

FUN CITY - GUN RANGE



SITE INFORMATION

MUNICIPALITY	CITY OF LAS VEGAS
ASSESSORS PARCEL NUMBER/APN	162-03-410-007
CURRENT ZONING	GENERAL COMMERCIAL (C-2)
LANDUSE	COMMERCIAL HOTELS
SITE AREA	1.29 ACRES = 55,329 S.F.
SITE COVERAGE - BUILDING	29.5%
F.A.R.	49.5%
LANDSCAPE AREA	2,261 S.F.
SITE COVERAGE - LANDSCAPE	2.7%

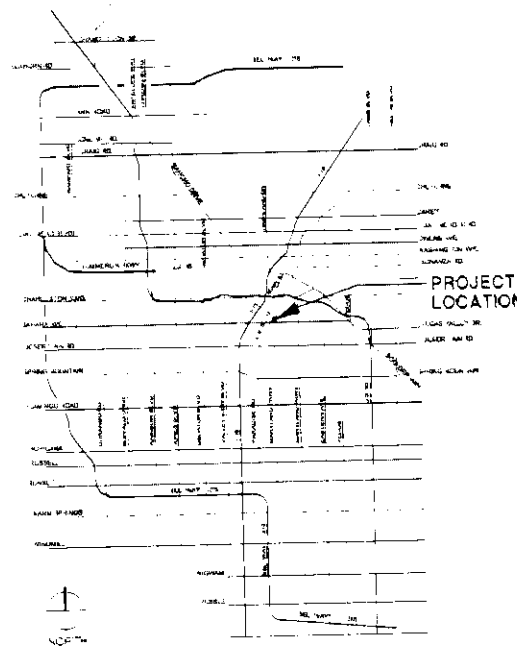
BUILDING AREA - FOOTPRINT	
EXISTING BUILDING - IMPROVEMENT	3,266 S.F.
BUILDING ADDITION	320 S.F.
TOTAL BUILDING S.F.	4,586 S.F.

BUILDING AREA - FOOTPRINT	
EXISTING BUILDING - NOT IN SCOPE - LEVEL ONE	19,411 S.F.
EXISTING BUILDING - NOT IN SCOPE - LEVEL TWO	17,231 S.F.
TOTAL BUILDING S.F.	36,642 S.F.

TOTAL BUILDING S.F. (1 & 2 FLOOR)	40,728 S.F.
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PARKING	
EXISTING PARKING	94 SPACES

VICINITY MAP



SITE PLAN - SCHEME 03

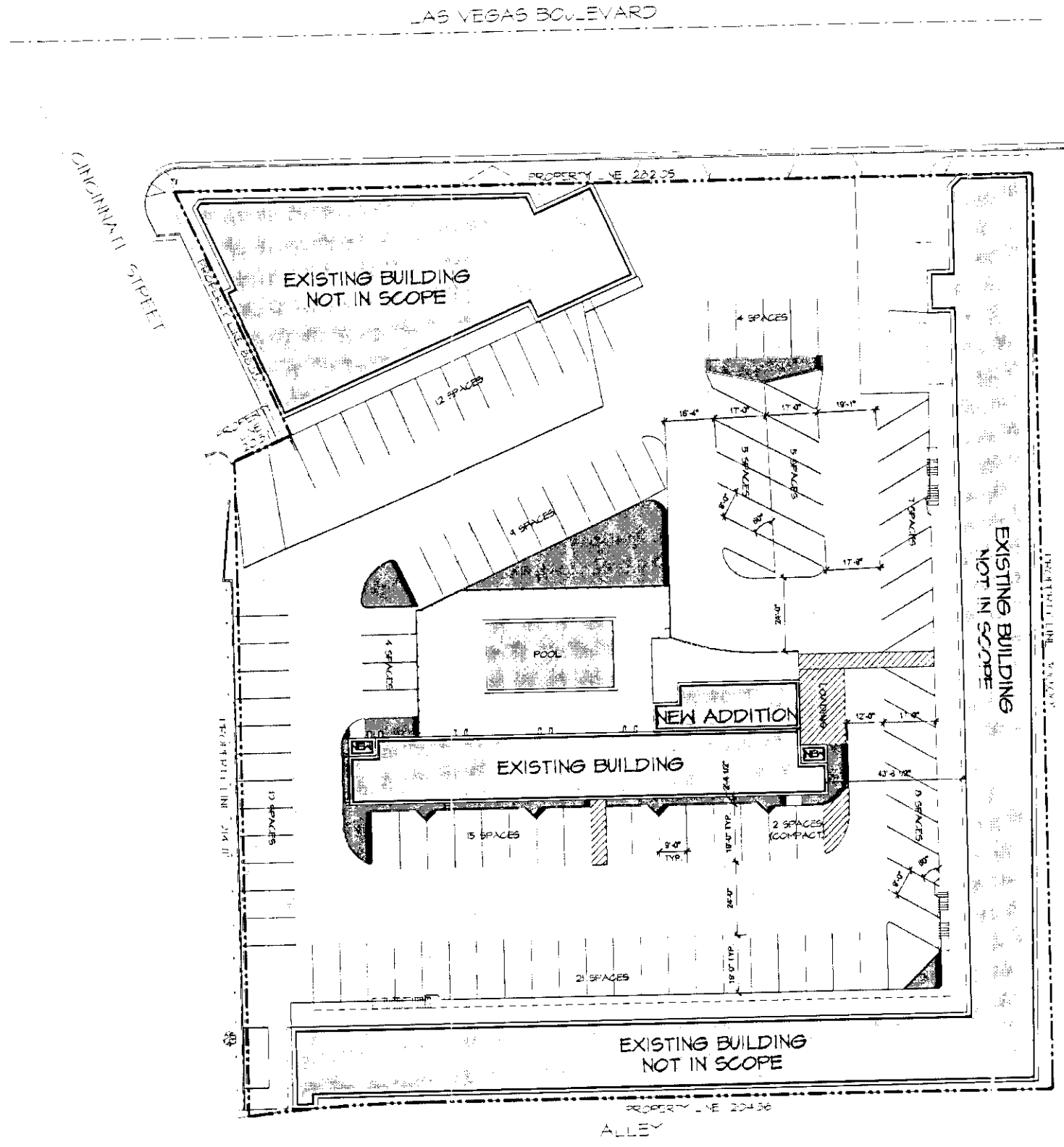


WESTAR ARCHITECTS

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DATE: FEBRUARY 25, 2011 BY: S.J.M. PROJECT NUMBER: 10110 FILE NAME: SDR-41143
WAS LAST MODIFIED BY: TECHNICIAN: 2/24/2011

SDR-41143



1 ARCHITECTURAL SITE PLAN
SCALE: 1/4" = 20'-0"

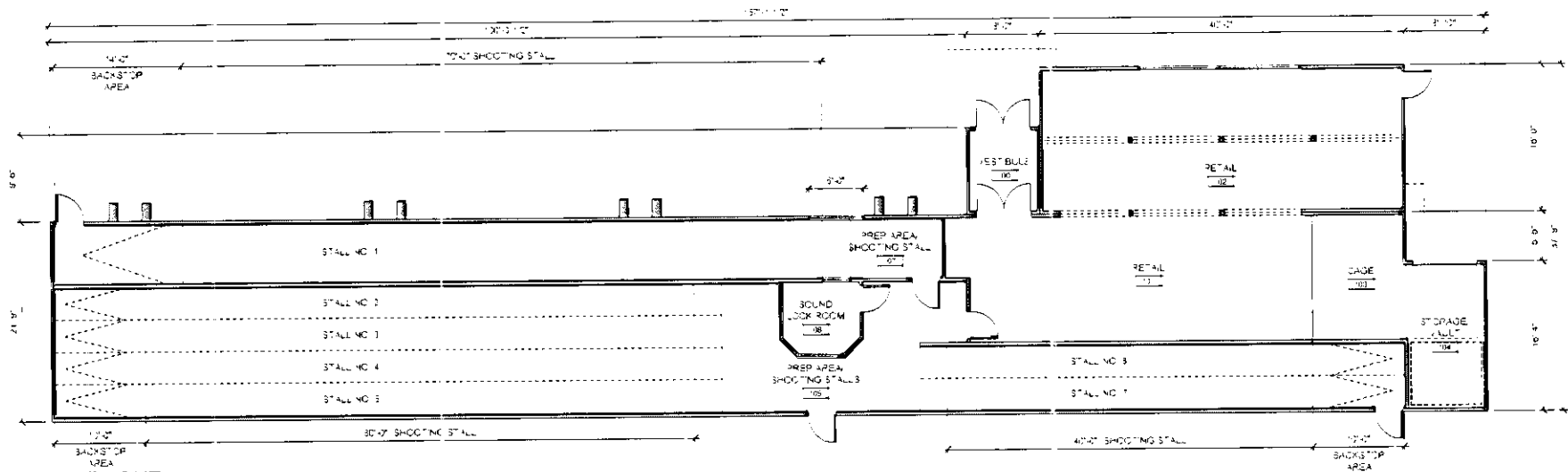


FUN CITY - GUN RANGE



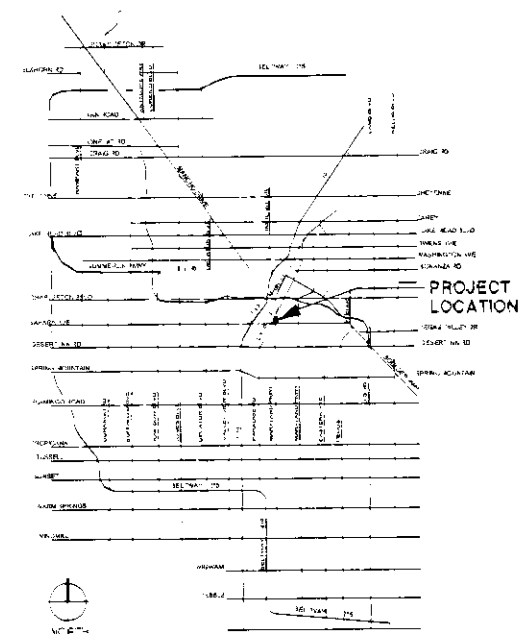
INFORMATION - FLOOR PLAN

MUNICIPALITY	CITY OF LAS VEGAS
ASSESSORS PARCEL NUMBER/APN	152-03-410-007
CURRENT ZONING	GENERAL COMMERCIAL (GC-2)
LAND USE	COMMERCIAL HOTELS
SITE AREA	4.1169 ACRES = 32,329 S.F.
SITE COVERAGE - BUILDING	4.3%
BUILDING AREA - FOOTPRINT	
EXISTING BUILDING - IMPROVEMENT	1,255 S.F.
BUILDING ADDITION	320 S.F.
TOTAL BUILDING S.F.	1,575 S.F.



1 FLOOR PLAN - LEVEL ONE
SCALE: 1/8" = 1'-0"

VICINITY MAP



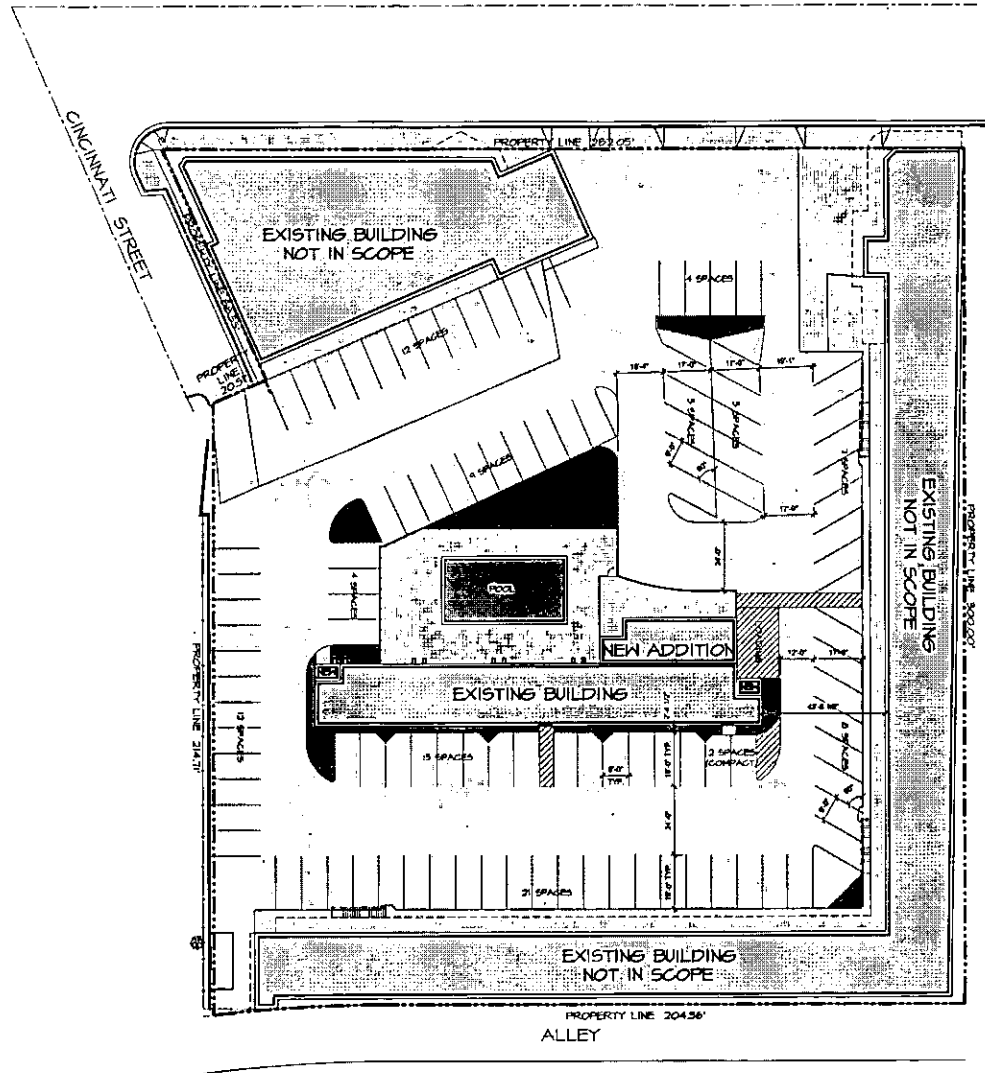
FLOOR PLAN - SCHEME 03



WESTAR ARCHITECTS
WESTAR ARCHITECTS Group/ Nevada, Inc. 101 BRIDGE AVENUE SUITE 400 LAS VEGAS, NEVADA 89101
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DATE: February 4, 2014 BY: J. Adams PROJECT NUMBER: 1010 FILE NAME: 2014-1001-plan - SCHEME03.dwg
WAS LAST MODIFIED BY: J. Adams

SDR-41143

LAS VEGAS BOULEVARD



1 ARCHITECTURAL SITE PLAN
SCALE 1" = 20'-0"



SDR-41143

FUN CITY - GUN RANGE



SITE INFORMATION

MUNICIPALITY	CITY OF LAS VEGAS
ASSESSORS PARCEL NUMBER (APN)	182-28-410-007
CURRENT ZONING	GENERAL COMMERCIAL (C-2)
LANDUSE	COMMERCIAL HOTELS
SITE AREA	± 1.89 ACRES - 82,329 S.F.
SITE COVERAGE - BUILDING	28.5%
F.A.R.	43.9%
LANDSCAPE AREA	2,281 S.F.
SITE COVERAGE - LANDSCAPE	2.7%

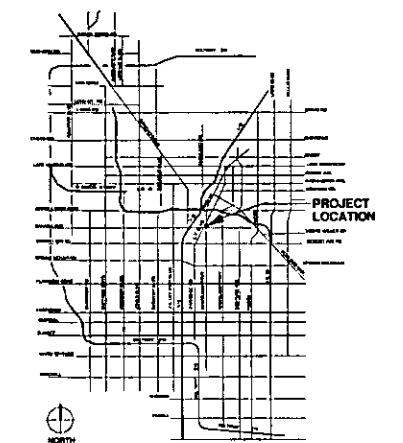
BUILDING AREA - FOOTPRINT	
EXISTING BUILDING - IMPROVEMENT	2,285 S.F.
BUILDING ADDITION	820 S.F.
TOTAL BUILDING S.F.	4,085 S.F.

BUILDING AREA - FOOTPRINT	
EXISTING BUILDING - NOT IN SCOPE - LEVEL ONE	19,411 S.F.
EXISTING BUILDING - NOT IN SCOPE - LEVEL TWO	17,231 S.F.
TOTAL BUILDING S.F.	36,642 S.F.

TOTAL BUILDING S.F. (1 & 2 FLOOR)	40,728 S.F.
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PARKING	
EXISTING PARKING	84 SPACES

VICINITY MAP



SITE PLAN - SCHEME 03



PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



CYCLE
5

Project Name: Fun City Gun Range - Site Development Plan & Special Use Permit Minor Review

APN(s):	162-03-410-007	Pre-app Date:	02/28/11
Location:	2233 Las Vegas Boulevard	Meeting Location:	DSC Conference Room 3A - 321
Ward #:	3 - Reese	Acres:	1.8
		Time:	2:00 p.m.

Ownership Info:	Chetak Development Corporation		Last Change of Ownership Date:
	Phone: (702)-	Fax: (702)-	Email:
Applicant Info:	Cornerstone Company		
	Phone: (702)-	Fax: (702)-	Email:
Representative Info:			
	Phone: (702)-	Fax: (702)-	Email:

Use:	Existing:	Motel
	Proposed:	Approved 7,000 SF GUN CLUB, SKEET, TARGET RANGE OR ARCHERY CLUB (INDOOR)
General Plan:	Existing:	C (Commercial)
	Proposed:	No change proposed
Zoning:	Existing:	C-2 (General Commercial)
	Proposed:	No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	A-O Airport Overlay 175'; Beverly Green NA; Downtown Centennial Plan - Northern Strip Gateway; Gaming Enterprise District; Scenic Byway	
	Special Land Use Designation (per plan, if applicable): N/A	

☒ Meeting ☐ Conversation Record ☐ Telephone Record

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

Name	Company/Department	Phone	Fax	Email
1. Justin Michaels	Cornerstone Company	383-3033		
2.				
3.				
4.				
5.				
6.				
7.				
8. Steve Gebeke	CLV - Planning and Development	229-5410		
9.	CLV - Finance (Business License)	229-6321	383-0769	
10.	CLV - PW - Dev Co	229-6578	474-7599	
11.	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14.	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

RECEIVED
MAR 06 2011

PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? ☐ YES ☐ NO
If yes, Please detail how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

1. SUP-39143 approved by City Council on 11/17/10 for a proposed 7,000 SF Gun Club, Skeet, Target Range or Archery Club (Indoor) within an existing two-story Motel.
2. Applicant proposes to modify the existing Motel by removing the second story, adding a 769 SF addition, and by creating a 40-foot high tower feature that will function as signage.
3. The listed materials describe utilizing steel shipping containers of standard dimension (either 20'x8'x8.5' or 40'x8'x8.5'). A description of the manner in which the material (steel panels) is used for constructing the completed building in contrast to the proposal of utilizing a collection of freestanding shipping containers.
4. Due to the proximity of the Scenic Byway, DDRC approval must be obtained prior to issuance of a sign permit.
5. Application submittal will require floor plans depicting range, retail component, and interior layout of the proposed 4,034 SF building.
6. SUP-39143 was approved with 92 spaces provided where 70 are required. This modification will likely reduce parking, and will require a Review (administrative) for the reduction of the original entitled 7,000 SF.

-- Please return a copy of this form with the original Pre-Application Submittal Checklist --

Complete Submittal Packets MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date, no exceptions



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

March 31, 2011

Mr. Will Kemp
Chetak Development, Inc.
3800 Howard Hughes Parkway, 17th Floor
Las Vegas, Nevada 89169

**RE: SDR-41143 - MINOR MODIFICATION TO SITE DEVELOPMENT
PLAN REVIEW RELATED TO SUP-41144
ADMINISTRATIVE CYCLE - APRIL 2011**

Dear Mr. Kemp:

Your request for a Minor Site Development Plan Review TO REDUCE AN INDOOR GUN CLUB ESTABLISHMENT WITH A RETAIL STORE FROM 7,000 SQUARE-FEET TO 4,500 SQUARE-FEET on 1.9 acres at 2233 Las Vegas Boulevard South (APN 162-03-410-007), C-2 (General Commercial) Zone, Ward 3 (Reese), has been considered administratively by the Department of Planning Staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-41144) shall be required, if approved.
2. Any proposed exterior commercial signage will require approval by the Downtown Development Review Committee (DDRC) prior to submitting for a signage permit.
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, and building elevations, date stamped 03/08/11, 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

Mr. Will Kemp
SDR-41143 - Page Two
March 31, 2011

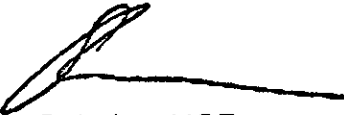
7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works:

9. Remove the sidewalk ramp at the corner of Cincinnati Avenue and Las Vegas Boulevard South and replace it per Uniform Standard Drawing #235 and remove all substandard sidewalk adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. The existing "pan" style driveways on Las Vegas Boulevard South may remain.
10. All landscaping, if any, and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

This action by the Department of Planning staff on March 31, 2011 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Justin Michaels
Cornerstone Company
9901 Covington Cross Drive, Suite #170
Las Vegas, Nevada 89144

City of Las Vegas

AGENDA MEMO - PLANNING

ADMINISTRATIVE MINOR REVIEW DATE: APRIL 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: CORNERSTONE COMPANY - OWNER:
CHETAK DEVELOPMENT, INC.

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SUP-41144	Staff APPROVES, subject to conditions:	
SDR-41143	Staff APPROVES, subject to conditions:	SUP-41144

**** CONDITIONS ****

SUP-41144 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-39143) shall be required.
2. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Gun Club, Skeet, Target Range or Archery Club (Indoor) use.
3. This approval shall be void two years from the date of final approval unless exercised pursuant to the provisions of Las Vegas Municipal Code Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-41143 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-41144) shall be required, if approved.
2. Any proposed exterior commercial signage will require approval by the Downtown Development Review Committee (DDRC) prior to submitting for a signage permit.
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, and building elevations, date stamped 03/08/11, 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.
7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works:

9. Remove the sidewalk ramp at the corner of Cincinnati Avenue and Las Vegas Boulevard South and replace it per Uniform Standard Drawing #235 and remove all substandard sidewalk adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. The existing "pan" style driveways on Las Vegas Boulevard South may remain.
10. All landscaping, if any, and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

Staff Report Page One

April 2011 - Administrative Minor Review

**** STAFF REPORT ******PROJECT DESCRIPTION**

This application is a request for a Minor Amendment of a previously approved Special Use Permit (SUP-39143) to reduce a proposed 7,000 square-foot, two-story Gun Club, Skeet, Target Range or Archery Club (Indoor) use at 2233 South Las Vegas Boulevard to a 4,085 square-foot, one-story facility. The applicant intends to convert an existing two-story motel into a one-story indoor target range featuring 7 shooting positions (lanes) and approximately 1,250 square feet of accessory retail space. Staff recommends approval of this request as it complies with all requirements for the proposed Gun Club, Skeet, Target Range or Archery Club (Indoor) located within the C-1 (Limited Commercial) zoning district and can be operated in a manner that is compatible with the surrounding neighborhood.

ISSUES

- The approved 7,000 square-foot Gun Club, Skeet, Target Range or Archery Club (Indoor) Use is being reduced to 4,085 square-feet.
- The two-story facility to be used for the approved use will eliminate one floor and include 1,250 square-feet of retail space adjoined with the Indoor Target Range use.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Blde, etc.</i>	
01/09/08	The City Council approved a request for a Special Use Permit (SUP-25068) for a proposed Packaged Liquor Off-Sale Establishment at 2301 South Las Vegas Boulevard.
01/07/09	The City Council approved a request for an Extension of Time (EOT-31998) of an approved Special Use Permit (SUP-25068) for a proposed Packaged Liquor Off-Sale Establishment at 2301 South Las Vegas Boulevard.
10/07/09	The City Council approved the request for a Special Use Permit (SUP-34859) to allow a proposed Tavern with a Waiver to allow a distance separation of 20 feet where 1,500 feet is required from a similar use at 2233 South Las Vegas Boulevard. The Planning Commission and staff recommended approval.
10/13/09	The Downtown Design Review Committee approved a request for a Master Sign Plan (ARC-36213) for an existing Retail Suite at 2301 South Las Vegas Boulevard.
11/17/10	The City Council approved the request for a Special Use Permit (SUP-39143) to allow a proposed Gun Club, Skeet, Target Range or Archery Club (Indoor) use at 2233 South Las Vegas Boulevard. The Planning Commission and staff recommended approval.

MH

Staff Report Page Two

April 2011 - Administrative Minor Review

<i>Most Recent Change of Ownership</i>	
07/16/02	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
06/02/98	Business Licenses were issued for a Smoke Shop (#S15-00065), Tobacco Dealer (#C05-01887), and Tattoo Studio (#T08-00030) at 2307 South Las Vegas Boulevard.
02/04/93	A Business License (#W01-00022) was issued for a Wedding Chapel at 2233 South Las Vegas Boulevard.
05/04/93	A Business License (#M06-00267) was issued for Miscellaneous Sales at 2233 South Las Vegas Boulevard.
10/09/00	A Business License (#W01-00040) was issued for a Wedding Chapel at 2233 South Las Vegas Boulevard.
03/30/04	A Business License (#M08-00034) for a Motel at 2233 South Las Vegas Boulevard.
11/12/09	Business Licenses were issued for a Tobacco Dealer (#C05-02672), Package Liquor (#L15-00166), and Miscellaneous Sales (#M06-03100) at 2301 South Las Vegas Boulevard.
04/01/10	A Business License (#B15-00076) was issued for Bicycle Sales and Rentals at 2305 South Las Vegas Boulevard.

<i>Pre-Application Meeting</i>	
02/28/11	A pre-application meeting was held with the applicant, where a proposed reduction of floor area to an existing two-story Motel for the development of an approved Indoor Gun Range use was discussed. During the meeting it was determined that a Minor Amendment to the approved Special Use Permit (SUP-39143) for the Indoor Gun Range use and a Minor Site Development Plan Review would be required.

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

<i>Field Check</i>	
03/03/11	A field check was conducted by staff with the following observations: - The existing two-story building where the approved use will take place is currently used as a Motel and is in generally good condition. - The subject site has sufficient parking as the proposed use will decrease the overall parking demand of the site.

Staff Report Page Three

April 2011 - Administrative Minor Review

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.89

<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	Motel	C (Commercial)	C-2 (General Commercial)
North	Motel/Retail Establishment	C (Commercial)	C-2 (General Commercial)
South	Office Building / Parking Garage	C (Commercial)	C-2 (General Commercial)
East	Commercial Retail Establishment	C (Commercial)	C-1 (Limited Commercial)
West	Motel/Convenience Store	C (Commercial)	C-2 (General Commercial)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Beverly Green / Southridge Neighborhood	X		Y
Downtown Centennial Plan	X		Y
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Downtown Centennial Plan	X		Y
Las Vegas Redevelopment Plan	X		Y
G-O Gaming Enterprise Overlay District	X		Y
A-O Airport Overlay District - 175 feet	X		Y
Las Vegas Boulevard Scenic Byway Overlay District	X		Y
Downtown Centennial Plan	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance	X		Y

Staff Report Page Four
April 2011 - Administrative Minor Review

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.050, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Setbacks			
• Front	20 Feet	175 Feet	Y
• Side	10 Feet	43 Feet	Y
• Rear	20 Feet	90 Feet	Y
Max. Lot Coverage	50%	29%	Y

Downtown Parking Analysis							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
Gun Club, Skeet, Target Range or Archery Club (Indoor)	7 shooting positions	1 space per target or shooting position	12				
	1,250 SF Retail	1:250 SF					
Retail	1,725 SF	1:175	10				
Tavern	825 SF	1:50 1:200	13				
Wedding Chapel	800 SF	1:150	6				
Tattoo Parlor	2,500 SF	1:250	10				
Liquor	2,000 SF	1:175	11				
Equipment Rental	1,280 SF	1:250	5				
Retail	500 SF	1:175	3				
TOTAL SPACES REQUIRED			70		92		
Regular and Handicap Spaces Required			67	3	87	5	Y

ANALYSIS

The Special Use Permit (SUP-39143) for a 7,000 square-foot Gun Club, Skeet, Target Range or Archery Club (Indoor) use was approved by the City Council on November 17th, 2010. The applicant is proposing a reduction in the size of the approved use from 7,000 square feet to 4,085 square feet by eliminating the second floor to the existing two-story structure. The use will now occupy the footprint of the existing building and an 820 square-foot addition located at the northwest end.

Staff Report Page Five**April 2011 - Administrative Minor Review**

The exterior façade will undergo significant changes in appearance through the use of metal panel pilasters repetitively spaced along a stucco-finished wall. Due to safety concerns, there is limited fenestration along the façade; however, the applicant has provided contrast in massing and materials. The finish details such as tension cables strung in an "X" pattern along the west elevation, along with the metal panel highlights, create a consistent modern industrial design theme. The facility is made distinct from the surrounding structures with a notable 40-foot tall landmark feature clad in metal paneling that will require separate approval for any future signage by the Downtown Design Review Committee (DDRC).

Because the subject site is located within the Downtown Centennial Plan Area, the parking requirements for the subject site are not automatically applied. The approved indoor gun range use reduced the current overall parking demand by 40%. With the proposed reduction to the Gun Club, Skeet, Target Range or Archery Club (Indoor) use, the on-site parking demand remains as approved because the five spaces required for the additional 1,250 square-foot retail component offsets the reduction of one parking space per firing lane from 12 to seven. That stated, the approved Gun Club, Skeet, Target Range or Archery Club (Indoor) use as modified in this proposal remains in consistent with the Title 19.04 parking requirements.

Comments from the Department of Public Works were received, and include the following: This portion of Las Vegas Boulevard South is Master Planned (MSH) for a total width of 120 feet. If this were a completely new development, the Department of Public Works would normally require an additional 10 feet of right-of-way to complete the 60-foot half-street requirement. However, since most of the area that coincides with this right-of-way requirement is occupied by existing structures, the Department of Public Works is foregoing the dedication requirement at this time. Upon future redevelopment of this site the Department of Public Works will require the dedication of an additional 10 feet of right-of-way on this parcel.

Staff approves the request to reduce the approved Gun Club, Skeet, Target Range or Archery Club (Indoor) use and the related Site Development Plan Review as it continues to comply with all Code requirements and can be operated in a manner that is compatible with the surrounding neighborhood.

FINDINGS (SUP-41144)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

Staff Report Page Six

April 2011 - Administrative Minor Review

The proposed reduction to the approved Gun Club, Skeet, Target Range or Archery Club (Indoor) use will remain compatible with the existing surrounding land uses, and with future commercial land uses, and will be a further reduction in the intensity of use from the existing Motel. Steps have been taken to minimize any nuisance sound with the original Special Use Permit (SUP-39143) and remain applicable to this request.

2. The subject site is physically suitable for the type and intensity of land use proposed.

The subject site, as approved by SUP-39143, is physically suitable for the approved Gun Club, Skeet, Target Range or Archery Club (Indoor) use, as the location and orientation of the building is partially screened from Las Vegas Boulevard. The proposed reduction in size from 7,000 square feet to 4,085 square-feet stems mostly from the removal of the second story to the existing structure. An 820 square-foot addition will be placed at the northwest end of the structure, but will have little impact from the approved use.

3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

Las Vegas Boulevard provides vehicular access that is more than adequate to meet the needs of the approved Gun Club, Skeet, Target Range or Archery Club (Indoor) use and the other retail uses located on site. The reduction in the size of the approved indoor gun range will also contribute to a reduction in onsite parking, which will have a positive effect with site circulation.

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

The approved Gun Club, Skeet, Target Range or Archery Club (Indoor) use will be subject to permit review and inspection; therefore, appropriate measures are taken to protect the health, safety and general welfare. Regarding this type of use specifically, the applicant must meet additional requirements regarding ventilation and lead exposure, noise levels that are handled separately from this request.

5. The use meets all of the applicable conditions per Title 19.04.

The reduced size of the entitles Gun Club, Skeet, Target Range or Archery Club (Indoor) use continues to meet all applicable conditions per Title 19.04, as approved by SUP-39143.

FINDINGS (SDR-41143)

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 4,085 square-foot Gun Club, Skeet, Target Range or Archery Club (Indoor) facility is remain compatible with the surrounding commercial land uses. Any proposed signage will require approval by the Downtown Design Review Committee (DDRC) prior to the issuance of a sign permit.

- 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;**

The proposed development consists of the remodeling of an existing two-story Motel centrally located within a commercial strip mall into a single-story indoor gun range that meets all commercial development standards as required by the Downtown Centennial Plan and Titles 19.08 and 19.12.

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

Site access is provided from Las Vegas Boulevard and will remain unchanged with this proposal. The applicant is retaining the original building footprint and providing an 820 square-foot addition that is located so that no changes to the existing parking lot or site circulation will occur.

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

The materials chosen for this development have been tastefully executed so as to provide a distinct structure that still maintains a balance with its contextual surroundings. The metal paneling is balanced with the utilization of stucco walls and architectural detailing to establish a consistent modern industrial design theme.

- 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;**

Staff Report Page Eight**April 2011 - Administrative Minor Review**

The structure does not provide fenestration along the east elevation and much of the west elevation due to the nature of the approved use. The applicant has addressed this with metal paneling utilized as accent features such as the pilasters and intricate finish details such as the tension cables along the west elevation. The chosen colors, red, white, and blue, are patriotic in theme but applied in an aesthetically pleasing manner. The main building is white, the 820 square-foot addition is blue, and the pilasters and landmark feature is finished in red.

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

The proposed 4,085 square-foot Gun Club, Skeet, Target Range or Archery Club (Indoor) facility is subject to permit review and inspection; therefore, appropriate measures are taken to protect the health, safety and general welfare.

APPROVALS 0

PROTESTS 0



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

March 30, 2011

Mr. Will Kemp
Chetak Development, Inc.
3800 Howard Hughes Parkway, 17th Floor
Las Vegas, Nevada 89169

**RE: SDR-41143 - MINOR MODIFICATION TO SITE DEVELOPMENT
PLAN REVIEW RELATED TO SUP-41144
ADMINISTRATIVE CYCLE - APRIL 2011**

Dear Mr. Kemp:

Your request for a Minor Site Development Plan Review TO REDUCE AN INDOOR GUN CLUB ESTABLISHMENT WITH A RETAIL STORE FROM 7,000 SQUARE-FEET TO 4,500 SQUARE-FEET on 1.9 acres at 2233 Las Vegas Boulevard South (APN 162-03-410-007), C-2 (General Commercial) Zone, Ward 3 (Reese), will be considered administratively by the Department of Planning Staff.

Staff will determine within thirty (30) days of the date of this letter whether or not your request will be approved as submitted. We will notify you in writing as to our determination after we have reviewed the details of the request.

If you have any questions or need additional information please do not hesitate to contact me at (702) 229-6301.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Justin Michaels
Cornerstone Company
9901 Covington Cross Drive, Suite #170
Las Vegas, Nevada 89144

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

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 Riekk, Survey (FM, PM, & A's only)
Date: March 30, 2011
Re: **SDR-41143** Cornerstone Company 2233 Las Vegas Blvd. So.
Request for a Minor Site Development Plan Review to reduce the square footage of an indoor gun club establishment

COMMENTS:

This portion of Las Vegas Boulevard South is Master Planned (MSH) for a total width of 120 feet. If this were a completely new development, the Department of Public Works would normally require an additional 10 feet of right-of-way to complete the 60-foot half-street requirement. However, since most of the area that coincides with this right-of-way requirement is occupied by existing structures, the Department of Public Works is foregoing the dedication requirement at this time. Upon future redevelopment of this site the Department of Public Works will require the dedication of an additional 10 feet of right-of-way on this parcel.

CONDITIONS OF APPROVAL:

1. Remove the sidewalk ramp at the corner of Cincinnati Avenue and Las Vegas Boulevard South and replace it per Uniform Standard Drawing #235 and remove all substandard sidewalk adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. The existing "pan" style driveways on Las Vegas Boulevard South may remain.
2. All landscaping, if any, and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

SUP-41144

SDR-41143

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



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

SUP-41144 - SPECIAL USE PERMIT - ADMINISTRATIVE - APPLICANT: CORNERSTONE COMPANY - OWNER: CHETAK DEVELOPMENT, INC. - Request for a Minor Amendment to an approved Special Use Permit (SUP-39143) TO REDUCE AN INDOOR GUN CLUB ESTABLISHMENT WITH A RETAIL STORE FROM 7,000 SQUARE-FEET TO 4,500 SQUARE-FEET at 2233 Las Vegas Boulevard South (APN 162-03-410-007), C-2 (General Commercial) Zone, Ward 3 (Reese).

SDR-41143 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-41144 - ADMINISTRATIVE - APPLICANT: CORNERSTONE COMPANY - OWNER: CHETAK DEVELOPMENT, INC. - Request for a Minor Site Development Plan Review TO REDUCE AN INDOOR GUN CLUB ESTABLISHMENT WITH A RETAIL STORE FROM 7,000 SQUARE-FEET TO 4,500 SQUARE-FEET on 1.9 acres at 2233 Las Vegas Boulevard South (APN 162-03-410-007), C-2 (General Commercial) Zone, Ward 3 (Reese).

MINOR REVIEW ADMINISTRATIVE: **APRIL 1, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



ADMINISTRATIVE

Comments Due: **ASAP**

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:

THIS ITEM WILL BE CONSIDERED
ADMINISTRATIVELY AND WILL NOT
APPEAR ON A PLANNING COMMISSION
AGENDA

Report Date 03/22/2011 05:28 PM

Submitted By

Page 1

A/P # 41143 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	03/08/2011 12:12	984224	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

SDR-41143 - SITE DEVELOPMENT PLAN REVIEW (MINOR) RELATED TO SUP-41167 - ADMINISTRATIVE - APPLICANT: CORNERSTONE COMPANY/ OWNER: CHETAK DEVELOPMENT, INC - Request for a Site Development Plan Review (Minor) TO REDUCE AN INDOOR GUN CLUB ESTABLISHMENT WITH A RETAIL STORE FROM 7,000 SQUARE-FEET TO 4,500 SQUARE-FEET IN AN EXISTING MOTEL on 1.9 acres at 2233 Las Vegas Boulevard South (APN 162-03-410-007), C-2 (General Commercial) Zone, Ward 3 (Reese).

Parent A/P #

Project # 41143 Project/Phase Name FUN CITY MOTEL

Size/Area 1.80 ACRE Size Description

Proposed Start Proposed Stop

% Complete Formula

Phase #

Subdivision Code

% Completed 0.00

Property/Site Information

Parcel 16203410007

Location

Owner/Tenant

Contact ID AC1719740 Name CHETAK DEVELOPMENT

Mailing Address 3800 HOWARD HUGHES PKWY #1700

City LAS VEGAS

ZIP/PC 89169-0910

Day Phone

Fax

Organization

State/Province NV

Country

Evening Phone

Mobile #

☐ Foreign

A/P Linked/Addresses

No Addresses are linked to this Application

Linked/Addresses

2233 S LAS VEGAS BLVD
LAS VEGAS, 89104-

2301 S LAS VEGAS BLVD
LAS VEGAS, 89104-

2303 S LAS VEGAS BLVD
LAS VEGAS, 89104-

2305 S LAS VEGAS BLVD
LAS VEGAS, 89104-

2315 S LAS VEGAS BLVD 6

LAS VEGAS 89104-

Report Date 03/22/2011 05:28 PM

Submitted By

Page 2

Address

Parcel Link

A/P Link

2309 S LAS VEGAS BLVD
LAS VEGAS, 89104-

2315 S LAS VEGAS BLVD
LAS VEGAS, 89104-

2233 S LAS VEGAS BLVD 100
LAS VEGAS, 89104-

2315 S LAS VEGAS BLVD 7
LAS VEGAS, 89104-

2307 S LAS VEGAS BLVD
LAS VEGAS, 89104-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16203410007

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1719740 ☐ Foreign

Effective Expire

Name CHETAK DEVELOPMENT

Day Phone Eve Phone

Pager PIN #

Fax Mobile

E-Mail Organization

Address 3800 HOWARD HUGHES PKWY #1700

LAS VEGAS, NV 89169-0910

Seasonal Addr Position

Valid From To

Comments No Comments

Report Date 03/22/2011 05:28 PM

Submitted By

Page 3

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

Primary N Capacity APPL Contact ID AC1350666 ☐ Foreign
Effective Expire
Name CORNERSTONE COMPANY
Day Phone (702)383-3033 x110 Eve Phone Organization
Pager PIN # Position
Fax (702)383-8576 Mobile Profession
E-Mail
Address 9901 COVINGTON CROSS DR #170
LAS VEGAS, NV 89144-6595
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

Report Date 03/22/2011 05:28 PM

Submitted By

Page 4

Applicants/Contacts

Primary Y Capacity OTHER Other REP Contact ID AC1350666 ☐ Foreign
Effective Expire
Name CORNERSTONE COMPANY
Day Phone (702)383-3033 x110 Eve Phone Organization
Pager PIN # Position
Fax (702)383-8576 Mobile Profession
E-Mail
Address 9901 COVINGTON CROSS DR #170
LAS VEGAS, NV 89144-6595
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
PROCESSING FEE	P	03/08/2011 12:21	500.00
Total Unpaid	0.00	Total Paid	500.00

Inspections

There are no Inspections for this Report

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

Activity Review Details

Detail SUBMITTAL CHECKLIST (SDR) Modified By GKAPOVICH Modified Date/Time 03/08/2011 12:12
Comments
No Comments

Report Date 03/22/2011 05:28 PM

Submitted By

Page 5

SUBMITTAL CHECKLIST

Indicate if item is being submitted

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

Check Conditions
Condition
Supervisor Required

Approval

Approved By
Comments

Approved Date

Applied By

Applied Date

Assigned

No Conditions

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

No children exist for this project

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

There is no planning condition for this project.

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance?

N Parent Project link required?

N Will this go to the City Council?

Is there a condition of approval for a Required Review?

Hearing Type

If yes, when does it need to be reviewed?

Public, Non-Public, Admin ADMIN

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Info
Meeting Date
Comments
Added By

Meeting Type
Add Date

Meeting Status
Modified By

Modified Date

YES Votes

NO Votes

ABSTENTIONS

04/01/2011	ADMIN	SCHEDULED
------------	-------	-----------

0	0	0
---	---	---

GKAPOVICH	03/08/2011	CBURNEY	03/22/2011
-----------	------------	---------	------------

Report Date 03/22/2011 05:28 PM

Submitted By

Page 6

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
---------------------------	-------------	------------	-------	------	-------

MISC	MISCELLANEOUS	984224	03/22/2011 15:58		0.00
Called Justin Michaels to obtain a revised SOFI with an original signature and either a revised application form with Will Kemp as the signee or a letter from Will Kemp authorizing Richard Truesdell to sign on his behalf. Justin will get these items asap					
MISC	MISCELLANEOUS	984224	03/08/2011 15:51		0.00
Application Form needs to be signed by Will Kemp or a letter authorizing Richard Truesdell to sign on behalf of Will Kemp must be submitted. SOFI - An original Will Kemp signature must be submitted. Currently the SOFI has a copy of the signature.					
PAYMNT	CO NAME WHO PICKED UP CONTACT#	983673	03/08/2011 12:23		0.00
RICHARD TRUESDALL ID OK CORNERSTONE COMPANIES CK #10490 702.383.3033					
PAYMNT	CO NAME WHO PICKED UP CONTACT#	983673	03/08/2011 12:21		0.00
RICHARD TRUESDALL ID OK CORNERSTONE COMPANIES CK #10491 702.383.3033					

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Minor Modification-Site Development Review
 Project Address (Location) 2233 Las Vegas Blvd South
 Project Name Fun City Motel Proposed Use Indoor Rec Facility
 Assessor's Parcel #(s) 162-03-410-007 Ward # 2
 General Plan: existing X proposed _____ Zoning: existing X proposed _____
 Commercial Square Footage 4,500+/- Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Chetak Development, Inc Contact Will Kemp
 Address 3800 Howard Hughes Parkway, 17th Floor Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89169
 E-mail Address _____

APPLICANT Cornerstone Company Contact Justin M. Michaels
 Address 9901 Covington Cross Dr. Suite 170 Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89144
 E-mail Address _____

REPRESENTATIVE Cornerstone Company Contact Justin M. Michaels
 Address 9901 Covington Cross Dr. Suite 170 Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89144
 E-mail Address _____

Property Owner Signature* _____

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

Print Name Richard W. Truesdell

Subscribed and sworn before me

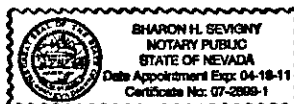
This 8th day of March, 20 11

Sharon H. Sevigny
 Sharon H. Sevigny

Notary Public in and for said County and State

My Commission Expires: 4-18-11

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>SDR-41143</u>
Meeting Date:	<u>ADMIN</u>
Total Fee:	<u>\$500</u>
Date Received:*	<u>3/8/11</u>
Received By:	<u>[Signature]</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Pack\A Application Form.pdf

CHETAK DEVELOPMENT

WELLS FARGO TOWER, SEVENTEENTH FLOOR
3800 HOWARD HUGHES PARKWAY
LAS VEGAS, NEVADA 89109

March 23, 2011

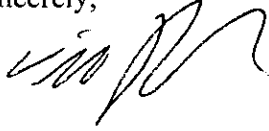
City of Las Vegas
3333 Rancho Drive
Las Vegas, Nevada 89130

Re: Chetak Development

To Whom It May Concern:

Richard W. Truesdell is authorized to sign applications for SUP and SDR for the property located at 2233 Las Vegas Boulevard South, Las Vegas, Nevada 89104.

Sincerely,



Will Kemp, Esq.
Owner, Chetak Development, Inc.



Fun City Motel

2233 Las Vegas Boulevard South
Las Vegas, Nevada 89104

March 7, 2011

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

RE: Justification Letter – SDR – APN: 162-03-410-007

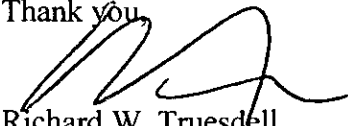
Dear Planning and Development Department,

Enclosed is an application for a Site Development Plan Review and Minor Modification to Special Use Permit 39143 for that property located at the northeast corner of Las Vegas Boulevard and Cincinnati Avenue, more specifically described as APN: 162-03-410-007 (the "Property").

The Property consists of 1.9 acres of land zoned C-2 (General Commercial). The proposed development of an approximately 7,000 square foot indoor Gun Club Establishment with a retail store for related services is being modified to reduce the existing building to approximately 4,500+/- square feet on the Property.

Therefore, we respectfully request the approval of the Minor Modification. If you have any questions, please contact me at (702) 383-3033.

Thank you,


Richard W. Truesdell
Property Manager/Partner

Enclosures

RWT/shs

RECEIVED
MAR 08 2011
SDR-41143

State of Nevada
Declaration of Value

1. Assessor's Parcel Number(s)

a) 162-03-410-007

b)

c)

d)

2. Type of Property:

- a) ☐ Vacant Land
c) ☐ Condo/Townhouse
e) ☐ Apt. Bldg.
g) ☐ Agricultural
i) ☐ Other

- b) ☐ Single Fam. Resi.
d) ☐ 2-4 Plex
f) ☒ Comm'l/Ind'l
h) ☐ Mobile Home

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #:

Book: Page:

Date of Recording:

Notes:

3. Total Value/Sales Price of Property:

\$7,800,000.00

Deed in Lieu of Foreclosure Only (value of property):

(0.00)

Transfer Tax Value:

\$7,800,000.00

Real Property Transfer Tax Due:

\$19,500.00

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 parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result to a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature

Signature

Capacity

Capacity

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Ken Galster
Address: 2016 S. 320th Street
City: Federal Way
State: WA Zip: 98003

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Chetak Development
Address: 3800 Howard Hughes Pkwy. 17th Fl
City: Las Vegas
State: Nevada Zip: 89109

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

Print Name: United Title of Nevada
Address: P.O. Box 70480
City/State/Zip: Las Vegas, Nevada 89170-0480

Escrow #: 01140344-086

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

RECEIVED
MAR 08 2011

20020716
02283

APN: 162-03-410-007
APNs R.P.T.T. \$19,506.00
WHEN RECORDED MAIL TO:
and mail tax statements to:
Chetak Development Corporation
Attn: Will Kemp
3800 Howard Hughes Pkwy., 17th Floor
Las Vegas, NV 89109

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Kenneth R. Galster, a single man

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Chetak Development Corporation, a Nevada Corporation

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

See Exhibit A attached hereto and made a part hereof.

Subject to: 1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

Witness my/our hand(s) this 6th day of July, 2002.

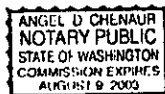
SELLERS:

Kenneth R. Galster
Kenneth R. Galster

STATE OF NV)
COUNTY OF Clark) ss.

Escrow No. 01140344-036-AG

On this 6th day of July, 2002,
appeared before me, a Notary Public,
KENNETH R. GALSTER



personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained

Angel D. Chenaour
Notary Public
My commission expires 8-9-03

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Exhibit A

Parcel I:

That portion of Lots Nine (9) and Ten (10) in Block Two (2) of SOUTH FIFTH STREET TRACT, as shown by map thereof on file in Book 2 of Plats, Page 72, in the Office of the County Recorder of Clark County, Nevada, described as follows:

Beginning at a point on the West line of said Lot Nine (9) distant thereon South $27^{\circ}54'36''$ West, 100.00 feet from the Northwest (NW) corner thereof; thence continuing South $27^{\circ}54'36''$ West along the West line of said Lot Nine (9), a distance of 38.07 feet to the Southwest (SW) corner of said Lot Nine (9), being also the Northwest (NW) corner of Lot Ten (10); Thence South $04^{\circ}37'36''$ West along the West line of said Lot Ten (10), a distance of 207.15 feet to its intersection with the North line of Cincinnati Avenue (50.00 feet wide); Thence South $62^{\circ}05'24''$ East, a distance of 219.98 feet to a point in the East boundary line of Lot Ten (10), said point being on a non-tangent curve concave to the Southeast having a radius of 514.81 feet, a radial line to said point bears North $66^{\circ}58'10''$ West; Thence Northeasterly along the arc of said curve and the East boundary of Lot Ten (10) through a central angle of $04^{\circ}52'46''$, an arc length of 43.84 feet; Thence North $27^{\circ}54'36''$ East along said East line of Lots Ten (10) and Nine (9), a distance of 204.56 feet; Thence North $62^{\circ}05'24''$ West parallel to the North line of Lot Ten (10), a distance of 300.00 feet to the True Point of Beginning

Parcel II:

A strip of land 16.00 feet in width, being a portion of Lot Ten (10) in Block Two (2) of SOUTH FIFTH STREET TRACT, as shown by map on file in Book 2 of Plats, Page 72, in the Office of the County Recorder of Clark County, Nevada described as follows:

Beginning at the intersection of the West line of Lot Ten (10) with the North line of Cincinnati Avenue; Thence South $04^{\circ}37'36''$ West along said West line of Lot Ten (10), a distance of 17.42 feet; Thence South $62^{\circ}05'24''$ East, a distance of 214.71 feet to a point in the East line of Lot Ten (10) said point being on a non tangent curve concave to the Southeast having a radius of 514.81 feet, a radial line to said point bears North $68^{\circ}45'34''$ West; Thence Northeasterly along the arc of said curve and the East boundary of Lot Ten (10) through a central angle of $01^{\circ}47'24''$ an arc length of 16.08 feet; Thence North $62^{\circ}05'24''$ West, a distance of 219.88 feet to the True Point of Beginning.

Parcel III:

That portion of Block Two (2) of THE MEADOWS ADDITION as shown by map thereof on file in Book 1 of Plats, Page 43, in the Office of the County Recorder of Clark County, Nevada, described as follows:

Beginning at the intersection of the East line of Lot Eighteen (18) in Block Two (2) of said MEADOWS ADDITION with the Southeasterly right of way line of Las Vegas Boulevard (100.00 feet wide); Thence North $04^{\circ}37'36''$ West along the East line of Lot Eighteen (18) and Lot Nineteen (19), a distance of 207.35 feet to the Southeast (SE) corner of Lot Nineteen (19);

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Thence North 86°14'48" West along the South line of Lots Nineteen (19), Twenty (20), Twenty (21) and Twenty Two (22) of said Block Two (2), a distance of 89.73 feet to a point in the Southeasterly line of Las Vegas Boulevard (100.00 feet wide);
Thence North 27°54'36" East along said Southeasterly line, a distance of 227.00 feet to the True Point of Beginning.

Excepting therefrom that portion described in Deed to the City of Las Vegas, recorded July 19, 1957 in Book 135 as Document No. 110968, Official Records.

(Deed reference for Legal Description Book 910416, Document No. 01232)

ASSESSOR'S COPY

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

UNITED TITLE OF NEVADA
07-16-2002 14128 SLD
OFFICIAL RECORDS
BOOK 0880716 INST. 02283
FEE: 16.00 AMT: 19,500.00

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