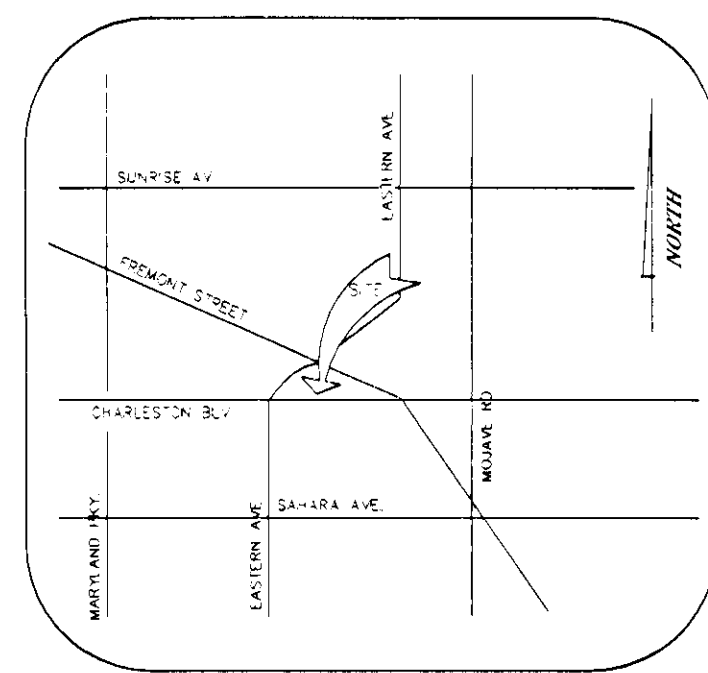
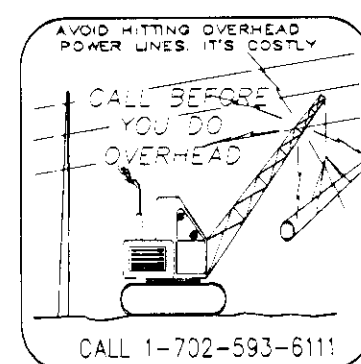




VICINITY MAP:
N.T.S.

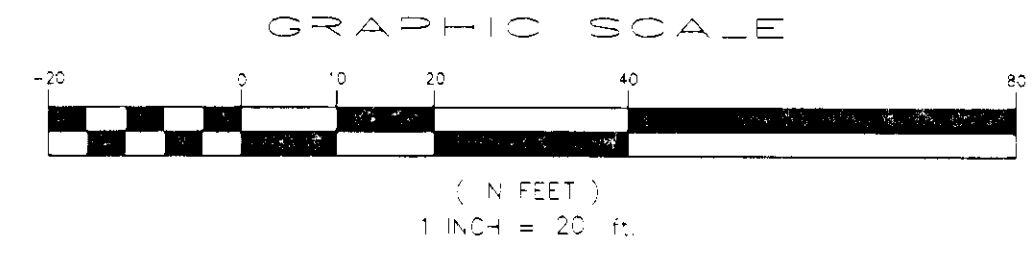
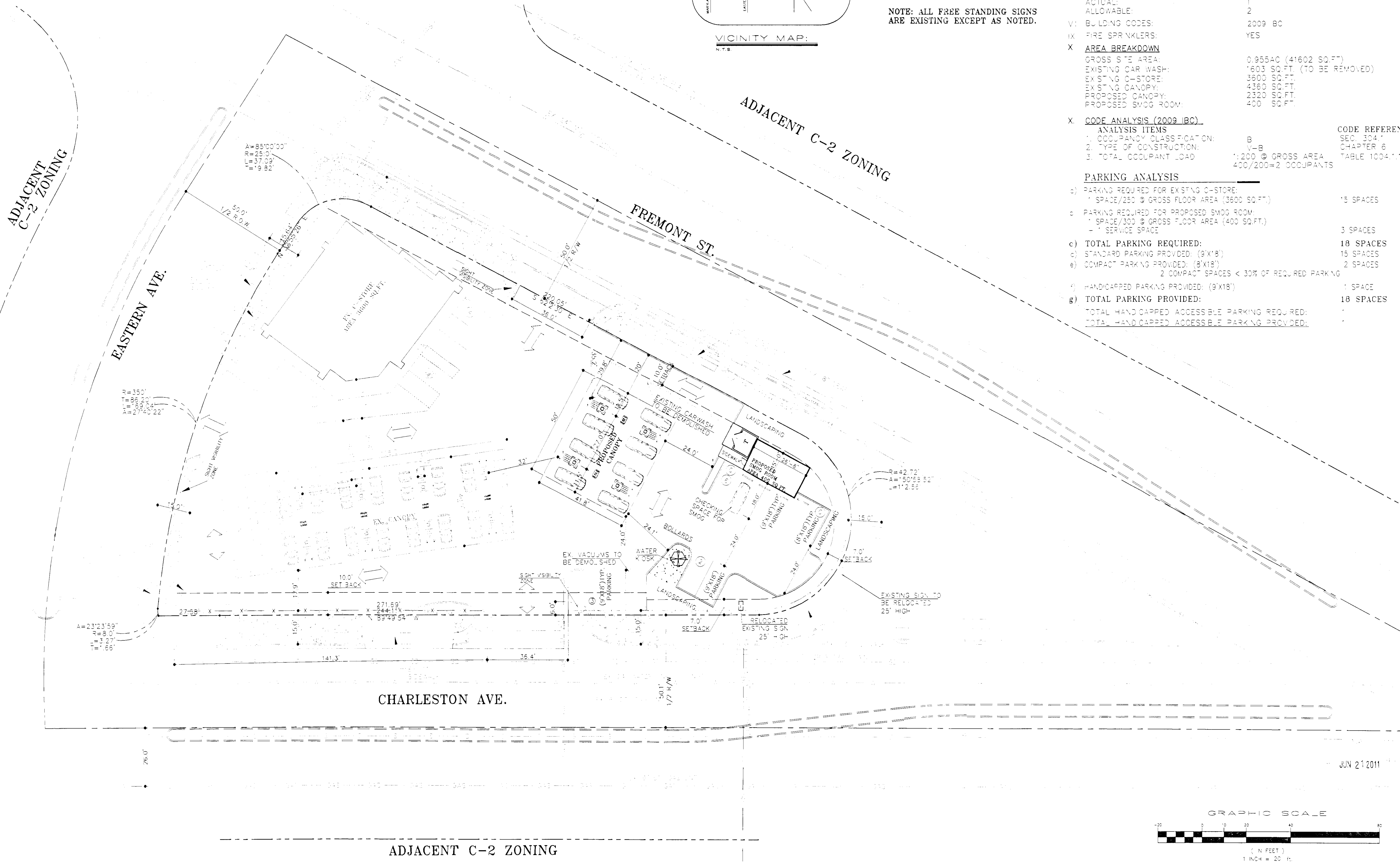
LEGEND:

- PROPERTY LINE
- PARKING STRIPS
- CENTER LINE
- BLDG LINE
- EASEMENT
- SETBACK LINE
- SITE VISIBILITY ZONE
- ACCESSIBLE ROUTE

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

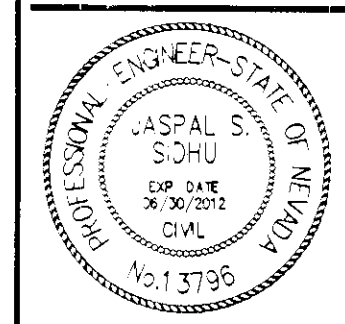
PROJECT DATA (PROPOSED OFFICE)

PROJECT NAME:	FREMONT/CHARLESTON RETAIL
PROJECT LOCATION:	CHARLESTON BLVD. & FREMONT ST. CITY OF LAS VEGAS, NEVADA
ASSESSOR'S PARCEL NUMBER:	139-35-805-001
ZONING:	C-2
JURISDICTION:	LAS VEGAS - 89'0"
HIGH-I	
ACTUAL:	14'-0" (TOP OF PARAPET)
ALLOWABLE:	40'
STORIES	
ACTUAL:	1
ALLOWABLE:	2
BUILDING CODES:	2009 BC
FIRE SPRINKLERS:	YES
AREA BREAKDOWN	
GROSS SITE AREA:	0.955AC (41602 SQ.FT.)
EXISTING CAR WASH:	1603 SQ.FT. (TO BE REMOVED)
EXISTING C-STORE:	3600 SQ.FT.
EXISTING CANOPY:	4350 SQ.FT.
PROPOSED CANOPY:	2320 SQ.FT.
PROPOSED SMOG ROOM:	400 SQ.FT.
CODE ANALYSIS (2009 IBC)	
ANALYSIS ITEMS	
1. OCCUPANCY CLASSIFICATION:	B
2. TYPE OF CONSTRUCTION:	V-B
3. TOTAL OCCUPANT LOAD	1,200 @ GROSS AREA 400/200=2 OCCUPANTS
CODE REFERENCE	
SEC. 304.1	
CHAPTER 6	
TABLE 1004.1.1	
PARKING ANALYSIS	
c) PARKING REQUIRED FOR EXISTING C-STORE:	
1 SPACE/250 @ GROSS FLOOR AREA (3600 SQ.FT.)	15 SPACES
d) PARKING REQUIRED FOR PROPOSED SMOG ROOM:	
1 SPACE/300 @ GROSS FLOOR AREA (400 SQ.FT.)	3 SPACES
+ 1 SERVICE SPACE	
e) TOTAL PARKING REQUIRED:	18 SPACES
f) STANDARD PARKING PROVIDED: (9'X18')	15 SPACES
g) COMPACT PARKING PROVIDED: (8'X18')	2 SPACES
2 COMPACT SPACES < 30% OF REQUIRED PARKING	
h) HANDICAPPED PARKING PROVIDED: (9'X18')	1 SPACE
i) TOTAL PARKING PROVIDED:	16 SPACES
TOTAL HANDICAPPED ACCESSIBLE PARKING REQUIRED:	
TOTAL HANDICAPPED ACCESSIBLE PARKING PROVIDED:	



ACE Consulting
6283 Dean Martin Drive, Suite B
LAS VEGAS, NEVADA 89118
Phone: (702) 396-5113, Fax: (702) 396-5114

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

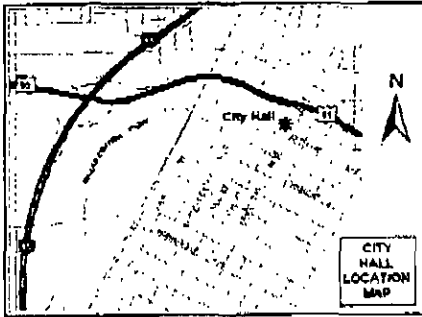


DATE: 06/21/2011
JOB: 10-09
DWG. BY: HS
CHK. BY: MG

A1.0.0
SHEET
1 OF 2

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

PRESORTED
 FIRST CLASS



UNITED STATES POSTAGE
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 601 S RANCHO DR #C23
 LAS VEGAS NV 89106-4825

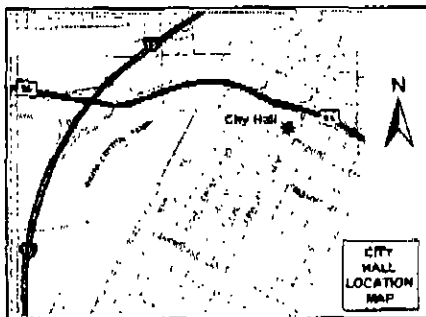
Case: SUP-41384

5 BRD FN 11 89106



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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 this Request



I OPPOSE
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SUP-41384 & SUP-41236

Planning Commission Meeting of 5/10/2011

PRESORTED
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UNITED STATES POSTAGE
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Case: SUP-41384

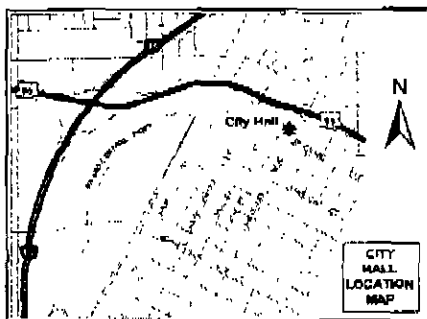
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 601 S RANCHO DR #C23
 LAS VEGAS NV 89106-4825

25 APR 11 09106



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

PRESORTED
 FIRST CLASS



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Case: SUP-41384

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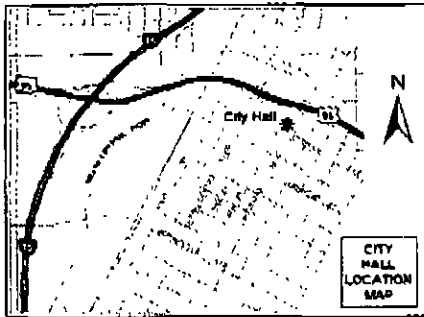
LAS VEGAS NV 89106-4825

26 SEP 11 09 10



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

PRESORTED
 FIRST CLASS



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 MAILED FROM ZIP CODE 89101

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MAY 17 2011

13935804009 Case: SUP-41384
 BARTSAS MARY 2 L L C
 601 S RANCHO DR #C23
 LAS VEGAS NV 89106-4825

5 APR 11 89106



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
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots		
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots		
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)		
☒	☐	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS) SUP only		
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)		
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)		
☐	☒	Copy of Business License(s)		
☐	☒	If required, cop(ies) of approval letter(s) for		
☐	☒	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		
☐	☒	Photo Reproduction of the Color & Materials Board (SDR applications only)		
			Subtotal:	\$ 2690.00
			Grand Total All Fees:	\$2690.00

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

☒	☐	North arrow, scale, and vicinity map	Folded Plans (5, plus 1 per application):	10
☒	☐	All property lines and present dimensions labeled	Colored, Rolled Plans:	1
☒	☐	All building setbacks labeled	Reduced Copy (8-1/2"x11" B/W; 1 per application):	5
☒	☐	All adjacent existing land uses and street names labeled	NOTES: VAR(2), SUP and additional plans for already submitted SUP and SDR (COPY OF PRS OK) (M)	
☒	☐	All points of ingress and egress shown		
☒	☐	ADA accessibility requirements shown/labeled		
☒	☐	Parking standard(s) utilized:		
☒	☐	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total		
☒	☐	All free-standing sign locations shown and heights and sizes noted		

LANDSCAPE PLAN

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

BUILDING ELEVATIONS

☒	☐	Scale and building dimensions labeled	Folded Plans (1 per application):	3
☒	☐	North, south, east, and west elevations of all buildings	Colored, Rolled Plans:	1
☒	☐	All building materials and colors noted	Reduced Copy (8-1/2"x11" B/W; 1 per application):	3
☒	☐	8" x 10" photo of original color and material board	NOTES: SUP only, plus additional plans for already submitted SUP and SDR	
☒	☐	All wall sign locations shown and sizes noted		

FLOOR PLANS

☒	☐	Scale and building dimensions labeled	Folded Plans (1 per application):	3
☒	☐	North arrow and scale	Rolled Plans:	1
☒	☐	All building entrances/exits shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):	3
☒	☐	Use of all rooms noted/labeled	NOTES: SUP and additional plans for SUP and SDR	
☒	☐	Maximum Occupancy (per I.B.C.)		
☒	☐	Seating Capacity (where applicable)		

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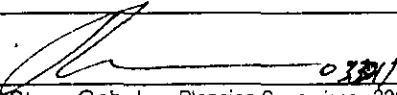
Pre-Application
Conference

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:	United Brothers Enterprises Inc.	Application Type(s):	Variance (2) Special Use Permit
APN(s):	139-35-805-001	Application Purpose:	VAR--to allow reduced required onsite parking VAR--to allow a 10' rear yard setback where 20' req SUP--for a Auto Smog Check not meeting minimum use requirements of Title 19.04
Location:	2320 Fremont Street	Pre-App. Meeting Date:	03/30/11
Ward:	3 - Reese	Submittal Deadline:	04/07/2011
Planner's Signature:		Earliest PC / CC Meeting Dates:	05/10/11 PC - 06/15/11 CC (Cycle 5)
Planner:	Steve Gebeke, Planning Supervisor - 229-5410 Mike Howe, Planner I - 229-6821		

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:
In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us 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:

General Notes:

1. All plans must be drawn to Scale.
2. A Special Use Permit (SUP-41236) for a Financial Institution, Specified Use with distance separation waivers and a Major Amendment (SDR-41235) to an approved Site Development Plan Review (SD-0039-02) for a 2,400 SF Financial Institution, Specified, 2,324 SF canopy addition and 165 SF Auto Smog Check facility have already been submitted for staff review.
3. In addition to the above items, the following is required to continue the review unless the site is redesigned:
 - a. a Variance to allow a rear yard setback of 10 feet where 20 feet is required in the C-1 zoning district.
 - b. a Variance to allow 17 parking spaces where 25 spaces are required;
 - c. a Special Use Permit for the Auto Smog Check use, d/n meet the conditional use requirements of Title 19.04;
 - d. a Waiver of the required Perimeter Landscape Buffer Width is required along the east property line (to allow less than 15-feet, or 10-feet if the setback variance is sought). (included in SDR)
 - e. a Waiver is required for building surfaces greater than 50 feet in length that d/n have a change in wall plane, and inconsistent finish of the rear elevation of the proposed FIS per Title 19.18.050(D)(2). (included in SDR)
 - f. Per Title 19.18.050(E)(4), refuse collection areas (trash containers) shall be located away from the streetfront and screened from view of the right-of-way (revise location or request an exception). (included in SDR)
4. Project of Regional Significance questionnaire is required as part of the Special Use Permit for Smog Check, as the subject property is located within 500 feet of the City boundary with Clark County (may submit duplicate used for SUP-41236).

Parking:

5. The existing Convenience Store is parking impaired (Convenience Store use required 1 space/250 SF when built, now requires 1/175 SF). Because the proposed SDR will not alter the convenience store, 15 existing spaces are allowed for this use. New uses are required to meet Title 19 parking requirements.
6. The parking spaces indicated under the fuel canopies cannot be counted toward the onsite parking requirement.
7. A 22-foot wide aisle is shown at the north corner of the proposed canopy. All drive aisles must be 24-foot wide.
8. Auto Smog Check requires at least one parking space and one service space. The service space indicated on the site plan is not desirable due to safety issues, as it would block the proposed trash enclosure.
9. Parking spaces cannot be double-counted as stacking spaces for the Auto Smog Check use.

Land Use (Financial Institution, Specified):

10. Adding a wall within the proposed Financial Institution, Specified use would reduce the floor area dedicated to the use to below the minimum 1,500 SF required. This would require an additional waiver as well as reduce the distance separation to another Financial Institution, Specified use (a revised justification letter submitted w/ SUP-41236).
11. The floor plan shall depict customer waiting, queuing and transaction spaces to show compliance with Special Use Permit Requirement #6 for a Financial Institution, Specified use.
12. The hours of operation for the FIS use is limited to 8:00 am to 10 p.m. (revise the justification letter to comply or request waiver).
13. The floor plan depicts two rear doors that open into a landscaped area. If a sidewalk is necessary to service these doors, it may result in the need for a more intense landscape waiver (provide revised site and landscape plans showing sidewalks and include with SDR landscape buffer waiver requests).

Land Use (Auto Smog Check):

14. The facility must have a minimum size of 400 square feet, of which a minimum of 200 square feet must be an enclosed structure (provide revised plans showing 400 SF facility or request Special Use Permit).
15. If conducted as an accessory use the smog check facility shall be architecturally compatible with the primary building on the site (provide revised elevations to include smog check facility).
16. Each station shall have a stacking lane that will accommodate at least 3 cars, and no parking spaces required for this use or another on-site use shall be used or eliminated in order to provide services (provide revised plans showing vehicle stacking or request no stacking as part of the Special Use Permit).

-- 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

RECEIVED
APR 05 2011

PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



CYCLE 5

Project Name: Arco AM/PM # 82263

APN(s):	139-35-805-001	Pre-app Date:	03/30/11
Location:	2320 Fremont Street	Meeting Location:	DSC Conference Room 3E
Ward #:	3 - Reese	Acres:	0.92
		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)-651-0636	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:	Convenience Store with Full Service Car Wash and Fuel Pumps
	Proposed:	Remove Car Wash, Full Service and add Financial Institution, Specified and Auto Smog Check
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: Mike Howe, Planner I (229-6821 Office / 385-7268 Fax / and:

Name	Company/Department	Phone	Fax	Email
1. Bill Bhatti	United Brothers Enterprises, Inc.	591-4482	651-0636	billbhatti@gmail.com
2.	ACE Engineering % Pat Samson	396-5113	396-5114	patrice@aceengineering.us
3.				
4.				
5.				
6.				
7.				
8. Steve Gebeke	CLV - Planning and Development	229-5410		
9.	CLV - Finance (Business License)	229-6321	383-0769	
10.	CLV - PW - Dev Co	229-6578	474-7599	
11.	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14.	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Office of Business Development	229-6551	385-3128	

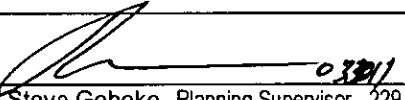
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APR 05 2011

OR: ☐ see Meeting Attendance Sheet

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST						
Item Required								
YES	NO							
APPLICATION PACKET (REQUIRED FOR EACH APPLICATION TYPE, unless indicated otherwise)						Fees		
☒	☐	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")	Appl. Type	Application	Notification	Recordation	Sub-Total
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots						
☒	☐	Oetalled justification letter (the same letter addressing all applications, included with each application)		VAR	\$ 300.00	\$ 500.00	\$ 30.00	\$ 830.00
☒	☐	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS) SUP only		SUP	\$ 500.00	\$ 500.00	\$ 30.00	\$ 1030.00
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)	VAR	\$ 300.00	\$ 500.00	\$ 30.00	\$ 830.00	
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)		\$	\$	\$	\$	
☐	☒	Copy of Business License(s)		\$	\$	\$	\$	
☐	☒	If required, cop(ies) of approval letter(s) for	Subtotal:					\$ 2690.00
☐	☒	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		\$	—	\$		
☐	☒	Photo Reproduction of the Color & Materials Board (SDR applications only)	Grand Total All Fees:					\$2690.00
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								
☒	☐	North arrow, scale, and vicinity map	Folded Plans (5, plus 1 per application):					10
☒	☐	All property lines and present dimensions labeled	Colored, Rolled Plans:					1
☒	☐	All building setbacks labeled	Reduced Copy (8-1/2"x11" BW; 1 per application):					5
☒	☐	All adjacent existing land uses and street names labeled	NOTES: VAR(2), SUP and additional plans for already submitted SUP and SDR (COPY OF PRS OK) 					
☒	☐	All points of ingress and egress shown						
☒	☐	ADA accessibility requirements shown/labeled						
☒	☐	Parking standard(s) utilized:						
☒	☐	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total						
☒	☐	All free-standing sign locations shown and heights and sizes noted						
LANDSCAPE PLAN								
☒	☐	North arrow, scale, and vicinity map	Folded Plans (1 per application):					1
☒	☐	All property lines and present dimensions labeled	Colored, Rolled Plans:					1
☒	☐	All required perimeter landscape planters shown	Reduced Copy (8-1/2"x11" BW; 1 per application):					1
☒	☐	All required parking lot fingers/islands shown	NOTES: additional plan for SDR only					
☒	☐	Quantity, size, species/variety of all trees, shrubs, and ground cover						
BUILDING ELEVATIONS								
☒	☐	Scale and building dimensions labeled	Folded Plans (1 per application):					3
☒	☐	North, south, east, and west elevations of all buildings	Colored, Rolled Plans:					1
☒	☐	All building materials and colors noted	Reduced Copy (8-1/2"x11" BW; 1 per application):					3
☒	☐	8" x 10" photo of original color and material board	NOTES: SUP only, plus additional plans for already submitted SUP and SDR					
☒	☐	All wall sign locations shown and sizes noted						
FLOOR PLANS								
☒	☐	Scale and building dimensions labeled	Folded Plans (1 per application):					3
☒	☐	North arrow and scale	Rolled Plans:					1
☒	☐	All building entrances/exits shown	Reduced Copy (8-1/2"x11" BW; 1 per application):					3
☒	☐	Use of all rooms noted/labeled	NOTES: SUP and additional plans for SUP and SDR					
☒	☐	Maximum Occupancy (per I.B.C.)						
☒	☐	Seating Capacity (where applicable)						
CONTINUED NEXT PAGE								

Pre-Application Conference	CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST (CONT.)	
Item Required		

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

Owner / Applicant:	United Brothers Enterprises Inc.	Application Type(s):	Variance (2) Special Use Permit
APN(s):	139-35-805-001	Application Purpose:	VAR--to allow reduced required onsite parking VAR--to allow a 10' rear yard setback where 20' req SUP--for a Auto Smog Check not meeting minimum use requirements of Title 19.04
Location:	2320 Fremont Street		
Ward:	3 - Reese	Pre-App. Meeting Date:	03/30/11
Planner's Signature:	 03/31/11	Submittal Deadline:	04/07/2011
Planner:	Steve Gebeke, Planning Supervisor - 229-5410 Mike Howe, Planner I - 229-6821	Earliest PC / CC Meeting Dates:	05/10/11 PC - 06/15/11 CC (Cycle 5)

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.

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:

General Notes:

1. All plans must be drawn to Scale.
2. A Special Use Permit (SUP-41236) for a Financial Institution, Specified Use with distance separation waivers and a Major Amendment (SDR-41235) to an approved Site Development Plan Review (SD-0039-02) for a 2,400 SF Financial Institution, Specified, 2,324 SF canopy addition and 165 SF Auto Smog Check facility have already been submitted for staff review.
3. In addition to the above items, the following is required to continue the review unless the site is redesigned:
 - a. a Variance to allow a rear yard setback of 10 feet where 20 feet is required in the C-1 zoning district.
 - b. a Variance to allow 17 parking spaces where 25 spaces are required;
 - c. a Special Use Permit for the Auto Smog Check use, d/n meet the conditional use requirements of Title 19.04;
 - d. a Waiver of the required Perimeter Landscape Buffer Width is required along the east property line (to allow less than 15-feet, or 10-feet if the setback variance is sought). (included in SDR)
 - e. a Waiver is required for building surfaces greater than 50 feet in length that d/n have a change in wall plane, and inconsistent finish of the rear elevation of the proposed FIS per Title 19.18.050(D)(2). (included in SDR)
 - f. Per Title 19.18.050(E)(4), refuse collection areas (trash containers) shall be located away from the streetfront and screened from view of the right-of-way (revise location or request an exception). (included in SDR)
4. Project of Regional Significance questionnaire is required as part of the Special Use Permit for Smog Check, as the subject property is located within 500 feet of the City boundary with Clark County (may submit duplicate used for SUP-41236).

Parking:

5. The existing Convenience Store is parking impaired (Convenience Store use required 1 space/250 SF when built, now requires 1/175 SF). Because the proposed SDR will not alter the convenience store, 15 existing spaces are allowed for this use. New uses are required to meet Title 19 parking requirements.
6. The parking spaces indicated under the fuel canopies cannot be counted toward the onsite parking requirement.
7. A 22-foot wide aisle is shown at the north corner of the proposed canopy. All drive aisles must be 24-foot wide.
8. Auto Smog Check requires at least one parking space and one service space. The service space indicated on the site plan is not desirable due to safety issues, as it would block the proposed trash enclosure.
9. Parking spaces cannot be double-counted as stacking spaces for the Auto Smog Check use.

Land Use (Financial Institution, Specified):

10. Adding a wall within the proposed Financial Institution, Specified use would reduce the floor area dedicated to the use to below the minimum 1,500 SF required. This would require an additional waiver as well as reduce the distance separation to another Financial Institution, Specified use (a revised justification letter submitted w/ SUP-41236).
11. The floor plan shall depict customer waiting, queuing and transaction spaces to show compliance with Special Use Permit Requirement #6 for a Financial Institution, Specified use.
12. The hours of operation for the FIS use is limited to 8:00 am to 10 p.m. (revise the justification letter to comply or request waiver).
13. The floor plan depicts two rear doors that open into a landscaped area. If a sidewalk is necessary to service these doors, it may result in the need for a more intense landscape waiver (provide revised site and landscape plans showing sidewalks and include with SDR landscape buffer waiver requests).

Land Use (Auto Smog Check):

14. The facility must have a minimum size of 400 square feet, of which a minimum of 200 square feet must be an enclosed structure (provide revised plans showing 400 SF facility or request Special Use Permit).
15. If conducted as an accessory use the smog check facility shall be architecturally compatible with the primary building on the site (provide revised elevations to include smog check facility).
16. Each station shall have a stacking lane that will accommodate at least 3 cars, and no parking spaces required for this use or another on-site use shall be used or eliminated in order to provide services (provide revised plans showing vehicle stacking or request no stacking as part of the Special Use Permit).

-- 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:	03/30/11
Location:	2320 Fremont Street	Meeting Location:	DSC Conference Room 3E
Ward #:	3 - Reese	Acres:	0.92
		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)-651-0636	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:	Convenience Store with Full Service Car Wash and Fuel Pumps
	Proposed:	Remove Car Wash, Full Service and add Financial Institution, Specified and Auto Smog Check
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: Mike Howe, Planner I (229-6821 Office / 385-7268 Fax / and:

Name	Company/Department	Phone	Fax	Email
1. Bill Bhatti	United Brothers Enterprises, Inc.	591-4482	651-0636	billbhatti@gmail.com
2.	ACE Engineering % Pat Samson	396-5113	396-5114	patrice@aceengineering.us
3.				
4.				
5.				
6.				
7.				
8. Steve Gebeke	CLV - Planning and Development	229-5410		
9.	CLV - Finance (Business License)	229-6321	383-0769	
10.	CLV - PW - Dev Co	229-6578	474-7599	
11.	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14.	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet



August 18, 2011

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

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

RE: SUP-41384 – SPECIAL USE PERMIT
RELATED TO VAR-41386 AND SDR-41235
CITY COUNCIL MEETING OF AUGUST 17, 2011

Dear Mr. Bhatti:

The City Council at a regular meeting held August 17, 2011, APPROVED the
The Notice of Final Action was filed with the Las Vegas City Clerk on August 18,
2011. This approval is subject to:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-41386) and Site Development Plan Review (SDR-41235) shall be required, if approved.
2. Conformance to all Minimum Requirements under LVMC Title 19.12 for Smog Check use.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Mr. Bill Bhatti
SUP-41384 – Page Two
August 18, 2011

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

Sincerely,



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

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

July 13, 2011

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

**RE: ABEYANCE - SUP-41384 - SPECIAL USE PERMIT RELATED TO
VAR-41385, VAR-41386 AND SDR-41235
PLANNING COMMISSION MEETING OF JULY 12, 2011**

Dear Mr. Bhatti:

Your 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), was considered by the Planning Commission on July 13, 2011.

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

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-41386) and Site Development Plan Review (SDR-41235) shall be required, if approved.
2. Conformance to all Minimum Requirements under LVMC Title 19.12 for Smog Check use.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

Mr. Bill Bhatti
SUP-41384 - Page Two
July 13, 2011

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on August 17, 2011, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

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

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

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

ELIZABETH N. FRETWELL
CITY MANAGER

June 30, 2011

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

**RE: ABEYANCE - SUP-41384 - SPECIAL USE PERMIT RELATED TO
VAR-41385, VAR-41386 AND SDR-41235
PLANNING COMMISSION MEETING OF JULY 12, 2011**

Dear Mr. Bhatti:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **July 12, 2011** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, July 6, 2011** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

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

Sincerely,

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

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

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

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LAS VEGAS CITY COUNCIL

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STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

June 15, 2011

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

**RE: ABEYANCE - SUP-41384 - SPECIAL USE PERMIT RELATED TO
VAR-41385, VAR-41386 AND SDR-41235
PLANNING COMMISSION MEETING OF JUNE 14, 2011**

Dear Mr. Bhatti:

Your 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), was considered by the Planning Commission on June 14, 2011.

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

This item is scheduled to be heard again at the **July 12, 2011** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", is 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

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**LAW OFFICES OF
MARC D. RISMAN**

10120 S. Eastern Ave., Suite 206

Henderson, NV 89052

Email: marcrisman@calneva-law.com

Telephone: (702) 388-8100

Fax: (702) 492-4992

June 7, 2011

City of Las Vegas Planning Commission

Attn: Carmen Burney

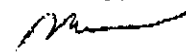
(702) 474-7463

Re: VAR-41385 and VAR 41386
SUP-41236 SUP-41384 and SDR 41235

Dear Carmen:

My client, United Brothers Enterprises, Inc., is requesting an abeyance on the hearings for the above-referenced matters to the July 12, 2011 Planning Commission meeting. This abeyance is requested to work on the recommendations suggested by the Planning Commission members when they passed on voting during the last meeting. Thank you.

Sincerely,



Marc Risman

MDR/ps

RECEIVED

JUN -7 2011



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

June 2, 2011

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

**RE: ABEYANCE - SUP-41384 - SPECIAL USE PERMIT RELATED TO
VAR-41385, VAR-41386 AND SDR-41235
PLANNING COMMISSION MEETING OF JUNE 14, 2011**

Dear Mr. Bhatti:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **June 14, 2011** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, June 8, 2011** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

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

Sincerely,

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

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

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

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

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LAS VEGAS CITY COUNCIL

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STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

May 11, 2011

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

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

Dear Mr. Bhatti:

Your 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), was considered by the Planning Commission on May 10, 2011.

The Planning Commission voted to hold this item in **ABEYANCE** at the request of the Commission in an effort provide the applicant with an opportunity to work with staff in regards to the circulation issues.

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

Sincerely,

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

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

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

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LAS VEGAS CITY COUNCIL

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STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

April 21, 2011

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

**RE: SUP-41384 - SPECIAL USE PERMIT RELATED TO VAR-41385,
VAR-41386, SUP-41236 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", is 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

CITY OF LAS VEGAS
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CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

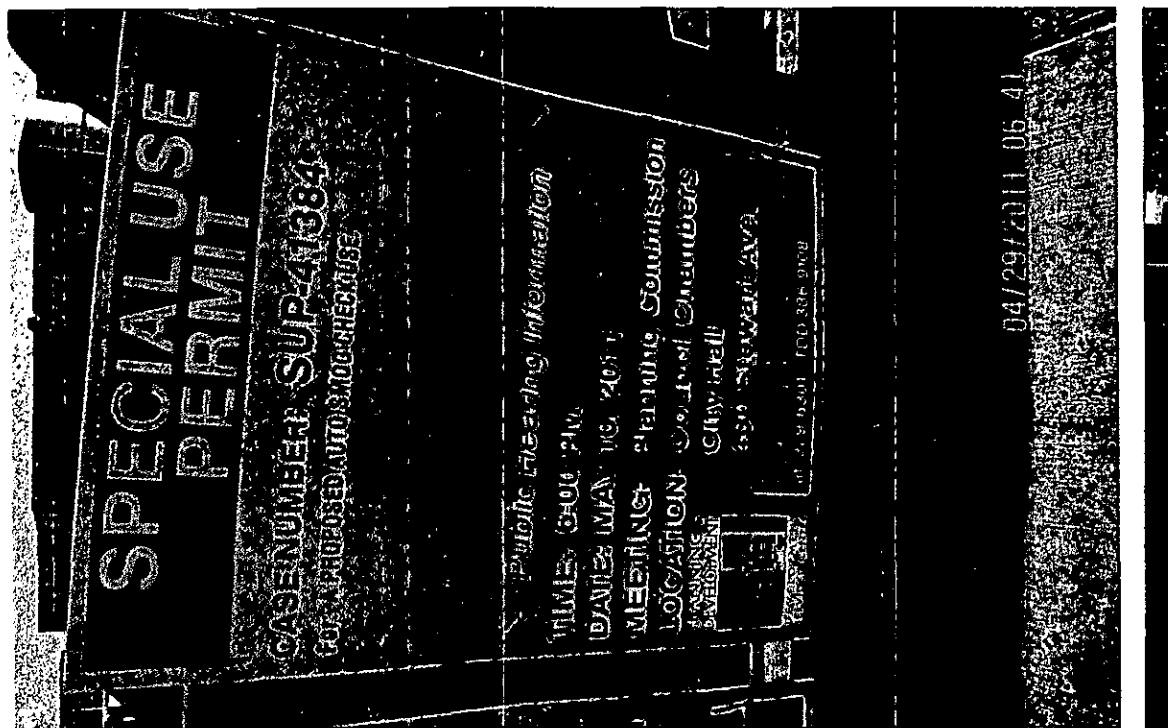


CASE NUMBER: SUP-41384

MEETING DATE: 05/10/11 PC

1 of 3

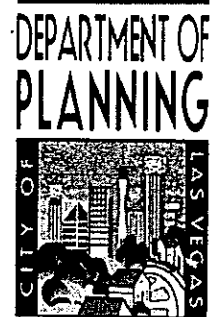
Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



[Signature]
Signature

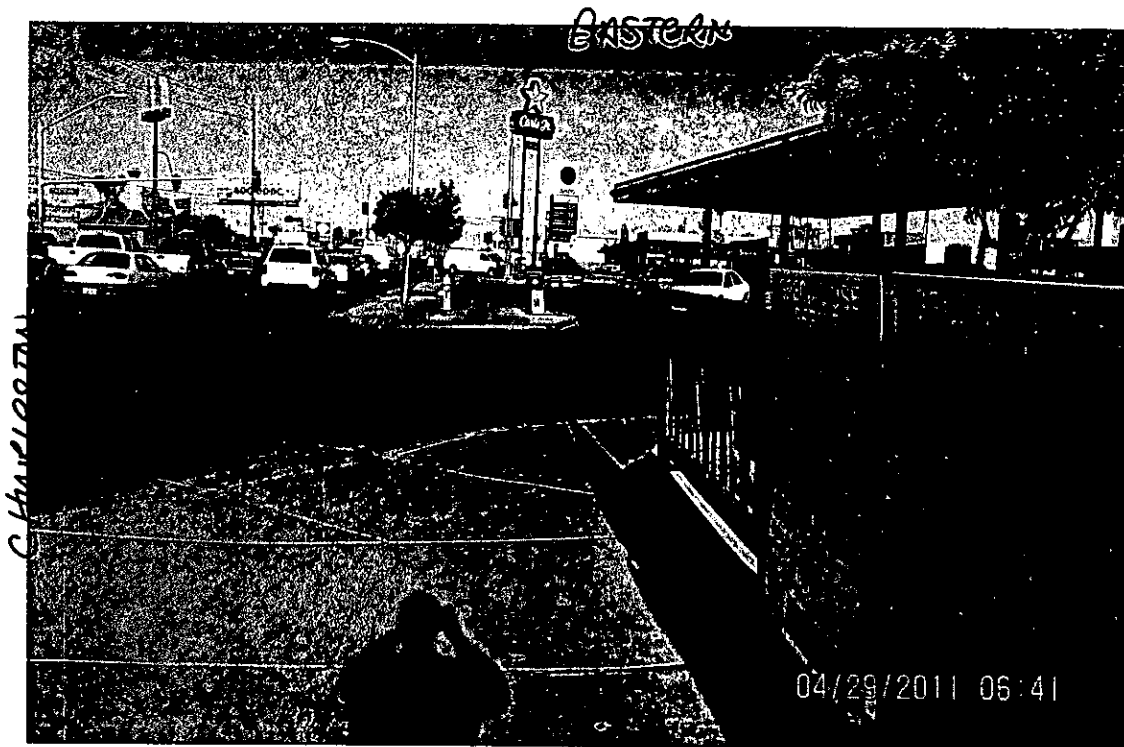
4-29-11
Date

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.



6/3

e Zoning
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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-41384

MEETING DATE: 05/10/11 PC

293

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.

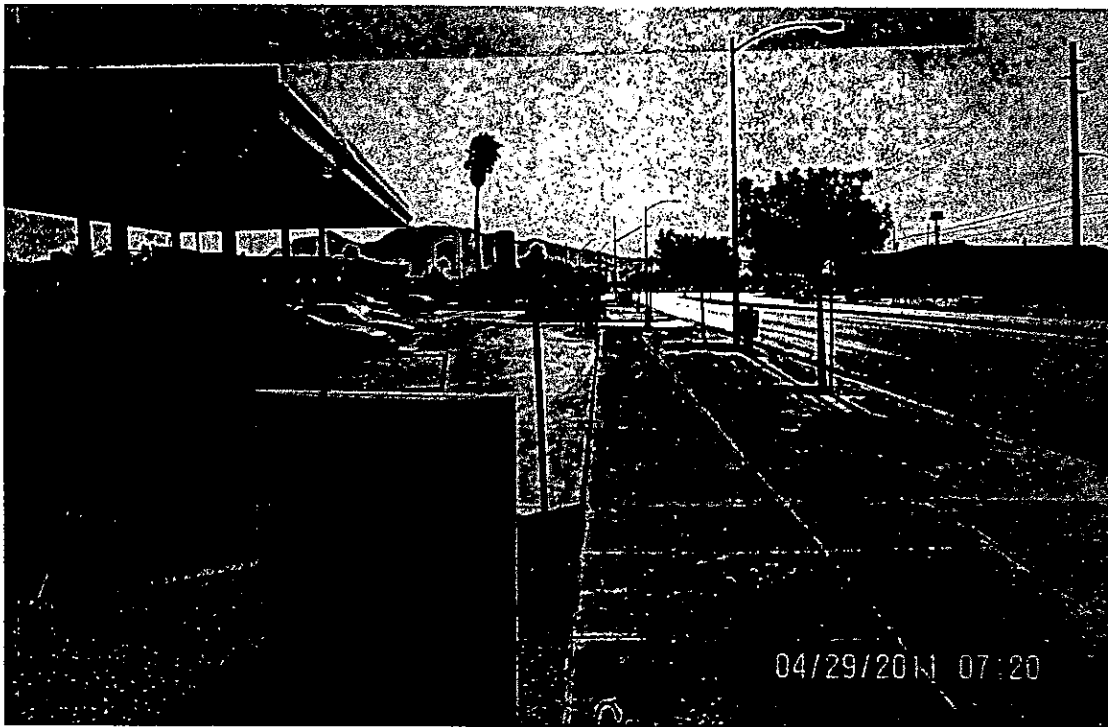


CASE

MEET

Sign Pr
Code, wa
scheduled

3



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.



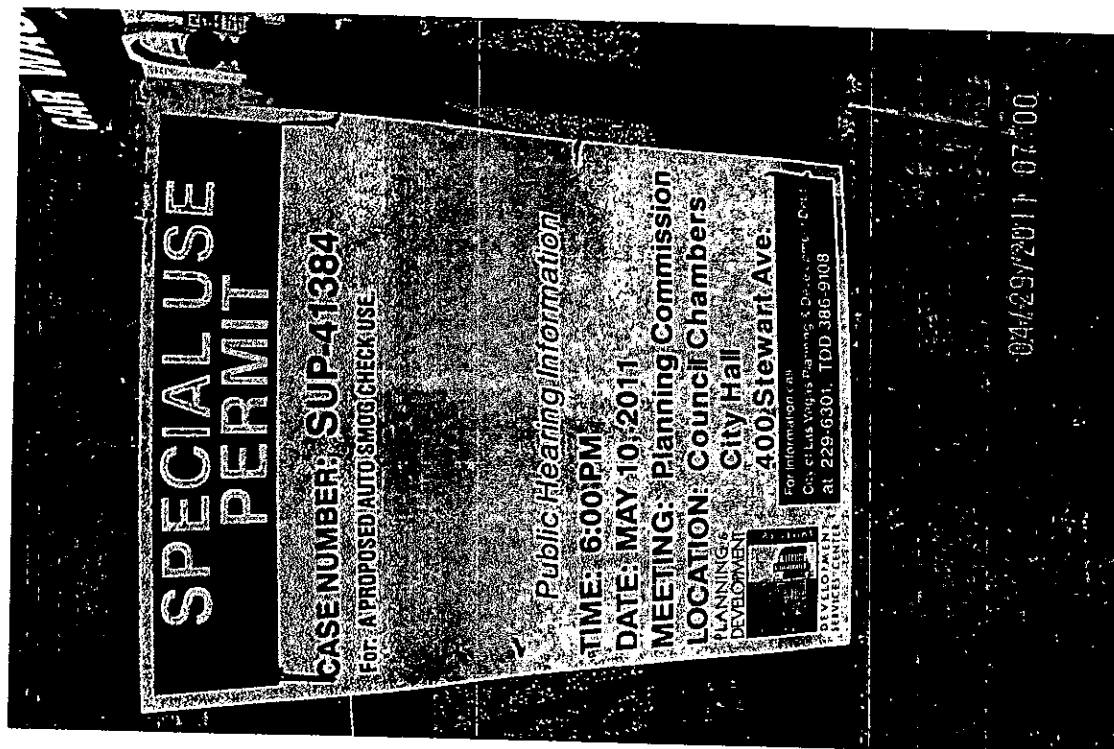
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: SUP-41384

MEETING DATE: 05/10/11 PC

303
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.



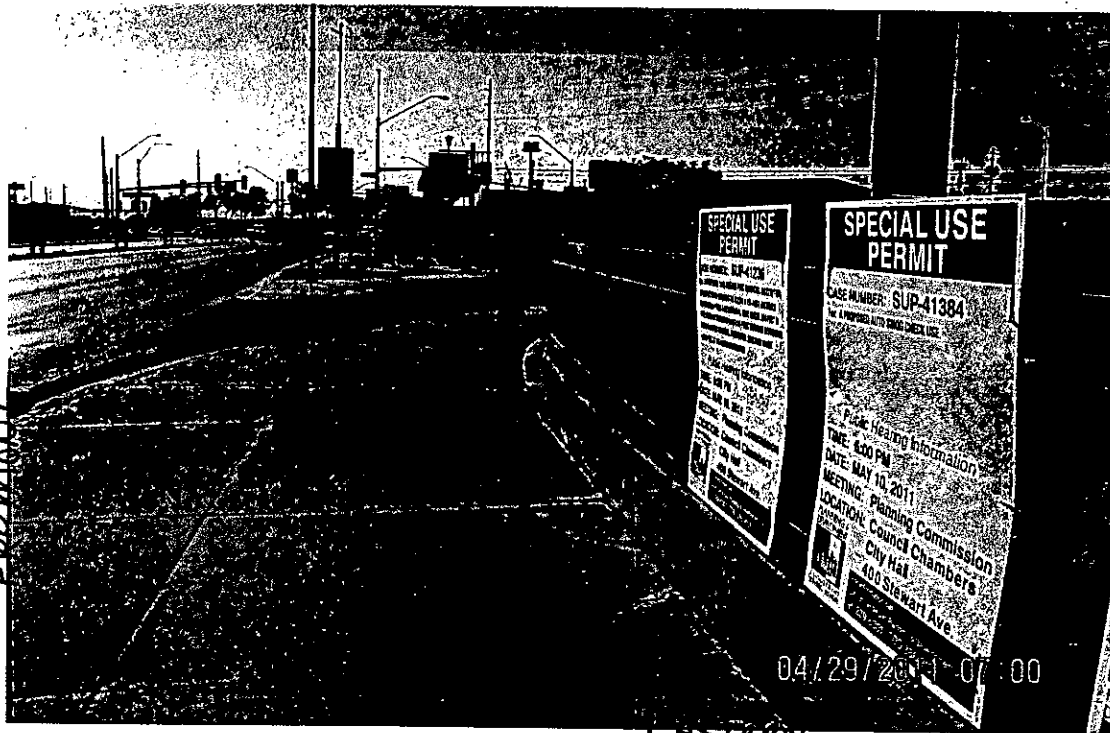
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Signature

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.



303
Zoning
as first



[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.

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>.

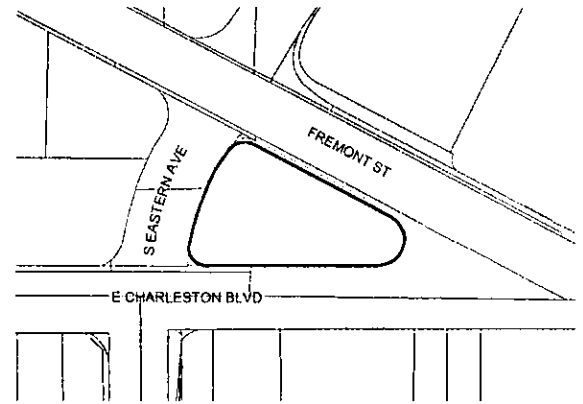
Application Information

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).

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Application Location

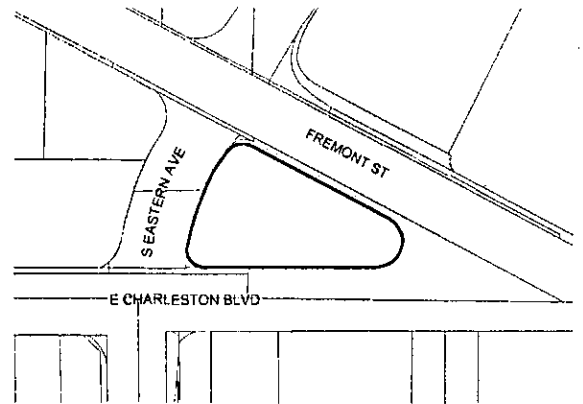


The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

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

Application Location



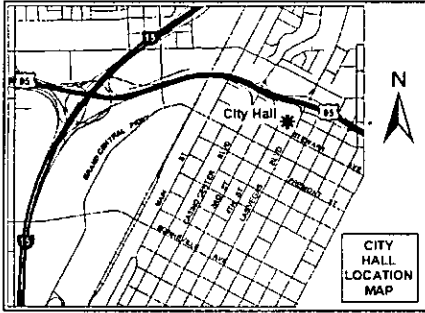
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Public Hearing Information

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

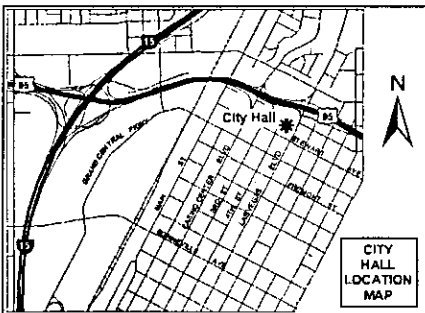
Please use available blank space on card for your comments.

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 Riekk, Survey (FM, PM, & A's only)
Date: April 11, 2011
Re: **SUP-41384** United Brothers Enterprises, Inc. 2320 Fremont St.
Request for a Special Use Permit for a proposed auto smog check with vehicle stacking

COMMENTS:

We have no comment on the Request for a Special Use Permit application to allow a proposed 200 square-foot auto smog check with vehicle stacking for one where a 400 square-foot facility with vehicle stacking for three 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-41384

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

34

Fremont Apartments

Fremont Plaza Apartments

Greentree Apartments

Hillside Heights NA

Huntridge Park NA

Juan Garcia Gardens Apartments

Maverick - Hidden Village Apartments

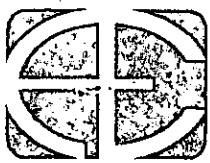
Mayfair NA

Mi Casa En El Sol NA

Oak Tree Apartments

Oasis Ridge Apartments

Ogden Villas Apartments



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.

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
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.

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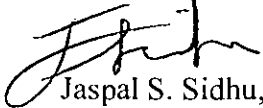
RECEIVED

APR 13 2013
VAR-41385 VAR-41386
SUP-41384 SUP-41236
SDR-41235 REVISED

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

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

**VAR-41385
VAR-41386
SUP-41384**

HAND DELIVERED

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

ROUTED ELECTRONICALLY

<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
*SID (DPW)	PATRICK MURPHY	4 th FLOOR CITY HALL

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

VARIANCE
04/05/2011

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

VAR-41385 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC. - Request for a Variance TO ALLOW 16 PARKING SPACES WHERE 25 SPACES ARE REQUIRED FOR A PROPOSED 200 SQUARE-FOOT AUTO SMOG CHECK AND 2,400 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese).

VAR-41386 - VARIANCE RELATED TO VAR-41385 - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC. - Request for a Variance TO ALLOW A TEN-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED FOR A PROPOSED 2,400 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese).

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 200 SQUARE-FOOT AUTO SMOG CHECK WITH VEHICLE STACKING FOR ONE WHERE A 400 SQUARE-FOOT FACILITY WITH VEHICLE STACKING FOR THREE IS THE MINIMUM REQUIRED 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: **ASAP**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney** (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

RELATED TO THE PREVIOUSLY REOUTED SUP-41236 AND SDR-41235 FOR THE 05/10 PC AGENDA

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

SUP Application

5/10/11 PC
MTC

Report Date 04/05/2011 02:51 PM

Submitted By

Page 1

A/P # 41384 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	04/05/2011 11:34	984224	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

SUP-41384 - SPECIAL USE PERMIT RELATED TO VAR-41385, VAR-41386 AND SUP-41236 - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC. - Request for a Special Use Permit FOR A PROPOSED 200 SQUARE-FOOT AUTO SMOG CHECK WITH VEHICLE STACKING FOR ONE WHERE A 400 SQUARE-FOOT FACILITY WITH VEHICLE STACKING FOR THREE IS THE MINIMUM REQUIRED at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese).

Parent A/P #	41236	Project/Phase Name	FREMONT/CHARLESTON AUTO SMOG &	Phase #	
Project #	41384	Size Description		Subdivision Code	
Size/Area	0.00	Proposed Stop		% Completed	0.00
Proposed Start					
% 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	☐ 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 02:51 PM

Submitted By

Page 2

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13935805001

Applicants/Contacts

Primary	N	Capacity	APPL	Contact ID	AC886527	☐ Foreign
Effective		Expire				
Name	UNITED BROTHERS ENTERPRISES INC					
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
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

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

There are no items in this list

Primary	N	Capacity	OWNER	Contact ID	AC886527	☐ Foreign
Effective		Expire				
Name	UNITED BROTHERS ENTERPRISES INC					
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 02:51 PM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

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

There are no items in this list

Primary Y Capacity OTHER Other REP Contact ID AC1877209 ☐ Foreign
Effective Expire
Name ACE ENGINEERING
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

Report Date 04/05/2011 02:51 PM

Submitted By

Page 4

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$500.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
437972 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
437970 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
437981 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
437973 FLOOD #1 (FLOOD CONTROL)	Incomplete
437980 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
437971 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
437979 ROW #1 (RIGHT-OF-WAY)	Incomplete
437978 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
437977 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
437976 SURVEY #1 (SURVEY)	Incomplete
437975 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
437974 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Failed
(SIGNPRO-MEMO SENT TO POST DT)	
(SIGNPRO-SIGN POSTED DATE)	
(PT-ENTER THE # OF LABELS)	
(AT-COMPLETE DRT PROCESS)	
(PT-NOTIFICATION MAP DATE)	
(AT-ROUTE PLANS FOR REVIEW)	
(AT-SEND PUB HEARING NOTICE)	
(AT-SEND TO REVIEW JOURNAL)	
(PT-SIZE OF NOTIFICATION AREA)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	04/05/2011 11:48	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	04/05/2011 11:48	30.00
PROCESSING FEE	P	04/05/2011 11:48	500.00
Total Unpaid		0.00	Total Paid 1030.00

Review Activities
Review #
Comments

Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
437970	DEVCO	1	Incomplete ☐	04/05/2011 14:51			
437971	NEIGH P&S	1	Incomplete ☐	04/05/2011 14:51			

Report Date 04/05/2011 02:51 PM

Submitted By

Page 5

Review/Activities
Review #
Comments

Review Type

#

Status

Waived

Issued

Started

Completed

Comp By

437972	B&S PLAN	1	Incomplete	☐	04/05/2011 14:51
437973	FLOOD	1	Incomplete	☐	04/05/2011 14:51
437974	TRAFFIC	1	Incomplete	☐	04/05/2011 14:51
437975	TEFO	1	Incomplete	☐	04/05/2011 14:51
437976	SURVEY	1	Incomplete	☐	04/05/2011 14:51
437977	SID	1	Incomplete	☐	04/05/2011 14:51
437978	SEWER	1	Incomplete	☐	04/05/2011 14:51
437979	ROW	1	Incomplete	☐	04/05/2011 14:51
437980	LAND DEV	1	Incomplete	☐	04/05/2011 14:51
437981	FIRE ENG	1	Incomplete	☐	04/05/2011 14:51

Activity Review Details

Detail SUBMITTAL CHECKLIST (SUP)

Modified By GKAPOVICH

Modified Date/Time 04/05/2011 11:33

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

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

Y Business Licensing Requirements Met

N Business License Exempt

Detail LINKED PROJECTS

Modified By GKAPOVICH

Modified Date/Time 04/05/2011 11:34

Comments

No Comments

Report Date 04/05/2011 02:51 PM

Submitted By

Page 6

LINKED PROJECT

Grid Template Type	Project Number	APKEY	COMMENTS	Proj Type
PRJ	41236	358945	SPECIAL USE PERMIT	SUP

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

Z-LEGAL
N 980608 04/05/2011 14:51

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
N Project of Regional Significance? Public or Admin? PUBLIC
Y Parent Project link required? Is there a condition of approval for a Required Review?
Type of Use If yes, when does it need to be reviewed?
AUTO SMOG CHECK
N Is this an Alcohol related Use? Staff Recommendation Entitlement Exercised?

Meeting Information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
05/10/2011 GKAPOVICH	PC 04/05/2011	SCHEDULED		0	0	0

Template Type A/P #	A/P Type	Status	Stage
---------------------	----------	--------	-------

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
980608	HOWE	MICHAEL	P	x6821

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------------	-------------	------------	-------	------	-------

PAYMNT CO NAME WHO PICKED UP CONTACT# 983673 04/05/2011 11:50 0.00
PAT SAMSON ID OK UNITED BROTHERS ENTERPRISES INC CK #12745 702-396-5113

Report Date 04/05/2011 02:51 PM

Submitted By

Page 7

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------------	-------------	------------	-------	------	-------



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special use permit for Auto Smog Check
 Project Address (Location) 2320 Fremont St., Las Vegas, NV 89101
 Project Name Fremont/Charleston Retail Proposed Use 200 sq ft smog check
 Assessor's Parcel #(s) 139-35-805-001 Ward # 3
 General Plan: existing C proposed N/C Zoning: existing C-2 proposed N/C
 Commercial Square Footage 200 sq ft Floor Area Ratio -
 Gross Acres .92 Lots/Units - Density -
 Additional Information FOR Auto smogcheck not meeting minimum use requirements of Title 19.04

PROPERTY OWNER United Brothers Enterprises, Inc. Contact Bill Bhatti
 Address 2320 Fremont Street Phone: 702-591-4482 Fax: 702-982-6701
 City Las Vegas State NV Zip 89101
 E-mail Address billbhatti@gmail.com

APPLICANT United Brothers Enterprises, Inc. Contact Bill Bhatti
 Address 2320 Fremont Street Phone: (702) 591-4482 Fax: 702-982-6701
 City Las Vegas State NV Zip 89101
 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* Bhupinder Bhatti

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

Print Name BHUPINDER BHATTI

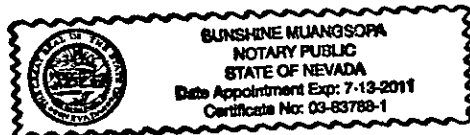
Subscribed and sworn before me

This 31st day of March, 20 11

[Signature]

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>SUP - 41384</u>
Meeting Date:	<u>5-10-11 PC</u>
Total Fee:	<u>\$1,030</u>
Date Received:*	<u>4/5/11</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.

f:\depot\Application Packet\Application Form.pdf

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-41384

Case Number:

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:

Bhupinder Bhatti

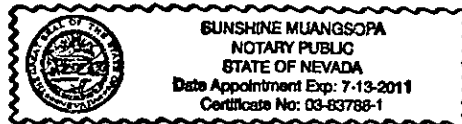
Print Name:

BAUPINDER BHATTI

Subscribed and sworn before me

This 31st day of March, 2011

Notary Public in and for said County and State

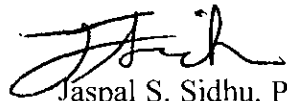


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This development will act to benefit the public welfare, as the proposed product will upgrade aesthetics on Eastern Avenue, Fremont Street and Charleston Avenue as well meeting City of Las Vegas development standards.

Sincerely,

Ace Engineering



Jaspal S. Sidhu, P.E.

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

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Page: 1/3
P. 1/3
To: 3965114
10926600:01
VAR-41385 VAR-41386
SUP-41384 SUP-41236
SDR-41235
APR-04-2011 14:13 From: 1ADG
APR-4-2011 13:28 From:

4/4/2011 12:40:11

ARCO am/pm 82263

Pump Sales Report



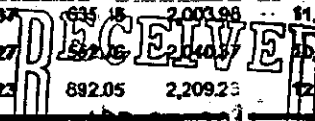
From: 3/1/2011 to: 3/31/2011

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	1,088.13	838.93	801.34	0.00	953.31	852.91	787.94	773.33	2,258.98	12,244.59
2	812.84	799.04	732.98	694.51	776.53	847.84	683.38	784.67	0.00	818.76	1,079.00	623.21	767.98	2,033.02	10,411.70
3	670.27	871.40	828.71	497.14	807.12	915.48	662.92	811.08	543.21	882.55	699.93	628.95	721.78	2,184.95	11,605.67
4	670.47	782.88	639.45	729.42	873.35	991.86	680.06	751.92	935.58	884.28	725.22	753.87	819.00	2,427.29	12,844.64
5	774.70	787.03	778.77	843.88	741.15	892.01	589.98	528.23	768.88	1,018.63	579.82	528.58	755.84	2,004.30	11,369.66
6	714.92	669.57	576.93	426.79	612.09	860.24	529.74	571.99	691.81	1,025.02	444.30	591.84	597.28	1,760.11	10,872.61
7	741.55	882.99	738.04	809.11	813.32	892.14	805.24	439.85	987.00	924.93	857.75	878.57	885.66	2,359.95	12,324.10
8	780.50	855.35	705.96	847.96	708.71	942.24	823.84	456.02	744.22	870.71	965.67	543.65	668.58	2,089.13	11,010.35
9	624.69	754.02	578.98	682.49	731.88	828.37	641.28	624.61	755.47	815.26	570.48	583.45	568.59	1,877.70	10,687.27
10	699.20	724.55	686.69	632.87	879.01	801.66	827.48	594.50	758.67	759.39	512.84	649.34	689.14	2,002.54	11,056.88
11	846.28	800.36	813.81	770.51	680.40	849.96	758.62	737.39	773.72	818.18	671.05	708.25	738.82	2,399.01	12,584.34
12	742.32	742.84	577.02	552.80	858.19	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	854.27	769.45	455.78	550.37	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	638.00	637.12	556.38	2,086.72	10,892.18
15	727.03	796.97	600.00	626.95	799.94	819.48	854.73	524.63	658.09	763.77	556.87	638.96	718.08	1,933.66	10,717.04
16	822.32	812.13	713.03	511.56	637.78	836.33	583.83	480.81	862.80	777.21	649.35	589.03	600.00	1,688.16	10,744.87
17	771.90	795.31	576.08	549.90	759.70	818.42	481.31	606.94	801.45	785.28	638.17	558.65	590.31	1,919.88	10,654.68
18	781.85	745.22	650.05	647.51	828.87	959.38	703.42	612.53	787.49	851.90	628.98	605.42	660.82	2,258.93	11,698.16
19	669.77	697.28	698.28	563.32	687.75	830.12	562.51	499.37	743.00	893.54	395.51	543.85	594.69	1,849.47	10,128.24
20	620.80	740.40	471.87	526.93	822.72	744.93	551.42	535.80	688.82	808.67	511.12	589.89	475.86	1,967.43	10,064.76
21	763.84	875.77	657.08	480.97	705.74	807.32	611.15	453.76	738.32	870.77	628.66	584.38	684.17	2,086.13	10,908.84
22	748.29	741.13	688.26	631.78	743.22	870.58	849.57	810.30	679.29	928.96	582.60	609.37	635.18	2,003.98	11,801.88
23	875.52	697.78	683.83	611.22	748.14	813.97	578.88	543.20	794.80	789.88	526.08	705.27	587.16	2,040.87	10,881.68
24	783.87	827.04	699.51	708.10	805.70	926.71	638.61	812.77	877.77	978.13	568.23	730.23	892.05	2,209.23	12,885.75

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UNLEADED REGULAR - 1

Day	PUMP1	PUMP2	PUMP3	PUMP4	PUMP5	PUMP6	PUMP7	PUMP8	PUMP9	PUMP10	PUMP11	PUMP12	PUMP13	Pumps 14+	Daily Sales
25	912.78	1,036.84	927.39	797.86	696.58	701.81	779.17	782.40	732.55	899.96	740.28	765.32	887.92	2,578.67	13,317.31
26	708.77	888.97	652.94	669.39	836.11	865.57	704.47	648.18	833.62	795.94	733.03	717.95	602.42	2,241.80	11,887.94
27	759.74	743.93	691.59	619.77	706.77	843.55	683.27	647.71	722.71	744.24	548.90	543.10	755.38	1,880.73	10,939.88
28	817.47	748.00	793.11	633.54	792.29	925.38	691.16	625.63	707.06	804.38	659.77	621.02	636.98	2,449.84	11,905.65
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	808.18	815.88	668.26	563.76	668.02	755.52	559.87	605.88	644.93	2,135.57	11,107.38
31	702.29	824.28	690.91	574.60	938.00	881.81	579.16	587.44	802.16	866.46	673.27	668.90	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	50.86	55.41	24.43	51.58	40.28	28.54	22.35	0.00	58.64	67.40	39.51	41.79	89.42	624.84
2	38.29	41.78	28.21	48.25	45.64	57.20	29.75	46.30	0.00	64.32	46.77	38.56	48.70	150.38	681.63
3	33.81	33.88	53.14	29.96	78.60	37.00	59.18	39.67	28.18	68.78	63.24	49.73	74.02	92.04	741.19
4	39.12	58.66	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	90.18	34.49	18.28	32.77	116.38	622.33
7	54.41	71.38	14.71	11.58	57.48	84.78	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	16.25	25.82	35.65	52.78	51.68	29.82	40.22	111.67	640.68
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	55.54	18.22	49.05	13.00	46.56	45.41	84.11	47.25	69.36	44.89	30.12	34.74	44.17	121.18	683.10
11	58.46	81.77	44.91	21.26	38.17	72.02	54.86	6.46	57.99	92.62	45.86	47.40	35.27	122.38	769.43
12	80.26	59.79	58.20	35.83	53.70	61.74	25.55	41.42	54.47	69.08	56.05	48.46	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	38.96	56.23	118.90	658.13
14	84.49	30.36	34.99	32.34	33.09	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	39.42	41.32	26.18	39.45	108.32	632.08
16	44.90	40.10	13.27	34.43	31.11	62.22	28.32	16.81	51.17	48.76	28.22	23.26	28.68	99.77	548.02
17	40.60	57.92	37.24	28.50	67.43	78.39	37.78	32.85	39.05	65.69	38.15	19.98	48.04	122.78	731.35
18	67.72	48.88	31.73	48.14	55.20	69.25	65.46	40.34	70.93	82.28	15.47	48.69	67.37	189.95	843.37

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To: 3965111
T01: 70295826781

APR-04-2011 14:13 From: ADG
APR-04-2011 13:28 FROM:

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

To: 396620:01
1315114

APR-24-2011 14:13 From: ADG
APR-4-2011 13:29 FROM:

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	90.58	28.99	27.76	33.42	48.69	51.08	28.14	69.78	71.77	107.09	710.75
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	42.68	28.04	49.18	39.30	47.21	28.39	51.39	116.13	685.25
22	29.18	48.93	43.58	14.64	32.16	61.44	31.26	37.28	62.93	62.31	71.24	31.74	1.41	153.04	694.14
23	52.07	18.35	41.85	21.61	59.00	56.13	35.80	21.07	51.52	63.79	37.92	19.30	25.72	128.93	630.26
24	48.80	45.20	27.73	45.13	33.50	45.54	18.23	34.32	40.23	50.83	47.79	30.25	51.88	144.44	687.95
25	70.33	83.48	54.78	58.27	52.11	56.81	32.08	34.57	66.38	39.22	48.92	38.18	90.38	140.55	865.04
26	50.18	70.98	62.21	17.41	47.59	53.74	48.08	53.78	89.88	75.88	25.13	34.34	47.44	110.57	717.89
27	38.81	62.60	28.87	30.52	45.30	70.17	21.38	46.20	53.40	46.11	18.13	48.01	25.55	87.87	620.92
28	9.85	42.27	50.55	15.28	38.15	49.96	34.89	21.51	34.11	50.90	46.84	38.73	28.57	109.14	568.16
29	53.82	28.15	23.65	54.99	45.24	23.19	21.45	24.73	56.18	35.06	25.97	13.38	50.71	108.66	643.18
30	60.80	35.31	28.63	24.07	44.56	66.02	36.40	39.45	45.31	26.89	39.64	27.89	49.54	109.80	825.88
1	36.14	56.95	32.69	25.20	28.95	30.38	34.30	29.70	25.81	43.81	35.48	31.27	49.10	107.31	680.30

VAR-41385 VAR-41386
SUP-41384 SUP-41236

SDR-41235

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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

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

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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 89108

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: 4-4-11
3-16-11

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 89101
1.d Project sponsor
Name: United Brothers Inc
Address: 2320 Fremont St, Las Vegas, NV 89101
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:

FAR per Lot:

Lot Coverage per Lot:

ii) Hospitality

Total rooms:

Total entertainment:

iii) Commercial

Total S.F.:

Total FAR:

Total Lot Coverage:

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

North: Commercial

East: II

South: II

West: II

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 add'l.

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

1 Project Description

1.a Project title: Fremont/Charleston Retail
1.b Application #:
1.c Project location: Fremont St/Charleston Eastern - 2320 Fremont St
LV, NV 89101
1.d Project sponsor
Name:
Address:
Telephone:

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:

Lot Coverage per Lot:

ii) Hospitality

Total rooms: N/A

Total entertainment:

iii) Commercial

Total S.F.: 41,602

Total FAR:

Total Lot Coverage:

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

North:

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:

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.

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

¹ See Exhibit I

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

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 Area 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

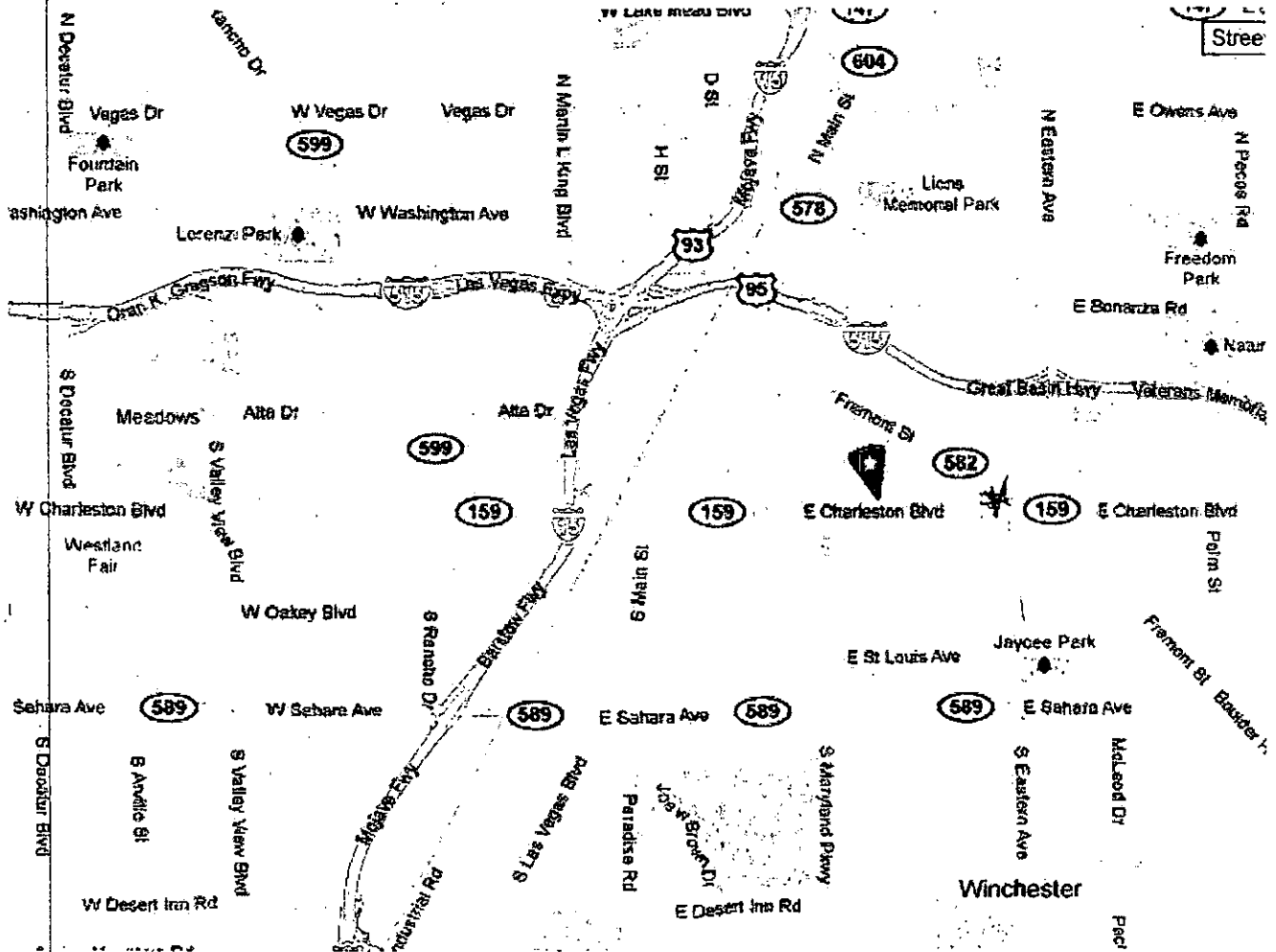
- 4.b Would the project result in increase for emergency services in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Explain:

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.

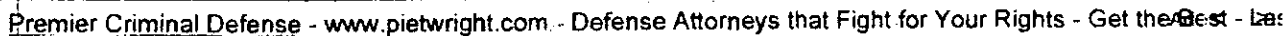


421 S. 15th St.



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

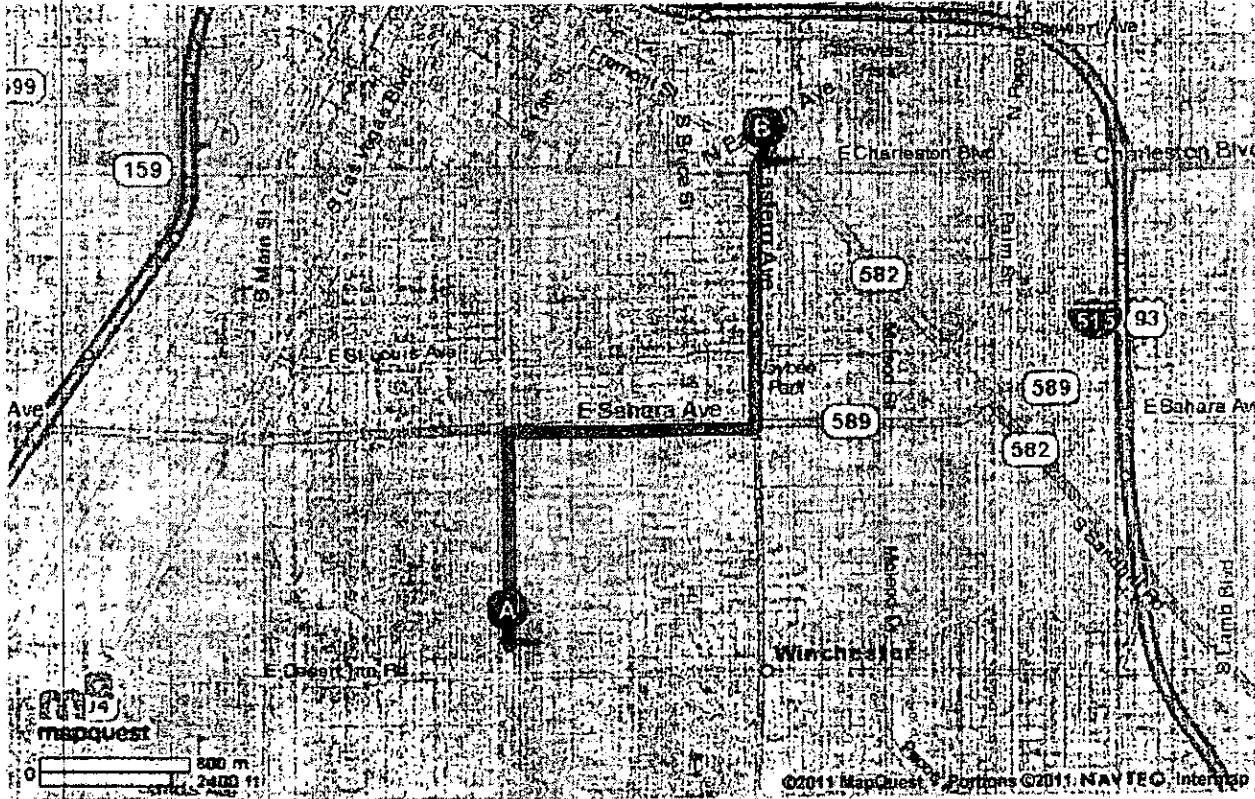


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Total Travel Estimate: 2.98 miles - about 6 minutes

Sunrise Hospital
3865 Maryland Pkwy



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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

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

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

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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

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

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:

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:

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.

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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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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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

Page 16 of 16
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139-35-805-001
RECORDING REQUESTED BY
LAWYERS TITLE OF NEVADA

Title Order No. 00070579 RM
Escrow Order No. 22165 LH

WHEN RECORDED MAIL THIS DEED AND
UNLESS OTHERWISE SHOWN BELOW,
MAIL TAX STATEMENTS TO:
United Brothers Enterprises, Inc.
1600 Houssels Avenue
Las Vegas, Nevada 89104
Attn: Bhupinder S. Bhatti

BP Facility No.: 05319
Location: 2320 East Fremont Street
Las Vegas, NV 89104

FOR RECORDER'S USE

A.P.N. 139-35-805-001

GRANT, BARGAIN AND SALE DEED

THE UNDERSIGNED GRANTOR (S) DECLARE (S):

DOCUMENTARY TRANSFER TAX IS \$ 2412.50

- (☒) computed on full value of property conveyed, or
(☐) computed on full value less value of liens and encumbrances
remaining at time of sale
(☐) Unincorporated area: (X) City of Las Vegas

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

BP WEST COAST PRODUCTS LLC, a Delaware limited liability company, and successor in
interest to ATLANTIC RICHFIELD COMPANY, a Delaware corporation

hereby GRANTS, BARGAINS, SELLS AND CONVEYS to

UNITED BROTHERS ENTERPRISES, INC., a Nevada corporation

that certain real property in the County of Clark, State of Nevada more particularly described on
Exhibit "A" attached hereto and incorporated herein by this reference, together with all
tenements, hereditaments and appurtenances, including easements and water rights, if any,
thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits
thereof.

Grantor excepts from the conveyance made by this Deed the rights below the depth of 500 feet
to minerals and oil, gas, and other hydrocarbon substances in and under the land conveyed in
fee by this Deed, but without the right of surface entry.

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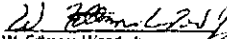
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For 15 years after this Deed is recorded, no person may, without the prior written consent of Grantor, construct or operate on the land conveyed in fee by this Deed (i) a convenience food store, other than a convenience food store operated under a franchise or other agreement with BP, (ii) a fast food takeout restaurant, or (iii) a facility selling motor fuel other than a facility selling motor fuel under a supply or other agreement with BP. For purposes of this paragraph, the term "BP" means BP West Coast Products LLC, a Delaware limited liability company, and its successors and assigns, its parent, subsidiaries and sister companies, anyone to whom the am/pm franchisor role is sold or assigned, anyone to whom the ARCO marketing brand name or gasoline business is sold or assigned, and any other purchaser of a majority of the retail petroleum marketing assets now owned by BP West Coast Products LLC. This construction and operation restriction will automatically terminate if Nevada State Bank or a third party takes title to the land as a result of the exercise of the rights under (i) that deed of trust encumbering the land and naming Nevada State Bank as the original beneficiary or (ii) any note secured by that deed of trust.

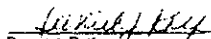
DATED July 22 2002

BP WEST COAST PRODUCTS LLC
a Delaware limited liability company

By


W. Filmore Wood, Jr.
Assistant Vice President

Attest


Daniel J. Roif
Assistant Secretary

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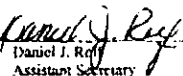
CERTIFICATE

I, Daniel J. Rolf, Assistant Secretary of BP WEST COAST PRODUCTS LLC, a Delaware limited liability company, do hereby certify that at a meeting of the Board of Directors of said company held at Chicago, Illinois on September 26, 2001 which meeting a quorum was present and voting throughout, the following resolution was duly adopted:

RESOLVED, That any Assistant Vice President of the Company is hereby authorized and empowered in the name and on behalf of the Company to make, execute, authenticate, acknowledge and deliver any contract, agreement, release, assignment, lease, conveyance, deed, transfer of real or personal property, grant of public utility easement, bond, proxy, or any other instruments similar or dissimilar to the preceding, other than borrowings, guarantees, and pledges, which that Assistant Vice President may deem necessary or proper in connection with the business of the division or the unit to which said Assistant Vice President is assigned, without further act or resolution of this Board, and the Corporate Secretary, the Associate Corporate Secretary and any Assistant Secretary are hereby severally authorized and empowered to affix the corporate seal to any such papers or documents and to attest the same in cases where such action is necessary or appropriate.

I further certify that the foregoing resolution is still in full force and effect and has not been amended or rescinded.

WITNESS my hand and the seal of this Company this 22nd day of July, 2002.


Daniel J. Rolf
Assistant Secretary

BP West Coast Products, LLC

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ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

On July 22, 2002 before me, Brantley C. Smith, Notary Public

(Name, Title or Office - E.g., Jane Doe, Notary Public)

personally appeared W. Fillmore Wood, Jr. + signed J. Roff

(Name(s) of Signer(s))

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



WITNESS my hand and official seal.

Brantley C. Smith
(Signature of Notary)

OPTIONAL

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

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER

Grant, Burgain + Sale Deed
TITLE OR TYPE OF DOCUMENTS

- ☐ PARTNER(S) ☐ LIMITED
☐ ATTORNEY-IN-FACT ☐ GENERAL
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER:

7
NUMBER OF PAGES

July 22, 2002
DATE OF DOCUMENTS

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(ES)

n/a
SIGNER(S) OTHER THAN NAMED ABOVE

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LEGAL DESCRIPTION OF THE REAL ESTATE

That portion of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 20 South, Range 61 East, M.D.M., described as follows:

BEGINNING at the intersection of the West line Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of said Section 35 with the South line of Fremont Street (90.00 feet wide);
THENCE South 62°02'10" East along the South line of Fremont Street a distance of 227.94 feet to a point on a tangent curve concave to the west having a radius of 45.00 feet;
THENCE along said curve through a central angle of 152°12'36" an arc length of 119.55 feet to a point in the North line of Charleston Boulevard, being 50.00 feet Northerly of the South line of said Section 35;
THENCE North 49°49'54" West along the North line of Charleston Boulevard a distance of 271.69 feet to a point on a non-tangent curve concave to the East having a radius of 8.08 feet, a radial line to said point bears South 71°51'02" West;
THENCE along said curve through a central angle of 23°23' 59" an arc length of 3.27 feet to a point on a compound curve concave to the Southeast having a radius of 350.00 feet;
THENCE along said curve through a central angle of 27°40'22" an arc length of 169.04 feet;
THENCE tangent to last said curve NORTH 32°55'26" East a distance of 39.20 feet to a point on a tangent curve concave to the Southeast having a radius of 8.88 feet;
THENCE along said curve through a central angle of 34°00'80" an arc length of 4.75 feet to a point in the South line of Fremont Street (90.00 feet wide);
THENCE South 62.02'03" East along said South line of Fremont Street a distance of 13.94 feet to the point of beginning.

EXCEPTING THEREFROM the following described parcels of land conveyed to the City of Las Vegas for public street and highway purposes, recorded April 4, 1973 in Book 315 as Decret No. 274740 of Official Records.

PARCEL 1:

That portion of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 20 South, Range 61 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

COMMENCING at the Southwest corner of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of said Section 35;
THENCE South 89°48'30" East along the South line of said Section 35 a distance of 610.00 feet to a point in the Southerly prolongation of the East line of

EXHIBIT "A"

Page 1 of 3

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LEGAL DESCRIPTION OF THE REAL ESTATE

that certain parcel of land conveyed to Texaco, Inc., a Delaware Corporation, by deed recorded October 1, 1961 as Document No. 259639 of Official Records of Clark County, Nevada:

THENCE North 01°11'30" East along said Southerly prolongation and said East line a distance of 50.01 feet to the north line of the South 50.00 feet of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of said Section 35;

THENCE North 89°18'30" West along the North line of said South 50.00 feet a distance of 8.72 feet to the beginning point of a tangent curve to the right, concave Northeasterly, having a radius of 29.08 feet, said point being the TRUE POINT OF BEGINNING;

THENCE Northwesterly along said tangent curve through a central angle of 99° 21'33", an arc distance of 43.35 feet to a point of cusp and tangency of said curve with the East line of Eastern Avenue, 100 feet wide;

THENCE along the East line of said Eastern Avenue from a tangent at said point which bears South 09°31'39" West, Southerly along the arc of a curve to the left, concave Easterly, having a radius of 350.00 feet, through a central angle of 4°15'35", an arc distance of 26.12 feet to the beginning point of a compound curve concave Easterly, having a radius of 8.90 feet, a radial line of said curve from said point bears South 84°44'56" East;

THENCE Southerly along said compound curve through a central angle of 23°21' 59", an arc distance of 3.27 feet to the North line of the South 50.00 feet of said Section 35;

THENCE South 87°49'54" East along the North line of said South 50.00 feet a distance of 27.58 feet to the TRUE POINT OF BEGINNING.

PARCEL 2:

That portion of the South Half (S1/2) of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 20 South, Range 61 East, N.D.M., in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

COMMENCING at the intersection of the West line of the Southeast Quarter (SE1/4) of Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of said Section 35 with the Southwesterly right of way line of Fremont Street, 90 feet wide being the TRUE POINT OF BEGINNING;

THENCE South 62°02'30" East along said Southwesterly line a distance of 227.94 feet to the beginning of a tangent curve to the right, concave Westerly, having a radius of 45.90 feet;

THENCE Southerly along said tangent curve, through a central angle of 152°12'36", an arc distance of 119.55 feet to the point of tangency of said curve with the North line of the South 50.00 feet of said Section 35;

EXHIBIT "A"

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LEGAL DESCRIPTION OF THE REAL ESTATE

THENCE from a tangent at said point which bears South 89°49'54" East (said tangent being the North line of said South 50.00 feet), Northerly along a curve to the left, concave Westerly, having a radius of 42.35 feet, through a central angle of 152°12'36", an arc distance of 112.52 feet to the point of tangency of said curve with a line that is parallel with and distant 5.00 feet Southwesterly, measured at right angles, from the aforementioned Southwesterly right of way line of Fremont Street, 90 feet wide;

THENCE North 62°02'30" West along said parallel line a distance of 222.00 feet to the beginning of a tangent curve to the left, concave Southerly, having a radius of 25.80 feet;

THENCE Westerly along said tangent curve through a central angle of 85°00'00", an arc distance of 37.09 feet to the point of tangency of said curve with the East line of Eastern Avenue, 100 feet wide;

THENCE North 32°55'26" East along said East line a distance of 23.61 feet to the beginning of a tangent curve to the right, concave Southeasterly, having a radius of 8.00 feet;

THENCE Northeasterly along said tangent curve through a central angle of 34°00'00", an arc distance of 4.75 feet to a point in the Southwesterly right of way line of Fremont Street, 90 feet wide;

THENCE South 62°02'30" East along said Southwesterly line a distance of 13.94 feet to the TRUE POINT OF BEGINNING.

EXHIBIT "A"

Page 3 of 3

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

LAWYERS TITLE OF NEVADA
07-31-2002 14:00 DCL 7
BOOK 0020731 INST 02815
FEE: 20.00 RPT: 2,412.50

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