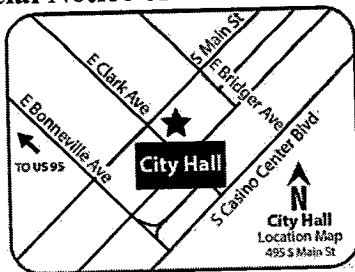


City of Las Vegas  
Department of Planning  
Development Services Center  
333 North Rancho Drive, 3<sup>rd</sup> Floor  
Las Vegas, Nevada 89106

PSRT  
FIRST CLASS MAIL  
U.S. Postage  
**PAID**  
Las Vegas, NV  
Permit No. 1630

**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 at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov). 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-67388 [PRJ-67387]**

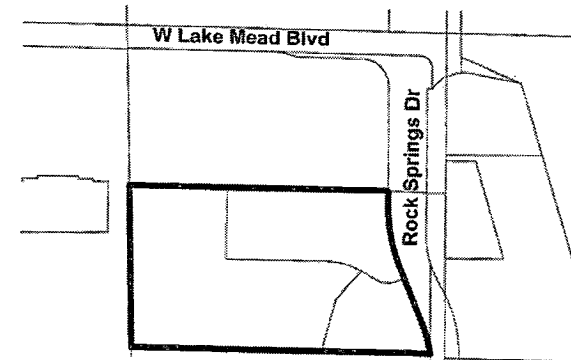
Planning Commission Meeting of 12/13/2016

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## Application Information

**SDR-67388 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: KHUSROW ROOHANI FAMILY TRUST** - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-41886) FOR A PROPOSED 15,000 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR) FACILITY AND A 4,800 SQUARE-FOOT RESTAURANT on 2.57 acres on the west side of Rock Springs Drive, approximately 330 feet south of Lake Mead Boulevard (APN 138-22-714-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-67387].

## Application Location



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

## Public Hearing Information

**Meeting:** Planning Commission  
**Date:** *December 13, 2016*  
**Time:** 6:00 P.M.  
**Location:** City Council Chambers  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

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, Development Services Center, 333 North Rancho Drive, 3<sup>rd</sup> Floor, Las Vegas, Nevada 89106. 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. For further information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to <http://www.lasvegasnevada.gov>.

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**Report of All Selected Parcels**

Case Number:

SDR-67388

Printed On: Thu: November 3, 2016

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
1910 ROCK SPRINGS RETAIL L L C	1601 WASHINGTON AVE #700 MIAMI BEACH FL 33139	13822711005
2010 PROPERTIES LIMITED L L C	3960 HOWARD HUGHES PKWY #500 LAS VEGAS NV 89169-5988	13822312032
2015-3 I H 2 BORROWER L P	901 MAIN ST #4700 DALLAS TX 75202	13822310042
3 R P M 3 L L C	4015 E DESERT INN RD #D LAS VEGAS NV 89121	13822610002
3 R P M 3 L L C	4015 E DESERT INN RD #D LAS VEGAS NV 89121	13822610006
A E TRUST	KEARNS AIMEE TRS 5886 N BONITA VISTA ST LAS VEGAS NV 89149-3911	13822810030
A E TRUST	KEARNS AIMEE TRS 5886 N BONITA VISTA ST LAS VEGAS NV 89149-3911	13822710022
ABEAR TED CRISANTO REV LIV TR	DELACRUZ CIRILA REVOCABLE LIV TR 95-325 LONOMEA ST MILILANI HI 96789-1875	13822710026
ACFALLE DAVID M	7212 OLD MISSION DR LAS VEGAS NV 89128	13822710010
ANDERSON JACOB	678 BAYVIEW DR APTOS CA 95003	13822710031
BANOV VALERI	7201 OLD TIME CIR LAS VEGAS NV 89128	13822810025
BARNETT PAUL J & LINDA S	1095 AMBERTON LN NEWBURY PARK CA 91320-3533	13822310039
BARON ANITA	7244 OLD MISSION DR LAS VEGAS NV 89128-8312	13822710002
BELMONT CORPORATION	10495 TRAVIS CT GILROY CA 95020	13822310038
BERKE CLAIRE LIVING TRUST	BERKE CLAIRE TRS %ROCK SPRINGS LUNAN INC ~ %LUNAN CORP414 N ORLEANS #402CHICAGO I 60654-4461	13822711004
BLANKS ROBERT & TRACY	1829 SIERRA HILLS WY LAS VEGAS NV 89128-3182	13822810003
BROWN JENNIFER LIVING TRUST	BROWN JENNIFER TRS 1916 LEANING PINE WAY LAS VEGAS NV 89128-3173	13822710018
BRULEY DAVID	1812 SIERRA HILLS WY LAS VEGAS NV 89128-3179	13822810009
C A H 2014-1 BORROWER L L C	8665 E HARTFORD DR #200 SCOTTSDALE AZ 85255	13822810020
C G S HOLDING L L C	407 7TH ST DEL MAR CA 92014-3013	13822610011
CENTENO ELMER WALTER & CECILIA D	1912 SIERRA VALLEY WY LAS VEGAS NV 89128-3044	13822310055
CHANDLER RICHARD G II	1832 VILLA VISTA WY LAS VEGAS NV 89128-3053	13822312033
CHANG JULIE	5526 N WALNUT GROVE AVE SAN GABRIEL CA 91776-1732	13822710017
CHIEH MAN HING	222 TOUCHDOWN DR IRVING TX 75063	13822310047
CIRELLI JOSEPHINE LIVING TRUST E	HAYNES SANDRA LINDA TRS 7200 SCENIC HILLS DR LAS VEGAS NV 89128-3199	13822811054
CITY OF LAS VEGAS	333 N RANCHO DR 8TH FL LAS VEGAS NV 89106-3703	13822201004
CITY OF LAS VEGAS	495 S MAIN ST 6TH FL LAS VEGAS NV 89101-6318	13822310052
CITY OF LAS VEGAS	495 S MAIN ST LAS VEGAS NV 89101	13822701010
CITY OF LAS VEGAS	495 S MAIN ST 6TH FL LAS VEGAS NV 89101-6318	13822810012
COLE WY PORTFOLIO NV L L C	1328 DUBLIN RD #300 COLUMBUS OH 43215	13822610004
COPLAN JAMES H & KRISTEEN W	6731 ROCKING HORSE AVE LAS VEGAS NV 89108	13822810017

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**Report of All Selected Parcels****Case Number:**

SDR-67388

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<b><u>Owner</u></b>	<b><u>Address</u></b>	<b><u>Parcel Numbe</u></b>
CORCORAN LESLIE E	JOHNSON JESSE W 1905 SIERRA HILLS WAY LAS VEGAS NV 89128-3182	13822710046
CORNELL MICHAEL L	1916 SIERRA HILLS WY LAS VEGAS NV 89128-3184	13822710040
CSFB 2005-C6 CITY CENTER WEST OF	701 BRICKELL AVE #2200 MIAMI FL 33131	13822712008
DAGGER PROPERTIES 3 L L C	419 MAIN ST #433 HUNTINGTON BEACH CA 92648-5199	13822810006
DATMINH L L C	9884 RIDGE HILL AVE LAS VEGAS NV 89147	13822810013
DAVILA LEONARD M & JANEEN M	7209 OLD TIME CIR LAS VEGAS NV 89128-3178	13822810023
DELGADO ERNEST JR	529 S MATHEWS ST LOS ANGELES CA 90033	13822710021
DELROSARIO WILFREDO P & EDNA M	P O BOX 831 UNALASKA AK 99685-0831	13822312021
DELUCUARA MARIA E DIAZ	1836 VILLA VISTA WY LAS VEGAS NV 89128-3053	13822312034
DIMMICK DEBRA A	7200 OLD TIME CIR LAS VEGAS NV 89128-3178	13822810016
DUARTE MARIA G	1836 SIERRA HILLS WY LAS VEGAS NV 89128-3181	13822810015
EFFECTIVE L L C	9957 MYSTIC MOSS ST LAS VEGAS NV 89183	13822710033
EICHOLTZ SHEREEN	1837 SIERRA HILLS WY LAS VEGAS NV 89128-3182	13822810001
ELICERIO-DAVILA J JOSE	RODRIGUEZ-FRAUSTO SONIA 1816 VILLA VISTA WAY LAS VEGAS NV 89128-3049	13822312029
FEDERAL NATIONAL MORTGAGE ASSOCI	14523 SW MILLIKAN WAY #200 BEAVERTON OR 97005	13822810018
FENDELANDER DAVID	1912 LEANING PINE WY LAS VEGAS NV 89128-3173	13822710019
FIRKUS KATY	1925 SIERRA HILLS WY LAS VEGAS NV 89128-3183	13822710051
FISCHER HOBREIGH & SHEILA	7205 SUN COVE CIR LAS VEGAS NV 89128-3175	13822710024
FLORELLA CELINE	7208 SCENIC HILLS DR LAS VEGAS NV 89128	13822811056
FOELSKE AARON	7217 SUN COVE CIR LAS VEGAS NV 89128-3175	13822710027
FRANCO LUIS A	1808 VILLA VISTA LAS VEGAS NV 89128-3049	13822412033
FREER ALEXANDRIA	1825 SIERRA HILLS WY LAS VEGAS NV 89128-3180	13822810004
FUKUTOMI ARCHIE & S N REV LIV TR	101 NORTH PHILLIPS AVE SIOUX FALLS SD 57104	13822310045
GAGNON CARRIE JEAN	8315 BROWNS MOUNTAIN CT LAS VEGAS NV 89131	13822810002
GALARDI GROUP FRANCHISE LEASING	7700 IVINE CENTER DR #550 IRVINE CA 92618	13822610009
GALLEGOS ANDREA	1812 VILLA VISTA WY LAS VEGAS NV 89128-3049	13822412034
GARCIA JOSE JAVIER	1824 LEANING PINE WY LAS VEGAS NV 89128-3177	13822810029
GECMEN SERKAN	7216 SUN COVE CIR LAS VEGAS NV 89128-3174	13822710028
GORO EARL E TRUST	FUKUTOMI JANE TRS 344 KIKOO PL HONOLULU HI 96825-1826	13822312030
H P T M I I I PROPERTIES TRUST	P O BOX 579 LOUISVILLE TN 37777-0579	13822713006
HAATAJA LINDA	7208 OLD MISSION DR LAS VEGAS NV 89128-8309	13822710011
I B L L L C	3890 N BUFFALO DR #206 LAS VEGAS NV 89129-8811	13822710020

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
IN-N-OUT BURGERS INC	4199 CAMPUS DR IRVINE CA 92612-4684	13822711002
JACOBE MARIA TERESA	7217 OLD MISSION DR LAS VEGAS NV 89128-8310	13822710035
JONES DAVID V & TALIA R	1904 VILLA VISTA WAY LAS VEGAS NV 89128-3056	13822310046
JURANI MARIUS	1901 VILLA VISTA WAY LAS VEGAS NV 89128-3057	13822310051
KANG RICHARD	LUO MING 2807 JAMIE ROSE ST LAS VEGAS NV 89135	13822710049
KATSAM L L C	6720 FORT DENT WY #230 SEATTLE WA 98188-2589	13822712004
KENNARD LEE H	7236 OLD MISSION DR LAS VEGAS NV 89128	13822710004
KING FUTT'S P F M L L C	5700 BOULDER HWY LAS VEGAS NV 89122-7204	13822310048
KIRKER RONALD & SHANNON TRUST	KIRKER RONALD & SHANNON TRS P O BOX 371707 LAS VEGAS NV 89137	13822810011
KIYABU DEREK	P O BOX 11474 LAS VEGAS NV 89111-1474	13822310041
KWAN TRACY YA-YIN	1904 SIERRA HILLS WAY LAS VEGAS NV 89128	13822710043
L M MINI STORAGE L P	2990 S DURANGO DR LAS VEGAS NV 89117-4412	13822610010
L V R E L L C	P O BOX 33 GRANTS PASS OR 97528	13822810022
LATHAM KELLY J	1908 SIERRA HILLS WY LAS VEGAS NV 89128-3181	13822710042
LEW RAYMOND G & JENNIFER P	9351 WHITE WATERFALL AVE LAS VEGAS NV 89149-1655	13822710015
LIVINGSTON DAVID B II	1845 VILLA VISTA WAY LAS VEGAS NV 89128	13822310050
LUCERO FEDERICO & MARIA I	7200 OLD MISSION DR LAS VEGAS NV 89128-8309	13822710013
MAJANO CARLOS & PATRICIA G	1908 SIERRA VALLEY WY LAS VEGAS NV 89128-3044	13822312022
MALIN THOMAS F	7213 OLD MISSION DR LAS VEGAS NV 89128-8310	13822710034
MANAOG CECILIA B & MERLO B	7224 OLD MISSION DR LAS VEGAS NV 89128-8312	13822710007
MCGUIRE PEGGY	1821 SIERRA HILLS WY LAS VEGAS NV 89128-3180	13822810005
MENESES CLAUDIA	8416 LUNA BAY LAS VEGAS NV 89128	13822710012
MENICHILLO WILLIAM A TRUST	MENICHILLO WILLIAM A TRS 1913 SIERRA HILLS WY LAS VEGAS NV 89128-3183	13822710048
MEYERS LUCAS E	7248 OLD MISSION DR LAS VEGAS NV 89128-8312	13822710001
MIERR BELEN C	7200 SUN COVE CIR LAS VEGAS NV 89128-3174	13822710032
MILLER ROBERT	7240 OLD MISSION DR LAS VEGAS NV 89128	13822710003
MIYAMOTO ROBERT & BEVERLY LIV TR	MIYAMOTO ROBERT M & BEVERLY TRS 1032 KALAPAKI ST HONOLULU HI 96825-2706	13822310044
MIYASHIRO KEVIN K & JUDY L	7205 OLD TIME CIR LAS VEGAS NV 89128-3178	13822810024
MOHAMADIAN PARISA	7320 STONEY SHORE DR LAS VEGAS NV 89128-3031	13822310037
MORALES NASARIO & MELECIA A	329 S HARBOR BLVD #47 SANTA ANA CA 92704	13822710047
MORAN SHAUNA M	1924 LEANING PINE WY LAS VEGAS NV 89128-3173	13822710016
MORON GERARDO	7208 SUN COVE CIR LAS VEGAS NV 89128-3174	13822710030

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<b><u>Owner</u></b>	<b><u>Address</u></b>	<b><u>Parcel Number</u></b>
NAVAS DAYANA	GUTIERREZ GISELA C 7209 SUN COVE CIR LAS VEGAS NV 89128	13822710025
NICOLS ANDREW	1841 VILLA VISTA WY LAS VEGAS NV 89128-3054	13822310049
NILSSON ROLAND	NILSSON-UMERES LUZ C 3871 DAZZLER CT LAS VEGAS NV 89147-6828	13822312031
P N P INVESTMENTS L L C	503 AMETHYST LN WALNUT CA 91789	13822310053
PAYNE RALPH DAVID & EVELINE	7233 OLD MISSION DR LAS VEGAS NV 89128-8311	13822710039
R C 3 L V L L C	3612 NW 106TH ST VANCOUVER WA 98685	13822714005
RANGEL LILIA	1921 SIERRA HILLS WY LAS VEGAS NV 89128-3183	13822710050
RASPALICIOUS L L C	110 EL CAMINO REAL SAN BRUNO CA 94066	13822610012
RAVI JAYASREE	7217 OLD TIME CIR LAS VEGAS NV 89128	13822810021
REBEL LAND & DEVELOPMENT L L C D	1040 N BENSON AVE UPLAND CA 91786	13822610007
RESNICK RACHELLE M	2239 TABLE ROCK DR CARSON CITY NV 89706	13822710045
RESTAURANT ROW L L C	P O BOX 990 LAS VEGAS NV 89125	13822713005
RESTAURANT ROW L L C	3333 BEVERLY RD #B2-214-B HOFFMAN ESTATES IL 60179-0001	13822713004
RIGGS LOUIS M & NANCY L	1808 LEANING PINE WY LAS VEGAS NV 89128-3177	13822811053
ROA LUIS	1804 LEANING PINE WY LAS VEGAS NV 89128-3177	13822811052
ROA SEVERO DE RAMIREZ	1932 LEANING PINE WAY LAS VEGAS NV 89128	13822710014
ROA-RODILES JORGE	LANCELLOTTI NATALIA 1816 SIERRA HILLS WAY LAS VEGAS NV 89128	13822810010
ROCKSPRINGS RETAIL INVESTORS L L	12100 OLYMPIC BLVD #350 LOS ANGELES CA 90064	13822701008
ROCKSPRINGS RETAIL INVESTORS L L	12100 OLYMPIC BLVD #350 LOS ANGELES CA 90064	13822701007
RODRIGUEZ JOSE R	7232 OLD MISSION DR LAS VEGAS NV 89128-8312	13822710005
ROOHANI KHUSROW FAMILY TRUST	ROOHANI KHUSROW TRS 9500 HILLWOOD DR #201 LAS VEGAS NV 89134	13822714004
ROSEN STEVEN M & MARLA MARIA MER	1816 LEANING PINE WY LAS VEGAS NV 89128-3177	13822810027
ROSS FRANCIS & LAURIE MARIE	1916 VILLA VISTA WY LAS VEGAS NV 89128-3056	13822310043
S M B C LEASING & FINANCE INC	277 PARK AVE NEW YORK NY 10172-0003	13822714003
SCHAFFER RHONDA	2817 WHISPERING WIND DR LAS VEGAS NV 89117-2419	13822710023
SCHOOL BOARD OF TRUSTEES	4190 MCLEOD DR 2ND FLR LAS VEGAS NV 89121	13822701004
SCHOOL BOARD OF TRUSTEES	4190 MCLEOD DR 2ND FLR LAS VEGAS NV 89121	13822801001
SELIMI FEVAIR	7212 OLD TIME CIR LAS VEGAS NV 89128-3178	13822810019
SHARKOFF DONALD & ANNA FAMILY TR	SHARKOFF DONALD & ANNA TRS 17322 ELSINORE CIR HUNTINGTON BEACH CA 92647-6136	13822710006
SHOWCASE INVESTMENTS L L C	2625 REDWING RD #140 FORT COLLINS CO 80526	13822310054
SHRYAN L L C	5348 CALATRANA DR WOODLAND HILLS CA 91364	13822811055
SIPPLE KEITH	1812 LEANING PINE WY LAS VEGAS NV 89128-3177	13822810026

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<b><u>Owner</u></b>	<b><u>Address</u></b>	<b><u>Parcel Numbe</u></b>
SMITH PAMELA T	KENNEDY JEFFERY M 7240 N MONTE CRISTO WY LAS VEGAS NV 89131-3334	13822710009
SOLOBEN INVESTMENTS MGT L L C	30279 OAKBROOK RD HAYWARD CA 94544-6669	13822710036
SOUTHERN NV HOUSING AUTHORITY	340 N 11 ST #170 LAS VEGAS NV 89101-3125	13822312024
SPICER CHARLETTE	CLEAVENGER DAVID 47108 E MAYO DR BENTON CITY WA 99320-7553	13822710029
SUMMERLIN ENTRADA L L C	4444 VIEWRIDGE AVE SAN DIEGO CA 92123-1622	13822802001
TAMWATT L L C	3985 MERIDIAN POINT CT LAS VEGAS NV 89147-8075	13822810014
TRUSTEE CLARK COUNTY TREASURER	7308 STONEY SHORE DR LAS VEGAS NV 89128-3031	13822310040
TUSHMAN LAWRENCE D & TAMMY B	1820 LEANING PINE WY LAS VEGAS NV 89128-3177	13822810028
TWO BRIDGES NV 2 L L C	2251 N RAMPART BLVD #1462 LAS VEGAS NV 89128	13822312023
VERONA GROUP L L C	600 ST PAUL AVE #108 LOS ANGELES CA 90017	13822317004
VERONA GROUP L L C	600 ST PAUL AVE #108 LOS ANGELES CA 90017	13822317005
VERONA GROUP L L C	1721 CRYSTAL ANN LAS VEGAS NV 89106	13822317003
WAGEMA	1333 N BUFFALO DR #120 LAS VEGAS NV 89128	13822601004
WESTLAKE CITY CENTER L L C	701 BRICKELL AVE #2200 MIAMI FL 33131	13822712006
WESTLAKE CITY CENTER L L C	520 EL CAMINO REAL 9TH FLR SAN MATEO CA 94402-1726	13822712007
WHITSETT JERRY & VALERIE	4932 GATE FALL CT LAS VEGAS NV 89149-4761	13822710044
WILKIN CLAYTON A & BINNIE L	1829 VILLA VISTA WY LAS VEGAS NV 89128-3054	13822312025
WINGROVE BARRY V	7229 OLD MISSION DR LAS VEGAS NV 89128-8311	13822710038
YAO MICHAEL & YVONNE	9755 ICE BOX CANYON CT LAS VEGAS NV 89117-8438	13822710008