



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

24-0375
12/18/2024

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc)

VACATION

Project Address (Location)

2524 FREMONT STREET

Project Name

GREEN SHACK AUTO CENTER

Proposed Use

Automotive Center

Assessor's Parcel #(s)

162-0411-040,041

Ward #

3

General Plan: Existing

TOD-1

Proposed

TOD-1

Zoning: Existing

C-2

Proposed

C-2

Additional Information

North part of GREEN SHACK PLAZA with
South part NOT A PART OF THIS APPLICATION

Property Owner

Skyline Suite, LLC

Contact

George Kanawati

Address

5800 Brawley

City

Las Vegas

State

NV

Zip

89107

E-mail

georgekanawati@gmail.com

Phone

818-281-0005

Applicant

GREEN SHACK PLAZA LLC

Contact

LEO P. FLANAGAN

Address

616 S. Eighth St.

City

Las Vegas

State

NV

Zip

89101

E-mail

leo@flanaganlawfirm.com

Phone

702-384-1990

Representative

DENNIS E. RUSK Architect

Contact

DENNIS E. RUSK

Address

616 South Eighth Street

City

Las Vegas

State

NV

Zip

89101

E-mail

denniserusk@gmail.com

Phone

702-373-7983

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)

Partner(s)

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature

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

Print Name

George Kanawati

Subscribed and sworn before me

This

30

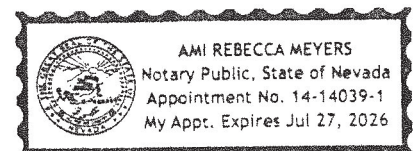
day of

October

, 20

24

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
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24-0375
12/18/2024

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) VARIATION - SITE DEVELOPMENT PLAN REVIEW
Project Address (Location) 2524 FREEMONT STREET
Project Name GREEN SHACK AUTO CENTER Proposed Use AUTO MAINTENANCE
Assessor's Parcel #(s) 162-01-111-044 Ward # 3
General Plan: Existing TOD-1 Proposed TOD-1 Zoning: Existing C-2 Proposed C-2
Additional Information NORTH PART OF GREEN SHACK PLAZA WITH SOUTH PART NOT A PART OF THIS APPLICATION

Property Owner GPUC FREEMONT APARTMENTS, LLC Contact STEPHANIE CARRILLO
Address 555 N. MARYLAND PKWY City LAS VEGAS State NV Zip 89101
E-mail scarrillo@tiempoinc.com Phone _____

Applicant GREEN SHACK PLAZA, LLC Contact LEE P. FLANGAS
Address 616 S. EIGHTH STREET City LAS VEGAS State NV Zip 89101
E-mail lee@flangaslawfirm.com Phone 702-384-1990

Representative DENNIS E RUSK Contact DENNIS E RUSK
Address 616 SOUTH EIGHTH ST. City LAS VEGAS State NV Zip 89101
E-mail denniserusk@gmail.com Phone 702-373-7983

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

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City Official _____ Partner(s) _____
Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature

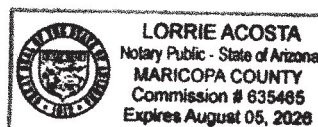
An authorized agent may sign in lieu of the property owner. Initials, Tentative Maps and Parcel Maps

Print Name JOSE MARTINEZ, EVP ED&R of Chicanos Por La Causa, Inc, the sole member of the Managing Member

Subscribed and sworn before me

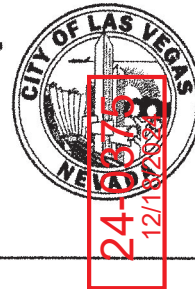
This 14 day of OCTOBER, 2024

LORRIE ACOSTA
Notary Public in and for said County and State



DEPARTMENT OF COMMUNITY DEVELOPMENT

Application/Petition Form & Statement of Financial Interest



Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Development Plan Review

Project Address (Location) 2524 Fremont Street

Project Name GREEN SHACK PLAZA AUTO CENTER **Proposed Use** auto maintenance

Assessor's Parcel #(s) 16201111009, 10, 11, 18, 19, 21, 22, 25, 26, 42,43 **Ward #** 3

General Plan: Existing TOD-1 Proposed TOD-1 **Zoning:** Existing C-2 Proposed C-2

Additional Information North part of GREEN SHACK PLAZA with south part NOT A PART OF THIS APPLICATION

Property Owner GREEN SHACK PLAZA LLC

Contact Leo P. Flangas

Address 600SThirdSt

City LasVegas **State** NV **Zip** _____

E-mail leo@flangaslawfirm.com

Phone 702-384-1990

Applicant GREEN SHACK PLAZA LLC

Contact Leo Flangas

Address 616 South Eight St

City LasVegas **State** NV **Zip** 89101

E-mail leo@flangaslawfirm.com

Phone 702-384-1990

Representative Dennis E Rusk Architect

Contact Dennis E Rusk

Address 616 South Eight St

City Las Vegas **State** NV **Zip** 89101

E-mail denniserusk@gmail.com

Phone 702-373-7983

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)** _____

Partner(s) _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

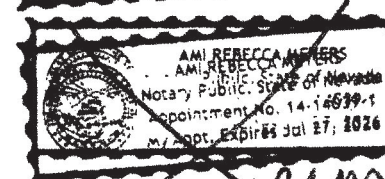
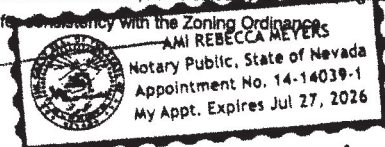
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name JASON FLANGAS

Subscribed and sworn before me

This 16 day of July, 20 24

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

Application / Petition Form &
Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

24-0375
12/18/2024

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Venture - Site Development Plan Review

Project Address (Location) 2524 FREEMONT STREET

Project Name GREEN Shack Auto Center Proposed Use Auto Maintenance

Assessor's Parcel #(s) 162-01-111-023 Ward # 3

General Plan: Existing TDD-1 Proposed TDD-1 Zoning: Existing C-2 Proposed C-2

Additional Information North part of GREEN SHACK PLAZA with south part NOT A PART OF THIS APPLICATION

Property Owner JOEL BECERRA SR ET AL Contact JOEL BECERRA

Address _____ City Las Vegas State NV Zip _____

E-mail JB A 071371@yahoo.com Phone 702-661-7538

Applicant GREEN Shack Plaza, LLC Contact LEO P. FLANGAS

Address 616 S. Eighth St. City Las Vegas State NV Zip 89101

E-mail leo@flangaslawfirm.com Phone 702-384-1990

Representative Dennis E. Rusk Architect Contact Dennis E. Rusk

Address 616 South Eighth St. City Las Vegas State NV Zip 89101

E-mail dennisrusk@gmail.com Phone 702-373-7983

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

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City Official _____ Partner(s) _____

Partner(s) _____

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Property Owner Signature _____

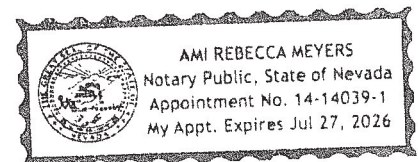
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name JOEL BECERRA

Subscribed and sworn before me _____

This 23 day of October, 20 24

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

24-0375
12/18/2024

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Variance - Site Development Plan Review

Project Address (Location) 2524 FREEMANT STREET

Project Name GREEN Shack Auto Center Proposed Use Auto Maintenance

Assessor's Parcel #(s) 162-01-111-020

Ward # 3

General Plan: Existing TOD-1 Proposed TOD-1 Zoning: Existing C-2 Proposed C-2

Additional Information North part of Green Shack Plaza with south part NOT A PART OF THIS APPLICATION

Property Owner SBA Towers VI, LLC

Address 8275 South Eastern Ave #200

E-mail

Contact

City Las Vegas State NV Zip 89123

Phone

Applicant Green Shack Plaza, LLC

Address 616 S. Eighth St.

E-mail leo@flangaslawfirm.com

Contact LEO P. FLANGAS

City Las Vegas State NV Zip 89101

Phone 702-384-1990

Representative

Address 616 South Eighth St.

E-mail denniservusk@gmail.com

Contact Dennis E Rusk

City Las Vegas State NV Zip 89101

Phone 702-373-7983

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☐ Yes
☒ No

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City Official _____ Partner(s) _____

Partner(s) _____

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Property Owner Signature

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

Print Name Patrick O'Donnell

Subscribed and sworn before me

This 11th day of November, 2024

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

24-0375
2/18/2024

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) VACATION - SITE DEVELOPMENT PLAN REVIEW

Project Address (Location) 2524 Fremont St.

Project Name GREEN SHACK Auto Center Proposed Use Auto Maintenance

Assessor's Parcel #(s) 162-01-111-039 and 006 Ward # 3

General Plan: Existing TOD-1 Proposed TOD-1 Zoning: Existing C-2 Proposed C-2

Additional Information NORTH PART OF GREEN SHACK PLAZA WITH
SOUTH PART - NOT A PART OF THIS APPLICATION

Property Owner Boulevard Motel Group, LLC Contact RAHUL SHARAN

Address 1202-4471 DEAN MARIN DR City LV State NV Zip 89103

E-mail rahulsharan@gmail.com Phone 604-889-9051

Applicant GREEN SHACK PLAZA, LLC Contact Leo P. Flangas

Address 616 S. 8th St. City Las Vegas State NV Zip 89101

E-mail leo@flangaslawfirm.com Phone 702-384-1996

Representative Dennis E Rusk Architect Contact Dennis E Rusk

Address 616 S. 8th St. City Las Vegas State NV Zip 89101

E-mail denniserusk@gmail.com Phone 702-373-7983

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

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City Official _____ Partner(s) _____

Partner(s) _____

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Property Owner Signature _____

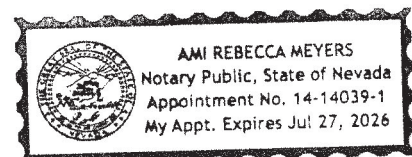
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name RAHUL SHARAN

Subscribed and sworn before me

This 18th day of December, 2024

Notary Public in and for said County and State



24-0375
01/22/2025



Sheet No. 3

Drawn By:

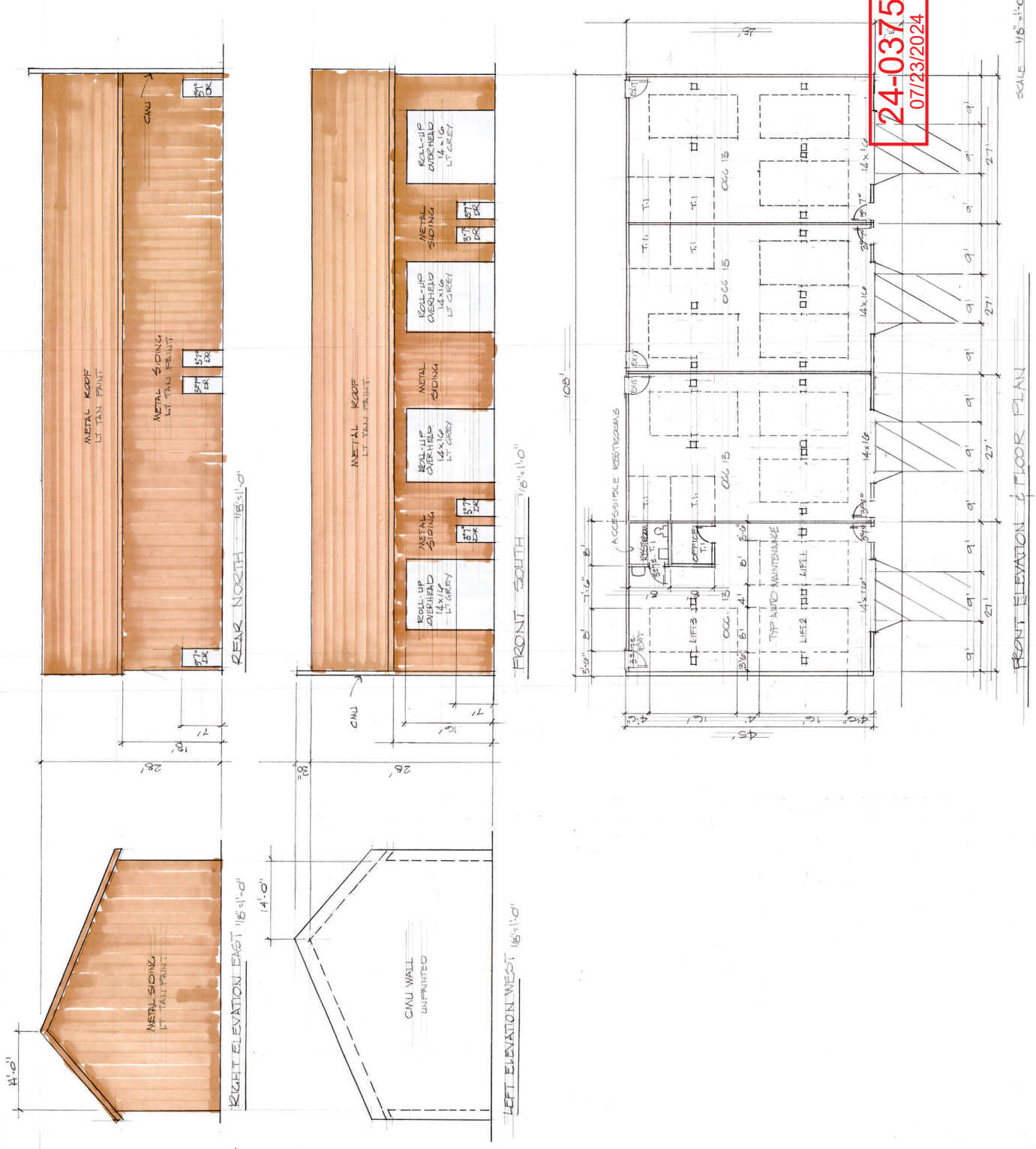
Date: _____

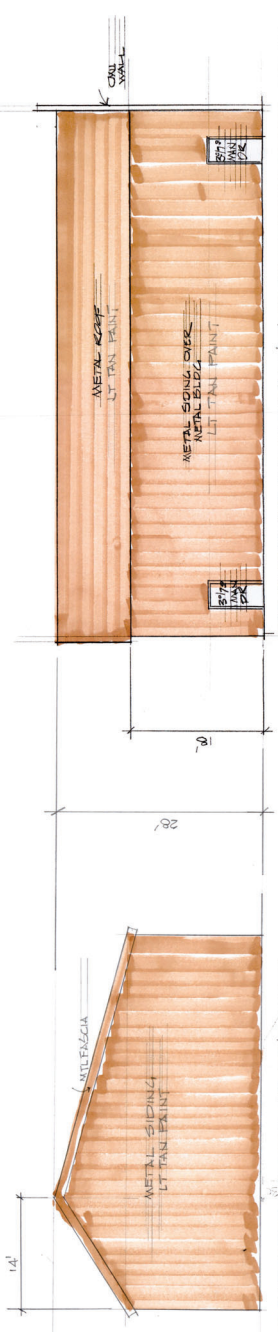
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Revisions:

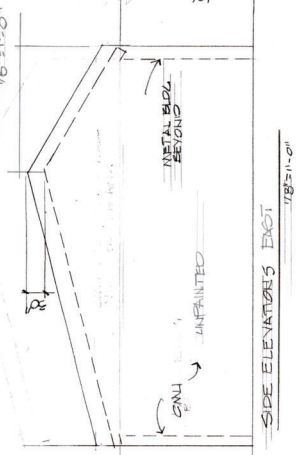
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GREEN SHACK PLAZA
2524 FREMONT ST
LAS VEGAS, NV

DENNIS E. RUSK,
ARCHITECT LLC

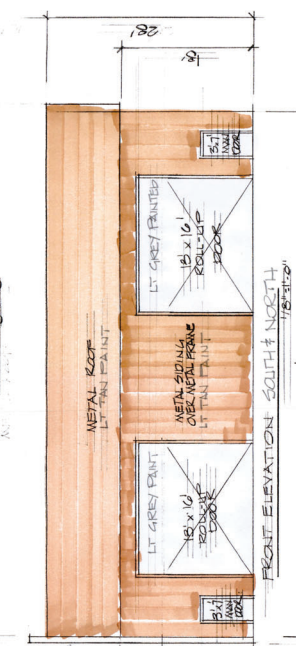


SIDE ELEVATIONS WEST & WEST

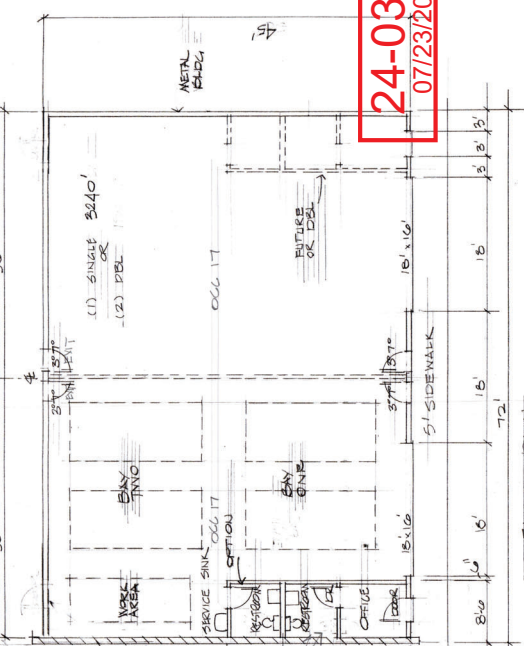


SIDE ELEVATIONS EAST

REAR ELEVATION NORTH & SOUTH



FRONT ELEVATION SOUTH & NORTH



FLOOR PLAN

1/8" = 1'-0"

1/8" = 1'-0"

1/8" = 1'-0"

EXHIBIT "A"
VS- _____

24-0375
11/21/2024

APN'S: 162-01-111-009, 010, 018 & 019

VACATION OF 20' WIDE CITY OF LAS VEGAS SEWER EASEMENT AS RESERVED PER BOOK/INSTRUMENT NO. 940210:01302 O.R.

THAT PORTION OF GOVERNMENT LOT 4 IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, BEING THAT PORTION OF FISHER'S FREMONT STREET-BOULDER DAM HIGHWAY FIRST SUBDIVISION AS SHOWN ON THE PLAT THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 9 OF CLARK COUNTY, NEVADA RECORDS, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE RIGHT-OF-WAY OF ALEDO STREET (60 FEET WIDE) AS SHOWN ON SAID PLAT OF FISHER'S FREMONT STREET-BOULDER DAM HIGHWAY FIRST SUBDIVISION BEING A STRIP OF LAND 20 FEET WIDE, THE LINES LYING 15 FEET NORTHWESTERLY AND 5 FEET SOUTHEASTERLY OF THE CENTERLINE OF ALEDO STREET BOUNDED ON THE NORTHEAST BY THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FREMONT STREET (100 FEET WIDE) AND BOUNDED ON THE SOUTHWEST BY THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RUSSELL AVENUE (60 FEET WIDE).

APN'S: 162-01-111-020, 022, 023, 040, 041, 042, 043 & 044

VACATION OF 20' WIDE CITY OF LAS VEGAS PUBLIC ACCESS EASEMENT AS RESERVED PER BOOK/INSTRUMENT NO. 20070103:02998 O.R.

THAT PORTION OF GOVERNMENT LOT 4 IN THE NORTHWEST QUARTER (NW ¼) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, BEING THAT PORTION OF FISHER'S FREMONT STREET-BOULDER DAM HIGHWAY FIRST SUBDIVISION AS SHOWN ON THE PLAT THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 9 OF CLARK COUNTY, NEVADA RECORDS, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE RIGHT-OF-WAY OF RUSSELL AVENUE (60 FEET WIDE) AS SHOWN ON SAID PLAT OF FISHER'S FREMONT STREET-BOULDER DAM HIGHWAY FIRST SUBDIVISION BEING A STRIP OF LAND 20 FEET WIDE BOUNDED ON THE SOUTH BY THE NORTH LINE OF OLIVE STREET (60 FEET WIDE), BOUNDED ON THE WEST BY THE EAST LINE OF EUCLID AVENUE (60 FEET WIDE), BOUNDED ON THE NORTHEAST BY A LINE PARALLEL WITH AND LYING 20 FEET SOUTHWESTERLY OF THE SOUTHWESTERLY LINE AND THE NORTHWESTERLY PROJECTION THEREOF, OF BLOCK 6, BOUNDED ON THE SOUTHWEST BY A LINE PARALLEL WITH AND LYING 20 FEET NORTHEASTERLY OF THE NORTHEASTERLY LINE AND THE NORTHWESTERLY PROJECTION THEREOF, OF BLOCK 4.

APN'S: 162-01-111-020, 022, 023 & 044

VACATION OF 5' WIDE CITY OF LAS VEGAS PUBLIC STREETLIGHT AND FIRE
HYDRANT EASEMENT AS RESERVED PER BOOK/INSTRUMENT NO. 20070103:02998 O.R.

24-0375
11/21/2024

THAT PORTION OF GOVERNMENT LOT 4 IN THE NORTHWEST QUARTER (NW ¼) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, BEING THAT PORTION OF FISHER'S FREMONT STREET-BOULDER DAM HIGHWAY FIRST SUBDIVISION AS SHOWN ON THE PLAT THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 9 OF CLARK COUNTY, NEVADA RECORDS, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE RIGHT-OF-WAY OF RUSSELL AVENUE (60 FEET WIDE) AS SHOWN ON SAID PLAT OF FISHER'S FREMONT STREET-BOULDER DAM HIGHWAY FIRST SUBDIVISION BOUNDED ON THE SOUTH BY THE NORTH LINE OF OLIVE STREET (60 FEET WIDE), BOUNDED ON THE WEST BY THE EAST LINE OF EUCLID AVENUE (60 FEET WIDE), BEING THE SOUTH 5' FEET AND THE WEST 5' OF THE ABOVE-DESCRIBED PARCEL OF LAND.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED BY:
JEFFREY C. MILLER
NEVADA CERTIFICATE NO. 21266
BAUGHMAN & TURNER, INC.
1210 HINSON STREET
LAS VEGAS, NEVADA 89102

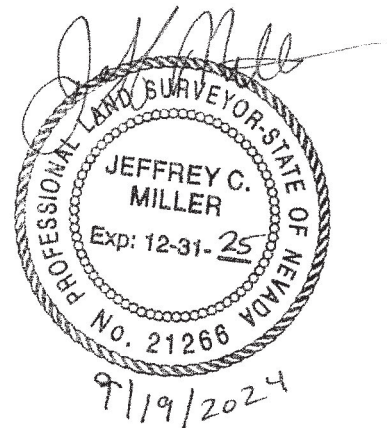


EXHIBIT "B"



VACATION OF 20' WIDE CITY OF LAS VEGAS SEWER EASEMENT RESERVED PER ORDER OF VACATION 940210:01302 O.R.

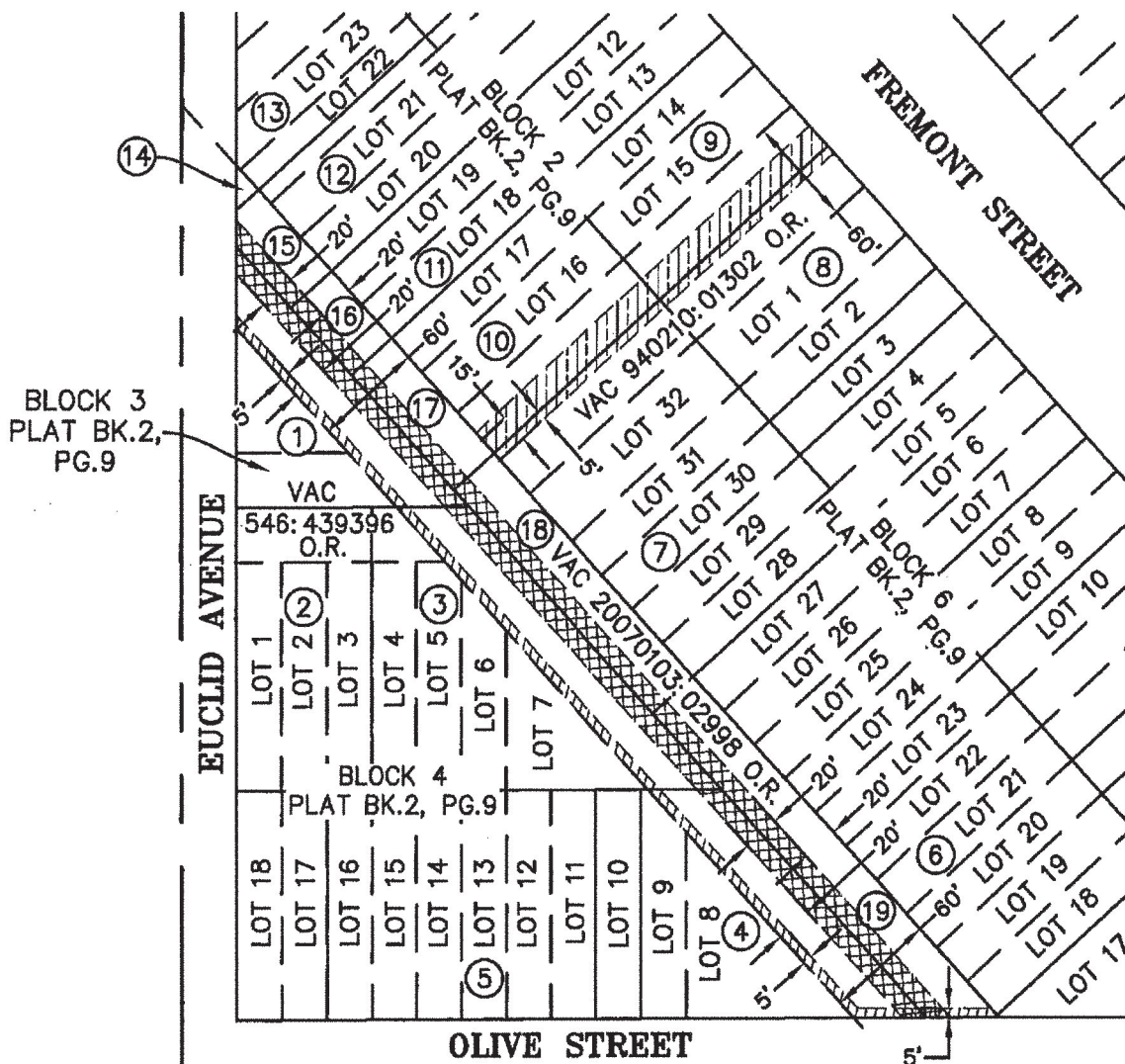


VACATION OF 20' WIDE CITY OF LAS VEGAS PUBLIC ACCESS EASEMENT RESERVED PER ORDER OF VACATION 20070103:02998 O.R.



VACATION OF 5' WIDE CITY OF LAS VEGAS PUBLIC STREETLIGHT & FIRE HYDRANT EASEMENT RESERVED PER ORDER OF VACATION 20070103:02998 O.R.

(SEE SHEET 4 FOR PROPERTY OWNER INFORMATION)



N:\GREEN SHACK PLAZA G193\DWG\EXHIBITS\G193 CLV ESMT VACATIONS 8.5X11.DWG



BAUGHMAN & TURNER, INC.

CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS
1210 HINSON STREET LAS VEGAS, NEVADA 89102
(702) 870-8771

PREPARED FOR :

GREEN SHACK PLAZA

DATE 09-18-24

DRAWN SEB
CHECK JCM
SCALE N.T.S.

SHEET

3
OF
4

24-0375

11/21/2024

EXHIBIT "B"

24-0375
11/21/2024

- ① APN 162-01-111-020, SBA TOWERS VI LLC, 20150706:00385 O.R.
- ② APN 162-01-111-021, GREEN SHACK PLAZA LLC, 20080411:00677 O.R.
- ③ APN 162-01-111-022, GREEN SHACK PLAZA LLC, 20080411:00677 O.R.
- ④ APN 162-01-111-023, JOEL JR & JOEL BECERRA, 20220118:02424 O.R.
- ⑤ APN 162-01-111-025, GREEN SHACK PLAZA LLC, 20170517:00473 O.R.
- ⑥ APN 162-01-111-046, CPLC FREEMONT APARTMENTS LLC,
20170517:00473 O.R.
- ⑦ APN 162-01-111-018, GREEN SHACK PLAZA LLC, 20080411:00677 O.R.
- ⑧ APN 162-01-111-010, GREEN SHACK PLAZA LLC, 20080411:00677 O.R.
- ⑨ APN 162-01-111-009, GREEN SHACK PLAZA LLC, 20080411:00677 O.R.
- ⑩ APN 162-01-111-019, GREEN SHACK PLAZA LLC, 20080411:00677 O.R.
- ⑪ APN 162-01-111-008, SKYLINE SUITES LLC, 20210513:00685 O.R.
- ⑫ APN 162-01-111-007, SKYLINE SUITES LLC, 20210513:00685 O.R.
- ⑬ APN 162-01-111-006, BOULEVARD MOTEL GROUP LLC AND ARTH LLC,
20230719:01480 O.R.
- ⑭ APN 162-01-111-039, BOULEVARD MOTEL GROUP LLC AND ARTH LLC,
20230719:01480 O.R.
- ⑮ APN 162-01-111-040, SKYLINE SUITES LLC, 20210514:02055 O.R.
- ⑯ APN 162-01-111-041, SKYLINE SUITES LLC, 20210514:02055 O.R.
- ⑰ APN 162-01-111-042, GREEN SHACK PLAZA LLC, 20080411:00677 O.R.
- ⑱ APN 162-01-111-043, GREEN SHACK PLAZA LLC, 20080411:00677 O.R.
- ⑲ APN 162-01-111-044, CPLC FREEMONT APARTMENTS LLC,
20210506:02798 O.R.

N:\GREEN SHACK PLAZA G193/DWG/EXHIBITS/G193 CLV ESMT VACATIONS 8.5X11.DWG



BAUGHMAN & TURNER, INC.
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 1210 HINSON STREET LAS VEGAS, NEVADA
 (702) 870-8771 89102

PREPARED FOR :

GREEN SHACK PLAZA

DATE 09-18-24

DRAWN	SEB
CHECK	JCM
SCALE	N.T.S.

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