DR LAS VEGAS NV	13835718012
BELISLE BYRON E	704 S MALLARD ST LAS VEGAS NV	13836317003
BERNSTEIN & POISSON R E L L C	%J BERNSTEIN 700 S JONES BLVD LAS VEGAS NV	13836316005
BERTHOLD WILLIAM E	701 PELICAN CIR LAS VEGAS NV	13836317018
BETKA TONY D	6121 EVERGREEN AVE LAS VEGAS NV	13835718014

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BEZDJIAN HAROUT	505 PACIFIC COAST HWY HERMOSA BCH CA	13836402001
BICKMORE JOHN J & DIANE T REV TR	2149 W RIVER EDGE LN ST GEORGE UT	13836310003
BLODGETT ERIC J	6116 CAIRO CIR LAS VEGAS NV	13835812053
BLUNK ROBERT E & YVONNA M	5800 IDLE AVE LAS VEGAS NV	13836316027
BODDIE MARTY & ELIZABETH	5905 HERON AVE LAS VEGAS NV	13836315033
BOHR JEANNE N	704 UPLAND PL LAS VEGAS NV	13836317028
BRAKE CHARLES & SHIRLEY	6104 ALAMO CIR LAS VEGAS NV	13835718044
BRAKE CHARLES J	6104 ALAMO CIR LAS VEGAS NV	13835718045
BREWER HAROLD F & MARY F	804 CARPENTER DR LAS VEGAS NV	13835811044
BUBAK ERIC P & DOROTHY	6113 CAIRO CIR LAS VEGAS NV	13835812045
BUGGIE WILLIAM L & CHRISTINE H	711 CARPENTER DR LAS VEGAS NV	13835711057
BUNGE JERRY	705 OSPREY CIR LAS VEGAS NV	13836317009
BUNGE JERRY	709 OSPREY CIR LAS VEGAS NV	13836317002
BUNGE JERRY	709 OSPREY CIR LAS VEGAS NV	13836317008
BUTLER BRUCE & SANDRA A	512 S JONES BLVD LAS VEGAS NV	13836310004
C & S FAMILY LIVING TRUST	6104 ALAMO CIR LAS VEGAS NV	13835718032
CALIANNO RALPH & LESLIE LIV TR	6581 IRONBOUND BAY LAS VEGAS NV	13835718035
CANIZALES ANA	6120 GLENDALE CIR LAS VEGAS NV	13835714015
CAPSTONE WELLNESS CENTER INC	612 S JONES BLVD LAS VEGAS NV	13836316004
CARRANZA VICTOR S & JOE ULISES	1316 CARSON AVE #C LAS VEGAS NV	13836317027
CARRILLO JOSE BRUNO	5816 HERON AVE LAS VEGAS NV	13836315005
CARSON BRADFORD R	6112 EVERGREEN AVE LAS VEGAS NV	13835718023
CASEY DEARLD J	524 MONTICELLO DR LAS VEGAS NV	13835718001
CASH BRIAN STEVEN	6121 CAIRO CIR LAS VEGAS NV	13835812043
CASTILLO SUSIE DOLORES & MIGUEL	720 MONTICELLO DR LAS VEGAS NV	13835718013
CASTRO BERTHA	605 SLAYTON DR LAS VEGAS NV	13835711029
CASTRO ROSA	621 SLAYTON DR LAS VEGAS NV	13835711025
CHAN KEILUNG	6205 LOMA AVE TEMPLE CITY CA	13835714014
CHANDLER SHARON L	6108 ALTA DR LAS VEGAS NV	13835712007
CHASE DONALD STUART & NINA C	701 CARPENTER DR LAS VEGAS NV	13835711060
CHEN MIAO TZE LIN	504 S JONES BLVD LAS VEGAS NV	13836310002
CHURCH L O S PRESIDING BISHOP	%TAX DIVISION 50 E NORTH TEMPLE ST 22ND FLOOR SALT LAKE CITY UT	13835616001

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CITY OF LAS VEGAS	400 E STEWART LAS VEGAS NV	13836402008
CLAIRE PHILIP & GLENNA	6252 SANTANDER AVE LAS VEGAS NV	13835711051
COCKS DIANE M	5900 EVERGREEN AVE LAS VEGAS NV	13836317007
CONTRERAS JESSICA	6116 KIMBERLY CIR LAS VEGAS NV	13835812038
CONTRERAS LUIS ARMANDO	6204 CAMINO DE ROSA #2 LAS VEGAS NV	13836314002
CRUZ BARBARA J	691 WEST ST UPLAND CA	13836317010
D & D HOLDINGS INC	50 S STEELE ST #930 DENVER CO	13836401011
D B L & ASSOCIATES L L C	913 EUGENE CERNAN ST LAS VEGAS NV	13836401005
D J M A L L C	3095 ROSANNA ST LAS VEGAS NV	13836315008
DANLEY BRADFORD & ELIZABETH	911 SQUAW PEAK DR HENDERSON NV	13836311006
DANNEFFEL REX JAMES & KATHLEEN M	6105 PRESTON CIR LAS VEGAS NV	13835718030
DAWSON CLEO O & MARY LEE	804 MALLARD ST LAS VEGAS NV	13836402002
DAWSON DOROTHY A LIVING TRUST	5816 GIPSY AVE LAS VEGAS NV	13836314050
DAWSON DOROTHY A TRS	5816 GIPSY AVE LAS VEGAS NV	13836314043
DAWSON DOROTHY A TRS	5816 GIPSY AVE LAS VEGAS NV	13836314044
DELONG DENNIS & MARSHA K	6112 KIMBERLY CIR LAS VEGAS NV	13835812037
DERRINGER LEE ANN	612 MONTICELLO DR LAS VEGAS NV	13835718007
DIAZ ROBERTO	6112 CAIRO CIR LAS VEGAS NV	13835812052
DIEFFENBAUGH J EARL & BARBARA	5805 EVERGREEN AVE LAS VEGAS NV	13836317042
DINES JOHN R	709 SLAYTON DR LAS VEGAS NV	13835711022
DING YAO DONG	1005 CHASEWOOD AVE LAS VEGAS NV	13835718004
DOIRON JAMES	704 PELICAN CIR LAS VEGAS NV	13836317020
DREITZLER SHAWN M	6104 EVERGREEN AVE LAS VEGAS NV	13835718021
DUARTE ANTONIO	811 MONTICELLO DR LAS VEGAS NV	13835812041
DURDEN MARGARET	620 CARPENTER DR LAS VEGAS NV	13835711048
EARNEST CHARLES V	8002 SECRETARIAT LN LAS VEGAS NV	13836317016
ELDRED MICHAEL E SEP PPTY TR	P O BOX 13618 LAS VEGAS NV	13835718047
ERICKSON FAMILY REVOCABLE TRUST	1289 BARTONSHIRE WY ROCKVILLE MD	13836401001
ERTEL LAWRENCE R & LENORE	5808 IDLE AVE LAS VEGAS NV	13836316025
ESCAPE PROPERTIES L L C	520 S JONES BLVD LAS VEGAS NV	13836310006
ESCOBAR MARIA	616 MONTICELLO DR LAS VEGAS NV	13835718008
ESPANOLA JOAQUIN	4013 RIVER VALLEY ST LAS VEGAS NV	13835711056

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ESPINOZA MARIA C	521 CARPENTER DR LAS VEGAS NV	13835711067
ESTRADA NENCY	%N ESTRADA P O BOX 76466 LOS ANGELES CA	13835718031
EWING REX C III	5521 N TORREY PINES LAS VEGAS NV	13836317050
FAGAN LAWRENCE & LINDA	7537 S RAINBOW BLVD #107-216 LAS VEGAS NV	13836314016
FAGIN TINA B	5913 ALTA DR LAS VEGAS NV	13836311005
FARLER JUDITH L	6612 ELTON AVE LAS VEGAS NV	13836315010
FEDERAL NATIONAL MORTGAGE ASSN	400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	13835812036
FEDERAL NATIONAL MORTGAGE ASSN	%AURORA LOAN SERV LLC 10350 PARK MEADOWS DR LITTLETON CO	13836316046
FEDERAL NATIONAL MORTGAGE ASSN	%CHASE HOME FIN LLC 10790 RANCHO BERNARDO DR SAN DIEGO CA	13836317048
FEDERAL NATIONAL MORTGAGE ASSN	400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	13835718029
FETTING DONALD W	5713 EVERGREEN AVE LAS VEGAS NV	13836317038
FLAMAR ENGINEERING L L C	720 S JONES BLVD LAS VEGAS NV	13836316010
FLATLANDER L L C	604 S JONES BLVD LAS VEGAS NV	13836316002
FLEMING ANGELA DENISE	516 MONTICELLO DR LAS VEGAS NV	13835714002
FORBIDDEN HOLDINGS L L C	P O BOX 231135 LAS VEGAS NV	13836317026
FOSTER JAY	613 SLAYTON DR LAS VEGAS NV	13835711027
FOWLER LORETTA	5729 HERON AVE LAS VEGAS NV	13836315025
FOX STEVE & LESLIE	6100 EVERGREEN AVE LAS VEGAS NV	13835718020
FRANCIONE JACK PAUL	5925 GIPSY AVE LAS VEGAS NV	13836314008
FRANKFURT PROPERTIES IV L L C	1040 W SAHARA AVE #201 LAS VEGAS NV	13835711055
FUSCO GARY J	5804 W IDLE AVE LAS VEGAS NV	13836316026
G L T CAPITAL MANAGEMENT LTD	286 VALLARTE DR HENDERSON NV	13836402005
G M A C MORTGAGE L L C	1100 VIRGINIA DR FORT WASHINGTON PA	13835711066
GALBRAITH CAROL M	5904 IDLE AVE LAS VEGAS NV	13836316022
GALLINA MARILYN A	6117 PRESTON CIR LAS VEGAS NV	13835718027
GANAN M LOURDES A ETAL	6101 ALAMO CIR LAS VEGAS NV	13835718043
GARCIA CARLOS	5721 EVERGREEN AVE LAS VEGAS NV	13836317040
GARCIA OLIVERIO R	6101 EVERGREEN AVE LAS VEGAS NV	13835718019
GARCIA-MARTINEZ MARCIAL	6100 KIMBERLY CIR LAS VEGAS NV	13835812034
GARZA NICOLAS	5901 HERON AVE LAS VEGAS NV	13836315032
GODINEZ RAFAEL M & MARIA D JESUS	6005 EVERGREEN AVE LAS VEGAS NV	13836317052
GODOWN CAROLYN S & ELDON	6109 GLENDALE CIR LAS VEGAS NV	13835714007

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GOLDEN LORI J	5717 IDLE AVE LAS VEGAS NV	13836316038
GREEN RODRICK D & BEATRICE E	5904 HERON AVE LAS VEGAS NV	13836315003
GROVER 1981 TRUST	7175 POLARIS AVE LAS VEGAS NV	13836317011
GUAN HAIHUI	1024 BUBB RD CUPERTINO CA	13835711045
GUERRERO LUIS A TRS	P O BOX 34345 LAS VEGAS NV	13836316008
GURDISON JAMES T III	7304 COVINGTON GARDENS ST LAS VEGAS NV	13836317051
GUTHRIE ROBERT L	6600 PICKFORD LN LAS VEGAS NV	13835718005
GUTIERREZ JESUS	6621 HYDE AVE LAS VEGAS NV	13835712001
HAGEL ZYGMUNT	5908 CONCERT DR LAS VEGAS NV	13836402003
HALPIN NANCY C & WILLIAM N	5808 HERON AVE LAS VEGAS NV	13836315007
HARASYMCZUK SUSAN	3519 E RANSOM ST LONG BEACH CA	13835812054
HARDING MERVILLE A	62 INCLINE VILLAGE CT HENDERSON NV	13835711070
HARRIS JOHN & JEAN	8155 W CHARLESTON BLVD #33 LAS VEGAS NV	13835711030
HB NEVADA HOLDINGS L L C	15760 VENTURA BLVD #1100 ENCINO CA	13836210021
HEIM AUDREY V & JAMES A	704 OSPREY CIR LAS VEGAS NV	13836317012
HENDRICKS ELIZABETH ANN	6160 CROMWELL AVE LAS VEGAS NV	13836316040
HENDRIX RICHARD L & LORRAINE C	6116 PRESTON CIR LAS VEGAS NV	13835718036
HERNANDEZ ALBERTO GUILLEN	12438 PEACH ST LYNWOOD CA	13836314005
HERNANDEZ ALDO & NORMA	704 MONTICELLO DR LAS VEGAS NV	13835718010
HERNANDEZ DAVID	5900 IDLE AVE LAS VEGAS NV	13836316023
HERNANDEZ IRMA	5912 GIPSY AVE LAS VEGAS NV	13836314048
HERNANDEZ MARIA A & JUAN	5721 IDLE AVE LAS VEGAS NV	13836316039
HERON AVENUE TRUST	900 LAS VEGAS BLVD S #810 LAS VEGAS NV	13836315028
HERRING GLENDON JR & L LIV TR	6113 PRESTON CIR LAS VEGAS NV	13835718028
HINTON GLENDON M & DEBBIE L	704 CARPENTER DR LAS VEGAS NV	13835711050
HOARD SHERRY L	708 S MALLARD ST LAS VEGAS NV	13836317004
HODSON PHILIP A & EMILY J	520 MONTICELLO DR LAS VEGAS NV	13835714003
HOLDEN HARVEY R	5909 HERON AVE LAS VEGAS NV	13836315034
HOOK FAMILY TRUST	2901 N RAINBOW BLVD #2028 LAS VEGAS NV	13836310007
HUDDLE MICHAEL J TRUST	5921 ALTA DR LAS VEGAS NV	13836311003
IMHOFF BARBARA L	5729 IDLE AVE LAS VEGAS NV	13836316041
J R TRUST	516 EDEN CIR LAS VEGAS NV	13835712009

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JAMES LARRY TODD & KAREN FAITH	705 S MALLARD ST LAS VEGAS NV	13836316015
JAMESON THOMAS MICHAEL	5801 IDLE AVE LAS VEGAS NV	13836316042
JIMENEZ JUAN J	804 MONTICELLO DR LAS VEGAS NV	13835812004
JOHNSON MARY JANE LIVING TRUST	5901 GIPSY AVE LAS VEGAS NV	13836314014
JOHNSON MILTON R & TERRY L	P O BOX 27286 LAS VEGAS NV	13836314004
JOHNSON THOMAS S	517 S CARPENTER DR LAS VEGAS NV	13835711068
JOHNSTON STEPHEN M & DEBORAH K	709 CARPENTER DR LAS VEGAS NV	13835711058
K E C J L L C	3430 BUNKERHILL #A NO LAS VEGAS NV	13836315031
K E C J L L C	3430 BUNKERHILL #A NO LAS VEGAS NV	13836311004
KABOYK-KABOOM L L C	%P E DALESSIO 6975 N ORACLE RD TUSCON AZ	13836315026
KECK KEVIN D & JULIE A	5920 ALTA DR LAS VEGAS NV	13836222003
KEGELMYER RICHARD REV LIV TR	5722 EVERGREEN AVE LAS VEGAS NV	13836317022
KELLEY MICHAEL P & LANELL	6117 ALAMO CIR LAS VEGAS NV	13835718039
KELSCH MICHAEL & RUBY M	6917 ALTA DR LAS VEGAS NV	13836316012
KENNEDY MICHAEL J	3338 PAGELAND CT LAS VEGAS NV	13835712015
KILLIAN RODNEY K & FERN N	800 MONTICELLO DR LAS VEGAS NV	13835812003
KRESS FAMILY REVOCABLE LIVING TR	613 CARPENTER DR LAS VEGAS NV	13835711063
LAATZ MICHAEL K	6203 ROGER LN HODGKINS IL	13835812032
LAMEK NICHOLAS E & MARGARET E	5925 ALTA DR LAS VEGAS NV	13836311002
LARA RAUL GARCIA	728 MONTICELLO DR LAS VEGAS NV	13835812002
LARSON GLEN	P O BOX 364857 NO LAS VEGAS NV	13835711071
LAS VEGAS VALLEY WATER DISTRICT	%LAND ACQUISITION & MGMT 1001 S VALLEY VIEW BLVD #MS 95 LAS VEGAS NV	13835807001
LAUBER MAXINE E	711 SLAYTON DR LAS VEGAS NV	13835711021
LEE CHIA CHENG	1970 WELLESLEY RD SAN MARINO CA	13836316029
LEE STEPHANIE P	10548 MEADOW MIST AVE LAS VEGAS NV	13835812033
LI PHINA QIUYUE	5547 SANTA ANITA AVE TEMPLE CITY CA	13835712010
LI SHAOZHEN	8900 LA MANGA AVE LAS VEGAS NV	13836311001
LI SHAOZHEN	8900 LA MANGA AVE LAS VEGAS NV	13835711041
LOEWENTHAL GARY & JUDITH E	P O BOX 602 GYMPIE QLD 4570 AUSTRALIA	13836317021
LOPEZ MARIO	6108 CAIRO CIR LAS VEGAS NV	13835812051
LOPEZ MARTIN & SOCORRO	716 CARPENTER DR LAS VEGAS NV	13835717005
LOPEZ RODRIGO & RODRIGO N	815 MONTICELLO DR LAS VEGAS NV	13835812040

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LOPEZ-TORRES JOEL	6121 GLENDALE AVE LAS VEGAS NV	13835714004
LUNA-DELATORRE JOSE	5801 HERON AVE LAS VEGAS NV	13836315027
LUU DERICK & KEN	6105 EVERGREEN AVE LAS VEGAS NV	13835718018
MACEDO SALVADOR & MARIA	5908 IDLE AVE LAS VEGAS NV	13836316021
MACIAS JANNY I	5904 GIPSY AVE LAS VEGAS NV	13836314046
MACIAS JORGE P	1400 TEQUESTA RD LAS VEGAS NV	13835714009
MACIAS-LOPEZ ARTURO C	2939 S DECATUR BLVD LAS VEGAS NV	13835718015
MACNICOL ROBERT J LIVING TRUST	5916 GIPSY AVE LAS VEGAS NV	13836314049
MARKESON FAMILY TRUST	7441 RIVERMEADE ST LAS VEGAS NV	13836314045
MARTARANO LOIS JEAN	6120 KIMBERLY CIR LAS VEGAS NV	13835812039
MARTINEZ AURORA & CHRISTELLA C	6100 CAIRO CIR LAS VEGAS NV	13835812049
MARTINEZ BRENDA	532 MONTICELLO DR LAS VEGAS NV	13835718003
MARTINEZ EDUARDO M	717 SLAYTON DR LAS VEGAS NV	13835717004
MARTINEZ ESPIRIDION	5813 EVERGREEN AVE LAS VEGAS NV	13836317044
MARX JAMES G & MARCIA K	1501 WINDHAVEN CIR LAS VEGAS NV	13836316003
MCCLINTON JOHN E	5913 GIPSY AVE LAS VEGAS NV	13836314011
MCDOWELL JIMMY L	6120 W TROPICANA #A16 BOX 311 LAS VEGAS NV	13835711052
MCMAHON TODD	725 SLAYTON DR LAS VEGAS NV	13835811040
MEDINA JESUS	5801 EVERGREEN AVE LAS VEGAS NV	13836317041
MEDINA NORMA A & NORMA	6105 CAIRO CIR LAS VEGAS NV	13835812047
MESCHNARK RAYMOND J JR & SANDRA	517 EDEN CIR LAS VEGAS NV	13835712014
MESSER DAVID L	2561 LOVELADY RD TALLASSEE AL	13836405001
MILANO RUSSELL & ELENA	813 CARPENTER LAS VEGAS NV	13835811075
MITTON ANGIE LIVING TRUST	1115 BARNARD DR LAS VEGAS NV	13836222001
MIXSON ROBERT A	508 MONTICELLO DR LAS VEGAS NV	13835712003
MONROY MARC A	5809 IDLE AVE LAS VEGAS NV	13836316044
MONTIEL-TELLEZ JOAQUIN	517 S MALLARD ST LAS VEGAS NV	13836314003
MOORE KATHRYN E	5825 EVERGREEN AVE LAS VEGAS NV	13836317047
MORGAN PAULINE F LIVING TRUST	5812 HERON AVE LAS VEGAS NV	13836315006
MORRISON ASA B & LEA L	5809 GIPSY AVE LAS VEGAS NV	13836314017
MUIR RALPH JAMES & DOROTHY L	6105 GLENDALE CIR LAS VEGAS NV	13835714008
MUNOZ CYNTHIA	516 SPRINGLAND ST LAS VEGAS NV	13835812048

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MUNOZ-TORRES RAFAEL	805 S MALLARD ST LAS VEGAS NV	13836401004
MURPHY CAROLYN F	605 S MALLARD ST LAS VEGAS NV	13836316019
MYTYK JOHN	5909 EVERGREEN AVE LAS VEGAS NV	13836317049
NEHME ELIE D	6117 GLENDALE CIR LAS VEGAS NV	13835714005
NEON DEVELOPMENT XV L L C	9901 COVINGTON CROSS DR #190 LAS VEGAS NV	13836317024
NEVADA HOMES FOR YOUTH	525 S 13TH ST LAS VEGAS NV	13836316047
NEVADA PARALYZED VETERANS AMER	704 S JONES BLVD LAS VEGAS NV	13836316006
NEVADA REAL ESTATE FIN L L C	8061 CASPIAN MOON DR LAS VEGAS NV	13836316009
NEVSUR INSURANCE AGENCY INC	50 S JONES BLVD #100 LAS VEGAS NV	13835701003
NOEL FAMILY LIVING TRUST	P O BOX 42143 LAS VEGAS NV	13836401009
OAKLEY JAMES R JR	613 S MALLARD ST LAS VEGAS NV	13836316017
D'DONNELL NATHANIEL	7216 PLEASANT VIEW LAS VEGAS NV	13835718022
OLIVET PROPERTIES L L C	300 VISA GLEN ST LAS VEGAS NV	13836315035
OLSEN CAROLE DEAN	5717 EVERGREEN AVE LAS VEGAS NV	13836317039
ORDUNA KIM	5905 ALTA DR LAS VEGAS NV	13836311007
ORTEGA JOSE A	521 W COLTON AVE NO LAS VEGAS NV	13836316030
PADILLA HECTOR A	5921 GIPSY AVE LAS VEGAS NV	13836314009
PALMER JEFFREY E & EVA MARIE	5809 EVERGREEN AVE LAS VEGAS NV	13836317043
PASLEY MICHAEL & DEBRA	5924 ALTA DR LAS VEGAS NV	13836222002
PENA ANA M	512 MONTICELLO DR LAS VEGAS NV	13835714001
PEREZ CRISTINA MAGARITA	729 CARPENTER DR LAS VEGAS NV	13835811079
PEREZ LORRAINE	725 CARPENTER DR LAS VEGAS NV	13835811080
PETERSON SCOTT	615 CORONA RUN LAS VEGAS NV	13836314007
PETERSON STEPHANIE	5809 HERON AVE LAS VEGAS NV	13836315029
PFISTER RICHARD & NANCY J	P O BOX 26147 LAS VEGAS NV	13835711028
PHILLIPS CYNTHIA K	712 S MALLARD ST LAS VEGAS NV	13836317005
PIAO JINGZHE	3641 FOREST AVE SANTA CLARA CA	13835711023
PICHOT MARY KOZLOWSKI LIVING TR	709 S MALLARD ST LAS VEGAS NV	13836316014
PICKERING RONALD GENE	6113 EVERGREEN AVE LAS VEGAS NV	13835718016
PILGRIM SHERYON M	1027 S RAINBOW BLVD #276 LAS VEGAS NV	13835812007
PINA ENRIQUE C	715 S SLAYTON DR LAS VEGAS NV	13835711019
PINA JOSE LUIS	12619 HARRIS AVE LYNWOOD CA	13835712008

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PITMON JOY E	7868 WISHING WELL RD LAS VEGAS NV	13836315009
PUGH YVONNE REVOCABLE LIVING TR	10721 ARUNDEL AVE LAS VEGAS NV	13835811078
PUGH YVONNE REVOCABLE LIVING TR	10721 ARUNDEL AVE LAS VEGAS NV	13835812005
RADILLO BENITO R & ESPERANZA	712 CARPENTER DR LAS VEGAS NV	13835711053
RAJA AFTAB I	809 CARPENTER DR LAS VEGAS NV	13835811076
RAMIREZ HENRY C & SALLY	5924 GIPSY AVE LAS VEGAS NV	13836314051
RAMIREZ MICHELLE M	5805 IDLE AVE LAS VEGAS NV	13836316043
RAMOS ALONSO	5805 GIPSY AVE LAS VEGAS NV	13836314018
RECINOS JAIME F & NELLY R	6113 ALAMO CIR LAS VEGAS NV	13835718040
REDMOND DAVID ALLEN & DORIS I	700 CARPENTER DR LAS VEGAS NV	13835711049
RICHARDINA INVESTMENTS L L C	33225 OCEAN RIDGE DANA POINT CA	13836317029
RICO ESPERANZA	6108 ALAMO CIR LAS VEGAS NV	13835718046
RIEDERER DARLENE R	5817 GIPSY AVE LAS VEGAS NV	13836314015
RIEDINGER JEFFERY L	525 EDEN CIR LAS VEGAS NV	13835712012
RISTOW LUCILE	615 VISTA DEL MONTE HEMET CA	13836316028
RIVERA DAVID AARON	1027 S RAINBOW BLVD #101 LAS VEGAS NV	13835812001
RODRIGUEZ PABLO	509 MONTICELLO DR LAS VEGAS NV	13835712005
RODRIGUEZ RAMON	5904 EVERGREEN AVE LAS VEGAS NV	13836317006
ROEDER ROBERT PRESTON	728 CARPENTER DR LAS VEGAS NV	13835811042
ROHRBERG PATRICK M & OLA M	604 CARPENTER DR LAS VEGAS NV	13835711044
ROMERO MISAEL A	812 MONTICELLO DR LAS VEGAS NV	13835812006
ROSALES JOSE	6120 EVERGREEN AVE LAS VEGAS NV	13835718025
ROSSOW HARRY	1320 RIVER RD EUGENE OR	13835712002
ROUTH FAMILY TRUST	5908 HERON AVE LAS VEGAS NV	13836315002
ROWE WAYNE R	524 EDEN CIR LAS VEGAS NV	13835712011
ROYBAL ELOY R & CONSUELO	721 SLAYTON DR LAS VEGAS NV	13835717003
SAENZ MARIA	621 CARPENTER DR LAS VEGAS NV	13835711061
SALAZAR ENRIQUE	6108 GLENDALE CIR LAS VEGAS NV	13835714012
SALGADO JOSE & ANTONIA	6109 EVERGREEN AVE LAS VEGAS NV	13835718017
SALGADO JOSE M	6109 EVERGREEN AVE LAS VEGAS NV	13835718033
SALGADO MARCOS	708 MONTICELLO LAS VEGAS NV	13835718011
SAMANO ALVARO	6120 ALAMO CIR LAS VEGAS NV	13835718049

Report of All Selected Parcels**Case Number:** SDR-41037**Printed On:** Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
SANDEN FAMILY TRUST	1944 VISTA DEL MAR DR VENTURA CA	13835718037
SAX JAMES A & HELEN J	808 S MALLARD ST LAS VEGAS NV	13836401006
SAYBE L L C	%E SAYBE 6352 W PLACER DR LAS VEGAS NV	13836316016
SECRETARY HOUSING & URBAN DEV	13832 N 32ND #D150 PHOENIX AZ	13835711064
SERRANO EZEQUIEL ANORVE	724 CARPENTER R LAS VEGAS NV	13835811041
SEVERSON MICHAEL & JANET	714 CARPENTER DR LAS VEGAS NV	13835711054
SHANDER INTERNATIONAL L L C	%LEASING OFFICE 5800 W CHARLESTON BLVD LAS VEGAS NV	13836401013
SHANDER INTERNATIONAL L L C	%LEASING OFFICE 5800 W CHARLESTON BLVD LAS VEGAS NV	13836401012
SHIDERLY BRANDON ROY	6112 ALTA DR LAS VEGAS NV	13835712006
SIMONTON HOWARD L	5901 CONCERT DR LAS VEGAS NV	13836401007
SKAPIK ROBERT P & GABRIELE F	5813 HERON AVE LAS VEGAS NV	13836315030
SKEIRIK CHARLES A	6112 GLENDALE CIR LAS VEGAS NV	13835714013
SMIRK J & FORTE-SMIRK REV LIV TR	9904 MOONRIDGE CT LAS VEGAS NV	13836314001
SMIRK JOHN W	9904 MOONRIDGE CT LAS VEGAS NV	13836310001
SMITH JOHN	7201 CARRONDALE WY LAS VEGAS NV	13836317023
SMITH RONALD F	528 MONTICELLO DR LAS VEGAS NV	13835718002
SOLORZANO RAFAEL & SALLY L	5508 LEADVILLE AVE LAS VEGAS NV	13835714010
SOUZA DAVID M	3210 IRON MINE RD AUBURN CA	13835718042
SPARKS DAVID LEON & MADLYN P	5216 DELMONTE AVE LAS VEGAS NV	13835717007
SPENCE WILLIAM KEITH & BONNIE B	705 PELICAN CIR LAS VEGAS NV	13836317017
SPICER GARETH J	708 S JONES BLVD LAS VEGAS NV	13836316007
STANAITIS RITA	700 PELICAN CIR LAS VEGAS NV	13836317019
STEPHANI GARY	5907 IDLE AVE LAS VEGAS NV	13836316048
STEVENS CHARLES G & ROBIN A	5913 CONCERT DR LAS VEGAS NV	13836401008
STONE FAMILY TRUST	632 BILJAC ST LAS VEGAS NV	13836311008
STRANDBERG DIANE	5917 GIPSY AVE LAS VEGAS NV	13836314010
SWARTZ JOSEPH	3509 W EMERSON ST SEATTLE WA	13836314047
TALLEDO TERCITA	807 MONTICELLO DR LAS VEGAS NV	13835812042
TANG PHUONG N	1121 E 7TH ST LONG BEACH CA	13836317025
THACKE ANDREA	6113 GLENDALE CIR LAS VEGAS NV	13835714006
TITUS LIVING TRUST	5909 GIPSY AVE LAS VEGAS NV	13836314012
TORRES JOSE	6001 MADRE MESA DR LAS VEGAS NV	13836316018

Report of All Selected Parcels**Case Number:** SDR-41037**Printed On:** Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
TORRES RIGOBERTO & TILLIE	513 CARPENTER DR LAS VEGAS NV	13835711069
TRUJILLO RAUL GODOY	600 CARPENTER LAS VEGAS NV	13835711043
TWITCHELL LYN A & PATRICIA A	5909 IDLE AVE LAS VEGAS NV	13836317001
VARELA GLADYS	713 S MALLARD ST LAS VEGAS NV	13836316013
VARGAS ANTONIO	5900 HERON AVE LAS VEGAS NV	13836315004
VASQUEZ GERARDO GAITAN	5812 IDLE AVE LAS VEGAS NV	13836316024
VENTURA HAIM FAMILY TRUST	717 CARPENTER DR LAS VEGAS NV	13835717008
VILLASENOR JESUS P & LYDIA V	612 CARPENTER DR LAS VEGAS NV	13835711046
WANG REN FENG ETAL	20966 E WALNUT CANYON RD WALNUT CA	13836401010
WEBSTER SONJA	721 S MALLARD ST LAS VEGAS NV	13836316011
WELCH MARGARET P	5812 EVERGREEN AVE LAS VEGAS NV	13836317014
WENDT CHRISTOPHER A	520 CARPENTER DR LAS VEGAS NV	13835711042
WHEELER JOSEPH J & CARYN M	P O BOX 28593 LAS VEGAS NV	13835718009
WHITE CLOUD TRUST	300 MANOR ST LAS VEGAS NV	13836317053
WICKANDER MICHAEL	529 S MALLARD ST LAS VEGAS NV	13836314006
WILKS JUDY A	6121 ALAMO CIR LAS VEGAS NV	13835718038
WILSON AURELIA	805 CARPENTER DR LAS VEGAS NV	13835811077
WINCHESTER TRUST	4224 W CHARLESTON #125 LAS VEGAS NV	13836316001
WOJCIK MICHAEL L & JEANETTE M	617 CARPENTER DR LAS VEGAS NV	13835711062
WONG FERNANDO ANTONIO	2840 CEDAR ST LAS VEGAS NV	13835711026
WONG SHU MAN	3111 S VALLEY VIEW BLVD #L120 LAS VEGAS NV	13836317046
WOODRING GERALD R LIVING TRUST	720 CARPENTER DR LAS VEGAS NV	13835717006
WOODRING GERALD R LIVING TRUST	720 CARPENTER DR LAS VEGAS NV	13835811043
WORTHINGTON ERIC	801 S MALLARD ST LAS VEGAS NV	13836401002
YBARRA FAMILY TRUST	5905 GIPSY AVE LAS VEGAS NV	13836314013
YOUNG CECELIA M	5808 EVERGREEN AVE LAS VEGAS NV	13836317015
ZAMANIAN MOHAMMAD J & ROYA S	P O BOX 95844 LAS VEGAS NV	13835812046
ZHANG BIYENG ETAL	819 WESTMINISTER AVE ALHAMBRA CA	13835718034
ZHANG JI JI	20966 E WALNUT CANYON RD WALNUT CA	13835711059

Application Information

SDR-41037 - RESCIND - APPLICANT/OWNER: GARETH SPICER - For possible action on a Request for a Major Amendment to an approved Site Development Plan Review (SDR-35518) FOR AN OFFICE, OTHER THAN LISTED, TO ELIMINATE LANDSCAPING IN THE RIGHT-OF-WAY ALONG THE WEST PERIMETER on 0.15 acre at 708 South Jones Boulevard (APN 138-36-316-007), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian).

SDR-41037 - REHEAR - APPLICANT/OWNER: GARETH SPICER - For possible action on a Request for a Major Amendment to an approved Site Development Plan Review (SDR-35518) FOR AN OFFICE, OTHER THAN LISTED, TO ELIMINATE LANDSCAPING IN THE RIGHT-OF-WAY ALONG THE WEST PERIMETER on 0.15 acre at 708 South Jones Boulevard (APN 138-36-316-007), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian).

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada, 89101. For further information, including the full staff report, please call (702) 229-6311 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Location



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

Public Hearing Information

Meeting: City Council
Date: August 17, 2011
Time: 1:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

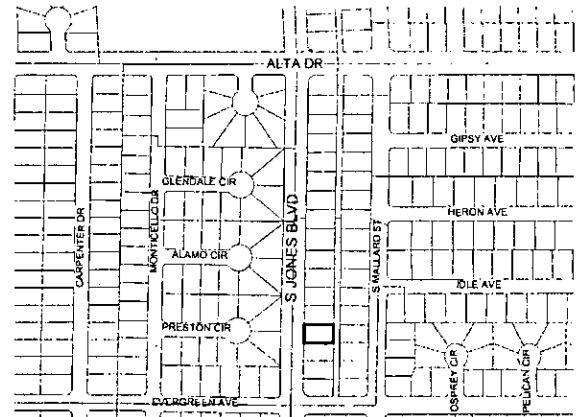
Application Information

SDR-41037 - RESCIND - APPLICANT/OWNER: GARETH SPICER - For possible action on a Request for a Major Amendment to an approved Site Development Plan Review (SDR-35518) FOR AN OFFICE, OTHER THAN LISTED, TO ELIMINATE LANDSCAPING IN THE RIGHT-OF-WAY ALONG THE WEST PERIMETER on 0.15 acre at 708 South Jones Boulevard (APN 138-36-316-007), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian).

SDR-41037 - REHEAR - APPLICANT/OWNER: GARETH SPICER - For possible action on a Request for a Major Amendment to an approved Site Development Plan Review (SDR-35518) FOR AN OFFICE, OTHER THAN LISTED, TO ELIMINATE LANDSCAPING IN THE RIGHT-OF-WAY ALONG THE WEST PERIMETER on 0.15 acre at 708 South Jones Boulevard (APN 138-36-316-007), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian).

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada, 89101. For further information, including the full staff report, please call (702) 229-6311 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Location



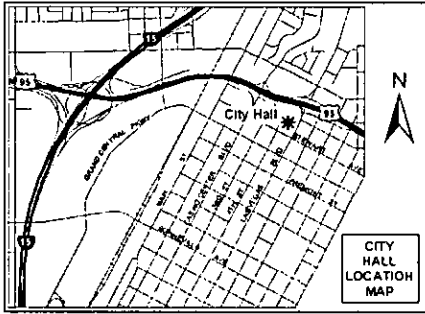
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: City Council
Date: August 17, 2011
Time: 1:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

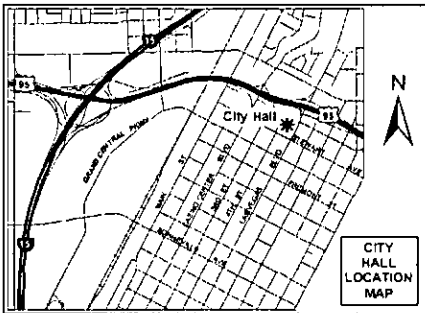
Please use available blank space on card for your comments.

SDR-41037 – RESCIND & REHEAR

City Council Meeting of 8/17/2011

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-41037 – RESCIND & REHEAR

City Council Meeting of 8/17/2011



LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

July 21, 2011

Mr. Gareth Spicer
708 South Jones Boulevard
Las Vegas, Nevada 89107

RE: SDR-41037 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JULY 20, 2011

Dear Mr. Spicer:

The City Council at a regular meeting held July 20, 2011, DENIED the request for a Major Amendment to an approved Site Development Plan Review (SDR-35518) FOR AN OFFICE, OTHER THAN LISTED, TO ELIMINATE LANDSCAPING IN THE RIGHT-OF-WAY ALONG THE WEST PERIMETER on 0.15 acre at 708 South Jones Boulevard (APN 138-36-316-007), P-R (Professional Office and Parking) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 21, 2011.

Sincerely,

A handwritten signature in cursive script that reads "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

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

VOICE 702.229.6011
TTY 702.386.8108
www.lasvegasnevada.gov



June 15, 2011

Mr. Gareth Spicer
708 South Jones Boulevard
Las Vegas, Nevada 89107

**RE: ABEYANCE - SDR-41037 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF JUNE 14, 2011**

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

Dear Mr. Spicer:

Your request for a Major Amendment to an approved Site Development Plan Review (SDR-35518) FOR AN OFFICE, OTHER THAN LISTED, TO ELIMINATE LANDSCAPING IN THE RIGHT-OF-WAY ALONG THE WEST PERIMETER on 0.15 acre at 708 South Jones Boulevard (APN 138-36-316-007), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on June 14, 2011.

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

Planning

1. The Phototinia shall be replaced with five-gallon Hawthornes.
2. Conformance to the approved conditions for Site Development Plan Review (SDR-35518), except as amended herein.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan, landscape plan, elevation plan and floor plan date stamped 05/24/11, except as amended by conditions herein.
5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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



7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan to provide non-vegetative ground covers with rocks and small stones, crushed rock and bark, with a depth of two-inch in all areas between the proposed office building and sidewalk adjacent to the parking lot.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
10. If on-street parking is not already prohibited adjacent to this site, submit a written request to the City Traffic Engineer to eliminate parking on Jones Boulevard adjacent to this site prior to the issuance of any permits.
11. Landscape and maintain all unimproved right-of-way on Jones Boulevard adjacent to this site. Alternatively, hard surface all unimproved right-of-way on Jones Boulevard if allowed by the Planning and Development Department and/or required by the Nevada Department of Transportation prior to the issuance of a business license. Maintain all such improvements in perpetuity. All landscaping and private improvements installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
12. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the Jones Boulevard public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

Mr. Gareth Spicer
SDR-41037 - Page Three
June 15, 2011

13. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
14. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

This item will be considered by the City Council on July 20, 2011, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb



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

June 2, 2011

Mr. Gareth Spicer
708 South Jones Boulevard
Las Vegas, Nevada 89107

**RE: ABEYANCE - SDR-41037 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF JUNE 14, 2011**

Dear Mr. Spicer:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **June 14, 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, June 8, 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,

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

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

CITY OF LAS VEGAS
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

Development Notification

PC Meeting: June 14, 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 Department:

SDR-41037

Torrey Pines Neighborhood Preservation

A.G. Properties Apartments

Upland Alta NA

Almond Tree Apartments

Upland-Harmony Park Place NA

Alpine Village Apartments

26

Casa Grande Pines Apartments

Catalina Gardens Apartments

Charleston Neighborhood Preservation #10

Charleston Neighborhood Preservation #11

Charleston Neighborhood Preservation #8

Charleston Neighborhood Preservation #9

Country Club at Meadows Senior Apartments

Crossroads Apartments

Easy Street NA

Images HOA

James Down Towers Resident Council

Meadows Neighborhood Preservation NA

Olive Tree Apartments

Orland Apartments

Parkridge Condominium HOA

Pittman NA

Promenade @ The Meadows HOA

Ridgemount HOA

Sartini Plaza and Annex Resident Council

Stella Fleming Towers



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 11, 2011

Mr. Gareth Spicer
708 South Jones Boulevard
Las Vegas, Nevada 89107

**RE: SDR-41037 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF MAY 10, 2011**

Dear Mr. Spicer:

Your request for a Major Amendment to an approved Site Development Plan Review (SDR-35518) FOR AN OFFICE, OTHER THAN LISTED, TO ELIMINATE LANDSCAPING IN THE RIGHT-OF-WAY ALONG THE WEST PERIMETER on 0.15 acre at 708 South Jones Boulevard (APN 138-36-316-007), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on May 10, 2011.

The Planning Commission voted to hold this item in **ABEYANCE** at the request of the applicant.

This item is scheduled to be heard again at the **June 14, 2011** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

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

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

CITY OF LAS VEGAS
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DEVELOPMENT SERVICES CENTER
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LAS VEGAS, NEVADA 89106

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TTY 702.386.9108
www.lasvegasnevada.gov



CompuDoc
Computer Service

**(702)
871-1881**

708 S. Jones Boulevard / Las Vegas, NV 89107

City of Las Vegas Planning and Development
333 N. Rancho Dr
3rd Floor
Las Vegas, Nv
89106
RE: SDR-41037

To Whom it may concern:

We respectfully request for an abeyance and that our case be moved to the June 14th 2011 agenda.

Sincerely

A handwritten signature in black ink, appearing to read 'Gareth Spicer'.

Gareth Spicer
Owner of Compudoc

702-498-6645

RECEIVED
APR 23 2011



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

April 21, 2011

Mr. Gareth Spicer
708 South Jones Boulevard
Las Vegas, Nevada 89107

**RE: SDR-41037 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF MAY 10, 2011**

Dear Mr. Spicer:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **May 10, 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, May 4, 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,

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Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

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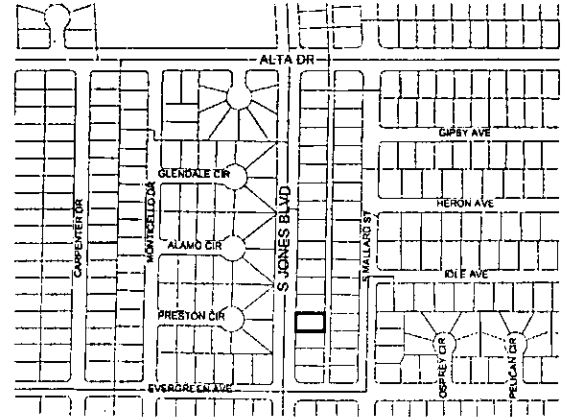
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Application Information

SDR-41037 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: GARETH SPICER - Request for a Major Amendment to an approved Site Development Plan Review (SDR-35518) FOR AN OFFICE, OTHER THAN LISTED, TO ELIMINATE LANDSCAPING IN THE RIGHT-OF-WAY ALONG THE WEST PERIMETER on 0.15 acre at 708 South Jones Boulevard (APN 138-36-316-007), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian).

Application Location



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

Public Hearing Information

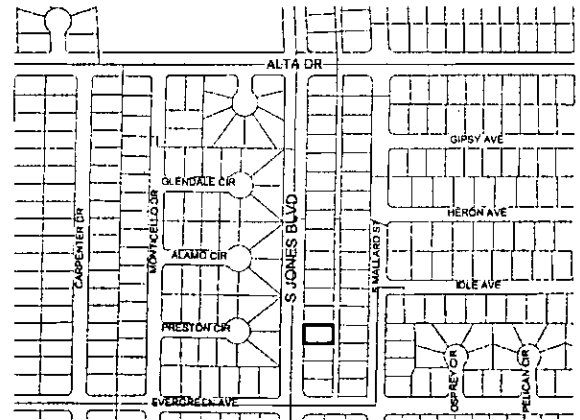
Meeting: Planning Commission
Date: May 10, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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 Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

SDR-41037 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: GARETH SPICER - Request for a Major Amendment to an approved Site Development Plan Review (SDR-35518) FOR AN OFFICE, OTHER THAN LISTED, TO ELIMINATE LANDSCAPING IN THE RIGHT-OF-WAY ALONG THE WEST PERIMETER on 0.15 acre at 708 South Jones Boulevard (APN 138-36-316-007), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian).

Application Location



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

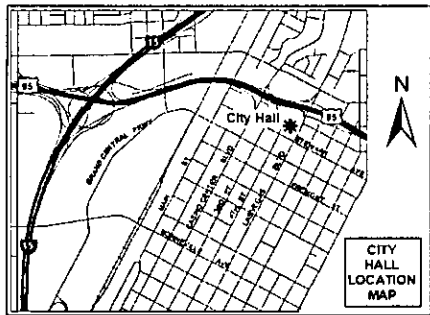
Public Hearing Information

Meeting: Planning Commission
Date: May 10, 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 Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

City of Las Vegas
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

☐

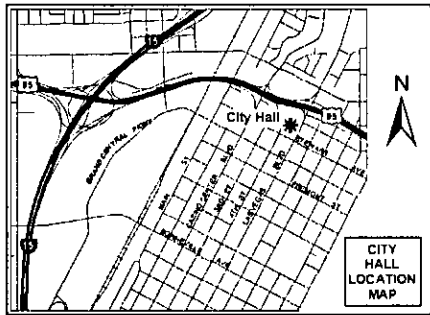
I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-41037
Planning Commission Meeting of 5/10/2011

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



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.

SDR-41037
Planning Commission Meeting of 5/10/2011

City of Las Vegas - Planning Department.

Development Notification

PC Meeting: May 10, 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 Department:

SDR-41037

Torrey Pines Neighborhood Preservation

A.G. Properties Apartments

Upland Alta NA

Almond Tree Apartments

Upland-Harmony Park Place NA

Alpine Village Apartments

26

Casa Grande Pines Apartments

Catalina Gardens Apartments

Charleston Neighborhood Preservation #10

Charleston Neighborhood Preservation #11

Charleston Neighborhood Preservation #8

Charleston Neighborhood Preservation #9

Country Club at Meadows Senior Apartments

Crossroads Apartments

Easy Street NA

Images HOA

James Down Towers Resident Council

Meadows Neighborhood Preservation NA

Olive Tree Apartments

Orland Apartments

Parkridge Condominium HOA

Pittman NA

Promenade @ The Meadows HOA

Ridgemount HOA

Sartini Plaza and Annex Resident Council

Stella Fleming Towers

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: March 16, 2011
Re: **SDR-41037** Gareth Spicer 708 S. Jones Blvd.
Request for a Major Amendment to an approved Site Development Plan Review (SDR-35518)

COMMENTS:

The applicant is requesting a Major Amendment to an approved Site Development Plan Review, SDR-35518, by changing or eliminating three conditions from the previous approval. The conditions that the applicant is requesting to be changed are from the Planning Department and therefore, the Department of Public Works has no opinion on the changes. However, we do note that previous condition of approval #14 (under the "Public Works" heading) required the applicant to meet with the City Surveyor. Since this approval letter was issued, Public Works and the Planning Department have mutually agreed that a replacement condition will be imposed under the "Planning Conditions" heading, and Public Works will no longer impose a mapping condition. The recommended conditions of approval below reflect this change.

CONDITIONS OF APPROVAL:

1. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
2. If on-street parking is not already prohibited adjacent to this site, submit a written request to the City Traffic Engineer to eliminate parking on Jones Boulevard adjacent to this site prior to the issuance of any permits.
3. Landscape and maintain all unimproved right-of-way on Jones Boulevard adjacent to this site. Alternatively, hard surface all unimproved right-of-way on Jones Boulevard if allowed by the Planning and Development Department and/or required by the Nevada Department of Transportation prior to the issuance of a business license. Maintain all such improvements in perpetuity. All landscaping and private improvements installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
4. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Jones Boulevard public right-of-way adjacent to this site.
5. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

COMPUDOC

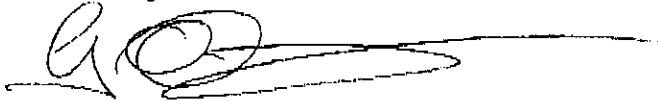
Compudoc
708 S. Jones Blvd
Las Vegas, Nv
89107
(702) 871-1881

To Whom it may concern at the City of Las Vegas:

We respectfully request that our SDR is moved to the May 10th agenda. We will be complying with all landscape requirements by the city and have already complied with the "color of the building" requirement. However we will be requesting that the 5' area in the NDOT right of way located on Jones Blvd frontage be paved in NDOT approved sidewalk as all businesses have done as they have converted their zoning. For at least 5 miles in both north and south directions on Jones, all business have concreted their side walk directly in front of their buildings. Percentage wise, our landscape architect has stated there is more than enough landscape area to meet city standards without landscaping the sidewalk. We are not asking any different than what all of the other properties have done along Jones Blvd. Thank you.

Sincerely

Gareth Spicer



RECEIVED
APR 05 2011

**SDR-41037
REVISED**

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

SDR-41037

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 (DPW)	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY / US MAIL

<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
*STREETS & SANITATION (DPW)	JERRY WALKER	DSC
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	DSC
*SID (DPW)	PATRICK MURPHY	4 TH FLOOR CITY HALL
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4 TH FLOOR
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 GRISSOM AVENUE, BUILDING 11, SUITE 103D

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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



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

SDR-41037 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER:
GARETH SPICER - Request for a Major Amendment to an approved Site Development Plan Review (SDR-35518) FOR AN OFFICE, OTHER THAN LISTED, TO REMOVE A REQUIREMENT TO PAINT THE STRUCTURE IN EARTH TONE COLORS, TO ELIMINATE LANDSCAPING IN THE RIGHT-OF-WAY ALONG THE WEST PERIMETER, AND FOR A WAIVER TO ALLOW ZERO FEET OF LANDSCAPE WHERE EIGHT FEET IS REQUIRED ALONG THE SOUTH PERIMETER on 0.15 acres at 708 South Jones Boulevard (APN 138-36-316-007), P-R (Professional Office and Parking District) Zone, Ward 1 (Tarkanian).

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:

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

SDR Application

YK

Report Date 02/24/2011 02:48 PM

Submitted By

Page 1

A/P # 41037 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/24/2011 13:14	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

SDR-41037 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: GARETH SPICER - Request for a Major Amendment to an approved Site Development Plan Review (SDR-35518) WITH A WAIVER TO ALLOW ZERO FEET OF LANDSCAPE WHERE EIGHT FEET IS REQUIRED ALONG THE SOUTH PROPERTY LINE on .15 acres at 708 South Jones Boulevard (APN 138-36-316-007), P-R (Professional Office and Parking District) Zone, Ward 1 (Tarkanian).

Parent A/P #

Project # 41037 Project/Phase Name
Size/Area 0.15 ACRES Size Description
Proposed Start Proposed Stop
% Complete Formula
Phase #
Subdivision Code
% Completed 0.00

Property/Site Information

Parcel 13836316007

Location

Owner/Tenant

Contact ID AC122398 Name SPICER GARETH J
Mailing Address 708 S JONES BLVD Organization
City LAS VEGAS State/Province NV
ZIP/PC 89107-3614 Country ☐ Foreign
Day Phone (702)871-1881 x Evening Phone
Fax (702)870-6333 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

708 S JONES BLVD
LAS VEGAS, 89107-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13836316007

Report Date 02/24/2011 02:48 PM

Submitted By

Page 2

Applicants/Contacts

Primary Y Capacity OWNER Contact ID AC122398 ☐ Foreign
Effective Expire
Name SPICER GARETH J
Day Phone (702)871-1881 x Eve Phone Organization
Pager PIN # Position
Fax (702)870-6333 Mobile Profession
E-Mail
Address 708 S JONES BLVD
LAS VEGAS, NV 89107-3614
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	02/24/2011 13:35	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	02/24/2011 13:35	30.00
PROCESSING FEE	P	02/24/2011 13:35	500.00
Total Unpaid	0.00	Total Paid	1030.00

Inspections

There are no Inspections for this Report

Review Activities

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

Activity Review Details

Detail SUBMITTAL CHECKLIST (SDR) Modified By BSTICKA Modified Date/Time 02/24/2011 13:14
Comments
No Comments

Report Date 02/24/2011 02:48 PM

Submitted By

Page 3

SUBMITTAL CHECKLIST

Indicate if item is being submitted

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

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

Z-LEGAL				983510	02/24/2011 13:14	
N						

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

No children exist for this project

Planning Condition	Description	Effective	Expires	Comments
--------------------	-------------	-----------	---------	----------

There is no planning condition for this project.

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance?

Y Parent Project link required?

Y Will this go to the City Council?

Hearing Type

Public, Non-Public, Admin PUBLIC

Staff Recommendation

Meeting Information

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

Entitlement Exercised?

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

04/12/2011	PC	SCHEDULED	0	0	0
BSTICKA	02/24/2011				

Report Date 02/24/2011 02:48 PM

Submitted By

Page 4

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

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

No children exist for this project

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

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
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PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	02/24/2011 13:36		0.00
	ROBERT PLISE, CDMPUDOC CK 1377, 702.871.1881				

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SIDE PLAN REVIEW
 Project Address (Location): 708 S. JONES LV NV 89107
 Project Name: JONES PARKING LOT Proposed Use: OFFICE
 Assessor's Parcel #(s): 138-36-316-007 Ward #: 1
 General Plan: existing OFFICE proposed _____ Zoning: existing PR proposed _____
 Commercial Square Footage: 1680 Floor Area Ratio: _____
 Gross Acres: .15 Lots/Units: _____ Density: _____
 Additional Information: _____

PROPERTY OWNER: GARETH SPICER Contact: _____
 Address: 708 S JONES Phone: 4986645 Fax: 8706333
 City: LAS VEGAS State: NEVADA Zip: 89107
 E-mail Address: GARETH@VEGASCOMPUTOC.COM

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

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

Property Owner Signature* [Signature]

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

Print Name: Gareth Spicer

Subscribed and sworn before me

This 28th day of September, 2010

[Signature]
 State of Nevada, County of Clark

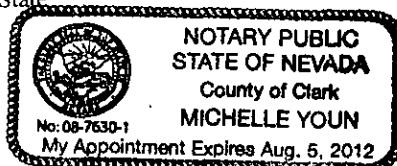
Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #: 517K-41037
 Meeting Date: 4/12/11
 Total Fee: 5830
 Date Received: 2/24/11
 Received By: B.S.

*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.

E:\depot\Application Packet\Appl Petition Form.pdf



FEB 24 2011



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41037** APN: 138-36-316-007
Name of Property Owner: GARETH SPICER
Name of Applicant: GARETH SPICER
Name of Representative: _____

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

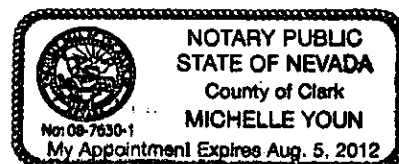
Signature of Property Owner: _____

Print Name: GARETH SPICER

State of Nevada, County of Clark
Subscribed and sworn before me

This 28th day of September, 2010

Michelle Youn
Notary Public in and for said County and State



1220
400

1680

JUSTIFICATION LETTER

Gareth Spicer
708 S. Jones
Las Vegas, Nevada
89107

Project 12680427.04

11/14/10

1. Mr. Gareth Spicer requests for a Site Development Review (SDR) of the property at 708 S. Jones for the following reasons:
2. Mr. Gareth Spicer wishes to continue operation of a computer repair business at the aforementioned site. The facility will only be used as an office (administrative work) only and no repair work is being performed on site.
3. We are asking for a waiver approval to have no landscaping to the South of the building. In the original plans there was to be landscaping in this area. The area is 6' 2" in width. There is no entrance to the business at the rear of the building except through the back slider and this goes into a kitchen area. An entrance to a business should not go through a kitchen area. So we are asking for zero landscaping to the south wall of the building. This way we can put a 6' 2" walk way to the South of the building which will give plenty of space for a person in a wheel chair to gain access to the front of the building and then into the front entrance of the business.
4. We are requesting that in the SDR 35518 that the first condition be deleted or remove. It states: **The building elevation and free standing sign shall be painted earth-tone, subject to approval of Planning and Development staff.** This will ensure that the next owner of the property will not be subject to earth tones.
5. In the front (west) of the building between the property line and the side walk there are two areas that are not landscaped or concreted. We are asking for these two areas to be concreted and not landscaped. For 3 reasons:
 1. I have driven down Jones North and South for approximately 5 miles and there are no property's that have landscaping in those areas.
 2. For the safety of people it would be better concreted.
 3. The landscaping that is going to be installed in the landscaping areas of the building are going to be ALL desert landscaping Palm Trees and cactus. This would not be advisable to put cactus in this area for the safety of pedestrians.

RECEIVED
FEB 24 2011
SDR-41037

JUSTIFICATION LETTER

Gareth Spicer
708 S. Jones
Las Vegas, Nevada
89107

11/29/10

1. Mr. Gareth Spicer requests for a Site Development Plan Review (SDR) and a Review of Condition(s) (ROC) of the property located at 708 S. Jones for the following reasons:
2. Mr. Gareth Spicer wishes to continue operation of a computer repair business at the aforementioned site. The facility will only be used as an office (administrative work) only and no repair work is being performed on site.

SDR-

3. We are asking for a waiver approval to have no landscaping to the South of the building. In the original plans there was to be landscaping in this area. There is no entrance to the business at the rear of the building and in order to provide a safe and a clear and unobstructed path to the main entrance in the front we are asking for zero landscaping to the south wall of the building. We will install a 6'-2" wide walk way to the South of the building which will give plenty of space for a person in a wheel chair to gain access to the main entrance of the building.
4. In the front (west) of the building between the property line and the side walk there are two areas that are not currently landscaped. We are asking for these two areas to be concrete and not landscaped. For 3 reasons:
 1. I have driven down Jones North and South for approximately 5 miles and there are no property's that have landscaping in those areas.
 2. For the safety of people it would be better concrete.
 3. The landscaping that is being requested to be installed throughout the rest of the site are going to be ALL desert landscaping, Palm Trees, cactus and rock. This would not be advisable to put cactus in this area for the safety of pedestrians.

ROC-

5. We are requesting that in the SDR 35518 that the first condition be deleted or removed. It states: **The building elevation and free standing sign shall be painted earth-tone, subject to approval of Planning and Development staff.** This will ensure that the next owner of the property will not be subject to only "earth tones".

Gareth Spicer-

RECEIVED
FEB 24 2011
SDR-41037

PLANNING & DEVELOPMENT

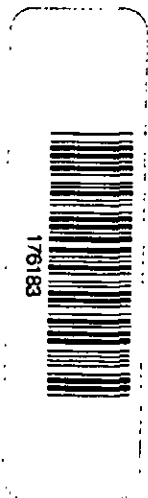


DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov



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



07101-001-06-09

October 1, 2009

CORRECTED LETTER

Mr. Gareth Spicer
708 South Jones Boulevard
Las Vegas, Nevada 89015

RE: SDR-35518 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Spicer:

Your request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF A SINGLE FAMILY RESIDENCE TO A 1,688 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A TEN-FOOT BUFFER ALONG THE WEST PERIMETER WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT BUFFER ALONG PORTIONS OF THE NORTH PERIMETER WHERE FIVE FEET IS REQUIRED on 0.15 acres at 708 South Jones Boulevard (APN 138-36-316-007), P-R (Professional Offices and Parking) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on September 25, 2009.

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

Planning and Development

1. The building elevation and free-standing sign shall be painted earth-tone, subject to approval of Planning and Development staff.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the floor plan date stamped 08/07/09 and the site plan and landscape plan date stamped 08/28/09, except as amended by conditions herein.
4. A Waiver from Title 19.12.040 is hereby approved, to allow a ten-foot wide landscape buffer along the west property line where fifteen feet is required and to allow a zero-foot wide landscape buffer along a portion of the north property line where five feet is required.
5. An Exception from Title 19.12.040 is hereby approved, to allow a stone walking path within the north and south perimeter landscape buffers where trees, shrubs, and groundcover is required.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

SDR-41037

7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; comply with the recommendations of the City Surveyor.
15. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

SDR-41037

Mr. Gareth Spicer
SDR-35518 - Page Three - ***CORRECTED LETTER***
October 1, 2009

16. If on-street parking is not already prohibited adjacent to this site, submit a written request to the City Traffic Engineer to eliminate parking on Jones Boulevard adjacent to this site prior to the issuance of any permits.
17. Landscape and maintain all unimproved right-of-way on Jones Boulevard adjacent to this site. Alternatively, hard surface all unimproved right-of-way on Jones Boulevard if allowed by the Planning and Development Department and/or required by the Nevada Department of Transportation prior to the issuance of a business license. Maintain all such improvements in perpetuity. All landscaping and private improvements installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Jones Boulevard public right-of-way adjacent to this site.
19. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
20. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

This action by the Planning Commission on **September 24, 2009** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on ***September 25, 2009***.

Sincerely,


Douglas J. Rankin, AICP
Planning Manager
Case Planning Division

DR:clb

cc: Ms. Kristine Czach
GGW Architects
7625 Dean Martin Drive
Las Vegas, Nevada 89139

SDR-41037

6
20020805
GRANT, BARGAIN, SALE DEED

R.P.T.T. \$350.00 337.50

APN: 138-38-316-0071

THIS INDENTURE WITNESSETH: That ABE BEN AMI, an unmarried man, FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to
Gareth J. Spicer, a single man
all that real property situate in the County of Clark, State of Nevada, bounded and described as follows:

The South 30.40 feet of Lot Five (5) and the North 32.60 feet of Lot Six (6) in Block Forty-two (42) of CHARLESTON HEIGHTS TRACT NO. 5-A, as shown by map thereof on file in Book 5 of Plats, page 16, in the Office of the County Recorder of Clark County, Nevada.

SUBJECT TO:
1. Taxes for the fiscal year 2000-2001.
2. Rights of way, reservations, restrictions, easements and conditions of record.

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

WITNESS my hand this 17th day of August, 2001.

ABE BEN AMI

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

On this 17TH day of August, 2001, personally appeared before me, a Notary Public in and for said County and State, ABE BEN AMI, who acknowledged that he executed the above instrument.

WITNESS my hand and official seal.

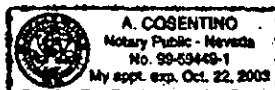
A. COSENTINO
NOTARY PUBLIC in and for said County and State.

ESCROW NO. 01080744DC

WHEN RECORDED RETURN TO:

Mr. Gareth Spicer
708 S. Jones Blvd
Las Vegas, Nevada

MAIL TAX STAMPS TO:
above address



CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
LAWYERS TITLE OF NEVADA

02-05-2002 13143 STX
OFFICIAL RECORDS
BOOK: 20020205 INST: 01497
FEE: 14.00 RPTT: 337.50

RECEIVED
FEB 24 2011

STATE OF NEVADA
DECLARATION OF VALUE

20070205
01497

1. Assessor Parcel Number(s):

- a) 139-38-316-007
b) -----
c) -----
d) -----

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument# _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

2. Type of Property:

- a) ☐ Vacant Land
b) ☒ Single Family Residence
c) ☐ Condo/Townhouse
d) ☐ 2-4 Plex
e) ☐ Apartment Building
f) ☐ Commercial/Industrial
g) ☐ Agricultural
h) ☐ Mobile Home
i) ☐ Other

3. Total Value/Sales Price of Property:

\$139,000.00

Deed in Lieu of Foreclosure Only (value of property)

\$ -----

Transfer Tax Value:

\$ -----

Real Property Transfer Tax Due:

\$337.50

4. If Exemption Claimed:

- a) Transfer Tax Exemption, per NRS 375.090, Section: -----
b) Explain Reason for Exemption: -----

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the 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 _____

Abe Ben Ami

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

Print Name: Abe Ben Ami

Print Name: Valerie Sellers

Address: 708 S. Jones

Address: 708 S. Jones

City: Las Vegas

City: Las Vegas

State: NV Zip: 89115

State: NV Zip: 89115

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Lawyers Title of Nevada, Inc.
1210 S. Valley View Blvd.
Las Vegas, Nevada 89102

Escrow No. 01080744DC
Escrow Officer: Diana Cooper

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

RECEIVED
FEB 24 2011