



VAC 165310 16 2495 C-1

CHEF/ANDRE ROCHAT PL

OFFICE OF CONDOMINIUMS

VAC 890915-602
VAC 890915-602

ZON-41044

130 Feet

C-2

C-1

P-R

C-1

C-1

P-R

R-30023

P-R

P-R

P-R

R-3 159 171026

R-5

140

25

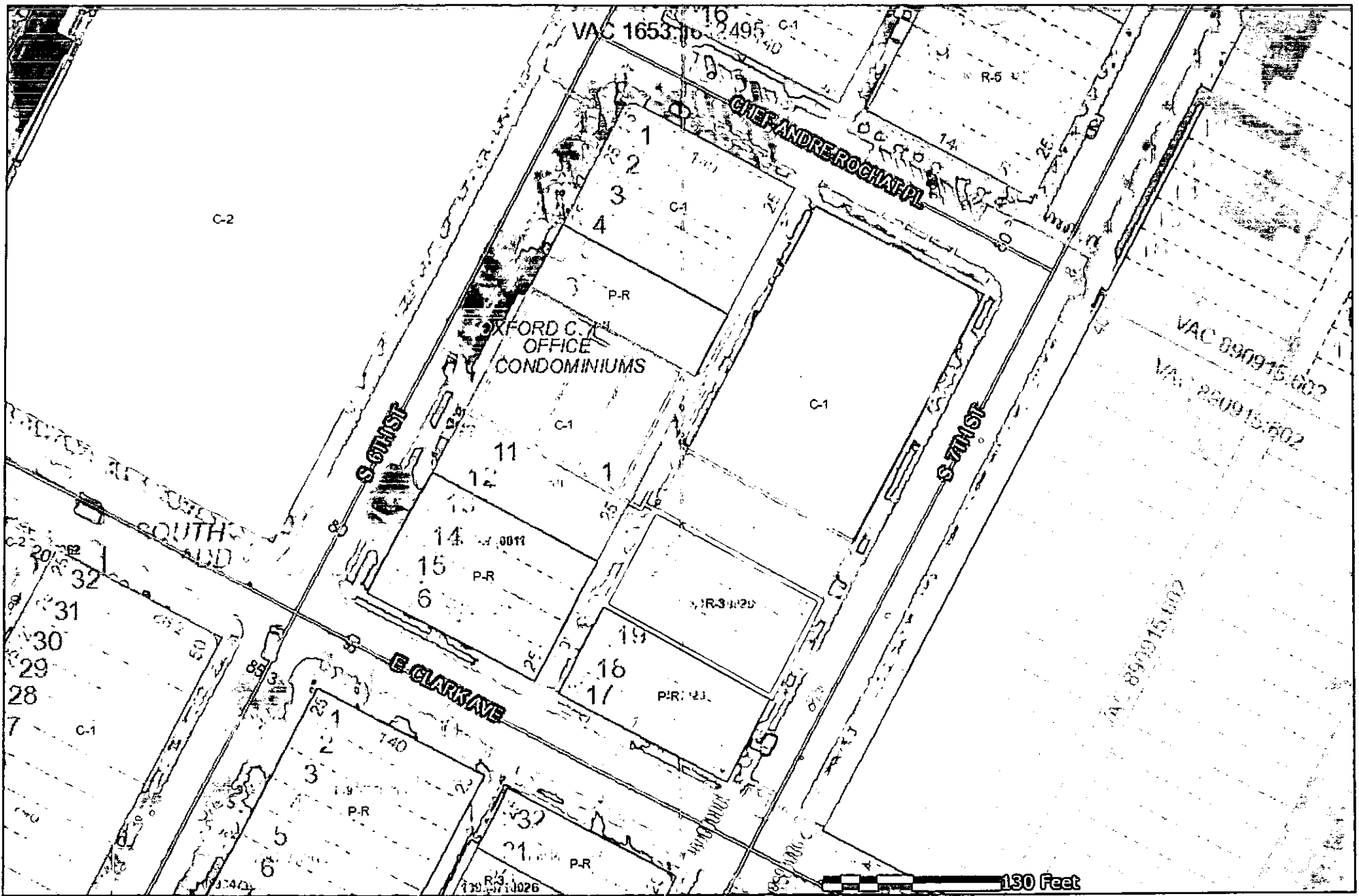
12
13
14
15
16

C-2
32
31
30
29
28

C-1

150

193



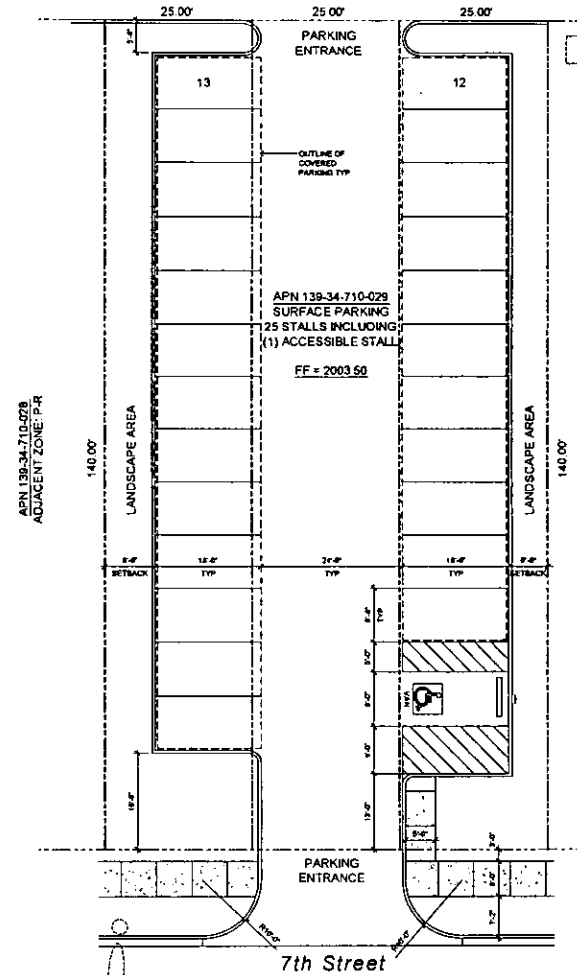
ZON-41044
SDR-41045

APN 139-34-710-011
ADJACENT ZONE: P-R

APN 139-34-710-010
ADJACENT ZONE: C-1

APN 139-34-711-000
ADJACENT ZONE: C-1

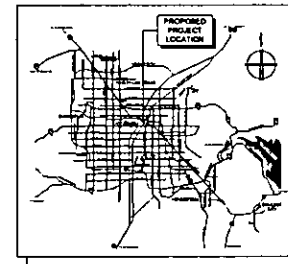
Alley



SITE DATA

APN	139-34-710-028
SITE AREA (NET)	10,500 SF
CURRENT ZONING	R-3
PROPOSED ZONING	C-1
BUILDING AREAS	N/A
PARKING PROVIDED:	24 SPACES (ALL COVERED) 1 VAN ACCESSIBLE SPACE
TOTAL	25 SPACES

VICINITY MAP

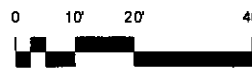


RECEIVED
FEB 24 2011

Satellite Parking Lot

424 S. 7th Street
LAS VEGAS, NEVADA 89101

SCALE: 1" = 20'-0"
FEBRUARY 24, 2011



designcell

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

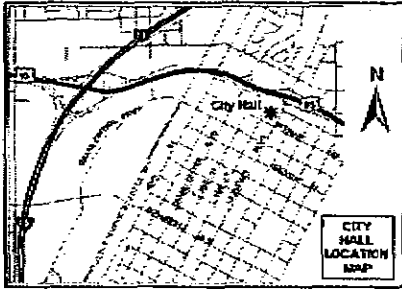
DR01

SITE PLAN

ZON-41044
SDR-41045

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

**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 Department of Planning, Case Planning Division 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

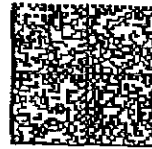
I OPPOSE
this Request

Please use available blank space on card for your comments.

ZON-41044 & SDR-41045

Planning Commission Meeting of 6/14/2011

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
PRIME BY MAIL
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MAILED FROM ZIP CODE 89101

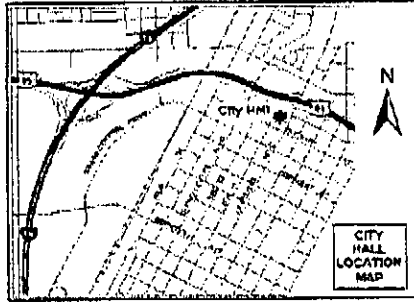


13934701006
BAKER LAW OFFICES P C
500 S 8TH ST
LAS VEGAS NV 89101-7003

Case: ZON-41044

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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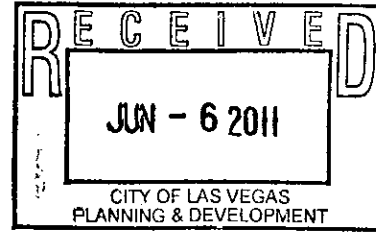
ZON-41044 & SDR-41045

Planning Commission Meeting of 6/14/2011

PRESORTED
FIRST CLASS



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0004279218 JUN02 2011
MAILED FROM ZIP CODE 89101



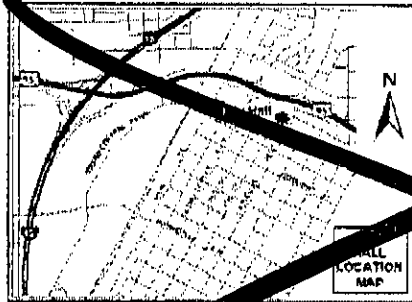
Case: ZON-41044
13934611046
SENIOR NEVADA BENEFIT GROUP L P
1600 BECKE CIR
LAS VEGAS NV 89104-3322

27 DRDFN1.1 89104



City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
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I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-41054 & SDR-41047

Planning Commission Meeting of 6/14/2011

PRESORTED
FIRST CLASS

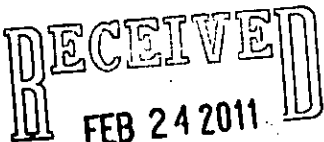


UNITED STATES POSTAGE
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0004279218 JUN02 2011
MAILED FROM ZIP CODE 89101

Case: VAR-41054
13934611046
SENIOR NEVADA BENEFIT GROUP L P
1600 BECKE CIR
LAS VEGAS NV 89104-3322

27 DRDFN1.1 89104



Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required				
YES	NO			
APPLICATION				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Signed and notarized by <i>all</i> property owners or authorized agent(s)		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grant deed and legal description		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Detailed</i> justification letter		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Full size, rolled, color copy of <i>all</i> plans and elevations		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Correct fee(s): \$ <u>200</u> \$ <u>500</u> \$ _____ Total = \$ <u>1200</u>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement of Financial Interest		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Impact Notice and Assessment (DINA)		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project of Regional Significance		
SITE PLAN				
				Folded Plans: <input checked="" type="checkbox"/> Rolled/Colored Plans: <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size		<p>Zoning Maps 6 Folded 1 Rolled All Colored</p>
<input type="checkbox"/>	<input type="checkbox"/>	North arrow, scale, and vicinity map		
<input type="checkbox"/>	<input type="checkbox"/>	<i>All</i> property lines and present dimensions labeled		
<input type="checkbox"/>	<input type="checkbox"/>	<i>All</i> building setbacks labeled		
<input type="checkbox"/>	<input type="checkbox"/>	<i>All</i> adjacent existing land uses and street names labeled		
<input type="checkbox"/>	<input type="checkbox"/>	<i>All</i> points of ingress and egress shown		
<input type="checkbox"/>	<input type="checkbox"/>	ADA accessibility requirements shown/labeled		
<input type="checkbox"/>	<input type="checkbox"/>	Parking standard(s) utilized: _____		
<input type="checkbox"/>	<input type="checkbox"/>	Parking space count and typical dimensions labeled #regular #compact #handicap Total		
<input type="checkbox"/>	<input type="checkbox"/>	<i>All</i> free-standing sign locations shown and heights and sizes noted		
LANDSCAPE PLAN				
				Folded Plans: _____ Rolled/Colored Plans: _____
<input type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size		
<input type="checkbox"/>	<input type="checkbox"/>	North arrow, scale, and vicinity map		
<input type="checkbox"/>	<input type="checkbox"/>	<i>All</i> property lines and present dimensions labeled		
<input type="checkbox"/>	<input type="checkbox"/>	<i>All</i> required perimeter landscape planters shown		
<input type="checkbox"/>	<input type="checkbox"/>	<i>All</i> required parking lot fingers/islands shown		
<input type="checkbox"/>	<input type="checkbox"/>	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover		
BUILDING ELEVATIONS				
				Folded Plans: _____ Rolled/Colored Plans: _____
<input type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size		
<input type="checkbox"/>	<input type="checkbox"/>	Scale and building dimensions labeled		
<input type="checkbox"/>	<input type="checkbox"/>	North, south, east, and west elevations of <i>all</i> buildings		
<input type="checkbox"/>	<input type="checkbox"/>	<i>All</i> building materials and colors noted		
<input type="checkbox"/>	<input type="checkbox"/>	8" x 10" photo of original color and material board		
<input type="checkbox"/>	<input type="checkbox"/>	<i>All</i> wall sign locations shown and sizes noted		
FLOOR PLANS				
				Folded Plans: _____ Rolled Plans: _____
<input type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size		
<input type="checkbox"/>	<input type="checkbox"/>	Scale and building dimensions labeled		
<input type="checkbox"/>	<input type="checkbox"/>	<i>All</i> building entrances/exits shown		
<input type="checkbox"/>	<input type="checkbox"/>	Use of <i>all</i> rooms noted/labeled		

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

Applicant: Design Cell Application Type: Rezoning R-3 to C-1
 APN: 139-34-710-029 Location: 424 7th Street
 Planner: DJ Rabin Pre-App Meeting Date: 2-23-11 Earliest PC Date: 4-12-11



July 21, 2011

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Daniel Ross
46 East Victory Road
Henderson, Nevada 89015

RE: ZON-41044 - REZONING
RELATED TO SDR-41045
CITY COUNCIL MEETING OF JULY 20, 2011

Dear Mr. Ross:

The City Council at a regular meeting held July 20, 2011, APPROVED the request for Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.26 acres at 424 South 7th Street (APN 139-34-710-029). The Notice of Final Action was filed with the Las Vegas City Clerk on July 21, 2011.

Sincerely,

A handwritten signature in cursive script that reads "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

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

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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



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

June 15, 2011

Mr. Daniel Ross
46 East Victory Road
Henderson, Nevada 89015

**RE: ZON-41044 - REZONING RELATED SDR-41045
PLANNING COMMISSION MEETING OF JUNE 14, 2011**

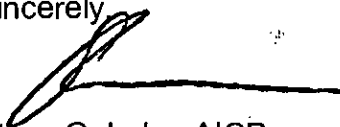
Dear Mr. Ross:

Your request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.26 acres at 424 South 7th Street (APN 139-34-710-029), Ward 3 (Reese), was considered by the Planning Commission on June 14, 2011.

The Planning Commission voted to recommend **APPROVAL** of your request.

This item will be considered by the City Council on July 20, 2011, 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, AICP
Planning Supervisor
Case Planning Division

SG:clb

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

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

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov





June 2, 2011

Mr. Daniel Ross
46 East Victory Road
Henderson, Nevada 89015

**RE: ZON-41044 - REZONING RELATED SDR-41045
PLANNING COMMISSION MEETING OF JUNE 14, 2011**

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

Dear Mr. Ross:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **June 14, 2011** 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 **Wednesday, June 8, 2011** 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 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", is written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

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

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

Mr. Robert Eglet
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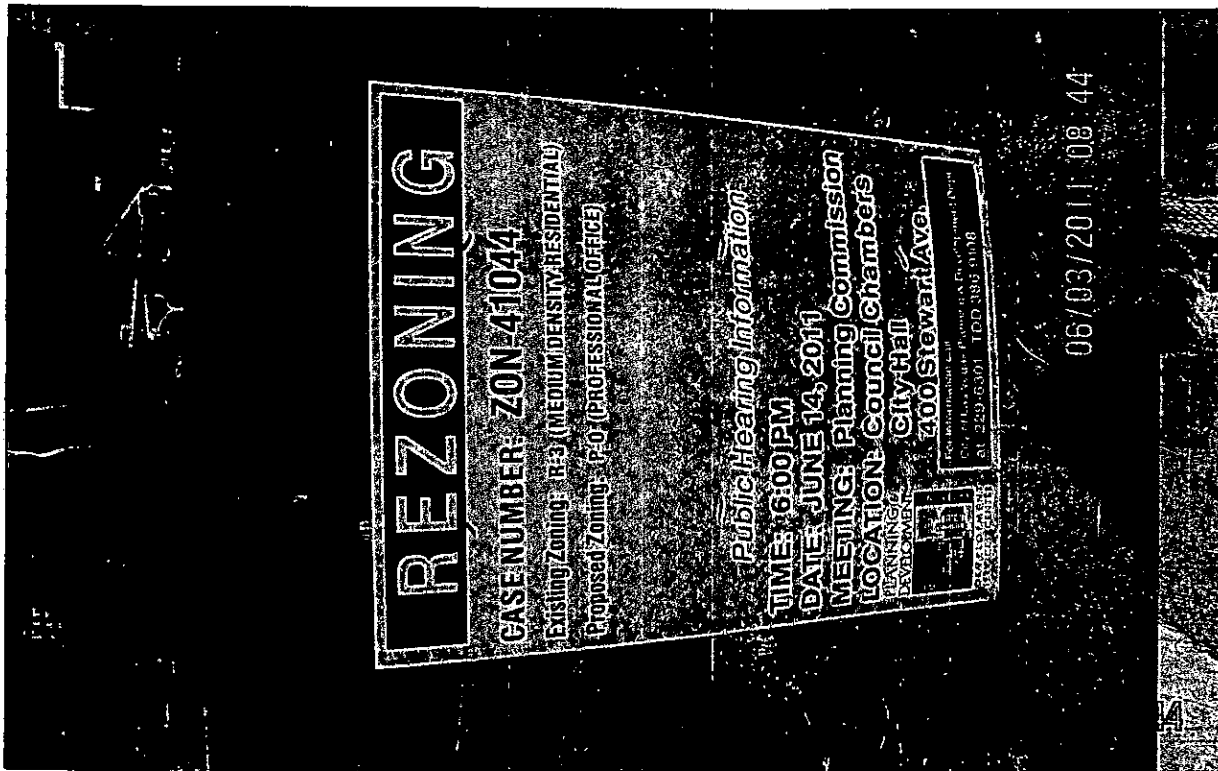
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: ZON-41044

MEETING DATE: 06/14/11 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

6-3-11
Date

This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.



DEPARTMENT OF
PLANNING



ie Zoning
to the first



[Handwritten Signature]
Signature

6-3-11
Date

This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

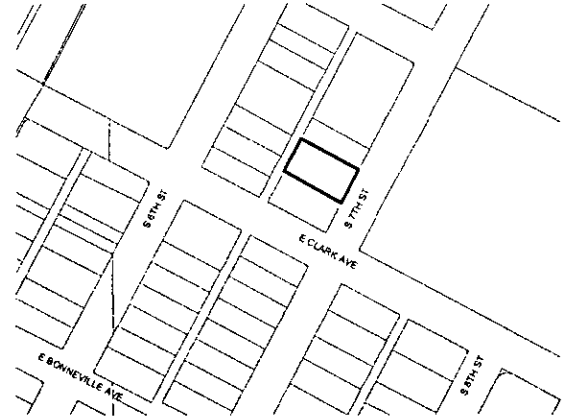
Application Information

ZON-41044 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: DANIEL ROSS - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.26 acres at 424 South 7th Street (APN 139-34-710-029), Ward 3 (Reese).

SDR-41045 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-41044 - PUBLIC HEARING - APPLICANT/OWNER: DANIEL ROSS - Request for a Site Development Plan Review FOR A COVERED PARKING LOT WITH WAIVERS TO ALLOW AN 11-FOOT WIDE LANDSCAPE BUFFER ALONG THE EAST PERIMETER WHERE 15 FEET IS REQUIRED, A FIVE-FOOT WIDE LANDSCAPE BUFFER ALONG THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED, AND A THREE-FOOT WIDE LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH PERIMETER WHERE FIVE FEET IS REQUIRED on 0.26 acres at 424 South 7th Street (APN 139-34-710-029), R-3 (Medium Density Residential) Zone [PROPOSED: P-O (Professional Office)], 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 Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezoning will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: June 14, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

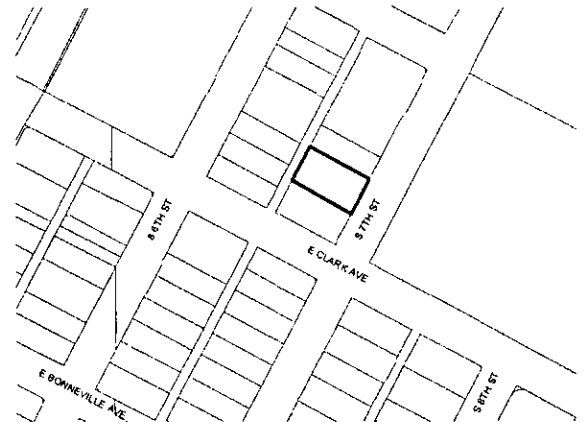
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Application Location



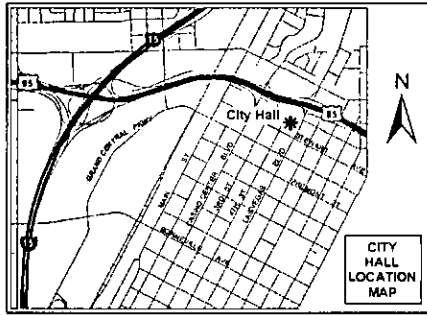
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: June 14, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Official Notice of Public Hearing**



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I SUPPORT
this Request

I OPPOSE
this Request

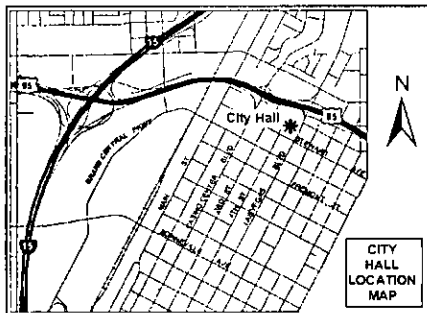
Please use available blank space on card for your comments.

ZON-41044 & SDR-41045

Planning Commission Meeting of 6/14/2011

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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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.

ZON-41044 & SDR-41045

Planning Commission Meeting of 6/14/2011

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: March 10, 2011
Re: **ZON-41044** Daniel Ross 424 S. 7th St.
Request for Rezoning from R-3 to C-1

COMMENTS:

We have no comment on the request for a Rezoning from: R-3 (Medium Density Residential) to: C-1 (Limited Commercial) on 0.26 acres at 424 South 7th Street. We note that this action is related to Site Development Plan Review SDR-41045 and all of our recommended conditions are associated with that action.

Development Notification

PC Meeting: June 14, 2011

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 Department:

ZON-41044	Ogden Villas Apartments
18b The Las Vegas Arts District	Orleans Square HOA
Beverly Green NA	Robert Gordon Plaza Resident Council
Beverly Palms Apartments	South Cove Apartments
Boulder Dam Homesites	Southridge NA
Church-Noblitt NA	Stewart Arms Apartments
Crestwood NA	Stewart Town HOA
Cultural Corridor Coalition NCG	Sunflower Apartments
Downtown Business Operators Council	Towne Terrace Apartments
Fremont Apartments	West Huntridge NA
Fremont Plaza Apartments	W.L.V-NAA1
Fremont Street Experience Business Association	
Gateway Neighborhood Association	
Hewetson Parent Organization	
Hillside Heights NA	
Hoover Apartments	
Horizon Studio Apartments	
Huntridge Park NA	
John S. Park NA	
L'Octaine Apartments Resident Council	
Maverick - Hidden Village Apartments	
Mayfair NA	
Newport Lofts	
Oak Tree Apartments	

P/L 171/136

Report of All Selected Parcels

Case Number: ZON-41044 ; SDR-41045

Printed On: Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
		13934711000
		13934711000
518 GARCES AVE LTD	631 LAS VEGAS BLVD S LAS VEGAS NV	13934410186
520 SOUTH SIXTH STREET L L C	716 S 6TH ST LAS VEGAS NV	13934310066
609 SOUTH EIGHT STREET L L C	%M HERRAN 8130 LA MESA BLVD #93 LA MESA CA	13934810049
609 SOUTH EIGHTH STREET L L C	%M VACA 1524 HENDRIX PL #101 CHULA VISTA CA	13934810048
611 SIXTH ST L L C	%R BRANDY 113 PINE ISLAND CT LAS VEGAS NV	13934410221
A & A INC	5145 ROGERS ST #C LAS VEGAS NV	13934710007
A & A INC	5145 ROGERS ST #C LAS VEGAS NV	13934710008
A A K P	%M/M A LEAVITT 7151 COPPER RD LAS VEGAS NV	13934810010
APPLE ROBERT M & MARY M	1405 STRONG DR LAS VEGAS NV	13934810044
AUSTIN JOE L & NANCY J FAMILY TR	112 N 19TH ST LAS VEGAS NV	13934810086
B L & G	%K LEAVITT 601 E BRIDGER AVE LAS VEGAS NV	13934710002
B L & G	%K LEAVITT 601 E BRIDGER LAS VEGAS NV	13934710003
BAKER LAW OFFICES P C	500 S 8TH ST LAS VEGAS NV	13934701006
BANK NEVADA	2700 W SAHARA AVE LAS VEGAS NV	13934710057
BANK WELLS FARGO TRS	%PDS TAX SERV P O BOX 13519 ARLINGTON TX	13934710004
BONNEVILLE 21 L L C ETAL	8363 W SUNSET RD #300 LAS VEGAS NV	13934311159
BONNEVILLE 21 L L C ETAL	7250 PEAK DR #110 LAS VEGAS NV	13934311158
BOXCARS L L C	800 E BONNEVILLE AVE LAS VEGAS NV	13934810051
C & A INVESTMENT TRUST	3022 W BEACH DR OAK ISLAND NC	13934710014
C & A INVESTMENT TRUST	3022 W BEACH DR OAK ISLAND NC	13934710013
C & M PARTNERSHIP	629 S 6TH ST LAS VEGAS NV	13934410217
C S E HOLDING L L C	%C ELGAZZAR 1413 HILLSIDE PL LAS VEGAS NV	13934712019
CARL PATRICIA K	1330 JERSEY AVE S #200 MINNEAPOLIS MN	13934810088
CARSON AVENUE PARTNERS L L C	P O BOX 18119 LONG BEACH CA	13934710036
CHAD JOSEPH L L C	415 S 6TH ST #100 LAS VEGAS NV	13934711005
CHAD JOSEPH L L C	415 S 6TH ST #100 LAS VEGAS NV	13934711004
CHAN 1994 TRUST	5259 MISTY MORNING DR LAS VEGAS NV	13934712021
CHEUNG KIN YAN	P O BOX 30668 LAS VEGAS NV	13934810013
CHURCH CHRIST SCIENTIST FIRST	300 S 7TH ST LAS VEGAS NV	13934710035
CHURCH L D S PRESIDING BISHOP	%TAX DIVISION 50 E NORTH TEMPLE ST 22ND FLOOR SALT LAKE CITY UT	13934810089

Report of All Selected Parcels**Case Number:** ZON-41044**Printed On:** Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
CINLEE 7 L L C	608 S 8TH ST LAS VEGAS NV	13934810023
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13934712126
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13934712125
CITY OF LAS VEGAS REDEVELOPMENT	400 E STEWART AVE 8TH FLOOR LAS VEGAS NV	13934310061
CITY OF LAS VEGAS REDEVELOPMENT	400 E STEWART AVE 8TH FLOOR LAS VEGAS NV	13934310063
CITY OF LAS VEGAS REDEVELOPMENT	400 E STEWART AVE 8TH FLOOR LAS VEGAS NV	13934710001
CITY OF LAS VEGAS REDEVELOPMENT	400 E STEWART AVE 8TH FLOOR LAS VEGAS NV	13934301004
CITY OF LAS VEGAS REDEVELOPMENT	400 E STEWART AVE 2ND FLR LAS VEGAS NV	13934303001
CITY OF LAS VEGAS REDEVELOPMENT	400 E STEWART AVE 8TH FLOOR LAS VEGAS NV	13934310076
CITY OF LAS VEGAS REDEVELOPMENT	400 E STEWART AVE 8TH FLOOR LAS VEGAS NV	13934310062
CITY OF LAS VEGAS REDEVELOPMENT	%OFFICE BUSINESS DEV 400 STEWART AVE LAS VEGAS NV	13934311152
CITY OF LAS VEGAS REDEVELOPMENT	400 E STEWART AVE 8TH FLOOR LAS VEGAS NV	13934303002
COLE & CASHS CASTLE L L C	108 QUAIL RUN RD HENDERSON NV	13934410184
COLE & CASH'S CASTLE L L C	%B & D DUFFY 108 QUAIL RUN RD HENDERSON NV	13934310053
CREST BUDGET INN L L C	2775 S RAINBOW BLVD #101C LAS VEGAS NV	13934611045
DAMICO TONY	11024 CLARION LN LAS VEGAS NV	13934710016
DECKER KELLY G & CHRISTY	623 S 6TH ST LAS VEGAS NV	13934410219
DEN EQUITY L L C	616 S 8TH ST LAS VEGAS NV	13934810026
DIANE LESLIE TRUST	P O BOX 232107 LAS VEGAS NV	13934410182
DOWN THE ROAD L L C	%L FITZSIMMONS 3216 W CHARLESTON BLVD #A LAS VEGAS NV	13934710041
ECKER INVESTMENT TRUST ETAL	8193 HORSESHOE BEND LN LAS VEGAS NV	13934710019
ELLIS FRANK A III & PATRICIA L	510 S 9TH ST LAS VEGAS NV	13934810057
EMBRY 2000 COM PPTY TR ETAL	17750 S W MT ADAMS LOOP POWELL BUTTE OR	13934710011
EVAPS L L C	400 S FOURTH ST #600 LAS VEGAS NV	13934701009
F & J L L C	850 E BONNEVILLE AVE LAS VEGAS NV	13934810061
FREEDMAN WILLIAM E & BARBARA A	411 S 6TH ST LAS VEGAS NV	13934710009
FUMO OSVALDO E	1212 S CASINO CENTER LAS VEGAS NV	13934310056
G P PROPERTIES L L C	520 S 4TH ST LAS VEGAS NV	13934310058
GAMETTE BRAUNDA T	620 S 8TH ST LAS VEGAS NV	13934810027
GARCIA EVA CHARTERED	501 S 7TH ST LAS VEGAS NV	13934710040
GIUNTA ROBERT & LORI REV TR AGMT	881 SHIRLEY LN BOULDER CITY NV	13934310070
GOOD EARTH ENTERPRISES INC	785 COLUMBUS AVE SAN FRANCISCO CA	13934611034

Report of All Selected Parcels**Case Number:** ZON-41044**Printed On:** Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
GOOD EARTH ENTERPRISES INC	785 COLUMBUS AVE SAN FRANCISCO CA	13934611037
GOOD EARTH ENTERPRISES INC	785 COLUMBUS AVE SAN FRANCISCO CA	13934611036
GRAVES JOHN J JR	601 S 6TH ST LAS VEGAS NV	13934310072
GRAVES JOHN J JR	601 S 6TH ST LAS VEGAS NV	13934410222
GROOVER R DAVID REVOCABLE LIV TR	3116 PORTSIDE DR LAS VEGAS NV	13934810011
GUST GORDON & WENDA	1809 WHITE HAWK CT LAS VEGAS NV	13934611047
HAFEN GREGORY & S 1989 LIV TR	525 S 9TH ST LAS VEGAS NV	13934810087
HARDY LIVING TRUST ETAL	5691 N BONITA VISTA ST LAS VEGAS NV	13934801008
HASTINGS MARTIN D	8105 SAPPHIRE BAY CIR LAS VEGAS NV	13934410225
HASTINGS MARTIN D & ANGELA M	8105 SAPPHIRE BAY CIR LAS VEGAS NV	13934410224
HOLMES LESTER & KATHELEEN TRUST	614 S 8TH ST LAS VEGAS NV	13934810025
INTERSTAR LAND COMPANY L L C	%K RESNICK 3540 W SAHARA AVE #182 LAS VEGAS NV	13934710052
JACK & GRACIE L L C	7 MOUNTAIN COVE CT HENDERSON NV	13934810022
JEAN-CHARLES JEANOT & DELIVRANCE	901 SAGE TREE CT LAS VEGAS NV	13934713005
JOSEPH CHAD L L C	415 S 6TH ST #100 LAS VEGAS NV	13934711006
JULIP M M INC	%P GOLDSTEIN 609 S 7TH ST LAS VEGAS NV	13934810015
K M X I 2000 LIVING TRUST	1125 CASHMAN DR LAS VEGAS NV	13934611038
KENNY CRAIG	723 S 7TH ST LAS VEGAS NV	13934810052
KENNY CRAIG P	723 S 7TH ST LAS VEGAS NV	13934701008
KOTCHKA-SMITH FAMILY TRUST	804 SHETLAND RD LAS VEGAS NV	13934710005
KRIEGER FAMILY TRUST	8009 SUMMER HARVEST AVE LAS VEGAS NV	13934810012
LAGUNA CEDAR CLIFF PARTNERSHIP	1137 SO RANCHO DR #120 LAS VEGAS NV	13934310065
LAU JEFFREY & SOPHIE	785 COLUMBUS AVE SAN FRANCISCO CA	13934611035
LAYTON DONALD R & COLEEN ETAL	606 S 9TH ST LAS VEGAS NV	13934810060
LAYTON LAYTON & TOBLER L L P	606 S 9TH ST LAS VEGAS NV	13934810062
LUCHERINI ROBERT G	518 S 9TH ST LAS VEGAS NV	13934810058
LUTFY LELAND E 2007 LIV TR	615 S 7TH ST LAS VEGAS NV	13934810014
LYONS KEITH M JR	1307 BASINBROOK DR NO LAS VEGAS NV	13934710046
M C Q L L C	%M QUINN 620 S 7TH ST LAS VEGAS NV	13934410223
M H L FAMILY LIMITED PARTNERSHIP	6704 COSTA BRAVA RD LAS VEGAS NV	13934311151
MARK JAMES L L C	415 S 6TH ST #100 LAS VEGAS NV	13934711003
MARK JAMES L L C	415 S 6TH ST #100 LAS VEGAS NV	13934711002

Report of All Selected Parcels**Case Number:** ZON-41044**Printed On:** Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
MARK JAMES L L C	415 S 6TH ST #100 LAS VEGAS NV	13934711001
MARK JAMES L L C	%J JIMMERSON 415 S 6TH ST #100 LAS VEGAS NV	13934710010
MARKIL L L C	428 S 4TH ST LAS VEGAS NV	13934311119
MARKIL L L C	428 S 4TH ST LAS VEGAS NV	13934311120
MASON DAVID L	1137 SO RANCHO DR #120 LAS VEGAS NV	13934310078
MCAHAN FAMILY 1999 LIVING TRUST	1589 TRAVOIS CIR LAS VEGAS NV	13934810028
MCRIMMON S ARCHIE JR	1817 S EASTERN AVE LAS VEGAS NV	13934810019
MEEK RICHARD & RAMONA LIVING TR	613 S EIGHTH ST LAS VEGAS NV	13934810122
MORELLI MARY KATHRYN	2265 MOHAWK ST LAS VEGAS NV	13934810055
NAPOLITANI TRUST	9429 GARNET CROWN AVE LAS VEGAS NV	13934810003
NEMO INC	5845 WILSON RD COLORADO SPRINGS CO	13934611048
NEVADA LAW FOUNDATION	500 S 7TH ST LAS VEGAS NV	13934710027
NEVADA LEGAL SERVICES INC	800 S 6TH ST LAS VEGAS NV	13934310067
NEVADA LEGAL SERVICES INC	800 S 6TH ST LAS VEGAS NV	13934310068
NOMAWA PROPERTIES L L C	528 S 8TH ST LAS VEGAS NV	13934810020
OAK HOLDINGS L L C ETAL	1304 GRAND AVE SAN RAFAEL CA	13934710042
OAK HOLDINGS L L C ETAL	1304 GRAND AVE SAN RAFAEL CA	13934710044
OAK HOLDINGS L L C ETAL	1304 GRAND AVE SAN RAFAEL CA	13934810018
OAK HOLDINGS L L C ETAL	1304 GRAND AVE SAN RAFAEL CA	13934710043
OXFORD POINTE L L C	6565 SPENCER ST #204 LAS VEGAS NV	13934711008
OXFORD POINTE L L C	6565 SPENCER ST #204 LAS VEGAS NV	13934711009
OXFORD POINTE L L C	6565 SPENCER ST #204 LAS VEGAS NV	13934711007
P A C HOLDINGS L L C	%P MANNING/C HALL/A SALISBURY 617 S 8TH ST #A LAS VEGAS NV	13934810045
PALACE MOTELS INC	718 E FRANKLIN AVE LAS VEGAS NV	13934310057
PIGGY 23 L L C	625 S 6TH ST LAS VEGAS NV	13934410218
PLANE REALTY CORP	%M DEMITRIEUS 2919 BEL AIR DR LAS VEGAS NV	13934310069
QUITORIO NIDA & BUDDY N	5640 SILVER BEAK WY LAS VEGAS NV	13934810054
R & S P FAMILY TRUST ETAL	8689 W CHARLESTON BLVD #109 LAS VEGAS NV	13934710018
R & S P FAMILY TRUST ETAL	8689 W CHARLESTON BLVD #109 LAS VEGAS NV	13934710017
R G T HOLDINGS L L C	504 S 9TH ST LAS VEGAS NV	13934810056
REYES SUSANA LIV TR	2106 INVERNESS DR HENDERSON NV	13934710045
ROJAS LUIS	%STEIN & ROJAS 520 S 4TH ST LAS VEGAS NV	13934810050

Report of All Selected Parcels

Case Number: ZON-41044

Printed On: Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
ROSS DANIEL	46 E VICTORY RD HENDERSON NV	13934710029
ROUSE FAMILY PROPERTIES L L C	523 S 8TH ST LAS VEGAS NV	13934810053
S D A S H S APARTMENTS LTD L P	5655 S YOSEMITE ST #301 GREENWOOD VILLAGE CO	13934701003
SCHOOL BOARD OF TRUSTEES	2832 E FLAMINGO RD LAS VEGAS NV	13934710039
SCHOOL BOARD OF TRUSTEES	2832 E FLAMINGO RD LAS VEGAS NV	13934710038
SCHOOL BOARD OF TRUSTEES	2832 E FLAMINGO RD LAS VEGAS NV	13934712018
SCOW STEVEN R & MARY BETH	326 MEDIO CT HENDERSON NV	13934810004
SENIOR NEVADA BENEFIT GROUP L P	1600 BECKE CIR LAS VEGAS NV	13934611046
SEVENTH STREET L L C	%M WALSHIN P O BOX 18501 ASHEVILLE NC	13934710023
SKUPA WILLIAM S & SHARRON R	600 S 7TH ST LAS VEGAS NV	13934810001
SMITH FAMILY HOME	%J STEWART 1746 MANDEVILLE LN LOS ANGELES CA	13934410185
SORENSEN R PAUL	513 S 6TH ST LAS VEGAS NV	13934710015
SPACEMAKER L L C	214 N WEATHERLY DR BEVERLY HILLS CA	13934310054
STEWART 1993 TRUST	4275 HACIENDA LAS VEGAS NV	13934712020
STEWART RONALD S REV LIV TR	608 S 7TH ST LAS VEGAS NV	13934810002
STURM C & F L L C	10539 RIVA DE DIORE ST LAS VEGAS NV	13934310060
STURM C & F L L C	10539 RIVA DE DIORE ST LAS VEGAS NV	13934310059
SWEETIE PIE L L C	%D EMRY 6840 W CASA LINDA DR LAS VEGAS NV	13934810021
T I H BRIDGER L L C ETAL	%GRUBB & ELLIS MGT SERV 3930 HOWARD HUGHES PKWY #180 LAS VEGAS NV	13934710059
T S NEVADA INVESTMENTS L L C	20012 ELFIN FOREST LN ESCONDIDO CA	13934710006
TAFOLLA LEO D	P O BOX 2112 LAS VEGAS NV	13934311153
TAXPAYER	LAS VEGAS NV	13934710028
TEITEL SUSAN M	10067 STAMPEDE CANYON CT LAS VEGAS NV	13934810005
TERRY WILLIAM B	4564 S PECOS LAS VEGAS NV	13934710020
TERRY WILLIAM B	4564 S PECOS LAS VEGAS NV	13934710021
TOWNE TERRACE APARTMENTS L L C	4431 S EATERN AVE #2 LAS VEGAS NV	13934710034
TRACHTMAN GEORGE G	520 S 9TH ST LAS VEGAS NV	13934810059
TRUSTEE CLARK COUNTY TREASURER	%MAUDIE DOG TRUST 2595 AVIV CT LAS VEGAS NV	13934310055
USA	WASHINGTON DC	13934701001
USA	WASHINGTON DC	13934601001
USA	WASHINGTON DC	13934311144
USA	WASHINGTON DC	13934311145

Report of All Selected Parcels**Case Number:** ZON-41044**Printed On:** Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
VANDERWERKEN PAUL W & LESLIE H	522 S 7TH ST LAS VEGAS NV	13934710022
WALKER FRED R TRUST	5240 ACGUA LN PAHRUMP NV	13934810024
WAWERNA JOHN	881 SHIRLEY LN BOULDER CITY NV	13934310071
WAWERNA JOHN C	614 S 6TH ST LAS VEGAS NV	13934410183
WAYWARD PROPERTIES INC	228 SOUTH 4TH ST #100 LAS VEGAS NV	13934710024
WEISBART RICHARD D FAM TR	3515 COCHISE LN LAS VEGAS NV	13934710012
WHITE FAMILY PROPERTIES L L C	%R WHITE 1608 S 6TH ST LAS VEGAS NV	13934710025
WHITE FAMILY PROPERTIES L L C	%R WHITE 1608 S 6TH ST LAS VEGAS NV	13934710026
WHITE FAMILY PROPERTIES L L C	%R WHITE 1608 S 6TH ST LAS VEGAS NV	13934410220
WINCAR HOLDINGS L L C	510 S 8TH ST LAS VEGAS NV	13934710047
WOLFSON STEVEN B & JACALYN GLASS	601 S 7TH ST LAS VEGAS NV	13934801001

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

**ZON-41044
SDR-41045**

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC - 8 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1 st Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	DSC - 9 th Floor
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY / US MAIL

<CCSD>	LINDA PERRI	4190 MCLEOD DRIVE, 2 ND FLOOR
METRO	BRIAN O'CALLAGHAN	7 TH FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 ND FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 ND FLOOR CITY HALL
*STREETS & SANITATION (DPW)	JERRY WALKER	DSC
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	DSC
*SID (DPW)	PATRICK MURPHY	4 TH FLOOR CITY HALL
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4 TH FLOOR
NELLIS AFB (NO PLANS)	DEBDRAH MACNEILL	4430 GRISSDM AVENUE, BUILDING 11, SUITE 103D

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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

ZON-41044 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: DANIEL ROSS - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.26 acres at 424 South 7th Street (APN 139-34-710-029), Ward 3 (Reese).

SDR-41045 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-41044 - PUBLIC HEARING - APPLICANT/OWNER: DANIEL ROSS - Request for a Site Development Plan Review FOR A PARKING LOT WITH WAIVERS TO ALLOW A 13-FOOT WIDE LANDSCAPE BUFFER ALONG THE EAST PERIMETER WHERE 15 FEET IS REQUIRED AND A FIVE-FOOT WIDE LANDSCAPE BUFFER ALONG THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.26 acres at 424 South 7th Street, (APN 139-34-710-029), R-3 (Medium Density Residential) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 3 (Reese).

PLANNING COMMISSION: **APRIL 12, 2011**

CITY COUNCIL: **MAY 18, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **MARCH 10, 2011**

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:

4/12/11 PC

YK

Report Date 02/28/2011 10:25 AM Submitted By Page 1

A/P # 41044 REZONING

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/24/2011 13:49	982998	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

ZON-41044 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: DANIEL ROSS - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.26 acres at 424 South 7th Street (APN 139-34-710-029), Ward 3 (Reese).

Parent A/P #

Project #	41044	Project/Phase Name	EVAPS LAW OFFICE	Phase #	
Size/Area	0.26 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13934710029

Location

Owner/Tenant

Contact ID	AC1810807	Name	ROSS DANIEL	Organization	
Mailing Address	46 E VICTORY RD			State/Province	NV
City	HENDERSON			Country	<input type="checkbox"/> Foreign
ZIP/PC	89015-7051			Evening Phone	
Day Phone				Mobile #	
Fax					

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

424 S 7TH 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

13934710029

Report Date 02/28/2011 10:25 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OTHER Other REP Contact ID AC1628269 Foreign
Effective Expire
Name DESIGN CELL
Day Phone (702)403-1575 x Eve Phone Organization
Pager PIN # Position
Fax (877)403-1575 Mobile Profession
E-Mail
Address 10777 W TWAIN AVE.
LAS VEGAS, NV 89117
Seasonal Addr
Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary Y Capacity OWNER Contact ID AC1810807 Foreign
Effective Expire
Name ROSS DANIEL
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 46 E VICTORY RD
HENDERSON, NV 89015-7051
Seasonal Addr
Valid From To
Comments No Comments

Report Date 02/28/2011 10:25 AM

Submitted By

Page 3

CONTACT ADDITIDNAL

WORKCARD: Work Card # 0
 Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
 Orientation Attended

There are no items in this list

Contractors

No Contractors

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	02/24/2011 14:49	700.00
NOTIFICATION & ADVERTISING FEE	P	02/24/2011 14:49	500.00
Total Unpaid		0.00	Total Paid 1200.00

Inspections

There are no Inspections for this Report

Review Activities

Review # Review Type # Status Waived Issued Started Completed Comp By
 Comments

Activity Review Details

Detail SUBMITTAL CHECKLIST (ZON) Modified By JMARSHALL Modified Date/Time 02/24/2011 13:48
 Comments
 No Comments

Report Date 02/28/2011 10:25 AM

Submitted By

Page 4

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 Location Map (6 Folded Blue Lines, 1 Rolled Colored)
- Y Laser Print of Site Plan
- Y Statement of Financial Interest
- N DINA "Project of Regional Significance" (If Applicable)

- Y Business Licensing Requirements Met
- N Business License Exempt

Check Conditions Condition Supervisor Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
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No Conditions

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

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments
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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 recieved

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 Added By	Existing ROI Modified By	Proposed Comments	Approved	ROI?	ROI Exp Date	Ordinance Adopted
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0.26 R-3 JMARSHALL C-1

Report Date 02/28/2011 10:25 AM

Submitted By

Page 5

Zoning Information		Existing	Existing ROI	Proposed	Approved	ROI?	ROI Exp Date	Ordinance Adopted
Acres	Added By	Modified By	Comments	Comments				
Ordinance#								

Meeting Information		Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Comments	Add Date	Modified By	Modified Date		
Added By						
04/12/2011		PC	SCHEDULED			
JMARSHALL		02/24/2011			0	0
					0	0

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

Employee ID	Last	First	MI	Comments
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No Employee Entries

Log Action	Description	Entered By	Start	Stop	Hours
Comments					

PAYMNT	CO NAME WHD PICKED UP CONTACT# SCOTT BROWN; DESIGNCELL LLC; CK#5364; 702-403-1575;	890381	02/24/2011 14:50		0.00
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No Model Home Details

EVAPS, LLC.

Business Entity Information			
Status:	Active	File Date:	2/25/2010
Type:	Domestic Limited-Liability Company	Entity Number:	E0084102010-8
Qualifying State:	NV	List of Officers Due:	2/29/2012
Managed By:	Managing Members	Expiration Date:	
NV Business ID:	NV20101144355	Business License Exp:	2/29/2012

Registered Agent Information			
Name:	ROBERT T. EGLET	Address 1:	400 S. 4TH STREET #600
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89101
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

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

Officers				<input type="checkbox"/> Include Inactive Officers
Managing Member - ROBERT M ADAMS				
Address 1:	400 S 4TH ST #600	Address 2:		
City:	LAS VEGAS	State:	NV	
Zip Code:	89101	Country:		
Status:	Active	Email:		
Managing Member - ROBERT T EGLET				
Address 1:	400 S 4TH ST #600	Address 2:		
City:	LAS VEGAS	State:	NV	
Zip Code:	89101	Country:		
Status:	Active	Email:		
Managing Member - TRACY A EGLET				
Address 1:	400 S 4TH ST #600	Address 2:		
City:	LAS VEGAS	State:	NV	
Zip Code:	89101	Country:		
Status:	Active	Email:		
Managing Member - ROBERT D VANNAH				
Address 1:	400 S 4TH ST #600	Address 2:		
City:	LAS VEGAS	State:	NV	
Zip Code:	89101	Country:		
Status:	Active	Email:		

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20100119812-65	# of Pages:	12
File Date:	2/25/2010	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20100228977-58	# of Pages:	2
File Date:	3/19/2010	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100940982-25	# of Pages:	2
File Date:	12/16/2010	Effective Date:	
(No notes for this action)			



Go to Planning's web page

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone Change from R-3 to C-1

Project Address (Location) 424 S. 7th Street

Project Name EVAPS Law Office Proposed Use Parking

Assessor's Parcel #(s) 139-34-710-029 Ward # 3 - Reese

General Plan: existing _____ proposed _____ Zoning: existing R-3 proposed C-1

Commercial Square Footage 0 Floor Area Ratio 0

Gross Acres 0.26 Lots/Units 0 Density 0

Additional Information _____

PROPERTY OWNER Daniel Ross Contact Daniel Ross

Address 46 E. Victory Road Phone: 7023880924 Fax: _____

City Henderson State NV Zip 89015

E-mail Address _____

APPLICANT same as property owner Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

REPRESENTATIVE DesignCell Architecture Contact Scott Brown

Address 10777 W. Twain Ave. #125 Phone: 7024031575 Fax: 8774031575

City Las Vegas State NV Zip 89135

E-mail Address scott@designcell.cc

Property Owner Signature* Daniel Ross

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

Print Name DANIEL ROSS

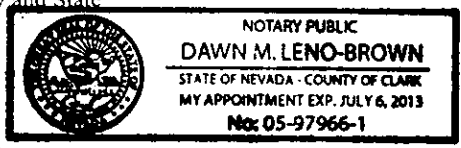
Subscribed and sworn before me

This 24th day of February, 20 11

Dawn M. Leno Brown

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # ZON-41044

Meeting Date: 4/12/11

Total Fee: 1200.00

Date Received*: 2-24-11

Received By: J. F. [Signature]

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

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f:\depot\A\application\2011\A\Application Form.pdf

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-41044** APN: 139-34-710-029

Name of Property Owner: Daniel Ross

Name of Applicant: Daniel Ross

Name of Representative: _____

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: Daniel Ross

Print Name: DANIEL ROSS

Subscribed and sworn before me

This 24th day of February 11
Dawn M. Leno Brown
Notary Public in and for said County and State



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FEB 24 2011

February 24, 2011

CLV Planning & Development

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

**Re: Zone Change and Site Development Plan Review
APN: 139-34-710-029**

To whom it may concern:

The purpose of this letter is a request a Zone Change and Site Development Plan Review for the property located at 424 South 7th Street in Las Vegas, Nevada 89101.

Architectural plans depict 25 covered parking stalls with adjacent landscaping. The applicant's intention is to install surface parking and lease the spaces to the adjacent land owner to support their proposed law office project. In order to develop the site as a satellite parking lot, the parcel will need to be re-zoned from R-3 to C-1. The rezone is consistent with development in the downtown area, as every other parcel on this block has already been re-zoned to C-1.

The applicant has structured a lease agreement with the property owner at 400 S. 7th Street. The lease has a ten year term, with a 9 year option, and first right of refusal to purchase the property.

A driveway entrance will be provided from both 7th Street and the Alley. A waiver of standard is requested for the driveway entrance from 7th Street as shown on the site plan. Please refer to the attached site plan.

Required landscaping, conforming to Title 19, will be provided on the property, and is shown on the landscape plan. A landscape buffer of 8'-0" is provided along the property line to the south where the new development is adjacent to a less intensive use. A waiver for the front landscape setback along 7th Street is requested to allow 13' where 15' is required. Please refer to the attached landscape plan.

We appreciate your assistance in moving forward with these modifications to the previously approved project.

Sincerely,



Scott L. Brown, NCARB
Principal
DesignCell, LLC

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ZON-41044
SDR-41045

BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.

LICENSE #: Q09-00135-6-148283

DATE ISSUED: 12/09/09

TYPE OF LICENSE: ARCHITECTURAL FIRM


1 PROS

BUSINESS LOCATION: 10777 W TWAIN AV 125

ISSUE TO: DESIGNCELL LLC

DBA:
DESIGNCELL
10777 W TWAIN AV 125
LAS VEGAS NV 89135

PRINCIPAL(S)
CEHAVICHUS, KASTYTIS, MGR 50%
BROWN, SCOTT, MGR 50%


Director, Department of Finance and Business Services

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FEB 24 2011

Failure to maintain any required state license renders this Business License invalid.

Post in a conspicuous place.



WHEN RECORDED MAIL TO:
Daniel Ross
424 S. 7th St.
Las Vegas, NV 89101-6902

INDEX RECORDATION UNDER:
APN 139-34-710-029
APN 176-24-201-007
APN 139-33-410-002

AFFIDAVIT -- DEATH OF JOINT TENANT

Daniel Ross, of legal age, being first duly sworn, deposes and says:

(2)

1. That Pauline Ross, the decedent mentioned in the attached certified copy of Certificate of Death, died on Nov. 2, 1995 in Sherman Oaks, CA.
2. That Pauline Ross is the mother of affiant Daniel Ross.
3. That Pauline Ross, decedent, and Daniel Ross, affiant, are the same persons as Pauline Ross and Daniel Ross named in three (3) Quitclaim Deeds for parcels of real property located in Clark County, NV, in each of which Quitclaim Deeds Pauline Ross is the grantor, and Pauline Ross and Daniel Ross are the grantees, as joint tenants with right of survivorship.
4. That the Quitclaim Deeds and the parcels are:
 - 4.1. Quitclaim Deed signed 10/26/89, recorded in Clark County as document number 891026:00693.

Lots Twenty (20), Twenty-one (21) and Twenty-two (22) in Block Five (5) of Wardie Addition to Las Vegas, as shown by map thereof on file in Book 1 of Plats, page 13, in the Office of the County Recorder of Clark County, Nevada.

424 S. 7th St., Las Vegas, NV
APN 139-34-710-029
 - 4.2. Quitclaim Deed signed 10/26/89, recorded in Clark County as document number 891026:00694.

Mount Diablo Meridian, Nevada. T. 22 S., R. 60 E., Sec. 26, SW 1/4 NW 1/4 SW 1/4 NW 1/4

APN 176-24-201-007
 - 4.2. Quitclaim Deed signed 10/27/89, recorded in Clark County as document number 891027:00896.

Lot Nine (9) in Block Three (3) of WOODLAND PARK, as shown by map thereof on file in Book 1 of Plats, page 117, in the Office of the County Recorder of Clark County, Nevada.

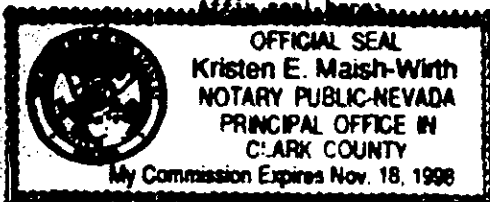
2033 Goldring Ave., Las Vegas, NV
APN 139-33-410-002

Daniel Ross
Daniel Ross, affiant:

NOTARIZATION:

State of Nevada) ss.
County of Clark)

Subscribed and sworn to before me on 11-27-95
Date



Kristen E. Maish-Wirth
Notary Public

Notary Public in and for the County of Clark, State of Nevada.

My commission expires on NOV 18 1998
Date

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951127.01342

CERTIFICATE OF DEATH

STATE OF CALIFORNIA
 DEPARTMENT OF HEALTH SERVICES
 DIVISION OF PUBLIC HEALTH
 STATE FILE NUMBER: _____
 COUNTY: _____

1. NAME OF DECEDENT: **PAULINE ROSS**

2. SEX: **F**

3. DATE OF BIRTH: **12/19/1906** AGE: **88**

4. DATE OF DEATH: **11/02/1995** TIME: **2335**

5. STATE OF BIRTH: **Russia** SOCIAL SECURITY NO: **551-50-6120**

6. MARITAL STATUS: **Widow** YEARS COMPLETED: **14**

7. RACE: **Caucasian** USUAL EMPLOYER: **Los Angeles County**

8. OCCUPATION: **Court Reporter** KIND OF BUSINESS: **Law** YEARS IN OCCUPATION: **25**

9. RESIDENCE: **3731 Weslin Avenue**

10. CITY: **Sherman Oaks** COUNTY: **Los Angeles** ZIP CODE: **91423** STATE: **California**

11. INFORMANT: **Daniel Ross, Son** ADDRESS: **424 S. 7th Street, Las Vegas, NV 89101**

12. SPOUSE AND PARENT INFORMATION: **Unknown**, **Unknown**, **Lieberman**, **Russia**

13. DISPOSITION: **11/09/1995** PLACE: **Res: Daniel Ross, 424 S. 7th Street, Las Vegas, NV**

14. FUNERAL DIRECTOR: **CR/TR/RES** SIGNATURE: **Not embalmed** DATE: **11/07/1995**

15. PLACE OF DEATH: **Residence** COUNTY: **Los Angeles**

16. CAUSE OF DEATH: **leukemia**, **polycythemia vera**, **months**, **2 years**

17. PHYSICIAN'S CERTIFICATION: **Sandra Welgreen, M.D.** SIGNATURE: **Sandra Welgreen** DATE: **10/30/1995**

18. CORONER'S USE ONLY: **NATURAL**

THIS IS A TRUE CERTIFIED COPY OF THE RECORD FILED IN THE COUNTY OF LOS ANGELES DEPARTMENT OF HEALTH SERVICES IF IT BEARS THIS SEAL IN FULL FAITH.

NOV 08 1995

57

Director of Health Services and Registrar

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FEB 24 2011

CLARK COUNTY, NEVADA
 JUDITH A. VANDEVER, RECORDER
 RECORDED AT REQUEST DF:
 D ROSS
 11-27-95 14:42 CPD
 OFFICIAL RECORDS
 BOOK: 951127 INST: 01342
 FEE: 8.00 RPTT: .00

Exhibit 'A'

Legal Description:

Lots Twenty (20), Twenty-one (21) and Twenty-two (22) in block Five (5) of Wardie Addition to Las Vegas, as shown by map thereof on file in Book 1 of Plates, page 13, in the Office of County Recorder of Clark County, Nevada.

424 S. 7th Street, Las Vegas, NV 89101

APN 139-34-710-029

Said parcel contains 25,425 square feet more or less.

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