

Telephone Log Sheet



Separator Sheet

Telephone Protest/ Approval Log

Meeting Date: 10/5/06

Case Number: SDR-16163

Date: 10/3/06
Name: Mary Kozlowski Pichot
Address: 709 S. Mallard St
Las Vegas, NV 89107
Phone: 878-1594
☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
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☐ PROTEST ☐ APPROVE

ITEM # 7

CASE # SDR-16163

PC MTG 10-506

Extraction List



Separator Sheet

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PARCELS 350
LABELS 344

Report of All Selected Parcels

Case Number: SDR-16163

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Owner	Address	Parcel Number
ABERCROMBIE INVESTMENT CORP	6566 CORTE CISCO CARLSBAD CA	13835811074
AGUINALDO HONESTO	5423 PINE RANCH CT LAS VEGAS NV	13836316006
AGUIRRE TERESA & OSBALDO	725 CARPENTER DR LAS VEGAS NV	13835811080
AINSWORTH RICHARD	5813 IDLE AVE LAS VEGAS NV	13836316045
ALEMAN ARMANDO	6104 CAIRO CIR LAS VEGAS NV	13835812050
ALL NV L L C	325 S 3RD ST #1 BOX 191 LAS VEGAS NV	13835714004
ALONSO RAMIRO	6121 PRESTON CIR LAS VEGAS NV	13835718026
ALTMAN RICHARD A & ALICE J	5904 CONCERT DR LAS VEGAS NV	13836402004
AMERICAN NATIONWIDE MORTGAGE INC	720 S JONES BLVD LAS VEGAS NV	13836316010
APPIN PATRICK REVOCABLE LIV TR	6109 ALAMO CIR LAS VEGAS NV	13835718041
ARBUTHNOT GUY L	973 MARIGOLD CT HENDERSON NV	13835712004
AREBALO INEZ	5805 TRENT AVE LAS VEGAS NV	13836405002
ARRIAGA GABRIELA & ENRIQUE	713 SLAYTON DR LAS VEGAS NV	13835711020
ARROYO WILLIAM & BEVERLY FAM TR	2397 STANSBURY CT HENDERSON NV	13836317045
ASHE NANCY I	608 MONTICELLO DR LAS VEGAS NV	13835718006
AVEMARIA JOSE & MARIA	6113 KIMBERLY CIR LAS VEGAS NV	13835812030
AYRES STEVEN L & JANINE	804 S JONES BLVD LAS VEGAS NV	13836401003
BAKER OLIVER & BETTY REU	5912 GIPSY AVE LAS VEGAS NV	13836314048
BARBEAU JOSEPH A & SHIRLEY J	521 EDEN CIR LAS VEGAS NV	13835712013
BARGER KIRSTEN A	616 CARPENTER DR LAS VEGAS NV	13835711047
BARNES ROBERT EUGENE & DOROTHY M	516 S JONES LAS VEGAS NV	13836310005
BARNETT MARY B	5912 IDLE AVE LAS VEGAS NV	13836316020
BARRIOS FERNANDO	716 MONTICELLO DR LAS VEGAS NV	13835718012
BEEETS THEA	700 S MALLARD ST LAS VEGAS NV	13836317002
BELISLE BYRON E	704 S MALLARD ST LAS VEGAS NV	13836317003
BELLIS MARTHA L TRUST	5817 GIPSY AVE LAS VEGAS NV	13836314015
BELLO VICTOR F	601 CARPENTER DR LAS VEGAS NV	13835711066
BERTHOLD WILLIAM E	701 PELICAN CIR LAS VEGAS NV	13836317018
BETKA TONY D	6121 EVERGREEN AVE LAS VEGAS NV	13835718014
BEZDJIAN HAROUT	505 PACIFIC COAST HWY HERMOSA BCH CA	13836402001
BICKMORE JOHN J & DIANE T REV TR	2149 W RIVER EDGE LN ST GEORGE UT	13836310003
BLIZZARD RANDY P	P O BOX 94226 LAS VEGAS NV	13836317021

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Owner	Address	Parcel Number
BLODGETT ERIC J	6116 CAIRO CIR LAS VEGAS NV	13835812053
BLUNK ROBERT E & YVONNA M	5800 IDLE AVE LAS VEGAS NV	13836316027
BODDIE MARTY & ELIZABETH	5905 HERON AVE LAS VEGAS NV	13836315033
BOHR JEANNE N	704 UPLAND PL LAS VEGAS NV	13836317028
BOOTH JENNIFER & RANDALL	5813 GIPSY AVE LAS VEGAS NV	13836314016
BRAKE CHARLES J	6104 ALAMO CIR LAS VEGAS NV	13835718045
BRAVO OSCAR	608 CARPENTER DR LAS VEGAS NV	13835711045
BREWER HAROLD F & MARY F	804 CARPENTER DR LAS VEGAS NV	13835811044
BUBAK ERIC P & DOROTHY	6113 CAIRO CIR LAS VEGAS NV	13835812045
BUGGIE WILLIAM L & CHRISTINE H	711 CARPENTER DR LAS VEGAS NV	13835711057
BUNGE JERRY	705 OSPREY CIR LAS VEGAS NV	13836317009
BUNGE JERRY	709 OSPREY CIR LAS VEGAS NV	13836317008
BUTLER BRUCE & SANDRA A	512 S JONES BLVD LAS VEGAS NV	13836310004
C & S FAMILY LIVING TRUST	6104 ALAMO CIR LAS VEGAS NV	13835718032
CANIZALES ANA	6120 GLENDALE CIR LAS VEGAS NV	13835714015
CAPSTONE WELLNESS CENTER INC	612 S JONES BLVD LAS VEGAS NV	13836316004
CARRILLO MIGUEL PEREZ	6101 CAIRO CIR LAS VEGAS NV	13835812048
CARSON BRADFORD R	6112 EVERGREEN AVE LAS VEGAS NV	13835718023
CASEY DEARLD J	524 MONTICELLO DR LAS VEGAS NV	13835718001
CASTILLO JOE C	6104 SONOMA CIR LAS VEGAS NV	13835812023
CASTILLO SUSIE DOLORES & MIGUEL	720 MONTICELLO DR LAS VEGAS NV	13835718013
CASTRO ROSA	621 SLAYTON DR LAS VEGAS NV	13835711025
CHANDLER SHARON L	6108 ALTA DR LAS VEGAS NV	13835712007
CHASE DONALD STUART & NINA C	701 CARPENTER DR LAS VEGAS NV	13835711060
CHAVEZ LUIS ROBLES	6108 PRESTON CR LAS VEGAS NV	13835718034
CHAVEZ VICTOR S	6112 ALTA DR LAS VEGAS NV	13835712006
CITY OF LAS VEGAS	400 E STEWART LAS VEGAS NV	13836402008
CLAIRE PHILIP & GLENNA	6252 SANTANDER AVE LAS VEGAS NV	13835711051
CLARK MICHAEL J	4950 VEGAS DR LAS VEGAS NV	13835812043
CLAUS PAMELA C	5908 CONCERT DR LAS VEGAS NV	13836402003
COATES CAROL	729 CARPENTER DR LAS VEGAS NV	13835811079
COCKS DIANE M	5900 EVERGREEN AVE LAS VEGAS NV	13836317007

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Owner	Address	Parcel Number
COHEN PATRICIA ANN	714 CARPENTER DR LAS VEGAS NV	13835711054
COOLEY GENEVA V REV LIV TR	504 S JONES BLVD LAS VEGAS NV	13836310002
CORRAL RENE	10780 ELK LAKE DR LAS VEGAS NV	13835812008
CRUZ BARBARA J	701 OSPREY CIR LAS VEGAS NV	13836317010
CURBELO LIVING TRUST	621 CARPENTER DR LAS VEGAS NV	13835711061
D B L & ASSOCIATES L L C	913 EUGENE CERNAN ST LAS VEGAS NV	13836401005
DAGUE JO C	616 MONTICELLO DR LAS VEGAS NV	13835718008
DANIS JEROME E REVOCABLE TRUST	6117 CAIRO CIR LAS VEGAS NV	13835812044
DANNEFFEL REX JAMES & KATHLEEN M	6105 PRESTON CIR LAS VEGAS NV	13835718030
DAWSON CLEO O & MARY LEE	804 MALLARD ST LAS VEGAS NV	13836402002
DAWSON DOROTHY A LIVING TRUST	5816 GIPSY AVE LAS VEGAS NV	13836314050
DE RIO JOAQUIN HUMBERTO	701 UPLAND PL LAS VEGAS NV	13836317026
DELEON GUADALUPE	715 CARPENTER DR LAS VEGAS NV	13835711055
DELONG IMA	6112 KIMBERLY CIR LAS VEGAS NV	13835812037
DELOPEZ MARIA G	708 S MALLARD ST LAS VEGAS NV	13836317004
DEMIRANDA MARIA H ESQUIVEL ETAL	6116 KIMBERLY CIR LAS VEGAS NV	13835812038
DIAZ ROBERTO	6112 CAIRO CIR LAS VEGAS NV	13835812052
DIEFFENBAUGH J EARL & BARBARA	5805 EVERGREEN AVE LAS VEGAS NV	13836317042
DINES JOHN R	709 SLAYTON DR LAS VEGAS NV	13835711022
DOIRON JAMES	704 PELICAN CIR LAS VEGAS NV	13836317020
DREITZLER SHAWN M	6104 EVERGREEN AVE LAS VEGAS NV	13835718021
DUARTE ANTONIO	811 MONTICELLO DR LAS VEGAS NV	13835812041
DURDEN MARGARET	620 CARPENTER DR LAS VEGAS NV	13835711048
EGENLAUF MARK W & PATRICIA L	824 MONTICELLO DR LAS VEGAS NV	13835812009
ELDRED MICHAEL E	6112 ALAMO CIR LAS VEGAS NV	13835718047
ELISARRARAS ERNEST J	5805 TRENT AVE LAS VEGAS NV	13836405003
ERICKSON FAMILY REVOCABLE TRUST	1289 BARTONSHIRE WY ROCKVILLE MD	13836401001
ERTEL LAWRENCE R	5808 IDLE AVE LAS VEGAS NV	13836316025
ESCAPE PROPERTIES L L C	8544 SUMMER VISTA AVE LAS VEGAS NV	13836310006
ESCOBAR JESUS & ANGELICA	5904 GIPSY AVE LAS VEGAS NV	13836314046
ESPANOLA JOAQUIN	4013 RIVER VALLEY ST LAS VEGAS NV	13835711056
ESPINOSA LUIGI	808 S MALLARD ST LAS VEGAS NV	13836401006

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Owner	Address	Parcel Number
ESPINOZA MARIA C	521 CARPENTER DR LAS VEGAS NV	13835711067
ESTRADA TERESA	801 S MALLARD ST LAS VEGAS NV	13836401002
EVANS WAYNE F REVOCABLE TRUST	6116 EVERGREEN AVE LAS VEGAS NV	13835718024
EWING REX C III & JUDITH A	5909 EVERGREEN AVE LAS VEGAS NV	13836317050
F FLATS L L C	2925 N GREEN VALLEY PKWY LAS VEGAS NV	13836314003
FAGIN TINA B & ROGER W	5913 ALTA DR LAS VEGAS NV	13836311005
FAIRESS L P	%R WHITLOCK 2957 HARBOR COVE DR LAS VEGAS NV	13836316001
FERREIRA JAMES & ELIZABETH	5805 HERON AVE LAS VEGAS NV	13836315028
FETTING DONALD W	5713 EVERGREEN AVE LAS VEGAS NV	13836317038
FLATLANDER L L C	604 S JONES BLVD LAS VEGAS NV	13836316002
FLEMING ANGELA DENISE	516 MONTICELLO DR LAS VEGAS NV	13835714002
FOSTER JAY	613 SLAYTON DR LAS VEGAS NV	13835711027
FOX STEVE & LESLIE	6100 EVERGREEN AVE LAS VEGAS NV	13835718020
FRANCIONE JACK PAUL	5925 GIPSY AVE LAS VEGAS NV	13836314008
FRUGAL VIRTUOSO L L C	8721 LEEWARD DR LAS VEGAS NV	13835812004
FUSCO GARY J	5804 W IDLE AVE LAS VEGAS NV	13836316026
GACAYAN JOSEPHINE	6105 EVERGREEN AVE LAS VEGAS NV	13835718018
GALLINA RONALD W & MARILYN A	6117 PRESTON CIR LAS VEGAS NV	13835718027
GAMCORP	1789 SHADY ELM ST LAS VEGAS NV	13835811078
GANAN M LOURDES A ETAL	6101 ALAMO CIR LAS VEGAS NV	13835718043
GARCIA CARLOS	5721 EVERGREEN AVE LAS VEGAS NV	13836317040
GARCIA OLIVERIO R	6101 EVERGREEN AVE LAS VEGAS NV	13835718019
GARCIA-MARTINEZ MARCIAL	6100 KIMBERLY CIR LAS VEGAS NV	13835812034
GARZA NICOLAS	5901 HERON AVE LAS VEGAS NV	13836315032
GIBSON MARILYN E	%G MILLER 805 S MALLARD ST LAS VEGAS NV	13836401004
GODINEZ RAFAEL M & MARIA D JESUS	6005 W EVERGREEN AVE LAS VEGAS NV	13836317052
GODOWN CAROLYN S & ELDON	6109 GLENDALE CIR LAS VEGAS NV	13835714007
GOLDEN LORI J	5717 IDLE AVE LAS VEGAS NV	13836316038
GOMEZ MICHEAL A	6116 ALAMO CIR LAS VEGAS NV	13835718048
GONZALEZ ALEJANDRO	617 SLAYTON DR LAS VEGAS NV	13835711026
GONZALEZ ANA M	705 SLAYTON DR LAS VEGAS NV	13835711023
GONZALEZ JUAN	5724 IDLE AVE LAS VEGAS NV	13836316029

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GRAHAM LARRY W	501 S MALLARD ST LAS VEGAS NV	13836311001
GREEN RODRICK D & BEATRICE E	5904 HERON AVE LAS VEGAS NV	13836315003
GROVER 1981 TRUST	700 OSPREY CIR LAS VEGAS NV	13836317011
GUERRERO LUIS	P O BOX 34345 LAS VEGAS NV	13836316008
GURDISON JAMES T III	6001 EVERGREEN AVE LAS VEGAS NV	13836317051
GUZMAN EMILIO S	520 EDEN CIR LAS VEGAS NV	13835712010
HALPIN NANCY C & WILLIAM N	5808 HERON AVE LAS VEGAS NV	13836315007
HEIM AUDREY V & JAMES A	704 OSPREY CIR LAS VEGAS NV	13836317012
HELMKAY KENNETH L & MARIETA A	717 CARPENTER DR LAS VEGAS NV	13835717008
HENDRICKS ELIZABETH ANN	5725 IDLE AVE LAS VEGAS NV	13836316040
HENDRIX RICHARD L & LORRAINE C	6116 PRESTON CIR LAS VEGAS NV	13835718036
HENRIQUEZ MILTON A	12211 COLIMA ST WHITTIER CA	13835714014
HERNANDEZ ALDO & NORMA	704 MONTICELLO DR LAS VEGAS NV	13835718010
HERNANDEZ CESAR O	5900 IDLE AVE LAS VEGAS NV	13836316023
HERNANDEZ MARIA A & JUAN	5721 IDLE AVE LAS VEGAS NV	13836316039
HERRERA-RAMOS JOEL	513 S MALLARD ST LAS VEGAS NV	13836314002
HERRING GLENDON JR & L LIV TR	6113 PRESTON CIR LAS VEGAS NV	13835718028
HINTON GLENDON M & DEBBIE L	704 CARPENTER DR LAS VEGAS NV	13835711050
HODSON PHILIP A & EMILY J	520 MONTICELLO DR LAS VEGAS NV	13835714003
HOLDEN HARVEY R	5909 HERON AVE LAS VEGAS NV	13836315034
HOOK FAMILY TRUST	524 S JONES LAS VEGAS NV	13836310007
HUDDLE MICHAEL J TRUST	5921 ALTA DR LAS VEGAS NV	13836311003
IMHOFF BARBARA L	%B SALHANICK 2001 S JONES #1 LAS VEGAS NV	13836316041
INNESS RICHARD EARL	6112 SONOMA CIR LAS VEGAS NV	13835812025
J R TRUST	516 EDEN CIR LAS VEGAS NV	13835712009
JAMESON EVELYN G	5801 IDLE AVE LAS VEGAS NV	13836316042
JOHNSON ALICE M & MILTON R	521 S MALLARD ST LAS VEGAS NV	13836314004
JOHNSON MARY JANE LIVING TRUST	5901 GIPSY AVE LAS VEGAS NV	13836314014
JOHNSON THOMAS S	517 S CARPENTER DR LAS VEGAS NV	13835711068
JOHNSTON STEPHEN M & DEBORAH K	709 CARPENTER DR LAS VEGAS NV	13835711058
JUAREZ MARTIN & SILVIA	12841 LUCILLE AVE GARDEN GROVE CA	13836315008
KALAMAZOO MATERIALS INC	6975 N ORACIE RD TUCSON AZ	13836315026

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Owner	Address	Parcel Number
KEGELMYER RICHARD	5722 EVERGREEN AVE LAS VEGAS NV	13836317022
KELLEY MICHAEL P & LANELL	6117 ALAMO CIR LAS VEGAS NV	13835718039
KELSCH MICHAEL & RUBY M	6917 ALTA DR LAS VEGAS NV	13836316012
KENNEDY MICHAEL J	3338 PAGELAND CT LAS VEGAS NV	13835712015
KILLIAN RODNEY K & FERN N	800 MONTICELLO DR LAS VEGAS NV	13835812003
KRESS DAVID	613 CARPENTER DR LAS VEGAS NV	13835711063
KRONICK ROGER I	5816 HERON AVE LAS VEGAS NV	13836315005
KUNSKI FAMILY TRUST	25952 SHERIFF RD LAGUNA HILLS CA	13836317024
LAATZ MICHAEL K	6203 ROGER LN HODGKINS IL	13835812032
LAMEK NICHOLAS E & MARGARET E	5925 ALTA DR LAS VEGAS NV	13836311002
LARA RAUL GARCIA	728 MONTICELLO DR LAS VEGAS NV	13835812002
LAS VEGAS VALLEY WATER DISTRICT	3700 W CHARLESTON BLVD LAS VEGAS NV	13835807001
LAUBER MAXINE E	711 SLAYTON DR LAS VEGAS NV	13835711021
LEE DAVID	4920 FOREST OAKS DR LAS VEGAS NV	13835711024
LEE STEPHANIE P	10548 MEADOW MIST AVE LAS VEGAS NV	13835812033
LOMELI ANTONIO JR	5718 EVERGREEN AVE LAS VEGAS NV	13836317023
LOPEZ MARIO	6108 CAIRO CIR LAS VEGAS NV	13835812051
LOPEZ MARTIN & SOCORRO	716 CARPENTER DR LAS VEGAS NV	13835717005
LOPEZ RODRIGO	815 MONTICELLO DR LAS VEGAS NV	13835812040
MACEDO SALVADOR & MARIA	5908 IDLE AVE LAS VEGAS NV	13836316021
MACIAS JORGE P	6101 GLENDALE CIR LAS VEGAS NV	13835714009
MACNICOL ROBERT J LIVING TRUST	5916 GIPSY AVE LAS VEGAS NV	13836314049
MANEDIT DOME	5709 EVERGREEN AVE LAS VEGAS NV	13836317037
MARKESON FAMILY TRUST	5900 GIPSY AVE LAS VEGAS NV	13836314045
MARTARANO LOIS JEAN	6120 KIMBERLY CIR LAS VEGAS NV	13835812039
MARTINEZ DORIS	821 CARPENTER DR LAS VEGAS NV	13835811073
MARTINEZ EDUARDO M	717 SLAYTON DR LAS VEGAS NV	13835717004
MARTINEZ ESPIRIDION	5813 EVERGREEN AVE LAS VEGAS NV	13836317044
MARTINEZ FRANCISCO	512 EDEN CIR LAS VEGAS NV	13835712008
MARTINEZ JOSE S & AURORA	6100 CAIRO CIR LAS VEGAS NV	13835812049
MARX JAMES G & MARCIA K	1501 WINDHAVEN CIR LAS VEGAS NV	13836316003
MASSEY BETTY L REVOCABLE TRUST	GENERAL DELIVERY KULA HI	13835812026

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MCCLINTON JOHN E	5913 GIPSY AVE LAS VEGAS NV	13836314011
MCDOWELL JIMMY L	710 CARPENTER DR LAS VEGAS NV	13835711052
MC FARLAND-DERRINGER LEE ANN	612 MONTICELLO DR LAS VEGAS NV	13835718007
MCMAHON TODD	725 SLAYTON DR LAS VEGAS NV	13835811040
MCMILLIAN PETI	6121 KIMBERLY CIR LAS VEGAS NV	13835812028
MEDINA NORMA A & NORMA	%TICOR TITLE 777 N RAINBOW #150 LAS VEGAS NV	13835812047
MEFFORD D & E 1993 LIV TR AGMT	%G MEFFORD 6225 EUGENE LAS VEGAS NV	13836316015
MESCHNARK RAYMOND J JR & SANDRA	517 EDEN CIR LAS VEGAS NV	13835712014
MESSER DAVID L	909 SOPRANO LN LAS VEGAS NV	13836405001
MEZ JOEL	873 LAS PALOMAS LAS VEGAS NV	13836317046
MILANO RUSSELL & ELENA	813 CARPENTER LAS VEGAS NV	13835811075
MIXSON ROBERT A	508 MONTICELLO DR LAS VEGAS NV	13835712003
MOBERG THERESA L & GERALD D SR	6108 SONOMA CIR LAS VEGAS NV	13835812024
MONROY MARC A	5809 IDLE AVE LAS VEGAS NV	13836316044
MONTOKA ALIS	5905 CONCERT DR LAS VEGAS NV	13836401010
MOORE KATHRYN E	5825 EVERGREEN AVE LAS VEGAS NV	13836317047
MORAN GRISELDA	6109 KIMBERLY CIR LAS VEGAS NV	13835812031
MORGAN PAULINE F & DAVID E JR	5812 HERON AVE LAS VEGAS NV	13836315006
MORRISON GEORGE	5720 IDLE AVE LAS VEGAS NV	13836316030
MOSS GORDON	427 BAY MEADOWS WY SOLANA BEACH CA	13835811038
MUIR RALPH JAMES & DOROTHY L	6105 GLENDALE CIR LAS VEGAS NV	13835714008
MURPHY CAROLYN F	605 S MALLARD ST LAS VEGAS NV	13836316019
MYTYK JOHN	5909 EVERGREEN AVE LAS VEGAS NV	13836317049
NEHME ELIE D	6117 GLENDALE CIR LAS VEGAS NV	13835714005
NEVADA HOMES FOR YOUTH	525 S 13TH ST LAS VEGAS NV	13836316047
NEVADA REAL ESTATE FIN L L C	8061 CASPIAN MOON DR LAS VEGAS NV	13836316009
NEVADA REAL ESTATE SOLUTIONS LLC	2013 SEDONA MORNING DR LAS VEGAS NV	13836317027
NIDO GIGI REVOCABLE LIVING TRUST	2841 HIGHLAND DR VIRGINIA BEACH VA	13836316005
NOEL FAMILY LIVING TRUST	P O BOX 42143 LAS VEGAS NV	13836401009
OAKLEY JAMES R JR	613 S MALLARD ST LAS VEGAS NV	13836316017
OANESSIAN LARISSA	6120 CAIRO CIR LAS VEGAS NV	13835812054
O'BRIEN TIMOTHY J	5876 CORY PL LAS VEGAS NV	13836405006

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O'DONNELL NATHANIEL	7216 PLEASANT VIEW LAS VEGAS NV	13835718022
OLIVET PROPERTIES L L C	300 VISA GLEN ST LAS VEGAS NV	13836315035
OLSEN CAROLE DEAN	5717 EVERGREEN AVE LAS VEGAS NV	13836317039
OLYMPIC LIVING TRUST	1625 ASHFIELD VALLEY AVE LAS VEGAS NV	13835718031
ONDO LORETTA Y J	286 VALLARTE DR HENDERSON NV	13836402005
OPLATEK PETER A & CARMEN M	6117 KIMBERLY CIR LAS VEGAS NV	13835812029
ORTIZ JOSEPH	812 CARPENTER ST LAS VEGAS NV	13835811046
PADILLA HECTOR A	5921 GIPSY AVE LAS VEGAS NV	13836314009
PADRES BRET & BRIAN	12523 HALTWHISTLE CT BRISTOW VA	13835812036
PALMER JEFFREY E & EVA MARIE	5809 EVERGREEN AVE LAS VEGAS NV	13836317043
PANGILINAN ROLANDO & FLORDELIZA	6104 KIMBERLY CIR LAS VEGAS NV	13835812035
PAULSON ROBERT A & MADELINE M	5801 HERON AVE LAS VEGAS NV	13836315027
PENA ANA M	512 MONTICELLO DR LAS VEGAS NV	13835714001
PEREZ LUIS H & MARIA G	729 SLAYTON DR LAS VEGAS NV	13835811039
PETERSON MARGARET R	601 S MALLARD ST LAS VEGAS NV	13836314007
PETERSON STEPHANIE	5809 HERON AVE LAS VEGAS NV	13836315029
PEUSCOVICH ELIAS E	5816 EVERGREEN AVE LAS VEGAS NV	13836317013
PFISTER RICHARD & NANCY J	609 SLAYTON DR LAS VEGAS NV	13835711028
PHILLIPS CYNTHIA K	1200 CASHMAN DR LAS VEGAS NV	13836317005
PICHOT MARY KOZLOWSKI LIVING TR	709 S MALLARD ST LAS VEGAS NV	13836316014
PICKERING RONALD GENE	6113 EVERGREEN AVE LAS VEGAS NV	13835718016
PILGRIM SHERYON M	1027 S RAINBOW BLVD #276 LAS VEGAS NV	13835812007
PINA ENRIQUE C	715 S SLAYTON DR LAS VEGAS NV	13835711019
PINERA YESENIA	6112 PRESTON CIR LAS VEGAS NV	13835718035
PITMON JOY E	7868 WISHING WELL RD LAS VEGAS NV	13836315009
PUGH YVONNE	8004 JAMESGRAYSON DR LAS VEGAS NV	13835812005
RADILLO BENITO R & ESPERANZA	712 CARPENTER DR LAS VEGAS NV	13835711053
RAJA AFTAB I	809 CARPENTER DR LAS VEGAS NV	13835811076
RAMIREZ HENRY C & SALLY	5924 GIPSY AVE LAS VEGAS NV	13836314051
RAMIREZ MICHELLE M	5805 IDLE AVE LAS VEGAS NV	13836316043
RECINOS JAIME F & NELLY R	6113 ALAMO CIR LAS VEGAS NV	13835718040
REDMOND DAVID ALLEN & DORIS I	700 CARPENTER DR LAS VEGAS NV	13835711049

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Printed On: Fri: August 25, 2006

Owner	Address	Parcel Number
REIL DELORES ANN LIVING TR 2004	3729 BLAIRMOR ST NO LAS VEGAS NV	13835714011
RESTO WANPEN	5904 IDLE AVE LAS VEGAS NV	13836316022
REYES PORFIRIO	600 MONTICELLO DR LAS VEGAS NV	13835718004
REZA VICTOR	5901 EVERGREEN AVE LAS VEGAS NV	13836317048
RICHARDS STEVEN	1582 BOZEMAN DR HENDERSON NV	13835718029
RICO ESPERANZA	6108 ALAMO CIR LAS VEGAS NV	13835718046
RIEDINGER JEFFERY L	525 EDEN CIR LAS VEGAS NV	13835712012
RISTOW LUCILE	5728 IDLE AVE LAS VEGAS NV	13836316028
RIVERA DAVID	1027 S RAINBOW BLVD #101 LAS VEGAS NV	13835812001
RODRIGUEZ PABLO	509 MONTICELLO DR LAS VEGAS NV	13835712005
RODRIGUEZ RAMON	5904 EVERGREEN AVE LAS VEGAS NV	13836317006
RODRIGUEZ TIMOTEO	6117 EVERGREEN AVE LAS VEGAS NV	13835718015
ROEDER ROBERT PRESTON	728 CARPENTER DR LAS VEGAS NV	13835811042
ROHRBERG PATRICK M & OL A M	604 CARPENTER DR LAS VEGAS NV	13835711044
ROMERO MISAEI	812 MONTICELLO DR LAS VEGAS NV	13835812006
ROSALES JOSE	6120 EVERGREEN AVE LAS VEGAS NV	13835718025
ROUTH FAMILY TRUST	5908 HERON AVE LAS VEGAS NV	13836315002
ROWE WAYNE R & MARY L	524 EDEN CIR LAS VEGAS NV	13835712011
ROYBAL ELOY R & CONSUELO	721 SLAYTON DR LAS VEGAS NV	13835717003
RUELAS HUGO	709 PELICAN CIR LAS VEGAS NV	13836317016
SALAZAR ENRIQUE	6108 GLENDALE CIR LAS VEGAS NV	13835714012
SALGADO JOSE & ANTONIA	6109 EVERGREEN AVE LAS VEGAS NV	13835718017
SALGADO JOSE M	6109 EVERGREEN AVE LAS VEGAS NV	13835718033
SALGADO MARCOS	708 MONTICELLO LAS VEGAS NV	13835718011
SAMANO ALVARO	6120 ALAMO CIR LAS VEGAS NV	13835718049
SANDEN FAMILY TRUST	1944 VISTA DEL MAR DR VENTURA CA	13835718037
SAYBE ESTRELLA	P O BOX 30311 LAS VEGAS NV	13836316016
SAYLOR CHARLES E & JOSEPHINE M	604 MONTICELLO DR LAS VEGAS NV	13835718005
SCHWANK LORI & HARRY B	4071 AUTUMN ST LAS VEGAS NV	13836405007
SERRANO EZEQUIEL ANORVE	724 CARPENTER R LAS VEGAS NV	13835811041
SHANDER INTERNATIONAL L L C	%LEASING OFFICE 5800 W CHARLESTON BLVD LAS VEGAS NV	13836401013
SHANDER INTERNATIONAL L L C	%LEASING OFFICE 5800 W CHARLESTON BLVD LAS VEGAS NV	13836401016

Report of All Selected Parcels

Case Number: SDR-16163

Printed On: Fri: August 25, 2006

Owner	Address	Parcel Number
SHANDER INTERNATIONAL L L C	%LEASING OFFICE 5800 W CHARLESTON BLVD LAS VEGAS NV	13836401015
SHANDER INTERNATIONAL L L C	%LEASING OFFICE 5800 W CHARLESTON BLVD LAS VEGAS NV	13836401012
SHANDER INTERNATIONAL L L C	%LEASING OFFICE 5800 W CHARLESTON BLVD LAS VEGAS NV	13836401014
SIMONTON HOWARD L	5901 CONCERT DR LAS VEGAS NV	13836401011
SIMONTON HOWARD L	5901 CONCERT DR LAS VEGAS NV	13836401007
SKAPIK ROBERT P & GABRIELE F	5813 HERON AVE LAS VEGAS NV	13836315030
SKEIRIK CHARLES A	6112 GLENDALE CIR LAS VEGAS NV	13835714013
SMIRK JOHN	1701 WHITNEY MESA #105 HENDERSON NV	13836314001
SMIRK JOHN W	9904 MOONRIDGE CT LAS VEGAS NV	13836310001
SMITH RONALD F	528 MONTICELLO DR LAS VEGAS NV	13835718002
SOLORZANO RAFAEL & SALLY L	5508 LEADVILLE AVE LAS VEGAS NV	13835714010
SOUZA MELVIN & VETA FAMILY TRUST	3210 IRON MINE RD AUBURN CA	13835718042
SOZA YAZMINA	5817 HERON AVE LAS VEGAS NV	13836315031
SPARKS DAVID LEON & MADLYN P	5216 DELMONTE AVE LAS VEGAS NV	13835717007
SPENCE WILLIAM KEITH & BONNIE B	705 PELICAN CIR LAS VEGAS NV	13836317017
SPICER GARETH J	708 S JONES BLVD LAS VEGAS NV	13836316007
SPITTELL GLENN D & PAMELA A	1716 DUNEVILLE ST LAS VEGAS NV	13836317041
STANAITIS RITA	700 PELICAN CIR LAS VEGAS NV	13836317019
STANFILL RICHARD A & TACY L	6371 SANDPIPER WY LAS VEGAS NV	13835811045
STARR MARILYN	605 CARPENTER DR LAS VEGAS NV	13835711065
STEPHANI GARY	5907 IDLE AVE LAS VEGAS NV	13836316048
STEVENS CHARLES G & ROBIN A	5913 CONCERT DR LAS VEGAS NV	13836401008
STRANDBERG DIANE	5917 GIPSY AVE LAS VEGAS NV	13836314010
SULLIVAN BARBARA J	5801 TRENT AVE LAS VEGAS NV	13836405004
SWARTZ JOSEPH	3509 W EMERSON ST SEATTLE WA	13836314047
TALLEDO MARIO	807 MONTICELLO DR LAS VEGAS NV	13835812042
THACKE ANDREA	6113 GLENDALE CIR LAS VEGAS NV	13835714006
THOMAS WILLIAM	5729 HERON AVE LAS VEGAS NV	13836315025
TITUS LIVING TRUST	5909 GIPSY AVE LAS VEGAS NV	13836314012
TITUS PAULETTE & KENNETH ALBERT	525 S MALLARD ST LAS VEGAS NV	13836314005
TORRES JOSE	609 S MALLARD ST LAS VEGAS NV	13836316018
TORRES MARIA S	5917 ALTA DR LAS VEGAS NV	13836311004

Report of All Selected Parcels

Case Number: SDR-16163

Printed On: Fri: August 25, 2006

Owner	Address	Parcel Number
TORRES RIGOBERTO	513 CARPENTER DR LAS VEGAS NV	13835711069
TRUJILLO RAUL GODOY	600 CARPENTER LAS VEGAS NV	13835711043
TUCKER JOSEPH S	532 MONTICELLO DR LAS VEGAS NV	13835718003
TURNER SHAWN M	609 CARPENTER DR LAS VEGAS NV	13835711064
TWITCHELL LYN A & PATRICIA A	5909 IDLE AVE LAS VEGAS NV	13836317001
VALDEZ LEONARDO	705 CARPENTER DR LAS VEGAS NV	13835711059
VARELA GLADYS	713 S MALLARD ST LAS VEGAS NV	13836316013
VARGAS ANTONIO	5900 HERON AVE LAS VEGAS NV	13836315004
VASQUEZ GERARDO GAITAN	5812 IDLE AVE LAS VEGAS NV	13836316024
VILLASENOR JESUS P & LYDIA V	612 CARPENTER DR LAS VEGAS NV	13835711046
WALKER GLADYS E	708 UPLAND PL LAS VEGAS NV	13836317029
WEBER JOHN G	6100 ALAMO CIR LAS VEGAS NV	13835718044
WEBSTER SONJA	721 S MALLARD ST LAS VEGAS NV	13836316011
WEIL RICHARD & LYNETTE	301 E 21ST ST NEW YORK NY	13835811072
WELCH MARGARET P	5812 EVERGREEN AVE LAS VEGAS NV	13836317014
WELLS BRANDON M & LORI D	6100 SONOMA CIR LAS VEGAS NV	13835812022
WHEELER JOSEPH J & CARYN M	2695 LINDELL RD LAS VEGAS NV	13835718009
WHITE EVERETT	705 UPLAND PL LAS VEGAS NV	13836317025
WICKANDER MICHAEL	529 S MALLARD ST LAS VEGAS NV	13836314006
WILKS JUDY A	6121 ALAMO CIR LAS VEGAS NV	13835718038
WILSON AURELIA	805 CARPENTER DR LAS VEGAS NV	13835811077
WOJCIK MICHAEL L & JEANETTE M	617 CARPENTER DR LAS VEGAS NV	13835711062
WOODRING GERALD R LIVING TRUST	720 CARPENTER DR LAS VEGAS NV	13835811043
WOODRING GERALD R LIVING TRUST	720 CARPENTER DR LAS VEGAS NV	13835717006
YANCY MARY L	7200 ELITE CT LAS VEGAS NV	13836316046
YBARRA FAMILY TRUST	5905 GIPSY AVE LAS VEGAS NV	13836314013
YOUNG CECELIA M	5808 EVERGREEN AVE LAS VEGAS NV	13836317015
ZAMANIAN MOHAMMAD J & ROYA S	P O BOX 95844 LAS VEGAS NV	13835812046
ZELAYA ANA	5912 HERON AVE LAS VEGAS NV	13836315001
ZELLNER FAMILY TRUST	300 MANOR ST LAS VEGAS NV	13836317053

Deed



Separator Sheet

20060331-0004744

APN: 138-36-316-009
ESCROW NO: 01502274-150-MKS
WHEN RECORDED MAIL TO and
MAIL TAX STATEMENT TO:

Nevada Real Estate Financial, LLC
8061 Caspian Moon Drive
Las Vegas, NV 89166

Fee: \$15.00 RPTT: \$1,275.00
N/C Fee: \$0.00

03/31/2006 14:56:41
T20060057565

Requestor:
LAWYERS TITLE OF NEVADA

Frances Deane JKA
Clark County Recorder Pgs: 3

GRANT, BARGAIN, SALE DEED

R.P.T.T. **\$1,275.00**

THIS INDENTURE WITNESSETH: That
Smiley Investments, LLC

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby
Grant, Bargain, Sell and Convey to
Nevada Real Estate Financial, LLC
all that real property situated in the County of Clark, State of Nevada, described as follows:
See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: 1. Taxes for the fiscal year 2006 - 2007
2. Rights of Way, reservations, restrictions, easements, and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining.

Witness my hand this 25th day of March, 2006.

Smiley Investments, LLC

Jonathon Dale Amos, Member

Melissa Ann Amos, Member

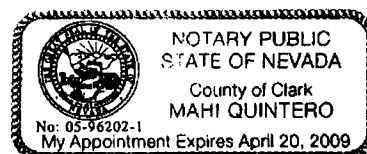
STATE OF NEVADA

COUNTY OF Clark } ss:

On March 29, 2006, personally appeared before me, a Notary Public in and for
said County and State, Jonathon Dale Amos & Melissa Ann Amos
who acknowledged to me that they executed the same.

WITNESS my hand and official seal.

Mahi Quintero
NOTARY PUBLIC in and for said County and State.



SDR-16163
10/05/06 PC

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 138-36-316-009
b) _____
c) _____
d) _____

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:

\$250,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value per NRS 375.010, Section 2.

\$250,000.00

Real Property Transfer Tax Due:

\$1,275.00

4. If Exemption Claimed

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

5. Partial Interest: Percentage being transferred: 100%

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 information provided herein. Furthermore, the disallowance of any claimed 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 Pres.

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Jonathon Dale Amos, President

Address: 871 Coronado Center

City/State/Zip: Henderson, NV 89052

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: David Adolph

Address: 716 S Jones Blvd

City/State/Zip: Las Vegas, NV 89103

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

LAWEYERS TITLE OF NEVADA, INC.

4000 S. Eastern Avenue

Las Vegas, NV 89119

Escrow #: 1502274-150-MKS

Escrow Officer: Mary Kime Stoner

**AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE
FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.**

4744

EXHIBIT "A"

All that certain real property situated in the County of Clark, State of Nevada,
described as follows:

The South 45.60 feet of Lot Seven (7) and the North 17.40 feet of Lot Eight (8)
in Block Forty-Two (42) of Charleston Heights Tract No. 5-A, as shown by map
thereof on file in Book 5 of Plats, Page 16 in the Office of the County Recorder of
Clark County, Nevada.

Assessor's Parcel Number:

138-36-316-009

Justification Letter



JUSTIFICATION LETTER

Separator Sheet

JUSTIFICATION LETTER
716 SOUTH JONES BLVD
LAS VEGAS NEVADA 89107

I am bringing up the roof line because I was told I had to, but it will also bring more value to the community as we are attempting to make the property appear to be a brand new building. There are six other buildings within a quarter of a mile on Jones Blvd with the same type of roofs and they all look fantastic, as will 716 south Jones. The building will be faced with stone veneer around the front door, and Slate tile on the front of the building. The changes will change the make a great impact on an area once known as HERION HIEGHTS.

Nevada Real Estate Financial LLC
David & Mariko Adolph

SDR-16163
10/05/06 PC

RE: 161163/ SDR-5725 Tenant Improvement/ PR Conversion
716 South Jones
Las Vegas Nv 89107

Landscape Waiver, allow 5-6 foot by 40 ft along Jones Blvd for 5 24 Box Trees. Location
Limited by parking so please allow a waiver of old condition based on available parking
for structure location.

Thank You
Nevada Real Estate Financial LLC
David Adolph

Motion to remove Wall condition

716 South Jones Conversion

The surrounding building have no wall between adjacent buildings, I also do not wish to build a wall. One reason being security between buildings the Police can drive by and see clearly between buildings. A wall or obstruction would make it more difficult to see through the buildings into the back alley.

Condition # 11

SDR-16163
10/05/06 PC

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-16163** APN: 138-36-716-009

Name of Property Owner: Nevada Real Est Financial LLC

Name of Applicant: David Adolph

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: _____

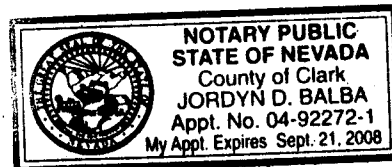
Signature of Property Owner: _____

Print Name: David Adolph

Subscribed and sworn before me JORDYN D. BALBA

This 21st day of August, 2006

[Signature]
Notary Public in and for said County and State



Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Nevada Real Estate Financial LLC
 Project Address (Location): 716 S Jones Blvd
 Project Name: 716 South Jones Blvd Proposed Use: Office
 Assessor's Parcel #(s): 138-26-316-609 Ward #: 1
 General Plan: existing 0 proposed 0 Zoning: existing PR proposed
 Commercial Square Footage: 1680 Floor Area Ratio:
 Gross Acres: 0.14 Lots/Units: 1 Density:
 Additional Information:

PROPERTY OWNER: Nevada Real Est Fin LLC Contact: Dave Adolph
 Address: 8061 Caspian Moon Dr Phone: 496-8905 Fax: 974-0159
 City: LV State: NV Zip: 89166

APPLICANT: Same as owner Contact:
 Address: Phone: Fax:
 City: State: Zip:

REPRESENTATIVE: Contact:
 Address: Phone: Fax:
 City: State: Zip:

Property Owner Signature* [Signature]

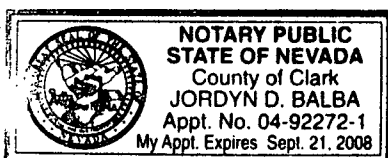
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name: Dave Adolph

Subscribed and sworn before me JORDYN D. BALBA

This 21st day of August, 2006

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # SOR-16163
 Meeting Date: 10-5-06
 Total Fee: 800.00
 Date Received*: 1.5
 Received By: 822-06

* The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Hansen Sheet



Separator Sheet



Report Date 08/22/2006 02:54 PM

Submitted By

Page 1

A/P # 16163 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages	Date / Time	By	Date / Time	By
Processed	08/22/2006 09:57	983052	Temp COO	
Approved			COO Issued	
Final			Expires	

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☐ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

SDR-16163 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: NEVADA REAL ESTATE FINANCING, LLC - Request for a Site Development Plan Review FOR A 1680 SQUARE-FOOT PROFESSIONAL OFFICE BUILDING on 0.14 acres 716 South Jones Boulevard, (APN:138-36-316-009), R-1 (Single Family Residential) Zone Under Resolution of Intent to P-R (Professional Office) Zone, Ward 1 (Tarkanian).

Parent A/P #

Project # 16163 Project/Phase Name 716 JONES OFFICE CONVERSION Phase #
Size/Area 0.14 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13836316009

Location

Owner/Tenant

Contact ID AC1173943 Name NEVADA REAL ESTATE FIN L L C
Organization Position Profession
Mailing Address 8061 CASPIAN MOON DR
City LAS VEGAS State/Province NV ZIP/PC 89166-3711
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 04/20/2006 To ☒ Primary 100.00 %

Contact ID AC1169966 Name NEVADA REAL ESTATE FIN L L C
Organization Position Profession
Mailing Address 8061 CASPIAN MOON DR
City LAS VEGAS State/Province NV ZIP/PC 89166
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 04/13/2006 To 04/20/2006 ☐ Primary 0.00 %

Contact ID AC451381 Name N V MORTGAGE INC
Organization Position Profession
Mailing Address 3225 S RAINBOW #200
City LAS VEGAS State/Province NV ZIP/PC 89146-6500
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 11/06/2002 To 04/13/2006 ☐ Primary 0.00 %

Report Date 08/22/2006 02:54 PM

Submitted By

Page 2

Owner/Tenant

Contact ID AC426149 Name ROGERS JOHN
Organization Position Profession
Mailing Address 2161 BUCKBOARD LN
City LAS VEGAS State/Province NV ZIP/PC 89123-2012
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 09/11/2002 To 11/06/2002 ☐ Primary 0.00 %

Contact ID AC423651 Name ROGERS JOHN
Organization Position Profession
Mailing Address 2161 BUCKBOARD LN
City LAS VEGAS State/Province NV ZIP/PC 89123
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 09/04/2002 To 09/11/2002 ☐ Primary 0.00 %

Contact ID AC122400 Name ROGERS JOHN
Organization Position Profession
Mailing Address 400 ACKERMAN WY
City HENDERSON State/Province NV ZIP/PC 89014-4519
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 08/10/2002 To 09/04/2002 ☐ Primary 0.00 %

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

716 S JONES BLVD
LAS VEGAS, 89107-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13836316009

Item Description Item Status

Review Activities

Act #	Act Type	Status	Waived	Issued	Started	Completed
-------	----------	--------	--------	--------	---------	-----------

Comp By	Comments
---------	----------

There are no Review Activities for this Report

Activity Review Details

Detail SUBMITTAL CHECKLIST (SDR) Modified By FSOLIS Modified Date/Time 08/22/2006 09:57
Comments
No Comments

Report Date 08/22/2006 02:54 PM

Submitted By

Page 3

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plans (19 Folded Blue Lines, 1 Rolled Color)
Y Application/Petition Form	Y Landscape Plan
Y Deed and Legal Description	Y Building Elevations (2 Folded, 1 Rolled Color)
Y Justification Letter	Y Floor Plan (1 Folded, 1 Rolled)
Y Color and Material Board	Y Laser Print Site Plan
Y DINA (Not Always Required)	Y Laser Print Floor Plan
Y Statement of Financial Interest	Y Laser Print Elevation

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

SITE PLAN REVIEW

N DINA Required?	N Project of Regional Significance?	Final City Council letter received
Y Parent Project link required?		Annotated minutes recieved
N Will this go to the City Council?		Is there a condition of approval for a Required Review?
Hearing Type		If yes, when does it need to be reviewed?
Public, Non-Public, Admin?	PUBLIC	

Meeting Information

Meeting Info. Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
10/05/2006	PC	SCHEDULED		0	0	0
FSOLIS	08/22/2006					

Template Type	A/P #	A/P Type	Status	Stage
---------------	-------	----------	--------	-------

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
-------------------------	------	-------	----	----------

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------------	-------------	------------	-------	------	-------

PAYMNT	CK NAME.# WHO PICKED UP PERMIT	984018	08/22/2006 10:00		0.00
	David Adolph pd visa cc, 496-8905				

Application Letter – Related Case



APPLICATION LETTER – RELATED CASE

Separator Sheet

PLANNING &
DEVELOPMENTDevelopment
Services Center731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration	229-6353
Comp Planning	229-6022
Current Planning	229-6301

www.lasvegasnevada.gov

January 14, 2005

Mr. Dale Amos
NV Mortgage, Inc.
871 Coronado Center Drive, Suite #110
Henderson, Nevada 89052

RE: SDR-5725 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Amos:

Your request for a Site Development Plan Review FOR A 1,660 SQUARE-FOOT OFFICE BUILDING on 0.14 acres at 716 South Jones Boulevard (APN: 138-36-316-009), R-1 (Single Family Residential) under Resolution of Intent to P-R (Professional Office and Parking), Ward 1 (Moncrief), was considered by the Planning Commission on January 13, 2005.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. The existing structure, in order to improve the aesthetics and maintain a residential character, shall be repaired prior to the approval of a Certificate of Occupancy of the proposed office.
2. A revised landscape plan shall be submitted to the Planning and Development Department prior to issue of building permits showing an addition of 10 feet to the landscape planter to a total of 15 feet in width along Jones Boulevard with 24-inch box trees a minimum of 20 feet on center, a five foot wide landscape finger with one 24 inch box tree between the parking spaces along the east side, and 24-inch box trees in the planters along the north and south planters. Each 24-inch tree shall have four one-gallon and four five-gallon planted shrubs.
3. Relocate the trash enclosure a minimum of 50 feet from the east residential property line as required by the Planning and Development Department.
4. No outdoor public address system shall be allowed.
5. A loading zone shall be shown on the existing driveway.
6. All development shall be in conformance with the site plan and building elevations, date stamped 11/30/04, except as amended by conditions herein.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Michael Mack
Janet Moncrief
Steve Wolfson

City Manager
Douglas A. Selby



07101-001-07-04

**SDR-16163
10/05/06 PC**

Mr. Dale Amos
SDR-5725 - Page Two
January 14, 2005

7. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
8. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
9. Prior to approval of any final map, developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels prior to approval of the final map. In addition, should the development have a recreational trail, in accordance with NRS 278.4787, the following text should be added prior to the last sentence to the previous text: The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. That basic level to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.
10. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.
11. Construct a nominal six-foot high block wall along the property lines where such does not currently exist as required by the Planning and Development Department. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
12. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize shoebox fixtures and downward directed lights. Wall pack lighting shall utilize shoebox fixtures and downward directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened and shall not create fugitive lighting.

Mr. Dale Amos
SDR-5725 - Page Three
January 14, 2005

13. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
14. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single-family development).
15. All City Code requirements and design standards of all City departments must be satisfied.
16. All outdoor utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

Public Works

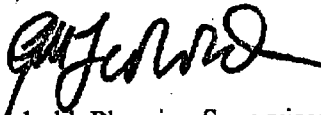
17. Coordinate with the City Surveyor to determine whether a Reversionary Map or other Map is necessary; if such a Map is required, it should record prior to the issuance of any permits for this site.
18. Remove all substandard public street improvements and alley improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
19. If on-street parking is not already prohibited adjacent to this site, submit a written request to the Traffic and Parking Commission to eliminate parking on Jones Boulevard adjacent to this site prior to the issuance of building or offsite permits or the issuance of a business license, whichever may occur first. Comply with recommendations of the Traffic and Parking Commission.
20. In accordance with Rezoning Classification Z-18-91, contribute \$1,785.71 for area traffic mitigation prior to the issuance of any permits.
21. Hard Surface and/or landscape all unimproved right-of-way, if any unimproved area exists, on Jones Boulevard adjacent to this site prior to the issuance of a business license. Maintain all such improvements in perpetuity. All landscaping installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
22. Obtain an Occupancy Permit for all landscaping and private improvements in the Jones Boulevard public right-of-way adjacent to this site.

Mr. Dale Amos
SDR-5725 - Page Four
January 14, 2005

23. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
24. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-18-91 and all other subsequent site-related actions.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on January 14, 2005.

Sincerely,



Gary M. Leibold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clc

Project Checklist



Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS		Additional Notes	
Item Required		Planning & Development Department			
YES NO		SUBMITTAL CHECKLIST			
APPLICATION					
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)			
☒	☐	Grant deed and legal description			
☒	☐	<i>Detailed</i> justification letter			
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations			
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations			
☒	☐	Correct fee(s): \$ <u>500</u> \$ <u>300</u> \$ _____ Total = \$ <u>800</u>			
☒	☐	Statement of Financial Interest			
☒	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance			
SITE PLAN Folded Plans: <u>19</u> Rolled/Colored Plans: <u>1</u>					
☒	☐	11" x 17" min. to 24" x 36" max. page size			
☒	☐	North arrow, scale, and vicinity map			
☒	☐	<i>All</i> property lines and present dimensions labeled			
☒	☐	<i>All</i> building setbacks labeled			
☒	☐	<i>All</i> adjacent existing land uses and street names labeled			
☒	☐	<i>All</i> points of ingress and egress shown			
☒	☐	ADA accessibility requirements shown/labeled			
☒	☐	Parking standard(s) utilized: <u>1:300</u>			
☒	☐	Parking space count and typical dimensions labeled #regular #compact #handicap Total			
☒	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN Folded Plans: <u>3</u> Rolled/Colored Plans: <u>1</u>					
☒	☐	11" x 17" min. to 24" x 36" max. page size			
☒	☐	North arrow, scale, and vicinity map			
☒	☐	<i>All</i> property lines and present dimensions labeled			
☒	☐	<i>All</i> required perimeter landscape planters shown			
☒	☐	<i>All</i> required parking lot fingers/islands shown			
☒	☐	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover			
BUILDING ELEVATIONS Folded Plans: <u>2</u> Rolled/Colored Plans: <u>1</u>					
☒	☐	11" x 17" min. to 24" x 36" max. page size			
☒	☐	Scale and building dimensions labeled			
☒	☐	North, south, east, and west elevations of <i>all</i> buildings			
☒	☐	<i>All</i> building materials and colors noted			
☒	☐	8" x 10" photo of original color and material board			
☒	☐	<i>All</i> wall sign locations shown and sizes noted			
FLOOR PLANS Folded Plans: <u>1</u> Rolled Plans: <u>1</u>					
☒	☐	11" x 17" min. to 24" x 36" max. page size			
☒	☐	Scale and building dimensions labeled			
☒	☐	<i>All</i> building entrances/exits shown			
☒	☐	Use of <i>all</i> rooms noted/labeled			

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: Dave Adolph Application Type: Major Amend to SDR-5725
 APN: 130-36-316-009 Location: 716 S. Jones
 Planner: Paul Shi Pre-App Meeting Date: 8-17-06 Earliest PC Date: 10-30-06

Neighborhood Services List



NEIGHBORHOOD SERVICES LIST

Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: October 5, 2006

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

SDR-16163

Charleston Heights Preservation #7

Charleston Heights South NA

Charleston Neighborhood Preservation

James Down Towers Resident Council

Meadows Neighborhood Preservation NA

Sartini Plaza and Annex Resident Council

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-16163

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	JEFF GALAMBAS	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*STREETS & SANITATION (DPW)	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEMUS
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	DOA J. MEADE, ENGINEERING DESIGN DIVISION	1001 S. VALLEY VIEW BLVD.

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC.
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

SDPR
08/22/2006

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

SDR-16163 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER:
NEVADA REAL ESTATE FINANCING, LLC - Request for a Site Development Plan Review FOR A 1,680
SQUARE-FOOT PROFESSIONAL OFFICE BUILDING AND A WAIVER OF THE PERIMETER
LANDSCAPING STANDARDS on 0.14 acres 716 South Jones Boulevard, (APN 138-36-316-009), R-1 (Single
Family Residential) Zone under Resolution of Intent to P-R (Professional Office) Zone, Ward 1 (Tarkanian).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½)
OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 60 EAST,
M.D.M.

PLANNING COMMISSION: **OCTOBER 5, 2006** CITY COUNCIL: **NOVEMBER 1, 2006**

CASE PLANNER: **DOUG RANKIN**



PUBLIC HEARING

Comments Due: **SEPTEMBER 6, 2006**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Dorothy Marsili (damarsili@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riecki, Survey (FM, PM, & A's only)
Date: September 11, 2006
Re: **SDR-16163** Nevada Real Estate Holdings, LLC 716 South Jones Boulevard
Request for a Site Development Plan Review for an office

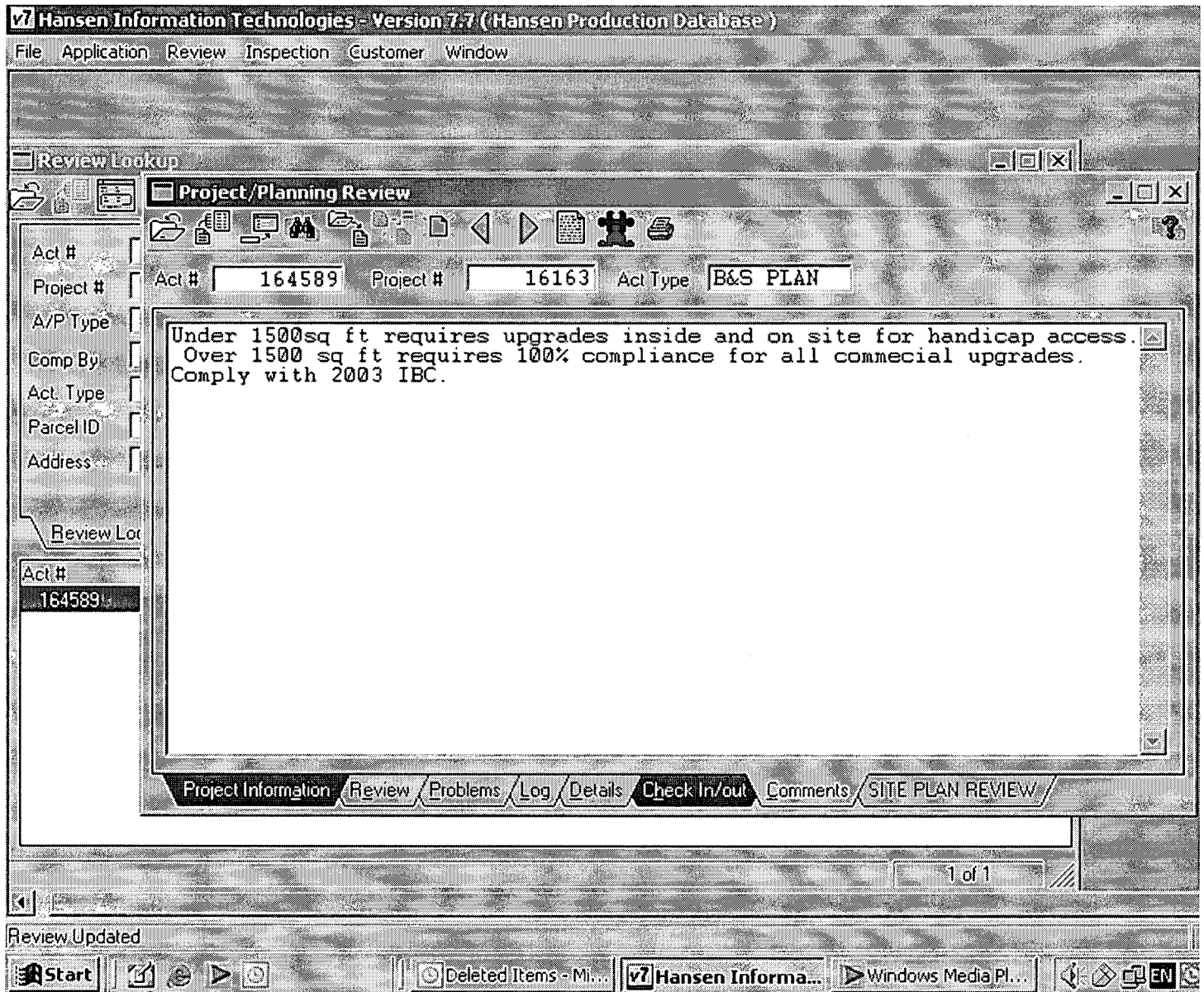
CONDITIONS OF APPROVAL:

1. Remove all substandard public street improvements and alley improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
2. If on-street parking is not already prohibited adjacent to this site, submit a written request to the Traffic and Parking Commission to eliminate parking on Jones Boulevard adjacent to this site prior to the issuance of building or offsite permits or the issuance of a business license, whichever may occur first. Comply with recommendations of the Traffic and Parking Commission.
3. In accordance with Rezoning Classification Z-18-91, contribute \$1,785.71 for area traffic mitigation prior to the issuance of any permits.
4. Hard Surface (*if allowed by Planning and Development*) and/or landscape all unimproved right-of-way, if any unimproved area exists, on Jones Boulevard adjacent to this site prior to the issuance of a business license. Maintain all such improvements in perpetuity. All landscaping and private improvements installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
5. Obtain an Occupancy Permit for all landscaping and private improvements in the Jones Boulevard public right-of-way adjacent to this site prior to the issuance of any permits.
6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
7. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-18-91 and all other applicable site-related actions.

Dorothy Marsili

From: Rod Clark
Sent: Saturday, September 02, 2006 10:48 AM
To: Dorothy Marsili
Subject: SDR-16163

Attachments: Picture (Device Independent Bitmap)



August 31, 2006

City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

Attention: Flinn Fagg, Planning Manager

SUBJECT: CITY OF LAS VEGAS ZONING APPLICATION REVIEW

The Las Vegas Valley Water District Design and the Production Divisions have reviewed the attached zoning applications and determined that the proposed projects will have no conflict with the District's existing telemetry antenna locations.

If you require any additional information or have any questions, please call me at 822-8574.

Sincerely,

Jennifer Ferdinand for

Doa Meade, P.E.
Senior Civil Engineer

DJM:TLL:sd
Attachment

Jim Ross, Electronics Supervisor, w/attch, M/S 1080

LAS VEGAS VALLEY
WATER DISTRICT

PEOPLE
LEADING
THE WAY

1001 SOUTH VALLEY VIEW BLVD.
LAS VEGAS, NV 89153
TELEPHONE, 702/870-2011

Board of Directors
Myrna Williams
PRESIDENT

Yvonne Atkinson Gates
VICE PRESIDENT

Tom Collins

Chip Maxfield

Lynette Boggs McDonald

Rory Reid

Bruce Woodbury

Patricia Mulroy
GENERAL MANAGER

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

SDR-16163 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER:
NEVADA REAL ESTATE FINANCING, LLC - Request for a Site Development Plan Review FOR A 1,680
SQUARE-FOOT PROFESSIONAL OFFICE BUILDING AND A WAIVER OF THE PERIMETER
LANDSCAPING STANDARDS on 0.14-acres 716 South Jones Boulevard, (APN 138-36-316-009), R-1 (Single
Family Residential) Zone under Resolution of Intent to P-R (Professional Office) Zone, Ward 1 (Tarkanian).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N $\frac{1}{2}$)
OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 60 EAST,
M.D.M.

PLANNING COMMISSION: **OCTOBER 5, 2006**

CITY COUNCIL: **NOVEMBER 1, 2006**

CASE PLANNER: **DOUG RANKIN**



PUBLIC HEARING

Comments Due: **SEPTEMBER 6, 2006**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Dorothy Marsili (damarsili@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Las Vegas Police Dept.
Office of Internal Affairs Services

No Significant Law Enforcement Issues

J1318M 8-29-06

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



**Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax**

SDR-16163 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER:
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M.D.M.**

PLANNING COMMISSION: OCTOBER 5, 2006 CITY COUNCIL: NOVEMBER 1, 2006

CASE PLANNER: DOUG RANKIN



PUBLIC HEARING

Comments Due:

SEPTEMBER 6, 2006

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Dorothy Marsili (damarsili@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

**Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services**

No Significant Law Enforcement Issue

[Signature] 8/29/06



CITY OF LAS VEGAS

Planning & Development Department - Current Planning Division

731 South Fourth Street
Las Vegas, NV 89101
Fred Solis, Planner II
Voice - (702) 229-5409
Fax - (702) 474-0352

Today's Date: 08/17/06

To: **David Adolph**

Fax Number: 702-974-0159

Phone Number:

CLV Project Number: L-1056-06

Description: Nevada Real Estate

I reviewed the above referenced project for **Planning only**. The following comments and/or corrections must be addressed to complete the plans review. Please submit a written response to each of the items listed below and **two sets of revised drawings**. Please be advised that there may be additional comments from other plans examiners or agencies that could affect the project. Additionally, your response may trigger more comments from me or other plans examiners.

1. The elevations for the proposed office conversion have been altered. Title 19.18 states the following:

Minor Amendment. Minor relocation or reorientation of buildings, lot lines and/or easements, relocation of internal access and circulation; relocation or rearrangement of parking areas, reduction of established square footage and/or density limitations by ten percent or less, and increase of landscape or building setbacks are considered minor amendments and may be approved administratively. However, the Director has no authority to approve any:

(f) Material change in the characteristics of the elevational drawings or Site Development Plan as approved.

Please revise the provided elevations so that they match what was approved through Site Development Plan Review SDR-5725, or apply for a Major Amendment to the approved site plan.

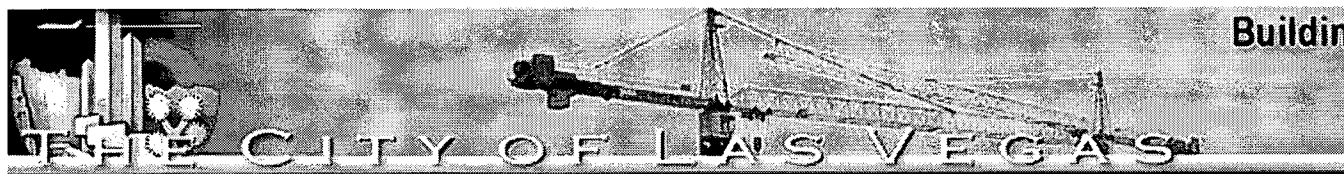
2. Please submit a revised technical landscape plan, inclusive of required materials as outlined in Condition Two of the approved conditions of approval for SDR-5725 (attached). This will be included with the Major Amendment application if submitted.

SDR-16163
10/05/06 PC

3. Please review all other conditions of approval for SDR-5725 and insure that they are met (attached).

If you have any questions, please feel free to contact me at the above number.

SDR-16163
10/05/06 PC



City of Las Vegas

Department of Building & Safety

Plans Check Status

Example: **C-1234-98**

Enter plan number here and click

☒ Wrap text in columns to fit screen (for printing).

•Access #

Plans Check Number:	L-1056-06
Business:	NEVADA REAL ESTATE FINANCIAL
Address:	716 S JONES BL
Project:	TI PR CONVERSION/REMODEL
Contractor:	JMF DEVELOPMENT LLC
Effective Date:	7/24/2006
Appointment Date & Time:	-
Comment:	ROLLED

Area	Exam	First Review	Date Appr	Status	Comment	Comme
STRU	SAM	7/31/2006				7/31/06: REV F FAX TO CONTR/ AND ENG.
PLUM	MC	7/31/2006	7/31/2006	APPROVED		<
ELEC	HERB	7/28/2006	7/31/2006	APPROVED		
FIRE	SCOTT	8/16/2006	8/16/2006	APPROVED		
TECH	JOHNG				OFF RFI 7/24	7/24 OFF RFI ELEC/PLUM PLN **8/14 LTR/AR BE***

SDR-16163
10/05/06 PC

PLAN						
LAND	BARB	7/25/2006	7/25/2006	APPROVED		
ARCH	MT	7/27/2006	7/27/2006	APPROVED		

Checking the status of your building permit has never been easier. All you need to know is the plans check number to find out where the plan is, who's reviewing it, whether or not it has been approved. **After Plan Check is completed, please allow up to five (5) working days for final review of documentation, pricing, and printing of permits. You will receive a call indicating that your permit is approved and giving you the exact amount due.**

Please note: Only the most recent plans check cases (those filed within the last 60 days) are displayed and you must enter a specific plans check number to view a project's status. A plan that has been inactive for longer than 60 days will be labeled as "void." The information contained in the Plans Check Status information is updated Tuesday through Saturday between 7 a.m. and 9 a.m.

Plans Check Number

When plans are submitted for review, the front counter plans technician issues a plans check number. The number consists of a letter, a dash, a four digit sequential number, a dash, and a two year indicator. All of these are needed to find your plan, including the dashes. For example, if your plans check number is C-0555-97, **MUST** enter C-0555-97.

Click [here](#) for an explanation of the codes and abbreviations used in the Plans Check Status information.

For more information on Plans Check, contact the Building & Safety Department at 702-229-6251.

[↑ TOP OF PAGE](#)

[Take me Back to the Start.](#)

SDR 16163				
Nevada Real Estate Financing, LLC				
716 S. Jones				
Proposed 1.66 thousand square foot office conversion.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.66	11.01	18
AM Peak Hour			1.55	3
PM Peak Hour			1.49	2
(heaviest 60 minutes)				
Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1	9.57	10
AM Peak Hour			0.75	1
PM Peak Hour			1.01	1
(heaviest 60 minutes)				
Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.66		8
AM Peak Hour				2
PM Peak Hour				1
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Evergreen Avenue				
Average Daily Traffic (ADT)	1,933			
PM Peak Hour	155			
(heaviest 60 minutes)				
Jones Boulevard				
Average Daily Traffic (ADT)	33,521			
PM Peak Hour	2682			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			

	Capacity			
Evergreen Avenue	16000			
Jones Boulevard	34300			
This project will add approximately 8 trips per day on Evergreen and Jones. This will increase expected volumes by less than 1 percent on Evergreen and Jones. Evergreen is at about 12 percent of capacity and Jones is at about 98 percent of capacity.				
Based on Peak Hour use, this development will add roughly 1 additional car into the area; which works out to about one every sixty minutes.				
Note that this report assumes all traffic from this development uses all named streets.				

Public Hearing Notice



PUBLIC HEARING NOTICE

Separator Sheet

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: OCTOBER 5, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SDR-16163

APPLICANT/OWNER: NEVADA REAL ESTATE FINANCING, LLC - REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR THE CONVERSION OF AN EXISTING RESIDENCE TO A 1,680 SQUARE-FOOT OFFICE WITH A PERIMETER LANDSCAPE WAIVER ON 0.14 ACRES AT 716 SOUTH JONES BOULEVARD, (APN 138-36-316-009), R-1 (SINGLE FAMILY RESIDENTIAL) ZONE UNDER RESOLUTION OF INTENT TO P-R (PROFESSIONAL OFFICE) ZONE, WARD 1 (TARKANIAN).

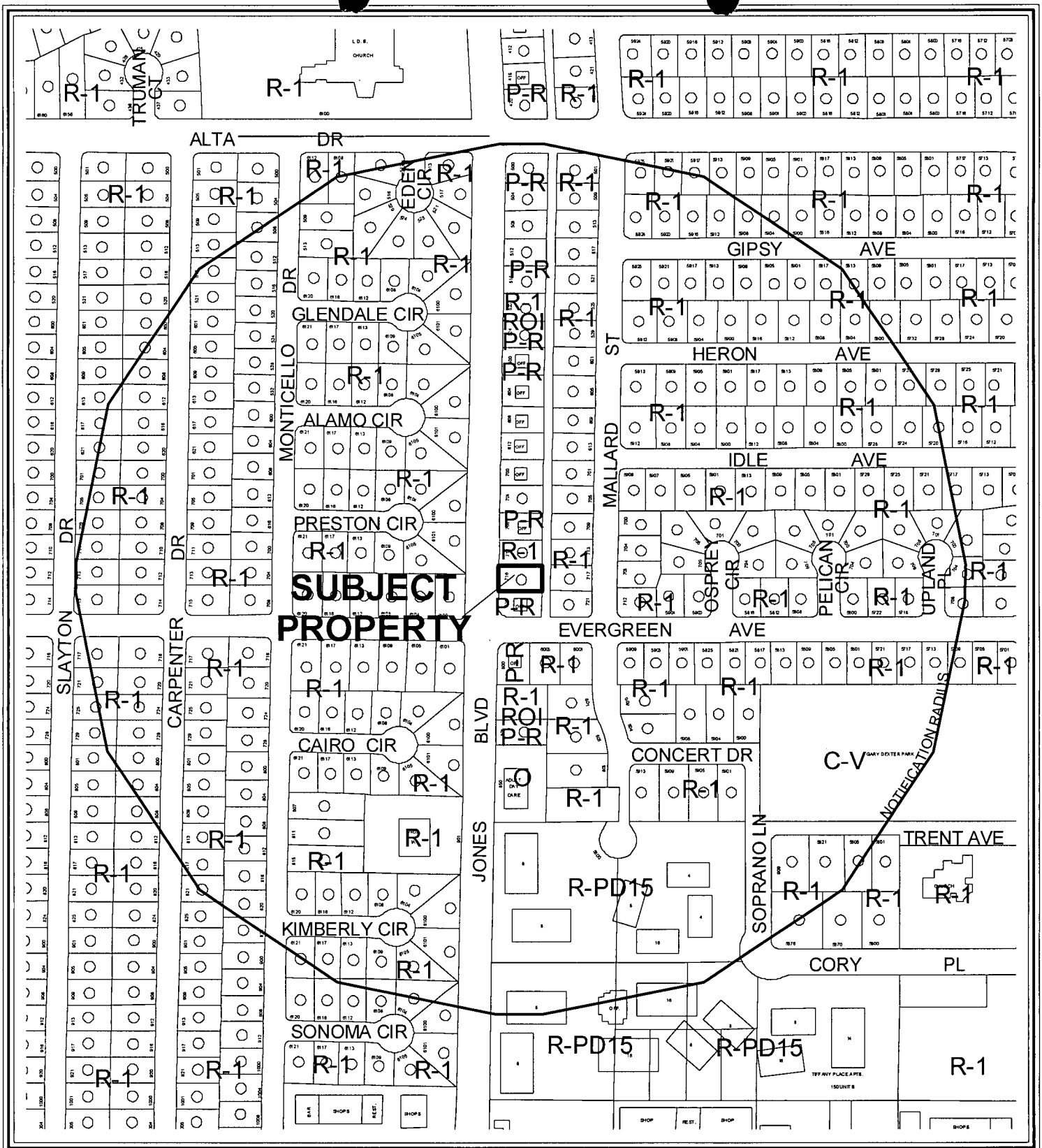
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

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 written objections thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request may be determined by 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>.



DOUGLAS J. RANKIN, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **SDR-16163**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-1 (SINGLE FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO P-R (PROFESSIONAL OFFICE AND PARKING)



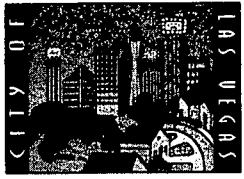
Action Letter



ACTION LETTER

Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

October 6, 2006

Mr. Dave Adolph
Nevada Real Estate Financial LLC
8061 Caspian Moon Drive
Las Vegas, Nevada 89166

RE: SDR-16163 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Adolph:

Your request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING RESIDENCE TO A 1,680 SQUARE-FOOT OFFICE WITH A PERIMETER LANDSCAPE WAIVER on 0.14 acres at 716 South Jones Boulevard, (APN 138-36-316-009), R-1 (Single Family Residential) Zone Under Resolution of Intent to P-R (Professional Office) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on October 5, 2006.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning and Development

1. 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.
2. SDR-5725 is hereby expunged.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/22/06, except as amended by conditions herein.
4. A Waiver from Title 19.12.030 is hereby approved, to allow a 5 Foot landscape buffer along Jones Boulevard and no perimeter landscape buffers along the interior lot lines.
5. 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.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



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. Remove all substandard public street improvements and alley improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

Mr. Dave Adolph
SDR-16163 - Page Three
October 6, 2006

14. If on-street parking is not already prohibited adjacent to this site, submit a written request to the Traffic and Parking Commission to eliminate parking on Jones Boulevard adjacent to this site prior to the issuance of building or offsite permits or the issuance of a business license, whichever may occur first. Comply with recommendations of the Traffic and Parking Commission.
15. In accordance with Rezoning Classification Z-18-91, contribute \$1,785.71 for area traffic mitigation prior to the issuance of any permits.
16. Hard Surface (if allowed by Planning and Development) and/or landscape all unimproved right-of-way, if any unimproved area exists, on Jones Boulevard adjacent to this site prior to the issuance of a business license. Maintain all such improvements in perpetuity. All landscaping and private improvements installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. Obtain an Occupancy Permit for all landscaping and private improvements in the Jones Boulevard public right-of-way adjacent to this site prior to the issuance of any permits.
18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
19. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-18-91 and all other applicable site-related actions.

This action by the Planning Commission on **October 5, 2006** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on **October 6, 2006**.

Sincerely,



Douglas J. Rankin, Acting Current Planning Manager
Planning and Development Department
Current Planning Division

DJR:dm

October 6, 2006

INTER-OFFICE MEMORANDUM

TO: PLANNING AND DEVELOPMENT DEPARTMENT	FROM: CITY CLERK
SUBJECT: APPEAL OR CITY COUNCIL REVIEW INFORMATION ON PLANNING COMMISSION ACTIONS	COPIES TO:

This is to certify that the following action relative to the Planning Commission decision on the application of:

FILE NO.: SDR-16163 - SITE DEVELOPMENT PLAN REVIEW

APPLICANT: APPLICANT/OWNER: NEVADA REAL ESTATE FINANCING, LLC

WARD: 1 (TARKANIAN)

Appeal by applicant or any other aggrieved person:

Yes

No

Review requested by City Council:

Yes

No

10/17/06
DATE

Vicky Darling
CITY CLERK By: Vicky Darling,
Assistant Deputy City Clerk

PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Planning Commission Action

October 5, 2006

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 10 days after the date of the PC decision).

October 16, 2006

Last day for a review being requested by the City Council. (Review period is 10 days after the date of the PC decision.)

October 16, 2006

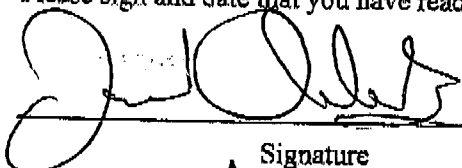
CITY OF LAS VEGAS	
ONE MOTION / ONE VOTE	
	Planning and Development Department
	Current Planning Division
	731 South Fourth Street
	Las Vegas, Nevada 89101
	(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: SDR-16163 - APPLICANT/OWNER: NEVADA REAL ESTATE FINANCING, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **October 5, 2006** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to Dorothy Marsili at 385-7268. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions.



Signature

10/2/06

Date

David Adolph

Please print name

Nevada Real Estate Financial LLC

Company Name

Sincerely,

Doug Rankin
Planning Supervisor
Current Planning Division

Applicant Letter



APPLICANT LETTER

Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

September 22, 2006

Mr. Dave Adolph
Nevada Real Estate Financial LLC
8061 Caspian Moon Drive
Las Vegas, Nevada 89166

RE: SDR-16163 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Adolph:

Please be advised the City Planning Commission at its regular meeting on **October 5, 2006** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Douglas J. Rankin, Acting Current Planning Manager
Planning and Development Department
Current Planning Division

DJR:dm

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



Plans (Elevations)



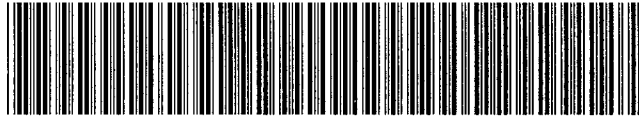
PLANS - ELEVATIONS

Separator Sheet

DUPLICATE

DUPLICATE
FBI LABORATORY
BY _____
MICROSCOPIC EXAMINATION
CHARACTERIZATION
CHARGE

Plans (Landscape Plans)



PLANS - LANDSCAPE PLANS

Separator Sheet



REVISIONS:

1	
2	
3	

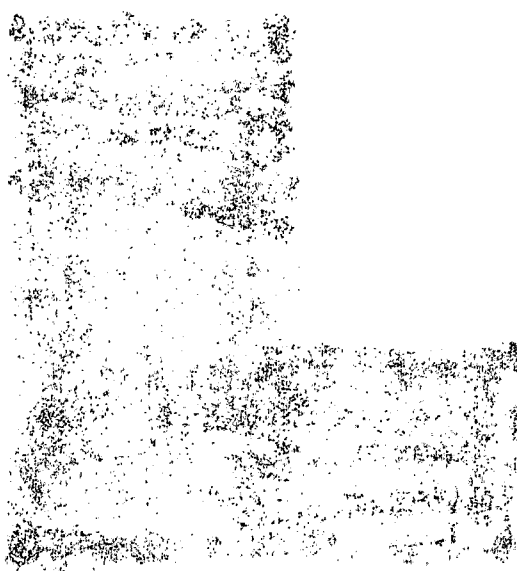
10/20/2004

1660 SQ. FT. / 300 = 6 SPACES
PARKING PROVIDED: 7 SPACES

10-01-2004

SOR-16163 → PC-18-05-06 DUPLICATE Approved (6-0) Final Action

DUPLICATE



APPROVED
BY _____
PLANNING COMMISSION
CITY OF LOS ANGELES
PLANNING AND DEVELOPMENT
DEPARTMENT

Plans (Floor Plans)



Separator Sheet



LAYSON, L. A. N.



ANSI CLEARANCES

[illegible]

WINDOW SCHEDULE

EXITING LEGEND

EXITING LEGEND

	No. of OCCUPANTS EXITING A ROOM
	No. of OCCUPANTS EXITING AN AREA
	No. of OCCUPANTS EXITING BUILDING

WALL LEGEND

EXISTING WALL TO REMAIN

NOTE - SEE DETAILS 1 AND 2 ON D1 FOR WALL
BOLTING DETAILS AT INTERIOR NON-BEARING WALLS

BUSINESS HOURS

DOOR SCHEDULE

[illegible]

HARDWARE GROUP

[illegible]

ON

FINISH SCHEDULE

CERAMIC TILE
(SELECTED BY TENANT - INSTALLED BY CONTRACTOR)
VINYL FLOORING
(SELECTED BY TENANT - INSTALLED BY CONTRACTOR)
VINYL FLOORING
(SELECTED BY TENANT - INSTALLED BY CONTRACTOR)
VINYL COVE (VERIFY WITH TENANT RUBBER OR WOOD)
CERAMIC TILE
(PROVIDED BY TENANT - INSTALLED BY CONTRACTOR)
G1P16D W/ ORANGE PEEL TEXTURE
(VERIFY WITH TENANT TEXTURE)
G1 COATS SEMI-GLOSS
48" CERAMIC TILE BANSICO
G1P16D W/
ORANGE PEEL TEXTURE
G1 COATS SEMI-GLOSS
56"X24" LAY-IN TILE
274 GRID

CERAMIC TILE (SELECTED)
CARPET (SELECTED)
VINYL FLOOR (SELECTED)
VINYL COVERING
CERAMIC TILE (PROVIDED)
GYPSUM BOARD (VERIFY WITH ARCHITECT)
(2) COATS
48" CERAMIC TILE
GYPSUM BOARD (VERIFY WITH ARCHITECT)
(2) COATS
SUSPENDED 2X4 GRID

[illegible]

GENERAL NOTES:

REFLECTED CEILING PLAN

SCALE: $\frac{1}{4}'' = 1'-0''$



APPROVED

CITY COUNCIL DATE: N/A

PLANNING COMMISSION DATE: 10/05/06

BY: D. K.
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

FLOOR:PLA

SCALE: 1/4" = 1'-0"

SDR-16163
10/05/06 PC

SHEET

**ESSENTIAL TO
COMMERCIAL
CONVERSION**

716 S. JONES BOULEVARD
FOR: NEVADA REAL ESTATE FINANCIAL LLC
CITY OF LAS VEGAS NEVADA

JOB: .
CR10206

DATE:
06/07/06

REVISIONS



**KC CAMIS
ARCHITECT**
BECAUSE ARCHITECTURE
SHOULDN'T BE TORTURE

5365 SOUTH POLARIS suite C
LAS VEGAS, NEVADA 89149



102 262-9473
FAX 253-1182
keramit@att.net



SOR-16163 → PC-10-0506 F Approved (6-0) Final Action

SCANNED

08-23-06

APPROVED

CITY OF LOS ANGELES
PLANNING AND ENVIRONMENTAL
BY _____
PLANNING COMMISSION DATE _____
CITY COMMISSIONER DATE _____

Plans (PMT)



Separator Sheet

GENERAL NOTES:

SYT	SIZE	DOOR TYPE	DOOR FINISH	FRAME TYPE	FRAME FINISH	HARDWARE	REMARKS
07	36 to PAIR	STOREFRONT	WOOD	ALUM	WOOD	H43	
08	36 to	WOOD	PAIN	WM	PAIN	H43	
09	36 to	WOOD	PAIN	WM	PAIN	H43	floor stop
10	36 to	WOOD	PAIN	WM	PAIN	H43	
11	36 to	WOOD	PAIN	WM	PAIN	H43	
12	36 to	WOOD	PAIN	WM	PAIN	H43	
13	36 to	WOOD	PAIN	WM	PAIN	H43	
14	36 to	METAL	PAIN	WM	PAIN	H43	
15	36 to	WOOD	PAIN	WM	PAIN	H43	
16	36 to	WOOD	PAIN	WM	PAIN	H43	
17	36 to	WOOD	PAIN	WM	PAIN	H43	
18	36 to	WOOD	PAIN	WM	PAIN	H43	
19	36 to	WOOD	PAIN	WM	PAIN	H43	
20	36 to	WOOD	PAIN	WM	PAIN	H43	
21	36 to	WOOD	PAIN	WM	PAIN	H43	
22	36 to	WOOD	PAIN	WM	PAIN	H43	
23	36 to	WOOD	PAIN	WM	PAIN	H43	
24	36 to	WOOD	PAIN	WM	PAIN	H43	
25	36 to	WOOD	PAIN	WM	PAIN	H43	
26	36 to	WOOD	PAIN	WM	PAIN	H43	
27	36 to	WOOD	PAIN	WM	PAIN	H43	
28	36 to	WOOD	PAIN	WM	PAIN	H43	
29	36 to	WOOD	PAIN	WM	PAIN	H43	
30	36 to	WOOD	PAIN	WM	PAIN	H43	
31	36 to	WOOD	PAIN	WM	PAIN	H43	
32	36 to	WOOD	PAIN	WM	PAIN	H43	
33	36 to	WOOD	PAIN	WM	PAIN	H43	
34	36 to	WOOD	PAIN	WM	PAIN	H43	
35	36 to	WOOD	PAIN	WM	PAIN	H43	
36	36 to	WOOD	PAIN	WM	PAIN	H43	
37	36 to	WOOD	PAIN	WM	PAIN	H43	
38	36 to	WOOD	PAIN	WM	PAIN	H43	
39	36 to	WOOD	PAIN	WM	PAIN	H43	
40	36 to	WOOD	PAIN	WM	PAIN	H43	
41	36 to	WOOD	PAIN	WM	PAIN	H43	
42	36 to	WOOD	PAIN	WM	PAIN	H43	
43	36 to	WOOD	PAIN	WM	PAIN	H43	
44	36 to	WOOD	PAIN	WM	PAIN	H43	
45	36 to	WOOD	PAIN	WM	PAIN	H43	
46	36 to	WOOD	PAIN	WM	PAIN	H43	
47	36 to	WOOD	PAIN	WM	PAIN	H43	
48	36 to	WOOD	PAIN	WM	PAIN	H43	
49	36 to	WOOD	PAIN	WM	PAIN	H43	
50	36 to	WOOD	PAIN	WM	PAIN	H43	
51	36 to	WOOD	PAIN	WM	PAIN	H43	
52	36 to	WOOD	PAIN	WM	PAIN	H43	
53	36 to	WOOD	PAIN	WM	PAIN	H43	
54	36 to	WOOD	PAIN	WM	PAIN	H43	
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87	36 to	WOOD	PAIN	WM	PAIN	H43	
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89	36 to	WOOD	PAIN	WM	PAIN	H43	
90	36 to	WOOD	PAIN	WM	PAIN	H43	
91	36 to	WOOD	PAIN	WM	PAIN	H43	
92	36 to	WOOD	PAIN	WM	PAIN	H43	
93	36 to	WOOD	PAIN	WM	PAIN	H43	
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95	36 to	WOOD	PAIN	WM	PAIN	H43	
96	36 to	WOOD	PAIN	WM	PAIN	H43	
97	36 to	WOOD	PAIN	WM	PAIN	H43	
98	36 to	WOOD	PAIN	WM	PAIN	H43	
99	36 to	WOOD	PAIN	WM	PAIN	H43	
100	36 to	WOOD	PAIN	WM	PAIN	H43	

LOOKS AND LATCHES COMPLY WITH
IBC SECTION 1008.1.3

HARDWARE GROUP

HWI
hinges
ball stop
lockset (office)
lever handle

HW2
hinges
stops
locks (passage)
lever handle

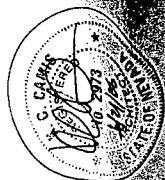
HW3
hinges
steps
lockset (office
lever handle

HW4
sluiceway threshold
weatherstrip
pivots
self-closer w/control are
flushlock one leaf
cylinder lock
W/abn-turn inside
signage - "THIS DOOR TO
REMAIN UNLOCKED DURING
BUSINESS HOURS"

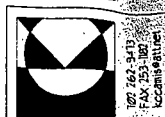
[illegible]

NOTE: VERIFY ALL FINISHES & COLORS BEFORE PRIOR TO INSTALL AT ON

1. ALL WORK MUST BE IN ACCORDANCE WITH THE 1990S EDITION OF THE INTERNATIONAL BUILDING CODE AS WELL AS APPLICABLE RULES AND REGULATIONS AS ADOPTED BY LOCAL GOVERNMENTAL AGENCIES.
2. ALL UNDOOR GLAZING TO BE PER IRC SECTIONS R602 & R603
3. FIELD VERIFY ALL LOCATIONS OF FOUR DOOR AREA COORDINATE ALL CONDITIONS WITH MECHANICAL CONTRACTOR
4. ALL HABITABLE ROOMS SHALL HAVE MINIMUM CEILING HEIGHT OF NOT LESS THAN 1'-6" AFF. PER IRC R301.6
5. LARGEST ROOM, HALLWAYS AND BATHROOMS SHALL HAVE A MINCEILING HEIGHT OF NOT LESS THAN 7'-0" AFF.
6. ALL FRENCH STYLE DOORS TO HAVE SAFETY TEMPERED GLAZING.
7. PROVIDE WATER RESISTANT GYPSUM BOARD BEHIND ALL PLUMBING PIPES PER IRC R602
8. PROVIDE TREATED WOOD SILL AT ALL WOOD STUD WALLS IN CONTACT WITH CONCRETE OR MASONRY.
9. PROVIDE CONTINUOUS SILL SEAL AT ALL SILL PLATE TO CONCRETE OR MASONRY. ("SILL SEALER" BY CERTANTED OR EQUAL)
10. PROVIDE CURTAIN BLOCKS AT EACH SIDE OF EACH WINDOW
11. PROVIDE FIRE BLOCKING PER IRC R602.8
12. INSTALL DRAFTSTOPS IN FLOOR AREAS GREATER THAN 1000 SQ.FT. IN AREA OR DIMENSIONALLY GREATER THAN 6'-0" PER IRC R602.1
13. INSTALL DRAFTSTOPS IN ATTIC AREAS GREATER THAN 3000 SQ.FT. IN AREA OR DIMENSIONALLY GREATER THAN 6'-0" PER IRC R602.1
14. ALL STAIRS TO CONFORM TO IRC R303, R310 & R311
15. ALL HANDRAILS TO COMPLY WITH IRC R311
16. ALL DOOR HARDWARE TO COMPLY WITH IRC R313.4
17. A FIRE SEPARATION IS REQUIRED BETWEEN THE GARAGE AND THE RESIDENCE. USE 5/8" THICK G-YP-ED ON WALLS & CEILING. USE GARAGE, AND USE A 20 MINUTE RATED DOOR AND FRAME BETWEEN GARAGE & RESIDENCE.
18. ALL WINDOWS WITHIN 24" OF DOOR SINGS SHALL BE TEMPERED.
19. ALL FIXTURES & FINISHES TO BE SELECTED BY OWNER
20. INSULATION SHALL BE AS FOLLOWS:
 - IN ALL 7/8" EXTERIOR WALLS & R-21 BATTIS
 - IN ALL ROOF SYSTEMS R-30 BATTIS
21. A CORROSION RESISTANT REEF SCREED SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AND SHALL BE A MIN. OF 4" ABOVE THE EARTH OR 2" ABOVE THE GRADE AND SHALL BE A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR. PER IRC R501.8 & IRC R501.9.3



DRAWINGS & SPECIFICATIONS OF THE AIRCRAFT
 REMAIN SOLELY HIS PROPERTY. THEY ARE TO BE
 USED ONLY FOR THE PROJECT FOR WHICH THEY
 WERE PRODUCED UNLESS REPRODUCED IN WRITING.
 THEY ARE NOT FINAL OR VALID. ANY USE OR
 REPRODUCTION OF THESE DOCUMENTS WITHOUT
 THE WRITTEN CONSENT OF THE AIRCRAFT
 PRODUCERS.

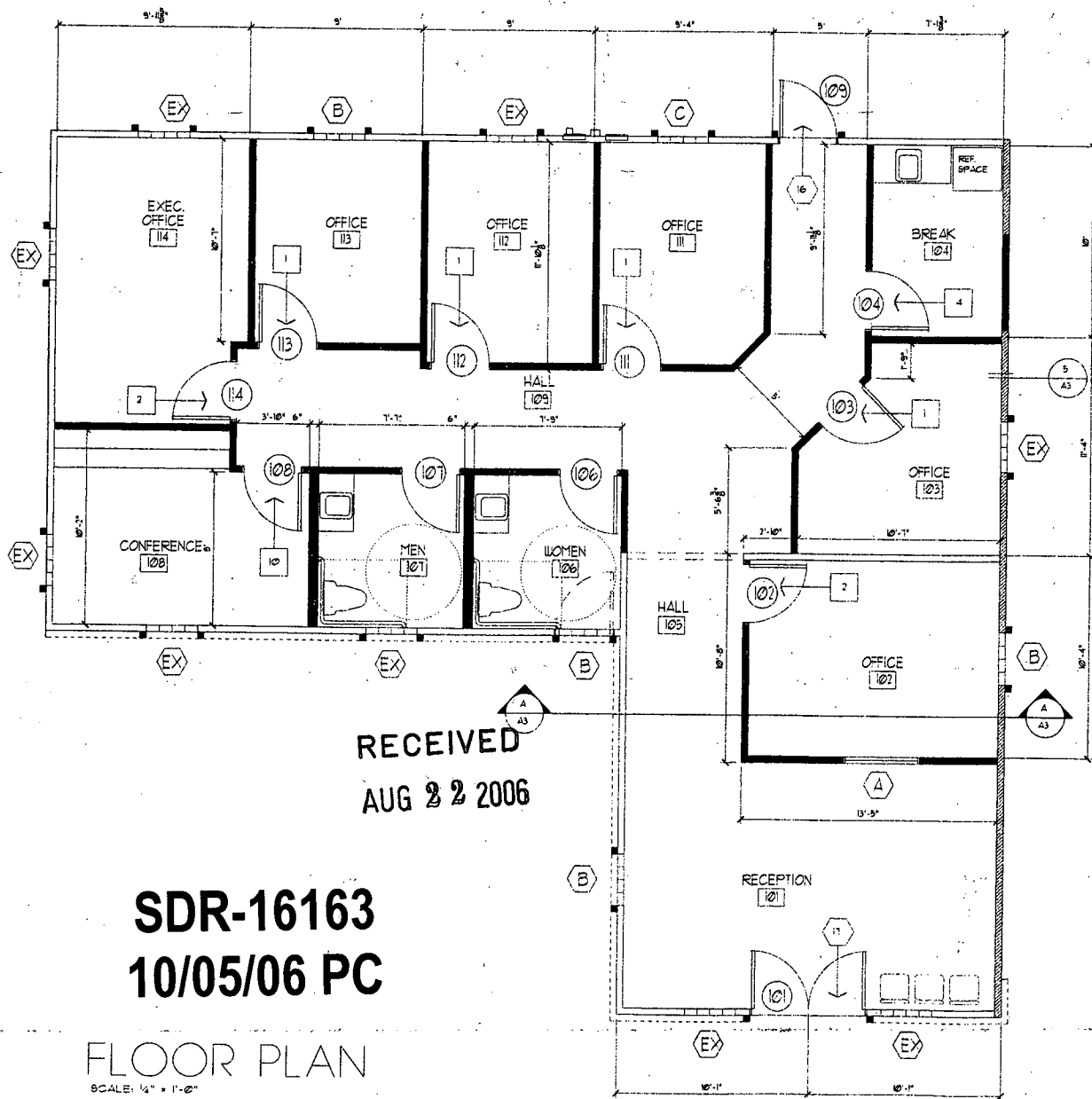


**KCC CAMIS
ARCHITECT**
BECAUSE ARCHITECTURE
SHOULDN'T BE TORTURE

JOB: CRI0206
DATE: 06/07/06

**RESIDENTIAL TO
COMMERCIAL
CONVERSION**

NOTE: THESE PLANS ARE SUBJECT TO INTERNAL & CITY/COUNTY PLAN-CHECK CORRECTIONS AND OWNER REQUESTED CHANGES. GENERAL CONTRACTOR & SUBCONTRACTORS SHALL VERIFY WITH THE OWNER & ARCHITECT THAT THEY ARE IN POSSESSION OF THE MOST RECENT SET PRIOR TO FINALIZING CONTRACT. PURCHASE, FABRICATION AND INSTALLATION OF ALL BUILDING COMPONENTS & SYSTEMS

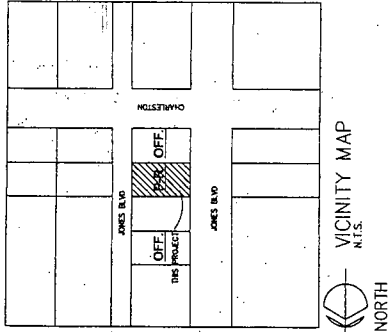


RECEIVED
AUG 22 2006

SDR-16163
10/05/06 PC

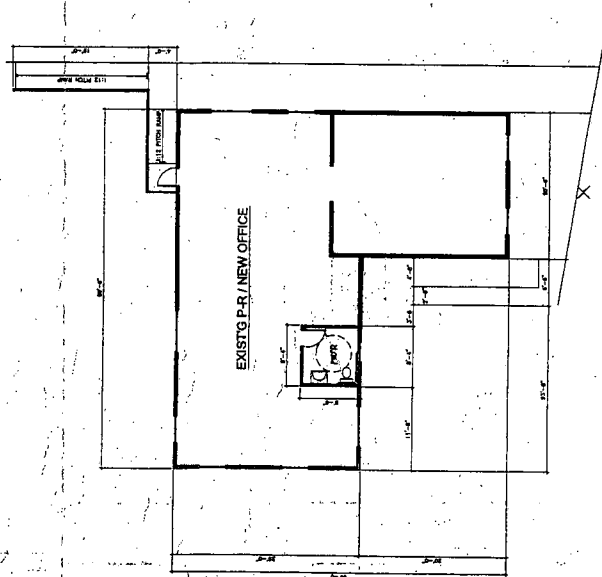
FLOOR PLAN

UTILITIES LOCATIONS AND TRENCHES
WITH ALL SUB-CONTRACTORS PRIOR TO EXCAVATION.

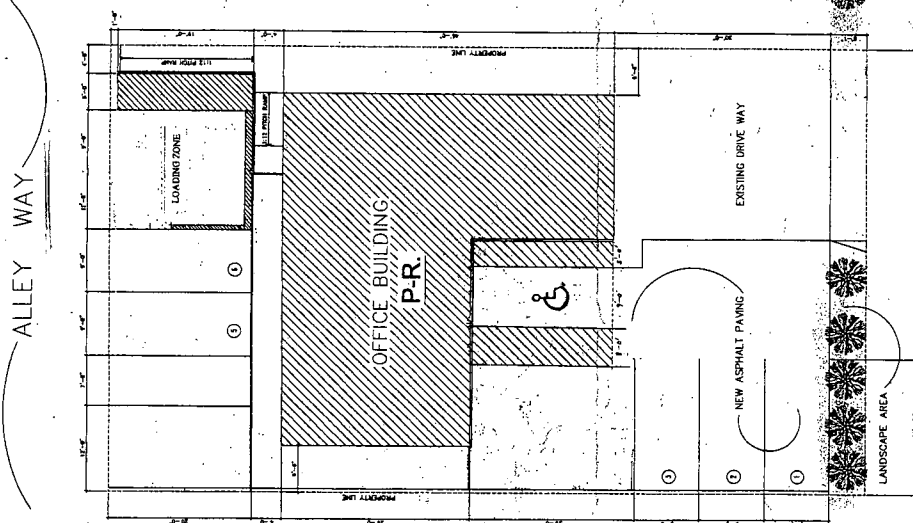


EXIST'G
OFF.

RECEIVED
AUG 22 2006



floor plan
SCALE: 1/8" = 1'-0"



EXIST'G
OFF.

JONES BLVD

PROJECT DATA:	
CODE ANALYSIS:	IBC 2000
ZONING:	(EXISTING P-R TO OFFICE)
OCCUPANCY:	B
CONSTRUCTION TYPE:	VB
SPRINKLERS:	NO
HEIGHT:	15'
STORIES:	1
PARKING ANALYSIS:	
1600 SQ. FT. / 300 = 6 SPACES	

LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"



NORTH

NOTE:

THIS PROJECT SHALL COMPLY WITH THE 2000B.C. UMC AND UPC AND 1989 NEC, THE 1982 MODEL-ENERGY CODE, AND THE SOUTHERN NEVADA FIRE DEPARTMENT.

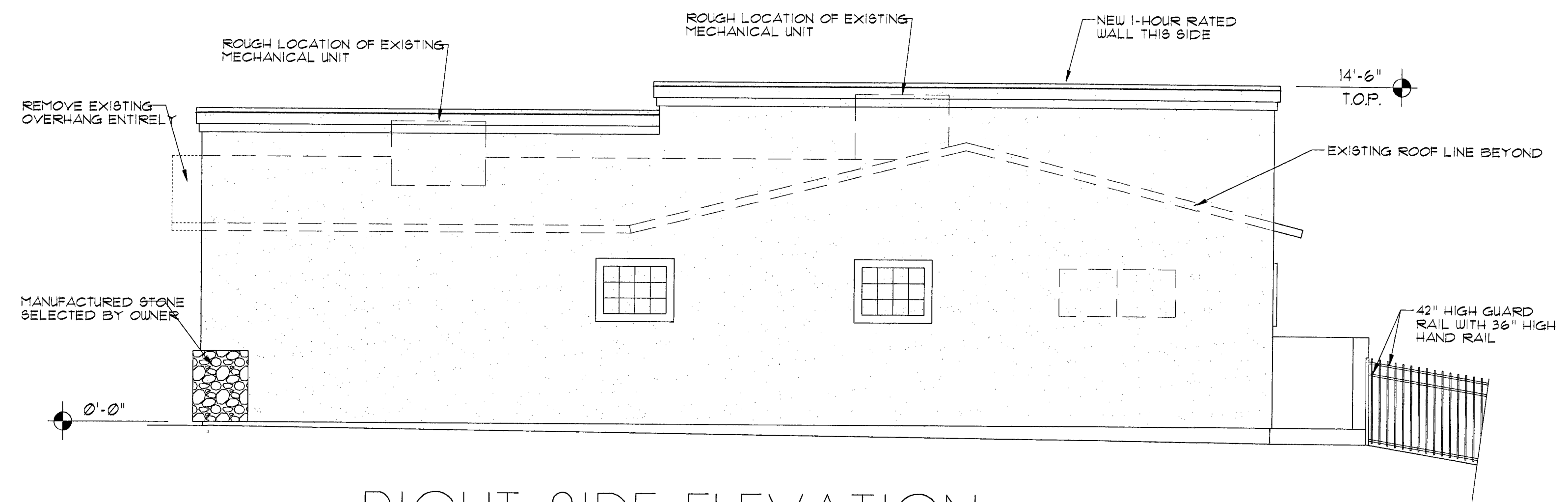
A NEW OFFICE AT 716 SOUTH JONES
716 SOUTH JONES
LAS VEGAS, NEVADA

ACCURATE PATIOS
LAS VEGAS NEVADA, 89146
OFFICE 702-251-4220
LIC. # 50323
GENERAL CONTRACTOR

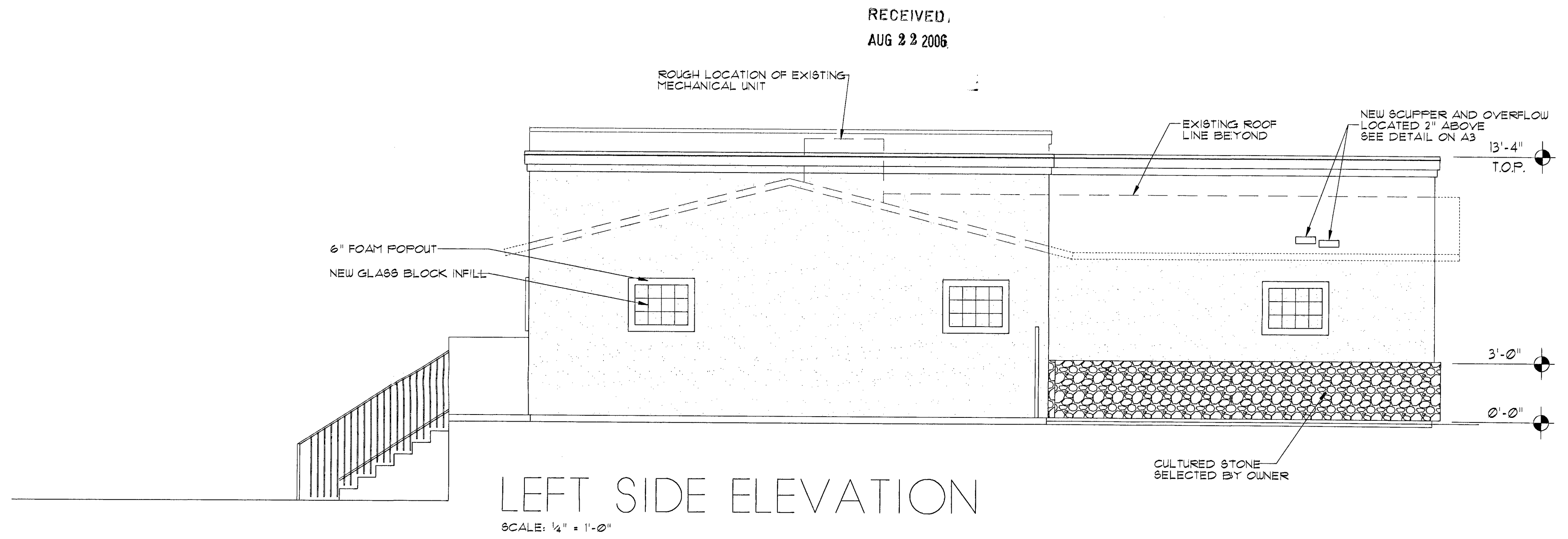
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SHEET:
LANDSCAPE
PLAN

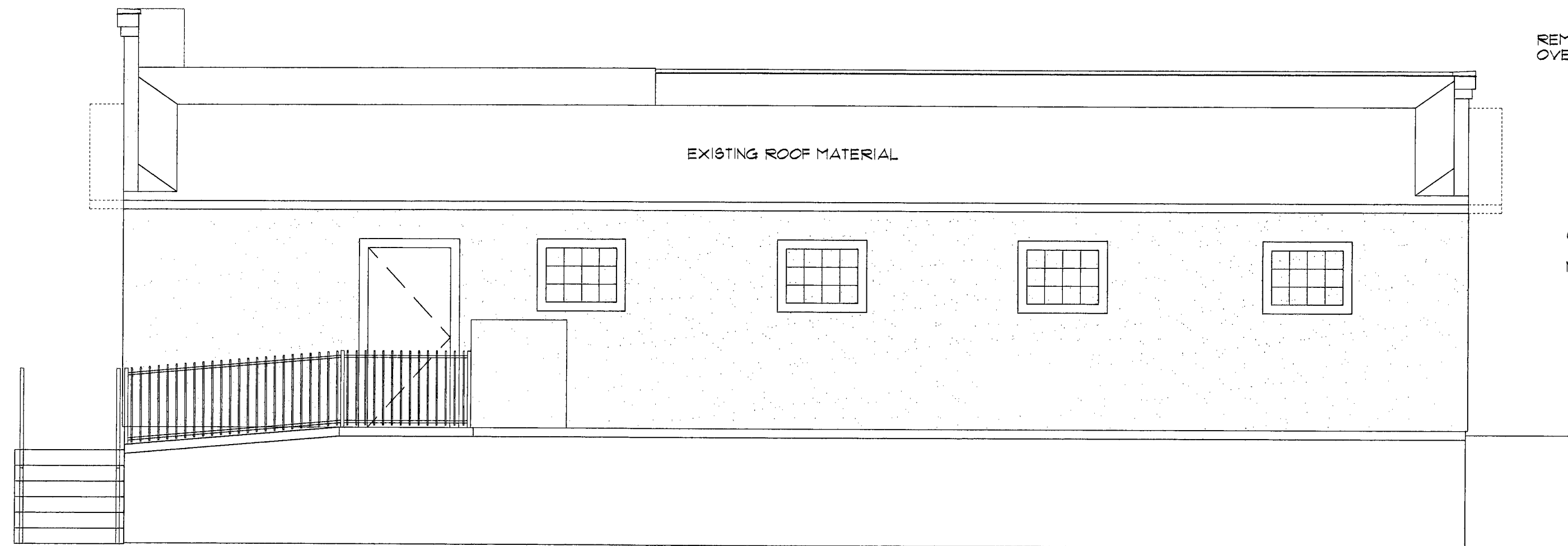
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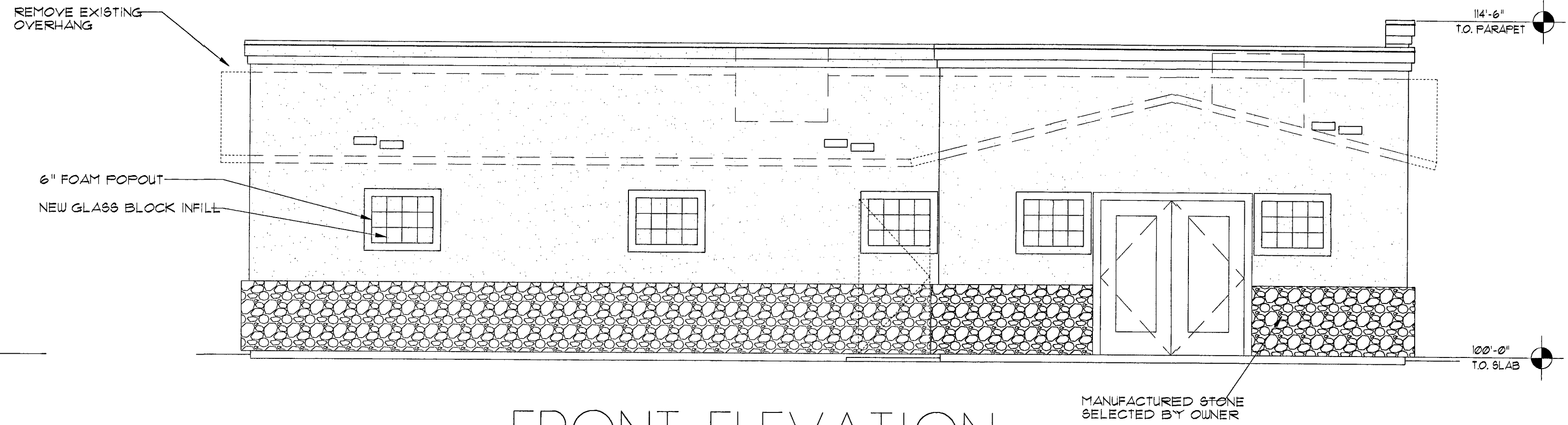
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



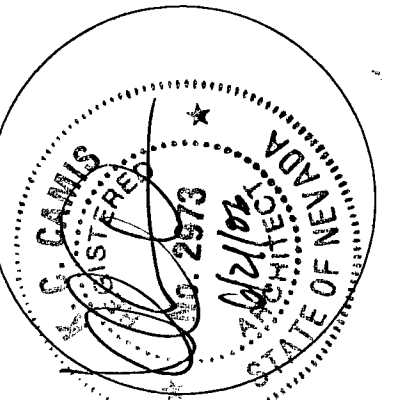
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



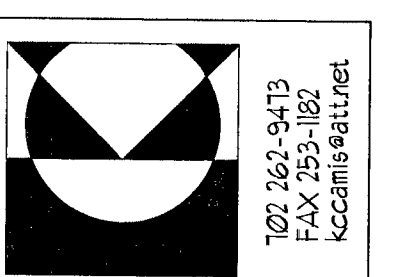
REAR ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



DRAWINGS & SPECIFICATIONS OF THIS ARCHITECT
REPRESENT HIS PROPERTY. THEY ARE TO BE
USED ONLY FOR THE PROJECT FOR WHICH THEY
WERE PRODUCED UNTIL REVISED, SIGNED, & DATED
BY THE ARCHITECT OR HIS EMPLOYEE. ANY USE OR
REPRODUCTION OF THESE DOCUMENTS WITHOUT
THE WRITTEN CONSENT OF THE ARCHITECT IS
PROHIBITED.



**KC CAMIS
ARCHITECT**
BECAUSE ARCHITECTURE
SHOULD BE TORTURE
5365 SOUTH POLARIS SUITE C
LAS VEGAS NEVADA 89168
TEL: 702-947-1173
FAX: 702-947-1182
kccamis@att.net

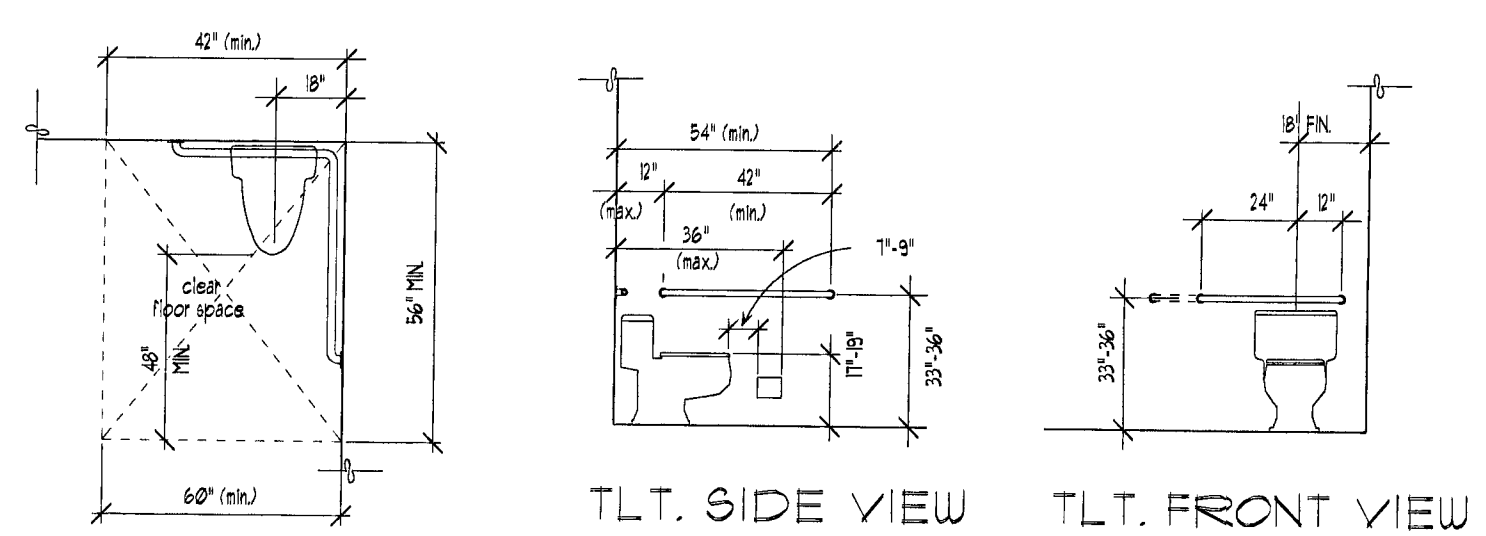
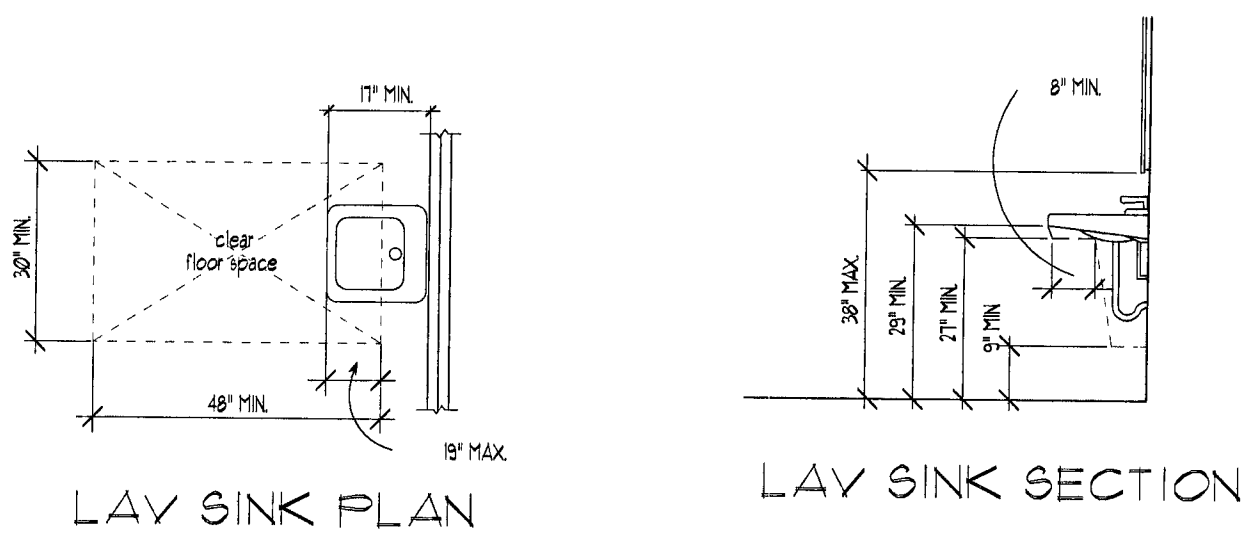
REVISIONS
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JOB: CR10206
DATE: 06/07/06

**RESIDENTIAL TO
COMMERCIAL
CONVERSION**
116 S. JONES BOULEVARD
CITY OF LAS VEGAS NEVADA
FOR: NEVADA REAL ESTATE FINANCIAL LLC

NOTE: THESE PLANS ARE SUBJECT
TO INTERVAL 4 CITY/COUNTY PLAN.
CHECK CORRECTIONS AND OWNER
REQUESTED CHANGES. GENERAL
CONTRACTOR & SUBCONTRACTORS
SHALL VERIFY WITH THE OWNER &
ARCHITECT THAT THEY ARE IN
POSSESSION OF THE MOST RECENT
SET PRIOR TO FINALING CONTRACT.
PURCHASE, FABRICATION AND
INSTALLATION OF ALL BUILDING
COMPONENTS & SYSTEMS.

A2
SHEET



WINDOW SCHEDULE

SYM.	SIZE	WINDOW TYPE	GLASS BLOCK	FRAME FINISH	FRAME TYPE	FRAME FINISH	REMARKS
EX	EXISTING WINDOW	GLASS BLOCK	..	..	..	..	EXISTING WINDOW TO BE REMOVED. PROVIDE OWNER SELECTED GLASS BLOCK MATERIAL. PROVIDE WOOD FRAMING TO MATCH EXISTING ADJACENT CONDITIONS. SEE EXTERIOR ELEVATIONS FOR REVEALS. PROVIDE NEW CEMENT PLASTER FINISH.
A	40 x 40	SLIDER	ALUM.	ALUM.	ALUM.	..	STANDARD FRAMING INTO STUD WALL. PROVIDE WOOD SILL, TRIM ALL SIDES.
B	NEW 2'-8" x 2'-0"	GLASS BLOCK	..	..	..	..	PROVIDE OWNER SELECTED GLASS BLOCK MATERIAL. STANDARD INSTALLATION INTO EXISTING WALL. WOOD FRAMING TO MATCH EXISTING ADJACENT CONDITIONS. SEE EXTERIOR ELEVATIONS FOR REVEALS. PROVIDE NEW CEMENT PLASTER FINISH.
C	2'-8" x 2'-0"	GLASS BLOCK	..	..	..	..	COORDINATE LOCATION IN OFFICE WITH EXISTING UTILITIES.

EXITING LEGEND

No. OF OCCUPANTS EXITING A ROOM
 No. OF OCCUPANTS EXITING AN AREA
 No. OF OCCUPANTS EXITING BUILDING

WALL LEGEND

EXISTING WALL TO REMAIN
 TYPICAL 1-HOUR RATED WALL - EXISTING WOOD STUDS AND EXTERIOR CEMENT PLASTER. ADD 1 LAYER INTERIOR SIDE OF 5/8" TYPE 'X' GYPBD. PROVIDE R-19 BATTS INSULATION. SEE 1 ON A3 FOR RATING.
 TYPICAL INTERIOR WALL - 3/4" METAL STUDS (25 GA) @ 24" O.C. w/ 5/8" GYPBD. BOTH SIDES. PROVIDE MOISTURE RESISTANT WHERE REQUIRED BY CODE.

NOTE - SEE DETAILS 1 AND 2 ON DT1 FOR WALL BRACING DETAILS AT INTERIOR NON-BEARING WALLS

DOOR SCHEDULE

SYM.	SIZE	DOOR TYPE	DOOR FINISH	FRAME TYPE	FRAME FINISH	HARDWARE	REMARKS
101	30 To PAIR	STOREFRONT	AND	ALUM.	AND	HU4	
102	30 To	WOOD	PAINT	HM.	PAINT	HU1	
103	30 To	WOOD	PAINT	HM.	PAINT	HU1	floor stop
104	30 To	WOOD	PAINT	HM.	PAINT	HU1	
105	30 To	WOOD	PAINT	HM.	PAINT	HU2	
106	30 To	WOOD	PAINT	HM.	PAINT	HU2	
107	30 To	WOOD	PAINT	HM.	PAINT	HU2	
108	30 To	WOOD	PAINT	HM.	PAINT	HU2	
109	30 To	METAL	PAINT	HM.	PAINT	HU3	
110	30 To	WOOD	PAINT	HM.	PAINT	HU1	
111	30 To	WOOD	PAINT	HM.	PAINT	HU1	
112	30 To	WOOD	PAINT	HM.	PAINT	HU1	
113	30 To	WOOD	PAINT	HM.	PAINT	HU1	
114	30 To	WOOD	PAINT	HM.	PAINT	HU1	

LOCKS AND LATCHES COMPLY WITH IBC SECTION 1008.1.3.3

HARDWARE GROUP

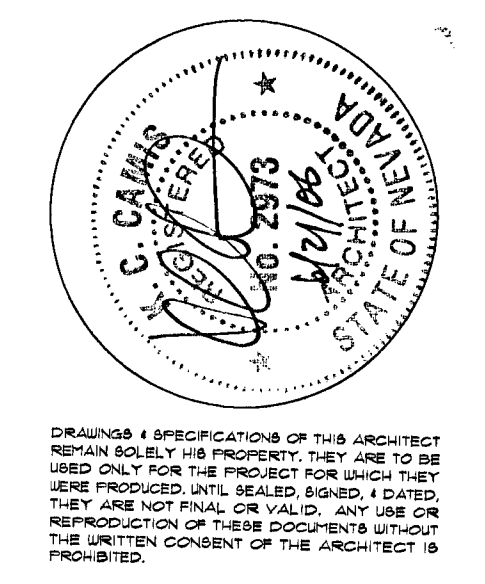
HU1 hinges, self-closer, lockset (office), lever handle
 HU2 hinges, self-closer, lockset (passage), lever handle, self-closer
 HU3 hinges, self-closer, lockset (office), lever handle, dead lock
 HU4 aluminum threshold, weatherstripping, privacy glass, self-closer w/control arm, pushbutton, one leaf cylinder lock, thumb-turn inside, storage - THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS

FINISH SCHEDULE

ROOM	FLOOR	BASE	WALLS	CEILING	REMARKS
RECEPTION 101	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	
OFFICE 102	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	
OFFICE 103	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	
BREAKROOM 104	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	
HALL 105	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	
WOMEN 106	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	
MEN 107	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	
CONFERENCE 108	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	
HALL 109	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	
OFFICE 110	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	
OFFICE 111	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	
OFFICE 112	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	
OFFICE 113	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	
EXEC. OFFICE 114	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	CEMENT TILE (INSTALL BY CONTRACTOR)	

NOTE: VERIFY ALL FINISHES & COLORS W/OWNER PRIOR TO INSTALLATION

- ### GENERAL NOTES:
- ALL WORK MUST BE IN ACCORDANCE WITH THE 2000 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE AS WELL AS APPLICABLE RULES AND REGULATIONS AS ADOPTED BY LOCAL GOVERNMENTAL AGENCIES.
 - ALL WINDOW GLAZING TO BE PER IRC SECTIONS R308 & R309.
 - FIELD VERIFY ALL LOCATIONS OF FURR DOWN AREA-COORDINATE ALL CONDITIONS WITH MECHANICAL CONTRACTOR.
 - ALL HABITABLE ROOMS SHALL HAVE MINIMUM CEILING HEIGHT OF NOT LESS THAN 7'-6" AFF. PER IRC R308.1.
 - LAUNDRY ROOM, HALLWAYS AND BATHROOMS SHALL HAVE A MINCEILING HEIGHT OF NOT LESS THAN 7'-0" AFF.
 - ALL FRENCH STYLE DOORS TO HAVE 8/4TFT/TEMPERED GLAZING.
 - PROVIDE WATER RESISTANT GYPSUM BOARD BEHIND ALL PLUMBING FIXTURES PER IRC R102.
 - PROVIDE TREATED WOOD SILL AT ALL WOOD STUD WALLS IN CONTACT WITH CONCRETE OR MASONRY.
 - PROVIDE CONTINUOUS SILL SEAL AT ALL SILL PLATE TO CONCRETE OR MASONRY. (SILL SEALER BY CERTAINTED OR EQUAL)
 - PROVIDE CURTAIN BLOCKS AT EACH SIDE OF EACH WINDOW.
 - PROVIDE FIRE BLOCKING PER IRC R602.2.
 - INSTALL DRAFTSTOPS IN FLOOR AREAS GREATER THAN 1000 SQFT. IN AREA OR DIMENSIONALLY GREATER THAN 6'-0" PER IRC R502.2.
 - INSTALL DRAFTSTOPS IN ATTIC AREAS GREATER THAN 3000 SQFT. IN AREA OR DIMENSIONALLY GREATER THAN 6'-0" PER IRC R502.2.
 - ALL STAIRS TO CONFORM TO IRC R303, R310 & R311.
 - ALL HANDRAILS TO CONFORM WITH IRC R311.
 - ALL DOOR HARDWARE TO CONFORM WITH IRC R310.4.4.
 - A 1-HR SEPARATION IS REQUIRED BETWEEN THE GARAGE AND THE RESIDENCE: USE 5/8" TYPE 'X' GYPBD ON WALLS & CEILING OF GARAGE, AND USE A 20 MINUTE RATED DOOR AND FRAME BETWEEN GARAGE & RESIDENCE.
 - ALL WINDOWS WITHIN 24" OF DOOR SINGS SHALL BE TEMPERED.
 - ALL FIXTURES & FINISHES TO BE SELECTED BY OWNER.
 - INSULATION SHALL BE AS FOLLOWS:
 IN ALL 2x6 EXTERIOR WALLS: R-21 BATTS
 IN ALL ROOF SPACES: R-30 BATTS
 - A CORROSION RESISTANT USER SCORED SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AND SHALL BE A MIN. OF 4" ABOVE THE EARTH OR 2" ABOVE GRADED AREA AND SHALL BE A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING PER IRC R102.5.3.



KC CAMS ARCHITECT
 BECAUSE ARCHITECTURE SHOULD BE FOR THE PEOPLE
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 FAX 702.252.1827
 KCc@camsgroup.net

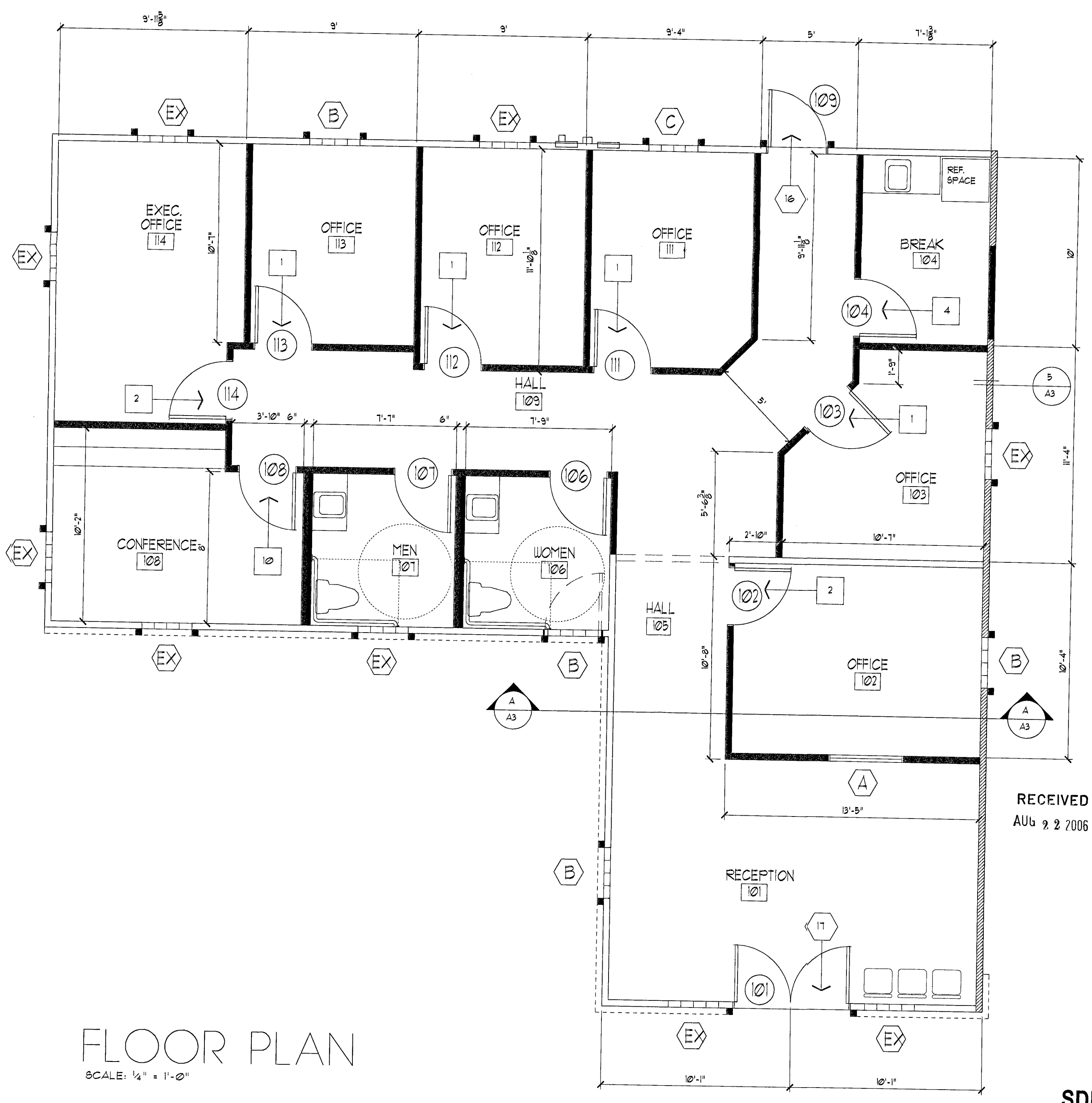
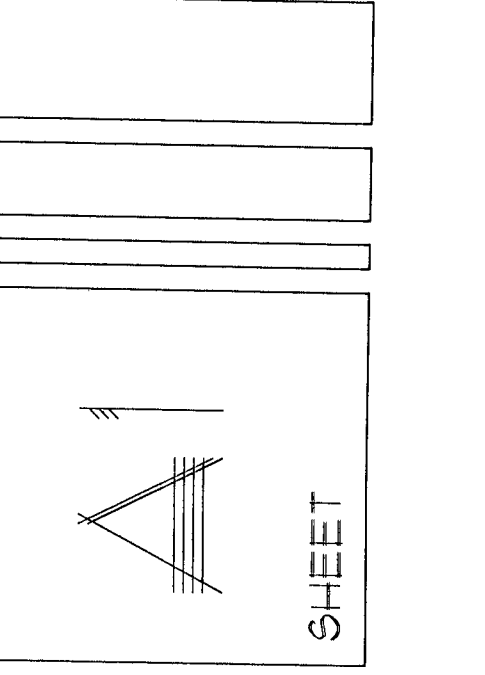
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JOB: CRI0206
 DATE: 06/07/06

RESIDENTIAL TO COMMERCIAL CONVERSION
 716 S. JONES BOULEVARD
 FOR: NEVADA REAL ESTATE FINANCIAL LLC
 CITY OF LAS VEGAS, NEVADA

NOTE: THESE PLANS ARE SUBJECT TO INTERNAL & CITY/COUNTY PLAN CHECK CORRECTIONS AND OWNER REQUESTED CHANGES. GENERAL CONTRACTOR & SUBCONTRACTORS SHALL VERIFY WITH THE OWNER & ARCHITECT THAT THEY ARE IN POSSESSION OF THE MOST RECENT SET PRIOR TO FINALISING CONTRACT, PURCHASE, FABRICATION AND INSTALLATION OF ALL BUILDING COMPONENTS & SYSTEMS.



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SDR-16163
 10/05/06 PC

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716 SOUTH JONES BOULEVARD
for: Nevada Real Estate Financial LLC
CITY OF LAS VEGAS NEVADA

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ABBREVIATIONS

AFF above finish floor
ADD addendum
ADJ adjacent
AL aluminum
AB anchor bolt
ARCH architectural
BRG bearing
BLK block
BLKG blocking
BD board
BS both sides
BRK brick
BLDG building
CAB cabinet
CSMT casement
CIPC cast-in-place concrete
CLG ceiling
CT ceramic tile
CIR circle
CLR clearance
COL column
COMB combination
CONC concrete
CONST construction
CONT continuous or continue
CONTR contractor
CTR counter
CFL counterflashing
CFT cubic foot
CTD cubic yard
DTL detail
DIAG diagonal
DIAM diameter
DIM dimension
DR door
DH double hung
EF each face
E east
ELEC electrical
EP electrical panelboard
EL elevation
EQ equal
EST estimate
EXG existing
EXP exposed
EXT exterior
FB face brick
FOC face of concrete
FOF face of finish
FOM face of masonry
FOS face of studs
FGL fiberglass
FIN finished
FFE finished floor elevation
FPL finished floor line
FPL fireplace
FLG flashing
FLR floor(ing)
FLUR fluorescent
FTG footing
FND foundation
FR frame(d)(ing)
FBO furnished by others
FUT future
GI galvanized iron
GC general contractor
GPBD gypsum board
HDU hardside
HDR header
HT height
HC hollow core
HORIZ horizontal
HB hose bib
HUW hot water heater
NCL include(d)(ing)
ID inside diameter
INT interior
J joist
KPL kickplate
KIT kitchen
LBL label
LAV lavatory
LH left hand
L length
LTUT lightweight
LTUT CONC. lightweight concrete
LVR lower
MFR manufacture(r)
MRB marble
MAS masonry
MTL material(s)
MAX maximum
MC medicine cabinet
MED medium
MET metal
MIN minimum
MIR mirror
MIS miscellaneous
MULL mullion
NOM nominal
N not in contract
OC on center(s)
OPG opening
OPF opposite
OD outside diameter
OA overall
PTD painted
PNL panel
PAR parallel
PK parking
PL plate
PLD plywood
PT point
PSF pounds per square foot
PSI pounds per square inch
PCC precast concrete
PCF precast concrete
PFN prefinished
PL property line
QT quarry tile
RAD radius
REF reference
REFR refrigerator
REM remove
RAFF return air filter frame
RH right hand
ROW right of way
R riser
RD roof drain
RFG roofing
RH room
RO rough opening
SCH schedule
SHT sheet
SH shelf or shelving
SIM similar
SKL skylight
SC solid core
S south
SPL special
SPEC specification(s)
SQ square
STD standard
ST steel
STR structural
SUS suspended
TEL telephone
TV television
THK thickness
T&G tongue and groove
TOS top of slab
TR transom
T tread
TYP typical
UNO unless otherwise noted
VNR veneer
VERT vertical
VIN vinyl
WUC water closet
UP up
WUM welded wire mesh
W width or wide
W window
WD wood
WI wrought iron

CODE SUMMARY

GOVERNING CODE: 2003 IBC AS AMENDED BY THE CITY OF LAS VEGAS, NEVADA
OCCUPANCY GROUP(S): B
TYPE OF CONSTRUCTION: V-B NON-RATED
AUTOMATIC SPRINKLER SYSTEM: NO
HEIGHT & NUMBER OF STORIES: ACTUAL 1 HEIGHT ACTUAL 16'-0"
ALLOWABLE AREA: 3200 SF (NO INCREASES NEEDED OR USED)
ACTUAL AREA: 1634 SF
FIRE RESISTIVE REQUIREMENTS: NONE REQUIRED
EXTERIOR WALLS: 1 HR @ 10' 1 HR REQ'D @ SOUTH NR ELSEWHERE
OPENINGS: NOT PERMITTED < 3' PROTECTED < 3' 15% UNPROTECTED 5' - 10' 15% UNPROTECTED 10' - 15' 25% UNPROTECTED 15' - 20' 45% UNPROTECTED 20' - 25' 10% UNPROTECTED 25' - 30' NO LIMIT UNPROTECTED ABOVE 30'

OCCUPANCY LOADS	AREA	LOAD FACTOR	OCC.	EXITS REQUIRED	EXITS PROVIDED
TOTAL 6 OFFICES	667	1/100	7	1	1
RECEPTION	249	1/15	17	1	1
STORAGE	68	1/300	1	1	1
CIRCULATION	330	1/100	4	1	1

SEE EXITING PLAN ON A1

RESTROOM REQUIREMENTS
* OF OCCUPANTS: 1634 SF @ 1/100 = 17 OCCUPANTS (3 MEN/3 WOMEN) AREA BASED ON GROSS BUILDING AREA
REQUIRED 1 TOILET AND 1 LAV FOR EACH SEX PROVIDED 1 TOILET AND 1 LAV FOR EACH SEX

GENERAL NOTES

A. GENERAL NOTES: ARCHITECTURAL
1 THE DRAWINGS AND THE SPECIFICATIONS ARE PREPARED TO SHOW THE ARCHITECT'S INTENT IN THE DESIGN AND CONSTRUCTION OF THE PROJECT. IN ALL MATTERS RELATED TO THE USE OR INTERPRETATION OF THESE VARIOUS DRAWINGS OR SPECIFICATIONS, THE ARCHITECT'S WRITTEN STATEMENT SHALL BE CONSIDERED FINAL.
2 ALL CONSTRUCTION SHALL BE EQUAL TO OR EXCEED MINIMUM REQUIREMENTS AND PROVISIONS SET FORTH IN THE HEREFTER CURRENT LISTED CODES AS AMENDED BY LOCAL ORDINANCES:
2003 INTERNATIONAL BUILDING CODE
2002 NATIONAL ELECTRICAL CODE
2002 UNIFORM PLUMBING CODE
2000 UNIFORM MECHANICAL CODE
LOCAL ZONING ORDINANCES
2003 INTERNATIONAL ENERGY CONSERVATION CODE
1998 ICC/ANSI I111
3 ALL WORK TO BE COMPLETE AND OPERABLE AND ACCOMPLISHED IN A NEAT AND WORKMANLIKE MANNER ALL IN ACCORDANCE WITH THE BEST PRACTICES OF THE VARIOUS TRADES AND TO THE SATISFACTION OF THE ARCHITECT
4 GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES
5 SHOULD A DISCREPANCY APPEAR IN OR BETWEEN THE DRAWINGS AND SPECIFICATIONS OR IN WORK DONE BY OTHERS AFFECTING THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR INSTRUCTIONS TO PROCEED. IF THE CONTRACTOR PROCEEDS WITH WORK AFFECTED WITHOUT INSTRUCTION FROM THE ARCHITECT, THE CONTRACTOR SHALL WAIVE ANY RESULTING DAMAGE OR DEFECT
6 SHOULD A DISCREPANCY APPEAR IN THE DRAWINGS OR THE SPECIFICATIONS, IT IS DEEMED THAT THE CONTRACTOR HAS ESTIMATED THE MOST EXPENSIVE MATERIAL AND CONSTRUCTION INVOLVED. UNLESS HE HAS ASKED FOR AND OBTAINED A WRITTEN DECISION FROM THE ARCHITECT AS TO WHICH CONSTRUCTION OR MATERIALS ARE REQUIRED
7 THE CONTRACTOR IS TO BE FAMILIAR WITH THE EXISTING JOB SITE CONDITIONS AND IS TO ACCEPT THOSE CONDITIONS AS HE FINDS THEM
8 ALL TRADES TO BE FAMILIAR WITH THE CONSTRUCTION DOCUMENTS AS INFORMATION SHOWN ON ONE IS BINDING AND IN EFFECT AS IF SHOWN ON ALL
9 NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR A SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE ARCHITECT
10 THE CONTRACTOR SHALL CONFINE OPERATIONS AT THE SITE TO AREAS PERMITTED BY LAWS, ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS. HE SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH ANY MATERIALS OR EQUIPMENT
11 THE CONTRACTOR SHALL DO ALL CUTTING, FITTING OR PATCHING OF HIS WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY WORK BY CUTTING, EXCAVATING OR OTHERWISE ALTERING THE WORK OR ANY PART OF IT
12 ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES CUT OR DAMAGED IN THE EXECUTION OF THE WORK SHALL BE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES
13 THE GENERAL CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAN ORDERLY CONDITION, FREE OF DEBRIS AND LITTER EACH SUBCONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS OPERATION
14 ALL MATERIAL STORED ON SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USED. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK
15 TAPE, SAND AND FINISH AS DIRECTED BY THE FINISH SCHEDULE AND/OR DETAILS
16 DIMENSIONS AND NOTE SHALL TAKE PRECEDENCE OVER SCALE ON DRAWINGS. DO NOT SCALE DRAWINGS
B - GENERAL NOTES: STRUCTURAL
SEE STRUCTURAL SHEETS
C SHOP DRAWINGS
1 SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL ITEMS IN ADDITION TO ITEMS REQUIRED BY THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS
2 THE CONTRACTOR SHALL REVIEW ALL DRAWINGS PRIOR TO SUBMITTAL. ITEMS NOT IN ACCORDANCE WITH CONTRACT DRAWINGS SHALL BE FLAGGED UPON HIS REVIEW
3 VERIFY ALL DIMENSIONS WITH ARCHITECT
4 ANY CHANGES, SUBSTITUTIONS OR DEVIATIONS FROM THE ORIGINAL CONTRACT DRAWINGS SHALL BE CLOUDED BY MANUFACTURER OR FABRICATOR. ANY OF THE ABOVE-MENTIONED WHICH ARE NOT CLOUDED OR FLAGGED BY THE SUBMITTING PARTIES SHALL NOT BE CONSIDERED APPROVED AFTER ARCHITECT'S/ENGINEER'S REVIEW, UNLESS NOTED OTHERWISE
5 THE ARCHITECT/ENGINEER HAS THE RIGHT TO APPROVE OR DISAPPROVE ANY CHANGES TO THE ORIGINAL CONTRACT DRAWINGS AT ANY TIME BEFORE OR AFTER THE SHOP DRAWINGS REVIEW
6 THE SHOP DRAWINGS DO NOT REPLACE THE ORIGINAL CONTRACT DRAWINGS. ITEMS THAT ARE OMITTED OR THAT ARE SHOWN INCORRECTLY AND ARE NOT FLAGGED BY THE ARCHITECT/ENGINEER ARE NOT TO BE CONSIDERED CHANGES TO THE ORIGINAL CONTRACT DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE ITEMS ARE CONSTRUCTED IN ACCORDANCE WITH THE ORIGINAL CONTRACT DRAWINGS
7 THE ADEQUACY OF ENGINEERING DESIGNS AND LAYOUTS PERFORMED BY OTHERS RESTS WITH THE DESIGNING OR SUBMITTING AUTHORITY
8 ARCHITECT SHALL REVIEW CONTRACTORS APPROVED SUBMITTALS REQUIRED BY CONTRACT DRAWINGS, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND INFORMATION EXPRESSED IN THE CONTRACT DRAWINGS. THIS REVIEW SHALL NOT INCLUDE REVIEW OF THE ACCURACY OR COMPLETENESS OF DETAILS, SUCH AS QUANTITIES, DIMENSIONS, WEIGHTS OR GAUGES FABRICATION PROCESSES, CONSTRUCTION MEANS AND METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REVIEW OF SPECIFIC ITEMS SHALL NOT INDICATE THAT THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT.
9 ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONTRACT DOCUMENTS NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING BY THE CONTRACTOR.

VICINITY MAP

INDEX

ARCHITECTURAL/STRUCTURAL
C COVER SHEET, SITE with ROOF PLAN
SP1 OUTLINE SPECIFICATIONS
SP2 OUTLINE SPECIFICATIONS
ST1 SITE DETAILS and ANSI REQUIREMENTS
DT1 ANSI REQUIREMENTS, CEILING & FRAMING DTLs.
A2 BUILDING ELEVATIONS and DETAILS
A3 BUILDING SECTIONS and WALL SECTION
EN1 IECC ENVELOPE

SCOPE
RESIDENTIAL TO COMMERCIAL CONVERSION:
NEW NON-BEARING PARTITIONS, SITE ACCESSIBILITY ISSUES,
NEW RESTROOMS, EXTERIOR FINISHES

SITE and ROOF PLAN

SCALE: 1" = 10'

REVISIONS

NO.	DATE	DESCRIPTION
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REVISIONS

NO.	DATE	DESCRIPTION
1	06/07/06	ISSUED FOR PERMIT

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