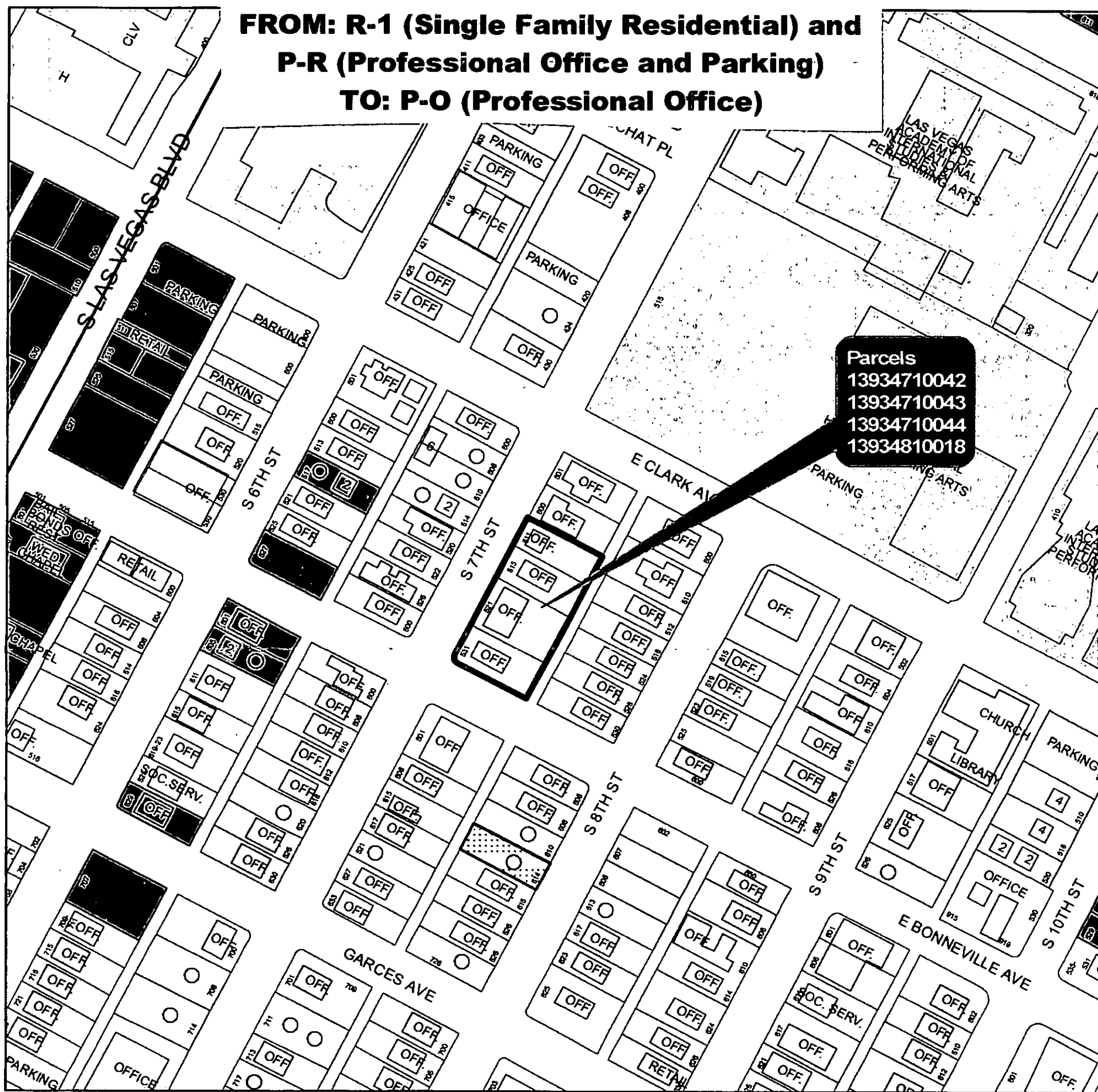


511, 515, 521 & 531 S. Seventh St.

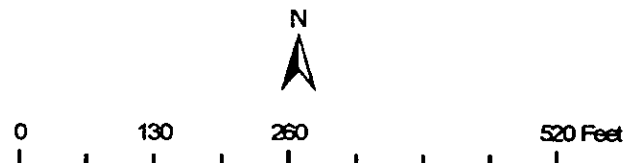
Location Map - Zoning

**FROM: R-1 (Single Family Residential) and
P-R (Professional Office and Parking)
TO: P-O (Professional Office)**



Parcels
13934710042
13934710043
13934710044
13934810018

☒ ROI Zoning	☒ R-4 - High Density Residential	☐ C-PB - Planned Business Park
☒ U - (GPA Designation) Undeveloped	☐ R-5 - Apartment	☐ C-M - Commercial/Industrial
☐ R-A - Ranch Acres	☐ R-MH - Mobile/Manufactured Home Residence	☒ M - Industrial
☒ R-E - Residence Estates	☐ R-MHP - Residential Mobile/Manufactured Home Park	☐ C-V - Civic
☐ R-D - Single-Family Residential-Restricted	☐ P-R - Professional Offices and Parking	☐ P-C - Planned Community
☐ R-PD - Residential Planned Development	☐ N-S - Neighborhood Service	☐ T-D - Traditional Development
☐ R-1 - Single Family Residential	☒ O - Office	☐ PD - Planned Development
☐ R-CL - Single-Family Compact-Lot	☒ C-D - Designed Commercial	☐ TC - Town Center
☐ R-2 - Medium-Low Density Residential	☐ C-1 - Limited Commercial	
☐ R-3 - Medium Density Residential	☒ C-2 - General Commercial	



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301



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APR 25 2011

City of Las Vegas

ZON-41545

06/14/11 PC

Location Map - Zoning

**FROM: R-1 (Single Family Residential) and
P-R (Professional Office and Parking)
TO: P-O (Professional Office)**

Parcels
13934710042
13934710043
13934710044
13934810018

☒ ROI Zoning	☐ R-4 - High Density Residential	☐ C-PB - Planned Business Park
☐ U - (GPA Designation) Undeveloped	☐ R-5 - Apartment	☐ C-M - Commercial/Industrial
☐ R-A - Ranch Acres	☐ RMH - Mobile/Manufactured Home Residence	☐ M - Industrial
☒ R-E - Residence Estates	☐ RMHP - Residential Mobile/Manufactured Home Park	☐ C-V - Civic
☐ R-D - Single-Family Residential-Restricted	☐ PR - Professional Offices and Parking	☐ P-C - Planned Community
☐ R-PD - Residential Planned Development	☐ NS - Neighborhood Service	☐ T-D - Traditional Development
☐ R-1 - Single Family Residential	☒ O - Office	☐ PD - Planned Development
☐ R-CL - Single-Family Compact-Lot	☒ C-D - Designed Commercial	☐ TC - Town Center
☐ R-2 - Medium/Low Density Residential	☐ C-1 - Limited Commercial	
☐ R-3 - Medium Density Residential	☐ C-2 - General Commercial	

ZON-41545

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APR 25 2011^N▲

City of Las Vegas

520 Feet



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Planning & Development Dept.
702-229-6301

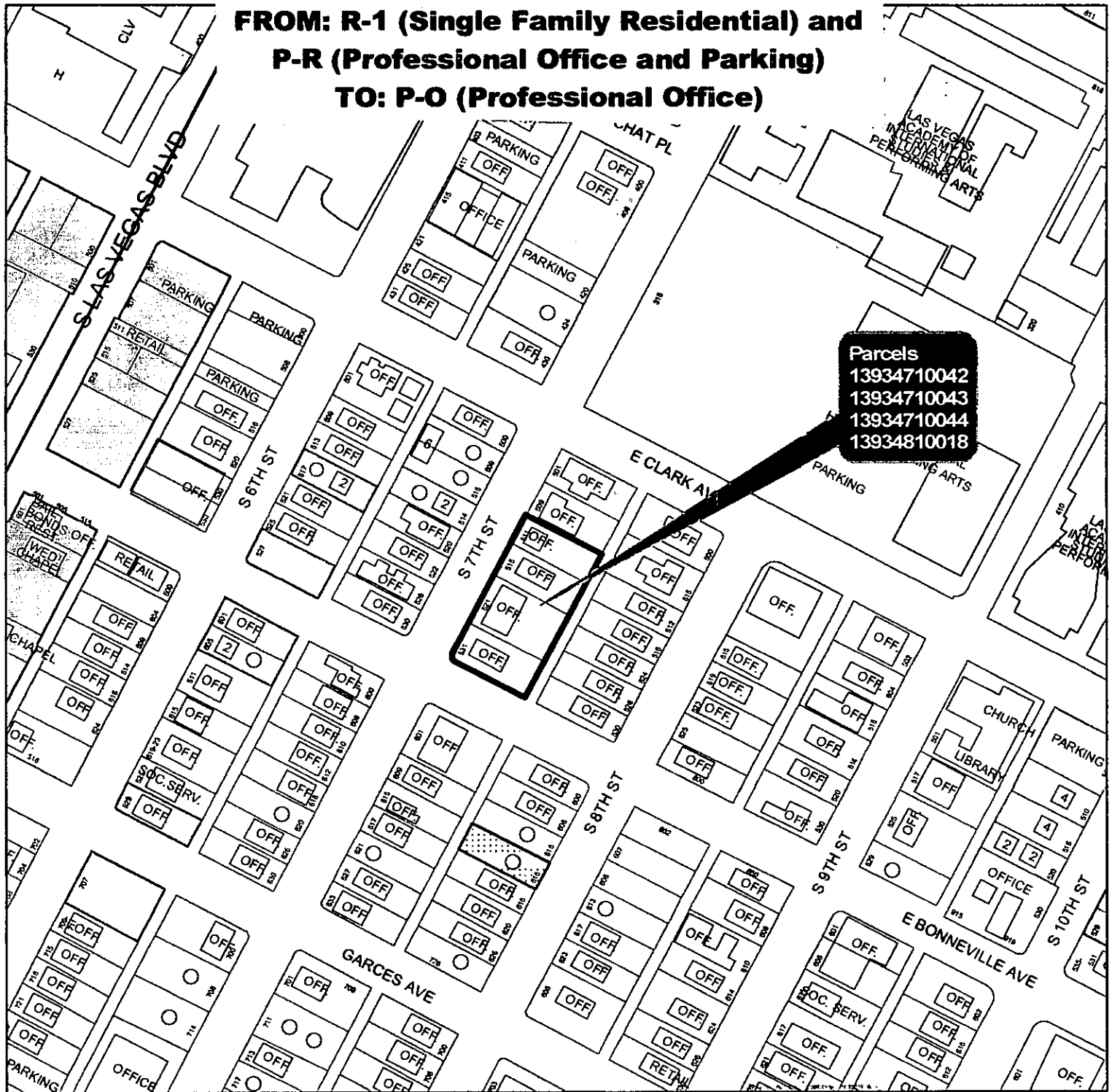
**DEPARTMENT OF
PLANNING**



511, 515, 521 & 531 S. Seventh St.

Location Map - Zoning

**FROM: R-1 (Single Family Residential) and
P-R (Professional Office and Parking)
TO: P-O (Professional Office)**



Parcels
13934710042
13934710043
13934710044
13934810018

- | | | |
|--|--|---|
| ☐ R-1 - Single Family Residential | ☐ R-4 - High Density Residential | ☐ C-PB - Planned Business Park |
| ☐ R-2 - Medium-Low Density Residential | ☐ R-5 - Apartment | ☐ C-M - Commercial/Industrial |
| ☐ R-3 - Medium Density Residential | ☐ R-MH - Mobile/Manufactured Home Residence | ☒ M - Industrial |
| ☐ R-CL - Single-Family Compact-Lot | ☐ R-MHP - Residential Mobile/Manufactured Home Park | ☐ C-V - Civic |
| ☐ R-CD - Single-Family Residential-Restricted | ☐ P-R - Professional Offices and Parking | ☐ P-C - Planned Community |
| ☐ R-4D - Residential Planned Development | ☐ NS - Neighborhood Service | ☐ TD - Traditional Development |
| ☐ R-5 - (GFA Designation) Undeveloped | ☒ O - Office | ☐ PD - Planned Development |
| ☐ R-6 - Ranch Acres | ☒ C-D - Designed Commercial | ☐ TC - Town Center |
| ☐ R-7 - Residential Estates | ☐ C-1 - Limited Commercial | |
| | ☐ C-2 - General Commercial | |

APR 25 2011



City of Las Vegas 260

520 Feet



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

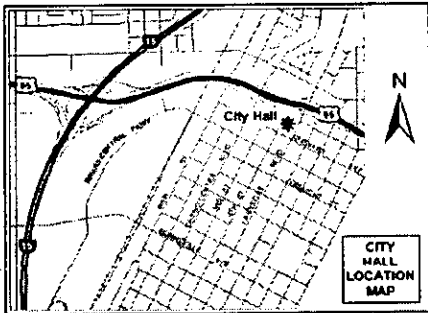
**DEPARTMENT OF
PLANNING**

CITY OF LAS VEGAS

ZON-41545

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.

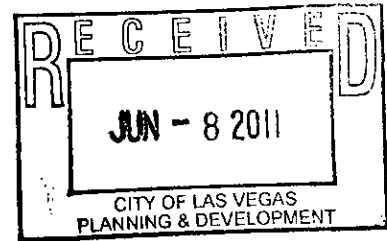
ZON-41545 & VAR-41546

Planning Commission Meeting of 6/14/2011

PRESORTED
FIRST CLASS



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PITNEY BOWES



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SAINT MAISIE L L C
3204 PLAZA DE RAFAEL
LAS VEGAS NV 89102-4024

Case: ZON-41545

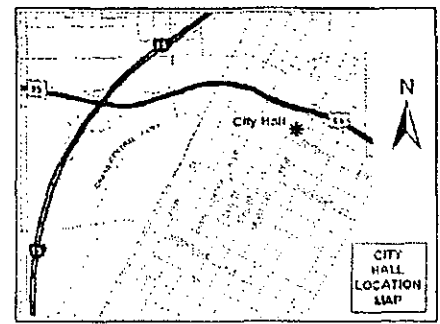
32 DRDGN11 89102



7-8
A

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

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I SUPPORT
this Request



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Please use available blank space on card for your comments.

ZON-41545 & VAR-41546

Planning Commission Meeting of 6/14/2011

Case: ZON-41545
13934810093
KIM FAMILY TRUST
2101 S WATSON ST
LA HABRA CA 90631-9518

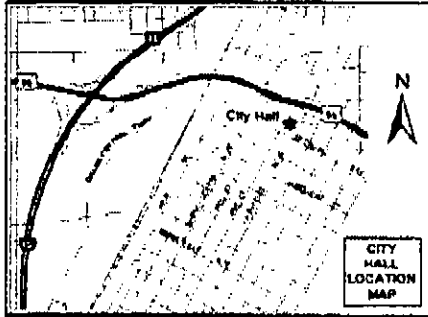
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A

City of Las Vegas
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 333 North Rancho Drive, 3rd Floor
 Las Vegas, Nevada 89106

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I SUPPORT
 this Request



I OPPOSE
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Please use available blank space on card for your comments.

ZON-41545 & VAR-41546

Planning Commission Meeting of 6/14/2011

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13934710044 Case. ZON-41545
 OAK HOLDINGS L L C ETAL
 1304 GRAND AVE
 SAN RAFAEL CA 94901-2233

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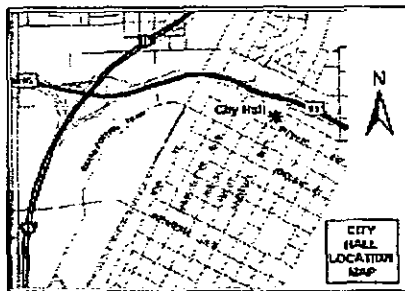
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 A

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
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Please use available blank space on card for your comments.

ZON-41545 & VAR-41546

Planning Commission Meeting of 6/14/2011

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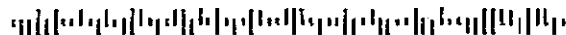
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13934701006
 BAKER LAW OFFICES P C
 500 S 8TH ST
 LAS VEGAS NV 89101-7003

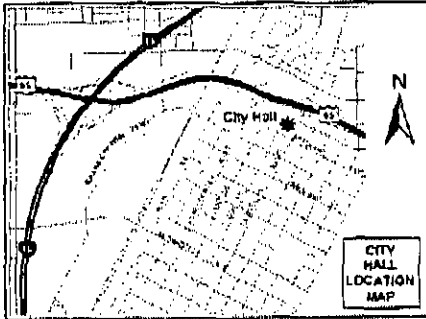
Case: ZON-41545

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

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I SUPPORT
 this Request



I OPPOSE
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ZON-41545 & VAR-41546

Planning Commission Meeting of 6/14/2011

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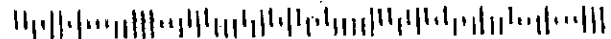
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 724 S 9TH STREET GROUP L L C
 8036 AVALON ISLAND ST
 LAS VEGAS NV 89139-6188

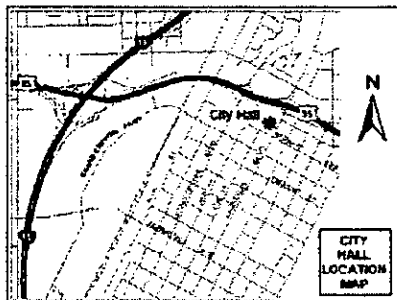
Case: ZON-41545

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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.

ZON-41545 & VAR-41546

Planning Commission Meeting of 6/14/2011

PRESORTED
 FIRST CLASS



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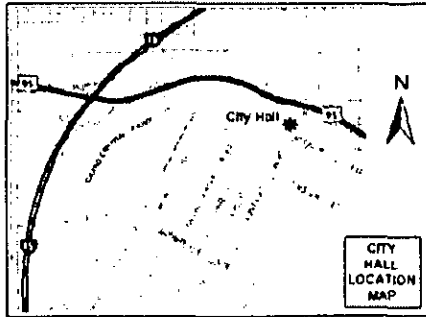
13934810045 Case: ZON-41545
 P A C HOLDINGS L L C
 %P MANNING/C HALL/A SALISBURY
 617 S 8TH ST #A
 LAS VEGAS NV 89101-7082

30 DEC 2011 89101



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



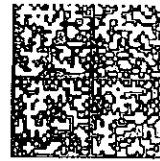
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Please use available blank space on card for your comments.

ZON-41545 & VAR-41546

Planning Commission Meeting of 6/14/2011

PRESORTED
 FIRST CLASS



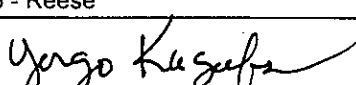
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 GARCES VENTURE L L C
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 1065 KANE CONCOURSE #201
 BAY HARBOR ISLANDS FL 33154-2100

LOS DROGNI 1 33154



Pre-Application Conference		City Of Las Vega Department Of Planning Submittal Checklist (Cont.)						
Item Required								
YES	NO	APPLICATION PACKET (ALL ITEMS ARE 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						
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)						
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)			ZON	\$ 700.00	\$ 500.00	\$ 0.00
☒	☐	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) - requested, but submittals will be accepted without			\$	\$	\$	\$
☐	☒	If required, cop(ies) of approval letter(s) for	Subtotal:				\$ 2030.00	
☐	☒	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:				\$2030.00 2,030	
REQUIRED DRAWINGS (INCLUDES TOTAL NUMBER REQUIRED FOR ALL APPLICATION TYPES): 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	TOTAL REQUIRED FOR ALL APPLICATIONS					
		North arrow, scale, and vicinity map	Folded Plans (5, plus 1 per application):				6	
		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):				1	
		All adjacent existing land uses and street names labeled	NOTES: Required for the Variance application. Site Plan or copy of recorded map that clearly depicts lot dimensions. Structures shall be located and setbacks noted on what ever plan/map that is submitted.					
		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						
YES	NO	GENERAL PLAN AMENDMENT, MODIFICATIONS AND REZONING	TOTAL REQUIRED FOR ALL APPLICATIONS		GPA/MOD		ZON	
☒	☐	Location Map	Folded Location Map:		0		7	
		North arrow, scale, and vicinity map	Rolled Location Map:		0		1	
		Label existing general plan designations or zoning districts, whichever is applicable, for the subject site and all surrounding areas within 1,000 feet	Reduced Copy (8-1/2"x11"):		0		2	
		Provide a legend of land use designations or zoning districts, whichever is applicable; indicate what changes are proposed for the subject site	NOTES: ***NOT A SITE PLAN***					
		Show all surrounding sites within a 1,000-foot radius of subject site						
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.								
APN(s):		139-34-710-042, 043, 044 and 139-34-810-018	Application Purpose:		Rezoning Variance			
Location:		511, 515, 521 and 531 S. Seventh Steet	Application Purpose:		Office, non-medical			
Ward:		3 - Reese	Pre-App. Meeting Date:		4/13/11			
Planner's Signature:			Submittal Deadline:		04/28/11 - no later than 2:00 pm			
Planner:		Yorgo Kagafas, Planner II - 229-6196 - 229-	Earliest PC / CC Meeting Dates:		06/14/11 PC - 07/20/11 CC (Cycle 6)			

City Of Las Vegas Department Of Planning Pre-Application Conference Notes

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Project Name: Morse Office Project

APN(s):	139-34-710-042, 043, 044 and 139-34-810-018	Pre-app Date:	4/13/11
Location:	511, 515, 521 and 531 S. Seventh Street	Meeting Location:	DSC Conference Room 3A - 321
Ward #:	3 - Reese	Acres:	.66
		Time:	2:00 p.m.

Ownership Info:	MORSE GARY P REV INT VIV TR AGMT ETAL MORSE GARY P TRS 1304 GRAND AVE SAN RAFAEL CA 94901-2233	Last Change of Ownership Date:	3/28/11 for all parcels
	Phone: (702)-	Fax: (702)-	Email:
Applicant Info:			
	Phone: (702)-	Fax: (702)-	Email:
Representative Info:	Bob Genzer		
	Phone: (702)-256-6022	Fax: (702)-254-4733	Email: genzerconsulting@cox.net

Use:	Existing:	Vacant
	Proposed:	Office, non-medical
General Plan:	Existing:	MXU (Mixed Use)
	Proposed:	No change proposed
Zoning:	Existing:	R-1 (Single Family Residential)
	Proposed:	P-O (Professional Office)
Special Area, Master Plans, and / or Overlay Districts that Apply:	Las Vegas Redevelopment Plan and Live/Work Overlay	
	Special Land Use Designation (per plan, if applicable): N/A	

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

Between CLV Planning Representative: Yorgo Kagafas, Planner II (229-6196 Office / 385-7268 Fax / gkagafas@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Bob Genzer	Genzer Consulting			
2.				
3.				
4.				
5.				
6.				
7.				
8.	CLV - Planning			
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**

City of Las Vegas Department of Planning Pre-Application Conference Notes

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

Meeting Notes:

1. Project will require a Rezoning application for all four parcels. Parcel 139-34-710-043 will be rezoned from P-R to P-O while the remaining parcels will be rezoned from R-1 to P-O.
2. A Variance is required for 139-34-710-042 to allow a 50-foot wide lot where the minimum lot width for a P-O parcel is 60-feet.

-- 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****



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: ZON-41545 – REZONING
RELATED TO VAR-41546
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 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). The Notice of Final Action was filed with the Las Vegas City Clerk on July 21, 2011.

Sincerely,

A handwritten signature in black ink, appearing to read "Angela Croll".

Angela Croll
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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



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

Dear Mr. Morse:

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

The Planning Commission voted to recommend **APPROVAL** of your request.

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,

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

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: ZON-41545 - 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**.

Gary P. Morse

Signature

6/7/11

Date

Gary P. Morse

Please Print Name

Bonneville Bungalows LLC

Company Name

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

RECEIVED

JUN -7 2011

**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

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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



June 2, 2011

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

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

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

Dear Mr. 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
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FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov





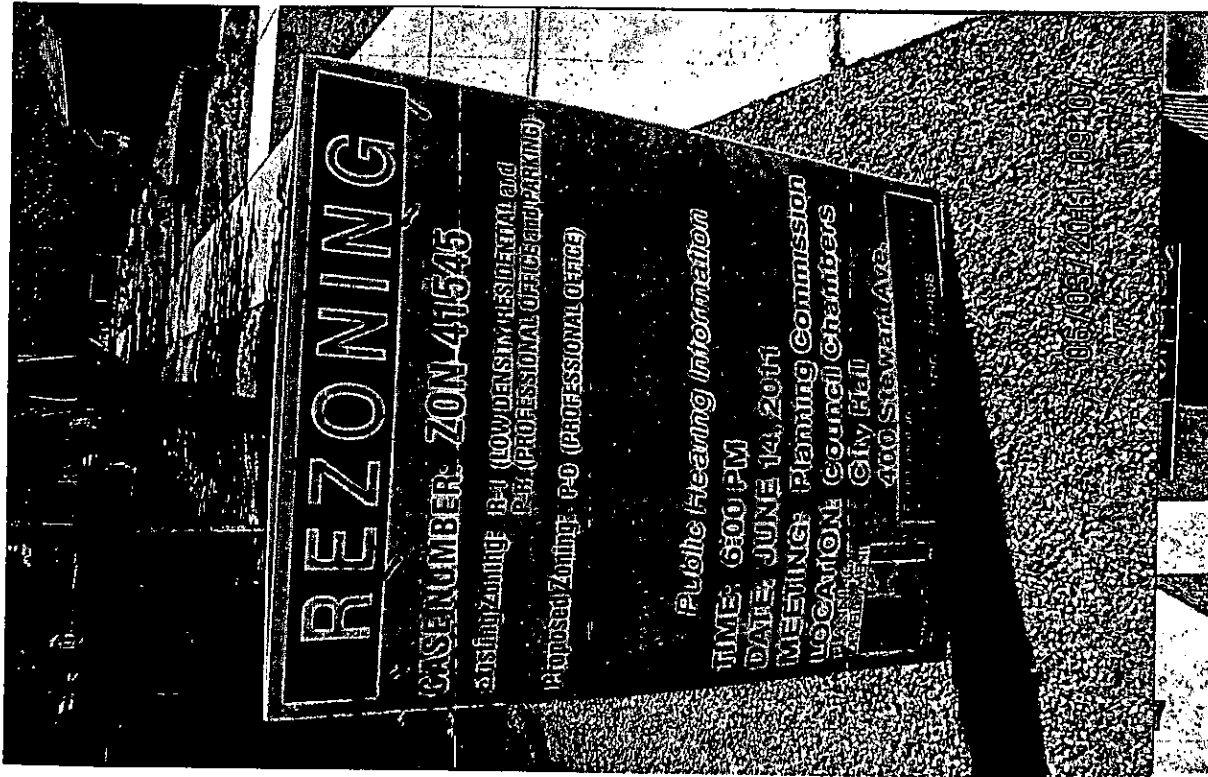
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: ZON-41545

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]
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.



DEPARTMENT OF
PLANNING



Zoning
the first




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.

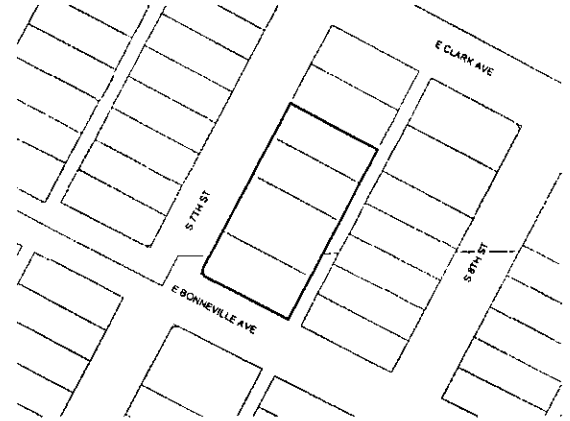
Application Information

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

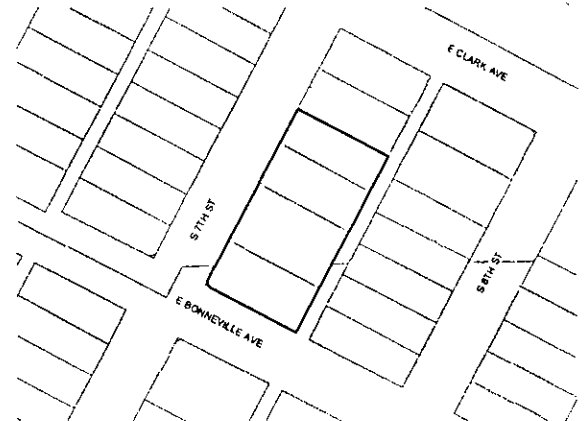
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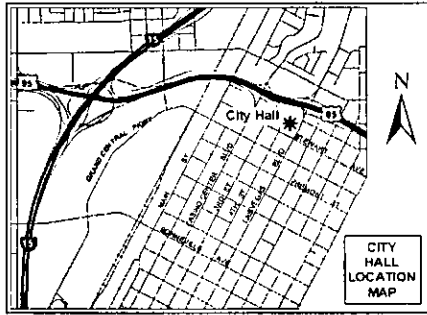
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Las Vegas, Nevada

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

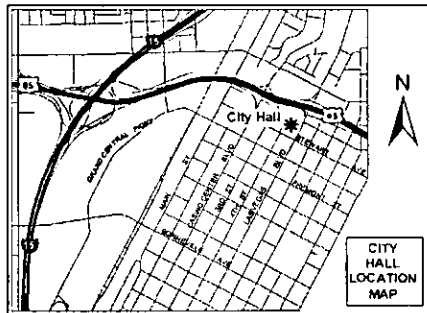
Please use available blank space on card for your comments.

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



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☐

I SUPPORT
this Request

☐

I OPPOSE
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: **ZON-41545** Bonneville Bungalows 511, 515, 521 and 531 S. 7th St.
Request for Rezoning from R-1 and P-R to P-O on 0.85 acres

COMMENTS:

We have no comment on the Request for a 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 S. 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:

ZON-41545

	Ogden Villas Apartments
18b The Las Vegas Arts District	Orleans Square HOA
Beverly Green NA	Robert Gordon Plaza Resident Council
Beverly Palms Apartments	South Cove Apartments
Boulder Dam Homesites	Southridge NA
Church-Noblitt NA	Stewart Arms Apartments
Crestwood NA	Stewart Town HOA
Cultural Corridor Coalition NCG	Sunflower Apartments
Downtown Business Operators Council	Towne Terrace Apartments
Fremont Apartments	West Huntridge NA
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'Octaine Apartments Resident Council	
Maverick - Hidden Village Apartments	
Mayfair NA	
Newport Lofts	
Oak Tree Apartments	

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).

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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 09:49 AM

Submitted By

Page 1

A/P # 41545 REZONING

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	04/25/2011 15:14	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

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 (APN 139-34-710-042, 43, 44 and 139-34-810-018), Ward 3 (Reese).

Parent A/P #

Project # 41545 Project/Phase Name 7TH AND BONNEVILLE OFFICE CONV Phase #
Size/Area 0.88 ACRES 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 09:49 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 09:49 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

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$700.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Successful
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0
Pre-Check Conditions Added:	0
Inspections Added:	0
Reviews Added:	12
DEVCO	
NEIGH P&S	
B&S PLAN	
FLOOD	
LAND DEV	
ROW	
SEWER	
TRAFFIC	
TEFO	
SID	
SURVEY	
FIRE ENG	
Fees Added:	0
Conditions Added:	0
Periodic Inspection Schedules Added:	0

Fees

Status

Paid Date

Amount

PROCESSING FEE	P	04/25/2011 15:26	700.00
NOTIFICATION & ADVERTISING FEE	P	04/25/2011 15:26	500.00

Total Unpaid	0.00	Total Paid	1200.00
--------------	------	------------	---------

Report Date 04/26/2011 09:49 AM

Submitted By

Page 4

Inspections

There are no inspections for this Report

Review Activities
Review #
Comments

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

441167	DEVCO	1	Incomplete	☐	04/26/2011 09:49			
441168	NEIGH P&S	1	Incomplete	☐	04/26/2011 09:49			
441169	B&S PLAN	1	Incomplete	☐	04/26/2011 09:49			
441170	FLOOD	1	Incomplete	☐	04/26/2011 09:49			
441171	LAND DEV	1	Incomplete	☐	04/26/2011 09:49			
441172	ROW	1	Incomplete	☐	04/26/2011 09:49			
441173	SEWER	1	Incomplete	☐	04/26/2011 09:49			
441174	TRAFFIC	1	Incomplete	☐	04/26/2011 09:49			
441175	TEFO	1	Incomplete	☐	04/26/2011 09:49			
441176	SID	1	Incomplete	☐	04/26/2011 09:49			
441177	SURVEY	1	Incomplete	☐	04/26/2011 09:49			
441178	FIRE ENG	1	Incomplete	☐	04/26/2011 09:49			

Activity Review Details

Detail SUBMITTAL CHECKLIST (ZON)

Modified By FSOLIS

Modified Date/Time 04/25/2011 15:14

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Pre-Application Conference Checklist
- Y Application/Petition Form
- Y Deed and Legal Description
- Y Justification Letter
- Y Location Map (6 Folded Blue Lines, 1 Rolled Colored)
- Y Laser Print of Site Plan
- Y Statement of Financial Interest
- N DINA "Project of Regional Significance" (If Applicable)

Y Business Licensing Requirements Met

N Business License Exempt

Report Date 04/26/2011 09:49 AM

Submitted By

Page 5

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

No Conditions

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

No children exist for this project

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

There is no planning condition for this project.

REZONING

N DINA Required? N PRS N Parent required? Zoning Information

Final City Council letter received

Annotated minutes recieved

Is there a condition of approval for a Required Review?

ROI Expired

If yes, when does it need to be reviewed?

Staff Recommendation

Meeting Information

Zoning Information Acres Ordinance #	Existing Added By	Existing ROI Modified By	Proposed Comments	Approved Comments	ROI?	ROI Exp Date	Ordinance Adopted
--	----------------------	-----------------------------	----------------------	----------------------	------	--------------	-------------------

0.88 R-1
FSOLIS P-R

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

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

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

No children exist for this project

Employee Employee ID	Last	First	Mi	Comments
-------------------------	------	-------	----	----------

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
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PAYMNT	CO NAME WHO PICKED UP CDNTACT#	970040	04/25/2011 15:29		0.00
	BOB GENZER, BONNEVILLE BUNGALOWS CK 1113, 702.256.6022				

Report Date 04/26/2011 09:49 AM

Submitted By

Page 6

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

No Model Home Details



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezoning
 Project Address (Location) 511, 515, 521 and 531 S. Seventh St.
 Project Name 7th and Bonneville Office Conversion Proposed Use Offices
 Assessor's Parcel #(s) 13934710042, 043, & 044; 13934810018 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 0.88 Lots/Units 4 Density n/a
 Additional Information Three of the four lots were previously used as offices by Use Variance case numbers V-160-90, V-47-80 and V-148-89. 515 S. 7th is currently an office.

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) 281-7496 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>20N-41545</u>
Meeting Date:	<u>6-14-11</u>
Total Fee:	<u>235.00</u>
Date Received:	<u>4-25-11</u>
Received By:	<u>FS.</u>

Notary Public in and for said County and State



TRINA YOUNGBLOOD
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 04-09-11
 Certificate No: 10-2050-1

*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: **ZON-41545** 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: _____

RECEIVED

APR 25 2011

Signature of Property Owner: Judean A. Schmidt

City of Las Vegas

State of Nevada

Print Name: JUDEAN A. SCHMIDT

County of Clark

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.

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APR 25 2011
ZON-41545
City of Las Vegas
VAR-41546

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 'RSG', 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

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
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.

Related Building Permits/Business Licenses	
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

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

Related Building Permits/Business Licenses	
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

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
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.

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.

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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APR 25 2011

City of Las Vegas

P/L 233/187.

Report of All Selected Parcels

Case Number: ZON-41545, VAR-41546

Printed On: Wed: May 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
		13934711000
		13934711000
518 GARCES AVE LTD	631 LAS VEGAS BLVD S LAS VEGAS NV	13934410186
518 GARCES AVE LTD	%R PISTOL 631 S LAS VEGAS BLVD LAS VEGAS NV	13934410180
520 SOUTH SIXTH STREET L L C	716 S 6TH ST LAS VEGAS NV	13934310066
609 SOUTH EIGHT STREET L L C	%M HERRAN 8130 LA MESA BLVD #93 LA MESA CA	13934810049
609 SOUTH EIGHTH STREET L L C	%M VACA 1524 HENDRIX PL #101 CHULA VISTA CA	13934810048
611 SIXTH ST L L C	%R BRANDY 113 PINE ISLAND CT LAS VEGAS NV	13934410221
702 S 6TH ST L L C	9345 HELENA AVE LAS VEGAS NV	13934410187
716 SOUTH SIXTH STREET L L C	716 S SIXTH ST LAS VEGAS NV	13934410191
718 PROFESSIONAL BUILDING L L C	718 S 8TH ST LAS VEGAS NV	13934810034
724 S 9TH STREET GROUP L L C	8036 AVALON ISLAND ST LAS VEGAS NV	13934810072
732 S 6TH STREET TRUST	732 S 6TH ST #100 LAS VEGAS NV	13934410256
A & A INC	5145 ROGERS ST #C LAS VEGAS NV	13934710007
A & A INC	5145 ROGERS ST #C LAS VEGAS NV	13934710008
A A K P	%M/M A LEAVITT 7151 COPPER RD LAS VEGAS NV	13934810010
ADAMS HERMAN M & BRIAN M	712 S 8TH ST LAS VEGAS NV	13934810033
APPLE ROBERT M & MARY M	1405 STRONG DR LAS VEGAS NV	13934810044
AUGUST KATHIE M	707 S 9TH ST LAS VEGAS NV	13934810077
AUSTIN JOE L & NANCY J FAMILY TR	112 N 19TH ST LAS VEGAS NV	13934810086
BAKER LAW OFFICES P C	500 S 8TH ST LAS VEGAS NV	13934701006
BEACH CITIES INVESTMENTS L L C	2123 PULLMAN LN REDONDO BEACH CA	13934810091
BERMAN BRIAN K & K FAM IRR TR	1340 MARINA DEL REY CT LAS VEGAS NV	13934810036
BONNEVILLE 21 L L C ETAL	8363 W SUNSET RD #300 LAS VEGAS NV	13934311159
BONNEVILLE 21 L L C ETAL	7250 PEAK DR #110 LAS VEGAS NV	13934311158
BOXCARS L L C	800 E BONNEVILLE AVE LAS VEGAS NV	13934810051
C & A INVESTMENT TRUST	3022 W BEACH DR OAK ISLAND NC	13934710014
C & A INVESTMENT TRUST	3022 W BEACH DR OAK ISLAND NC	13934710013
C & M PARTNERSHIP	629 S 6TH ST LAS VEGAS NV	13934410217
C S E HOLDING L L C	%C ELGAZZAR 1413 HILLSIDE PL LAS VEGAS NV	13934712019
CARL PATRICIA K	1330 JERSEY AVE S #200 MINNEAPOLIS MN	13934810088
CARNES VICKI F ETAL	P O BOX 1812 KETCHUM ID	13934710004

Report of All Selected Parcels**Case Number:** ZON-41545**Printed On:** Wed: May 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
CATRAM L L C	612 S 10TH ST LAS VEGAS NV	13934810096
CHAD JOSEPH L L C	415 S 6TH ST #100 LAS VEGAS NV	13934711005
CHAD JOSEPH L L C	415 S 6TH ST #100 LAS VEGAS NV	13934711004
CHARLESTON TOWERS L L C	18501 COLLIER AVE #B-106 LAKE ELSINORE CA	13934810074
CHARLESTON TOWERS L L C	18501 COLLIER AVE #B-106 LAKE ELSINORE CA	13934810075
CHARLESTON TOWERS L L C	18501 COLLIER AVE #B-106 LAKE ELSINORE CA	13934810101
CHEUNG KIN YAN	P O BOX 30668 LAS VEGAS NV	13934810013
CHURCH CHRIST SCIENTIST FIRST	300 S 7TH ST LAS VEGAS NV	13934710035
CHURCH L D S PRESIDING BISHOP	%TAX DIVISION 50 E NORTH TEMPLE ST 22ND FLOOR SALT LAKE CITY UT	13934810089
CHURCH L D S PRESIDING BISHOP	%TAX DIVISION 50 E NORTH TEMPLE ST 22ND FLOOR SALT LAKE CITY UT	13934811001
CINLEE 7 L L C	608 S 8TH ST LAS VEGAS NV	13934810023
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13934712126
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13934712125
CITY OF LAS VEGAS REDEVELOPMENT	400 E STEWART AVE 2ND FLR LAS VEGAS NV	13934303001
CITY OF LAS VEGAS REDEVELOPMENT	400 E STEWART AVE 8TH FLOOR LAS VEGAS NV	13934310062
CITY OF LAS VEGAS REDEVELOPMENT	400 E STEWART AVE 8TH FLOOR LAS VEGAS NV	13934310061
CITY OF LAS VEGAS REDEVELOPMENT	400 E STEWART AVE 8TH FLOOR LAS VEGAS NV	13934310063
CITY OF LAS VEGAS REDEVELOPMENT	%OFFICE BUSINESS DEV 400 STEWART AVE LAS VEGAS NV	13934311152
CITY OF LAS VEGAS REDEVELOPMENT	400 E STEWART AVE 8TH FLOOR LAS VEGAS NV	13934310076
CITY OF LAS VEGAS REDEVELOPMENT	400 E STEWART AVE 8TH FLOOR LAS VEGAS NV	13934710001
CITY OF LAS VEGAS REDEVELOPMENT	400 E STEWART AVE 8TH FLOOR LAS VEGAS NV	13934303002
CIVIL DISPUTE RESOLUTION L L C	624 S 9TH ST LAS VEGAS NV	13934810065
CLARK COUNTY LAW FOUNDATION	725 S 8TH ST LAS VEGAS NV	13934810037
CLARK COUNTY LAW FOUNDATION	725 S 8TH ST LAS VEGAS NV	13934810038
CLAYTON STEVEN E ETAL	%KBLALOCK 3532 BLACKSTONE LAS VEGAS NV	13934810094
COLE & CASH'S CASTLE L L C	108 QUAIL RUN RD HENDERSON NV	13934410184
COLE & CASH'S CASTLE L L C	%B & D DUFFY 108 QUAIL RUN RD HENDERSON NV	13934310053
COMER FAMILY REVOCABLE TRUST	3961 W CHARLESTON BLVD LAS VEGAS NV	13934810039
CROSBY DAVID & MARY FAMILY L P	711 S 8TH ST LAS VEGAS NV	13934810041
DAMICO TONY	11024 CLARION LN LAS VEGAS NV	13934710016
DECKER KELLY G & CHRISTY	623 S 6TH ST LAS VEGAS NV	13934410219
DEER SPRINGS L L C	3317 W CHARLESTON BLVD LAS VEGAS NV	13934810073

Report of All Selected ParcelsCase Number: ZON-41545Printed On: Wed: May 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
DEN EQUITY L L C	616 S 8TH ST LAS VEGAS NV	13934810026
DIANE LESLIE TRUST	P O BOX 232107 LAS VEGAS NV	13934410182
DOWN THE ROAD L L C	%L FITZSIMMONS 3216 W CHARLESTON BLVD #A LAS VEGAS NV	13934710041
DRAPS-AZ L L C	6175 SPRING MOUNTAIN RD #28 LAS VEGAS NV	13934410229
DRAPS-AZ L L C	6175 SPRING MOUNTAIN RD #2B LAS VEGAS NV	13934410210
DYNAVID LTD	631 LAS VEGAS BLVD S LAS VEGAS NV	13934410181
E & C L L C	P O 31691 LAS VEGAS NV	13934410228
E & C L L C	P O BOX 31691 LAS VEGAS NV	13934410227
ECKER INVESTMENT TRUST ETAL	8193 HORSESHOE BEND LN LAS VEGAS NV	13934710019
ELLIS FRANK A III & PATRICIA L	510 S 9TH ST LAS VEGAS NV	13934810057
EMBRY 2000 COM PPTY TR ETAL	17750 S W MT ADAMS LOOP POWELL BUTTE OR	13934710011
EVANGELISTA L L C	700 S SEVENTH ST LAS VEGAS NV	13934401005
EVAPS L L C	400 S FOURTH ST #600 LAS VEGAS NV	13934701009
F & J L L C	850 E BONNEVILLE AVE LAS VEGAS NV	13934810061
FOUNTAIN ERNEST M	626 S 9TH ST LAS VEGAS NV	13934810066
FREEDMAN WILLIAM E & BARBARA A	411 S 6TH ST LAS VEGAS NV	13934710009
FUMO OSVALDO E	1212 S CASINO CENTER LAS VEGAS NV	13934310056
G P PROPERTIES L L C	520 S 4TH ST LAS VEGAS NV	13934310058
GAMETTE BRAUNDA T	620 S 8TH ST LAS VEGAS NV	13934810027
GARCES & NINTH L L C	701 S 9TH ST LAS VEGAS NV	13934810078
GARCES VENTURE L L C	%R FINVARB 1065 KANE CONCOURSE #201 BAY HARBOR ISLANDS FL	13934311141
GARCES VENTURE L L C	%R FINVARB 1065 KANE CONCOURSE #201 BAY HARBOR ISLANDS FL	13934311140
GARCES VENTURE L L C	%R FINVARB 1065 KANE CONCOURSE #201 BAY HARBOR ISLANDS FL	13934311142
GARCES VENTURE L L C	%R FINVARB 1065 KANE CONCOURSE #201 BAY HARBOR ISLANDS FL	13934311143
GARCIA EVA CHARTERED	501 S 7TH ST LAS VEGAS NV	13934710040
GARDNER ADA TRUST	728 GARCES AVE LAS VEGAS NV	13934810029
GIUNTA ROBERT & LORI REV TR AGMT	881 SHIRLEY LN BOULDER CITY NV	13934310070
GOLDBERG AUBREY & JOANNE A ETAL	601 S 9TH ST LAS VEGAS NV	13934810118
GOLDBERG AUBREY & JOANNE A ETAL	601 S 9TH ST LAS VEGAS NV	13934810119
GRAVES JOHN J JR	601 S 6TH ST LAS VEGAS NV	13934310072
GRAVES JOHN J JR	601 S 6TH ST LAS VEGAS NV	13934410222
GROOVER R DAVID REVOCABLE LIV TR	3116 PORTSIDE DR LAS VEGAS NV	13934810011

Report of All Selected Parcels**Case Number:** ZON-41545**Printed On:** Wed: May 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
HAFEN GREGORY & S 1989 LIV TR	525 S 9TH ST LAS VEGAS NV	13934810087
HARDY LIVING TRUST ETAL	5691 N BONITA VISTA ST LAS VEGAS NV	13934801008
HARRISON PROPERTIES LTD	%R HARRISON 713 LAS VEGAS BLVD S LAS VEGAS NV	13934410179
HARRISON PROPERTIES LTD	%R HARRISON 713 LAS VEGAS BLVD S LAS VEGAS NV	13934410178
HARRISON PROPERTIES LTD	%GOLD & SILVER PAWN SHOP 713 S LAS VEGAS BLVD LAS VEGAS NV	13934410177
HASTINGS MARTIN D	8105 SAPPHIRE BAY CIR LAS VEGAS NV	13934410225
HASTINGS MARTIN D & ANGELA M	8105 SAPPHIRE BAY CIR LAS VEGAS NV	13934410224
HOLMES LESTER & KATHELEEN TRUST	614 S 8TH ST LAS VEGAS NV	13934810025
INTERIM HOLDINGS L L C	%CAPITAL SRVCING INC 50 PORTLAND PIER #400 PORTLAND ME	13934801007
INTERNATIONAL ASSN FIREFIGHTERS	502 S 9TH ST LAS VEGAS NV	13934710057
J B I Z HOLDINGS L L C	626 S 10TH ST LAS VEGAS NV	13934810098
J C S 1 L L C	%J SHAFER 3642 RICK STRATTON DR LAS VEGAS NV	13934410211
J J M PROPERTIES L L C	520 S 4TH ST #300 LAS VEGAS NV	13934410216
JACK & GRACIE L L C	7 MOUNTAIN COVE CT HENDERSON NV	13934810022
JACKSON WILLIAM W	3800 EL PORTAL AVE LAS VEGAS NV	13934410243
JOSEPH CHAD L L C	415 S 6TH ST #100 LAS VEGAS NV	13934711006
JULIP M M INC	%P GOLDSTEIN 609 S 7TH ST LAS VEGAS NV	13934810015
KALUZNA-WSZOLEK MARIE T	630 S 9TH ST LAS VEGAS NV	13934810067
KELLY CHARLES E	706 S 8TH LAS VEGAS NV	13934810031
KENNY CRAIG	723 S 7TH ST LAS VEGAS NV	13934810052
KENNY CRAIG P	723 S 7TH ST LAS VEGAS NV	13934410242
KENNY CRAIG P	723 S 7TH ST LAS VEGAS NV	13934701008
KENNY CRAIG P	723 S 7TH ST LAS VEGAS NV	13934810006
KENNY CRAIG P	723 S 7TH ST LAS VEGAS NV	13934810035
KIM FAMILY TRUST	2101 S WATSON ST LA HABRA CA	13934810093
KIM FAMILY TRUST	2101 S WATSON ST LA HABRA CA	13934810092
KNAFF PROPERTIES MGT L L C	7335 EDNA LAS VEGAS NV	13934810068
KOCH-MERSCH L L C	%H KOCH 701 S 7TH ST LAS VEGAS NV	13934801006
KOTCHKA-SMITH FAMILY TRUST	804 SHETLAND RD LAS VEGAS NV	13934710005
KRIEGER FAMILY TRUST	8009 SUMMER HARVEST AVE LAS VEGAS NV	13934810012
LAGUNA CEDAR CLIFF PARTNERSHIP	1137 SO RANCHO DR #120 LAS VEGAS NV	13934310065
LAMANNA MICHELE A & SARAH A	547 GRIFFITH AVE LAS VEGAS NV	13934810090

Report of All Selected Parcels**Case Number:** ZON-41545**Printed On:** Wed: May 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
LANG GARY D & TRACY	6449 CELESTE AVE LAS VEGAS NV	13934410241
LAYTON DONALD R & COLEEN ETAL	606 S 9TH ST LAS VEGAS NV	13934810060
LAYTON LAYTON & TOBLER L L P	606 S 9TH ST LAS VEGAS NV	13934810062
LUCHERINI ROBERT G	518 S 9TH ST LAS VEGAS NV	13934810058
LUTFY LELAND E 2007 LIV TR	615 S 7TH ST LAS VEGAS NV	13934810014
LYONS KEITH M JR	1307 BASINBROOK DR NO LAS VEGAS NV	13934710046
M & P M L L C	19 CASTLE OAKS CT LAS VEGAS NV	13934810095
M C Q L L C	%M QUINN 620 S 7TH ST LAS VEGAS NV	13934410223
M H L FAMILY LIMITED PARTNERSHIP	6704 COSTA BRAVA RD LAS VEGAS NV	13934311151
MARK JAMES L L C	415 S 6TH ST #100 LAS VEGAS NV	13934711003
MARK JAMES L L C	415 S 6TH ST #100 LAS VEGAS NV	13934711001
MARK JAMES L L C	%J JIMMERSON 415 S 6TH ST #100 LAS VEGAS NV	13934710010
MARK JAMES L L C	415 S 6TH ST #100 LAS VEGAS NV	13934711002
MARSH GREG W	3465 W MAULE AVE LAS VEGAS NV	13934410240
MARSHALL ROBERT E	625 S 8TH ST LAS VEGAS NV	13934801005
MASON DAVID L	1137 SO RANCHO DR #120 LAS VEGAS NV	13934310078
MAX TOO L L C	%M S DENNIS 628 S 10TH ST LAS VEGAS NV	13934810099
MCMAHAN FAMILY 1999 LIVING TRUST	1589 TRAVOIS CIR LAS VEGAS NV	13934810028
MCRIMMON S ARCHIE JR	1817 S EASTERN AVE LAS VEGAS NV	13934810019
MEEK RICHARD & RAMONA LIVING TR	613 S EIGHTH ST LAS VEGAS NV	13934810122
MORELLI MARY KATHRYN	2265 MOHAWK ST LAS VEGAS NV	13934810055
NAPOLITANI TRUST	9429 GARNET CROWN AVE LAS VEGAS NV	13934810003
NEVADA LAW FOUNDATION	500 S 7TH ST LAS VEGAS NV	13934710027
NEVADA LEGAL SERVICES INC	800 S 6TH ST LAS VEGAS NV	13934310067
NEVADA LEGAL SERVICES INC	800 S 6TH ST LAS VEGAS NV	13934310068
NOMAWA PROPERTIES L L C	528 S 8TH ST LAS VEGAS NV	13934810020
OAK HOLDINGS L L C ETAL	1304 GRAND AVE SAN RAFAEL CA	13934710042
OAK HOLDINGS L L C ETAL	1304 GRAND AVE SAN RAFAEL CA	13934710043
OAK HOLDINGS L L C ETAL	1304 GRAND AVE SAN RAFAEL CA	13934810018
OAK HOLDINGS L L C ETAL	1304 GRAND AVE SAN RAFAEL CA	13934710044
OXFORD POINTE L L C	6565 SPENCER ST #204 LAS VEGAS NV	13934711009
OXFORD POINTE L L C	6565 SPENCER ST #204 LAS VEGAS NV	13934711008

Report of All Selected Parcels**Case Number:** ZON-41545**Printed On:** Wed: May 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
OXFORD POINTE L L C	6565 SPENCER ST #204 LAS VEGAS NV	13934711007
P & M M L L C	19 CASTLE OAKS CT LAS VEGAS NV	13934410212
P A C HOLDINGS L L C	%P MANNING/C HALL/A SALISBURY 617 S 8TH ST #A LAS VEGAS NV	13934810045
PACIFIC WOODS RENTALS L L C	717 S 8TH ST LAS VEGAS NV	13934810040
PAIR-A-DICE HOLDINGS L L C	711 S 9TH ST LAS VEGAS NV	13934810076
PALACE MOTELS INC	718 E FRANKLIN AVE LAS VEGAS NV	13934310057
PAYNE CARY COLT 1992 TRUST AGMT	700 S 8TH ST LAS VEGAS NV	13934810030
PIGGY 23 L L C	625 S 6TH ST LAS VEGAS NV	13934410218
PLANE REALTY CORP	%M DEMITRIEUS 2919 BEL AIR DR LAS VEGAS NV	13934310069
POLURI VIJAYA	%C ELGAZZAR 1413 HILLSIDE PL LAS VEGAS NV	13934810032
QUITORIO NIDA & BUDDY N	5640 SILVER BEAK WY LAS VEGAS NV	13934810054
R & S P FAMILY TRUST ETAL	8689 W CHARLESTON BLVD #109 LAS VEGAS NV	13934710017
R & S P FAMILY TRUST ETAL	8689 W CHARLESTON BLVD #109 LAS VEGAS NV	13934710018
R G T HOLDINGS L L C	504 S 9TH ST LAS VEGAS NV	13934810056
REBUILDING TOGETHER CHRISTMAS	611 S NINTH ST LAS VEGAS NV	13934810083
REYES SUSANA LIV TR	2106 INVERNESS DR HENDERSON NV	13934710045
ROJAS LUIS	%STEIN & ROJAS 520 S 4TH ST LAS VEGAS NV	13934810050
ROSS DANIEL	46 E VICTORY RD HENDERSON NV	13934710029
ROUSE FAMILY PROPERTIES L L C	523 S 8TH ST LAS VEGAS NV	13934810053
S A CHALLENGER INC	%PARK NATIONAL BANK %FAIRFIELD FINANCIAL GROUP 8 GREENWAY PLAZA #1100 HOUSTON TX	13934810070
S W DESERT PROPERTIES L L C	P O BOX 28887 LAS VEGAS NV	13934410190
S W DESERT PROPERTIES L L C	P O BOX 28887 LAS VEGAS NV	13934410189
SAINT MAISIE L L C	3204 PLAZA DE RAFAEL LAS VEGAS NV	13934810097
SCHMIDT FAMILY TRUST	736 EMDEN ST HENDERSON NV	13934810102
SCHNEIDER FAMILY TRUST	2820 DARBY FALLS DR LAS VEGAS NV	13934810071
SCHOOL BOARD OF TRUSTEES	2832 E FLAMINGO RD LAS VEGAS NV	13934712018
SCHOOL BOARD OF TRUSTEES	2832 E FLAMINGO RD LAS VEGAS NV	13934710039
SCHOOL BOARD OF TRUSTEES	2832 E FLAMINGO RD LAS VEGAS NV	13934710038
SCHUFF FAMILY TRUST 2001	2430 KARLI DR LAS VEGAS NV	13934810100
SCOW STEVEN R & MARY BETH	326 MEDIO CT HENDERSON NV	13934810004
SEGERBLOM RICHARD S & SHARON	704 S 9TH ST LAS VEGAS NV	13934810069

Report of All Selected Parcels**Case Number:** ZON-41545**Printed On:** Wed: May 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
SEVENTH STREET L L C	%M WALSHIN P O BOX 18501 ASHEVILLE NC	13934710023
SHANER CHERYL TRUST	8208 W CAMERO AVE LAS VEGAS NV	13934410188
SHANER JEFFREY IAN	715 S 6TH ST LAS VEGAS NV	13934410213
SHANER JEFFREY IAN	715 S 6TH ST LAS VEGAS NV	13934410214
SHANER JEFFREY IAN	715 S 6TH ST LAS VEGAS NV	13934410215
SHUFFIELD JACQUELINE FAMILY TR	7485 ULLOM DR LAS VEGAS NV	13934810007
SKUPA WILLIAM S & SHARRON R	600 S 7TH ST LAS VEGAS NV	13934810001
SMITH FAMILY HOME	%J STEWART 1746 MANOEVILLE LN LOS ANGELES CA	13934410185
SORENSEN R PAUL	513 S 6TH ST LAS VEGAS NV	13934710015
SPACEMAKER L L C	214 N WEATHERLY DR BEVERLY HILLS CA	13934310054
STEWART 1993 TRUST	4275 HACIENDA LAS VEGAS NV	13934712020
STEWART RONALD S REV LIV TR	608 S 7TH ST LAS VEGAS NV	13934810002
STURM C & F L L C	10539 RIVA DE DIORE ST LAS VEGAS NV	13934310060
STURM C & F L L C	10539 RIVA DE DIORE ST LAS VEGAS NV	13934310059
SWEETIE PIE L L C	%O EMRY 6840 W CASA LINOA OR LAS VEGAS NV	13934810021
T S NEVAOA INVESTMENTS L L C	20012 ELFIN FOREST LN ESCONDIDO CA	13934710006
TAFOLLA LEO O	P O BOX 2112 LAS VEGAS NV	13934311153
TAXPAYER	LAS VEGAS NV	13934710028
TEITEL SUSAN M	10067 STAMPEOE CANYON CT LAS VEGAS NV	13934810005
TERRY WILLIAM B	4564 S PECOS LAS VEGAS NV	13934710020
TERRY WILLIAM B	4564 S PECOS LAS VEGAS NV	13934710021
THIRIOT 1977 TR	6821 ELMDALE PL LAS VEGAS NV	13934810081
THIRIOT 1977 TRUST	6821 ELMDALE PL LAS VEGAS NV	13934810082
TOWNE TERRACE APARTMENTS L L C	4431 S EATERN AVE #2 LAS VEGAS NV	13934710034
TRACHTMAN GEORGE G	520 S 9TH ST LAS VEGAS NV	13934810059
TRUSTEE CLARK COUNTY TREASURER	%MAUDIE DOG TRUST 2595 AVIV CT LAS VEGAS NV	13934310055
USA	WASHINGTON DC	13934311144
USA	WASHINGTON DC	13934701001
USA	WASHINGTON OC	13934311145
VANDERWERKEN PAUL W & LESLIE H	522 S 7TH ST LAS VEGAS NV	13934710022
WALKER FRED R TRUST	5240 ACGUA LN PAHRUMP NV	13934810024
WAWERNA JOHN	881 SHIRLEY LN BOULDER CITY NV	13934310071

Report of All Selected Parcels**Case Number:** ZON-41545**Printed On:** Wed: May 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
WAWERNA JOHN C	614 S 6TH ST LAS VEGAS NV	13934410183
WAYWARD PROPERTIES INC	228 SOUTH 4TH ST #100 LAS VEGAS NV	13934710024
WEISBART RICHARD D FAM TR	3515 COCHISE LN LAS VEGAS NV	13934710012
WHITE FAMILY PROPERTIES L L C	%R WHITE 1608 S 6TH ST LAS VEGAS NV	13934410220
WHITE FAMILY PROPERTIES L L C	%R WHITE 1608 S 6TH ST LAS VEGAS NV	13934710025
WHITE FAMILY PROPERTIES L L C	%R WHITE 1608 S 6TH ST LAS VEGAS NV	13934710026
WINCAR HOLDINGS L L C	510 S 8TH ST LAS VEGAS NV	13934710047
WOLFSON STEVEN B & JACALYN GLASS	601 S 7TH ST LAS VEGAS NV	13934801001
YORGOS FAMILY TRUST	%J BLUT 300 S 4TH ST #701 LAS VEGAS NV	13934810079
YORGOS FAMILY TRUST	%J BLUT 300 S 4TH ST #701 LAS VEGAS NV	13934810080

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.