



LAS VEGAS CITY COUNCIL

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LOIS TARKANIAN  
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ELIZABETH N. FRETWELL  
CITY MANAGER

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

September 3, 2010

Ms. Judith Pena  
5010 Norburn Drive  
Reno, Nevada 89122

RE: SDR-37569 – SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF SEPTEMBER 1, 2010  
RELATED TO GPA-37567, ZON-37568, VAR-37570 AND SDR-37569

Dear Ms. Pena:

The City Council at a regular meeting held September 1, 2010, APPROVED the request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 1,890 SQUARE-FOOT RESIDENCE TO AN OFFICE AND WAIVERS OF PERIMETER LANDSCAPE STANDARDS TO ALLOW ZERO-FOOT BUFFERS ALONG THE SOUTH AND EAST PERIMETERS WHERE 15 FEET IS REQUIRED AND ZERO-FOOT BUFFERS ALONG THE NORTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.16 acres at 222 South Bruce Street (APN 139-35-413-100), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)]. NOTE: THE WAIVERS TO ALLOW A ZERO-FOOT BUFFER ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT BUFFER ALONG THE NORTH PERIMETER WHERE EIGHT FEET IS REQUIRED ARE NO LONGER NEEDED. The Notice of Final Action was filed with the Las Vegas City Clerk on September 2, 2010. This approval is subject to:

Planning and Development

1. Approval of General Plan Amendment (GPA-37567) and Rezoning (ZON-37568), and approval of and conformance to the Conditions of Approval for Variances (VAR-37570 and VAR-37976) 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 the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan date stamped 07/26/10, and building elevations date stamped 04/20/10, except as amended by conditions herein.

4. A Waiver from 19.12.040(A) is hereby approved, to allow a zero-foot landscape buffer along portions of the east perimeter where 15 feet is required and a zero-foot landscape buffer along portions of the west perimeter where eight feet is required.
5. An Exception from Title 19.10.010(J) is hereby approved, to allow zero trees and parking lot planter islands where three trees and islands are required.
6. An Exception from Title 19.12.040(B) is hereby approved, to allow eight trees in perimeter buffers where 12 trees are required.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of the plan set submitted for building permit.
9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
10. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
11. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
14. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

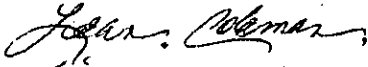
Ms. Judith Pena  
SDR-37569 – Page Three  
September 3, 2010

15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
18. Relocate the existing "pan" style driveway on Bruce Street to the north in accordance with the approved Site Plan.
19. 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.

Sincerely,



Lean Coleman  
Deputy City Clerk II for  
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Kelvin Haywood  
KME Architects  
231 West Charleston Boulevard, Suite #140  
Las Vegas, Nevada 89102

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](http://www.lasvegasnevada.gov)

August 19, 2010

Ms. Judith Pena  
5010 Norburn Drive  
Las Vegas, Nevada 89122

**RE: TABLED - RENOTIFICATION - SDR-37569 - VARIANCE RELATED  
TO GPA-37567, ZON-37568, VAR-37570 AND VARR-37976  
CITY COUNCIL MEETING OF SEPTEMBER 1, 2010**

Dear Ms. Pena:

Please be advised the City Council at its regular meeting on **September 1, 2010** as referred to above, will consider your request. This meeting will be held at 1:00 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 27, 2010** at [www.lasvegasnevada.gov](http://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 City Council requires that you or your representative be present at this meeting.

Sincerely,

M. Margo Wheeler, AICP  
Director, Planning and Development Department

MMW:clb

cc: Mr. Kelvin Haywood  
KME Architects  
231 West Charleston Boulevard, Suite #140  
Las Vegas, Nevada 89102

Mayor  
Oscar B. Goodman

City Council  
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(Mayor Pro Tem)  
Steve Wolfson  
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Steven D. Ross  
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City Manager  
Elizabeth N. Fretwell



## Application Information

**SDR-37569 - TABLED - RENOTIFICATION - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-37567, ZON-37568, VAR-37570 AND VAR-37976 - PUBLIC HEARING - APPLICANT/OWNER: JUDITH PENA - Request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 1,890 SQUARE-FOOT RESIDENCE TO AN OFFICE AND WAIVERS OF PERIMETER LANDSCAPE STANDARDS TO ALLOW ZERO-FOOT BUFFERS ALONG THE SOUTH AND EAST PERIMETERS WHERE 15 FEET IS REQUIRED AND ZERO-FOOT BUFFERS ALONG THE NORTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.16 acres at 222 South Bruce Street (APN 139-35-413-100), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 3 (Reese). NOTE: THE WAIVERS TO ALLOW A ZERO-FOOT BUFFER ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT BUFFER ALONG THE NORTH PERIMETER WHERE EIGHT FEET IS REQUIRED ARE NO LONGER NEEDED**

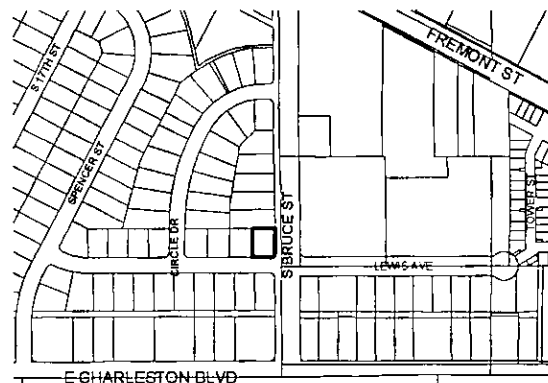
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development 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-37569 - TABLED - RENOTIFICATION - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-37567, ZON-37568, VAR-37570 AND VAR-37976 - PUBLIC HEARING - APPLICANT/OWNER: JUDITH PENA - Request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 1,890 SQUARE-FOOT RESIDENCE TO AN OFFICE AND WAIVERS OF PERIMETER LANDSCAPE STANDARDS TO ALLOW ZERO-FOOT BUFFERS ALONG THE SOUTH AND EAST PERIMETERS WHERE 15 FEET IS REQUIRED AND ZERO-FOOT BUFFERS ALONG THE NORTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.16 acres at 222 South Bruce Street (APN 139-35-413-100), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 3 (Reese). NOTE: THE WAIVERS TO ALLOW A ZERO-FOOT BUFFER ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT BUFFER ALONG THE NORTH PERIMETER WHERE EIGHT FEET IS REQUIRED ARE NO LONGER NEEDED**

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## Application Location

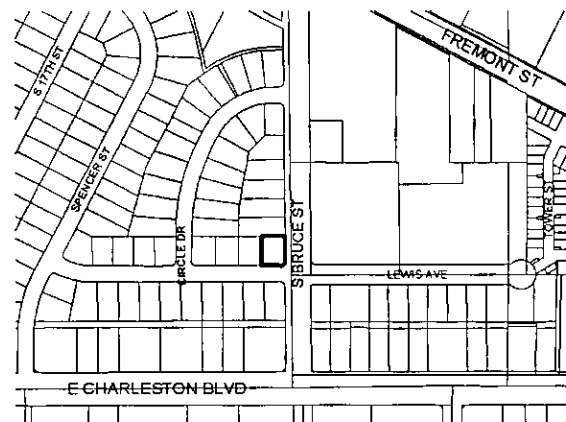


The proposed project may not pertain to the entire highlighted project site.

## Public Hearing Information

**Meeting:** City Council  
**Date:** *September 1, 2010*  
**Time:** 1:00 P.M.  
**Location:** City Council Chambers  
400 Stewart Avenue  
Las Vegas, Nevada

## Application Location



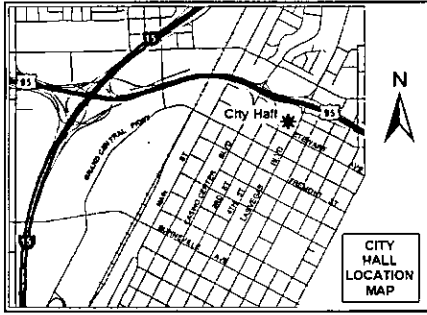
The proposed project may not pertain to the entire highlighted project site.

## Public Hearing Information

**Meeting:** City Council  
**Date:** *September 1, 2010*  
**Time:** 1:00 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

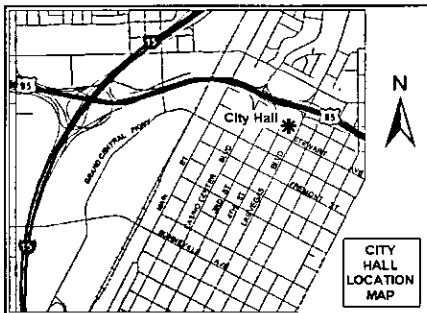
Please use available blank space on card for your comments.

**SDR-37569**

City Council Meeting of 9/1/2010

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-37569**

City Council Meeting of 9/1/2010

## Development Notification

PC Meeting: September 1, 2010

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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:

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<b>SDR-37569</b>	South Cove Apartments
Boulder Dam Homesites	Southridge NA
Cedar Village Apartments	Stewart Town HOA
Charlestonwood Apartments	Stewart Villas Apartments
Church-Noblitt NA	Summer Place Apartments
Crestwood NA	Sunrise Apartments
Desert Rose Apartments	Towne Terrace Apartments
Downtown Business Operators Council	West Huntridge NA
Encantada Apartments	
Emie Cragin Terrace Resident Council	
Francisco Park NA	
Hillside Heights NA	
Huntridge Park NA	
John S. Park NA	
Juan Garcia Gardens Apartments	
Maryerest Manor HOA	
Mavenick - Hidden Village Apartments	
Mayfair NA	
Oaktree Apartments	
Oasis Ridge Apartments	
Orleans Square NA	
Palm Terrace Apartments	
Robert Gordon Plaza Resident Council	
Showboat NA	



July 26, 2010

Planning and Development Department  
731 South 4th Street  
Las Vegas Nevada 89101

Attn: Planning & Development Department

Justification Letter

*Kelvin Haywood*  
President

*Melvin Green*  
Principal

*Emanuele Arguelles*  
Principal

Dear Planning Department,


KME Architects, LLC, on behalf of our client Judith Pena, we request a variance for the existing set back requirements where 5'-0" is required. A portion of the existing building is 4'-3" from the existing property line as shown in the attached drawing.

We also request a variance for the parking and landscape requirements. The proposed plan shows 4 on-site parking spaces in which 7 are required by code. The function of the proposed attorney or accountant's office which this building will be used for only requires 4 spaces. We are anticipating that any additional parking can be utilized by street parking provided on Lewis Street.

We are requesting a rezone the existing property (APN # 139.35.413.100) from its current use of *Single Family Residence District (R-1)* to *Professional Offices and Parking (P-R)*.

If you have any questions or comments regarding this matter, please feel free to contact our office.

Sincerely Yours,

  
Emanuele Arguelles  
Principal

**RECEIVED**  
JUL 26 2010  
**GPA-37567 ZON-37568**  
**VAR-37570 VAR-37976**  
**SDR-37569 REVISED**



July 8, 2010

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

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STAVROS S. ANTHONY

ELIZABETH N. FRETWELL  
CITY MANAGER

Ms. Judith Pena  
222 North Bruce Street  
Las Vegas, Nevada 89101

RE: SDR-37569 – SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF JULY 7, 2010  
RELATED TO GPA-37567, ZON-37569, VAR-37570 AND VAR-37976

Dear Ms. Pena:

The City Council at a regular meeting held July 7, 2010, TABLED the Request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 1,890 SQUARE-FOOT RESIDENCE TO AN OFFICE AND WAIVERS OF PERIMETER LANDSCAPE STANDARDS TO ALLOW ZERO-FOOT BUFFERS ALONG THE SOUTH AND EAST PERIMETERS WHERE 15 FEET IS REQUIRED AND ZERO-FOOT BUFFERS ALONG THE NORTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.16 acres at 222 South Bruce Street (APN 139-35-413-100), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)].

Sincerely,

Gabriela Portillo-Brenner  
Deputy City Clerk II for  
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Kelvin Haywood  
KME Architects  
231 West Charleston Boulevard, Suite #140  
Las Vegas, Nevada 89102



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FM-0044-08-09

# PLANNING & DEVELOPMENT



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[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

May 28, 2010

Ms. Judith Pena  
222 North Bruce Street  
Las Vegas, Nevada 89101

**RE: SDR-37569 - SITE DEVELOPMENT PLAN REVIEW RELATED TO  
GPA-37567, ZON-37569, VAR-37570 AND VAR-37976  
PLANNING COMMISSION MEETING OF MAY 27, 2010**

Dear Ms. Pena:

Your request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 1,890 SQUARE-FOOT RESIDENCE TO AN OFFICE AND WAIVERS OF PERIMETER LANDSCAPE STANDARDS TO ALLOW ZERO-FOOT BUFFERS ALONG THE SOUTH AND EAST PERIMETERS WHERE 15 FEET IS REQUIRED AND ZERO-FOOT BUFFERS ALONG THE NORTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.16 acres at 222 South Bruce Street (APN 139-35-413-100), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 3 (Reese), was considered by the Planning Commission on May 27, 2010.

The Planning Commission voted to recommend **DENIAL** of your request as the proposal would not be compatible with the surrounding and adjacent land uses.

This item will be considered by the City Council on July 7, 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. Kelvin Haywood  
KME Architects  
231 West Charleston Boulevard, Suite #140  
Las Vegas, Nevada 89102

Mayor  
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City Council  
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# PLANNING & DEVELOPMENT



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May 14, 2010

Ms. Judith Pena  
222 North Bruce Street  
Las Vegas, Nevada 89101

**RE: SDR-37569 - SITE DEVELOPMENT PLAN REVIEW RELATED TO  
GPA-37567, ZON-37569, VAR-37570 AND VAR-37976  
PLANNING COMMISSION MEETING OF MAY 27, 2010**

Dear Ms. Pena:

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 available on-line on *Friday, May 21, 2010* at [www.lasvegasnevada.gov](http://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. Kelvin Haywood  
KME Architects  
231 West Charleston Boulevard, Suite #140  
Las Vegas, Nevada 89102

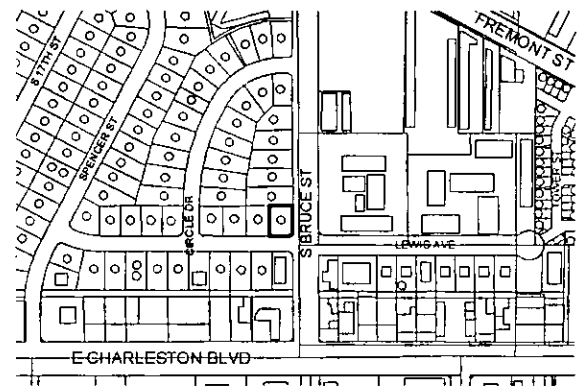
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## Application Information

**SDR-37569 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-37567, ZON-37568, VAR-37570 AND VAR-37976 - PUBLIC HEARING - APPLICANT/OWNER: JUDITH PENA** - Request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 1,890 SQUARE-FOOT RESIDENCE TO AN OFFICE AND WAIVERS OF PERIMETER LANDSCAPE STANDARDS TO ALLOW ZERO-FOOT BUFFERS ALONG THE SOUTH AND EAST PERIMETERS WHERE 15 FEET IS REQUIRED AND ZERO-FOOT BUFFERS ALONG THE NORTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.16 acres at 222 South Bruce Street (APN 139-35-413-100), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 3 (Reese)

## Application Location



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

## Public Hearing Information

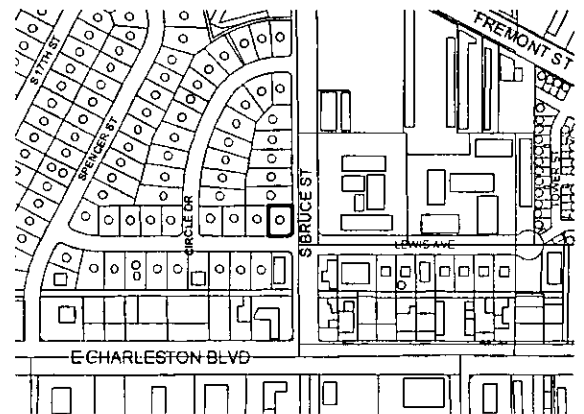
**Meeting:** Planning Commission  
**Date:** May 27, 2010  
**Time:** 6:00 P.M.  
**Location:** City Council Chambers  
400 Stewart Avenue  
Las Vegas, Nevada

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## Application Information

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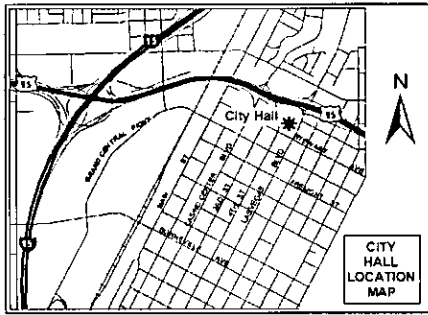
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**Date:** May 27, 2010  
**Time:** 6:00 P.M.  
**Location:** City Council Chambers  
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Las Vegas, Nevada

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Planning & Development Department  
Development Services Center  
731 S. Fourth Street  
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**Official Notice of Public Hearing**



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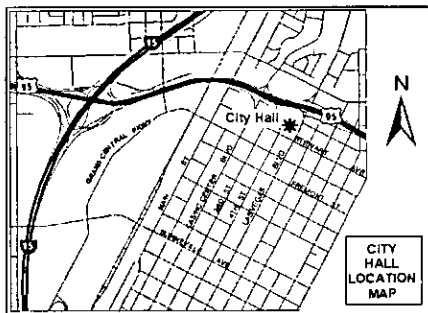
I SUPPORT this Request       I OPPOSE this Request

Please use available blank space on card for your comments.

**SDR-37569**  
Planning Commission Meeting of 5/27/2010

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

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I SUPPORT this Request       I OPPOSE this Request

Please use available blank space on card for your comments.

**SDR-37569**  
Planning Commission Meeting of 5/27/2010

City of Las Vegas - Planning and Development Department.

## **Development Notification**

PC Meeting: May 27, 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-37569**

Boulder Dam Homesites  
Charlestonwood Apartments Resident Council  
Church-Noblitt NA  
Crestwood NA  
Desert Rose Apartments Resident Council  
Downtown Business Operators Council  
Encantada Resident Council  
Francisco Park NA  
Hillside Heights NA  
Huntridge Park NA  
John S. Park NA  
Marycrest Manor HOA  
Maverick - Hidden Village Resident Council  
Mayfair NA  
Oaktree Apartments  
Orleans Square NA  
Palm Terrace Resident Council  
Showboat NA  
South Cove Apartments Resident Council  
Southridge NA  
Towne Terrace Apartments Resident Council  
West Huntridge NA



## Carman Burney

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**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](mailto: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

# CITY OF LAS VEGAS

## INTER-OFFICE MEMORANDUM

### REQUEST FOR COMMENT

**FROM: PLANNING AND DEVELOPMENT**

**SDR-37569**

#### 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 <sup>th</sup> FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 <sup>nd</sup> FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 <sup>nd</sup> 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 <sup>th</sup> 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  
03/04/2010

**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-37569 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-37567, ZON-37568, AND VAR-37570 - PUBLIC HEARING - APPLICANT/OWNER: JUDITH PENA** - Request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 1,750 SQUARE-FOOT RESIDENCE TO AN OFFICE AND WAIVERS OF PERIMETER LANDSCAPE STANDARDS TO ALLOW ZERO-FOOT BUFFERS ALONG THE SOUTH AND EAST PERIMETERS WHERE 15 FEET IS REQUIRED AND ZERO-FOOT BUFFERS ALONG THE NORTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.16 acres at 222 South Bruce Street (APN 139-35-413-100), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 3 (Reese)

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](mailto: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:**

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## Carman Burney

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**From:** Darline Reeder  
**Sent:** Friday, March 12, 2010 11:32 AM  
**To:** Susie Martinez; Margo Wheeler; Flinn Fagg; Doug Rankin  
**Cc:** Steve Gebeke; Carman Burney; Steve Swanton; Alberta Obodai; Greg Kapovich; John Grider; Romeo Gumarang  
**Subject:** Neighborhood Meeting - GPA-37567, ZON-37568, SDR-37569 and VAR-37570 - 04/22/10 PC

There will be a Neighborhood Meeting Tuesday, March 23, 2010 – East Las Vegas Community/Senior Center – Conference Room 1 -250 N. Eastern Avenue Las Vegas, Nevada, 89101 – 5:30pm

GPA-37567 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: JUDITH PENA - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 0.16 acres at 222 South Bruce Street (APN 139-35-413-100), Ward 3 (Reese)

ZON-37568 - REZONING RELATED TO GPA-37567 - PUBLIC HEARING - APPLICANT/OWNER: JUDITH PENA - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres at 222 South Bruce Street (APN 139-35-413-100), Ward 3 (Reese)

SDR-37569 } SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-37567, ZON-37568, AND VAR-37570 - PUBLIC HEARING - APPLICANT/OWNER: JUDITH PENA - Request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 1,750 SQUARE-FOOT RESIDENCE INTO AN OFFICE on 0.16 acres at 222 S Bruce Street (APN 139-35-413-100), R-1 (Single Family Residential) Zone [PROPOSED: P-R(Professional Office and Parking) Zone], Ward 3 (Reese)

VAR-37570 - VARIANCE RELATED TO GPA-37567 AND ZON-37568 - PUBLIC HEARING - APPLICANT/OWNER: JUDITH PENA - Request for a Variance TO ALLOW FOUR PARKING SPACES WHERE SIX SPACES ARE REQUIRED on 0.16 acres at 222 S Bruce Street (APN 139-35-413-100), R-1 (Single Family Residential) Zone [PROPOSED: P-R(Professional Office and Parking) Zone], Ward 3 (Reese)

Darline Reeder, OSII  
City of Las Vegas  
Planning & Development  
702.229.4605  
[dreeder@lasvegasnevada.gov](mailto:dreeder@lasvegasnevada.gov)



**CITY OF LAS VEGAS  
Planning & Development Department  
SUBMITTAL CHECKLIST**

<b>Pre-Application Conference</b>		
<b>Item Required</b>		
<b>YES</b>	<b>NO</b>	

**APPLICATION PACKET**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application signed and notarized by <b>all</b> property owners or authorized agent(s)	<b>NOTES:</b> Visit the CLV website for blank application, SOFI & DINA forms @ <a href="http://www.lasvegasnevada.gov/">http://www.lasvegasnevada.gov/</a> (Follow - "I Want To . . ." -> "Apply for -> Planning Applications")
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grant deed and legal description	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Detailed</b> justification letter	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Correct fee(s): \$ 500.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = <b>\$ 1030.00 Total</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement of Financial Interest (SOFI) signed and notarized by <b>all</b> 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"/> )	

**SITE PLAN**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size	<b>Folded Plans:</b>	19
<input checked="" type="checkbox"/>	<input type="checkbox"/>	North arrow, scale, and vicinity map	<b>Colored, Rolled Plans:</b>	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>All</b> property lines and present dimensions labeled	<b>Reduced Copy (8-1/2x11 BW):</b>	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>All</b> building setbacks labeled	<b>NOTES:</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>All</b> adjacent existing land uses and street names labeled		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>All</b> 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 + 130% or less of total # compact + # handicap = Total		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>All</b> free-standing sign locations shown and heights and sizes noted		

**LANDSCAPE PLAN**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size	<b>Folded Plans:</b>	3
<input checked="" type="checkbox"/>	<input type="checkbox"/>	North arrow, scale, and vicinity map	<b>Colored, Rolled Plans:</b>	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>All</b> property lines and present dimensions labeled	<b>Reduced Copy (8-1/2x11 BW):</b>	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>All</b> required perimeter landscape planters shown	<b>NOTES:</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>All</b> required parking lot fingers/islands shown		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Quantity, size, species/variety of <b>all</b> trees, shrubs, and ground cover		

**BUILDING ELEVATIONS**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size	<b>Folded Plans:</b>	2
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Scale and building dimensions labeled	<b>Colored, Rolled Plans:</b>	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	North, south, east, and west elevations of <b>all</b> buildings	<b>Reduced Copy (8-1/2x11 BW):</b>	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>All</b> building materials and colors noted	<b>NOTES:</b> <i>PHOTOS OK</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8" x 10" photo of original color and material board		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>All</b> wall sign locations shown and sizes noted		

**FLOOR PLANS**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size	<b>Folded Plans:</b>	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Scale and building dimensions labeled	<b>Colored, Rolled Plans:</b>	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>All</b> building entrances/exits shown	<b>Reduced Copy (8-1/2x11 BW):</b>	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use of <b>all</b> rooms noted/labeled	<b>NOTES:</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Maximum Occupancy (per I.B.C.)		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Seating Capacity (where applicable)		

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

<b>Owner / Applicant:</b>	Judith Pena	<b>Application Type:</b>	Site Development Plan Review
<b>Representative:</b>	Kelvin Haywood - KME Architects	<b>Application Purpose:</b>	Converting a residence to an office
<b>APN:</b>	139-35-413-100	<b>Site Location:</b>	222 South Bruce Street
<b>Planner's Signature:</b>	<i>[Signature]</i> 12/16/09	<b>Pre-App. Meeting Date:</b>	12/16/09
<b>Planner:</b>	Greg Kapovich, Planner I - 229-6137	<b>Earliest Submittal Deadline:</b>	02/23/2010 <i>no later than 2:00 pm</i>
		<b>Earliest PC / CC Meeting Dates:</b>	04/08/10 PC      05/05/10 CC

4/22/10 PH RG

Report Date 03/04/2010 04:50 PM Submitted By Page 1

A/P # 37569 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	03/04/2010 09:07	982998	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	Valuation
Dept of Commerce	0	Declared Valuation 0.00
Priority	0	Calculated Valuation 0.00
<input checked="" type="checkbox"/> Auto Reviews	Bill Group	Actual Valuation 0.00

Description of Work

SDR-37569 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: JUDITH PENA - Request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 1,750 SQUARE-FOOT RESIDENCE INTO AN OFFICE on 0.16 acres at 222 S Bruce Street (APN 139-35-413-100), R-1 (Single Family Residential) Zone [PROPOSED: P-R(Professional Office and Parking) Zone], Ward 3 (Reese)

Parent A/P #

Project #	37569	Project/Phase Name	222 SOUTH BRUCE STREET	Phase #	
Size/Area	0.16 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13935413100

Location

Owner/Tenant

Contact ID	AC1708595	Name	PENA JUDITH	Organization	
Mailing Address	222 S BRUCE ST			State/Province	NV
City	LAS VEGAS			Country	
ZIP/PC	89101-5102			Evening Phone	
Day Phone				Mobile #	
Fax					<input type="checkbox"/> Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

222 S BRUCE ST  
LAS VEGAS, 89101-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13935413100

Report Date 03/04/2010 04:50 PM

Submitted By

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**Applicants/Contacts**

Primary N Capacity OTHER Contact ID AC1711704  Foreign  
 Effective Expire  
 Name KME ARCHITECTS  
 Day Phone (702)888-2088 x Eve Phone Organization  
 Pager PIN # Position  
 Fax (702)888-2089 Mobile Profession  
 E-Mail  
 Address 231 W. CHARLESTON # 140  
 LAS VEGAS, NV 89102  
 Seasonal Addr  
 Valid From To  
 Comments No Comments

Primary Y Capacity OWNER Contact ID AC1708595  Foreign  
 Effective Expire  
 Name PENA JUDITH  
 Day Phone Eve Phone Organization  
 Pager PIN # Position  
 Fax Mobile Profession  
 E-Mail  
 Address 222 S BRUCE ST  
 LAS VEGAS, NV 89101-5102  
 Seasonal Addr  
 Valid From To  
 Comments No Comments

**Contractors**

No Contractors

**Item Description**

**Item Status**

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$500.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
380891 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
380889 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
380900 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
380892 FLOOD #1 (FLOOD CONTROL)	Incomplete
380899 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
380890 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
380893 ROW #1 (RIGHT-OF-WAY)	Incomplete
380898 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
380897 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
380896 SURVEY #1 (SURVEY)	Incomplete
380895 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
380894 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)	

Report Date 03/04/2010 04:50 PM

Submitted By

Page 3

Item Description	Item Status
(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 NDTIFICATIDN AREA)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Fees	Status	Paid Date	Amount
NDTIFICATION & AOVERTISING FEE	P	03/04/2010 09:32	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	03/04/2010 09:32	30.00
PROCESSING FEE	P	03/04/2010 09:32	500.00
<b>Total Unpaid</b>		<b>0.00</b>	<b>Total Paid 1030.00</b>

**Inspections**  
 There are no Inspections for this Report

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
380889	DEVCO	1	Incomplete	<input type="checkbox"/>	03/04/2010 16:49			
380890	NEIGH P&S	1	Incomplete	<input type="checkbox"/>	03/04/2010 16:49			
380891	B&S PLAN	1	Incomplete	<input type="checkbox"/>	03/04/2010 16:49			
380892	FLOOD	1	Incomplete	<input type="checkbox"/>	03/04/2010 16:49			
380893	ROW	1	Incomplete	<input type="checkbox"/>	03/04/2010 16:49			
380894	TRAFFIC	1	Incomplete	<input type="checkbox"/>	03/04/2010 16:49			
380895	TEFO	1	Incomplete	<input type="checkbox"/>	03/04/2010 16:49			
380896	SURVEY	1	Incomplete	<input type="checkbox"/>	03/04/2010 16:49			
380897	SID	1	Incomplete	<input type="checkbox"/>	03/04/2010 16:49			
380898	SEWER	1	Incomplete	<input type="checkbox"/>	03/04/2010 16:49			
380899	LAND DEV	1	Incomplete	<input type="checkbox"/>	03/04/2010 16:49			
380900	FIRE ENG	1	Incomplete	<input type="checkbox"/>	03/04/2010 16:49			

**Activity Review Details**

**Detail** SUBMITTAL CHECKLIST (SDR) **Modified By** JMARSHALL **Modified Date/Time** 03/04/2010 09:06  
**Comments**  
 No Comments

Report Date 03/04/2010 04:50 PM

Submitted By

Page 4

**SUBMITTAL CHECKLIST**

Indicate if item is being submitted

- |                                        |                                                     |
|----------------------------------------|-----------------------------------------------------|
| Y Pre-Application Conference Checklist | Y Site Plans (19 Folded 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                             |
| Y 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
Z-LEGAL N				982998	03/04/2010 09:07	

Project#	AVP Type	Status	Stage	Relation
No children exist for this project				

Planning Condition	Description	Effective	Expire	Comments
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	If yes, when does it need to be reviewed?			
Public, Non-Public, Admin	PUBLIC			
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
04/22/2010	PC	SCHEDULED		0	0	0
JMARSHALL	03/04/2010					

Report Date 03/04/2010 04:50 PM

Submitted By

Page 5

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

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# KELVIN HAYWOOD; FOR JUDITH PENA; MONEY ORDER #0743714709; 702-888-2088;	890381	03/04/2010 09:34		0.00
--------	-----------------------------------------------------------------------------------------------------------	--------	------------------	--	------

No Model Home Details

**PLANNING & DEVELOPMENT DEPARTMENT**

**APPLICATION / PETITION FORM**

Application/Petition For: Judith Pena

Project Address (Location) 222 South Bruce Street

Project Name Pena Tenant Improvement Proposed Use Business

Assessor's Parcel #(s) 139-35-413-100 Ward # 3

General Plan: existing 1750 proposed \_\_\_\_\_ Zoning: existing R-1 proposed P-R

Commercial Square Footage \_\_\_\_\_ Floor Area Ratio 1:4

Gross Acres 0.16 Lots/Units \_\_\_\_\_ Density \_\_\_\_\_

Additional Information Structure is Existing. In an effort to create new jobs we are requesting a rezoning of the existing R-1 to P-R

PROPERTY OWNER <u>Judith Pena</u>	Contact <u>Kelvin Haywood</u>
Address <u>222 South Bruce Street</u>	Phone: <u>(702) 888-2088</u> Fax: <u>(702) 888-2089</u>
City <u>Las Vegas</u>	State <u>Nevada</u> Zip <u>89102</u>
E-mail Address <u>kelvin@kmearchitects.com</u>	

APPLICANT <u>Judith Pena</u>	Contact <u>Kelvin Haywood</u>
Address <u>222 South Bruce Street</u>	Phone: <u>(702) 888-2088</u> Fax: <u>(702) 888-2089</u>
City <u>Las Vegas</u>	State <u>Nevada</u> Zip <u>89102</u>
E-mail Address _____	

REPRESENTATIVE <u>KME Architects LLC</u>	Contact <u>Kelvin Haywood</u>
Address <u>231 West Charleston Blvd</u>	Phone: <u>(702) 888-2088</u> Fax: <u>(702) 888-2089</u>
City <u>Las Vegas</u>	State <u>Nevada</u> Zip <u>89102</u>
E-mail Address <u>kelvin@kmearchitects.com</u>	

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 JUDITH PENA

Subscribed and sworn before me  
This 23 day of February, 2010  
Rossana Gomez

Notary Public in and for said County and State

Revised 10/27/08



[Signature]

**FOR DEPARTMENT USE ONLY**

Case #	<u>SDR 37569</u>
Meeting Date:	<u>4/22/10</u>
Total Fee:	<u>\$1030</u>
Date Received*:	<u>3/4/10</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 22, 2010

Planning and Development Department  
731 South 4th Street  
Las Vegas Nevada 89101

Attn: Planning & Development Department

Re: Pena Office Conversion, GPA-37567 (APN 139-35-413-100)

Justification Letter

Dear Planning Department,

*Kelvin Haywood*  
President

*Melvin Green*  
Principal

*Emanuele Arguelles*  
Principal

KME Architects, LLC, on behalf of our client Judith Pena, is pleased to submit this request to rezone the existing property (APN # 139.35.413.100) from its current use of *Single Family Residence District (R-1)* to *Professional Offices and Parking (P-R)*. We additionally request a 0'-0" feet waiver for Landscape on the South and East side of the property where 15'-0" is required and a waiver for all landscape requirements due to the lot constraints. Making the site smaller would create an undue hardship on the applicant due to the existing conditions.

Mrs. Pena, a long time residence of Las Vegas, intends to improve the existing 1,890 SF home into a small tax business and/or an attorney's office. These offices will have normal office hours of 8am - 5pm Monday through Friday. Secondly, there will be no excessive amount of paper or other material that would cause the site to need a larger trash receptacle. The owner is in the process of obtaining a letter from Republic Service that will state normal residential service will continue for this address. Lastly, the majority of the clients will be by appointment so as not to cause any additional need for parking along the street. The previous use for this existing house was a church / place of worship and the parking lot was previously paved to provide for parking spaces.

The surrounding properties are General Commercial District (C-2) on the NE side, Limited Commercial District (C-1)/Apartment Residence District (R-4) at the SE Corner, and Professional Offices and Parking (P-R) on the SW Corner. The rezoning of parcel 139.35.413.100 will fit in with the existing zoning layout without causing any additional stress or traffic to the neighborhood. Lastly we request a waiver of Landscape conditions as the site is .16 acres (6,969sf) which is approximately 73% lot coverage.

If you have any questions or comments regarding this matter, please feel free to contact our office.

Sincerely Yours,

Kelvin Haywood  
President

GPA-37567 ZON-37568  
VAR-37570 SDR-37569

RECEIVED  
MAR 24 2010



February 18, 2010

Planning and Development Department  
731 South 4th Street  
Las Vegas Nevada 89101

Attn: Planning & Development Department

Re: Pena Application  
APN 139-35-413-100

*Kelvin Haywood*  
President

Justification Letter

*Melvin Green*  
Principal

Dear Planning Department,

*Emanuele Arguelles*  
Principal

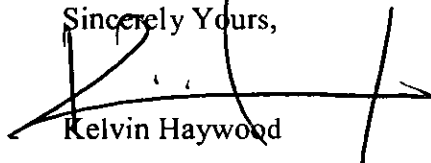
KME Architects, LLC, on behalf of our client Judith Pena, is pleased to submit this request to rezone the existing property (APN # 139.35.413.100) from its current use of *Single Family Residence District (R-1)* to *Professional Offices and Parking (P-R)*. We additionally request a 0'-0" feet waiver for Landscape on the South and East side of the property where 15'-0" is required and a waiver for all landscape requirements due to the lot constraints. Making the site smaller would create an undue hardship on the applicant due to the existing conditions.

Mrs. Pena, a long time residence of Las Vegas, intends to improve the existing 1750 SF home into a small tax business and attorney's office. These offices will have normal office hours of 8am – 5pm Monday through Friday. The majority of the clients will be by appointment so as not to cause any additional need for parking along the street. The previous use for this existing house was a church / place of worship and the parking lot was previously paved to provide for parking spaces.

The surrounding properties are General Commercial District (C-2) on the NE side, Limited Commercial District (C-1)/Apartment Residence District (R-4) at the SE Corner, and Professional Offices and Parking (P-R) on the SW Corner. The rezoning of parcel 139.35.413.100 will fit in with the existing zoning layout without causing any additional stress or traffic to the neighborhood. Lastly we request a waiver of Landscape conditions as the site is .16 acres (6,969sf) which is approximately 75% lot coverage.

If you have any questions or comments regarding this matter, please feel free to contact our office.

Sincerely Yours,

  
Kelvin Haywood

RECEIVED  
MAR - 4 2010  
SDR-37569  
04/22/10 PC



# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-37569** APN: 139-35-413-100

Name of Property Owner: Judith Pena

Name of Applicant: Judith Pena

Name of Representative: KME Architects

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: JUDITH PENA

Subscribed and sworn before me

This 23 day of February, 2010

Rossana Gomez

Notary Public in and for said County and State



*Rossana Gomez*

Inst#: 200910070002644 Fees:\$16.00 N/C Fee:\$0.00 RPTT: \$204.00 Ex:# 10/07/2009  
01:25:21 PM Receipt#: 85858 Requestor:CHICAGO TITLE LAS VEGAS Recorded By:JFK  
Pgs:4 DEBBIE CONWAY CLARK COUNTY RECORDER

APN: 139-35-413-100  
Affix R.P.T.T. \$204.00

**WHEN RECORDED MAIL TO and MAIL TAX  
STATEMENT TO:**

Judith Pena  
222 S. Bruce St.  
Las Vegas, NV 89101

ESCROW NO: 08901904-034-KS

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

The Bank of New York Mellon, fka The Bank of New York as Successor in interest to JPMorgan Chase Bank, NA as Trustee for Structured Asset Mortgage Investments II Inc. Bear Stearns ALT-A Trust 2005-9, Mortgage Pass-Through Certificates, Series 2005-9 by its attorney in fact Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc.

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Judith Pena , a married woman

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to: 1. Taxes for the current fiscal year, paid current.  
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 30 day of September 2009  
30th September 2009

GRANTOR'S SIGNATURE AND NOTARY ACKNOWLEDGEMENT ON PAGE 2 HERE OF

ESCROW NO: 08901904-034-KS

The Bank of New York Mellon, fka The Bank of New York as Successor in interest to JPMorgan Chase Bank, NA as Trustee for Structured Asset Mortgage Investments II Inc. Bear Stearns ALT-A Trust 2005-9, Mortgage Pass-Through Certificates, Series 2005-9 by its attorney in fact Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc.

By: Yvette Blatchford Yvette Blatchford Yvette Blatchford  
Its: VP Loan Documentation VP Loan Documentation

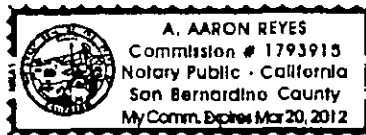
For Wells Fargo Bank, N.A., as Attorney in Fact for The Bank of New York Mellon, fka The Bank of New York as Successor in interest to JPMorgan Chase Bank, NA as Trustee for Structured Asset Mortgage Investments II Inc. Bear Stearns ALT-A Trust 2005-9, Mortgage Pass-Through Certificates, Series 2005-9 by its attorney in fact Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc.

STATE OF California ) California  
COUNTY OF San Bernardino ) San Bernardino

This instrument was acknowledged before me, this 30 day of September, 2009 30 day of September, 2009

by Yvette Blatchford  
the VP

For Wells Fargo Bank NA, as attorney in fact, for The Bank of New York Mellon, fka The Bank of New York as Successor in interest to JPMorgan Chase Bank, NA as Trustee for Structured Asset Mortgage Investments II Inc. Bear Stearns ALT-A Trust 2005-9, Mortgage Pass-Through Certificates, Series 2005-9 by its attorney in fact Wells Fargo Bank, N. A., successor by merger to Wells Fargo Home Mortgage, Inc.



A. Aaron Reyes  
Notary Public  
My commission expires: March 20, 2012

ESCROW NO: 08901904-034-KS

**EXHIBIT A**

**EXHIBIT "A"**

Lot Four (4) in Block Nine (9) of Amended Map of Mayfair Tract No. 2, as shown by map thereof on file in Book 2 of Plats, Page 47 in the Office of the County Recorder of Clark County, Nevada.

Assessor's Parcel Number: 139-35-413-100

**NOTES**

This map is for assessment use only and does NOT represent a survey.  
 No liability is assumed for the accuracy of the data 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  
 record documents for more detailed legal information.

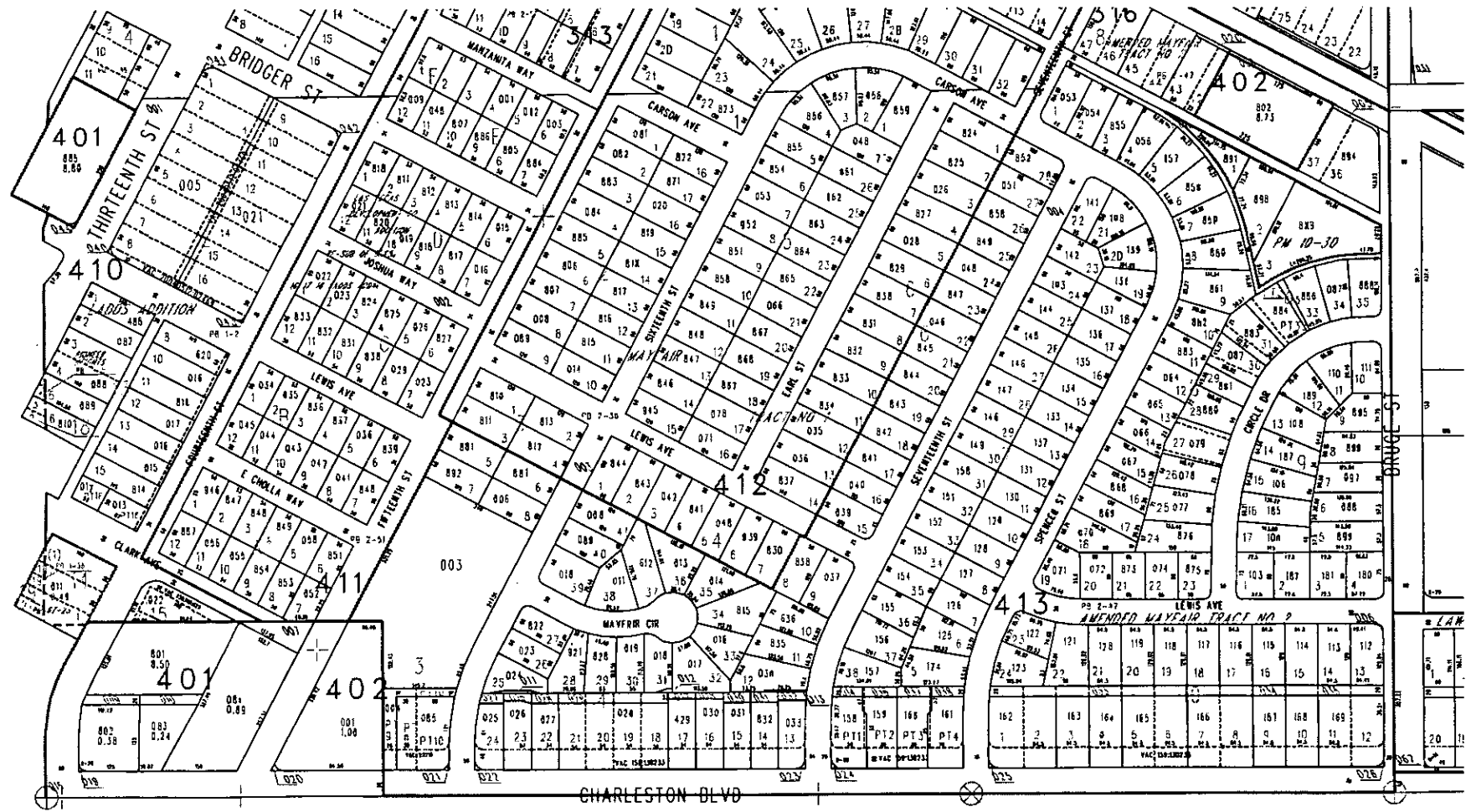
USE THIS SCALE (FEET) WHEN MAP REDUCED FROM THIS ORIGINAL

**MAP LEGEND**

—	PARCEL BOUNDARY	001	PARCEL NUMBER
—	SUBD BOUNDARY	1.00	ACREAGE
- - -	RD/EO EASEMENT	202	PARCEL SUB/SEQ NUMBER
- - -	PM/LD BOUNDARY	PR 23-49	PLAT RECORDING NUMBER
- - -	NON-PARCEL LOT LINE	5	BLDCK NUMBER
- - -	WATCH LINE / LEADER LINE	5	LD7 NUMBER
---	ROAD ID NUMBER	GLS	GDV. LDT NUMBER

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

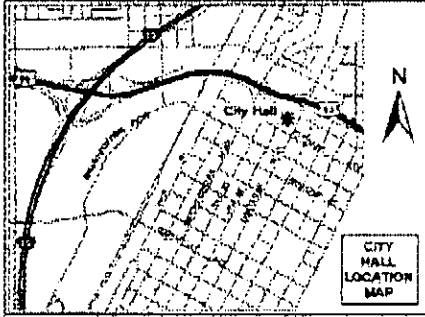
T20S R61E	35	S 2 SW 4	139-35-4																																																																		
<table border="1"> <tr><th>RD01</th><th>RD02</th><th>RD03</th></tr> <tr><td>125</td><td>124</td><td>123</td></tr> <tr><td>138</td><td>139</td><td>140</td></tr> <tr><td>163</td><td>162</td><td>161</td></tr> </table>	RD01	RD02	RD03	125	124	123	138	139	140	163	162	161	<table border="1"> <tr><th>8</th><th>9</th><th>10</th><th>11</th><th>12</th></tr> <tr><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td></tr> <tr><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td></tr> <tr><td>29</td><td>28</td><td>27</td><td>26</td><td>25</td></tr> <tr><td>38</td><td>39</td><td>40</td><td>39</td><td>38</td></tr> <tr><td>31</td><td>33</td><td>34</td><td>35</td><td>36</td></tr> </table>	8	9	10	11	12	7	8	9	10	11	16	17	18	19	20	29	28	27	26	25	38	39	40	39	38	31	33	34	35	36	<table border="1"> <tr><th>6</th><th>7</th><th>8</th><th>9</th></tr> <tr><td>5</td><td>1</td><td>5</td><td>1</td></tr> <tr><td>6</td><td>2</td><td>6</td><td>2</td></tr> <tr><td>7</td><td>3</td><td>7</td><td>3</td></tr> <tr><td>8</td><td>4</td><td>8</td><td>6</td></tr> <tr><td>5</td><td>1</td><td>5</td><td>1</td></tr> </table>	6	7	8	9	5	1	5	1	6	2	6	2	7	3	7	3	8	4	8	6	5	1	5	1	
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**RECEIVED**  
 MAR 04 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

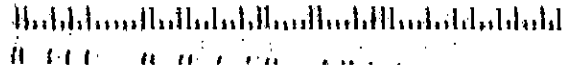
I OPPOSE  
this Request

Please use available blank space on card for your comments.

**SDR-37569**

Planning Commission Meeting of 5/27/2010

8913485320 COE2  
CNDP11 491341



PRESORTED  
FIRST CLASS



UNITED STATES POSTAGE  
02 1M \$ 00.414  
0004279218 MAY 14 2010  
MAILED FROM ZIP CODE 89101

13935803024 Case: SDR-37569  
WESTERFIELD-WOODBURY L L C  
1930 VILLAGE CTR #3-938  
LAS VEGAS NV 89134-6299

RECEIVED  
MAY 27 2010

Submitted after final agenda	
Date	Item

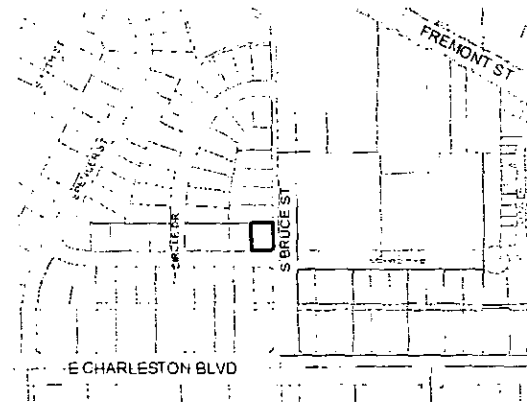
24A

## Application Information

**SDR-37569 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-37567, ZON-37568, AND VAR-37570 - PUBLIC HEARING - APPLICANT/OWNER: JUDITH PENA** - Request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 1,750 SQUARE-FOOT RESIDENCE INTO AN OFFICE on 0.16 acres at 222 S Bruce Street (APN 139-35-413-100), R-1 (Single Family Residential) Zone [PROPOSED: P-R(Professional Office and Parking) Zone], Ward 3 (Reese)

**VAR-37570 - VARIANCE RELATED TO GPA-37567 AND ZON-37568 - PUBLIC HEARING - APPLICANT/OWNER: JUDITH PENA** - Request for a Variance TO ALLOW FOUR PARKING SPACES WHERE SIX SPACES ARE REQUIRED on 0.16 acres at 222 S Bruce Street (APN 139-35-413-100), R-1 (Single Family Residential) Zone [PROPOSED: P-R(Professional Office and Parking) Zone], Ward 3 (Reese)

## Application Location



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

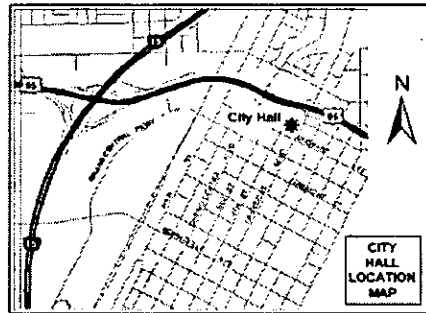
## Neighborhood Meeting Information

**Location:** East Las Vegas Community/Senior Center, Conference Room 1  
250 N. Eastern Avenue  
Las Vegas, Nevada 89101  
**Date/Time:** Tuesday, March 23, 2010, 5:30pm  
**Contact:** Kelvin Haywood 499-1660

This meeting will be conducted by the applicant in order for the citizens to be informed and provide feedback. The city is responsible for notification **only**; however, a city representative will be in attendance to answer any questions related to the General Plan.

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-37569**

Planning Commission Meeting of 5/27/2010

PRESORTED  
FIRST CLASS



02 1M \$ 00.414  
0004279218 MAY 14 2010  
MAILED FROM ZIP CODE 89101

RECEIVED  
MAY 24 2010

Case: SDR-37569  
T5933413104  
HENDERSON HARRIETT L & RITA L  
2034 COVINGTON AVE  
SIMI VALLEY CA 93065-5605

CAVDS11 48068



Submitted after final agenda  
Date \_\_\_\_\_ Item **248**

**Boulder Dam Homesite Addition Association & Residential Park Inc**

1909 East Mesquite Avenue Las Vegas, Nevada 89101-3309  
Donald Fondriasopolous / President

RECEIVED  
MAR 19 2010


Att: Kelvin Haywood:

Re: property ar 222 Bruce where applications filed incl; SDR-37569 - GPA-37567

It is our understanding this property was an illegal conversion to a duplex for residential purposes which caused excessive occupancy and behavioral patterns, neighborhood disturbances, illegal activities and eventually a 2008 property foreclosure.

The current applications indicate an effort to upgrade the property for professional purposes only and thereby improving the neighborhood . It is our understanding that the request for a reduction in parking spaces from six to four spaces allows the developer/applicant to perform a lesser amount of landscaping. It would appear that these renovations would greatly improve this property from it's present condition. We would ask and encourage the applicant to select a suitable exterior paint job that blends in with the existing neighborhood surroundings and not look like a property in downtown Havana, Cuba or Tijuana, Mexico.

At this time we see no further involvement or attendance required by this organization in regards to this property mentioned or it's applicants.

Sincerely,  
Donald Fondriasopolous/President-Resident Agent.  
dedward@tlv.net 

cc/ Robert Levrant - City Planning & Neighborhood Services  
Robert Taylor - Block Captain 1701 E Cedar Avenue  
Carlo Poliak - U.S.Senator Candidate

GPA-37567  
ZON-37568  
VAR-37570  
SDR-37569 C

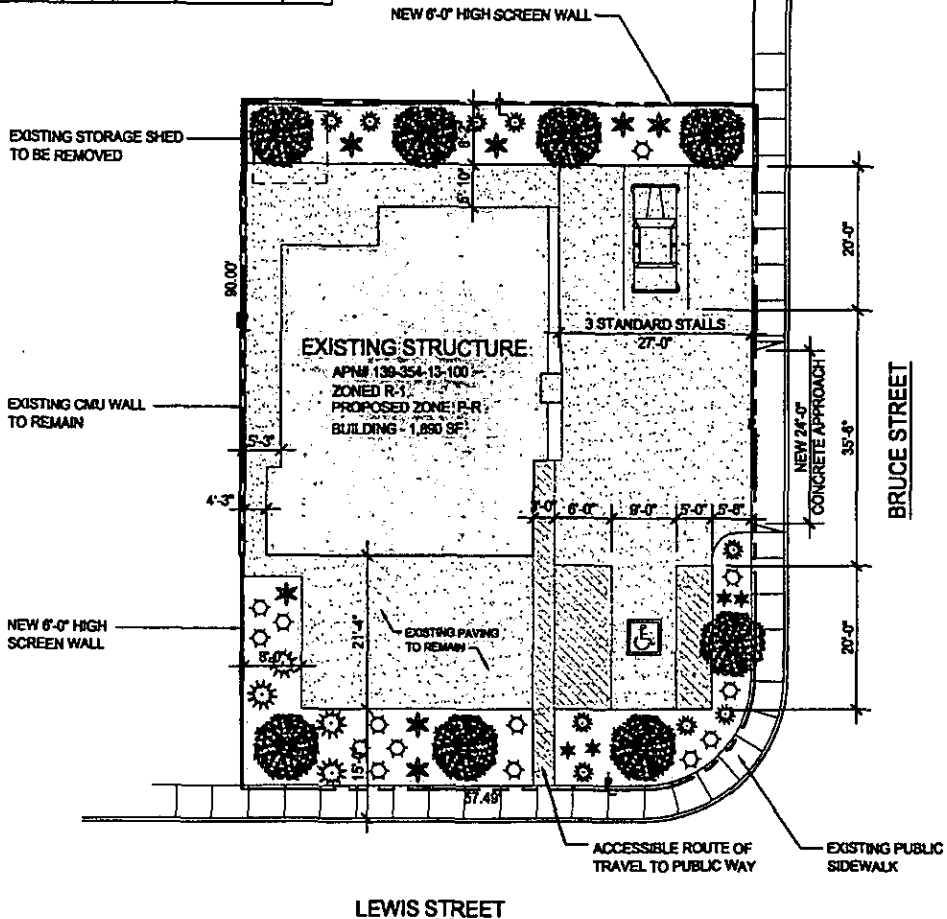


PLANTING LEGEND

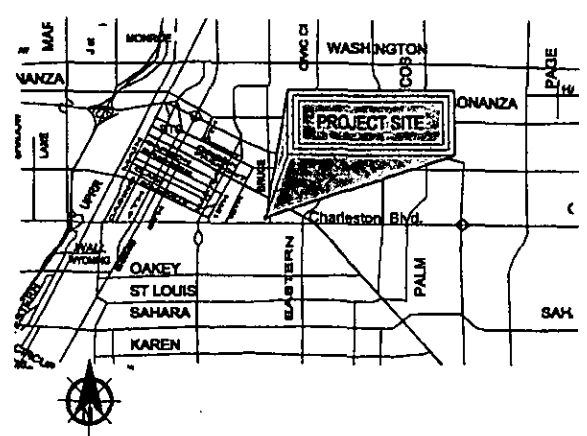
TREE				
ITEM	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
A	3	SONCHUS OLEREA	CALIFORNIA PEPPER	3" BOX

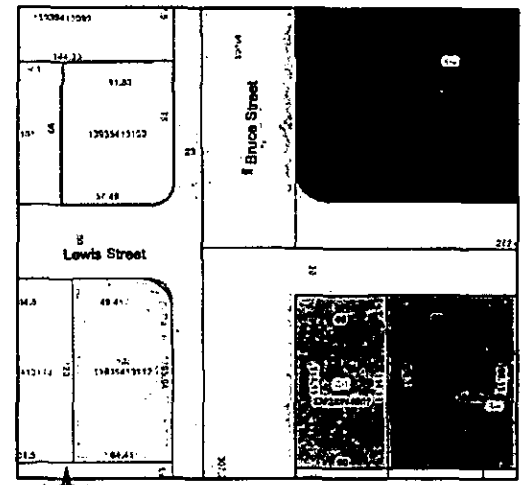
SHRUBS				
ITEM	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
1	17	HAEDLERIA	DEER GRASS	3 BALLON
2	18	TECOMA	ARIZONA YELLOW BELL	3 BALLON
3	21	LOWICORN	HALLS HONEYBUZZLE VINE	3 BALLON



1 SITE / LANDSCAPE PLAN  
AS1.00 SCALE: 1/8"=1'-0"



Location Map



Zoning Map

PARKING CALCULATION PER TITLE 18.04 & TABLE 18.03			
OCCUPANCY CLASSIFICATION	CALCULATION RATE	SQUARE FOOTAGE	PARKING SPACES REQUIRED
EXISTING BUILDING ADDRESS: 222 SOUTH BRUCE STREET	1:200	1,890 S.F.	9
TOTAL ON-SITE PARKING SPACES PROVIDED:			4
TOTAL PARKING SPACES PROVIDED:			4

- SITE PLAN NOTES**
- ALL SLOPES IN THE DIRECTION OF TRAVEL SHALL NOT EXCEED 5% WITH CROSS SLOPES TO NOT EXCEED 2%.
  - ACCESSIBLE PARKING SPACES, ACCESSIBLE AND PASSENGER LOADING ZONES SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 2% IN ALL DIRECTIONS.

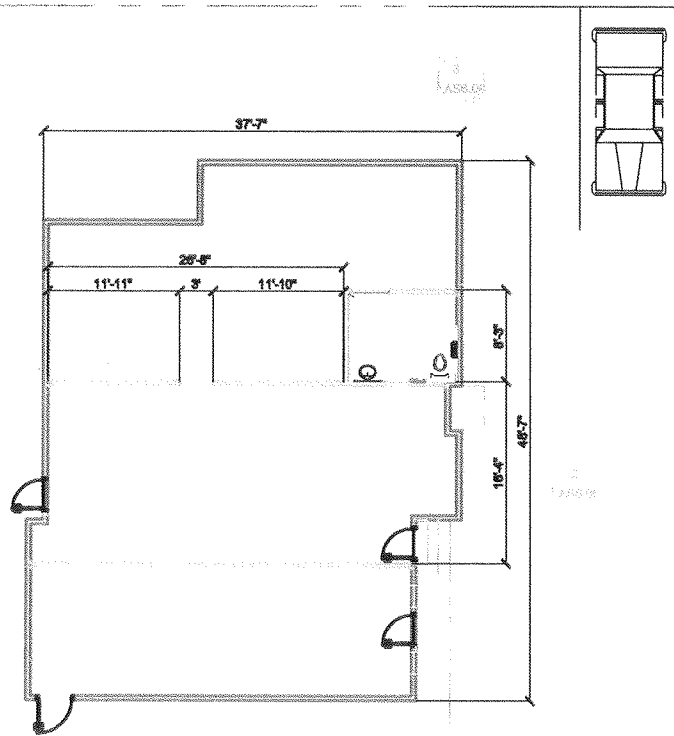
**GPA-37567 ZON-37568**  
**VAR-37570 VAR-37976**  
**SDR-37569 REVISED**  
**DECEIVED**  
**JUL 26 2010**  
**AS1.00**

kma  
 CONSULTING  
 222 S. BRUCE STREET  
 LAS VEGAS, NV 89101  
 (702) 735-1111  
 www.kma.com

**PENA DEVELOPMENT**  
 222 S. BRUCE STREET  
 LAS VEGAS, NV 89101

NO.	DATE	DESCRIPTION	BY





1 FLOOR PLAN  
ASB 00 SCALE 1/8"=1'-0"



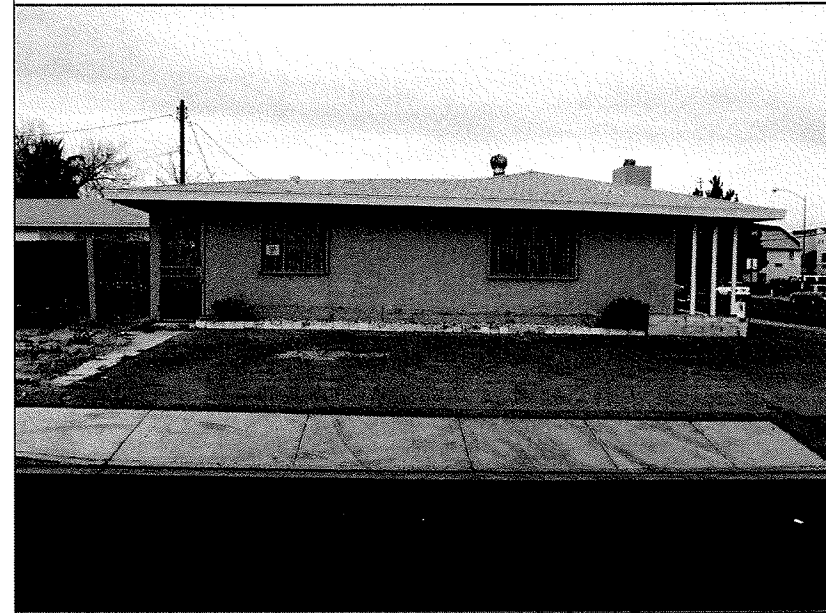
2 EAST ELEVATION  
AS1 00 SCALE 1/8"=1'-0"



4 PARTIAL WEST ELEVATION  
AS1 00 SCALE 1/8"=1'-0"



3 PARTIAL NORTH ELEVATION  
AS1 00 SCALE 1/8"=1'-0"



5 SOUTH ELEVATION  
AS1 00 SCALE 1/8"=1'-0"

Color1.tif  
15 20038  
16 20039  
17 41

FIELD COLOR

ACCENT COLOR

PROPOSED EXTERIOR PAINT COLORS

SCANNED

RECEIVED  
APR 20 2010

6 ELEVATION  
AS6 00 SCALE 1/8"=1'-0"

**PENA DEVELOPMENT**  
222 S. BRUCE STREET  
LAS VEGAS, NV 89101

SITE PLAN AND SITE ELEVATIONS

NO.	DESCRIPTION	DATE

DATE: 04-18-2010  
DRAWN: 2009-088  
SCALE: AS SHOWN (S)

AS6 00

**VAR-37570 VAR-37976**  
**SDR-37569 REVISED**