



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

Dear Ms. Pena:

The City Council at a regular meeting held September 1, 2010, APPROVED the 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). The Notice of Final Action was filed with the Las Vegas City Clerk on September 2, 2010.

Sincerely,

A handwritten signature in cursive script that reads "Lean Coleman".

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

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

**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 - ZON-37568 - REZONING RELATED
TO GPA-37567, VAR-37570, 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 be 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,

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

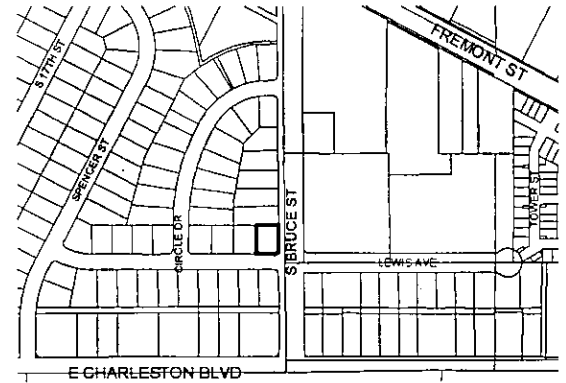


Application Information

GPA-37567 – TABLED – RENOTIFICATION - 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 – TABLED – RENOFITICATION - 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).

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

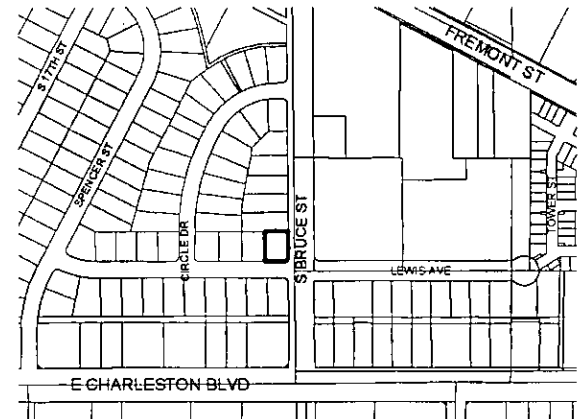
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development 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 Information

GPA-37567 – TABLED – RENOTIFICATION - 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 – TABLED – RENOFITICATION - 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).

Application Location



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

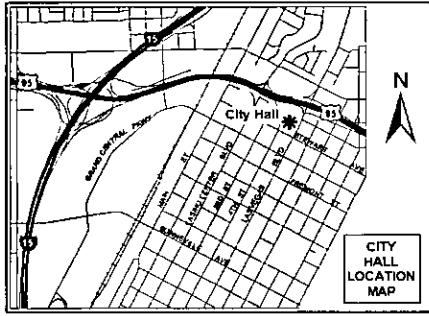
Public Hearing Information

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

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>.

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

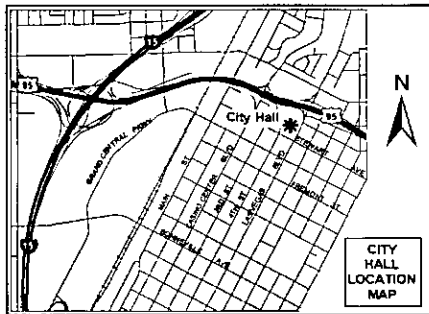
I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-37567 & ZON-37568
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.

GPA-37567 & ZON-37568
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:

ZON-37568	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	
Marycrest Manor HOA	
Maverick - Hidden Village Apartments	
Mayfair NA	
Oaktrec 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

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

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

RE: ZON-37568 – REZONING
CITY COUNCIL MEETING OF JULY 7, 2010
RELATED TO GPA-37567, VAR-37570, VAR-37976 AND SDR-37569

Dear Ms. Pena:

The City Council at a regular meeting held July 7, 2010, TABLED the 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).

Sincerely,

A handwritten signature in cursive script, reading "Gabriela Portillo-Brenner".

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-D044-08-09

PLANNING & DEVELOPMENT



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Las Vegas, NV 89101

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www.lasvegasnevada.gov

May 28, 2010

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

**RE: ABEYANCE - ZON-37568 - REZONING RELATED TO GPA-37567,
VAR-37570, VAR-37976 AND SDR-37569
PLANNING COMMISSION MEETING OF MAY 27, 2010**

Dear Ms. Pena:

Your 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), 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
Lais Tarkanian
Steven D. Rass
Ricki Y. Barlaw
Stavros S. Anthany
City Manager
Elizabeth N. Fretwell



PLANNING & DEVELOPMENT



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www.lasvegasnevada.gov

May 14, 2010

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

**RE: ABEYANCE - ZON-37568 - REZONING RELATED TO GPA-37567,
VAR-37570, 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 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
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



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:

ZON-37568

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

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

FYI

Steve Gebeke

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

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

Steve,

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

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

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

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

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

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

Thank you,

Doa Meade, P.E.
Engineering Services Manager

PLANNING & DEVELOPMENT



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

April 23, 2010

Ms. Judith Pena
222 North Bruce Street
Las Vegas, Nevada 89102

**RE: ZON-37568 - REZONING RELATED TO GPA-37567
PLANNING COMMISSION MEETING OF APRIL 22, 2010**

Dear Ms. Pena:

Your 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), was considered by the Planning Commission on April 22, 2010.

The Planning Commission voted to hold this item in *ABEYANCE* in an effort to be considered with companion items.

This item is scheduled to be heard again at the *May 27, 2010* Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Kelvin Haywood
KME Architects, LLC
231 West Charleston Boulevard
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

Stavras S. Anthony

City Manager

Elizabeth N. Fretwell





April 1, 2010

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

Attn: Steve Swanton, AICP

Re: Pena Office Conversion, GPA-37567, ZON-37568

Request for Abeyance

*Kelvin Haywood
President*

Dear Planning Department,

*Melvin Green
Principal*

KME Architects, LLC, on behalf of our client Judith Pena, requests an abeyance of GPA-37567 and ZON-37568 to the May 27, 2010 Planning Commission meeting. This will allow us to revised the documents and submit the required application and forms.

*Emanuele Arguelles
Principal*

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

Sincerely Yours,

Kelvin Haywood
President

RECEIVED
10 APR -2 AM 11:56
PLANNING AND
DEVELOPMENT

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

April 9, 2010

Ms. Judith Pena
222 South Bruce Street
Las Vegas, Nevada 89102

**RE: ZON-37568 - REZONING RELATED TO GPA-37567
PLANNING COMMISSION MEETING OF APRIL 22, 2010**

Dear Ms. Pena:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on *April 22, 2010* as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the *final agenda* will available on-line on *Friday, April 16, 2010* at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

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

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Kelvin Haywood
KME Architects, LLC
231 West Charleston Boulevard
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



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 *BSA*
CC: Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riekki, Survey (FM, PM, & A's only)
Date: March 23, 2010
Re: **ZON-37568** Judith Pena 222 S. Bruce St.
Request for Rezoning from R-1 to P-R

COMMENTS:

We have no comment on the request for a Zoning Reclassification From: R-1 (Single Family Residential) To: P-R (Professional Office and Parking) on 0.16 acres of property located at 222 South Bruce Street.

We note that this site is the subject of a Site Development Plan Review SDR-37569; all site-related conditions of approval are addressed with that action.



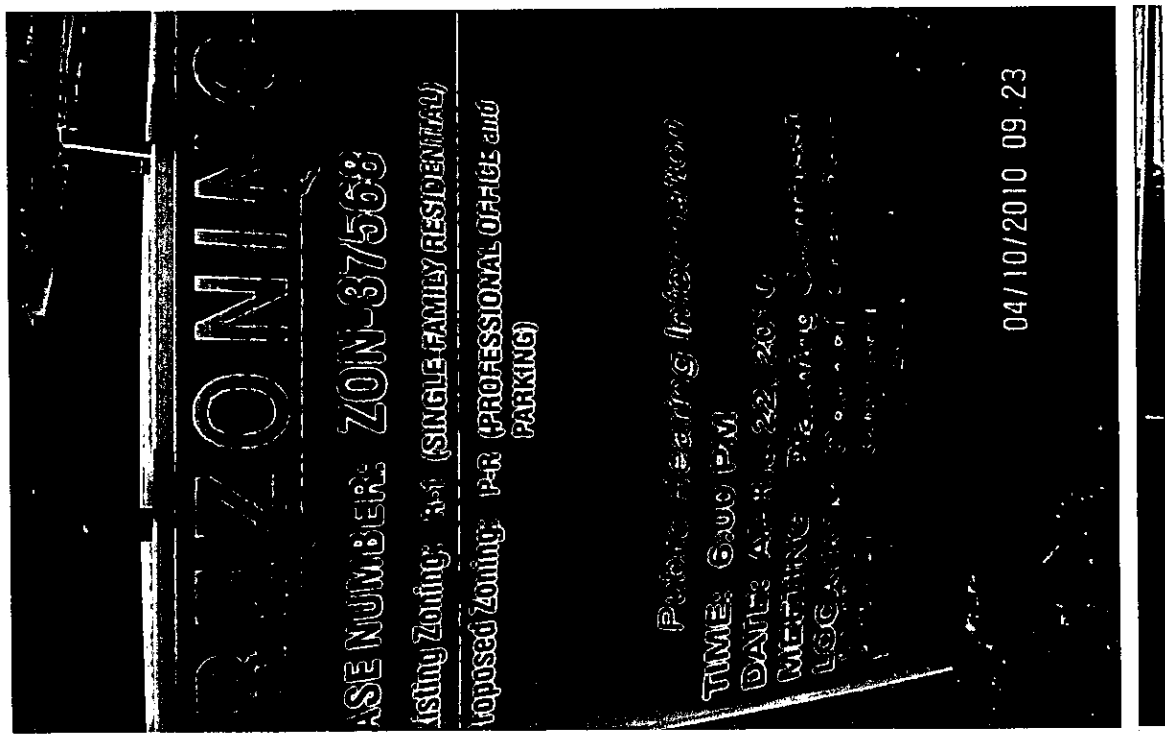
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: ZON-37568

MEETING DATE: 04/22/10 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.



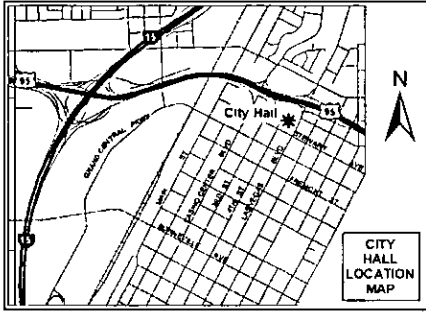
[Signature]
Signature

4-10-10
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.

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

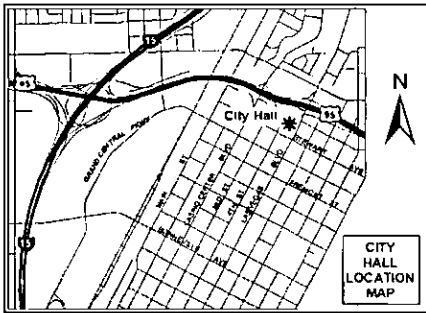
Please use available blank space on card for your comments.

GPA-37567 & ZON-37568

Planning Commission Meeting of 4/22/2010

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

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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.

GPA-37567 & ZON-37568

Planning Commission Meeting of 4/22/2010

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: April 22, 2010

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

ZON-37568

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

**CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT**

FROM: PLANNING AND DEVELOPMENT

ZON-37568

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	RICK SCHRODER	DSC

SENT VIA COURIER/INTER-OFFICE MAIL/ OR US 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

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)

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 5 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



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

Pre-Application Conference		
Item Required		
YES	NO	

APPLICATION PACKET

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application signed and notarized by all property owners or authorized agent(s)	NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (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"/>	Detailed justification letter	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	One black and white, reduced (8.5" x 11") laser copy of the location map	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Correct fee(s): \$ 700.00 (Application) + \$ 500.00 (Notification) = \$ 1200.00 Total	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Assessor's Parcel Map	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Impact Notice and Assessment (DINA)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project of Regional Significance	
<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"/>)	

LOCATION MAP

<input checked="" type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	19
<input checked="" type="checkbox"/>	<input type="checkbox"/>	North arrow, scale, and vicinity map	Colored, Rolled Plans:	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All property lines and present dimensions labeled	Reduced Copy (8-1/2x11):	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label existing and proposed zoning designations for subject site and surrounding areas	***NOT A SITE PLAN***	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show all surrounding sites within a 1,000-foot radius of subject site		

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

Owner / Applicant:	Judith Pena	Application Type:	Rezoning
Representative:	Kelvin Haywood - KME Architects	Application Purpose:	Rezone from R-1 to P-R
APN:	139-35-413-100	Site Location:	222 South Bruce Street
Planner's Signature:	<i>Greg Kapovich</i> 12/16/09	Pre-App. Meeting Date:	12/16/2009
Planner:	Greg Kapovich, Planner 229-6137	Earliest Submittal Deadline:	02/23/2010 <i>no later than 2:00 pm</i>
		Earliest PC / CC Meeting Dates:	04/08/10 PC 05/05/10 CC

4/22/10 PH RG

Report Date 03/04/2010 04:31 PM

Submitted By

Page 1

A/P # 37568 REZONING

Application Information

Stages

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

Associated Information

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

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

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 (Resse)

Parent A/P #

Project # 37568 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
Mailing Address 222 S BRUCE ST Organization
City LAS VEGAS State/Province NV
ZIP/PC 89101-5102 Country Foreign
Day Phone Evening Phone
Fax Mobile #

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 04:32 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

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	03/04/2010 09:32	700.00
NOTIFICATION & ADVERTISING FEE	P	03/04/2010 09:32	500.00
Total Unpaid		0.00	Total Paid 1200.00

Inspections

There are no inspections for this Report

Review/Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
380862	DEVCO	1	Incomplete	<input type="checkbox"/>	03/04/2010 16:06			
380863	NEIGH P&S	1	Incomplete	<input type="checkbox"/>	03/04/2010 16:06			
380864	B&S PLAN	1	Incomplete	<input type="checkbox"/>	03/04/2010 16:06			

Report Date 03/04/2010 04:32 PM

Submitted By

Page 3

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
380865	FLOOD	1	Incomplete	<input type="checkbox"/>	03/04/2010 16:06			
380866	LAND DEV	1	Incomplete	<input type="checkbox"/>	03/04/2010 16:06			
380867	ROW	1	Incomplete	<input type="checkbox"/>	03/04/2010 16:06			
380868	SEWER	1	Incomplete	<input type="checkbox"/>	03/04/2010 16:06			
380869	TRAFFIC	1	Incomplete	<input type="checkbox"/>	03/04/2010 16:06			
380870	TEFO	1	Incomplete	<input type="checkbox"/>	03/04/2010 16:06			
380871	SID	1	Incomplete	<input type="checkbox"/>	03/04/2010 16:06			
380872	SURVEY	1	Incomplete	<input type="checkbox"/>	03/04/2010 16:06			
380873	FIRE ENG	1	Incomplete	<input type="checkbox"/>	03/04/2010 16:06			

Activity Review Details

Detail SUBMITTAL CHECKLIST (ZON) Modified By JMARSHALL Modified Date/Time 03/04/2010 09:02
 Comments
 No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Pre-Application Conference Checklist
- Y Application/Petition Form
- Y Deed and Legal Description
- Y Justification Letter
- Y Assessor's Parcel Map
- Y Location Map (19 Folded Blue Lines, 1 Rolled Colored)
- Y Laser Print of Site Plan
- Y Statement of Financial Interest
- Y DINA "Project of Regional Significance" (if Applicable)

- N Business Licensing Requirements Met
- N Business License Exempt

Check Conditions

Condition Supervisor Required Approval Approved By Approved Date Applied By Applied Date Assigned

No Conditions

Project# A/P Type Status Stage Relation

No children exist for this project

Planning Condition Description Effective Expira Comments

There is no planning condition for this project.

REZONING

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

Final City Council letter received

Annotated minutes received

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

ROI Expired

Staff Recommendation

Meeting Information

Zoning Information	Acres	Existing	Existing ROI	Proposed	Approved	ROI?	ROI Exp Data	Ordinance Adopted
Ordinance #		Added By	Modified By	Comments				
	0.16	R-1 JMARSHALL		P-R				

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

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

No children exist for this project

Employee Employee ID Last First MI Comments

No Employee Entries

Log: Action Description Entered By Start Stop Hours

PAYMNT CO NAME WHO PICKED UP CONTACT# 890381 03/04/2010 09:34 0.00
 KELVIN HAYWOOD; 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 <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 3rd day of MARCH, 2010.
Rossana B Gomez

Notary Public in and for said County and State of Nevada



FOR DEPARTMENT USE ONLY

Case #	<u>ZON-37568</u>
Meeting Date:	<u>4/22/10</u>
Total Fee:	<u>\$1200.00</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.



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

RECEIVED
MAR 24 2010

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



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

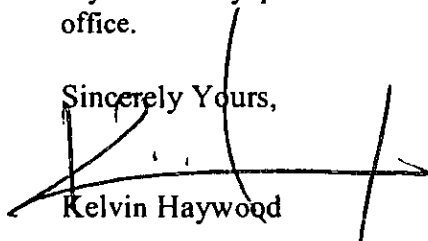
KME Architects, LLC, on behalf of our client Judith Pena, is pleased to submit this request to rezone the existing property (APN # 139.35.413.100) from its current use of *Single Family Residence District (R-1)* to *Professional Offices and Parking (P-R)*. We additionally request a 0'-0" feet waiver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

ZON-37568
04/22/10 PC



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-37568 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

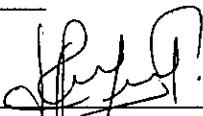
No

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: _____

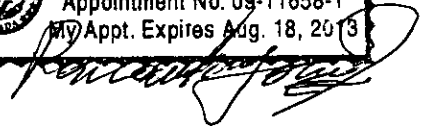
Signature of Property Owner: 

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





Inat#: 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 Assoc 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.

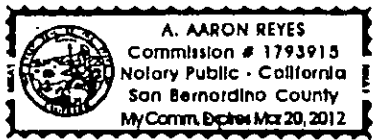
By: *Yvette Blatchford* Yvette Blatchford Yvette Blatchford
Is: VP Loan Documentation VP Loan Documentation

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 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 recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1:12.1 ORIGINAL

MAP LEGEND

- PARCEL BOUNDARY 0.01
- SUBO BOUNDARY 1.00
- - - ROAD EASEMENT 202
- PM/LD BOUNDARY 5
- - - NDN-PARCEL LOT LINE 5
- - - MATCH LINE / LEADER LINE 5
- ROAD ID NUMBER 545

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

AVERAGE SA VALUE 35

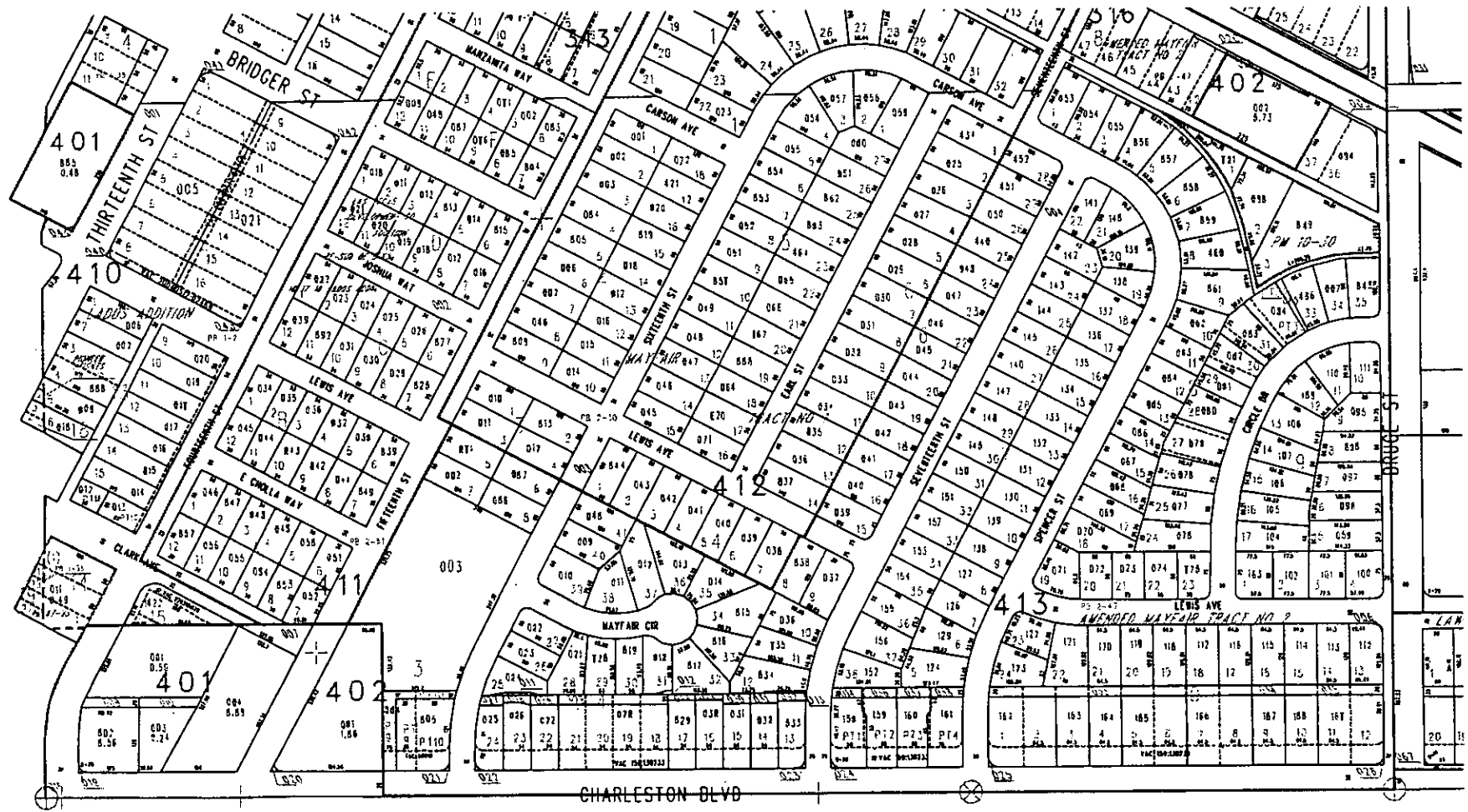
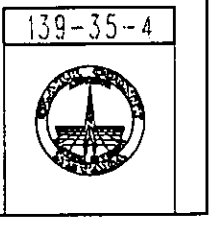
PARCEL NUMBER ACREAGE
 PARCEL SUB/SEQ NUMBER
 PLAT RECORDING NUMBER
 BLOCK NUMBER
 LOT NUMBER
 GOV. LOT NUMBER

T20S R61E S 2 SW 4 139-35-4

R10E	R1E	R2E
125	126	123
138	139	140
162	162	161

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

Scale: 1"=200' Rev: 06/22/07



RECEIVED
 MAR 04 2010

ZON-37568
04/22/10 PC

TAX DIST 203

9/10

PARCELS 308
LABELS 189

Report of All Selected Parcels

Case Number: ZON-37568

Printed On: Mon: April 26, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
7-ELEVEN INC	%AV TAX DEPT #0125 P O BOX 711 DALLAS TX	13935811000
AGBADA EUSEBIO	1961 N SARNOFF DR TUCSON AZ	13935497001
AGUILAR EUGENIA	204 S 17TH ST LAS VEGAS NV	13935413094
ALFARO MARCELA & ROSA MARIA	235 EARL ST LAS VEGAS NV	13935413088
ALLEN LYMAN	221 E CIRCLE DR LAS VEGAS NV	13935413051
ALLINGTDN DAVID C & SOPIT	204 SPENCER ST LAS VEGAS NV	13935412031
ARELLANO GUSTAVO	1715 CARSON AVE LAS VEGAS NV	13935413106
ARIAS JESUS & MARICELA R	1603 W 222ND ST TORRANCE CA	13935413139
AUFHEIMER GLENITH J & JOSEPH L	1711 LEWIS AVE LAS VEGAS NV	13935413056
BALIN PETER	1720 LEWIS AVE LAS VEGAS NV	13935814015
BALTIC AVE L L C	1368 OPAL VALLEY ST HENDERSON NV	13935413071
BANK NORWEST NEVADA F S B	%WELLS FARGO BANK %THOMSON PPTY TAX SERV P O BOX 2609 CARLSBAD CA	13935413118
BARNETT DAVID M LIVING TRUST	1715 E LEWIS AVE LAS VEGAS NV	16202513002
BARRON FAMILY TRUST	1729 LEWIS AVE LAS VEGAS NV	16202114001
BEATTIE WILLIAM	%332-387631 235 S 17TH ST LAS VEGAS NV	13935413072
BEL AIR R G L L C ETAL	%R GOLBARI 1300 W OLYMPIC #500 LOS ANGELES CA	13935413101
BENNER CHARLES A & LULA C	1730 LEWIS AVE LAS VEGAS NV	13935413147
BENNER CHARLES H	300 S BRUCE ST LAS VEGAS NV	13935315007
BERTUCCI JASON JAMES	414 S 17TH ST LAS VEGAS NV	13935413113
BILLINGSLEY SHEILA & TRENT	P O BOX 59 BLUE DIAMOND NV	13935413112
BREWER ELEANOR REVOCABLE LIV TR	259 S 17TH ST LAS VEGAS NV	13935413060
BRYAN JOE	4180 FRANCISCAN CT LAS VEGAS NV	13935413148
BRYAN JOE	4180 FRANCISCAN CT LAS VEGAS NV	13935413152
BURKE DANNY	1642 E LEWIS AVE LAS VEGAS NV	13935316003
CAMPAGNA ANTHONY & ROSE M	1016 RON EVANS ST LAS VEGAS NV	13935316002
CAMPOS CARLOS E	401 S 17TH ST LAS VEGAS NV	13935413037
CANALES FRANCISCO	P O BOX 44085 LAS VEGAS NV	13935413084
CANALES FRANCISCO	P O BOX 44085 LAS VEGAS NV	13935413084
CANALES FRANCISCO ETAL	P O BOX 85095 LAS VEGAS NV	13935413154
CASTANO ELENA	1727 LEWIS AVE LAS VEGAS NV	13935803019
		13935803023
		13935803018
		13935413102

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CATBAGAN NOEL	231 EARL ST LAS VEGAS NV	13935412030
CENTRO CRISTIANO	%WESTAR LOAN SERVICING 2340 PASEO DEL PRADO LAS VEGAS NV	13935413123
CERVANTES FRANCISCO J & BELKIS	772 CASTLEBRIDGE AVE LAS VEGAS NV	13935814008
CHARLESTON EAST L L C	P O BOX 28399 LAS VEGAS NV	13935814014
CHARLESTON PLAZA L L C	%SAFCO CAPITAL CORP 1850 S SEPULVEDA BLVD #200 LOS ANGELES CA	16202510006
CHARLESTON PLAZA L L C	%SAFCO CAPITAL CORP 1850 S SEPULVEDA BLVD #200 LOS ANGELES CA	16202510009
CHARLESTON PLAZA L L C	%SAFCO CAPITAL CORP 1850 S SEPULVEDA BLVD #200 LOS ANGELES CA	16202510004
CHARLESTON PLAZA L L C	%SAFCO CAPITAL CORP 1850 S SEPULVEDA BLVD #200 LOS ANGELES CA	16202510003
CHARLESTON PLAZA L L C	%SAFCO CAPITAL CORP 1850 S SEPULVEDA BLVD #200 LOS ANGELES CA	16202510001
CHARLESTON PLAZA L L C	%SAFCO CAPITAL CORP 1850 S SEPULVEDA BLVD #200 LOS ANGELES CA	16202510011
CHARLESTON PLAZA L L C	%SAFCO CAPITAL CORP 1850 S SEPULVEDA BLVD #200 LOS ANGELES CA	16202510010
CHARLESTON PLAZA L L C	%SAFCO CAPITAL CORP 1850 S SEPULVEDA BLVD #200 LOS ANGELES CA	16202510012
CHARLESTON PLAZA L L C	%SAFCO CAPITAL CORP 1850 S SEPULVEDA BLVD #200 LOS ANGELES CA	16202510008
CHARLESTON PLAZA WEST LLC	%SAFCO CAPITAL CORP 1850 S SEPULVEDA BLVD #200 LOS ANGELES CA	16202510007
CHARLSTON INVESTMENT L L C	721 18TH ST SANTA MONICA CA	16202510002
CHAROEN PATRICK P	445 FRANCO CT LAS VEGAS NV	13935412032
CHAROENBANPACHON SONGVUTH	1420 CHOLLA WY LAS VEGAS NV	13935413151
CHOW SHARON	4761 BLUE MOON LN LAS VEGAS NV	13935413158
CHRISTENSEN JOYCE	5546 COMINO EL NORTE #2316 NORTH LAS VEGAS NV	13935814010
COLE DON	248 SPENCER ST #1 LAS VEGAS NV	13935413130
COLLINS GREGORY V & AMANDA	P O BOX 412441 LOS ANGELES CA	13935413077
CONTRERAS LUIS	214 SPENCER ST LAS VEGAS NV	13935413137
CORTEZ JUAN C	234 SPENCER ST LAS VEGAS NV	13935413133
CORTEZ JUAN S	1824 LEWIS AVE LAS VEGAS NV	13935814007
CORTEZ PEDRO PADILLA	204 CIRCLE DR LAS VEGAS NV	13935413086
COSMAN CHARLES E	208 CIRCLE DR LAS VEGAS NV	13935413083
COX JERRY LEE	23170 CANYON LAKE DR SOUTH CANYON LAKE CA	16202513001
CRAIN RICHARD	3620 BIXBEE CT LAS VEGAS NV	13935814005
DELEON ANGEL & CARMELA	234 S 17TH ST LAS VEGAS NV	13935413045
DELGADO OFELIA	1725 E LEWIS AVE LAS VEGAS NV	13935413103
DELOSREYES ROMUALDO & LILLIAN	13639 FELSON ST CERRITOS CA	13935413107
DEMELAS BARBARA A	258 S 17TH ST LAS VEGAS NV	13935413040

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DIAZ FELIX	249 EARL ST LAS VEGAS NV	13935412034
DURAN HUGO	214 CIRCLE DR LAS VEGAS NV	13935413081
EATON JOHN & GLENDA	222 S 17TH ST LAS VEGAS NV	13935413047
EDER ANGELICA	220 CIRCLE DR LAS VEGAS NV	13935413078
EDWARDS TRAVIS J	1718 LEWIS AVE LAS VEGAS NV	13935413119
ESCALANTE JAIME R	1720 CARSON AVE LAS VEGAS NV	13935413140
ESPARZA JOSE DE JESUS & VICTOR M	235 SPENCER ST LAS VEGAS NV	13935413067
FADAEI MARTY	22724 LIBERTY BELL RD CALA BASAS CA	13935413091
FALK DOUGLAS J	1736 E CHARLESTON BLVD #349 LAS VEGAS NV	13935413076
FELD MICHAEL PAUL	463 WILSHIRE BLVD LAS VEGAS NV	13935810001
FERSZT TZVI	3325 WILSHIRE BLVD #350 LOS ANGELES CA	13935814020
FLORES MICHAEL R & GAIL	3183 BEL AIR DR LAS VEGAS NV	13935811018
FLORES MICHAEL R & GAIL	3183 BEL AIR DR LAS VEGAS NV	13935811015
FLORES MICHAEL R & GAIL	3183 BEL AIR DR LAS VEGAS NV	13935811014
FLORES MICHAEL R & GAIL	3183 BEL AIR DR LAS VEGAS NV	13935811032
FLORES MICHAEL R & GAIL	3183 BEL AIR DR LAS VEGAS NV	13935811013
FLORES MICHAEL R & GAIL	3183 BEL AIR DR LAS VEGAS NV	13935811011
FLORES MICHAEL R & GAIL	3183 BEL AIR DR LAS VEGAS NV	13935811022
FLORES MICHAEL R & GAIL	3183 BEL AIR DR LAS VEGAS NV	13935811033
FLDRES MICHAEL R & GAIL	3183 BEL AIR DR LAS VEGAS NV	13935811034
FLORES MICHAEL R & GAIL	3183 BEL AIR DR LAS VEGAS NV	13935811009
FLORES MICHAEL R & GAIL	3183 BEL AIR DR LAS VEGAS NV	13935811035
FLORES MICHAEL R & GAIL	3183 BEL AIR DR LAS VEGAS NV	13935811012
FLORES MICHAEL R & GAIL	3183 BEL AIR DR LAS VEGAS NV	13935811019
FLORES MICHAEL R & GAIL	3183 BEL AIR DR LAS VEGAS NV	13935811026
FLORES MICHAEL R & GAIL	3183 BEL AIR DR LAS VEGAS NV	13935811021
FLORES MICHAEL R & GAIL	3183 BEL AIR DR LAS VEGAS NV	13935811031
FLORES MICHAEL R & GAIL	3183 BEL AIR DR LAS VEGAS NV	13935811023
FLORES MICHAEL R & GAIL	3183 BEL AIR DR LAS VEGAS NV	13935811030
FLORES MICHAEL R & GAIL	3183 BEL AIR DR LAS VEGAS NV	13935811024
FLORES MICHAEL R & GAIL	3183 BEL AIR DR LAS VEGAS NV	13935811029
FLORES MICHAEL R & GAIL	3183 BEL AIR DR LAS VEGAS NV	13935811028

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FLORES MICHAEL R & GAIL	3183 BEL AIR DR LAS VEGAS NV	13935811036
FLORES MICHAEL R & GAIL	3183 BEL AIR DR LAS VEGAS NV	13935811025
FLORES MICHAEL R & GAIL	3183 BEL AIR DR LAS VEGAS NV	13935811008
FLORES MICHAEL R & GAIL	3183 BEL AIR DR LAS VEGAS NV	13935811027
FLORES MICHAEL R & GAIL	3183 BEL AIR DR LAS VEGAS NV	13935811020
FLORES MICHAEL R & GAIL	3183 BEL AIR DR LAS VEGAS NV	13935811002
FLORES MICHAEL R & GAIL	3183 BEL AIR DR LAS VEGAS NV	13935811006
FLORES MICHAEL R & GAIL	3183 BEL AIR DR LAS VEGAS NV	13935811001
FLORES MICHAEL R & GAIL	3183 BEL AIR DR LAS VEGAS NV	13935811007
FLORES MICHAEL R & GAIL	3183 BEL AIR DR LAS VEGAS NV	13935811005
FLORES MICHAEL R & GAIL	3183 BEL AIR DR LAS VEGAS NV	13935811003
FLORES MICHAEL R & GAIL	3183 BEL AIR DR LAS VEGAS NV	13935811004
FLORES MICHAEL R & GAIL M	3183 BEL AIR DR LAS VEGAS NV	13935811017
FLORES MICHAEL R & GAIL M	3183 BEL AIR DR LAS VEGAS NV	13935811016
FLORES MICHAEL R & GAIL M	3183 BEL AIR DR LAS VEGAS NV	13935811010
FREMONT BRUCE L L C	%SHAI OVED 14260 VENTURA BLVD #200 SHERMAN OAKS CA	13935803001
FREMONT PROPERTIES L L C	6525 CROWN BLVD P O BOX 41134 SAN JOSE CA	13935803005
GALINDO NORMA A	1630 E CARSON AVE LAS VEGAS NV	13935413052
GOLDSTEIN STEVEN M	320 E CHARLESTON BLVD #205-222 LAS VEGAS NV	13935814004
GOURLEY DOUGLAS B	244 S 17TH ST LAS VEGAS NV	13935413043
GRAHAM ROBERT H & ADA M	202 CIRCLE DR LAS VEGAS NV	13935413087
GRANT FAMILY TRUST	210 E CIRCLE DR LAS VEGAS NV	13935413082
GUILLEN SAUL A	211 EARL ST LAS VEGAS NV	13935412026
GUZMAN RAFAELA	P O BOX 19601 JEAN NV	13935413122
HADDAD EDMON	%MACAYO VEGAS 1741 E CHARLESTON LAS VEGAS NV	13935413115
HADDAD EDMON	1741 E CHARLESTON BLVD LAS VEGAS NV	13935413116
HADDAD-JOHNSON PPTYS	1480 E BETHANY HOME RD #130 PHOENIX AZ	13935413166
HADDAD-JOHNSON PROPERTIES	1480 E BETHANY HOME RD #130 PHOENIX AZ	13935413167
HADDAD-JOHNSON PROPERTIES	1480 E BETHANY HOME RD #130 PHOENIX AZ	13935413168
HAIRDESIGN B J CENTERS INC	2361 ACHILLES DR LOS ANGELES CA	13935814013
HANEY-KING HEATHER	201 SPENCER ST LAS VEGAS NV	13935413059
HASCO NV	2313 JUPITER DR LOS ANGELES CA	16202501002

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HENDERSON HARRIETT L & RITA L	2034 COVINGTON AVE SIMI VALLEY CA	13935413104
HERNANDEZ JOHN	102 BATTON CT PINEHURST NC	13935413125
HERNANDEZ PABLO	405 S 17TH ST LAS VEGAS NV	13935413155
HERNANDEZ WALTER	1719 LEWIS AVE LAS VEGAS NV	13935413074
HIALEAH MOTEL INC	1924 FREMONT ST LAS VEGAS NV	13935803004
HOWARD MARY P	P O BOX 3544 WEST WENDOVER NV	13935413135
HUERTA RAE ANN & RAMIRO	219 SPENCER ST LAS VEGAS NV	13935413064
HULBERT LORRI E	1911 BALLARD DR LAS VEGAS NV	16202513003
ITZEP MIGUEL ANGEL	1703 CARSON AVE LAS VEGAS NV	13935413054
JERGENS ANDREW & VICTORIA	213 CIRCLE DR LAS VEGAS NV	13935413108
JIMENEZ RAMIRO	249 S 17TH ST LAS VEGAS NV	13935413150
KIM YOUNG BAE	107-13 NORTHERN BLVD CORONA NY	16202512003
KIMPLE FAMILY TRUST	239 SPENCER ST LAS VEGAS NV	13935413068
KOEHL FRANCES	%DR K KELLEY 10200 COUNTY RD 65 SOUTH FOLEY AL	13935413136
KOSLA JERZY & CELINA	P O BOX 4810 SANTA BARBARA CA	13935803002
L E K INC	%LEK INC 4575 S DEAN MARTIN #507 LAS VEGAS NV	13935814011
LABOUYER GERRY	1722 LEWIS AVE LAS VEGAS NV	13935413117
LASTCO L L C	%S & L WEINSTOCK 10139 BONHAM CT LAS VEGAS NV	13935413138
LEDESMA ANGEL G	214 S BRUCE ST LAS VEGAS NV	13935413096
LEDESMA ANGEL G	216 S BRUCE ST LAS VEGAS NV	13935413097
LIMON LORENZO	215 EARL ST LAS VEGAS NV	13935412027
LOPEZ JENARO	229 S 17TH ST LAS VEGAS NV	13935413146
LUCKY STORES INC	%ALBERTSONS PPTY TAX DEPT P O BOX 20 BOISE ID	16202511001
LUZIER RYAN S 2004 REVOCABLE TR	P O BOX 1585 LOGANDALE NV	13935413131
M R Z MANAGEMENT L L C	1835 E CHARLESTON BLVD LAS VEGAS NV	13935814012
MARTIN RUBEN	214 S 17TH ST LAS VEGAS NV	13935413049
MARTIN RUBEN M	218 S 17TH ST LAS VEGAS NV	13935413048
MARTINEZ RAYMUNDO	402 S SPENCER ST LAS VEGAS NV	13935413126
MARTINEZ SERGIO J	6974 KILGORE DR #B LAS VEGAS NV	13935413143
MASSABAND MAHIN	10560 WILSHIRE BLVD #601 LOS ANGELES CA	16202510005
MASTRANTONIO KATHERINE DORRIS	1902 BALLARD DR LAS VEGAS NV	16202513018
MATUTE PLARIDEL	225 SPENCER ST LAS VEGAS NV	13935413065

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MAXEY DINK	1716 LEWIS AVE LAS VEGAS NV	13935413120
MCLEAN JAMES M	12618 PRESTON WY LOS ANGELES CA	13935413057
MEJIA JOSE R & GERARDO A	238 SPENCER ST LAS VEGAS NV	13935413132
MIKELIS PETER & YEN LE	2449 ANTLER POINT DR HENDERSON NV	13935814001
MILES CHARLES H JR	3025 E VIKING RD LAS VEGAS NV	13935803022
MILLER W B & NORA	1741 E CHARLESTON LAS VEGAS NV	13935413114
MONTANO GUME	1908 VERDINAL DR LAS VEGAS NV	16202512004
MULARSKI MICHAEL JR	1725 CARSON AVE LAS VEGAS NV	13935413058
NATIONAL BUILDERS INC	1016 RON EVANS ST LAS VEGAS NV	13935413085
NEVADA POWER COMPANY	%LAND SERV STA #9 P O BOX 98910 LAS VEGAS NV	16202101001
NEVADA TREATMENT CENTER	1721 E CHARLESTON BLVD LAS VEGAS NV	13935413161
NEVADA TREATMENT CENTER	1721 E CHARLESTON BLVD LAS VEGAS NV	13935413124
NORRIS TIMOTHY L & CHARLENE K	8380 S W SPRUCE ST PORTLAND OR	13935413070
NUNO SHARON	%N NUNO 1842 TEE BOX WY HENDERSON NV	13935413089
OLIVARES EDUARDO & AMELIA	209 S 17TH ST LAS VEGAS NV	13935413142
OLIVARES EDUARDO & AMELIA	209 S 17TH ST LAS VEGAS NV	13935413141
OLIVARES EDUARDO & AMELIA	209 S 17TH ST LAS VEGAS NV	13935413050
ORDUNEZ DELVIS	254 S 17TH ST LAS VEGAS NV	13935413041
OROZCO TERESA	P O BOX 44141 LAS VEGAS NV	13935412029
P & R 26 L L C	%R PEYMAN 11801 W WASHINGTON BLVD LOS ANGELES CA	16202512006
P & R 26 L L C	%R PEYMAN 11801 W WASHINGTON BLVD LOS ANGELES CA	16202512005
P T A C E C INC	1765 E CHARLESTON LAS VEGAS NV	13935413169
PACHECO ENRIQUE	248 S 17TH ST LAS VEGAS NV	13935413042
PENA JESUS CORTES	209 SPENCER ST LAS VEGAS NV	13935413061
PENA JUDITH	222 S BRUCE ST LAS VEGAS NV	13935413100
PERAL JOSE E & AZALEA	394 GATLINBURG CT HENDERSON NV	13935810002
PEREZ JUANA B	229 SPENCER ST LAS VEGAS NV	13935413066
PIMIENTA JOSE E	210 S BRUCE ST LAS VEGAS NV	13935413095
PONCE FLOR	254 SPENCER ST LAS VEGAS NV	13935413129
PONCE LILIANA	265 17TH ST LAS VEGAS NV	13935413153
PORRETTA JEANETTE R	6454 VAN NUYS BLVD #150 VAN NUYS CA	13935402002
PORRETTA JEANETTE R	6454 VAN NUYS BLVD #150 VAN NUYS CA	13935413090

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PURPLE SAGE INC	1920 E FREMONT ST LAS VEGAS NV	13935803003
QUINTERO HERMINIA	208 S BRUCE ST LAS VEGAS NV	13935413111
RAMIREZ JORGE & SOCORRO	245 S 17TH ST LAS VEGAS NV	13935413149
RAYGOZA MIGUEL A	1917 HOWARD AVE LAS VEGAS NV	13935413069
REBER BETTY	211 SPENCER ST LAS VEGAS NV	13935413062
REYES CHRISTOPHER P	2412 STEWART AVE LAS VEGAS NV	13935412033
RIBEIRO SCOTT	1970 PIN OAK AVE LAS VEGAS NV	13935816037
RICCIARDELLI FAMILY TRUST	9393 W KRAFT AVE LAS VEGAS NV	13935814017
RICCIARDELLI FAMILY TRUST	9393 W KRAFT AVE LAS VEGAS NV	13935814016
RICH JON W	228 S 17TH ST LAS VEGAS NV	13935413046
RIVAS PHILIP	1714 LEWIS AVE LAS VEGAS NV	13935413121
ROBLEDO ELVIRA	1919 BALLARD DR LAS VEGAS NV	16202513004
SALIMIAN G REZA	2010 E CHARLESTON LAS VEGAS NV	13935814018
SALIMIAN REZA & MARZIEH	2010 E CHARLESTON LAS VEGAS NV	13935814019
SALIMIAN REZA & MARZIEH	2010 E CHARLESTON LAS VEGAS NV	13935413164
SANDOVAL ANISETO	216 CIRCLE DR LAS VEGAS NV	13935413080
SAXTON IRIS	3803 CAVALRY LAS VEGAS NV	13935413055
SCHERER CHRISTINA	219 EARL ST LAS VEGAS NV	13935412028
SCHLOTTMAN TRINITY HAVEN	211 TOWER ST LAS VEGAS NV	13935816036
SCHOOL BOARD OF TRUSTEES	2832 E FLAMINGO LAS VEGAS NV	13935701001
SCOTT JUDITH A	1717 E LEWIS AVE LAS VEGAS NV	13935413073
SCOTT MARTIN	220 S BRUCE ST LAS VEGAS NV	13935413099
SCOTT MARTY A	225 CIRCLE DR LAS VEGAS NV	13935413105
SHARP SANDRA	1432 COUNTRY HOLLOW DR LAS VEGAS NV	13935814009
SIGMA PROPERTY	1 DANIEL BUMHAM CT #205C SAN FRANCISCO CA	13935814006
SILBERSTANG ALLAN	5473 S EASTERN AVE LAS VEGAS NV	13935413134
SMITH BENSON P	258 SPENCER ST LAS VEGAS NV	13935413128
STJUDES WOMENS AUXILIARY	P O BOX 42008 LAS VEGAS NV	13935413159
STJUDES WOMENS AUXILIARY	P O BOX 42008 LAS VEGAS NV	13935413160
SWEET HAROLD G JR	2001 E FREMONT ST LAS VEGAS NV	13935802002
SWITZER LADINA M ETAL	2336 OZARK WY NO LAS VEGAS NV	13935413039
TADEO NORMA & HORACIO	219 S 17TH ST LAS VEGAS NV	13935413144

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TARULA MARIBEL & HILARIO	400 SPENCER ST LAS VEGAS NV	13935413127
TENRAB L P ETAL	%J RUSSELL MARITAL INCOME TR 9316 TOURNAMENT CANYON DR LAS VEGAS NV	13935413163
TENRAB L P ETAL	%J O B RUSSELL MARITAL INCOME TR 9316 TOURNAMENT CANYON DR LAS VEGAS NV	13935413162
TORREZ-CONTRERAS RODRIGO	218 CIRCLE DR LAS VEGAS NV	13935413079
TOUCH CHOUN & MARY	1721 LEWIS AVE LAS VEGAS NV	13935413075
TUNGKITKANCHAROEN SONGSUK	415 S 17TH ST LAS VEGAS NV	13935413157
TY-DE DEVELOPMENT INC	2900 N SAN FERNANDO RD BURBANK CA	13935803009
TY-DE DEVELOPMENT INC	2900 N SAN FERNANDO RD BURBANK CA	13935803006
TY-DE DEVELOPMENT INC	2900 N SAN FERNANDO RD BURBANK CA	13935803007
TY-DE DEVELOPMENT INC	2900 N SAN FERNANDO RD BURBANK CA	13935803008
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816068
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816058
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816066
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816028
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816077
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816057
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816082
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816069
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816063
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816067
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816076
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816052
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816083
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816030
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816020
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816070
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816060
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816074
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816021
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816022
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816023
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816024

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URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816081
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816027
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816075
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816065
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816064
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816026
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816059
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816061
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816062
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816049
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816025
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816045
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816038
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816039
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816040
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816001
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816002
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816003
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816035
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816041
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816042
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816043
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816053
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816044
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816029
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816080
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816051
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816054
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816048
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816034
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816055
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816033

Report of All Selected Parcels**Case Number:** ZON-37568**Printed On:** Mon: April 26, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816047
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816050
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816032
URBAN LOFTS X LTD	177 W GRAY ST HDUSTON TX	13935816078
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816056
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816046
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816079
URBAN LOFTS X LTD	177 W GRAY ST HOUSTON TX	13935816031
VALADEZ JORGE	411 S 17TH ST LAS VEGAS NV	13935413156
VALDEZ EUSEVIO M	225 S 17TH ST LAS VEGAS NV	13935413145
VANDUSEN COMPANY INC	1256 W 7TH ST LOS ANGELES CA	13935413165
VARGAS LETICIA	3617 IVERSON LN NO LAS VEGAS NV	13935413109
VERDUZCO YOLANDA	205 CIRCLE DR LAS VEGAS NV	13935413110
VILANO ROMEO	218 S BRUCE ST LAS VEGAS NV	13935413098
VILHAUER LOIS DEVAN &/OR TED	238 S 17TH ST LAS VEGAS NV	13935413044
WEBB TERENCE	30613 KEYSTONE AVE MISSION BC V45 1G5 CANADA	13935413063
WESTERFIELD-WOODBURY L L C	1930 VILLAGE CENTER CTR #3-938 LAS VEGAS NV	13935803013
WESTERFIELD-WOODBURY L L C	1930 VILLAGE CTR #3-938 LAS VEGAS NV	13935803024
YOUSIF GORIAL K & AHLAM	1912 S TORREY PINES LAS VEGAS NV	13935810003
ZORA JALAL O & SANA I	11575 SWAN LAKE DR SAN DIEGO CA	13935802001

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.

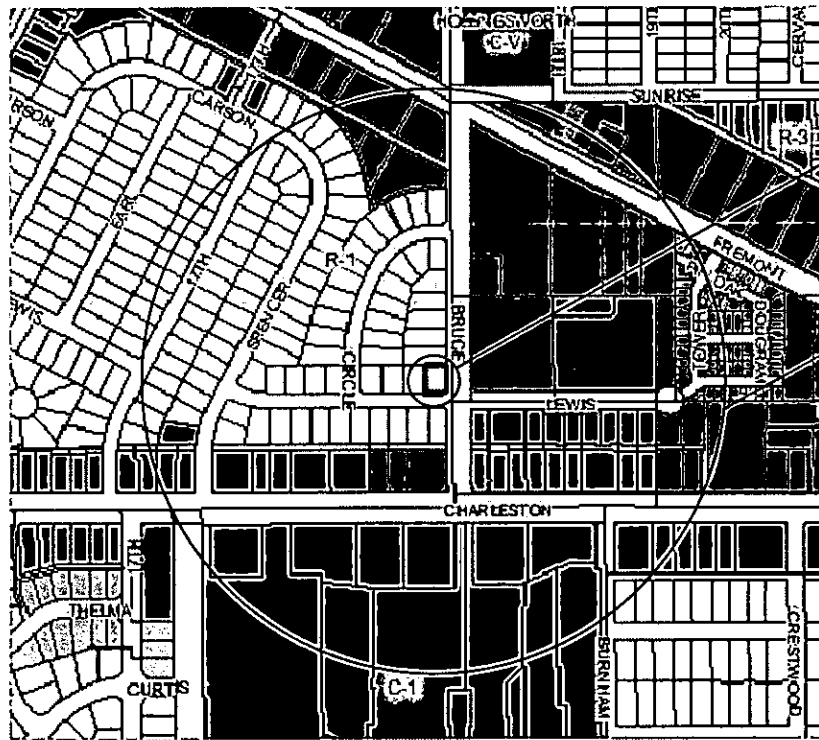
The current applications indicate an effort to upgrade the property for professional purposes only and thereby improving the neighborhood . It is our understanding that the request for a reduction in parking spaces from six to four spaces allows the developer/applicant to perform a lesser amount of landscaping. 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@ttl.v.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



APN # 139-35-413-100
 CURRENTLY ZONED FOR R-1
 PROPOSED ZONE P-R

1000' RADIUS

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

PROJECT LOCATION MAP

1 LOCATION MAP
 AZ1.00 SCALE: 1:200



RECEIVED
 MAR 04 2010

REVISIONS	DATE

DATE: 04-22-2010
 JOB NO: 1002-003
 SCALE: AS INDICATED

ZON-37568
04/22/10 PC

AZ1.00