



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

August 27, 2010

Mr. Jay Nady
Four Fours, LLC
4444 South Valley View Boulevard
Las Vegas, Nevada 89103

**RE: ABEYANCE - SDR-37613 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF AUGUST 26, 2010**

Dear Mr. Nady:

Your request for a Major Amendment to a previously approved Site Development Plan Review (SDR-35195) FOR A PROPOSED TAXICAB/LIMO YARD TO INCREASE THE AREA OF BUILDING C FROM 3,000 SQUARE FEET TO 5,000 SQUARE FEET WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW BUFFER WIDTHS OF ZERO FEET ALONG THE EAST AND SOUTH PERIMETERS WHERE EIGHT FEET AND SIX FEET, RESPECTIVELY, WERE PREVIOUSLY APPROVED, AND TO ALLOW EIGHT PERIMETER TREES WHERE 39 TREES WERE PREVIOUSLY APPROVED on 1.89 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on August 26, 2010.

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

This action by the Planning Commission on **August 27, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **September 7, 2010**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Jay Nady
A Taxi Cab Company
4444 South Valley View Boulevard
Las Vegas, Nevada 89103

Mr. Bill Curran
Ballard Spahr, LLP
100 City Parkway, Suite #1750
Las Vegas, Nevada 89106

Mayor
Oscar B. Goodman

City Council
Gary Reese

(Mayor Pro Tem)

Steve Wolfson

Lois Torkanian

Steven D. Rass

Ricki Y. Barlow

Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



Ballard Spahr LLP

100 North City Parkway, Suite 1750
Las Vegas, NV 89106-4617
TEL 702.471.7000
FAX 702.471.7070
www.ballardspahr.com

Bill Curran
curranb@ballardspahr.com

July 28, 2010

Margo Wheeler
Director
Planning & Zoning Department
400 South Fourth Street
Las Vegas, Nevada 89101

Re: **SDR-37613, A Cab Taxi Co.**
Request to Withdraw Application


Dear Ms. Wheeler:

Please accept this letter as a request by my client, A Cab Taxi Company, to withdraw the above referenced application.

Work with your staff has revealed that a more comprehensive application must be filed to accomplish the client's goals. Rather than having two applications being processed separately, I believe it is more appropriate to re-file a new application so that the entire matter can be reviewed at one time.

The new application will be filed shortly.

Sincerely,



Bill Curran

WPC:cw

cc: Jay Nady
Kristen Neuman

RECEIVED

JUN 29 2010

DMWEST #7724772 v1

PLANNING & DEVELOPMENT



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August 13, 2010

Mr. Jay Nady
Four Fours, LLC
4444 South Valley View Boulevard
Las Vegas, Nevada 89103

**RE: ABEYANCE - SDR-37613 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF AUGUST 26, 2010**

Dear Mr. Nady:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **August 26, 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, August 20, 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:dlb

cc: Mr. Jay Nady
A Taxi Cab Company
4444 South Valley View Boulevard
Las Vegas, Nevada 89103

Mr. Bill Curran
Ballard Spahr, LLP
100 City Parkway, Suite #1750
Las Vegas, Nevada 89106

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May 28, 2010

Mr. Jay Nady
Four Fours, LLC
4444 South Valley View Boulevard
Las Vegas, Nevada 89103

**RE: ABEYANCE - SDR-37613 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF MAY 27, 2010**

Dear Mr. Nady:

Your request for a Major Amendment to a previously approved Site Development Plan Review (SDR-35195) FOR A PROPOSED TAXICAB/LIMO YARD TO INCREASE THE AREA OF BUILDING C FROM 3,000 SQUARE FEET TO 5,000 SQUARE FEET WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW BUFFER WIDTHS OF ZERO FEET ALONG THE EAST AND SOUTH PERIMETERS WHERE EIGHT FEET AND SIX FEET, RESPECTIVELY, WERE PREVIOUSLY APPROVED, AND TO ALLOW EIGHT PERIMETER TREES WHERE 39 TREES WERE PREVIOUSLY APPROVED on 1.89 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on May 27, 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 **August 26, 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: A Cab Taxi Company
4444 South Valley View Boulevard
Las Vegas, Nevada 89103

Mr. Bill Curran
Ballard Spahr, LLP
100 City Parkway, Suite #1750
Las Vegas, Nevada 89106

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100 North City Parkway, Suite 1750
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TEL 702.471.7000
FAX 702.471.7070
www.ballardspahr.com

Bill Curran
curranb@ballardspahr.com

May 27, 2010

By Fax (702) 385-7268

Carmen Burney
Agenda Technician
Planning & Development Department
City of Las Vegas
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: **AMENDED REQUEST TO HOLD –**
SDR-37613 – May 27, 2010 Planning Commission Agenda, Item #28

Dear Ms. Burney:

I am writing to amend my earlier request for an abeyance of the above referenced hearing before the Planning Commission scheduled for Thursday, May 27, until the Commission's regularly scheduled meeting on August 26, 2010.

It has become necessary to make revisions to the pending application in this matter which may require further analysis by the City's staff. Further, we are continuing to work with our adjacent property owner on a possible joint flood control solution that could supply flood control on both properties. Unfortunately, the adjacent property is occupied by a commercial tenant but controlled by a bank trustee and this has slowed progress on the possible joint effort. Additionally, my client is compelled to be in Germany for his employment on the currently scheduled May 27 hearing date.

I do not believe the requested abeyance will pose any inconveniences to any member of the general public. There are no known protests to the application. Thank you.

Sincerely,



Bill Curran

RECEIVED

MAY 27 2010

WPC:cw

cc: Margo Wheeler, Director - Planning & Development
Doug Rankin, Planning Manager – Planning & Development
Jay Nady – A Cab Taxi Co.
Kristen Neuman – Aptus Architecture

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May 14, 2010

Mr. Jay Nady
Four Fours, LLC
4444 South Valley View Boulevard
Las Vegas, Nevada 89103

**RE: ABEYANCE - SDR-37613 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF MAY 27, 2010**

Dear Mr. Nady:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on *May 27, 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, May 21, 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: A Cab Taxi Company
4444 South Valley View Boulevard
Las Vegas, Nevada 89103

Mr. Bill Curran
Ballard Spahr, LLP
100 City Parkway, Suite #1750
Las Vegas, Nevada 89106

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Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



Carman Burney

From: Steve Gebeke
Sent: Tuesday, April 27, 2010 1:51 PM
To: Carman Burney
Subject: FW: 05/27 PC Meeting Outside Agency Review (LVVWD Comments)

FYI

Steve Gebeke

Planning Supervisor
Department of Planning and Development
City of Las Vegas
Office (702) 229-5410
Fax (702) 385-7268
sgebeke@lasvegasnevada.gov

From: Doa.Meade@lvvwd.com [mailto:Doa.Meade@lvvwd.com]
Sent: Tuesday, April 27, 2010 1:45 PM
To: Steve Gebeke
Subject: 05/27 PC Meeting Outside Agency Review (LVVWD Comments)

Steve,

The Las Vegas Valley Water District has the following comments from the review of the 05/27 Planning Commission Agenda items:

Items 11,12,13 & 14. Abeyance ZON 37568 -Rezoning Related to GPA 37567. VAR -37570 VAR-37979 & SDR 37569
Proposed Professional Office will require a backflow prevention assembly and may require an upsized meter to meet demand requirements. Submittal of civil plans to LVVWD required.

Item 19 Abeyance - SDR- 37613 and SDR - 35195
Records indicate the existing domestic service does not have the required backflow prevention assembly. Submittal of civil plans to LVVWD required.

Item 25 ZON - 37945
Proposed Professional Office will require a backflow prevention assembly and may require an upsized meter to meet demand requirements. Submittal of civil plans to LVVWD required.

Item 43 SUP -37892
Group residential care facility will require a residential fire sprinkler system which will require a backflow prevention assembly and a possible upsized meter. Submittal of civil plans to LVVWD required.

Item 46 SUP-37922
Records indicate the existing domestic service does not have the required backflow prevention assembly. Installation of the proposed Automatic Fire Sprinkler System requires installation of an approved backflow prevention assembly. Submittal of civil plans to LVVWD required.

Thank you,

Doa Meade, P.E.
Engineering Services Manager

PLANNING & DEVELOPMENT



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April 23, 2010

Mr. Jay Nady
Four Fours, LLC
4444 South Valley View Boulevard
Las Vegas, Nevada 89103

**RE: SDR-37613 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF APRIL 22, 2010**

Dear Mr. Nady:

Your request for a Major Amendment to a previously approved Site Development Plan Review (SDR-35195) FOR A PROPOSED TAXICAB/LIMO YARD TO INCREASE THE AREA OF BUILDING C FROM 3,000 SQUARE FEET TO 5,000 SQUARE FEET WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW BUFFER WIDTHS OF ZERO FEET ALONG THE EAST AND SOUTH PERIMETERS WHERE EIGHT FEET AND SIX FEET, RESPECTIVELY, WERE PREVIOUSLY APPROVED, AND TO ALLOW EIGHT PERIMETER TREES WHERE 39 TREES WERE PREVIOUSLY APPROVED on 1.89 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on April 22, 2010.

The Planning Commission voted to hold this item in **ABEYANCE** in an effort to provide the applicant with an opportunity to address staff's concerns.

This item is scheduled to be heard again at the **May 27, 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: A Cab Taxi Company
4444 South Valley View Boulevard
Las Vegas, Nevada 89103

Mr. Bill Curran
Ballard Spahr, LLP
100 City Parkway, Suite #1750
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www.ballardspahr.com

Bill Curran
curranb@ballardspahr.com

April 20, 2010

By Fax (702) 385-7268

Carmen Burney
Agenda Technician
Planning & Development Department
City of Las Vegas
731 S. fourth Street
Las Vegas, Nevada 89101

Re: **REQUEST TO HOLD --**
SDR-37613 -- April 22, 2010 Planning Commission Agenda, Item #44

Dear Ms. Burney:

On behalf of my client, A Cab Taxi Co., I would like to request the above listed item be held in abeyance to the Planning Commission meeting of May 27, 2010, to allow us time to review the areas of concern raised in the Planning Department's staff report.

Please let me know as soon as possible if you have any questions. Thank you.

Sincerely,



Bill Curran

WPC:cw

RECEIVED
APR 20 2010

cc: Margo Wheeler, Director - Planning & Development
Doug Rankin, Planning Manager - Planning & Development
Jay Nady - A Cab Taxi Co.
Kristen Neuman - Aptus Architecture

PLANNING & DEVELOPMENT



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April 9, 2010

Mr. Jay Nady
Four Fours, LLC
4444 South Valley View Boulevard
Las Vegas, Nevada 89103

**RE: SDR-37613 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF APRIL 22, 2010**

Dear Mr. Nady:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on *April 22, 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 available on-line on *Friday, April 16, 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: A Cab Taxi Company
4444 South Valley View Boulevard
Las Vegas, Nevada 89103

Mr. Bill Curran
Ballard Spahr, LLP
100 City Parkway, Suite #1750
Las Vegas, Nevada 89106

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City Manager
Elizabeth N. Fretwell



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; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: March 25, 2010
Re: **SDR-37613** A Taxi Cab Co. 1500 Searles Avenue
Request for a Major Amendment to a previously approved Site Development Plan Review

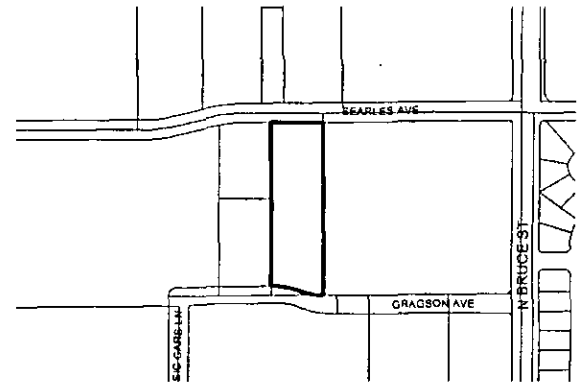
CONDITIONS OF APPROVAL:

1. Remove all substandard public street improvements and unused driveway cuts, if any, on Searles Avenue adjacent to this site concurrent with development and replace with new improvements meeting current City Standards. The existing "pan" style driveway may remain.
2. Construct half-street improvements including appropriate transition paving on Gragson Avenue adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored to its original location and to its original width concurrent with development of this site.
3. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
4. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
5. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

Application Information

SDR-37613 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: A CAB TAXI, CO. - OWNER: FOUR FOURS, LLC - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-35195) FOR A PROPOSED TAXICAB/LIMO YARD TO INCREASE THE AREA OF BUILDING C FROM 3,000 SQUARE FEET TO 5,000 SQUARE FEET WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW BUFFER WIDTHS OF ZERO FEET ALONG THE EAST AND SOUTH PERIMETERS WHERE EIGHT FEET AND SIX FEET, RESPECTIVELY, WERE PREVIOUSLY APPROVED, AND TO ALLOW EIGHT PERIMETER TREES WHERE 39 TREES WERE PREVIOUSLY APPROVED on 1.89 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow)

Application Location



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

Public Hearing Information

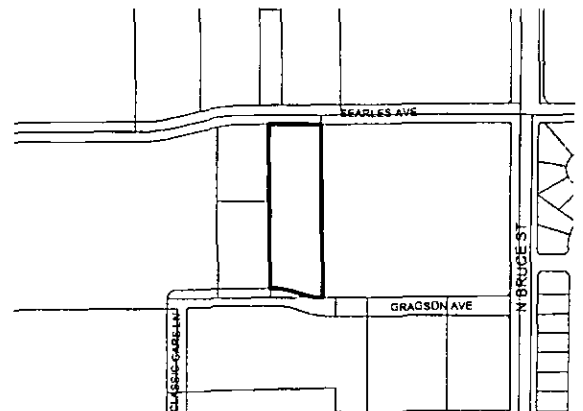
Meeting: Planning Commission
Date: April 22, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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 Rezoning will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

Application Information

SDR-37613 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: A CAB TAXI, CO. - OWNER: FOUR FOURS, LLC - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-35195) FOR A PROPOSED TAXICAB/LIMO YARD TO INCREASE THE AREA OF BUILDING C FROM 3,000 SQUARE FEET TO 5,000 SQUARE FEET WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW BUFFER WIDTHS OF ZERO FEET ALONG THE EAST AND SOUTH PERIMETERS WHERE EIGHT FEET AND SIX FEET, RESPECTIVELY, WERE PREVIOUSLY APPROVED, AND TO ALLOW EIGHT PERIMETER TREES WHERE 39 TREES WERE PREVIOUSLY APPROVED on 1.89 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow)

Application Location



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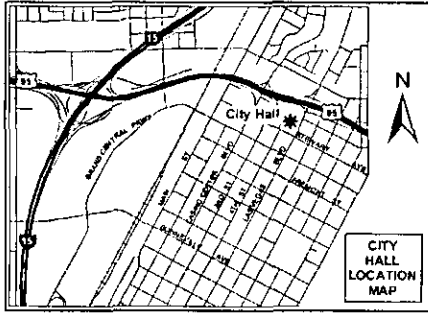
Public Hearing Information

Meeting: Planning Commission
Date: April 22, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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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

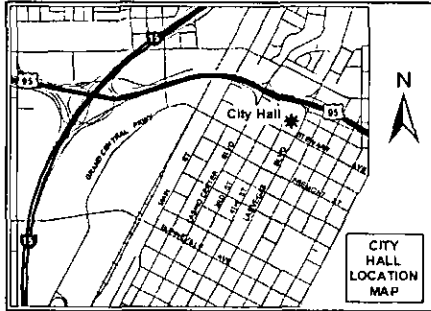
Please use available blank space on card for your comments.

SDR-37613

Planning Commission Meeting of 4/22/2010

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



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I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-37613

Planning Commission Meeting of 4/22/2010

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: April 22, 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:

SDR-37613

Archie C. Grant Park Resident Council

Arthur McCants Resident Council

Boulder Dam Homesites

Bracken NA

College Park NA

Cultural Corridor Coalition NCG

Downtown Business Operators Council

Mirabella Apartments

WLV-NAA1

WLV-NAA2

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-37613

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	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	4212 EUCALYPTUS ANNEX
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	3104 BONANZA ROAD
*STREETS & SANITATION (DPW)	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEMUS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4 th Floor
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 Grissom Avenue, Building 11, Suite 103D

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

SDPR
03/09/2010

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

SDR-37613 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: A CAB TAXI, CO. - OWNER: FOUR FOURS, LLC - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-35195) TO RELOCATE BUILDING "C" ON THE SAME SITE WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW BUFFER WIDTHS OF ZERO-FEET ALONG THE EAST AND SOUTH PERIMETERS WHERE EIGHT FEET AND SIX FEET WERE PREVIOUSLY APPROVED, RESPECTIVELY on 1.89 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow)

PLANNING COMMISSION: APRIL 22, 2010
CITY COUNCIL: MAY 19, 2010

PLANNING SUPERVISOR: STEVE GEBEKE



PUBLIC HEARING

Comments Due: MARCH 23, 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:



CITY OF LAS VEGAS
Planning & Development Department
SUBMITTAL CHECKLIST

Pre-Application Conference	
Item Required	
YES	NO

APPLICATION PACKET

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application signed and notarized by all property owners or authorized agent(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grant deed and legal description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Detailed justification letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Correct fee(s): \$ 500.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 1030.00 Total
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Assessor's Parcel Map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Impact Notice and Assessment (DINA)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project of Regional Significance (PRS)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Color & Materials Board per Site Development Plan Review Submittal Requirements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Copy of Business Licenses: (Owner: <input checked="" type="checkbox"/> Applicant: <input checked="" type="checkbox"/> Representative: <input checked="" type="checkbox"/>)

NOTES:
 Visit the CLV website for blank application, SOFI & DINA forms @ <http://www.lasvegasnevada.gov/>
 (Follow - "I Want To ..." -> "Apply for -> Planning Applications")

SITE PLAN

<input checked="" type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size
<input checked="" type="checkbox"/>	<input type="checkbox"/>	North arrow, scale, and vicinity map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All property lines and present dimensions labeled
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All building setbacks labeled
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All adjacent existing land uses and street names labeled
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All points of ingress and egress shown
<input checked="" type="checkbox"/>	<input type="checkbox"/>	ADA accessibility requirements shown/labeled
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking standard(s) utilized:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All free-standing sign locations shown and heights and sizes noted

Folded Plans: 19
 Colored, Rolled Plans: 1
 Reduced Copy (8-1/2x11 BW): 1

NOTES:

LANDSCAPE PLAN

<input checked="" type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size
<input checked="" type="checkbox"/>	<input type="checkbox"/>	North arrow, scale, and vicinity map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All property lines and present dimensions labeled
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All required perimeter landscape planters shown
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All required parking lot fingers/islands shown
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Quantity, size, species/variety of all trees, shrubs, and ground cover

Folded Plans: 23
 Colored, Rolled Plans: 21
 Reduced Copy (8-1/2x11 BW): 21

NOTES:

BUILDING ELEVATIONS

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Scale and building dimensions labeled
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	North, south, east, and west elevations of all buildings
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	All building materials and colors noted
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8" x 10" photo of original color and material board
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	All wall sign locations shown and sizes noted

Folded Plans: 28
 Colored, Rolled Plans: 18
 Reduced Copy (8-1/2x11 BW): 18

NOTES:

FLOOR PLANS

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Scale and building dimensions labeled
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	All building entrances/exits shown
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Use of all rooms noted/labeled
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Maximum Occupancy (per I.B.C.)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Seating Capacity (where applicable)

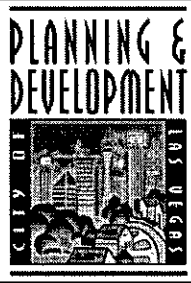
Folded Plans: 81
 Colored, Rolled Plans: 81
 Reduced Copy (8-1/2x11 BW): 81

NOTES:

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

Owner / Applicant:	Four Fours, LLC
Representative:	Aptus Architecture Kristen Neuman
APN:	139-26-201-004
Planner's Signature:	
Planner:	Greg Kapovich, Planner I - 229-6137 Ben Sticka, Planner II - 229-6745

Application Type:	Site Development Plan Review	
Application Purpose:	A Major Amendment to a previously approved Site Plan (SDR-35195) to allow a zero foot landscape buffer along the east perimeter where 8 feet is required. to MOVE BUILDING "C"	
Site Location:	1500 Searles Avenue	
Pre-App. Meeting Date:	02/25/10	
Earliest Submittal Deadline:	03/09/2010 no later than 2:00 pm	
Earliest PC / CC Meeting Dates:	04/22/10 PC	05/19/10 CC



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

Page: 1 of 1
 Date: 02/25/10
 Time: 9:00 a.m.

Project Name: 1500 Searles Avenue

Conversation between CLV P&D Representative: Greg Kapovich, Planner I (229-6137 Office / 385-7268 Fax / gkapovich@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Greg Kapovich	Planning & Development	229-6137		
2. Ben Sticka	Planning & Development	229-6745		
3.				
4.				
5.				
6.				
7. ROGER B.	CLV - PW - Dev Co	229-6578	474-7599	
8. JONATHAN	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11.	CLV - Fire and Rescue	229-0366	229-0124	
12.	CLV - Office of Business Development	229-6551	385-3128	

OR: see Meeting Attendance Sheet

Is this project intended to meet the City of Las Vegas Green Building Rebate Program? YES NO
 Please refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives.

The following Special Area/Master Plan(s)/Overlay District(s) apply to the project site: Downtown North Land Use Plan

Meeting Notes:

1. ELIMINATION OF EAST Buffer FROM 8 FEET TO ZERO FEET & ELIMINATION OF SOUTH Buffer from 6 FEET TO ZERO FEET.
2. TRAPPIL - No Comment
3. DEV Co - No Comment
4. Relocation of Building "C"
5. Reduction of 3,000 sq ft of covered space @ Building "C"
 The Building will now be 3,000 sq ft of enclosed space. w/ no open-air covered area
6. TOTAL PARKING HAS NOT CHANGED
7. BUILDING "C" to change in height from 30 feet to a lower height.

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:

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

-- 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

Report Date 03/09/2010 03:46 PM

Submitted By

Page 1

A/P # 37613 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	03/09/2010 13:30	982998	Temp COO		
Approved			COO issued		
Final			Expires		

Associated Information

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

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

SDR-37613 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: A CAB TAXI, CO. - OWNER: FOUR FOURS, LLC - Request for a Major Amendment to an approved Site Development Plan Review (SDR-35195) TO RELOCATE BUILDING "C" ON THE SAME SITE WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW BUFFER WIDTHS OF ZERO-FEET ALONG THE EAST AND SOUTH PERIMETERS WHERE EIGHT FEET AND SIX FEET WERE PREVIOUSLY APPROVED, RESPECTIVELY on 1.89 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow)

Parent A/P #

Project #	37613	Project/Phase Name	MAJOR MODIFICATION TO SDR-3519	Phase #	
Size/Area	1.89 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13926201004

Location

Owner/Tenant

Contact ID	AC1733542	Name	FOUR FOURS L L C	Organization	
Mailing Address	4444 S VALLEY VIEW DR			State/Province	NV
City	LAS VEGAS			Country	<input type="checkbox"/> Foreign
ZIP/PC	89103-4003			Evening Phone	
Day Phone				Mobile #	
Fax					

A/P Linked/Addresses

No Addresses are linked to this Application

Linked/Addresses

1500 SEARLES AVE 1
LAS VEGAS, 89101-

1500 SEARLES AVE
LAS VEGAS, 89101-

A/P Addresses

No Other Addresses are associated to this Application

Report Date 03/09/2010 03:46 PM

Submitted By

Page 2

Linked Parcels

No Parcels are linked to this Application

AP Linked Parcels

13926201004

Applicants/Contacts

Primary N Capacity APPL Contact ID AC1654148 Foreign
Effective Expire
Name A CAB TAXI CO.
Day Phone (702)277-1333 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 4444 SOUTH VALLEY VIEW DR
LAS VEGAS, NV 89106
Seasonal Addr
Valid From To
Comments No Comments

Primary N Capacity OTHER Contact ID AC1277967 Foreign
Effective Expire
Name BALLARD, SPAHR
Day Phone (702)471-7000 x Eve Phone Organization
Pager PIN # Position
Fax (866)381-5357 Mobile Profession
E-Mail
Address 100 CITY PARKWAY, SUITE 1750
LAS VEGAS, NV 89102
Seasonal Addr
Valid From To
Comments Bill Curran

Primary Y Capacity OWNER Contact ID AC1733542 Foreign
Effective Expire
Name FOUR FOURS L L C
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 4444 S VALLEY VIEW DR
LAS VEGAS, NV 89103-4003
Seasonal Addr
Valid From To
Comments No Comments

Contractors

No Contractors

Item Description

Item Status

Report Date 03/09/2010 03:46 PM

Submitted By

Page 3

Item Description	Item Status
Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$500.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
381484 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
381482 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
381493 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
381485 FLOOD #1 (FLOOD CONTROL)	Incomplete
381492 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
381483 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
381486 ROW #1 (RIGHT-OF-WAY)	Incomplete
381491 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
381490 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
381489 SURVEY #1 (SURVEY)	Incomplete
381488 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
381487 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Failed
(PT-ENTER THE # OF LABELS)	
(ASSIGN CASE TO A PLANNER)	
(AT-COMplete DRT PROCESS)	
(PT-NOTIFICATION MAP DATE)	
(AT-ROUTE PLANS FOR REVIEW)	
(AT-SEND PUB HEARING NOTICE)	
(AT-SEND TO REVIEW JOURNAL)	
(PT-SIZE OF NOTIFICATION AREA)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	1
Case # 79197	

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	03/09/2010 13:56	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	03/09/2010 13:56	30.00
PROCESSING FEE	P	03/09/2010 13:56	500.00
Total Unpaid		0.00	Total Paid 1030.00

Inspections

There are no Inspections for this Report

Review/Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
381482	DEVCO	1	incomplete	<input type="checkbox"/>	03/09/2010 15:42			
381483	NEIGH P&S	1	Incomplete	<input type="checkbox"/>	03/09/2010 15:42			

Report Date 03/09/2010 03:46 PM

Submitted By

Page 4

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
381484	B&S PLAN	1	Incomplete	<input type="checkbox"/>	03/09/2010 15:42			
381485	FLOOD	1	Incomplete	<input type="checkbox"/>	03/09/2010 15:42			
381486	ROW	1	Incomplete	<input type="checkbox"/>	03/09/2010 15:42			
381487	TRAFFIC	1	Incomplete	<input type="checkbox"/>	03/09/2010 15:42			
381488	TEFO	1	Incomplete	<input type="checkbox"/>	03/09/2010 15:42			
381489	SURVEY	1	Incomplete	<input type="checkbox"/>	03/09/2010 15:42			
381490	SID	1	Incomplete	<input type="checkbox"/>	03/09/2010 15:42			
381491	SEWER	1	Incomplete	<input type="checkbox"/>	03/09/2010 15:42			
381492	LAND DEV	1	Incomplete	<input type="checkbox"/>	03/09/2010 15:42			
381493	FIRE ENG	1	Incomplete	<input type="checkbox"/>	03/09/2010 15:42			

Activity Review Details

Detail SUBMITTAL CHECKLIST (SDR) Modified By JMARSHALL Modified Date/Time 03/09/2010 13:26

Comments
 No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- | | |
|--|---|
| Y Pre-Application Conference Checkiist | Y Site Plans (19 Foiled Blue Lines, 1 Rolled Color) |
| Y Application/Petition Form | Y Landscape Plan |
| Y Deed and Legal Description | Y Building Elevations (2 Folded, 1 Rolled Color) |
| Y Justification Letter | Y Floor Plan (1 Folded, 1 Rolled) |
| Y Color and Material Board | Y Laser Print Site Plan |
| N DINA (Not Always Required) | Y Laser Print Floor Plan |
| Y Statement of Financial Interest | Y Laser Print Elevation |

N Business Licensing Requirements Met

N Business License Exempt

Check Conditions Condition Supervisor, Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
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Z-LEGAL				982998	03/09/2010 13:30	
N						

Report Date 03/09/2010 03:46 PM

Submitted By

Page 5

Check Conditions Condition Supervisor Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
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Project #	A/P Type	Status	Stage	Relation
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No children exist for this project

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

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance? Final City Council letter received
 N Parent Project link required? Annotated minutes recieved
 Y Will this go to the City Council? Is there a condition of approval for a Required Review?
 Hearing Type Public, Non-Public, Admin PUBLIC If yes, when does it need to be reviewed?

Staff Recommendation

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
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04/22/2010	PC	SCHEDULED		0	0	0
JMARSHALL	03/09/2010					

Template Type A/P #	A/P Type	Status	Stage
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No children exist for this project

Employee Employee ID	Last	First	MI	Comments
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No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
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PAYMNT	CO NAME WHO PICKED UP CONTACT# KRISTEN NEUMAN, A CAB LLC CK 121864, 702.365.1900	970040	03/09/2010 13:57		0.00
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No Model Home Details



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Major Modification to previously approved SDR-35195

Project Address (Location) 1500 Searles

Project Name A Cab Taxi Co. Proposed Use Taxi/Limo Yard

Assessor's Parcel #(s) 139-26-201-004 Ward # 5- Barlow

General Plan: existing LLR proposed n/a Zoning: existing CM proposed n/a

Commercial Square Footage _____ Floor Area Ratio n/a

Gross Acres 1.89 Lots/Units n/a Density n/a

Additional Information _____

PROPERTY OWNER ~~4444 South Valley View Drive LLC~~ Contact Jay Nady
FOUR FOURS LLC
 Address 4444 South Valley View Drive LLC Phone: (702) 277-1333 Fax: _____
 City Las Vegas State NV Zip 89103
 E-mail Address cjnoui@yahoo.com

APPLICANT A Cab Taxi CO. Contact Jay Nady
 Address 4444 South Valley View Drive Phone: (702) 277-1333 Fax: _____
 City Las Vegas State NV Zip 89103
 E-mail Address cjnoui@yahoo.com

REPRESENTATIVE Ballard Spahr, LLP Contact Bill Curran
 Address 100 City Parkway, Suite 1750 Phone: (702) 471-7000 Fax: (866) 381-5357
 City Las Vegas State NV Zip 89102
 E-mail Address curranb@ballardspahr.com

Property Owner Signature* [Signature]

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

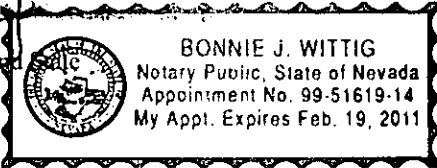
Print Name Creighton J. Nady

Subscribed and sworn before me

This 4th day of March, 20 10

[Signature]

Notary Public in and for said County and CLARK CITY



FOR DEPARTMENT USE ONLY

Case #	<u>SDR # 37613</u>
Meeting Date:	<u>4/22/10</u>
Total Fee:	<u>\$1030.00</u>
Date Received:*	<u>3/9/10</u>
Received By:	<u>[Signature]</u>

*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.

March 9, 2010

City of Las Vegas Planning and Development
 731 South Fourth Street
 Las Vegas, Nevada 89101

Re: A Cab Taxi Dispatch Center
 APN: 139-26-201-004
 Major Modification to SDR-35195

To Whom It May Concern:

Enclosed please find the required application materials associated with the following requests:

- Major modifications to an existing Site Development Plan Review for a Taxi Yard with waivers of a portion of the landscaping requirement.

A Cab has been operating at its existing site located at 4444 South Valley View since 2004 and received its first medallion from the Taxicab Authority in 2001. Its current site on .86 acres has continually met the company's needs since that time. The recent condemnation of the existing site to facilitate the expansion of Harmon Avenue has required that the business be relocated. The proposed 1.89 acre site located at 1500 Searles Avenue is a suitable location for the permitted use within a C-M zone.

The existing office building has been remodeled to accommodate the company's approximately 12 non-driver employees. Adequate parking for both these employees, as well as those drivers who may bring a personal vehicle to work is provided, although experience has shown that many employees choose public transportation instead of driving private vehicles. The Certificate of Occupancy has been granted for this structure as of 02.11.10.

Accessory buildings on site reflect the site's use for limited maintenance of company owned vehicles. Auto Repair Garage (Minor) and Auto Paint and Body Repair Shop are both Conditional Uses in the C-M zone, and any maintenance performed on site will consist only of preventative or basic maintenance such as oil changes, tire changing, and minor paint jobs to keep the taxis prepared for their usual schedules. No fueling services will be offered, and more intense body work, such as that associated with vehicles involved in collisions, will be performed elsewhere. As required, the repair and service work will be performed within the proposed building in an area which will be completely enclosed. The repair garage previously shown on the site has been relocated just south of the existing office building and a portion of the parking has been relocated along the southern property line and the eastern property line.

We are requesting a waiver (in addition to the waivers already approved with the previous SDR) to provide a 0'-0" landscape buffer where an 8'-0" landscape buffer is required along the east property line and to provide a 0'-0" landscape buffer where a 15'-0" landscape buffer is required along the southern property line. The owner has agreed to increase the height of the wall with

RECEIVED
 MAR - 9 2010

SDR-37613
 04/22/10 PC

wrought iron fencing to 8'-0" on the east property line. The existing trees on the residential side of the wall offer an adequate buffer between the two properties.

If you have any questions or need additional information regarding anything with respect to these requests, please do not hesitate to contact my office.

Sincerely,



Kristen G. Neuman, AIA
APTUS Architecture

RECEIVED
MAR - 9 2010 **SDR-37613**
04/22/10 PC



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-37613** APN: 139-26-201-004

Name of Property Owner: 4444 South Valley View Drive LLC

Name of Applicant: A Cab Taxi CO.

Name of Representative: Ballard Spahr, LLP

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: *Crcighton J. Nady*

Print Name: Crcighton J. Nady

Subscribed and sworn before me

This 4 day of March, 2010

Bonnie J. Wittig
Notary Public in and for said County and State

CLARK CITY



FOUR FOURS, LLC

Business Entity Information			
Status:	Active	File Date:	6/24/2004
Type:	Domestic Limited-Liability Company	Entity Number:	LLC13897-2004
Qualifying State:	NV	List of Officers Due:	6/30/2010
Managed By:	Managers	Expiration Date:	6/24/2504
NV Business ID:	NV20041141142	Business License Exp:	

Registered Agent Information			
Name:	CREIGHTON J NADY	Address 1:	4444 SOUTH VALLEY VIEW
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89103
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers				<input type="checkbox"/> Include Inactive Officers
Managing Member - CREIGHTON J NADY				
Address 1:	3730 PAMA LANE	Address 2:		
City:	LAS VEGAS	State:	NV	
Zip Code:	89120	Country:		
Status:	Active	Email:		

Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	LLC13897-2004-001	# of Pages:	2
File Date:	6/24/2004	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	LLC13897-2004-002	# of Pages:	1
File Date:	6/24/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050368514-14	# of Pages:	1
File Date:	8/15/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060339979-38	# of Pages:	1
File Date:	5/30/2006	Effective Date:	

(No notes for this action)			
Action Type:	Registered Agent Address Change		
Document Number:	20070256710-60	# of Pages:	1
File Date:	4/12/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070256711-71	# of Pages:	1
File Date:	4/12/2007	Effective Date:	
07-08			
Action Type:	Annual List		
Document Number:	20080531719-16	# of Pages:	1
File Date:	8/08/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090838065-21	# of Pages:	1
File Date:	12/04/2009	Effective Date:	
(No notes for this action)			

A.P.N.: 139-26-201-004
File No: 181-2389485 (DLN)
R.P.T.T.: \$6,681.00

Inst #: 200912290002266
Fees: \$18.00 N/C Fee: \$25.00
RPTT: \$6681.00 Ex: #
12/29/2009 12:02:54 PM
Receipt #: 175706
Requestor:
FIRST AMERICAN TITLE PASEO
Recorded By: SCA Pgs: 6
DEBBIE CONWAY
CLARK COUNTY RECORDER

When Recorded Mail To: Mail Tax Statements To:
Four Fours LLC, A Nevada Limited Liability Company
4444 S. Valley View
Las Vegas, NV 89103

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART

GRANT, BARGAIN and SALE DEED

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

4444 South Valley View Drive LLC, A Nevada Limited Liability Company

do(es) hereby GRANT, BARGAIN and SELL to

Four Fours LLC, A Nevada Limited Liability Company

the real property situate in the County of Clark, State of Nevada, described as follows:

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION;

THENCE ALONG THE WEST LINE OF SAID SECTION SOUTH 0°00'29" EAST 820.00 FEET;

THENCE PARALLEL TO THE NORTH LINE OF SAID SECTION NORTH 89°38'29" EAST 2079.22 FEET TO THE NORTHEAST CORNER OF THE LAND DESCRIBED IN THE DEED TO M. R. FLINN, RECORDED APRIL

18, 1961 AS DOCUMENT NO. 237168 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG THE EAST LINE OF SAID LAND AND ITS PROLONGATION SOUTH 0°28'09" EAST 536.01 FEET TO A POINT IN THE SOUTH LINE OF SEARLES STREET (60.00 FEET WIDE) AS SAID STREET

IS DESCRIBED IN THE DEED TO THE CITY OF LAS VEGAS, RECORDED FEBRUARY 5, 1959 AS DOCUMENT NO. 151521 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG SAID SOUTH LINE SOUTH 89°38'29" WEST 61.31 FEET TO THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID SOUTH LINE SOUTH 89°38'29" WEST 161.04 FEET;
THENCE SOUTH 0°28'09" EAST 541.01 FEET TO A POINT IN THE CENTERLINE OF THE
PROPOSED TODD STREET (PROPOSED 60.00 FEET WIDE), SAID POINT BEING IN THE
SOUTH LINE OF THE LAND DESCRIBED AS PARCEL 1 IN THE DEED TO CORPORATION
OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY
SAINTS, A UTAH CORPORATION SOLE, RECORDED DECEMBER 8, 1955 AS DOCUMENT
NO. 63660 OF OFFICIAL RECORDS OF SAID COUNTY;
THENCE ALONG SAID SOUTH LINE NORTH 89°40'04" EAST 161.02 FEET;
THENCE NORTH 0°28'09" WEST 541.01 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED TO THE CITY
OF LAS VEGAS, RECORDED FEBRUARY 23, 1962 AS DOCUMENT NO. 278554 OF
OFFICIAL RECORDS AND
DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING A PORTION OF THE
SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 26, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26;
THENCE ALONG THE WEST LINE OF SAID SECTION SOUTH 0°00'29" EAST A
DISTANCE OF 820.00 FEET;
THENCE PARALLEL TO THE NORTH LINE OF SAID SECTION NORTH 89°38'29" EAST A
DISTANCE OF 2079.22 FEET TO THE NORTHEAST CORNER OF THE LAND DESCRIBED
IN THE DEED TO M. R. FLINN,
RECORDED APRIL 18, 1961 AS DOCUMENT NO. 237168 OF OFFICIAL RECORDS OF
SAID COUNTY.;
THENCE ALONG THE EAST LINE OF SAID LAND AND ITS PROLONGATION SOUTH
0°28'09" EAST A DISTANCE OF 536.01 FEET TO A POINT IN THE SOUTH LINE OF
SEARLES STREET (60 FEET WIDE), AS
SAID STREET IS DESCRIBED IN THE DEED TO THE CITY OF LAS VEGAS, RECORDED
FEBRUARY 5, 1959 AS DOCUMENT NO. 151521 OF OFFICIAL RECORDS OF SAID
COUNTY;
THENCE ALONG SAID SOUTH LINE SOUTH 89°38'29" WEST A DISTANCE OF 61.31
FEET;
THENCE ALONG SAID SOUTH LINE SOUTH 89°38'29" WEST A DISTANCE OF 161.04
FEET;
THENCE SOUTH 0°28'09" EAST A DISTANCE OF 511.01 FEET TO THE TRUE POINT OF
BEGINNING;

THENCE CONTINUING SOUTH 0°28'09" EAST A DISTANCE OF 30.00 FEET TO A POINT ON THE CENTERLINE OF TODD AVENUE AS PROPOSED (60 FEET IN WIDTH) SAID POINT ALSO BEING THE SOUTH LINE OF THE LAND DESCRIBED AS PARCEL 1 BY DEED RECORDED DECEMBER 8, 1955 AS DOCUMENT NO. 63660 OF OFFICIAL RECORDS CONVEYED TO THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, INC., IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA;

THENCE NORTH 89°40'04" EAST ALONG SAID CENTERLINE A DISTANCE OF 161.02 FEET;

THENCE NORTH 0°28'09" WEST A DISTANCE OF 30.00 FEET;

THENCE SOUTH 89°40'04" WEST PARALLEL WITH SAID CENTERLINE A DISTANCE OF 161.02 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE REFERENCED PROPERTY IS ALSO DESCRIBED AS FOLLOWS: AS PROVIDED ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY, PREPARED BY ROBERT C. JOHNSON OF THE WLB GROUP, PLS #10114, DATED NOVEMBER 9, 2001, PROJECT NO. 20010726-5:

BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 AS SHOWN ON PARCEL MAP IN FILE 60, PAGE 93, OFFICIAL RECORDS, CLARK COUNTY, NEVADA BEING ON THE SOUTH LINE OF SEARLES AVENUE;

THENCE ALONG SAID SOUTH LINE NORTH 89°39'09" EAST, 160.93 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 0314:0254186, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

THENCE ALONG SAID WEST LINE SOUTH 00°28'09" EAST, 511.06 FEET TO THE NORTH LINE OF GRAGSON AVENUE;

THENCE ALONG SAID NORTH LINE SOUTH 89°39'37" WEST, 161.14 FEET TO THE EAST LINE OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 901115;00806;

THENCE ALONG SAID EAST LINE AND THE EAST LINE OF SAID LOT 1, NORTH 00°24'55" WEST, 511.27 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 7, 2008 IN BOOK 20080807 AS INSTRUMENT NO. 03573.

Subject to

1. All general and special taxes for the current fiscal year.
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, rents, issues or profits thereof.

Date: 11/02/2009

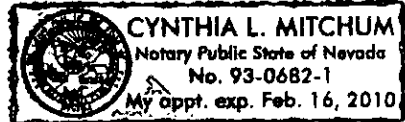
4444 South Valley View Drive LLC, A Nevada Limited Liability Company

ASSESS

By: James J. Jimmerson, Managing Member By: Cody Walker, Managing Member
James J. Jimmerson

By: Creighton Jay Nady, Managing Member Cynthia L. Mitchum
Creighton Jay Nady

STATE OF NEVADA)
: ss.
COUNTY OF CLARK)



93-0682-1 2-16-10

This instrument was acknowledged before me on 21 Dec 2009 by James J. Jimmerson AND Creighton Jay Nady

Cynthia L. Mitchum
Notary Public

(My commission expires: FEB. 16, 2010)

Subject to

1. All general and special taxes for the current fiscal year.
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, rents, issues or profits thereof.

Date: 11/02/2009

4444 South Valley View Drive LLC, A Nevada Limited Liability Company

By: James J. Jimmerson, Managing Member

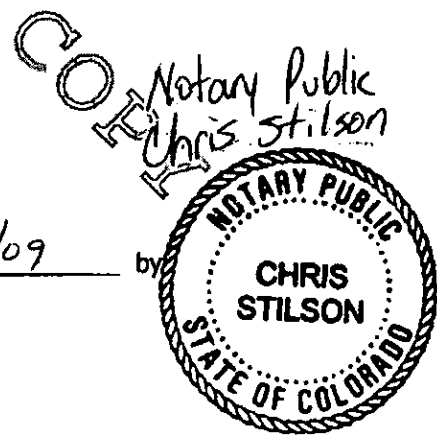
Cody Rex Walker
By: Cody Walker, Managing Member

By: Creighton Jay Nady, Managing Member

STATE OF COLORADO)
COUNTY OF BOULDER) ss.

This instrument was acknowledged before me on 12/21/09 by CODY REX WALKER

Chris Stilson
Notary Public
(My commission expires: 8/11/13)



My Commission Expires 8/11/2013
8-11-13

ASSESSOR

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 139-26-201-004
 b) _____
 c) _____
 d) _____

2. Type of Property
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$1,310,000.00
 b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
 c) Transfer Tax Value: \$1,310,000.00
 d) Real Property Transfer Tax Due: \$ 6,681.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 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 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature]
 Signature: _____

Capacity: Escrow Agent
 Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: 4444 South Valley View, LLC
 Address: 4444 S. Valley View
 City: Las Vegas
 State: NV Zip: 89103

Print Name: Four Fours LLC
 Address: 4444 S. Valley View
 City: Las Vegas
 State: NV Zip: 89103

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
 Print Name: Company
 Address: 7201 West Lake Mead Boulevard, Suite 212
 City: Las Vegas

File Number: 181-2389485 DLN/DLN
 State: NV Zip: 89128

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the dots delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM TEXT ORIGINAL

0 50 100 200 400 600 800

NOTES

MAP LEGEND

- PARCEL BOUNDARY 001
- SUBD BOUNDARY 1.00
- ROAD EASEMENT 202
- PW/LD BOUNDARY 5
- NON-PARCEL LOT LINE 5
- MATCH LINE / LEADER LINE 5
- ROAD ID NUMBER 015

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

BLK T205 R61E

R60E	R61E	R62E
125	124	123
138	139	140
163	162	161

SEC 26

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

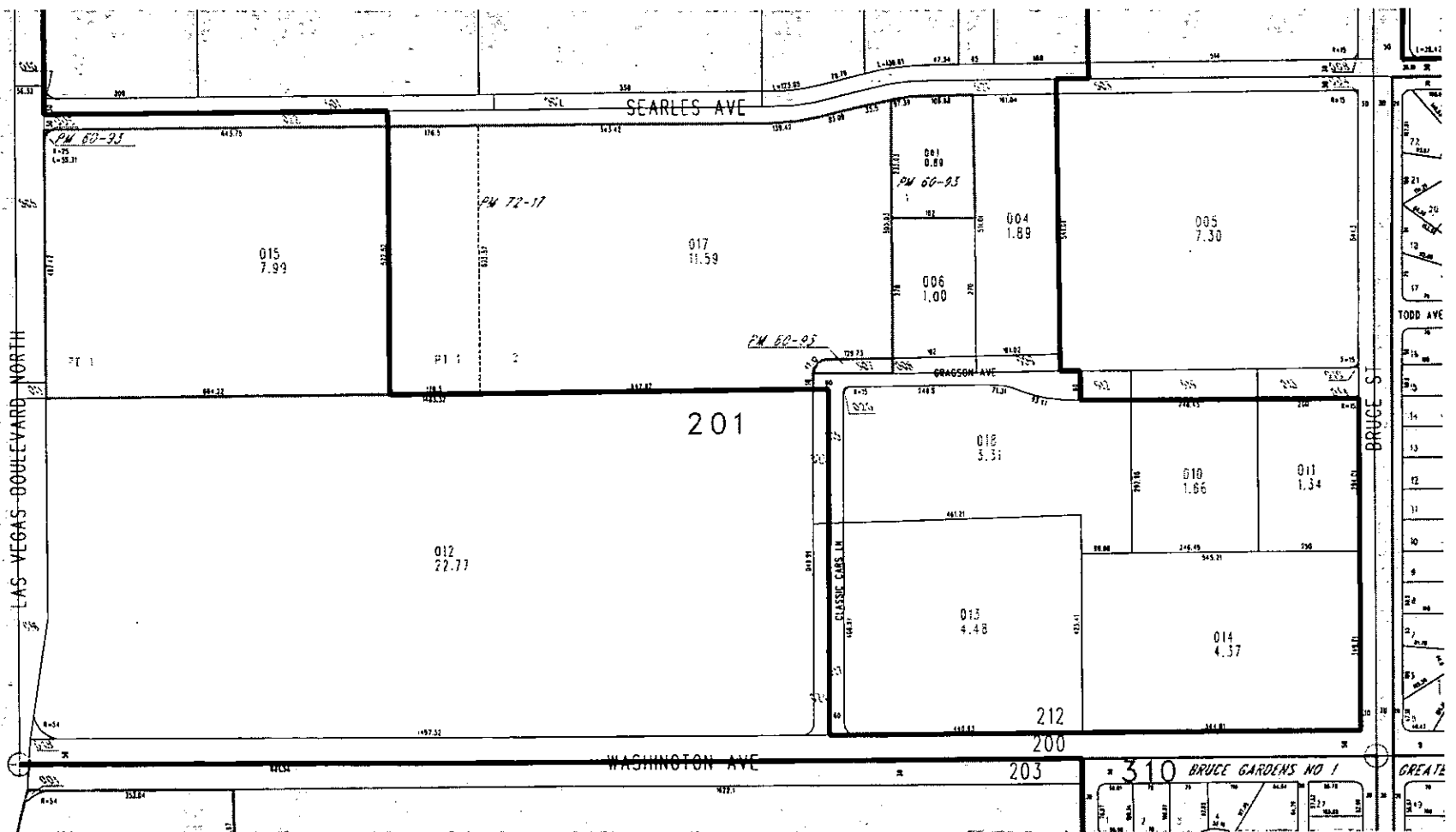
TWP 5 2 NW 4

139-26-2

Parcel Number: 001, Acreage: 1.00, Parcel Sub/Seq Number: 202, Plat Recording Number: 202, Block Number: 5, Lot Number: 5, Coy. Lot Number: 015

Scale: 1" = 200'

Rev: 01/31/08



RECEIVED
MAR 09 2010

SDR-37613
04/22/10 PC

TAX DIST 200,212

NLV

PARCELS 79
LABELS 76

Report of All Selected Parcels

Case Number: SDR-37613

Printed On: Tue: March 23, 2010

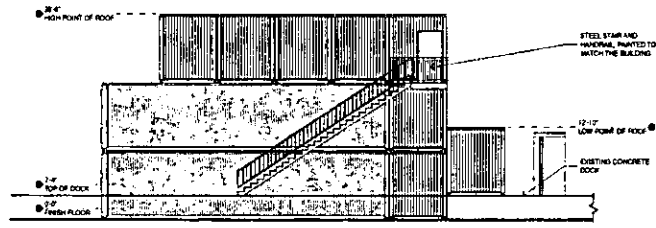
<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
ACOSTA MIGUEL & ESTHER	1704 MELINDA AVE LAS VEGAS NV	13926610159
AMEZCUA GENARO R	1005 N 17TH ST LAS VEGAS NV	13926610185
AMIGO EMMANUELL E	6756 TIGER EYE PL RANCHO CUCAMONGA CA	13926310033
ANDERSON DAIRY INC	801 SEARLES AVE LAS VEGAS NV	13926201017
ANDERT PAULA H 1990 TRUST	%WELLS FARGO 4425 SPRING MOUNTAIN RD #220 LAS VEGAS NV	13926201006
APARICIO CARLOS A	1104 N 17TH ST LAS VEGAS NV	13926610164
ARAUZ JUAN CARLOS	1101 N 17TH ST LAS VEGAS NV	13926610188
BELLANGER FAMILY TRUST ETAL	801 SEARLES AVE LAS VEGAS NV	13926102003
BLEDSON ROBERT E & SANDRA A	1201 N 17TH ST LAS VEGAS NV	13926610001
CANALES KAREN	1008 STANLEY NO LAS VEGAS NV	13926610130
CARMONA GIOVANNI	1709 BRACKEN AVE LAS VEGAS NV	13926610160
CARMONA JOSE	1212 RALPH CIR LAS VEGAS NV	13926610007
CARRILLO JOSE MARES	1205 N 17TH ST LAS VEGAS NV	13926610002
CARVAJAL JAIME	1700 BRADY AVE LAS VEGAS NV	13926610179
CHURCH ECHOES FAITH MINISTRIES	P D BOX 363308 NO LAS VEGAS NV	13926201013
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13926101003
COUNTY OF CLARK(LV CONV AUTH)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13926301004
DELTORO IRINEO S	1005 N 18TH ST LAS VEGAS NV	13926610133
DEVOGE GLENN R & JOY I REV TR	913 N 18TH ST LAS VEGAS NV	13926610131
DILLON WINNIE R	1101 N 18TH ST LAS VEGAS NV	13926610136
ESPINOSA J SANTIAGO & MARTHA	2109 SANTA ROSA DR LAS VEGAS NV	13926310034
FOUR FOURS L L C	4444 S VALLEY VIEW DR LAS VEGAS NV	13926201004
G M A C MORTGAGE L L C	1100 VIRGINIA DR FORT WASHINGTON PA	13926610135
GARCIA MARIA	1148 E 21ST ST DOUGLAS AZ	13926610138
GILES KENNETH R SR	2141 LINCOLN RD LAS VEGAS NV	13926610162
GONZALES SIMON JR	1704 BRADY AVE LAS VEGAS NV	13926610178
GONZALEZ-GONZALEZ JOSE ANTONIO	912 N 17TH ST LAS VEGAS NV	13926610170
GREENER FRANCES E REVOCABLE TR	901 N 17TH ST LAS VEGAS NV	13926610180
GUERRERO RODRIGO A LOERA	1208 RALPH CIR LAS VEGAS NV	13926610008
GUTIERREZ LOIDA	1200 RALPH CIR LAS VEGAS NV	13926610010
HENNING IVAN E	908 N 17TH ST LAS VEGAS NV	13926610171
HERNANDEZ LEONOR VELEZ	1009 N 17TH ST LAS VEGAS NV	13926610186

Report of All Selected Parcels**Case Number:** SDR-37613**Printed On:** Tue: March 23, 2010

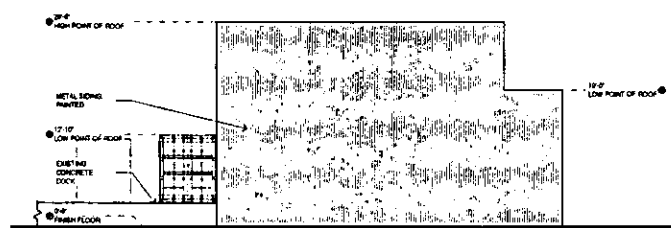
<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
HOBART JUNE T	1001 N 17TH ST LAS VEGAS NV	13926610184
HOLMAN RICKEY	1013 N 17TH ST LAS VEGAS NV	13926610187
HUFFMAN E CAROL & TERRY L	1105 N 18TH ST LAS VEGAS NV	13926610137
JOHNSON THELMA L	1705 MELINDA AVE LAS VEGAS NV	13926610011
KAISER GROUP L L C	1654 PARKCHESTER DR LAS VEGAS NV	13926610169
L P H LIVING TRUST	5495 SILVERHEART AVE LAS VEGAS NV	13926102009
L P H LIVING TRUST	5495 SILVERHEART AVE LAS VEGAS NV	13926102001
LAMEIRO LAZARO	3618 S PECOS RD LAS VEGAS NV	13926310010
LIMJUICO FERNANDO & MONINA	1970 LILY PAD CIR LAS VEGAS NV	13926310035
LODGE FRATERNAL ORDER OF EAGLES	1601 E WASHINGTON LAS VEGAS NV	13926201014
LODGE MOOSE #1763	1600 GRAGSON LAS VEGAS NV	13926201010
LOPEZ GERARDO MEZA TRUST	4241 JORY TRL LAS VEGAS NV	13926610012
LOPEZ REYNALDO GALICIA	1615 S EASTERN AVE LAS VEGAS NV	13926610189
MCKONIC ANTHONY	4633 RAINIER DR CYPRESS CA	13926310031
MEJIA GUADALUPE E	1008 N 17TH ST LAS VEGAS NV	13926610167
MELLENDEZ JESUS & ANA	1113 N 18TH ST LAS VEGAS NV	13926610139
MILLER MICHAEL L	904 N 17TH ST LAS VEGAS NV	13926610172
MISSION NEVADA INC	1 W MAYFLOWER AVE NO LAS VEGAS NV	13926102004
MORALES ANTONIO RASCON	%D RASON-VENZOR 900 N 17TH ST LAS VEGAS NV	13926610173
NADY LAURIE FAMILY TRUST	3730 PAMA LN LAS VEGAS NV	13926610006
NEVAREZ AGAPITO & ROSA	908 DERRINGER LN HENDERSON NV	13926610183
OJEDA MAXIMINO & LEANDRO	1001 N 18TH ST LAS VEGAS NV	13926610132
ORTIZ JESSE A	1204 RALPH CIR LAS VEGAS NV	13926610009
PALOMARES JOSE LUIS	1009 N 18TH ST LAS VEGAS NV	13926610134
PARKER LEROY NEAL REVOCABLE TR	1004 N 17TH ST LAS VEGAS NV	13926610168
RALPH CIRCLE TRUST	2442 KUHIO AVE #1001 HONOLULU HI	13926610005
REYES JAIME GONZALEZ	900 S 4TH ST #205 LAS VEGAS NV	13926610182
ROBERTS KEITH C	1205 RALPH CIR LAS VEGAS NV	13926610004
RODRIGUEZ OFELIA	1113 E TONOPAH AVE NO LAS VEGAS NV	13926310036
ROGERS JAMES E & BEVERLY	1500 FOREMASTER LN LAS VEGAS NV	13926201018
SAOUT ALEXANDER S	9405 VALENCIA CANYON DR LAS VEGAS NV	13926610163
SCHOOL BOARD OF TRUSTEES	2832 E FLAMINGO LAS VEGAS NV	13926501001

Report of All Selected Parcels**Case Number:** SDR-37613**Printed On:** Tue: March 23, 2010

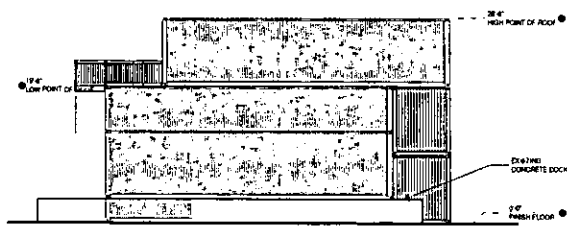
<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
SCOW KENT	1201 RALPH CIR LAS VEGAS NV	13926610003
SERMENO HUMBERTO ETAL	1204 N 17TH ST LAS VEGAS NV	13926610161
SO NV REGIONAL HOUSING AUTHORITY	%C ROWE 340 N 11 ST #170 LAS VEGAS NV	13926102008
SO NV REGIONAL HOUSING AUTHORITY	%C ROWE 340 N 11 ST #170 LAS VEGAS NV	13926201005
SOUTHERN NV SIGHTLESS INC	%J TAIT 1001 N BRUCE ST LAS VEGAS NV	13926201011
SPEARS CHERYL & BERNARD III	9101 S 4TH AVE INGLEWOOD CA	13926310011
STATE OF NEVADA DIV OF LANDS	CARSON CITY NV	13926201012
STOJANOVICH PETOR TRUST	1100 N 17TH ST LAS VEGAS NV	13926610165
TRUJILLO NICOLAS	1012 N 17TH ST LAS VEGAS NV	13926610166
TRUSTEE CLARK COUNTY TREASURER	%RODRIGUEZ ENRIQUE 905 N 17TH ST LAS VEGAS NV	13926610181
VALLEY BROADCASTING CO	1500 FOREMASTER LN LAS VEGAS NV	13926102007
VALLEY BROADCASTING COMPANY	%H SMITH 1500 FOREMASTER LN LAS VEGAS NV	13926201001
VAZQUEZ BLANCA	1613 CONSTANTINE WY LAS VEGAS NV	13926310032
Z N Z ENTERPRISES L L C	%REDDY ICE CORPORATION 8750 N CENTRAL EXPRESSWAY #1800 DALLAS TX	13926102005
Z N Z ENTERPRISES L L C	%REDDY ICE CORPORATION 8750 N CENTRAL EXPRESSWAY #1800 DALLAS TX	13926102006



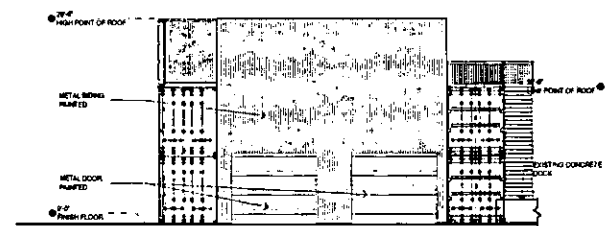
NORTH ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

SDR-37613

REVISED EXTERIOR ELEVATIONS - AUTO REPAIR

RECEIVED
MAR 26 2010

A200

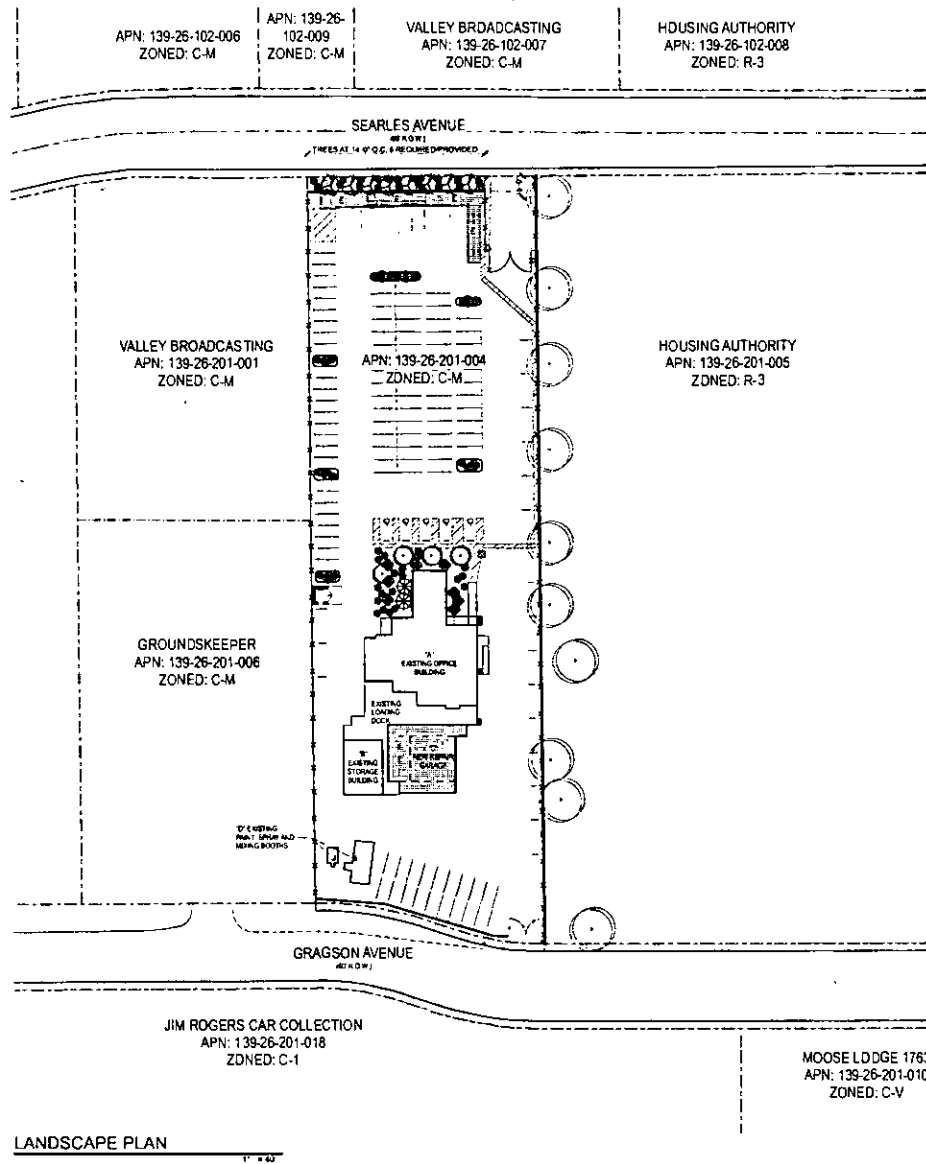
©1985 A Cab Taxi Company

A Cab Taxi Company
Site Development Review
1500 Searles Avenue
Las Vegas, Nevada 89101

Copyright 2009 © by APTUS Architecture
APTUS Architecture
1200 South Main Street
Suite 200
Las Vegas, Nevada 89104
P: 702.491.1200
F: 702.879.1212



A 2009 A Cab Taxi Company SDR-37613 A Cab Taxi Company 3/22/09 11:20 AM 1/8" = 1'-0"



LANDSCAPE SCHEDULE			
TREES			
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	HONEY LOCUST	JESUITBEE	24" DIA
	SHADETREE ACACIA	ACACIA BRADBURTI	24" DIA
	PURPLE HORN LOCUST	LOBLOMB PARADOXICAL	24" DIA
	MEDITERRANEAN FAN PALM	SPERMATOPHYTES	24" DIA
	EXISTING TREES	-	-
SHRUBS			
	TEXAS RANGER	LEUCOPHYLLON THOMASII Green Chart	5 gal
	CHERE MYRTLE	LEUCOPHYLLON THOMASII	5 gal
GROUND COVER			
	LANTANA	lantana	5 gal
	MEDAL WEST FOUNTAIN GRASS	multicaulis capillaris sage hill	1 gal
HOCK MIXTURE		SIZE	DEPTH
	3"	CRUSHED GRANITE	MIN. 2" DEEP
		TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD. COLORS	

LANDSCAPE BUFFERS

	NEED	PROVIDED
FRONT (ADJ. TO ROW)	15' C	15' C
WINDUP SIDE (ADJ. TO RESIDENTIAL)	15' C	15' C
INTERIOR SIDE (ADJ. TO INDUSTRIAL)	5' C	5' C
REAR (ADJ. TO ROW)	15' C	15' C

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APTUS Architecture
 1300 South 4th Street
 Suite 200
 Las Vegas, Nevada 89104
 P 702.838.1300
 F 702.838.1212

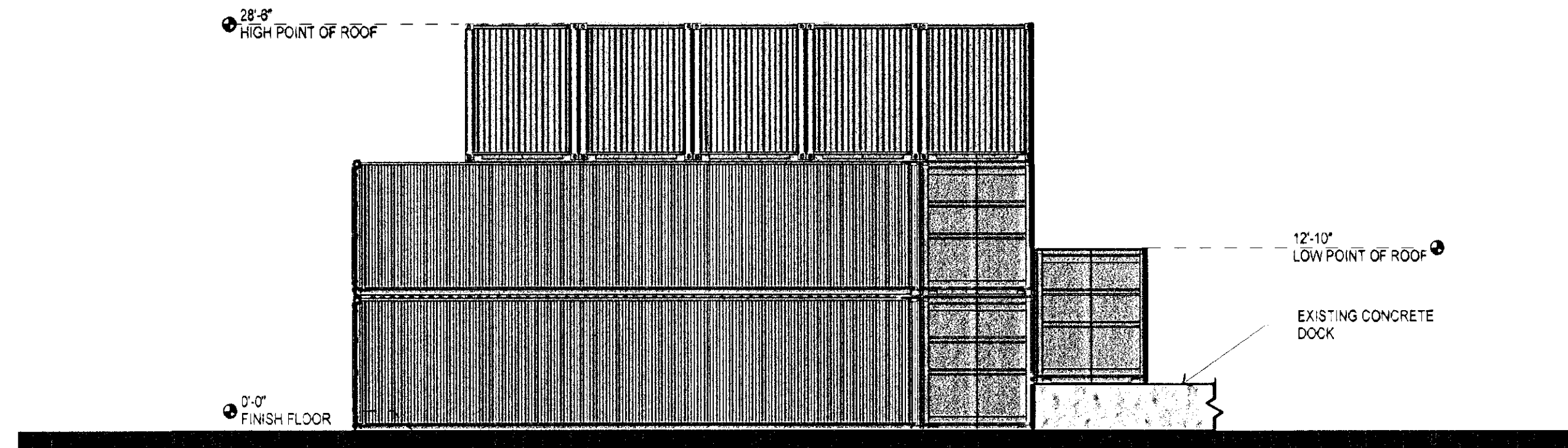


A Cab Taxi Company
 Site Development Review
 1500 Searles Avenue
 Las Vegas, Nevada 89101

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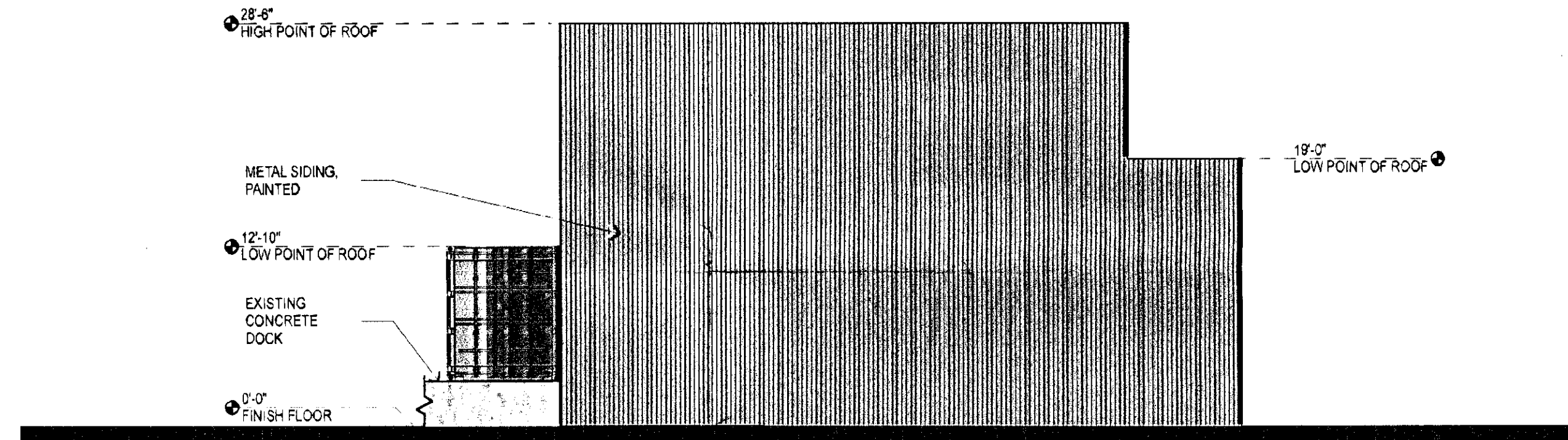
PLANTING PLAN
L100
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1500 S. 4th Street, Suite 200, Las Vegas, NV 89104, Phone: 702.838.1300, Fax: 702.838.1212



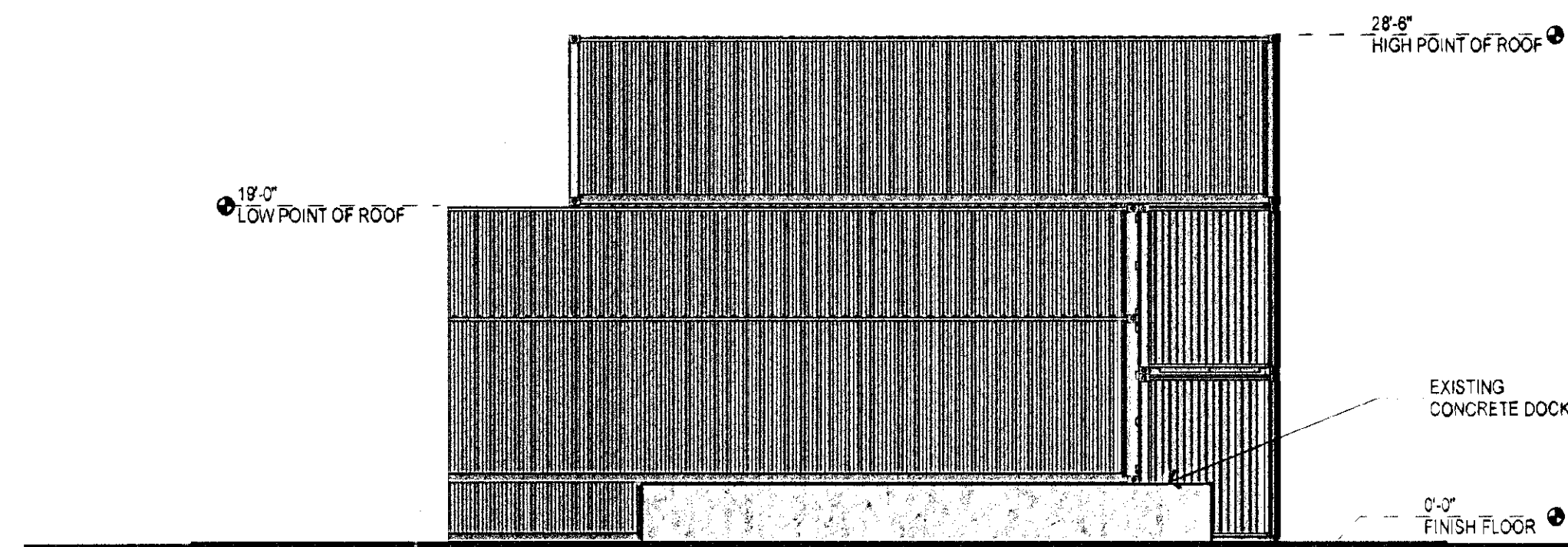
NORTH ELEVATION

1/8" = 1'-0"



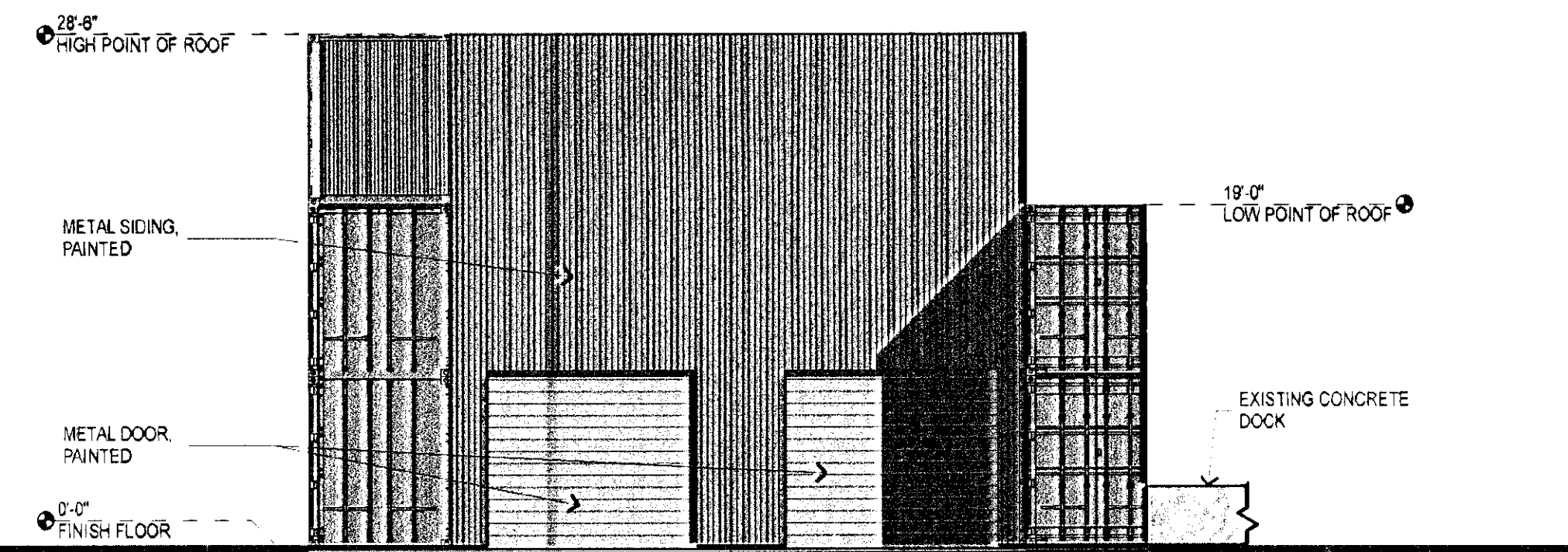
SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

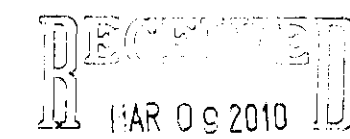
1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

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EXTERIOR
 ELEVATIONS -
 AUTO REPAIR

A200

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1:09:005 A Cab Taxi Company/SDR 005 A Cab Taxi DR Revised: 3/9/10 10:33 AM/number

SDR-57613 (ELEVATIONS) STAMPED 3-9-10

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APN: 139-26-102-006
ZONED: C-M

APN: 139-26-102-009
ZONED: C-M

VALLEY BROADCASTING
APN: 139-26-102-007
ZONED: C-M

HOUSING AUTHORITY
APN: 139-26-102-008
ZONED: R-3

VALLEY BROADCASTING
APN: 139-26-201-001
ZONED: C-M

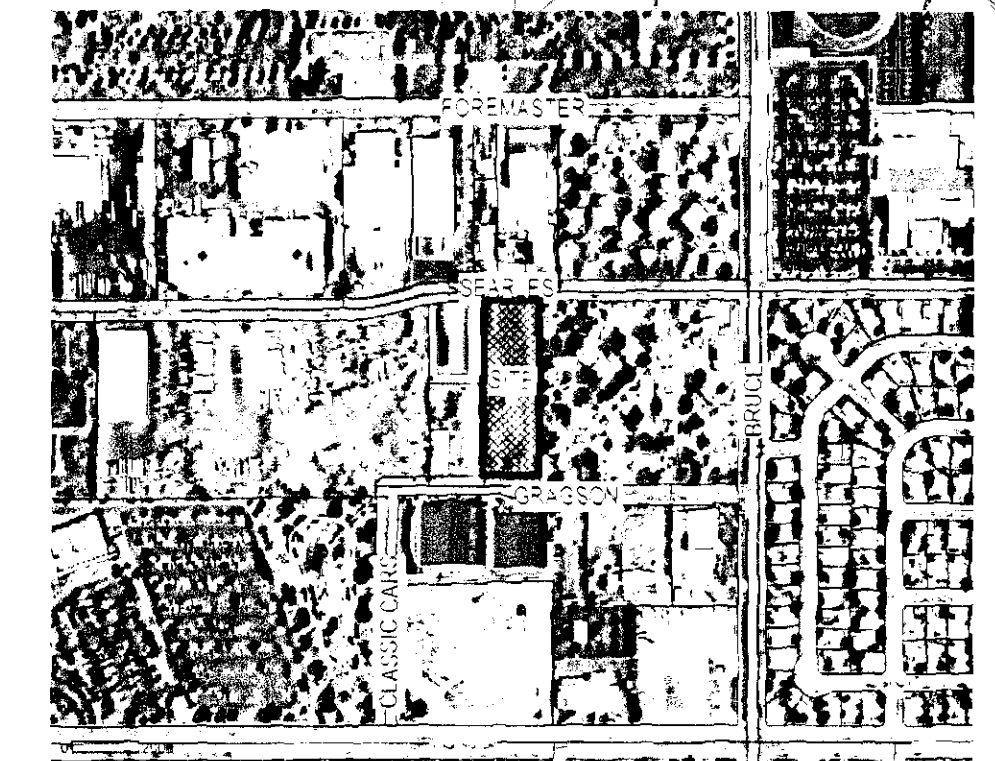
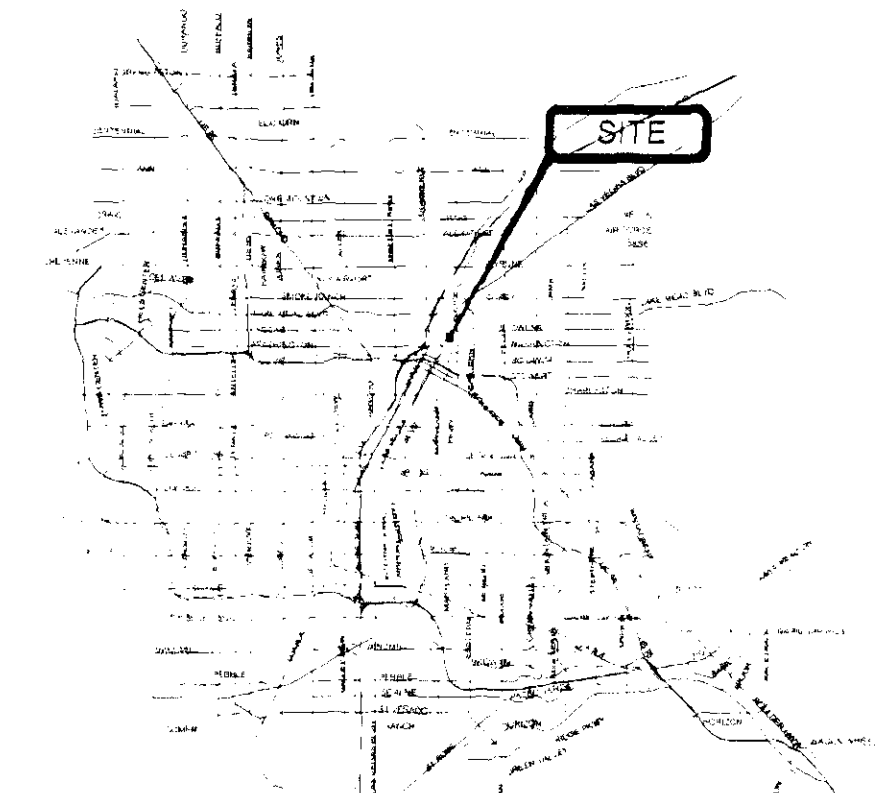
APN: 139-26-201-004
ZONED: C-M

HOUSING AUTHORITY
APN: 139-26-201-005
ZONED: R-3

GRANDSKEEPER
APN: 139-26-201-006
ZONED: C-M

JIM ROGERS CAR COLLECTION
APN: 139-26-201-018
ZONED: C-1

MOOSE LODGE 1763
APN: 139-26-201-010
ZONED: C-V



VICINITY & LOCATION MAPS
Site and Project Information

SITE DATA

FARCEL NUMBER	139-26-201-004
JURISDICTION	CITY OF LAS VEGAS - 89101
EXISTING GENERAL PLAN	LIGHT INDUSTRIAL - RESEARCH
EXISTING ZONING	C-M
PROPOSED USE	TAXI, LIMOUSINE, AUTO REPAIR GARAGE, MINOR AUTO PAINT AND BODY REPAIR SHOP, OUTDOOR STORAGE
SITE AREA	62,263 SF 1.89 GROSS ACRES

SETBACKS - (PRINCIPAL STRUCTURE)	REQ'D	PROVIDED
FRONT	10'-0"	277'-10"
INTERIOR SIDE	10'-0"	36'-11", 44'-11"
REAR	20'-0"	158'-11"

SETBACKS - (ACCESSORY STRUCTURE)	REQ'D	PROVIDED
FRONT	10'-0"	470'-9"
INTERIOR SIDE	8'-0"	8'-0", 50'-0"
REAR	8'-0"	78'-0"

MAX HEIGHT	N/A
ACTUAL HEIGHT	28'-0"
LOT COVERAGE ALLOWED	N/A
ACTUAL LOT COVERAGE	10.7%
% OF OUTSIDE STORAGE ALLOWED	5%
ACTUAL % OF OUTSIDE STORAGE	1.9%

BUILDING INFORMATION

CODE	2005 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	1-B
OCCUPANCY	3-F, S-1
FIRE SPRINKLERS PROVIDED	NO

BUILDING AREAS	AREA
A. EXISTING OFFICE BUILDING (± 18' HIGH)	4,400 SF
B. EXISTING STORAGE BUILDING (± 18' HIGH)	1,100 SF
C. NEW REPAIR GARAGE (28'-6" HIGH)	3,000 SF (1st) + 2,000 SF (2nd) = 5,000 SF
D. EXISTING PAINT SPRAY AND MIXING BOOTH (± 11' HIGH)	300 SF
E. STORAGE CONTAINER (8' X 40', TYP. OF 4 (± 8' HIGH))	1,260 SF
TOTAL	12,060 SF

PARKING AREA

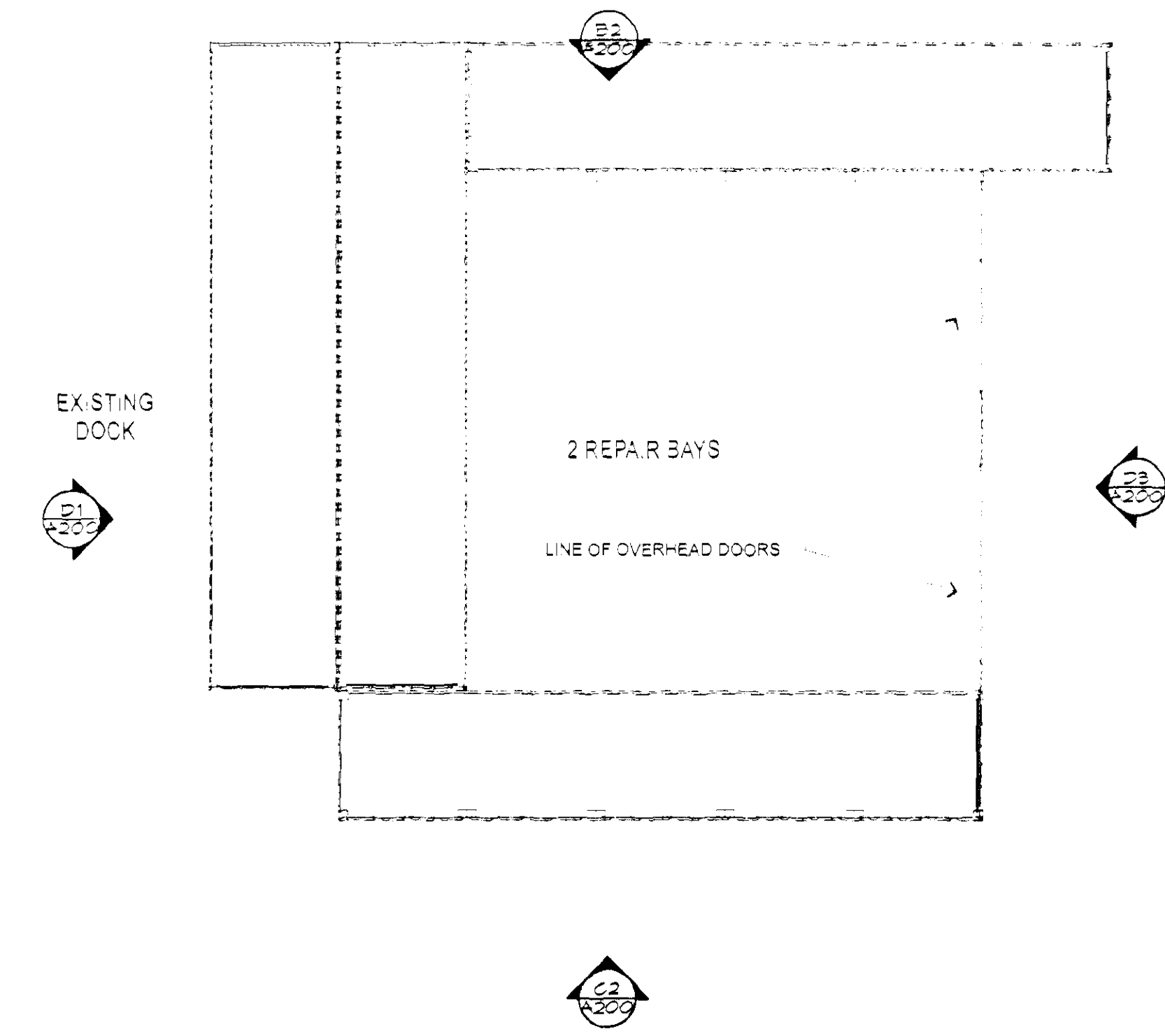
BUILDING AREA	REQUIRED PARKING	PROVIDED
# OF EMPLOYEES ON LARGEST SHIFT	66	66
# OF TAXIS @ MAXIMUM CAPACITY	67	67
STANDARD PARKING SPACES PROVIDED		89
COMPACT PARKING SPACES PROVIDED		(26.3%) 55
HANDICAPPED SPACES PROVIDED		5
TOTAL PARKING		133

SITE PLAN AND FLOOR PLAN

AS100

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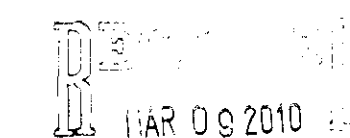
FLOOR PLAN - REPAIR GARAGE
1/8" = 1'-0"



SITE PLAN
1" = 40'

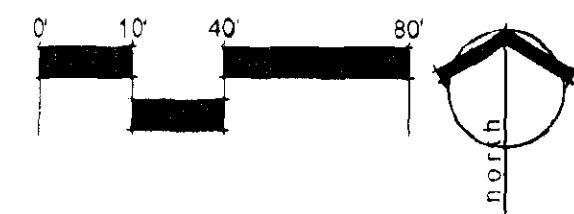
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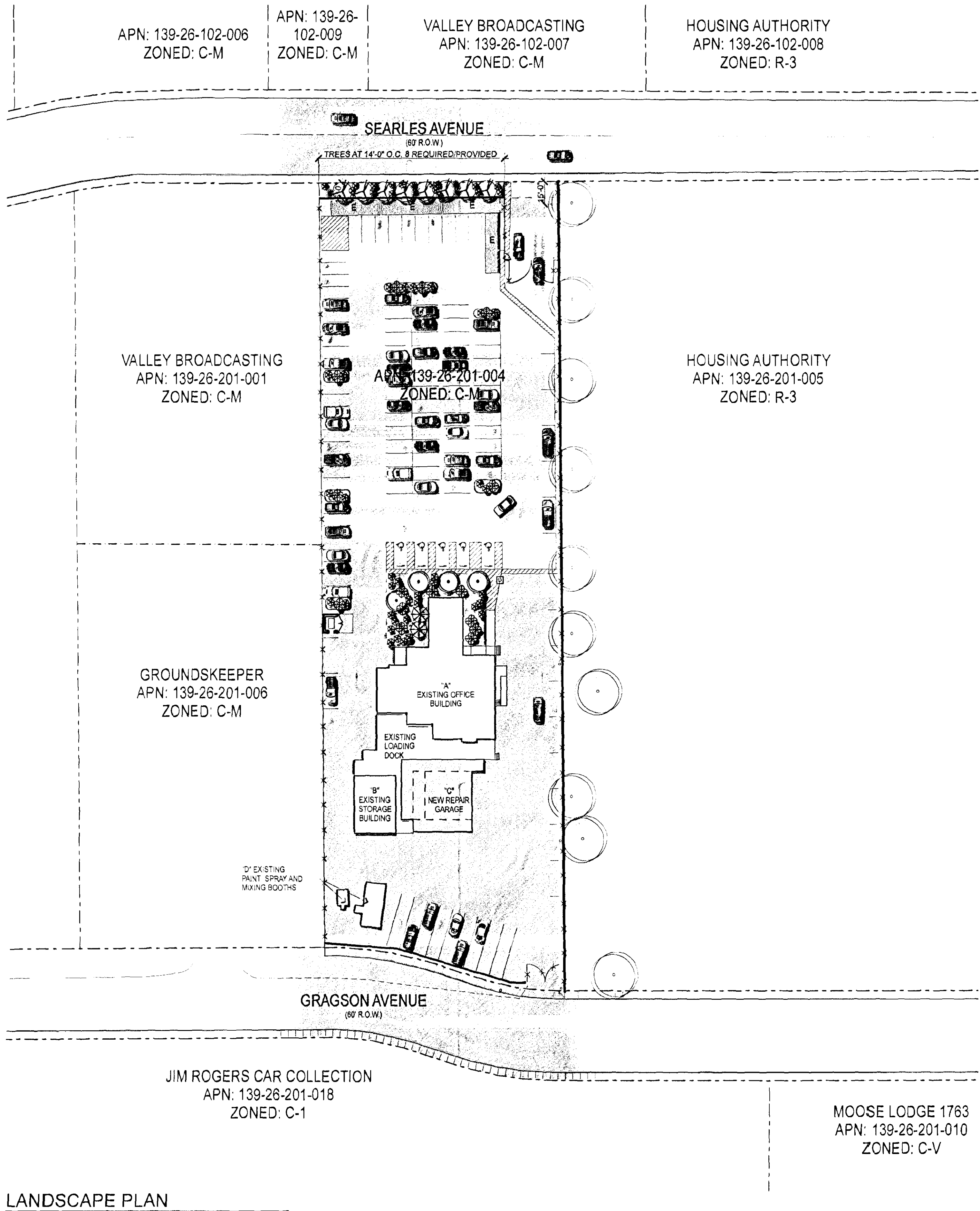


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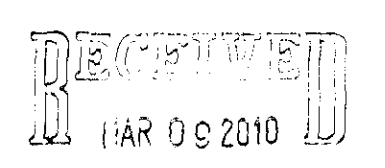
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LANDSCAPE SCHEDULE			
TREES			
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	HONEY LOCUST	prosopea	24 Box
	SHOOSTRING ACACIA	acacia stenophylla	24 Box
	PURPLE ROBE LOCUST	robinia pseudoacacia	24 Box
	VEDETERIANIAN FAN PALM	chamaerops humilis	24 Box
	EXISTING TREES	---	---
SHRUBS			
	TEXAS RANGER	leucophyllum frutescens 'Green Cloud'	5 gal
	CREPE MYRTLE	lagerstroemia indica	5 gal
GROUND COVER			
	LANTANA	lantana	5 gal
	REGAL MIST FOUNTAIN GRASS	muhlenbergia capillaris 'regal mist'	5 gal
ROCK MULCH	SIZE	COLOR	DEPTH
	3/8" CRUSHED GRANITE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD COLORS	M.N. 2" DEEP

LANDSCAPE BUFFERS			
	REQ'D	PROVIDED	
FRONT (ADJ. TO ROW)	15'-0"	15'-0"	
INTERIOR SIDE (ADJ. TO RESIDENTIAL)	8'-0"	0'-0"	
INTERIOR SIDE (ADJ. TO INDUSTRIAL)	8'-0"	3'-0"	
REAR (ADJ. TO ROW)	15'-0"	3'-0"	

LANDSCAPE PLAN
1" = 40'

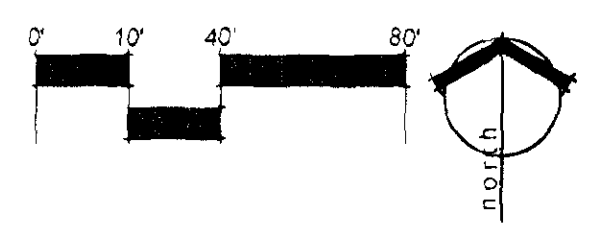


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