

NOTE: EXTERIOR BUILDING COLOR SHOULD MATCH WITH EXISTING C-STORE EXTERIOR COLORS.

DOOR SCHEDULE									
ID	WIDTH	HEIGHT	GLAZ.	FRAME TYPE	V. VALUE	HARD. GROUP	REMARKS	NOTES	
1	7'-0"	7'-0"	GLASS	ALUM.	1.0	PER OWNER	PROVIDE SAFETY GLAZING		
2	7'-0"	7'-0"	GLASS	WOOD		PER OWNER			
3	7'-0"	7'-0"	GLASS	WOOD		PER OWNER			

WINDOW SCHEDULE									
ID	WIDTH	HEIGHT	GLAZ.	FRAME TYPE	V. VALUE	SHGC	SHY	REMARKS	NOTES
1	7'-0"	7'-0"	GLASS	ALUM.	1.0	0.70	1/4" GAL.	PER OWNER	
2	7'-0"	7'-0"	GLASS	WOOD		0.70	1/4" GAL.	PER OWNER	PROVIDE SAFETY GLAZING
3	7'-0"	7'-0"	GLASS	WOOD		0.70	1/4" GAL.	PER OWNER	
4	7'-0"	7'-0"	GLASS	WOOD		0.70	1/4" GAL.	PER OWNER	PROVIDE SAFETY GLAZING
5	7'-0"	7'-0"	GLASS	WOOD		0.70	1/4" GAL.	PER OWNER	

NOTES:

- SUSPENDED GYPSUM PANEL CEILING TILE SHALL BE 2'-0" x 4'-0" MIN. ROCK OR EQUAL.
- WHITE PAINT SHALL BE INTERIOR A198 FLURAL WHITE.
- DO NOT PAINT PREFINISHED MATERIALS.
- CONCRETE FLOOR SURFACES NOT HAVING FLOOR COVERING SHALL BE HARDENED ACCORDING TO SPECIFICATION DIVISION 3 SECTION 3.04 PARAGRAPH 1. ALTERNATE TREATMENT MAY INCLUDE A POLYMER FLOOR COATING. MASTER BUILDERS "EMBEDDING" P.P. GREY WHICH REQUESTED BY FIELD ENGINEER.
- GROUND AND FLOOR SURFACES SHALL BE SLIP RESISTANT, STABLE AND FIRM. MAXIMUM CHANGE IN LEVEL 1/2".
- STAINLESS STEEL TYPE 304, 20GA. WALL COVERING AND ACCESSORIES AND MARBLE PANELS SHALL BE INSTALLED WHERE SHOWN ON PLAN AND INTERIOR ELEVATIONS.

WALL LEGEND

- EXTERIOR WALLS—2x6 STUDS @ 16"/O.C. W/GYP. BOARD ON INTERNAL SIDE TO GO 8" ABOVE FINISHED CEILING.
- 8" STUD ONE HOUR FIRE RATED WALL W/ 2x6 STUDS @ 16"/O.C. W/ 5/8" TYPE X GYP. BOARD ON EACH SIDE W/R-19 FIBERGLASS INSULATION AS PER TABLE 720.1(2) ITEM NO.15-1.13, 2009 BC W/GYP. BOARD TO GO 8" ABOVE FINISHED CEILING.
- 8" STUD ONE HOUR FIRE RATED WALL W/ 2x6 STUDS @ 16"/O.C. AT EXTERIOR WALLS AS PER TABLE 720.1(2) ITEM NO.15-1.3, 2009 BC WITH 7/8" STUCCO ON EXTERIOR SIDE AND 5/8" TYPE X GYP. BOARD ON INTERIOR SIDE W/GYP. BOARD TO GO 8" ABOVE FINISHED CEILING. REFER DETAIL #1 ON SHEET A2.

GENERAL NOTES:

- ALL WALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
- ALL FLOOR DIMENSIONS AND FLOOR DEPTH DIMENSIONS ARE FROM EDGE OF FLOOR SLAB TO CENTERLINE OF OPENING.
- SEE STRUCTURAL DRAWINGS FOR ALL HEADER AND BEAM REQUIREMENTS.
- INSULATION SHALL BE INSTALLED PER LOCAL ENERGY CODE REQUIREMENTS. SEE SECTIONS.
- REFER TO SITE PLAN FOR SPECIFIC SIDEWALK AND PARKING CONFIGURATION. SITE PLAN CONFIGURATION TAKES PRECEDENCE OVER THIS DRAWING.
- MAXIMUM DOOR OPENING EFFORTS: 8.5 LBS. AT EXTERIOR, 5 LBS. AT INTERIOR, AND 15 LBS. AT FIRE DOORS. ANSI 4.13.1.1
- ALL DOORS ARE EQUIPPED WITH SINGLE-EFFORT, NON GRASP HARDWARE (Lever) ANSI 4.13.2.
- SWITCHES/CONTROLS/THERMOSTATS, ETC. ARE INSTALLED MAXIMUM 48" ABOVE THE FLOOR. NEC 300 AND ANSI 1100.4.5
- MAXIMUM DISTANCE FROM TOP OF THRESHOLD TO LANDING IS 1/2".
- TOPS OF ACCESSIBLE PORTIONS OF WORK SURFACE SHALL BE FROM 28" TO 34" FROM THE FLOOR. ANSI 4.31.4.
- ACCESSIBLE CHECKOUT COUNTER SURFACES 38" MAX. ABOVE THE FINISH FLOOR. THE TOP OF THE ACCESSIBLE COUNTER EDGE PROJECT SHALL BE 40" ABOVE THE FINISH FLOOR PER ANSI 4.31.3.

ELEVATION KEY NOTES:

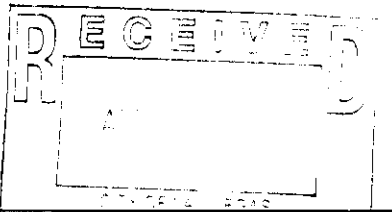
- (S) COLOR COAT STUCCO (S) IS A 3-COAT, 7/8 INCH MINIMUM THICK (S) HAS TWO LAYERS OF GRADE D PAPER UNDER STUCCO WHERE COLORS OVER PLYWOOD SHEATHING; AND (S) HAS 28 ga GALVANIZED WECP SCREENED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCH ABOVE CONCRETE OR PAVING).
- STONE VENEER
- WINDOW STORE FRONT SYSTEM (OWNER TO SELECT FINISH.)
- 25 GA. G.I. WTL. CAP FLASHING, PAINTED TO MATCH STUCCO.
- STUCCO COVERED COLUMNS

GENERAL NOTES:

- CALLK ALL WALL AND ROOF PENETRATIONS.
- APPLY ONE COAT OF WATERPROOFING TO ALL HORIZ. STUCCO SURFACES.
- SEE SPECIFICATIONS FOR VALUING AND REQUIREMENTS FOR EXTERIOR GRADE PLYWOOD.
- CALLK ALL WINDOWS AND DOOR FRAMES AT HEAD, SILL AND JAMB (EXTERIOR & INTERIOR).
- STUCCO FINISH TO BE LIGHT JACO AS SPECIFIED BY THE STUCCO MANUFACTURERS ASSOCIATION. ALTERNATE - MEDIUM DASHED, MACHINE APPLIED.
- PROVIDE BUILDING ADDRESS # ON FRONT WALL (LEFT SIDE) OR AS DIRECTED BY LOCAL AUTHORITY AND AS SPECIFIED HEREIN.

STUCCO NOTES:

- COLD JOINTS WILL NOT BE ACCEPTABLE UNDER ANY CIRCUMSTANCES.
- MESH AS SPECIFIED SHALL NOT OVERLAP AT CONTROL JOINTS.
- MESH OVERLAPS SHALL NOT OVERLAP WITH PLYWOOD JOINTS.
- MESH WITH 3RD EXCEEDING 12" SHALL BE REWORKED.
- USE OF FASTENERS OTHER THAN SPECIFIED SHALL BE REWORKED.
- SCAFFOLDING AS SPECIFIED SHALL ALWAYS BE IN PLACE UNTIL FINAL INSPECTION.
- INTERIOR DRYWALL SHALL ALWAYS BE INSTALLED PRIOR TO APPLICATION OF STUCCO.



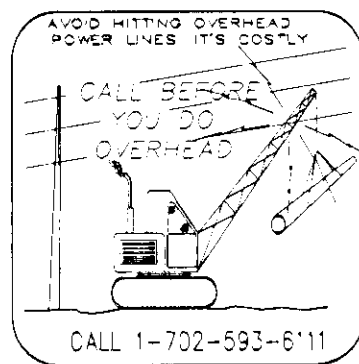
FLOOR PLAN AND ELEVATIONS
 FREMONT / CHARLESTON RETAIL
 CHARLESTON BLVD. & FREMONT ST.
 CITY OF LAS VEGAS, NEVADA

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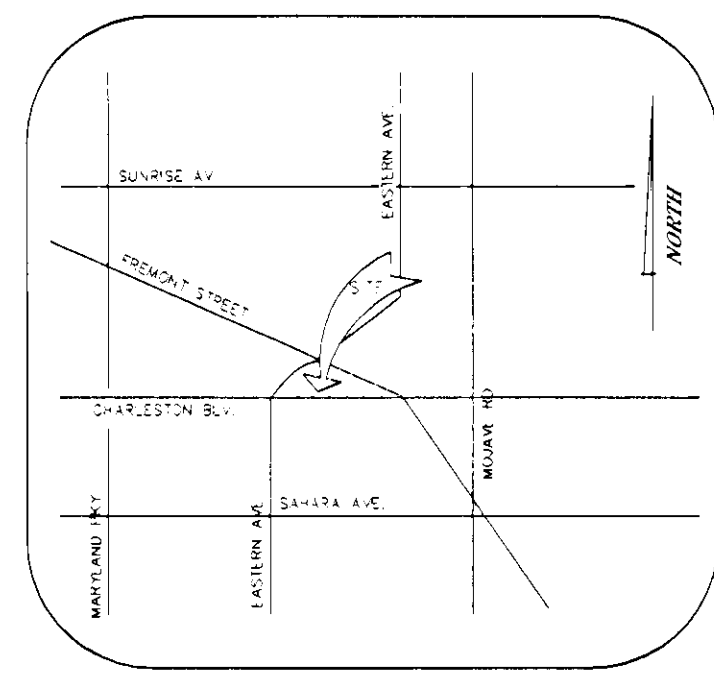
REVISIONS: _____ DATE: _____
 REVISION ISSUE: _____

PROFESSIONAL ENGINEER - STATE OF NEVADA
 ASHLEY S. BELL
 No. 100000000
 10/20/2024

A2.0.0
 VAR-41385 VAR-41388
 SUP-41384 SUP-41236
 SDR-41235 REVISED
 2 OF 2



Call before you Dig. 1-800-227-2600



VICINITY MAP: N.T.S.

- LEGEND: PROPERTY LINE, PARKING STRIPS, CENTERLINE, WALKWAY, MASSING, SETBACK LINE, STATE ASSESSMENT ZONE, ACCESSIBLE ROUTE

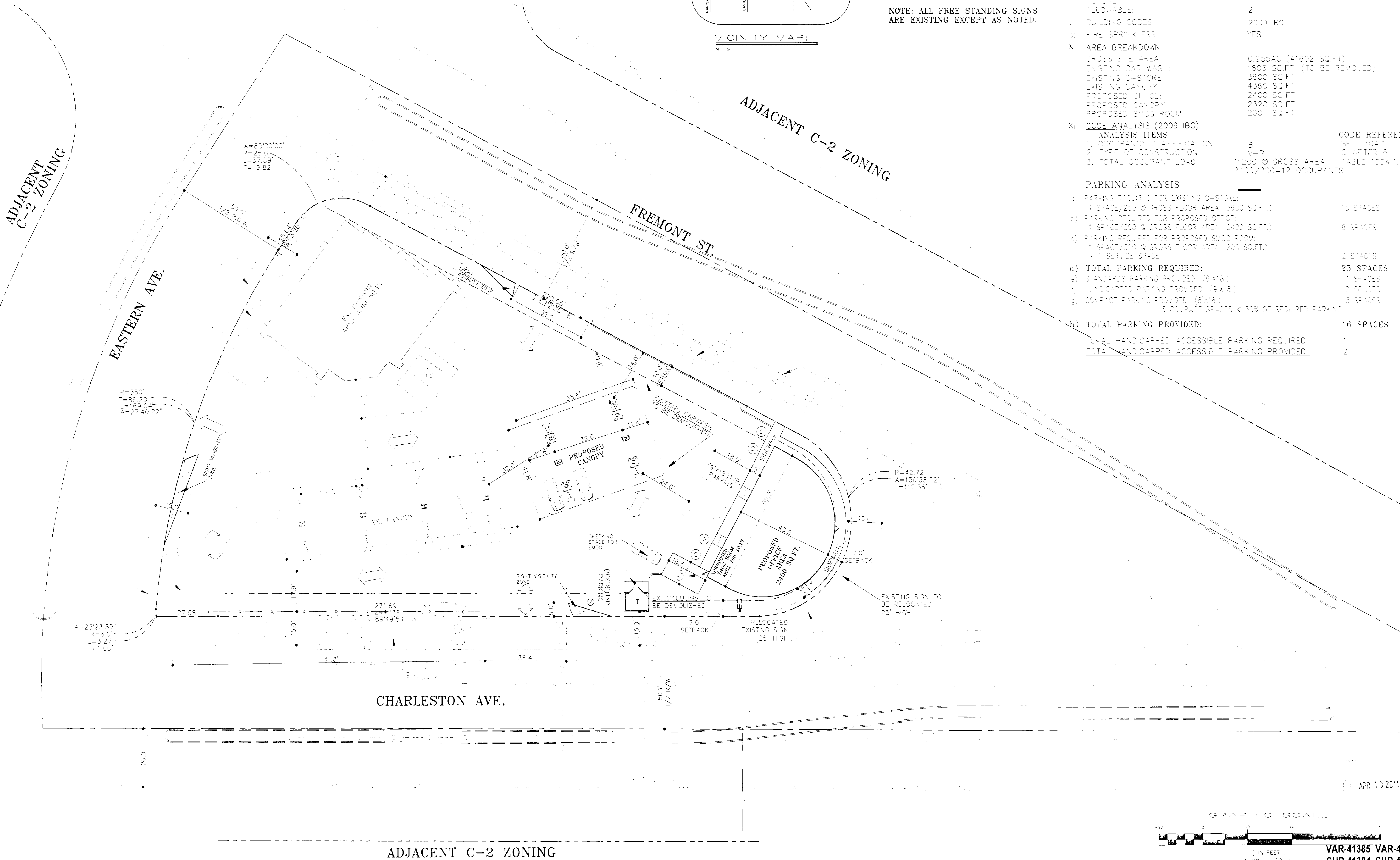
NOTE: ALL FREE STANDING SIGNS ARE EXISTING EXCEPT AS NOTED.

PROJECT DATA (PROPOSED OFFICE)

Table with project details: PROJECT NAME, PROJECT LOCATION, ASSESSOR'S PARCEL NUMBER, ZONING, JURISDICTION, HEIGHT, ALLOWABLE STOREYS, ACTUAL STOREYS, BUILDING CODES, FIRE SPRINKLERS, AREA BREAKDOWN, CODE ANALYSIS (2009 IBC)

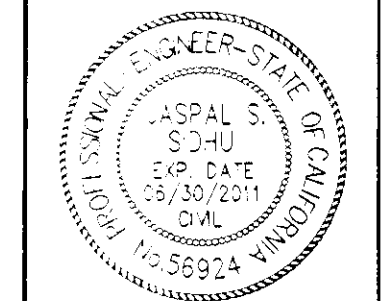
PARKING ANALYSIS

Table with parking analysis details: PARKING REQUIRED FOR EXISTING C-STORE, PARKING REQUIRED FOR PROPOSED OFFICE, TOTAL PARKING PROVIDED, TOTAL HAND CAPPED ACCESSIBLE PARKING REQUIRED



ACE Consulting logo and contact information: 6283 Doan Martin Drive, Suite B, Las Vegas, NV 89118

SITE PLAN: FREMONT / CHARLESTON RETAIL, CHARLESTON BLVD. & FREMONT ST., CITY OF LAS VEGAS, NEVADA

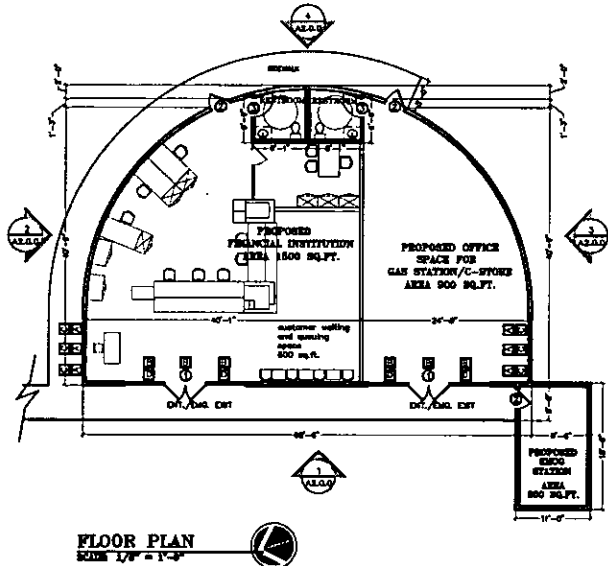


DATE: 04/13/2011, JOB: 10-09, DWG. BY: HS, CHK. BY: MG

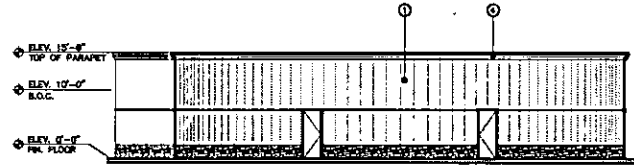
A1.0.0 SHEET 1 OF 2

GRAPHIC SCALE (IN FEET) 1" = 20' ft

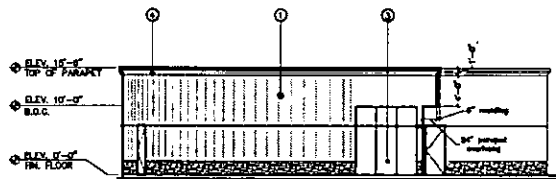
VAR-41385 VAR-41386 SUP-41384 SUP-41236 SDR-41235 REVISED



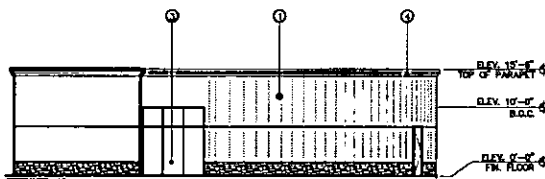
FLOOR PLAN
SCALE 1/8" = 1'-0"



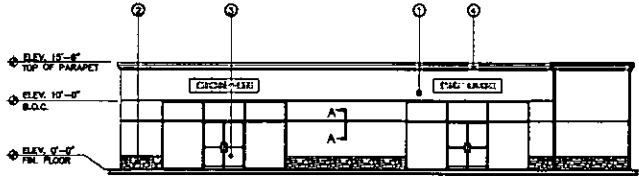
REAR ELEVATION
SCALE 1/8" = 1'-0"



LEFT ELEVATION
SCALE 1/8" = 1'-0"



RIGHT ELEVATION
SCALE 1/8" = 1'-0"



FRONT ELEVATION
SCALE 1/8" = 1'-0"

NOTE: EXTERIOR BUILDING COLOR SHOULD MATCH THE EXISTING C-STORE EXTERIOR COLOR.

DOOR SCHEDULE											
ID	TYPE	FINISH	GLASS	FRAME TYPE	SWING	OPERATION	GLASS	GLASS	GLASS	GLASS	GLASS
1	1	1	1	1	1	1	1	1	1	1	1

WINDOW SCHEDULE											
ID	TYPE	FINISH	GLASS	FRAME TYPE	SWING	OPERATION	GLASS	GLASS	GLASS	GLASS	GLASS
1	1	1	1	1	1	1	1	1	1	1	1

NOTES:

1. UNFINISHED EXTERIOR PANEL CEILING SHALL BE 2'-0" x 4'-0" TYPE PER OR EQUAL.
2. INTERIOR WALL SHALL BE: STUCCO. 1/2" THICK PLASTER.
3. DO NOT PAINT FINISHED MATERIALS.
4. CONCRETE FLOOR SURFACES NOT MAIN FLOOR FINISH SHALL BE HANDFED ACCORDING TO SPECIFICATION SECTION 3.1 SECTION 3.04 PARAGRAPH 7. ALTERNATE TREATMENT MAY INCLUDE A POLYMER FLOOR COATING. MASTER BUILDER DETERMINES IF THEY ARE REQUIRED BY FIELD CONDITIONS.
5. BOUNDARY AND FLOOR SURFACES SHALL BE SELF-LEVELING, STABLE AND HAVE MAXIMUM CHANGE IN LEVEL 1/8".
6. STAINLESS STEEL TYPE 304, 304L WALL CORNER AND ACCESSORIES AND INSULATE PANELS SHALL BE INSTALLED WHERE SHOWN ON PLAN AND ELEVATION ELEVATIONS.

WALL LEGEND

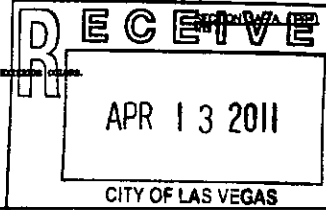
EXTERIOR WALLS-2#4 STRUCCO @ 16" O/C
9" WYP. BOARD ON INTERNAL SIDE TO GO 6" ABOVE FINISHED CEILING.

8" STUD ONE HOUR FIRE RATED WALL w/ 2#4 STRUCCO @ 16" O/C w/ 5/8" TYPE X GYP. BOARD ON EACH SIDE 9" WYP. BOARD ON INTERIOR SIDE AS PER TABLE 700-1(2) 1/2" X 4'-0" X 1/2". DOOR EIC WYP. BOARD TO GO 6" ABOVE FINISHED CEILING.

8" STUD ONE HOUR FIRE RATED WALL w/ 2#4 STRUCCO @ 16" O/C AT EXTERIOR WALLS AS PER TABLE 700-1(2) 1/2" X 4'-0" X 1/2". DOOR EIC WITH 7/8" STUCCO ON EXTERIOR SIDE AND 5/8" TYPE X GYP. BOARD ON INTERIOR SIDE 9" WYP. BOARD TO GO 6" ABOVE FINISHED CEILING. REFER DETAIL #1 ON SHEET A2.

GENERAL NOTES:

1. ALL WALL FINISHES ARE TO FACE OF EXISTING CONCRETE UNLESS NOTED.
2. ALL FLOOR FINISHES AND FLOOR COVERINGS ARE FROM SIDE OF FINISH UNLESS OTHERWISE NOTED.
3. SEE STRUCTURAL DRAWINGS FOR ALL BEAMS AND REINFORCEMENTS.
4. INSULATION SHALL BE INSTALLED PER LOCAL ENERGY CODE REQUIREMENTS AND AS NOTED.
5. REFER TO SPEC PLAN FOR WINDOW SCHEDULES AND WINDOW COORDINATION. SEE PLAN COORDINATION SHEET PRECEDING THIS SET DRAWING.
6. MAXIMUM UNDER OPERATOR EFFORTS 8.5 LBS AT EXTERIOR, 4.5 LBS AT INTERIOR, AND 15 LBS AT FIRE DOORS. (ANSI A118.1)
7. ALL DOORS ARE EQUIPPED WITH SINGLE-EFFECT, NON GRASP HARDWARE (D-LEVER) ANSI A118.1.
8. SWITCHES/CONTROLS/TERMINALS, ETC. ARE INSTALLED MAXIMUM 48" ABOVE THE FLOOR. SEE 300 AND ANSI T101.4.5.
9. MAXIMUM INTERIOR FINISH TO LANDING IS 1/2".
10. TOPS OF ACCESSIBLE PORTIONS OF WORK SURFACE SHALL BE FROM 30" TO 34" FROM THE FLOOR. ANSI A117.1.
11. ACCESSIBLE COUNTERTOP SURFACES 36" WIDE ABOVE THE FINISH FLOOR. THE TOP OF THE ACCESSIBLE COUNTERTOP SURFACE SHALL BE 36" ABOVE THE FINISH FLOOR PER ANSI A117.1.



ELEVATION KEY NOTES:

1. (A) COLOR COAT STUCCO (A) IS A 3-COAT, 7/8" THICK MINIMUM THICK (B) HAS TWO LAYERS OF GRADE D PAPER LINER STUCCO WHERE OCCURS OVER PLASTERED SCAFFOLDING AND (C) HAS 3/8" GALVANIZED STEEL SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2" HIGH ABOVE CONCRETE OR PAVING)
2. STONE MOWER
3. WINDOW STORE FRONT SYSTEM (OWNER TO SELECT FINISH)
4. 2x4 OR ALL WTL. CAP FLASHING, PAINTED TO MATCH STUCCO.
5. STUCCO COVERED COLLARS

GENERAL NOTES G & DEVELOPMENT

1. CALL ALL WALL AND ROOF PENETRATIONS.
2. APPLY ONE COAT OF UNDERCOAT TO ALL HOME STUCCO SURFACES.
3. SEE SPECIFICATIONS FOR FINISHES AND REQUIREMENTS FOR EXTERIOR GRADE FINISHES.
4. CALLS ALL WINDOW AND DOOR FINISHES AT HEAD, SILL AND JAMB (INCLUDE A BEARING).
5. STUCCO FINISH TO BE "LUMP LAY" AS SPECIFIED BY THE STUCCO MANUFACTURER'S APPLICATION ALLOWANCE. "MEDIUM DENSITY" FINISH APPROVED BY LOCAL AUTHORITY AND AS SPECIFIED HEREIN.

STUCCO NOTES:

1. COLLAR JOINTS WILL NOT BE ACCEPTABLE UNDER ANY CIRCUMSTANCES.
2. MESH AS SPECIFIED SHALL NOT OVERLAP AT CORNER JOINTS.
3. MESH OVERLAPS SHALL NOT OVERLAP WITH FINISHED JOINTS.
4. MESH WITH ONE EXCEEDING 6" SHALL BE REJECTED.
5. USE OF FINISHES OTHER THAN STUCCO WILL NOT BE ACCEPTED.
6. SCREEDS/COATS AS SPECIFIED SHALL ALWAYS BE IN THE HORIZONTAL ORIENTATION.
7. INTERIOR DRYPAN SHALL ALWAYS BE INSTALLED PRIOR TO APPLICATION OF STUCCO.

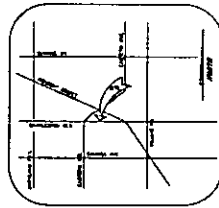
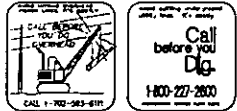
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 (702) 735-1100
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FLOOR PLAN AND ELEVATIONS
 FREMONT/CHARLESTON RETAIL
 CHARLESTON BLVD. & FREMONT ST.
 CITY OF LAS VEGAS, NEVADA

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 CITY OF LAS VEGAS

A200
 OF 2

VAR-41385 VAR-41386
 SUP-41384 SUP-41236
 SDR-41235 REVISED



- LEGEND:**
- PROPERTY LINE
 - PARKING STRIPS
 - CENTER LINE
 - BLDG. LINE
 - EASEMENT
 - SETRBACK LINE
 - SITE VISIBILITY ZONE
 - ACCESSIBLE ROUTE

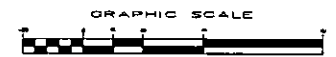
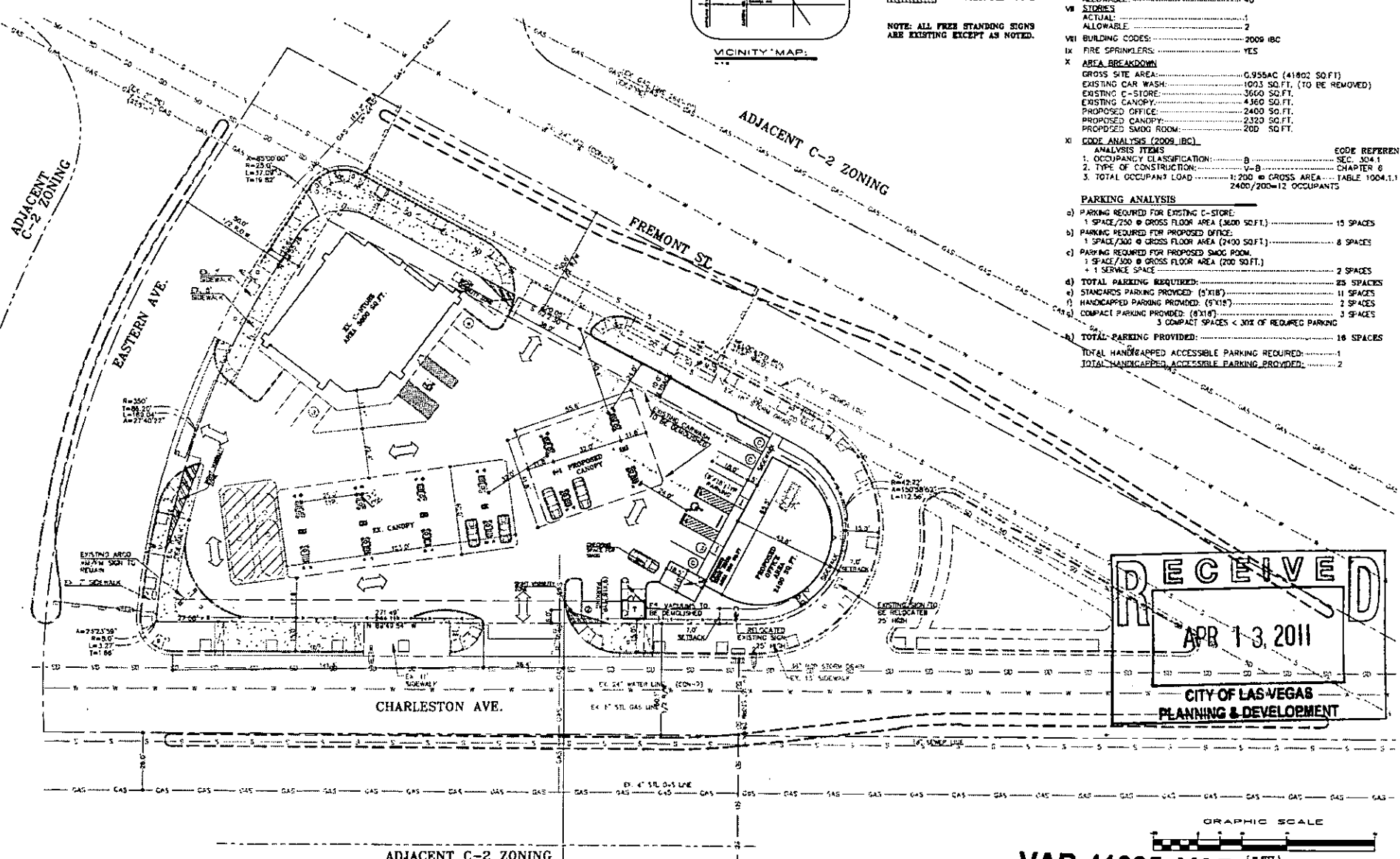
NOTE: ALL FREE STANDING SIGNS ARE EXISTING EXCEPT AS NOTED.

PROJECT DATA (PROPOSED OFFICE)

- I PROJECT NAME: FREMONT/CHARLESTON RETAIL
- II PROJECT LOCATION: CHARLESTON BLVD. & FREMONT ST. CITY OF LAS VEGAS, NEVADA
- III ASSESSOR'S PARCEL NUMBER: 138-35-803-001
- IV ZONING: C-2
- V JURISDICTION: LAS VEGAS - #9101
- VI HEIGHT: 15'-6" (TOP OF PARAPET)
- VI ACTUAL: 15'-6" (TOP OF PARAPET)
- VI ALLOWABLE: 40'
- VII STORES: 1
- VII ACTUAL: 1
- VII ALLOWABLE: 2
- VIII BUILDING CODES: 2009 IBC
- IX FIRE SPRINKLERS: YES
- X AREA BREAKDOWN:
 - GROSS SITE AREA: 0.955AC (41802 SQ.FT)
 - EXISTING CAR WASH: 1003 SQ.FT. (TO BE REMOVED)
 - EXISTING C-STORE: 3660 SQ.FT.
 - EXISTING CANOPY: 4360 SQ.FT.
 - PROPOSED OFFICE: 2400 SQ.FT.
 - PROPOSED CANOPY: 2320 SQ.FT.
 - PROPOSED SMOG ROOM: 200 SQ.FT.
- XI CODE ANALYSIS (2009 IBC):
 - 1. OCCUPANCY CLASSIFICATION: B CODE REFERENCED: SEC. 504.1
 - 2. TYPE OF CONSTRUCTION: V-B CHAPTER 6
 - 3. TOTAL OCCUPANT LOAD: 1:200 @ GROSS AREA TABLE 1004.1.1 2400/200=12 OCCUPANTS

PARKING ANALYSIS

- a) PARKING REQUIRED FOR EXISTING C-STORE: 15 SPACES
- b) PARKING REQUIRED FOR PROPOSED OFFICE: 8 SPACES
- c) PARKING REQUIRED FOR PROPOSED SMOG ROOM: 2 SPACES
- d) TOTAL PARKING REQUIRED: 25 SPACES
- e) STANDARDS PARKING PROVIDED (5'X18'): 11 SPACES
- f) HANDICAPPED PARKING PROVIDED (5'X18'): 2 SPACES
- g) COMPACT PARKING PROVIDED (8'X18'): 3 SPACES
- h) TOTAL PARKING PROVIDED: 16 SPACES
- i) TOTAL HANDICAPPED ACCESSIBLE PARKING REQUIRED: 1
- j) TOTAL HANDICAPPED ACCESSIBLE PARKING PROVIDED: 2



**VAR-41385 VAR-41386
SUP-41384 SUP-41236
SDR-41235 REVISED**

DATE: 04/02/2011
 JOB: 100P
 DWG. RT: HG
 CDR. BY: MEG

ACE Consulting
 6025 Dean Martin Drive, Suite 8
 LAS VEGAS, NEVADA 89118
 Phone: (702) 994-6113 Fax: (702) 995-6114
 Local Planning - Civil Engineering - Architectural Design - Structural Engineering

SITE PLAN
 FREMONT / CHARLESTON RETAIL
 CHARLESTON BLVD. & FREMONT ST.
 CITY OF LAS VEGAS, NEVADA

PROJECT:

SHEET 1 OF 2

Pre-Application Conference

Item Required

YES NO

CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST



APPLICATION PACKET (REQUIRED FOR EACH APPLICATION TYPE, unless indicated otherwise)				Fees					
Appl. Type	Application	Notification	Recordation	Sub-Total					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots		Visit the CLV website for blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To... -> *Apply for -> Planning Applications*")	SDR	\$ 500.00	\$ 500.00	\$ 30.00	\$ 1030.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots			SUP	\$ 500.00	\$ 500.00	\$ 30.00	\$ 1030.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Detailed justification letter (the same letter addressing all applications, included with each application)							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS) SUP							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)			\$	\$	\$	\$	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)			\$	\$	\$	\$	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Business License(s)			\$	\$	\$	\$	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	If required, cop(ies) of approval letter(s) for		Subtotal:			\$		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Neighborhood Meeting (see General Plan submittal req's for details) - Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500					\$	-	\$
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Photo Reproduction of the Color & Materials Board (SDR applications only)				Grand Total All Fees:			\$2060.00

REQUIRED DRAWINGS:

MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE

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

SITE PLAN

<input checked="" type="checkbox"/>	<input type="checkbox"/>	North arrow, scale, and vicinity map	Folded Plans (5, plus 1 per application):	7
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All property lines and present dimensions labeled	Colored, Rolled Plans:	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All building setbacks labeled	Reduced Copy (8-1/2"x11" B/W; 1 per application):	2
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All adjacent existing land uses and street names labeled	NOTES: SUP and SDR	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All points of ingress and egress shown		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	ADA accessibility requirements shown/labeled		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking standard(s) utilized:		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking space count and typical dimensions labeled # regular + (30% or less of total) # compact + # handicap = Total		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All free-standing sign locations shown and heights and sizes noted		

LANDSCAPE PLAN

<input checked="" type="checkbox"/>	<input type="checkbox"/>	North arrow, scale, and vicinity map	Folded Plans (1 per application):	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All property lines and present dimensions labeled	Colored, Rolled Plans:	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All required perimeter landscape planters shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All required parking lot fingers/islands shown	NOTES: SDR only	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Quantity, size, species/variety of all trees, shrubs, and ground cover		

BUILDING ELEVATIONS

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

FLOOR PLANS

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

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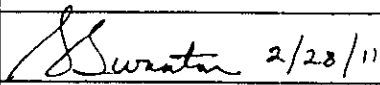
Pre-Application
Conference

Item Required

CITY OF LAS VEGAS
Planning & Development Department
SUBMITTAL CHECKLIST (CONT.)



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

Owner / Applicant / Representative:	United Brothers Enterprises Inc./Bill Bhatti	Application Type(s):	Site Development Plan Review Major Amendment Special Use Permit
APN(s):	139-35-805-001	Application Purpose:	2,000 square-foot Financial Institution, Specified (Pay Day Loan), additional Fuel Pumps and canopy at existing 3,600 square-foot Service Station
Location:	2320 Fremont Street	Pre-App. Meeting Date:	02/28/11
Ward:	3 - Reese	Submittal Deadline:	03/24/11 - no later than 2:00 pm
Planner's Signature:	 2/28/11	Earliest PC / CC Meeting Dates:	05/10/11 PC - 06/15/11 CC (Cycle 5)
Planner:	Steve Swanton, Senior Planner - 229-4714 John Grider, Planner I - 229-6711		

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

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PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



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. All plans shall be to scale.
2. Provide a Parking Analysis of the subject site.
3. A Project of Regional Significance questionnaire is required as part of the Special Use Permit, since the subject property is located within 500 feet of the City boundary with Clark County.
4. 08-15-01 - The City Council approved requests for a Site Development Plan Review (SD-0029-01) for a proposed 2,800 square foot convenience store and a Reduction in the amount of Required Perimeter Landscaping; and a Special Use Permit (U-0088-01) for the sale of beer and wine for off-premise consumption in conjunction with the convenience store.
5. 01/24/02 - The Planning Commission approved a request for a Site Development Plan Review [SD-0029-01(1)] for an approximately 800 square foot addition to an approved service station and full-service car wash on the subject site.
6. 10/16/02 - The City Council approved a request for a Site Development Plan Review (SD-0039-02) and a Reduction of the on-site perimeter landscape requirement for a proposed 3,285 square foot convenience store and fuel canopy on the subject site. Revise the Justification letter to request a Waiver of 130 feet, where a distance separation of 200 feet is required from property zoned for residential use, also a Waiver of 90 feet, where 1,000 feet is required from any other specified financial institution use, auto title loan use or auto auto pawn use.
8. Elevations should show materials used.
9. The subject site is parking impaired (Convenience Store used 1/250 SF when built, now is 1/175 SF).
10. Indicate parking spaces located under canopies.
11. Handicapped parking is improperly striped, correct as part of the Site Development Plan Review.
12. A Major Amendment to a previously approved Site Development Plan Review (SD-0039-02) for 2,000 square-foot Financial Institution, Specified, X,XXX square-foot canopy and site modifications.
13. Special Use Permit for Financial Institution, Specified use at the subject location.

14. Fire, no comments

15. Add additional 5ft striping on H.C. Parking.

16. Meet w/ Flood Control about drainage - *email*

17. Smog @ least 200 S.F. or a Waiver is required. Stacking space for 3 vehicles. 1 additional parking space required

18. Any new landscaping will need to comply w/ current code.

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

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

**PRE-APPLICATION
CONFERENCE NOTES**

CITY OF LAS VEGAS



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Project Name: Arco AM/PM # 82263

APN(s):	139-35-805-001	Pre-app Date:	02/28/11
Location:	2320 Fremont Street	Meeting Location:	DSC Conference Room 3A - 321
Ward #:	3 - Reese	Acres:	.92
		Time:	10:00 a.m.

Ownership Info:	United Brothers Enterprises Inc.	Last Change of Ownership Date:	07/31/02
	Phone: (702)-591-4482	Fax: (702)-	Email:
Applicant Info:	United Brothers Enterprises Inc.		
	Phone: (702)-591-4482	Fax: (702)-	Email:
Representative Info:	Bill Bhatti		
	Phone: (702)-591-4482	Fax: (702)-396-7912	Email:

Use:	Existing:	Service Station with Car Wash
	Proposed:	Service Station and Financial Institution, Specified (Pay Day Loan)
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:	Las Vegas Redevelopment Plan (Downtown Redevelopment Area)	
	Special Land Use Designation (per plan, if applicable): N/A	

Meeting **Conversation Record** **Telephone Record**

Between CLV P&D Representative: John Grider, Planner I (229-6711 Office / 385-7268 Fax / jgrider@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Bill Bhatti	United Brothers Enterprises Inc.	591-4482		
2.				
3.				
4.				
5.				
6.				
7.				
8. Steve Swanton	CLV - Planning and Development	229-4714		
9.	CLV - Finance (Business License)	229-6321	383-0769	
10. Roger Bailey	CLV - PW - Dev Co	229-6578	474-7599	
11. Rick Schroder	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14. Ken Miller	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Office of Business Development	229-6551	385-3128	

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OR: see Meeting Attendance Sheet

Public Works Site Development Plan Review (SDR) pre-application evaluation
 Based on what was provided at the pre-application meeting, Public Works expects to recommend the following conditions:

(Y/N)

Intersection: Eastern/Charleston

APN# BHATTI BILL 139-35-805-001

	<u>Wastewater Collection Systems Planning</u>
N	Connection to Public sewer (14.04.110) – Property already connected.
N	Provide sewer easements on private property (18.12.380)
N	Extension of public sewer to the edge(s) of the site
N	Potential for sewer oversizing agreement
	<u>Flood Control</u>
Y	Engineer will need to meet with the Flood Control section regarding grading of this site. <i>Albert Smith 3/14/11 4 PM</i>
N	Submit an update to an approved drainage study on file with the Flood Control Section
N	Submit a drainage study (20.80.440)
	Concurrence of the drainage study with the following outside agencies:
N	Clark County Public Works
N	North Las Vegas
N	Clark County Regional Flood Control District (CCRFD)
N	Nevada Department of Transportation (NDOT)
N	In a 100-year flood zone and will be required to submit to Federal Emergency Management Agency (FEMA)
N	Army Corp of Engineers submittal
	<u>Traffic Engineering</u>
Y	Show Site Visibility Restriction Zones (SVRZs) (19.08.030B & 18.12.210)
?	Engineer will need to meet with the Traffic Engineering Section regarding driveways and onsite circulation
N/A	Existing "pan" style driveway(s) to remain
N.A	Upgrade the existing driveway to a radius style driveway
N	Possible construction of bus turnout, medians, right/left turn lanes
N	Traffic Study Required
	Concurrence of the traffic study with the following outside agencies:
N	Clark County Public Works
N	North Las Vegas
Y, if req'd	Nevada Department of Transportation (NDOT)
	<u>Land Development</u>
?	Civil plan submittal required
?	Construction and bonding of off-site improvements <i>RER substandard improvements</i>
?	Encroachment agreement
?	Approval of deviations
?	Geotechnical report required for roadway sections
	<u>Right-of-Way</u>
N	Require Dedication of rights-of-way or granting of easements (18.12.140, 150, 330, 204) r/w.o.k unless traffic has concerns
	<u>Survey</u>
N	Mapping may be required
	Show correct boundary May need full boundary of the site
	Reviewed by: _____ Date: _____
	Additional comments:

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May 11, 2011

Mr. Bill Bhatti
United Brothers Enterprises, Inc.
2320 Fremont Street
Las Vegas, Nevada 89115

**RE: SUP-41236 - SPECIAL USE PERMIT RELATED TO VAR-41385,
VAR-41386, SUP-41384 AND SDR-41235
PLANNING COMMISSION MEETING OF MAY 10, 2011**

Dear Mr. Bhatti:

Your request for a Special Use Permit FOR A PROPOSED 1,500 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A 115-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL ZONE WHERE 200 FEET IS THE MINIMUM REQUIRED AND A 94-FOOT DISTANCE SEPARATION FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS THE MINIMUM REQUIRED at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on May 10, 2011.

The Planning Commission accepted the applicant's request to **WITHDRAW WITHOUT PREJUDICE**.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on May 11, 2011.

Sincerely,

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

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Pat Samson
Ace Engineering
6283 Dean Martin Drive, Suite B
Las Vegas, Nevada 89118

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

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

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

CC

P/L 229/
172**Report of All Selected Parcels****Case Number:** SUP-41236 } SDR-41235**Printed On:** Thu: March 31, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
2108 SUNRISE L L C	4550 S MARYLAND PKWY #5 LAS VEGAS NV	13935812018
2112 SUNRISE AVENUE LAND TRUST	13821 DURANGO DR DEL MAR CA	13935812017
25TH & VALLEY L L C	8137 DESERT JEWEL CIR LAS VEGAS NV	13936410021
25TH & VALLEY L L C	8137 DESERT JEWEL CIR LAS VEGAS NV	13936410060
AMARETTI FAMILY TRUST	17 QUIET LN EL SOBRANTE CA	13935804004
AMARETTI FAMILY TRUST	17 QUIET LN EL SOBRANTE CA	13935804003
ANDERSON FRANK L & JOAN G	10453 HAINES CANYON AVE TUJUNGA CA	16202514016
ANDRADE JDSE	1809 FRANKLIN AVE LAS VEGAS NV	16201110014
ARELLANO ALFONSO	1417 S 16TH ST LAS VEGAS NV	16202514030
ARIANA-CAPRI L L C	1204 S EASTERN AVE LAS VEGAS NV	16202516019
AYERS RON & PATRICIA	P O BOX 71647 LAS VEGAS NV	16201111020
BAILEY JOSEPH C & MARILYN LIV TR	4871 STACEY AVE LAS VEGAS NV	13936410040
BAILEY JOSEPH C & MARILYN LIV TR	4871 STACEY AVE LAS VEGAS NV	13936410041
BAKOLAS JOHN K & MARGARITA	1400 GRIFFITH AVE LAS VEGAS NV	16202514029
BANK CITY NATIONAL	555 S FLOWER ST 25TH FLR LOS ANGELES CA	13935813015
BANK CITY NATIONAL	555 S FLOWER ST 25TH FLR LOS ANGELES CA	13935813016
BANTING FIL & ALEGRIA	404 VIA SONADOR HENDERSON NV	13935812020
BANTING FIL & ALEGRIA	404 VIA SONADOR HENDERSON NV	13935812019
BARTSAS MARY 14 L L C	601 S RANCHO DR #C23 LAS VEGAS NV	13935804002
BARTSAS MARY 14 L L C	601 S RANCHO DR #C23 LAS VEGAS NV	13935804010
BARTSAS MARY 2 L L C	601 S RANCHO DR #C23 LAS VEGAS NV	13935804009
BARTSAS MARY 2 L L C	601 S RANCHO DR #C23 LAS VEGAS NV	13935804008
BARTSAS MARY 22 L L C	601 S RANCHO DR #C23 LAS VEGAS NV	13935803015
BARTSAS MARY 3 L L C	601 S RANCHO DR #C23 LAS VEGAS NV	13935803016
BARTSAS MARY 3 L L C	601 S RANCHO DR #C23 LAS VEGAS NV	13935803017
BAYVIEW LOAN SERVICING L L C	4425 PONCE DE LEON BLVD 5TH FLR CORAL GABLES FL	13935813020
BAYVIEW LOAN SERVICING L L C	4425 PONCE DE LEON BLVD 5TH FL CORAL GABLES FL	13935813019
BERRIOS GLENDA	2504 SUNRISE ST LAS VEGAS NV	13936410039
BOTELLO JUAN JESUS & GRACIELA	2018 S 6TH ST LAS VEGAS NV	16201110012
BOWE ROSE U	2112 E CHARLESTON BLVD LAS VEGAS NV	16201101011
BRYTOR L L L P	P O BOX 750280 LAS VEGAS NV	13936410049
BRYTOR L L L P	P O BOX 750280 LAS VEGAS NV	13936410048

Report of All Selected Parcels

Case Number: SUP-41236

Printed On: Thu: March 31, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
BURNS 1992 TRUST	1211 S EASTERN AVE LAS VEGAS NV	16201110026
CALLAHAN DANIEL T	3690 TOBIAS LAS VEGAS NV	16201111002
CARDENAS MARTHA	3414 SYLVIA ST #4 LAS VEGAS NV	16201110004
CASH AMERICA INC	%RASH & ASSOCIATES P O BOX 260888 PLANO TX	16201101013
CASTILE STEPHEN B	1800 S 15TH ST LAS VEGAS NV	16202514007
CASTILLO OSCAR	1205 S EASTERN AVE LAS VEGAS NV	16201110039
CASTREJON JOVITA	2109 PEYTON DR LAS VEGAS NV	16201110042
CERNA YSMAEL	1212 S 9TH ST LAS VEGAS NV	16201110008
CERVANTES ALEJANDRO & MARIBEL	4409 EDWARD AVE LAS VEGAS NV	16201110030
CHATISH T C 2006 REV LIV TR	6480 GRAND GULCH CT LAS VEGAS NV	16201111006
CHATISH T C 2006 REV LIV TR	6480 GRAND GULCH CT LAS VEGAS NV	16201111039
COMER ALVIS ESTES & ALAN PAUL	2113 HOUSTON DR LAS VEGAS NV	16201110029
CONTRERAS FRANCISCO	1205 EASTWOOD DR LAS VEGAS NV	16201110015
CORTEZ EVELIA & NICOLAS	1135 EASTWOOD DR LAS VEGAS NV	16201110013
CRAFT DAVID A	2522 SUNRISE ST LAS VEGAS NV	13936410042
CRUZ TITO A	2040 BALLARD DR LAS VEGAS NV	16202514012
D J M ENTERPRISES L L C	1401 N DECATUR BLVD #O LAS VEGAS NV	16201111005
DEJESUS FELIPA	2534 SUNRISE ST LAS VEGAS NV	13936410044
DEMELLO STEVE & SUSANNE	8830 W WASHBURN RD LAS VEGAS NV	13935802006
DESERT HILLS ENTERPRISES INC	%K BRACKEN 2121 FREMONT ST LAS VEGAS NV	13935804007
DOUGLAS J & P FAMILY TRUST ETAL	%TAX DEPT P O BOX 4349 ANAHEIM CA	13935803027
DRAKE-AUGE PARTNERSHIP	2758 N GREEN VALLEY PKWY HENDERSON NV	16202517019
DUNN DOUGLAS STEWART	2018 PIN OAK AVE LAS VEGAS NV	13935816008
ECHAGUE HECTOR A	P O BOX 363656 LAS VEGAS NV	13935812012
ELMASRY KARIM	2551 WEST ST NO LAS VEGAS NV	13935812015
FELICIANO EFREN V & ELVIRA G	2105 BALLARD DR LAS VEGAS NV	16201110001
FERBER SUSAN E 2009 LIV TR AGMT	P O BOX 424 HAMPSTEAD NC	16201111024
FERBER SUSAN E 2009 LIV TR AGMT	P O BOX 424 HAMPSTEAD NC	16201111023
FIESTA TERESA A LIVING TRUST	1925 E OAKLEY BLVD LAS VEGAS NV	16202514021
FONG FAMILY TRUST ETAL	P O BOX 42242 LAS VEGAS NV	13935803021
FREMONT STREET TRAVEL INN L L C	329 E CARRILLO ST #H SANTA BARBARA CA	13935803011
GABRIEL RICARDO D	2112 BALLARD DR LAS VEGAS NV	16201110050

Report of All Selected Parcels**Case Number:** SUP-41236**Printed On:** Thu: March 31, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
GAMBOA ANTONIO	2011 BALLARD DR LAS VEGAS NV	16202514003
GAMBREL GERALD	2025 BALLARD DR LAS VEGAS NV	16202514006
GAMSIE HUGO MARIO REV LIV TRUST	4832 SANTA BARBARA ST LAS VEGAS NV	16202513009
GARAY BENIGNO	2308 SUNRISE AVE #4 LAS VEGAS NV	13935813018
GARCIA JOSE	2041 BALLARD DR LAS VEGAS NV	16202514009
GARCIA JOSE R	2031 PEYTON DR LAS VEGAS NV	16202514027
GARCIA OLIVERIO R	2108 BALLARD DR LAS VEGAS NV	16201110051
GELHART RANDALL L & STACY LYNN	5352 W REITER AVE LAS VEGAS NV	13935812011
GEOID L L C	4018 GALICENO DR LAS VEGAS NV	13935803025
GITA INCORPORATED	%B PATEL 9801 WINTER PALACE DR LAS VEGAS NV	13935802007
GOLDEN ARCH L P	%MCDONALDS CORP (27-0120) P O BOX 182571 COLUMBUS OH	16202514010
GOLDEN ARCH L P	%MCDONALDS CORP 27-0120 P O BOX 182571 COLUMBUS OH	16202512014
GOLDEN ARCH L P	%MCDONALDS CORP 27-0120 P O BOX 182571 COLUMBUS OH	16202512015
GOLDMAN ROBERT M & NANCY L	2014 BALLARD DR LAS VEGAS NV	16202514017
GOMEZ SILVIA	2121 PEYTON DR LAS VEGAS NV	16201110045
GONZALEZ ALVARO	2521 SUNRISE ST LAS VEGAS NV	13936410033
GONZALEZ ALVARO & ADRIANA LUZ	2521 SUNRISE ST LAS VEGAS NV	13936410032
GONZALEZ ALVARO & CORTIJO	2521 SUNRISE ST LAS VEGAS NV	13936410034
GONZALEZ ALVARO & L ADRIANA	2509 SUNRISE ST LAS VEGAS NV	13936410035
GONZALEZ CHARLIE & MARIA D	2714 HEATHROW ST LAS VEGAS NV	16201110035
GORDON HARRY & GERALDINE TR	3113 CONNORS DR LAS VEGAS NV	16201101005
GREEN SHACK PLAZA L L C	600 S THIRD ST LAS VEGAS NV	16201111043
GREEN SHACK PLAZA L L C	600 S THIRD ST LAS VEGAS NV	16201111011
GREEN SHACK PLAZA L L C	600 S THIRD ST LAS VEGAS NV	16201111010
GREEN SHACK PLAZA L L C	600 S THIRD ST LAS VEGAS NV	16201111018
GREEN SHACK PLAZA L L C	600 S THIRD ST LAS VEGAS NV	16201111009
GREEN SHACK PLAZA L L C	600 S THIRD ST LAS VEGAS NV	16201111022
GREEN SHACK PLAZA L L C	600 S THIRD ST LAS VEGAS NV	16201111042
GREEN SHACK PLAZA L L C	600 S THIRD ST LAS VEGAS NV	16201111019
GREEN SHACK PLAZA L L C	600 S THIRD ST LAS VEGAS NV	16201111021
GREEN SHACK PLAZA L L C	600 S THIRO ST LAS VEGAS NV	16201111025
HERNANOEZ FAMILY TRUST	3555 INOIOS AVE LAS VEGAS NV	16201110006

Report of All Selected Parcels**Case Number:** SUP-41236**Printed On:** Thu: March 31, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
HERNANDEZ MARTHA L	13610 BALASSI RD HACIENDA HEIGHTS CA	16201110005
HESS SALLY	2021 PEYTON DR LAS VEGAS NV	16202514025
HOBAN JOHN MICHAEL	2007 BALLARD DR LAS VEGAS NV	16202514002
HOOLE WILFRED GEORGE	292 N RAINBOW #292 LAS VEGAS NV	16202514005
HORITO THOMAS A & KELLE S ETAL	8285 HELENA AVE LAS VEGAS NV	13936410047
HUANG HSIU PING	2033 E FREMONT ST LAS VEGAS NV	13935802005
J A M PROPERTIES INTL L L C	3863 S VALLEY VIEW BLVD #5 LAS VEGAS NV	13936410038
JAQUES BENNY & EVELYN	2024 BALLARD DR LAS VEGAS NV	16202514015
JENSEN ANDREW & CHEVON	2014 PEYTON DR LAS VEGAS NV	16202516013
JENSEN KATHIE B SEPARATE PPTY TR	1212 S 16TH ST LAS VEGAS NV	16202517018
JOHNTOM LTD	%J ANDERSON 7450 OLIVETAS AVE #393 LA JOLLA CA	16201111003
JOHNTOM LTO	%RASH 200-28-113 P O BOX 260888 PLANO TX	16201111004
JONES DORIS FAMILY L P	2576 E CHARLESTON BLVD LAS VEGAS NV	13936410057
JONES DORIS FAMILY L P	2576 E CHARLESTON BLVD LAS VEGAS NV	13936410056
JONES DORIS FAMILY L P	2576 E CHARLESTON BLVD LAS VEGAS NV	13936410055
JONG ALAN G	2025 PEYTON DR LAS VEGAS NV	16202514026
JORDAN JERALD JAY	1939 BALLARD DR LAS VEGAS NV	16202513008
KAERCHER WILLIAM A & LISA A TR	%FRESH & EASY NEIGHBORHOOD MARKE %TAX DEPT 2120 PARK PL 2ND FLR EL SEGUNDO CA	13935815003
KEANE FRANK FAMILY TRUST	5581 MCLEOD DR LAS VEGAS NV	16202514022
KEATE ROBERT R & ENID R	2108 PEYTON DR LAS VEGAS NV	16201110037
KUMAR-KHURANA FAMILY REV LIV TR	1204 S EASTERN AVE LAS VEGAS NV	16202516018
LA PALM MOTEL INC	2512 E FREMONT ST LAS VEGAS NV	16201111008
LA PALM MOTEL INC	2512 E FREMONT ST LAS VEGAS NV	16201111007
LA PALM MOTEL INC	2512 E FREMONT ST LAS VEGAS NV	16201111041
LA PALM MOTEL INC	2512 E FREMONT ST LAS VEGAS NV	16201111040
LABELLA FAMILY TRUST	1656 EMERALD POINT CT EL CAJON CA	16201110003
LARIOS JOSE A & MIGUEL A	2004 BALLARD DR LAS VEGAS NV	16202514019
LEERAD L P	7765 MEADOW CREEK ST LAS VEGAS NV	16201110049
LEVIT KELVY SIMON	1796 ANELLI CT HENDERSON NV	16201111026
LIA CORI FAMILY TRUST	1931 BALLARD DR LAS VEGAS NV	16202513007
LINARES ROGER & MONICA	13 CROWN VALLEY DR HENDERSON NV	16202512013

Report of All Selected Parcels**Case Number:** SUP-41236**Printed On:** Thu: March 31, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
LINK THOMAS C & TERESA G	2015 BALLARD DR LAS VEGAS NV	16202514004
LOI FAMILY TRUST ETAL	449 30TH AVE SAN FRANCISCO CA	16201101003
LOPEZ ALFONSO ARELLANO	1417 S 16TH ST LAS VEGAS NV	16202514011
LOPEZ ALFONSO ARELLANO ETAL	1417 S 16TH ST LAS VEGAS NV	16201110053
LOPEZ ALFONSO ARELLANO ETAL	1417 S 16TH ST LAS VEGAS NV	16201110052
LOPEZ ALFONSO ARELLANO ETAL	1417 S 16TH ST LAS VEGAS NV	16201110040
LOPEZ ALFONSO ARELLANO ETAL	1417 S 16TH ST LAS VEGAS NV	16201110041
LOPEZ FERNANDO & ALICIA	2037 PEYTON DR LAS VEGAS NV	16202514028
LOWE'S H I W INC	%D BECHAM 1ETA P O BOX 1000 MOORESVILLE NC	16201102001
LUMAX GAMING INC	%S HARTMAN 2501 E CHARLESTON BLVD LAS VEGAS NV	13936410059
MACIAS-LOPEZ ARTURO C	3308 PARAGON DR LAS VEGAS NV	16201110036
MAHBOBIAN-FARD FARID	18048 KAREN DR ENCINO CA	16202512007
MARRERO GUILLERMO	3107 ZOLA ST SAN DIEGO CA	16201110010
MARTINEZ RODOLFO & MARIA C	2024 PEYTON DR LAS VEGAS NV	16202516015
MARYFER L L C	%M/M H RODRIGUEZ 3140 SHADOWLEAF CT LAS VEGAS NV	13936410031
MATTINGLY MARIAN T TRUST	2015 PEYTON DR LAS VEGAS NV	16202514024
MATUSOW FAMILY TRUST	2305 SHOREWOOD HILLS AVE HENDERSON NV	13936410054
MCCAIN CONSTANCE	2020 PEYTON DR LAS VEGAS NV	16202516014
MCDONALD BARBARA	2518 VALLEY ST LAS VEGAS NV	13936410022
MCDOWELL STEPHENY A	2034 BALLARD DR LAS VEGAS NV	16202514013
MEADOWS AUTO MALL L L C	4535 DESERT BLOOM CT LAS VEGAS NV	13936410046
MUSCAT FAMILY LIVING TRUST	2024 FONTANA AVE LAS VEGAS NV	16202514023
NAPOLES-GARCIA JOSE	2124 BALLARD DR LAS VEGAS NV	16201110047
NOVAK GEORGE JAMES	1119 EASTWOOD DR #A LAS VEGAS NV	16201110009
OEHLER 1992 TRUST	2115 TENAYA WY LAS VEGAS NV	13935813014
OEHLER 1992 TRUST	2115 TENAYA WY LAS VEGAS NV	13935813013
OEHLER 1992 TRUST	2115 TENEYA WY LAS VEGAS NV	13935813012
ORTEGA EMILIANO L	2109 HOUSTON DR LAS VEGAS NV	16201110028
P & R 26 L L C	%R PEYMAN 11801 W WASHINGTON BLVD LOS ANGELES CA	16202512006
PACIFIC WAGON ENTERPRISES L L C	1350 E FLAMINGO #47 LAS VEGAS NV	13935812013
PARK FOREST APARTMENTS L L C	930 COLORADO BLVD #3 LOS ANGELES CA	13935804005
PARK FOREST APARTMENTS L L C	930 COLORADO BLVD #3 LOS ANGELES CA	13935804001

Report of All Selected Parcels**Case Number:** SUP-41236**Printed On:** Thu: March 31, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
PATTERSON SANDRA G TRUST	9070 W SPRING MOUNTAIN RD BLDG R #124 LAS VEGAS NV	13935803026
PATTERSON SANDRA G TRUST	9070 W SPRING MOUNTAIN RD BLDG R #124 LAS VEGAS NV	13935803020
PENA MARIO PENA	2105 E FREMONT ST LAS VEGAS NV	13935804006
PEREZ JAN	2104 PEYTON DR LAS VEGAS NV.	16201110038
POSTER MARY ANN	8624 FIRE MOUNTAIN CT LAS VEGAS NV	16201110032
PRADO MIGUEL	4589 POWELL AVE LAS VEGAS NV	16201110033
R B M B L L C	2010 E CHARLESTON BLVD LAS VEGAS NV	16202512009
R Z M Z L L C	2010 E CHARLESTON LAS VEGAS NV	16202512008
RAMIREZ RAMON	2109 BALLARD DR LAS VEGAS NV	16201110002
RAMIREZ SALINA L L C	7712 SNOW SHOE WY LAS VEGAS NV	13935812014
RIEGER 1982 REVOCABLE TRUST	38 PRINCEVILLE LN LAS VEGAS NV	16201101001
RIPLEY ROBIN	2030 BALLARD DR LAS VEGAS NV	16202514014
RIVERA MELISSA	2010 BALLARD DR LAS VEGAS NV	16202514018
RODRIGUEZ FELIPE JR	3468 RUTH DR LAS VEGAS NV	13935813017
RODRIGUEZ MARTHA M	2113 PEYTON DR LAS VEGAS NV	16201110043
RUIZ ROBERTO & ELENA	2034 PEYTON DR LAS VEGAS NV	16202516017
RUVALCABA JORGE & GLORIA	503 OCONNOR PALO ALTO CA	16202514008
SANTORO JAMES F	16427 E STATE FAIR DETROIT MI	16201110048
SELECTIVE HOLDINGS INC	5770 W ROSADA WY LAS VEGAS NV	16201111001
SHILBERG HAROLD	4364 BONITA RD #609 BONITA CA	16201111013
SHILBERG HAROLD	4364 BONITA RD #609 BONITA CA	16201111044
SIERRA LIVING TRUST	2001 BALLARD DR LAS VEGAS NV	16202514001
SOLORSANO MARIO	2105 HOUSTON DR LAS VEGAS NV	16201110027
SOLORZANO SALVADOR SR & S JR	%S & M SOLORZANO 2120 PEYTON DR LAS VEGAS NV	16201110034
STOREHOUSE HOMES LLC SERIES 2121	%R WELCH P O BOX 98378 LAS VEGAS NV	16201110031
STUCKERT DARRYL	2087 N NELLIS BLVD LAS VEGAS NV	13936410037
STUCKERT DARRYL J	2087 N NELLIS BLVD LAS VEGAS NV	13936410036
SUKCHAI PHET	1127 EASTWOOD DR LAS VEGAS NV	16201110011
SUSTAITA ANTONIO	812 GRAND AVE LONG BEACH CA	13936410030
TARANGO SANDRA	3023 BAGLEY AVE LOS ANGELES CA	16201110007
TOTH LIVING TRUST	331 PHEASANT RUN DR DANVILLE CA	16201101002
TRUSTEE CLARK COUNTY TREASURER	%DRIVER JOEL P UNDERWOOD CARRIE L REV LIV TR 2526 SUNRISE ST LAS VEGAS NV	13936410043

Report of All Selected Parcels**Case Number:** SUP-41236**Printed On:** Thu: March 31, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
TUESDAY PROPERTIES L L C	2868 REDWOOD ST LAS VEGAS NV	16201101006
TUESDAY PROPERTIES L L C	2868 REDWOOD ST LAS VEGAS NV	16201101004
TYLER STANLEY E	2125 PEYTON DR #D LAS VEGAS NV	16201110046
U-HAUL REAL ESTATE COMPANY	P O BOX 29046 PHOENIX AZ	13935803012
U-HAUL REAL ESTATE COMPANY	P O BOX 29046 PHOENIX AZ	13935803014
UNITED BROTHERS ENTERPRISES INC	%B BHATTI 4380 N LAMB BLVD LAS VEGAS NV	13935805001
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816014
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816072
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816057
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816058
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816009
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816011
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816013
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816015
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816059
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816010
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816020
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816016
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816060
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816017
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816012
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816071
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816021
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816074
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816018
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816073
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816019
URBAN LOFTS XIV LTD	177 W GRAY ST HOUSTON TX	13935815002
VALDOVINOS JUAN	2000 BALLARD DR LAS VEGAS NV	16202514020
VERA JOSE J	4368 FLAGSHIP CT LAS VEGAS NV	16201110044
WATERFALL VICTORIA REO 2010-02	%COHEN FIN 7300 W 110TH ST #560 OVERLAND PARK KS	13935812016
WESTERFIELD-WOODBURY L L C	1930 VILLAGE CTR #3-938 LAS VEGAS NV	13935803024

Report of All Selected Parcels

Case Number: SUP-41236

Printed On: Thu: March 31, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
WIGGINS BRIAN	2030 PEYTON DR LAS VEGAS NV	16202516016
WONG ROBERT A & CAROLINE A	120 E WIGWAM AVE LAS VEGAS NV	16201111012
ZARAGOZA ANTONIO	1940 BALLARD DR LAS VEGAS NV	16202513010
ZUNINO OSVALDO LIVING TRUST	3575 TIOGA WY LAS VEGAS NV	16202512010
ZUNINO OSVALDO LIVING TRUST	3575 TIOGA WY LAS VEGAS NV	16202512011
ZUNINO OSVALDO LIVING TRUST	3575 TIOGA WY LAS VEGAS NV	16202512012



April 21, 2011

Mr. Bill Bhatti
United Brothers Enterprises, Inc.
2320 Fremont Street
Las Vegas, Nevada 89115

**RE: SUP-41236 - SPECIAL USE PERMIT RELATED TO VAR-41385,
VAR-41386, SUP-41384, AND SDR-41235
PLANNING COMMISSION MEETING OF MAY 10, 2011**

Dear Mr. Bhatti:

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,

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

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Pat Samson
Ace Engineering
6283 Dean Martin Drive, Suite B
Las Vegas, Nevada 89118

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

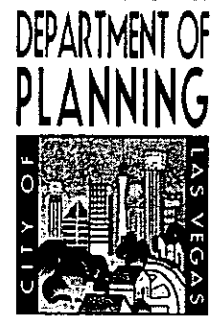
CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov





CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

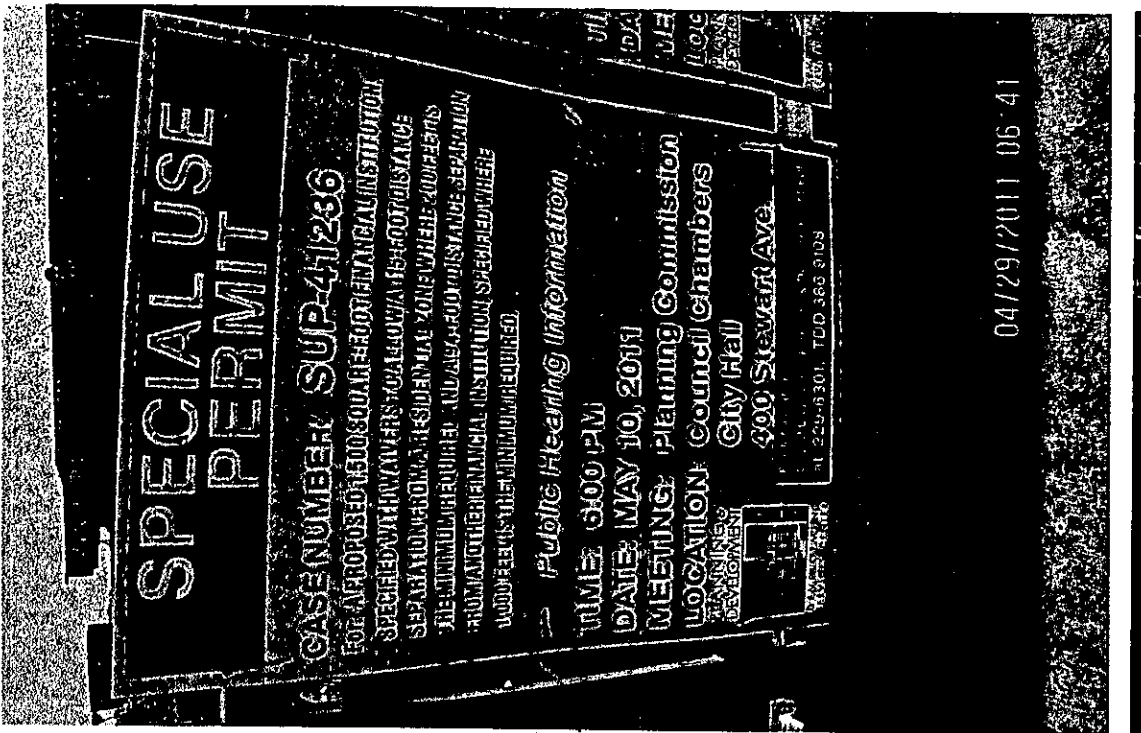


CASE NUMBER: SUP-41236

MEETING DATE: 05/10/11 PC

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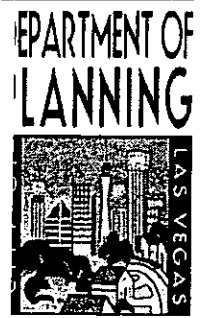
Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



[Signature]
Signature

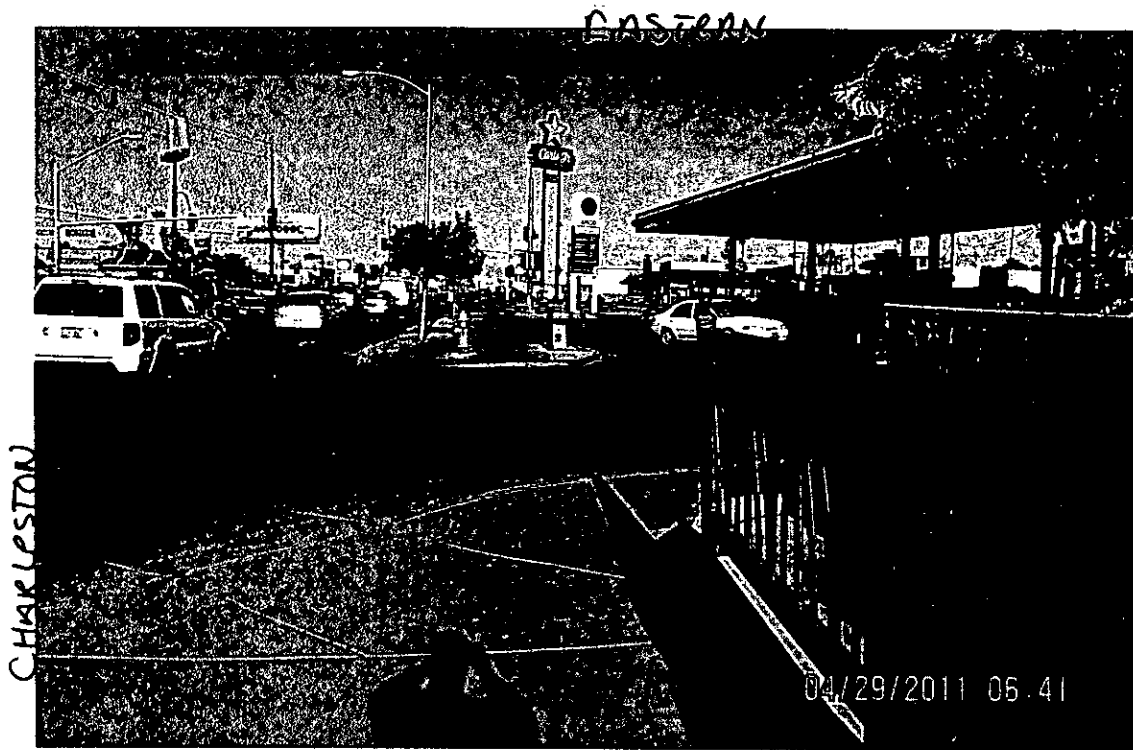
4-29-11
Date

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



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[Handwritten Signature]
Signature

4-29-11
Date

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



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

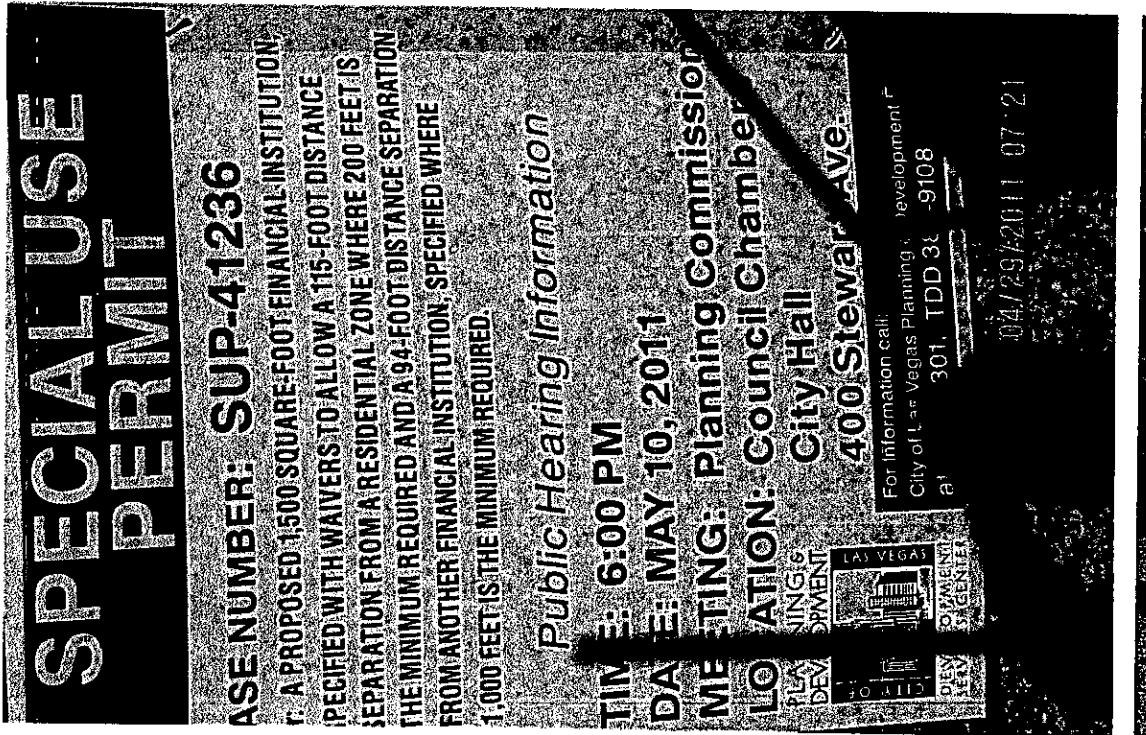


CASE NUMBER: SUP-41236

MEETING DATE: 05/10/11 PC

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



[Signature]
Signature

4-29-11
Date

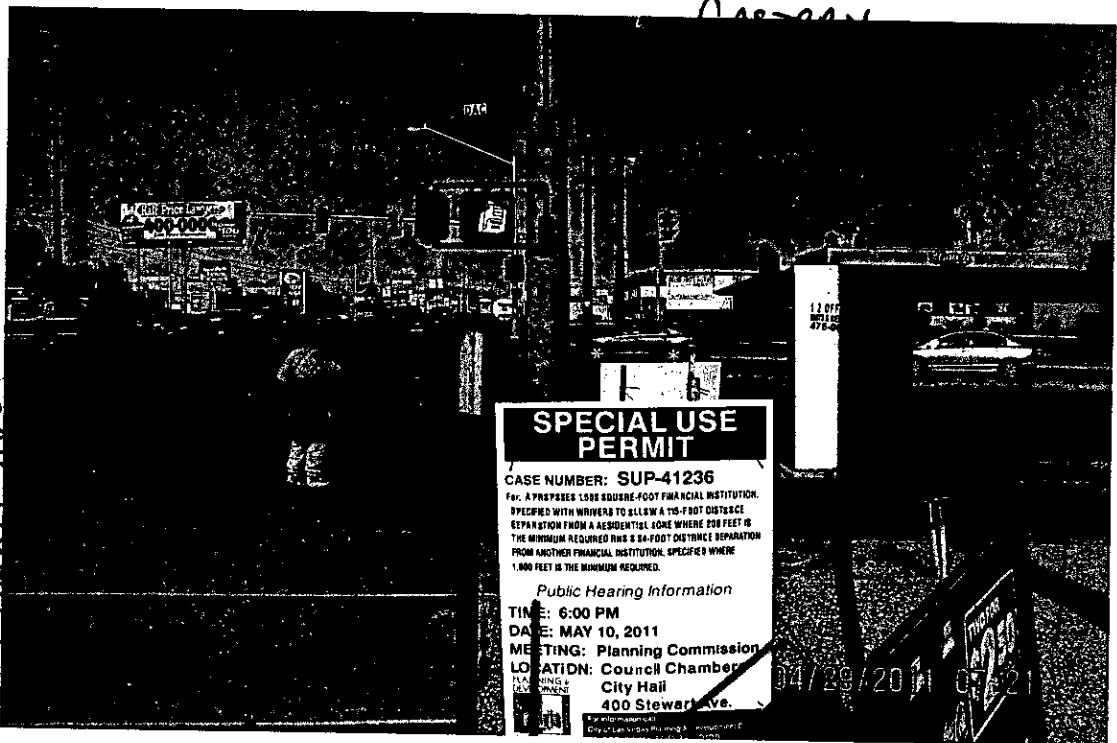
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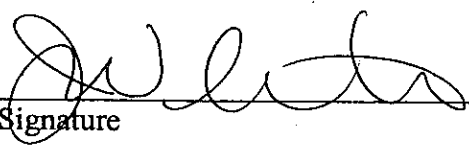


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CHARLESTON




Signature

4-29-11
Date

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CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

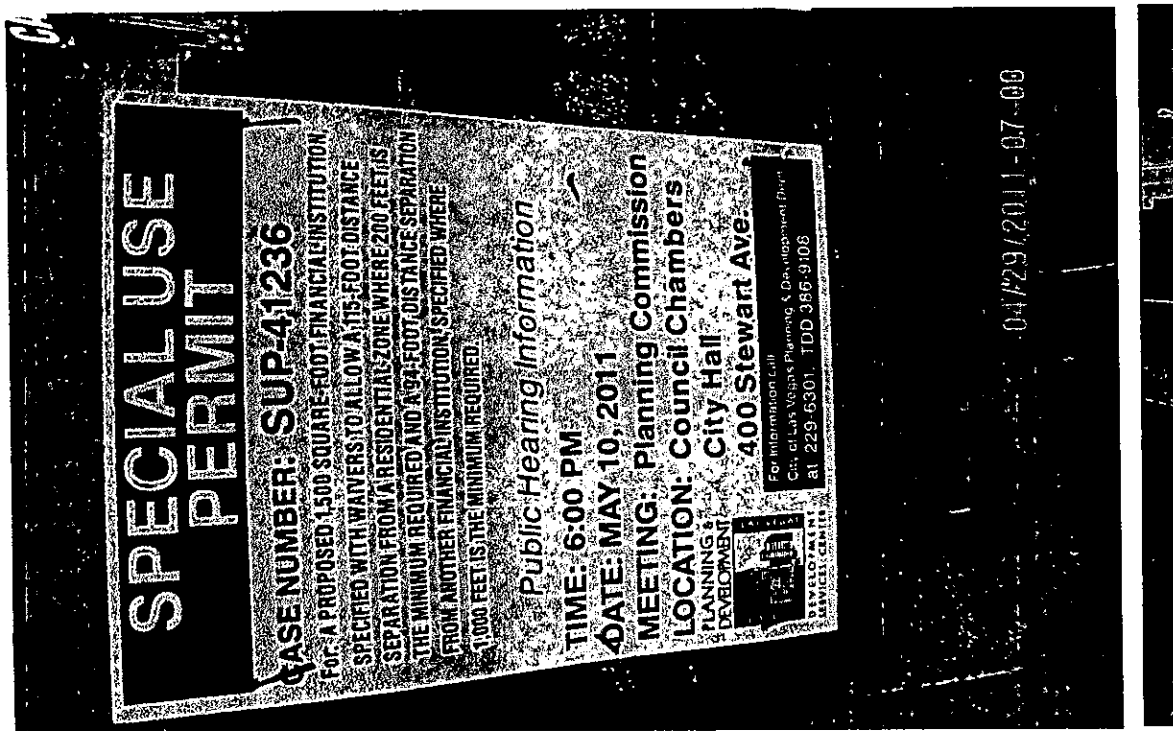


CASE NUMBER: SUP-41236

MEETING DATE: 05/10/11 PC

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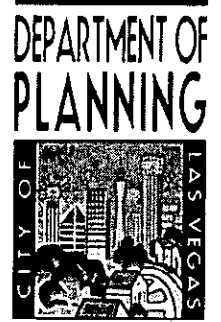
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[Signature]
Signature

4-29-11
Date

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Signature

4-29-11
Date

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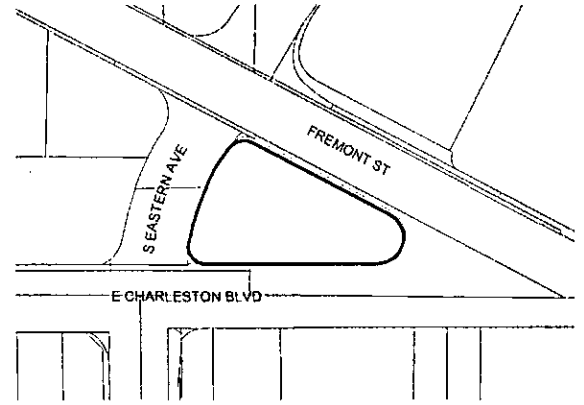
Application Information

SUP-41384 - SPECIAL USE PERMIT RELATED TO VAR-41385 AND VAR-41386 - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC. - Request for a Special Use Permit FOR A PROPOSED AUTO SMOG CHECK USE at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese).

SUP-41236 - SPECIAL USE PERMIT RELATED TO VAR-41385, VAR-41386 AND SUP-41384 - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC. - Request for a Special Use Permit FOR A PROPOSED 1,500 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A 115-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL ZONE WHERE 200 FEET IS THE MINIMUM REQUIRED AND A 94-FOOT DISTANCE SEPARATION FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS THE MINIMUM REQUIRED at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese).

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

Application 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

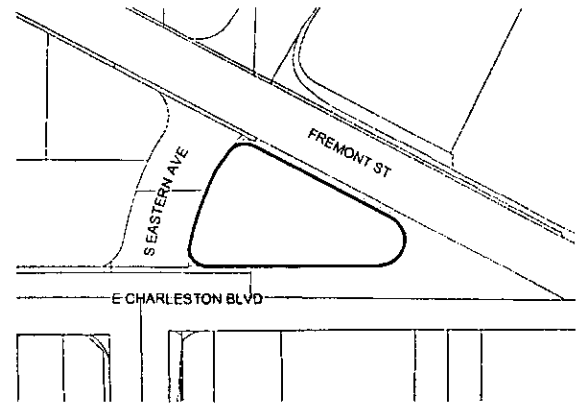
Application Information

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Application Location



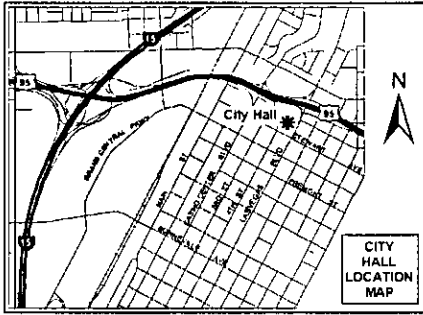
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Public Hearing Information

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

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

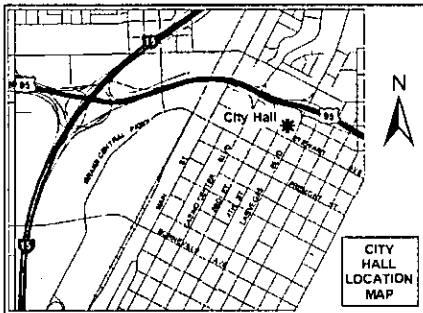
Please use available blank space on card for your comments.

SUP-41384 & SUP-41236

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**



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I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-41384 & SUP-41236

Planning Commission Meeting of 5/10/2011

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekki, Survey (FM, PM, & A's only)
Date: April 11, 2011
Re: **SUP-41236** United Brothers Enterprises, Inc. 2320 Fremont St
Request for a Special Use Permit for a proposed financial institution, specified

COMMENTS:

We have no comment on the Request for a Special Use Permit application for a proposed 2,400 square-foot financial institution, specified with waivers to allow a 115-foot distance separation from a residential zone where 200 feet is the minimum required and a 94-foot distance separation from another financial institution, specified where 1,000 feet is the minimum required at 2320 Fremont Street.

We note that this site is the subject of a Site Development Plan Review SDR-41235; all site-related conditions of approval are addressed with that action.

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:

SUP-41236

Olive Place Apartments	
Bonanza Gardens Apartments	Orleans Square HOA
Boulder Dam Homesites	Palm Terrace Apartments
Cedar Village Apartments	Showboat NA
Charlestonwood Apartments	South Cove Apartments
Church-Noblitt NA	St. Louis/Eastwood Neighborhood
Crestwood NA	Stewart Town HOA
Desert Rose Apartments	Stewart Villas Apartments
Downtown Business Operators Council	Summer Place Apartments
Encantada Apartments	Sunflower Apartments
Ernie Cragin Terrace	Sunrise Apartments
Francisco Park NA	
Fremont Apartments	
Fremont Plaza Apartments	
Greentree Apartments	
Hillside Heights NA	
Huntridge Park NA	
Juan Garcia Gardens Apartments	
Maverick - Hidden Village Apartments	
Mayfair NA	
Mi Casa En El Sol NA	
Oak Tree Apartments	
Oasis Ridge Apartments	
Ogden Villas Apartments	

Carman Burney

From: Doa.Gregory@lvvwd.com
Sent: Thursday, April 07, 2011 6:35 PM
To: Carman Burney
Cc: Laura.Jacobsen@lvvwd.com
Subject: CLV 04-10-11 Planning Commission -- LVVWD Comments

Hi Carman,

Below are the comments from LVVWD. Could you please add Laura Jacobsen, LVVWD Planning Manager, to the distribution list as well?

Thank you!
Doa

SDR-41045

APN #: 139-34-710-029

Address: 424 South 7th Street

Comments: **Existing 5/8" meter with no backflow prevention. Backflow prevention is required for this use per NAC 445A.67195 and the meter may need to be upsized. Civil plans will need to be submitted to LVVWD.**

SUP-40256

APN #: 139-34-611-044

Address: 218 South Sixth Street

Comments: **Existing 2" meter with no backflow prevention and no fire line. Backflow prevention is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.**

SUP-41024

APN #: 139-35-315-006

Address: 1715 Fremont Street

Comments: **Existing 5/8" meter with 1" DCVA and no fire line. The backflow prevention assembly is not compliant with NAC 445A.67195. Civil plans will need to be submitted to LVVWD.**

SUP-41236

SDR-41235

APN #: 139-35-805-001

Address: 2320 Fremont Street

Comments: **Existing 2" meter with RPPA and no fire line. If a fire line is to be added an assessment of the meter size and potential need for backflow prevention will be required. Civil plans will need to be submitted to LVVWD.**

SUP-41306

APN #: 139-28-604-003

Address: 1100 Martin L King Boulevard

Comments: **Existing 3/4" meters (2) with no backflow prevention. Backflow prevention is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.**

SDR-41038

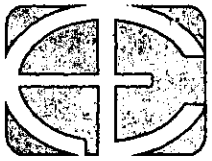
APN: 162-03-210-090 and 162-03-202-005

Address: 1531 Las Vegas Boulevard South

Comments: **Existing 2" meter with no backflow; 3/4" meter with no backflow; 6" meter with no backflow. Backflow prevention is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.**

SDR-41257

APN #: 139-34-612-003 and 139-34-512-027



ACE Engineering

Civil Engineering • Structural Engineering • Land Planning

April 12, 2011

City of Las Vegas
Building & Safety
333 N. Rancho Drive
Las Vegas, NV 89106

Attention: Steve Gebeke, Planning Supervisor

RE: APN: 139-35-805-001 Justification Letter for SDR #41235, SUP #41236 and Additional SUP and 2 Variance Requests

Dear Steve,

We are submitting this request for an additional 4 fueling pumps at the Arco AM/PM gas station located at 2320 E. Fremont Street in Las Vegas. Additionally, the owners are wishing to construct a 1-story, 2400 square foot office building on this same property of which 1500 sq. ft. will be occupied by a financial institution. A 200 sq. ft auto smog check facility is also being requested. In order to facilitate the addition of these pumps, the financial institution, and the auto smog check facility, the existing car wash structure will be demolished. The car wash structure is old and does not match the newer development in the surrounding area. With the removal of the car wash structure, these new improvements will actually have a positive impact on existing site congestion. The removal of the car wash structure and addition of the canopy with 4 fueling pumps will create a smoother flow of traffic on the site. The owners are also trying to enhance the appearance and value of their property with these improvements.

These site enhancements will require 2 Special Use Permits:

- SUP 41236 for the proposed financial institution. The building or portion thereof that is dedicated to the use shall have a minimum of 1500 square feet. The remaining 900 sq. ft. of this building will be utilized by the owners as a private office for the convenience store operation. The hours of operation for the financial institution will be from 8:00 a.m. to 11:00 p.m., seven days per week. There is a 1000 foot distance requirement from any existing financial institution. The distance from the proposed financial institution is 190 feet. A waiver is being requested for this 810 ft. difference. The financial institutions are separated by a major street. There is a required 200 foot distance from any residentially zoned property. This site is 130 feet from a residential property; however no home currently exists on this property. A waiver is being requested for the 70 foot shortage. The site is surrounded by 3 major streets (Charleston Blvd., Fremont Street and Eastern Avenue) which buffer this site from the residential parcel.

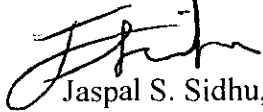
VAR-41385 VAR-41386
SUP-41384 SUP-41236
SDR-41235 REVISED

RECEIVED
R **APR 13 2011** **D**

This development will act to benefit the public welfare, as the proposed product will upgrade aesthetics on Eastern Avenue, Fremont Street and Charleston Avenue as well meeting City of Las Vegas development standards.

Sincerely,

Ace Engineering



Jaspal S. Sidhu, P.E.

RECEIVED
APR 13 2011

~~VAR-41385~~ VAR-41386
SUP-41384 SUP-41236
SDR-41235 REVISED

- SUP for Auto Smog Check. The owner is requesting an SUP for an Auto Smog Station that has 200 sq. ft. of covered facility with no stacking lane where code conditionally allows a stacking lane that will accommodate at least 3 cars without using any required site parking spaces for this use. All amenities will be available at the C-Store at all times while the auto smog check is in operation.

These site enhancements will also require 2 Variance requests:

- A variance to allow a rear yard setback of 7 feet where 20 feet is required in the C-2 zoning district. The uniqueness of this triangular site makes it difficult to meet the conditional setbacks. This reduction in setback allows for a smoother flow of traffic on the site, particularly at the Fremont entrance to the proposed fuel pumps. Additionally, the area directly behind the rear yard setback for the proposed financial institution is a public-right-of-way which goes between Fremont Street and E. Charleston Blvd. This right-of-way is typically used by customers of the C-store to go around the block from Fremont to E. Charleston. There is not a heavy traffic flow through this right-of-way except for customers to this site.
- A variance to allow 16 parking spaces where 25 are required. Once again, due to the odd, triangular shape of this site the parking layout does not always work for the best advantage. The owner has observed that the peak time for customer flow into the C-store is between 5 a.m. to 7 a.m. and again from 4:30 p.m. to 6:00 p.m. The auto smog check facility and the proposed financial institution are not open for business during the 5 a.m. to 7 a.m. time frame. Additionally, the owner has run a pump usage report for the month of March which shows that in a 14 hour time period from 5 a.m. to 7 p.m. the total pumping time for 1 pump was 40 minutes in the 14 hour period. I have attached this report for reference. It has also been the owner's experience that during peak hours cars remain parked for 3 to 4 minutes on the average. Additionally, cars entering the site have 24 fueling pump positions to pull into and customers can stay parked at the fueling pump while conducting their business on the site.

These site enhancements will require the following waiver and exception to the SDR #41235:


- A waiver from the perimeter landscape buffer width requirements is required along the east property line to allow 0' where 15' is required. The odd shape of this lot does not allow for this landscape buffer to exist on this site.
- An exception to the required design standard per Title 19.18.050 (E) (4) where trash container shall be located away from the street front and screened from view of the right-of-way. The odd shape of this lot and the addition of the auto smog check facility does not allow for this requirement to be met and the trash enclosure is located in view of the right-of-way.

RECEIVED
APR 13 2011

This development will act to benefit the public welfare, as the proposed product will upgrade aesthetics on Eastern Avenue, Fremont Street and Charleston Avenue as well meeting City of Las Vegas development standards.

Sincerely,

Ace Engineering



Jaspal S. Sidhu, P.E.

VAR-41385 VAR-41386
SUP-41384 SUP-41236
SDR-41235

4/4/2011 12:40:11

ARCO am/pm 82263

Pump Sales Report



From: 3/1/2011 to: 3/31/2011

UNLEADED REGULAR - 1

Day	PUMP1	PUMP2	PUMP3	PUMP4	PUMP5	PUMP6	PUMP7	PUMP8	PUMP9	PUMP10	PUMP11	PUMP12	PUMP13	Pumps 14	Daily Sales
1	843.37	851.22	754.59	769.63	878.91	1,086.13	838.93	801.34	0.00	953.31	852.81	787.94	773.33	2,256.98	12,244.59
2	812.84	799.04	732.96	694.51	776.53	847.84	669.38	764.57	0.00	816.76	1,079.06	623.21	767.98	2,033.02	11,411.70
3	870.27	871.40	828.71	497.14	807.12	915.48	662.92	611.08	543.21	882.55	699.93	628.85	721.78	2,184.95	11,605.47
4	670.47	782.88	839.45	728.42	873.35	991.86	680.06	751.92	935.58	884.28	725.22	753.87	819.00	2,427.29	12,644.64
5	774.70	787.03	778.77	843.88	741.15	892.09	589.98	528.23	768.88	1,018.83	579.62	528.58	755.84	2,004.30	11,349.66
6	714.92	669.57	576.83	426.79	612.09	860.24	529.74	571.99	691.81	1,025.02	444.30	591.84	597.28	1,760.11	10,072.61
7	741.55	862.99	738.04	809.11	813.32	892.14	805.24	439.85	917.00	924.93	857.75	878.57	885.66	2,359.95	12,324.10
8	780.50	866.35	705.96	647.98	708.71	942.24	623.64	456.02	744.22	870.71	565.67	543.65	666.58	2,089.13	11,010.35
9	624.69	754.02	878.88	682.48	731.88	828.37	641.28	624.61	755.47	815.26	570.48	583.45	588.59	1,877.70	10,687.27
10	699.20	724.85	666.69	632.87	879.01	801.56	827.48	594.50	766.87	759.30	572.84	849.34	689.14	2,002.54	11,066.88
11	846.28	900.36	813.81	770.51	680.40	949.96	758.82	737.39	773.72	818.18	671.05	706.75	738.82	2,399.01	12,564.34
12	742.32	742.84	577.02	552.10	868.19	860.14	623.42	647.94	707.38	853.96	518.28	545.45	714.06	2,078.37	11,032.42
13	639.45	723.58	664.39	483.76	640.89	711.27	814.50	520.02	654.27	769.45	455.78	650.37	810.79	1,830.31	9,888.83
14	815.61	778.37	577.07	624.80	747.96	842.74	670.37	538.88	680.75	787.41	838.00	537.12	556.38	2,096.72	10,892.18
15	727.03	786.07	600.00	626.95	799.94	819.48	654.73	524.63	668.09	763.77	556.87	638.96	718.06	1,933.66	10,717.04
16	822.32	812.13	713.03	511.58	637.78	836.33	583.83	480.81	862.60	777.21	649.35	589.03	609.03	1,688.16	11,744.97
17	771.90	795.31	576.08	549.80	759.70	818.42	481.31	606.94	801.45	785.28	638.17	558.65	598.31	1,919.88	10,664.68
18	761.85	745.22	650.05	647.51	828.87	959.38	703.42	612.53	787.49	851.90	626.98	605.42	668.82	2,258.93	11,898.85
19	669.77	697.28	698.26	563.32	687.75	830.12	562.51	499.37	743.00	893.54	395.51	543.65	594.68	1,849.47	10,128.24
20	620.80	740.40	471.67	526.83	822.72	744.93	551.42	535.80	686.82	808.87	511.12	588.89	475.86	1,987.43	10,064.76
21	763.84	875.77	657.08	480.87	705.74	807.32	611.18	453.76	738.32	870.77	628.66	684.38	684.17	2,068.13	10,908.84
22	749.29	741.13	688.28	631.78	743.22	870.58	849.57	810.30	679.29	926.96	562.80	609.37	635.15	2,003.98	11,001.88
23	875.52	697.78	683.83	611.22	748.14	913.97	578.88	543.20	794.80	789.88	526.08	705.27	552.76	2,040.37	10,841.88
24	783.87	827.04	699.51	708.10	805.70	926.71	636.61	412.77	877.77	978.13	568.23	730.23	692.05	2,209.2	12,085.75

Printed By PAUL

1013962114
 TO: 7025926711
 P.2/3

APR-24-2011 14:13 From: RADG
 APR-4-2011 13:28 FROM:

UNLEADED REGULAR - 1

Day	PUMP1	PUMP2	PUMP3	PUMP4	PUMP5	PUMP6	PUMP7	PUMP8	PUMP9	PUMP10	PUMP11	PUMP12	PUMP13	Pumps 14+	Daily Sales
25	910.78	1,005.84	927.39	797.86	696.56	701.81	779.17	702.40	732.55	899.96	740.28	785.32	887.92	2,578.67	13,317.31
26	708.77	880.97	652.94	669.39	835.11	885.57	704.47	648.16	833.62	795.94	733.03	717.95	602.42	2,241.80	11,687.94
27	709.74	743.93	691.11	619.77	706.77	843.55	683.27	647.71	722.71	744.24	548.90	543.10	755.38	1,980.73	10,939.08
28	817.47	748.00	793.11	833.54	792.29	925.38	691.16	625.63	707.06	804.36	659.77	621.02	636.98	2,449.84	11,908.65
29	809.20	712.09	610.36	579.56	715.94	915.71	631.25	538.29	743.93	939.09	507.01	507.98	704.61	2,228.68	11,143.70
30	835.64	852.96	640.63	555.27	806.18	815.89	669.26	563.76	666.02	755.52	559.87	605.88	644.93	2,135.57	11,107.38
31	702.29	824.29	690.91	574.60	936.00	881.81	579.16	567.44	802.16	866.46	673.27	688.90	721.05	2,341.76	11,848.09

UL PREMIUM

Day	PUMP1	PUMP2	PUMP3	PUMP4	PUMP5	PUMP6	PUMP7	PUMP8	PUMP9	PUMP10	PUMP11	PUMP12	PUMP13	Pumps 14+	Daily Sales
1	52.63	60.86	55.41	24.43	51.58	40.28	28.54	22.35	0.00	58.64	67.40	38.51	41.79	89.42	624.94
2	39.29	41.78	26.71	46.25	45.64	57.20	29.75	46.30	0.00	64.32	46.77	38.56	49.70	150.38	581.83
3	33.81	33.85	53.14	29.96	78.60	37.00	59.18	39.67	28.18	68.78	63.24	49.73	74.02	92.04	741.18
4	39.17	56.86	53.42	41.95	60.38	86.35	28.81	36.22	88.65	86.78	33.86	33.66	47.88	99.84	793.58
5	60.94	83.16	29.13	60.27	64.70	50.51	53.70	24.77	43.73	60.78	62.59	52.48	63.05	152.40	842.21
6	43.77	46.37	22.50	29.20	53.99	36.49	36.33	18.99	44.59	90.19	34.49	18.28	32.77	118.38	622.33
7	54.41	71.38	14.71	11.56	57.48	64.78	32.24	31.72	43.09	16.58	41.94	57.83	53.03	89.43	640.18
8	46.38	85.52	28.07	29.68	41.52	45.82	18.25	25.62	35.65	52.79	51.68	29.82	49.22	111.67	649.68
9	25.77	51.57	38.07	11.49	63.55	41.81	53.71	56.74	51.01	47.31	24.04	41.26	29.89	131.27	665.49
10	66.54	16.22	49.05	13.00	46.56	45.41	64.11	47.25	69.36	44.89	30.12	14.74	44.17	121.18	683.10
11	58.48	81.77	44.91	21.26	38.12	72.02	54.86	6.46	57.99	92.62	45.86	47.40	35.27	122.38	769.43
12	60.26	59.79	56.20	35.83	53.70	61.74	25.55	41.42	54.47	69.08	56.05	46.46	53.51	138.61	800.67
13	33.58	45.32	42.38	26.51	21.32	40.04	61.05	32.47	58.78	52.13	31.46	38.98	55.23	118.80	658.13
14	84.49	30.36	34.99	32.34	33.89	83.21	26.70	39.85	31.99	28.81	61.47	24.41	42.39	112.10	865.80
15	54.83	66.44	33.07	17.83	34.96	41.95	43.83	38.72	45.78	31.42	41.32	26.16	39.45	108.32	632.06
16	44.90	40.10	13.77	34.43	31.11	62.22	28.32	16.81	51.17	41.76	26.22	23.26	26.68	99.77	548.02
17	40.60	57.92	37.24	28.90	67.43	78.39	37.78	32.85	39.05	65.69	38.16	19.98	45.04	132.73	711.35
18	67.72	48.88	31.73	48.14	15.20	69.25	65.46	40.34	70.93	82.26	15.41	48.69	67.37	189.93	843.37

UL PREMIUM

Day	PUMP1	PUMP2	PUMP3	PUMP4	PUMP5	PUMP6	PUMP7	PUMP8	PUMP9	PUMP10	PUMP11	PUMP12	PUMP13	Pumps 14+	Daily Sales
19	31.73	35.80	50.82	35.08	50.58	28.99	27.76	33.42	48.69	51.08	29.14	69.78	71.77	107.09	710.73
20	43.45	48.84	41.55	42.90	39.98	30.32	41.01	30.49	58.22	55.53	23.53	30.52	39.32	133.31	658.07
21	54.63	38.14	46.63	24.74	75.16	54.65	42.66	28.04	49.18	39.30	47.21	28.39	5.39	116.13	685.25
22	29.18	48.83	43.58	14.64	32.16	61.44	31.26	37.28	62.93	62.31	71.29	31.74	1.41	153.04	694.14
23	52.07	18.35	41.05	21.61	59.00	56.13	35.80	21.07	51.52	63.79	37.92	19.30	29.72	126.83	630.26
24	48.60	45.30	27.73	45.13	33.50	45.54	18.23	38.32	40.23	50.83	47.79	30.25	51.88	144.44	687.95
25	70.33	63.48	54.78	58.27	52.11	56.81	32.08	34.57	66.38	39.22	48.92	38.18	90.31	140.55	868.04
26	50.16	70.98	62.21	17.41	47.59	53.74	49.00	53.78	89.68	75.88	25.13	34.34	47.44	110.57	767.89
27	38.61	62.60	28.87	30.52	45.30	70.17	28.38	46.28	53.40	46.11	18.13	48.01	25.56	87.87	620.92
28	9.65	42.27	50.55	15.28	38.16	49.96	34.69	21.51	34.11	50.90	46.64	36.73	28.57	109.14	568.16
29	53.82	26.15	23.65	54.99	45.24	23.19	21.45	24.73	56.18	35.06	25.97	13.34	50.71	108.68	663.18
30	60.60	36.31	28.63	24.07	44.56	66.62	36.40	39.45	45.31	26.89	29.64	27.89	49.54	109.80	625.88
31	36.14	56.96	32.69	25.20	28.95	30.38	34.30	20.70	38.81	43.91	35.48	31.27	49.10	107.31	680.30

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

SUP-41236
SDR-41235

HAND DELIVERED

*DEVELOPMENT CDORDINATION (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

SUP-41236 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC. - Request for a Special Use Permit FOR A PROPOSED 2,400 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A 115-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL ZONE WHERE 200 FEET IS THE MINIMUM REQUIRED AND A 94-FOOT DISTANCE SEPARATION FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED WHERE 1000 FEET IS THE MINIMUM REQUIRED at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese).

SDR-41235 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-41236 - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC. - Request for a Major Amendment of a previously approved Site Development Plan Review (SD-0039-02) FOR A PROPOSED 2,400 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED, 2,324 SQUARE-FOOT CANOPY AND 165 SQUARE-FOOT AUTO SMOG CHECK FACILITY WITH A WAIVER TO ALLOW A 10-FOOT WIDE LANDSCAPE BUFFER ON THE EAST PERIMETER WHERE 15 FEET IS REQUIRED on 0.92 acres at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese).

PLANNING COMMISSION: **MAY 10, 2011**

CITY COUNCIL: **JUNE 15, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **APRIL 7, 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:

5/10/11 PC
MH

Report Date 04/05/2011 03:24 PM

Submitted By

Page 1

A/P # 41236 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	03/17/2011 16:06	982998	Temp COO		
Approved			COO issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	<input checked="" type="checkbox"/> Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

SUP-41236 - SPECIAL USE PERMIT RELATED TO VAR-41385, VAR-41386 AND SUP-41384 - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC. - Request for a Special Use Permit FOR A PROPOSED 1,500 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A 115-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL ZONE WHERE 200 FEET IS THE MINIMUM REQUIRED AND A 94-FOOT DISTANCE SEPARATION FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED WHERE 1000 FEET IS THE MINIMUM REQUIRED at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese).

Parent A/P #

Project #	41236	Project/Phase Name	FREMONT/CHARLESTON AUTO SMOG &	Phase #	
Size/Area	0.92 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13935805001

Location

Owner/Tenant

Contact ID	AC886527	Name	UNITED BROTHERS ENTERPRISES INC	Organization	% B BHATTI
Mailing Address	2320 FREMONT			State/Province	NV
City	LAS VEGAS			Country	<input type="checkbox"/> Foreign
ZIP/PC	89115-1841			Evening Phone	
Day Phone	(702)591-4482 x			Mobile #	
Fax	(702)982-6701				

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

2310 FREMONT ST
LAS VEGAS, 89101-

2320 FREMONT ST
LAS VEGAS, 89101-

A/P Addresses

No Other Addresses are associated to this Application

Report Date 04/05/2011 03:24 PM

Submitted By

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Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13935805001

Applicants/Contacts

Primary N Capacity OTHER Other REP Contact ID AC1877209 Foreign
Effective Name ACE ENGINEERING Expire
Day Phone (702)396-5113 x Eve Phone Organization
Pager PIN # Position
Fax (702)396-5114 Mobile Profession
E-Mail
Address 6283 DEAN MARTIN DR
#B
LAS VEGAS, NV 89118
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

Primary Y Capacity OWNER Contact ID AC886527 Foreign
Effective Name UNITED BROTHERS ENTERPRISES INC Expire
Day Phone (702)591-4482 x Eve Phone Organization % B BHATTI
Pager PIN # Position
Fax (702)982-6701 Mobile Profession
E-Mail
Address 2320 FREMONT
LAS VEGAS, NV 89115-1841
Seasonal Addr

Valid From To
Comments No Comments

Report Date 04/05/2011 03:24 PM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
 Expiration Date

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

There are no items in this list

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	03/17/2011 16:10	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	03/17/2011 16:10	30.00
PROCESSING FEE	P	03/17/2011 16:10	500.00
Total Unpaid		0.00	Total Paid 1030.00

Review Activities	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
435958	DEVCO	1	Incomplete	<input type="checkbox"/>	03/23/2011 13:51			
435959	NEIGH P&S	1	Incomplete	<input type="checkbox"/>	03/23/2011 13:51			
435960	B&S PLAN	1	Incomplete	<input type="checkbox"/>	03/23/2011 13:51			
435961 No comment.	FLOOD	1	Approved	<input type="checkbox"/>	03/23/2011 13:51	04/05/2011 10:49	04/05/2011 10:49	981079
435962	TRAFFIC	1	Approved	<input type="checkbox"/>	03/23/2011 13:51	04/05/2011 10:42	04/05/2011 11:29	960480
435963	TEFO	1	Incomplete	<input type="checkbox"/>	03/23/2011 13:51			
435964	SURVEY	1	Approved	<input type="checkbox"/>	03/23/2011 13:51	03/24/2011 13:44	03/24/2011 13:44	980146

Report Date 04/05/2011 03:24 PM

Submitted By

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Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
435965 No comment	SID	1	Approved	<input type="checkbox"/>	03/23/2011 13:51	03/30/2011 11:26	03/30/2011 11:28	981665
435966 No comment.	SEWER	1	Approved	<input type="checkbox"/>	03/23/2011 13:51	04/04/2011 09:22	04/04/2011 09:22	982903
435967 3/24/11 SUP-41236 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC. - Request for a Special Use Permit FOR A PROPOSED 2,400 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A 115-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL ZONE WHERE 200 FEET IS THE MINIMUM REQUIRED AND A 94-FOOT DISTANCE SEPARATION FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED WHERE 1000 FEET IS THE MINIMUM REQUIRED at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese). see sdr 41235 mw r/w	ROW	1	Approved	<input type="checkbox"/>	03/23/2011 13:51	03/24/2011 16:44	03/24/2011 16:44	984056
435968	LAND DEV	1	Approved	<input type="checkbox"/>	03/23/2011 13:51	03/28/2011 10:45	03/30/2011 10:45	980255
435969	FIRE ENG	1	Approved	<input type="checkbox"/>	03/23/2011 13:51	04/04/2011 09:36	04/04/2011 09:38	970010

Activity Review Details

Detail AGENDA TECH ITEMS (SUP) **Modified By** CBURNEY **Modified Date/Time** 03/22/2011 09:31

Comments
No Comments

AGENDA TECH ITEMS

Before Planning Commission Items

Next RQR info

DRT Process Complete 04/07/2011

1st Notice

Plans Routed for Review 03/30/2011

2nd Notice

Sent to Review Journal 04/25/2011

3rd Notice

Public Hearing Notice Sent 04/25/2011

Next RQR Review Path

Next RQR Case Number

After Planning Commission Items

Next RQR Scheduled

Action Letter Complete 05/11/2011

Required

Review

Notice of Final Action form completed 05/11/2011

Comments

Sign Pre

Memo Sent to Post Sign Posted
04/19/2011 04/29/2011

Memo Sent for Removal

Detail SUBMITTAL CHECKLIST (SUP)

Modified By JMARSHALL

Modified Date/Time 03/17/2011 16:05

Comments
No Comments

Report Date 04/05/2011 03:24 PM

Submitted By

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SUBMITTAL CHECKLIST

Indicate if item is being submitted

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

- Y Business Licensing Requirements Met
- N Business License Exempt

Check Conditions Condition	Approval Supervisor Required	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
Z-LEGAL	N			982110	03/23/2011 13:51	

Planning Condition	Description	Effective	Expire	Comments
	There is no planning condition for this project.			

SPECIAL USE PERMIT

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

Meeting Information

Meeting Information Meeting Date	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Comments Added By	Add Date	Modified By	Modified Date		
05/10/2011	PC	SCHEDULED			
JMARSHALL	03/17/2011		0	0	0

Report Date 04/05/2011 03:24 PM

Submitted By

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

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

No children exist for this project

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

980608	HOWE	MICHAEL	P	
984056	WULFF	MARY	A	ext 2139

Log Action	Description	Entered By	Start	Stop	Hours
Comments					

PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	03/17/2011 16:11		0.00
	PAT SAMSON, 702.396.5113, UNITED BROTHERS ENTERPRISES INC CK 12724				



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for a financial institution
 Project Address (Location) 2320 Fremont St, Las Vegas, NV 89115
 Project Name Freemont/charleston Retail Proposed Use 2000 sq ft financial institution
 Assessor's Parcel #(s) 139-35-805-001 Ward # 3
 General Plan: existing C proposed No change Zoning: existing C-2 proposed no change
 Commercial Square Footage 2000 sq ft Floor Area Ratio —
 Gross Acres .92 Lots/Units — Density —
 Additional Information _____

PROPERTY OWNER United Brothers Enterprises, Inc Contact Bill Bhatti
 Address 2320 Fremont Street Phone: (702) 591-4482 Fax: (702) 651-0636
 City Las Vegas, NV State NV Zip 89115
 E-mail Address billbhatti@gmail.com

APPLICANT United Brothers Enterprises, Inc. Contact Bill Bhatti
 Address 2320 Fremont Phone: (702) 591-4482 Fax: (702) 651-0636
 City Las Vegas State NV Zip 89115
 E-mail Address billbhatti@gmail.com

REPRESENTATIVE Ace Engineering Contact Pat Samson
 Address 6283 Dean Martin Dr Ste. B Phone: (702) 396-5113 Fax: (702) 396-5114
 City Las Vegas State NV Zip 89118
 E-mail Address patrice@aceengineering.us

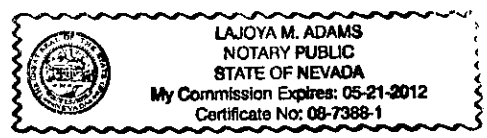
Property Owner Signature* [Signature]
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name BLUPINDER BHATTI

Subscribed and sworn before me
 This 16 day of MARCH, 20 11
[Signature]
 Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>SUP-41236</u>
Meeting Date:	<u>5-10-11</u>
Total Fee:	<u>1,030.00</u>
Date Received:*	<u>3-17-11</u>
Received By:	<u>[Signature]</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.
 MAR 17 2011
 \depo\AApplication Packet\AApplication Form.pdf



SUP



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41236** APN: 139-35-805-001

Name of Property Owner: United Brothers Enterprises INC

Name of Applicant: United Brothers Enterprises INC - Bill Bhatti

Name of Representative: ACE Engineering

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): _____

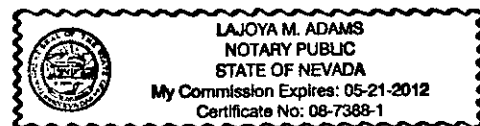
APN: _____

Signature of Property Owner: Haupinder Bhatti

Print Name: HAUPINDER BHATTI

Subscribed and sworn before me

This 16 day of MARCH, 20 11
Lajoya M. Adams
Notary Public in and for said County and State



SUP only

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

ENVIRONMENTAL IMPACT ASSESSMENT

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

* Bold question numbers denote minimum NRS requirements

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SUP-41236

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

Applicant Information

The following Environmental Impact Assessment is being submitted for consideration for the proposed project known as Fremont/Charleston Retail, located at 2320 Fremont St, LV, NV 89105

This document is being prepared by:

Company Name: Ace Engineering
Address: 6283 Dean Martin Drive Ste B
Las Vegas, NV 89118

Contact Person:

Name: Pat Samson
Title: Project Coordinator
Telephone: 702 396-5113
Fax: 702 396-5114
E-mail: Patrice@aceengineering.us

I certify that the statements made by me on this Environmental Impact Assessment represent my best professional judgment and are, to the best of my knowledge, true and complete and correct. I understand that any misrepresentation or material omission of fact on this document may be considered as constituting grounds for an incomplete application and may uphold processing of the application until complete information is provided.

Signature: Pat Samson
Name: Pat Samson
Title: Project Coordinator

Date: 3-16-11

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1 Project Description

1.a Project title: Fremont/Charleston Retail
 1.b Application #:
 1.c Project location: Fremont St/Charleston/Eastern - 2320 Fremont St
 Las Vegas, NV 89102
 1.d Project sponsor
 Name: United Brothers Inc
 Address: 2320 Fremont St, Las Vegas, NV 89102
 Telephone: (702) 591-4482

1.e G. P. designation:

1.f Zoning: C-2

1.g Project description:

Total site acreage: 0.955 AC (41,602 sq-ft)

i) Residential

Total units: N/A
FAR per Lot: N/A

Lot Coverage per Lot:

ii) Hospitality

Total rooms: N/A

Total entertainment:

iii) Commercial

Total S.F.: 41,602

Total FAR:

Total Lot Coverage: 41,602

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

North: Commercial

East: "

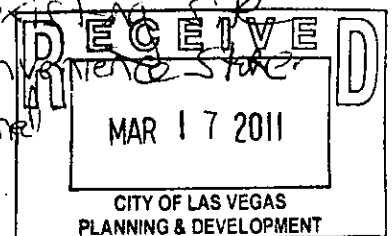
South: "

West: "

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

Narrative: Owner is adding canopy w/ 4 ADA-1.

fueling pumps, 2400 1-story office bldg to house a future financial institution & addition of a drive thru check station to an already existing drive thru check station that has 2 fueling pumps & a convenience store. An already existing car wash will be demolished.



2 Transportation and Traffic

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

Explain:

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

Explain:

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

Explain:

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

Explain:

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

Table:

This facility will not generate any additional traffic. It will just provide additional services to the already existing customers.

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ENVIRONMENTAL IMPACT ASSESSMENT

3 Schools

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

Conventional units:

Age-restricted units:

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

Elementary School

School name:

Distance from site²:

Number of pupils: 0

Junior High/Middle School

School name:

Distance from site²:

Number of pupils: 0

High School

School name:

Distance from site²:

Number of pupils: 0

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1 See Exhibit 1

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

ENVIRONMENTAL IMPACT ASSESSMENT

4 Emergency Services

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

Fire
Name of the facility: Fire Station #4 421 S. 15th St
Existing/proposed: existing
Distance from site³: 1.02 miles

Police
Name of the facility: Metro Downtown Corca command 621 N. 9th St
Existing/proposed: existing
Distance from site³: 2.43 miles

Emergency Services
Name of the facility: Sunrise Hospital 3786 S. Maryland Pkwy
Existing/proposed: existing
Distance from site³: 2.98 miles

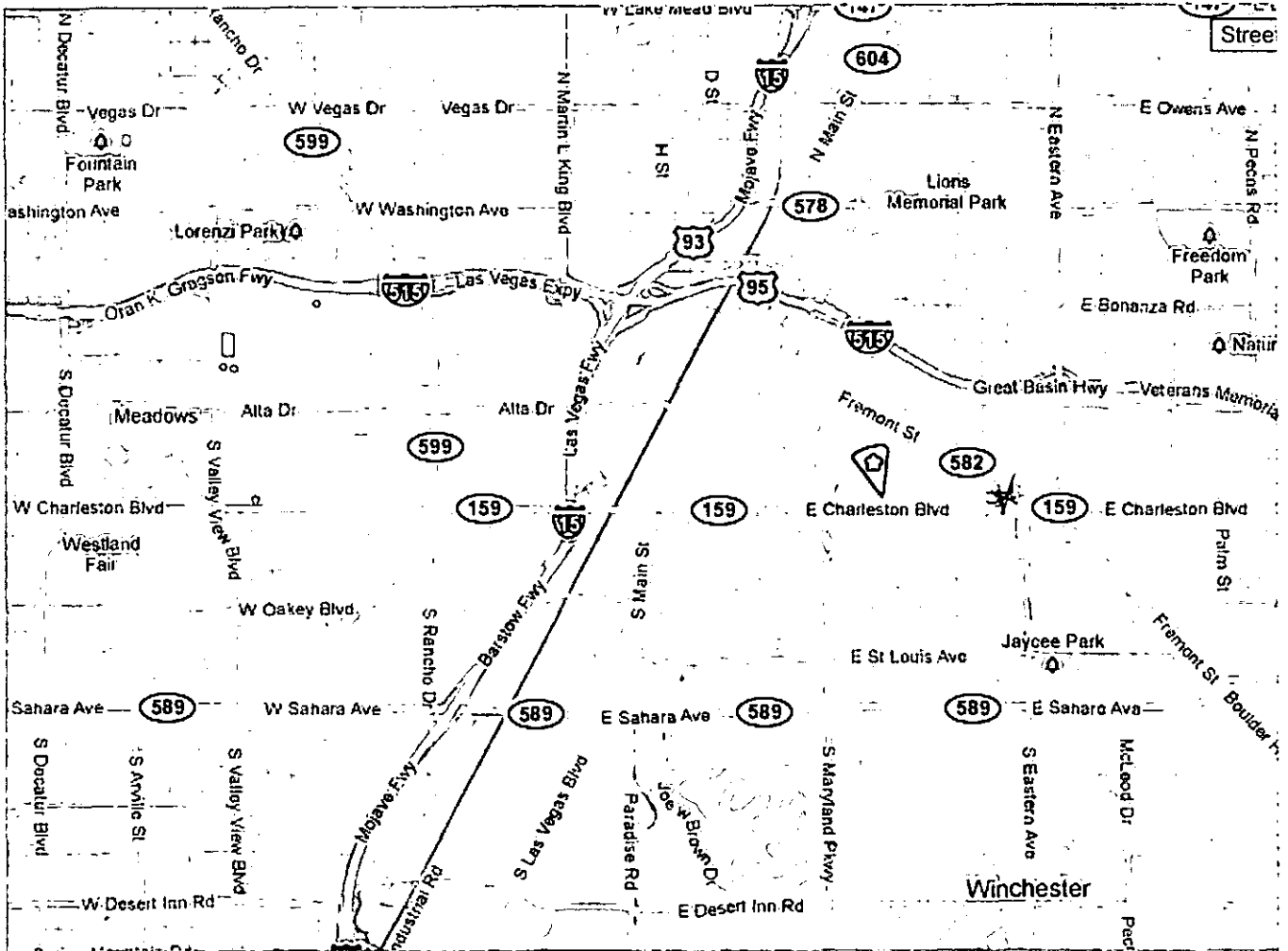
4.b Would the project result in increase for emergency services in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Explain:

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

Fire Station #4
421 S. 15th St

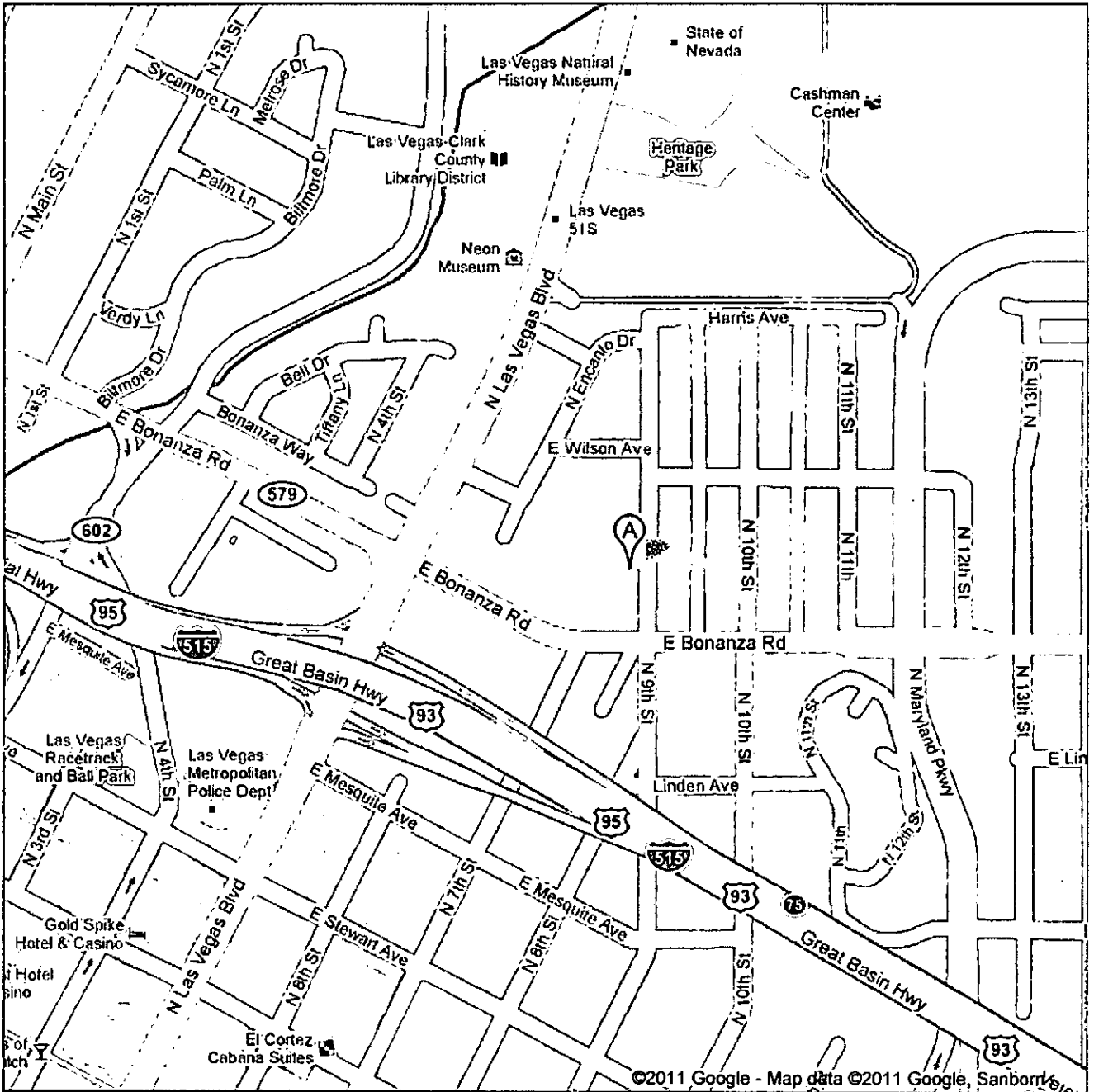


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Metro
Downtown area con and
621 N. 9th St

Google maps

To see all the details that are visible on the screen, use the "Print" link next to the map.



Premier Criminal Defense - www.pietwright.com - Defense Attorneys that Fight for Your Rights - Get the Best - Las

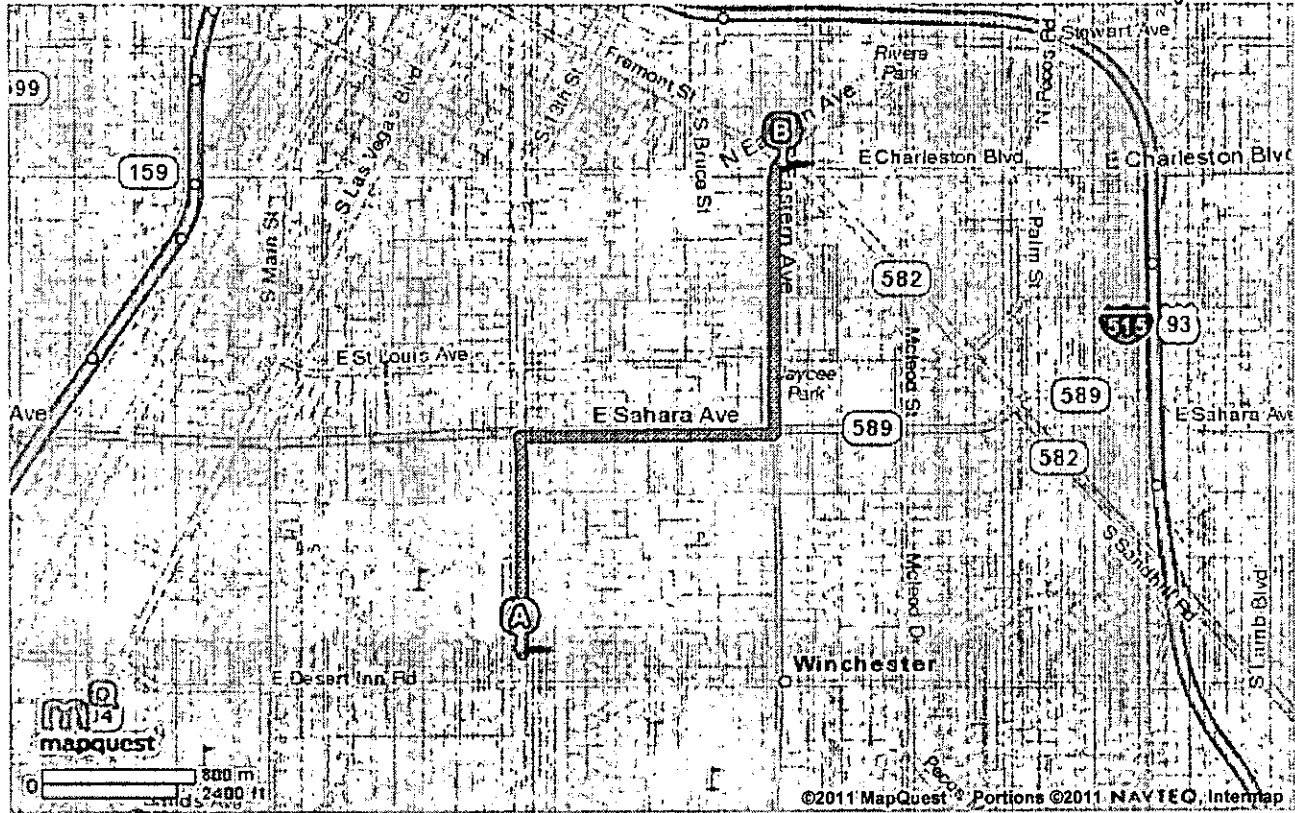
A. Las Vegas Police Department
621 North 9th Street, Las Vegas, NV -
(702) 828-4348

Report a problem

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Total Travel Estimate: 2.98 miles - about 6 minutes

Sunrise Hospital
3186 S Maryland Pky



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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

5 **Housing**

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

Explain:

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

Explain:

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

Density:

Height:

Gated community:

Housing Type:

Home ownership:

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

Explain:

None

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

6 Mass Transit

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

Line number/name:

Location:

Distance from site⁴:

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

Explain:

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

Explain:

None

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

7 Open Space and Recreation

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

Neighborhood Park

Park name:

Location:

Distance from site⁷:

Community Park

Park name:

Location:

Distance from site⁷:

Regional Park

Park name:

Location:

Distance from site⁷:

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

Explain:

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

Explain:

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

Explain: None

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5 See Exhibit 2

6 See Exhibit 3

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

8 See Exhibit 4

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

8 Hydrology

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

Explain:

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

Explain:

none

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

Explain:

NO

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

Explain:

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

Explain:

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

Explain:

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

Explain:

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ENVIRONMENTAL IMPACT ASSESSMENT

9

Water Quality

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

Explain:

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

Explain:

NO

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

Explain:

NONE

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10 Utilities and Service System

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

Explain:

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

Explain: *none*

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

Explain: *none*

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

Explain:

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 1

Clark County School District
April 9, 2002

2001-2001 Valley-wide Student Yields

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

Single-Family units include mobile homes and townhouse.

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

P & 13: Pre-school and Sunset School.

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 2

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

Existing City Parks
(Map 1, pp. 11)

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

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

N: Neighborhood Park

C: Community Park

R: Regional Park

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 3

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

Planned City Parks
(Map 12, pp. 49)

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

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

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City of Las Vegas
 ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 4

US Census Bureau
 1990

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

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

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

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