

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: AUGUST 6, 2008

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-27870 – ABEYANCE ITEM - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED 4,344 SQUARE FOOT SUPPER CLUB IN CONJUNCTION WITH A PROPOSED NIGHTCLUB WITH A WAIVER TO ALLOW A 60-FOOT DISTANCE SEPARATION FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

29

City Council Meeting

43

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

3

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest and Support Postcards
7. Submitted after Meeting – Recordation Notice of Council Action and Conditions of Approval for Items 106 and 107
8. Backup Referenced from the 06-12-08 Planning Commission Meeting Item 28

Motion made by STEVE WOLFSON to Approve subject to conditions and adding the following conditions as read for the record:

- A. There shall be no persons of the public on the premises after 11:30 p.m., seven days a week.
- B. There shall be a one-year review at a public hearing of the City Council after issuance of the business license.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,
 GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
 (Did Not Vote-None); (Excused-None)

CITY COUNCIL MEETING OF: AUGUST 6, 2008

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 106 and 107.

MINA ALFAFARA, 2300 Whispering Hills Circle, was present.

FRED SISTILLY, President of the Homeowners Association at the Lakes Business Park, thanked COUNCILMAN WOLFSON for holding a meeting in his office where they discussed the closing hour of 11:00 p.m., as well as a one-year review. COUNCILMAN WOLFSON thanked MR. SISTILLY and MS. ALFARARA for meeting, and asked she was willing to accept the residents' request. MS. ALFARARA replied that the residents were concerned about what would happen if she should sell the property and about the business hours. At this time, she has no intention of selling the property. Her understanding is that whoever takes over the property would have to go through the same process she did. The Planning Department faxed the information, which she faxed to MR. SISTILLY, who asked her to put it in writing that if she sells the property, the bar would not be included.

ASSISTANT CITY ATTORNEY BRYAN SCOTT clarified for COUNCILMAN WOLFSON that the Special Use Permit (SUP) runs with the land. If the applicant ceases operation in less than a year, the SUP for the nightclub and restaurant remain active. If more than a year, the new owners would have to apply for another SUP, as well as a new business license.

CAROL MEYER, Finance and Business Services, clarified the applicant would apply for a supper club license, which is a license that requires suitability investigation and Council approval. The SUP is separate and, if still active, does not require Council approval.

COUNCILMAN WOLFSON asked if the hours of restrictions run with the land. ASSISTANT CITY ATTORNEY SCOTT replied that whatever conditions are imposed on the property or business would run with the land.

COUNCILMAN WOLFSON asked MS. ALFAFARA if the closing hours of 11:00 p.m., seven nights a week, would be acceptable. MS. ALFAFARA replied no. The Councilman's dilemma is that the restaurant is located within a business park. This is not a Boca Park or Village Square, which is designed for retail and commercial with many restaurants. He is trying to balance his desire to have new business come in this area, and at the same time protect the quality of life for the adjacent residents. MS. ALFAFARA pointed out she also resides in the same neighborhood. Although he recognized that fact, the Councilman found it difficult to grant her request under the circumstances. The residents were very reasonable and asked for the closing time of 11:00 p.m. with a one-year review, and at the end of the year, possibly, extending to midnight.

MS. ALFAFARA replied that when she spoke with the residents, she had asked for the closing time of 2:00 a.m., and when the residents said no she asked for midnight, but the residents wanted 11:00 p.m. She pointed out that those offices within the business park closes at 5:00 p.m. COUNCILMAN WOLFSON asked for a compromise of 11:30 p.m. with a one-year review, and

CITY COUNCIL MEETING OF: AUGUST 6, 2008

if there should be any calls for service, this will be brought to his attention before the one year review. He verified with MR. SISTILLY that that is acceptable.

MARGO WHEELER, Director of Planning and Development, verified with COUNCILMAN WOLFSON the closing hours of 11:30 p.m. and the one-year review at a public hearing after issuance of the business license.

MAYOR GOODMAN declared the Public Hearing closed for Items 106 and 107.



CASE: SUP-27870

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)





CASE: **SUP-27870**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 500 1000 Feet



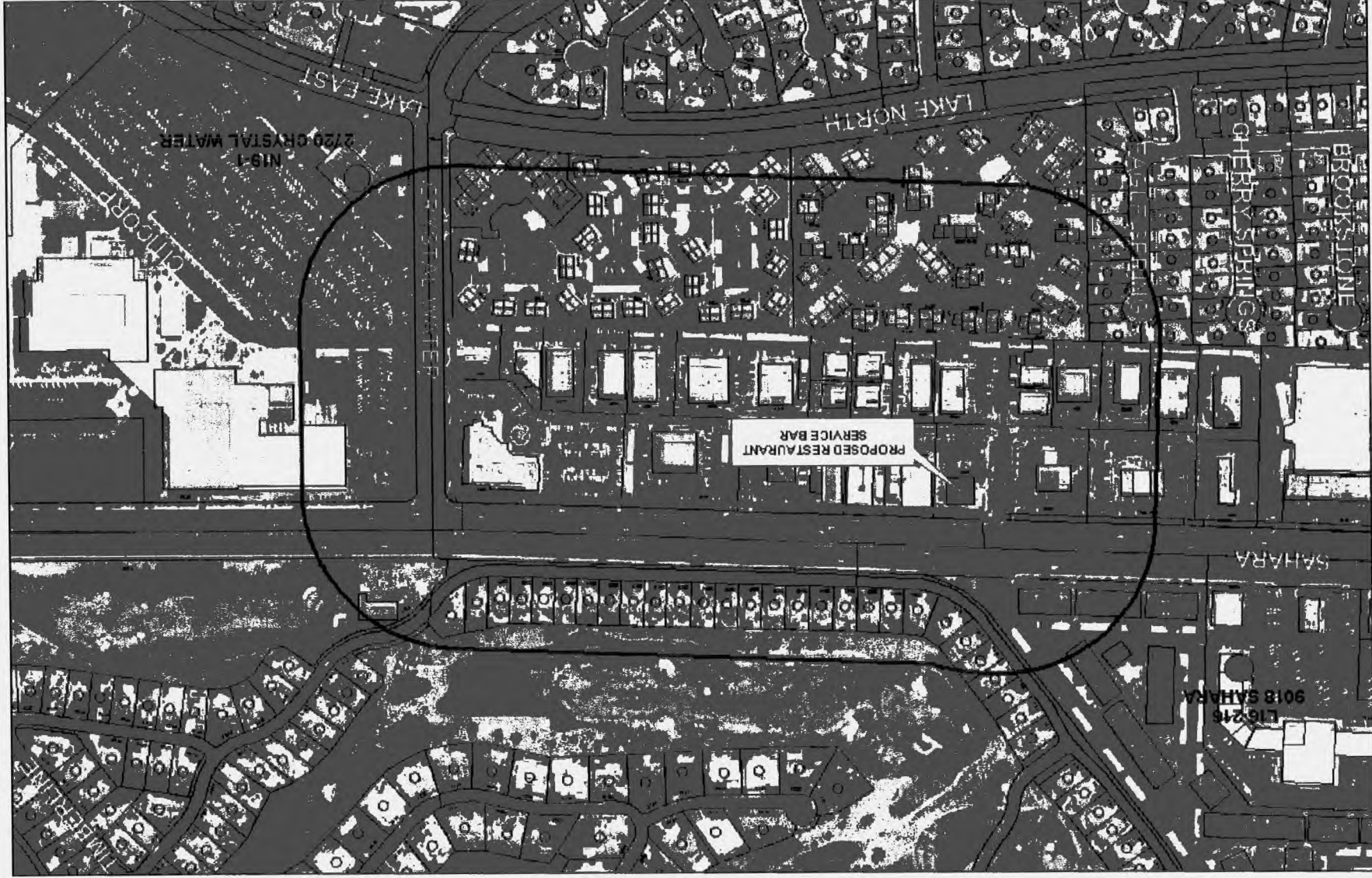
SUP-27870

Business Licenses

- Tavern
- Supper Club/
Restaurant Service Bar
- Child Care/
Children Facility

- RELIIGIOUS
- CITY PARKS
- SCHOOLS

- Subject Property
- 400 foot buffer





AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 6, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-27870 - APPLICANT/OWNER: MRA, LLC

THIS ITEM WAS HELD IN ABEYANCE FROM THE JULY 16, 2008 CITY COUNCIL MEETING AT THE REQUEST OF COUNCILMAN WOLFSON.

**** CONDITIONS ****

The Planning Commission (6-0-1/rt vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. One year administrative review after issuance of business license.
2. Approval of and conformance to the Conditions of Approval for Reclassification (Z-0013-86), and Special Use Permit (SUP-28192) shall be required.
3. Conformance to all minimum requirements under LVMC Title 19.04.010 for a Supper Club use, including parking requirements.
4. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.
8. The actual seating available at all times within the restaurant area of the Supper Club must be able to accommodate at least 125 persons per Title 6.50.220 and Title 19.04.010.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Special Use Permit for a proposed Supper Club in conjunction with a proposed Night Club (SUP-28192) with Waivers to allow a 60-foot distance separation from a Child Care Facility where 400-feet is required at 8991 W. Sahara Avenue. The owner is proposing a restaurant, bar, lounge, and ballroom facility in which a menu of Filipino food, beer and wine will be offered. This proposed Supper Club is comprised of 4,344 square-feet, with seating for 120 in the dining area and seating for 14 in the lounge, for a total of 134. Seating in the designated restaurant area must accommodate seating for 125 persons in order to comply with Title 6.50.220 and Title 19.04.010. A condition has been added to address this concern. The proposed location is part of a larger commercial subdivision (The Lakes Business Center), which adequately supplies the amount of parking required for this site.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/15/84	The City Council approved a Reclassification of Property (Z-0054-84), generally bounded by Sahara Avenue on the north, Durango drive on the east, Desert Inn Road on the south, and Fort Apache Way on the west, From: N-U (Non-Urban), To: R-1 (Single Family Residence), R-PD3 (Residential Planned Development), R-PD4 (Residential Planned Development), R-PD7 (Residential Planned Development), R-PD12 (Residential Planned Development), R-PD23 (Residential Planned Development), P-R (Professional Offices & Parking), C-1 (Limited Commercial), and C-V (Civic).
03/19/86	The City Council approved a Reclassification of Property (Z-0013-86) generally located in an area bounded by Desert Inn Road, Durango Drive, Sahara Avenue, and Fort Apache Road from: N-U (Non-Urban) to: R-CL (Single family Compact Lot), R-PD12 (Residential Planned Development), R-PD18 (Residential Planned Development), C-1 (Limited Commercial). The Planning Commission and staff both recommended approval.
11/10/94	The Planning Commission approved (final action) a Plot Plan and Building Elevation Review [Z-0013-86(5)] for a proposed medical office on property located north of Sahara Avenue, west of Crystal Water Way. Staff recommended approval.
04/13/95	The Planning Commission approved (final action) a Plot Plan and Building Elevation Review [Z-0013-86(6)] for a proposed medical building/office clinic on property located on the southwest corner of Sahara Avenue and Crystal Water Way. Staff recommended approval.

07/13/95	The Planning Commission approved (final action) a Plot Plan and Building Elevation Review [Z-0013-86(7)] for a proposed office building on property located on the south side of Sahara Avenue, west of Crystal Water Way. Staff recommended approval.
10/12/95	The Planning Commission approved (final action) a Plot Plan and Building Elevation Review [Z-0013-86(8)] for a proposed office building on property located at 8961 West Sahara Avenue. Staff recommended approval.
11/13/97	Staff administratively approved a request for an Administrative Site Development Plan Review [Z-0013-86(10)] on property located on the west side of Crystal Water Way, approximately 419 feet south of Sahara Avenue, for a proposed 3,945 square-foot office building.
04/13/00	The Planning Commission approved (final action) a request for a Site Development Plan Review for a proposed 11,350 square foot addition to an existing Office Building and a 10,939 square-foot New Office Building on 1.77 acres located south of Sahara Avenue, approximately 700-feet west of Crystal water Way. Staff recommended approval.
06/08/00	The Planning Commission approved (final action) a request for a Site Development Plan Review for two Medical Office Buildings on 3.05 acres on the south side of Sahara Avenue, approximately 2,000 feet east of Fort Apache Road. Staff recommended approval.
08/20/00	The City Council approved a Special Use Permit (U-0075-00) for a proposed Supper Club at 8991 West Sahara Avenue. The permit was not exercised, and was expired on 11/02/07.
06/12/08	The Planning Commission recommended approval of companion item SUP-28192 concurrently with this application. The Planning Commission voted 6-0-1/rt to recommend APPROVAL (PC Agenda Item #28/ne).
Related Building Permits/Business Licenses	
09/07/99	A building permit (#99017638) was issued for a shell building, certificate of completion at 8991 West Sahara Avenue for the Lakes Business Park, Building 1. The permit was finaled on 02/24/00.
11/08/99	A building permit (#99021494) was issued for a 30-foot by six-foot block wall and a 100-foot by 3-foot retaining block wall. The permit expired on 06/09/00.
04/28/00	A building permit (#8021) was issued for a tenant improvement build-out at 8991 West Sahara Avenue. The permit was finaled on 08/08/00.
06/06/00	A building permit (#10909) was issued for a 228 square foot sign (tag #004578) at 8991 West Sahara Avenue. The permit was finaled on 07/31/00.
06/08/01	A building permit (#1010424) was issued for a wall sign at 8991 West Sahara Avenue. The permit was finaled on 10/19/01.
08/31/01	A building permit (#1015787) was issued for a non-work, certificate of occupancy at 8991 West Sahara Avenue. The permit was finaled on 09/05/01.

02/06/03	A building permit (#3002462) was issued for a sign (tag #06650) at 8991 West Sahara Avenue. The permit was finalized on 03/10/03.
02/22/05	A building permit (#5001001) was issued for a tenant improvement build-out at 8991 West Sahara Avenue. The permit was finalized on 05/19/05.
04/18/05	A building permit (#5002423) was issued for a sign (tag #08236) at 8991 West Sahara Avenue. The permit expired on 11/26/05.
06/15/05	A business license (#M18-02418-E-104198) was issued to allow a consulting and marketing company at 8991 West Sahara Avenue. This business license was marked out of business on 08/07/07.
07/19/05	A business license (#A02-01889-D-096936) was issued to allow an advertising agency at 8991 West Sahara Avenue. This business license was marked out of business on 04/11/08.
Pre-Application Meeting	
04/10/08	A pre-application meeting was held and the requirements for submitting a Special Use Permit (SUP) application for a Supper Club were discussed. The applicant was also informed of the timetable required for submitting this request.
Neighborhood Meeting	
A neighborhood meeting was not required and none was held.	
Field Check	
05/01/08	Planning and Development staff performed a site inspection. A non-permitted temporary sign (banner) was noted on-site.

Details of Application Request

Site Area

Gross Acres	.97
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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Existing Office	SC (Service Commercial)	C-1 (Limited Commercial)
North	Residential (Single Family Homes & Apartments)	L (Low) Density Residential & M (Medium) Density Residential	R-PD4 (Residential Planned Development – 4 Units Per Acre)& R-PD18 (Residential Planned Development – 18 Units Per Acre)
South	Offices	SC (Service Commercial)	C-1 (Limited Commercial)
East	Offices	SC (Service Commercial)	C-1 (Limited Commercial)
West	Bank / Restaurants / Shops	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails		X	
Rural Preservation Overlay District		X	
Development Impact Notification Assessment		X	
Project of Regional Significance		X	

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Supper Club **(Night Club)	2,956 s.f.	One space for each 50 square feet of public seating and waiting area, including outdoor areas for seating and waiting; plus one space for each 200 square feet of the total remaining gross floor area, with a minimum of ten spaces required.	57	3	*974	*23	Y
	1,388 s.f.		7				
Office	187,431 square feet		1:300	612			
SubTotal			676	16	*974	*23	
TOTAL (including handicap)			692		*997		

**Existing parking is per Z-0013-86, approved by City Council on 03/19/86.*

***Night Club use is incidental to Supper Club use.*

Waivers		
Request	Requirement	Staff Recommendation
A Waiver to allow a 60-foot distance separation from a child care facility.	Separation of at least 400-feet.	Approval

ANALYSIS

This request is for a Special Use Permit for a proposed Supper Club in conjunction with a proposed Night Club (SUP-28192) with Waivers to allow a 60-foot distance separation from a Child Care Facility where 400-feet is required at 8991 W. Sahara Avenue. The owner is proposing a restaurant, bar, lounge, and ballroom facility in which a menu of Filipino food, beer and wine will be offered. This proposed Supper Club is comprised of 4,344 square-feet, with seating for 120 in the dining area and seating for 14 in the lounge, for a total of 134. Seating in the designated restaurant area must accommodate seating for 125 persons in order to comply with Title 6.50.220 and Title 19.04.010. A condition has been added to address this concern. The proposed floor plan includes an elevated dining area, a dining and dance floor area, and a bar / lounge area. The proposed location is part of a larger commercial subdivision (The Lakes Business Center), which adequately supplies the amount of parking required for this site and has a shared parking agreement for the subdivision. The proposed Supper Club would be located within a commercial subdivision that includes a variety of uses: restaurants, retail sales, medical and professional offices, personal services, and banking. The addition of a Supper Club within this commercial subdivision is compatible with the existing and future land uses as specified by the SC (Service Commercial) General Plan designation. Therefore, staff recommends approval.

- **Zoning**

The subject site is currently designated SC (Service Commercial), which is within the southwest sector of the Las Vegas Master Plan 2020. The site's C-1 (Limited Commercial) zoning designation is in conformance with the Las Vegas Master Plan 2020, and the Supper Club use is permitted in that designation with the approval of a Special Use Permit.

The C-1 (Limited Commercial) district is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This proposed site is located on the periphery of residential neighborhoods and is confined to the intersections of primary and secondary thoroughfares along major retail corridors.

- **Use**

A Supper Club is defined by Title 19 as a restaurant and bar operation with alcoholic beverage sales in which:

1. The bar area is separated from the restaurant area by a barrier sufficient to prevent access to the bar by minors;
2. The actual seating available at all times within the restaurant area will accommodate at least one hundred twenty-five persons;
3. Alcoholic beverages are served in the restaurant area only in conjunction with the service of food;
4. Full-course meals are available during all hours the bar area is open to the public;
5. A cook and food server, other than a bartender, are available at all times the bar area is open to the public; and
6. The restaurant operation is the principal portion of the business.

- **Conditions**

Title 19.04.010 lists the following conditions for the Supper Club use.

- **1. No supper club use shall be located within 400-feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City Park.
2. Except as otherwise provided in Requirement 3 below, the minimum distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed Supper Club which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed Supper Club. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:
 - a. Any leasehold parcel; or
 - b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirement 1.
3. In the case of a Supper Club proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:
 - a. From the nearest property line of the existing use to the nearest portion of the structure in which the Supper Club will be located, without regard to intervening obstacles, or nearest property line of

a leasehold or occupancy parcel in which the Supper Club will be located, without regard to intervening obstacles.

- b. In the case of a proposed Supper Club which will be located within a shopping center or other multiple-tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the Supper Club will be located, without regard to intervening obstacles.
- 4. When considering a Special Use Permit application for a Supper Club which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.
- *5. In the O District, a Supper Club is permitted only as an accessory use.
- *6. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.

*Any condition with an asterisk cannot be waived.

**Although the proposed use does not meet the minimum distance requirement of 400-feet from a Child Care Facility, staff finds that public health, safety, and welfare are not compromised by the distance separation of 60-feet; therefore, staff recommends approval.

FINDINGS (SUP)

The following findings must be made for a Special Use Permit:

1. **“The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.”**

The proposed Supper Club is located within a commercial subdivision that includes a variety of uses: restaurants, retail sales, medical and professional offices, personal services, and banking. The addition of a Supper Club within this commercial subdivision is compatible with the existing and future land uses as specified by the SC (Service Commercial) General Plan designation. Therefore, staff recommends approval.

2. **“The subject site is physically suitable for the type and intensity of land use proposed.”**

The proposed site is within a commercial subdivision that was designed to accommodate a variety of uses, including a Supper Club use, and conforms to both the General Plan and the Title 19 land use designations of the site with the approval of a Special Use Permit. However, the site does not conform to the required minimum distance separation from a Child Care Facility as defined by Title 19.04.

3. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.”**

The proposed Supper Club is located within a large, commercial subdivision that is adequately served by Sahara Avenue, a 100-foot Primary Arterial as defined by the Master Plan Streets and Highways.

4. **“Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

The proposed site is located within the Southwest Sector of the Las Vegas 2020 Master Plan and is designated SC (Service Commercial). The site is in the C-1 (Limited Commercial) zoning district, which is in conformance with the SC (Service Commercial) General Plan designation. The Supper Club use is permitted in that district with the approval of a Special Use Permit and will not compromise the public health, safety, and welfare or overall objectives of the General Plan.

5. **The use meets all of the applicable conditions per Title 19.04.**

The proposed use fails to meet the minimum Special Use Permit requirements for a Supper Club use set forth by Title 19.04. The site is 60-feet from a Child Care Facility use where a 400-foot minimum distance separation is required. The proposed Supper Club use meets the remaining requirements.

PLANNING COMMISSION ACTION

There were two speakers in favor of this application at the Planning Commission meeting.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

ASSEMBLY DISTRICT

2

SENATE DISTRICT

8

NOTICES MAILED

1153 by City Clerk

APPROVALS

0

PROTESTS

9



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SUP-27870

Case Number: _____ APN: 163-08-120-032

Name of Property Owner: RICARDO & MINA ALFAFARA

Name of Applicant: RICARDO & MINA ALFAFARA

Name of Representative: MINA

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

_____ X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

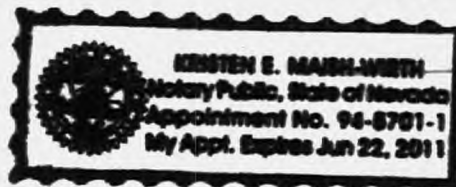
Signature of Property Owner: _____

Print Name: RICARDO C. ALFAFARA

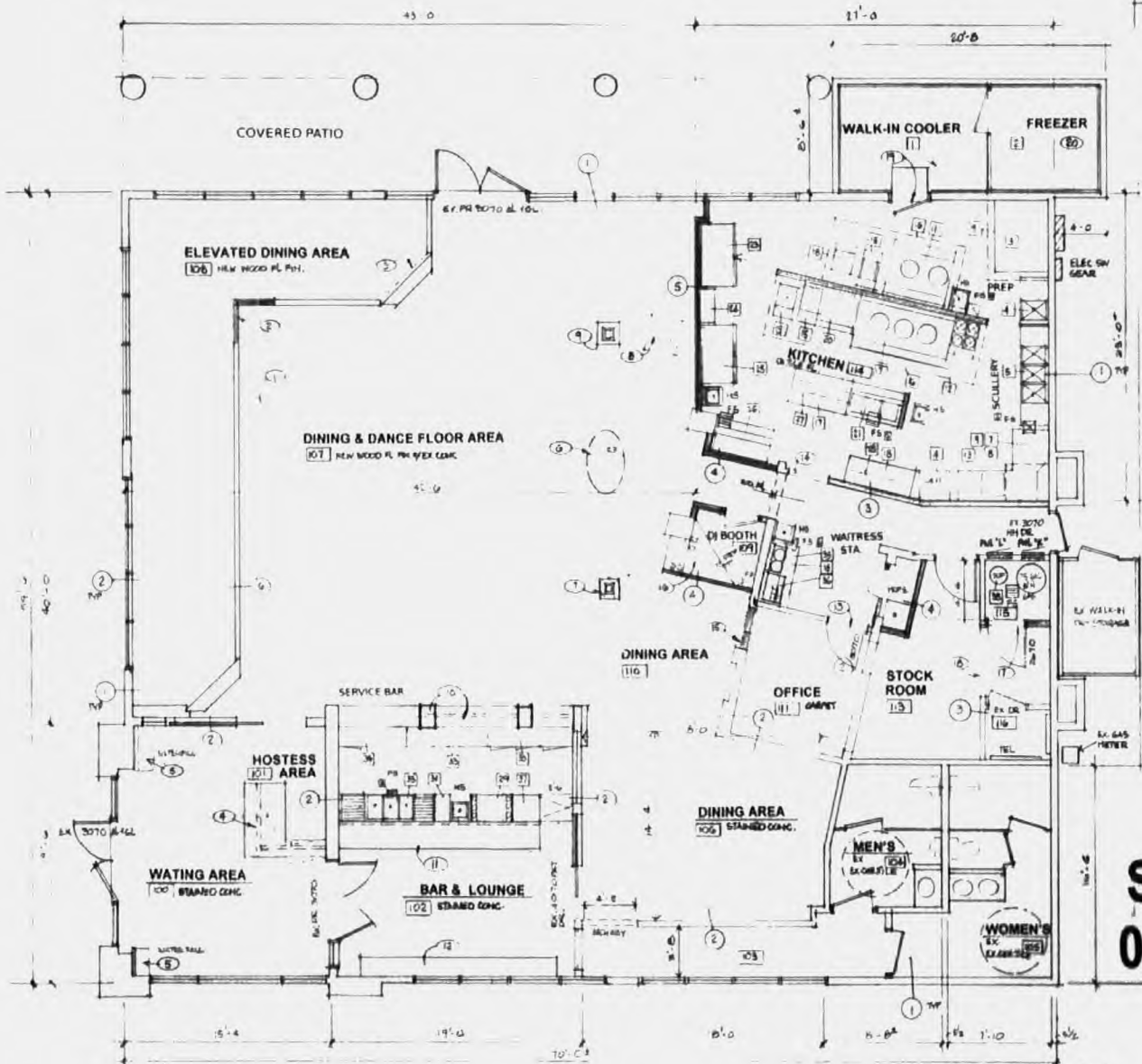
Subscribed and sworn before me

This 2nd day of April, 2008

Kristen E. Marsh-Wirth
Notary Public in and for said County and State



T.1



- 1 EXISTING 2 X 4 EXTERIOR WALLS W/ 1" INSULATION
- 2 EXISTING STONEFRONT 1/2" INSULATED TINTED GLASS
- 3 EXISTING MET STUDY/PROP. PARTITIONS
- 4 NEW 2 1/2" X 3 1/2" GA MET STUD PARTITIONS W/ SOUND INSULATION
- 5 NEW 2 1/2" X 3 1/2" GA MET STUD/PROP. PARTITIONS
- 6 EXISTING 1/2" PARTITION W/ 1" RAILING
- 7 REMOVE EXISTING RAMP SEE DEMO PLAN
- 8 PROVIDE NEW RAMP SECTION MATCH EXISTING TO MATCH OTHER STEPS
- 9 PROVIDE NEW OPENING RE-INSTALL STEPS TO MATCH OTHER STEPS
- 10 NEW HOSTESS COUNTER SEE OWNER
- 11 NEW PREP BAR BELT CONTAINED WATER FALL FEATURE PROVIDE POWER AS REQUIRED SEE OWNER
- 12 NEW WATER FEATURE BELT CONTAINED PROVIDE POWER AS REQUIRED SEE OWNER & G.C.
- 13 REMOVE EXISTING COLUMN COVER SEE OWNER FOR NEW DESIGN DETAILS
- 14 REMOVE EXISTING CUPBENT COLUMN
- 15 PROVIDE NEW COLUMN FEATURE SEE OWNER & G.C. MATCH 13
- 16 EXISTING COUNTER & GLASS SHELVES TO REMAIN
- 17 NEW BAR COUNTER & EQUIPMENT SEE OWNER & G.C.
- 18 EXISTING BAR COUNTER TO REMAIN SEE OWNER
- 19 PROVIDE NEW DOOR & FRAME
- 20 PROVIDE NEW ARCH OPENING TO KITCHEN VENT. WIDTH OF OPENING
- 21 FRAME IN EXISTING OPENING FINISH TO MATCH ADJACENT SURFACES
- 22 NEW 2' BOOTH IN RAISED SECTION OF FLOOR
- 23 PROVIDE NEW WALL & DOOR FOR NEW WATER HEATER ROOM. MET STUD & GUT BO. INSULATION NOTE COMBUSTION AIR DUCT TO ROOF
- 24 NEW FRAMED ARCHWAY OPENING IN EXISTING MET STUD/PROP. WALL
- 25 NEW RAISED FLOOR AS PROVIDED BY THE COOLER/REF. SUPPLIER. PROVIDE AN INTERIOR RAMP AS REQUIRED. NEW INSULATED WALL PANELS AND CEILING PANELS PROVIDED BY THE MANUFACTURER

NO.	QTY.	DESCRIPTION	MANUFACTURER	MODEL
1	1	Walk in cooler	4 x cooler	cooler
2	1	Walk in freezer	4 x cooler	cooler
3	1	Shelving unit	American range	M-2
4	1	1 hot prep sink	permanence	cooler
5	1	1 hot sink	permanence	cooler
6	1	Flour table	4 x cooler	81263
7	1	Chop table	4 x cooler	81263
8	1	Shelving unit	4 x cooler	81263
9	1	Typ 1 hand	by contractor	cooler
10	1	Flour table	4 x cooler	81263
11	1	Walk - 1 hot	cooler	81263
12	1	4 burner range with oven	American range	A8-4
13	1	Hot table	permanence	DT3800-400
14	1	ice machine	permanence	O-430
15	2	Preps	American range	AP-1545-111
16	1	Typ 1 hand	by contractor	cooler
17	1	Walk - 1 hot	cooler	TE-11-85
18	1	Work table	permanence	FMB-120
19	2	Back prep	American range	A80P-18
20	1	Chop table	American range	A810-14
21	1	1 hot prep sink	permanence	SW-10-120
22	1	Flour table	American	7-25-80
23	1	1 door freezer	True	7-499
24	1	Shelving	permanence	cooler
25	1	2 door refrigerator	True	7-499
26	1	Handwash unit	True	TEB-12-48-18
27	1	Over shelf where long		
28	1	Shelving	permanence	81-12-34-1
29	1	Back prep	True	7700-34-720
30	1	Back prep	permanence	81-25-11
31	1	Back prep	permanence	81-25-11
32	1	Back prep	permanence	81-25-11
33	1	1 hot prep sink	permanence	81-25-11
34	1	Chop table	permanence	81-25-11
35	1	COFFEE MAKER		
36	1	GLASS DISPENSER		
37	1	GLASS DISPENSER		
38	1	GLASS DISPENSER		

SUP-27870
06/12/08 PC

APR 23 2008

BUILDING AREA 4,344 SF GROSS
DINING ROOM & BAR 2828 GROSS SF
KITCHEN 1238 GROSS SF
RESTROOM 272 GROSS SF

RESTAURANT FLOOR PLAN
SCALE: 1/4" = 1'-0"



FM CONTRACTING, LLC
1800 Grand Del Rey Ct. P.O. Box 1000
Las Vegas, NV 89117
TEL: (702) 433-4265
FAX: (702) 433-4265

TENANT IMPROVEMENTS for
3472 1/2 BALLROOM & RESTAURANT
8891 WEST SAHARA AVE
LAS VEGAS, NEVADA 89117

TIM BLISH
1800 Grand Del Rey Ct. P.O. Box 1000
Las Vegas, NV 89117
TEL: (702) 433-4265
FAX: (702) 433-4265

4/9/08
T.2

R.P.T.T.: \$9,812.40
APN: 163-08-120-032

Title Order No. 5115011130
Escrow No. 5115011130-JC

WHEN RECORDED MAIL TO:
MRA, LLC
2300 Whispering Hills Circle
Las Vegas, NV 89117
MAIL TAX STATEMENTS TO:
Same as Above



20071220-0004976

Fee: \$16.00 RPTT: \$9,812.40

N/C Fee: \$0.00

12/20/2007

14:08:41

T20070219367

Requestor:

OLD REPUBLIC TITLE COMPANY OF NEVADA

Debbie Conway

DHG

Clark County Recorder Pgs: 4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

J&J Real Estate Holdings, LLC, a Nevada Limited Liability Company

hereby GRANT(S), BARGAIN(S), SELL(S) AND CONVEY(S) to

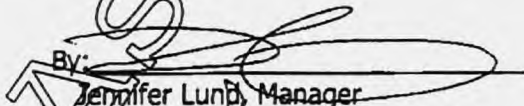
MRA, LLC, a Nevada Limited Liability Company,

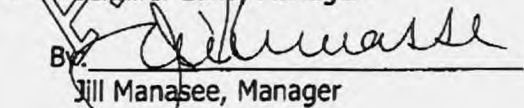
that property in Clark County, Nevada, described as:

*** See "Exhibit A" attached hereto and made a part hereof ***

Dated December 19, 2007

J&J Real Estate Holdings, LLC,
a Nevada Limited Liability Company

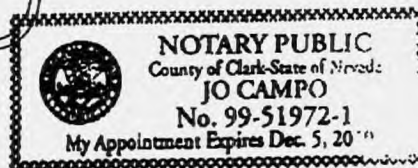
By: 
Jennifer Lund, Manager

By: 
Jill Manasee, Manager

State of Nevada
County of Clark

This instrument was acknowledged before me on 19th day of December, 2007 by Jennifer Lund and Jill Manasee as Managers of J&J Real Estate Holdings, LLC, a Nevada Limited Liability Company.

Jo Campo
Signature of notarial officers



ASSESSOR'S

EXHIBIT A

The land referred to is situated in the County of Clark, City of Las Vegas, State of Nevada, and is described as follows:

Parcel 1:

Being a portion of Lot 1 of Lakes Business Center as shown by map on file in Book 60 of Plats, Page 42 and a portion of Lot B per map on file in Book 51, Page 44 of Parcel Maps, in the Office of the County Recorder of said County situated in the Northwest Quarter (NW 1/4) of Section 8, Township 21 South, Range 60 East, M.D.M., more particularly described as follows:

Commencing at the Northwest corner of said Section 8, said point also being on the centerline of West Sahara Avenue, being 75.00 feet wide half Street width as per map recorded in File 51, Page 44 of Parcel Maps.

Thence along the Northerly line thereof, said line also being the centerline of said West Sahara Avenue, South $87^{\circ}54'33''$ East, 1402.98 feet to a point on said line, said point being a point on the Northerly prolongation of the Westerly line of said Lot 1;

Thence departing said centerline, along the Northerly prolongation of said Westerly line, South $2^{\circ}05'27''$ West, 75.00 feet to a point on the Southerly right-of-way line of West Sahara Avenue said point also being the point of beginning;

Thence along said right-of-way line South $87^{\circ}54'33''$ East, 173.43 feet to a point on said line, said point being the Northwest corner of that certain parcel of land as per map recorded in File 82, Page 91 of Surveys;

Thence departing said right-of-way line, along the Westerly line of said parcel in File 82, Page 91 of Surveys, South $02^{\circ}05'27''$ West, 244.16 feet to a point on the centerline of that certain 40.00 foot wide private street, ingress/egress easement, public utility easement and City of Las Vegas sewer easement;

Thence along said line, and the Westerly prolongation thereof, North $87^{\circ}54'33''$ West, 173.43 feet to a point on the Westerly line of Lot 1 as per map recorded in File 72, Page 99 of Surveys;

Thence along said line, North $02^{\circ}05'27''$ East, 244.16 feet to the true point of beginning.

Note: The above metes and bounds legal description appeared previously in that certain Grant, Bargain and Sale Deed recorded September 2, 1998 in Book 980902 as Instrument No. 01779, of Official Records.

Parcel 2:

Together with a non-exclusive easement for ingress and egress as set forth in the Covenants, Conditions and Restrictions and Reservation of Easements recorded February 17, 1994, in Book 940217 as Instrument No. 00384 of Official Records, Clark County, Nevada.

SUP-28192

SUP-27870

06/12/08 PC REVISED

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
163-08-120-032

2. Type of Property

- a) ☐ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg f) ☒ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property \$1,923,975.00
Deed in Lieu of Foreclosure Only (Value of property) ()
Transfer Tax Value \$1,923,975.00
Real Property Transfer Tax Due \$9,812.40

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____ Capacity: Grantor

Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

J & J Real Estate Holdings, LLC
8933 W. Sahara Ave.
Las Vegas NV 89117

BUYER (GRANTEE) INFORMATION
(REQUIRED)

MRA, LLC
2300 Whispering Hills Circle
Las Vegas, NV 89117

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Old Republic Title Company of Nevada
8861 W. Sahara Ave. Suite 290
Las Vegas, NV 89117

Escrow #: 5115011130-JC

SUP-28192

SUP-27870

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

06/12/08 PC REVISED

4976



SUP-27870 - APPLICANT/OWNER: MRA, LLC
8991 WEST SAHARA AVENUE
JUNE 12, 2008 PLANNING COMMISSION

04/14/08



SUP-27870 - APPLICANT/OWNER: MRA, LLC
8991 WEST SAHARA AVENUE
JUNE 12, 2008 PLANNING COMMISSION

04/14/08



SUP-27870 - APPLICANT/OWNER: MRA, LLC
8991 WEST SAHARA AVENUE
JUNE 12, 2008 PLANNING COMMISSION

04/14/08



SUP-27870 - APPLICANT/OWNER: MRA, LLC
8991 WEST SAHARA AVENUE
JUNE 12, 2008 PLANNING COMMISSION

04/14/08

08/12/08 PC
SUF-27870

08/12/08



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APR 2 2009



East Side

RECEIVED
APR 23 2008

SUP-27870
06/12/08 PC

06/12/08 PC

SUP-27870



RECEIVED
JUN 12 2008



SUP-27870

06/12/08 PC

MINA'S

Restaurant, Ballroom & Lounge

2300 Whispering hills Circle
Las Vegas, Nevada 89117
April 21, 2008

Planning & Development Department
731 South 4th St.
Las Vegas, Nevada

Subject: Mina's Ballroom & Restaurant
8991 West Sahara Avenue
Las Vegas, Nevada 89117

Sir/Madam:

As a citizen of this community and owner of Mina's Ballroom and Restaurant, I ask your approval to open my business at 8991 West Sahara Avenue 89117.

It is a restaurant, bar, lounge and ballroom in which I will be serving Asian Fusion but mainly Filipino food, beer and wine.

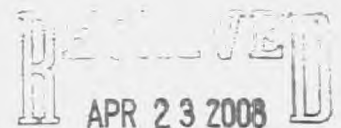
There is no upscale Filipino restaurant in this neighborhood or any where in town. Ballroom dancing is one of the best hobbies for all ages enjoyed especially by Filipinos, Hispanics and all Americans. I believe that this restaurant will benefit the community.

Thank you very much for considering this request.

Sincerely,

Mina Alfara- Owner

SUP-27870
06/12/08 PC



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

Return Service Requested Official Notice of Public Hearing

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JUL 03 2008
PUNCEY BOWLES

2008 JUL 14 A 11: 28



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

FONDACARO CHARLES C & R K LIV TR
FONDACARO CHARLES C & ROSE K
TRS
2712 TIDEWATER CT
LAS VEGAS NV 89117-2445

EA VDS11 89117



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

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I SUPPORT
this Request



I OPPOSE
this Request

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SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

PEARLSTEIN DAVID & RHODA
2709 OTTER CREEK CT #101
LAS VEGAS NV 89117-1736

Submitted after final agenda

Date 7/14/08 Item 96 & 97

EA VDS11 89117



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

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I SUPPORT
this Request



I OPPOSE
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SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

LUKATSKIY VLADIMIR & ALENKA
8953 CLAIRTON CT
LAS VEGAS NV 89117-2464

EAUDS11 89117



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

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I SUPPORT
this Request



I OPPOSE
this Request

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SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

KOZUKARAYAN AVO
10406 MCCLEMONT AVE
TUJUNGA CA 91042-1816

EAUDS11 91042



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

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

TIMBERLINE PROPERTY L L C
%F KOPCHA
9004 EMERALD HILL WY
LAS VEGAS NV 89117-5740

EA VDS11 89117



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

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

CARLSON MAUREEN V
2724 OTTER CREEK CT #102
LAS VEGAS NV 89117-1732

EA VDS11 89117



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

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400 ft. is required for a reason. Child care facilities are open a lot later than people think. We should take better care of our children.

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

MUELLER GEORGE & JILLIAN FAM TR
MUELLER GEORGE T & JILLIAN J TRS
2704 EAGLE SPRINGS CT
LAS VEGAS NV 89117-2410

EAUDS11 89117



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

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

MARSH PAUL A & SANDRA L
2805 WHISPERING WIND DR
LAS VEGAS NV 89117-2419

EAUDS11 89117



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

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

Was map made - If so, that's so
purposely unreadable! - wrong

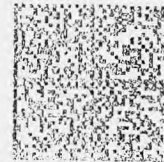
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LOVERDE WILLIAM F
BARR-LOVERDE LARRAINE
2913 CRYSTAL BAY DR
LAS VEGAS NV 89117-2245

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

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

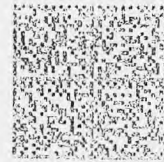
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JOECKEL RALPH T JR ETAL
8909 CANYON SPRINGS DR
LAS VEGAS NV 89117-5848

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

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

GAGLIO JOSEPH & GRACE
95 SPENCER AVE
LYNBROOK NY 11563-3424

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EAUDS11 11563



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

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

SPEHAR KATHLEEN M LIVING TRUST
SPEHAR KATHLEEN M TRS
2808 QUAIL LAKES CT
LAS VEGAS NV 89117-2434

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

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

ELDER CELUTA
10175 HAILEY LYNNE RD
LAS VEGAS NV 89183-5224

EAUDE11 29123



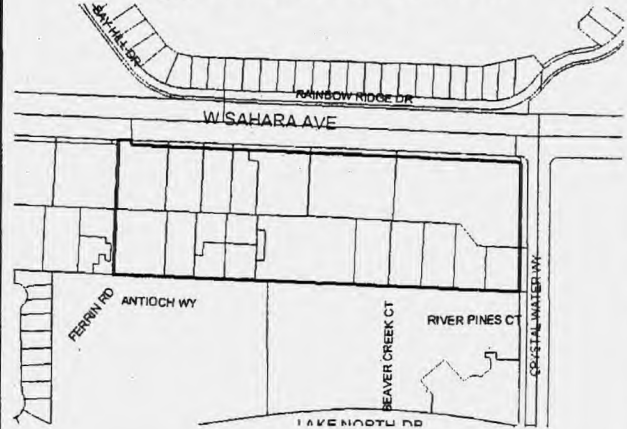
Application Information

SUP-27870 - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED 4,344 SQUARE FOOT SUPPER CLUB IN CONJUNCTION WITH A PROPOSED NIGHTCLUB WITH A WAIVER TO ALLOW A 60-FOOT STANCE SEPARATION FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

SUP-28192 - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED NIGHT CLUB IN CONJUNCTION WITH A PROPOSED SUPPER CLUB at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

we do not need more night club close to our area - There are plenty of so called night clubs and supper clubs in this town

Application Location



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

Public Hearing Information

Meeting: City Council
Date: July 16, 2008
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, please call (702) 229-6311 (TDD 386-9108).

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

Return Service Requested Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

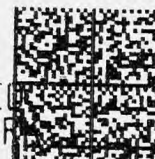
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SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

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JACKSON PAUL M & BLANCHE L
P O BOX 81949
LAS VEGAS NV 89180-1949

EA VDS11 89180



Application Information

SUP-27870 - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED 4,344 SQUARE FOOT SUPPER CLUB IN CONJUNCTION WITH A PROPOSED NIGHTCLUB WITH A WAIVER TO ALLOW A 60-FOOT STANCE SEPARATION FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson) ~~MAILING ADDRESS PLEASE~~

P.O. BOX 81949 - Las Vegas, NV. 89180

SUP-28192 - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED NIGHT CLUB IN CONJUNCTION WITH A PROPOSED SUPPER CLUB at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

We feel that no more night clubs, bars, etc. are needed in this area. We already have a night club & several restaurants. A second club would in all probability increase the

Application Location



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

Public Hearing Information

Meeting: City Council
Date: July 16, 2008
Time: 1:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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traffic cause more accidents & take away from the basic tranquility of our neighborhood. We are

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

Return Service Requested Official Notice of Public Hearing

2008 JUL 14 A 11: 28

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JUL 03 2008



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

HART EDWIN L
2805 BLUFF COVE CIR
LAS VEGAS NV 89117-2236

EA VDS11 AS117



Application Information

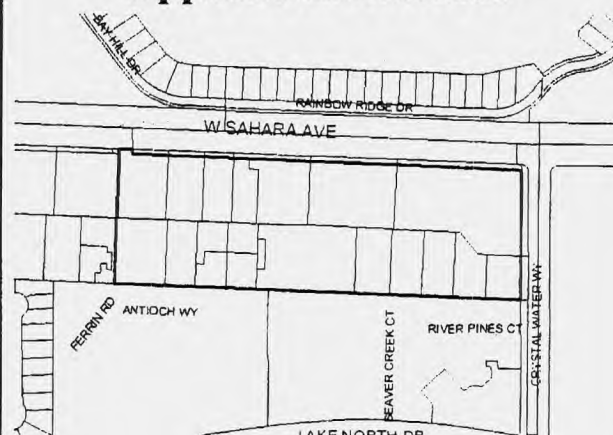
SUP-27870 - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED 4,344 SQUARE FOOT SUPPER CLUB IN CONJUNCTION WITH A PROPOSED NIGHTCLUB WITH A WAIVER TO ALLOW A 60-FOOT STANCE SEPARATION FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

SUP-28192 - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED NIGHT CLUB IN CONJUNCTION WITH A PROPOSED SUPPER CLUB at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

SUPPER CLUB - YES

NIGHTCLUB - NO

Application Location



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

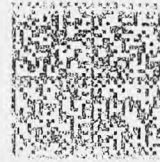
Public Hearing Information

Meeting: City Council
Date: July 16, 2008
Time: 1:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

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PATRICK BOWLES
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I SUPPORT
this Request



I OPPOSE
this Request

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SUP-27870 & SUP-28192
Council Meeting of 7/16/2008

GOLINI FRANK JR & DOLORES T
7 MOZART LN
BETHPAGE NY 11714-6007

EAUDES11 11714



Application Information

SUP-27870 - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED 4,344 SQUARE FOOT SUPPER CLUB IN CONJUNCTION WITH A PROPOSED NIGHTCLUB WITH A WAIVER TO ALLOW A 60-FOOT DISTANCE SEPARATION FROM A CHILD CARE FACILITY. HERE 400 FEET IS REQUIRED at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

SUP-28192 - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED NIGHT CLUB IN CONJUNCTION WITH A PROPOSED SUPPER CLUB at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

will lower property values in this area. Should not be 60 ft from a child care facility

Application Location



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

Public Hearing Information

Meeting: City Council
Date: July 16, 2008
Time: 1:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

HEUBERG LEWIS
2705 OTTER CREEK CT #101
LAS VEGAS NV 89117-1740

EAUDE11 89117



Application Information

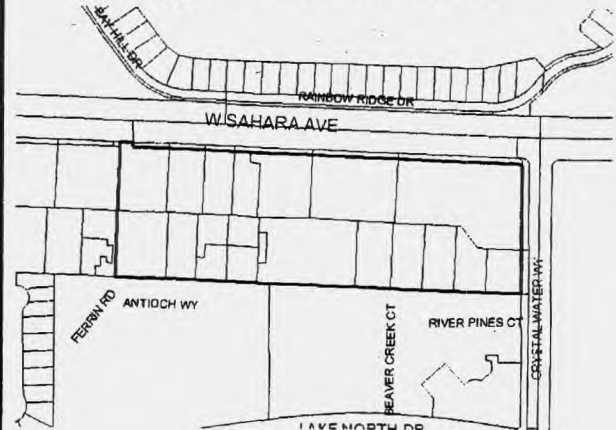
SUP-27870 - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED 4,344 SQUARE FOOT SUPPER CLUB IN CONJUNCTION WITH A PROPOSED NIGHTCLUB WITH A WAIVER TO ALLOW A 60-FOOT DISTANCE SEPARATION FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

Strongly Oppose

SUP-28192 - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED NIGHT CLUB IN CONJUNCTION WITH A PROPOSED SUPPER CLUB at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

Strongly Oppose. Wrong area for such a club which would be in all kinds of people to this mainly residential quiet area.

Application Location



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Public Hearing Information

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Date: July 16, 2008
Time: 1:00 P.M.
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400 Stewart Avenue
Las Vegas, Nevada

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

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I SUPPORT
this Request



I OPPOSE
this Request

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SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

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MANLAPAZ DAN
P O BOX 13073
ALEXANDRIA LA 71315-3073

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

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I SUPPORT
this Request



I OPPOSE
this Request

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SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

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2008 JUL 14 A 11:27

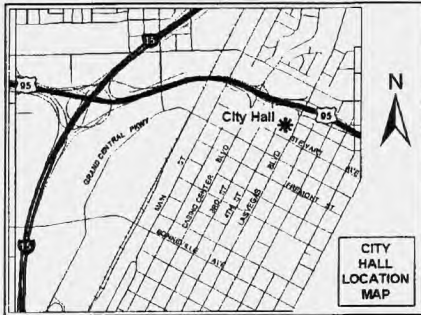
LUBBE ALAN & PHYLLIS TRUST
1612 MARLYN AVE
ROTHCHILD WI 54474-1329

EAUDS11 54474



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

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☐

I SUPPORT
this Request



I OPPOSE
this Request

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SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

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\$ 00.394
JUL 03 2008
MAILED FROM ZIP CODE 89101

2008 JUL 15 A 10:41

MINIACI HELEN LIVING TRUST
MINIACI HELEN TRS
2716 BROOKSTONE CT
LAS VEGAS NV 89117-2441

EAUDES11 28117



JUL 11 2008 12:04PM P1

FAX NO. :

FROM :

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

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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

SLP-27870 & SUP-28192

Council Meeting of 7/16/2008

EAUDES11 89117



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2008 JUL 11 P 1:06

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MAILED FROM ZIP CODE 89101
\$ 00.39⁴
PITNEY BOWES

CUNY OLIVIER
HOFFMAN JENNIFER
2804 SHADOW CREEK CIR
LAS VEGAS NV 89117-2437

07/11/2008 FRI 12:57 [TX/RX NO 8381] 001

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2008 JUL 14 A 7:48

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400 Stewart Avenue
Las Vegas, Nevada 89101

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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192
Council Meeting of 7/16/2008

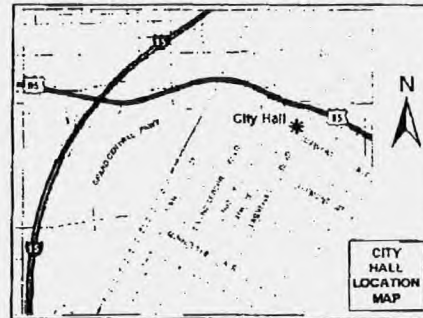
JONES KAY L
%JUDIE ANN
92 OCEAN HARBOR LN
LAS VEGAS NV 89148-2716

EA VDS 11 25145



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

2008 JUL 11 A 10:32

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Official Notice of Public Hearing

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I SUPPORT
this RequestI OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192
Council Meeting of 7/16/2008

DREYER STEVEN I REVOCABLE
TRUST
DREYER MARY LOU REVOCABLE
TRUST
2450 HOLLYWOOD BLVD #401
HOLLYWOOD FL 33020-6625

EAVDS11 33020

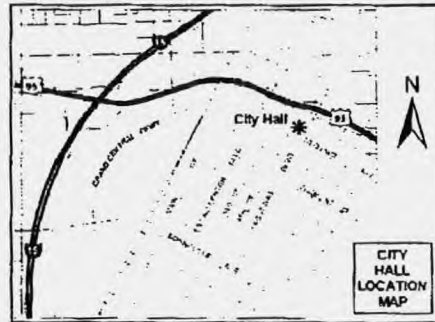


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2008 JUL -8 P 4: 20

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

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

POWERS JOHN W & PEGGIE S
1800 CLEARVIEW DR
SPRINGFIELD IL 62704-6428

EA VDS11 62704



Submitted after final agenda
Date 7/8/08 Item 96 & 97

001 00 00 00:00P

JOHN W. POWERS, LLC

217 / 815 / 5339

P.1

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JUL -9 A 8:51

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Office Of The City Clerk
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Las Vegas, Nevada 89101

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I SUPPORT
this Request



I OPPOSE
this Request

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SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

We strongly object!

EAVDS11 89117



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0004239954 JUL 03 2008
MAILED FROM ZIP CODE 89101

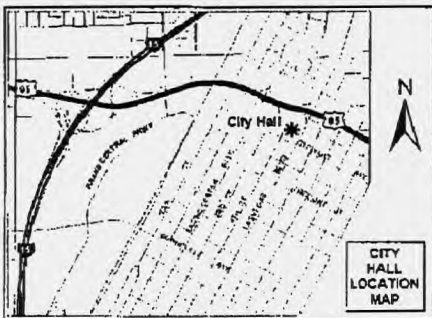
PECK DICK & SUSAN BETH
8749 NEWPORT ISLE CT
LAS VEGAS NV 89117-2268

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

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2008 JUL -9 A 9:12



Marilyn Van Tatenhove
James Van Tatenhove

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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

VANTATENHOVE JAMES & M LIV TR
VANTATENHOVE JAMES & MARILYN
TRS
8812 CANYON SPRINGS DR
LAS VEGAS NV 89117-5837

EAUDS11 29117

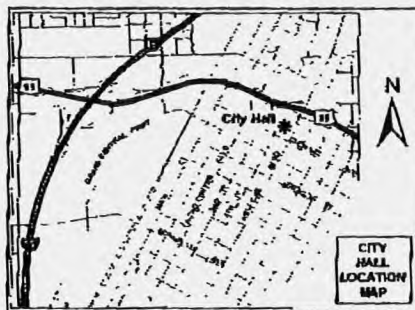
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400 Stewart Avenue
Las Vegas, Nevada 89101

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

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02 1M \$ 00.39⁴
0004239954 JUL 03 2008
MAILED FROM ZIP CODE 89101

LEA ISLA
2724 BAYCLIFF CT #1
LAS VEGAS NV 89117-1711

EAUDES11 28117



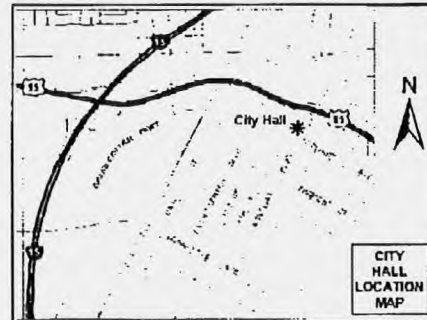
JUL 9. 2008 10:19AM

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2008 JUL -9 03:13

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

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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

*not a good fit for
our community*

Stan VanHundy
702-363-8010

VANGUNDY FAMILY TRUST
VANGUNDY CHARLES & PATRICIA TRS
2904 CRYSTAL BAY DR
LAS VEGAS NV 89117-2246

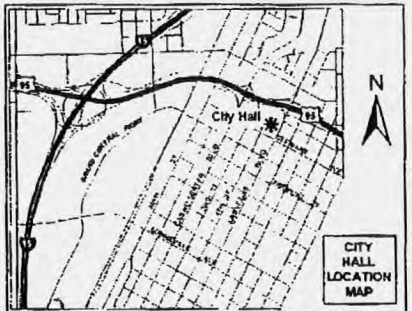
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08 JUL 10 A 8:37

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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192
Council Meeting of 7/16/2008

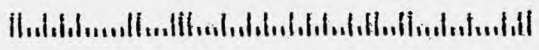
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MAILED FROM ZIP CODE 89101

DELOSREYES ANTERO V & PAMELA M
2908 CRYSTAL BAY DR
LAS VEGAS NV 89117-2246

EAUDS11 89117



01 10 08 07:53a

07/10/2008 THU 08:36 [TX/RX NO 8368] 001

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

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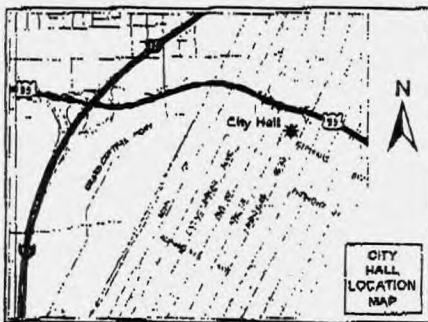
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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

WANG KENNY & KATHLEEN FAMILY TR
WANG KENNY K & KATHLEEN TRS
8740 DOUBLE EAGLE DR
LAS VEGAS NV 89117-5803

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SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

EAUDS11 AS117



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Office Of The City Clerk
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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192
Council Meeting of 7/16/2008

CAMPBELL HUGH R SR REVOCABLE
TR
CAMPBELL HUGH ROBERT TRS
8824 RAINBOW RIDGE DR
LAS VEGAS NV 89117-5815

EA VDS11 89117



Application Information

SUP-27870 - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED 4,344 SQUARE FOOT SUPPER CLUB IN CONJUNCTION WITH A PROPOSED NIGHTCLUB WITH A WAIVER TO ALLOW A 60-FOOT STANCE SEPARATION FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

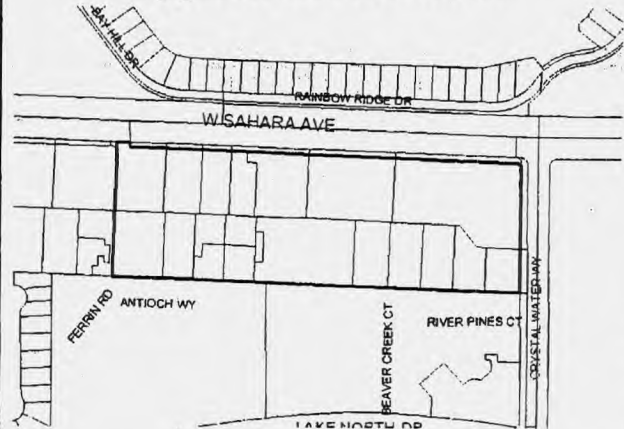
SUP-28192 - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED NIGHT CLUB IN CONJUNCTION WITH A PROPOSED SUPPER CLUB at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

Our nighttime traffic through this largely residential area has increased 100 fold with the opening of Red Rock Station. I see downed light poles, trees & broken glass in the st. each & every AM. We don't need anymore nightlife & the rowdy element it attracts by our homes and schools. I am entirely

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opposed ~~any~~ to any nighttime venues in a business park smack dab in the mid of a residential district and close by a child care facility. Can we have NO pa

Application Location



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

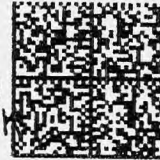
Public Hearing Information

Meeting: City Council
Date: July 16, 2008
Time: 1:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

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JUL 03 2008
MAILED FROM ZIP CODE 89101
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PITNEY BOWES

2008 JUL 10 A 11:03



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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

WATSON LEWIS R III 1998 FAM TR
2712 BEAVER CREEK CT #202
LAS VEGAS NV 89117-1745

[Handwritten signature]

SEE REVERSE

EA VDS11 89117

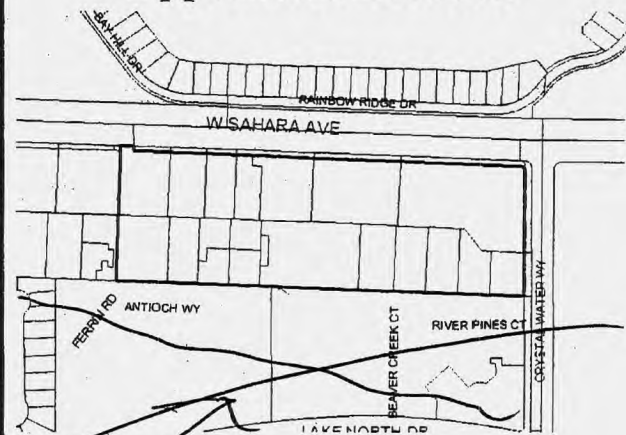


Application Information

SUP-27870 - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED 4,344 SQUARE FOOT SUPPER CLUB IN CONJUNCTION WITH A PROPOSED NIGHTCLUB WITH A WAIVER TO ALLOW A 60-FOOT STANCE SEPARATION FROM A CHILD CARE FACILITY HERE 400 FEET IS REQUIRED at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

SUP-28192 - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED NIGHT CLUB IN CONJUNCTION WITH A PROPOSED SUPPER CLUB at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

Application Location



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Meeting: City Council
Date: July 16, 2008
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Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

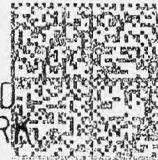
Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada, 89101. For further information, please call (702) 229-6311 (TDD 386-9108).

THIS IS ALL RESIDENTIAL
HAVE YOU TOTALLY LOST YOUR
MINDS? OR IS THE PAY OFF
(GRAFT) SO GREAT
THAT YOU CAN'T REFUSE
(LOOKS LIKE ANOTHER CVS PHARMACY DEAL - IS
MANUALLY STILL A GRAFT)

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

Return Service Requested Official Notice of Public Hearing

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UNITED STATES POSTAGE
02 1M
0004239954
MAILED FROM ZIP CODE 89101
\$ 00.394
JUL 03 2008
PITNEY BOWLES

2008 JUL 10 A 11: 04



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.

SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

KARADBIL ROY & SARAJANE
9013 FEATHER RIVER CT
LAS VEGAS NV 89117-2366

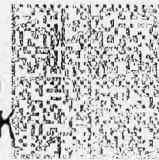
EAUDS11 89117



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

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JUL 03 2008
PITNEY BOWLES

2008 JUL 10 A 11: 04



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

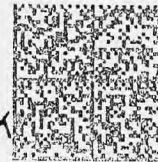
MINNOZZI BIANCA REVOCABLE TRUST
MINNOZZI BIANCA TRS
8741 DOUBLE EAGLE DR
LAS VEGAS NV 89117-5804

EAUDS11 89117



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

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PITNEY BOWES

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

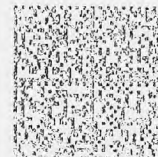
BIRD & RAKE L L C
9005 W SAHARA AVE
LAS VEGAS NV 89117-5745

EA VDS11 89117



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

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PRESORTED
FIRST CLASS

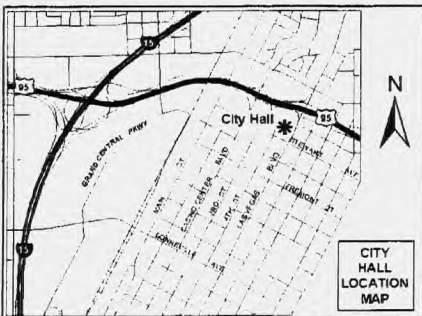


UNITED STATES POSTAGE
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JUL 03 2008
MAILED FROM ZIP CODE 89101
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PITNEY BOWES

Return Service Requested

Official Notice of Public Hearing

2008 JUL 10 A 11: 04



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

TIBORCZSZEGHY GABRIELLA &
ROGER
275 S WILLOW SPRINGS
ORANGE CA 92869-5641

EA VDS11 92869



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

Return Service Requested Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192
Council Meeting of 7/16/2008

EA VDS11 89117

RECORDED
CITY



UNITED STATES POSTAGE
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MAILED FROM ZIP CODE 89101
\$ 00.394
JUL 03 2008
PITNEY BOWES

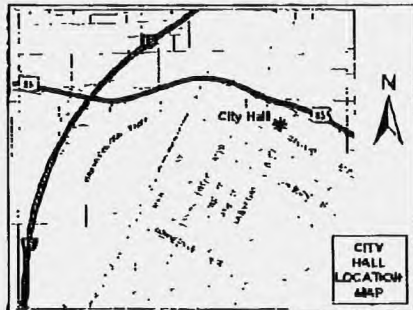
2008 JUL -9 P 2:24

TISOVEC ANTHONY R & CECILIA A
2913 PLEASANT LAKE DR
LAS VEGAS NV 89117-2250



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

Return Service Requested Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192
Council Meeting of 7/16/2008

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CITY CLERK
PRE-SORTED
FIRST CLASS



UNITED STATES
\$ 00.394
0004239954 JUL 03 2008
MAILED FROM ZIP CODE 89101

2008 JUL 16 A 7:54

SPANIER SHAWN
CAMPBELL AARON
3888 W SAHARA #24
LAS VEGAS NV 89102-0505

EAUDS11 28102



Submitted after final agenda

Date 7/16/08 Item 96497

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

Return Service Requested Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
PITNEY BOWES
02 1M
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JUL 03 2008
MAILED FROM ZIP CODE 89101

2008 JUL 15 P 3:24
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CITY CLERK

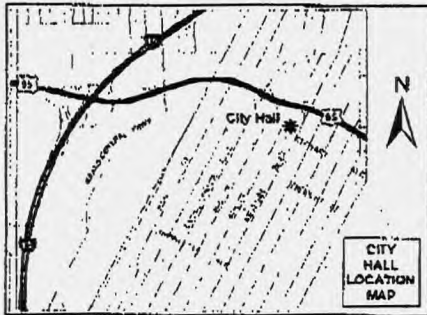
ARIAS ARMANDO M & ANNA M
8941 ANTIOCH WY
LAS VEGAS NV 89117-2472

EAVDS11 89117



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

Return Service Requested Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192
Council Meeting of 7/16/2008

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CITY CLERK

RESORTED
FIRST CLASS



UNITED STATES POSTAGE
02 1M
0004238954 JUL 03 2008
MAILED FROM ZIP CODE 89101
\$ 00.39⁴

FARMER/BARKAWI REVOCABLE LIV TR
21841 STARFIRE LN
HUNTINGTON BEACH CA 92646-7909

EA0DS11 92846



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CITY CLERK

2008 JUL -8 A 9:58

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

Return Service Requested Official Notice of Public Hearing

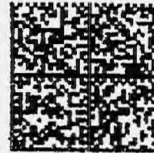


If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192
Council Meeting of 7/16/2008

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
02 1M
0004239954 JUL 03 2008
MAILED FROM ZIP CODE 89101
\$ 00.394
PATNEY BOWES

LOWMAN KEN & SHELLEY TRUST
LOWMAN KENNETH H & SHELLEY H
TRS
7854 W SAHARA
LAS VEGAS NV 89117-1944

EAVDS11 59117

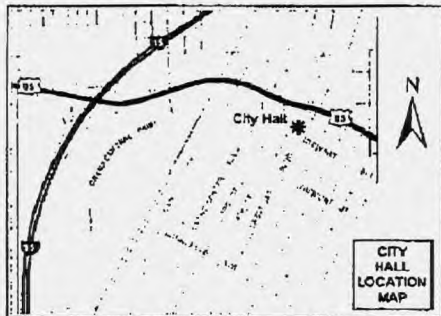


City of Las Vegas
Office Of The City Clerk
10 Stewart Avenue
Las Vegas, Nevada 89101

Return Service Requested Official Notice of Public Hearing

RECEIVED
CITY CLERK

2008 JUL -8 A 8:49



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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

UP-27870 & SUP-28192

Council Meeting of 7/16/2008

EMERY FAMILY LIVING TRUST 1980
EMERY WALTER A & SHEROLYN JO
TRS
%SPEEDEE MART INC
1188 WIGWAM PKWY
HENDERSON NV 89074-8154

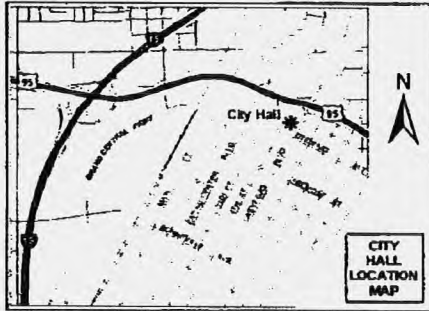
EA VDS 11 89074

|||||

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

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CITY CLERK
2008 JUL -8 A 7:50

Return Service Requested Official Notice of Public Hearing



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☐ I SUPPORT
this Request

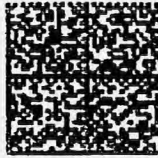
☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
02 1M
0004239954 JUL 03 2008
MAILED FROM ZIP CODE 89101
\$ 00.394
FITZKEY BOOKIES

RADEF NANCY
2701 EAGLE SPRINGS CT
LAS VEGAS NV 89117-2411

EA VDS11 89117

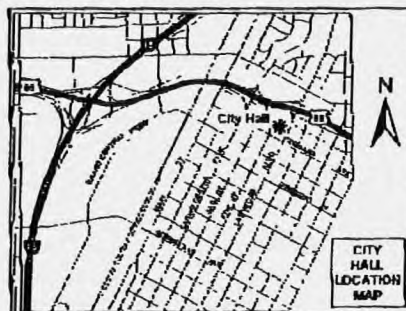


RECEIVED
CITY CLERK

2008 JUL -8 P 2:43

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

Return Service Requested Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

EAVDS11 92701

PRESORTED
FIRST CLASS

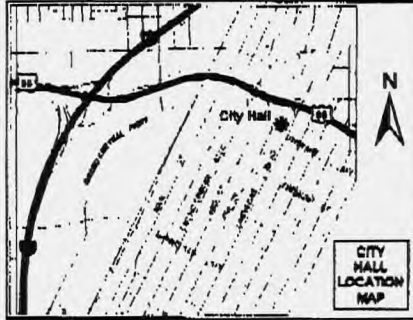
UNITED STATES POSTAGE
02 1% \$ 00.39⁴
0004239954 JUL 23 2008
MAILED FROM ZIP CODE 88101

CARBAYO ANTONIO
415 N SYCAMORE DR #101
SANTA ANA CA 92701-4607

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

Return Service Requested

Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192
Council Meeting of 7/16/2008

RECEIVED
CITY CLERK

JUL 10 A 8:57

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE

02 1M
0004239954 JUL 03 2008
MAILED FROM ZIP CODE 89101

\$ 00.394

WILLIAMS LIVING TRUST
WILLIAMS JAMES M & GERTRUDE TRS
2828 SHANNON RIVER DR
LAS VEGAS NV 89117-2402

EAVDS11 89117



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CITY CLERK

2008 JUL 14 P 2:02

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

Return Service Requested Official Notice of Public Hearing



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I SUPPORT
this Request



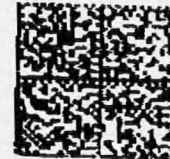
I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
00.394
3804239954 JUL 03 2008
MAILED FROM ZIP CODE 89101

APACHE DEVELOPMENT L L C
10764 ELK LAKE DR
LAS VEGAS NV 89144-4442

EA VDS11 29144



20080925-0004760

Fee: \$15.00
N/C Fee: \$0.00

09/25/2008 14:13:36

T20080223595

Requestor:
LAS VEGAS CITY

Debbie Conway KXC
Clark County Recorder Pgs: 2

APN(s): 163-08-120-032

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 163-08-120-032

Legal Description: THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF CLARK, CITY OF LAS VEGAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

BEING A PORTION OF LOT 1 OF LAKES BUSINESS CENTER AS SHOWN BY MAP ON FILE IN BOOK 60 OF PLATS, PAGE 42 AND A PORTION OF LOT B PER MAP ON FILE IN BOOK 51, PAGE 44 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY SITUATED IN THE NORTHWEST QUARTER (NW¼) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8, SAID POINT ALSO BEING ON THE CENTERLINE OF WEST SAHARA AVENUE, BEING 75.00 FEET WIDE HALF STREET WIDTH AS PER MAP RECORDED IN FILE 51, PAGE 44 OF PARCEL MAPS.

THENCE ALONG THE NORTHERLY LINE THEREOF, SAID LINE ALSO BEING THE CENTERLINE OF SAID WEST SAHARA AVENUE, SOUTH 87° 54' 33" EAST, 1402.98 FEET TO A POINT ON SAID LINE, SAID POINT BEING A POINT ON THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 1;

THENCE DEPARTING SAID CENTERLINE, ALONG THE NORTHERLY PROLONGATION OF SAID WESTERLY LINE, SOUTH 2° 05' 27" WEST, 75.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST SAHARA AVENUE SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 87° 54' 33" EAST, 173.43 FEET TO A POINT ON SAID LINE, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS PER MAP RECORDED IN FILE 82, PAGE 91 OF SURVEYS;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, ALONG THE WESTERLY LINE OF SAID PARCEL IN FILE 82, PAGE 91 OF SURVEYS, SOUTH 02° 05' 27" WEST, 244.16 FEET TO A POINT ON THE CENTERLINE OF THAT CERTAIN 40.00 FOOT WIDE PRIVATE STREET, INGRESS/EGRESS EASEMENT, PUBLIC UTILITY EASEMENT AND CITY OF LAS VEGAS SEWER EASEMENT;

ORIGINAL

Case Number(s): SUP-27870 and SUP-28192

Assessor's Parcel No(s): 163-08-120-032

City Council Meeting of August 6, 2008

Page 1 of 2

THENCE ALONG SAID LINE, AND TILE WESTERLY PROLONGATION THEREOF, NORTH 87° 54' 33" WEST, 173.43 FEET TO A POINT ON THE WESTERLY LINE OF LOT 1 AS PER MAP RECORDED IN FILE 72, PAGE 99 OF SURVEYS;

THENCE ALONG SAID LINE, NORTH 02° 05' 27" EAST, 244.16 FEET TO THE TRUE POINT OF BEGINNING.

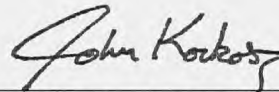
NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN GRANT, BARGAIN AND SALE DEED RECORDED SEPTEMBER 2, 1998 IN BOOK 980902 AS INSTRUMENT NO. 01779, OF OFFICIAL RECORDS.

PARCEL 2:

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS RECORDED FEBRUARY 17, 1994, IN BOOK 940217 AS INSTRUMENT NO. 00384 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **August 6, 2008** approved the following **Case Number(s): SUP-27870 and SUP-28192** together with various conditions, limitations, and restrictions which may affect your occupancy and/or use, and any other successor property owner(s) occupancy and/or use of the above-referenced real property in the City of Las Vegas. YOU ARE HEREBY ADVISED AND DIRECTED to contact the City of Las Vegas' Department of Planning and Development and/or the Las Vegas City Clerk's Office to request a copy of any and all such conditions, limitations, or restrictions.

August 26, 2008



John Korkosz, Planning Supervisor
City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101 – (702) 229-6301

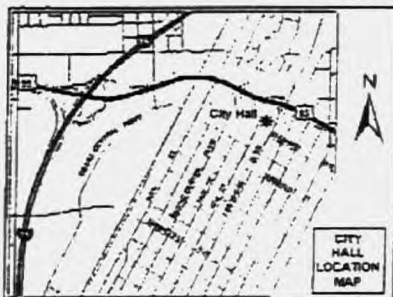
**WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, CITY CLERK
400 STEWART AVENUE, 1ST FLOOR
LAS VEGAS, NV 89101**

Case Number(s): SUP-27870 and SUP-28192
Assessor's Parcel No(s): 163-08-120-032
City Council Meeting of August 6, 2008
Page 2 of 2

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

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

Return Service Requested Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
 this Request



I OPPOSE
 this Request

Please use available blank space on card for your comments.
 SUP-27870 & SUP-28192

PRESORTED
 FIRST CLASS



UNITED STATES POSTAGE
 02 1M \$ 00.39⁴
 0004239954 MAY 30 2008
 MAILED FROM ZIP CODE 89101

OPPOSE!

16308212041 Case: SUP-27870
 SPEHAR KATHLEEN M LIVING TRUST
 2808 QUAIL LAKES CT
 LAS VEGAS NV 89117-2434

DAVDS11 28117

|||||



SUP-28192
 SUP-27870

05/31/08 03:23pm P. 001

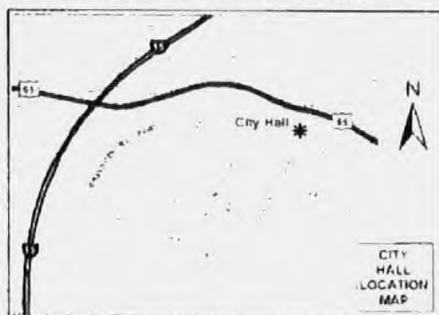
7022334058

JOHN CLELAND

SUP-28192
SUP-27870

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

Return Service Requested Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192



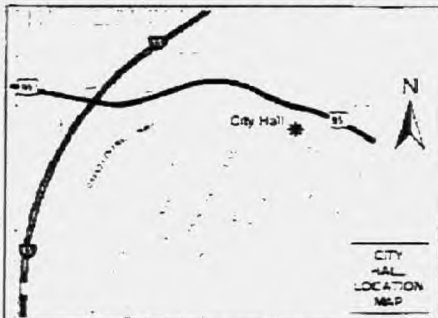
16305415231 Case SUP-27870
CLELAND JOHN D
2200 S FORT APACHE RD #2115/14
LAS VEGAS NV 89117-5705

DAVID S. 89117



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

Return Service Requested Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192

18303/20023 Case SUP-27870
FMS HOLDINGS LLC
1150 S. 11th
2800 DARBY FALLS DR
LAS VEGAS NV 89134-7478

DAVDS11 28134

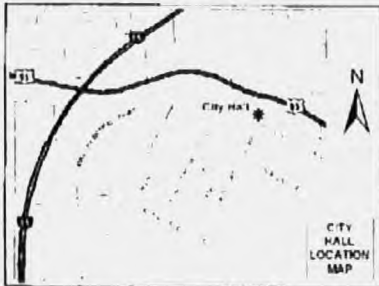
|||||



SUP-28192
SUP-27870

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

Return Service Requested Official Notice of Public Hearing

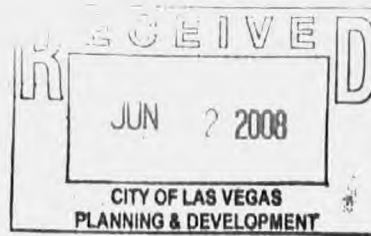


If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192



This is a quiet, residential area. We have enough trouble with the "neighborhood" casinos, that there is an ordinance against... supposedly, and their all night traffic. No, no more noisy nightlife and a seedy element in our neighborhood.

Case SUP-27870
16305813017
CAMPBELL HUGH R SR REVOCABLE TR
8924 RAINBOW RIDGE DR
LAS VEGAS NV 89117-5816

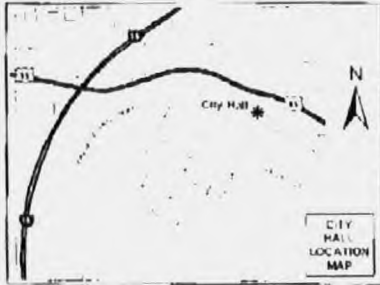
DAVIDE11 89117



SUP-27870
SUP-28192
2008-06-02

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

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☐

I SUPPORT
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☒

I OPPOSE
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SUP-27870 & SUP-28192

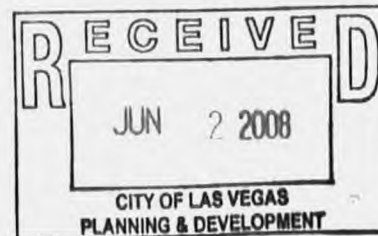
16308215033

Case SUP-27870

VANCUNDY FAMILY TRUST
2904 CRYSTAL BAY DR
LAS VEGAS NV 89117-2246

DAVDS11 89117

|||||



SUP-28192
SUP-27870

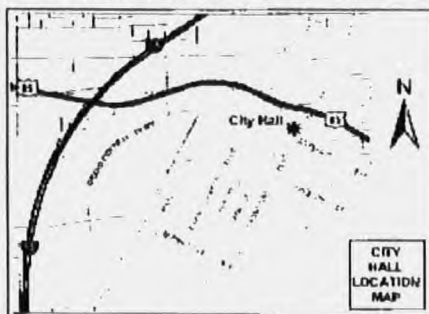
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702-363-8010

p.1

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

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☐ I SUPPORT
this Request

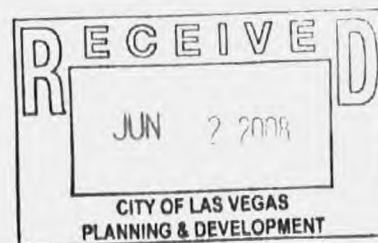
☒ I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192

PRESORTED
FIRST CLASS



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3004239954 MAY 30 2008
MAILED FROM ZIP CODE 89101



16308212033
RAMEY TORRES P & OLIVIA
717 HAFEN LN #2A
MESQUITE NV 89027-5952

Case: SUP-27870

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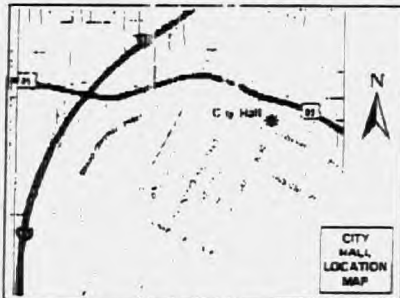
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06/02/2008
SUP-27870
01812-JNS

06/03/2008 07:59 FAX

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

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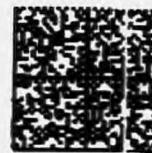
I SUPPORT
this Request



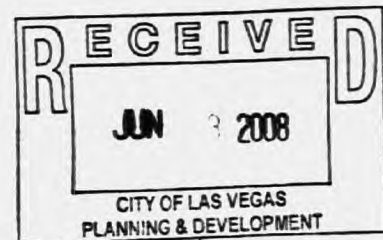
I OPPOSE
this Request

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SUP-27870 & SUP-28192

PRESORTED
FIRST CLASS



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16308111(10 Case SUP-27870
MAGBY ANNA L & WESLEY C
2700 BROOKSTONE CT
LAS VEGAS NV 89117-2441

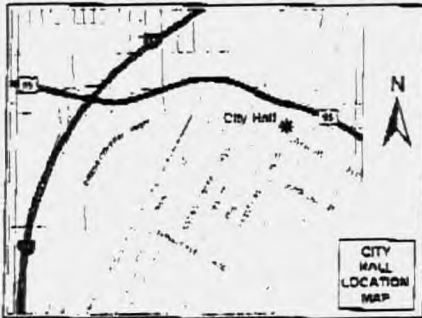
ENCLOSURE



SUP-28192
SUP-27870

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

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I SUPPORT
 this Request



I OPPOSE
 this Request

Please use available blank space on card for your comments.
 SUP-27870 & SUP-28192

PRESORTED
 FIRST CLASS



UNITED STATES POSTAGE

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 MAILED FROM ZIP CODE 89101



16305813045
 LAWRENCE ATTILA
 2304 TIMBERLINE WY
 LAS VEGAS NV 89117-5808

Case: SUP-27870

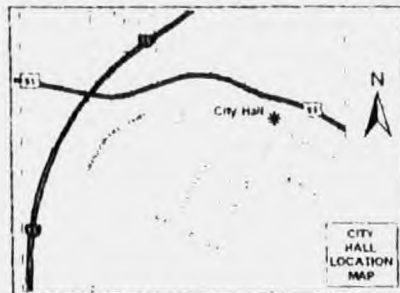
DAVDS11 28117



SUP-28192
 SUP-27870

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

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☒ I OPPOSE
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Please use available blank space on card for your comments.
 SUP-27870 & SUP-28192



16308114035
 JONES KAY L
 %JUDIE ANN
 92 OCEAN HARBOR LN
 LAS VEGAS NV 89148-2716

Case SUP-27870

DAVDS11 29148



SUP-28192
 SUP-27870

Submitted after final agenda



16305415012
K E A J L L C
%M BERNARD
1801 RESTON PKWY #300
RESTON VA 20190-3357

Case SUP-27870

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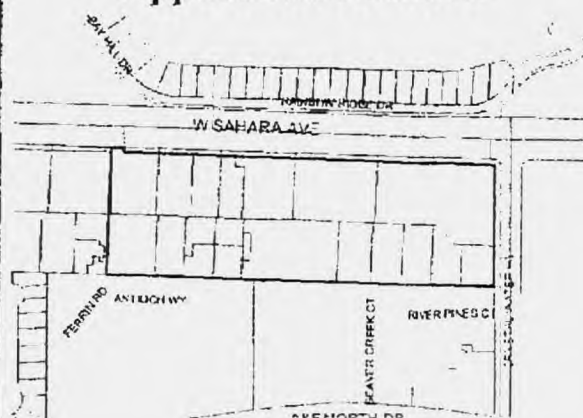
Application Information

SUP-27870 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED 4,344 SQUARE FOOT SUPPER CLUB IN CONJUNCTION WITH A PROPOSED NIGHTCLUB WITH A WAIVER TO ALLOW A 60-FOOT DISTANCE SEPARATION FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

SUP-28192 - SPECIAL USE PERMIT - RELATED TO SUP-27870 - PUBLIC HEARING - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED NIGHT CLUB IN CONJUNCTION WITH A PROPOSED SUPPER CLUB at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

Good Luck With Planning!

Application Location



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

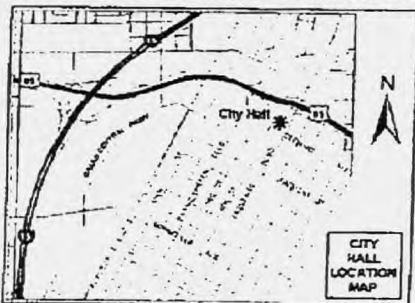
Public Hearing Information

Meeting: Planning Commission
Date: June 12, 2008
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

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

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☒ I SUPPORT
this Request

☐ I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192



*Here my best to
Mrs. Quinn & Mr. Lynne!
Jaymie @*

16308115008
MORRIS-ROSS VIVIENNE
8804 RIVER PINES CT #102
LAS VEGAS NV 89117-1705

Case: SUP-27870

Jaymie Morris

Submitted after final agenda

Date 6/6/08 Item 28

DAVDS11 89117



From: Brad Boe [mailto:bboe@insightholdings.com]
Sent: Friday, June 06, 2008 3:21 PM
To: Nicole Eddowes
Cc: bgc1boe@aol.com
Subject: SUP-27870 and SUP-28192

I have been notified of the Public Hearing for the above noted Special Use Permits. It appears that the property is currently zoned P-R Professional Office. The current land use does not allow the restaurant use that is proposed, much less the increased intensity of a night club. The zoning allows for "low intensity administrative and professional offices." The purpose of the zoning is to "decrease the impact to adjacent residential uses." The Use Permit to increase the intensity above that of a supper club is clearly and dramatically outside this vision. The location of this parcel is not compatible for the proposed use and see no other course of action by Staff and the elected official but to recommend denial of the Special Use Permits.

Brad Boe

Chief Development Officer

Insight Holdings

2200 Paseo Verde Parkway, Suite 330

Henderson, Nevada 89052

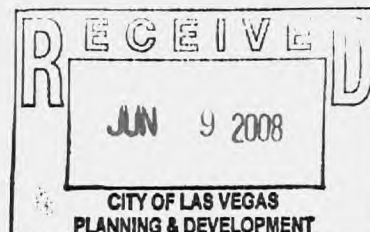
Office : 702-436-3133

Cell : 702-528-7177

E-Mail : bboe@insightholdings.com

Submitted after final agenda

Date 6/9/08 Item 28



DESERTRAD ANGIO

RECEIVED
JUN 27 1967
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

I OPPOSE
this Request

16308114026 Case
ANNINO SALVATORE & KIM
8948 ANTIOCH WY
LAS VEGAS NV 89117-2471

Submitted after final agenda
Date 6/6/08 Item 28

DAVDS: i 44: i 7

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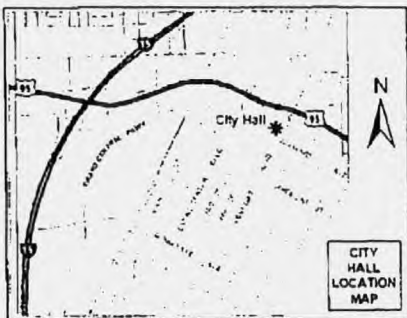
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06/05/2008 05:44

Submitted after final agenda
Date 6/6/08 Item 28

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

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

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SUP-27870 & SUP-28192

DAVELEI 89117



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CITY CLERK

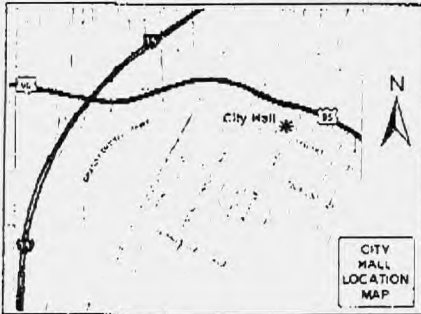
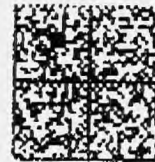
2008 JUN -3 P 1:58



Case: SUP-27870
16308213005
ARENA JOHN F JR
2809 WATERVIEW DR
LAS VEGAS NV 89117-2369

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

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I SUPPORT
 this Request



I OPPOSE
 this Request

Please use available blank space on card for your comments.
 SUP-27870 & SUP-28192

16308115030 Case SUP 27870
 FARMER/BARKAWI REVOCABLE LIV TR
 21841 STARFIRE LN
 HUNTINGTON BEACH CA 92646-7909

DAVDS11 92646

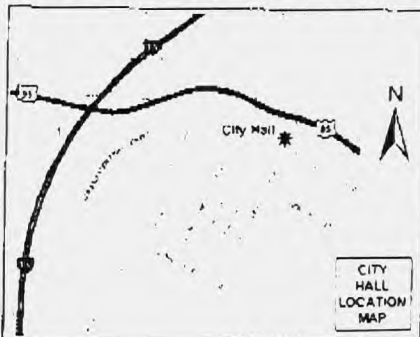


Submitted after final agenda

Date 6/6/08 Item 28

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

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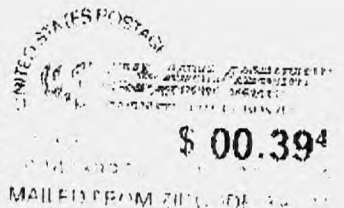
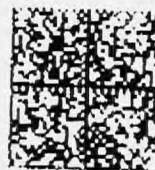
I SUPPORT
this Request



I OPPOSE
this Request

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SUP-27870 & SUP-28192

RESORTED
FIRST CLASS



Submitted after final agenda

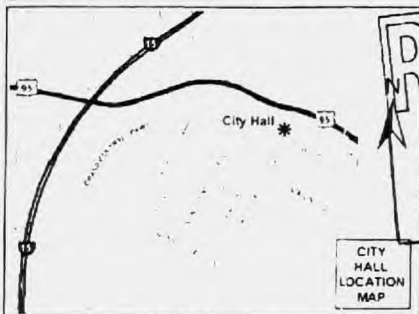
Date 6/6/08 Item 28

16305412006
HUGHES STEPHEN & CYNTHIA FAM TR
6698 SAMBA AVE
LAS VEGAS NV 89139-6753

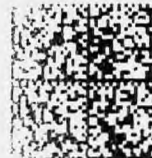
Case SUP-27870

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

Return Service Requested Official Notice of Public Hearing



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FIRST CLASS



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MAY 30 2008
PATRICK ROWLES

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-27870 & SUP-28192

16308119010 Case SUP-27870
WARD ROBERT J & MARGARITA
2805 CRYSTAL BAY DR
LAS VEGAS NV 89117-2235

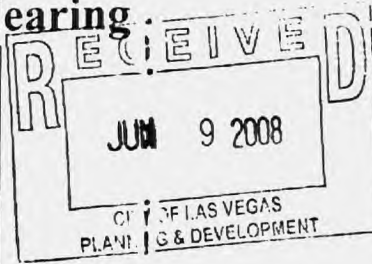
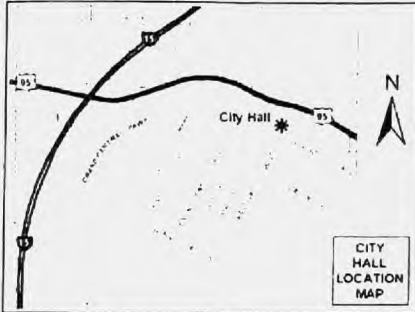
DAVID S I I 28117



Submitted after final agenda
Date 6/9/08 Item 28

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

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I SUPPORT
this Request

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I OPPOSE
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SUP-27870 & SUP-28192

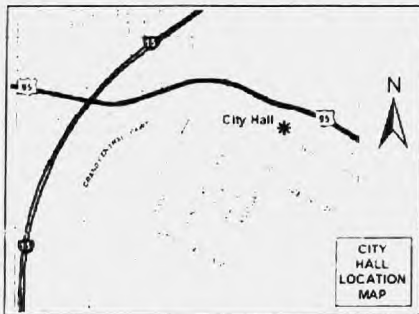
16308215016 Case SUP-27870
TISOVEC ANTHONY R & CECILIA A
2913 PLEASANT LAKE DR
LAS VEGAS NV 89117-2250

DAVID S. J. 89117



Submitted after final agenda
Date 6/9/08 Item 28

Return Service Requested Official Notice of Public Hearing



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FIRST CLASS PERMIT NO. 4094 LAS VEGAS NV
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0004239954 MAY 30 2008
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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192

16308112002 Case SUP-27870
OLSON MARTIN N & ANNE N
10125 BUTTON WILLOW DR
LAS VEGAS NV 89134-7593

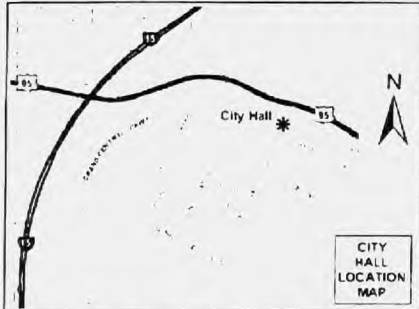
No services attached by child care facilities!
Anne N Olson
DAVDS11 89134

Submitted after final agenda

Date 6/9/08 Item 28

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

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☐

I SUPPORT
this Request

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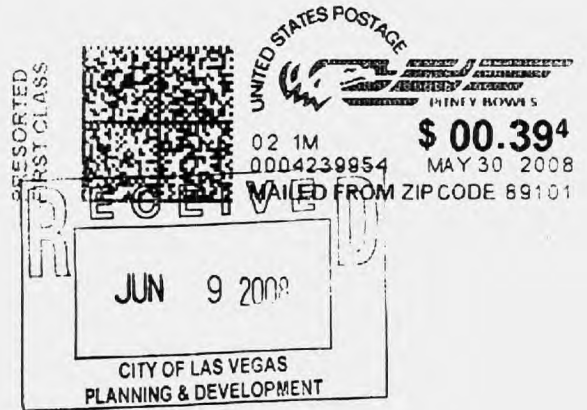
I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-27870 & SUP-28192

ABSOLUTELY NOT

DAVE 11 25117



16308115063
HEUBERG LEWIS
2705 OTTER CREEK CT #101
LAS VEGAS NV 89117-1740

Case SUP-27870

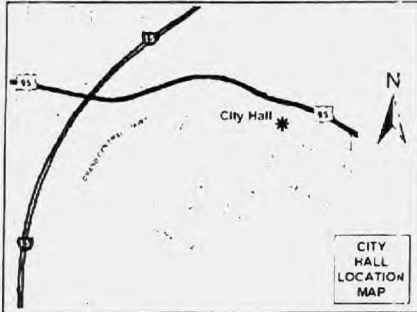
Submitted after final agenda

Date 6/9/08 Item 28

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



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192

16305810014
MCKNIGHT 1998 TRUST
2216 GLENBROOK WY
LAS VEGAS NV 89117-5852

Case SUP-27870

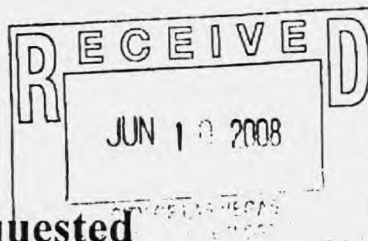
DAVDS11 AS117



Submitted after final agenda

Date 6/9/08 Item 28

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

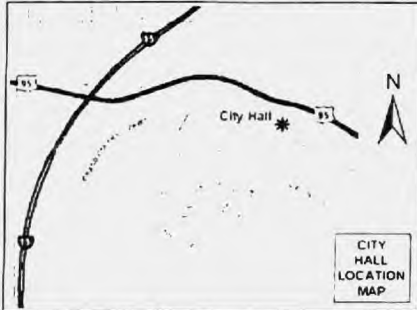


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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192

16305415182 Case SUP-27870
LEE ROBERT K & WINNIE L
2604 BASSWOOD DR
SAN RAMON CA 94582-5730

DAVDS11 94582

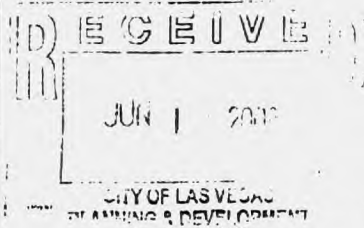
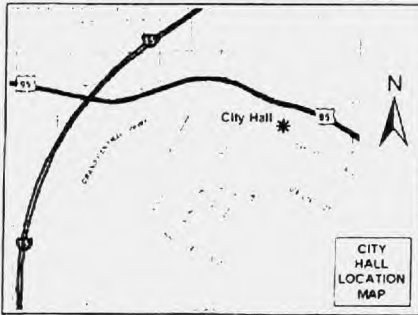


Submitted after final agenda

Date 6/10/08 Item 28

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

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192

16308115102 Case SUP-27870
WATSON LEWIS R III 1998 FAM TR
2712 BEAVER CREEK CT #202
LAS VEGAS NV 89117-1745

Submitted after final agenda

Date 6/10/08 Item 28

DAVDS11 AS117

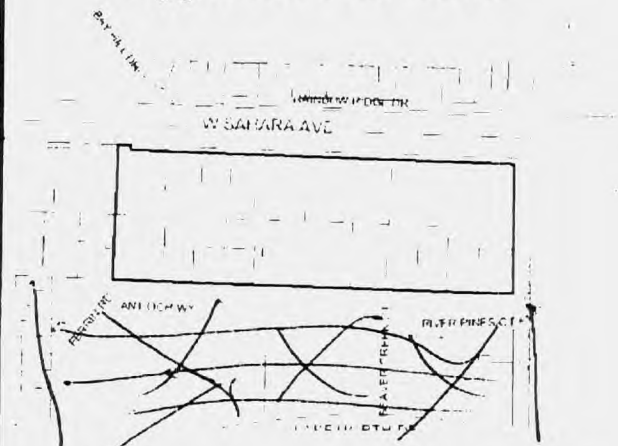
Application Information

SUP-27870 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED 4,344 SQUARE FOOT SUPPER CLUB IN CONJUNCTION WITH A PROPOSED NIGHTCLUB WITH A WAIVER TO ALLOW A 60-FOOT DISTANCE SEPARATION FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

SUP-28192 - SPECIAL USE PERMIT - RELATED TO SUP-27870 - PUBLIC HEARING - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED NIGHT CLUB IN CONJUNCTION WITH A PROPOSED SUPPER CLUB at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

*Have you lost your
minds - this is ALL
RESIDENTIAL*

Application Location



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

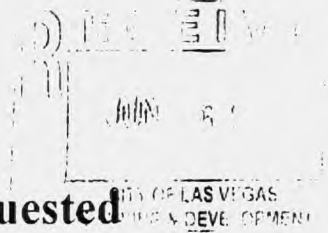
Public Hearing Information

Meeting: Planning Commission
Date: June 12, 2008
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) or <http://www.lasvegasnevada.gov>.

Based on the prior incidents of...

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

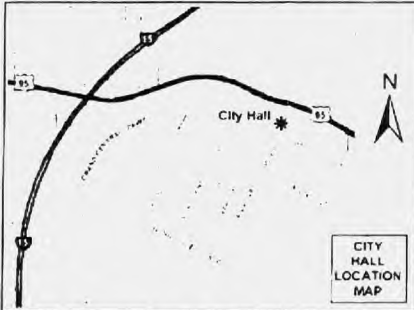


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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192

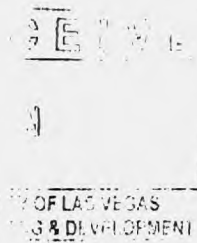
Case: SUP-27870
16305813026
MINNOZZI BIANCA REVOCABLE TRUST
8741 DOUBLE EAGLE DR
LAS VEGAS NV 89117-5804

DAVIDS11 89117



| | |
|------------------------------|----------------|
| Submitted after final agenda | |
| Date | 6/6/08 Item 28 |

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



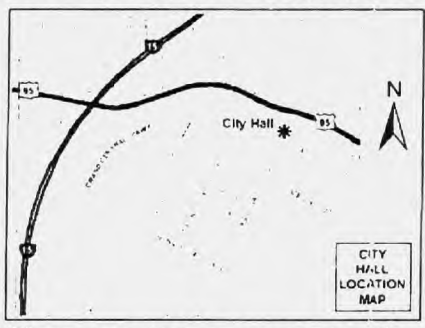
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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192

16305415045 Case SUP-27870
LOARCA GLADYS A
2200 S FORT APACHE RD #2021
LAS VEGAS NV 89117-5715

DAVIDS 11 55117

Submitted after final agenda
Date 6/6/08 Item 28

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

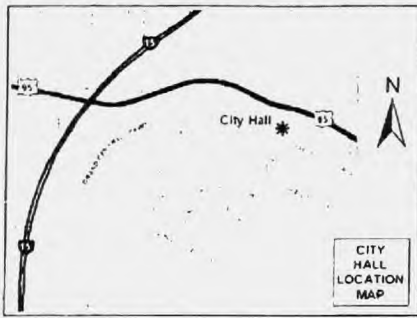


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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192

16308114099
LUKATSKIY VLADIMIR
8953 CLAIRTON CT
LAS VEGAS NV 89117-2464

Case SUP-27870

DAVDS11 28117



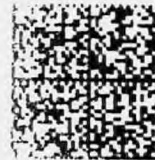
Submitted after final agenda
Date 6/6/08 Item 28

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

JUN 5 2008

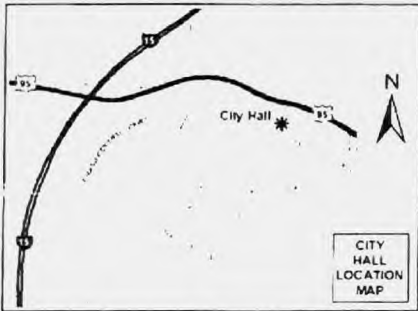
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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FIRST CLASS



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192

Support this request
Not a protest

04/05/11 25117



16308119005
HART EDWIN L
2805 BLUFF COVE CIR
LAS VEGAS NV 89117-2236

Case: SUP-27870

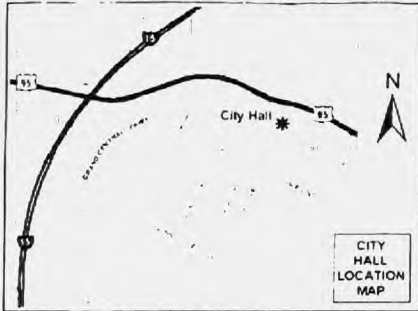
Submitted after final agenda

Date 6/6/08 Item 28

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



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192

*NO Club
use the strip of
Downtown*

16308213042 Case SUP-27870
HOIDA KATHLEEN L & ROBERT W
9029 FEATHER RIVER CT
LAS VEGAS NV 89117-2366

DAVDS11 AS117



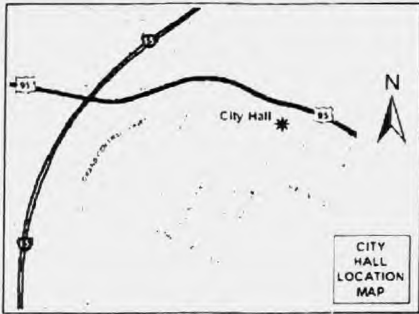
Submitted after final agenda

Date 6/6/08 Item 28

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

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Official Notice of Public Hearing



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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192



16308115067 Case SUP-27870
PEARLSTEIN DAVID & RHODA
2709 OTTER CREEK CT #101
LAS VEGAS NV 89117-1736

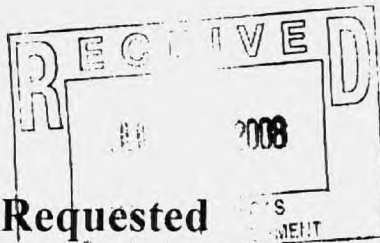
DAVIDS11 28117



Submitted after final agenda

Date 6/6/08 Item 28

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

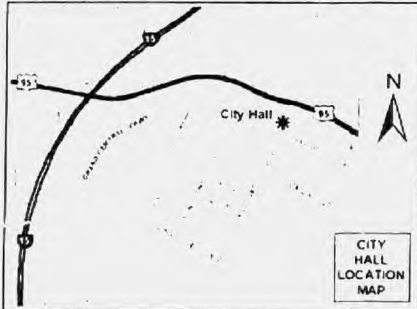


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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192

16308212012 Case SUP-27870
SULLIVAN FREDERICK & PATRICIA TR
2821 WHISPERING WIND DR
LAS VEGAS NV 89117-2420

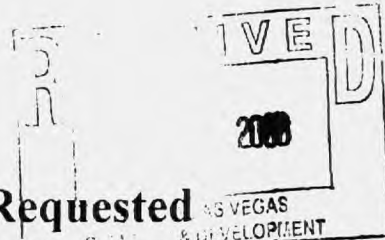
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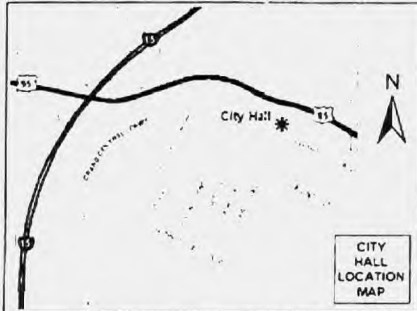
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Date 6/6/08 Item 28

City of Las Vegas
Planning & Development Department
Development Services Center
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☐

I SUPPORT
this Request

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I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192

16308213038
KARADBIL ROY & SARAJANE
9013 FEATHER RIVER CT
LAS VEGAS NV 89117-2366

Case: SUP-27870

DAVDS11 89117



Submitted after final agenda

Date 6/6/08 Item 28

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: AUGUST 6, 2008

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-28192 – ABEYANCE ITEM - SPECIAL USE PERMIT - RELATED TO SUP-27870 - PUBLIC HEARING - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED NIGHT CLUB IN CONJUNCTION WITH A PROPOSED SUPPER CLUB at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

29

City Council Meeting

43

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

3

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest and Support Postcards
7. Backup Referenced from the 06-12-08 Planning Commission Meeting Item 29

Motion made by STEVE WOLFSON to Approve subject to conditions and adding the following conditions as read for the record:

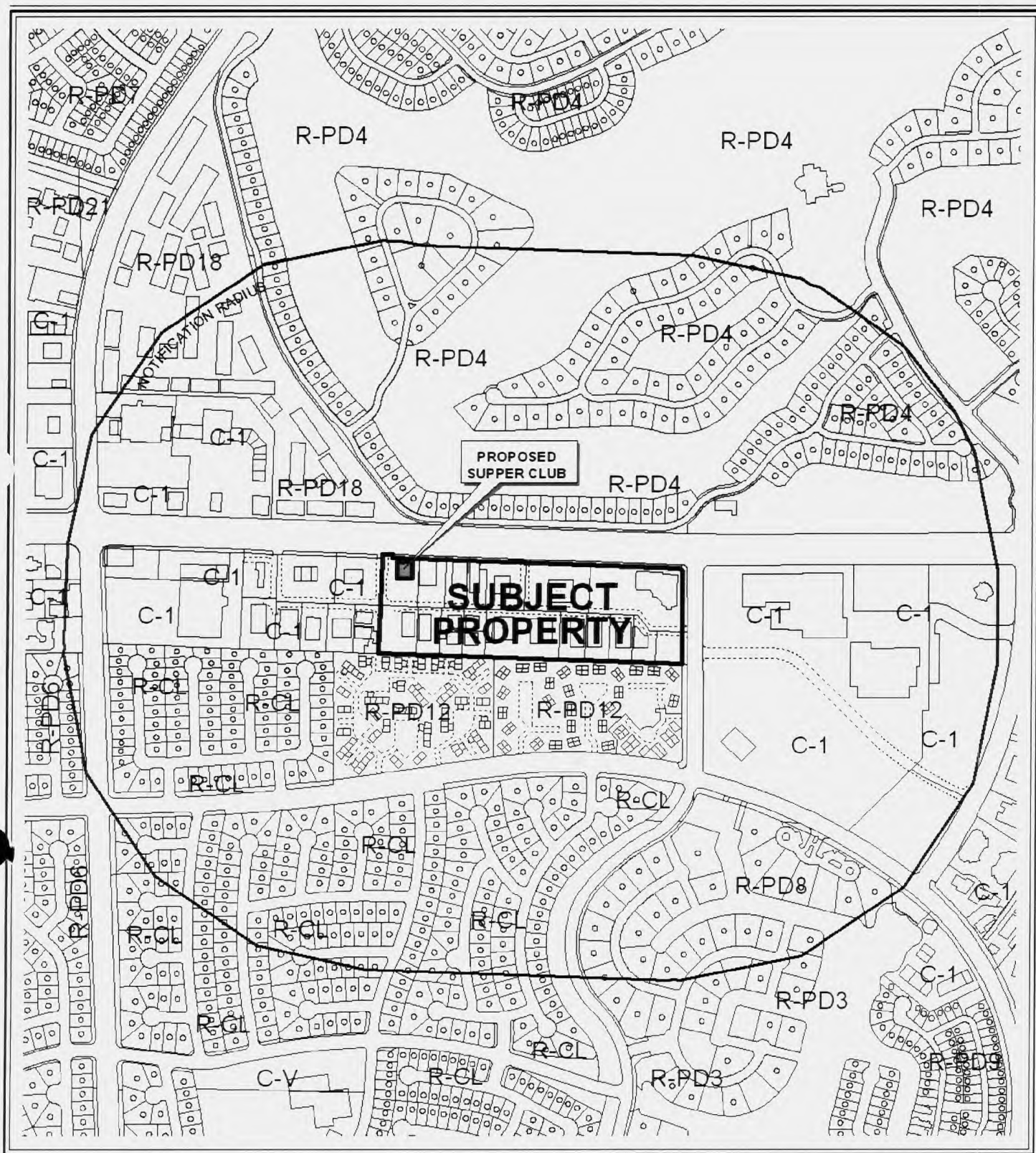
- A. There shall be no persons of the public on the premises after 11:30 p.m., seven days a week.
- B. There shall be a one-year review at a public hearing of the City Council after issuance of the business license.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,
 GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
 (Did Not Vote-None); (Excused-None)

Minutes:

See Item 106 for related backup and discussion.



CASE: **SUP-28192**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 500 1000 Feet





CASE: **SUP-28192**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 500 1000 Feet





AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 6, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-28192 - APPLICANT/OWNER: MRA, LLC

THIS ITEM WAS HELD IN ABEYANCE FROM THE JULY 16, 2008 CITY COUNCIL MEETING AT THE REQUEST OF COUNCILMAN WOLFSON.

**** CONDITIONS ****

The Planning Commission (6-0-1/rt vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Reclassification (Z-0013-86), and Special Use Permit (SUP-27870) shall be required.
2. Conformance to all minimum requirements under LVMC Title 19.04.010 for a Night Club use, including parking requirements.
3. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Special Use Permit for a proposed Night Club in conjunction with a proposed Supper Club (SUP-27870) at 8991 W. Sahara Avenue. The owner is proposing a restaurant, bar, lounge, and ballroom facility in which a menu of Filipino food, beer and wine will be offered. This proposed Night Club in conjunction with a proposed Supper Club has 4,344 square feet with seating for 120 in the dining area and seating for 14 in the lounge, for a total of 134. Seating in the designated restaurant area must accommodate seating for 125 persons in order to comply with Title 6.50.220 and Title 19.04.010. A condition has been added to address this concern. The facility is proposing to have a dining and dance floor area of approximately 314 square feet. The proposed location is part of a larger commercial subdivision (The Lakes Business Center), which adequately supplies the amount of parking required for this site.

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i> | |
|---|--|
| 08/15/84 | The City Council approved a Reclassification of Property (Z-0054-84), generally bounded by Sahara Avenue on the north, Durango drive on the east, Desert Inn Road on the south, and Fort Apache Way on the west, From: N-U (Non-Urban), To: R-1 (Single Family Residence), R-PD3 (Residential Planned Development), R-PD4 (Residential Planned Development), R-PD7 (Residential Planned Development), R-PD12 (Residential Planned Development), R-PD23 (Residential Planned Development), P-R (Professional Offices & Parking), C-1 (Limited Commercial), and C-V (Civic). |
| 03/19/86 | The City Council approved a Reclassification of Property (Z-0013-86) generally located in an area bounded by Desert Inn Road, Durango Drive, Sahara Avenue, and Fort Apache Road from: N-U (Non-Urban) to: R-CL (Single family Compact Lot), R-PD12 (Residential Planned Development), R-PD18 (Residential Planned Development), C-1 (Limited Commercial). The Planning Commission and staff both recommended approval. |
| 11/10/94 | The Planning Commission approved (final action) a Plot Plan and Building Elevation Review [Z-0013-86(5)] for a proposed medical office on property located north of Sahara Avenue, west of Crystal Water Way. Staff recommended approval. |
| 04/13/95 | The Planning Commission approved (final action) a Plot Plan and Building Elevation Review [Z-0013-86(6)] for a proposed medical building/office clinic on property located on the southwest corner of Sahara Avenue and Crystal Water Way. Staff recommended approval. |

| | |
|--|---|
| 07/13/95 | The Planning Commission approved (final action) a Plot Plan and Building Elevation Review [Z-0013-86(7)] for a proposed office building on property located on the south side of Sahara Avenue, west of Crystal Water Way. Staff recommended approval. |
| 10/12/95 | The Planning Commission approved (final action) a Plot Plan and Building Elevation Review [Z-0013-86(8)] for a proposed office building on property located at 8961 West Sahara Avenue. Staff recommended approval. |
| 11/13/97 | Staff administratively approved a request for an Administrative Site Development Plan Review [Z-0013-86(10)] on property located on the west side of Crystal Water Way, approximately 419 feet south of Sahara Avenue, for a proposed 3,945 square foot office building. |
| 04/13/00 | The Planning Commission approved (final action) a request for a Site Development Plan Review for a proposed 11,350 square foot addition to an existing Office Building and a 10,939 square foot New Office Building on 1.77 acres located south of Sahara Avenue, approximately 700-feet west of Crystal water Way. Staff recommended approval. |
| 06/08/00 | The Planning Commission approved (final action) a request for a Site Development Plan Review for two Medical Office Buildings on 3.05 acres on the south side of Sahara Avenue, approximately 2,000 feet east of Fort Apache Road. Staff recommended approval. |
| 08/20/00 | The City Council approved a Special Use Permit (U-0075-00) for a proposed Supper Club at 8991 West Sahara Avenue. The permit was not exercised, and was expired on 11/02/07. |
| 06/12/08 | The Planning Commission recommended approval of companion item SUP-27870 concurrently with this application.

The Planning Commission voted 6-0-1/rt to recommend APPROVAL (PC Agenda Item #9/ng). |
| <i>Related Building Permits/Business Licenses</i> | |
| 09/07/99 | A building permit (#99017638) was issued for a shell building, certificate of completion at 8991 West Sahara Avenue for the Lakes Business Park, Building 1. The permit was finaled on 02/24/00. |
| 11/08/99 | A building permit (#99021494) was issued for a 30-foot by six-foot block wall and a 100-foot by three-foot retaining block wall. The permit expired on 06/09/00. |
| 04/28/00 | A building permit (#8021) was issued for a tenant improvement build-out at 8991 West Sahara Avenue. The permit was finaled on 08/08/00. |
| 06/06/00 | A building permit (#10909) was issued for a 228 square foot sign (tag #004578) at 8991 West Sahara Avenue. The permit was finaled on 07/31/00. |
| 06/08/01 | A building permit (#1010424) was issued for a wall sign at 8991 West Sahara Avenue. The permit was finaled on 10/19/01. |
| 08/31/01 | A building permit (#1015787) was issued for a non-work, certificate of occupancy at 8991 West Sahara Avenue. The permit was finaled on 09/05/01. |
| 02/06/03 | A building permit (#3002462) was issued for a sign (tag #06650) at 8991 West Sahara Avenue. The permit was finaled on 03/10/03. |

| | |
|----------|--|
| 02/22/05 | A building permit (#5001001) was issued for a tenant improvement build-out at 8991 West Sahara Avenue. The permit was finaled on 05/19/05. |
|----------|--|

| | |
|--|--|
| 04/18/05 | A building permit (#5002423) was issued for a sign (tag #08236) at 8991 West Sahara Avenue. The permit expired on 11/26/05. |
| 06/15/05 | A business license (#M18-02418-E-104198) was issued to allow a consulting and marketing company at 8991 West Sahara Avenue. This business license was marked out of business on 08/07/07. |
| 07/19/05 | A business license (#A02-01889-D-096936) was issued to allow an advertising agency at 8991 West Sahara Avenue. This business license was marked out of business on 04/11/08. |
| Pre-Application Meeting | |
| 05/15/08 | The applicant was informed of the need to add an additional Special Use Permit (SUP) application for the Night Club use to the existing Special Use Permit (SUP-27870) application already submitted for a Supper Club to satisfy the dancing element of her proposed establishment. Submittal requirements were also discussed. |
| Neighborhood Meeting | |
| A neighborhood meeting was not required and none was held. | |
| Field Check | |
| 05/01/08 | Planning and Development staff performed a site inspection. A non-permitted temporary sign (banner) was noted on-site. |

| | |
|---------------------------------------|------|
| Details of Application Request | |
| Site Area | |
| Gross Acres | 0.97 |

| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|----------------------|--|--|---|
| Subject Property | Existing Office | SC (Service Commercial) | C-1 (Limited Commercial) |
| North | Residential (Single Family Homes & Apartments) | L (Low) Density Residential & M (Medium) Density Residential | R-PD4 (Residential Planned Development – 4 Units Per Acre) & R-PD18 (Residential Planned Development – 18 Units Per Acre) |
| South | Offices | SC (Service Commercial) | C-1 (Limited Commercial) |
| East | Offices | SC (Service Commercial) | C-1 (Limited Commercial) |
| West | Bank / Restaurants / Shops | SC (Service Commercial) | C-1 (Limited Commercial) |

| <i>Special Districts/Zones</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
|--|------------|-----------|-------------------|
| Special Area Plan | | X | N/A |
| <i>Special Districts/Zones</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
| Special Purpose and Overlay Districts | | X | N/A |
| Trails | | X | |
| Rural Preservation Overlay District | | X | |
| Development Impact Notification Assessment | | X | |
| Project of Regional Significance | | X | |

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

| Parking Requirement | | | | | | | |
|-------------------------------|-------------------------------------|--|---------|--------------|----------|--------------|------------|
| Use | Gross Floor Area or Number of Units | Required | | | Provided | | Compliance |
| | | Parking Ratio | Parking | | Parking | | |
| | | | Regular | Handi-capped | Regular | Handi-capped | |
| Supper Club
**(Night Club) | 2,956 s.f. | One space for each 50 square feet of public seating and waiting area, including outdoor areas for seating and waiting; plus one space for each 200 square feet of the total remaining gross floor area, with a minimum of ten spaces required. | 57 | 3 | *974 | *23 | Y |
| | 1,388 s.f. | | 7 | | | | |
| Office | 187,431 square feet | 1:300 | 612 | 13 | | | |
| SubTotal | | | 676 | 16 | *974 | *23 | |
| TOTAL (including handicap) | | | 692 | | *997 | | |

**Existing parking is per Z-0013-86, approved by City Council on 03/19/86.*

***Night Club use is incidental to Supper Club use.*

ANALYSIS

This request is for a Special Use Permit for a proposed Night Club in conjunction with a proposed Supper Club (SUP-27870) at 8991 W. Sahara Avenue. The owner is proposing a restaurant, bar, lounge, and ballroom facility in which a menu of Filipino food, beer and wine will be offered. This proposed Night Club in conjunction with a proposed Supper Club has 4,344 square feet with seating for 120 in the dining area and seating for 14 in the lounge, for a total of 134. Seating in the designated restaurant area must accommodate seating for 125 persons in order to comply with Title 6.50.220 and Title 19.04.010. A condition has been added to address this concern. The facility is proposing to have a dining and dance floor area of approximately 314 square-feet. The facility will also offer an elevated dining area and a lounge and bar area. The proposed location is part of a larger commercial subdivision (The Lakes Business Center), which adequately supplies the amount of parking required for this site and has a shared parking agreement for the subdivision.

- **Zoning**

The subject site is currently designated SC (Service Commercial), which is within the southwest sector of the Las Vegas Master Plan 2020. The site's C-1 (Limited Commercial) zoning designation is in conformance with the Las Vegas Master Plan 2020, and the Night Club use is permitted in that designation with the approval of a Special Use Permit.

The C-1 (Limited Commercial) district is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This proposed site is located on the periphery of residential neighborhoods and is confined to the intersections of primary and secondary thoroughfares along major retail corridors.

- **Use**

A Night Club is defined by Title 19 as an establishment, other than a teen dance center, that is operated as a place of entertainment, characterized by any or all of the following as a principal use:

1. Live, recorded, or televised entertainment, including but not limited to performance by magicians, musicians or comedians.
2. Dancing.

- **Conditions**

Title 19.04.010 lists no conditions for the Night Club use.

FINDINGS (SUP)

The following findings must be made for a Special Use Permit:

1. **“The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.”**

The proposed Supper Club and Night Club would be located within a commercial subdivision that includes a variety of uses: restaurants, retail sales, medical and professional offices, personal services, and banking. The addition of a Supper Club and Night Club within this commercial subdivision is compatible with the existing and future land uses as specified by the SC (Service Commercial) General Plan designation. Therefore, staff recommends approval.

2. **“The subject site is physically suitable for the type and intensity of land use proposed.”**

The proposed site is within a commercial subdivision that was designed to accommodate a variety of uses, including a Night Club use in conjunction with a Supper Club use, and conforms to both the General Plan and the Title 19 land use designations of the site with the approval of a Special Use Permit (SUP).

3. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.”**

The proposed Night Club, in conjunction with a proposed Supper Club, is located within a large, commercial subdivision that is adequately served by Sahara Avenue, a 100-foot Primary Arterial as defined by the Master Plan Streets and Highways.

4. **“Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

The proposed site is located within the Southwest Sector of the Las Vegas 2020 Master Plan and is designated SC (Service Commercial). The site is in the C-1 (Limited Commercial) zoning district, which is in conformance with the SC (Service Commercial) General Plan designation. The Supper Club and Night Club use is permitted in that district with the approval of a Special Use Permit and will not compromise the public health, safety, and welfare or overall objectives of the General Plan.

5. The use meets all of the applicable conditions per Title 19.04.

The proposed Night Club use meets all of the requirements specified by Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

ASSEMBLY DISTRICT 2

SENATE DISTRICT 8

NOTICES MAILED 1153 by City Clerk

APPROVALS 0

PROTESTS 9



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-28192 APN: 163-08-120-032Name of Property Owner: RICARDO & MINA ALFARAOName of Applicant: RICARDO & MINA ALFARAO

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: _____

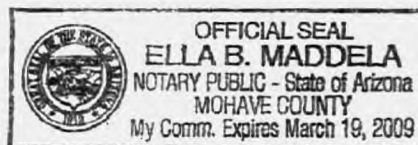
Partner(s): _____

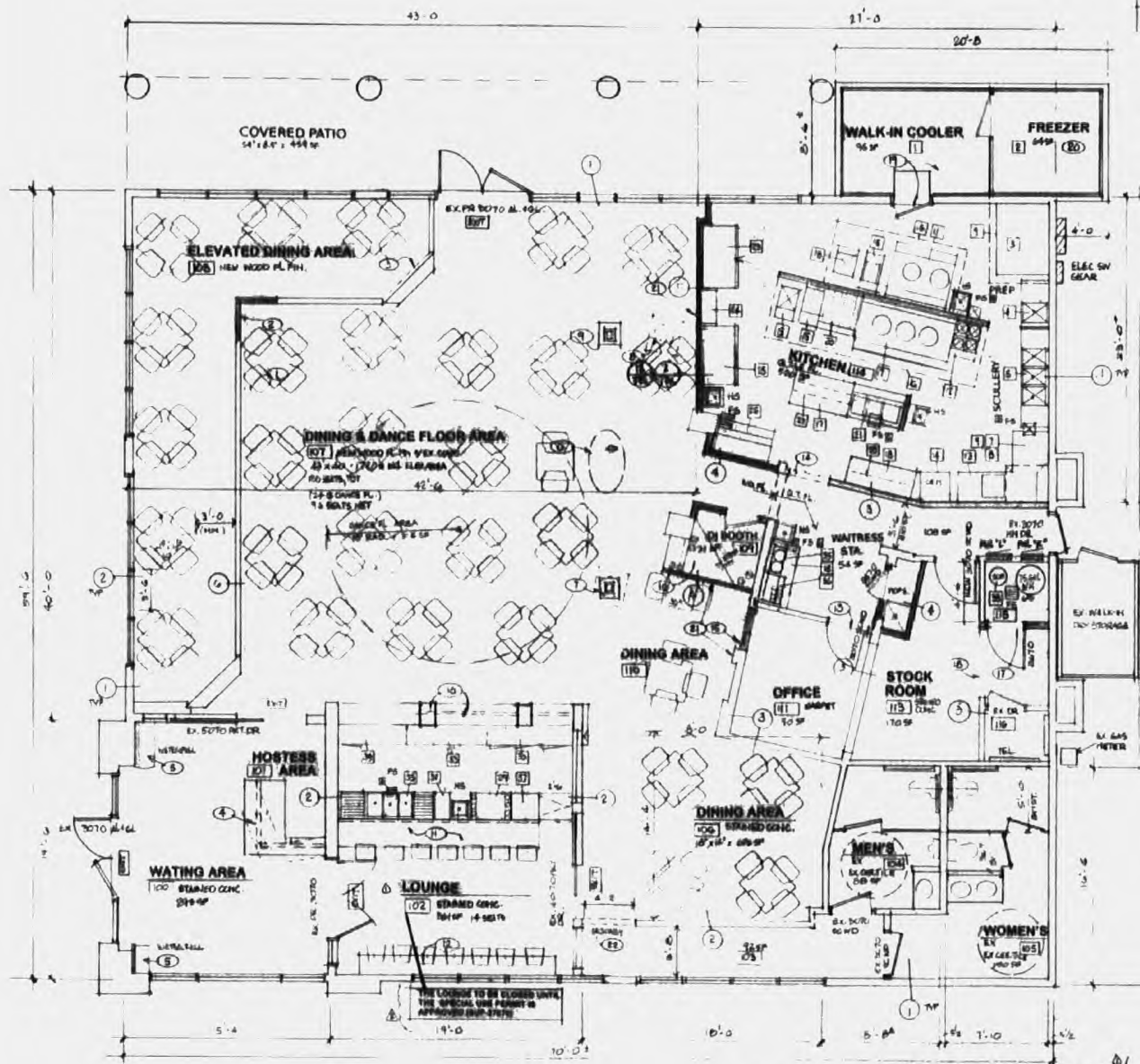
APN: _____

Signature of Property Owner: _____

Print Name: MINA ALFARAO

Subscribed and sworn before me

This 16th day of May, 2008ELLA B. MADDELA
Notary Public in and for said County and State



RESTAURANT FLOOR PLAN
SCALE: 1/4" = 1'-0"

| NO. | DESCRIPTION | MANUFACTURER | MODEL |
|-----|--|--------------|-------|
| 1 | EXISTING 2" x 4" EXTERIOR WALLS WITH INSULATION | | |
| 2 | EXISTING STOREFRONT 1/2" INSULATED TINTED GLASS | | |
| 3 | EXISTING MET STUDY/FRONT PARTITIONS | | |
| 4 | NEW 2 1/2" x 2 1/2" SA MET STUD PARTITIONS WITH SOUND INSULATION | | |
| 5 | NEW 1" x 2 1/2" SA MET STUD PARTITIONS (PARTITIONS) | | |
| 6 | EXISTING 1/2" PARTITION WITH RAILING | | |
| 7 | REMOVE EXISTING RAMP SEE DEMO 1 PLAN | | |
| 8 | PROVIDE NEW RAILING SECTION MATCH EXISTING | | |
| 9 | PROVIDE NEW OPENING, INSTALL STEPS TO MATCH OTHER STEPS | | |
| 10 | NEW HOSTESS COUNTER SEE OWNER | | |
| 11 | NEW FIRE FAN SELF-CONTAINED WATER FALL FEATURE PROVIDE POWER AS REQUIRED SEE OWNER | | |
| 12 | NEW WATER FEATURE SELF-CONTAINED PROVIDE POWER AS REQUIRED SEE OWNER & E.C. | | |
| 13 | REMOVE EXISTING COUNTER COVER SEE OWNER FOR NEW DESIGN DETAILS | | |
| 14 | REMOVE EXISTING "CLUMBY" COLUMN | | |
| 15 | PROVIDE NEW COLUMN FEATURE SEE OWNER & E.C. MATCH | | |
| 16 | EXISTING COUNTER & GLASS SHELVES TO REMAIN | | |
| 17 | NEW COUNTER & EQUIPMENT SEE OWNER & E.C. | | |
| 18 | EXISTING COUNTER TO REMAIN SEE OWNER | | |
| 19 | PROVIDE NEW DOOR & FRAME | | |
| 20 | PROVIDE NEW ARCH OPENING TO KITCHEN VERIFY WIDTH OF OPENING | | |
| 21 | FRAME IN EXISTING OPENING POWER TO MATCH ADJACENT SURFACES | | |
| 22 | NEW DU BOOTH REMOVED SECTION OF FLOOR | | |
| 23 | PROVIDE NEW WALL & DOOR FOR NEW WATER HEATER ROOM, MET STUD & 2" x 4" INSULATION NOTE COMBUSTION AIR DUCT TO ROOF | | |
| 24 | NEW FRAMED ARCHWAY OPENING IN EXISTING MET STUD/2" x 4" WALL | | |
| 25 | NEW RAISED FLOOR AS PROVIDED BY THE COOLERS/STORAGE SUPPLIER, PROVIDE AN INTERIOR RAMP AS REQUIRED NEW INSULATED WALL PANELS AND CEILING PANELS NEW MECHANICAL PLAN FOR H.V.A.C SYSTEMS PROVIDED BY THE MANUFACTURER | | |
| 26 | FRAMING DINING ROOM SIDE TO MATCH PREVIOUS EXISTING DECOR, CONSULT WITH GENERAL CONTRACTOR | | |
| 27 | EXISTING ARCH OPENING TO PROVIDE CLOSING ABOVE AT CEILING LINE | | |

RECEIVED
MAY 19 2008

REVISED
SUP-28192
SUP-27870
06/12/08 PC

BUILDING AREA: 4,344 SF GROSS
DINING ROOM & LOBBY: 2,538 GROSS SF
KITCHEN: 1,155 GROSS SF
RESTROOM: 651 GROSS SF

APPROVED FOR: **FM CONTRACTING, LLC**
DESIGNED BY: **FM CONTRACTING, LLC**
DRAWN BY: **FM CONTRACTING, LLC**
CHECKED BY: **FM CONTRACTING, LLC**
DATE: **06/12/08**
PROJECT: **RESTAURANT LAYOUT REDESIGN**
1000 E. Flamingo Ave. Suite 100
Las Vegas, NV 89119
TEL: (702) 876-1700
FAX: (702) 876-1700

IMPROVEMENTS for
SALVATORE'S BALLROOM & RESTAURANT
8881 WEST SARAH AVE.
LAS VEGAS, NEVADA 89117

TIM BLISH
ARCHITECT
1000 E. Flamingo Ave. Suite 100
Las Vegas, NV 89119
TEL: (702) 876-1700
FAX: (702) 876-1700

T.2

R.P.T.T.: \$9,812.40
APN: 163-08-120-032

Title Order No. 5115011130
Escrow No. 5115011130-JC

WHEN RECORDED MAIL TO:
MRA, LLC
2300 Whispering Hills Circle
Las Vegas, NV 89117
MAIL TAX STATEMENTS TO:
Same as Above

20071220-0004976

Fee: \$16.00 RPTT: \$9,812.40
N/C Fee: \$0.00

12/20/2007 14:08:41

T20070219367

Requestor:

OLD REPUBLIC TITLE COMPANY OF NEVADA

Debbie Conway DHG
Clark County Recorder Pgs: 4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

J&J Real Estate Holdings, LLC, a Nevada Limited Liability Company

hereby GRANT(S), BARGAIN(S), SELL(S) AND CONVEY(S) to

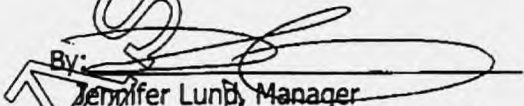
MRA, LLC, a Nevada Limited Liability Company,

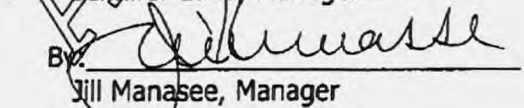
that property in Clark County, Nevada, described as:

*** See "Exhibit A" attached hereto and made a part hereof ***

Dated December 19, 2007

J&J Real Estate Holdings, LLC,
a Nevada Limited Liability Company

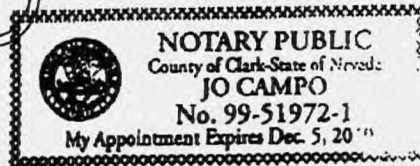
By: 
Jennifer Lund, Manager

By: 
Jill Manasee, Manager

State of Nevada
County of Clark

This instrument was acknowledged before me on 19th day of December, 2007 by Jennifer Lund and Jill Manasee as Managers of J&J Real Estate Holdings, LLC, a Nevada Limited Liability Company.

Jo Campo
Signature of notarial officers



ASSESSOR'S

EXHIBIT A

The land referred to is situated in the County of Clark, City of Las Vegas, State of Nevada, and is described as follows:

Parcel 1:

Being a portion of Lot 1 of Lakes Business Center as shown by map on file in Book 60 of Plats, Page 42 and a portion of Lot B per map on file in Book 51, Page 44 of Parcel Maps, in the Office of the County Recorder of said County situated in the Northwest Quarter (NW 1/4) of Section 8, Township 21 South, Range 60 East, M.D.M., more particularly described as follows:

Commencing at the Northwest corner of said Section 8, said point also being on the centerline of West Sahara Avenue, being 75.00 feet wide half Street width as per map recorded in File 51, Page 44 of Parcel Maps.

Thence along the Northerly line thereof, said line also being the centerline of said West Sahara Avenue, South $87^{\circ}54'33''$ East, 1402.98 feet to a point on said line, said point being a point on the Northerly prolongation of the Westerly line of said Lot 1;

Thence departing said centerline, along the Northerly prolongation of said Westerly line, South $2^{\circ}05'27''$ West, 75.00 feet to a point on the Southerly right-of-way line of West Sahara Avenue said point also being the point of beginning;

Thence along said right-of-way line South $87^{\circ}54'33''$ East, 173.43 feet to a point on said line, said point being the Northwest corner of that certain parcel of land as per map recorded in File 82, Page 91 of Surveys;

Thence departing said right-of-way line, along the Westerly line of said parcel in File 82, Page 91 of Surveys, South $02^{\circ}05'27''$ West, 244.16 feet to a point on the centerline of that certain 40.00 foot wide private street, ingress/egress easement, public utility easement and City of Las Vegas sewer easement;

Thence along said line, and the Westerly prolongation thereof, North $87^{\circ}54'33''$ West, 173.43 feet to a point on the Westerly line of Lot 1 as per map recorded in File 72, Page 99 of Surveys;

Thence along said line, North $02^{\circ}05'27''$ East, 244.16 feet to the true point of beginning.

Note: The above metes and bounds legal description appeared previously in that certain Grant, Bargain and Sale Deed recorded September 2, 1998 in Book 980902 as Instrument No. 01779, of Official Records.

Parcel 2:

Together with a non-exclusive easement for ingress and egress as set forth in the Covenants, Conditions and Restrictions and Reservation of Easements recorded February 17, 1994, in Book 940217 as Instrument No. 00384 of Official Records, Clark County, Nevada.

SUP-28192

SUP-27870

06/12/08 PC REVISED

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
163-08-120-032

2. Type of Property

- a) ☐ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg f) ☒ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property \$1,923,975.00
Deed in Lieu of Foreclosure Only (Value of property) ()
Transfer Tax Value \$1,923,975.00
Real Property Transfer Tax Due \$9,812.40

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the exemption or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____ Capacity: Grantor

Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

J & J Real Estate Holdings, LLC
8933 W. Sahara Ave.
Las Vegas NV 89117

BUYER (GRANTEE) INFORMATION
(REQUIRED)

MRA, LLC
2300 Whispering Hills Circle
Las Vegas, NV 89117

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Old Republic Title Company of Nevada
8861 W. Sahara Ave. Suite 290
Las Vegas, NV 89117

Escrow #: 5115011130-JC

SUP-28192

SUP-27870

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

06/12/08 PC REVISED

4976



SUP-28192 - APPLICANT/OWNER: MRA, LLC
8991 WEST SAHARA AVENUE
JUNE 12, 2008 PLANNING COMMISSION

04/14/08



SUP-28192 - APPLICANT/OWNER: MRA, LLC
8991 WEST SAHARA AVENUE
JUNE 12, 2008 PLANNING COMMISSION

04/14/08



SUP-28192 - APPLICANT/OWNER: MRA, LLC
8991 WEST SAHARA AVENUE
JUNE 12, 2008 PLANNING COMMISSION

04/14/08



SUP-28192 - APPLICANT/OWNER: MRA, LLC
8991 WEST SAHARA AVENUE
JUNE 12, 2008 PLANNING COMMISSION

04/14/08

MINA'S

Restaurant, Ballroom & Lounge

2300 Whispering hills Circle
Las Vegas, Nevada 89117
April 21, 2008

Planning & Development Department
731 South 4th St.
Las Vegas, Nevada

Subject: Mina's Ballroom & Restaurant
8991 West Sahara Avenue
Las Vegas, Nevada 89117

Sir/Madam:

As a citizen of this community and owner of Mina's Ballroom and Restaurant, I ask your approval to open my business at 8991 West Sahara Avenue 89117.

It is a restaurant, bar, lounge and ballroom in which I will be serving Asian Fusion but mainly Filipino food, beer and wine.

There is no upscale Filipino restaurant in this neighborhood or any where in town. Ballroom dancing is one of the best hobbies for all ages enjoyed especially by Filipinos, Hispanics and all Americans. I believe that this restaurant will benefit the community.

Thank you very much for considering this request.

Sincerely,

Mina Alfafara- Owner

SUP-28192
SUP-27870
06/12/08 PC

APR 23 2008

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

Return Service Requested Official Notice of Public Hearing

RECEIVED
CITY CLERK
PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
02 1M \$ 00.394
0004239954 JUL 03 2008
MAILED FROM ZIP CODE 89101

2008 JUL 14 A 11: 28



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.
SUP-27870 & SUP-28192
Council Meeting of 7/16/2008

FONDACARO CHARLES C & R K LIV TR
FONDACARO CHARLES C & ROSE K
TRS
2712 TIDEWATER CT
LAS VEGAS NV 89117-2445

EA VDS11 AS117



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

Return Service Requested Official Notice of Public Hearing

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CITY CLERK
PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
02 1M \$ 00.394
0004239954 JUL 03 2008
MAILED FROM ZIP CODE 89101

2008 JUL 14 A 11: 28



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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192
Council Meeting of 7/16/2008

PEARLSTEIN DAVID & RHODA
2709 OTTER CREEK CT #101
LAS VEGAS NV 89117-1736

Submitted after final agenda

Date 7/14/08 Item 96+97

EA VDS11 AS117



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.

SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

EAUDS11 89117



RECEIVED
CITY CLERK
JUL 14 11:28 AM



UNITED STATES POSTAGE
02 1M
0004239954 JUL 03 2008
MAILED FROM ZIP CODE 89101

LUKATSKIY VLADIMIR & ALENKA
8953 CLAIRTON CT
LAS VEGAS NV 89117-2464

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

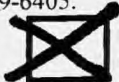
Return Service Requested Official Notice of Public Hearing



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.

SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

EAUDS11 91042



RECEIVED
CITY CLERK
JUL 14 11:27 AM



UNITED STATES POSTAGE
02 1M
0004239954 JUL 03 2008
MAILED FROM ZIP CODE 89101

KOZUKARAYAN AVO
10406 MCCLEMONT AVE
TJUNGA CA 91042-1816

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

RECEIVED
CITY CLERK
2008 JUL 14 A 11:28



UNITED STATES POSTAGE
02 1M
0004239954
MAILED FROM ZIP CODE 89101
\$ 00.39⁴
JUL 03 2008

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.
UP-27870 & SUP-28192
Council Meeting of 7/16/2008

TIMBERLINE PROPERTY L L C
%F KOPCHA
9004 EMERALD HILL WY
LAS VEGAS NV 89117-5740

EA4DS11 AS117



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

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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192
Council Meeting of 7/16/2008

CARLSON MAUREEN V
2724 OTTER CREEK CT #102
LAS VEGAS NV 89117-1732

EA4DS11 AS117



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

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400 ft. is required for a reason. Child care facilities are open a lot later than people think. We should take better care of our children.

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192
Council Meeting of 7/16/2008

MUELLER GEORGE & JILLIAN FAM TR
MUELLER GEORGE T & JILLIAN J TRS
2704 EAGLE SPRINGS CT
LAS VEGAS NV 89117-2410

EAUDS11 89117



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

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I SUPPORT
this Request



I OPPOSE
this Request

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SUP-27870 & SUP-28192
Council Meeting of 7/16/2008

MARSH PAUL A & SANDRA L
2805 WHISPERING WIND DR
LAS VEGAS NV 89117-2419

EAUDS11 89117



City of Las Vegas
Office Of The City Clerk
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I SUPPORT
this Request



I OPPOSE
this Request

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SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

Was map mader - If so, thats so
purposely unreadable. - wrong

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LOVERDE WILLIAM F
BARR-LOVERDE LARRAINE
2913 CRYSTAL BAY DR
LAS VEGAS NV 89117-2245

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

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I SUPPORT
this Request



I OPPOSE
this Request

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SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

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JOECKEL RALPH T JR ETAL
8909 CANYON SPRINGS DR
LAS VEGAS NV 89117-5848

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

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I SUPPORT
this Request



I OPPOSE
this Request

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SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

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PITNEY BOWES

GAGLIO JOSEPH & GRACE
95 SPENCER AVE
LYNBROOK NY 11563-3424

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

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I SUPPORT
this Request



I OPPOSE
this Request

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SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

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PITNEY BOWES

SPEHAR KATHLEEN M LIVING TRUST
SPEHAR KATHLEEN M TRS
2808 QUAIL LAKES CT
LAS VEGAS NV 89117-2434

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

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I SUPPORT
this Request



I OPPOSE
this Request

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SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

ELDER CELUTA
10175 HAILEY LYNNE RD
LAS VEGAS NV 89183-5224

EAUDE11 89123



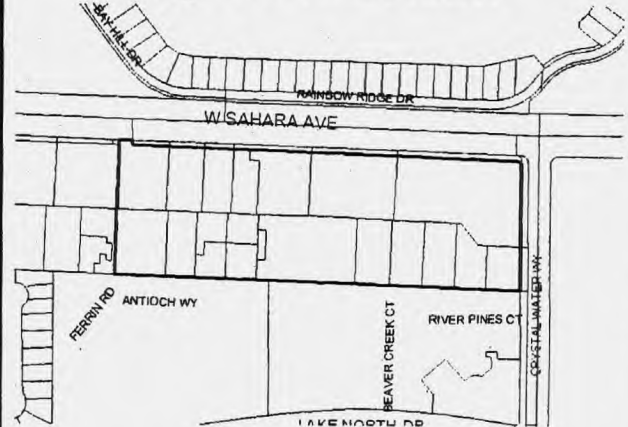
Application Information

SUP-27870 - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED 4,344 SQUARE FOOT SUPPER CLUB IN CONJUNCTION WITH A PROPOSED NIGHTCLUB WITH A WAIVER TO ALLOW A 60-FOOT STANCE SEPARATION FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

SUP-28192 - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED NIGHT CLUB IN CONJUNCTION WITH A PROPOSED SUPPER CLUB at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

we do not need more night club close to us our area - There are plenty of so called night clubs and supper clubs in this town

Application Location



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

Public Hearing Information

Meeting: City Council
Date: July 16, 2008
Time: 1:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

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I SUPPORT
this Request



I OPPOSE
this Request

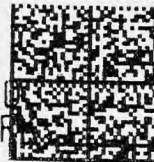
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SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

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JACKSON PAUL M & BLANCHE L
P O BOX 81949
LAS VEGAS NV 89180-1949

EA VDS11 89180



Application Information

SUP-27870 - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED 4,344 SQUARE FOOT SUPPER CLUB IN CONJUNCTION WITH A PROPOSED NIGHTCLUB WITH A WAIVER TO ALLOW A 60-FOOT DISTANCE SEPARATION FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson) ~~MAILING ADDRESS PLEASE~~

P.O. BOX 81949 - Las Vegas, NV 89180

SUP-28192 - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED NIGHT CLUB IN CONJUNCTION WITH A PROPOSED SUPPER CLUB at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

We feel that no more night clubs, bars, etc. are needed in this area. We already have a night club & several restaurants. A second club would in all probability increase the

Application Location



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Public Hearing Information

Meeting: City Council
Date: July 16, 2008
Time: 1:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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traffic cause more accidents & take away from the basic tranquility of our neighborhood. We are

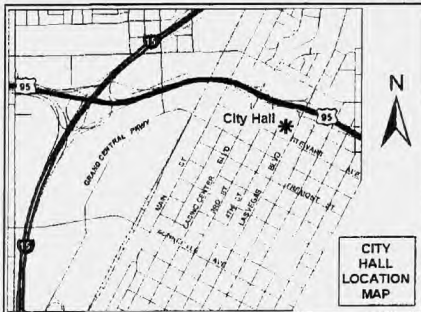
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PENNY BOWLS



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I SUPPORT
this Request



I OPPOSE
this Request

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SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

HART EDWIN L
2805 BLUFF COVE CIR
LAS VEGAS NV 89117-2236

EA0DS11 89117



Application Information

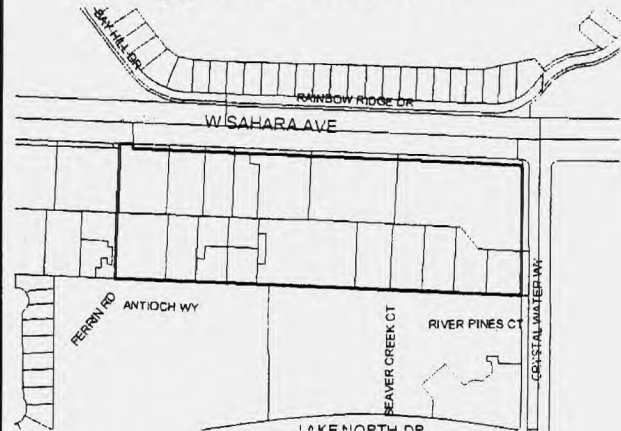
SUP-27870 - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED 4,344 SQUARE FOOT SUPPER CLUB IN CONJUNCTION WITH A PROPOSED NIGHTCLUB WITH A WAIVER TO ALLOW A 60-FOOT STANCE SEPARATION FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

SUP-28192 - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED NIGHT CLUB IN CONJUNCTION WITH A PROPOSED SUPPER CLUB at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

SUPPER CLUB - YES

NIGHTCLUB - NO

Application Location



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

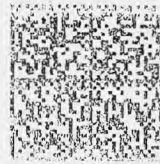
Public Hearing Information

Meeting: City Council
Date: July 16, 2008
Time: 1:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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I SUPPORT
this Request



I OPPOSE
this Request

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SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

GOLINI FRANK JR & DOLORES T
7 MOZART LN
BETHPAGE NY 11714-6007

EAUDES11 11714



Application Information

SUP-27870 - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED 4,344 SQUARE FOOT SUPPER CLUB IN CONJUNCTION WITH A PROPOSED NIGHTCLUB WITH A WAIVER TO ALLOW A 60-FOOT STANCE SEPARATION FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

SUP-28192 - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED NIGHT CLUB IN CONJUNCTION WITH A PROPOSED SUPPER CLUB at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

will lower property values in this area. Should not be 60ft from a child care facility

Application Location



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Public Hearing Information

Meeting: City Council
Date: July 16, 2008
Time: 1:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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400 Stewart Avenue
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I SUPPORT
this Request



I OPPOSE
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SUP-27870 & SUP-28192

Council Meeting of 7/16/2008



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HEUBERG LEWIS
2705 OTTER CREEK CT #101
LAS VEGAS NV 89117-1740

EAUDE11 89117



Application Information

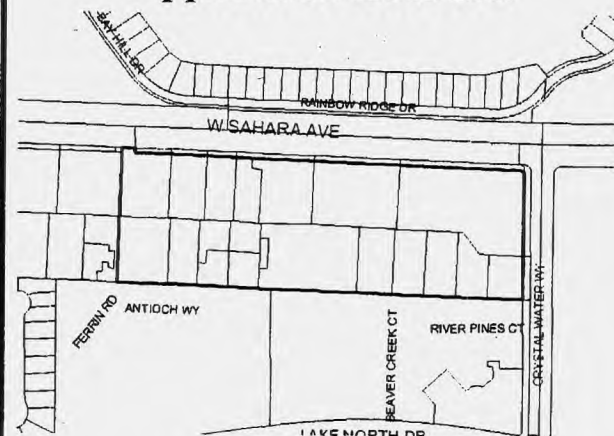
SUP-27870 - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED 4,344 SQUARE FOOT SUPPER CLUB IN CONJUNCTION WITH A PROPOSED NIGHTCLUB WITH A WAIVER TO ALLOW A 60-FOOT DISTANCE SEPARATION FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

Strongly Oppose

SUP-28192 - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED NIGHT CLUB IN CONJUNCTION WITH A PROPOSED SUPPER CLUB at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

Strongly oppose. Wrong area for such a club which would be in all kinds of people to this mainly residential quiet area.

Application Location



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Public Hearing Information

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I SUPPORT
this Request



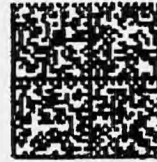
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SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

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MANLAPAZ DAN
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ALEXANDRIA LA 71315-3073

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I SUPPORT
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I OPPOSE
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SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

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LUBBE ALAN & PHYLLIS TRUST
1612 MARLYN AVE
ROTHCHILD WI 54474-1329

EAUDS11 54474



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☐

I SUPPORT
this Request

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I OPPOSE
this Request

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SUP-27870 & SUP-28192
Council Meeting of 7/16/2008

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2008 JUL 15 A 10:41

MINIACI HELEN LIVING TRUST
MINIACI HELEN TRS
2716 BROOKSTONE CT
LAS VEGAS NV 89117-2441

EAUDES11 89117



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I SUPPORT
this Request



I OPPOSE
this Request

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SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

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CUNY OLIVIER
HOFFMAN JENNIFER
2804 SHADOW CREEK CIR
LAS VEGAS NV 89117-2437

EAVDS11 89117



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

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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

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SUP-27870 & SUP-28192
Council Meeting of 7/16/2008

JONES KAY L
%JUDIE ANN
92 OCEAN HARBOR LN
LAS VEGAS NV 89148-2716

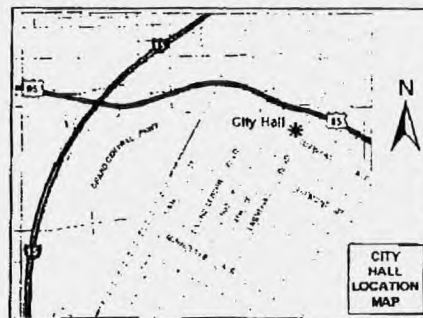
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Las Vegas, Nevada 89101

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I SUPPORT
this RequestI OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192
Council Meeting of 7/16/2008

DREYER STEVEN I REVOCABLE
TRUST
DREYER MARY LOU REVOCABLE
TRUST
2450 HOLLYWOOD BLVD #401
HOLLYWOOD FL 33020-6625

EAVDS11 33020

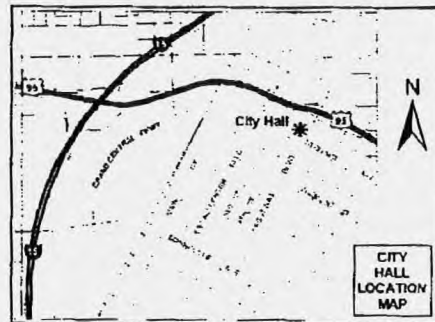


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City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

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SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

POWERS JOHN W & PEGGIE S
1800 CLEARVIEW DR
SPRINGFIELD IL 62704-6428

EA VDS 11 62704



Submitted after final agenda.
Date 7/8/08 Item 96497

JUL 08 08 00:00

JUN 11 11 00:00

21 / 08 / 2008

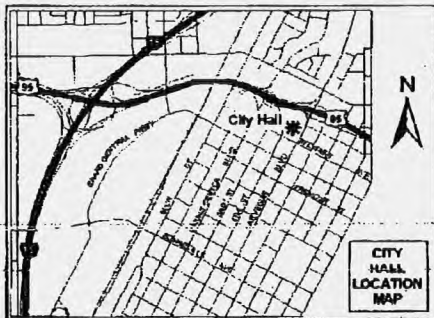
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400 Stewart Avenue
Las Vegas, Nevada 89101

Return Service Requested Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

We strongly object!

EAUDES11 89117

PRESORTED
FIRST CLASS

02 1M \$ 00.39⁴
0004239954 JUL 03 2008
MAILED FROM ZIP CODE 89101

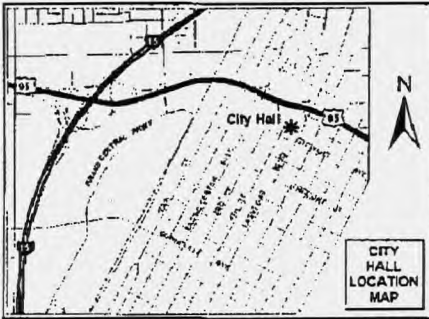
PECK DICK & SUSAN BETH
8749 NEWPORT ISLE CT
LAS VEGAS NV 89117-2268

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

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2008 JUL -9 A 9:12



Marilyn Van Tatenhove
James Van Tatenhove

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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

VANTATENHOVE JAMES & M LIV TR
VANTATENHOVE JAMES & MARILYN
TRS
8812 CANYON SPRINGS DR
LAS VEGAS NV 89117-5837

EAUDE11 29117



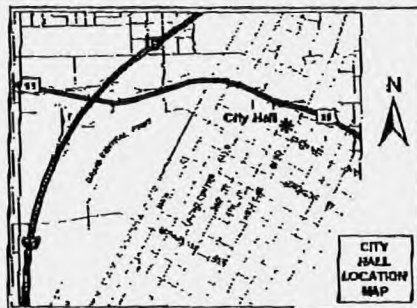
JUL 9. 2008 10:19AM

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2008 JUL -9 A 10:17

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

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I SUPPORT
this Request



I OPPOSE
this Request

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SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

PRESORTED
FIRST CLASS



02 1M \$ 00.39⁴
0004239954 JUL 03 2008
MAILED FROM ZIP CODE 89101

LEA ISLA
2724 BAYCLIFF CT #1
LAS VEGAS NV 89117-1711

EAVDS11 28117

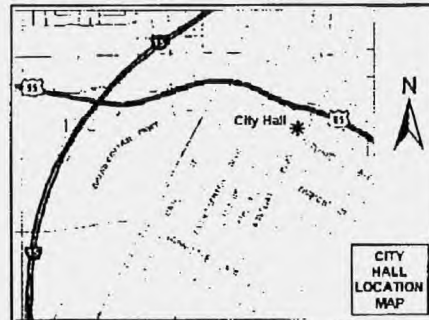


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2008 JUL -9 03:13

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

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192
Council Meeting of 7/16/2008

*not a good fit for
our community*

Stan VanHundy
702-363-8010
VANGUNDY FAMILY TRUST
VANGUNDY CHARLES & PATRICIA TRS
2904 CRYSTAL BAY DR
LAS VEGAS NV 89117-2246

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08 JUL 10 A 8:37

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

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☐

I SUPPORT
this Request

☒

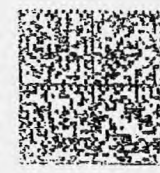
I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192
Council Meeting of 7/16/2008

BAVDS11 28117



PRESORTED
FIRST CLASS



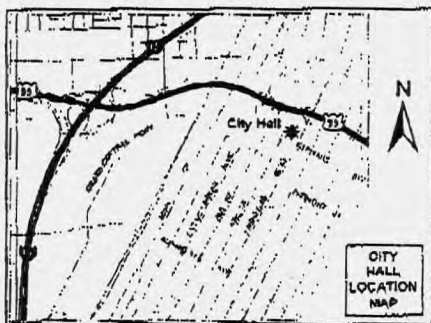
UNITED STATES POSTAGE
02 1M
0004239954 JUL 03 2008
\$00.394
MAILED FROM ZIP CODE 89101

DELOSREYES ANTERO V & PAMELA M
2908 CRYSTAL BAY DR
LAS VEGAS NV 89117-2246

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

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Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

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SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

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CITY CLERK

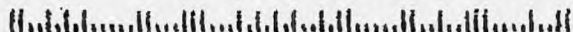
RESORTED
FIRST CLASS



UNITED STATES POSTAGE
02 1M
0004239954
\$ 00.394
MAILED FROM ZIP CODE 89101

WANG KENNY & KATHLEEN FAMILY TR
WANG KENNY K & KATHLEEN TRS
8740 DOUBLE EAGLE DR
LAS VEGAS NV 89117-5803

EAUDS11 AS117

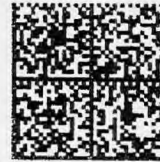


City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

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PRESORTED
FIRST CLASS



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0004239954
MAILED FROM ZIP CODE 89101
PITNEY BOWES
\$ 00.394
JUL 03 2008



JUL 10 A 11:00

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192
Council Meeting of 7/16/2008

CAMPBELL HUGH R SR REVOCABLE
TR
CAMPBELL HUGH ROBERT TRS
8824 RAINBOW RIDGE DR
LAS VEGAS NV 89117-5815

EA VDS11 89117



Application Information

SUP-27870 - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED 4,344 SQUARE FOOT SUPPER CLUB IN CONJUNCTION WITH A PROPOSED NIGHTCLUB WITH A WAIVER TO ALLOW A 60-FOOT STANCE SEPARATION FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

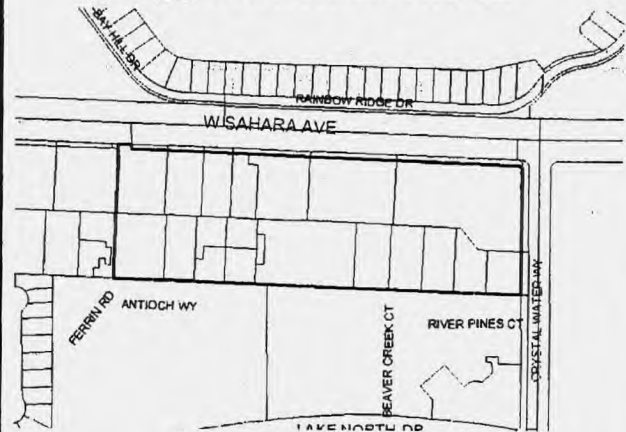
SUP-28192 - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED NIGHT CLUB IN CONJUNCTION WITH A PROPOSED SUPPER CLUB at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

Our nighttime traffic through this largely residential area has increased 100 fold with the opening of Red Rock Station. I see downed light poles, trees & broken glass in the st. each & every AM. We don't need anymore nightlife & the rowdy element it attracts by our homes and schools. I am entirely

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, please call (702) 229-6311 (TDD 386-9108).

opposed ~~any~~ to any nighttime venues in a business park smack dab in the mid of a residential district and close by a child care facility. Can we have NO pa

Application Location



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

Public Hearing Information

Meeting: City Council
Date: July 16, 2008
Time: 1:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

Return Service Requested Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

SEE REVERSE

EAUDS11 89117

|||||

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FIRST CLASS



UNITED STATES POSTAGE
02 1M
0004239954
MAILED FROM ZIP CODE 89101
\$ 00.394
JUL 03 2008
PITNEY BOWES

2008 JUL 10 A 11:03

WATSON LEWIS R III 1998 FAM TR
2712 BEAVER CREEK CT #202
LAS VEGAS NV 89117-1745

[Handwritten signature]

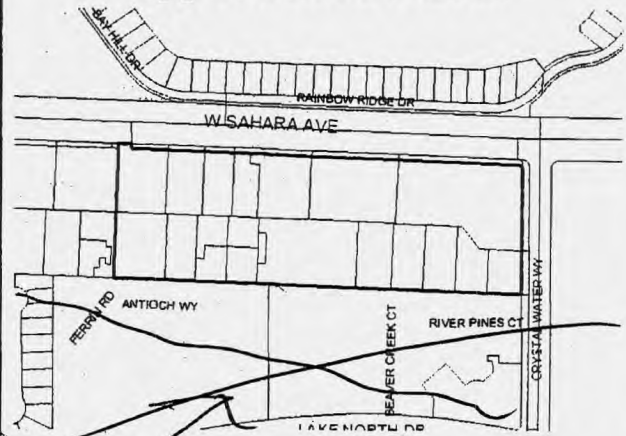
Application Information

SUP-27870 - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED 4,344 SQUARE FOOT SUPPER CLUB IN CONJUNCTION WITH A PROPOSED NIGHTCLUB WITH A WAIVER TO ALLOW A 60-FOOT STANCE SEPARATION FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

SUP-28192 - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED NIGHT CLUB IN CONJUNCTION WITH A PROPOSED SUPPER CLUB at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

*This is all residential
Have you totally lost your
minds? or is the payoff
(graft) so great*

Application Location



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

Public Hearing Information

Meeting: City Council
Date: July 16, 2008
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, please call (702) 229-6311 (TDD 386-9108).

*THAT YOU CAN'T REFUSE
(LOOKS LIKE ANOTHER CVS PHARMACY DEAL - IS
MANUALLY STILL APPROVED)*

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

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

EAUDE11 89117

2008 JUL 10 A 11: 04

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CITY CLERK

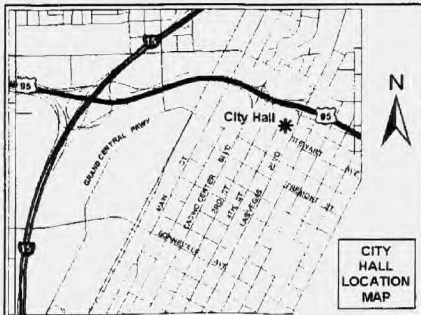


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0004239954
MAILED FROM ZIP CODE 89101
\$ 00.394
JUL 03 2008

KARADBIL ROY & SARAJANE
9013 FEATHER RIVER CT
LAS VEGAS NV 89117-2366

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

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

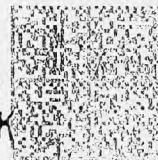
SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

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2008 JUL 10 A 11: 04

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UNITED STATES POSTAGE
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MAILED FROM ZIP CODE 89101
\$ 00.394
JUL 03 2008

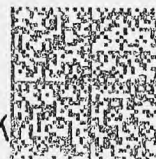
MINNOZZI BIANCA REVOCABLE TRUST
MINNOZZI BIANCA TRS
8741 DOUBLE EAGLE DR
LAS VEGAS NV 89117-5804

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

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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

BIRD & RAKE L L C
9005 W SAHARA AVE
LAS VEGAS NV 89117-5745

EAUDS11 89117



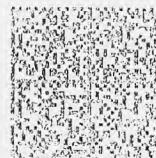
City of Las Vegas
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400 Stewart Avenue
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JUL 10 2008

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0004239954 JUL 03 2008
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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

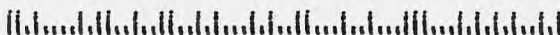
Please use available blank space on card for your comments.

SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

TIBORCZSZEGHY GABRIELLA &
ROGER
275 S WILLOW SPRINGS
ORANGE CA 92869-5641

EAUDS11 92869



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

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192
Council Meeting of 7/16/2008

EAUDES11 89117

RECORDED
CITY



UNITED STATES POSTAGE
02 1M
0004239954
MAILED FROM ZIP CODE 89101
\$ 00.394
JUL 03 2008
PITNEY BOWES

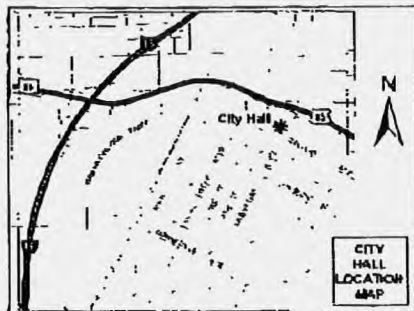
2008 JUL -9 P 2:24

TISOVEC ANTHONY R & CECILIA A
2913 PLEASANT LAKE DR
LAS VEGAS NV 89117-2250



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

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

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PREPARED
FIRST CLASS



UNITED STATES
37426
\$ 00.394
0004238854 JUL 03 2008
MAILED FROM ZIP CODE 89101

2008 JUL 16 A 7:54

SPANIER SHAWN
CAMPBELL AARON
3888 W SAHARA #24
LAS VEGAS NV 89102-0505

EAUDS11 89102



Submitted after final agenda.

Date 7/16/08 Item 96x97

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

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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

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SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004239954
\$ 00.394
JUL 03 2008
MAILED FROM ZIP CODE 89101

ARIAS ARMANDO M & ANNA M
8941 ANTIOCH WY
LAS VEGAS NV 89117-2472

2008 JUL 15 P 3:34
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CITY CLERK

EAVDS11 89117

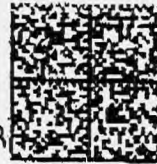


City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

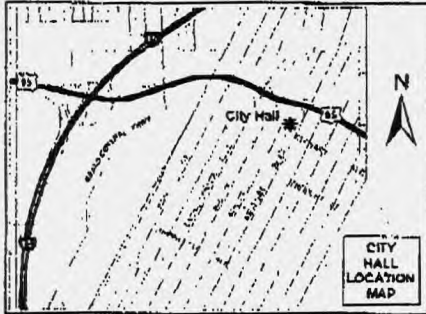
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RESORTED
FIRST CLASS



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0004239954 JUL 03 2008
MAILED FROM ZIP CODE 89101



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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192
Council Meeting of 7/16/2008

FARMER/BARKAWI REVOCABLE LIV TR
21841 STARFIRE LN
HUNTINGTON BEACH CA 92646-7909

EA VDS 11 92646



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2008 JUL -8 A 9:58

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

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

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SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
02 1M
0004239954 JUL 03 2008
\$ 00.394
MAILED FROM ZIP CODE 89101

LOWMAN KEN & SHELLEY TRUST
LOWMAN KENNETH H & SHELLEY H
TRS
7854 W SAHARA
LAS VEGAS NV 89117-1944

EAVDS11 28117

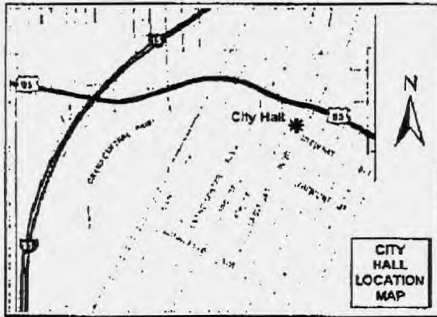


City of Las Vegas
Office Of The City Clerk
10 Stewart Avenue
Las Vegas, Nevada 89101

Return Service Requested Official Notice of Public Hearing

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CITY CLERK

2008 JUL -8 A 8:49



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

UP-27870 & SUP-28192

Council Meeting of 7/16/2008

EMERY FAMILY LIVING TRUST 1980
EMERY WALTER A & SHEROLYN JO
TRS
%SPEEDEE MART INC
1188 WIGWAM PKWY
HENDERSON NV 89074-8154

EA VDS11 89074

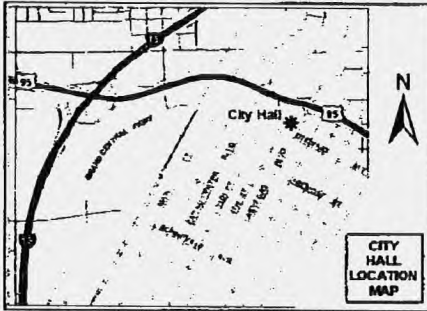


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2008 JUL -8 A 7:50

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

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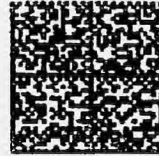
☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
02 1M
0004239954 JUL 03 2008
MAILED FROM ZIP CODE 89101

\$ 00.39⁴

RADEF NANCY
2701 EAGLE SPRINGS CT
LAS VEGAS NV 89117-2411

EAVDS11 25117



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2008 JUL -8 P 2:43

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

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

PRESORTED
FIRST CLASS

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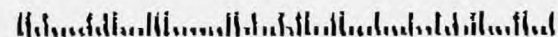
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CARBAYO ANTONIO
415 N SYCAMORE DR #101
SANTA ANA CA 92701-4607

EAVDS11 92701



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

Return Service Requested

Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
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SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

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WILLIAMS LIVING TRUST
WILLIAMS JAMES M & GERTRUDE TRS
2828 SHANNON RIVER DR
LAS VEGAS NV 89117-2402

EAUDES11 29117



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

Return Service Requested Official Notice of Public Hearing



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I SUPPORT
this Request



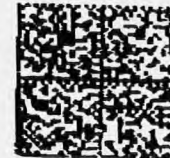
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SUP-27870 & SUP-28192

Council Meeting of 7/16/2008

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FIRST CLASS



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APACHE DEVELOPMENT L.L.C.
10764 ELK LAKE DR
LAS VEGAS NV 89144-4442

EAVDS11 29144



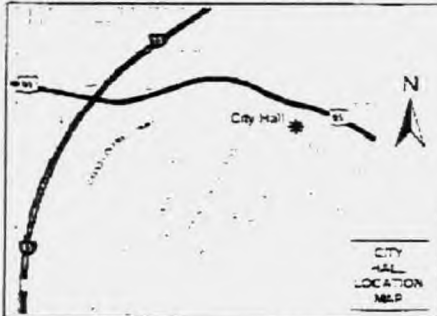
**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

SUP-28192
SUP-27870

SUP-28192
SUP-2870

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

Return Service Requested Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192

18308120029 Case SUP-27870
FMS HOLDINGS LLC
2800 DARBY FALLS DR
LAS VEGAS NV 89147

DAVDS11 28124

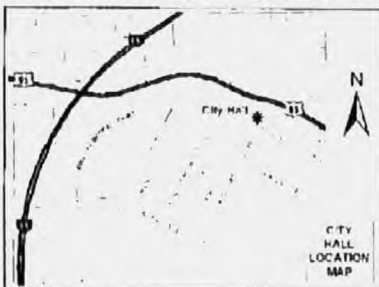
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SUP-28192
SUP-27870

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

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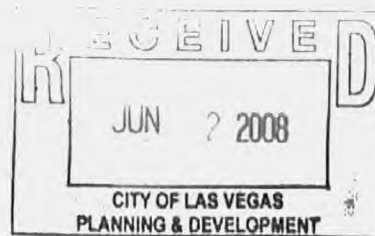
I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-27870 & SUP-28192



This is a quiet, residential area. We have enough trouble with the "neighborhood" casinos, that there is an ordinance against, supposedly, and their all night traffic. No, no more noisy nightlife and a seedy element in our neighborhood.

16305813017
CAMPBELL HUGH R SR REVOCABLE TR
8824 RAINBOW RIDGE DR
LAS VEGAS NV 89117-5816

Case SUP-27870

DAVID E 11 89117



702-363-8010



Please use available blank space on card for your comments.
SUP-27870 & SUP-28192

16308215033 Case
VANCUNDY FAMILY TRUST
2904 CRYSTAL BAY DR
LAS VEGAS NV 89117-2246

TABLE 11. 1991. 117

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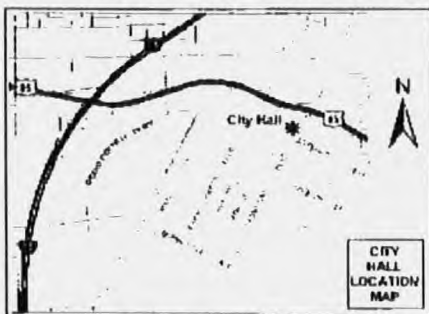


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SUP-28192
SUP-2870

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

Return Service Requested Official Notice of Public Hearing



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I SUPPORT
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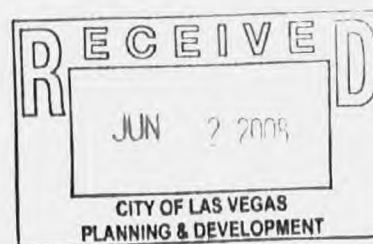
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 SUP-27870 & SUP-28192

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 FIRST CLASS



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16308212033
 RAMEY TORRES P & OLIVIA
 717 HAFEN LN #2A
 MESQUITE NV 89027-5952

Case SUP-27870

DAVDS11 89027



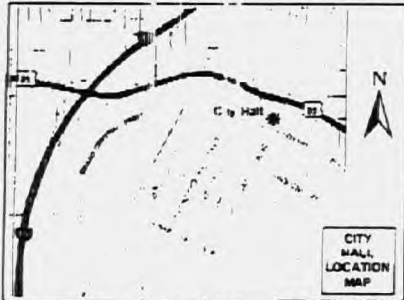
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 01812-10898

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

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I SUPPORT
this Request



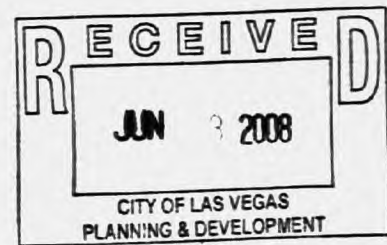
I OPPOSE
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Please use available blank space on card for your comments.
SUP-27870 & SUP-28192

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FIRST CLASS



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MAGBY AJINA L & WESLEY C
2700 BROOKSTONE CT
LAS VEGAS NV 89117-2441

Case SUP-27870

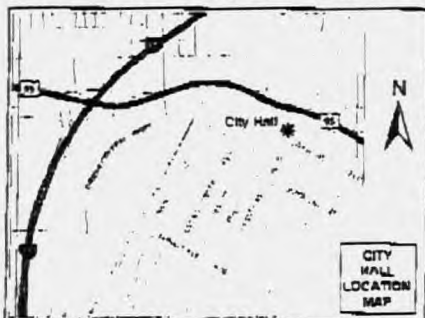
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SUP-28192
SUP-27870

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

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I SUPPORT
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I OPPOSE
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 SUP-27870 & SUP-28192

DAVDS11 28117



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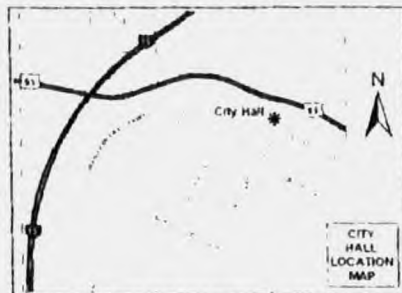
16305813045
 LAWRENCE ATTILA
 2304 TIMBERLINE WY
 LAS VEGAS NV 89117-5808

Case: SUP-27870

SUP-28192
 SUP-27870

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

Return Service Requested Official Notice of Public Hearing



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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192

16308114035
JONES KAY L
%JUDIE ANN
92 OCEAN HARBOR LN
LAS VEGAS NV 89148-2716

Case SUP-27870

DAVDS11 25144



SUP-28192
SUP-27870

[illegible]

Application Information

SUP-27870 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED 4,344 SQUARE FOOT SUPPER CLUB IN CONJUNCTION WITH A PROPOSED NIGHTCLUB WITH A WAIVER TO ALLOW A 60-FOOT DISTANCE SEPARATION FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

SUP-28192 - SPECIAL USE PERMIT - RELATED TO SUP-27870 - PUBLIC HEARING - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED NIGHT CLUB IN CONJUNCTION WITH A PROPOSED SUPPER CLUB at 8991 West Sahara Avenue (APN 163-08-120-032), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

Good Luck Let's Go Planning!

Application Location



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

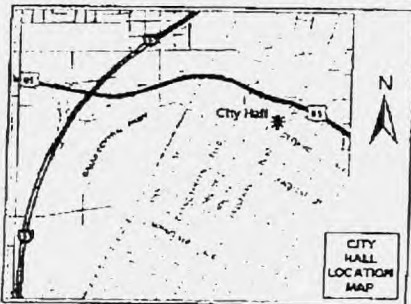
Public Hearing Information

Meeting: Planning Commission
Date: June 12, 2008
Time: 6:00 P.M.
Location: City Council Chambers
 400 Stewart Avenue
 Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and 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. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

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

Return Service Requested Official Notice of Public Hearing



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☒ I SUPPORT
this Request



☐ I OPPOSE
this Request

Please use available blank space on card for your comments.
 SUP-27870 & SUP-28192



*Here may best to
 Mrs. Quinn & Mrs. Lynne!
 Jaymie*

16308115008
 MORRIS-ROSS VIVIENNE
 8804 RIVER PINES CT #102
 LAS VEGAS NV 89117-1705

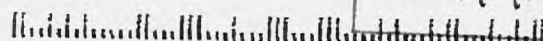
Case: SUP-27870

7 Jaymie Morris

Submitted after final agenda

Date 6/6/08 Item 29

DAVDE11 89117



From: Brad Boe [mailto:bboe@insightholdings.com]
Sent: Friday, June 06, 2008 3:21 PM
To: Nicole Eddowes
Cc: bgc1boe@aol.com
Subject: SUP-27870 and SUP-28192

I have been notified of the Public Hearing for the above noted Special Use Permits. It appears that the property is currently zoned P-R Professional Office. The current land use does not allow the restaurant use that is proposed, much less the increased intensity of a night club. The zoning allows for "low intensity administrative and professional offices." The purpose of the zoning is to "decrease the impact to adjacent residential uses." The Use Permit to increase the intensity above that of a supper club is clearly and dramatically outside this vision. The location of this parcel is not compatible for the proposed use and see no other course of action by Staff and the elected official but to recommend denial of the Special Use Permits.

Brad Boe

Chief Development Officer

Insight Holdings

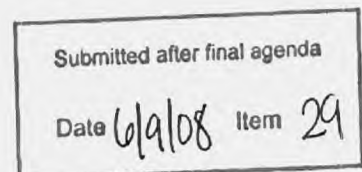
2200 Paseo Verde Parkway, Suite 330

Henderson, Nevada 89052

Office : 702-436-3133

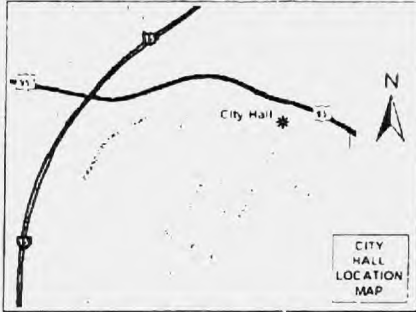
Cell : 702-528-7177

E-Mail : bboe@insightholdings.com



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

Return Service Requested Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192

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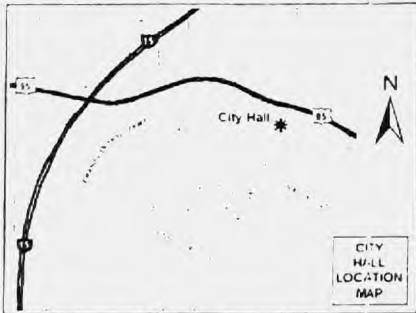
16305813026 Case SUP-27870
MINNOZZI BIANCA REVOCABLE TRUST
8741 DOUBLE EAGLE DR
LAS VEGAS NV 89117-5804

Submitted after final agenda

Date 6/6/08 Item 29

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

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I SUPPORT
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I OPPOSE
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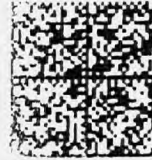
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SUP-27870 & SUP-28192

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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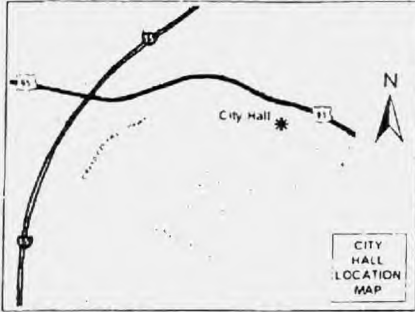
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LOARCA GLADYS A
2200 S FORT APACHE RD #2021
LAS VEGAS NV 89117-5715

Submitted after final approval
Date 6/6/08 Tom 29

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

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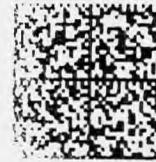
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SUP-27870 & SUP-28192

DAVID E. L. ASHLEY



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LUKATSKIY VLADIMIR
8953 CLAIRTON CT
LAS VEGAS NV 89117-2464

Case SUP-27870

Submitted after final agenda

Date 6/6/08 by 29

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

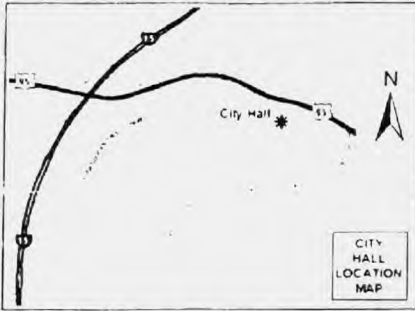
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JUN 2008

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192

Submitted by...
Hart Edwin L... 04/05/11 25117

16308119005
HART EDWIN L
2805 BLUFF COVE CIR
LAS VEGAS NV 89117-2236

Case SUP-27870

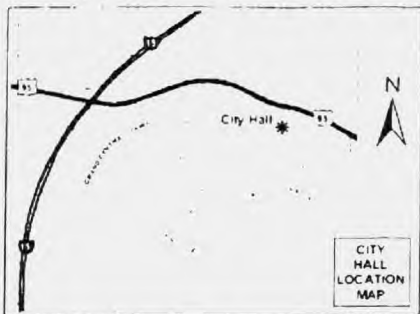


Submitted after meeting
Date 6/6/08 to 29

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☐ I SUPPORT this Request

☒ **OPPOSE**
this Request

NO Club!
use the ship or
Down town

16308213042
HOIDA KATHLEEN L & ROBERT W
9029 FEATHER RIVER CT
LAS VEGAS NV 89117-2366

DAVIDS I I 44447

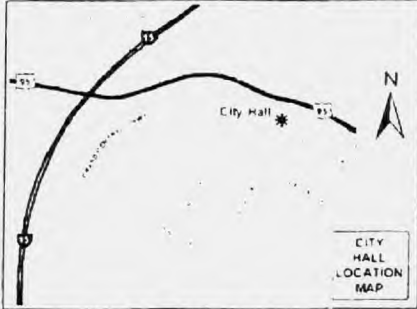
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Submitted after final approval

Date 6/6/08 Item 29

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

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I SUPPORT
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SUP-27870 & SUP-28192



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16308115067
PEARLSTEIN DAVID & RHODA
2709 OTTER CREEK CT #101
LAS VEGAS NV 89117-1736

Case SUP-27870

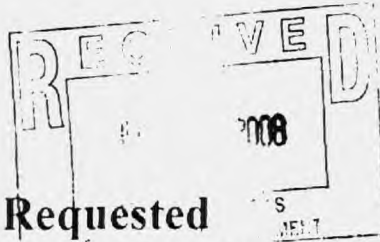
DAVIDS 11 89117



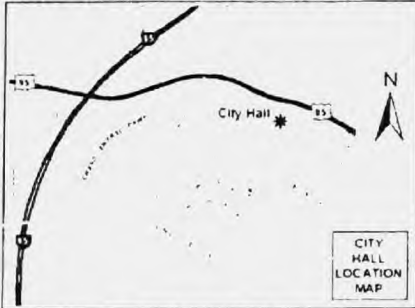
Submitted after final agenda

Date 6/6/08 Item 29

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



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.
SUP-27870 & SUP-28192



Case SUP-27870
16308212012
SULLIVAN FREDERICK & PATRICIA TR
2821 WHISPERING WIND DR
LAS VEGAS NV 89117-2420

DAVID S. 28117



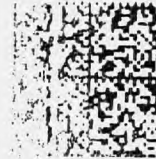
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Date 6/6/08 Item 29

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

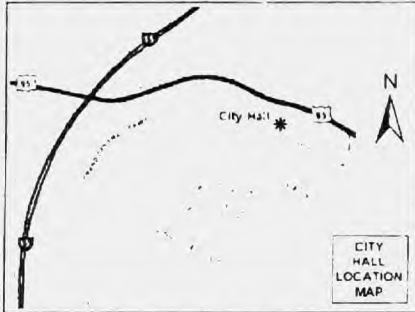


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I SUPPORT
this Request



I OPPOSE
this Request

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SUP-27870 & SUP-28192

16308213038
KARADBIL ROY & SARAJANE
9013 FEATHER RIVER CT
LAS VEGAS NV 89117-2366

Case SUP-27870

DAVIDS 11 89117

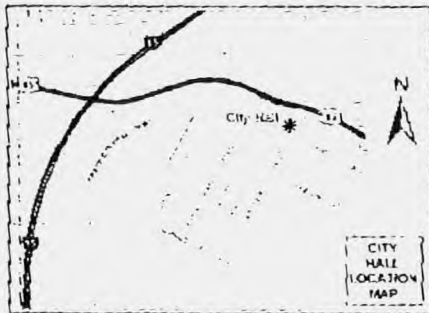


Submitted after final agenda

Date 6/6/08 Item 29

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

Return Service Requested Official Notice of Public Hearing



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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.
JP-27870 & SUP-28192

PRESORTED
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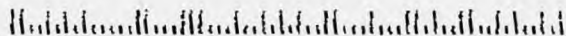
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Case SUP-27870

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Submitted after final agenda
Date 6/6/08 Item 29

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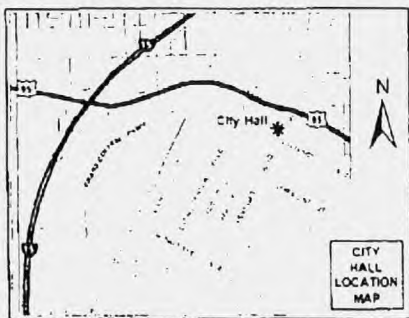
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Submitted after final agenda
Date 6/6/08 Item 29

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

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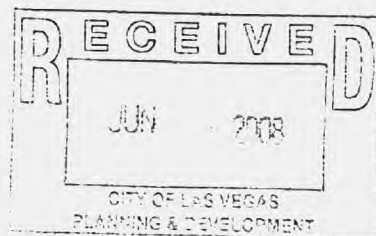
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SUP-27870 & SUP-28192

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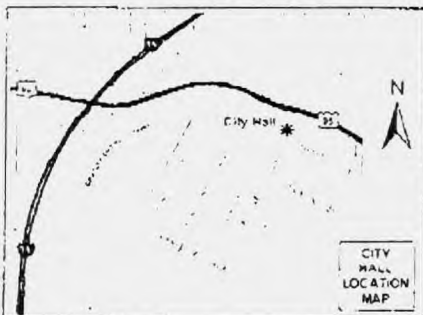


16308213005
ARENA JOHN F JR
2809 WATERVIEW DR
LAS VEGAS NV 89117-2369

Case SUP-27870

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

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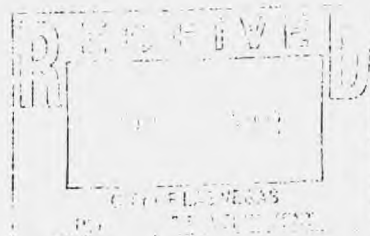
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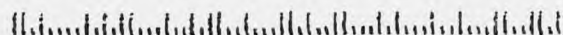


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CASE SUP 27870

FARMER/BARKAWI REVOCABLE LIV TR
 21841 STARFIRE LN
 HUNTINGTON BEACH CA 92646-7909

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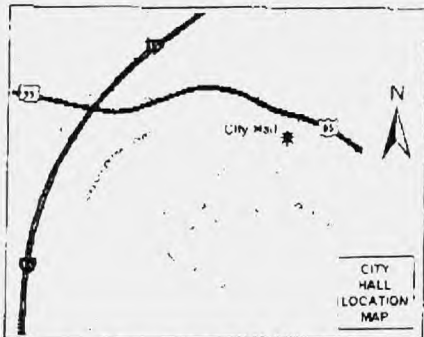


Submitted after final agenda

Date 6/6/08 Item 29

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

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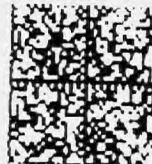


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Date 6/6/08 Item 29

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6698 SAMBA AVE
LAS VEGAS NV 89139-6753

Case SUP-27870

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

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SUP-27870 & SUP-28192

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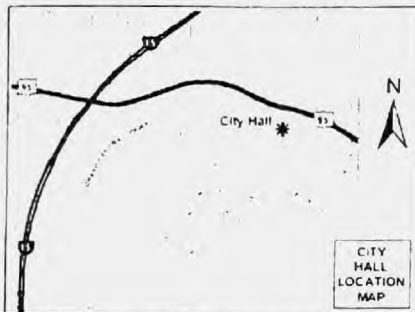
Case SUP-27870
16308119010
WARD ROBERT J & MARGARITA
2805 CRYSTAL BAY DR
LAS VEGAS NV 89117-2235

Submitted after final agenda

Date 6/9/08 Item 29

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

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I SUPPORT
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SUP-27870 & SUP-28192

Case SUP-27870
16308215016
TISOVEC ANTHONY R & CECILIA A
2913 PLEASANT LAKE DR
LAS VEGAS NV 89117-2250

DAVE 11 89117

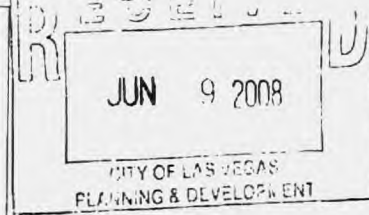
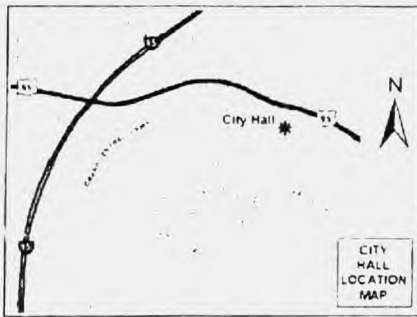


Submitted after final agenda

Date 6/9/08 Item 29

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I SUPPORT
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 SUP-27870 & SUP-28192

Case SUP-27870
 16308112002
 OLSON MARTIN N & ANNE N
 10125 BUTTON WILLOW DR
 LAS VEGAS NV 89134-7593

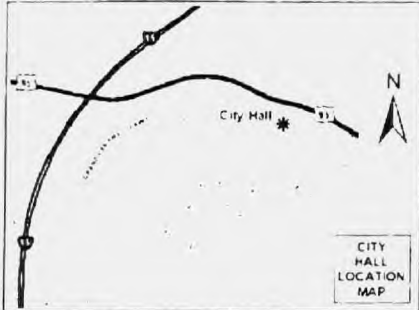
No services scheduled by child care facilities!
Anne N. Olson
 DAVIDS11 89134

Submitted after final agenda

Date 6/9/08 Item 29

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

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SUP-27870 & SUP-28192

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HEUBERG LEWIS
2705 OTTER CREEK CT #101
LAS VEGAS NV 89117-1740

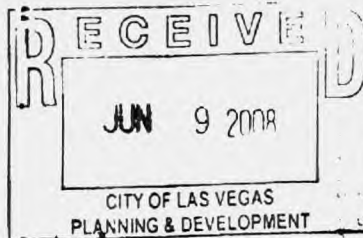
Case SUP-27870



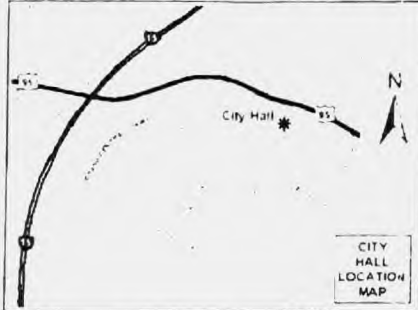
Submitted after final agenda

Date 6/9/08 Item 29

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



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SUP-27870 & SUP-28192

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MCKNIGHT 1998 TRUST
2216 GLENBROOK WY
LAS VEGAS NV 89117-5852

Case SUP-27870

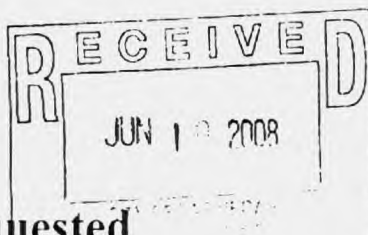
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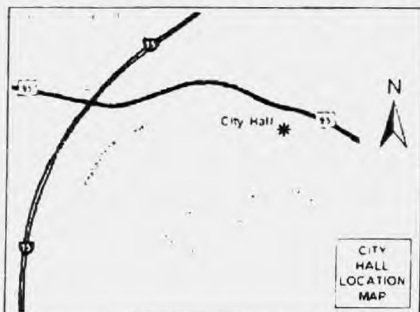
Submitted after final agenda

Date 6/9/08 Item 29

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



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I SUPPORT
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Please use available blank space on card for your comments.
SUP-27870 & SUP-28192

16305415182
LEE ROBERT K & WINNIE L
2604 BASSWOOD DR
SAN RAMON CA 94582-5730

Case SUP-27870

DAVIDS 11 54552

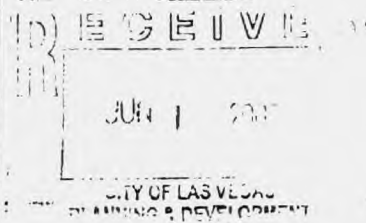
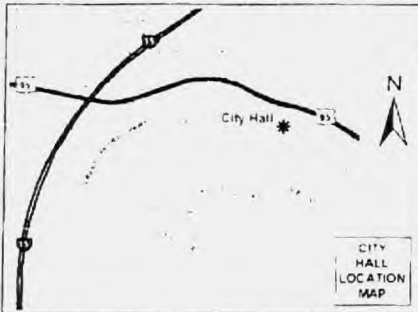


Submitted after final agenda

Date 6/10/08 Item 29

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

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SUPPORT
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SUP-27870 & SUP-28192

16308115102 Case SUP-27870
WATSON LEWIS R III 1998 FAM TR
2712 BEAVER CREEK CT #202
LAS VEGAS NV 89117-1745

Submitted after final agenda

Date 6/10/08 Item 29

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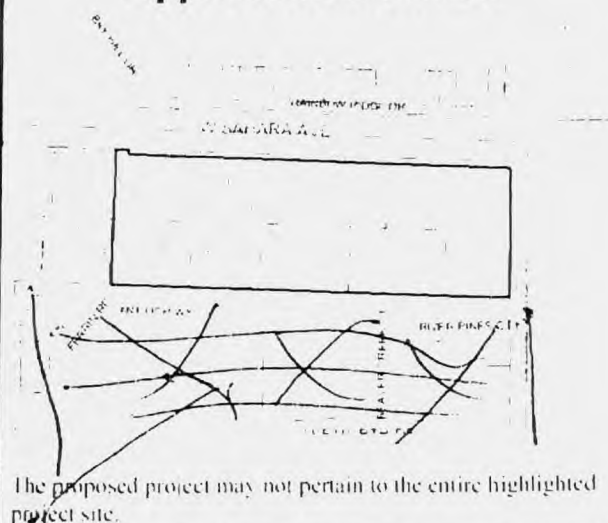
Application Information

SUP-27870 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED 4,344 SQUARE FOOT SUPPER CLUB IN CONJUNCTION WITH A PROPOSED NIGHTCLUB WITH A WAIVER TO ALLOW A 60-FOOT DISTANCE SEPARATION FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 8991 West Sahara Avenue (APN 163-08-120-032). C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

SUP-28192 - SPECIAL USE PERMIT - RELATED TO SUP-27870 - PUBLIC HEARING - APPLICANT/OWNER: MRA, LLC - Request for a Special Use Permit FOR A PROPOSED NIGHT CLUB IN CONJUNCTION WITH A PROPOSED SUPPER CLUB at 8991 West Sahara Avenue (APN 163-08-120-032). C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

Have you lost your minds - This is all RESIDENTIAL

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: June 12, 2008
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD) 386-9108 (<http://www.lasvegasnevada.gov>).

Based on the prior incidents of

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: AUGUST 6, 2008

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

DIR-28767 - DIRECTOR'S BUSINESS - NON-PUBLIC HEARING -

APPLICANT/OWNER: KYLE ACQUISITION GROUP, LLC - Required review of a development report as required by Subsection 9.01 of the Development Agreement between the city of Las Vegas and Kyle Acquisition Group, LLC, on approximately 1,712 acres generally located at the southwest corner of Fort Apache Road and Moccasin Road (APNs 125-06-001-001 and 002; 125-06-002-001, 002, 003, 005, 006, 007 and 009; 125-07-101-004, 005 and 006; 125-07-201-001 and 002; 125-07-301-001 and 002; 125-07-401-001 and 002; 125-07-501-005; 125-07-602-001 and 002; and 126-12-000-001), Ward 6 (Ross). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Staff Report
2. Review of the Development Agreement

Motion made by STEVEN D. ROSS to Approve subject to a review on October 1, 2008.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

ATTORNEY MARK FIORENTINO appeared on behalf of Kyle Acquisition Group, LLC.

COUNCILMAN ROSS imposed a condition for review on October 1, 2008. ATTORNEY FIORENTINO accepted the condition.

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 6, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: DIR-28767 – APPLICANT/OWNER: KYLE ACQUISITION
GROUP, LLC**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for approval of the initial 11-month development report as required by Subsection 9.01 of the Development Agreement ("Agreement") entered into between Kyle Acquisition Group, LLC ("Owner") and the city of Las Vegas on August 8, 2007.

EXECUTIVE SUMMARY

The Owner has not completed all of the steps necessary to record the Kyle Canyon Gateway Parent Final Map. However, per state statute, up to two years may elapse from the approval date of the Tentative Map before the Final Map must record, or else the Tentative Map will expire. This deadline to record is 12/20/09. During the current review period, the Agreement requires the Owner to submit a draft phasing schedule separate from the phasing map already provided with the Agreement. The Owner is also to pay the city \$50,000 towards the promotion of a Fire Safe Community Program within 90 days of its establishment by the city. The city is currently in the process of establishing this program. The Owner is currently in compliance with the other requirements of the Kyle Canyon Development Agreement. Staff recommends approval of the review.

| <i>ITEMS REQUIRING IMMEDIATE COMPLIANCE</i> | |
|--|--|
| For the current review period, the parties shall comply with the following items from the Development Agreement: | |
| Owner/Master Developer | |
| <ul style="list-style-type: none">• Dedicate Section 1 and Providence lands to city for development of northern alignment of Sheep Mountain Parkway prior to recordation of Parent Final Map• Address staff comments from Final Map Technical Review and record Parent Final Map prior to expiration of Parent Tentative Map• Submit a draft phasing schedule to city for development of the Master Planned Community• Pay city \$50,000 towards the promotion of a Fire Safe Community Program within 90 days of the city's written confirmation that the program has been established | |
| City of Las Vegas | |
| <ul style="list-style-type: none">• Establish and promote a Fire Safe Community Program• Vacate BLM right-of-way for existing southern alignment of Sheep Mountain Parkway (if Section 1 and Providence lands are dedicated) | |

| ITEMS REQUIRING COMPLIANCE WITHIN SIX MONTHS | |
|---|--|
| Between September 2008 and February 2009, in addition to the above, the parties shall comply with the following items from the Development Agreement: | |
| Owner/Master Developer | |
| <ul style="list-style-type: none"> Obtain building permits and begin construction of Indian Hills Park by 09/17/08, with completion by 03/17/10. By 02/08/09, Master Developer shall pay \$1,000,000 to city of Las Vegas towards the construction of a fire station at a site located at the southwest corner of Grand Teton Drive and Hualapai Way. Submit Kyle Canyon Town Center Standards for city approval no later than 02/08/09. | |
| City of Las Vegas | |
| <ul style="list-style-type: none"> None | |

BACKGROUND INFORMATION

| Related Relevant City Actions by P&D, Fire, Bldg., etc. | |
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| 11/16/05 | The City Council approved a request (GPA-9458) to amend the Land Use Element of the Las Vegas 2020 Master Plan to add the Traditional Neighborhood Development (TND) land use designation. The Planning Commission and staff recommended approval. |
| 01/18/06 | The City Council approved a request (GPA-9167) to amend a portion of the Centennial Hills Sector Plan of the General Plan to change land use designations from PCD (Planned Community Development), SC (Service Commercial) and PF (Public Facilities) to TND (Traditional Neighborhood Development) on 1,712 acres generally located north of Grand Teton Drive, between Puli Road and Fort Apache Road. The Planning Commission and staff recommended approval. |
| 05/16/07 | The City Council approved a request to amend the Master Plan of Streets and Highways (MSH-21013) to select the Northern Alternative Freeway/Expressway Alignment for Sheep Mountain Parkway and to remove the Southern Alternative Freeway/Expressway Alignment from the Master Plan of Streets and Highways. The Planning Commission and staff recommended approval. |
| 05/16/07 | The City Council approved a Development Agreement (DIR-21605) between Kyle Acquisition Group, LLC and the city of Las Vegas on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road for the development of the Kyle Canyon Master Plan. The Planning Commission and staff recommended approval. In a related item, the City Council voted to approve a Parks Agreement between Kyle Acquisition Group, LLC and the city of Las Vegas. Staff recommended approval. |

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| 05/16/07 | The City Council approved a request for a Rezoning (ZON-20543) from U (Undeveloped) [TND (Traditional Neighborhood Development) General Plan Designation] and R-E (Residence Estates) to T-D (Traditional Development) on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road. The Kyle Canyon Development Standards and Design Guidelines were approved as part of this action. The Planning Commission and staff recommended approval. |
| 06/20/07 | The City Council adopted Ordinance No. 5910, thereby adopting the Development Agreement between Kyle Acquisition Group, LLC and the city of Las Vegas. |
| 08/08/07 | The Development Agreement between Kyle Acquisition Group, LLC and the city of Las Vegas was recorded in the Office of the County Recorder. The approved Parks Agreement was recorded together with the Development Agreement. This is the Effective Date of the Development Agreement. |
| 08/15/07 | The City Council approved a Major Modification (MOD-22589) of the Kyle Canyon Development Standards and Design Guidelines to realign Iron Mountain Road between Hualapai and Grand Canyon Drive, and to add street cross sections. The Planning Commission and staff recommended approval. |
| 08/15/07 | The City Council approved a parent Tentative Map (TMP-22586) for a 213-lot mixed use subdivision on the Community property. The Planning Commission and staff recommended approval. This map was expunged by TMP-25492. |
| 09/05/07 | The City Council approved a Petition to Annex (ANX-21949) 15.56 acres generally located on the south side of Kyle Canyon Road, approximately 1,030 feet east of Shaumber Road; and a Petition to Annex (ANX-21950) 5.15 acres generally located on the south side of Kyle Canyon Road, east of Alpine Ridge Way. The Planning Commission and staff recommended approval. The effective date of the annexations was 09/14/07. |
| 09/19/07 | The City Council approved a request (GPA-20469) to amend the Centennial Hills Sector Plan of the General Plan to change land use designations from PCD (Planned Community Development) and SC (Service Commercial) to TND (Traditional Neighborhood Development) on 7.27 acres on the west side of Oso Blanca Road, approximately 2,190 feet south of Kyle Canyon Road. The City Council also approved a Rezoning (ZON-22351) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation], C-1 (Limited Commercial) and C-2 (General Commercial) to T-D (Traditional Development) on the same 7.27 acres. This action also updated the Kyle Canyon Development Standards and Design Guidelines. The Planning Commission and staff recommended approval. |
| 09/19/07 | The City Council approved a request (ZON-20475) to establish a Gaming Enterprise Overlay District on 51.38 acres at the southeast corner of Hualapai Way and Oso Blanca Road. The City Council also approved a Special Use Permit (SUP-20478) for a Non-Restricted Gaming use on this site. The Planning Commission and staff recommended approval. |

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| 10/23/07 | Staff completed the first Final Map Technical Review for the Kyle Canyon Gateway Parent Final Map (FMP-24541) and conducted a workshop pursuant to Subsection 3.05(c)(ii) of the Agreement to discuss comments with the Master Developer. The Final Map was deemed not to be in substantial compliance with the approved parent Tentative Map (TMP-22586). Staff and the Master Developer agreed to retain the Final Map and have the Master Developer submit a new Tentative Map that matched the Final Map. The Final Map would be subject to a subsequent review once the Tentative Map was approved. |
| 12/20/07 | The Planning Commission approved a parent Tentative Map (TMP-25492) for a 105-lot mixed-use subdivision on the 1,712-acre Community property. Staff recommended approval. |
| 01/31/08 | Planning and Development and Public Works Department staff conditionally approved a Final Map Technical Review for the Kyle Canyon Gateway Parent Final Map (FMP-24541). As of 07/22/08 Final Map mylars based on the current Tentative Map have not been submitted for staff review. |
| 02/06/08 | The City Council approved a request (MSH-25695) to amend the Master Plan of Streets and Highways to rename Horse Drive west of Grand Canyon Drive to Kyle Heights Parkway; to realign a portion of the Iron Mountain Road alignment between Horse Drive and the Northern Beltway; to reclassify various streets as identified by the special design designations adopted as part of the Kyle Canyon Development Standards and Design Guidelines; and to add or remove various roadway segments. The Planning Commission and staff recommended approval. The City Council also approved a Major Modification (MOD-25875) of the Kyle Canyon Development Standards and Design Guidelines to amend various street names and to clarify street cross section drawings within the Community. A subsequent Street Name Change application will be required prior to issuance of the first residential permit in the Community. The Planning Commission and staff recommended approval. |
| 02/06/08 | The City Council tabled a Petition to Vacate a BLM right-of-way grant generally located north of Grand Teton Drive, south of Moccasin Road, between Puli Road and Fort Apache Road (VAC-23811). The area to be vacated is the original alignment of Sheep Mountain Parkway that was discarded in favor of an alignment to the north (MSH-21013). The Planning Commission and staff had recommended approval. The Petition cannot record until "Section 1 Land," "Providence Land," and "On-Property Land" are dedicated to the city for creation of the right-of-way for the northern alignment of Sheep Mountain Parkway, pursuant to Subsection 7.05(a)(v) of the Agreement. |
| 06/25/08 | The Owner submitted the initial 11-month development agreement status report for staff review. |

DEVELOPMENT AGREEMENT COMPLIANCE

The information below reflects the extent of compliance by the owner/developer as of July 2008:

| Table 1: REVIEW REQUIREMENTS | | | | |
|--|--------------------------|--|--|---|
| CATEGORY | REFERENCE | PERFORMANCE REQUIREMENT | PROGRESS | STATUS |
| Number of residential units approved | DA 3.01(a), 9.01; DG 3.3 | Maximum of 16,000 possible residential units | No units approved | Within required range |
| Number of residential units built | DA 9.01 | N/A | No residential permits issued | Within required range |
| Overall density | DA 3.01(c) | 9.35 dwelling units/acre maximum | 0.00 units per acre as currently entitled | Within required range |
| Anticipated Phases of development for the next calendar year | DA 3.02 | Develop per Master Development Plan Phasing Plan | Kyle Canyon Town Center Standards anticipated to be approved within next 12 months | Within required range. Current phasing plan is not time sensitive |

| Table 2: LAND USE AND MAINTENANCE REQUIREMENTS | | | | | | |
|---|-------------------------------------|-----------------------------|--|--|------------------|--|
| CATEGORY | DESCRIPTION | DATE APPROVED | OWNER ACTION | CITY ACTION | REFERENCE | STATUS |
| General Plan Amendment | TND District | 01/18/06 CC;
09/19/07 CC | Submit application for General Plan Amendment for Project Area | Process in conformance with Title 19. Amend Centennial Hills Land Use Plan | DA 3.05(a), 3.18 | Completed. Centennial Hills Land Use Plan of General Plan updated; CH Sector Plan has not been updated |
| Rezoning | T-ID District | 05/16/07 CC;
09/19/07 CC | Submit application for Rezoning of Project Area | Process in conformance with Title 19. Amend zoning map | DA 3.05(b) | Completed |
| Gaming Enterprise Overlay District | 155,000 SF (portion of 51.37 acres) | 09/19/07 CC | Comply with NRS requirements | Ensure compliance with NRS | 3.05(c)(vi) | Completed |

| | | | | | | |
|-----------------------------------|---|-------------------------------------|--|---|----------------|---|
| Hotel/Casino | 155,000 SF | 09/19/07 CC;
expires
09/19/09 | Submit applications for Special Use Permit for non-restricted gaming and Site Development Plan Review for Hotel/Casino | Process applications in conformance with Title 19 | 3.05(c)(iv-vi) | SUP approved. SDR not yet submitted |
| Parent Tentative Map | 110 pods on 1,712 acres | 12/20/07 PC;
expires
12/20/09 | Submit application for Parent Tentative Map | Process application in conformance with Title 18 and schedule hearing | 3.05(c)(i) | Completed |
| Parent Final Map | 110 pods on 1,712 acres | 2nd FMTR approved 01/31/08 (Admin) | Submit and record Parent Final Map according to scheduled time limitations | Provide summary of comments to Builder; schedule workshop with Builder within 10 days of FMTR approval. | 3.05(c)(ii) | City in compliance. Final Map not recorded. 1st FMTR approved 10/23/07; workshop held 10/23/07. |
| Kyle Canyon Town Center Standards | Requirement for development of the Town Center and Urban Mixed Use land use districts | Not complete | Submit standards no later than 02/08/09 or issuance of 3,500th residential building permit, whichever is earlier | Process application and schedule hearing for recommendation | 3.21(a) | Staff comments on draft standards issued to Focus 06/04/08 |
| Master Homeowners' Association | Maintenance of sidewalks, common areas and landscaping within ROW | Not complete | Organize Master HOA at time of Parent Final Map recordation | None | 4.01(a) | Not complete. Parent Final Map not recorded |

Table 3A: INFRASTRUCTURE REQUIREMENTS

| FACILITY | OWNER ACTION | CITY ACTION | REFERENCE | PROGRESS | STATUS |
|------------------------------|--|---|------------|---|---|
| Development Phasing Schedule | Submit a draft phasing schedule to city prior to the Effective Date | None | DA 3.02(b) | Not completed | Not in compliance. A separate general phasing map is included in the DA Appendix. |
| Telecommunications | Within six months of recordation of parent final map, submit a Telecommunications Facilities Map to indicate location of facilities | Staff review, with Planning Commission and City Council hearings | DA 3.13(b) | No action. Parent final map has not been recorded. | N/A
(Compliance cannot be determined until after Final Map has recorded.) |
| Optical Fiber in ROW | Negotiate phasing plan agreement with city and pay designated fees | Permit installation of optical fiber within city ROW as agreed | DA 3.14 | Agreement not submitted to city | N/A
(Compliance cannot be determined until after Final Map has recorded.) |
| Flood Control | Within 60 days of completion of the first temporary detention basin, deposit \$100,000 into special account to reimburse city's costs to maintain basins | Maintain all permanent flood control facilities as identified on the CCRFCD Master Plan Update. Maintain all temporary detention basins identified in the Master Drainage Study | DA 4.04 | No facilities constructed to date | N/A
(Compliance cannot be determined until facilities constructed) |
| Street Improvement Phasing | Submit a phasing plan and estimated sequence for all required On-Property and Off-Property street improvements as a part of the Master Traffic Study | None | DA 7.04(d) | Completed—Master Traffic Study approved 04/24/07, subject to more detailed studies as development occurs. | In Compliance. Phasing included as part of traffic study |

| | | | | | |
|---|---|---|---------------------|--|--|
| Drainage Improvement Phasing | Submit a phasing and sequencing plan for all drainage improvements within the Community as a part of the Master Drainage Plan | None | DA 7.07(e) | Completed— Master Drainage Plan conditionally approved 05/25/07; 1st update approved 08/14/07; 2nd update approved 01/31/08. | In Compliance. Contains sequencing plan for general drainage improvements, but not for each pod. |
| Sheep Mountain Parkway (Dedication of Northern Alignment ROW) | Dedicate Section I Land and Providence Land to city prior to recordation of Parent final map | None | DA 7.05(a)(i), (ii) | Not complete | N/A (Not time-sensitive) |
| Sheep Mountain Parkway (Vacation of Southern Alignment ROW) | None | By 09/07/07, file action to vacate existing ROW | DA 7.05(a)(iv) | City filed VAC-23811 on 08/09/07. City Council tabled item on 02/06/08, pending results of EIS and Owner decision whether to dedicate land needed for Parkway. | City in compliance. Vacation is contingent on Owner dedication of land for Northern Alignment |
| Kyle Canyon Interchange | Pay city \$10 million for construction within 60 days of notification from city that design is complete | Complete construction of the Kyle Canyon/U.S. 95 interchange within 48 months of design agreement | DA 7.06(a) | Design not complete. Awaiting RTC traffic forecasts and NDOT environmental assessment before design decision is made | Deadline has not been reached |
| Horse Drive Interchange | None | Complete construction of Horse Drive/U.S. 95 interchange by 02/08/10 | DA 7.06(b) | Construction not commenced. 99% plans distributed. City will build as funds are available | Deadline has not been reached |

| | | | | | |
|------------------------------|-------------------------------------|---|---------|-----------------------|--------------------------|
| Special Improvement District | Request formation of SID (optional) | Process application and hold City Council hearing | DA 8.01 | Application not filed | N/A (not time-sensitive) |
|------------------------------|-------------------------------------|---|---------|-----------------------|--------------------------|

Table 3B: INFRASTRUCTURE REQUIREMENTS (PHASING SCHEDULE)

| FACILITY | OWNER ACTION | CITY ACTION | REFERENCE | PROGRESS | STATUS |
|-------------------------------------|---|---|------------|--|---|
| Access to Developer Builder Parcels | Pave two lanes of the main access to any specific Designated Builder Parcel (DBP) | None | DA 3.02(c) | No action. Parent final map has not been recorded. | N/A (Compliance cannot be determined until after Final Map has recorded.) |
| Sewer Connection | Provide a working sanitary sewer connection prior to final inspection of any dwelling units within a DBP | None | DA 3.02(c) | No permits issued to date. Offsite site design approval pending | N/A (Compliance cannot be determined until after Final Map has recorded.) |
| Village Streets (Construction) | Construct permanent improvements to all major access Village Streets prior to issuance of building permits beyond 50% of all units within a DBP | Provide status of number of residential permits to Master Developer or Designated Builder | DA 3.02(c) | No permits issued to date | N/A (Compliance cannot be determined until after Final Map has recorded.) |
| Village Streets (Completion) | Substantially complete all Village Streets within 24 months of start of construction | None | DA 3.02(c) | Street construction not commenced. Parent final map has not been recorded. | N/A (Compliance cannot be determined until after Final Map has recorded.) |
| Offsite Improvements | Substantially construct offsites adjacent to DBPs prior to issuance of building permits beyond 75% of all units within the DBP | Provide status of number of residential permits to Master Developer or Designated Builder | DA 3.02(c) | No permits issued to date | N/A (Compliance cannot be determined until after Final Map has recorded.) |

| | | | | | |
|-------------|--|------|------------|---------------------------|--|
| Landscaping | Complete all required landscaping on streets adjacent to DBPs within two months of the final inspection of the final unit within the DBP | None | DA 3.02(c) | No permits issued to date | N/A
(Compliance cannot be determined until after Final Map has recorded.) |
|-------------|--|------|------------|---------------------------|--|

Table 4: PUBLIC FACILITY REQUIREMENTS

| FACILITY/
LOCATION | OWNER
ACTION | CITY ACTION | REFERENCE | PROGRESS | STATUS |
|--|--|---|------------|---|---|
| Fire Station
(SW corner of
Grand Teton
Drive and
Hualapai Way) | By 02/08/09,
pay city \$1
million towards
construction of
station | None | DA 5.02(a) | Payment has not
been made | Deadline has not
been reached |
| Fire Safe
Community
Program (FSCP) | Within 90 days
of city sending
written notice
that city has
established the
FSCP, pay city
\$50,000 towards
cost of city's
obligations
pursuant to the
Agreement | By 11/06/07,
establish and
promote a FSCP | DA 5.02(d) | Draft resolution
to establish
program nearing
completion | City has not
established
program.
Payment due 90
days after
program is
established. |
| Police Services
(Location TBA) | Pay city \$218
per residential
unit towards
construction of
Metro substation | None | DA 5.04 | No residential
permits issued to
date | N/A (No permits
may be obtained
until Parent Final
Map records) |
| School
Improvements | Dedicate to
CCSD up to 72
total acres for
school sites
shown on Master
Land Use Plan. | None | DA 5.01 | Land not
dedicated | N/A (Not time-
sensitive) |
| Regional
Transportation
Center
(Location TBA) | Dedicate to RTC
up to 2.5 gross
acres for a transit
hub. | None | DA 5.03(a) | Land not
dedicated | N/A (Not-time
sensitive) |

Table 5A: PARK AND TRAIL REQUIREMENTS – Development and Review

| FACILITY | PERFORMANCE REQUIREMENT | OWNER ACTION | CITY ACTION | AGREEMENT REFERENCE | PROGRESS | STATUS |
|----------------------|--|---|--|-------------------------|--|--|
| HOA Park Development | Begin construction of HOA parks within 90 days of city final plan approval. Complete HOA parks within 18 months of start of construction | Construct parks and dedicate to the city or Master HOA as specified in Park Agreement | Accept parks in lieu of residential construction tax up to a maximum of 16,000 units | PA 1, 5D, 6; Exhibit C | No parks under construction or completed | N/A
(Compliance cannot be determined until HOA parks submitted) |
| Park Area Review | Submit conceptual plan prior to issuance of 500th residential permit within each Park Area | Submit conceptual plan for all parks located within specific Park Areas | Review conceptual plans and actual construction drawings; notify Developer when 400th permit is issued in each Park Area | PA 2, 5B, 5C; Exhibit D | Trigger for commencement of construction not reached | N/A
(Compliance cannot be determined until after Final Map has recorded.) |
| Park Plans | Prepare 90% construction drawings/specs for all parks no later than 180 days following city approval of conceptual plans. Submit 100% drawings within 90 days of city completion of 90% plan review. | Design park plans as specified on conceptual plan | Review and comment on park plans | PA 3, 5C; Exhibit C | No parks under construction or completed | N/A
(Compliance cannot be determined until plans submitted) |

Table 5B: PARK AND TRAIL REQUIREMENTS - Facilities

| | | | | | | |
|--|---|---|---|------------------------|--|--|
| Indian Hills Park
(11.31 acres) | Begin construction within 180 days of confirmation from city that plans are sufficient to acquire permits and that adequate flood control facilities are in place. | Construct park and dedicate all amenities to city. Begin construction by 09/17/08. Complete park by 03/17/10. | Accept parks in lieu of residential construction tax; begin maintenance within 30 days of park completion | PA 1, 5E, 7; Exhibit C | Flood control facilities confirmed 02/27/08; 100% design plans complete—delivered to Focus 03/17/08. MOU between city and CCSD for infrastructure approved 06/04/08 CC | Deadline has not been reached |
| Iron Mountain Park
(9.77 acres) | Begin construction within 180 days of confirmation from city that 7,000th residential permit has been issued and that adequate flood control facilities are in place. | Construct park and dedicate all amenities to city | Accept parks in lieu of residential construction tax; begin maintenance within 30 days of park completion | PA 1, 5F, 7; Exhibit C | Trigger for commencement of construction not reached | N/A
(Compliance cannot be determined until trigger reached) |
| Moccasin Park
(15.67 acres) | Begin construction within 90 days of city final approval. Complete park within 18 months of commencement of construction. | Construct park and dedicate both land and amenities to the city | Accept parks in lieu of residential construction tax; begin maintenance within 30 days of park completion | PA 1, 7; Exhibit C | Construction not commenced | N/A (Plans have not been submitted) |
| Paseos
(7.6 acres) | Begin construction within 90 days of city final approval. Complete within 18 months of commencement of construction. | Construct landscaping, open space and trails and dedicate to the Master HOA | Accept parks in lieu of residential construction tax | PA 1; Exhibit C | Construction not commenced | N/A (Plans have not been submitted) |
| Arroyos
(50.6 acres gross, 21.6 acres improved) | Begin construction within 90 days of city final approval. Complete within 18 months of commencement of construction. | Construct landscaping, open space and trails and dedicate to the Master HOA | Accept parks in lieu of residential construction tax | PA 1; Exhibit C | Construction not commenced | N/A (Plans have not been submitted) |

| | | | | | | |
|--------------------------------|-------------------------|---|--|-----------------|----------------------------|-------------------------------------|
| Community Centers
(5 total) | Construct at park sites | Construct community centers; dedicate to the city or Master HOA as specified in Parks Agreement | Accept parks in lieu of residential construction tax | PA 1; Exhibit C | Construction not commenced | N/A (Plans have not been submitted) |
|--------------------------------|-------------------------|---|--|-----------------|----------------------------|-------------------------------------|

| Table 6: TRANSPORTATION IMPROVEMENT REQUIREMENTS | | | | |
|---|------------------|---|---|---|
| CATEGORY | REFERENCE | PERFORMANCE REQUIREMENT | PROGRESS | STATUS |
| Traffic Improvements | DA 7.04(a) | Design and construct all Village Streets as indicated in Master Traffic Study | No Village Streets completed or under construction at this time | N/A (No permits may be obtained until Parent Final Map records) |
| Traffic Signal Improvements | DA 7.04(b) | Construct all signals identified in Master Traffic Study | No traffic signals completed or under construction at this time | N/A (No permits may be obtained until Parent Final Map records) |

ANALYSIS

In accordance with NRS Chapter 278 and Subsection 9.01 of the Agreement, the Owner/Master Developer is required to submit an initial report on the status of development within the Kyle Canyon Community no later than 11 months after the Effective Date of the Agreement. The report, which was submitted within the required 11-month window, is subject to review and consideration by the City Council. The next review period will end in August 2009.

Subsection 9.01 of the Agreement requires the development report to include, without limitation, (a) data showing the total number of residential units built and approved on the date of the report; (b) specific densities within each subdivision and within the Community as a whole; and (c) the status of development within the Community and the anticipated phases of development for the next calendar year.

- Residential Units

Table 1 above shows progress made in planning and construction of residential units in the Project Area. Of the 16,000 residential units of all types allowed within the Community, none have been approved or built. Building permits cannot be issued until such time as the Parent Final Map records and individual lots are subsequently platted.

- Densities

The overall maximum density of the Project Area is determined by dividing the maximum number of units (16,000) by the overall Project Area (1,712 acres). As there are no residential units built at this time and no individual subdivisions within the Project Area, the current overall density is zero units per acre and no breakdown of specific densities across the Project Area is possible. Table 1 summarizes this information.

- Anticipated Status of Development

Table 1 indicates that the Master Developer expects to have city approval of the Kyle Canyon Town Center Standards within the next 12 months.

Other Terms of the Agreement

Tables 2 through 6 show the extent of compliance with the major terms of the Agreement. In many cases, compliance cannot be determined at this time, as action is contingent upon recordation of the Parent Final Map. The Parent Final Map cannot record until all staff comments have been addressed and until such time as the lands referred to in the Agreement as the "Section 1 Land" and "Providence Land" have been dedicated to the city for the proposed Sheep Mountain Parkway right-of-way. The Agreement itself does not set time limitations on recordation of final maps; rather, NRS 278.360 through 460 governs the requirements of state law concerning final maps. Under these requirements, the Parent Tentative Map will expire 12/20/09, or two years after it was first approved, if the Parent Final Map does not record. If the Section 1 and Providence lands are not ultimately dedicated, the Agreement must be amended to alter the Land Use Master Plan accordingly, as the Agreement assumes the eventual construction of the northern alignment of the Sheep Mountain Parkway. At present, no lands have been dedicated to the city.

A Master Traffic Study and Master Drainage Study have been completed. More detailed studies will be reviewed as development occurs. Two updates to the Master Drainage Study have already been approved. Phasing and sequencing for street improvements were included with the Master Traffic Study.

Public Services development progress is indicated by Table 4. In the case of schools and the proposed Regional Transportation Center, the Master Developer must first dedicate land to the Regional Transportation Commission of Southern Nevada and to the Clark County School District before development can occur. The Master Developer is required to partially fund construction of a proposed fire station at the southwest corner of Grand Teton Drive and Hualapai Way by 02/08/09. A police substation is expected to be constructed as the Project Area develops; however, a location has not been determined, and sites outside of the Project Area have been discussed. Per Subsection 5.02(d) of the Agreement, the city was to establish and promote a Fire Safe Community Program by November 2007, to which the Master Developer would contribute funding for implementation; however, the draft of that program was put on hold based on the uncertainty of development of the Project Area. A resolution to create the program is currently in the review process.

Tables 5A and 5B show the extent of compliance with the terms of the Parks Agreement, which accompanied the Development Agreement for the Kyle Canyon Project Area. No parks have as yet been constructed; however, by the terms of the Agreement, building permits for construction of Indian Hills Park adjacent to Bilbray Elementary School (at the southwest corner of Iron Mountain Road and Fort Apache Road) must be obtained no later than 09/17/08. This area is zoned separately from the rest of the Community and has land use approvals for a park development. Plans for Indian Hills Park are complete and have been submitted to the Master Developer by the city's consultant.

FINDINGS

The Owner has not yet completed all of the steps necessary to record the Parent Final Map. In order to comply with state law, the Parent Final Map shall record by 12/20/09, or a new Tentative Map must be filed for approval by the city. The Owner was to submit a draft phasing schedule to the city for development of the Community prior to 08/08/07, the Effective Date of the Agreement; this schedule has not yet been submitted. A general phasing map is included in the Agreement appendix; however, a more specific schedule has not been submitted. The Owner is currently in compliance with the other requirements of the Kyle Canyon Development Agreement. However, several deadlines, namely, construction of Indian Hills Park, payment of funds to the city toward an on-property fire station, and the submittal of the Kyle Canyon Town Center standards are approaching within the next six months.

The Fire and Rescue Department is currently in the process of crafting a resolution for City Council approval that will establish a Fire Safe Community Program. According to the Agreement, the Owner is then to contribute \$50,000 towards the cost of the city's obligations to establish and promote the program.

Although it is not specifically required by the Agreement, the city also should amend the Centennial Hills Sector Plan to reflect recent land use amendments in the Kyle Canyon Master Plan area.

In summary, the following items shall be addressed for the current review period:

Owner/Master Developer

- Submit a draft phasing schedule to city for development of the Master Planned Community
- Dedicate Section 1 and Providence lands to city for development of northern alignment of Sheep Mountain Parkway prior to recordation of Parent Final Map
- Address staff comments from Final Map Technical Review and record Parent Final Map prior to expiration of Parent Tentative Map
- Pay city \$50,000 towards the promotion of a Fire Safe Community Program within 90 days of the city's written confirmation that the program has been established

City of Las Vegas

- Vacate BLM right-of-way for existing southern alignment of Sheep Mountain Parkway (if Section 1 and Providence lands are dedicated)
- Establish and promote a Fire Safe Community Program

The following items have deadlines within the next six months:

Owner/Master Developer

- Obtain building permits and begin construction of Indian Hills Park by 09/17/08, with completion by 03/17/10.
- By 02/08/09, Master Developer shall pay \$1,000,000 to city of Las Vegas towards the construction of a fire station at a site located at the southwest corner of Grand Teton Drive and Hualapai Way.
- Submit Kyle Canyon Town Center Standards for city approval no later than 02/08/09.

City of Las Vegas

None

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

**Review
Of The
Development Agreement
Between
The City of Las Vegas
And
Kyle Acquisition Group, LLC**

July, 2008

RECEIVED
JUL 31 2008

INTRODUCTION

On May 16, 2007 The City of Las Vegas and Kyle Acquisition Group, LLC ("Owner") entered into a Development Agreement which became effective on June 20, 2007 (the "Development Agreement").

The Development Agreement requires certain performance of the Owner and/or Designated Builders in exchange for reasonable assurances from the City that the Owner might develop the Planned Community in an orderly fashion. Additionally, the Development Agreement obligates the City to perform certain tasks and to insure that municipal services are provided to the Planned Community at the most economic cost to its citizens.

Section 9.01 of the Development Agreement and NRS Chapter 278 require that the Owner submit a report every year documenting material compliance with the terms of the Development Agreement within the preceding twelve months. In fulfillment of the NRS requirement and Section 9.01 of the Development Agreement, Owner hereby submits this first annual review to the City. This report provides a brief history of the project and addresses compliance by the Owner and the City with the terms of the Development Agreement. The summary details the total number of residential units built, approved, and specific densities within each project and the Project as a whole and the anticipated phases of development for the next calendar year.

The information contained herein is current as of April, 2008.

HISTORY OF THE PLANNED COMMUNITY

In 2004 the City of Las Vegas developed a plan for 1,700 acres controlled by the BLM in the vicinity of the intersection of Kyle Canyon Road (State Route 157) and U.S. 95 located in Sections 6 and 7 of Book 125 and Section 12 of Book 125. The purpose of this plan was to develop policies and guidelines that foster a more sustainable, energy efficient and environmentally compatible development. An ordinance adopting key components of that plan was approved by the City of Las Vegas in 2004.

The land covered by the Kyle Canyon Gateway Plan was auctioned by the BLM in February 2005. The Owner was the successful bidder.

On May 16, 2007 the Las Vegas City Council approved the Kyle Canyon Development Standards and Design Guidelines (Design Guidelines). Key components of the Design Guidelines are to create a community that is diverse in uses, is walkable, and provides a strong sense of community. The community will be connected by a series of trails and open spaces. The Design Guidelines also contain provisions to ensure that development is energy efficient, improves air quality and reduces water usage.

The parent Tentative Map (TMP-25492) was approved by the Las Vegas Planning Commission on December 20, 2007. The Parent Final Map has been submitted to the City of Las Vegas and comments have been received. The Master Drainage, Traffic, Sanitary Sewer Studies have been approved and updates and been put on hold.

The following chart summarizes the status of the key requirements set forth in the Development Agreement and related documents.

REQUIREMENTS

| Facility | Requirement | Commencement | Explanation of Requirement | City Action | Developer Action | Status |
|---------------------------------|--|---|----------------------------|--|---|---|
| Telecommunications Facilities | Telecommunications Facilities Map | Within 6 months of recordation of Final Parent Map | 3.13 of DA | Ensure telecommunications Map is submitted with 6 months of Final Parent Map recordation | Submit telecommunications maps | Final Parent Map not recorded |
| ROW Agreement for Optical Fiber | Execute ROW Agreement for Optical Fiber | At any time | 3.14 of DA | Ensure Agreement is in place | Reach agreement with City and pay appropriate fees | Agreement not submitted to City |
| Town Center Standards | Submit design standards for the Town Center and Urban Mixed Use areas | 18 months after the effective date of the DA or prior to the issuance of the 3500 th residential building permit | 3.21 of DA | Ensure standards are submitted and approved. | Submit standards | Draft standards were submitted on 11/27/078 |
| Master HOA | Form Master HOA | To be formed at time of Final Parent Map recordation | 4.01(a) | Ensure Master HOA is formed | Form Master HOA | Final Parent Map not recorded |
| Temporary detention basins | City to maintain temporary detention basins | Within 60 days of completion of first temporary detention basin | 4.04 of DA | Maintain detention basins | Deposit \$100,000 into special account within completion of first temporary detention basin | No temporary basins have been constructed |
| CCSD acreage | Dedicate up to 72 acres to CCSD | At any time | 5.01 of DA | None | Dedicate up to 72 acres to CCSD for school sites | Dedication not yet done |
| Fire Protection | Developer to pay City \$1,000,000 towards the construction of a Fire Station | 18 months after the effective date of the DA | 5.02 (a) of DA | None | Make payment to City | Payment not required |
| Fire Safe Community Program | City to establish Fire Safe Community Program (FSCP) | Within 90 of effective date | 5.02(d) of DA | Establish (FSCP) | Within 90 of notice from City that FSCP is established, pay City \$50,000 towards cost | Program not set up |
| Regional Transportation Center | Dedicate 2.5 gross acres for transit hub | None | 5.03 of DA | None | Dedicate land | Land not dedicated |

| | | | | | | |
|---|---|---|--------------------------|---|---|------------------------------------|
| Police Services | Designated Builders to pay City \$218 per residential unit | Payment to be received with building permits are issued by the City | 5.04 of DA | Collect fees | None | No fees due |
| Northern Beltway 'Sheep Mountain Parkway' | Dedicate ROW with Section 1 and within Providence | Prior to recordation of Parent Final Map | 7.05 (a) of DA | None | Dedicate land | Map not ready to record |
| Kyle Canyon Interchange | Developer to pay City \$10 million dollars for interchange | Within 60 days of notification from City that design is complete | 7.06 (a) of DA | Design interchange | Make payment to City | Design of interchange not complete |
| Horse Drive Interchange | City shall use its best efforts to complete construction within 30 months of effective date | Within 30 months of effective date | 7.06 (b) of DA | Construct interchange | None | Construction not yet started |
| Park Area Conceptual Plan | Developer to submit conceptual plan for each Park Area | Prior to issuance to 500 th residential permit in each Park Area | 5. B) of Parks Agreement | Notify Developer when 400 th permit is issued in each Park Area | Design conceptual park plans | Trigger not yet reached |
| Park Plans | Developer to submit 90% construction drawing to City within 180 days of City's approval of conceptual plans and 100% plans within 90 days of City's review of 90% plans | To start after conceptual plans are approved by City | 5. C) of Parks Agreement | Review and comment on park plans | Design park plans | Trigger not yet reached |
| Construction of Parks | Developer to commence construction of each park within 90 days of City's final approval of construction drawings | To start after construction drawing and specifications are approved by City | 5. D) of Parks Agreement | None | Construct and dedicate amenities to City | Trigger not yet reached |
| Indian Hills Park | Developer to commence construction of park | Within 180 days of receiving notice from City | 5. E) of Parks Agreement | Notify Developer that plans are complete and adequate flood control facilities are in place | Construct park within 18 months of commencement | Design Plans received from City |
| Iron Mountain Park | Developer to design and construct park | Within 180 days of receiving notice from City that 7000 th permit for residential dwelling is issued | 5. F) of Park Agreement | Notify Developer that trigger is reached and adequate flood control facilities are in place | Design and construct park | Trigger not yet reached |

Infrastructure

| Item | Document | Performance Requirement | Status |
|------------------------------|------------|--|--|
| Sanitary Sewer | ZON-20543 | | Off site design approval pending |
| Flood Control and Drainage | 7.07 of DA | Design and construct all drainage facilities identified on Master Drainage Study | Master Study approved – construction has not commenced |
| Special Improvement District | 8.01 of DA | Form SID | On hold |

Transportation Improvements

| Item | Performance Requirement | Reference | Status |
|-----------------------------|---|---------------|---|
| Traffic Study | Prepare and Submit a Master Traffic Study | ZON-20543 | Approved |
| Transportation Improvements | Construct all Village Streets as indicated in Master Traffic Study | 7.04(a) of DA | None of the Village Streets are under construction at this time |
| Traffic Signals | Developer will construct all traffic signals identified in the Master Traffic Study | 7.04(b) of DA | None of the traffic signals are under construction at this time |

Modifications to Design Guidelines

There have been two approved Major Modifications to the Design Guidelines in accordance with Section 3.03 (d). The following table is a summary of the approved changes.

| MOD Number | Approval Date | Action |
|-------------------|-------------------------|--|
| MOD-22589 | August 15, 2007 | Realigned Iron Mountain Road and clarified Common Element width on certain cross sections |
| MOD-25875 | February 6, 2008 | Renamed Village Streets internal to project, updated street cross sections for new names, and clarified certain street cross section diagrams |

SUMMARY

There have been no approved individual builder developments within the project.

In the next 12 month period it is anticipated that the Town Center Standards will be approved.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: AUGUST 6, 2008

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-28131 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YONATAN MABAT - OWNER: THE JUNIOR CORP. - Request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER at 806 South Las Vegas Boulevard (APN 139-34-410-158), C-2 (General Commercial) Zone, Ward 3 (Reese). NOTE: To be heard in conjunction with Morning Session Item 54. The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

6

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after Meeting – Recordation Notice of Council Action and Conditions of Approval
7. Backup Referenced from the 06-26-08 Planning Commission Meeting Item 19

Motion made by GARY REESE to Approve subject to conditions and adding the following condition as read for the record:

A. There shall be a six-month administrative review after issuance of business license.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 109 and 54.

COUNCILMAN REESE asked why the applicant requires a second-hand dealer license.

CAROL MEYER, Business Services Supervisor, replied that the applicant wants the ability to

CITY COUNCIL MEETING OF: AUGUST 6, 2008

buy second-hand goods and resell them. Additionally, the applicant is planning on buying items from the public. Anytime the public is allowed to come in and sell items, the City of Las Vegas Municipal Code requires a second-hand license.

MS. MEYER indicated that the applicant received an area of concern on his investigative report. She introduced DETECTIVE STACEY RODD, Las Vegas Metropolitan Police, Special Investigation Section, who reported that the primary concern is with the \$500,000 investment capital that has yet to be accounted for. He confirmed that a loan does not exist. An investment of this scale would require validation. He asked the applicant for his financial records with regards to his tax returns to see if his business can generate the revenue to support the business. He did a calculation and found that there is a deficit of \$1,800 per month, which further causes concern, especially when the applicant cannot show the source of the capitalization of \$500,000.

YONATAN MABAT stated he does not have the funds and the \$500,000 figure is the capital of the business forecast for the future. The business is an eBay store, and he requires that the people bring the items to him rather than taking a picture. COUNCILMAN REESE asked DETECTIVE RODD if it is possible that MR. MABAT misunderstood the question. DETECTIVE RODD replied that the question asked in the financial history questionnaire specifically asks what the amount and the source of funding that will be invested in the business. The question does not make any reference to the amount of investment expected in five to ten years.

MR. MABAT rebutted that the question was "what is the amount to be invested into the business venture." He hopes in the next several years to be able to invest this amount of money.

DETECTIVE RODD added that during the course of the investigation, he asked MR. MABAT, who represents himself both in the documents and verbally, as the sole owner, sole licensee and the only person involved in the business, specific questions about his business plan, his operational foresight and, what he envisions about the business and type of operation. Routinely, every question was answered "we". After hearing this he pointed out to MR. MABAT that he always answered "we" and MR. MABAT told him that that was a mistake. When the Detective asked him if there was a "we", who would that be, MR. MABAT replied that he gets moral support from his parents. DETECTIVE RODD went on to find out that a letter indicated his parents are involved in the business. Further investigation revealed that his father previously owned a gold distribution business, which is in line with what MR. MABAT initially tried to get licensed to sell jewelry. When that application was denied, then a second application was submitted for the second-hand dealer. The reference to "we" and the fact that his family was in the gold business tends to get someone thinking in that direction.

COUNCILMAN REESE stated that MR. MABAT'S mother called his office and told his staff that she wants her son to succeed. DETECTIVE RODD replied that some information indicated that the mother said they have a lot invested in the business, which lends him to believe there are others involved. MR. MABAT clarified that his father was never involved in the business. He

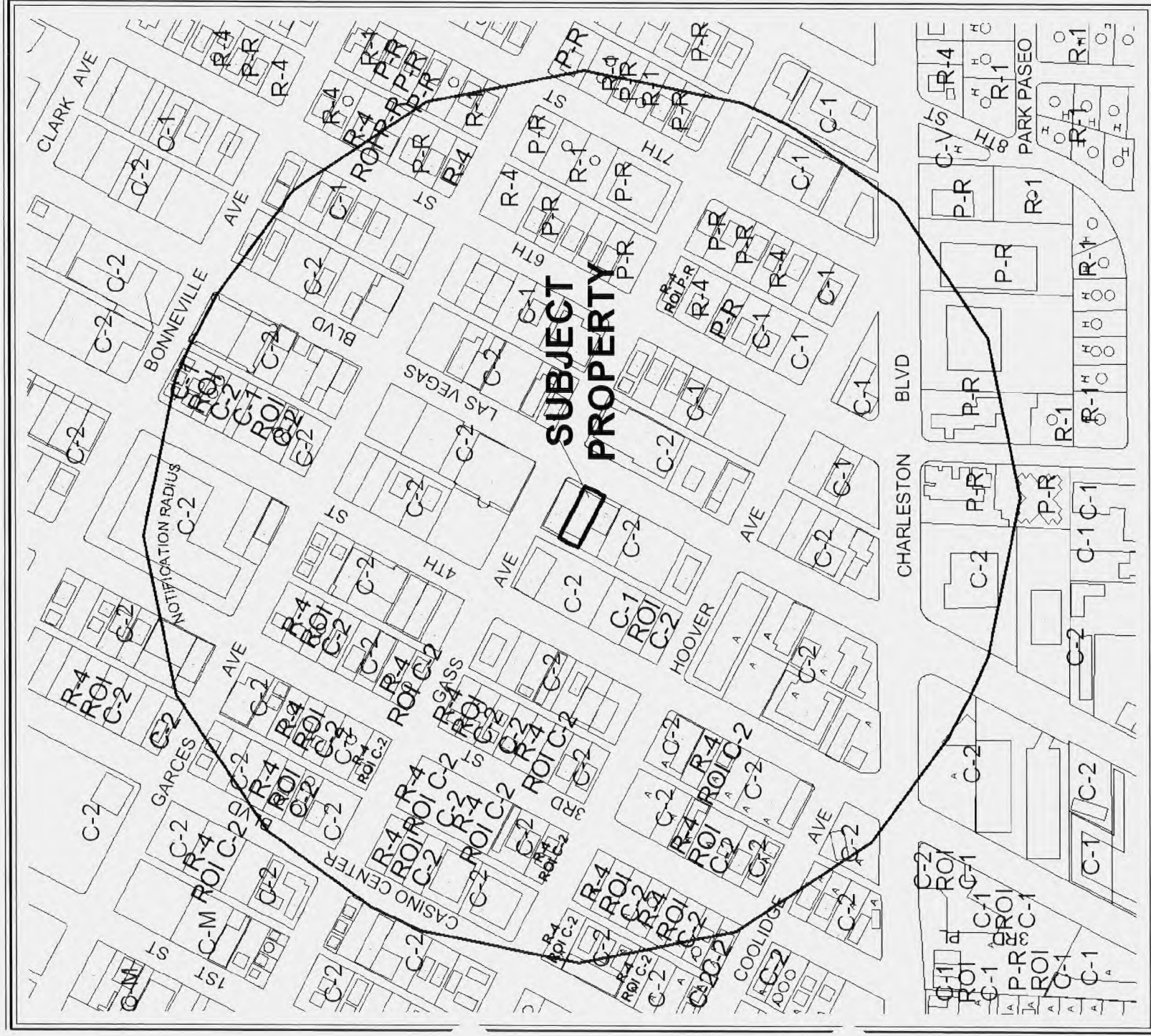
CITY COUNCIL MEETING OF: AUGUST 6, 2008

stated that replying to "we" is something he does and is used as a safety measure so people will not know he is by himself in the store.

MR. MABAT verified for the Mayor that he was arrested once two years ago, and he paid a \$400 fine for a misdemeanor. MAYOR GOODMAN clarified with DETECTIVE RODD that the misdemeanor was for being obstructive with an officer. He added that the applicant previously owned and operated a business and when the City Marshal went to investigate the operation, they found drug paraphernalia. The applicant was told that it had to be removed, and after the third visit it was removed. The same was found at the current premises, but he is not aware if the applicant was charged. MR. MABAT argued that the business was not closed by the police, and that he moved because he found a better location on Las Vegas Boulevard. The questionable items found by City officials were removed.

COUNCILMAN REESE appreciated DETECTIVE RODD'S due diligence. He would like to give MR. MABAT a chance and staff can investigate for any drug paraphernalia. If anything is found, the applicant will come back and his license will be taken away.

MAYOR GOODMAN declared the Public Hearing closed for Items 109 and 54.



CASE: **SUP-28131**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)





AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 6, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-28131 - APPLICANT: YONATAN MABAT - OWNER: THE JUNIOR CORP.

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Secondhand Dealer use.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property without the appropriate permits.
4. No outdoor display, sales or storage of any merchandise is permitted.
5. On site handicapped parking must be brought into compliance with Title 19.10 standards prior to issuance of a certificate of occupancy.
6. Any new signage on the site must be in compliance with the Las Vegas Boulevard Scenic Byways Overlay District standards.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a 528 square-foot Secondhand Dealer at 806 Las Vegas Boulevard South. A previous Special Use Permit (U-0043-01) was approved for the Secondhand Dealer use on the subject site but has since expired. The submitted floor plan shows a display area, storage and restroom facilities. The applicant would like to sell jewelry, artwork and other household goods and has no plans to sell mechanical equipment, tools, furnishings or any automotive related materials.

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i> | |
|---|---|
| 12/18/91 | The City Council approved a Special Use Permit for a Class III Secondhand Dealership for the buying and selling of used gold and silver (U-268-91) and required a two year review of [U-0268-91(2)] of an approved Special Use Permit (U-268-91). |
| 1/20/93 | The City Council approved a one year review and required an additional one year review of [U-0268-91(2)] of an approved Special Use Permit (U-268-91). |
| 2/16/94 | The City Council approved a one year review and required an additional review in two years of [U-0268-91(2)] of an approved Special Use Permit (U-268-91). |
| 03/20/96 | The City Council approved a one year review and required a two year review of [U-0268-91(2)] of an approved Special Use Permit (U-268-91). |
| 04/27/98 | The City Council approved and required no further reviews for a Class III Second Hand Dealers License at the subject site. |
| 06/26/08 | The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #19/leh). |
| <i>Related Building Permits/Business Licenses</i> | |
| 07/26/95 | A building permit (#095875441) was issued for a wall sign at 805 South Las Vegas Boulevard. This project was completed on 08/16/95. |
| 07/03/01 | A building permit (#01011948) was issued for Non-Work Certificate of Occupancy at 806 South Las Vegas Boulevard. This project was completed on 07/19/01. |
| 12/21/06 | A business license (#G04-06369) was issued for Gifts and Novelties at 806 South Las Vegas Boulevard. This license is no longer active as of 01/14/08, due to an outstanding bill. |

| Pre-Application Meeting | |
|---|---|
| 04/10/08 | The requirements for a Special Use Permit for a Secondhand Dealer were discussed, including provisions prohibiting outdoor display of merchandise at this location. |
| Neighborhood Meeting | |
| A neighborhood meeting is not required, nor was one held. | |

| Field Check | |
|--------------------|---|
| 05/21/08 | The subject site is currently a vacant storefront; existing signage does not appear to comply with the Las Vegas Scenic Byways standards. |

| Details of Application Request | |
|---------------------------------------|-----|
| Site Area | |
| Gross Acres | .17 |

| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|----------------------|--------------------|-----------------------------|---------------------------|
| Subject Property | Retail Commercial | MXU (Mixed Use Development) | C-2 (General Commercial) |
| North | Retail Commercial | MXU (Mixed Use Development) | C-2 (General Commercial) |
| South | Retail Commercial | MXU (Mixed Use Development) | C-2 (General Commercial)) |
| East | Retail Commercial | MXU (Mixed Use Development) | C-2 (General Commercial) |
| West | Office Development | MXU (Mixed Use Development) | C-2 (General Commercial) |

| Special Districts/Zones | Yes | No | Compliance |
|---|------------|-----------|-------------------|
| Special Area Plan | | | |
| Downtown Centennial Plan (Las Vegas Boulevard) | X | | Y |
| Special Districts/Zones | Yes | No | Compliance |
| Special Purpose and Overlay Districts | | | |
| Downtown Overlay District | X | | Y |
| Las Vegas Boulevard Scenic Byway Overlay District | | X | N/A |
| Trails | | X | N/A |
| Rural Preservation Overlay District | | X | N/A |
| Development Impact Notification Assessment | | X | N/A |
| Project of Regional Significance | | X | N/A |

*A condition has been added requiring any additional signage to be in compliance with the Las Vegas Boulevard Scenic Byway Overlay District standards.

DEVELOPMENT STANDARDS

| Parking Requirement - Downtown | | | | | | | |
|---------------------------------------|--|---------------------------------|----------------|-----------------|----------------|-------------------|----|
| Use | Gross Floor Area or Number of Units | Base Parking Requirement | | Provided | | Compliance | |
| | | Parking Ratio | Parking | | Parking | | |
| | | | Regular | Handi-capped | Regular | Handi-capped | |
| Pawn Shop | 6,572 | 1/250 S/F | 26 | | | | |
| Thriftshop | 528 | 1/250 S/F | 2 | | | | |
| SubTotal | | | 28 | 2 | 4 | 0 | |
| TOTAL | | | 28 | 2 | 4 | 0 | Y* |

*The subject site is located in the Downtown Centennial Plan area and is therefore not automatically subject to the parking requirements listed in Title 19.10.

ANALYSIS

This is a request for a Special Use Permit for a 528 square-foot Secondhand Dealer at 806 South Las Vegas Boulevard. The subject site is located in a 7,000 square-foot commercial center which was constructed in 1949. The submitted floor plan shows a primary customer service area and small storage area and a single restroom. The applicant would like conduct an online secondhand sales business from this location as well as primarily selling used electronics and jewelry from the storefront. Currently the storefronts adjacent to the subject site are a pawn shop and dry cleaners.

This use has no negative impact to the adjacent commercial properties or surrounding area and, therefore staff recommends approval of this request.

- Zoning**

The site is zoned C-2 (General Commercial). The C-2 District is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows, retail, service, automotive, wholesale, office and other general business uses of an intense character, as well as mixed-use developments. This district should be located away from low and medium density residential development and maybe be used as a buffer between retail and industrial uses. The C-2 District is also appropriate along commercial corridors. The zoning district and this use conform to the existing MXU (Mixed Use) General Plan land use designation. Currently the commercial center is also occupied by an existing pawn shop.

- **Use**

Title 19 defines a Secondhand Dealer as “a specialty shop which deals solely in one kind of used commodity with no new commodities, or a business in which the sale of secondhand or used articles is incidental to the sale of new articles of the same kind. For purposes of this description, the sale of secondhand or used articles is deemed to be incidental to the sale of new articles. Used articles may include wearing apparel, furniture, fixtures, appliances, tableware, offices supplies, pictures, paintings, jewelry, cutlery or guns.” The definition of the use does not include a Thriftshop or Nonprofit Thriftshop, which are separately defined by the Zoning Code. A condition of approval has been added to ensure conformance of this requirement.

This proposed establishment is also located along Las Vegas Boulevard and is subject to the restriction of no outdoor display

- **Parking**

The subject site is located in the Downtown Centennial Plan area and is therefore not automatically subject to the parking requirements listed in Title 19.10. Additionally the subject site is a parking impaired development, which was constructed in 1949. Under Title 19.10, current standards the site is deficient by 24 spaces and it would appear that most if not all the current on site parking is taken up by the employees of the two retail pads on the site. There are also no handicapped spaced dedicated and the condition has been added to require them.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **“The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.”**

This use is allowable by code in this C-2 (General Commercial) district. The use which will be located in an existing center which was built in 1949 and has been operating as a commercial property since that time. The other commercial uses in the surrounding area will not be adversely impacted by this use.

2. **“The subject site is physically suitable for the type and intensity of land use proposed.”**

The subject site is a commercial property that has been in use since 1949, and is physically suitable for the intensity of the proposed use.

3. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.”**

This proposed location fronts Las Vegas Boulevard, 100-foot wide Primary Arterial designated by the City of Las Vegas Master Plan of Streets and Highways and is more than adequate to meet any demand this proposed establishment will generate.

4. **“Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

The subject site is located within the Downtown Centennial Sector of the General Plan in an MXU (Mixed Use) land use category. The existing C-2 (General Commercial) Zone is consistent with the GC (Service Commercial) land use category. The proposed Secondhand Dealer is permitted in the C-2 (General Commercial) Zone with the approval of a Special Use Permit, subject to meeting the base conditions for the Special Use.

5. **The use meets all of the applicable conditions per Title 19.04.**

The use conforms with all Special Use Permit requirements under Title 19.04 pertaining to a Secondhand Dealer. A condition of approval has been added to restrict any outdoor display, sales or storage of materials associated with this proposed use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

16

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 209 by City Clerk

APPROVALS 0

PROTESTS 6



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-28131** APN: 139-34-410-158

Name of Property Owner: JUNIOR CORP, L.H. RAIZIN, PRES.

Name of Applicant: _____

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: *L.H. Raizin*

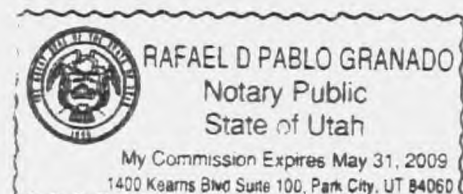
Print Name: L.H. RAIZIN, PRESIDENT

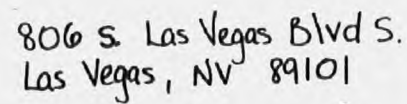
JUNIOR CORP

Subscribed and sworn before me

This 15 day of May, 2008

Rafael D. Pablo Granado
Notary Public in and for said County and State





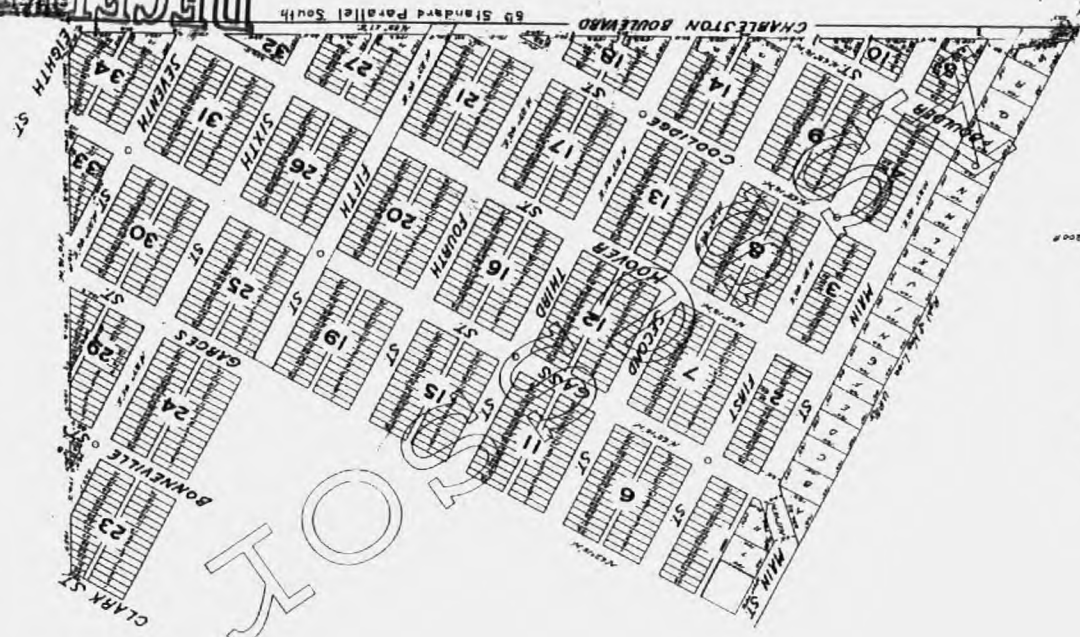
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SUP-28131
06/26/08 PC

185 (primary) 291

E C N D
11 bluffs are 80 feet wide and all bluffs 20 feet wide.
11 bluffs are mostly 900 feet and off this ridge 180 feet unless otherwise indicated.
Cumbria mountainous & as above 1200 feet long but it lies below the surface of the ground
with a small strip of the exact intersection of the center line of the Strait.





SUP-28131 - APPLICANT: YONATAN MABAT - OWNER: THE JUNIOR CORP.
806 SOUTH LAS VEGAS BOULEVARD
JUNE 26, 2008 PLANNING COMMISSION

05/21/08

To whom it may concern

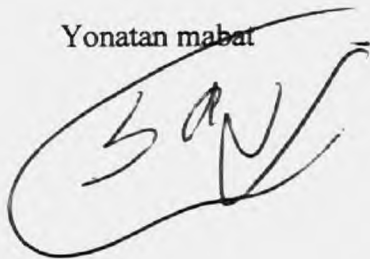
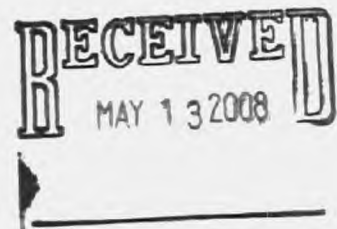
Re: letter of intent
Trip on the strip
806 s.las Vegas blvd
las Vegas Nevada 89101

as per your request, I am requesting a special use permit for the above address.
The intention of the business is for online sales.these mainly include second hand
electronic devices and jewelry.no furniture,machinery,vehicls or large equipment will
Be sold at this establishment.the sals will be confined to the interior perimeter of the
store.

Thank you for your prompt attention to this matter

Sincerely

Yonatan mabat

A handwritten signature in black ink, appearing to be 'Yonatan mabat', enclosed within a large, loopy oval shape.

SUP-28131
06/26/08 PC

20080925--0005565

APN(s): 139-34-410-158

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 139-34-410-158

2008 SEP 30 A 11:15

Fee: \$14.00
N/C Fee \$0.00

09/25/2008 14:13:36
T20080223595

Requestor:
LAS VEGAS CITY

Debbie Conway KXC
Clark County Recorder Pgs: 1

Legal Description: ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS:

LOTS TWENTY-NINE (29) AND THIRTY (30) IN BLOCK TWENTY (20) OF SOUTH ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 51 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **August 6, 2008** approved the following **Case Number(s): SUP-28131** together with various conditions, limitations, and restrictions which may affect your occupancy and/or use, and any other successor property owner(s) occupancy and/or use of the above-referenced real property in the City of Las Vegas. YOU ARE HEREBY ADVISED AND DIRECTED to contact the City of Las Vegas' Department of Planning and Development and/or the Las Vegas City Clerk's Office to request a copy of any and all such conditions, limitations, or restrictions.

August 26, 2008

ORIGINAL



John Korkosz, Planning Supervisor
City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101 – (702) 229-6301

**WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, CITY CLERK
400 STEWART AVENUE, 1ST FLOOR
LAS VEGAS, NV 89101**

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

No. 0437 P.
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

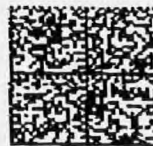
☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

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SUP-28131

PRESORTED
FIRST CLASS



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4181 SQUAW CREEK CT
LAS VEGAS NV 89120-3872

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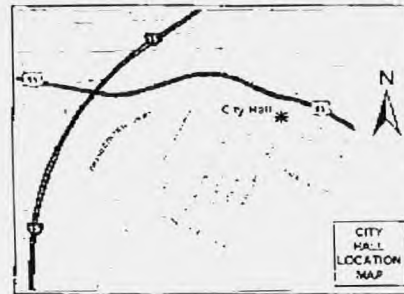


Jun. 17. 2008 3:40AM Cragin & Pike

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

Return Service Requested Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
 this Request



I OPPOSE
 this Request

Please use available blank space on card for your comments.

SUP-28131

PERMITTED
 FIRST CLASS



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13934410157

Case: SUP-28131

LEARY WILLIAM & HONG TOK
 800 S LAS VEGAS BLVD
 LAS VEGAS NV 89101-6723

DAVDS11 28101

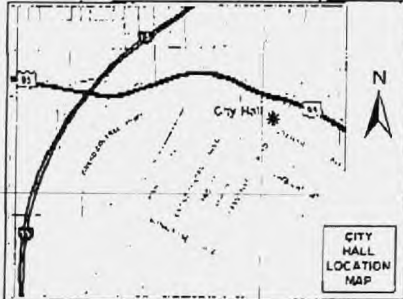


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19P

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

Return Service Requested Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
 this Request



I OPPOSE
 this Request

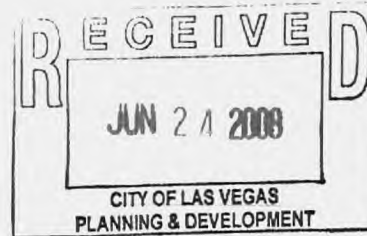
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SUP-28131

PRESORTED
 FIRST CLASS



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 NGUYEN LONG F
 10783 EL CENTRO AVE
 FOUNTAIN VALLEY CA 92708-3901

Case: SUP-28131

DAVDS 11 92708



Submitted after final agenda

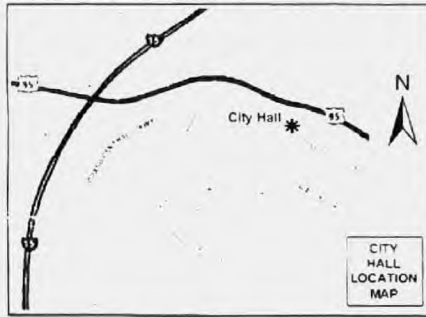
Date

Item

19
 P

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

Return Service Requested Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-28131

PRESORTED
FIRST CLASS



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13934410214
SHANER JEFFREY IAN
715 S 6TH ST
LAS VEGAS NV 89101-6921

Case SUP-28131

DAVDS11 29101



| | |
|------------------------------|------|
| Submitted after final agenda | |
| Date | Item |
| 6/26/08 | 19 |

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

Return Service Requested Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-28131

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JUN 26 2008

040DS11 29101

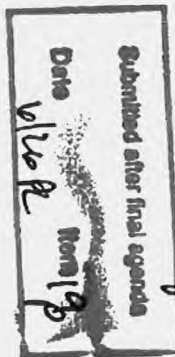
PRESORTED
FIRST CLASS



13934410160

Case: SUP-28131

LEE JOHN PETER FAMILY TRUST
830 LAS VEGAS BLVD S
LAS VEGAS NV 89101-6723



192

JOHN PETER LEE, LTD.

ATTORNEYS AT LAW

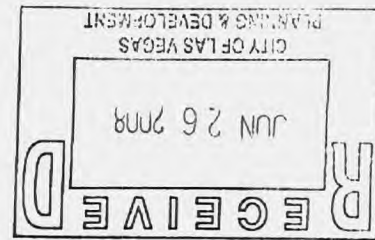
830 LAS VEGAS BOULEVARD SOUTH

LAS VEGAS, NEVADA 89101

TELEPHONE (702) 382-4044

FACSIMILE (702) 383-9950

E-MAIL: info@johnpeterlee.com



June 19, 2008

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

Re: SUP-28131 - Special Use Permit
regarding APN 139-34-410-158

Dear Sirs:

We received information by the attached card that a request is made to conduct a business of "secondhand" dealer at 806 Las Vegas Boulevard South. The owner of 830 Las Vegas Boulevard South is the John Peter Lee Family Trust, which leases the property to John Peter Lee, Ltd., a law firm. The installation of a secondhand or hock shop at 806 is not conducive to the general upgrade of the neighborhood. The adjoining property 820 Las Vegas Boulevard South was heavily improved and the proposed use would detriment the entire block. In other words, the request is objected to.

Yours truly,

JOHN PETER LEE, LTD.

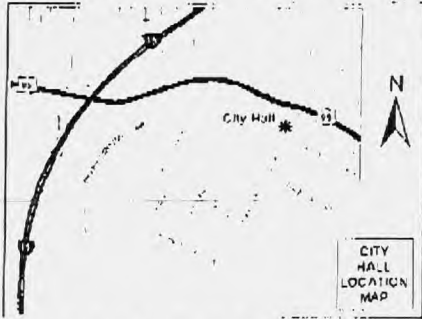
John Peter Lee, Esq.

JPL/jlr

202 19

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

Return Service Requested Official Notice of Public Hearing



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I SUPPORT
 this Request



I OPPOSE
 this Request

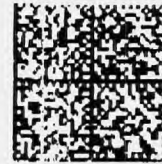
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SUP-28131

DAVDS11 32603



PRESORTED
 FIRST CLASS



UNITED STATES POSTAGE
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 MAILED FROM ZIP CODE: 89101

13934412093
 SANTOS LIVING TRUST
 23 GINGERWOOD
 IRVINE CA 92603-0102

Case SUP-28131

RECEIVED
 JUN 20 2008

Submitted after final agenda

Date 6/26/08 Item 19
 PC P

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: AUGUST 6, 2008

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

GPA-27296 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: PRIMACK FAMILY COMPANIES, LLC - OWNER: MICHAEL VILLAGE, LLC - Request to Amend a portion of the Southwest Sector of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.97 acres at the southwest corner of Lake Mead Boulevard and Michael Way (APNs 138-24-305-001 and 003), Ward 5 (Barlow). The Planning Commission (7-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

89

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend DENIAL.

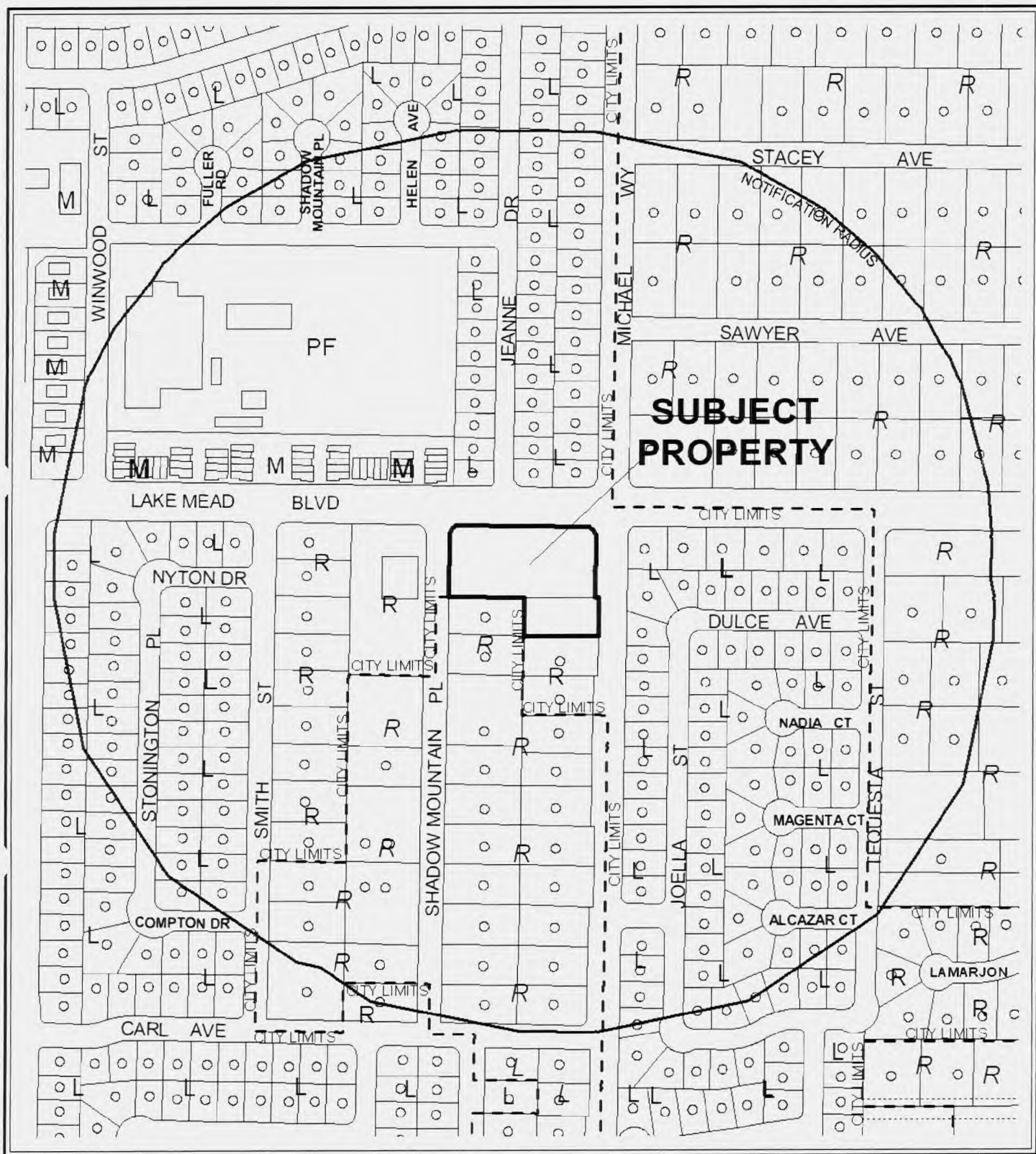
BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Withdrawal Without Prejudice Letter Submitted by Primack Family Companies
7. Backup Referenced from the 06-26-08 Planning Commission Meeting Item 21

Motion made by GARY REESE to Hold in abeyance Items 88-90, 100 and 129 to 8/20/2008 and Withdraw without prejudice Items 110-112

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,
 GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
 (Did Not Vote-None); (Excused-None)



CASE: **GPA-27296**

RADIUS: 1000 FT

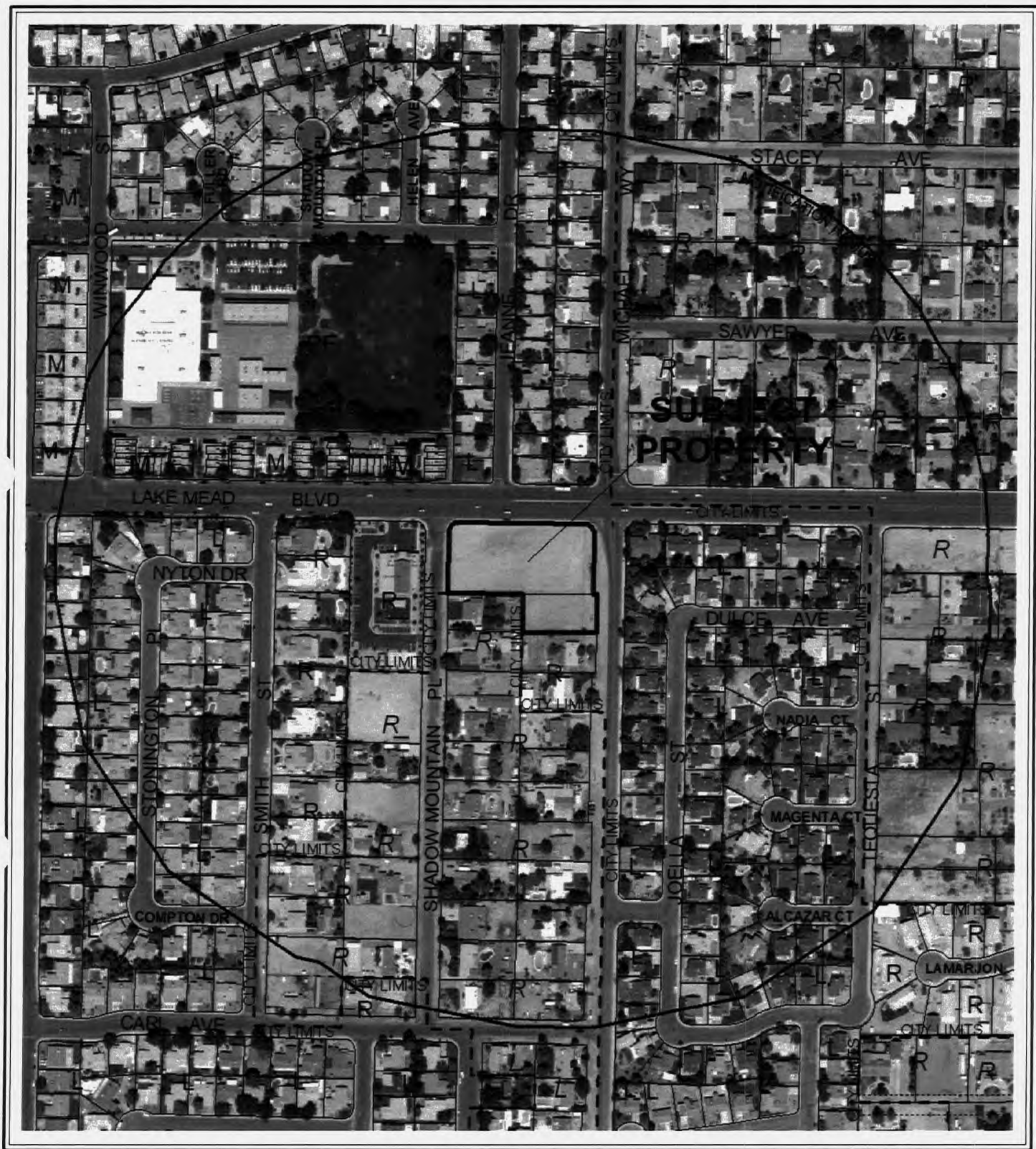
GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)





CASE: **GPA-27296**

RADIUS: 1000 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)

0 300 600 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 6, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-27296 - APPLICANT: PRIMACK FAMILY COMPANIES,
LLC - OWNER: MICHAEL VILLAGE, LLC

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend DENIAL.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to Amend a portion of the Southwest Sector of the General Plan from L (Low Density Residential) to SC (Service Commercial) on 1.97 acres at the southwest corner of Lake Mead Boulevard and Michael Way.

The proposed SC (Service Commercial) Land Use designation on two parcels currently designated as L (Low Density Residential) is not compatible with the existing R (Rural Density Residential) and L (Low Density Residential) properties that surround the subject site. Because the increase in the intensity of use has created this incompatibility, staff recommends denial of this request, and as well as the affiliated Rezoning (ZON-27297) and Site Development Plan Review (SDR-27298).

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i> | |
|---|---|
| 08/19/99 | The City Council approved an update of the Southwest Sector Map (GPA-0023-99) of the city of Las Vegas General Plan. On this map, the subject properties were designated for R (Rural Residential) land uses, with a maximum density of 3.5 dwelling units per acre. |
| 09/06/00 | The City Council approved the Las Vegas 2020 Master Plan. This site is within the Neighborhood Revitalization Area as described in the Plan. |
| 01/18/06 | The City Council approved a General Plan Amendment (GPA-7323) to reclassify the property to an L (Low Density Residential) land use classification; an associated request for Rezoning (ZON-7470) to R-PD4 (Residential Planned Development - 4 Units Per Acre) from R-E (Residence Estates), a Variance (VAR-7535) to reduce the minimum area required for formation of an R-PD (Residential Planned Development), a Waiver (WVR-10086) to allow approximately 145 feet between street intersections where 220 feet is the minimum offset required, and a Site Development Plan Review (SDR-7473) for an 11-lot single-family residential development. |
| 10/06/07 | The Planning Commission approved the applicants request to Withdraw Without Prejudice a General Plan Amendment (GPA-24477) to Amend a portion of the Southwest Sector Plan from L (Low Density Residential) to SC (Service Commercial), a Rezoning (ZON-24478) from R-E (Residential Estates) under a Resolution of Intent to R-PD4 (Residential Planned Development – 4 Units per Acre) to C-1 (Limited Commercial) and a Site Development Plan Review (SDR-24479) for a 15,030 square foot General Retail Development and Restaurant with Drive-Through on 1.96 acres at the southwest corner of Lake Mead Boulevard and Michael Way. |

| | |
|----------|--|
| 06/26/08 | <p>The Planning Commission recommended denial of companion items ZON-27297 and SDR-27298 concurrently with this application.</p> <p>The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #21/jm).</p> |
|----------|--|

Related Building Permits/Business Licenses

There are no Building Permits or Business Licenses associated with either parcel (APN 138-24-305-001 and 003) of the subject site.

Pre-Application Meeting

| | |
|----------|---|
| 02/29/08 | <p>A pre-application meeting was held with staff to discuss the process of submitting a request to construct a medical office complex on two undeveloped parcels. Staff then discussed the submittal requirements for a General Plan, Rezoning and Site Development Plan.</p> |
|----------|---|

Neighborhood Meeting

| | |
|----------|---|
| 03/25/08 | <p>A neighborhood meeting was held on Tuesday, March 25, 2008 at 5:30 p.m. in the Multi-Purpose Room at the Paul Culley Elementary School located at 1200 Mallard Avenue, Las Vegas, NV 89108. Two applicants, one city staff and 18 members of the public were in attendance. Concerns expressed were the following:</p> <ul style="list-style-type: none"> • Traffic on Michael Way • Hours of operation • Leave it residential <p>No one present was in favor of project.</p> |
|----------|---|

Field Check

| | |
|----------|--|
| 03/24/08 | <p>The following observations were made by Planning and Development Staff during a routine field check:</p> <ul style="list-style-type: none"> • Undeveloped property with existing eight-foot wall on the west and portion of the south perimeter. No wall adjacent to Single Family Residence located at 1950 North Michael Way. • Large-lot residential properties with horses adjacent to the south. • Church located to the west of the property on R-E (Residence Estates) zoned property. <p>The area is primarily residential in character.</p> |
|----------|--|

Details of Application Request

Site Area

| | |
|-----------|------------|
| Net Acres | 1.97 acres |
|-----------|------------|

| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|----------------------|---------------------------|--|---|
| Subject Property | Undeveloped | L (Low Density Residential) | R-E (Residential Estates) under a Resolution of Intent to R-PD4 (Residential Planned Development – 4 Units Per Acre)* |
| North | Single-Family Residential | L (Low Density Residential) | R-1 (Single-Family Residential) |
| South | Single-Family Residential | R [(Rural Density Residential) Clark County] | R-E [(Residential Estates) Clark County] |
| East | Single-Family Residential | L (Low Density Residential) | R-1 (Single-Family Residential) |
| West | Church | R (Rural Density Residential) | U (Undeveloped) |

*The applicant has requested a Rezoning (ZON-27297)

| Special Districts/Zones | Yes | No | Compliance |
|--|------------|-----------|-------------------|
| Special Area Plan | | X | NA |
| Special Districts/Zones | Yes | No | Compliance |
| Special Purpose and Overlay Districts | | X | NA |
| Trails | X | | Y* |
| Rural Preservation Overlay District | | X | NA |
| Development Impact Notification Assessment | | X | NA |
| Project of Regional Significance | | X | NA |

A Pedestrian Path is required along Lake Mead Boulevard, per the Master Plan Transportation Trails Element. This particular path is to consist of a five-foot sidewalk next to curb with a minimum five-foot landscape island behind it. The applicant has provided adequate demonstration of compliance on the provided landscape plan and will be required to develop the path as a condition of approval for this development.

ANALYSIS

• L (Low Density Residential) Master Plan Land Use Designation

The Low Density Residential land use classification allows a maximum density of 5.49 units per gross acre. This category permits single-family detached homes, manufactured homes on individual lots, gardening, residential planned developments, and planned community developments.

- **SC (Service Commercial) Master Plan Land Use Designation**

The applicant is proposing to amend the current L (Low Density Residential) Master Plan Land Use Designation to the SC (Service Commercial) Master Plan Land Use Designation in efforts to allow low to medium intensity retail, office, or other commercial uses that primarily serve local area patrons. This particular proposal consists of two parcels totaling 1.97 acres.

This Amendment was submitted in conjunction with a proposed Rezoning (ZON-27297) to a C-1 (Limited Commercial) zoning district and a Site Development Plan Review (SDR-27298) for a proposed 20,000 square-foot Medical Office, Clinic and Retail Development. The SC (Service Commercial) designation is not compatible with the surrounding R (Rural Density Residential) and L (Low Density Residential) land use designations in the area. Therefore, staff recommends denial for this General Plan Amendment request.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to “1”:

The proposed SC (Service Commercial) Land Use designation on two parcels currently designated as L (Low Density Residential) is not compatible with the existing R (Rural Density Residential) and L (Low Density Residential) properties that surround the subject site. Because the increase in the intensity of use has created this incompatibility, staff recommends denial of this request and as well as the affiliated Rezoning (ZON-27297) and Site Development Plan Review (SDR-27298).

In regard to “2”:

The proposed C-1 (Limited Commercial) zoning designation is the appropriate zoning district for the requested SC (Service Commercial) land use designation. However, as this zoning district is inherently linked to the issue of spot zoning, as defined in Title 19.20, staff finds that a commercially zoned district would be inappropriate for this location.

In regard to “3”:

Site access is adequately provided primarily by Lake Mead Boulevard, classified as a 100-foot wide Primary Arterial by the Master Plan Streets and Highways, through a centrally located driveway at the side of the property. Secondary access is also provided off of Michael Way, an 80-foot wide Secondary Collector Street, which primarily serves the neighborhood residents.

In regard to “4”:

This proposed amendment does not conform to the Master Plan or the Title 19 Zoning Code in that the existing residential land uses that surround the subject property are not compatible with the proposed commercial use. Because this particular proposal, with the affiliated Rezoning (ZON-27297) and Site Development Plan Review (SDR-27298), constitute spot zoning, staff must recommend denial.

PLANNING COMMISSION ACTION

There were seven speakers in opposition to this project at the Planning Commission meeting.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 322 by Planning Department

APPROVALS 2

PROTESTS 89



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-27296** APN: 138-24-305-001 & 003

Name of Property Owner: Michael Village, LLC

Name of Applicant: Primack Family Companies, LLC

Name of Representative: Primack Family Companies, LLC

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): _____

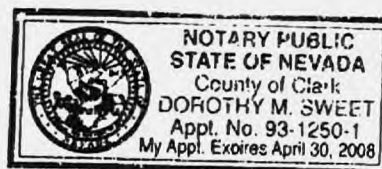
APN: _____

Signature of Property Owner: *Brett Primack*

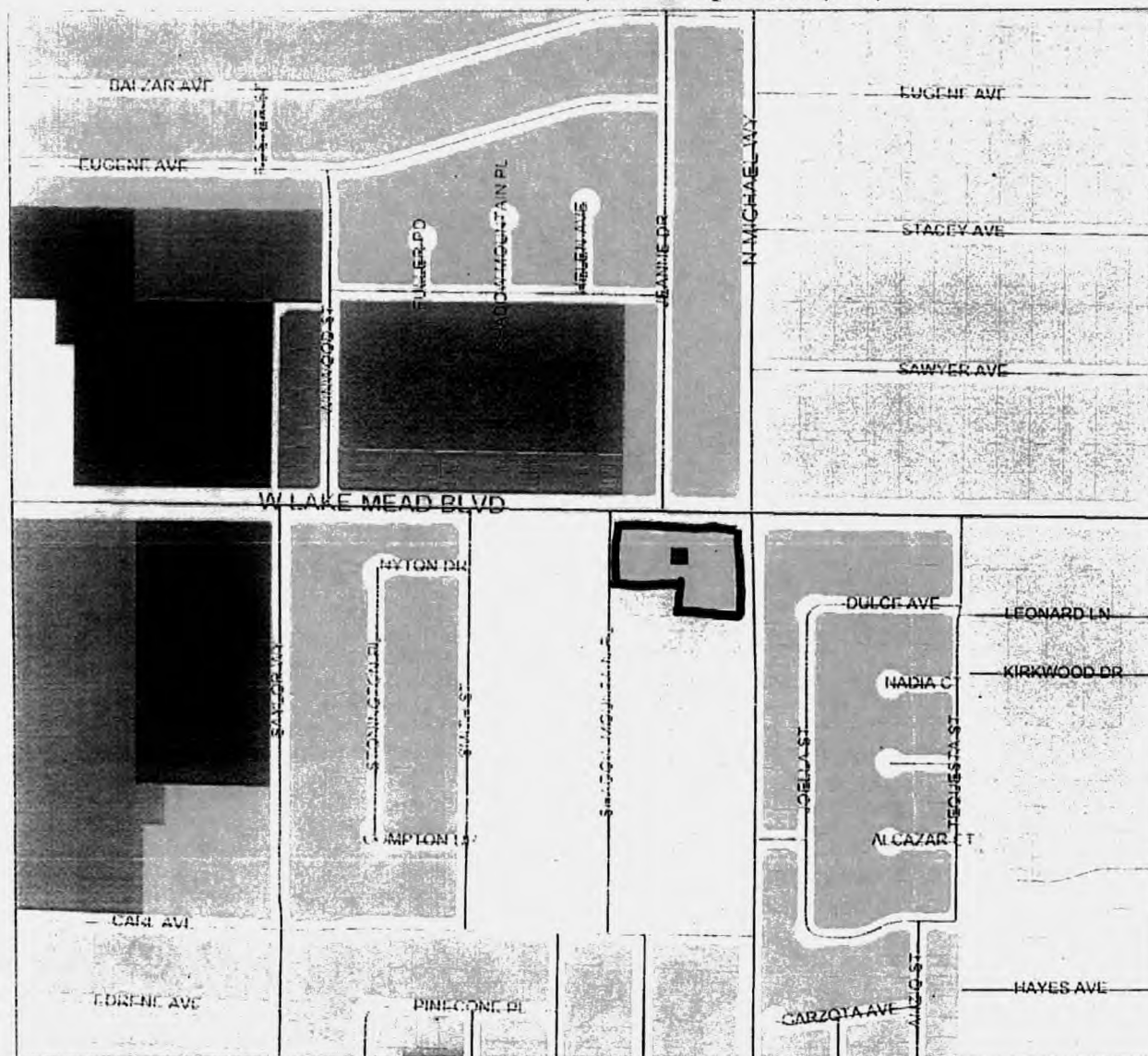
Print Name: Brett Primack

Subscribed and sworn before me

This 10 day of March, 2008
Dorothy M. Sweet
Notary Public in and for said County and State



City of Las Vegas Vicinity Map



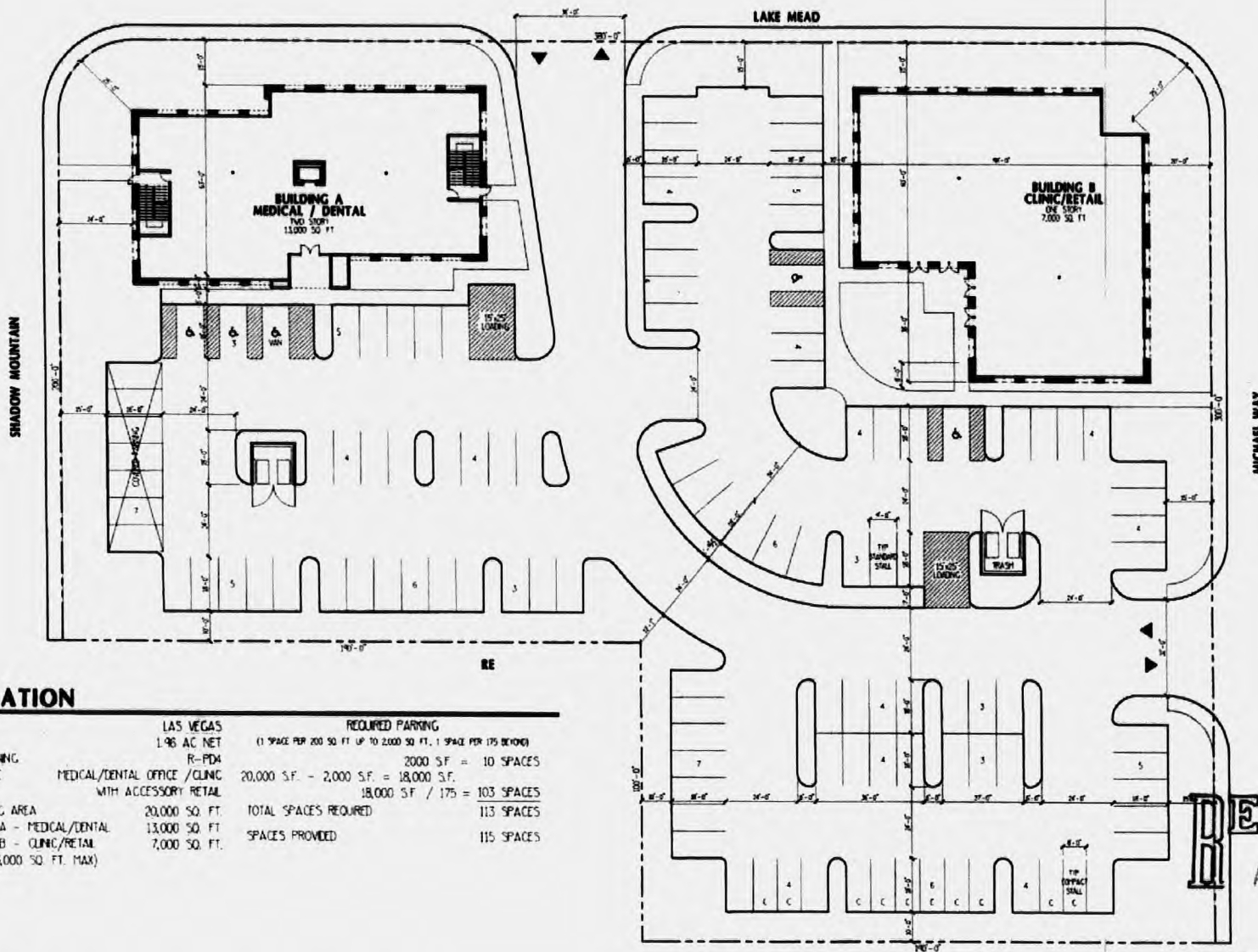
Michael Village Health Plaza

General Plan Legend

- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium - Low
- Medium - Low Attached
- Medium
- High
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industrial / Research
- Planned Community Development
- Traditional Neighborhood Development
- Downtown Redevelopment Area
- Parks/Recreation/Open Space
- Public Facility
- Public Facility - School
- Public Facility - Clark County
- Town Center
- Resource Conservation
- Downtown - Commercial
- Downtown - Mixed Use
- Not in City
- Right of Way

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GPA-27296
04/24/08 PC



TABULATION

| JURISDICTION | LAS VEGAS | REQUIRED PARKING |
|-----------------------------|--|--|
| LOT AREA | 1.96 AC NET | (1 SPACE PER 200 SQ. FT. UP TO 2,000 SQ. FT., 1 SPACE PER 175 BEYOND) |
| APPROVED ZONING | R-PD4 | 2,000 S.F. = 10 SPACES |
| PROPOSED USE | MEDICAL/DENTAL OFFICE /CLINIC
WITH ACCESSORY RETAIL | 20,000 S.F. - 2,000 S.F. = 18,000 S.F.
18,000 S.F. / 175 = 103 SPACES |
| TOTAL BUILDING AREA | 20,000 SQ. FT. | TOTAL SPACES REQUIRED 113 SPACES |
| BUILDING A - MEDICAL/DENTAL | 13,000 SQ. FT. | SPACES PROVIDED 115 SPACES |
| BUILDING B - CLINIC/RETAIL | 7,000 SQ. FT. | |
| (RETAIL 3,000 SQ. FT. MAX) | | |

SITE PLAN

MICHAEL HEALTH PLAZA

MICHAEL VILLAGE, LLC

GPA-27296

REVISED

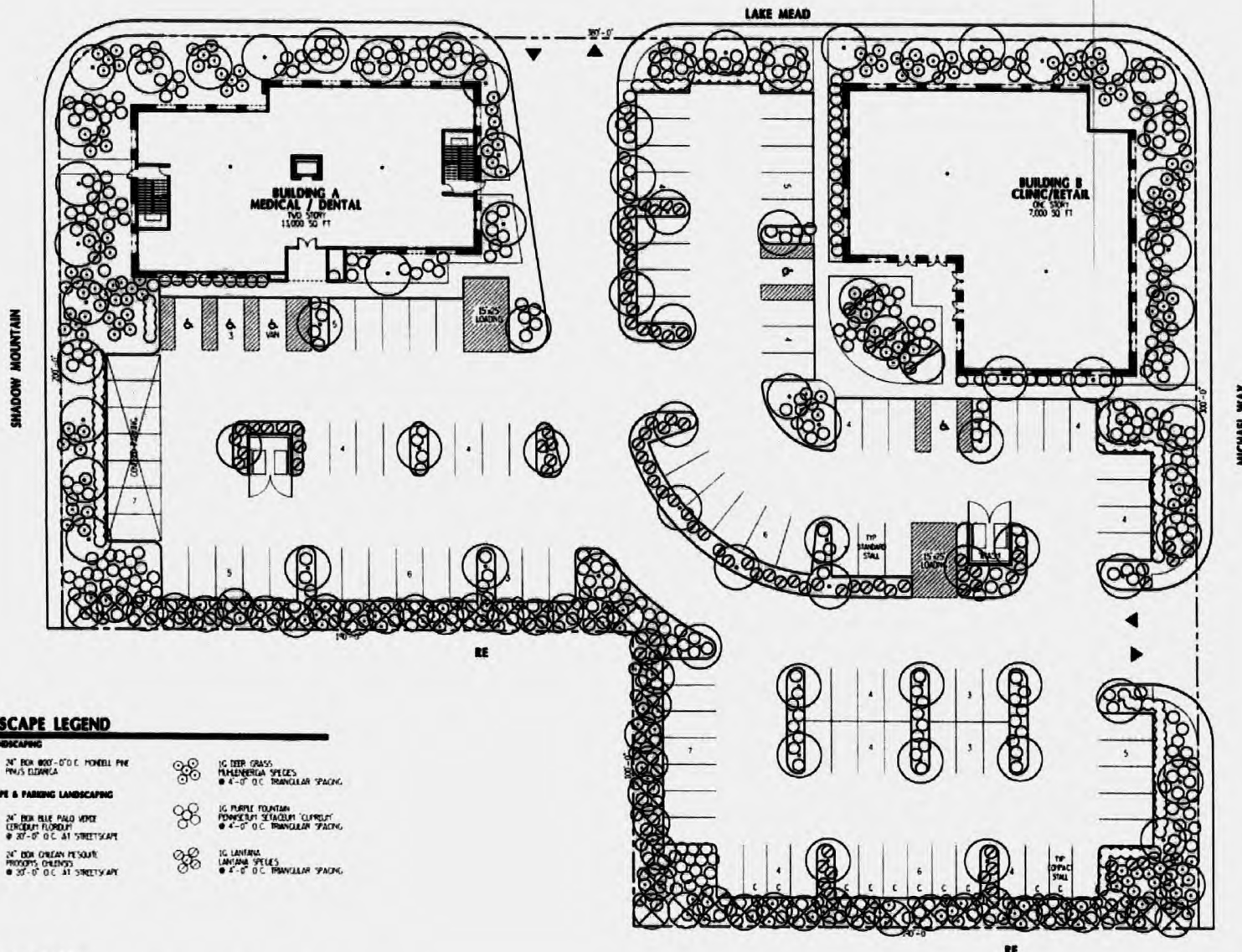
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SCALE: 1/8" = 1'-0"

MARK LEMORE
ARCHITECTURE, LLC



LANDSCAPE LEGEND

BURNER LANDSCAPING

24" DIA. 100'-0" O.C. PINEAPPLE PINE
PLANTING

STREETSCAPE & PARKING LANDSCAPING

24" DIA. BLUE PALM VERT
CONCEPT PLANTING
• 20'-0" O.C. AT STREETSCAPE

24" DIA. OCEAN PERSICUT
PROSPERITY PLANTING
• 20'-0" O.C. AT STREETSCAPE

10' DEEP GRASS
PLANTING SPECIES
• 4'-0" O.C. TRIANGULAR SPACING

10' PURPLE FOUNTAIN
POMMELOUT SPECIES PLANTING
• 4'-0" O.C. TRIANGULAR SPACING

10' LANTANA
LANDSCAPE SPECIES
• 4'-0" O.C. TRIANGULAR SPACING

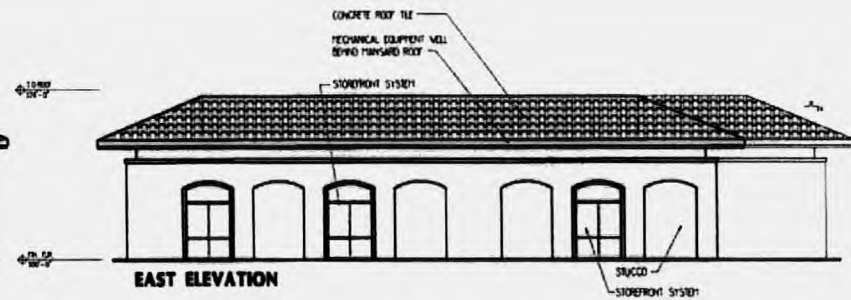
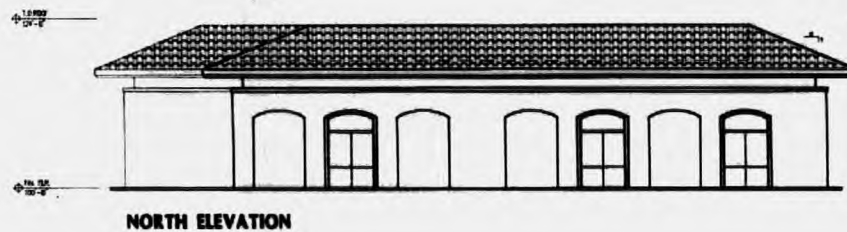
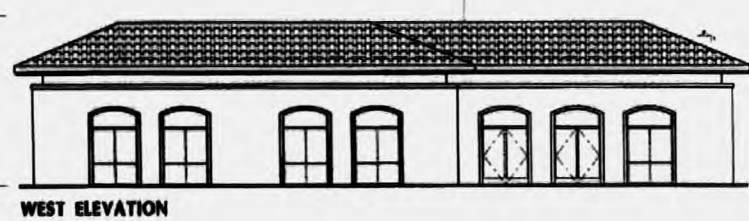
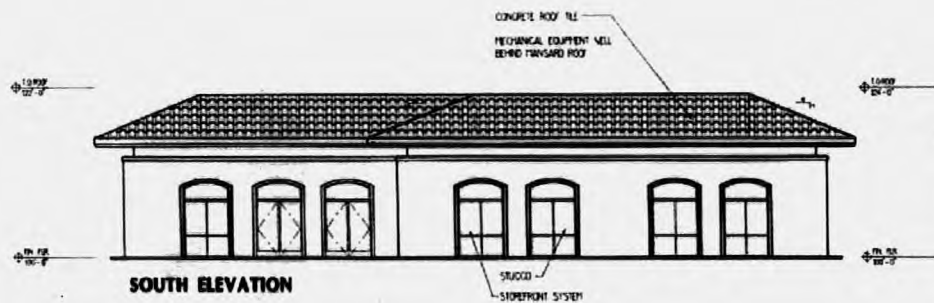
LANDSCAPE PLAN

MICHAEL HEALTH PLAZA

MICHAEL VILLAGE, LLC

GPA-27296
REVISED
04/24/08 PC





BUILDING - B - CLINIC / RETAIL
EXTERIOR ELEVATIONS

MICHAEL HEALTH PLAZA

MICHAEL VILLAGE, LLC

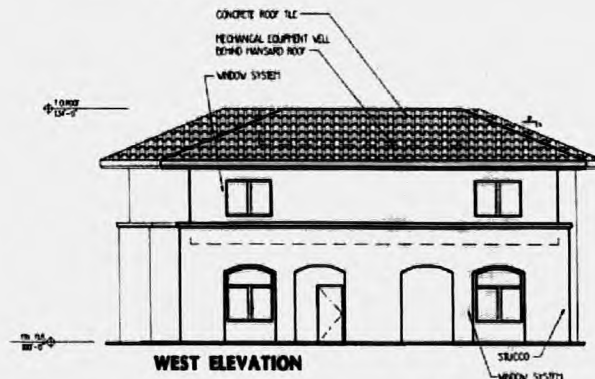
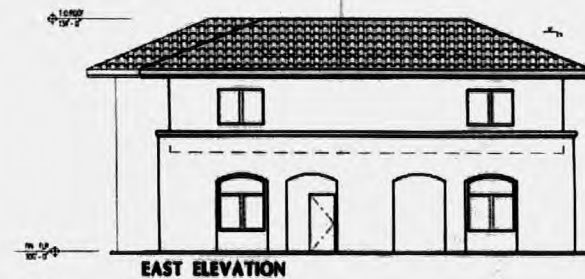
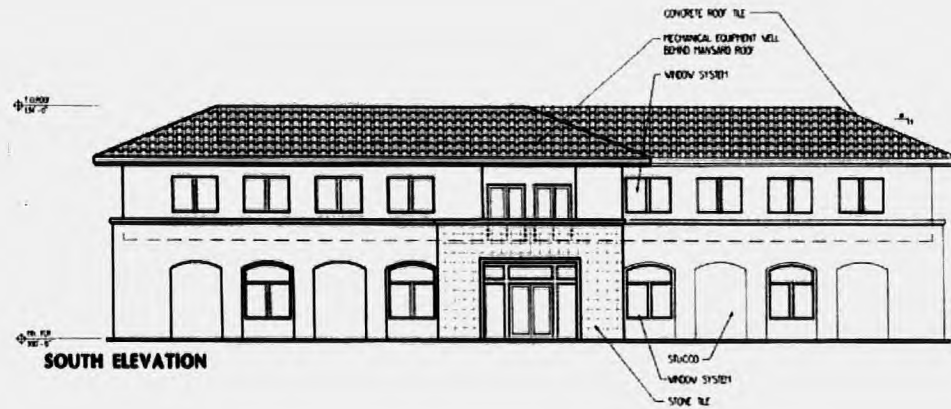
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GPA-27296

REVISED

04/24/08 PC



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BUILDING - A - MEDICAL / DENTAL
EXTERIOR ELEVATIONS

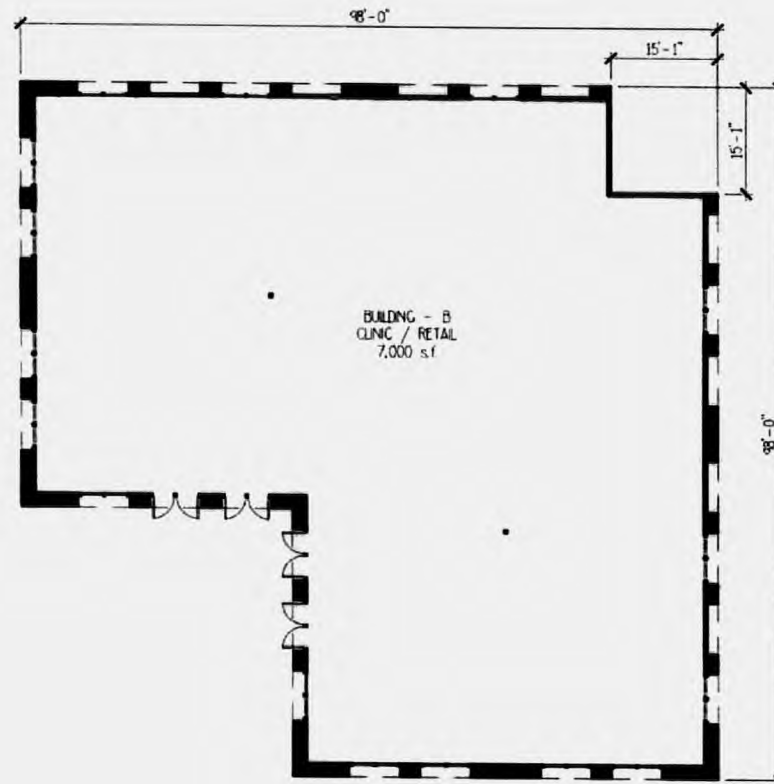
MICHAEL HEALTH PLAZA

MICHAEL VILLAGE, LLC



SCALE: 1/8"=1'-0"

GPA-27296
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04/24/08 PC



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BUILDING - B - CLINIC / RETAIL
FLOOR PLAN - 7,000 s.f.

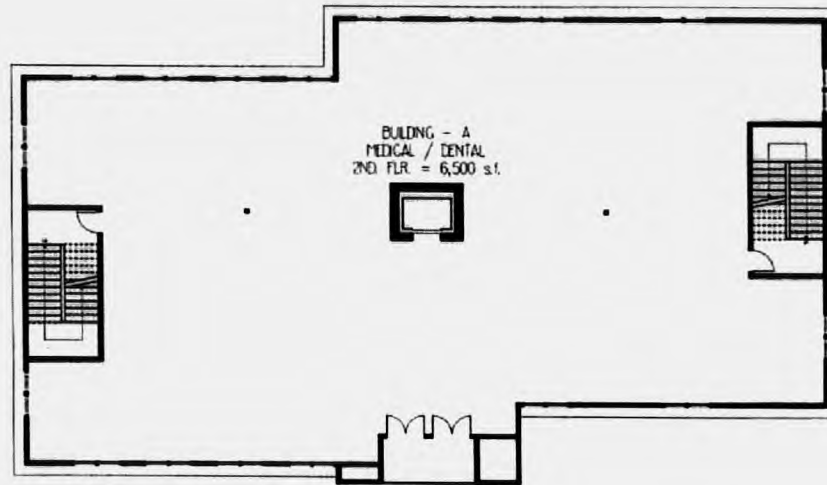
MICHAEL HEALTH PLAZA

MICHAEL VILLAGE, LLC

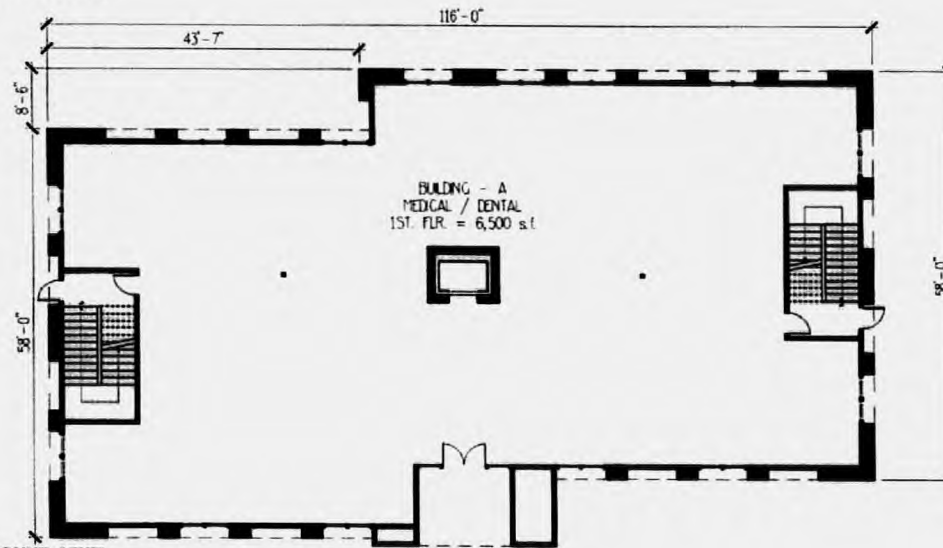


SCALE: 1/8" = 1'-0"

GPA-27296
REVISED
04/24/08 PC



SECOND FLOOR



GROUND LEVEL

BUILDING - A - MEDICAL / DENTAL
FLOOR PLAN - 13,000 s.f.

MICHAEL HEALTH PLAZA

MICHAEL VILLAGE, LLC

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GPA-27296
REVISED
04/24/08 PC



GPA-27296 - APPLICANT: PRIMACK FAMILY COMPANIES, LLC - OWNER: MICHAEL VILLAGE, LLC
SOUTHWEST CORNER OF LAKE MEAD BOULEVARD AND MICHAEL WAY
JUNE 26, 2008 PLANNING COMMISSION

03/25/08



GPA-27296 - APPLICANT: PRIMACK FAMILY COMPANIES, LLC - OWNER: MICHAEL VILLAGE, LLC
SOUTHWEST CORNER OF LAKE MEAD BOULEVARD AND MICHAEL WAY
JUNE 26, 2008 PLANNING COMMISSION

03/25/08



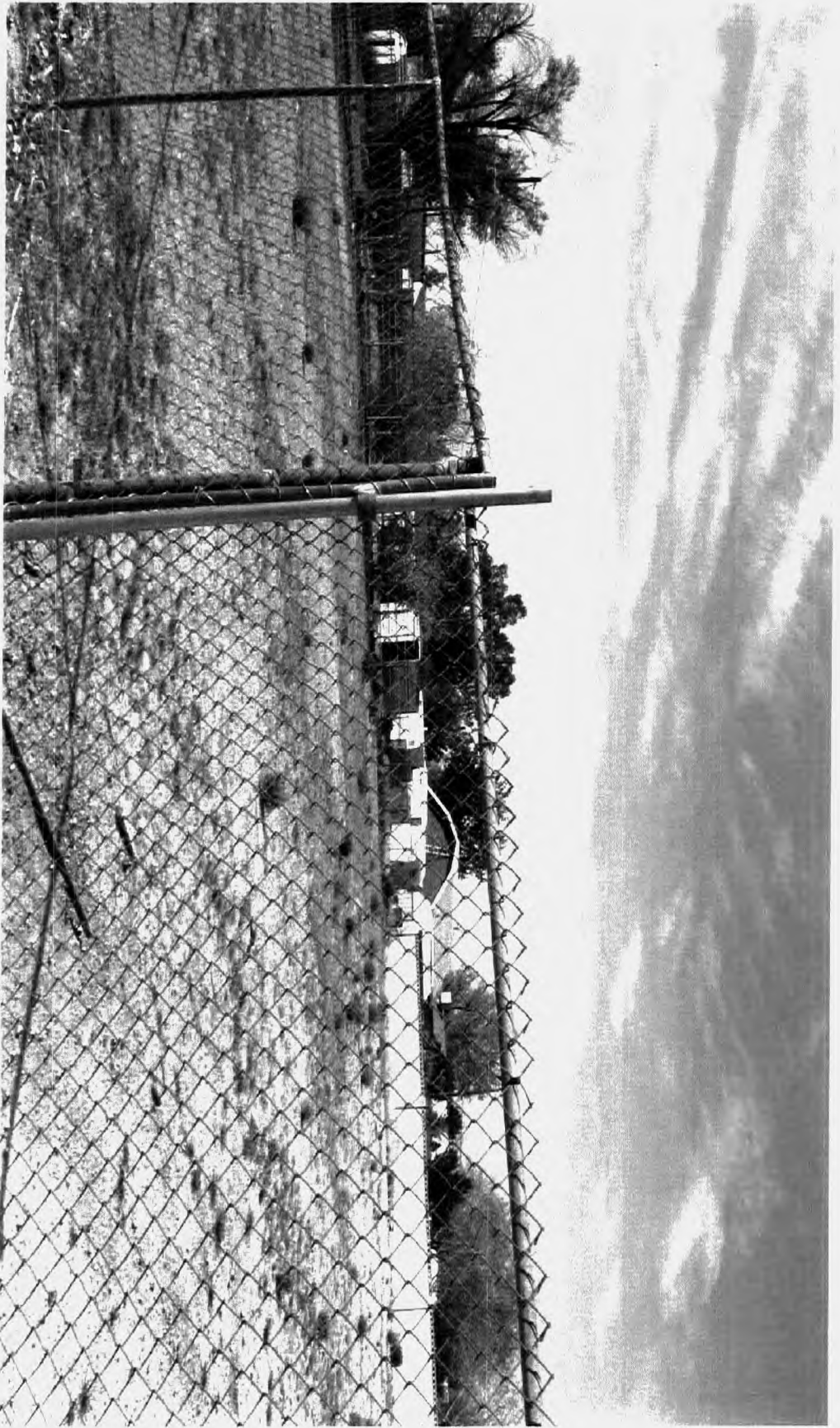
GPA-27296 - APPLICANT: PRIMACK FAMILY COMPANIES, LLC - OWNER: MICHAEL VILLAGE, LLC
SOUTHWEST CORNER OF LAKE MEAD BOULEVARD AND MICHAEL WAY
JUNE 26, 2008 PLANNING COMMISSION

03/25/08



GPA-27296 - APPLICANT: PRIMACK FAMILY COMPANIES, LLC - OWNER: MICHAEL VILLAGE, LLC
SOUTHWEST CORNER OF LAKE MEAD BOULEVARD AND MICHAEL WAY
JUNE 26, 2008 PLANNING COMMISSION

03/25/08



GPA-27296 - APPLICANT: PRIMACK FAMILY COMPANIES, LLC - OWNER: MICHAEL VILLAGE, LLC
SOUTHWEST CORNER OF LAKE MEAD BOULEVARD AND MICHAEL WAY
JUNE 26, 2008 PLANNING COMMISSION

03/25/08

Michael Village, LLC

City of Las Vegas
Planning & Development Department
731 S. 4th Street
Las Vegas, NV. 89101

3.10.08

RE: Justification Letter at MICHAEL OFFICE PLAZA@ (APN # 138-24-305-001,003)

Applicant: Primack Family Companies, LLC, Brett R. Primack, Managing Member

Applicant requests approval of a GPA, Zone Change, and Site Design Review for the development of Medical Office Park on approximately 1.97 net acres located at the Southwest corner of W. Lake Mead Blvd and N. Michael Way, Las Vegas, NV. 89108. The proposed Medical Office Park development includes 2 buildings. Building A is designed to be a medical office building consisting of 2 stories totaling 13,000 square foot. Building B includes a single story 7,000 square foot building with a primary use as a medical clinic and medical supporting retail (i.e. pharmacy, medical supplies, coffee shop). Based on parking estimations, the applicant has included the required 113 parking spaces.

With the knowledge that the uses mentioned above require several different zoning designations, the applicant intends to request a C-1 zoning designation. In this case C-1 will allow all requested uses mentioned above. In the C-1 setback requirements, the project meets or exceeds all required setbacks. The applicant is requesting a General Plan Amendment from L to SC.

The site has 370' frontage onto Lake Mead Pkwy, 280' frontage on Michael Way, and 180' frontage on Shadow Mountain. To minimize traffic onto residential roads, the applicant has provided two means of ingress/egress. The primary ingress point is on Lake Mead Pkwy near an existing bus stop. The applicant understands that Lake Mead access point will be a right in and a right out only. The second point of ingress is on Michael Way allowing a buffer zone between the existing stop light at the SW corner of Lake Mead/Michael and the residential neighbors.

The proposed landscape plan shows a 10' landscape strip on Michael, Shadow Mountain, and adjacent to two neighbors to the South. When fronting on Lake Mead, the plan allows a 20' landscape strip. When fronting on Shadow and Michael a 15' landscape strip has been provided. A 10' landscape buffer has been provided along all adjacent residential. The buffer landscaping detail includes a mix of pine trees and shrubs.

Applicant meets all parking requirements with a total of 113 spaces required and provided. There is a mix of 79 standard spaces, 34 compact spaces, 5 handicap spaces, and 2 truck loading spaces. Applicant has provided one bay of 7 covered spaces fronting onto Shadow Mountain.

The distance between the closest adjacent residential property line from Building A is 122' which is greater than 3 times the height of the 2 story Building A. The distance between the closest adjacent residential property line from Building B is 114' which is greater than 3 times the height of the 1 story Building A.

1000 N. Green Valley Parkway, Suite #440-355, Henderson, NV. 89074
Phone: 702.858.4002 Fax: 702.269.4654 email: bcvegas@yahoo.com

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MAR 11 2008

GPA-27296
04/24/08 PC

Michael Village, LLC

The Architectural Plan includes a residential in nature building type using residential exterior building materials. The building is designed with concrete S-shaped roof tiles and stucco exterior. The architect has also designed an abundance of windows to give the building additional residential detailing.

The assemblage of nearly 3 gross acres of vacant ground was at one time intended to be ½ acre single family home sites. The completion of I-95 together with a new exit at Lake Mead spurred community growth to the east and west of the new freeway. Parcels along Lake Mead were annexed from the County into the City of Las Vegas. With the explosion of growth and traffic, the City issued an SID to improve W. Lake Mead, W. Lake Mead became a 100' right of way, and a traffic light was installed at the corner of N. Michael Way and W. Lake Mead.

The traffic engineer at Kimley Horn and Associates, Inc. has studied the project and has determined that the density will add little impact to the already existing 100' and 80' streets.

Although, the General Plan shows the neighboring homes to the South as R; this parcel is adjacent on one side only by parking with over 185' separation. Across Shadow Mountain to the West is a new church. Across Michael to the East is a subdivision of single family homes. Across Lake Mead to the North is a multi family development. With this parcel abutting Lake Mead Blvd, the applicant believes this intended use would become an excellent buffer to Lake Mead for its residential surroundings. As inflation of vacant land prices continues, as well as tremendous growth in traffic, it is no longer practical or desirable to develop 3 rural homes sites fronting onto a 100' boulevard such as W. Lake Mead Blvd. As proposed, the applicant believes this proposal to promote public health, safety, and general welfare in accordance with LVMC 19.18.030.

The applicant is not requesting any waivers. In addition the applicant has worked closely with Councilman Barlow's office and the adjacent neighbors to find a compatible commercial use development. On February 12, 2008 the applicant submitted a preliminary plan to Councilman Barlow's office for a neighborhood meeting hosted by Councilman Barlow. The plan was presented by Ricki Barlow for feedback from the neighborhood. The feedback for the proposed Health Plaza was overwhelmingly positive for all that were in attendance. It is believed that this proposed development meets or exceeds the requests and needs of the neighborhood.

Thank you for your cooperation with these matters.

Respectively,



Brett Primack

Managing Member

Primack Family Companies, LLC

file: Michael Health Plaza Justification Letter 3.10.08

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MAR 11 2008

GPA-27296
04/24/08 PC

1000 N. Green Valley Parkway, Suite #440-355, Henderson, NV. 89074
Phone: 702.858.4052 ~~Fax: 702.269.4654~~ email: bcvegas@yahoo.com

PRIMACK
Family Companies

7/23/08

City Clerks Office
Attn: Beverly K. Bridges
City Hall, First Floor
400 Stewart Ave.
Las Vegas, NV 89101

RE: GPA-27296 ; ZON-27297 ; SDR-27298

Please accept this letter as a request to withdraw without prejudice GPA-27296 ; ZON-27297 ; SDR-27298. After many discussions with the surrounding neighbors of the subject property, have decided to go another direction. If you have any questions, then please call Brett Primack at 702-858-4051.

Sincerely,

Brett Primack, Managing Member
Primack Family Companies, LLC

RECEIVED
CITY CLERK
2008 JUL 23 P 2:54

1000 North Green Valley Parkway • Suite 440 – 355 • Henderson, NV 89074
P: 702.858.4051 • F: 702.269.4654
www.PrimackFamilyCompanies.com

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

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

Return Service Requested Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-27296 & ZON-27297

89108+4136 0026



Case: GPA-27296
13824712016
DEMARRE JAMES P & MARTHA E
5420 MARE WY
LAS VEGAS NV 89108-4136

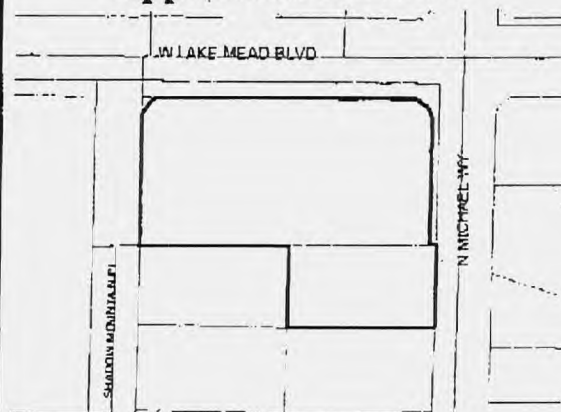
DELIVERED
4-12-08

Application Information

GPA-27296 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: PRIMACK FAMILY COMPANIES, LLC - OWNER: MICHAEL VILLAGE, LLC - Request to Amend a portion of the Southwest Sector of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.97 acres at the southwest corner of Lake Mead Boulevard and Michael Way (APNs 138-24-305-001 and 003), Ward 5 (Barlow)

ZON-27297 - REZONING RELATED TO GPA-27296 - PUBLIC HEARING - APPLICANT: PRIMACK FAMILY COMPANIES, LLC - OWNER: MICHAEL VILLAGE, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) TO: C-1 (LIMITED COMMERCIAL) on 1.97 acres at the southwest corner of Lake Mead Boulevard and Michael Way, (APNs 138-24-305-001 and 003), Ward 5 (Barlow)

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: April 24, 2008
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

32-33
P

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and 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. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

QUESTION FROM CITY COUNCILMAN: "THE RESIDENTS PREFER DONE WITH THE VACANT PROPERTIES ON W. LAKE MEAD BLVD (DECATUR THRU MICHAEL WAY)? THIS QUESTION PROMPTED THIS PETITION:

PETITION TO OPPOSE A ZONE CHANGE FROM RESIDENTIAL TO C-1 COMMERCIAL

We the undersigned residents, and/or owners of homes in the Curtis Park Manor and residents surrounding these properties are opposed to and would like to voice our objections to a proposed zone change. This zone change would reclassify the 5 residential properties (1) at 4901 W. Lake Mead Blvd & Fairhaven St.(3) three properties at 3 corners of 5100-5201 W. Lake Mead Blvd & Leonard Lane and (1) at 5401 W. Lake Mead Blvd & Michael Way from R-E (Residential Estates) to C-1 (Commercial). We are further opposed to the construction of any type **Commercial Building** or **Business Facility** on these properties. Many of us are long time residents on or near W. Lake Mead Blvd and we propose that these properties were purchased to build **residential single family homes** so why change this zoning just to make **huge profits for a few**. Vacant business sites already erode our community. On individual properties, we might consider Professional Zoning and a Professional Building if noted below in ADDITIONAL COMMENTS. Our objections to these changes are noted by our signatures below:

ALSO: LOT @ 4800 W. LAKE MEAD & DECATUR: RESIDENTIAL ONLY (RE)...

(AS) REF# GPA-27296, ZON-27297, SDR-27298

| NAME | ADDRESS | ADDITIONAL COMMENTS | PHONE # |
|---|------------------------|---|----------|
| 1 WILLIAM DOHME ^{DOHME} | 4924 W. LAKE MEAD | ALL RES. PREFERRED PROF. OK @ FAIRHAVEN | 648-8403 |
| Mario Guerrero | 5028 W. Lake Mead | All residential | 630-8408 |
| 3 Ada Andersen | 5028 W. Lake Mead | All residential | ↑ |
| 4 Stan Andersen | 5028 W. Lake Mead | All residential | ↑ |
| 5 Mary Hernandez | 5080 W. Lake Mead | All residential | |
| 6 TROY NIELSON | 5170 W. Lake Mead | 91' Residential | |
| 7 Carrie LARSEN | 5222 W. Lake Mead | 411 Residential | 648-9407 |
| 8 W. LAKE MEAD WORKMAN | 5248 W. LAKE MEAD | All RESIDENTIAL | 647-3284 |
| 9 Colony Jay | 5300 Lake Mead | All Residential | 325-4463 |
| 10 Phyllis Kasper | 5328 W. Lake Mead | all Residential | 646-0877 |
| 11 Phyllis Kasper | 5328 W. Lake Mead | all Residential | 646-0877 |
| 12 John Miller | 5378 W. LAKE MEAD BLVD | " | 648-1490 |
| 13 Melinda White | 5379 W. Lake Mead Blvd | Residential | 678-1238 |
| 14 John Wonne | 5359 W. Lake Mead | Residential | 48-1343 |
| 15 Kevin McDonald | 5065 W. Lake Mead | Residential | 646-3703 |
| 16 Robert Criss | 5055 W. LAKE MEAD | RESIDENTIAL | 641-7686 |
| 17 Julie Criss | 5055 W. LAKE MEAD | " " | 641-7686 |
| 18 Danielle Barron | 5055 W. LAKE MEAD | " " | 641-7686 |
| 19 James Shields | 5055 W. LAKE MEAD | " " | 641-7686 |
| 20 Yghara Corral | 1981 Fairhaven St | " " | 649-1319 |
| 21 Ruth C. Morris | 1965 Leonard Lane | " " | 636-0760 |
| 22 John A. Shaw Butter | 1930 N. Michael Way | Keep single family Residential | 646-7076 |
| 23 Robert Gill | 1905 Michael Way | Residential | 648-8366 |
| 24 Richard D. Smedley | 1895 Michael Way | Residential | 647-2388 |
| 25 Michelle Smedley | 1895 Michael Way | Residential | 647-2388 |
| 26 Anger's Store | 1831 N. Michael Way | " | 212-5686 |
| 27 Edward Blum | 5054 W. LAKE MEAD BLVD | Residential | 646-8222 |
| 28 Jane Pera/Starceva | 4900 W. Lake Mead | Residential | 648-2747 |
| 29 RICHARD DOHME | 5129 SANTO AVE. | RESIDENTIAL | 638-8717 |
| 30 MICHELLE DOHME | 5129 SANTO AVE. | RESIDENTIAL | 638-8717 |
| 31 Angela J. Jangel | 5101 Eugene Ave | Residential | 648-5809 |
| 32 Frank J. Jangel | 4898 Salmer Ave | Keep Residential | 646-7839 |
| 33 Joyce J. Johnson | 5352 W. Lake Mead | " " | 648-7427 |
| 34 William G. Robinson | 5404 Starceva | Keep residential | 647-1614 |
| 35 | | | |

Submitted at Planning Commission

34
30
+9
73

(73 SIGNATURES TOTAL)

Date 6/26 Item 21-23

PETITION TO OPPOSE A ZONE CHANGE FROM RESIDENTIAL TO C-1 COMMERCIAL

We the undersigned residents, and/or owners of homes in the Curtis Park Manor and residents surrounding these properties are opposed to and would like to voice our objections to a proposed zone change. This zone change would reclassify the 5 residential properties (1) at 4901 W. Lake Mead Blvd & Fairhaven St.(3) three properties at 3 corners of 5100-5201 W. Lake Mead Blvd & Leonard Lane and (1) at 5401 W. Lake Mead Blvd & Michael Way from R-E (Residential Estates) to C-1 (Commercial). We are further opposed to the construction of any type **Commercial Building** or **Business Facility** on these properties. Many of us are long time residents on or near W. Lake Mead Blvd and we propose that these properties were purchased to build **residential single family homes** so why change this zoning just to make **huge profits for a few**. Vacant business sites already erode our community. On individual properties, we might consider Professional Zoning and a Professional Building if noted below in ADDITIONAL COMMENTS. Our objections to these changes are noted by our signatures below:

(AS) REF # GPA-27296, ZON-27297, SDR-27298

| NAME | ADDRESS | ADDITIONAL COMMENTS | PHONE # |
|-------------------------|-----------------------|-------------------------------|----------|
| 1. Terry Golding | 5001 Sawyer | don't need in that location | 646-7479 |
| 2. Chris MacMillan | 5353 SAWYER | (DON'T NEED IN THAT LOCATION) | |
| 3. Mary Garcia | 5414 Reiter | | |
| 4. Catherine Scott | 5276 Sawyer Ave. | | 897-1319 |
| 5. Del Salazar | 5030 REITER | GOOD IDEA | |
| 6. Myra Williamson | 5104 Auburn Ave | | 324-3758 |
| 7. Roger Thomas | 4976 Sawyer | | 512-1884 |
| 8. Jorie Thomas | 4976 Sawyer | | 512-1884 |
| 9. Lori Baker | 5007 Reiter | | 648-8723 |
| 10. John Baker | 5007 Reiter | | " |
| 11. Mary Anne Jorge | 4871 Auburn Ave | | 631-9215 |
| 12. Linda Jones | 5197 Stacy | | 642-0135 |
| 13. Edw. Elz | 5431 STACY | | 688-9276 |
| 14. Andrea Clark | 5431 STACEY | | 648-9075 |
| 15. Diana Ziegler | 4950 Reiter | | 648-5803 |
| 16. Ron Flisberg | 5404 SAWYER | | 304-7891 |
| 17. Johnny Herward | 5080 W LAKE MEAD BLVD | | 647-3968 |
| 18. Laurie Priest | 5274 Stacy Ave | | 646-1321 |
| 19. Carla Lasswell | 5053 Sawyer | | 647-3694 |
| 20. STUE MCLAUGHLIN | 5300 SAWYER | | 646-1396 |
| 21. JOUCE ROSSITER | 5197 AUBORN | | 648-6258 |
| 22. Sandy Beall | 5353 Auburn | | 598-3869 |
| 23. Joe Bailey | 4971 STACEY | | 648-2180 |
| 24. MARILYN BAILEY | 4871 STACEY | | 648-2180 |
| 25. Kent + Ann Snow | 5197 Reiter | | 454-2496 |
| 26. Mary + Frank Bundra | 5099 Sawyer Ave. | | 604-6700 |
| 27. Cora + Halley | 5171 Stacey Ave. | | 561-8197 |
| 28. Sam Healey | 5144 EUGENE AVE. | | 648-3419 |
| 29. James W Smith | 5196 Eugene Ave | | 437-8990 |
| 30. ANNE HOLLINGER | 5320 EUGENE AVE | | |
| 31. | | | |
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PETITION TO OPPOSE A ZONE CHANGE FROM RESIDENTIAL TO C-1 COMMERCIAL

We the undersigned residents, and/or owners of homes in the Curtis Park Manor and residents surrounding these properties are opposed to and would like to voice our objections to a proposed zone change. This zone change would reclassify the 5 residential properties (1) at 4901 W. Lake Mead Blvd & Fairhaven St. (3) three properties at 3 corners of 5100-5201 W. Lake Mead Blvd & Leonard Lane and (1) at 5401 W. Lake Mead Blvd & Michael Way from R-E (Residential Estates) to C-1 (Commercial). We are further opposed to the construction of any type **Commercial Building** or **Business Facility** on these properties. Many of us are long time residents on or near W. Lake Mead Blvd and we propose that these properties were purchased to build **residential single family homes** so why change this zoning just to make **huge profits for a few**. Vacant business sites already erode our community. On individual properties, we might consider Professional Zoning and a Professional Building if noted below in ADDITIONAL COMMENTS. Our objections to these changes are noted by our signatures below:

(AS) REF # GPA-27296, ZON-27297, SDR-27298

| NAME | ADDRESS | ADDITIONAL COMMENTS | PHONE # |
|------------------|-------------------------|---------------------|----------|
| 1 Roger Gantham | 5399 W. LAKE MEAD BLVD. | | 648-9878 |
| 2 Ron Jalk | 5399 W. LAKE MEAD BLVD. | | 648-9878 |
| 3 Jonel Corneo | 1915 N. Michael Way | | 354-3573 |
| 4 Carl Partridge | 1378 Eugene Ave | For Vagus | 648-2527 |
| 5 | | | |
| 6 | | | |
| 7 Ramon Buss | 5327 Auburn Av | RESIDENTIAL | 10457537 |
| 8 Edward J. | 5252 Eugene Ave | RESIDENTIAL | |
| 9 Daniel Romero | 5287 Eugene Ave | RESIDENTIAL | 636-0212 |
| 10 Dan Gouker | 5375 Eugene | RESIDENTIAL | 683-3464 |
| 11 Greg Ruiz | 5404 Eugene Ave | RESIDENT | 596-4875 |
| 12 | | | |
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(ADDITIONAL NAMES)

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

Return Service Requested Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT
 this Request

☒ I OPPOSE
 this Request

Please use available blank space on card for your comments.

GPA-27296 & ZON-27297



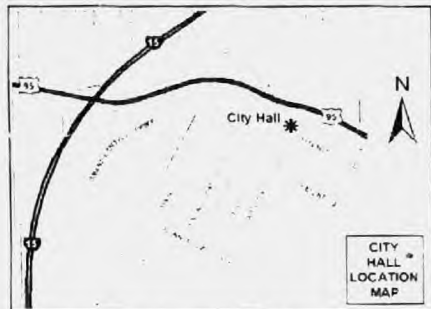
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*Send this
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 however we will
 have*

Case: GPA-27296
 13824610024
 CLAY EDWIN L & AUDREY
 5431 STACEY AVE
 LAS VEGAS NV 89108-3019

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

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-27296 & ZON-27297



Case GPA-27296
13824710012
KENNEDY STEPHANIE S & DAVID
5340 DULCE AVE
LAS VEGAS NV 89108-2312

89108+2312 0076

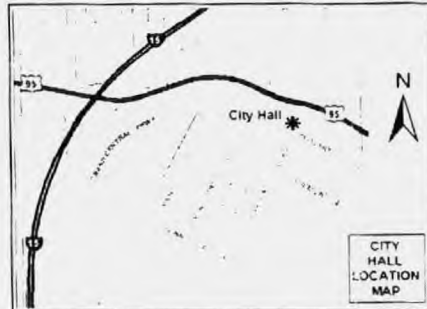


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| Date | Item |
| 4-24-08 | 32 |
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APR 22 2008

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

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-27296 & ZON-27297

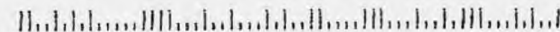


*Please REJECT this
REZONING Request. All
SURROUNDING properties
ARE RESIDENTIAL AND THIS
PARCEL should REMAIN so also,
PROTECT the neighborhood!*

Case GPA-27296

13824712015
HEDGES COLIN KENT
5320 GABORONE AVE
LAS VEGAS NV 89108-2317

89108-2317 0076

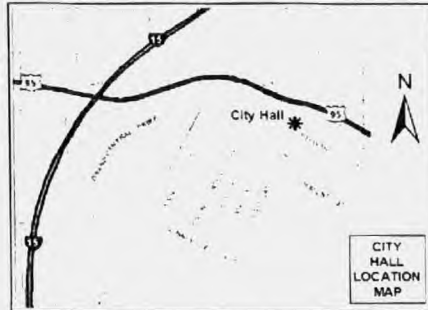


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| Submitted after final agenda | |
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Planning & Development Department
Development Services Center
731 S. Fourth Street
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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.
GPA-27296 & ZON-27297



Case: GPA-27296
13824214051
HOLMAN OLGA C
2004 JEANNE DR
LAS VEGAS NV 89108-3189

89108-3189 0058

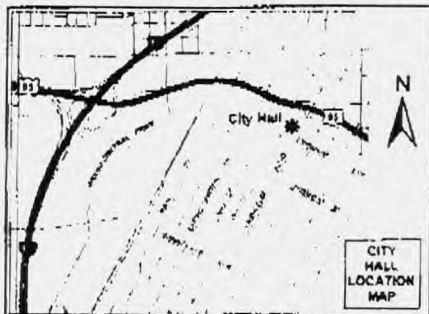


Submitted after final agenda
Date 4-24-08 PC
Item 32
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City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

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I SUPPORT
 this Request



I OPPOSE
 this Request

Please use available blank space on card for your comments.
GPA-27296 & ZON-27297



13824217022 Case GPA-27296
 MEDINA JAVIER A & ANA M
 3330 E UNIVERSITY
 LAS VEGAS NV 89121-5139

89121+5139 0040



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 APR 21 2008

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

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☐ I SUPPORT
 this Request

☒ I OPPOSE
 this Request

Please use available blank space on card for your comments.
GPA-27296 & ZON-27297

89108+2416 C016



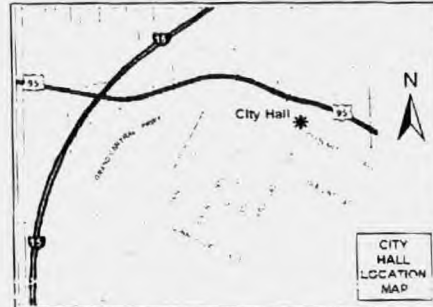
13824304004 Case GPA-27296
 PAVELL JOHN G
 1877 SHADOW MOUNTAIN PL
 LAS VEGAS NV 89108-2416

Submitted after final agenda
 Date 4/24/08 Item 32
 P

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 APR 27 2008

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

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-27296 & ZON-27297



13824305012 Case GPA-27296
SMEDLEY RICHARD D & ROCHELLE
1895 MICHAEL WY
LAS VEGAS NV 89108-2310

89108+2310 0016



Submitted after final agenda
Date 4.24.08 PC
Item 32
P

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APR 21 2008

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

Return Service Requested Official Notice of Public Hearing



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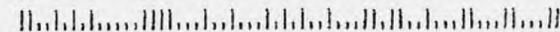
☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-27296 & ZON-27297

89108+2416 0016

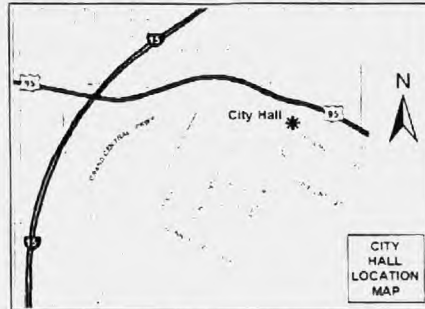


Case GPA-27296
13824304003
PAVELL 1994 TRUST
1877 SHADOW MOUNTAIN PL
LAS VEGAS NV 89108-2416

Submitted after final agenda
Date 4.24.06
Item 32.
P

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

Return Service Requested Official Notice of Public Hearing



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☐

I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

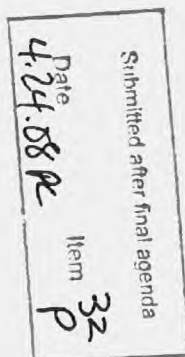
GPA-27296 & ZON-27297



13824312014
SOLIS RONALD A
1829 STONINGTON PL
LAS VEGAS NV 89108-2485

Case GPA-27296

89108+2485 0016



RECEIVED
APR 24 2008

Buying and selling property is Mr. Primack's full-time job. The amount of time and effort it takes for the average citizen to attend these meetings is a real hardship to those of us with other jobs, families, soccer practice and countless other commitments. Since most of the neighbors here are not accustomed to addressing a governmental body, I have typed this summary.

This is the second time in 6 months approximately 300 households have circled the wagons to oppose Mr. Primack's attempt to rezone a portion of our neighborhood for commercial use. The residents between Jones and Decatur, east and west, and Washington and Smoke Ranch, north and south, remain firmly opposed to a rezone and urge you deny this application.

On April 8 representatives of the neighborhood met with Councilman Ricky Barlow in whose Ward 5 this issue lies, to give our reasons for opposition. Last Saturday morning, at our invitation, Councilman Barlow, County Commissioner Susan Brager and liaison Kim Bush attended Curtis Park's spring breakfast to hear neighbor sentiment about this rezone attempt.

On both occasions the neighbors were clear. Mr. Primack must honor the existing R-E zoning as it stands. He must build residential houses or sell his property to someone who will.

The Primacks held a meeting with the neighbors March 23 at Paul Cully Elementary. The purpose of the meeting was to unveil their rezone intentions. About 30 neighbors were present along with Planning Director Margo Wheeler, who took notes. The meeting did not go well, especially when the Primacks were pressed for details.

The Primacks want a Quick Care, pharmacy, coffee shop for employees and clients, rentable two-story office space, and vehicle access north and south down the residential street of Michael Way. Undoubtedly, the Primacks' plan would make them money, but the residents would have to live with crushing consequences, which I'm about to outline.

To begin with, Primack's plan will exacerbate the present cut-through traffic problem we now have on the adjoining residential avenues of Auburn, Reiter, Eugene, Stacey and Sawyer. When neighbors brought this to Bret Primack's attention, his answer was "so what, there's always going to be cut-through traffic." As for a "Quick Care-type facility, we have two, one at Alexander and Decatur and one at Buffalo and Lake Mead. As for rentable office space, there is a surplus of that throughout the valley now. If this application passes, the houses along Lake Mead east of Primack's property will fall like dominos because no one wants to live next door to a commercial enterprise.

Neighbor opposition to this spot-zoning attempt goes deeper. If the Planning Commission--or City Council on appeal--approves this neighborhood land for

Submitted at Planning Commission

Date 4/24/08 Item 32-34

commercial use, it will never go back. I have never seen an example of that. Additionally, if rezoned commercial, neighbors will have to watch and worry over the inevitable market-driven variance requests by new or existing owners. Commercial zone variances are always piecemeal. They are often tiny and occur right under your nose, until it's too late. If this property is rezoned commercial, neighbors will be forced to remain on edge, poised to battle unending future requests for Special Use Permits—payday loan stores, gas stations, taverns, tattoo parlors, liqueur stores and 7-Elevens. While those are legitimate businesses, they do not belong in a neighborhood zoned strictly residential. Once winning a rezone, it's no secret that developers quietly seek to diminish the amounts of landscaping required. They seek to shorten distances between buildings, increase wall heights, and eliminate setbacks. Ultimately, home owners' property values fall and neighborhood pride plummets. A defeatist, "what's the use in fighting developer money" attitude emerges amongst the residents. And then, over time, another tidy neighborhood erodes into unkempt houses, graffiti, and crime, more fodder for the police beat.

Unless neighbors watch week to week, map by map, the changes brought by commercial rezones and then the variances are nearly imperceptible, until one day the neighbors scratch their heads and ask "what happened to my neighborhood at the hands of my local government, whom I thought, was appointed or elected to protect us?"

As for the unprofitability of building houses during a slumped market, why can't the Primacks face the same consequences of a market-driven economy like everyone else? Dips and spikes in our free-enterprise system are a routine fact of life. Mr. Primack will have to wait until the market improves, like everyone else.

Finally, in isolation, spot zoning and future variances seem like minor items. Yet the cumulative effect over time, however, usually is much more pronounced, resulting in permanent aesthetic and quality of life changes. The property in question is not a new development. The neighbors were here first, for 40 years. We feel our neighborhood is not ripe for decay or encroachment. We are here tonight to protect our old neighborhood, but we need you help.

As a footnote, Jordie Primack did not ingratiate himself to me when two months I called him about his property, to learn of his intentions. He sarcastically told me that his asking price for the land was \$1,250,000 and that if the neighbors were so concerned about what was built there, why don't we buy it from him and build a park?

DD Clark C1950 Spry AC MKL

PETITION TO OPPOSE A ZONE CHANGE FROM RESIDENTIAL TO C-1 COMMERCIAL

We the undersigned residents, and/or owners of homes in the Curtis Park Manor and residents surrounding these properties are opposed to and would like to voice our objections to a proposed zone change. This zone change would reclassify the 5 residential properties (1) at 4901 W. Lake Mead Blvd & Fairhaven St. (3) three properties at 3 corners of 5100-5201 W. Lake Mead Blvd & Leonard Lane and (1) at 5401 W. Lake Mead Blvd & Michael Way from R-E (Residential Estates) to C-1 (Commercial). We are further opposed to the construction of any type **Commercial Building** or **Business Facility** on these properties. Many of us are long time residents on or near W. Lake Mead Blvd and we propose that these properties were purchased to build **residential single family homes** so why change this zoning just to make **huge profits for a few**. Vacant business sites already erode our community. On individual properties, we might consider Professional Zoning and a Professional Building if noted below in ADDITIONAL COMMENTS. Our objections to these changes are noted by our signatures below:

ALSO: LOT @ 4800 W. LAKE MEAD & DECATUR: RESIDENTIAL ONLY (RE)...
(AND) GPA - 27296, ZON - 27297, SDR - 27298

| NAME | ADDRESS | ADDITIONAL COMMENTS | PHONE # |
|--|------------------------|--|----------|
| 1 WILLIAM WILLIAM <i>WILLIAM</i> | 4924 W. LAKE MEAD | ALL RESD. PREFERRED PROF. OK @ FAIRHAVEN | 648-8403 |
| 2 Mario Guerrero | 5028 W. Lake Mead | All residential | 630-0408 |
| 3 Ada Andersen | 5028 W. Lake Mead | All residential | ↑ |
| 4 Stan Andersen | 5028 W. Lake Mead | All residential | ↑ |
| 5 Mary Hernandez | 5080 W. Lake Mead | All residential | |
| 6 TROY NIELSON | 5170 W. Lake Mead | 91' residential | |
| 7 Carrie Larsen | 5221 W. Lake Mead | 41' Residential | 648-9407 |
| 8 WILLIAM WORKMAN <i>WILLIAM WORKMAN</i> | 5848 W. LAKE MEAD | ALL RESIDENTIAL | 647-3284 |
| 9 WILLIAM WORKMAN <i>WILLIAM WORKMAN</i> | 5800 Lake Mead | All Residential | 525-4413 |
| 10 WILLIAM WORKMAN <i>WILLIAM WORKMAN</i> | 5328 W. Lake Mead | all Residential | 646-0877 |
| 11 WILLIAM WORKMAN <i>WILLIAM WORKMAN</i> | 5328 W. Lake Mead | all Residential | 646-0877 |
| 12 WILLIAM WORKMAN <i>WILLIAM WORKMAN</i> | 5378 W. LAKE MEAD BLVD | " | 648-1490 |
| 13 WILLIAM WORKMAN <i>WILLIAM WORKMAN</i> | 5329 W. Lake Mead Blvd | Residential | 676-1238 |
| 14 WILLIAM WORKMAN <i>WILLIAM WORKMAN</i> | 5359 W. Lake Mead | Residential | 48-1343 |
| 15 Kevin McDonald | 5065 W. Lake Mead | Residential | 646-3703 |
| 16 Robert Criss | 5055 W. LAKE MEAD | RESIDENTIAL | 641-7686 |
| 17 Julie Criss | 5055 W. LAKE MEAD | " " | 641-7686 |
| 18 Danielle Barron | 5055 W. LAKE MEAD | " " | 641-7686 |
| 19 James Shields | 5055 W. LAKE MEAD | " " | 641-7686 |
| 20 WILLIAM WORKMAN <i>WILLIAM WORKMAN</i> | 1981 Fairhaven St | " " | 649-1319 |
| 21 WILLIAM WORKMAN <i>WILLIAM WORKMAN</i> | 1965 Leonard Lane | " " | 636-0760 |
| 22 WILLIAM WORKMAN <i>WILLIAM WORKMAN</i> | 1930 N. Michael Way | Keep single family Residential | 646-7076 |
| 23 WILLIAM WORKMAN <i>WILLIAM WORKMAN</i> | 1905 Michael Way | Residential | 648-8366 |
| 24 Richard D. Smedley | 1895 Michael Way | Residential | 647-2388 |
| 25 WILLIAM WORKMAN <i>WILLIAM WORKMAN</i> | 1895 Michael Way | Residential | 647-2388 |
| 26 WILLIAM WORKMAN <i>WILLIAM WORKMAN</i> | 1831 N. Michael Way | " | 212-5656 |
| 27 WILLIAM WORKMAN <i>WILLIAM WORKMAN</i> | 5054 W. LAKE MEAD BLVD | Residential | 646-8111 |
| 28 WILLIAM WORKMAN <i>WILLIAM WORKMAN</i> | 4900 W. Lake Mead | Residential | 648-2747 |
| 29 RICHARD DOHME | 5129 SANTO AVE. | RESIDENTIAL | 638-8717 |
| 30 WILLIAM WORKMAN <i>WILLIAM WORKMAN</i> | 5129 SANTO AVE. | RESIDENTIAL | 638-8717 |
| 31 WILLIAM WORKMAN <i>WILLIAM WORKMAN</i> | 5101 Eugene Ave | Residential | 648-1507 |
| 32 WILLIAM WORKMAN <i>WILLIAM WORKMAN</i> | 4898 Salmer Ave | Keep Residential | 646-1839 |
| 33 WILLIAM WORKMAN <i>WILLIAM WORKMAN</i> | 5352 W. Lake Mead | " " | 648-7427 |
| 34 WILLIAM WORKMAN <i>WILLIAM WORKMAN</i> | 5404 Salmer Ave | Keep residential | 647-1614 |
| 35 | | | |

34
309
+13
73

(73 SIGNATURES TOTAL)

Submitted at Planning Commission

Date 4/24/08 Item 32-34

PETITION TO OPPOSE A ZONE CHANGE FROM RESIDENTIAL TO C-1 COMMERCIAL

We the undersigned residents, and/or owners of homes in the Curtis Park Manor and residents surrounding these properties are opposed to and would like to voice our objections to a proposed zone change. This zone change would reclassify the 5 residential properties (1) at 4901 W. Lake Mead Blvd & Fairhaven St.(3) three properties at 3 corners of 5100-5201 W. Lake Mead Blvd & Leonard Lane and (1) at 5401 W. Lake Mead Blvd & Michael Way from R-E (Residential Estates) to C-1 (Commercial). We are further opposed to the construction of any type **Commercial Building** or **Business Facility** on these properties. Many of us are long time residents on or near W. Lake Mead Blvd and we propose that these properties were purchased to build **residential single family homes** so why change this zoning just to make **huge profits for a few**. Vacant business sites already erode our community. On individual properties, we might consider Professional Zoning and a Professional Building if noted below in ADDITIONAL COMMENTS. Our objections to these changes are noted by our signatures below:

(AS) G-P-A-27296, ZON-27297, SDR-27298

| NAME | ADDRESS | ADDITIONAL COMMENTS | PHONE # |
|------------------------|-----------------------|-------------------------|----------|
| 1 Terry Golding | 5001 Sawyer | Don't need int'l locatn | 646-7417 |
| 2 Chris MacMillan | 5353 Sawyer | | |
| 3 Mary Garcia | 5404 Reiter | | |
| 4 Catherine Scott | 5276 Sawyer Ave. | | 897-1319 |
| 5 Del Salazar | 5030 REITER | GOOD IDEA | |
| 6 Myra Williams | 5104 Auburn Ave | | 3243758 |
| 7 Roger Thomas | 4976 Sawyer | | 512-1884 |
| 8 Lorie Thomas | 4976 Sawyer | | 512-1884 |
| 9 Lori Barker | 5007 Reiter | | 648-8703 |
| 10 John Barker | 5007 Reiter | | " |
| 11 Marjorie Jones | 4871 Auburn Ave | | 631-9205 |
| 12 Linda Mason | 5197 Stacey | | 642-0135 |
| 13 Edw. Elz | 5431 STACEY | | 688-9076 |
| 14 Audrey Clark | 5431 STACEY | | 648-9075 |
| 15 Diana Ziegler | 4950 Reiter | | 648-5803 |
| 16 Ron Flesher | 5404 Sawyer | | 304-1891 |
| 17 Jimmy Herward | 5080 W LAKE MEAD BLVD | | 647-3968 |
| 18 Laurie Priest | 5274 Stacey Ave | | 646-1321 |
| 19 Sara Lasswell | 5053 Sawyer | | 647-3694 |
| 20 Steve McLaughlin | 5300 SAWYER | | 646-1396 |
| 21 Joyce Rossiter | 5197 AUBORN | | 648-6258 |
| 22 Sandy Beall | 5353 Auburn | | 598-3869 |
| 23 Joe Bailey | 4871 STACEY | | 648-2180 |
| 24 Marilyn Bailey | 4871 STACEY | | 648-2180 |
| 25 Keith Ann Snow | 5197 REITER | | 454-2496 |
| 26 Mary & Frank Bundra | 5079 Sawyer Ave | | 604-6700 |
| 27 Coretta Haley | 5171 Stacey Ave | | 501-5197 |
| 28 Sam Healey | 5144 EUGENE AVE. | | 648-3419 |
| 29 James W Smith | 5196 Eugene Ave | | 437-8990 |
| 30 ANNE HOLLINGER | 5320 EUGENE AVE | | |
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PETITION TO OPPOSE A ZONE CHANGE FROM RESIDENTIAL TO C-1 COMMERCIAL

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(AS) GPA - 27296, ZON - 27297, SDR - 27298

| NAME | ADDRESS | ADDITIONAL COMMENTS | PHONE # |
|------------------|-------------------------|---------------------|----------|
| 1 ROGER GANDHI | 5399 W. LAKE MEAD BLVD. | | 648-9878 |
| 2 RON JALK | 5399 W. LAKE MEAD BLVD. | | 648-9878 |
| 3 Jonel Cornea | 1915 N. Michael Way | | 354-3573 |
| 4 Carl Partridge | 1318 Eugene Ave | For Vague | 648-2527 |
| 5 | | | |
| 6 | | | |
| 7 KIM L. BUSH | 5327 AUDAIN AV | RESIDENTIAL | 645-7537 |
| 8 EDWARD J. | 5252 EUGENE AVE | RESIDENTIAL | |
| 9 JAMIE ROMER | 5287 EUGENE AVE | RESIDENTIAL | 636-0212 |
| 10 DAN GOUKER | 5375 EUGENE | RESIDENTIAL | 683-3464 |
| 11 CRISTO RUIZ | 5404 EUGENE AVE | RESIDENT | 596-4875 |
| 12 | | | |
| 13 | | | |

(ADDITIONAL NAMES)

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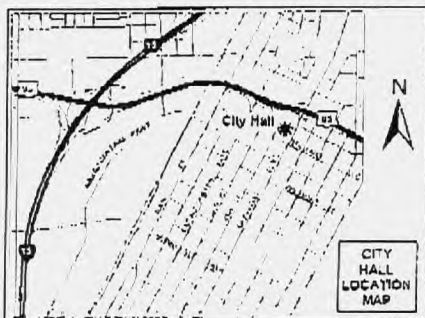
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

* Put commercial ventures with
commercial areas, not in
the middle of a nice
neighborhood.



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MAILED FROM ZIP CODE 89101

Return Service Requested Official Notice of Public Hearing



* We have made this area a secure
place to raise our family - took
a lot of time, though. We do not
want to put out an invitation now
to loiterers and vandals, which
always goes with such a venture.

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☐ I SUPPORT
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☒ I OPPOSE
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Please use available blank space on card for your comments.
GPA-27296 & ZON-27297

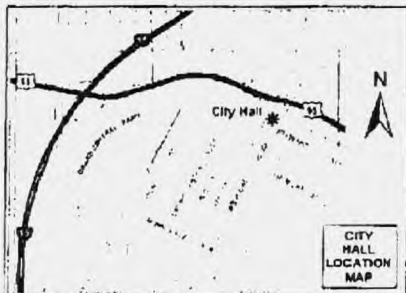
13824710015
HENRY MICHAEL
1940 JOELLA ST
LAS VEGAS NV 89108-2309

Case: GPA-27296

32-33
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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I SUPPORT
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I OPPOSE
this Request

Please use available blank space on card for your comments.
GPA-27296 & ZON-27297



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Case: GPA-27296
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MICHAEL VILLAGE L L C
1000 N GREEN VALLEY PKWY #440
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HENDERSON NV 89074-6172

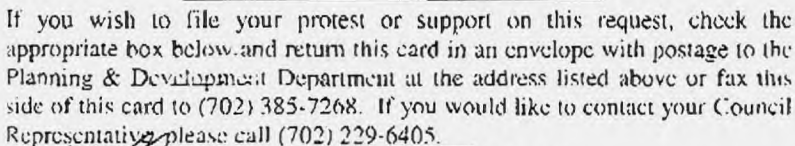
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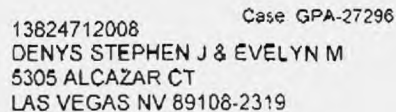
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Return Service Requested

Official Notice of Public Hearing



Please use available blank space on card for your comments.
GPA-27296 & ZON-27297



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Apr. 12 2008 02:47PM P1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: AUGUST 6, 2008**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

ZON-27297 - REZONING RELATED TO GPA-27296 - PUBLIC HEARING - APPLICANT: PRIMACK FAMILY COMPANIES, LLC - OWNER: MICHAEL VILLAGE, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) TO: C-1 (LIMITED COMMERCIAL) on 1.97 acres at the southwest corner of Lake Mead Boulevard and Michael Way (APNs 138-24-305-001 and 003), Ward 5 (Barlow). The Planning Commission (7-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

89

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

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RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend DENIAL.

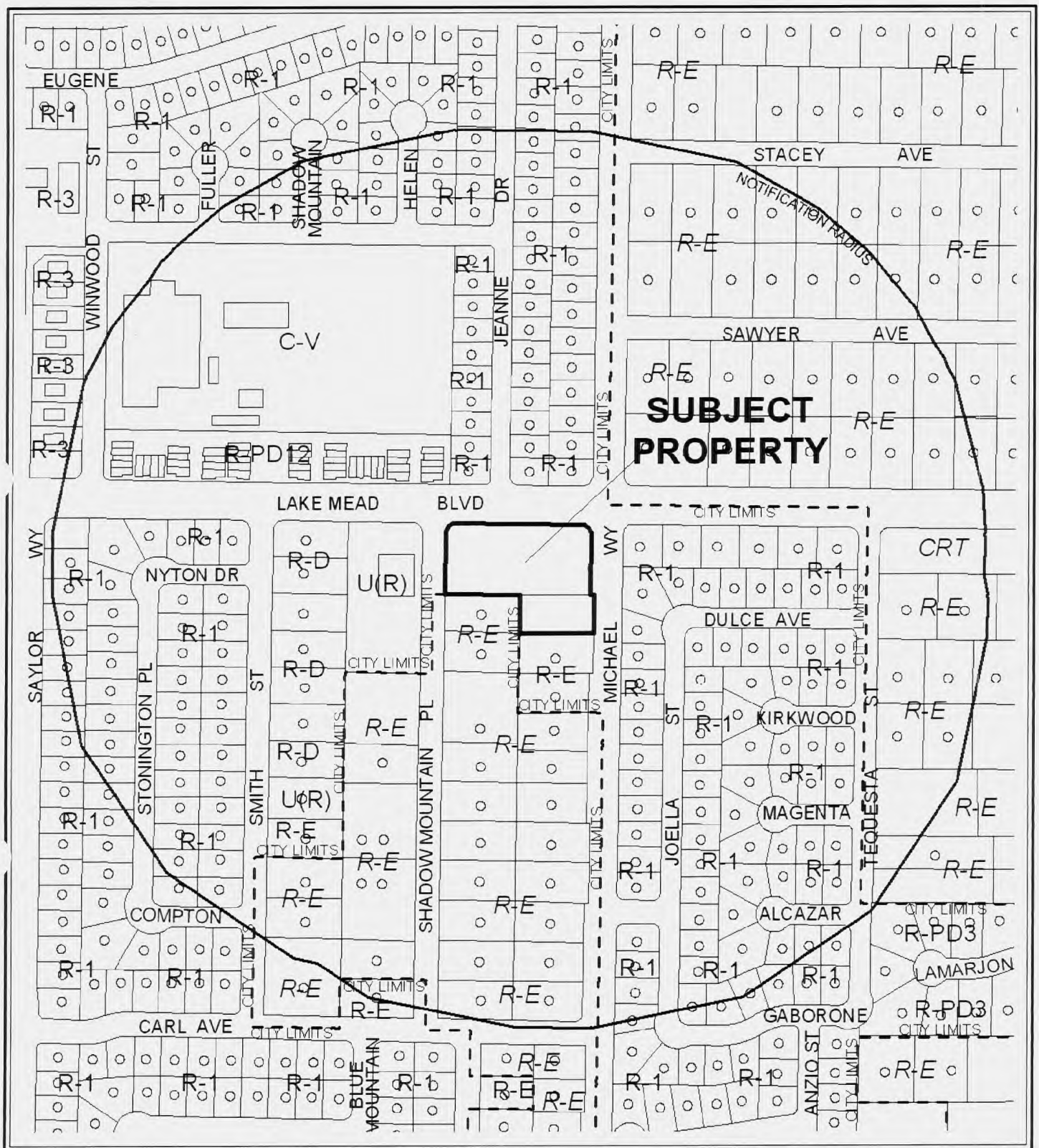
BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Withdrawal Without Prejudice Letter Submitted by Primack Family Companies
7. Backup Referenced from the 06-26-08 Planning Commission Meeting Item 22

Motion made by GARY REESE to Hold in abeyance Items 88-90, 100 and 129 to 8/20/2008 and Withdraw without prejudice Items 110-112

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)



0 300 600 Feet

CASE: ZON-27297

RADIUS: 1000 FT

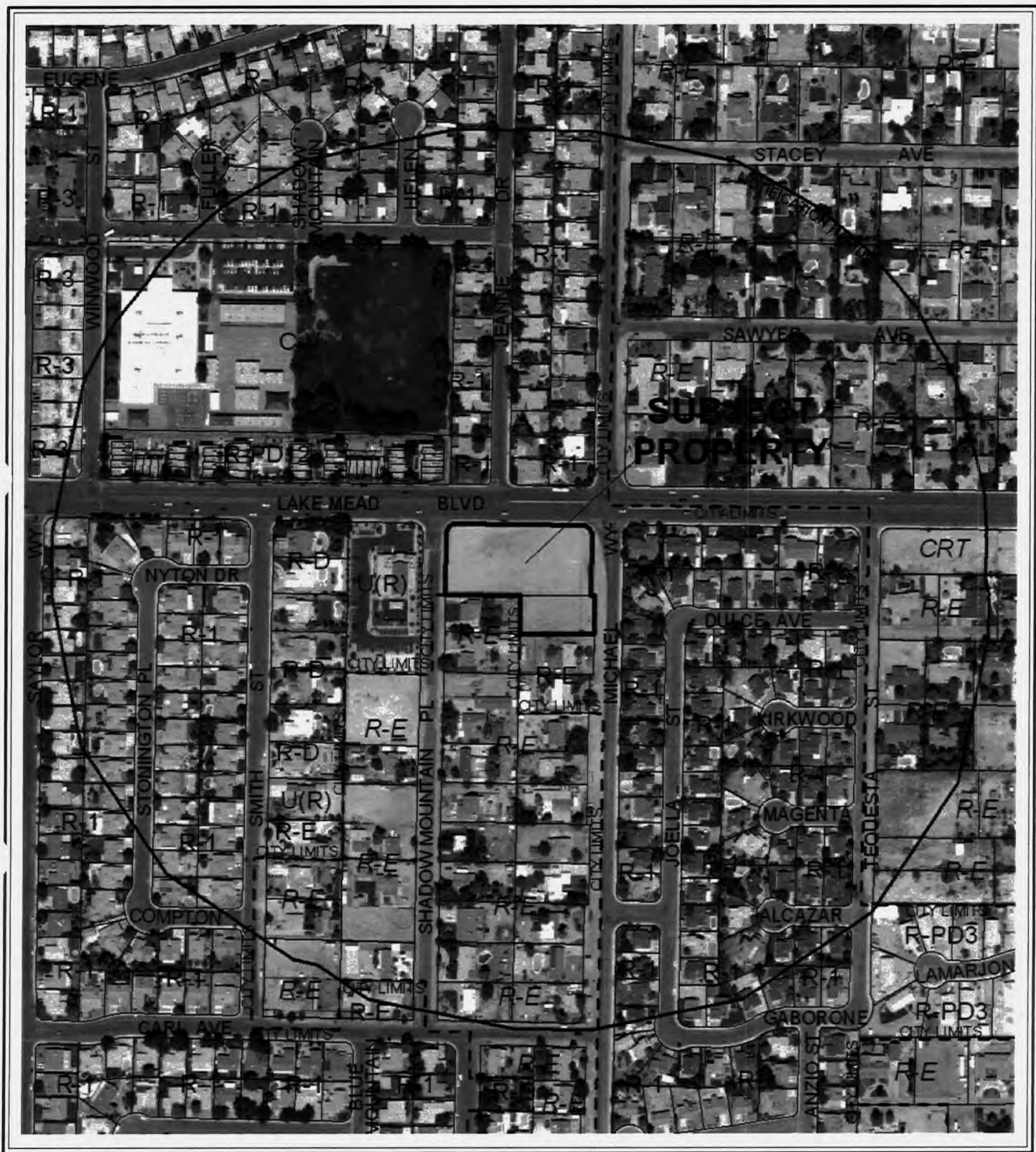
ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)





0 300 600 Feet



CASE: ZON-27297

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 6, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ZON-27297 - APPLICANT: PRIMACK FAMILY COMPANIES,
LLC - OWNER: MICHAEL VILLAGE, LLC**

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend DENIAL.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from R-E (Residence Estate) Under Resolution of Intent to R-PD4 (Residential Planned Development – 4 Units Per Acre) to C-1 (Limited Commercial) on 1.97 acres at the southwest corner of Lake Mead Boulevard and Michael Way.

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i> | |
|---|---|
| 08/19/99 | The City Council approved an update of the Southwest Sector Map (GPA-0023-99) of the city of Las Vegas General Plan. On this map, the subject properties were designated for R (Rural Residential) land uses, with a maximum density of 3.5 dwelling units per acre. |
| 09/06/00 | The City Council approved the Las Vegas 2020 Master Plan. This site is within the Neighborhood Revitalization Area as described in the Plan. |
| 01/18/06 | The City Council approved a General Plan Amendment (GPA-7323) to reclassify the property to an L (Low Density Residential) land use classification; an associated request for Rezoning (ZON-7470) to R-PD4 (Residential Planned Development - 4 Units Per Acre) from R-E (Residence Estates), a Variance (VAR-7535) to reduce the minimum area required for formation of an R-PD (Residential Planned Development), a Waiver (WVR-10086) to allow approximately 145 feet between street intersections where 220 feet is the minimum offset required, and a Site Development Plan Review (SDR-7473) for an 11-lot single-family residential development. |
| 10/06/07 | The Planning Commission approved the applicants request to Withdraw Without Prejudice a General Plan Amendment (GPA-24477) to Amend a portion of the Southwest Sector Plan from L (Low Density Residential) to SC (Service Commercial), a Rezoning (ZON-24478) from R-E (Residential Estates) under a Resolution of Intent to R-PD4 (Residential Planned Development – 4 Units Per Acre) to C-1 (Limited Commercial) and a Site Development Plan Review (SDR-24479) for a 15,030 square foot General Retail Development and Restaurant with Drive-Through on 1.96 acres at the southwest corner of Lake Mead Boulevard and Michael Way. |

| | |
|--|--|
| 06/26/08 | <p>The Planning Commission recommended denial of companion items GPA-27296 and SDR-27298 concurrently with this application.</p> <p>The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #22/jm).</p> |
| Related Building Permits/Business Licenses | |
| There are no Building Permits or Business Licenses associated with either parcel (APN 138-24-305-001 and 003) of the subject site. | |

| | |
|--------------------------------|---|
| Pre-Application Meeting | |
| 02/29/08 | A pre-application meeting was held with staff to discuss the process of submitting a request to construct a medical office complex on two undeveloped parcels. Staff then discussed the submittal requirements for a General Plan, Rezoning and Site Development Plan. |
| Neighborhood Meeting | |
| 03/25/08 | <p>A neighborhood meeting was held on Tuesday, March 25, 2008 at 5:30 p.m. in the Multi-Purpose Room at the Paul Culley Elementary School located at 1200 Mallard Avenue, Las Vegas, NV 89108. Two applicants, one city staff and 18 members of the public were in attendance. Concerns expressed were the following:</p> <ul style="list-style-type: none"> • Traffic on Michael Way • Hours of operation • Leave it residential <p>No one present was in favor of project.</p> |

| | |
|--------------------|--|
| Field Check | |
| 03/24/08 | <p>The following observations were made by Planning and Development Staff during a routine field check:</p> <ul style="list-style-type: none"> • Undeveloped property with existing eight-foot wall on the west and portion of the south perimeter. No wall adjacent to Single Family Residence located at 1950 North Michael Way. • Large-lot residential properties with horses adjacent to the south. • Church located to the west of the property on R-E (Residence Estates) zoned property. <p>The area is primarily residential in character.</p> |

| | |
|---------------------------------------|------------|
| Details of Application Request | |
| Site Area | |
| Net Acres | 1.97 acres |

| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|----------------------|-------------------|-----------------------------|--|
| Subject Property | Undeveloped | L (Low Density Residential) | R-E (Residential Estates) under a Resolution of Intent to R-PD4 (Residential Planned Development – 4 Units per Acre) |

| | | | |
|-------|---------------------------|--|--|
| North | Single-Family Residential | L (Low Density Residential) | R-1 (Single-Family Residential) |
| South | Single-Family Residential | R [(Rural Density Residential) Clark County] | R-E [(Residential Estates) Clark County] |
| East | Single-Family Residential | L (Low Density Residential) | R-1 (Single-Family Residential) |
| West | Church | R (Rural Density Residential) | U (Undeveloped) |

| <i>Special Districts/Zones</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
|--|------------|-----------|-------------------|
| Special Area Plan | | X | NA |
| <i>Special Districts/Zones</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
| Special Purpose and Overlay Districts | | X | NA |
| Trails | X | | Y* |
| Rural Preservation Overlay District | | X | NA |
| Development Impact Notification Assessment | | X | NA |
| Project of Regional Significance | | X | NA |

A Pedestrian Path is required along Lake Mead Boulevard, per the Master Plan Transportation Trails Element. This particular path is to consist of a five-foot sidewalk next to curb with a minimum five-foot landscape island behind it. The applicant has provided adequate demonstration of compliance on the provided landscape plan and will be required to develop the path as a condition of approval for this development.

ANALYSIS

The applicant is requesting a Rezoning from the existing R-E (Residence Estates) zoning district Under Resolution of Intent to R-PD4 (Residential Planned Development – 4 Units Per Acre) zoning district to the C-1 (Limited Commercial) zoning district. A related General Plan Amendment (GPA-27296) has been requested to accommodate a change in land use for two parcels that previously approved for a residential development. Although the applicant is requesting a commercial zoning district that is in compliance with the requested General Plan Amendment, the two requests in total would constitute “spot zoning” as defined in Title 19.20 as such:

“Rezoning of a lot or parcel or parcel of land to benefit an owner for a use incompatible with surrounding land uses and that does not further the General Plan.”

Because the applicant’s proposal for a Rezoning to the C-1 (Limited Commercial) zoning district for a Medical Office, Clinic and Retail Development cannot be accomplished without resulting in the two parcels being zoned in isolation from the adjacent residential properties, staff recommends denial.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. “The proposal conforms to the General Plan.”

The proposed SC (Service Commercial) Land Use designation on two parcels currently designated as L (Low Density Residential) is not compatible with the existing R (Rural Density Residential) and L (Low Density Residential) properties that surround the subject site. Because the increase in the intensity of use has created this incompatibility, staff recommends denial of this request, and the affiliated General Plan Amendment (GPA-27296) and Site Development Plan Review (SDR-27298).

2. “The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.”

Although the requested C-1 (Limited Commercial) zoning district is the appropriate zoning district for the requested SC (Service Commercial) land use designation, this commercial district is incompatible with the surrounding residentially zoned properties.

3. “Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”

A previous approval for an 11-lot single family development (ZON-7470 and SDR-7473) has demonstrated that the current L (Low Density Residential) Land Use designation may provide for a viable residential proposal. There is little demonstration that growth and development factors would warrant the spot zoning of these two parcels to accommodate a 20,000 square-foot Medical Office, Clinic and Retail Development that is not compatible with the surrounding single family residences.

4. “Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”

Site access is adequately provided primarily by Lake Mead Boulevard, classified as a 100-foot wide Primary Arterial by the Master Plan Streets and Highways, through a centrally located driveway at the side of the property. Secondary access is also provided off of Michael Way, an 80-foot wide Secondary Collector Street, which primarily serves the neighborhood residents.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 322 by Planning Department

APPROVALS 2

PROTESTS 89



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-27297** APN: 138-24-305-001 & 003

Name of Property Owner: Michael Village , LLC

Name of Applicant: Primack Family Companies, LLC

Name of Representative: Primack Family Companies, LLC

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): _____

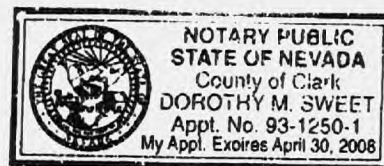
APN: _____

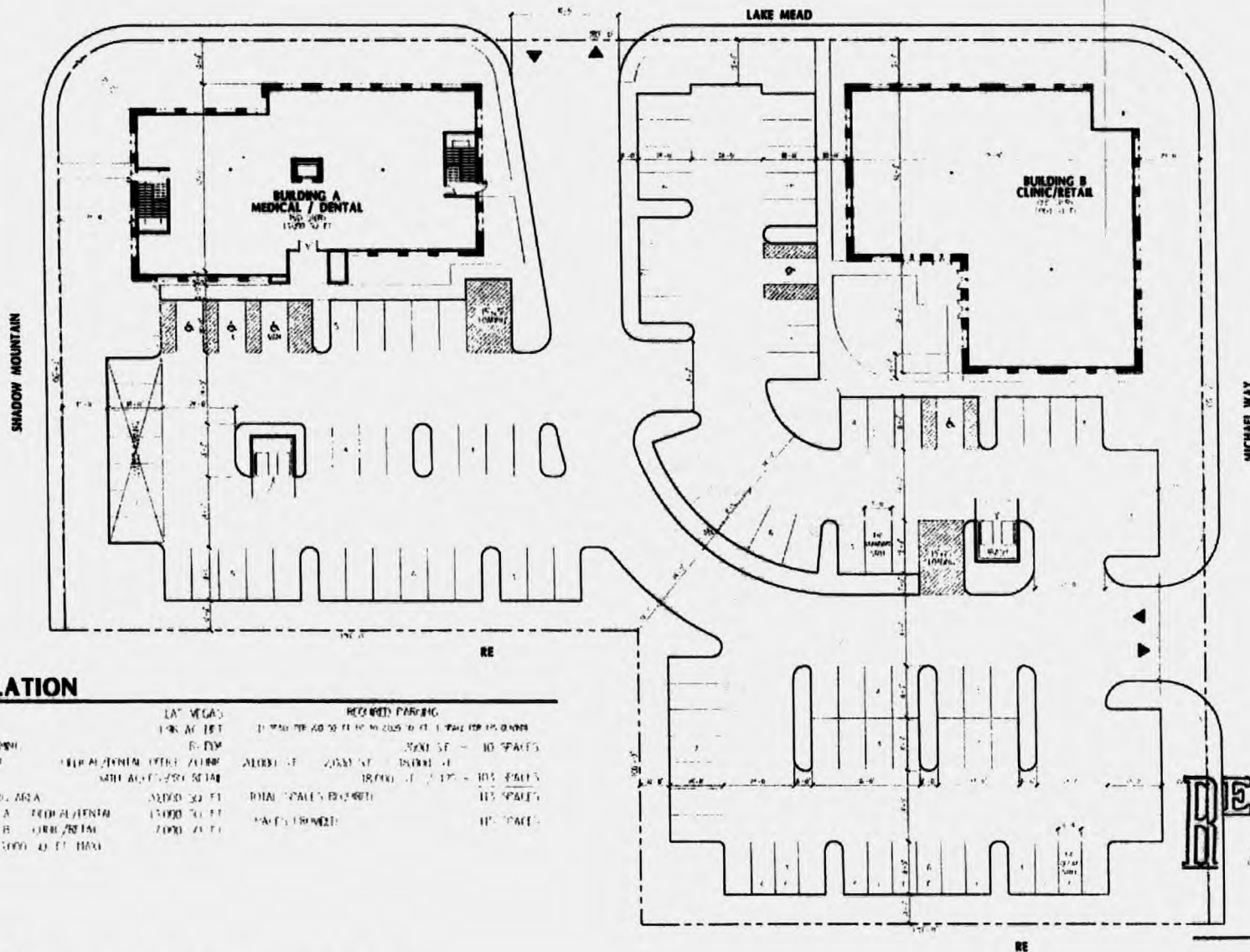
Signature of Property Owner: Brett Primack

Print Name: Brett Primack

Subscribed and sworn before me

This 10 day of March, 20 08
Dorothy M Sweet
Notary Public in and for said County and State





TABULATION

| DESCRIPTION | LOT VEGAS | REQUIRED PARKING |
|-------------------|----------------------------|----------------------------|
| LOT AREA | 1.00 AC. (108,000 SQ. FT.) | 1.00 AC. (108,000 SQ. FT.) |
| REQUIRED LOT AREA | 1.00 AC. (108,000 SQ. FT.) | 1.00 AC. (108,000 SQ. FT.) |
| REQUIRED LOT AREA | 1.00 AC. (108,000 SQ. FT.) | 1.00 AC. (108,000 SQ. FT.) |
| REQUIRED LOT AREA | 1.00 AC. (108,000 SQ. FT.) | 1.00 AC. (108,000 SQ. FT.) |
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| REQUIRED LOT AREA | 1.00 AC. (108,000 SQ. FT.) | 1.00 AC. (108,000 SQ. FT.) |
| REQUIRED LOT AREA | 1.00 AC. (108,000 SQ. FT.) | 1.00 AC. (108,000 SQ. FT.) |

SITE PLAN

MICHAEL HEALTH PLAZA

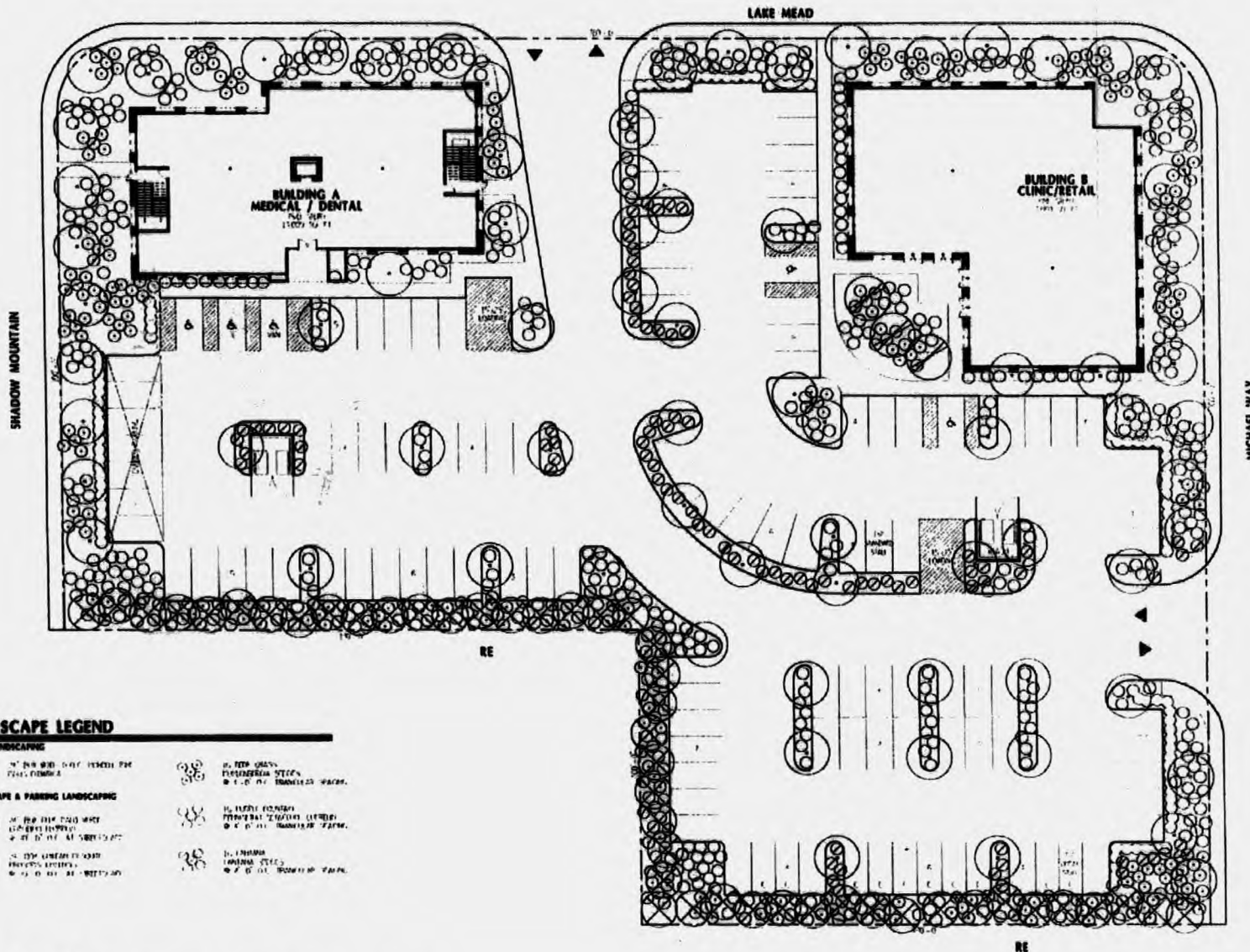
MICHAEL VILLAGE, LLC



ZON-27297

REVISED

04/24/08 PC



LANDSCAPE LEGEND

EXISTING LANDSCAPING

1. 4" DIA. 10' H. TREES FOR
PLANTING

STREETSCAPE & PARKING LANDSCAPING

1. 4" DIA. 10' H. TREES FOR
PLANTING

1. 4" DIA. 10' H. TREES FOR
PLANTING

1. 4" DIA. 10' H. TREES FOR
PLANTING

1. 4" DIA. 10' H. TREES FOR
PLANTING

1. 4" DIA. 10' H. TREES FOR
PLANTING

LANDSCAPE PLAN

MICHAEL HEALTH PLAZA

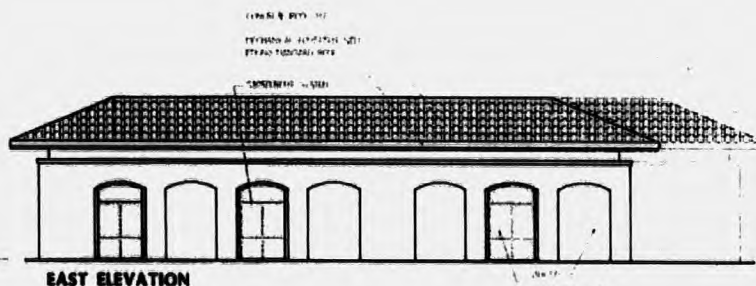
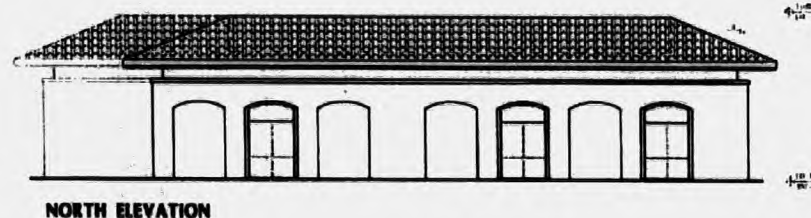
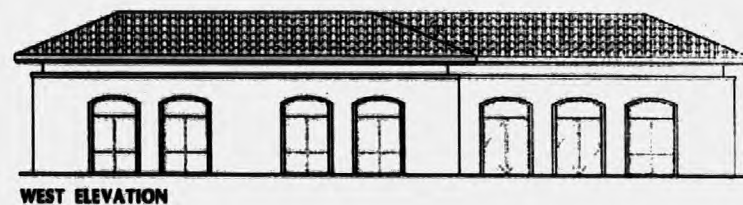
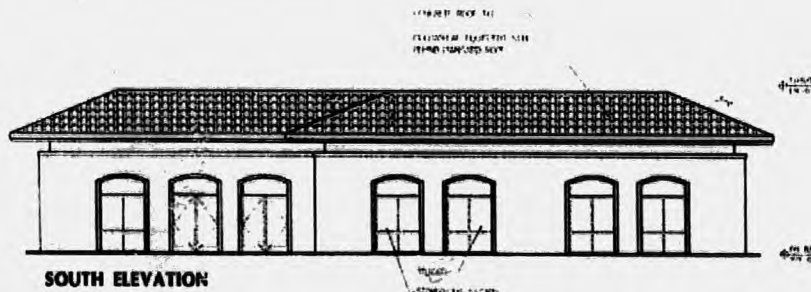
MICHAEL VILLAGE, LLC

ZON-27297

REVISED

04/24/08 PC





BUILDING - B - CLINIC / RETAIL
EXTERIOR ELEVATIONS

MICHAEL HEALTH PLAZA

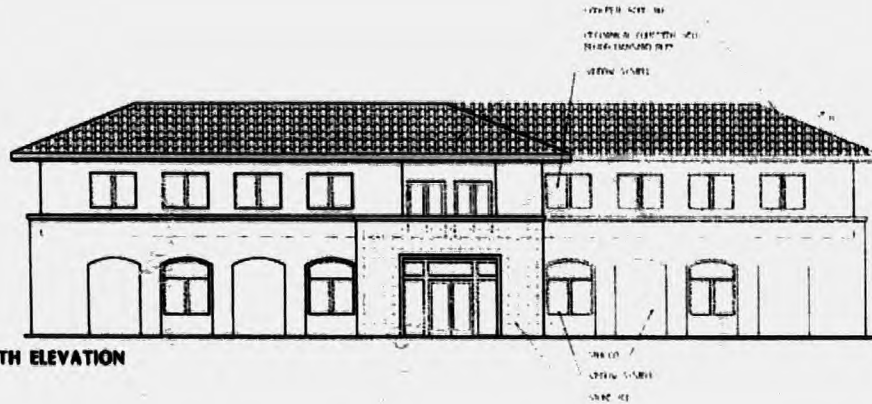
MICHAEL VILLAGE, LLC

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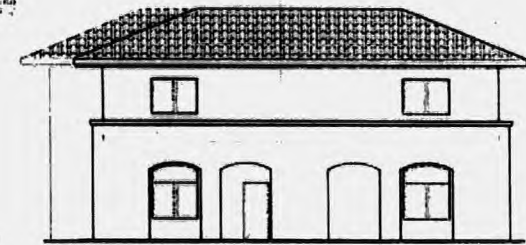


ZON-27297
REVISED
04/24/08 PC

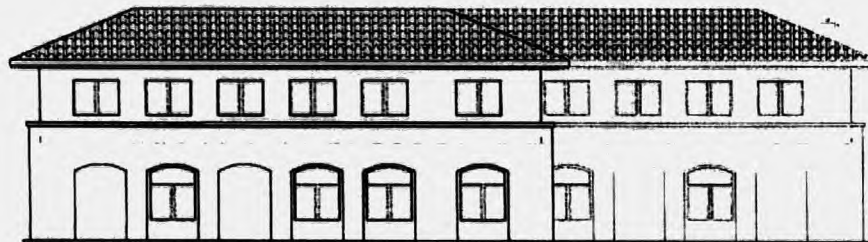
SOUTH ELEVATION



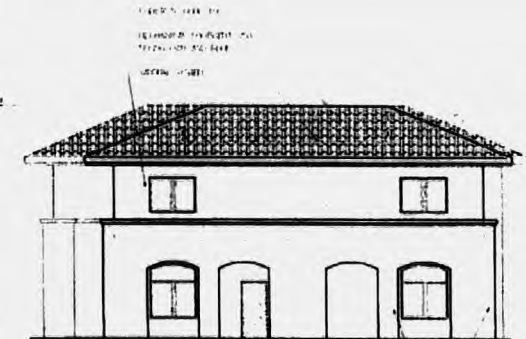
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



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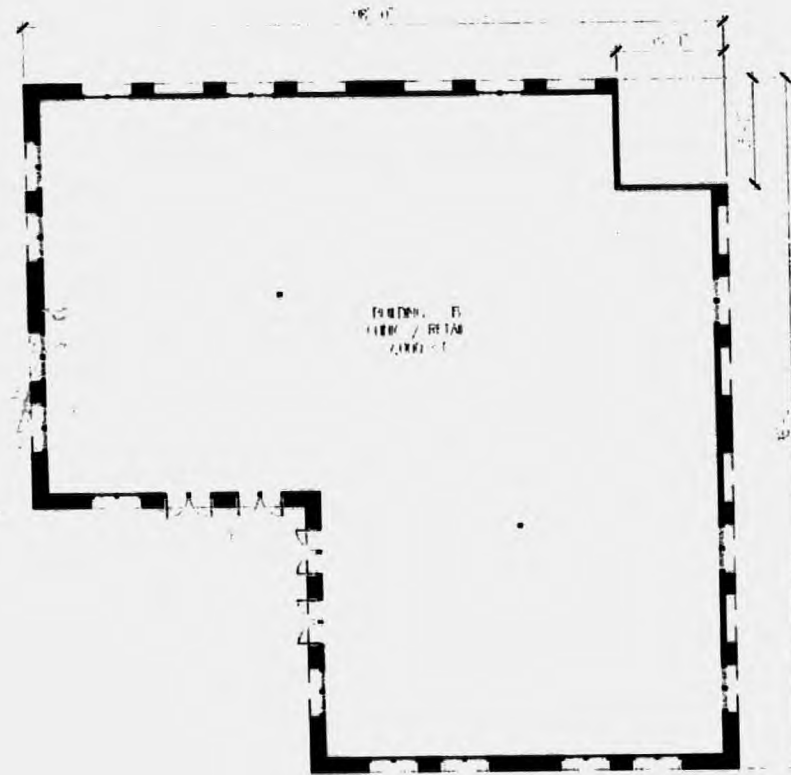
BUILDING - A - MEDICAL / DENTAL
EXTERIOR ELEVATIONS

MICHAEL HEALTH PLAZA

MICHAEL VILLAGE, LLC



ZON-27297
REVISED
04/24/08 PC



BUILDING - B - CLINIC / RETAIL
FLOOR PLAN - 7,000 s.f.

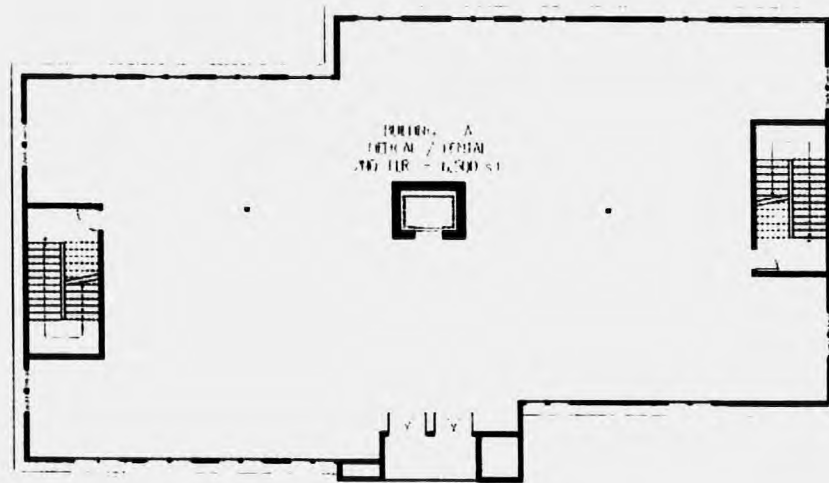
MICHAEL HEALTH PLAZA

MICHAEL VILLAGE, LLC

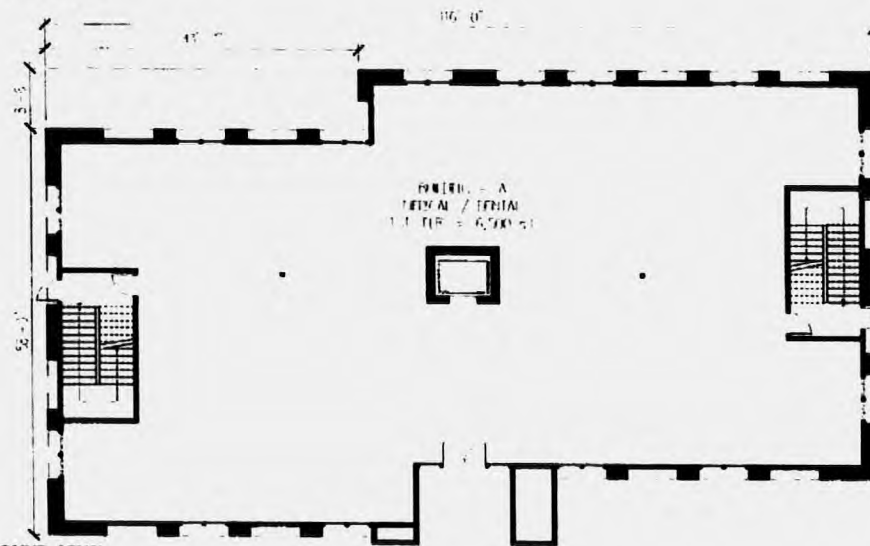
RE



ZON-27297
REVISED
04/24/08 PC



SECOND FLOOR



GROUND LEVEL

BUILDING - A - MEDICAL / DENTAL
FLOOR PLAN - 13,000 s.f.

MICHAEL HEALTH PLAZA

MICHAEL VILLAGE, LLC

RECEIVED



ZON-27297
REVISED
04/24/08 PC



ZON-27297 - APPLICANT: PRIMACK FAMILY COMPANIES, LLC - OWNER: MICHAEL VILLAGE, LLC
SOUTHWEST CORNER OF LAKE MEAD BOULEVARD AND MICHAEL WAY
JUNE 26, 2008 PLANNING COMMISSION

03/25/08



ZON-27297 - APPLICANT: PRIMACK FAMILY COMPANIES, LLC - OWNER: MICHAEL VILLAGE, LLC
SOUTHWEST CORNER OF LAKE MEAD BOULEVARD AND MICHAEL WAY
JUNE 26, 2008 PLANNING COMMISSION

03/25/08



ZON-27297 - APPLICANT: PRIMACK FAMILY COMPANIES, LLC - OWNER: MICHAEL VILLAGE, LLC
SOUTHWEST CORNER OF LAKE MEAD BOULEVARD AND MICHAEL WAY
JUNE 26, 2008 PLANNING COMMISSION

03/25/08



ZON-27297 - APPLICANT: PRIMACK FAMILY COMPANIES, LLC - OWNER: MICHAEL VILLAGE, LLC
SOUTHWEST CORNER OF LAKE MEAD BOULEVARD AND MICHAEL WAY
JUNE 26, 2008 PLANNING COMMISSION

03/25/08



ZON-27297 - APPLICANT: PRIMACK FAMILY COMPANIES, LLC - OWNER: MICHAEL VILLAGE, LLC
SOUTHWEST CORNER OF LAKE MEAD BOULEVARD AND MICHAEL WAY
JUNE 26, 2008 PLANNING COMMISSION

03/25/08

Michael Village, LLC

City of Las Vegas
Planning & Development Department
731 S. 4th Street
Las Vegas, NV. 89101

3.10.08

RE: Justification Letter at MICHAEL OFFICE PLAZA® (APN # 138-24-305-001,003)

Applicant: Primack Family Companies, LLC, Brett R. Primack, Managing Member

Applicant requests approval of a GPA, Zone Change, and Site Design Review for the development of Medical Office Park on approximately 1.97 net acres located at the Southwest corner of W. Lake Mead Blvd and N. Michael Way, Las Vegas, NV. 89108. The proposed Medical Office Park development includes 2 buildings. Building A is designed to be a medical office building consisting of 2 stories totaling 13,000 square foot. Building B includes a single story 7,000 square foot building with a primary use as a medical clinic and medical supporting retail (i.e. pharmacy, medical supplies, coffee shop). Based on parking estimations, the applicant has included the required 113 parking spaces.

With the knowledge that the uses mentioned above require several different zoning designations, the applicant intends to request a C-1 zoning designation. In this case C-1 will allow all requested uses mentioned above. In the C-1 setback requirements, the project meets or exceeds all required setbacks. The applicant is requesting a General Plan Amendment from L to SC.

The site has 370' frontage onto Lake Mead Pkwy, 280' frontage on Michael Way, and 180' frontage on Shadow Mountain. To minimize traffic onto residential roads, the applicant has provided two means of ingress/egress. The primary ingress point is on Lake Mead Pkwy near an existing bus stop. The applicant understands that Lake Mead access point will be a right in and a right out only. The second point of ingress is on Michael Way allowing a buffer zone between the existing stop light at the SW corner of Lake Mead/Michael and the residential neighbors.

The proposed landscape plan shows a 10' landscape strip on Michael, Shadow Mountain, and adjacent to two neighbors to the South. When fronting on Lake Mead, the plan allows a 20' landscape strip. When fronting on Shadow and Michael a 15' landscape strip has been provided. A 10' landscape buffer has been provided along all adjacent residential. The buffer landscaping detail includes a mix of pine trees and shrubs.

Applicant meets all parking requirements with a total of 113 spaces required and provided. There is a mix of 79 standard spaces, 34 compact spaces, 5 handicap spaces, and 2 truck loading spaces. Applicant has provided one bay of 7 covered spaces fronting onto Shadow Mountain.

The distance between the closest adjacent residential property line from Building A is 122' which is greater than 3 times the height of the 2 story Building A. The distance between the closest adjacent residential property line from Building B is 114' which is greater than 3 times the height of the 1 story Building A.

RECEIVED

1000 N. Green Valley Parkway, Suite #440-355, Henderson, NV. 89074
Phone: 702.858.4052 Fax: 702.269.4654 email: bcvegas@yahoo.com

MAR 11 2008

ZON-27297
04/24/08 PC

Michael Village, LLC

The Architectural Plan includes a residential in nature building type using residential exterior building materials. The building is designed with concrete S-shaped roof tiles and stucco exterior. The architect has also designed an abundance of windows to give the building additional residential detailing.

The assemblage of nearly 3 gross acres of vacant ground was at one time intended to be ½ acre single family home sites. The completion of I-95 together with a new exit at Lake Mead spurred community growth to the east and west of the new freeway. Parcels along Lake Mead were annexed from the County into the City of Las Vegas. With the explosion of growth and traffic, the City issued an SID to improve W. Lake Mead, W. Lake Mead became a 100' right of way, and a traffic light was installed at the corner of N. Michael Way and W. Lake Mead.

The traffic engineer at Kimley Horn and Associates, Inc. has studied the project and has determined that the density will add little impact to the already existing 100' and 80' streets.

Although, the General Plan shows the neighboring homes to the South as R; this parcel is adjacent on one side only by parking with over 185' separation. Across Shadow Mountain to the West is a new church. Across Michael to the East is a subdivision of single family homes. Across Lake Mead to the North is a multi family development. With this parcel abutting Lake Mead Blvd, the applicant believes this intended use would become an excellent buffer to Lake Mead for its residential surroundings. As inflation of vacant land prices continues, as well as tremendous growth in traffic, it is no longer practical or desirable to develop 3 rural homes sites fronting onto a 100' boulevard such as W. Lake Mead Blvd. As proposed, the applicant believes this proposal to promote public health, safety, and general welfare in accordance with LVMC 19.18.030.

The applicant is not requesting any waivers. In addition the applicant has worked closely with Councilman Barlow's office and the adjacent neighbors to find a compatible commercial use development. On February 12, 2008 the applicant submitted a preliminary plan to Councilman Barlow's office for a neighborhood meeting hosted by Councilman Barlow. The plan was presented by Ricki Barlow for feedback from the neighborhood. The feedback for the proposed Health Plaza was overwhelmingly positive for all that were in attendance. It is believed that this proposed development meets or exceeds the requests and needs of the neighborhood.

Thank you for your cooperation with these matters.

Respectively,



Brett Primack
Managing Member
Primack Family Companies, LLC
file: Michael Health Plaza Justification Letter 3.10.08

RECEIVED

MAR 11 2008

1000 N. Green Valley Parkway, Suite #440-355, Henderson, NV. 89074
Phone: 702.858.4052 Fax: 702.269.4654 email: bcvegas@yahoo.com

ZON-27297
04/24/08 PC

PRIMACK
Family Companies

7/23/08

City Clerks Office
Attn: Beverly K. Bridges
City Hall, First Floor
400 Stewart Ave.
Las Vegas, NV 89101

RE: GPA-27296 ; ZON-27297 ; SDR-27298

Please accept this letter as a request to withdraw without prejudice GPA-27296 ; ZON-27297 ; SDR-27298. After many discussions with the surrounding neighbors of the subject property, have decided to go another direction. If you have any questions, then please call Brett Primack at 702-858-4051.

Sincerely,

Brett Primack, Managing Member
Primack Family Companies, LLC

RECEIVED
CITY CLERK
2008 JUL 23 P 2:54

1000 North Green Valley Parkway • Suite 440 – 355 • Henderson, NV 89074
P: 702.858.4051 • F: 702.269.4654
www.PrimackFamilyCompanies.com

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

QUESTION FROM CITY COUNCILMAN: "THE RESIDENTS PREFER DONE WITH THE VACANT PROPERTIES ON W. LAKE MEAD BLVD (DECATUR THRU MICHAEL WAY)? THIS QUESTION PROMPTED THIS PETITION:

PETITION TO OPPOSE A ZONE CHANGE FROM RESIDENTIAL TO C-1 COMMERCIAL

We the undersigned residents, and/or owners of homes in the Curtis Park Manor and residents surrounding these properties are opposed to and would like to voice our objections to a proposed zone change. This zone change would reclassify the 5 residential properties (1) at 4901 W. Lake Mead Blvd & Fairhaven St. (3) three properties at 3 corners of 5100-5201 W. Lake Mead Blvd & Leonard Lane and (1) at 5401 W. Lake Mead Blvd & Michael Way from R-E (Residential Estates) to C-1 (Commercial). We are further opposed to the construction of any type **Commercial Building** or **Business Facility** on these properties. Many of us are long time residents on or near W. Lake Mead Blvd and we propose that these properties were purchased to build **residential single family homes** so why change this zoning just to make **huge profits for a few**. Vacant business sites already erode our community. On individual properties, we might consider Professional Zoning and a Professional Building if noted below in ADDITIONAL COMMENTS. Our objections to these changes are noted by our signatures below:

ALSO: LOT @ 4800 W. LAKE MEAD & DECATUR: RESIDENTIAL ONLY (RE)...

(AS) REF# GPA-27296, ZON-27297, SDR-27298

| NAME | ADDRESS | ADDITIONAL COMMENTS | PHONE # |
|--|------------------------|--|----------|
| 1 WILLIAM DOHME ^{DOHME} | 4924 W. LAKE MEAD | ALL RES. PREFERRED PREFERRED FOR C-1 LAKE MEAD | 648-8403 |
| Mario Guerrero ^{MR.} | 5028 W. Lake Mead | All residential | 630-0408 |
| 3 Ada Andersen | 5028 W. Lake Mead | All residential | ↑ |
| 4 Stan Andersen | 5028 W. Lake Mead | all residential | ↑ |
| 5 Mary Hernandez | 5080 W. Lake Mead | all residential | |
| 6 TROY NIELSON | 5170 W. Lake Mead | 911 residential | |
| 7 Connie Larsen | 5222 W. Lake Mead | 411 Residential | 648-9407 |
| 8 William Workman | 5848 W. LAKE MEAD | All RESIDENTIAL | 647-3284 |
| 9 Robert Jany | 5800 Lake Mead | All Residential | 325-4413 |
| 10 Duane Greaser | 5328 W. Lake Mead | all Residential | 646-0877 |
| 11 Duane Greaser | 5328 W. Lake Mead | all Residential | 646-0877 |
| 12 John Vitar | 5370 W. LAKE MEAD BLVD | " | 648-1490 |
| 13 Mihida White | 5329 W. Lake Mead Blvd | Residential | 678-1238 |
| 14 John Wenne | 5359 W. Lake Mead | Residential | 43-1243 |
| 15 Kevin McDonald | 5065 W. Lake Mead | Residential | 646-3703 |
| 16 Robert Criss | 5055 W. LAKE MEAD | RESIDENTIAL | 641-7686 |
| 17 Julie Criss | 5055 W. LAKE MEAD | " " | 641-7686 |
| 18 Danielle Barron | 5055 W. LAKE MEAD | " " | 641-7686 |
| 19 James Shields | 5055 W. LAKE MEAD | " " | 641-7686 |
| 20 Yvonne Corral | 1981 Fairhaven St | " " | 649-1319 |
| 21 Robert C. Morris | 1965 Leonard Lane | " " | 636-0760 |
| 22 Robert C. Morris ^{Sharon Butler} | 1930 N. Michael Way | Keep single family Residential | 646-7076 |
| 23 Robert Gill | 1905 Michael Way | Residential | 648-8346 |
| 24 Richard D. Smedley | 1895 Michael Way | Residential | 647-2388 |
| 25 Rochelle Smedley | 1895 Michael Way | Residential | 647-2388 |
| 26 Andrew Stone | 1831 N. Michael Way | " | 212-5656 |
| 27 Edward Blayw | 5054 W. LAKE MEAD BLVD | Residential | 646-8222 |
| 28 Jaime Pera Stacey | 4900 W. Lake Mead | Residential | 648-2747 |
| 29 RICHARD POHME | 5129 SANTO AVE. | RESIDENTIAL | 638-8717 |
| 30 MICHELE DOHME | 5129 SANTO AVE. | RESIDENTIAL | 638-8717 |
| 31 Andrew James | 5101 Eugene Ave | Residential | 648-5909 |
| 32 Frank Sprossman | 4898 Sawyer Ave | Keep Residential | 646-7839 |
| 33 Joyce J. Johnson | 5352 W. Lake Mead | " " | 648-7427 |
| 34 James J. Johnson ^{James J. Johnson} | 5404 Sawyer | Keep residential | 647-1614 |
| 35 | | | |

Submitted at Planning Commission

(73 SIGNATURES TOTAL)

Date 6/26 Item 21-23

34
30
+9
73

PETITION TO OPPOSE/A ZONE CHANGE FROM RESIDENTIAL TO C-1 COMMERCIAL

We the undersigned residents, and/or owners of homes in the Curtis Park Manor and residents surrounding these properties are opposed to and would like to voice our objections to a proposed zone change. This zone change would reclassify the 5 residential properties (1) at 4901 W. Lake Mead Blvd & Fairhaven St.(3) three properties at 3 corners of 5100-5201 W. Lake Mead Blvd & Leonard Lane and (1) at 5401 W. Lake Mead Blvd & Michael Way from R-E (Residential Estates) to C-1 (Commercial). We are further opposed to the construction of any type **Commercial Building** or **Business Facility** on these properties. Many of us are long time residents on or near W. Lake Mead Blvd and we propose that these properties were purchased to build **residential single family homes** so why change this zoning just to make **huge profits for a few**. Vacant business sites already erode our community. On individual properties, we might consider Professional Zoning and a Professional Building if noted below in ADDITIONAL COMMENTS. Our objections to these changes are noted by our signatures below:

(AS) REF # GPA-27296, ZON-27297, SDA-27298

| NAME | ADDRESS | ADDITIONAL COMMENTS | PHONE # |
|------------------------|-----------------------|-------------------------------|----------|
| 1 Tevy Golding | 5001 Sawyer | Don't need in that location | 646-7479 |
| 2 Chris Newmillon | 5353 Sawyer | (DON'T NEED IN THAT LOCATION) | |
| 3 MARY GARCIA | 5414 Reiter | | |
| 4 Catherine Scott | 5276 Sawyer Ave. | | 897-1319 |
| 5 Del Salazar | 5030 REITER | GOOD IDEA | |
| 6 Myra Williamson | 5104 Auburn Ave | | 324-3758 |
| 7 Roger Thomas | 4976 Sawyer | | 512-1884 |
| 8 Jorie Thomas | 4976 Sawyer | | 512-1884 |
| 9 Lori Barker | 5027 Reiter | | 648-8723 |
| 10 John Barker | 5027 Reiter | | " |
| 11 Marjorie Jorge | 4871 Auburn Ave | | 631-9205 |
| 12 Linda Jordan | 5197 Stacy | | 642-0135 |
| 13 Edw. Ch | 5431 STACY | | 688-9276 |
| 14 Audra Ch | 5431 STACEY | | 648-9075 |
| 15 Diana Ziegler | 4950 Reiter | | 648-5803 |
| 16 Ron Flusberg | 5404 SAWYER | | 304-9891 |
| 17 Johnny Hernandez | 5080 W LAKE MEAD BLVD | | 647-3968 |
| 18 Laurie Priest | 5274 Stacy Ave | | 646-1321 |
| 19 Carla Lasswell | 5053 Sawyer | | 647-3694 |
| 20 STRUE McLAUGHLIN | 5300 SAWYER | | 646-1396 |
| 21 JOYCE ROSSITER | 5197 AUBORN | | 648-6258 |
| 22 Sandy Beall | 5353 Auburn | | 598-3869 |
| 23 Joe Bailey | 4871 STACEY | | 648-2180 |
| 24 MARILYN BAILEY | 4871 STACEY | | 648-2180 |
| 25 KATHAM SNOW | 5197 REITER | | 454-2496 |
| 26 Mary & Frank Bundra | 5099 Sawyer Ave. | | 604-6700 |
| 27 Coretta Haley | 5171 Stacey Ave. | | 561-8197 |
| 28 Sam Henley | 5144 EUGENE AVE. | | 648-3419 |
| 29 James W Smith | 5196 Eugene Ave | | 437-8990 |
| 30 ANNE HOLLINGER | 5320 EUGENE AVE | | |
| 31 | | | |
| 32 | | | |
| 33 | | | |
| 34 | | | |
| 35 | | | |

PETITION TO OPPOSE A ZONE CHANGE FROM RESIDENTIAL TO C-1 COMMERCIAL

We the undersigned residents, and/or owners of homes in the Curtis Park Manor and residents surrounding these properties are opposed to and would like to voice our objections to a proposed zone change. This zone change would reclassify the 5 residential properties (1) at 4901 W. Lake Mead Blvd & Fairhaven St.(3) three properties at 3 corners of 5100-5201 W. Lake Mead Blvd & Leonard Lane and (1) at 5401 W. Lake Mead Blvd & Michael Way from R-E (Residential Estates) to C-1 (Commercial). We are further opposed to the construction of any type **Commercial Building** or **Business Facility** on these properties. Many of us are long time residents on or near W. Lake Mead Blvd and we propose that these properties were purchased to build **residential single family homes** so why change this zoning just to make **huge profits for a few**. Vacant business sites already erode our community. On individual properties, we might consider Professional Zoning and a Professional Building if noted below in ADDITIONAL COMMENTS. Our objections to these changes are noted by our signatures below:

(AS) REF # GPA - 27296, ZON - 27297, SDR - 27298

| NAME | ADDRESS | ADDITIONAL COMMENTS | PHONE # |
|-------------------|-------------------------|---------------------|-----------|
| 1 Roger Grantham | 5399 W. LAKE MEAD BLVD. | | 648-9878 |
| 2 Ron Galk | 5399 W. LAKE MEAD BLVD. | | 648-9878 |
| 3 Jonel Cornea | 1915 N. Michael Way | | 354 3573 |
| 4 Carl Partridge | 5378 Eugene Ave | For Vagus | 648-2577 |
| 5 | | | |
| 6 | | | |
| 5 29 Randy Buss | 5327 Auburn Av | RESIDENTIAL | 1045 7537 |
| 6 30 Eugene J. | 5252 Eugene Ave | RESIDENTIAL | |
| 7 31 Daniel Romer | 5287 Eugene Ave | RESIDENTIAL | 636 0212 |
| 8 32 Dan Gouker | 5375 Eugene | RESIDENTIAL | 683 3464 |
| 9 33 Grego Ruiz | 5404 Eugene Ave | RESIDENT | 596-4875 |
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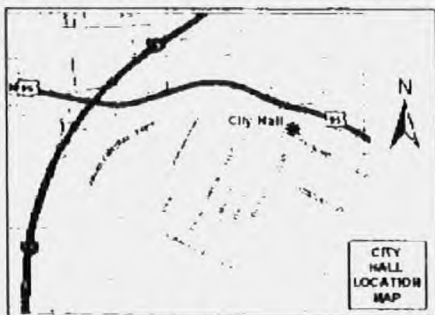
(ADDITIONAL NAMES)

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

Return Service Requested Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-27296 & ZON-27297



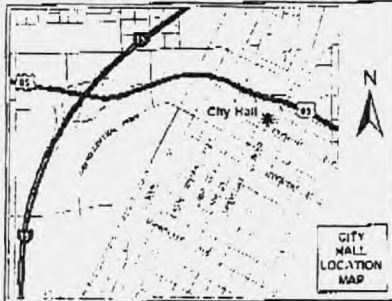
*Sorry this
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however we will
go*

13824610024 Case: GPA-27296
CLAY EDWIN L & AUDREY
5431 STACEY AVE
LAS VEGAS NV 89108-3019

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



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.
GPA-27296 & ZON-27297

Case GPA-27296
13824712016
DEMARRE JAMES P & MARTHA E
5420 MARE WY
LAS VEGAS NV 89108-4136

DELIVERED
4-12-08

89108+4136 0026

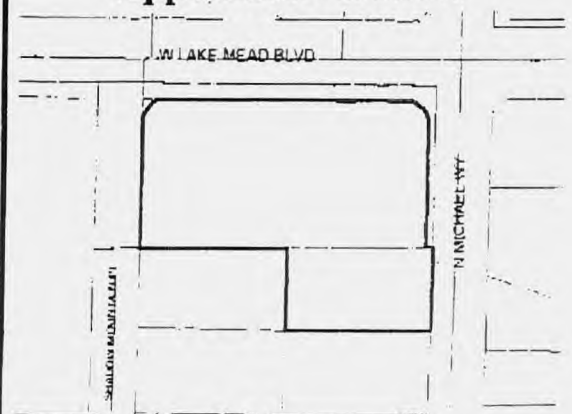


Application Information

GPA-27296 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: PRIMACK FAMILY COMPANIES, LLC - OWNER: MICHAEL VILLAGE, LLC - Request to Amend a portion of the Southwest Sector of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.97 acres at the southwest corner of Lake Mead Boulevard and Michael Way (APNs 138-24-305-001 and 003), Ward 5 (Barlow)

ZON-27297 - REZONING RELATED TO GPA-27296 - PUBLIC HEARING - APPLICANT: PRIMACK FAMILY COMPANIES, LLC - OWNER: MICHAEL VILLAGE, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) TO: C-1 (LIMITED COMMERCIAL) on 1.97 acres at the southwest corner of Lake Mead Boulevard and Michael Way, (APNs 138-24-305-001 and 003), Ward 5 (Barlow)

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: April 24, 2008
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

32-33
P

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced in the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>

Planning Commission:

4/24/08

Buying and selling property is Mr. Primack's full-time job. The amount of time and effort it takes for the average citizen to attend these meetings is a real hardship to those of us with other jobs, families, soccer practice and countless other commitments. Since most of the neighbors here are not accustomed to addressing a governmental body, I have typed this summary.

This is the second time in 6 months approximately 300 households have circled the wagons to oppose Mr. Primack's attempt to rezone a portion of our neighborhood for commercial use. The residents between Jones and Decatur, east and west, and Washington and Smoke Ranch, north and south, remain firmly opposed to a rezone and urge you deny this application.

On April 8 representatives of the neighborhood met with Councilman Ricky Barlow in whose Ward 5 this issue lies, to give our reasons for opposition. Last Saturday morning, at our invitation, Councilman Barlow, County Commissioner Susan Brager and liaison Kim Bush attended Curtis Park's spring breakfast to hear neighbor sentiment about this rezone attempt.

On both occasions the neighbors were clear. Mr. Primack must honor the existing R-E zoning as it stands. He must build residential houses or sell his property to someone who will.

The Primacks held a meeting with the neighbors March 23 at Paul Cully Elementary. The purpose of the meeting was to unveil their rezone intentions. About 30 neighbors were present along with Planning Director Margo Wheeler, who took notes. The meeting did not go well, especially when the Primacks were pressed for details.

The Primacks want a Quick Care, pharmacy, coffee shop for employees and clients, rentable two-story office space, and vehicle access north and south down the residential street of Michael Way. Undoubtedly, the Primacks' plan would make them money, but the residents would have to live with crushing consequences, which I'm about to outline.

To begin with, Primack's plan will exacerbate the present cut-through traffic problem we now have on the adjoining residential avenues of Auburn, Reiter, Eugene, Stacey and Sawyer. When neighbors brought this to Bret Primack's attention, his answer was "so what, there's always going to be cut-through traffic." As for a "Quick Care-type facility, we have two, one at Alexander and Decatur and one at Buffalo and Lake Mead. As for rentable office space, there is a surplus of that throughout the valley now. If this application passes, the houses along Lake Mead east of Primack's property will fall like dominos because no one wants to live next door to a commercial enterprise.

Neighbor opposition to this spot-zoning attempt goes deeper. If the Planning Commission--or City Council on appeal--approves this neighborhood land for

Submitted at Planning Commission

Date 4/24/08 Item 32-34

commercial use, it will never go back. I have never seen an example of that. Additionally, if rezoned commercial, neighbors will have to watch and worry over the inevitable market-driven variance requests by new or existing owners. Commercial zone variances are always piecemeal. They are often tiny and occur right under your nose, until it's too late. If this property is rezoned commercial, neighbors will be forced to remain on edge, poised to battle unending future requests for Special Use Permits—payday loan stores, gas stations, taverns, tattoo parlors, liqueur stores and 7-Elevens. While those are legitimate businesses, they do not belong in a neighborhood zoned strictly residential. Once winning a rezone, it's no secret that developers quietly seek to diminish the amounts of landscaping required. They seek to shorten distances between buildings, increase wall heights, and eliminate setbacks. Ultimately, home owners' property values fall and neighborhood pride plummets. A defeatist, "what's the use in fighting developer money" attitude emerges amongst the residents. And then, over time, another tidy neighborhood erodes into unkempt houses, graffiti, and crime, more fodder for the police beat.

Unless neighbors watch week to week, map by map, the changes brought by commercial rezones and then the variances are nearly imperceptible, until one day the neighbors scratch their heads and ask "what happened to my neighborhood at the hands of my local government, whom I thought, was appointed or elected to protect us?"

As for the unprofitability of building houses during a slumped market, why can't the Primacks face the same consequences of a market-driven economy like everyone else? Dips and spikes in our free-enterprise system are a routine fact of life. Mr. Primack will have to wait until the market improves, like everyone else.

Finally, in isolation, spot zoning and future variances seem like minor items. Yet the cumulative effect over time, however, usually is much more pronounced, resulting in permanent aesthetic and quality of life changes. The property in question is not a new development. The neighbors were here first, for 40 years. We feel our neighborhood is not ripe for decay or encroachment. We are here tonight to protect our old neighborhood, but we need you help.

As a footnote, Jordie Primack did not ingratiate himself to me when two months I called him about his property, to learn of his intentions. He sarcastically told me that his asking price for the land was \$1,250,000 and that if the neighbors were so concerned about what was built there, why don't we buy it from him and build a park?

DD Clark 11950 Spruce ME

PETITION TO OPPOSE A ZONE CHANGE FROM RESIDENTIAL TO C-1 COMMERCIAL

We the undersigned residents, and/or owners of homes in the Curtis Park Manor and residents surrounding these properties are opposed to and would like to voice our objections to a proposed zone change. This zone change would reclassify the 5 residential properties (1) at 4901 W. Lake Mead Blvd & Fairhaven St. (3) three properties at 3 corners of 5100-5201 W. Lake Mead Blvd & Leonard Lane and (1) at 5401 W. Lake Mead Blvd & Michael Way from R-E (Residential Estates) to C-1 (Commercial). We are further opposed to the construction of any type **Commercial Building** or **Business Facility** on these properties. Many of us are long time residents on or near W. Lake Mead Blvd and we propose that these properties were purchased to build **residential single family homes** so why change this zoning just to make **huge profits for a few**. Vacant business sites already erode our community. On individual properties, we might consider Professional Zoning and a Professional Building if noted below in ADDITIONAL COMMENTS. Our objections to these changes are noted by our signatures below:

ALSO: LOT @ 4800 W. LAKE MEAD & DECATUR: RESIDENTIAL ONLY (RE)...
(AND) GPA - 27296, ZON - 27297, SDR - 27298

| NAME | ADDRESS | ADDITIONAL COMMENTS | PHONE # |
|-----------------------------|------------------------|--|----------|
| 1 WILLIAM DOHME | 4924 W. LAKE MEAD | ALL RESD. PREFERRED / PRO OK @ FAIRHAVEN | 648-8403 |
| 2 Mario Guerrero | 5028 W. Lake Mead | All residential | 630-8408 |
| 3 Ada Andersen | 5028 W. Lake Mead | All residential | ↑ |
| 4 Stan Andersen | 5028 W. Lake Mead | All residential | ↑ |
| 5 Mary Hernandez | 5080 W. Lake Mead | All residential | |
| 6 TROY NIELSON | 5170 W. Lake Mead | 911 residential | |
| 7 Carrie Larsen | 5222 W. Lake Mead | 411 Residential | 648-9407 |
| 8 William Workman | 5848 W. LAKE MEAD | ALL RESIDENTIAL | 647-3284 |
| 9 Danny Jany | 5900 Lake Mead | All Residential | 525-4613 |
| 10 Duane Keeser | 5328 W. Lake Mead | all Residential | 646-0877 |
| 11 Duane Keeser | 5328 W. Lake Mead | all Residential | 646-0877 |
| 12 John Vinter | 5378 W. LAKE MEAD BLVD | " | 648-1490 |
| 13 Michiko White | 5329 W. Lake Mead Blvd | Residential | 676-1238 |
| 14 Jan Wenne | 5359 W. Lake Mead | Residential | 43-1343 |
| 15 Kevin McDonald | 5065 W. Lake Mead | Residential | 646-3703 |
| 16 Robert Criss | 5055 W. LAKE MEAD | RESIDENTIAL | 641-7686 |
| 17 Julie Criss | 5055 W. LAKE MEAD | " " | 641-7686 |
| 18 Danielle Barron | 5055 W. LAKE MEAD | " " | 641-7686 |
| 19 James Shields | 5055 W. LAKE MEAD | " " | 641-7686 |
| 20 Yvonne Corral | 1981 Fairhaven St | " " | 649-1319 |
| 21 Patrick Corral | 1965 Leonard Lane | " " | 636-0760 |
| 22 Duane Keeser | 1930 N. Michael Way | Keep single family Residential | 646-7076 |
| 23 Robert Gill | 1905 Michael Way | Residential | 648-8366 |
| 24 Richard D. Smedley | 1895 Michael Way | Residential | 647-2388 |
| 25 Michelle Smedley | 1895 Michael Way | Residential | 647-2388 |
| 26 Andrew Stone | 1831 N. Michael Way | " | 212-5656 |
| 27 Edward Brown | 5054 W. LAKE MEAD BLVD | Residential | 646-8122 |
| 28 Jaime Pera / Stacey Pera | 4900 W. Lake Mead | Residential | 648-2747 |
| 29 RICHARD DOHME | 5129 SANTO AVE. | RESIDENTIAL | 638-8717 |
| 30 MICHELE DOHME | 5129 SANTO AVE. | RESIDENTIAL | 638-8717 |
| 31 Andrew Smedley | 5106 Eugene Ave | Residential | 648-5807 |
| 32 Frank Smedley | 4898 Salmer Ave | Keep Residential | 646-1839 |
| 33 Joyce Johnson | 5352 W. Lake Mead | " " | 648-7427 |
| 34 Jennifer Johnson | 5404 Salmer Ave | Keep residential | 647-1614 |
| 35 | | | |

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+ 1
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(73 SIGNATURES TOTAL)

Submitted at Planning Commission

Date 4/24/08 Item 32-34

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(AS) G-P-A-27296, ZON-27297, SDR-27298

| NAME | ADDRESS | ADDITIONAL COMMENTS | PHONE # |
|------------------------|-----------------------|------------------------|----------|
| 1 Terry Golding | 5001 Sawyer | don't need inter local | 646-7417 |
| 2 Chris MacMillan | 5353 Sawyer | | |
| 3 Mary Garcia | 5404 Reiter | | |
| 4 Catherine Scott | 5276 Sawyer Ave | | 897-1319 |
| 5 Del Taylor | 5030 REITER | GOOD IDEA | |
| 6 Myra Williams | 5104 Auburn Ave | | 324-3758 |
| 7 Roger Thomas | 4976 Sawyer | | 512-1884 |
| 8 Jorie Thomas | 4976 Sawyer | | 512-1884 |
| 9 Lori Baxter | 5007 Reiter | | 648-8703 |
| 10 John Baxter | 5007 Reiter | | " |
| 11 Mary Jo Jones | 4871 Auburn Ave | | 631-9205 |
| 12 Linda Moore | 5197 Stacey | | 642-0135 |
| 13 Edw. Elz | 5431 STACEY | | 688-9076 |
| 14 Audrey Clark | 5431 STACEY | | 648-9075 |
| 15 Diana Ziegler | 4930 Reiter | | 648-5803 |
| 16 Ron Fuschy | 5404 SAWYER | | 304-1891 |
| 17 Johnny Hernandez | 5080 W LAKE MEAD BLVD | | 647-3968 |
| 18 Laurie Priest | 5274 Stacey Ave | | 646-1321 |
| 19 Bara Husswell | 5053 Sawyer | | 647-3694 |
| 20 Steve McLaughlin | 5300 SAWYER | | 646-1396 |
| 21 Joyce Rossiter | 5197 AUBORN | | 648-6258 |
| 22 Sandy Beall | 5353 Auburn | | 598-3869 |
| 23 Joe Bailey | 4871 STACEY | | 648-2180 |
| 24 Marilyn Bailey | 4871 STACEY | | 648-2180 |
| 25 Ken + Ann Snow | 5197 Reiter | | 454-2496 |
| 26 Mary + Frank Bundra | 5079 Sawyer Ave | | 604-6700 |
| 27 Cora + Halley | 5171 Stacey Ave | | 501-8197 |
| 28 Sam Healey | 5144 EUGENE AVE | | 648-3419 |
| 29 James W Smith | 5196 Eugene Ave | | 437-8990 |
| 30 ANNE HOLLINGER | 5320 EUGENE AVE | | |
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(AS) GPA - 27296, ZON - 27297, SDR - 27298

| NAME | ADDRESS | ADDITIONAL COMMENTS | PHONE # |
|--------------------|-------------------------|---------------------|----------|
| 1 ROGER GANTHORN | 5399 W. LAKE MEAD BLVD. | | 6489878 |
| 2 RON JALK | 5399 W. LAKE MEAD BLVD. | | 6489878 |
| 3 Jonel Cornea | 1915 N. Michael Way | | 354 3573 |
| 4 Carl Partridge | 1378 Eugene Ave | For Vagus | 648-2527 |
| 5 | | | |
| 6 | | | |
| 7 28 KIM LYN BUSH | 5327 AUDWIN AV | RESIDENTIAL | 10457537 |
| 8 30 Eugene J | 5252 EUGENE AVE | RESIDENTIAL | |
| 9 34 Daniel Romero | 5287 EUGENE AVE | RESIDENTIAL | 636 0212 |
| 10 32 DAN GOUKER | 5375 EUGENE | RESIDENTIAL | 683 3464 |
| 11 33 CRISTO RUIZ | 5404 EUGENE AVE | RESIDENT | 596-4875 |
| 12 34 | | | |
| 13 35 | | | |

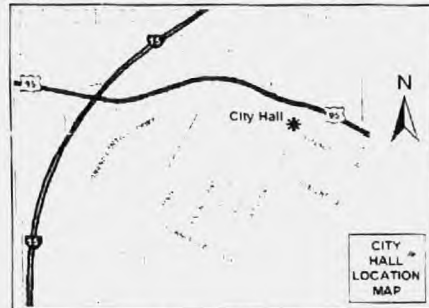
(ADDITIONAL NAMES)

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

Return Service Requested Official Notice of Public Hearing



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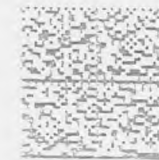
I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-27296 & ZON-27297



13824710012
KENNEDY STEPHANIE S & DAVID
5340 DULCE AVE
LAS VEGAS NV 89108-2312

Case GPA-27296

89108+2312 0076

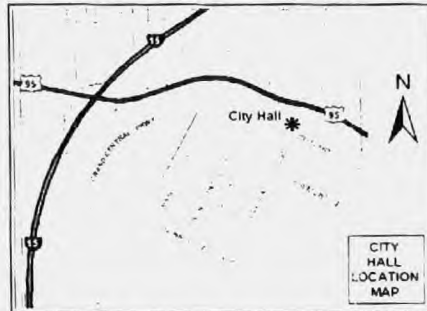


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| 4-24-08 | 32 |
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APR 22 2008

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

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-27296 & ZON-27297



*Please REJECT this
Rezoning Request. All
SURROUNDING PROPERTIES
ARE RESIDENTIAL AND THIS
PARCEL SHOULD REMAIN SO ALSO.
PROTECT THE NEIGHBORHOOD!*

13824712015
HEDGES COLIN KENT
5320 GABORONE AVE
LAS VEGAS NV 89108-2317

Case: GPA-27296

89108+2317 0076



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| Submitted after final agenda | |
| Date | Item |
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APR 22 2008

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

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-27296 & ZON-27297



13824214051
HOLMAN OLGA C
2004 JEANNE DR
LAS VEGAS NV 89108-3189

Case GPA-27296

89108-3189 0058

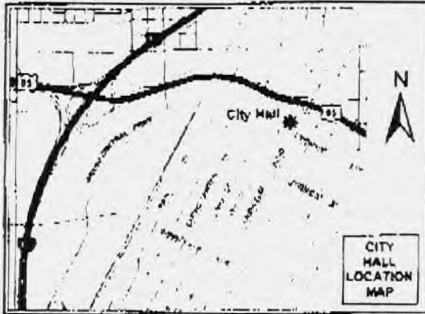


Submitted after final agenda
Date 4-24-08 PC Item 32 P

RECEIVED
APR 22 2008

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

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I SUPPORT
 this Request



I OPPOSE
 this Request

Please use available blank space on card for your comments.
GPA-27296 & ZON-27297



13824217022 Case GPA-27296
 MEDINA JAVIER A & ANA M
 3330 E UNIVERSITY
 LAS VEGAS NV 89121-5139

89121+5139 0040



RECEIVED
 APR 21 2008

| | |
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| Submitted after final agenda | |
| Date | Item |
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-27296 & ZON-27297

89108+2416 C016



13824304004
PAVELL JOHN G
1877 SHADOW MOUNTAIN PL
LAS VEGAS NV 89108-2416

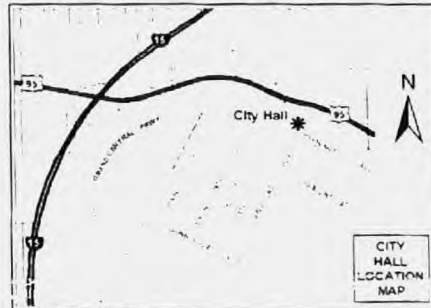


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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.
GPA-27296 & ZON-27297



Case GPA-27296
13824305012
SMEDLEY RICHARD D & ROCHELLE
1895 MICHAEL WY
LAS VEGAS NV 89108-2310

89108-2310 0016



Submitted after final agenda
Date 4.24.08 PC
Item 32
P

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

Return Service Requested Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-27296 & ZON-27297



Case GPA-27296
13824304003
PAVELL 1994 TRUST
1877 SHADOW MOUNTAIN PL
LAS VEGAS NV 89108-2416

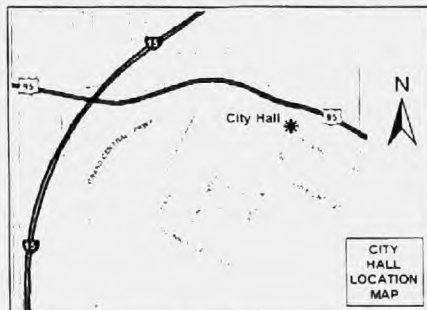
89108+2416 0016



Submitted after final agenda
Date 4.24.06
Item 32.
P

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

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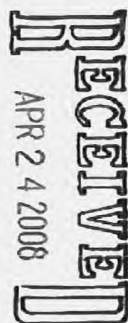
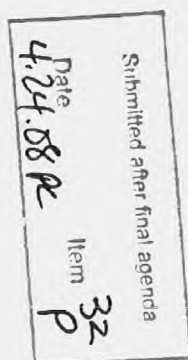
GPA-27296 & ZON-27297



13824312014
SOLIS RONALD A
1829 STONINGTON PL
LAS VEGAS NV 89108-2485

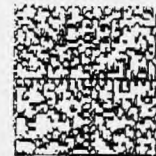
Case GPA-27296

89108+2485 0016



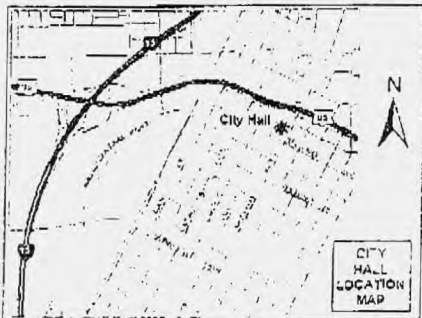
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

* Put commercial ventures with
commercial areas, not in
the middle of a nice
neighborhood.



UNITED STATES POSTAGE
02 1M \$ 00.41⁰
0004233354 APR 11 2008
MAILED FROM ZIP CODE 89101

Return Service Requested Official Notice of Public Hearing



* We have made this area a secure
place to raise our family - took
a lot of time, though. We do not
want to put out an invitation now
to loiterers and vandals, which
always goes with such a venture.

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I OPPOSE
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Please use available blank space on card for your comments.

GPA-27296 & ZON-27297

13524710015
HENRY MICHAEL
1340 JOELLA ST
LAS VEGAS NV 89108-2309

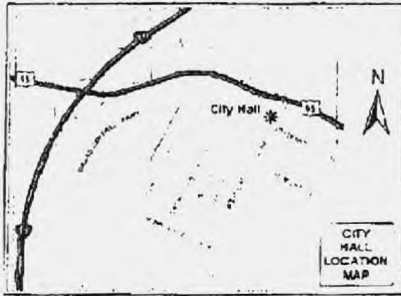
Case: GPA-27296

32-33
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested

Official Notice of Public Hearing



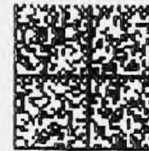
If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.
GPA-27296 & ZON-27297



13824305003 Case: GPA-27256
MICHAEL VILLAGE L L C
1000 N GREEN VALLEY PKWY #440
P M B 355
HENDERSON NV 89074-6172

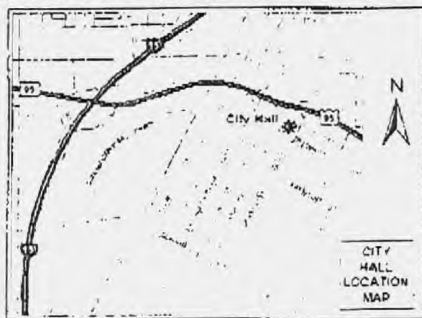
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City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

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I SUPPORT
 this Request



I OPPOSE
 this Request

Please use available blank space on card for your comments.
 GPA-27296 & ZON-27297



Case GPA-27296
 13824712008
 DENYS STEPHEN J & EVELYN M
 5305 ALCAZAR CT
 LAS VEGAS NV 89108-2319

89108-2319 0076

37-33

A

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: AUGUST 6, 2008

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SDR-27298 - SITE DEVELOPMENT PLAN REVIEW RELATED GPA-27296 AND ZON-27297 - PUBLIC HEARING - APPLICANT: PRIMACK FAMILY COMPANIES, LLC - OWNER: MICHAEL VILLAGE, LLC - Request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 20,000 SQUARE-FOOT MEDICAL OFFICE/CLINIC/RETAIL DEVELOPMENT on 1.97 acres at the southwest corner of Lake Mead Boulevard and Michael Way (APNs 138-24-305-001 and 003), R-E (Residence Estates) under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Barlow). The Planning Commission (7-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

86

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend DENIAL.

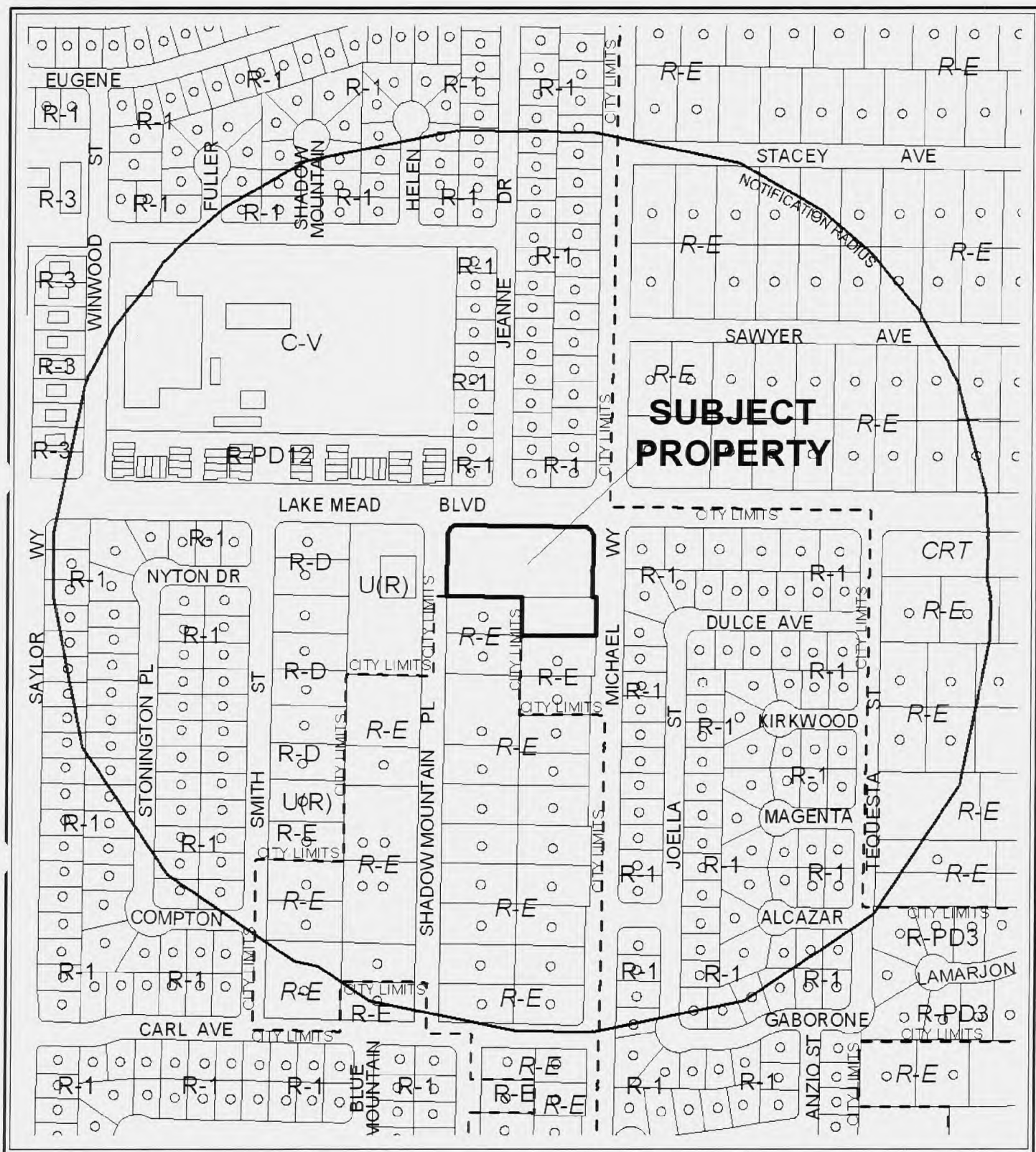
BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Withdrawal Without Prejudice Letter Submitted by Primack Family Companies
7. Backup Referenced from the 06-26-08 Planning Commission Meeting Item 23

Motion made by GARY REESE to Hold in abeyance Items 88-90, 100 and 129 to 8/20/2008 and Withdraw without prejudice Items 110-112

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)



CASE: **SDR-27298**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

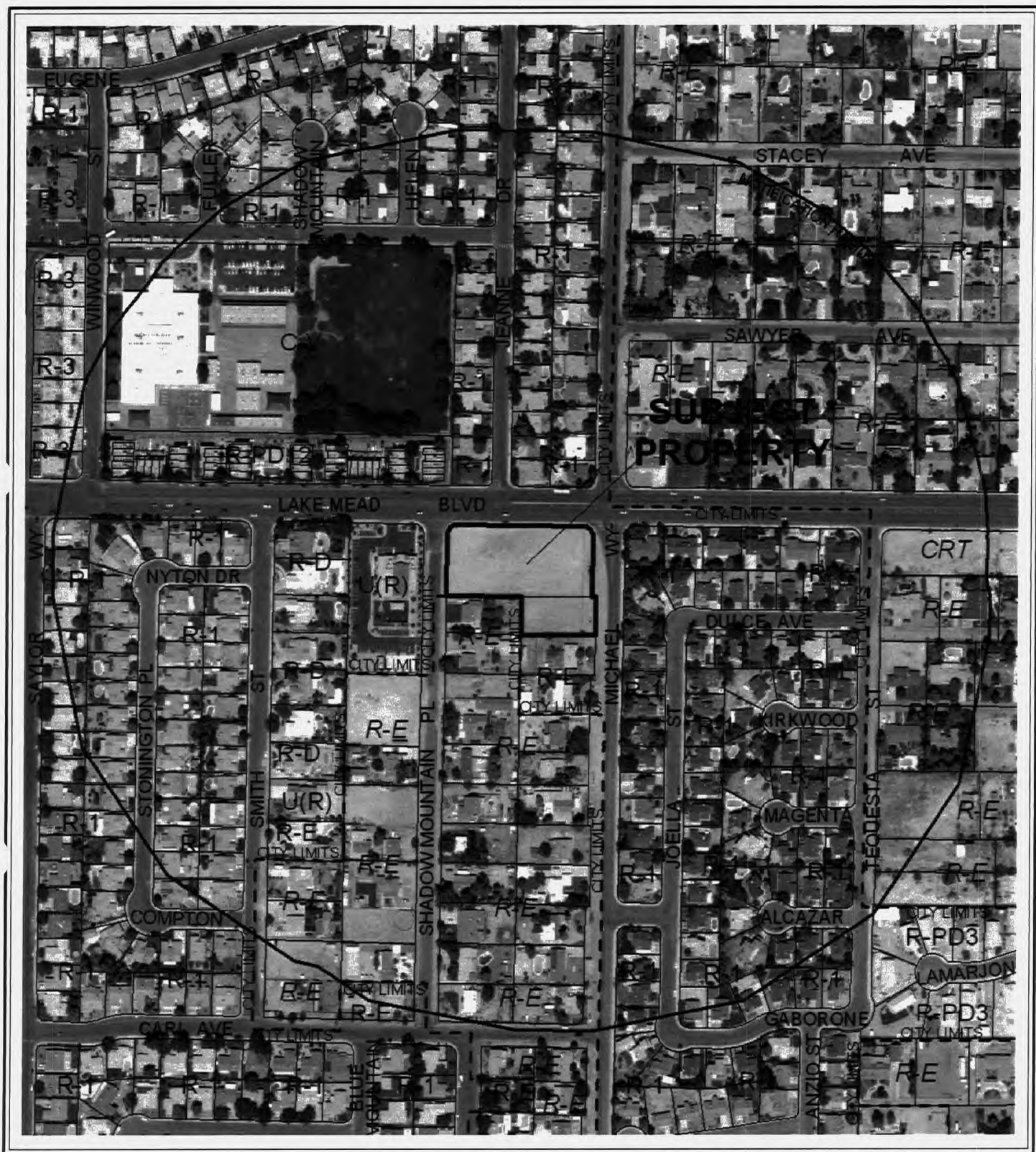
R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

0 300 600 Feet





0 300 600 Feet



CASE: SDR-27298

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)



AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 6, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-27298 - APPLICANT: PRIMACK FAMILY COMPANIES, LLC - OWNER: MICHAEL VILLAGE, LLC

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend DENIAL.

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-27297) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan and building elevations date stamped 04/04/08, except as amended by conditions herein.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
5. Provide an eight-foot high screen wall that adequately screens the pedestrian areas and parking lots from the single family residence located at 1950 North Michael Way that is in compliance with the Wall Standards as listed in Title 19.12.075.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Coordinate with the City Surveyor regarding an appropriate mapping method for this site; comply with the recommendations of the City Surveyor.
14. Dedicate an additional 10 feet of right-of-way, where such does not exist, for a total half-street width of 40 feet on Michael Way prior to the issuance of any permits or through a mapping action for this site.
15. Construct half-street improvements, including appropriate overpaving and transition paving, on Shadow Mountain Place and Michael Way adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
16. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

17. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
18. Extend public sewer to the south edge of this site in Michael Way to a location and depth acceptable to the City Engineer concurrent with development of this site. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
19. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public right-of-ways adjacent to this site prior to occupancy of this site.
21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
22. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed two-story, 20,000 square-foot Medical Office/Clinic/Retail development on 1.97 acres at the southwest corner of Lake Mead Boulevard and Michael Way.

In conjunction with this Site Development Plan Review request, the applicant has submitted a General Plan Amendment (GPA-27296) to Amend a portion of the Southwest Sector of the General Plan from L (Low Density Residential) to SC (Service Commercial) and Rezone (ZON-27297) from R-E (Residence Estates) Under Resolution of Intent to R-PD4 (Residential Planned Development – 4 Units Per Acre) to C-1 (Limited Commercial).

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i> | |
|---|---|
| 08/19/99 | The City Council approved an update of the Southwest Sector Map (GPA-0023-99) of the city of Las Vegas General Plan. On this map, the subject properties were designated for R (Rural Residential) land uses, with a maximum density of 3.5 dwelling units per acre. |
| 09/06/00 | The City Council approved the Las Vegas 2020 Master Plan. This site is within the Neighborhood Revitalization Area as described in the Plan. |
| 01/18/06 | The City Council approved a General Plan Amendment (GPA-7323) to reclassify the property to an L (Low Density Residential) land use classification; an associated request for Rezoning (ZON-7470) to R-PD4 (Residential Planned Development - 4 Units Per Acre) from R-E (Residence Estates), a Variance (VAR-7535) to reduce the minimum area required for formation of an R-PD (Residential Planned Development), a Waiver (WVR-10086) to allow approximately 145 feet between street intersections where 220 feet is the minimum offset required, and a Site Development Plan Review (SDR-7473) for an 11-lot single-family residential development. |
| 10/06/07 | The Planning Commission approved the applicants request to Withdraw Without Prejudice a General Plan Amendment (GPA-24477) to Amend a portion of the Southwest Sector Plan from L (Low Density Residential) to SC (Service Commercial), a Rezoning (ZON-24478) from R-E (Residential Estates) under a Resolution of Intent to R-PD4 (Residential Planned Development – 4 Units per Acre) to C-1 (Limited Commercial) and a Site Development Plan Review (SDR-24479) for a 15,030 square foot General Retail Development and Restaurant with Drive-Through on 1.96 acres at the southwest corner of Lake Mead Boulevard and Michael Way. |

| | |
|----------|--|
| 06/26/08 | <p>The Planning Commission recommended denial of companion items GPA-27296 and ZON-27297 concurrently with this application.</p> <p>The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #23/jm).</p> |
|----------|--|

Related Building Permits/Business Licenses

There are no Building Permits or Business Licenses associated with either parcel (APN 138-24-305-001 and 003) of the subject site.

Pre-Application Meeting

| | |
|----------|--|
| 02/29/08 | A pre-application meeting was held with staff to discuss the process of submitting a request to construct a medical office complex on two undeveloped parcels. Staff then discussed the submittal requirements for a General Plan, Rezoning and Site Development Plan. |
|----------|--|

Neighborhood Meeting

| | |
|----------|---|
| 03/25/08 | <p>A neighborhood meeting was held on Tuesday, March 25, 2008 at 5:30 p.m. in the Multi-Purpose Room at the Paul Culley Elementary School located at 1200 Mallard Avenue, Las Vegas, Nevada 89108. Two applicants, one city staff and 18 members of the public were in attendance. Concerns expressed were the following:</p> <ul style="list-style-type: none"> • Traffic on Michael Way • Hours of operation • Leave it residential <p>No one present was in favor of project.</p> |
|----------|---|

Field Check

| | |
|----------|--|
| 03/24/08 | <p>The following observations were made by Planning and Development Staff during a routine field check:</p> <ul style="list-style-type: none"> • Undeveloped property with existing eight-foot wall on the west and portion of the south perimeter. No wall adjacent to Single Family Residence located at 1950 North Michael Way. • Large-lot residential properties with horses adjacent to the south. • Church located to the west of the property on R-E (Residence Estates) zoned property. <p>The area is primarily residential in character.</p> |
|----------|--|

Details of Application Request

Site Area

| | |
|-----------|------------|
| Net Acres | 1.97 acres |
|-----------|------------|

| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|-----------------------------|---------------------------|--|---|
| Subject Property | Undeveloped | L (Low Density Residential) | R-E (Residential Estates) under a Resolution of Intent to R-PD4 (Residential Planned Development – 4 Units per Acre)* |
| North | Single-Family Residential | L (Low Density Residential) | R-1 (Single-Family Residential) |
| South | Single-Family Residential | R [(Rural Density Residential) Clark County] | R-E [(Residential Estates) Clark County] |
| East | Single-Family Residential | L (Low Density Residential) | R-1 (Single-Family Residential) |
| West | Church | R (Rural Density Residential) | U (Undeveloped) |

*The applicant has requested a Rezoning (ZON-27297)

| Special Districts/Zones | Yes | No | Compliance |
|--|------------|-----------|-------------------|
| Special Area Plan | | X | NA |
| Special Districts/Zones | Yes | No | Compliance |
| Special Purpose and Overlay Districts | | X | NA |
| Trails | X | | Y* |
| Rural Preservation Overlay District | | X | NA |
| Development Impact Notification Assessment | | X | NA |
| Project of Regional Significance | | X | NA |

A Pedestrian Path is required along Lake Mead Boulevard, per the Master Plan Transportation Trails Element. This particular path is to consist of a five-foot sidewalk next to curb with a minimum five-foot landscape island behind it. The applicant has provided adequate demonstration of compliance on the provided landscape plan and will be required to develop the path as a condition of approval for this development.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.050, the following standards apply:

| Standard | Required/Allowed | Provided | Compliance |
|-----------------|-------------------------|-----------------|-------------------|
| Min. Lot Width | 100 feet | 375 feet | Y |
| Min. Setbacks | | | |
| • Front | 20 feet | 20 feet | Y |
| • Side | 10 feet | 122 feet | Y |
| • Corner | 15 feet | 15 feet | Y |
| • Rear | 20 feet | 25 feet | Y |

| | | | |
|---------------------------------|---------------------------|---------------------------|----|
| Min. Distance Between Buildings | 10 feet | >10 feet | Y |
| Max. Building Height | NA | 34 feet | NA |
| Trash Enclosure | Enclosed and Covered | Enclosed and Covered | Y |
| Mech. Equipment | Screened from public view | Screened from public view | Y |

Pursuant to Title 19.08.060, the following standards apply:

| Residential Adjacency Standards | Required/Allowed | Provided | Compliance |
|--|---|-----------------|-------------------|
| 3:1 proximity slope | 102 Feet | 122 Feet | Y |
| Adjacent development matching setback | 10 Feet | 187 Feet | Y |
| Trash Enclosure | 50 Feet from residentially zoned property | 52 Feet | Y |

Pursuant to Title 19.12, the following standards apply:

| Landscaping and Open Space Standards | | | | |
|---|------------------------|--------------|-----------------|-------------------|
| Standards | Required | | Provided | Compliance |
| | Ratio | Trees | | |
| Parking Area | 1 Tree/ 6 Spaces | 18 Trees | 23 Trees | Y |
| Buffer: | | | | |
| Min. Trees | 1 Tree/ 20 Linear Feet | 63 Trees | 85 Trees | Y |
| TOTAL | | 81 Trees | 108 Trees | Y |

| | | | |
|-----------------|---------|-----------|----|
| Min. Zone Width | | | |
| Interior | 8 Feet | 10 Feet | Y |
| Along ROW | 15 Feet | 15 Feet | Y |
| Wall Height | 8 Feet | Not shown | N* |

A Condition of Approval has been added to this request to install an eight-foot high screen wall along a portion of the southern perimeter where Title 19.12.075.B.1 requires a minimum 6-foot high screen wall (revised 3/21/07 under Ordinance 5895).

Pursuant to Title 19.10, the following parking standards apply:

| Parking Requirement | | | | | | | |
|---------------------|-------------------------------------|---------------|---------|--------------|----------|--------------|------------|
| Use | Gross Floor Area or Number of Units | Required | | | Provided | | Compliance |
| | | Parking Ratio | Parking | | Parking | | |
| | | | Regular | Handi-capped | Regular | Handi-capped | |
| Medical Office | 2,000 SF | 1:200 | 10 | | | | |
| | 18,000 SF | 1:175 | 103 | | | | |
| SubTotal | 20,000 SF | | 113 | 5 | 113 | 5 | Y |

| | | | | | |
|---|--|--|------------|------------|---|
| TOTAL
(including
handicap) | | | 113 spaces | 113 spaces | Y |
| Loading
Spaces | | | 2 | 2 | Y |

ANALYSIS

- **Land Use and Zoning**

The subject properties are located within the Southwest Sector of the General Plan. A proposed General Plan Amendment (GPA-27296), if approved, would allow a SC (Service Commercial) land use designation. The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mixed-use development with a residential component where appropriate.

There is a Rezoning (ZON-27297) to change the site's zoning from R-E (Residence Estate) Under Resolution of Intent to R-PD4 (Residential Planned Development – 4 Units Per Acre) to C-1 (Limited Commercial). The C-1 (Limited Commercial) District is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 Limited Commercial) District is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan.

With approval of the proposed General Plan Amendment (GPA-27296) to the SC (Service Commercial) land use designation and Rezoning (ZON-27297) to the C-1 (Limited Commercial) zoning district, the proposed Medical Office, Clinic and Retail uses associated with this development are permissible uses. However, as the proposal in total constitutes a request for the commercial rezoning of two parcels of land, which has been determined to be incompatible with surrounding residential land use, staff must recommend denial of this request for a Site Development Plan Review.

- **Site Plan**

The site is located on the southwest corner of Lake Mead Boulevard and Michael Way. The site plan illustrates a 13,000 square-foot and 7,000 square-foot building located along the street frontage of Lake Mead Boulevard and Michael Way. Access from the site is provided from a 36-foot wide driveway aisle off Lake Mead Boulevard and a 38-foot wide driveway aisle off of Michael Way.

Parking is located around each building and to the south of the site. The main access to the buildings is from the parking lot. Per Title 19.10 Parking, Loading and Traffic Standards, the 20,000 square-foot Medical Office/Clinic/Retail Development requires 113 parking spaces, which five are required to be handicap accessible. The applicant has provided 113 parking spaces, which ten are compact spaces and five are handicap accessible. The applicant meets Title 19.10 Parking, Loading and Traffic Standards.

- **Landscape Plan**

The landscape plan shows thirty-seven 24-inch box Chilean Mesquite Trees planted 30 feet on center along the north, east, and west perimeter of the site. On the south portion of the site, which is adjacent to single-family residential, the landscape plan illustrates forty-eight 24-inch box Mondel Pines.

No perimeter wall separating the subject site with the adjacent residential property to the south is shown, which Title 19.12.075.B.1 requires a minimum 6-foot high screen wall (revised 3/21/07 under Ordinance 5895). Staff has placed a condition of approval that an eight-foot screen wall between the parking lot and the single family dwelling located at 1950 North Michael Way be provided.

- **Elevations**

The provided elevations for "Building A" depict a two-story building 34 feet in height with a mansard style roof. The elevations show the use of light and dark brown colored stucco as the primary façade material with granite stone tile at the entrance and concrete tile roofs. "Building B" is a one-story building 24 feet in height with the same style and materials utilized. The mechanical equipment is specified and screened from public view.

Pursuant to Title 19.08.060 Residential Adjacency Standards, a 34-foot tall building adjacent to residential "protected" property requires a setback of 102 feet. The building is set back 112 feet from residential property. Therefore, the proposal does meet the required setback for a 34-foot tall building per Title 19.08.060.

- **Floor Plan**

The provided floor plan depicts two separate buildings. The largest building is a 13,000 square-foot Medical Office ("Building A") with a smaller 7,000 square-foot Clinic/Retail ("Building B"). The applicant has provided shells of the buildings with no detail of specific use.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

The proposed development has been determined incompatible with the adjacent single-family residential development and the single-family development located across Lake Mead Boulevard to the north and across Michael Way to the east. Staff has determined that this request and the related General Plan Amendment and Rezoning constitute spot zoning as defined in Title 19.20. As there is no established commercial land use adjacent to the subject site and the applicant has not provided a desirable transition between this proposal and the surrounding residentially zoned property on all sides, staff must recommend denial of this request.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

This proposal is generally compliant with the Development Standards as listed in Title 19.08 and 19.12. However, as the requested General Plan Amendment and Rezoning to the SC (Service Commercial) land use category and "C-1" (Limited Commercial) zoning district would constitute spot zoning. Staff recommends denial of this request as the commercial land use is not compatible with the surrounding Low and Rural Density Residential Land Use designation.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Site access is adequately provided primarily by Lake Mead Boulevard, classified as a 100-foot wide Primary Arterial by the Master Plan Streets and Highways, through a centrally located driveway at the side of the property. Secondary access is also provided off of Michael Way, an 80-foot wide Secondary Collector Street, which primarily serves the neighborhood residents.

4. Building and landscape materials are appropriate for the area and for the City;

The building and landscape materials are appropriate for the area and are typical of a speculative retail development.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The applicant has provided an aesthetically pleasing building that adequately meets the Residential Adjacency standards. Although the proposal does provide an aesthetically pleasing environment, staff finds that the commercial layout is neither harmonious nor compatible with the adjacent residentially-zoned properties.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed plan will not impact public health, safety or welfare since the development will be subject to the International Building Code and City inspections during construction.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 322 by Planning Department

APPROVALS 3

PROTESTS 86



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-27298** APN: 138-24-305-001 & 003

Name of Property Owner: Michael Village, LLC

Name of Applicant: Primack Family Companies, LLC

Name of Representative: Primack Family Companies, LLC

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): _____

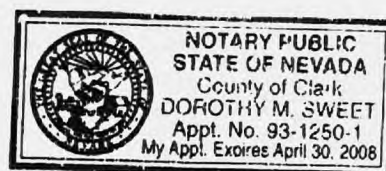
APN: _____

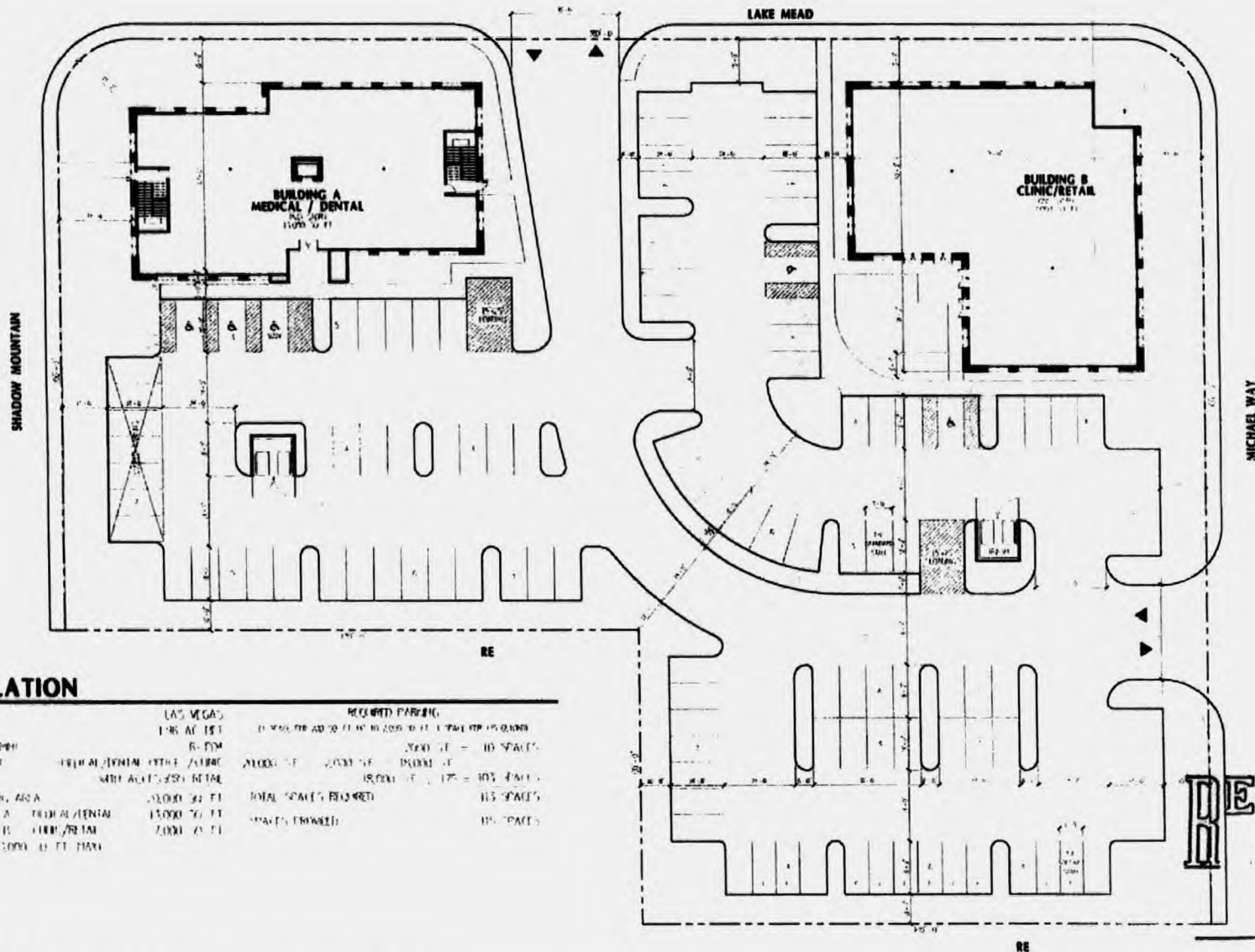
Signature of Property Owner: Brett Primack

Print Name: Brett Primack

Subscribed and sworn before me

This 10 day of March 2008
Dorothy M. Sweet
Notary Public in and for said County and State





TABULATION

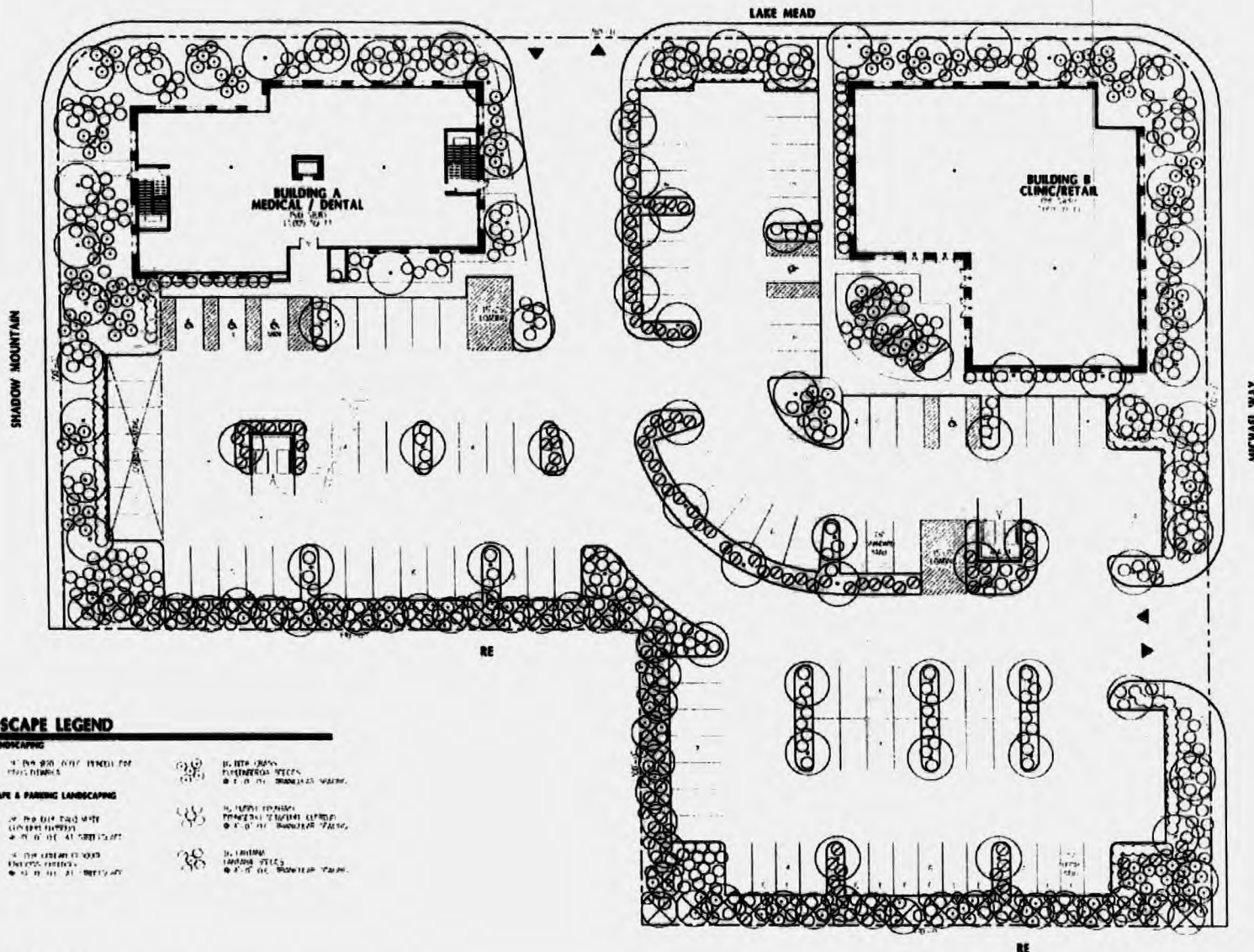
| PROJECT INFO | LAS VEGAS | REQUIRED PARKING |
|-----------------------------|-------------------|---|
| LOT AREA | 1.85 AC. LOT | 0.75 AC. FOR 40 TO 50 FT. OR 0.25 AC. FOR 150 FT. OR 0.50 AC. FOR 200 FT. |
| APPROXIMATE VEHIC. CAPACITY | 100-120 | 2,000 FT. = 10 SPACES |
| ESTIMATED COST | 100,000 - 120,000 | 10,000 FT. = 100 SPACES |
| | 100,000 - 120,000 | 15,000 FT. = 150 SPACES |
| | 100,000 - 120,000 | 20,000 FT. = 200 SPACES |
| | 100,000 - 120,000 | 25,000 FT. = 250 SPACES |
| | 100,000 - 120,000 | 30,000 FT. = 300 SPACES |
| | 100,000 - 120,000 | 35,000 FT. = 350 SPACES |
| | 100,000 - 120,000 | 40,000 FT. = 400 SPACES |
| | 100,000 - 120,000 | 45,000 FT. = 450 SPACES |
| | 100,000 - 120,000 | 50,000 FT. = 500 SPACES |
| | 100,000 - 120,000 | 55,000 FT. = 550 SPACES |
| | 100,000 - 120,000 | 60,000 FT. = 600 SPACES |
| | 100,000 - 120,000 | 65,000 FT. = 650 SPACES |
| | 100,000 - 120,000 | 70,000 FT. = 700 SPACES |
| | 100,000 - 120,000 | 75,000 FT. = 750 SPACES |
| | 100,000 - 120,000 | 80,000 FT. = 800 SPACES |
| | 100,000 - 120,000 | 85,000 FT. = 850 SPACES |
| | 100,000 - 120,000 | 90,000 FT. = 900 SPACES |
| | 100,000 - 120,000 | 95,000 FT. = 950 SPACES |
| | 100,000 - 120,000 | 100,000 FT. = 1,000 SPACES |
| | 100,000 - 120,000 | 105,000 FT. = 1,050 SPACES |
| | 100,000 - 120,000 | 110,000 FT. = 1,100 SPACES |
| | 100,000 - 120,000 | 115,000 FT. = 1,150 SPACES |
| | 100,000 - 120,000 | 120,000 FT. = 1,200 SPACES |
| | 100,000 - 120,000 | 125,000 FT. = 1,250 SPACES |
| | 100,000 - 120,000 | 130,000 FT. = 1,300 SPACES |
| | 100,000 - 120,000 | 135,000 FT. = 1,350 SPACES |
| | 100,000 - 120,000 | 140,000 FT. = 1,400 SPACES |
| | 100,000 - 120,000 | 145,000 FT. = 1,450 SPACES |
| | 100,000 - 120,000 | 150,000 FT. = 1,500 SPACES |
| | 100,000 - 120,000 | 155,000 FT. = 1,550 SPACES |
| | 100,000 - 120,000 | 160,000 FT. = 1,600 SPACES |
| | 100,000 - 120,000 | 165,000 FT. = 1,650 SPACES |
| | 100,000 - 120,000 | 170,000 FT. = 1,700 SPACES |
| | 100,000 - 120,000 | 175,000 FT. = 1,750 SPACES |
| | 100,000 - 120,000 | 180,000 FT. = 1,800 SPACES |
| | 100,000 - 120,000 | 185,000 FT. = 1,850 SPACES |
| | 100,000 - 120,000 | 190,000 FT. = 1,900 SPACES |
| | 100,000 - 120,000 | 195,000 FT. = 1,950 SPACES |
| | 100,000 - 120,000 | 200,000 FT. = 2,000 SPACES |
| | 100,000 - 120,000 | 205,000 FT. = 2,050 SPACES |
| | 100,000 - 120,000 | 210,000 FT. = 2,100 SPACES |
| | 100,000 - 120,000 | 215,000 FT. = 2,150 SPACES |
| | 100,000 - 120,000 | 220,000 FT. = 2,200 SPACES |
| | 100,000 - 120,000 | 225,000 FT. = 2,250 SPACES |
| | 100,000 - 120,000 | 230,000 FT. = 2,300 SPACES |
| | 100,000 - 120,000 | 235,000 FT. = 2,350 SPACES |
| | 100,000 - 120,000 | 240,000 FT. = 2,400 SPACES |
| | 100,000 - 120,000 | 245,000 FT. = 2,450 SPACES |
| | 100,000 - 120,000 | 250,000 FT. = 2,500 SPACES |
| | 100,000 - 120,000 | 255,000 FT. = 2,550 SPACES |
| | 100,000 - 120,000 | 260,000 FT. = 2,600 SPACES |
| | 100,000 - 120,000 | 265,000 FT. = 2,650 SPACES |
| | 100,000 - 120,000 | 270,000 FT. = 2,700 SPACES |
| | 100,000 - 120,000 | 275,000 FT. = 2,750 SPACES |
| | 100,000 - 120,000 | 280,000 FT. = 2,800 SPACES |
| | 100,000 - 120,000 | 285,000 FT. = 2,850 SPACES |
| | 100,000 - 120,000 | 290,000 FT. = 2,900 SPACES |
| | 100,000 - 120,000 | 295,000 FT. = 2,950 SPACES |
| | 100,000 - 120,000 | 300,000 FT. = 3,000 SPACES |
| | 100,000 - 120,000 | 305,000 FT. = 3,050 SPACES |
| | 100,000 - 120,000 | 310,000 FT. = 3,100 SPACES |
| | 100,000 - 120,000 | 315,000 FT. = 3,150 SPACES |
| | 100,000 - 120,000 | 320,000 FT. = 3,200 SPACES |
| | 100,000 - 120,000 | 325,000 FT. = 3,250 SPACES |
| | 100,000 - 120,000 | 330,000 FT. = 3,300 SPACES |
| | 100,000 - 120,000 | 335,000 FT. = 3,350 SPACES |
| | 100,000 - 120,000 | 340,000 FT. = 3,400 SPACES |
| | 100,000 - 120,000 | 345,000 FT. = 3,450 SPACES |
| | 100,000 - 120,000 | 350,000 FT. = 3,500 SPACES |
| | 100,000 - 120,000 | 355,000 FT. = 3,550 SPACES |
| | 100,000 - 120,000 | 360,000 FT. = 3,600 SPACES |
| | 100,000 - 120,000 | 365,000 FT. = 3,650 SPACES |
| | 100,000 - 120,000 | 370,000 FT. = 3,700 SPACES |
| | 100,000 - 120,000 | 375,000 FT. = 3,750 SPACES |
| | 100,000 - 120,000 | 380,000 FT. = 3,800 SPACES |
| | 100,000 - 120,000 | 385,000 FT. = 3,850 SPACES |
| | 100,000 - 120,000 | 390,000 FT. = 3,900 SPACES |
| | 100,000 - 120,000 | 395,000 FT. = 3,950 SPACES |
| | 100,000 - 120,000 | 400,000 FT. = 4,000 SPACES |
| | 100,000 - 120,000 | 405,000 FT. = 4,050 SPACES |
| | 100,000 - 120,000 | 410,000 FT. = 4,100 SPACES |
| | 100,000 - 120,000 | 415,000 FT. = 4,150 SPACES |
| | 100,000 - 120,000 | 420,000 FT. = 4,200 SPACES |
| | 100,000 - 120,000 | 425,000 FT. = 4,250 SPACES |
| | 100,000 - 120,000 | 430,000 FT. = 4,300 SPACES |
| | 100,000 - 120,000 | 435,000 FT. = 4,350 SPACES |
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| | 100,000 - 120,000 | 455,000 FT. = 4,550 SPACES |
| | 100,000 - 120,000 | 460,000 FT. = 4,600 SPACES |
| | 100,000 - 120,000 | 465,000 FT. = 4,650 SPACES |
| | 100,000 - 120,000 | 470,000 FT. = 4,700 SPACES |
| | 100,000 - 120,000 | 475,000 FT. = 4,750 SPACES |
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| | 100,000 - 120,000 | 485,000 FT. = 4,850 SPACES |
| | 100,000 - 120,000 | 490,000 FT. = 4,900 SPACES |
| | 100,000 - 120,000 | 495,000 FT. = 4,950 SPACES |
| | 100,000 - 120,000 | 500,000 FT. = 5,000 SPACES |
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| | 100,000 - 120,000 | 510,000 FT. = 5,100 SPACES |
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| | 100,000 - 120,000 | 525,000 FT. = 5,250 SPACES |
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| | 100,000 - 120,000 | 560,000 FT. = 5,600 SPACES |
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| | 100,000 - 120,000 | 570,000 FT. = 5,700 SPACES |
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| | 100,000 - 120,000 | 585,000 FT. = 5,850 SPACES |
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| | 100,000 - 120,000 | 595,000 FT. = 5,950 SPACES |
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| | 100,000 - 120,000 | 605,000 FT. = 6,050 SPACES |
| | 100,000 - 120,000 | 610,000 FT. = 6,100 SPACES |
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| | 100,000 - 120,000 | 620,000 FT. = 6,200 SPACES |
| | 100,000 - 120,000 | 625,000 FT. = 6,250 SPACES |
| | 100,000 - 120,000 | 630,000 FT. = 6,300 SPACES |
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| | 100,000 - 120,000 | 665,000 FT. = 6,650 SPACES |
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| | 100,000 - 120,000 | 690,000 FT. = 6,900 SPACES |
| | 100,000 - 120,000 | 695,000 FT. = 6,950 SPACES |
| | 100,000 - 120,000 | 700,000 FT. = 7,000 SPACES |
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| | 100,000 - 120,000 | 750,000 FT. = 7,500 SPACES |
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| | 100,000 - 120,000 | 770,000 FT. = 7,700 SPACES |
| | 100,000 - 120,000 | 775,000 FT. = 7,750 SPACES |
| | 100,000 - 120,000 | 780,000 FT. = 7,800 SPACES |
| | 100,000 - 120,000 | 785,000 FT. = 7,850 SPACES |
| | 100,000 - 120,000 | 790,000 FT. = 7,900 SPACES |
| | 100,000 - 120,000 | 795,000 FT. = 7,950 SPACES |
| | 100,000 - 120,000 | 800,000 FT. = 8,000 SPACES |
| | 100,000 - 120,000 | 805,000 FT. = 8,050 SPACES |
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| | 100,000 - 120,000 | 845,000 FT. = 8,450 SPACES |
| | 100,000 - 120,000 | 850,000 FT. = 8,500 SPACES |
| | 100,000 - 120,000 | 855,000 FT. = 8,550 SPACES |
| | 100,000 - 120,000 | 860,000 FT. = 8,600 SPACES |
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| | 100,000 - 120,000 | 870,000 FT. = 8,700 SPACES |
| | 100,000 - 120,000 | 875,000 FT. = 8,750 SPACES |
| | 100,000 - 120,000 | 880,000 FT. = 8,800 SPACES |
| | 100,000 - 120,000 | 885,000 FT. = 8,850 SPACES |
| | 100,000 - 120,000 | 890,000 FT. = 8,900 SPACES |
| | 100,000 - 120,000 | 895,000 FT. = 8,950 SPACES |
| | 100,000 - 120,000 | 900,000 FT. = 9,000 SPACES |
| | 100,000 - 120,000 | 905,000 FT. = 9,050 SPACES |
| | 100,000 - 120,000 | 910,000 FT. = 9,100 SPACES |
| | 100,000 - 120,000 | 915,000 FT. = 9,150 SPACES |
| | 100,000 - 120,000 | 920,000 FT. = 9,200 SPACES |
| | 100,000 - 120,000 | 925,000 FT. = 9,250 SPACES |
| | 100,000 - 120,000 | 930,000 FT. = 9,300 SPACES |
| | 100,000 - 120,000 | 935,000 FT. = 9,350 SPACES |
| | 100,000 - 120,000 | 940,000 FT. = 9,400 SPACES |
| | 100,000 - 120,000 | 945,000 FT. = 9,450 SPACES |
| | 100,000 - 120,000 | 950,000 FT. = 9,500 SPACES |
| | 100,000 - 120,000 | 955,000 FT. = 9,550 SPACES |
| | 100,000 - 120,000 | 960,000 FT. = 9,600 SPACES |
| | 100,000 - 120,000 | 965,000 FT. = 9,650 SPACES |
| | 100,000 - 120,000 | 970,000 FT. = 9,700 SPACES |
| | 100,000 - 120,000 | 975,000 FT. = 9,750 SPACES |
| | 100,000 - 120,000 | 980,000 FT. = 9,800 SPACES |
| | 100,000 - 120,000 | 985,000 FT. = 9,850 SPACES |
| | 100,000 - 120,000 | 990,000 FT. = 9,900 SPACES |
| | 100,000 - 120,000 | 995,000 FT. = 9,950 SPACES |
| | 100,000 - 120,000 | 1,000,000 FT. = 10,000 SPACES |

SITE PLAN
MICHAEL HEALTH PLAZA
 MICHAEL VILLAGE, LLC

RECEIVED



SDR-27298
REVISED
04/24/08 PC



LANDSCAPE LEGEND

OFFICE LANDSCAPING

- 1. 1" DIA. 10' TALL TREES FOR OFFICE PLANTING
- 2. 1" DIA. 10' TALL TREES FOR OFFICE PLANTING

STREETSCAPE & PARKING LANDSCAPING

- 3. 1" DIA. 10' TALL TREES FOR STREETSCAPE & PARKING LANDSCAPING
- 4. 1" DIA. 10' TALL TREES FOR STREETSCAPE & PARKING LANDSCAPING
- 5. 1" DIA. 10' TALL TREES FOR STREETSCAPE & PARKING LANDSCAPING

- 6. 1" DIA. 10' TALL TREES FOR OFFICE PLANTING
- 7. 1" DIA. 10' TALL TREES FOR OFFICE PLANTING

- 8. 1" DIA. 10' TALL TREES FOR OFFICE PLANTING
- 9. 1" DIA. 10' TALL TREES FOR OFFICE PLANTING

- 10. 1" DIA. 10' TALL TREES FOR OFFICE PLANTING
- 11. 1" DIA. 10' TALL TREES FOR OFFICE PLANTING

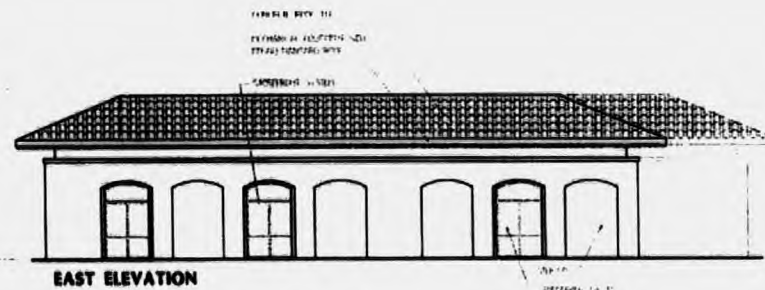
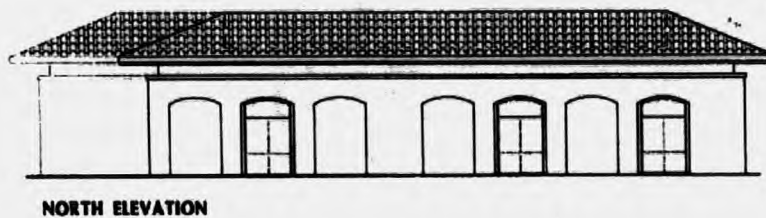
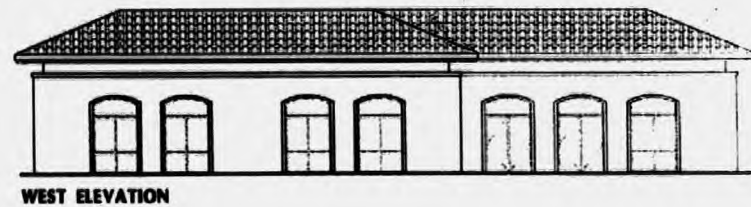
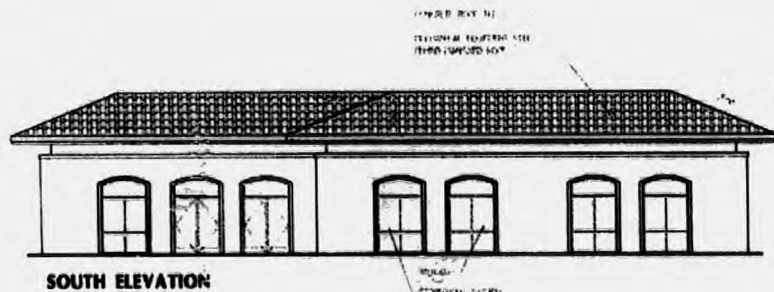
LANDSCAPE PLAN

MICHAEL HEALTH PLAZA

MICHAEL VILLAGE, LLC

**SDR-27298
REVISED
04/24/08 PC**





BUILDING - B - CLINIC / RETAIL
EXTERIOR ELEVATIONS

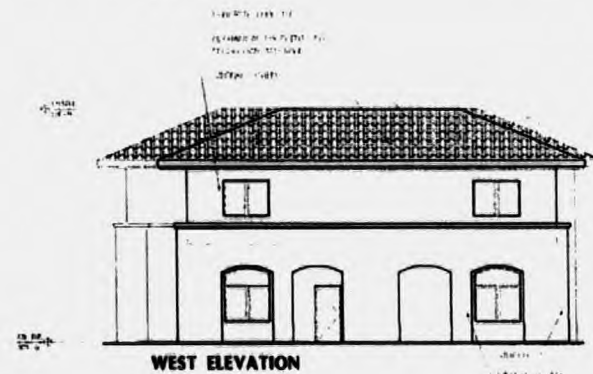
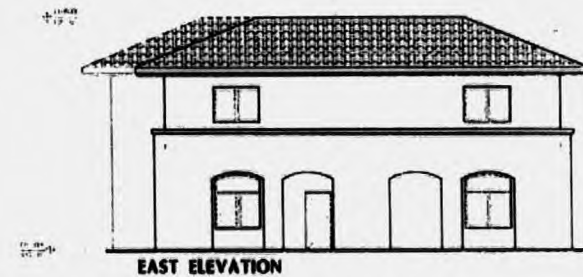
MICHAEL HEALTH PLAZA

MICHAEL VILLAGE, LLC

RECEIVED



SDR-27298
REVISED
04/24/08 PC



RECEIVED

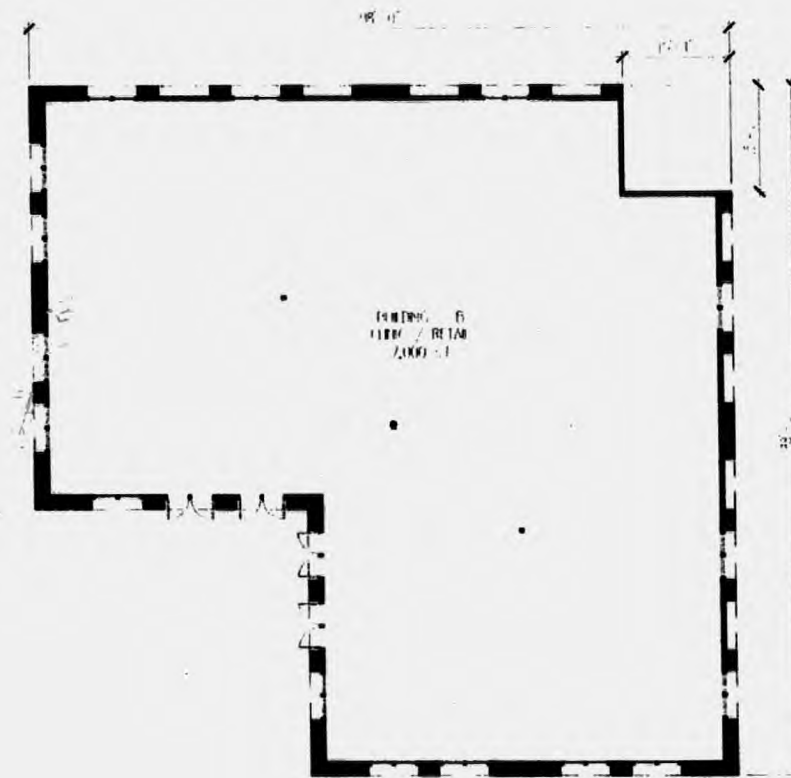
**BUILDING - A - MEDICAL / DENTAL
EXTERIOR ELEVATIONS**

MICHAEL HEALTH PLAZA

MICHAEL VILLAGE, LLC



**SDR-27298
REVISED
04/24/08 PC**



BUILDING - B - CLINIC / RETAIL
FLOOR PLAN - 7,000 s.f.

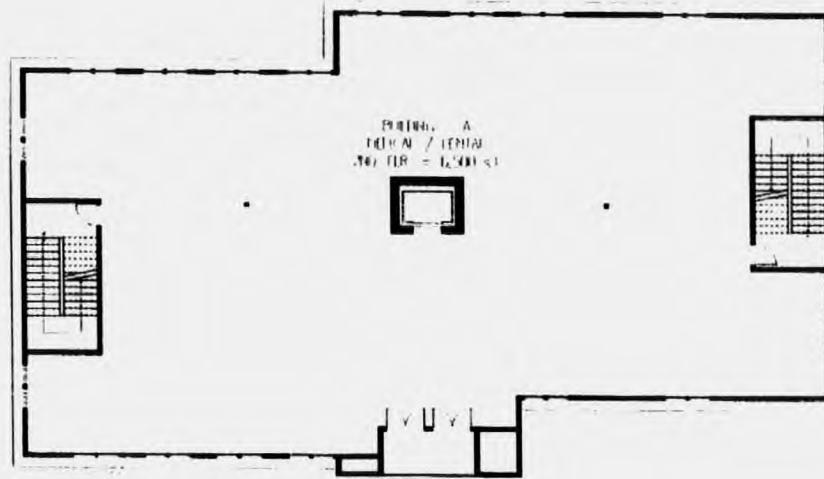
MICHAEL HEALTH PLAZA

MICHAEL VILLAGE, LLC

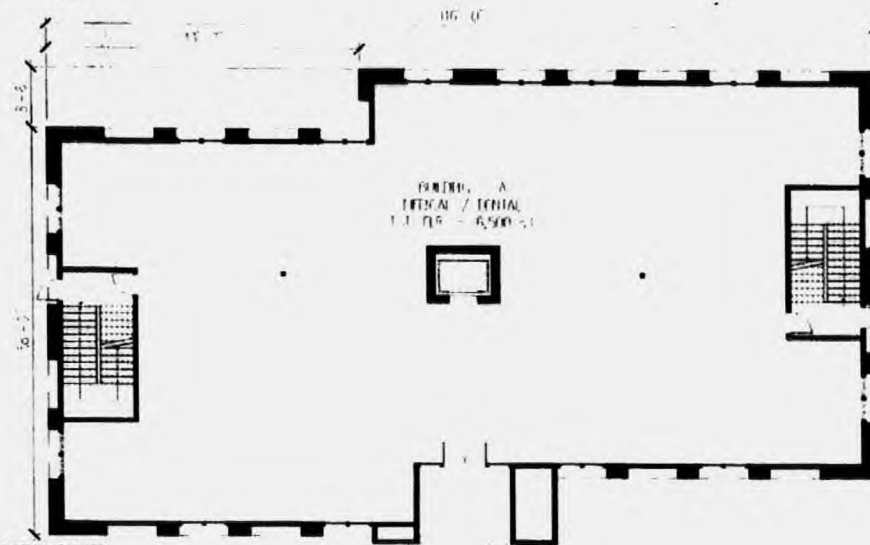
RE



SDR-27298
REVISED
04/24/08 PC



SECOND FLOOR



GROUND LEVEL

BUILDING - A - MEDICAL / DENTAL
FLOOR PLAN - 13,000 s.f.

MICHAEL HEALTH PLAZA

MICHAEL VILLAGE, LLC

RECEIVED

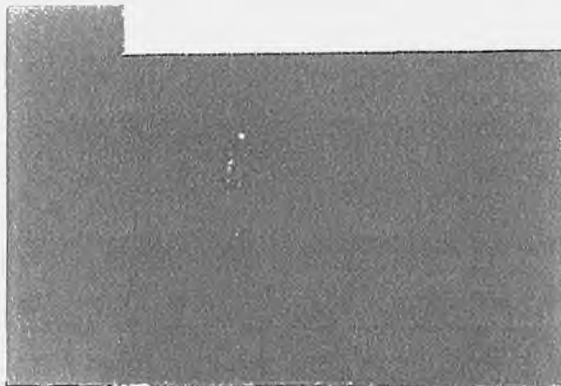


SDR-27298
REVISED
04/24/08 PC

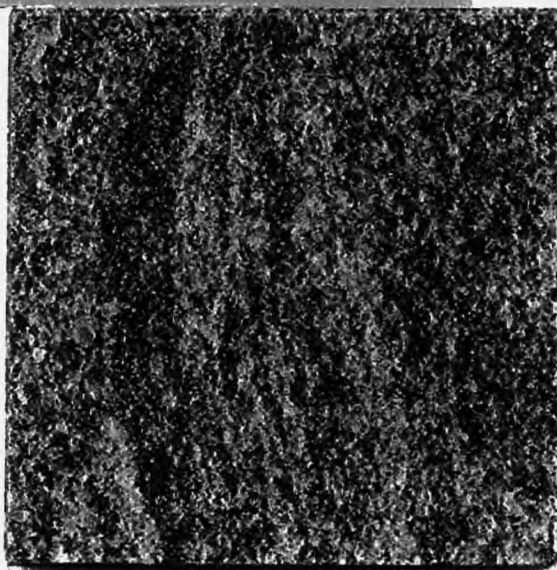


ROOF TILE
EAGLE ROOFING
CANYON BROWN

FIELD COLOR #1
ICI PAINTS
427 DEERFIELD



FIELD COLOR #2
ICI PAINTS
#364 MAPLE SEASON



STONE ACCENT
PARADISO DARK
GRANITE TILE

RECEIVED

MAR 11 2008

MATERIAL BOARD

MICHAEL HEALTH PLAZA

MICHAEL VILLAGE, LLC

SDR-27298
04/24/08 PC



| | | | | |
|--|--|-------|-------------|-------|
| SDR 27298 | | | | |
| Primack Family Companies, LLC | | | | |
| SWC Lake Mead Blvd. & Michael Way | | | | |
| Proposed 20 thousand square foot medical office development. | | | | |
| Traffic produced by proposed development: | | | | |
| New Use | DESCRIPTION | #UNIT | RATE/# UNIT | TOTAL |
| Average Daily Traffic (ADT) | MEDICAL-DENTAL OFFICE BUILDING [1000 SF] | 20 | 36.13 | 723 |
| AM Peak Hour | | | 2.48 | 50 |
| PM Peak Hour | | | 3.72 | 74 |
| (heaviest 60 minutes) | | | | |
| Existing traffic on all nearby streets: | | | | |
| Lake Mead Blvd. | | | | |
| Average Daily Traffic (ADT) | 29,294 | | | |
| PM Peak Hour | 2,344 | | | |
| (heaviest 60 minutes) | | | | |
| Michael Way | | | | |
| Average Daily Traffic (ADT) | 4,422 | | | |
| PM Peak Hour | 354 | | | |
| (heaviest 60 minutes) | | | | |
| Traffic Capacity of adjacent streets: | | | | |
| | Adjacent street ADT | | | |
| | Capacity | | | |
| Lake Mead Blvd. | 32775 | | | |
| Michael Way | 16900 | | | |
| This project will add approximately 723 trips per day on Lake Mead Blvd. and Michael Way. This will increase expected volumes by about 2 percent on Lake Mead and by about 16 percent on Michael. Lake Mead is at about 89 percent of capacity and Michael is at about 26 percent of capacity. | | | | |
| Based on Peak Hour use, this development will add roughly 74 additional cars into the area; which works out to about 5 every 4 minutes. | | | | |
| Note that this report assumes all traffic from this development uses all named streets. | | | | |



SDR-27298 - APPLICANT: PRIMACK FAMILY COMPANIES, LLC - OWNER: MICHAEL VILLAGE, LLC
SOUTHWEST CORNER OF LAKE MEAD BOULEVARD AND MICHAEL WAY
JUNE 26, 2008 PLANNING COMMISSION

03/25/08



SDR-27298 - APPLICANT: PRIMACK FAMILY COMPANIES, LLC - OWNER: MICHAEL VILLAGE, LLC
SOUTHWEST CORNER OF LAKE MEAD BOULEVARD AND MICHAEL WAY
JUNE 26, 2008 PLANNING COMMISSION

03/25/08



SDR-27298 - APPLICANT: PRIMACK FAMILY COMPANIES, LLC - OWNER: MICHAEL VILLAGE, LLC
SOUTHWEST CORNER OF LAKE MEAD BOULEVARD AND MICHAEL WAY
JUNE 26, 2008 PLANNING COMMISSION

03/25/08



SDR-27298 - APPLICANT: PRIMACK FAMILY COMPANIES, LLC - OWNER: MICHAEL VILLAGE, LLC
SOUTHWEST CORNER OF LAKE MEAD BOULEVARD AND MICHAEL WAY
JUNE 26, 2008 PLANNING COMMISSION

03/25/08



SDR-27298 - APPLICANT: PRIMACK FAMILY COMPANIES, LLC - OWNER: MICHAEL VILLAGE, LLC
SOUTHWEST CORNER OF LAKE MEAD BOULEVARD AND MICHAEL WAY
JUNE 26, 2008 PLANNING COMMISSION

03/25/08

Michael Village, LLC

City of Las Vegas
Planning & Development Department
731 S. 4th Street
Las Vegas, NV. 89101

3.10.08

RE: Justification Letter at MICHAEL OFFICE PLAZA® (APN # 138-24-305-001,003)

Applicant: Primack Family Companies, LLC, Brett R. Primack, Managing Member

Applicant requests approval of a GPA, Zone Change, and Site Design Review for the development of Medical Office Park on approximately 1.97 net acres located at the Southwest corner of W. Lake Mead Blvd and N. Michael Way, Las Vegas, NV. 89108. The proposed Medical Office Park development includes 2 buildings. Building A is designed to be a medical office building consisting of 2 stories totaling 13,000 square foot. Building B includes a single story 7,000 square foot building with a primary use as a medical clinic and medical supporting retail (i.e. pharmacy, medical supplies, coffee shop). Based on parking estimations, the applicant has included the required 113 parking spaces.

With the knowledge that the uses mentioned above require several different zoning designations, the applicant intends to request a C-1 zoning designation. In this case C-1 will allow all requested uses mentioned above. In the C-1 setback requirements, the project meets or exceeds all required setbacks. The applicant is requesting a General Plan Amendment from L to SC.

The site has 370' frontage onto Lake Mead Pkwy, 280' frontage on Michael Way, and 180' frontage on Shadow Mountain. To minimize traffic onto residential roads, the applicant has provided two means of ingress/egress. The primary ingress point is on Lake Mead Pkwy near an existing bus stop. The applicant understands that Lake Mead access point will be a right in and a right out only. The second point of ingress is on Michael Way allowing a buffer zone between the existing stop light at the SW corner of Lake Mead/Michael and the residential neighbors.

The proposed landscape plan shows a 10' landscape strip on Michael, Shadow Mountain, and adjacent to two neighbors to the South. When fronting on Lake Mead, the plan allows a 20' landscape strip. When fronting on Shadow and Michael a 15' landscape strip has been provided. A 10' landscape buffer has been provided along all adjacent residential. The buffer landscaping detail includes a mix of pine trees and shrubs.

Applicant meets all parking requirements with a total of 113 spaces required and provided. There is a mix of 79 standard spaces, 34 compact spaces, 5 handicap spaces, and 2 truck loading spaces. Applicant has provided one bay of 7 covered spaces fronting onto Shadow Mountain.

The distance between the closest adjacent residential property line from Building A is 122' which is greater than 3 times the height of the 2 story Building A. The distance between the closest adjacent residential property line from Building B is 114' which is greater than 3 times the height of the 1 story Building A.

1000 N. Green Valley Parkway, Suite #440-355, Henderson, NV. 89074
Phone: 702.858.4052 Fax: 702.269.4654 email: bcvegas@yahoo.com

RECEIVED

MAR 11 2008

SDR-27298
04/24/08 PC

Michael Village, LLC

The Architectural Plan includes a residential in nature building type using residential exterior building materials. The building is designed with concrete S-shaped roof tiles and stucco exterior. The architect has also designed an abundance of windows to give the building additional residential detailing.

The assemblage of nearly 3 gross acres of vacant ground was at one time intended to be ½ acre single family home sites. The completion of I-95 together with a new exit at Lake Mead spurred community growth to the east and west of the new freeway. Parcels along Lake Mead were annexed from the County into the City of Las Vegas. With the explosion of growth and traffic, the City issued an SID to improve W. Lake Mead, W. Lake Mead became a 100' right of way, and a traffic light was installed at the corner of N. Michael Way and W. Lake Mead.

The traffic engineer at Kimley Horn and Associates, Inc. has studied the project and has determined that the density will add little impact to the already existing 100' and 80' streets.

Although, the General Plan shows the neighboring homes to the South as R; this parcel is adjacent on one side only by parking with over 185' separation. Across Shadow Mountain to the West is a new church. Across Michael to the East is a subdivision of single family homes. Across Lake Mead to the North is a multi family development. With this parcel abutting Lake Mead Blvd, the applicant believes this intended use would become an excellent buffer to Lake Mead for its residential surroundings. As inflation of vacant land prices continues, as well as tremendous growth in traffic, it is no longer practical or desirable to develop 3 rural homes sites fronting onto a 100' boulevard such as W. Lake Mead Blvd. As proposed, the applicant believes this proposal to promote public health, safety, and general welfare in accordance with LVMC 19.18.030.

The applicant is not requesting any waivers. In addition the applicant has worked closely with Councilman Barlow's office and the adjacent neighbors to find a compatible commercial use development. On February 12, 2008 the applicant submitted a preliminary plan to Councilman Barlow's office for a neighborhood meeting hosted by Councilman Barlow. The plan was presented by Ricki Barlow for feedback from the neighborhood. The feedback for the proposed Health Plaza was overwhelmingly positive for all that were in attendance. It is believed that this proposed development meets or exceeds the requests and needs of the neighborhood.

Thank you for your cooperation with these matters.

Respectively,



Brett Primack
Managing Member
Primack Family Companies, LLC
file: Michael Health Plaza Justification Letter 3.10.08

RECEIVED

MAR 11 2008

SDR-27298

04/24/08 PC

1000 N. Green Valley Parkway, Suite #440-355, Henderson, NV. 89074
Phone: 702.858.4052 Fax: 702.269.4654 email: bcvegas@yahoo.com

PRIMACK
Family Companies

7/23/08

City Clerks Office
Attn: Beverly K. Bridges
City Hall, First Floor
400 Stewart Ave.
Las Vegas, NV 89101

RE: GPA-27296 ; ZON-27297 ; SDR-27298

Please accept this letter as a request to withdraw without prejudice GPA-27296 ; ZON-27297 ; SDR-27298. After many discussions with the surrounding neighbors of the subject property, have decided to go another direction. If you have any questions, then please call Brett Primack at 702-858-4051.

Sincerely,

Brett Primack, Managing Member
Primack Family Companies, LLC

RECEIVED
CITY CLERK
2008 JUL 23 P 2:54

1000 North Green Valley Parkway • Suite 440 – 355 • Henderson, NV 89074
P: 702.858.4051 • F: 702.269.4654
www.PrimackFamilyCompanies.com

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

QUESTION FROM CITY COUNCILMAN NICK...
 "THE RESIDENTS PREFER DONE WITH THE VACANT PROPERTIES
 ON W. LAKE MEAD BLVD (DECATUR THRU MICHAEL WAY)?

THIS QUESTION PROMPTED THIS PETITION:

PETITION TO OPPOSE A ZONE CHANGE FROM RESIDENTIAL TO C-1 COMMERCIAL

We the undersigned residents, and/or owners of homes in the Curtis Park Manor and residents surrounding these properties are opposed to and would like to voice our objections to a proposed zone change. This zone change would reclassify the 5 residential properties (1) at 4901 W. Lake Mead Blvd & Fairhaven St. (3) three properties at 3 corners of 5100-5201 W. Lake Mead Blvd & Leonard Lane and (1) at 5401 W. Lake Mead Blvd & Michael Way from R-E (Residential Estates) to C-1 (Commercial). We are further opposed to the construction of any type **Commercial Building** or **Business Facility** on these properties. Many of us are long time residents on or near W. Lake Mead Blvd and we propose that these properties were purchased to build **residential single family homes** so why change this zoning just to make **huge profits for a few**. Vacant business sites already erode our community. On individual properties, we might consider Professional Zoning and a Professional Building if noted below in ADDITIONAL COMMENTS. Our objections to these changes are noted by our signatures below:

ALSO: LOT @ 4800 W. LAKE MEAD & DECATUR: RESIDENTIAL ONLY (RE)...

(AS) REF# GPA-27296, ZON-27297, SDR-27298

| NAME | ADDRESS | ADDITIONAL COMMENTS | PHONE # |
|--|------------------------|--|----------|
| 1 WILLIAM SCOTT <i>SCOTT</i> | 4924 W. LAKE MEAD | ALL RES. PREFERRED / P.O.F. OK @ FAIRHAVEN | 648-8403 |
| Mario Guerrero <i>ms.</i> | 5028 W. Lake Mead | All residential | 630-8408 |
| 3 Ada Andersen | 5028 W. Lake Mead | All residential | ↑ |
| 4 Stan Andersen | 5028 W. Lake Mead | all residential | ↑ |
| 5 Mary Hernandez | 5080 W. Lake Mead | all residential | |
| 6 TROY NIELSON | 5170 W. Lake Mead | 911 residential | |
| 7 Carrie Larsen | 5222 W. Lake Mead | 411 Residential | 648-9407 |
| 8 William Workman | 5848 W. LAKE MEAD | ALL RESIDENTIAL | 647-3284 |
| 9 Robert Jany | 5700 Lake Mead | All Residential | 325-4613 |
| 10 Phyllis Scorer <i>Scorer</i> | 5728 W. Lake Mead | all Residential | 646-0877 |
| 11 Hilbert <i>Scorer</i> | 5528 W. Lake Mead | Residential | 646-0877 |
| 12 John <i>Vittor</i> | 5370 W. LAKE MEAD BLVD | " | 648-1490 |
| 13 Michela <i>Whit</i> | 5329 W. Lake Mead Blvd | Residential | 678-1238 |
| 14 John <i>Winn</i> | 5359 W. Lake Mead | Residential | 48-1343 |
| 15 Kevin McDonald | 5065 W. Lake Mead | Residential | 646-3703 |
| 16 Robert Criss | 5055 W. LAKE MEAD | RESIDENTIAL | 641-7676 |
| 17 Julie Criss | 5055 W. LAKE MEAD | " " | 641-7686 |
| 18 Danielle Barron | 5055 W. LAKE MEAD | " " | 641-7686 |
| 19 James Shields | 5055 W. LAKE MEAD | " " | 641-7686 |
| 20 Yvonne Corral | 1981 Fairhaven St | " " | 649-1319 |
| 21 Robert <i>Corral</i> | 1965 Leonard Lane | " " | 636-0260 |
| 22 Robert <i>Shawn Butler</i> | 1930 N. Michael Way | Keep single family Residential | 646-7076 |
| 23 Robert Gill | 1905 Michael Way | Residential | 648-8366 |
| 24 Richard D. Smedley | 1895 Michael Way | Residential | 647-2388 |
| 25 Robert <i>Smedley</i> | 1895 Michael Way | Residential | 647-2388 |
| 26 Andrew <i>Stor</i> | 1831 N. Michael Way | " | 212-5656 |
| 27 Edward Blum | 5054 W. LAKE MEAD BLVD | Residential | 646-8222 |
| 28 James <i>Pera Stacey</i> | 4900 W. Lake Mead | Residential | 648-2747 |
| 29 RICHARD POTTS | 5129 SANTO AVE. | RESIDENTIAL | 638-8717 |
| 30 MICHELLE <i>Downs</i> | 5129 SANTO AVE. | RESIDENTIAL | 638-8717 |
| 31 Andrew <i>Glenn</i> | 5101 Eugene Ave | Residential | 648-5909 |
| 32 Frank <i>Glenn</i> | 4898 Salmer Ave | Keep residential | 646-7839 |
| 33 Joyce <i>J. Johnson</i> | 5352 W. Lake Mead | " " | 648-7427 |
| 34 James <i>Robinson</i> | 5404 Strecker | Keep residential | 647-1614 |
| 35 | | | |

Submitted at Planning Commission

(73 SIGNATURES TOTAL)

Date 6/20 Item 21-23

34
30
+9
73

PETITION TO OPPOSE/A ZONE CHANGE FROM RESIDENTIAL TO C-1 COMMERCIAL

We the undersigned residents, and/or owners of homes in the Curtis Park Manor and residents surrounding these properties are opposed to and would like to voice our objections to a proposed zone change. This zone change would reclassify the 5 residential properties (1) at 4901 W. Lake Mead Blvd & Fairhaven St.(3) three properties at 3 corners of 5100-5201 W. Lake Mead Blvd & Leonard Lane and (1) at 5401 W. Lake Mead Blvd & Michael Way from R-E (Residential Estates) to C-1 (Commercial). We are further opposed to the construction of any type **Commercial Building** or **Business Facility** on these properties. Many of us are long time residents on or near W. Lake Mead Blvd and we propose that these properties were purchased to build **residential single family homes** so why change this zoning just to make **huge profits for a few**. Vacant business sites already erode our community. On individual properties, we might consider Professional Zoning and a Professional Building if noted below in ADDITIONAL COMMENTS. Our objections to these changes are noted by our signatures below:

(AS) REF # GPA-27296, ZON-27297, SDA-27298

| NAME | ADDRESS | ADDITIONAL COMMENTS | PHONE # |
|------------------------|-----------------------|-------------------------------|----------|
| 1 Terry Golding | 5001 Sawyer | don't need in that location | 646-7479 |
| 2 Chris MacMillan | 5353 Sawyer | (DON'T NEED IN THAT LOCATION) | |
| 3 MARY GARCIA | 5404 Reiter | | |
| 4 Catherine Scott | 5276 Sawyer Ave. | | 897-1319 |
| 5 Del Solari | 5030 REITER | GOOD IDEA | |
| 6 Myra Williamson | 5104 Auburn Ave | | 324-3758 |
| 7 Roger Thomas | 4976 Sawyer | | 572-1884 |
| 8 Jorie Thomas | 4976 Sawyer | | 512-1884 |
| 9 Lori Barker | 5007 Reiter | | 648-8703 |
| 10 John Barker | 5007 Reiter | | " |
| 11 Marjorie Joyce | 4871 Auburn Ave | | 631-9205 |
| 12 Linda Jones | 5197 Stacy | | 642-0135 |
| 13 Edw. Elz | 5431 STACY | | 688-9276 |
| 14 Audie Clark | 5431 STACEY | | 648-9075 |
| 15 Diana Ziegler | 4950 Reiter | | 648-5803 |
| 16 Ron Flanagan | 5404 SAWYER | | 304-1891 |
| 17 Johnny Hernandez | 5080 W LAKE MEAD BLVD | | 647-3968 |
| 18 Laurie Priest | 5274 Stacy Ave | | 646-1321 |
| 19 Carla Lasswell | 5053 Sawyer | | 647-3624 |
| 20 STRUE McLAUGHLIN | 5300 SAWYER | | 646-1396 |
| 21 JOYCE ROSSITER | 5197 AUBORN | | 648-6258 |
| 22 Sandy Beall | 5353 Auburn | | 598-3869 |
| 23 Joe Bailey | 4971 STACEY | | 648-2180 |
| 24 MARILYN BAILEY | 4871 STACEY | | 648-2180 |
| 25 Kent Ann Snow | 5197 Reiter | | 454-2496 |
| 26 Mary & Frank Bundra | 5099 Sawyer Ave. | | 604-6700 |
| 27 Gerald Haley | 5171 Stacey Ave. | | 561-8197 |
| 28 Sam Henley | 5144 EUGENE AVE. | | 648-3419 |
| 29 James W Smith | 5196 Eugene Ave | | 437-8990 |
| 30 ANNE HOLLINGER | 5320 EUGENE AVE | | |
| 31 | | | |
| 32 | | | |
| 33 | | | |
| 34 | | | |
| 35 | | | |

PETITION TO OPPOSE A ZONE CHANGE FROM RESIDENTIAL TO C-1 COMMERCIAL

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(AS) REF # GPA - 27296, ZON - 27297, SDR - 27298

| NAME | ADDRESS | ADDITIONAL COMMENTS | PHONE # |
|------------------|-------------------------|---------------------|-----------|
| 1 ROGER GRANT | 5399 W. LAKE MEAD BLVD. | | 648-9878 |
| 2 RON GALK | 5399 W. LAKE MEAD BLVD. | | 648-9878 |
| 3 Jonel Cornea | 1915 N. Michael Way | | 354 3573 |
| 4 Carl Partridge | 5378 Eugene Ave | For Vague | 648-2577 |
| 5 | | | |
| 6 | | | |
| 7 KIMLEY BISS | 5327 AUBURN AV | RESIDENTIAL | 1045 7537 |
| 8 EDWARD J. | 5252 EUGENE AVE | RESIDENTIAL | |
| 9 JAMIE ROMER | 5287 EUGENE AVE | RESIDENTIAL | 636 0212 |
| 10 DAN GOUKER | 5375 EUGENE | RESIDENTIAL | 683 3464 |
| 11 ERIC RUIZ | 5404 EUGENE AVE | RESIDENT | 596-4875 |
| 12 | | | |
| 13 | | | |
| 14 | | | |
| 15 | | | |

(ADDITIONAL NAMES)

9

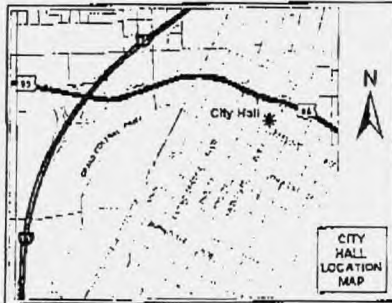
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Case SDR-27298

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



Return Service Requested Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-27298

89108+4136 COZE



Case: SDR-27298
13824712016
DEMARRE JAMES P & MARTHA E
5420 MARE WY
LAS VEGAS NV 89108-4136

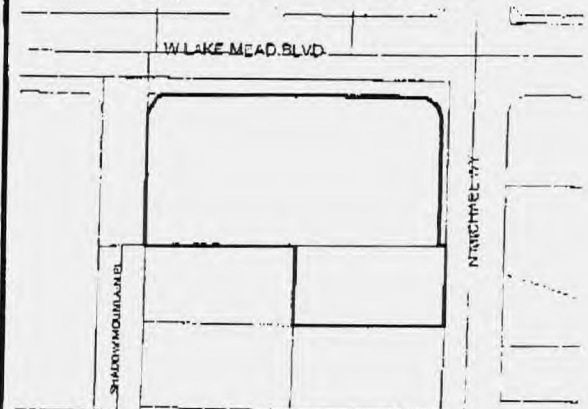
DELIVERED

4-12-08

Application Information

SDR-27298 - SITE DEVELOPMENT PLAN REVIEW
RELATED GPA-27296 AND ZON-27297 - APPLICANT:
PRIMACK FAMILY COMPANIES, LLC - OWNER:
MICHAEL VILLAGE, LLC - Request for a Site Development
Plan Review FOR A PROPOSED TWO-STORY, 20,000 SQUARE-
FOOT MEDICAL OFFICE/CLINIC/RETAIL DEVELOPMENT on
1.97 acres at the southwest corner of Lake Mead Boulevard and
Michael Way (APNs 138-24-305-001 and 003), R-E (Residence
Estates) under Resolution of Intent to R-PD4 (Residential Planned
Development - 4 Units Per Acre) Zone [PROPOSED: C-1 (Limited
Commercial)], Ward 5 (Barlow)

Application Location



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

Public Hearing Information

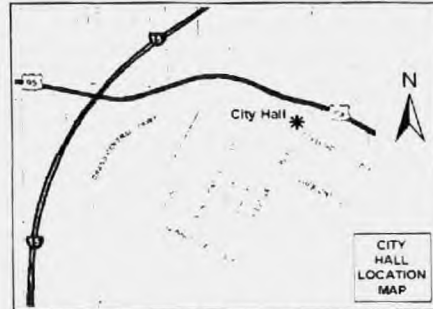
Meeting: Planning Commission
Date: April 24, 2008
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

34 P

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD) 386-9108) <http://www.lasvegasnevada.gov>

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

Return Service Requested Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-27298

89108+2317 0076



*Please REJECT this
Request. Commercial
Development would be
TOTALLY OUT OF PLACE here.*

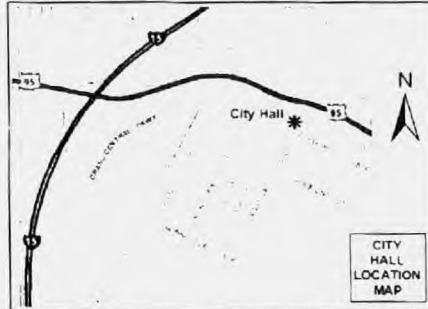
Case SDR-27298
13824712015
HEDGES COLIN KENT
5320 GABORONE AVE
LAS VEGAS NV 89108-2317

| | |
|------------------------------|------|
| Submitted after final agenda | |
| Date | Item |
| 4.24.08RC | P 34 |

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APR 22 2008

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

Return Service Requested Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-27298

89108+2416 0016



Case SDR-27298

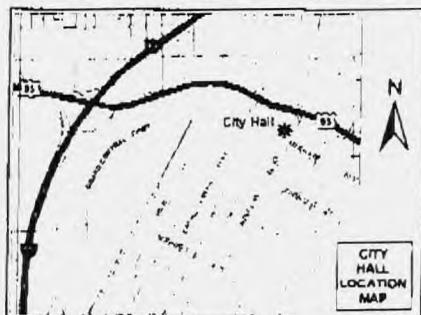
13824304003
PAVELL 1994 TRUST
1877 SHADOW MOUNTAIN PL
LAS VEGAS NV 89108-2416

| | |
|------------------------------|------|
| Submitted after final agenda | |
| Date | Item |
| 4-24-08 | 34 |
| | P |

RECEIVED
APR 21 2008

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

Return Service Requested Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council representative, please call (702) 229-6405.



I SUPPORT
 this Request



I OPPOSE
 this Request

Please use available blank space on card for your comments.

SDR-27298

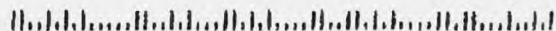


13824217022

Case: SDR-27298

MEDINA JAVIER A & ANA M
 3330 E UNIVERSITY
 LAS VEGAS NV 89121-5139

89121+5139 C040

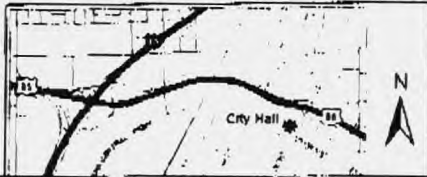


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| Submitted after final agenda | |
| Date
4.24.08 PC | Item
34 P |

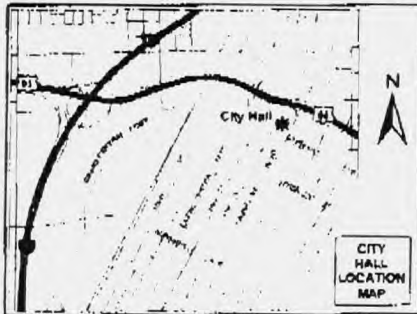
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested Official Notice of Public Hearing



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

Return Service Requested Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Use available blank space on card for your comments.

SDR-27298



13824217022
MEDINA JAVIER A & ANA M
3330 E UNIVERSITY
LAS VEGAS NV 89121-5139

Case SDR-27298

89121+5139 0040



RECEIVED
APR 21 2008

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| Submitted after final agenda | |
| Date
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested Official Notice of Public Hearing



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☐

I SUPPORT
this Request

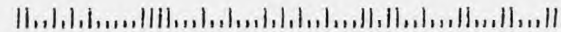
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I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-27298

89108+2416 C016



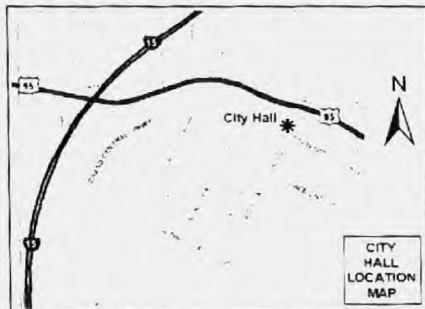
Case SDR-27298
13824304004
PAVELL JOHN G
1877 SHADOW MOUNTAIN PL
LAS VEGAS NV 89108-2416

| |
|------------------------------|
| Submitted after final agenda |
| Date
4.24.08PC |
| Item
P 34 |

RECEIVED
APR 21 2008

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

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SDR-27298



Case SDR-27298

13824305012

SMEDLEY RICHARD D & ROCHELLE

1895 MICHAEL WY

LAS VEGAS NV 89108-2310

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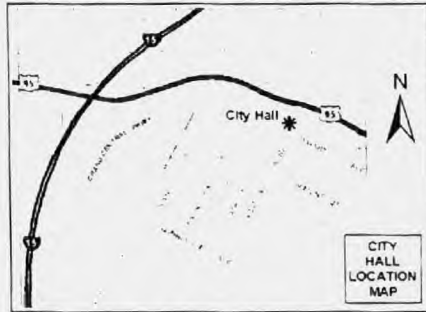


RECEIVED
APR 21 2008

Submitted after final agenda
Date 4.24.08
Item 34
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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Please use available blank space on card for your comments.

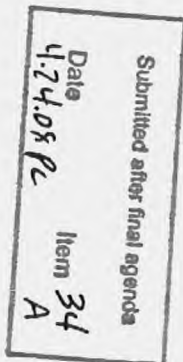
SDR-27298



13824214051
HOLMAN OLGA C
2004 JEANNE DR
LAS VEGAS NV 89108-3189

Case SDR-27298

89108-3189 0058



Planning Commission:

4/24/08

Buying and selling property is Mr. Primack's full-time job. The amount of time and effort it takes for the average citizen to attend these meetings is a real hardship to those of us with other jobs, families, soccer practice and countless other commitments. Since most of the neighbors here are not accustomed to addressing a governmental body, I have typed this summary.

This is the second time in 6 months approximately 300 households have circled the wagons to oppose Mr. Primack's attempt to rezone a portion of our neighborhood for commercial use. The residents between Jones and Decatur, east and west, and Washington and Smoke Ranch, north and south, remain firmly opposed to a rezone and urge you deny this application.

On April 8 representatives of the neighborhood met with Councilman Ricky Barlow in whose Ward 5 this issue lies, to give our reasons for opposition. Last Saturday morning, at our invitation, Councilman Barlow, County Commissioner Susan Brager and liaison Kim Bush attended Curtis Park's spring breakfast to hear neighbor sentiment about this rezone attempt.

On both occasions the neighbors were clear. Mr. Primack must honor the existing R-E zoning as it stands. He must build residential houses or sell his property to someone who will.

The Primacks held a meeting with the neighbors March 23 at Paul Cully Elementary. The purpose of the meeting was to unveil their rezone intentions. About 30 neighbors were present along with Planning Director Margo Wheeler, who took notes. The meeting did not go well, especially when the Primacks were pressed for details.

The Primacks want a Quick Care, pharmacy, coffee shop for employees and clients, rentable two-story office space, and vehicle access north and south down the residential street of Michael Way. Undoubtedly, the Primacks' plan would make them money, but the residents would have to live with crushing consequences, which I'm about to outline.

To begin with, Primack's plan will exacerbate the present cut-through traffic problem we now have on the adjoining residential avenues of Auburn, Reiter, Eugene, Stacey and Sawyer. When neighbors brought this to Bret Primack's attention, his answer was "so what, there's always going to be cut-through traffic." As for a "Quick Care-type facility, we have two, one at Alexander and Decatur and one at Buffalo and Lake Mead. As for rentable office space, there is a surplus of that throughout the valley now. If this application passes, the houses along Lake Mead east of Primack's property will fall like dominos because no one wants to live next door to a commercial enterprise.

Neighbor opposition to this spot-zoning attempt goes deeper. If the Planning Commission--or City Council on appeal--approves this neighborhood land for

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commercial use, it will never go back. I have never seen an example of that. Additionally, if rezoned commercial, neighbors will have to watch and worry over the inevitable market-driven variance requests by new or existing owners. Commercial zone variances are always piecemeal. They are often tiny and occur right under your nose, until it's too late. If this property is rezoned commercial, neighbors will be forced to remain on edge, poised to battle unending future requests for Special Use Permits—payday loan stores, gas stations, taverns, tattoo parlors, liqueur stores and 7-Elevens. While those are legitimate businesses, they do not belong in a neighborhood zoned strictly residential. Once winning a rezone, it's no secret that developers quietly seek to diminish the amounts of landscaping required. They seek to shorten distances between buildings, increase wall heights, and eliminate setbacks. Ultimately, home owners' property values fall and neighborhood pride plummets. A defeatist, "what's the use in fighting developer money" attitude emerges amongst the residents. And then, over time, another tidy neighborhood erodes into unkempt houses, graffiti, and crime, more fodder for the police beat.

Unless neighbors watch week to week, map by map, the changes brought by commercial rezones and then the variances are nearly imperceptible, until one day the neighbors scratch their heads and ask "what happened to my neighborhood at the hands of my local government, whom I thought, was appointed or elected to protect us?"

As for the unprofitability of building houses during a slumped market, why can't the Primacks face the same consequences of a market-driven economy like everyone else? Dips and spikes in our free-enterprise system are a routine fact of life. Mr. Primack will have to wait until the market improves, like everyone else.

Finally, in isolation, spot zoning and future variances seem like minor items. Yet the cumulative effect over time, however, usually is much more pronounced, resulting in permanent aesthetic and quality of life changes. The property in question is not a new development. The neighbors were here first, for 40 years. We feel our neighborhood is not ripe for decay or encroachment. We are here tonight to protect our old neighborhood, but we need you help.

As a footnote, Jordie Primack did not ingratiate himself to me when two months I called him about his property, to learn of his intentions. He sarcastically told me that his asking price for the land was \$1,250,000 and that if the neighbors were so concerned about what was built there, why don't we buy it from him and build a park?

DD Clark C1950 Spry + MLE

PETITION TO OPPOSE A ZONE CHANGE FROM RESIDENTIAL TO C-1 COMMERCIAL

We the undersigned residents, and/or owners of homes in the Curtis Park Manor and residents surrounding these properties are opposed to and would like to voice our objections to a proposed zone change. This zone change would reclassify the 5 residential properties (1) at 4901 W. Lake Mead Blvd & Fairhaven St.(3) three properties at 3 corners of 5100-5201 W. Lake Mead Blvd & Leonard Lane and (1) at 5401 W. Lake Mead Blvd & Michael Way from R-E (Residential Estates) to C-1 (Commercial). We are further opposed to the construction of any type **Commercial Building** or **Business Facility** on these properties. Many of us are long time residents on or near W. Lake Mead Blvd and we propose that these properties were purchased to build **residential single family homes** so why change this zoning just to make **huge profits for a few**. Vacant business sites already erode our community. On individual properties, we might consider Professional Zoning and a Professional Building if noted below in ADDITIONAL COMMENTS. Our objections to these changes are noted by our signatures below:

ALSO! LOT @ 4800 W. LAKE MEAD & DECATUR: RESIDENTIAL ONLY (RE)...
(AND) GPA - 27296, ZON - 27297, SDR - 27298

| NAME | ADDRESS | ADDITIONAL COMMENTS | PHONE # |
|--------------------------------------|------------------------|--|----------|
| 1 WILLIAM DOHME | 4924 W. LAKE MEAD | ALL RES. PREFERRED / P.O.F. OK @ FAIRHAVEN | 648-8403 |
| 2 Mario Guerrero | 5028 W. Lake Mead | All residential | 630-8408 |
| 3 Ada Andersen | 5028 W. Lake Mead | All residential | ↑ |
| 4 Stan Andersen | 5028 W. Lake Mead | All residential | ↑ |
| 5 Mary Hernandez | 5080 W. Lake Mead | All residential | |
| 6 TROY NIELSON | 5170 W. Lake Mead | 911 residential | |
| 7 Cannie LARSEN | 5222 W. Lake Mead | 411 Residential | 648-9407 |
| 8 WILLIAM WORKMAN | 5848 W. LAKE MEAD | ALL RESIDENTIAL | 647-3284 |
| 9 Calvin Jany | 5800 Lake Mead | All Residential | 525-4413 |
| 10 Phyllis Keeser | 5328 W. Lake Mead | all Residential | 646-0877 |
| 11 WILLIAM Keeser | 5328 W. Lake Mead | all Residential | 646-0877 |
| 12 John V. Keeser | 5370 W. LAKE MEAD BLVD | " | 648-1490 |
| 13 Michelle White | 5329 W. Lake Mead Blvd | Residential | 676-1238 |
| 14 John Winne | 5359 W. Lake Mead | Residential | 48-1343 |
| 15 Kevin McDonald | 5065 W. Lake Mead | Residential | 646-3703 |
| 16 Robert Criss | 5052 W. LAKE MEAD | RESIDENTIAL | 671-7676 |
| 17 Julie Criss | 5055 W. LAKE MEAD | " " | 641-7486 |
| 18 Danielle Barron | 5055 W. LAKE MEAD | " " | 641-7686 |
| 19 James Shields | 5055 W. LAKE MEAD | " " | 641-7686 |
| 20 John Harris | 1981 Fairhaven St | " " | 649-1319 |
| 21 Robert Criss | 1965 Leonard Lane | " " | 636-0760 |
| 22 John Harris | 1930 N. Michael Way | Keep single family residential | 646-7076 |
| 23 Robert Gill | 1905 Michael Way | Residential | 648-8366 |
| 24 Richard D. Smedley | 1895 Michael Way | Residential | 647-2388 |
| 25 Michelle Smedley | 1895 Michael Way | Residential | 647-2388 |
| 26 Andrew Stone | 1831 N. Michael Way | " | 212-5686 |
| 27 Edward Blum | 5054 W. LAKE MEAD BLVD | Residential | 646-8222 |
| 28 James Pera/Stacey Pera | 4900 W. Lake Mead | Residential | 648-2747 |
| 29 RICHARD DOHME | 5129 SANTO AVE. | RESIDENTIAL | 638-8717 |
| 30 MICHELE DOHME | 5129 SANTO AVE. | RESIDENTIAL | 638-8717 |
| 31 Andrew Smedley | 5106 Eugene Ave | Residential | 648-1807 |
| 32 Frank Smedley | 4898 Sawyer Ave | Keep residential | 646-1839 |
| 33 Joyce Johnson | 5352 W. Lake Mead | " " | 648-7427 |
| 34 John Harris | 5404 Stacey | Keep residential | 647-1614 |
| 35 | | | |

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+ 1
73
(73 SIGNATURES TOTAL)

Submitted at Planning Commission

Date 4/24/08 Item 32-34

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(AS) G-P-A-27296, ZON-27297, SDR-27298

| NAME | ADDRESS | ADDITIONAL COMMENTS | PHONE # |
|------------------------|-----------------------|---------------------------|----------|
| 1 Terry Golding | 5001 Sawyer | Don't need inter location | 646-7419 |
| 2 Chris MacMillan | 5353 Sawyer | | |
| 3 Mary Garcia | 5404 Reiter | | |
| 4 Catherine Scott | 5276 Sawyer Ave | | 897-1319 |
| 5 Del Salazar | 5030 REITER | GOOD IDEA | |
| 6 Myra Williams | 5104 Auburn Ave | | 3243758 |
| 7 Roger Thomas | 4976 Sawyer | | 512-1884 |
| 8 Lorie Thomas | 4976 Sawyer | | 512-1884 |
| 9 Lori Baxter | 5007 Reiter | | 648-8703 |
| 10 John Baxter | 5007 Reiter | | " |
| 11 Margie Joyce | 4871 Auburn Ave | | 631-9205 |
| 12 Linda Moore | 5197 Stacey | | 642-0135 |
| 13 Edw. Ely | 5431 STACEY | | 688-9076 |
| 14 Audrey Clark | 5431 STACEY | | 648-9075 |
| 15 Diana Ziegler | 4930 Reiter | | 648-5803 |
| 16 Ron Fuschy | 5404 SAWYER | | 304-9891 |
| 17 Jimmy Hernandez | 5080 W LAKE MEAD BLVD | | 647-3968 |
| 18 Laurie Priest | 5274 Stacey Ave | | 646-1321 |
| 19 Carla Lasswell | 5053 Sawyer | | 647-3694 |
| 20 Steve McLaughlin | 5300 SAWYER | | 646-1396 |
| 21 Joyce Rossiter | 5197 AUBORN | | 648-6258 |
| 22 Sandy Beall | 5353 Auburn | | 598-3869 |
| 23 Joe Bailey | 4871 STACEY | | 648-2180 |
| 24 Marilyn Bailey | 4871 STACEY | | 648-2180 |
| 25 Ken + Ann Snow | 5197 Reiter | | 454-2496 |
| 26 Mary + Frank Bundra | 5079 Sawyer Ave | | 604-6700 |
| 27 Coralee Haley | 5171 Stacey Ave | | 561-5197 |
| 28 Sam Healey | 5144 EUGENE AVE | | 648-3419 |
| 29 James W Smith | 5196 Eugene Ave | | 437-8990 |
| 30 ANNE HOLLINGER | 5320 EUGENE AVE | | |
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(AS) GPA - 27296, ZON - 27297, SDR - 27298

| NAME | ADDRESS | ADDITIONAL COMMENTS | PHONE # |
|--------------------|-------------------------|---------------------|----------|
| 1 ROGER GRANT | 5399 W. LAKE MEAD BLVD. | | 6489878 |
| 2 RON JALK | 5399 W. LAKE MEAD BLVD. | | 6489878 |
| 3 Jonel Corneo | 1915 N. Michael Way | | 354 3573 |
| 4 Carl Partridge | 1378 Eugene Ave | For Vagun | 648-2527 |
| 5 | | | |
| 6 | | | |
| 7 29 KIM L. BUSH | 5327 AUDAIN AV | RESIDENTIAL | 10457537 |
| 8 30 Elvira J. | 5252 Eugene Ave | RESIDENTIAL | |
| 9 31 Daniel Romero | 5287 Eugene Ave | RESIDENTIAL | 636 0212 |
| 10 32 DAN GOUKER | 5375 EUGENE | RESIDENTIAL | 683 3464 |
| 11 33 ERIGO Ruiz | 5404 EUGENE AVE | RESIDENT | 596-4875 |
| 12 34 | | | |
| 13 35 | | | |

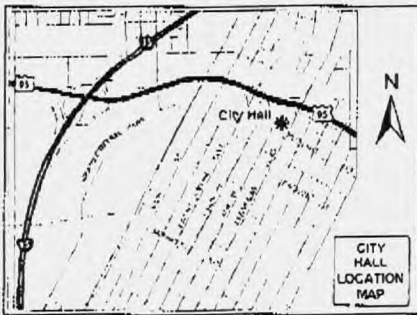
(ADDITIONAL NAMES)

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

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☒ I SUPPORT
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☐ I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-27298

5305 ALCAZAR CT

Las Vegas NV 89108-2319

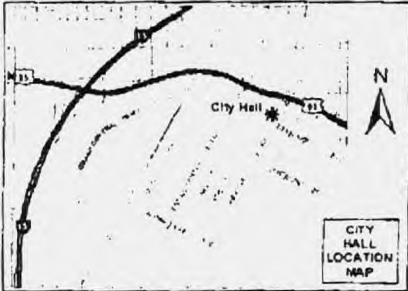


Case: SDR-27298
13824712008
DENYS STEPHEN J & EVELYN M
5305 ALCAZAR CT
LAS VEGAS NV 89108-2319

34A

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

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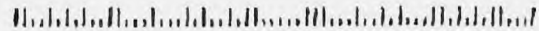
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SDR-27298



Case SDR-27298
13824305003
MICHAEL VILLAGE L L C
1000 N GREEN VALLEY PKWY #440
P M B 355
HENDERSON NV 89074-6172

89074+6172 0004



24A