



Legal Notices Transmittal and Scanning Separator Sheet

Legal Notice Type: Affidavit of Mailings

Date of Transfer to ERM: 101/12/2012

Page Count: 7

Meeting Date: 1/10/2012

Meeting Type: Planning Commission <=>

Case Number(s): VAR-43994, SDR-43995 <=>

Subject of Affidavit: APPLICANT: NEVADA RESTAURANT SERVICES - OWNER: NELLIS W F T,
LLC - 1511 North Nellis Boulevard <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date



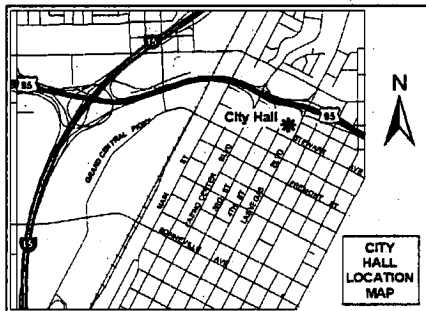
Prepared By: acroll

Scanned By: JAN 17 2012

QC By:

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.

VAR-43994 & SDR-43995

Planning Commission Meeting of 1/10/2012

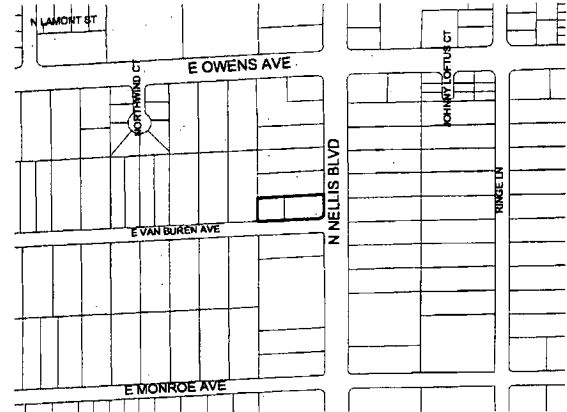
Application Information

VAR-43994 - VARIANCE - PUBLIC HEARING - APPLICANT: NEVADA RESTAURANT SERVICES - OWNER: NELLIS W F T, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR AN EXISTING LEGALLY NONCONFORMING BUILDING on 0.63 acres at 1511 North Nellis Boulevard (APNs 140-29-510-026 and 027), C-2 (General Commercial) Zone, Ward 3 (Coffin).

SDR-43995 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-43994 - PUBLIC HEARING - APPLICANT: NEVADA RESTAURANT SERVICES - OWNER: NELLIS W F T, LLC - For possible action on a request for a Site Development Plan Review FOR AN EXISTING LIQUOR ESTABLISHMENT (TAVERN) WITH WAIVERS TO ALLOW NO LANDSCAPE BUFFERS ALONG THE EAST AND SOUTH PERIMETERS WHERE 15 FEET IS REQUIRED AND ALONG THE WEST AND NORTH PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.63 acres at 1511 North Nellis Boulevard (APNs 140-29-510-026 and 027), C-2 (General Commercial) Zone, Ward 3 (Coffin).

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 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 (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:	<i>January 10, 2012</i>
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

Report of All Selected Parcels**Case Number:** VAR-43994**Printed On:** Mon: November 28, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
ABRICA SAUL	VILLALOBOS LAURA & FLORENTINO 1578 RINGE LN LAS VEGAS NV 89110-1638	14028110025
ADAMS JOHN & LOUISE	3680 VIA GENEVA HENDERSON NV 89052-0517	14029510016
ARELLANO SERGIO	1394 N NELLIS BLVD LAS VEGAS NV 89110-5337	14028210025
ARELLANO SERGIO	1394 N NELLIS BLVD LAS VEGAS NV 89110-5337	14028210001
AYALA MARIA DE LA LUZ	1650 RINGE LN LAS VEGAS NV 89156-6750	14021405003
BAKRAJI JAMAL H & RITA	23923 WINWARD LN VALENCIA CA 91355-1798	14028110004
BARLOW GORDON L & LOUIS R	789 ROSSMORE LAS VEGAS NV 89110-4124	14028110008
BARLOW RAMON O & YOREL H	789 ROSSMORE DR LAS VEGAS NV 89110-4124	14028110018
BARLOW RAMON O & YOREL H FAM TR	BARLOW RAMON O & YOREL H TRS 789 ROSSMORE LAS VEGAS NV 89110-4124	14028110007
BARLOW RAMON O & YOREL H FAM TR	BARLOW RAMON O & YOREL H TRS 789 ROSSMORE LAS VEGAS NV 89110-4124	14028110009
BARNETT FAMILY TRUST	BARNETT JOHN L & NINA TRS 4958 E VAN BUREN AVE LAS VEGAS NV 89110-1561	14029510035
BARRAGAN-SILVA BLADIMIR	MCKNIGHT JANET H 4918 E MONROE AVE LAS VEGAS NV 89110-1584	14029510090
BARTSAS MARY 12 L L C	601 S RANCHO DR #C23 LAS VEGAS NV 89106-4825	14028110003
BARTSAS MARY 12 L L C	601 S RANCHO DR #C23 LAS VEGAS NV 89106-4825	14028210002
BASCOS LINDA L REVOCABLE LIV TR	BASCOS LINDA L TRS 8801 SCENIC HARBOR DR LAS VEGAS NV 89117-2295	14028110006
BENITEZ-FAJARDO ANTONIO	1451 RINGE LN LAS VEGAS NV 89110-1630	14028110014
BRYAN WOODROW L 1978 FAMILY TR	BRYAN WOODROW L & KATHRYN E TRS 1695 1/2 N NELLIS BLVD LAS VEGAS NV 89115-6607	14020804024
BRYAN WOODROW L 1978 FAMILY TR	BRYAN WOODROW L & KATHRYN E TRS 2550 N NELLIS BLVD LAS VEGAS NV 89115-4520	14020804020
BRYAN WOODROW LARRY 1978 FAM TR	BRYAN WOODROW L & KATHRYN E TRS 2550 N NELLIS BLVD LAS VEGAS NV 89115-4520	14020804025
BRYAN WOODROW LARRY 1978 FAM TR	BRYAN WOODROW L & KATHRYN E TRS 2550 NELLIS BLVD LAS VEGAS NV 89115-4520	14020804018
BUCHANAN GEO CO	O P P I X L P %EMBASSY PPTY INC 410 W 8TH ST KANSAS CITY MO 64105-1448	14029510079
BURNS DOMINIC P	3975 DOCILE DAYBREAK CT LAS VEGAS NV 89156	14029612005
CARDENAS FELIPE M & MARTHA O	1450 RINGE LN LAS VEGAS NV 89110-1631	14028110033
CARDINAL GLOBAL HOLDING CORP	H R HERITAGE VILLAGE L L C 7021 BRIGHT SPRINGS CT LAS VEGAS NV 89113-1341	14029510018
CARDINAL GLOBAL HOLDING CORP	H R HERITAGE VILLAGE L L C 7021 BRIGHT SPRINGS CT LAS VEGAS NV 89113-1341	14029510017
CARIDI FRANK & RUTH C	1057 TUSCADOORE ST LAS VEGAS NV 89110-2891	14028110024
CARREON MELCHOR & MARGARITA	5058 E VAN BUREN AVE LAS VEGAS NV 89110-1562	14029510028
CARRILLO RODRIGO	4556 BABY BIRD LN LAS VEGAS NV 89115-3803	14029510019
CHAVEZ JORGE	6268 DOWNPOUR CT LAS VEGAS NV 89110-5037	14029510033
CHHEAV VANTHY	5555 HALVERN LAS VEGAS NV 89110-1720	14028113003
CORTEZ JULIO	1615 RINGE LN LAS VEGAS NV 89156-6749	14021405006
COUNTERMAN ANNETTE	1560 RINGE LN LAS VEGAS NV 89110-1638	14028110026

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CROUCH JERRY	BARTON HELEN 6021 JUBILEE GARDENS AVE LAS VEGAS NV 89131-2333	14029510012
DAYCARE PARTNERS #1 L L C	6025 S BRONCO ST LAS VEGAS NV 89118-2646	14029502001
DENIGER DEREK & ALANA	1385 RINGE LN LAS VEGAS NV 89110-1604	14028210024
FERRARO FRANK T & S L REV LIV TR	FERRARO FRANK T & SANDRA L TRS 3215 STANLEY AVE NO LAS VEGAS NV 89030-7231	14029601001
FREIBURGER JOSEPH E & CYNTHIA D	1469 RINGE LN LAS VEGAS NV 89110-1630	14028110015
GILBERT ROBIN H & ABBEY L	1650 N LAMONT LAS VEGAS NV 89115-3631	14020804005
GONZALEZ ANTONIO S JR & IRMA B	724 LINCOLN ST WATSONVILLE CA 95076-4331	14029511002
GONZALEZ FRANCISCO J	GONZALES MARTHA E 1499 RINGE LN LAS VEGAS NV 89110-1630	14028110017
GONZALEZ-LOPEZ SONIA	GONZALEZ MANUEL 1583 RINGE LN LAS VEGAS NV 89110-1639	14028113001
GUEVERA PEDRO	1596 JOHNNY LOFTUS CT LAS VEGAS NV 89110-1662	14028113004
HACKLEY MARSHA S	SPAZIANI BERNARD JR 4978 E MONROE AVE LAS VEGAS NV 89110-1584	14029510086
HAGGARD RONALD R & SHERRY D	HAGGARD LASHAY 2221 CAMEL ST LAS VEGAS NV 89115-5224	14029510074
HAGGARD RONALD R & SHERRY DIANE	HAGGARD LASHAY 2221 CAMEL ST LAS VEGAS NV 89115-5224	14029510075
HERNANDEZ RICARDO & AMALIA	4953 E MONROE AVE LAS VEGAS NV 89110-1586	14029612006
HETTRICK DAVID C & DONNA A	1422 RINGE LN LAS VEGAS NV 89110-1631	14028110034
HILL MORGAN G & SALLIE L	4990 E VAN BUREN AVE LAS VEGAS NV 89110-1561	14029510032
HUGHES MADELINE A	4945 E MONROE AVE LAS VEGAS NV 89110-1586	14029612004
HUTCHENS KENNETH J & LYNN TRUST	HUTCHENS KENNETH J & LYNN M TRS 1530 RINGE LN LAS VEGAS NV 89110-1631	14028110028
JACKS JOYCE R	5023 E MONROE AVE LAS VEGAS NV 89110-1587	14029612008
JACKS JOYCE R QUALIFIED RES TR	JACKS JOYCE R TRS 5023 E MONROE AVE LAS VEGAS NV 89110-1587	14029612009
JENSEN MARK S	4998 E VAN BUREN AVE LAS VEGAS NV 89110-1561	14029510031
JESSE JASDEEP SINGH L L C	1736 E CHARLESTON #314 LAS VEGAS NV 89104-7900	14029511006
JOHNSON GERALD R & DEBRA K	5001 E MONROE AVE LAS VEGAS NV 89110-1587	14029612007
KORFMAN ANTHONY A & LINDA FAM TR	KORFMAN ANTHONY A & LINDA A TRS 806 BUCHANAN #115-315 BOULDER CITY NV 89005-2130	14020804004
LAURIA VINCENT F & DEBORA J	1426 RINGE LN LAS VEGAS NV 89110-1631	14028110032
LEMASTERS ELBERT & ADDIE REV TR	LEMASTERS ELBERT E & ADDIE E TRS 5015 STANLEY AVE LAS VEGAS NV 89115-6625	14020804007
LEON ALEJANDRO	1584 JOHNNY LOFTUS CT LAS VEGAS NV 89110-1662	14028113006
LIAO LIH-NAN & SHU-CHEN	7697 KEATING CIR LAS VEGAS NV 89147-4927	14029510030
LIAO LIH-NAN & SHU-CHEN	7697 KEATING CIR LAS VEGAS NV 89147-4927	14029510029
LOPER FAMILY 1995 TRUST	LOPER LENARD R & CAROLYN A TRS 1225 COMMERCE ST SPARKS NV 89431-0622	14028110001
LOPER FAMILY TRUST	LOPER LENARD R & CAROLYN TRS 1225 COMMERCE ST SPARKS NV 89431-0622	14028110002
LOPEZ JERRY GERARDO	GONZALEZ GRAVIELA 1589 RINGE LN LAS VEGAS NV 89110-1639	14028113002

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LOPEZ-SANDOVAL PEDRO & CLARISSA	P O BOX 364912 NO LAS VEGAS NV 89036-8912	14029612011
LU JEFF	LU JASPER 179 STRATA AVE LAS VEGAS NV 89148-4450	14029511007
LYONS LOIS	4918 E VAN BUREN AVE LAS VEGAS NV 89110-1561	14029510038
MACINTOSH DALE T & JOYCE E	4979 E VAN BUREN AVE LAS VEGAS NV 89110-1564	14029510073
MARROQUIN FRANCISCO & ALBERTA	5277 BIRDSTONE CT LAS VEGAS NV 89156-0930	14029511008
MARTIN FRANK E JR & BONNIE KAY	3030 S HIGHLAND LAS VEGAS NV 89109-1047	14020804008
MARTIN TIMM W & CRYSTAL D	5018 E MONROE AVE LAS VEGAS NV 89110-1585	14029510084
MARTINEZ FAMILY TRUST	MARTINEZ JOSE S & FRANCISCA TRS 6265 LINDELL RD LAS VEGAS NV 89118-3432	14021405009
MATTHEWS JAMES E & TAMMY J	1483 RINGE LN LAS VEGAS NV 89110-1630	14028110016
MAUGER GEORGE C	4899 E VAN BUREN AVE LAS VEGAS NV 89110-1563	14029510068
MEDINA ROBERTO G	TERRAZAS ARACELY 1580 NORTHWIND COUNT #A LAS VEGAS NV 89110	14029511001
MESSINA SANDRA E	4959 E VAN BUREN AVE LAS VEGAS NV 89110-1564	14029510108
MEZA MANUEL JESUS	4998 E MONROE AVE LAS VEGAS NV 89110-1584	14029510085
MIAMI SHORES DEVELOPMENT L L C	P O BOX 620660 LAS VEGAS NV 89162-0660	14029510082
MIAMI SHORES DEVELOPMENT L L C	P O BOX 620660 LAS VEGAS NV 89162-0660	14029510083
MOORE RUBY N	329 E LEMOYNE NORTH LAKE IL 60164	14029510076
MOUSA JENAN	1435 RINGE LN LAS VEGAS NV 89110-1630	14028110013
MUSSO LIVING TRUST	MUSSO WILLIAM P & BARBARA L TRS 3821 CAVALRY ST LAS VEGAS NV 89121-4456	14029510036
NAVARRO BERNARDO RAMIREZ	1418 RINGE LN LAS VEGAS NV 89110-1631	14028110035
NAVARRO ROSALIO	4919 E VAN BUREN AVE LAS VEGAS NV 89110-1564	14029510069
NELLIS OWENS 48 L L C	6025 BRONCO AVE LAS VEGAS NV 89118	14029510021
NELLIS W F T L L C	3216 ASHBY AVE LAS VEGAS NV 89102-1958	14029510026
NELLIS W F T L L C	3216 ASHBY AVE LAS VEGAS NV 89102-1958	14029510027
NELLOWE L P	%DOS CONST %D CAMBEIRO 2313 CASERTA CT HENDERSON NV 89074-5317	14021405007
NELLOWE L P	%D CAMBEIRO 2313 CASERTA CT HENDERSON NV 89074-5317	14021405005
NORTH NELLIS L L C	410 PROBST WY LAS VEGAS NV 89110-4200	14020804012
NUNEZ MARIO SOLORIZANO	1550 NORTHWIND CT LAS VEGAS NV 89110-1528	14029511004
O P P I X L P	%EMBASSY PPTYS INC 410 W 8TH ST KANSAS CITY MO 64105-1448	14029510023
O P P I X L P	%EMBASSY PPTY INC 410 W 8TH ST KANSAS CITY MO 64105-1448	14029510078
O P P I X L P	%EMBASSY PPTY INC 410 W 8TH ST KANSAS CITY MO 64105-1448	14029510025
O P P I X L P	%EMBASSY PPTY INC 410 W 8TH ST KANSAS CITY MO 64105-1448	14029510024
O P P I X L P	%EMBASSY PPTY INC 410 W 8TH ST KANSAS CITY MO 64105-1448	14029510081

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OPPIXLP	410 W 8TH ST KANSAS CITY MO 64105-1448	14029601002
OPPIXLP	%EMBASSY PPTY INC 410 W 8TH ST KANSAS CITY MO 64105-1448	14029601003
OPPIXLP	%EMBASSY PPTY INC 410 W 8TH ST KANSAS CITY MO 64105-1448	14029510080
OSORNIO ALICIA	5178 E OWENS AVE LAS VEGAS NV 89110-1641	14021405008
OWEN GIRARD W & DOROTHY E FAM TR	OWEN GIRARD W & DOROTHY E TRS 1514 RINGE LN LAS VEGAS NV 89110-1631	14028110029
OWENS 16 LLC	4055 CATHEDRAL FALLS NO LAS VEGAS NV 89085-4469	14020804017
PALM EAST INC	3050 GALA ST LAS VEGAS NV 89169-1806	14021405002
PALM EAST INC	3050 GALA ST LAS VEGAS NV 89169-1806	14021405004
PENNYMAC LOAN SERVICES LLC	%CITIMORTGAGE INC 1000 TECHNOLOGY DR MS 314 O FALLON MO 63368-2239	14029510077
PHELPS 2005 FAMILY TRUST	PHELPS RONALD W & KRISTINA K TRS 5035 STANLEY AVE LAS VEGAS NV 89115-6625	14020804026
POTTER JANE M	4959 E OWENS AVE LAS VEGAS NV 89110-1570	14029510015
RE S-NV TRIPLE CROWN LLC	700 N W 107 AVE #200 MIAMI FL 33172-3138	14028113009
REALTY INCOME CORPORATION	P O BOX 460069 ESCONDIDO CA 92046-0069	14020804016
RENKIEWICZ DOLORESA	P O BOX 60355 LAS VEGAS NV 89160-0355	14028110022
RESNIK ROBERT S	4928 E MONROE AVE LAS VEGAS NV 89110-1584	14029510089
RES-NV TRIPLE CROWN LLC	700 NW 107 AVE #200 MIAMI FL 33172-3138	14028113007
RES-NV TRIPLE CROWN LLC	700 NW 107 AVE #200 MIAMI FL 33172-3138	14028113005
REVERING JERRY L & GLADYS C	1561 RINGE LN LAS VEGAS NV 89110-1639	14028110021
REYES FELIPE	1037 E 220TH ST CARSON CA 90745-3424	14028110027
ROBERSON KIM S	4970 E VAN BUREN AVE LAS VEGAS NV 89110-1561	14029510034
ROBINSON CATHERINE	1428 RINGE LN LAS VEGAS NV 89110-1631	14028110031
ROBINSON MARILYN J	ROBINSON MARY KAY LIVING TRUST 1407 WESTWOOD DR LAS VEGAS NV 89102-2442	14021405001
ROBINSON SAMULE M & LAURA D	4938 E MONROE AVE LAS VEGAS NV 89110-1584	14029510088
RUIZ ARGENIO	1591 JOHNNY LOFTUS CT LAS VEGAS NV 89110-1662	14028113008
SANABRIA PEDRO MORALES	4939 E VAN BUREN AVE LAS VEGAS NV 89110-1564	14029510070
SHELL DON & DIANA M FAMILY TR	SHELL DON & DIANA M TRS 4898 E VAN BUREN AVE LAS VEGAS NV 89110-1558	14029510039
SCHULTZ KASUMI	1549 RINGE LN LAS VEGAS NV 89110-1630	14028110019
SERNA-SERNA GABRIEL	URIBE THERESA 5210 E OWENS AVE #A LAS VEGAS NV 89110-1642	14021402016
SHARP VAL D	4958 E MONROE AVE LAS VEGAS NV 89110-1584	14029510087
SLACK KAYE	P O BOX 43435 LAS VEGAS NV 89116-1435	14029510037
SO NV REGIONAL HOUSING AUTHORITY	%C ROWE 340 N 11TH ST #170 LAS VEGAS NV 89101-3125	14020804006
SOLORZANO JOSE E & BERTA	2105 MOONLITE DR LAS VEGAS NV 89115-5330	14029612010

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THEIS JACKSON	SCHWEITZER ROBERTA P O BOX 271 TOPOCK AZ 86436-0271	14028110020
THOMAS FAMILY TRUST	THOMAS RODNEY L & KIMBERLY E TRS 1498 RINGE LN LAS VEGAS NV 89110-1631	14028110030
TOP GUN II L P	%C MICH'L 3075 ROSANNA ST LAS VEGAS NV 89117-3141	14028110012
TOP GUN II L P	%C MICH'L 3075 ROSANNA ST LAS VEGAS NV 89117-3141	14028110010
TOP GUN II L P	%C MICH'L 3075 ROSANNA ST LAS VEGAS NV 89117-3141	14028110011
TRUSTEE CLARK COUNTY TREASURER	%BANK AMERICA N A 4161 PIEDMONT PKWY GREENSBORO NC 27410-8110	14029511005
V M B ENTERPRISES INC	9030 W SAHARA AVE #610 LAS VEGAS NV 89117-5744	14028110005
WATKINS WILLIAM	840 S RANCHO DR #4-424 LAS VEGAS NV 89106-3837	14029510014
WATKINS WILLIAM C	840 S RANCHO DR SUITE 4 #424 LAS VEGAS NV 89106-3800	14029510013
WOMENS DEVELOPMENT CENTER	4020 PECOS MCLEOD LAS VEGAS NV 89121-4350	14029511003