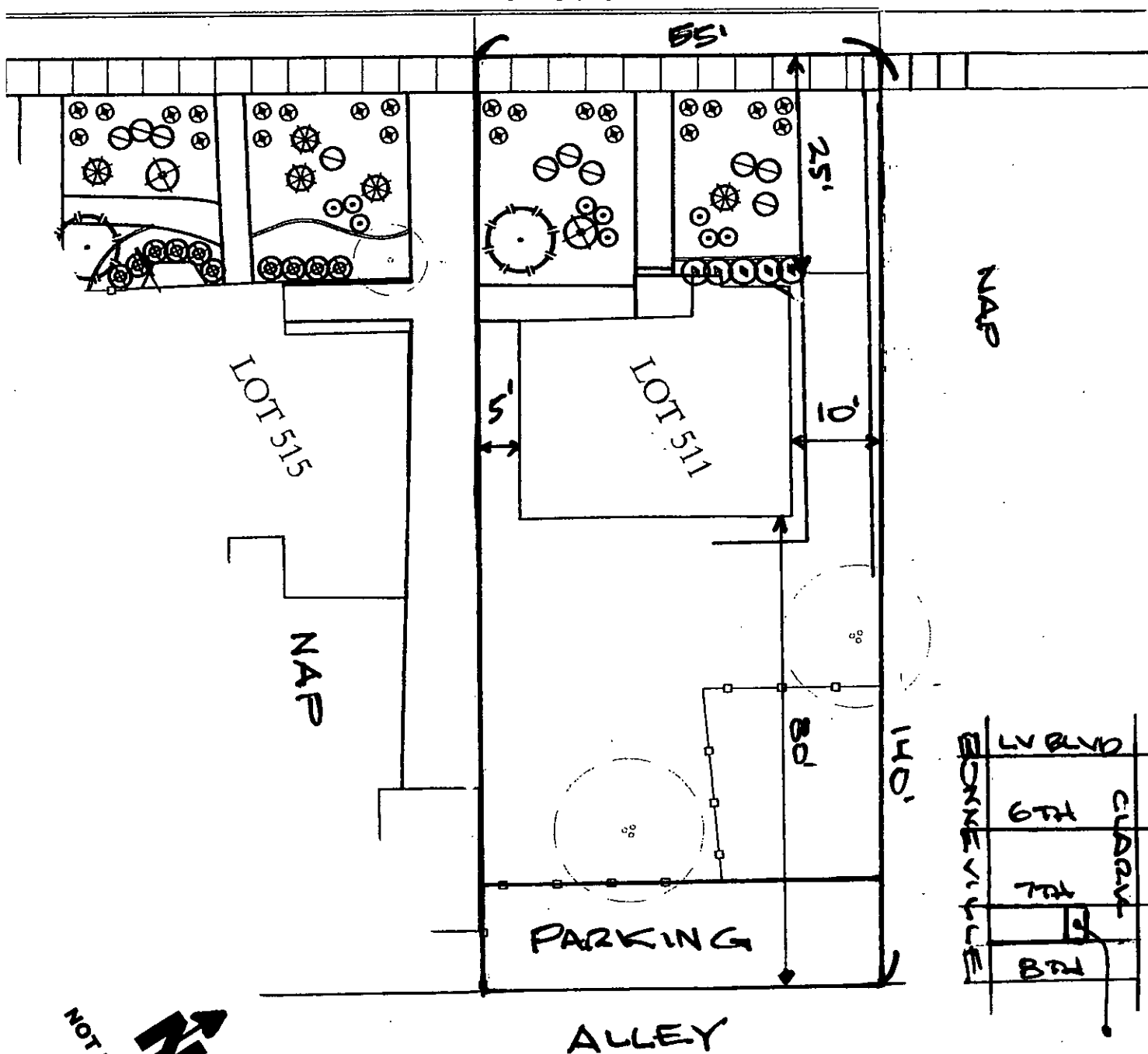
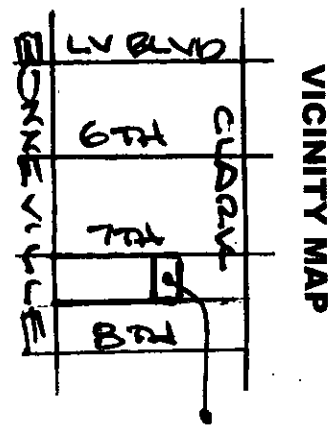


S. SEVENTH ST.



NOT TO SCALE



SITE
RECEIVED
APR 25 2011

City of Las Vegas

SITE PLAN FOR LOT WIDTH VARIANCE
PROPERTY LOCATED AT 511 S. SEVENTH ST.

LAS VEGAS, NV

APN: 139-34-710-042

VAR-41546

APPLICANT: BONNEVILLE BUNGALOWS LLC



July 21, 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. Gary Morse
Bonneville Bungalows, LLC
1304 Grand Avenue
San Rafael, California 94901-2233

RE: VAR-41546 - VARIANCE
RELATED TO ZON-41545
CITY COUNCIL MEETING OF JULY 20, 2011

Dear Mr. Morse:

The City Council at a regular meeting held July 20, 2011, APPROVED the request for a Variance TO ALLOW A LOT WIDTH OF 55 FEET WHERE 60 FEET IS THE MINIMUM REQUIRED on 0.17 acres at 511 South 7th Street (APN 139-34-710-042), R-1 (Single Family Residential) Zone [PROPOSED: P-O (Professional Office)]. The Notice of Final Action was filed with the Las Vegas City Clerk on July 21, 2011. This approval is subject to:

Planning

1. Approval of Rezoning (ZON-41545) shall be required, if approved.
2. Conformance to the approved conditions for Variance (V-0160-90).
3. A Site Development Plan Review application must be approved prior to the use as a commercial property.
4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Mr. Gary Morse
VAR-41546 – Page Two
July 21, 2011

7. 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. Judean A. Schmidt
Bonneville Bungalows, LLC
8965 South Eastern Avenue, Suite #300
Las Vegas, Nevada 89123

Mr. Bob Genzer
Genzer Consulting
9612 Hawksbill Court
Las Vegas, Nevada 89117



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

June 15, 2011

Mr. Gary Morse
Bonneville Bungalows, LLC
1304 Grand Avenue
San Rafael, California 94901-2233

**RE: VAR-41546 - VARIANCE RELATED TO ZON-41545
PLANNING COMMISSION MEETING OF JUNE 14, 2011**

Dear Mr. Morse:

Your request for a Variance TO ALLOW A LOT WIDTH OF 55 FEET WHERE 60 FEET IS THE MINIMUM REQUIRED on 0.17 acres at 511 South 7th Street (APN 139-34-710-042), R-1 (Single Family Residential) Zone [PROPOSED: P-O (Professional Office)], Ward 3 (Reese), was considered by the Planning Commission on June 14, 2011.

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

Planning

1. Approval of Rezoning (ZON-41545), shall be required, if approved.
2. Conformance to the approved conditions for Variance (V-0160-90).
3. A Site Development Plan Review application must be approved prior to the use as a commercial property.
4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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. Gary Morse
VAR-41546 - Page Two
June 15, 2011

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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 July 20, 2011, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Judean A. Schmidt
Bonneville Bungalows, LLC
8965 South Eastern Avenue, Suite #300
Las Vegas, Nevada 89123

Mr. Bob Genzer
Genzer Consulting
9612 Hawksbill Court
Las Vegas, Nevada 89117

CITY OF LAS VEGAS**ONE MOTION / ONE VOTE**

Planning and Development Department
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: VAR-41846 - APPLICANT/OWNER: BONNEVILLE BUNGALOWS, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **JUNE 14, 2011** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Carman Burney at (702) 385-7268**. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **JUNE 13, 2011**.

Judean A. Schmidt

Signature

6/7/2011

Date

JUDEAN A. SCHMIDT

Please Print Name

BONNEVILLE BUNGALOWS, LLC

Company Name

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

RECEIVED

JUN - 7 2011



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

June 2, 2011

Mr. Gary Morse
Bonneville Bungalows, LLC
1304 Grand Avenue
San Rafael, California 94901-2233

**RE: VAR-41546 - VARIANCE RELATED TO ZON-41545
PLANNING COMMISSION MEETING OF JUNE 14, 2011**

Dear Mr. Morse:

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. Judean A. Schmidt
Bonneville Bungalows, LLC
8965 South Eastern Avenue, Suite #300
Las Vegas, Nevada 89123

Mr. Bob Genzer
Genzer Consulting
9612 Hawksbill Court
Las Vegas, Nevada 89117

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

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov



**CITY OF LAS VEGAS
SIGN POSTING AFFIDAVIT**



CASE NUMBER: VAR-41546

MEETING DATE: 06/14/11 PC

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




Signature

6-3-11
Date

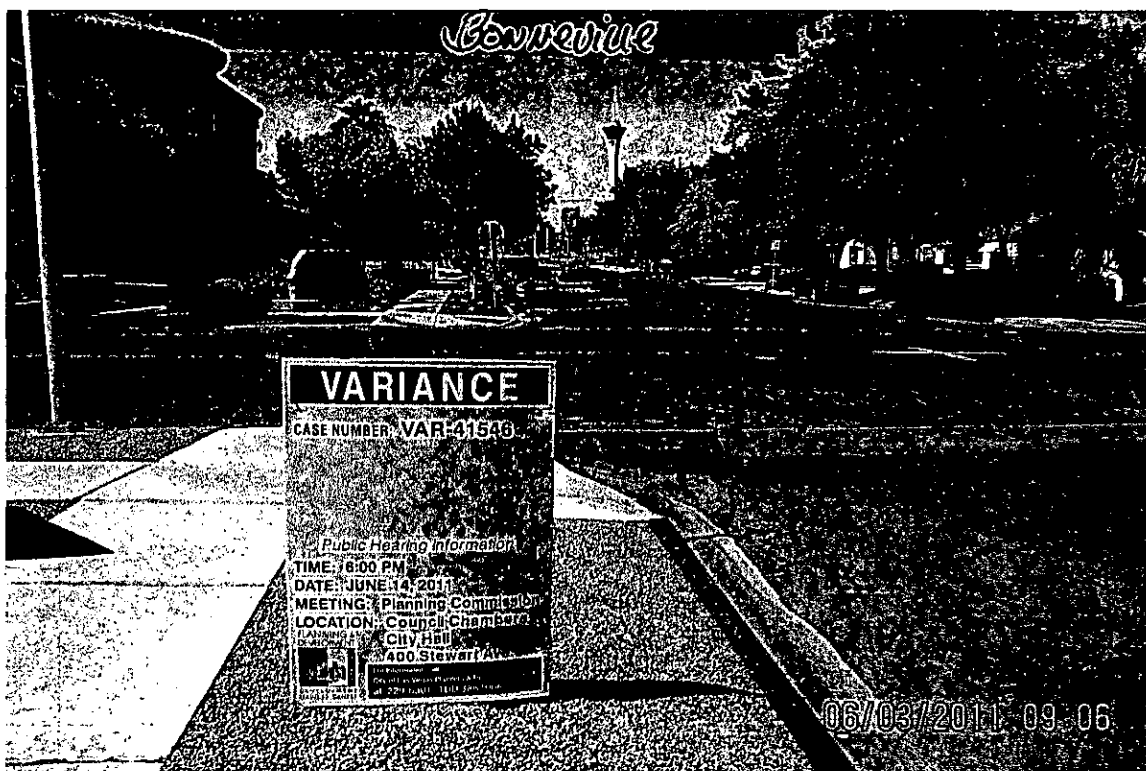
This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.



CASE

MEET

Sign P
Code, w
schedule




Signature

6-3-11
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.

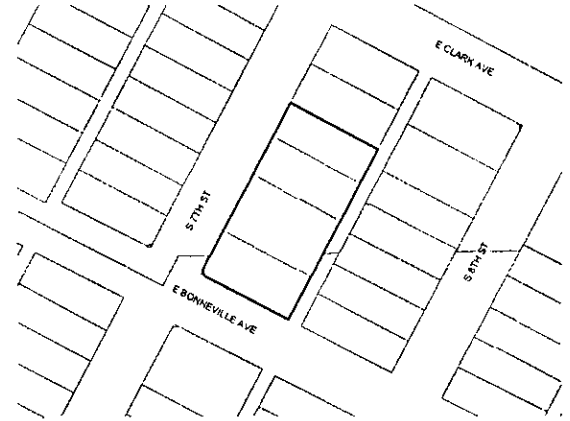
Application Information

ZON-41545 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: BONNEVILLE BUNGALOWS, LLC - Request for Rezoning FROM: R-1 (LOW DENSITY RESIDENTIAL) AND P-R (PROFESSIONAL OFFICE AND PARKING) TO: P-O (PROFESSIONAL OFFICE) on 0.85 acres at 511, 515, 521 and 531 South 7th Street (APNs 139-34-710-042, 43, 44 and 139-34-810-018), Ward 3 (Reese).

VAR-41546 - VARIANCE RELATED TO ZON-41545 - PUBLIC HEARING - APPLICANT/OWNER: BONNEVILLE BUNGALOWS, LLC - Request for a Variance TO ALLOW A LOT WIDTH OF 55 FEET WHERE 60 FEET IS THE MINIMUM REQUIRED on 0.17 acres at 511 South 7th Street (APN 139-34-710-042), R-1 (Single Family Residential) Zone [PROPOSED: P-O (Professional Office)], 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 Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: June 14, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Application Information

ZON-41545 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: BONNEVILLE BUNGALOWS, LLC - Request for Rezoning FROM: R-1 (LOW DENSITY RESIDENTIAL) AND P-R (PROFESSIONAL OFFICE AND PARKING) TO: P-O (PROFESSIONAL OFFICE) on 0.85 acres at 511, 515, 521 and 531 South 7th Street (APNs 139-34-710-042, 43, 44 and 139-34-810-018), Ward 3 (Reese).

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

Application Location



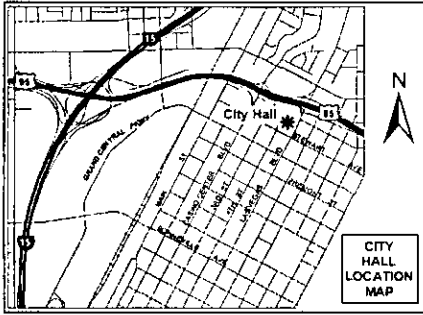
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: June 14, 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 SUPPDRT
this Request

☐

I DPPDSE
this Request

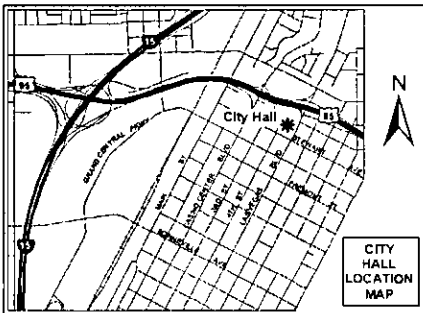
Please use available blank space on card for your comments.

ZON-41545 & VAR-41546

Planning Commission Meeting of 6/14/2011

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

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPDRT
this Request

☐

I DPPDSE
this Request

Please use available blank space on card for your comments.

ZON-41545 & VAR-41546

Planning Commission Meeting of 6/14/2011

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: May 11, 2011
Re: **VAR-41546** Bonneville Bungalows, LLC 511, 515, 521 and 531 S. 7th St.
Request for a Variance for lot widths

COMMENTS:

We have no comment on the Request for a Variance application to allow a lot width of 55 feet where 60 feet is the minimum required on property located at 511, 515, 521 and 531 South 7th Street.

Development Notification

PC Meeting: June 14, 2011

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning Department:

VAR-41546

18b The Las Vegas Arts District

Beverly Green NA

Beverly Palms Apartments

Boulder Dam Homesites

Church-Noblitt NA

Crestwood NA

Cultural Corridor Coalition NCG

Downtown Business Operators Council

Fremont Apartments

Fremont Plaza Apartments

Fremont Street Experience Business Association

Gateway Neighborhood Association

Hewetson Parent Organization

Hillside Heights NA

Hoover Apartments

Horizon Studio Apartments

Huntridge Park NA

John S. Park NA

L'Ocaine Apartments Resident Council

Maverick - Hidden Village Apartments

Mayfair NA

Newport Lofts

Oak Tree Apartments

Ogden Villas Apartments

Orleans Square HIOA

Robert Gordon Plaza Resident Council

South Cove Apartments

Southridge NA

Stewart Arms Apartments

Stewart Town HOA

Sunflower Apartments

Towne Terrace Apartments

West Huntridge NA

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

**ZON-41545
VAR-41546**

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
04/26/2011

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

ZON-41545 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: BONNEVILLE BUNGALOWS, LLC - Request for Rezoning FROM: R-1 (LOW DENSITY RESIDENTIAL) AND P-R (PROFESSIONAL OFFICE AND PARKING) TO: P-O (PROFESSIONAL OFFICE) on 0.85 acres at 511, 515, 521 and 531 South 7th Street (APNs 139-34-710-042, 43, 44 and 139-34-810-018), Ward 3 (Reese).

VAR-41546 - VARIANCE RELATED TO ZON-41545 - PUBLIC HEARING - APPLICANT/OWNER: BONNEVILLE BUNGALOWS, LLC - Request for a Variance TO ALLOW A LOT WIDTH OF 55 FEET WHERE 60 FEET IS THE MINIMUM REQUIRED on 0.17 acres at 511 South 7th Street (APN 139-34-710-042), R-1 (Single Family Residential) Zone [PROPOSED: P-O (Professional Office)], Ward 3 (Reese).

PLANNING COMMISSION: **JUNE 14, 2011**

CITY COUNCIL: **JULY 20, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **MAY 12, 2011**

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

LIST COMMENTS BELOW:

Report Date 04/26/2011 09:55 AM

Submitted By

Page 1

A/P # 41546 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	04/25/2011 15:22	983052	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

VAR-41546 - VARIANCE RELATED TO ZON-41545 - PUBLIC HEARING - APPLICANT/OWNER: BONNEVILLE BUNGALOWS, LLC - Request for a Variance TO ALLOW A LOT WIDTH OF 55 FEET WHERE 60 FEET IS THE MINIMUM REQUIRED on 0.17 acres at 511 South 7th Street (APN 139-34-710-042), R-1 (Single Family Residential) Zone [PROPOSED: P-O (Professional Office), Ward 3 (Reese)].

Parent A/P #

Project # 41546 Project/Phase Name 7TH AND BONNEVILLE OFFICE CONV Phase #
Size/Area 0.88 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13934710042

Location

Owner/Tenant

Contact ID AC1844962 Name OAK HOLDINGS L L C ETAL
Mailing Address 1304 GRAND AVE Organization
City SAN RAFAEL State/Province CA
ZIP/PC 94901-2233 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

511 S 7TH ST
LAS VEGAS, 89101-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13934710042
13934710043
13934710044

Report Date 04/26/2011 09:55 AM

Submitted By

Page 2

A/P Linked Parcels

13934810018

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC1844962	☐ Foreign
Effective		Expire				
Name	OAK HOLDINGS L L C ETAL					
Day Phone		Eve Phone		Organization		
Pager		PIN #		Position		
Fax		Mobile		Profession		
E-Mail						
Address	1304 GRAND AVE					
	SAN RAFAEL, CA 94901-2233					
Seasonal Addr						
Valid From		To				
Comments	No Comments					
CONTACT ADDITIONAL						

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

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

There are no items in this list

Primary	Y	Capacity	APPL	Contact ID	AC1353000	☐ Foreign
Effective		Expire				
Name	GENZER CONSULTING					
Day Phone	(702)256-6022 x	Eve Phone		Organization		
Pager		PIN #		Position		
Fax	(702)254-4733	Mobile		Profession		
E-Mail						
Address	9612 HAWKSBILL CT					
	LAS VEGAS, NV 89117					
Seasonal Addr						
Valid From		To				
Comments	bob genzer					

Report Date 04/26/2011 09:55 AM

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

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	04/25/2011 15:27	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	04/25/2011 15:27	30.00
PROCESSING FEE	P	04/25/2011 15:27	300.00
Total Unpaid	0.00	Total Paid	830.00

Inspections

There are no Inspections for this Report

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

Activity Review Details

Detail SUBMITTAL CHECKLIST (VAR)

Modified By FSOLIS

Modified Date/Time 04/25/2011 15:22

Comments

No Comments

Report Date 04/26/2011 09:55 AM

Submitted By

Page 4

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plan (6 Folded Blue Lines, 1 Rolled Color)
Y Application/Petition Form	N Building Elevations (1 Folded, 1 Rolled Color)
Y Deed and Legal Description	N Floor Plan (1 Folded, 1 Rolled)
Y Justification Letter	Y Laser Print Site Plan
Y Statement of Financial Interest	Y Laser Print Floor Plan
	N Laser Print Elevation

Y Business Licensing Requirements Met

N Business License Exempt

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

Z-LEGAL				983052	04/25/2011 15:22	
N						

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

No children exist for this project

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

There is no planning condition for this project.

VARIANCE

N Parent Project link required?

N Will this go to the City Council?

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

Staff Recommendation

Entitlement Exercised?

Meeting Information

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

06/14/2011	PC	SCHEDULED	0	0	0
FSOLIS	04/25/2011				

Report Date 04/26/2011 09:55 AM

Submitted By

Page 5

Meeting Information

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

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

No children exist for this project

Employee

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

No Employee Entries

Log Action	Description	Entered By	Start	Stop	Hours
Comments					

PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	04/25/2011 15:30		0.00
	BOB GENZER, BONNEVILLE BUNGALOWS CK 1114, 702.256.6022				

No Model Home Details



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance
 Project Address (Location) 511 S. Seventh St.
 Project Name 7th and Bonneville Office Conversion Proposed Use Office
 Assessor's Parcel #(s) 139-34-710-042 Ward # 3
 General Plan: existing MU proposed MU Zoning: existing R-1, P-R proposed P-O
 Commercial Square Footage n/a Floor Area Ratio n/a
 Gross Acres 0.17 Lots/Units 1 Density n/a
 Additional Information Variance is to allow the existing lot to be converted to an office use with a width of 55 feet where 60 feet is required in the P-O zone.

PROPERTY OWNER Bonneville Bungalows LLC Contact Gary Morse
 Address 1304 Grand Ave. Phone: (415) 699-5856 Fax: (415) 453-3757
 City San Rafael State CA Zip 94901-2233
 E-mail Address gpmorse@comcast.net

APPLICANT Bonneville Bungalows LLC Contact Judean A Schmidt, Manager
 Address 8965 S. Eastern Ave., Suite 300 Phone: (702) 898-1395 Fax: (702) 463-2989
 City Las Vegas State NV Zip 89123
 E-mail Address mjschmidt@house@yahoo.com

REPRESENTATIVE Genzer Consulting Contact Bob Genzer
 Address 9612 Hawksbill Ct. Phone: (702) 281-7495 Fax: (702) 254-4733
 City Las Vegas State NV Zip 89117-0646
 E-mail Address GenzerConsulting@cox.net

Property Owner Signature Judean A. Schmidt
 *An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name JUDEAN A. SCHMIDT
 State of Nevada, County of Clark
 Subscribed and sworn before me
 This 21st day of April, 2011
[Signature]

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-41546</u>
Meeting Date:	<u>6-14-11</u>
Total Fee:	<u>830.00</u>
Date Received:*	<u>4-25-11</u>
Received By:	<u>F.S.</u>

Notary Public in and for said County and State



TRINA YOUNGBLOOD
 NOTARY PUBLIC
 STATE OF NEVADA

My Commission Expires: 04-08-11

Certificate No: 10-2050

*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.



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41546** APN: 139-34-710-042,043, & 044; 139-34-810-018

Name of Property Owner: Bonneville Bungalows LLC

Name of Applicant: Bonneville Bungalows LLC, Judean A Schmidt, Manager

Name of Representative: Robert S (Bob) Genzer, Genzer Consulting

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: Judean A. Schmidt

State of Nevada

County of Clark

Print Name: JUDEAN A SCHMIDT

Subscribed and sworn before me

This 21st day of April, 2011

[Signature]
Notary Public in and for said County and State



April 20, 2011

Mr. Flinn Fagg, AICP, Acting Director
City of Las Vegas
Department of Planning
330 N. Rancho Dr.
Las Vegas, NV 89106

Re: 511, 515, 521 and 531 S. Seventh St.
APN: 139-34-710-042, 043, 044 & 139-34-810-018

Dear Mr. Fagg:

This letter is submitted as justification for an application for Rezoning for the above listed properties, and for a Variance for lot width for 511 S. Seventh St. The parcels are located in Ward 3, on the east side of Seventh Street, adjacent to, and north of Bonneville Avenue, both 80 foot wide rights-of-way. The surrounding area is a mixture of residential, office, and public facilities, with numerous conversions of existing residential properties to offices in recent years. The City of Las Vegas Southeast Sector Land Use Map designates these properties for Mixed Use which includes the (O) Office category.

The request is to change the existing R-1 (Single Family Residential) and P-R (Professional Office and Parking) zoning to the new P-O (Professional Office) category in accordance with the existing General Plan designation. A review of city records shows that each of the three R-1 properties was the subject of an approved Use Variance, however the business licenses at each location have subsequently expired and per city code, reinstatement of the Use Variance is not possible as over a year has lapsed in each case. A copy of the historical information provided by staff is attached for reference. The applicant acknowledges that Site Development Plan Review applications are required for 511 and 521 S. Seventh as per the e-mail received from Doug Rankin on March 15th. Those applications will be submitted as tenants are identified for each parcel.

In order to obtain the requested zoning for the parcel at 511 S. Seventh a Variance is required because the existing lot is 55 feet wide where 60 feet is the minimum in the P-O zone. This is not an uncommon situation in this area as the original lot widths are 25 feet and over the years numerous lots have been combined, either partially or in total. As a result, lot widths in this area are anything but uniform. This lot is fully developed with landscaping and parking to match the three adjacent commonly owned parcels. Approval of the requested Variance will not create any adverse affects on the surrounding properties.

ZON-41545
VAR-41546

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As the applicants representative for these applications I will be happy to provide any additional information you may require or respond to any questions you may have. Thank you for your consideration.

Respectfully,

A handwritten signature in black ink, appearing to read 'R. Genzer', with a long horizontal flourish extending to the right.

Robert S Genzer
Genzer Consulting

ZON-41545
VAR-41546

511 S. 7th Street – R-1

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales</i>	
01/24/91	The Board of Zoning Adjustment approved a request for a Variance (V-160-90) to allow a general business office where such use is not permitted and to allow an addition to the existing building to be located one foot from the north property line where five-foot setback is required on a property located 511 S. 7 th Street.
04/28/92	The Board of Zoning Adjustment approved a request for a review to amend the condition which required alley paving on an approved Variance (V-160-90) which allowed a general business office on property located at 511 S. 7 th Street.

<i>Related Building Permits/Business Licenses</i>	
03/02/07	A business license for advertising (A02-01493) was marked out of business 03/02/07 at 511 S. 7 th Street.
03/03/11	A business license (Q13-90824) was denied for an office at 511 S. 7 th Street. The previous license was marked out for more than one-year, pursuant to Title 19.16, current standards apply; therefore office is not permitted in R-1 (Single Family Residential) Zone.
	No building permit for office conversion was found.

521 S. 7th Street –R-1

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales</i>	
	V-47-80 – Nothing substantial was found in the scanned file.

<i>Related Building Permits/Business Licenses</i>	
01/09/09	A business license for advertising (A02-00681) was marked out of business 01/09/09 at 521 S. 7 th Street.
	No building permit for office conversion was found.

531 S. 7th Street –R-1

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales</i>	
01/25/90	The Board of Zoning Adjustment approved a request for a Variance (V-148-89) to allow a general business office on the property located at 531 S. 7 th Street.
03/28/91	The Board of Zoning Adjustment approved a request for a Plot Plan Review (V-148-89) on an approved Variance to allow a general business office on a property located at 531 S. 7 th Street.
02/28/91	The Board of Zoning Adjustment approved a request for an Extension of Time on an approved Variance (V-148-89) to allow a general office on property located at 531 S. 7 th Street.

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Related Building Permits/Business Licenses	
06/06/91	A new office building was issued a permit (PC#L9591) at 531 S. 7 th street. Project Completion Date was 07/09/01.
	No Business Licenses were found for this property.

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A.P. N.: 139-34-710-042; 139-34-710-043;
139-34-710-044; 139-34-810-018
R.P.T.T.: \$Exempt 9

Mail tax bill to and
When recorded mail to:
Bonneville Bungalows, LLC
1304 Grand Avenue
SanRafael, CA 94901-2233

Inst #: 201103160002277
Fees: \$170.00 N/C Fee: \$25.00
RPTT: \$0.00 Ex: #009
03/16/2011 11:09:07 AM
Receipt #: 707530
Requestor:
NEVADA TITLE LAS VEGAS
Recorded By: ARO Pgs: 161
DEBBIE CONWAY
CLARK COUNTY RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That See EXHIBIT "A" for list of owners, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Bonneville Bungalows, LLC, a Nevada limited liability company, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "C".**

**ACCOMMODATION RECORDING INSTRUCTIONS ALSO ATTACHED HERETO AS A
PART HEREOF.**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

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EXHIBIT "C" – OWNERSHIP INTEREST

Greg S. Chudacoff and Joy J. Chudacoff, husband and wife, as joint tenants, as to an undivided 50,000 / 2,750,000 interest;

Mary Lou Clark, an unmarried woman, as to an undivided 10,000 / 2,750,000 interest;

Samuel D. Schmidt and Sheila J. Schmidt, Trustees of the Samuel D. and Sheila J. Schmidt 2001 Living Trust, dated December 7, 2001, as to an undivided 250,000 / 2,750,000 interest;

Bernie Naiman and Roberta T. Naiman, husband and wife, as joint tenants, as to an undivided 100,000 / 2,750,000 interest;

First Savings Bank, as Custodian for the funds for The Maria Schellhase IRA, as to an undivided 4,000 / 2,750,000 interest;

First Savings Bank, as Custodian for the funds for The Gary I. Miller, IRA, as to an undivided 20,000 / 2,750,000 interest;

Hollingshead DDS LTD 401-K Plan, as to an undivided 100,000 / 2,750,000 interest;

Paul Garcell and Pamela Hertz, Trustees of the The Paul L. Garcell and Pamela Hertz Revocable Family Trust, dated May 28, 1999, as to an undivided 100,000 / 2,750,000 interest

John A. Forte, Trustee of The John A. Forte, Jr. Separate Property Trust, dated August 24, 2000, as to an undivided 20,000 / 2,750,000 interest;

Jillian Hrushowy, an unmarried woman, and Michelle Gaftoi, a married woman, as her sole and separate property, as joint tenants in common, as to an undivided 5,000 / 2,750,000 interest;

Fifty-Five, LLC, a Nevada limited liability corporation, as to an undivided 100,000 / 2,750,000 interest;

RRI, Inc., a Nevada corporation, as to an undivided 50,000 / 2,750,000 interest;

H. Michael Gach, an unmarried man, as to an undivided 5,000 / 2,750,000 interest;

Shreyas M. Shah and Aarti S. Shah, husband and wife, as joint tenants, as to an undivided 50,000 / 2,750,000 interest;

Gale Ebert, an unmarried woman, as to an undivided 35,000 / 2,750,000 interest;

Charles J. Zeman, Trustee of the Charles J. Zeman Revocable Living Trust, dated January 10, 2007, as to an undivided 10,000 / 2,750,000 interest;

Robert G. Sikorski, a married man, as his sole and separate property, as to an undivided 70,000 / 2,750,000 interest;

First Savings Bank, as Custodian for the funds for The Anton Trapman, IRA, as to an undivided 10,400 / 2,750,000 interest;

EXHIBIT "C" cont.

Thomas L. Bork and Ruth W. Bork, Trustees of the Bork Family Trust, Amended December 31, 2001, as to an undivided 20,000 / 2,750,000 interest;

Stuart Jay Sherman and Cynthia Francine Sherman, Trustees of The Stuart Jay Sherman & Cynthia Francine Sherman Revocable Living Trust, dated August 21, 2000, as to an undivided 9,600 / 2,750,000 interest;

Tim Cook, an unmarried man, as to an undivided 5,000 / 2,750,000 interest;

Shulamit Harel, Trustee of the Shulamit Harel Credit Trust, dated December 22, 1995, as to an undivided 150,000 / 2,750,000 interest;

Gross Investment Company, LLLP, a Colorado limited liability limited partnership, as to an undivided 50,000 / 2,750,000 interest;

Alan G. Dondero, Trustee of The Dondero Survivor's Trust, as to an undivided 55,000 / 2,750,000 interest;

Charles J. Eisen and Eleanor R. Eisen, husband and wife, as joint tenants, as to an undivided 25,000 / 2,750,000 interest;

Gary P. Morse, an unmarried man, as to an undivided 40,000 / 2,750,000 interest;

Daren J. Morse, an unmarried man, as to an undivided 25,000.00 interest;

Richard N. Krupp, Trustee of the Richard N. Krupp Intervivos Trust, dated December 24, 1997, as to an undivided 100,000 / 2,750,000 interest;

David L. Kaufman and Nancy N. Kaufman, husband and wife, as joint tenants, as to an undivided 50,000 / 2,750,000 interest;

Shulamit Harel, Trustee of The Joseph and Shulamit Harel Family Trust UDO November 17, 1987, as to an undivided 9,000 / 2,750,000 interest;

Anne E. Abrams, Trustee of The Abrams Living Trust, dated October 23, 1996, as to an undivided 50,000 / 2,750,000 interest;

Adam S. Weissberg and Lisa A. Weissberg, husband and wife, as joint tenants, as to an undivided 20,000 / 2,750,000 interest;

David Zinger and Zipora Zinger, Trustees of The David A. Zinger Amended and Restated Revocable Trust, dated June 21, 1991, as to an undivided 100,000 / 2,750,000 interest;

David Zinger, Trustee of The Judy Zinger Matias Revocable Trust, dated April 15, 2004, as to an undivided 40,000 / 2,750,000 interest;

Cary W. Ginter and Robin Z. Ginter, Trustees of the Cary W. Ginter and Robin Z. Ginter Revocable Trust DTD August 7, 2006, as to an undivided 40,000 / 2,750,000 interest;

EXHIBIT "C" cont.

Eugene D. Clark, Trustee of The Eugene D. Clark Family Trust, dated April 26, 2002, as to an undivided 70,000 / 2,750,000 interest;

Jon P. Genser, Trustee of The Susan Rosenberg Trust, et al, dated December 11, 1978, a to an undivided 25,000 / 2,750,000 interest;

Jon P. Genser, a married man, as his sole and separate property, as to an undivided 25,000 / 2,750,000 interest;

Harry Zvi Shadmi, a married man, as his sole and separate property, as to an undivided 25,000 / 2,750,000 interest;

Barbara J. Stierli, a married woman, as her sole and separate property, as to an undivided 35,000 / 2,750,000 interest;

Charles R. Pierce and Gladys R. Pierce, Trustees of The Pierce-Loving Trust, dated July 26, 1991, as to an undivided 20,000 / 2,750,000 interest;

Dr. Joseph Chenin, Trustee of The Joseph and Irene N. Chenin Revocable Family Trust, dated October 24, 1984, as to an undivided 85,000 / 2,750,000 interest;

Dr. Joesph Chenin Chartered Profit Sharing Plan, dated September 10, 2003, as to an undivided 30,000 / 2,750,000 interest;

Marvin L. Schmidt and Judean A. Schmidt, Trustees of The Schmidt Family Trust, Under Agreement dated September 29, 1982, as to an undivided 426,000 / 2,750,000 interest;

Judy Marino, an unmarried woman, as to an undivided 20,000 / 2,750,000 interest;

Iris Harel, Custodian for Guy M. Harel, under Nevada Uniform Trust Act, as to transfer to minors, as to an undivided 12,000 / 2,750,000 interest;

Iris Harel, Custodian for Maya S. Harel, under Nevada Uniform Trust Act, as to transfer to minors, as to an undivided 11,000 / 2,750,000 interest;

Iris Harel, Custodian for Yarden A. Harel, under Nevada Uniform Trust Act, as to transfer to minors, as to an undivided 9,000 / 2,750,000 interest;

Iris Harel, Custodian for Ben J. Harel, under Nevada Uniform Trust Act, as to transfer to minors, as to an undivided 9,000 / 2,750,000 interest;

Bonnie A. Bollengier, an unmarried woman, as to an undivided 45,000 / 2,750,000 interest.

Oak Holdings, LLC, a Nevada Limited Liability Company, as to an undivided 75,000 / 2,750,000 interest.

EXHIBIT "C"

LEGAL DESCRIPTION

PARCEL I:

THE SOUTH TEN (10) FEET OF LOT TEN (10), ALL OF LOTS ELEVEN (11), TWELVE (12), AND THIRTEEN (13), AND THE NORTH FIVE (5) FEET OF LOT FOURTEEN (14) IN BLOCK TEN (10) OF WARDIE ADDITION TO LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL II:

LOTS FIFTEEN (15) AND SIXTEEN (16), AND THE SOUTH TWENTY (20) FEET OF LOT FOURTEEN (14) IN BLOCK TEN (10) OF WARDIE ADDITION TO LAS VEGAS, AS SHOWN BY MAP THEREOF IN BOOK 1 OF PLATS, PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO CITY OF LAS VEGAS FOR ROAD PURPOSES BY DEED RECORDED MAY 17, 1991 IN BOOK 910517 AS DOCUMENT NO. 00582 OF OFFICIAL RECORDS.

PARCEL III:

LOTS NINE (9), THE SOUTH TWENTY (20) FEET OF LOT EIGHT (8) AND THE NORTH FIFTEEN (15) FEET OF LOT TEN (10), BLOCK TEN (10), OF WARDIE ADDITION TO LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

*** PARCEL IV:**

LOTS SIX (6) AND SEVEN (7) AND THE NORTH FIVE (5) FEET OF LOT EIGHT (8) IN BLOCK TEN (10) OF WARDIE ADDITION TO LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 13 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

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