



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

September 3, 2010

Ms. Judith Pena
5010 Norburn Drive
Reno, Nevada 89122

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

Dear Ms. Pena:

The City Council at a regular meeting held September 1, 2010, APPROVED the request for a Variance TO ALLOW FOUR PARKING SPACES WHERE SEVEN SPACES ARE 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)]. 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 Variance (VAR-37976) and Site Development Plan Review (SDR-37569) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a final inspection has been approved. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

A handwritten signature in black ink, appearing to read "Lean Coleman".

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

cc: See Attached List

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

Ms. Judith Pena
VAR-37570 -- Page Two
September 3, 2010

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

August 19, 2010

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

**RE: TABLED - RENOTIFICATION - VAR-37570 - VARIANCE RELATED
TO GPA-37567, ZON-37568, VAR-37976 AND SDR-37569
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 available on-line on **Friday, August 27, 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 City Council requires that you or your representative be present at this meeting.

Sincerely,

Mayor
Oscar B. Goodman

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

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



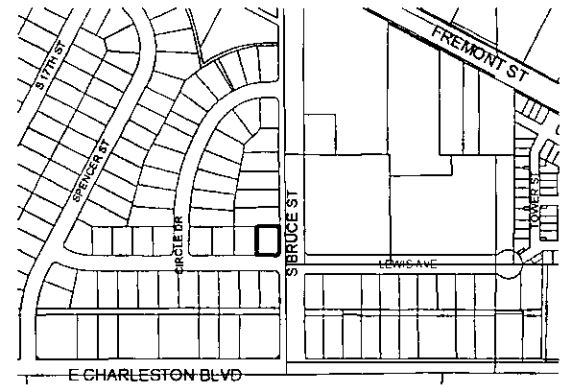
Application Information

VAR-37570 - TABLED RENOTIFICATION - VARIANCE RELATED TO GPA-37567 AND ZON-37568 - PUBLIC HEARING - APPLICANT/OWNER: JUDITH PENA - Request for a Variance TO ALLOW FOUR PARKING SPACES WHERE SEVEN SPACES ARE 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).

VAR-37976 – TABLED – RENOTIFICATION - VARIANCE RELATED TO GPA-37567, ZON-37568 AND VAR-37570 - PUBLIC HEARING - APPLICANT/OWNER: JUDITH PENA - Request for a Variance TO ALLOW A FOUR-FOOT SETBACK FROM THE WEST PROPERTY LINE WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A FIVE-FOOT SETBACK 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).

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. 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 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

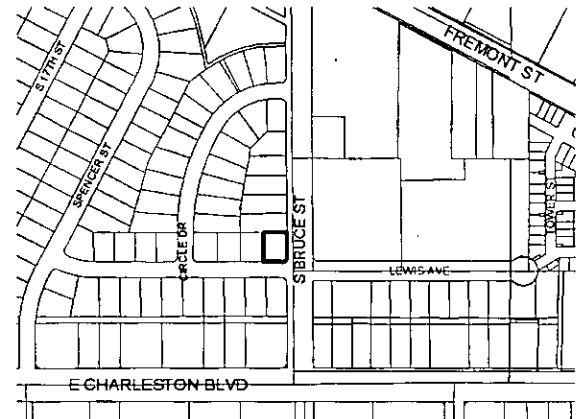
Application Information

**VAR-37570 – TABLED – RENOTIFICATION - VARIANCE
RELATED TO GPA-37567 AND ZON-37568 - PUBLIC
HEARING - APPLICANT/OWNER: JUDITH PENA - Request
for a Variance TO ALLOW FOUR PARKING SPACES WHERE
SEVEN SPACES ARE 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).**

VAR-37976 – TABLED – RENOTIFICATION - VARIANCE RELATED TO GPA-37567, ZON-37568 AND VAR-37570 - PUBLIC HEARING - APPLICANT/OWNER: JUDITH PENA - Request for a Variance TO ALLOW A FOUR-FOOT SETBACK FROM THE WEST PROPERTY LINE WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A FIVE-FOOT SETBACK 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).

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Application Location



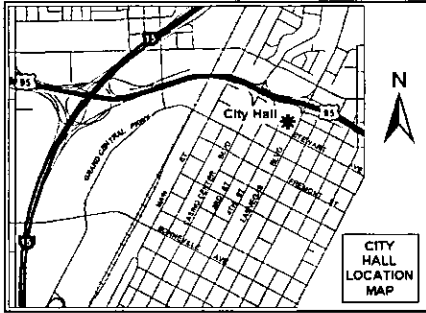
The proposed project may not pertain to the entire highlighted project site.

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

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

Return Service Requested
Official Notice of Public Hearing



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

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

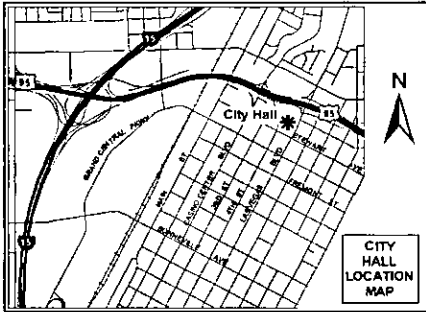
Please use available blank space on card for your comments.

VAR-37570 & VAR-37976

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.

VAR-37570 & VAR-37976

City Council Meeting of 9/1/2010

Development Notification

PC Meeting: September 1, 2010

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

VAR-37570

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
Ernie Cragin Terrace Resident Council
Francisco Park NA
Hillside Heights NA
Huntridge Park NA
John S. Park NA
Juan Garcia Gardens Apartments
Marycrest Manor HOA
Maverick - 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

Architecture | Planning | Sustainability



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

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STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER



July 8, 2010

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

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

Dear Ms. Pena:

The City Council at a regular meeting held July 7, 2010, TABLED the request for a Variance TO ALLOW FOUR PARKING SPACES WHERE SEVEN SPACES ARE 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

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

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FM-0044-08-09

PLANNING & DEVELOPMENT



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Las Vegas, NV 89101

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Fax: 702-474-0352
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www.lasvegassevada.gov

May 28, 2010

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

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

Dear Ms. Pena:

Your request for a Variance TO ALLOW FOUR PARKING SPACES WHERE SEVEN SPACES ARE 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
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell





731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

May 14, 2010

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

**RE: VAR-37570 - VARIANCE RELATED TO GPA-37567, ZON-37569,
VAR-37976, AND SDR-37569
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 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: Mr. Kelvin Haywood
KME Architects
231 West Charleston Boulevard, Suite #140
Las Vegas, Nevada 89102

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lais Tarkanian
Steven D. Rass
Ricki Y. Barlow
Stovras 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

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 Riekk, Survey (FM, PM, & A's only)
Date: March 23, 2010
Re: **VAR-37570** Judith Pena 222 S. Bruce St.
Request for a parking Variance

COMMENTS:

We support present City Code parking requirements, therefore we cannot support the variance request to allow 4 parking spaces where 6 spaces are the minimum allowed for a proposed office conversion located at 222 South Bruce Street.



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: VAR-37570

MEETING DATE: 05/27/10 PC

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



[Signature]
Signature

5-15-10
Date

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

Application Information

VAR-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 SEVEN SPACES ARE 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)

VAR-37976 - VARIANCE RELATED TO GPA-37567, ZON-37568 AND VAR-37570 - PUBLIC HEARING - APPLICANT/OWNER: JUDITH PENA - Request for a Variance TO ALLOW A FOUR-FOOT SETBACK FROM THE WEST PROPERTY LINE WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A FIVE-FOOT SETBACK 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).

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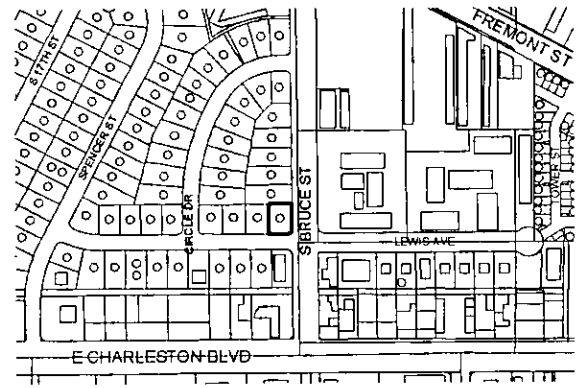
Application Information

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 SEVEN SPACES ARE 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)

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Application Location

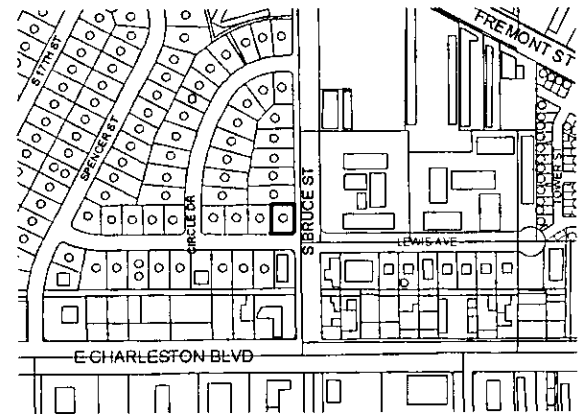


The proposed project may not pertain to the entire highlighted project site.

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

Application Location



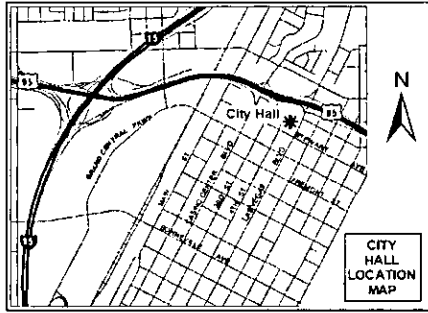
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Public Hearing Information

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

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

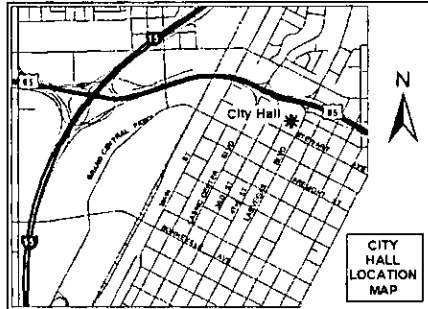
Please use available blank space on card for your comments.

VAR-37570 & VAR-37976

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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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.

VAR-37570 & VAR-37976

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:

VAR-37570

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

22

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

VAR-37570

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
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

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

VAR-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 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)**, 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:

Carman Burney

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)

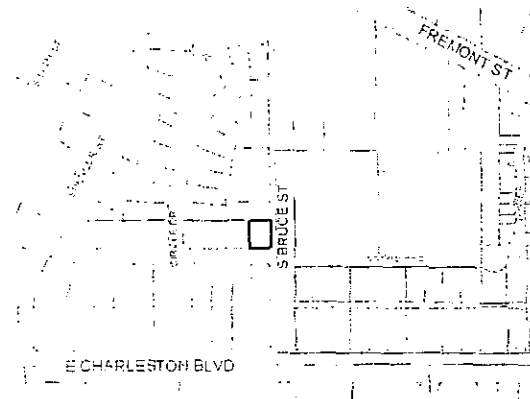
Darline Reeder, OSII
City of Las Vegas
Planning & Development
702.229.4605
dreeder@lasvegasnevada.gov

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

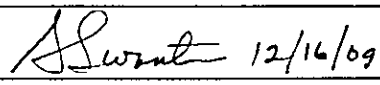
Official Notice of Neighborhood Meeting

Case(s) scheduled tentatively for:
04/22/10 Planning Commission Meeting

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

Official Notice of Neighborhood Meeting

Case(s) scheduled tentatively for:
04/22/10 Planning Commission Meeting

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST			
Item Required					
YES	NO				
APPLICATION PACKET					
☒	☐	Application signed and notarized by all property owners or authorized agent(s)		NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")	
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	Correct fee(s): \$ 300.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 830.00 Total			
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)			
☒	☐	Assessor's Parcel Map			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance (PRS)			
☒	☐	Color & Materials Board per Site Development Plan Review Submittal Requirements			
☒	☐	Copy of Business Licenses: (Owner: ☒ Applicant: ☒ Representative: ☒)			
SITE PLAN					
☒	☐	11" x 17" min. to 24" x 36" max. page size		Folded Plans: 6	
☒	☐	North arrow, scale, and vicinity map		Colored, Rolled Plans: 1	
☒	☐	All property lines and present dimensions labeled		Reduced Copy (8-1/2x11 BW): 1	
☒	☐	All building setbacks labeled		NOTES:	
☒	☐	All adjacent existing land uses and street names labeled			
☒	☐	All points of ingress and egress shown			
☒	☐	ADA accessibility requirements shown/labeled			
☒	☐	Parking standard(s) utilized:			
☒	☐	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total			
☒	☐	All free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN					
☐	☒	11" x 17" min. to 24" x 36" max. page size		Folded Plans: 0	
☐	☒	North arrow, scale, and vicinity map		Colored, Rolled Plans: 0	
☐	☒	All property lines and present dimensions labeled		Reduced Copy (8-1/2x11 BW): 0	
☐	☒	All required perimeter landscape planters shown		NOTES:	
☐	☒	All required parking lot fingers/islands shown			
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover			
BUILDING ELEVATIONS					
☐	☒	11" x 17" min. to 24" x 36" max. page size		Folded Plans: 0	
☐	☒	Scale and building dimensions labeled		Colored, Rolled Plans: 0	
☐	☒	North, south, east, and west elevations of all buildings		Reduced Copy (8-1/2x11 BW): 0	
☐	☒	All building materials and colors noted		NOTES:	
☐	☒	8" x 10" photo of original color and material board			
☐	☒	All wall sign locations shown and sizes noted			
FLOOR PLANS					
☐	☒	11" x 17" min. to 24" x 36" max. page size		Folded Plans: 0	
☐	☒	Scale and building dimensions labeled		Colored, Rolled Plans: 0	
☐	☒	All building entrances/exits shown		Reduced Copy (8-1/2x11 BW): 0	
☐	☒	Use of all rooms noted/labeled		NOTES:	
☐	☒	Maximum Occupancy (per I.B.C.)			
☐	☒	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					
Owner / Applicant:	Judith Pena		Application Type:	Variance	
Representative:	Kelvin Haywood - KME Architects		Application Purpose:	Parking Variance	
APN:	139-35-413-100		Site Location:	222 South Bruce Street	
Planner's Signature:	 12/16/09		Pre-App. Meeting Date:	12/16/09	
Planner:	Greg Kapovich, Planner I - 229-6137		Earliest Submittal Deadline:	02/23/2010 no later than 2:00 pm	
			Earliest PC / CC Meeting Dates:	04/08/10 PC 05/05/10 CC	

4/22/10 PH RG

Report Date 03/04/2010 04:37 PM

Submitted By

Page 1

A/P # 37570 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	03/04/2010 09:11	982998	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	☒ Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

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 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 # 37570 Project/Phase Name 222 SOUTH BRUCE STREET

Size/Area 0.16 ACRE Size Description

Proposed Start Proposed Stop

% Complete Formula

Phase #

Subdivision Code

% Completed 0.00

Property/Site Information

Parcel 13935413100

Location

Owner/Tenant

Contact ID AC1708595

Name PENA JUDITH

Mailing Address 222 S BRUCE ST

City LAS VEGAS

ZIP/PC 89101-5102

Day Phone

Fax

Organization

State/Province NV

Country

Evening Phone

Mobile #

☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

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 04:37 PM

Submitted By

Page 2

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 (\$300.00)	Paid
RECDRDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
380879 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
380877 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
380888 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
380881 FLOOD #1 (FLOOD CONTROL)	Incomplete
380880 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
380878 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
380887 ROW #1 (RIGHT-OF-WAY)	Incomplete
380882 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
380886 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
380884 SURVEY #1 (SURVEY)	Incomplete
380885 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
380883 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL OONE?)	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 04:37 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 NOTIFICATION AREA)
(SIGNPRO-MEMO SENT TO POST DT)
(SIGNPRO-SIGN POSTED DATE)
(STAFF RECOMMENDATION)

Check Licenses
Check Children Status
Check Open Cases

Not Checked
Children Successful
0

Fees

Status

Paid Date

Amount

NOTIFICATION & ADVERTISING 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	300.00

Total Unpaid	0.00	Total Paid	830.00
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Inspections

There are no inspections for this Report

Review Activities
Review #
Comments

Review Type

#

Status

Waived

Issued

Started

Completed

Comp By

380877	DEVCO	1	Incomplete	☐	03/04/2010 16:37			
380878	NEIGH P&S	1	Incomplete	☐	03/04/2010 16:37			
380879	B&S PLAN	1	Incomplete	☐	03/04/2010 16:37			
380880	LAND DEV	1	Incomplete	☐	03/04/2010 16:37			
380881	FLOOD	1	Incomplete	☐	03/04/2010 16:37			
380882	SEWER	1	Incomplete	☐	03/04/2010 16:37			
380883	TRAFFIC	1	Incomplete	☐	03/04/2010 16:37			
380884	SURVEY	1	Incomplete	☐	03/04/2010 16:37			
380885	TEFO	1	Incomplete	☐	03/04/2010 16:37			
380886	SID	1	Incomplete	☐	03/04/2010 16:37			
380887	ROW	1	Incomplete	☐	03/04/2010 16:37			
380888	FIRE ENG	1	Incomplete	☐	03/04/2010 16:37			

Activity Review Details

Detail SUBMITTAL CHECKLIST (VAR)
Comments
No Comments

Modified By JMARSHALL

Modified Date/Time 03/04/2010 09:10

Report Date 03/04/2010 04:37 PM

Submitted By

Page 4

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plan (18 Folded Blue Lines, 1 Rolled Color)
Y Application/Petition Form	N Building Elevations (2 Folded, 1 Rolled Color)
Y Deed and Legal Description	N Floor Plan (1 Folded, 1 Rolled)
Y Justification Letter	Y Laser Print Site Plan
Y Assessors Parcel Map	N Laser Print Floor Plan
Y Statement of Financial Interest	N 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				982998	03/04/2010 09:11	
N						

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

No children exist for this project

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

There is no planning condition for this project.

VARIANCE

N Parent Project link required?	Final City Council letter received
Y Will this go to the City Council?	Annotated minutes received
	Is there a condition of approval for a Required Review?
	If yes, when does it need to be reviewed?

Staff Recommendation

Meeting Information

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

04/22/2010	PC	SCHEDULED		0	0	0
JMARSHALL	03/04/2010					

Report Date 03/04/2010 04:37 PM

Submitted By

Page 5

Meeting Information

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

Template Type	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	Description	Entered By	Start	Stop	Hours
Comments					

PAYMNT	CO NAME WHO PICKED UP CONTACT#	890381	03/04/2010 09:35		0.00
KELVIN HAYWDOD; FOR JUDITH PENA; MONEY ORDER #0743714709; 702-888-2088;					

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

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

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

Property Owner 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 3rd day of March, 20 10

Rossana B Gomez

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-37570</u>
Meeting Date:	<u>4/22/10</u>
Total Fee:	<u>830.00</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.

f:\depot\Application Packet\Application Form.pdf



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,

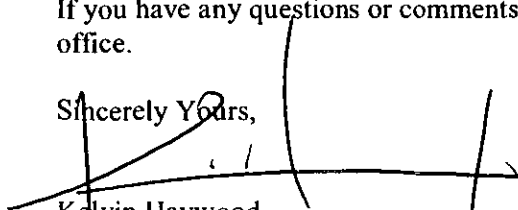
KME Architects, LLC, on behalf of our client Judith Pena, is pleased to submit this request to rezone the existing property (APN # 139.35.413.100) from its current use of *Single Family Residence District (R-1)* to *Professional Offices and Parking (P-R)*. We additionally request a 0'-0" feet waiver 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

Architecture | Planning | Sustainability



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.

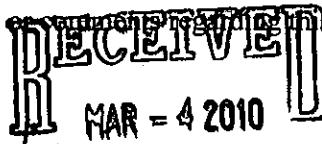
Mrs. Pena, a long time residence of Las Vegas, intends to improve the existing 1750 SF home into a small tax business and attorney's office. These offices will have normal office hours of 8am – 5pm Monday through Friday. The majority of the clients will be by appointment so as not to cause any additional 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



VAR-37570
04/22/10 PC

Architecture | Planning | Sustainability



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-37570** 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: _____

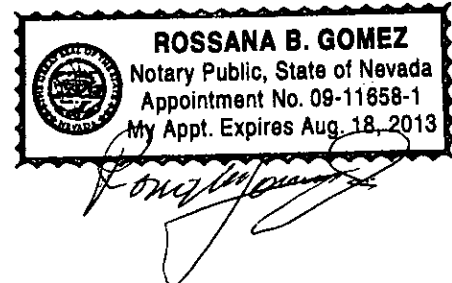
Signature of Property Owner: _____

Print Name: JUDITH PENA

Subscribed and sworn before me

This 3rd day of MARCH, 2010
ROSSANA B. GOMEZ

Notary Public in and for said County and State



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
AMT 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
Is: 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.

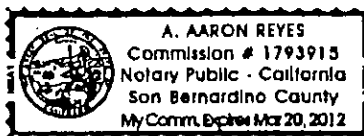
STATE OF California) California
COUNTY OF San Bernardino) San Bernardino

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

by Yvette Blatchford
the VP

30 day of September, 2009

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 recorded documents for more detailed legal information.

USE THIS SCALE(FOOT) WHEN MAP REDUCED FROM 11x17 ORIGINAL

MAP LEGEND

- PARCEL BOUNDARY
- - - SUBD BOUNDARY
- - - ROAD EASEMENT
- - - PM/LO BOUNDARY
- - - NON-PARCEL LOT LINE
- - - MCHT LINE / LEADER LINE
- - - ROAD 16 NUMBER

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

AVERAGE OR VALUE: 35

PARCEL NUMBER: 001
ACREAGE: 1.00
PARCEL SUB/SEO NUMBER: 202
PLAT RECORDING NUMBER: 22-1A
BLOCK NUMBER: 5
LOT NUMBER: 5
GOV. LOT NUMBER: 015

T20S R61E

R60E	R61E	R62E
125	126	123
138	139	140
163	162	161

Scale: 1"=200'

35

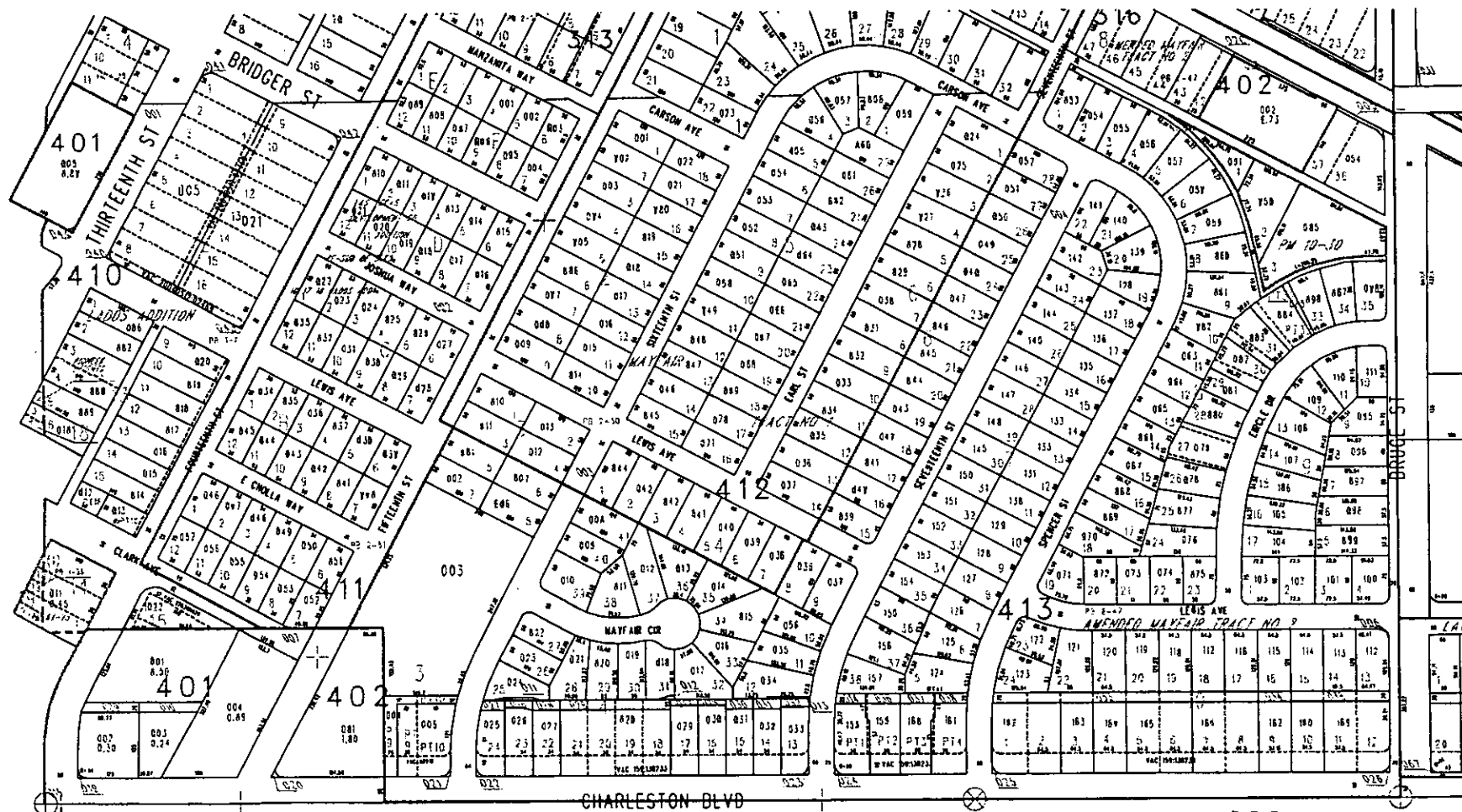
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7	6	5	4	3
9	8	7	6	5
11	10	9	8	7
13	12	11	10	9
15	14	13	12	11
17	16	15	14	13
19	18	17	16	15
21	20	19	18	17
23	22	21	20	19
25	24	23	22	21
27	26	25	24	23
29	28	27	26	25
31	30	29	28	27
33	32	31	30	29
35	34	33	32	31

Rev: 06/22/07

S 2 SW 4

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

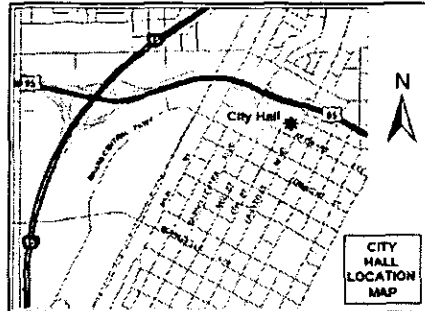
139-35-4



RECEIVED **VAR-37570**
MAR 04 2010 **04/22/10 PC**
TAX DIST 203

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

Return Service Requested
Official Notice of Public Hearing



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

☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-37570 & VAR-37976

Planning Commission Meeting of 5/27/2010

PRESORTED
FIRST CLASS



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

RECEIVED
MAY 24 2010

Case: VAR-37570
13935413104
HENDERSON HARRIETT L & RITA L
2034 COVINGTON AVE
SIMI VALLEY CA 93065-5605

CAVDS11 93065

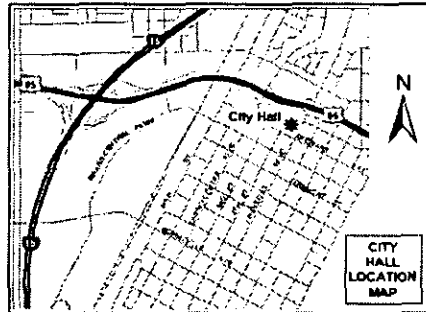


Submitted after final agenda
Date
Item

7/2/10
2013

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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Planning Commission Meeting of 5/27/2010

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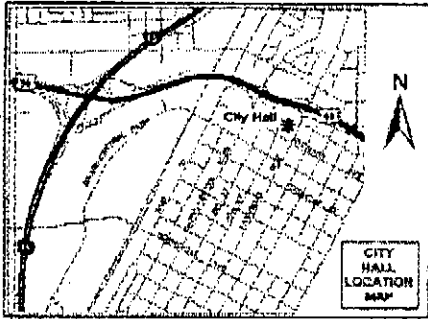


Submitted after final agenda
Date Item

7/13/10

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

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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.

VAR-37570 & VAR-37976

Planning Commission Meeting of 5/27/2010

PRESORTED
FIRST CLASS



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

13935803024
Case: VAR-37570
WESTERFIELD-WOODBURY L L C
1930 VILLAGE CTR #3-938
LAS VEGAS NV 89134-6299

CAVDF11 89104



RECEIVED

MAY 27 2010

Submitted after final agenda

Date

22-23
A

Boulder Dam Homesite Addition Association & Residential Park Inc

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

RECEIVED
MAR 19 2010

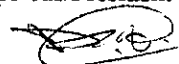
Att: Kelvin Haywood:

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@ttlv.net 

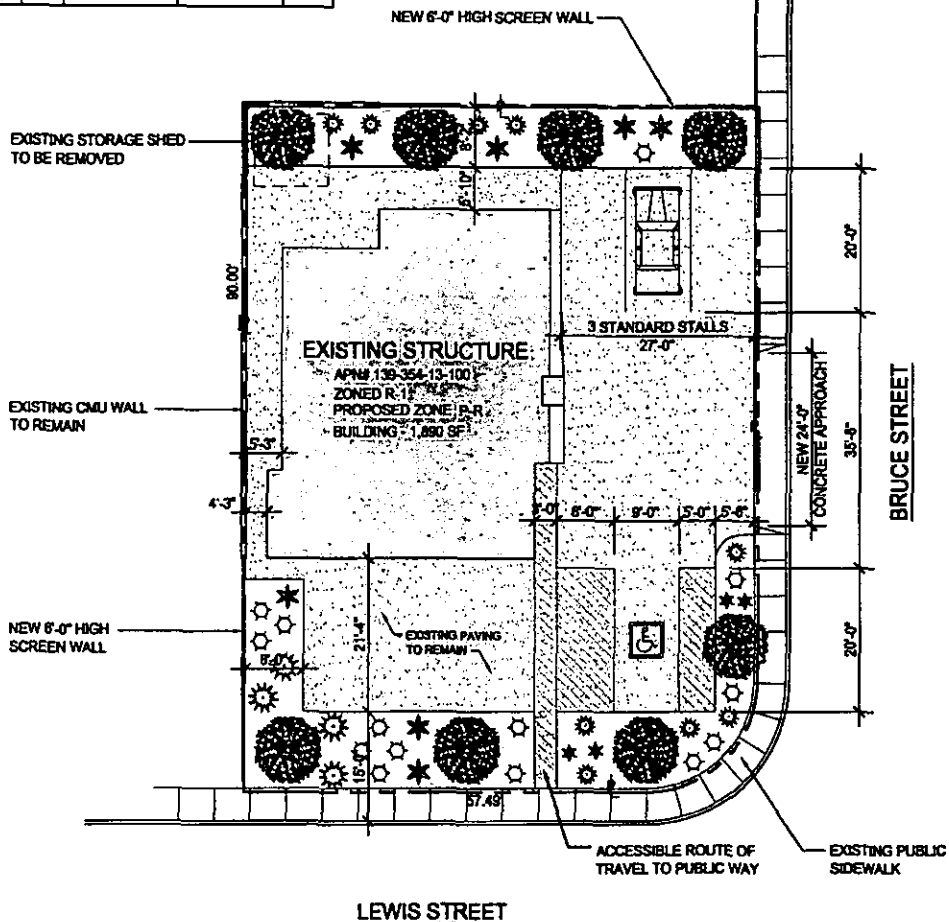
cc/ Robert Levrant - City Planning & Neighborhood Services
Robert Taylor - Block Captain 1701 E Cedar Avenue
Carlo Poliak - U.S.Senator Candidate

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

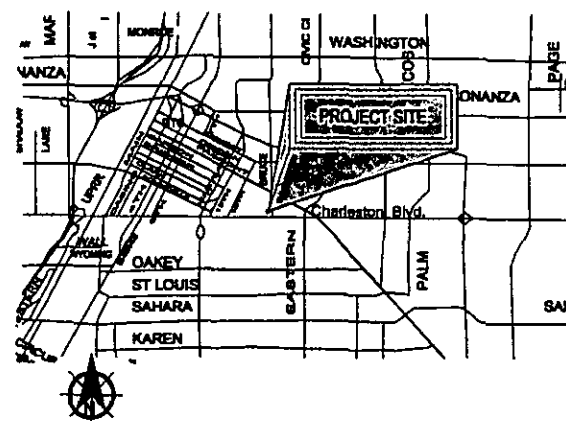
VAR-37570
REVISED

PLANTING LEGEND

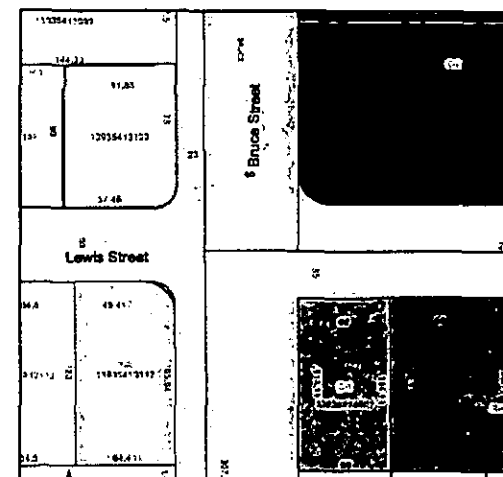
TREE				
ITEM	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
1	1	ADONIS HOLLE	CALIFORNIA PEPPER	24" BOX
SHRUBS				
ITEM	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
1	12	HAEMODORION	DEER GRASS	5 GALLON
2	18	YECOMA	ARIZONA YELLOW BELLS	3 GALLON
3	21	LOVIOBA	WALLS HONEYBUCKLE VINE	5 GALLON



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



Location Map



Zoning Map

PARKING CALCULATION

PER TITLE 18.06 & TABLE 18.15

EXISTING BUILDING (ADDRESS)	CALCULATION RATIO	SQUARE FOOTAGE	PARKING REQUIRED
222 SOUTH BRUCE STREET	1/200	1,890 S.F.	9
TOTAL ON-SITE PARKING SPACES PROVIDED:			4
TOTAL PARKING SPACES PROVIDED:			4

HANDICAP PARKING SPACES REQUIRED: 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

PENA DEVELOPMENT

222 S. BRUCE STREET
LAS VEGAS, NV 89101

VICINITY MAP, REFERENCE SITE PLAN, LANDSCAPE, INDEX AND ANALYSIS