



Legal Notices Transmittal and Scanning Separator Sheet

Legal Notice Type: Legal Mailings

Date of Transfer to ERM: 2/7/2011

Page Count: 12

Meeting Date: 2/16/2011

Meeting Type: City Council <=>

Case Number(s): SDR-40392 <=>

Subject of Affidavit: APPLICANT/OWNER: 521 SOUTH THIRD, LLC - 521 South Third Street <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date



Prepared By: scrol

Scanned By:

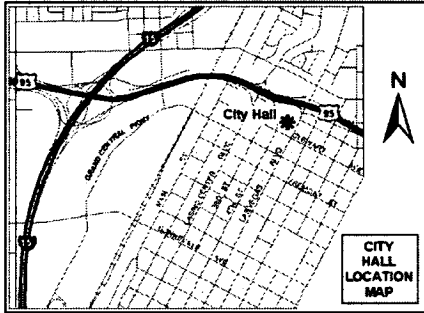
SCANNED

FEB - 8 2011

QC By:

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

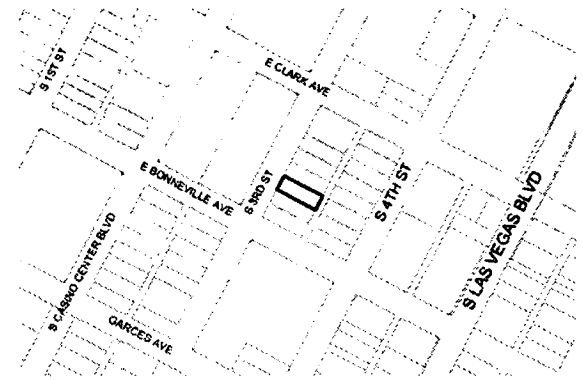
SDR-40392

City Council Meeting of 1/25/2011

Application Information

SDR-40392 - APPLICANT/OWNER: 521 SOUTH THIRD, LLC - Request for a Site Development Plan Review FOR A PROPOSED 8,303 SQUARE-FOOT, TWO-STORY OFFICE BUILDING WITH TWO PARKING SPACES on 0.16 acres at 521 South Third Street (APN 139-34-301-009), C-2 (General Commercial), Ward 3 (Reese).

Application Location



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

Public Hearing Information

Meeting: City Council
Date: *February 16, 2011*
Time: 1:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada, 89101. For further information, including the full staff report, please call (702) 229-6311 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

CASE# SDR-40392

	PARCEL#	OWNER	ADDRESS1	ADDRESS2	ADDRESS3	ADDRESS4	ADDRESS5
1	13934410186	518 GARCES AVE LTD	631 LAS VEGAS BLVD S	LAS VEGAS NV 89101-6696			
2	13934310066	520 SOUTH SIXTH STREET L L C	716 S 6TH ST	LAS VEGAS NV 89101-6922			
3	13934301009	521 SOUTH THIRD L L C	520 S 4TH ST	LAS VEGAS NV 89101-6520			
4	13934311066	630 SOUTH THIRD L L C	%W BRENSKE	630 S 3RD ST	LAS VEGAS NV 89101-6602		
5	13934312137	ALVARADO TOMMY C & BETTY J	5503 BEACON CT	BAKERSFIELD CA 93312-4981			
6	13934311091	BANK FIRST FINANCIAL N A	%J AYERS	433 N CAPITOL AVE #100	INDIANAPOLIS IN 46204-1238		
7	13934311048	BANK ZIONS FIRST NATIONAL	1 S MAIN ST 5TH FLR	SALT LAKE CITY UT 84133-1109			
8	13934312065	BARDI JULIAN & JEANNETTE	6398 SOMBRERO AVE	CYPRESS CA 90630-5326			
9	13934312155	BOGAN VALERIE M	30157 N KESSLER CT	CASTAIC CA 91384-4557			
10	13934311158	BONNEVILLE 21 L L C ETAL	7250 PEAK DR #110	LAS VEGAS NV 89128-9028			
11	13934311072	BONNEVILLE CENTER L L C	600 S 3RD ST	LAS VEGAS NV 89101-6602			
12	13934311058	BONNEVILLE VENTURES L L C	GARCES AVENUE VENTURES L L C	%M VEGHEI	1615 WESTWOOD BLVD	LOS ANGELES CA 90024-5653	
13	13934312041	BRAUNSTEIN JANET	640 FAIRMONT DR	CLAREMONT CA 91711-2608			
14	13934312156	BULAWAN VICENTE	47-435 HOOPALA ST	KANEOHE HI 96744-4843			

2/16/2011 SDR-40392
 Mr. Marty Keach
 521 South 3rd Street, LLC
 520 South Fourth Street
 Las Vegas, Nevada 89101

2/16/2011 SDR-40392
 Mr. Sheldon Cohen
 SCA Design
 9017 South Pecos Road, Ste #4450
 Henderson, Nevada 89074

CASE# SDR-40392

	PARCEL#	OWNER	ADDRESS1	ADDRESS2	ADDRESS3	ADDRESS4	ADDRESS5
15	13934301007	BUYERS ONLY REAL EST AGENCY LLC	555 S 3RD ST	LAS VEGAS NV 89101-6501			
16	13934310047	C & M PPTY PTNRSH	700 S 3RD ST	LAS VEGAS NV 89101-6703			
17	13934310036	C & M PROPERTY PARTNERSHIP	700 S 3RD ST	LAS VEGAS NV 89101-6703			
18	13934210077	C C R P/A G BOFA PLAZA OWNER LLC	%M STEFAN	%S ANDERSON	170 GRANT AVE 6TH FLOOR	SAN FRANCISCO CA 94108-5455	
19	13934410153	C R CORPORATION	P O BOX 15229	LAS VEGAS NV 89114-5229			
20	13934311064	CAMROCK DEVELOPMENT CORPORATION	93 VALLEYWAY CT	MAPLE ON L6A 1K8	CANADA		
21	13934312075	CANFIELD FAMILY TRUST	30981 VIA ESTENAGA	SAN JUAN CAPISTRANO CA 92675-2933			
22	13934312162	CANFIELD JENNIFER L	18 PASSAFLORA LN	LADERA RANCH CA 92694-1256			
23	13934310075	CENTRAL PARK L L C	723 S CASINO CENTER BLVD	LAS VEGAS NV 89101-6716			
24	13934303001	CITY OF LAS VEGAS REDEVELOPMENT	400 E STEWART AVE 2ND FLR	LAS VEGAS NV 89101-2913			
25	13934312001	CITYMARK JUHL L L C	701 B ST #1100	SAN DIEGO CA 92101-8103			
26	13934410184	COLE & CASH'S CASTLE L L C	108 QUAIL RUN RD	HENDERSON NV 89014-2149			
27	13934310053	COLE & CASH'S CASTLE L L C	%B & D DUFFY	108 QUAIL RUN RD	HENDERSON NV 89014-2149		
28	13934210058	COUNTY OF CLARK	%K WILLIAMS	500 S GRAND CENTRAL PKWY 4TH FLR	LAS VEGAS NV 89155		

CASE# SDR-40392

	PARCEL#	OWNER	ADDRESS1	ADDRESS2	ADDRESS3	ADDRESS4	ADDRESS5
29	13934311156	COUNTY OF CLARK(ADMINISTRATIVE)	500 S GRAND CENTRAL PKWY	LAS VEGAS NV 89155			
30	13934210074	COUNTY OF CLARK(GENERAL SERV)	500 S GRAND CENTRAL PKWY	LAS VEGAS NV 89155			
31	13934210034	COUNTY OF CLARK(RPM)	COUNTY OF CLARK(METRO)LEA SE	500 S GRAND CENTRAL PKWY	LAS VEGAS NV 89155		
32	13934311089	COURY FAMILY L L C #6	HUGHES FAMILY L L C #5	%R COURY	2975 S HIGHLAND DR	LAS VEGAS NV 89109-1011	
33	13934410150	CREMEN FRANK & LYNN	GAUDET PAUL M	715 S 4TH ST	LAS VEGAS NV 89101-6706		
34	13934311118	CROSSHILL I L L C	500 S 4TH ST	LAS VEGAS NV 89101-6599			
35	13934311139	DALACAS FAMILY L P	1012 SECRET GARDEN ST	LAS VEGAS NV 89145-8697			
36	13934710016	DAMICO TONY	JENSEN ALBERT	11024 CLARION LN	LAS VEGAS NV 89134-5505		
37	13934312339	DAVIS LARRY	3854 JEROME ST #3C	SKOKIE IL 60076-3942			
38	13934311067	DAWSON INVESTMENT L P #1	%K DAWSON	614 E FAIRWAY RD	HENDERSON NV 89015-7408		
39	13934311065	DAWSON JOSEPH & VERLA S FAM TR	DAWSON JOSEPH & VERLA S TRS	%K DAWSON	614 E FAIRWAY RD	HENDERSON NV 89015-7408	
40	13934312193	DENIX LTD	3453 WHIPPLE AVE	CHICAGO IL 60618-0000			
41	13934312277	DENNISON STEVEN G & PAMELA J	30581 EMPEROR DR	CANYON LAKE CA 92587-7765			
42	13934410182	DIANE LESLIE TRUST	DIANE LESLIE TRS	P O BOX 232107	LAS VEGAS NV 89105-2107		

CASE# SDR-40392

	PARCEL#	OWNER	ADDRESS1	ADDRESS2	ADDRESS3	ADDRESS4	ADDRESS5
43	13934410181	DYNAVID LTD	631 LAS VEGAS BLVD S	LAS VEGAS NV 89101-6696			
44	13934311050	EDWARD L L C	320 S GARFIELD AVE #226	ALHAMBRA CA 91801-6815			
45	13934311004	ENOMOTO JOHN Y ETAL	2035 HEATHER DR	MONTEREY PARK CA 91755-6719			
46	13934312317	ESCOBAR LUZ MARCELA	4108 S NORTON AVE	LOS ANGELES CA 90008-3747			
47	13934301008	F C R T C 20 L L C ETAL	REGIONAL TRANSPORTATION LEASE	%FINANCE	600 GRAND CENTRAL PKWY #350	LAS VEGAS NV 89106-4512	
48	13934312165	FIELDER MEGAN A	1885 SOLARI DR	RENO NV 89509- 5116			
49	13934312115	FLORES ELEANOR	217 S MAIMONE AVE	SAN DIMAS CA 91773-2451			
50	13934410119	FOURTH STREET PLACE L L C	%H & L REALTY & MGT CO	P O BOX 7440	LAS VEGAS NV 89125-7440		
51	13934312301	FRASE ANDREW WAYNE	P O BOX 1218	APO AP 96555-0000			
52	13934310056	FUMO OSVALDO E	1212 S CASINO CENTER	LAS VEGAS NV 89104-1016			
53	13934310058	G P PROPERTIES L L C	520 S 4TH ST	LAS VEGAS NV 89101-6520			
54	13934311143	GARCES VENTURE L L C	%R FINVARB	1065 KANE CONCOURSE #201	BAY HARBOR ISLANDS FL	33154-2100	
55	13934311138	GARDNER ADA TRUST	GARDNER ADA TRS	728 GARCES AVE	LAS VEGAS NV 89101-7017		
56	13934312064	GAVIA JOY	1451 MAIN ST #4	SANTA CLARA CA 95050-4208			

CASE# SDR-40392

	PARCEL#	OWNER	ADDRESS1	ADDRESS2	ADDRESS3	ADDRESS4	ADDRESS5
57	13934311114	GIARDINO FAMILY TRUST	LINDLEY MARGARET M 1993 REV TR	9 TOLUCA ESTATES DR	TOLUCA LAKE CA 91602-2835		
58	13934310070	GIUNTA ROBERT & LORI REV TR AGMT	GIUNTA ROBERT G & LORI A CO-TRS	881 SHIRLEY LN	BOULDER CITY NV 89005-3617		
59	13934311005	HAM VICKI ETAL	9009 ROBINSON RIDGE DR	LAS VEGAS NV 89117-5424			
60	13934410179	HARRISON PROPERTIES LTD	%R HARRISON	713 LAS VEGAS BLVD S	LAS VEGAS NV 89101-6755		
61	13934311104	JAZA LAND 1 L L C	%J MORAN JR	630 S 4TH ST	LAS VEGAS NV 89101-6604		
62	13934310038	JAZA LAND 2 L L C	%J MORAN JR	630 S 4TH ST	LAS VEGAS NV 89101-6604		
63	13934311111	JOHNSON & JOHNSON PPTYS L L C	530 S 4TH ST	LAS VEGAS NV 89101-6513			
64	13934312341	K B REALTY L L C	%K BERRY	2300 W SAHARA AVE #800	LAS VEGAS NV 89102-4397		
65	13934410118	KINT L L C	8804 PALM GREENS CT	LAS VEGAS NV 89134-6359			
66	13934311093	KOPPE FAMILY L P	%M/M P KOPPE	4545 RIVA DE ROMANZA	LAS VEGAS NV 89135-2544		
67	13934310035	KOPPE FAMILY LIMITED PARTNERSHIP	M/M KOPPE	4545 RIVA DE ROMANZA	LAS VEGAS NV 89135-2544		
68	13934410151	KOPPE GREGORY A SEPARATE FAM TR	KOPPE GREGORY A TRS	711 S 4TH ST #205	LAS VEGAS NV 89101-6763		
69	13934310065	LAGUNA CEDAR CLIFF PARTNERSHIP	MASON DAVID L	1137 SO RANCHO DR #120	LAS VEGAS NV 89102-2259		
70	13934410149	LAS VEGAS BOULEVARD DEV L L C	CITY OF LAS VEGAS LEASE	%A SCHWARTZ	2293 DUNEVILLE ST LAS VEGAS NV 89146-3149		

CASE# SDR-40392

	PARCEL#	OWNER	ADDRESS1	ADDRESS2	ADDRESS3	ADDRESS4	ADDRESS5
71	13934210060	LAS VEGAS WEDDING BUREAU L L C	555 S 3RD ST	LAS VEGAS NV 89101-6501			
72	13934312089	LAW WILLIAM	28 HALSTED CIR	ALHAMBRA CA 91801-2832			
73	13934312194	LEWIS SHERRI Y	353 E BONNEVILLE AVE #612	LAS VEGAS NV 89101-6659			
74	13934210017	LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT	P O BOX 94877	CLEVELAND OH 44101-4877		
75	13934311151	M H L FAMILY LIMITED PARTNERSHIP	6704 COSTA BRAVA RD	LAS VEGAS NV 89146-6553			
76	13934312101	MA KIN TAK ALBERT & KIN YA HELEN	3906 53RD ST	WETASKIWIN AB T9A 1P4	CANADA 00000-0000		
77	13934311120	MARKIL L L C	428 S 4TH ST	LAS VEGAS NV 89101-6216			
78	13934310078	MASON DAVID L	1137 SO RANCHO DR #120	LAS VEGAS NV 89102-2259			
79	13934310039	MCGILL KIMBERLY L L C ETAL	%J SUPER	3585 W DIABLO DR #1	LAS VEGAS NV 89118-2471		
80	13934311133	MEADOWLAND INVESTMENTS L L C	600 W RAND RD #A-104	ARLINGTON HTS IL 60004-2355			
81	13934312328	MOGERMAN IRWIN R	10040 S W 2ND ST	PLANTATION FL 33324-2228			
82	13934301003	N N N CITY CENTRE PLACE LLC ETAL	%THOMSON REUTERS INC	2235 FARADAY AVE #O	CARLSBAD CA 92008-7215		
83	13934210059	NELSON & LEHMAN PROPERTIES	%R NELSON II	3000 SUNGOLD DR	LAS VEGAS NV 89134-8631		
84	13934410115	NEVADA FOUNDATION CONSUMER ED	406 N NEVADA ST	CARSON CITY NV 89703-4107			

CASE# SDR-40392

	PARCEL#	OWNER	ADDRESS1	ADDRESS2	ADDRESS3	ADDRESS4	ADDRESS5
85	13934310067	NEVADA LEGAL SERVICES INC	800 S 6TH ST	LAS VEGAS NV 89101-6924			
86	13934312333	NYAMUSWA GILBERT M	1704 AUTHENTIC CT	HENDERSON NV 89012-7228			
87	13934201020	OAKBROOK REALTY INVEST II L L C	1000 ROYCE BLVD	OAKBROOK IL 60181-4809			
88	13934310031	ONG INVESTMENTS L L C	8225 HORSESHOE BEND LN	LAS VEGAS NV 89113-0128			
89	13934310032	ONG MOON F & WANDA M FAMILY TR	ONG KENNETH Y TRS	8225 HORSESHOE BEND LN	LAS VEGAS NV 89113-0128		
90	13934201022	P Q LAS VEGAS L L C	%FOREST CITY ENTPRS INC	%REAL ESTATE TAX DEPT	P O BOX 94877	CLEVELAND OH 44101-4877	
91	13934310057	PALACE MOTELS INC	718 E FRANKLIN AVE	LAS VEGAS NV 89104-1604			
92	13934410117	PEBBLE & STIR L L C	710 S 4TH ST	LAS VEGAS NV 89101-6707			
93	13934312206	PEPO MICHAEL & ROSANNA REV TR	40441 GEMELOS CT	PALMDALE CA 93551-1121			
94	13934310052	PHILLIPS DAVID LEE & ASSOCIATES	700 S 4TH ST	LAS VEGAS NV 89101-6707			
95	13934310069	PLANE REALTY CORP	%M DEMITRIEUS	2919 BEL AIR DR	LAS VEGAS NV 89109-1512		
96	13934710017	R & S P FAMILY TRUST ETAL	PECCOLE ROBERT N JR TRS	8981 W SAHARA AVE #120	LAS VEGAS NV 89117-5894		
97	13934312107	ROLLINS FAMILY TRUST	353 E BONNEVILLE AVE #413	LAS VEGAS NV 89101-6651			
98	13934310045	RUDEL WESTON W LIVING TRUST	RUDEL WESTON W TRS	712 S 3RD ST	LAS VEGAS NV 89101-6703		

CASE# SDR-40392

PARCEL#	OWNER	ADDRESS1	ADDRESS2	ADDRESS3	ADDRESS4	ADDRESS5
99	13934310040	SEPULVEDA EDWARD	GARCIA-SEPULVEDA FLORA	721 S CASINO CENTER BLVD	LAS VEGAS NV 89101-6773	
100	13934311137	SHARDA 1993 TRUST	DESAI DIPAK TRUSTEE	3093 RED ARROW DR	LAS VEGAS NV 89135-1625	
101	13934312246	SHAWLER DAVID F	%O T SHAWLER	P O BOX 67	MARSHALL IL 62441-0067	
102	13934311068	SIX SIXTEEN SOUTH THIRD ST L L C	%K DAWSON	626 S 3RD ST	LAS VEGAS NV 89101-6602	
103	13934312049	SLADKY FRED E	400 LOGUE AVE	MOUNTAIN VIEW CA 94043-4019		
104	13934410185	SMITH FAMILY HOME	%J STEWART	1746 MANDEVILLE LN	LOS ANGELES CA 90049-2522	
105	13934310020	SOUTH FIRST L L C	2600 PASEO VERDE PKWY #250	HENDERSON NV 89074-7168		
106	13934310054	SPACEMAKER L L C	214 N WEATHERLY DR	BEVERLY HILLS CA 90211-1624		
107	13934312079	SPINAZZOLA DONATO MARK	13330 TRAILHEAD PL	SAN DIEGO CA 92129-4620		
108	13934312136	STOFFEL DEREK J	353 E BONNEVILLE AVE #471	LAS VEGAS NV 89101-6656		
109	13934312178	STONE FAMILY TRUST	353 E BONNEVILLE AVE #573	LAS VEGAS NV 89101-6658		
110	13934310060	STURM C & F L L C	10539 RIVA DE DIORE ST	LAS VEGAS NV 89135		
111	13934311153	TAFOLLA LEO D	P O BOX 2112	LAS VEGAS NV 89125-2112		
112	13934312263	TAING HUOD S	339 PEACH ST #A	MONTEREY PARK CA 91755-4406		

CASE# SDR-40392

	PARCEL#	OWNER	ADDRESS1	ADDRESS2	ADDRESS3	ADDRESS4	ADDRESS5
113	13934312040	TAYLOR CARL LEE	303 ATLANTIC AVE #300	VA BEACH VA 23451-3645			
114	13934312310	TAYLOR JIMMY D & RENEE D	4955 S E CASA DEL REY	MILWAUKIE OR 97222-4786			
115	13934410116	THOMPSON RICHARD & ELAINE IRR TR	THOMPSON ELAINE Y TRS	3109 DESMOND AVE	LAS VEGAS NV 89121-5613		
116	13934410070	TRINAYSTICH JOHN A & THOMAS N	722 S 3RD ST	LAS VEGAS NV 89101-6703			
117	13934310079	TRIOPLY L L C	%J HUNT	2600 PINTO LN	LAS VEGAS NV 89107-4611		
118	13934310055	TRUSTEE CLARK COUNTY TREASURER	%MAUDIE DOG TRUST	2595 AVIV CT	LAS VEGAS NV 89121-3947		
119	13934210072	TURNER BURTON W & DOROTHY FAM TR	TURNER DOROTHY R TRS	29 BUCCANEER WY	CORONADO CA 92118-3257		
120	13934311145	USA	WASHINGTON DC 20260				
121	13934312300	VALLES RAY	12112 VISTA RANCH AVE	SYLMAR CA 91342- 5507			
122	13934312211	VANASTEN MICHAEL G	N-169A ARROWHEAD RD	FREMONT WI 54940-0000			
123	13934410154	VEGAS VALLEY CORPORATION	229 LAS VEGAS BLVD S	LAS VEGAS NV 89101-5720			
124	13934310046	VINCE L L C	710 S 3RD ST	LAS VEGAS NV 89101-6703			
125	13934210073	VINCENT MICHELLE VALICA ETAL	124 APPIAN WY	HENDERSON NV 89002-8200			
126	13934310071	WAWERNA JOHN	GIUNTA ROBERT G	881 SHIRLEY LN	BOULDER CITY NV 89005-3617		

CASE# SDR-40392

	PARCEL#	OWNER	ADDRESS1	ADDRESS2	ADDRESS3	ADDRESS4	ADDRESS5
127	13934410183	WAWERNA JOHN C	614 S 6TH ST	LAS VEGAS NV 89101-6920			
128	13934410113	WEISBART RICHARD D FAM TR	WEISBART RICHARD D & S G CO-TRS	3160 W SAHARA AVE #A-22	LAS VEGAS NV 89102-6096		
129	13934310044	WEISBART RICHARD D FAMILY TRUST	WEISBART RICHARD D & SHARON TRS	%DESERT REALTY	3160 W SAHARA AVE #A-22	LAS VEGAS NV 89102-6096	
130	13934312252	WEISS MICHAEL B	2980 LAKE PLACID LN	NORTHBROOK IL 60062-4331			
131	13934410114	WESTWIND TRUST	TINGEY DON C & JUDITH W TRS	2714 WESTWIND RD	LAS VEGAS NV 89146-5458		
132	13934312060	WHITEHEAD MARSHALL G & NANCY M	6124 SALVIA LN	ARIVADA CO 80403- 2665			