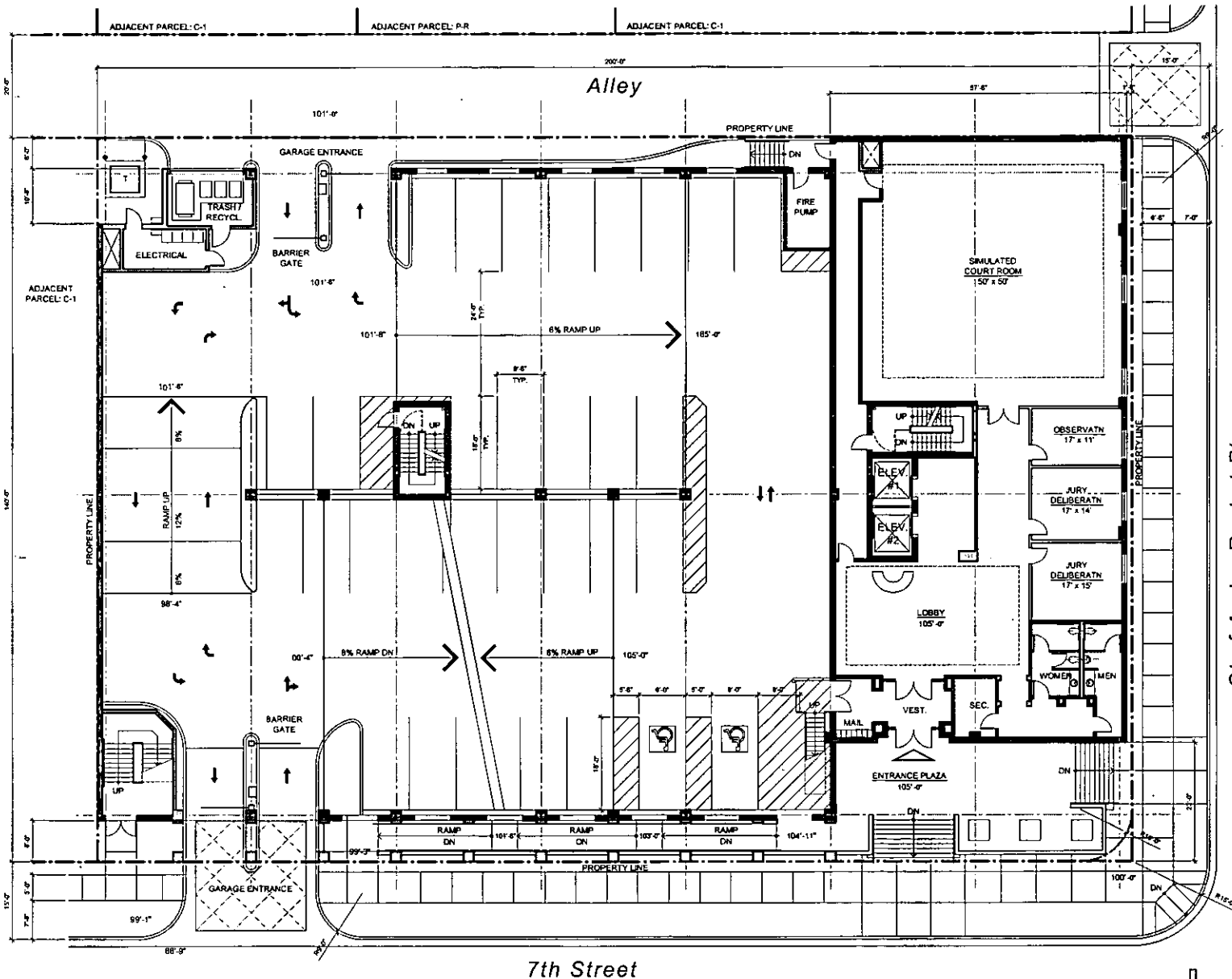


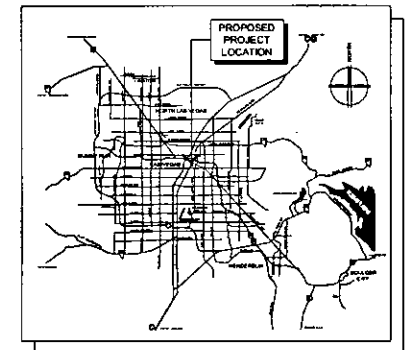


1 LEVEL

SITE DATA

APN #	139-34-710-030 139-34-710-031 139-34-710-032 139-34-710-033
CURRENT ZONING	C-1
SITE AREA (NET)	28,000 SF
BUILDING AREAS:	
OFFICE (GROSS):	LEVEL 1 6,581 SF LEVEL 2 N/A LEVEL 3 10,553 SF LEVEL 4 15,998 SF LEVEL 5 15,998 SF
TOTAL OFFICE:	55,132 SF GROSS
PARKING GARAGE:	LEVEL 2 14,100 SF LEVEL 1 17,600 SF LEVEL P1 24,500 SF LEVEL P2 24,500 SF
TOTAL PARKING GARAGE:	80,700 SF GROSS
PARKING REQUIRED:	
OFFICE (GROSS) (17,000 SF):	184 SPACES
OF WHICH ACCESSIBLE:	8 SPACES (1 VAN)
PARKING PROVIDED:	
REGULAR:	178 SPACES
COMPACT:	8 SPACES (4.5%)
ACCESSIBLE:	8 SPACES (INCL 1 VAN)
TOTAL:	184 SPACES
FAR (OFFICE+PKG. GARAGE)/SITE:	4.9

VICINITY MAP

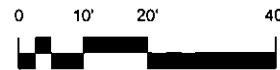


EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT
LAS VEGAS, NEVADA 89101

SITE PLAN / FIRST FLOOR PLAN

SCALE: 1" = 20'-0"
AUGUST 9, 2010



designcell DR01

10777 W. TWAIN AVE, STE 125 LAS VEGAS, NV 89135
T 702-403-1575
WWW.DESIGNCELL.CC

VAR-39122
SDR-39121

RECEIVED

AUG 09 2010



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

December 3, 2010

Mr. Robert T. Eglet
EVAPS, LLC
400 South Furth Street, Suite #600
Las Vegas, Nevada 89101

RE: VAR-39122 – VARIANCE
RELATED TO SDR-39121
CITY COUNCIL MEETING OF DECEMBER 1, 2010

Dear Mr. Eglet:

The City Council at a regular meeting held December 1, 2010, APPROVED the request for a Variance TO ALLOW ZERO-FOOT SETBACKS WHERE A 10-FOOT SIDE YARD, 15-FOOT CORNER SIDE YARD, AND 20-FOOT FRONT AND REAR YARD SETBACKS ARE REQUIRED, AND TO ALLOW 86% LOT COVERAGE WHERE 50% LOT COVERAGE IS THE MAXIMUM ALLOWED on 0.65 acres at 400 South 7th Street (APNs 139-34-710-030, 031, 032, 033), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 2, 2010. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-39121) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for new construction. An Extension of Time may be filed for consideration by the City of Las Vegas:
3. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
4. 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

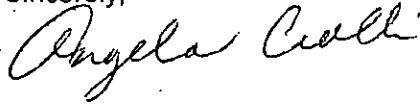
VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

Mr. Robert T. Eglet
VAR-39122 – Page Two
December 3, 2010

5. 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: Mr. Scott Brown
DesignCell Architecture
10777 West Twain Avenue, Suite #125
Las Vegas, Nevada 89135



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

November 18, 2010

Mr. Robert T. Eglet
EVAPS, LLC
400 South Furth Street, Suite #600
Las Vegas, Nevada 89101

RE: VAR-39122 – VARIANCE
RELATED TO SDR-39121
CITY COUNCIL MEETING OF NOVEMBER 17, 2010

Dear Mr. Eglet:

The City Council at a regular meeting held November 17, 2010, HELD IN ABEYANCE the request for a Variance TO ALLOW ZERO-FOOT SETBACKS WHERE A 10-FOOT SIDE YARD, 15-FOOT CORNER SIDE YARD, AND 20-FOOT FRONT AND REAR YARD SETBACKS ARE REQUIRED, AND TO ALLOW 86% LOT COVERAGE WHERE 50% LOT COVERAGE IS THE MAXIMUM ALLOWED on 0.65 acres at 400 South 7th Street (APNs 139-34-710-030, 031, 032, 033), C-1 (Limited Commercial) Zone.

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the December 1, 2010 City Council Meeting. It is recommended that you or your representative be in attendance 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 cursive script that reads "Vicky Skelbred".

Vicky Skelbred
Chief Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Scott Brown
DesignCell Architecture
10777 West Twain Avenue, Suite #125
Las Vegas, Nevada 89135

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-06-09



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

October 22, 2010

Mr. Robert T. Eglet
EVAPS, LLC
400 South Furth Street, Suite #600
Las Vegas, Nevada 89101

**RE: VAR-39122 - VARIANCE RELATED SDR-39121
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Mr. Eglet:

Your request for a Variance TO ALLOW ZERO-FOOT SETBACKS WHERE A 10-FOOT SIDE YARD, 15-FOOT CORNER SIDE YARD, AND 20-FOOT FRONT AND REAR YARD SETBACKS ARE REQUIRED, AND TO ALLOW 86% LOT COVERAGE WHERE 50% LOT COVERAGE IS THE MAXIMUM ALLOWED on 0.65 acres at 400 South 7th Street (APNs 139-34-710-030, 031, 032, 033), C-1 (Limited Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on October 21, 2010.

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-39121) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

Mayor
Oscar B. Goodman

City Council
Gary Reese

(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell

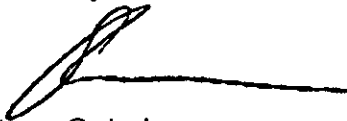


Mr. Robert T. Eglet
VAR-39122 - Page Two
October 22, 2010

5. 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 **November 17, 2010**, 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
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Scott Brown
DesignCell Architecture
10777 West Twain Avenue, Suite #125
Las Vegas, Nevada 89135



731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

October 8, 2010

Mr. Robert T. Eglet
EVAPS, LLC
400 South Fourth Street, Suite #600
Las Vegas, Nevada 89101

**RE: ABEYANCE - VAR-39122 - VARIANCE RELATED TO SDR-39121
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Mr. Eglet:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **October 21, 2010** 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 **Friday, October 15, 2010** 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 731 South Fourth Street to request your copies.

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

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Scott Brown
DesignCell Architecture
10777 West Twain Avenue, Suite #125
Las Vegas, Nevada 89135

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Rass
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

September 24, 2010

Mr. Robert T. Eglet
EVAPS, LLC
400 South Furth Street, Suite #600
Las Vegas, Nevada 89101

RE: VAR-39122 - VARIANCE RELATED SDR-39121
PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010

Dear Mr. Eglet:

Your request for a Variance TO ALLOW ZERO-FOOT SETBACKS WHERE A 10-FOOT SIDE YARD, 15-FOOT CORNER SIDE YARD, AND 20-FOOT FRONT AND REAR YARD SETBACKS ARE REQUIRED, AND TO ALLOW 86% LOT COVERAGE WHERE 50% LOT COVERAGE IS THE MAXIMUM ALLOWED on 0.65 acres at 400 South 7th Street (APNs 139-34-710-030, 031, 032, 033), C-1 (Limited Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on September 23, 2010.

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

This item is scheduled to be heard again at the **October 21, 2010** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Scott Brown
DesignCell Architecture
10777 West Twain Avenue, Suite #125
Las Vegas, Nevada 89135

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



DesignCell
ARCHITECTURE

Downtown Law Office Building
Project # 10 016
Page 1 of 1

September 22, 2010

Steve Gebeke
Planning Supervisor
CLV Case Planning Division
731 S. Fourth St.
Las Vegas, NV 89101
O (702) 229-6301
F (702) 474-0352

Re: Site Development Plan Review SDR-39121 & Variance VAR-39122
APN: 139-34-710-030, -031, -032, -033

Dear Mr. Gebeke,

The purpose of this letter is to continue the above referenced item scheduled to be heard on September 23rd, 2010. We request that the item be held for 30 days until the PC meeting on October 21st, 2010.

Please call me if you have any questions.

Sincerely,



Scott L. Brown, Architect date
Principal
DesignCell, LLC

CC:

EVAPS, LLC
Care of Robert Eglet
400 South 4th Street, 6th Floor
Las Vegas, NV 89101-6201
(702) 450-5400
reglet@mainorlawyers.com

Jay Brown
Attorney at Law
520 South Fourth Street
Las Vegas, NV 89101-6520
(702) 384-5563
jbrown@brownlawlv.com

RECEIVED
SEP 23 2010

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

September 10, 2010

Mr. Robert T. Eglet
EVAPS, LLC
400 South Furth Street, Suite #600
Las Vegas, Nevada 89101

**RE: VAR-39122 - VARIANCE RELATED SDR-39121
PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010**

Dear Mr. Eglet:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **September 23, 2010** 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 **Friday, September 17, 2010** 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 731 South Fourth Street to request your copies.

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

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Scott Brown
DesignCell Architecture
10777 West Twain Avenue, Suite #125
Las Vegas, Nevada 89135

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
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Stavros S. Anthany
City Manager
Elizabeth N. Freitwell





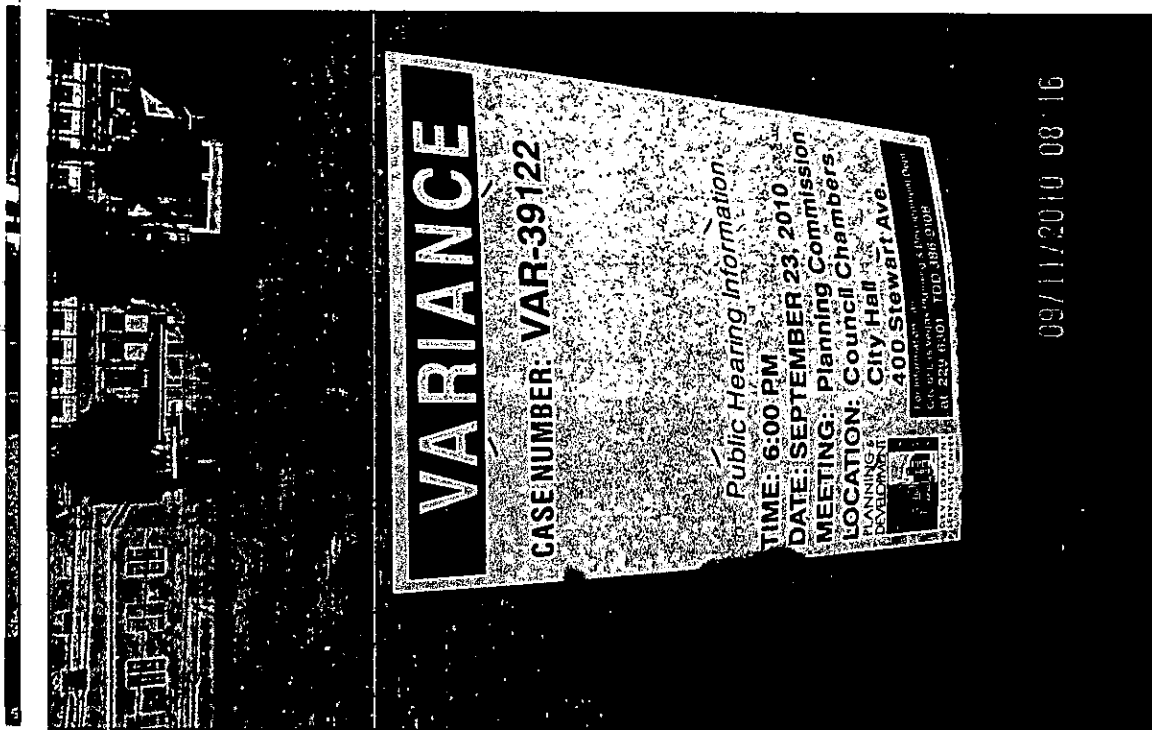
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: VAR-39122

MEETING DATE: 09/23/10 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

9-11-10
Date

This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

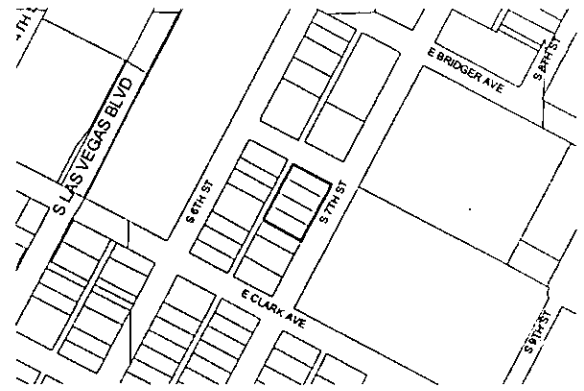
Application Information

VAR-39122 - VARIANCE - PUBLIC HEARING -
APPLICANT/OWNER: EVAPS, LLC - Request for a Variance TO ALLOW ZERO-FOOT SETBACKS WHERE A 10-FOOT SIDE YARD, 15-FOOT CORNER SIDE YARD, AND 20-FOOT FRONT AND REAR YARD SETBACKS ARE REQUIRED, AND TO ALLOW 86% LOT COVERAGE WHERE 50% LOT COVERAGE IS THE MAXIMUM ALLOWED on 0.65 acres at 400 South 7th Street (APNs 139-34-710-030, 031, 032, 033), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

SDR-39121 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39122 - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC - Request for a Site Development Plan Review FOR A PROPOSED FIVE-STORY, 120-FOOT TALL, 55,132 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW ZERO-FOOT BUFFERS WHERE 15 FEET IS REQUIRED ON THE NORTH AND EAST PERIMETERS AND EIGHT FEET IS REQUIRED ON THE SOUTH AND WEST PERIMETERS on 0.65 acres at 400 South 7th Street (APNs 139-34-710-030, 031, 032, 033), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. 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: *September 23, 2010*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Application Information

VAR-39122 - VARIANCE - PUBLIC HEARING -
APPLICANT/OWNER: EVAPS, LLC - Request for a Variance TO ALLOW ZERO-FOOT SETBACKS WHERE A 10-FOOT SIDE YARD, 15-FOOT CORNER SIDE YARD, AND 20-FOOT FRONT AND REAR YARD SETBACKS ARE REQUIRED, AND TO ALLOW 86% LOT COVERAGE WHERE 50% LOT COVERAGE IS THE MAXIMUM ALLOWED on 0.65 acres at 400 South 7th Street (APNs 139-34-710-030, 031, 032, 033), C-1 (Limited Commercial) Zone, 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 Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. 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



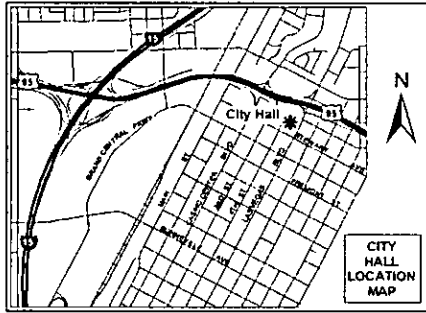
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: *September 23, 2010*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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 Planning & Development Department 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

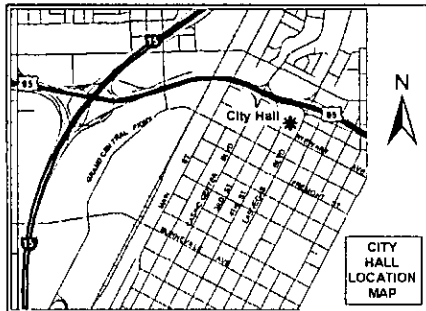
Please use available blank space on card for your comments.

VAR-39122 & SDR-39121

Planning Commission Meeting of 9/23/2010

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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 Planning & Development Department 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.

VAR-39122 & SDR-39121

Planning Commission Meeting of 9/23/2010

Development Notification

PC Meeting: September 23, 2010

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 and Development Department:

VAR-39122

Towne Terrace Apartments

18b The Las Vegas Arts District

West Huntridge NA

Beverly Green NA

WLV-NAA1

Boulder Dam Homesites

26

Church-Noblitt NA

Crestwood NA

Cultural Corridor Coalition NCG

Downtown Business Operators Council

Fremont Street Experience Business Association

Gateway Neighborhood Association

Hillside Heights NA

Horizon Studio Apartments

Huntridge Park NA

John S. Park NA

L'Octaine Apartments Resident Council

Maverick - Hidden Village Apartments

Mayfair NA

Newport Lofts

Oaktree Apartments

Orleans Square NA

Robert Gordon Plaza Resident Council

South Cove Apartments

Southridge NA

Stewart Town HOA

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; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: August 25, 2010
Re: **VAR-39122** EVAPS, LLC 400 7th St.
Request for a Variance for setbacks

COMMENTS:

We have no comment on the Request for a Variance application to allow zero foot setbacks where a 10-foot side yard, 15-foot corner side yard, and 20-foot front and rear yard setback is required, and to allow 86% lot coverage where 50% lot coverage is the maximum allowed for property located at 400 7th Street.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

VAR-39122

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEUMUS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

*** 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
08/09/2010

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

VAR-39122 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC - Request for a Variance TO ALLOW ZERO FOOT SETBACKS WHERE A 10-FOOT SIDE YARD, 15-FOOT CORNER SIDE YARD, AND 20-FOOT FRONT AND REAR YARD SETBACK IS REQUIRED, AND TO ALLOW 86% LOT COVERAGE WHERE 50% LOT COVERAGE IS THE MAXIMUM ALLOWED on 0.65 acres at 400 South 7th Street (APNs 139-34-710-030, 031, 032, 033), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

PLANNING COMMISSION: *SEPTEMBER 23, 2010*

CITY COUNCIL: *OCTOBER 20, 2010*

PLANNING SUPERVISOR: *STEVE GEBEKE*



PUBLIC HEARING

Comments Due: *AUGUST 24, 2010*

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 08/10/2010 10:18 AM

Submitted By

Page 1

A/P # 39122 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	08/09/2010 12:52	970634	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

VAR-39122 - VARIANCE RELATED TO SDR-39121 - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC - Request for a Variance TO ALLOW ZERO-FOOT SETBACKS WHERE 10-FOOT SIDE YARD, 15-FOOT CORNER SIDE YARD, AND 20-FOOT FRONT AND REAR YARD SETBACKS ARE REQUIRED AND TO ALLOW 86% LOT COVERAGE WHERE 50% LOT COVERAGE IS MAXIMUM ALLOWED on .65 acres at 400 South 7th Street (APNs 139-34-710-030, 031, 032, 033), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

Parent A/P #

Project # 39122 Project/Phase Name LAW OFFICES

Size/Area 0.65 ACRE Size Description

Proposed Start Proposed Stop

% Complete Formula

Phase #

Subdivision Code

% Completed 0.00

Property/Site Information

Parcel 13934710030

Location

Owner/Tenant

Contact ID AC1790306 Name EVAPS L L C

Mailing Address 400 S FOURTH ST #600

City LAS VEGAS

ZIP/PC 89101-6205

Day Phone

Fax

Organization

State/Province NV

Country

Evening Phone

Mobile #

☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13934710030

13934710031

13934710032

13934710033

Report Date 08/10/2010 10:18 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity APPL Contact ID AC1808571 ☐ Foreign
Effective Expire
Name ROBERT EGLET
Day Phone Eve Phone Organization EVAPS LLC
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 400 S 4TH ST
LAS VEGAS, NV 89101
Seasonal Addr

Valid From To
Comments No Comments

Primary N Capacity OTHER Contact ID AC1808572 ☐ Foreign
Effective Expire
Name SCOTT BROWN
Day Phone Eve Phone Organization DESIGNCELL ARCHITECTURE
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 10777 W TWAIN AVE #125
LAS VEGAS, NV 89101
Seasonal Addr

Valid From To
Comments No Comments

Primary Y Capacity OWNER Contact ID AC1790306 ☐ Foreign
Effective Expire
Name EVAPS L L C
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 400 S FOURTH ST #600
LAS VEGAS, NV 89101-6205
Seasonal Addr

Valid From To
Comments No Comments

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	08/09/2010 13:19	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	08/09/2010 13:19	30.00
PROCESSING FEE	P	08/09/2010 13:19	300.00
Total Unpaid	0.00	Total Paid	830.00

Report Date 08/10/2010 10:18 AM

Submitted By

Page 3

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 LMAYNARD

Modified Date/Time 08/09/2010 12:49

Comments

As per submittal checklist: 6 site plans, 0 LS plan, 1 building elevation, 0 floor plan.

SUBMITTAL CHECKLIST

indicate if item is being submitted

Y	Pre-Application Conference Checklist	N	Site Plan (18 Folded Blue Lines, 1 Rolled Color)
Y	Application/Petition Form	N	Building Elevations (2 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	Assessors Parcel Map	Y	Laser Print Floor Plan
Y	Statement of Financial Interest	Y	Laser Print Elevation

Y Business Licensing Requirements Met

Y Business License Exempt

Check Conditions
Condition
Supervisor Required

Approval

Approved By
Comments

Approved Date

Applied By

Applied Date

Assigned

Z-LEGAL
N

970634

08/09/2010 12:52

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.

Report Date 08/10/2010 10:18 AM

Submitted By

Page 4

VARIANCE

N Parent Project link required?

Y 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

Meeting Information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
09/23/2010	PC	SCHEDULED		0	0	0
LMAYNARD	08/09/2010					

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
PAYMNT	CO NAME WHO PICKED UP CONTACT# KASTYTIS CECHAVICIUS/ ID OK /EVAPS LLC CK #1015 / 450-5400	983673	08/09/2010 13:20		0.00
Z-SUBC	REASON ALL ITEMS NOT SUBMITTED As per submittal checklist: 6 site plans, 0 LS plan, 1 building elevation, 0 floor plan.	970634	08/09/2010 12:52		0.00

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance: 19.08.050 no setbacks (all sides) and 86% lot coverage
 Project Address (Location) 400 South 7th Street
 Project Name Law Offices Proposed Use Office
 Assessor's Parcel #(s) 139-34-710-030, -031, -032, -033 Ward # 3 - Gary Reese
 General Plan: existing C proposed C Zoning: existing C-1 proposed C-1
 Commercial Square Footage 55,132 SF gross Floor Area Ratio _____
 Gross Acres 0.65 net Lots/Units 1 Density _____
 Additional Information Multi-story office building with parking garage

PROPERTY OWNER EVAPS, LLC Contact Robert T. Eglet
 Address 400 South 4th Street #600 Phone: (702) 450-5400 Fax: (702) 450-5451
 City Las Vegas State NV Zip 89101
 E-mail Address n/a

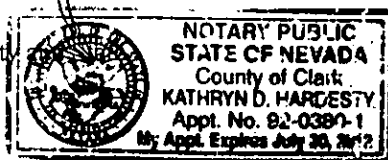
APPLICANT -Same as Property Owner- Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

REPRESENTATIVE DesignCell Architecture Contact Scott Brown, Architect
 Address 10777 West Twain Ave. #125 Phone: (702) 403-1575 Fax: (877) 403-1575
 City Las Vegas State NV Zip 89135
 E-mail Address scott@designcell.cc

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

Subscribed and sworn before me
 This 9th day of August, 2010
Kathryn D. Hardesty

Notary Public in and for said County



FOR DEPARTMENT USE ONLY

Case # <u>VAR 39122</u>
Meeting Date: <u>9/23/10</u>
Total Fee: <u>830.00</u>
Date Received: <u>8/9/10</u>
Received By: <u>LHM</u>

RECEIVED

AUG 09 2010

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-39122** APN: 139-34-710-030, -031, -032, -033

Name of Property Owner: EVAPS, LLC

Name of Applicant: Robert T. Eglet

Name of Representative: Scott Brown, Architect

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: _____

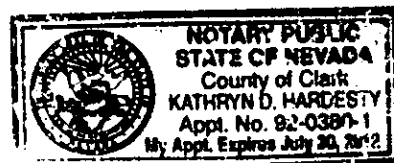
Signature of Property Owner: _____

Print Name: Robert T. Eglet

Subscribed and sworn before me

This 9th day of July, 2010

Kathryn D. Hardesty
Notary Public in and for said County and State



RECEIVED

AUG 09 2010

EVAPS Law Office Building
Project # 10 016
Page 1 of 1

August 9, 2010

CLV Planning & Development

731 South Fourth Street
Las Vegas, NV 89101
Phone: (702) 229-6301
Fax: (702) 474-7463

Re: Variance Request (Setbacks and Site Coverage) for a Law Office Building
APN: 139-34-710-030, -031, -032, -033

To whom it may concern:

The purpose of this letter is to request a variance to the provisions of the code regarding setbacks and site coverage ratio for the proposed Law Office Building located at 400 South 7th Street in Las Vegas, Nevada 89101.

All four parcels are currently zoned C-1, for which an office building is best suited. The current general plan designation for this site is 'C'.

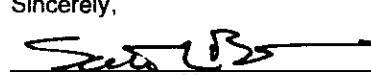
A historic and traditional office building is envisioned by the property owner. The tenants are expected to be predominantly law firms and related office users. The building is designed to have a classical architectural theme consisting of arches, brick veneer, colonnade, and a capitol dome.

The building site is situated just outside of downtown centennial office core district. It is designed to fit in the context of the urban neighborhood. The project consists of 3-story office building situated on top of (2) levels above grade parking and (2) levels subterranean parking. The building's parapet height is 84'-0", the top of the dome is 96'-0", and the top of the flag pole is 126'-0" in height which conforms to the unlimited height limit of the C-1 zone.

We are requesting a variance for the required setbacks and site coverage. Code requirements for general C-1 development are 20' (front) 10' (side yard), 15' (corner yard) and 20' (rear yard). In a downtown area, with small lot sizes and anticipated urban core density, conformance to setback requirements would substantially limit the site's development potential. In addition, this property is situated on a corner lot and thus would be greatly impacted by the required setbacks. The proposed design requires zero lot setbacks on all sides. This meets the spirit and a language of the urban area. Zero setback as an element of urban site development is a requirement in the adjacent downtown centennial office core district. The resulting site coverage of 86% is proposed (where 50% is allowed by code) and meets the spirit of code language for urban areas. In this context, given the relatively small site area, setback and lot coverage code conformance would result in substantially less viable project.

We appreciate your assistance in moving forward with this proposed project.

Sincerely,

 8/9/10

Scott L. Brown, NCARB date
Principal
DesignCell, LLC

RECEIVED
VAR-39122
SDR-39121
AUG 09 2010

Inst #: 201003020003100

Fees: \$16.00 N/C Fee: \$0.00

RPTT: \$3825.00 Ex: #

03/02/2010 02:31:15 PM

Receipt #: 253402

Requestor:

NOBLE TITLE

Recorded By: MGM Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

Assessor Parcel No. 139-34-710-030

139-34-710-031

139-34-710-032

139-34-710-033

Return when recorded and mail tax statement to:

EVAPS, LLC

400 S. Fourth Street, Suite 600

Las Vegas, Nevada 89101

Noble Title Escrow No: 08024-0210PG

R.P.T.T. \$3,825.00

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH THAT FOR GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Clark County Credit Union, Organized and existing under the laws of Nevada

does hereby GRANT, BARGAIN, SELL and CONVEY to

EVAPS, LLC, a Nevada Limited Liability Company

all that real property situated in the Clark County, Nevada, described as follows:

The legal description of the real property is attached hereto as Exhibit A which is made a part hereof.

Commonly known as: 400-410 S. Seventh Street, Las Vegas, NV 89101

Subject to:

1. All general and special taxes for the current fiscal year 09/10
2. Covenants, conditions, restrictions, reservations, rights, rights of way, and easements now of record.

TOGETHER with all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, tents, issues or profits thereof.

RECEIVED

AUG 09 2010

Executed as of 2-26-10

Clark County Credit Union, Organized and existing under the laws of Nevada

BY: Wayne Tew
Wayne Tew, President
Wayne Tew

STATE OF NEVADA

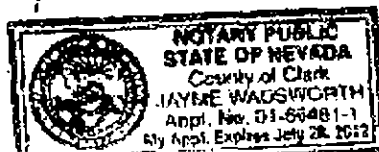
ss:

COUNTY OF CLARK

Before me, the undersigned, a Notary Public for the County of Clark, State of Nevada, personally appeared Wayne Tew, as President of Clark County Credit Union, known to me to be the persons whose names are subscribed to the foregoing Grant, Bargain and Sale Deed, and they acknowledged that they executed the same for the purposes therein contained and in the capacities so designated.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on 2-26-10

Jayne Wadsworth
Notary Public Jayne Wadsworth



EXP: 7-28-2012

RECEIVED

AUG 09 2010

Exhibit A

LOTS TWENTY-FIVE (25) AND TWENTY-SIX (26) IN BLOCK FIVE (5) 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.

APN: 139-34-710-030

LOTS TWENTY-SEVEN (27) AND TWENTY-EIGHT (28) IN BLOCK FIVE (5) 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.

APN: 139-34-710-031

LOTS TWENTY-NINE (29) AND THIRTY (30) IN BLOCK FIVE (5) 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.

APN: 139-34-710-032

LOTS THIRTY-ONE (31) AND THIRTY-TWO (32) IN BLOCK FIVE (5) 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.

APN: 139-34-710-033

TOGETHER WITH THAT PORTION OF LAND AS VACATED IN THE ORDER OF VACATION RECORDED JUNE 2, 2003 IN BOOK 20030602 AS DOCUMENT NO. 01952 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

RECEIVED

AUG 09 2010

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor's Parcel Number(s)

- a. 139-34-710-030
b. 139-34-710-031
c. 139-34-710-032
d. 139-34-710-033

2. Type of Property

- a. ☒ Vacant Land b. ☒ Single Family
c. ☐ Condo/Townhouse d. ☐ 2-4 Plex
e. ☐ Apartment Building f. ☐ Commercial/Industrial
g. ☐ Agricultural h. ☐ Mobile Home
Other _____

FOR RECORDER'S OPTIONAL
USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

\$ 750,000.00

Deed in Lieu of Foreclosure Only (Value of Property):

\$ _____

Transfer Tax Value:

\$ 750,000.00

Real Property Transfer Tax Due:

\$ 3,825.00

4. If Exemption Claimed

a. Transfer Tax Exemption, per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest - Percentage being Transferred: 100%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at a 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Wayne Lee Capacity _____ Grantor

Signature [Signature] Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Clark County Credit Union
Address: PO Box 36490
City/State/Zip: Las Vegas, NV 89133-6490

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: EVAPS, LLC
Address: 400 S. Fourth Street, Suite 600
City/State/Zip: Las Vegas, Nevada 89101

COMPANY/PERSON REQUESTING RECORDING [required if not seller or buyer]

NOBLE TITLE
4670 SOUTH FORT APACHE ROAD #180
LAS VEGAS, NV 89147

ESCROW NUMBER: 08024-0210PG
ESCROW OFFICER: Pat Goble

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

RECEIVED

AUG 09 2010

Inst #: 201003020003100

Fees: \$16.00 N/C Fee: \$0.00

RPTT: \$3825.00 Ex: #

03/02/2010 02:31:15 PM

Receipt #: 253602

Requestor:

NOBLE TITLE

Recorded By: MGM Pgs: 4

DEBBIE CONWAY

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139-34-710-031

139-34-710-032

139-34-710-033

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EVAPS, LLC

400 S. Fourth Street, Suite 600

Las Vegas, Nevada 89101

Noble Title Escrow No: 08024-0210PG

R.P.T.T. \$3,825.00

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TOGETHER with all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, tents, issues or profits thereof.

RECEIVED

AUG 09 2010

Executed as of 2-26-10

Clark County Credit Union, Organized and existing under the laws of Nevada

BY: Wayne Tew
Wayne Tew, President
Wayne Tew

STATE OF NEVADA

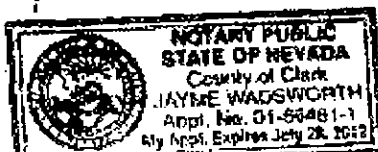
ss:

COUNTY OF CLARK

Before me, the undersigned, a Notary Public for the County of Clark, State of Nevada, personally appeared Wayne Tew, as President of Clark County Credit Union, known to me to be the persons whose names are subscribed to the foregoing Grant, Bargain and Sale Deed, and they acknowledged that they executed the same for the purposes therein contained and in the capacities so designated.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on 2-26-10

Jayne Wadsworth
Notary Public Jayne Wadsworth



Exp: 7-28-2012

RECEIVED

AUG 09 2010

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APN: 139-34-710-031

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APN: 139-34-710-032

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APN: 139-34-710-033

TOGETHER WITH THAT PORTION OF LAND AS VACATED IN THE ORDER OF VACATION RECORDED JUNE 2, 2003 IN BOOK 20030602 AS DOCUMENT NO. 01952 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

RECEIVED

AUG 09 2010

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d. 139-34-710-033

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e. ☐ Apartment Building f. ☐ Commercial/Industrial
g. ☐ Agricultural h. ☐ Mobile Home
Other _____

FOR RECORDER'S OPTIONAL
USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

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Transfer Tax Value:

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Real Property Transfer Tax Due:

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b. Explain Reason for Exemption: _____

5. Partial Interest - Percentage being Transferred: 100 %

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Signature [Signature] Capacity Grantor

Signature [Signature] Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Clark County Credit Union
Address: PO Box 36490
City/State/Zip: Las Vegas, NV 89133-6490

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: EVAPS, LLC
Address: 400 S. Fourth Street, Suite 600
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COMPANY/PERSON REQUESTING RECORDING [required if not seller or buyer]

NOBLE TITLE
4670 SOUTH FORT APACHE ROAD #180
LAS VEGAS, NV 89147

ESCROW NUMBER: 08024-0210PG
ESCROW OFFICER: Pat Goble

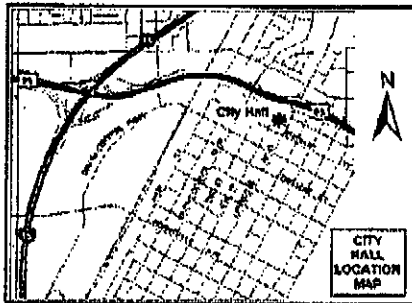
AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

RECEIVED

AUG 09 2010

City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

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 Planning & Development Department 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.

VAR-39122 & SDR-39121

Planning Commission Meeting of 9/23/2010

PRESORTED
 FIRST CLASS



UNITED STATES POSTAGE
 FIRST CLASS

02 1M
 0004279218 SEP 10 2010
 MAILED FROM ZIP CODE 89101

\$ 00.414

13934611046

Case: VAR-39122

SENIOR NEVADA BENEFIT GROUP L P
 1600 BECKE CIR
 LAS VEGAS NV 89104-3322

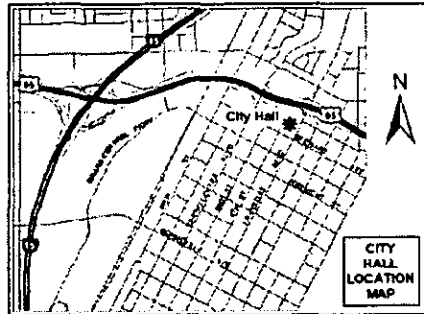
RECEIVED

SEP 13 2010

26-27
 A

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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 Planning & Development Department 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.

VAR-39122 & SDR-39121

Planning Commission Meeting of 9/23/2010

PRESORTED
FIRST CLASS



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13934810021 Case: VAR-39122
SWEETIE-PIE L-L-C
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6840 W CASA LINDA DR
LAS VEGAS NV 89103-1001

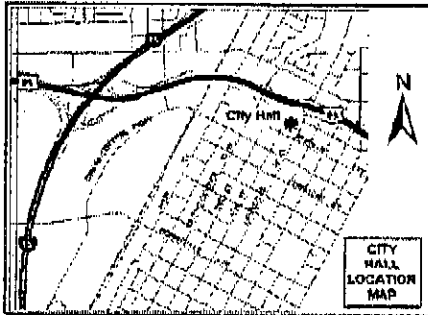
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06-27

City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

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 Planning & Development Department 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
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VAR-39122 & SDR-39121

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Case: VAR-39122
 13934611046
 SENIOR NEVADA BENEFIT GROUP L P
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 LAS VEGAS NV 89104-3322

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Report of All Selected Parcels

Case Number: VAR-39122 ;SDR- 39121

Printed On: Thu: August 19, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
		13934711000
		13934711000
212 LAS VEGAS BLVD L L C	%PAWN SHOP MGMT/CKJ LLC 6859 S EASTERN AVE #101 LAS VEGAS NV	13934610024
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
A & A INC	5145 ROGERS ST #C LAS VEGAS NV	13934710007
A & A INC	5145 ROGERS ST #C LAS VEGAS NV	13934710008
A P I NEVADA PROPERTIES INC	%D MADDUX 660 NORTH MAIN AVE SAN ANTONIO TX	13934601004
B L & G	%K LEAVITT 601 E BRIDGER AVE LAS VEGAS NV	13934710002
B L & G	%K LEAVITT 601 E BRIDGER LAS VEGAS NV	13934710003
BAKER LAW OFFICES P C	500 S 8TH ST LAS VEGAS NV	13934701006
BANK NEVADA STATE	P O BOX 990 LAS VEGAS NV	13934610042
BANK WELLS FARGO TRS	%PDS TAX SERV P O BOX 13519 ARLINGTON TX	13934710004
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
BRANDY ROBERT M	611 6THST LLC 113 PINE ISLAND CT LAS VEGAS NV	13934410221
BRIDGER PROPERTIES L L C	%H AARESKJOLD 6834 CALELLA DR LAS VEGAS NV	13934712123
BRIDGER PROPERTIES L L C	%H AARESKJOLD 6834 CALELLA DR LAS VEGAS NV	13934712122
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 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
CARSON AVENUE PARTNERS L L C	P O BOX 18119 LONG BEACH CA	13934611026
CARSON AVENUE PARTNERS L L C	P O BOX 18119 LONG BEACH CA	13934611027
CARSON AVENUE PARTNERS L L C	P O BOX 18119 LONG BEACH CA	13934611028
CARSON AVENUE PARTNERS L L C	P O BOX 18119 LONG BEACH CA	13934710036
CHAD JOSEPH L L C	415 S 6TH ST #100 LAS VEGAS NV	13934711004
CHAD JOSEPH L L C	415 S 6TH ST #100 LAS VEGAS NV	13934711005
CHAN 1994 TRUST	5259 MISTY MORNING DR LAS VEGAS NV	13934712021
CHEUNG KIN YAN	P O BOX 30668 LAS VEGAS NV	13934810013

Report of All Selected Parcels**Case Number:** VAR-39122**Printed On:** Thu: August 19, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
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
CINLEE 7 L L C	608 S 8TH ST LAS VEGAS NV	13934810023
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13934712125
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13934712126
CITY OF LAS VEGAS REDEVELOPMENT	400 E STEWART AVE 8TH FLOOR LAS VEGAS NV	13934310063
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	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	13934301004
CITY OF LAS VEGAS REDEVELOPMENT	400 E STEWART AVE 8TH FLOOR LAS VEGAS NV	13934310061
CITY OF LAS VEGAS REDEVELOPMENT	%OFFICE BUSINESS DEV 400 STEWART AVE LAS VEGAS NV	13934311152
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	13934303002
CREST BUDGET INN L L C	2775 S RAINBOW BLVD #101C LAS VEGAS NV	13934611045
CREST BUDGET INN L L C	2775 S RAINBOW BLVD #101C LAS VEGAS NV	13934611044
DAMICO TONY	11024 CLARION LN LAS VEGAS NV	13934710016
DECKER KELLY G & CHRISTY	623 S 6TH ST LAS VEGAS NV	13934410219
DOWN THE ROAD L L C	%L FITZSIMMONS 3216 W CHARLESTON BLVD #A LAS VEGAS NV	13934710041
E & C L L C	P O BOX 31691 LAS VEGAS NV	13934410184
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
EVAPS L L C	400 S FOURTH ST #600 LAS VEGAS NV	13934710033
EVAPS L L C	400 S FOURTH ST #600 LAS VEGAS NV	13934710030
EVAPS L L C	400 S FOURTH ST #600 LAS VEGAS NV	13934710032
EVAPS L L C	400 S FOURTH ST #600 LAS VEGAS NV	13934710031
F & J L L C	850 E BONNEVILLE AVE LAS VEGAS NV	13934810061
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
GARCIA EVA CHARTERED	501 S 7TH ST LAS VEGAS NV	13934710040

Report of All Selected Parcels**Case Number:** VAR-39122**Printed On:** Thu: August 19, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
GILL TOSHIKO	921 SAGE TREE CT LAS VEGAS NV	13934713003
GIUNTA ROBERT & LORI REV TR AGMT	881 SHIRLEY LN BOULDER CITY NV	13934310070
GOOD EARTH ENTERPRISES INC	785 COLUMBUS AVE SAN FRANCISCO CA	13934611034
GOOD EARTH ENTERPRISES INC	785 COLUMBUS AVE SAN FRANCISCO CA	13934611037
GOOD EARTH ENTERPRISES INC	785 COLUMBUS AVE SAN FRANCISCO CA	13934611036
GOOD EARTH ENTERPRISES INC	785 COLUMBUS AVE SAN FRANCISCO CA	13934611039
GRAVES JOHN J JR	601 S 6TH ST LAS VEGAS NV	13934310072
GRAVES JOHN J JR	601 S 6TH ST LAS VEGAS NV	13934410222
GUST GORDON & WENDA	1809 WHITE HAWK CT LAS VEGAS NV	13934611047
HICKS ANGUS W & DAGMAR ETAL	2265 MOHAWK ST LAS VEGAS NV	13934810055
HOLMES LESTER & KATHELEEN TRUST	614 S 8TH ST LAS VEGAS NV	13934810025
INTERSTAR LAND COMPANY L L C	%K RESNICK 3435 OCEAN PARK BLVD #107 P M B #305 SANTA MONICA CA	13934611025
INTERSTAR LAND COMPANY L L C	%K RESNICK 3435 OCEAN PARK BLVD #107 P M B #305 SANTA MONICA CA	13934710053
INTERSTAR LAND COMPANY L L C	%K RESNICK 3435 OCEAN PARK BLVD #107 P M B #305 SANTA MONICA CA	13934710052
JACK & GRACIE L L C	7 MOUNTAIN COVE CT HENDERSON NV	13934810022
JEAN-CHARLES JEANOT & DELIVRANCE	901 SAGE TREE CT LAS VEGAS NV	13934713005
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
JUNIOR LEAGUE LV ENDOWMENT FUND	6126 W CHARLESTON BLVD LAS VEGAS NV	13934701002
K M X I 2000 LIVING TRUST	1224 CASHMAN DR LAS VEGAS NV	13934611038
K P PARTNERS IV L L C	1050 E SAHARA BLVD LAS VEGAS NV	13934612025
KENNY CRAIG	723 S 7TH ST LAS VEGAS NV	13934810052
KENNY CRAIG P	723 S 7TH ST LAS VEGAS NV	13934701008
KOTCHKA-SMITH FAMILY TRUST	804 SHETLAND RD LAS VEGAS NV	13934710005
LAGUNA CEDAR CLIFF PARTNERSHIP	1137 SO RANCHO DR #120 LAS VEGAS NV	13934310065
LAU JEFFREY & SOPHIE	%GOOD EARTH ENTPRS INC 785 COLUMBUS AVE SAN FRANCISCO CA	13934611029
LAU JEFFREY & SOPHIE	785 COLUMBUS AVE SAN FRANCISCO CA	13934611033
LAU JEFFREY & SOPHIE	%GOOD EARTH ENTPRS INC 785 COLUMBUS AVE SAN FRANCISCO CA	13934611031
LAU JEFFREY & SOPHIE	785 COLUMBUS AVE SAN FRANCISCO CA	13934611040
LAU JEFFREY & SOPHIE	%GOOD EARTH ENTPRS INC 785 COLUMBUS AVE SAN FRANCISCO CA	13934611030
LAU JEFFREY & SOPHIE	%GOOD EARTH ENTPRS INC 785 COLUMBUS AVE SAN FRANCISCO CA	13934611032
LAU JEFFREY & SOPHIE	785 COLUMBUS AVE SAN FRANCISCO CA	13934611035

Report of All Selected Parcels**Case Number:** VAR-39122**Printed On:** Thu: August 19, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
LAYTON DONALD R & COLEEN ETAL	606 S 9TH ST LAS VEGAS NV	13934810060
LIG LAND DEVELOPMENT L L C	785 COLUMBUS AVE SAN FRANCISCO CA	13934611041
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 H L FAMILY LIMITED PARTNERSHIP	6704 COSTA BRAVA RD LAS VEGAS NV	13934311151
MARINO JUDY REV LIV TR ETAL	%P JOHNSON 8965 S EASTERN AVE #350 LAS VEGAS NV	13934710042
MARINO JUDY REV LIV TR ETAL	%P JOHNSON 8965 S EASTERN AVE #350 LAS VEGAS NV	13934710044
MARINO JUDY REV LIV TR ETAL	%P JOHNSON 8965 S EASTERN AVE #350 LAS VEGAS NV	13934810018
MARINO JUDY REV LIV TR ETAL	%P JOHNSON 8965 S EASTERN AVE #350 LAS VEGAS NV	13934710043
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	13934711001
MARK JAMES L L C	415 S 6TH ST #100 LAS VEGAS NV	13934711002
MARK JAMES L L C	415 S 6TH ST #100 LAS VEGAS NV	13934711003
MASON DAVID L	1137 SO RANCHO DR #120 LAS VEGAS NV	13934310078
MCRIMMON S ARCHIE JR	1817 S EASTERN AVE LAS VEGAS NV	13934810019
MILLS LAND HOLDINGS L L C	502 S NINTH ST LAS VEGAS NV	13934710057
N N N CITY CENTRE PLACE LLC ETAL	%THOMSON REUTERS INC 2235 FARADAY AVE #O CARLSBAD CA	13934301003
NAPOLITANI TRUST	9429 GARNET CROWN AVE LAS VEGAS NV	13934810003
NEMO INC	%LEAVITT & LEAVITT 229 LAS VEGAS BLVD S LAS VEGAS NV	13934611048
NEVADA HORIZON HOLDING L L C	888 S FIGUEROA ST #1900 LOS ANGELES CA	13934611050
NEVADA HORIZON HOLDING L L C	888 S FIGUEROA ST #1900 LOS ANGELES CA	13934611042
NEVADA LAW FOUNDATION	500 S 7TH ST LAS VEGAS NV	13934710027
NEVADA LEGAL SERVICES INC	800 S 6TH ST LAS VEGAS NV	13934310068
NEVADA LEGAL SERVICES INC	800 S 6TH ST LAS VEGAS NV	13934310067
NOMAWA PROPERTIES L L C	528 S 8TH ST LAS VEGAS NV	13934810020
OCHOA VINCENT & DEBRA L	6473 VIEWPOINT DR LAS VEGAS NV	13934710028
OXFORD POINTE L L C	6565 SPENCER ST #204 LAS VEGAS NV	13934711007
OXFORD POINTE L L C	6565 SPENCER ST #204 LAS VEGAS NV	13934711008
OXFORD POINTE L L C	6565 SPENCER ST #204 LAS VEGAS NV	13934711009
PALACE MOTELS INC	718 E FRANKLIN AVE LAS VEGAS NV	13934310057
PATT CHRISTINE J	911 SAGE TREE CT LAS VEGAS NV	13934713004

Report of All Selected Parcels**Case Number:** VAR-39122**Printed On:** Thu: August 19, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
PHILIPS SPALLAS & ANGSTADT L L P	3 EMBARCADERO #550 SAN FRANCISCO CA	13934810056
PLANE REALTY CORP	%M DEMITRIEUS 2919 BEL AIR DR LAS VEGAS NV	13934310069
QUITORIO NIDA & BUDDY N	5640 SILVER BEAK WY LAS VEGAS NV	13934810054
R & S P FAMILY TRUST ETAL	8981 W SAHARA AVE #120 LAS VEGAS NV	13934710017
R & S P FAMILY TRUST ETAL	8981 W SAHARA AVE #120 LAS VEGAS NV	13934710018
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 D A S H S APARTMENTS LTD L P	5655 S YOSEMITE ST #301 GREENWOOD VILLAGE CO	13934701003
S D A S H S APARTMENTS LTD L P	5655 S YOSEMITE ST #301 GREENWOOD VILLAGE CO	13934701004
SCHOOL BOARD OF TRUSTEES	2832 E FLAMINGO RD LAS VEGAS NV	13934710038
SCHOOL BOARD OF TRUSTEES	2832 E FLAMINGO RD LAS VEGAS NV	13934710039
SCHOOL BOARD OF TRUSTEES	2832 E FLAMINGO RD LAS VEGAS NV	13934712018
SCOW STEVEN R & MARY BETH	326 MEDIO CT HENDERSON NV	13934810004
SENIOR NEVADA BENEFIT GROUP L P	1600 BECKE CIR LAS VEGAS NV	13934611046
SENIOR NEVADA BENEFIT GROUP L P	1600 BECKE CIR LAS VEGAS NV	13934611043
SEVENTH STREET L L C	%M WALSHIN P O BOX 18501 ASHEVILLE NC	13934710023
SKUPA WILLIAM S & SHARRON R	600 S 7TH ST LAS VEGAS NV	13934810001
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	%D EMRY 6840 W CASA LINDA DR LAS VEGAS NV	13934810021
T I H BRIDGER L L C ETAL	%COMMERCE CRG 3800 HOWARD HUGHES PKWY #1200 LAS VEGAS NV	13934712001
T I H BRIDGER L L C ETAL	%COMMERCE CRG 3800 HOWARD HUGHES PKWY #1200 LAS VEGAS NV	13934710059
T S NEVADA INVESTMENTS L L C	20012 ELFIN FOREST LN ESCONDIDO CA	13934710006
TAFOLLA LEO D	P O BOX 2112 LAS VEGAS NV	13934311153
TEITEL SUSAN M	10067 STAMPEDE CANYON CT LAS VEGAS NV	13934810005
TERRY WILLIAM B	4564 S PECOS LAS VEGAS NV	13934710020

Report of All Selected Parcels**Case Number:** VAR-39122**Printed On:** Thu: August 19, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
TERRY WILLIAM B	4564 S PECOS LAS VEGAS NV	13934710021
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
TRAN JIMMY B P	914 S SUSAN ST SANTA ANA CA	13934713001
TRUSTEE CLARK COUNTY TREASURER	%MAUDIE DOG TRUST 2595 AVIV CT LAS VEGAS NV	13934310055
USA	WASHINGTON DC	13934601001
USA	WASHINGTON DC	13934701001
USA	WASHINGTON DC	13934311145
VANDERWERKEN PAUL W & LESLIE H	522 S 7TH ST LAS VEGAS NV	13934710022
VILLA INN CORPORATION	225 LAS VEGAS BLVD S LAS VEGAS NV	13934611049
WALKER FRED R TRUST	5240 ACGUA LN PAHRUMP NV	13934810024
WAWERNA JOHN	881 SHIRLEY LN BOULDER CITY NV	13934310071
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	13934710026
WHITE FAMILY PROPERTIES L L C	%R WHITE 1608 S 6TH ST LAS VEGAS NV	13934710025
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

