

# Comments

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Separator Sheet

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# 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 *BAA*  
**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:** October 3, 2006  
**Re:** **SUP-16960** FTP Investment Corp. 41 North Mojave Road  
Request for a Special Use Permit for a sound stage

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## COMMENTS:

We have no comment on the request for a Special Use Permit for property located at 41 North Mojave Road for a sound stage.

We note that this site is the subject of a Site Development Plan Review SDR-16963; all site-related conditions of approval are addressed with that action.

# 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

**SUP-16960 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FTP INVESTMENT CORP.** - Request for a Special Use Permit FOR A SOUND STAGE at 41 North Mojave Road (APN 139-36-801-001, 139-36-403-001), M (Industrial) Zone, Ward 3 (Reese).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

PLANNING COMMISSION: **NOVEMBER 2, 2006** CITY COUNCIL: **DECEMBER 6, 2006**

CASE PLANNER: **DOUG RANKIN**



**PUBLIC HEARING**

Comments Due: **OCTOBER 3, 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](mailto: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 Law Enforcement Issue

# APN Map

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Separator Sheet

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**NOTES**

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(EE) WHEN MAP REDUCED FROM 11x17 ORIGINAL

0 50 100 200 400 800

**MAP LEGEND**

Parcel Boundary  
Subd Boundary  
Road Easement  
PM/LD Boundary  
Non-Parcel Lot Line  
Match Line / Leader Line

**ASSASSOR'S PARCELS - CLARK CO., NV.**  
**M. W. Schofield, Assessor**

**AVERAGE ON VALUE**  
35

**1205 R61E**  
36

**Scale: 1"=200'**  
REV: 02/21/01

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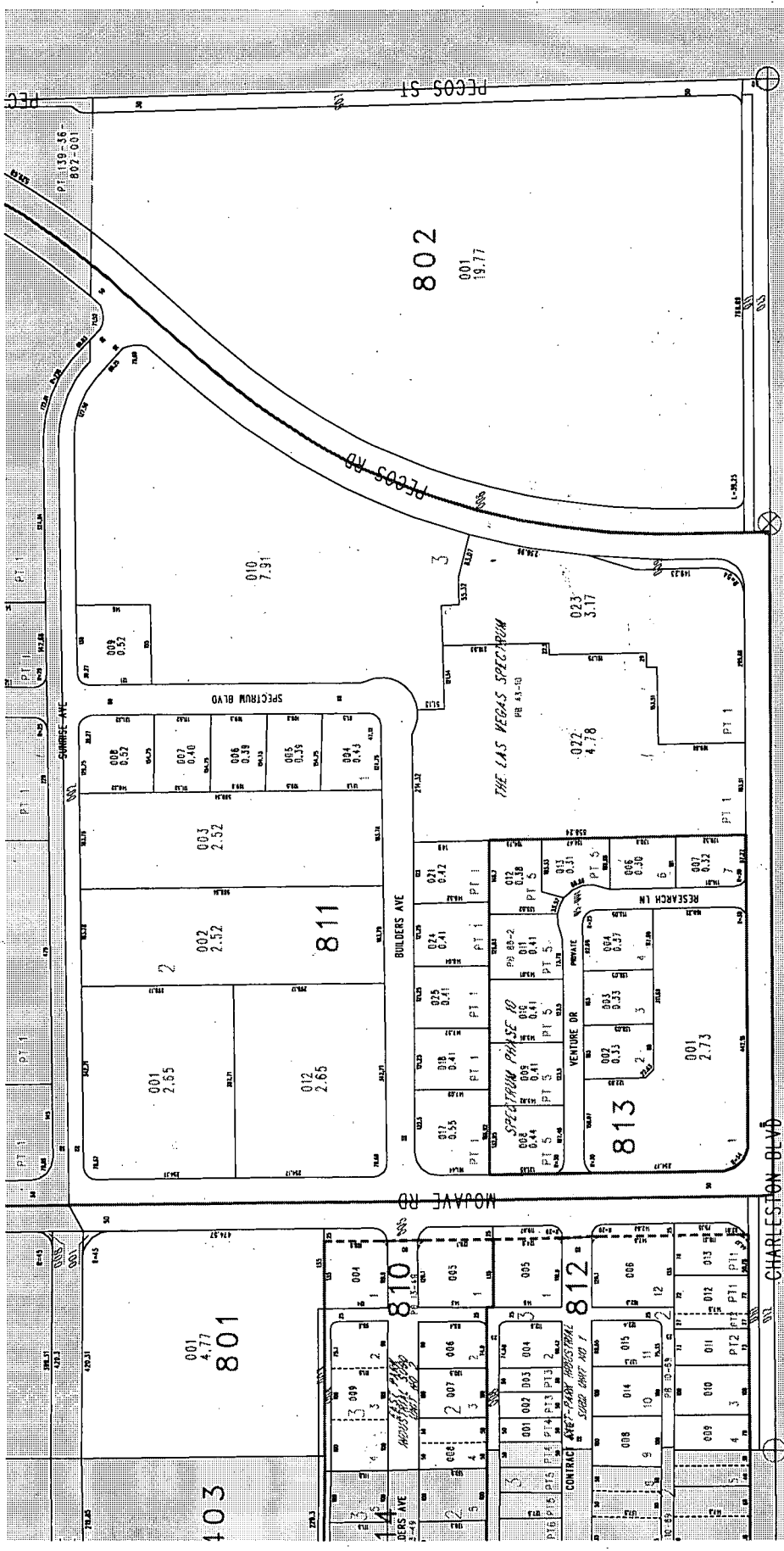
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**RECEIVED**  
**SEP 19 2006**

**SUP-16960**  
**SDR-16963**  
**11/02/06 PC**

# Extraction List

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Separator Sheet

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12/10

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|         |     |
|---------|-----|
| PARCELS | 131 |
| LABELS  | 79  |

Report of All Selected Parcels

Case Number: SUP-16960

Printed On: Mon: September 25, 2006

Owner

Address

SDR-16763

Parcel Number

|                                 |                                                                       |             |
|---------------------------------|-----------------------------------------------------------------------|-------------|
| 3200 SUNRISE L P                | %MILLENNIUM COM L REAL ESTATE 631 N STEPHANIE ST #415 HENDERSON NV    | 13936710009 |
| ALKAY LTD INC                   | 2007 PARADISE RD LAS VEGAS NV                                         | 13936415008 |
| AMERICAN PEST CONTROL INC       | 69 N 30TH ST LAS VEGAS NV                                             | 13936402004 |
| ARNOLD 1993 TRUST               | 6755 RUNNING COLORS AVE LAS VEGAS NV                                  | 13936415002 |
| B & D PARTNERS                  | %R DEBLASI 1361 N RED GUM ST ANAHEIM CA                               | 13936813008 |
| B & D PARTNERS                  | 1361 N RED GUM ST ANAHEIM CA                                          | 13936811017 |
| B C I COCA-COLA BOTTLING CO L A | %PROPERTY TAX P O BOX 723040 ATLANTA GA                               | 13936710013 |
| B C I COCA-COLA BOTTLING CO L A | %B FARMER %COCA-COLA ENTERPRISES INC 2500 WINDY RIDGE PKWY ATLANTA GA | 13936710002 |
| B C I COCA-COLA BOTTLING CO L A | %PROPERTY TAX P O BOX 723040 ATLANTA GA                               | 13936710005 |
| BAHNAN JOE                      | 503 MOUNTAIN VILLA LAS VEGAS NV                                       | 13936415014 |
| BARON LAND III L L C            | 914 ADAMS ST HOLLYWOOD FL                                             | 13936701007 |
| BAY RUSSELL & LORI S            | 3020 BUILDERS AVE LAS VEGAS NV                                        | 13936810008 |
| BETA RAINS L L C                | %R RAINS JR P O BOX 12088 LAS VEGAS NV                                | 13936402006 |
| BETA RAINS L L C                | %R RAINS JR P O BOX 12088 LAS VEGAS NV                                | 13936402005 |
| BRAN BRIT INC                   | %MILLENNIUM COM L R E 631 N STEPHANIE ST #415 HENDERSON NV            | 13936812010 |
| BRAN BRIT INC                   | %MILLENNIUM COM L R E 631 W STEPHANIE ST #415 HENDERSON NV            | 13936812011 |
| BRAN BRIT INC                   | %MILLENNIUM COM L R E 631 N STEPHANIE ST #415 HENDERSON NV            | 13936812009 |
| CAMPOS DAVID M & FEBE E ETAL    | 9312 APPLEBY ST DOWNEY CA                                             | 13936811025 |
| CARDENAS GUADALUPE & AURORA     | 7040 JACKSON ST PARAMOUNT CA                                          | 13936402012 |
| CARDENAS GUADALUPE & AURORA     | 7040 JACKSON ST PARAMOUNT CA                                          | 13936402010 |
| CARDENAS GUADALUPE & AURORA     | 7040 JACKSON ST PARAMOUNT CA                                          | 13936415007 |
| CARDENAS GUADALUPE & AURORA     | 7040 JACKSON ST PARAMOUNT CA                                          | 13936415006 |
| CHARLESTON MOJAVE LEASING       | 1700 S 8TH ST LAS VEGAS NV                                            | 13936812012 |
| CHOW SHARON                     | 7954 BLUE VENICE CT LAS VEGAS NV                                      | 13936813004 |
| CITY OF LAS VEGAS               | 400 E STEWART LAS VEGAS NV                                            | 13936701001 |
| CITY OF LAS VEGAS               | 400 E STEWART AVE LAS VEGAS NV                                        | 13936303002 |
| CONAY L L C                     | %B FITZGERALD 1100 E BRIDGER AVE LAS VEGAS NV                         | 13936812001 |
| CRAIN ERNIE L P                 | 2009 ALTA DR LAS VEGAS NV                                             | 13936402015 |
| D C B CORP INC                  | 59 N 30TH ST LAS VEGAS NV                                             | 13936402007 |
| D C B CORP INC                  | 59 N 30TH ST LAS VEGAS NV                                             | 13936414006 |
| D C B CORP INC                  | 59 N 30TH ST LAS VEGAS NV                                             | 13936414005 |
| D C B CORPORATION               | 59 N 30TH ST LAS VEGAS NV                                             | 13936414004 |

## Report of All Selected Parcels

Case Number: SUP-16960

Printed On: Mon: September 25, 2006

| Owner                            | Address                                  | Parcel Number |
|----------------------------------|------------------------------------------|---------------|
| D P M K INC                      | 837 TROTTER CIR LAS VEGAS NV             | 13936402009   |
| DESERT ROSE APARTMENTS L L C     | 9179 W FLAMINGO RD #100 LAS VEGAS NV     | 13936402008   |
| DESSAINTS JACK J & BEVERLY A     | 3905 TUMBLEWEED AVE LAS VEGAS NV         | 13936810004   |
| DIETER ADAM W                    | 1677 CHIPPEWA CIR LAS VEGAS NV           | 13936811024   |
| DRESSER FAMILY LIVING TRUST      | %R DRESSER 6275 N PARK ST LAS VEGAS NV   | 13936402002   |
| DRESSER FAMILY LIVING TRUST      | %R DRESSER 6275 N PARK ST LAS VEGAS NV   | 13936402003   |
| EAST FREEMONT II L P             | 4170 S DECATUR BLVD #C1 LAS VEGAS NV     | 16201501017   |
| EMLING ARTHUR R & SUSAN REV TR   | 1910 ROAN HENDERSON NV                   | 16201510002   |
| F T P INVESTMENT CORP            | 1940 FILLMORE ST SAN FRANCISCO CA        | 13936801001   |
| F T P INVESTMENT CORP            | 1940 FILLMORE ST SAN FRANCISCO CA        | 13936403001   |
| FELDMAN SAM TRUST                | 800 N RAINBOW BLVD #208 LAS VEGAS NV     | 13936414008   |
| GAITAN NELSON A & ANABELIS M     | 6245 CORVETT ST LAS VEGAS NV             | 13936415013   |
| HARSCH INVESTMENT PPTYS-NV L L C | 1121 SW SALMON 5TH FLOOR PORTLAND OR     | 13936813011   |
| HARSCH INVESTMENT PPTYS-NV L L C | 1121 SW SALMON 5TH FLOOR PORTLAND OR     | 13936813012   |
| HARSCH INVESTMENT PPTYS-NV L L C | 1121 SW SALMON 5TH FLOOR PORTLAND OR     | 13936813013   |
| HARSCH INVESTMENT PPTYS-NV L L C | 1121 S W SALMON 5TH FLOOR PORTLAND OR    | 13936813007   |
| HARSCH INVESTMENT PPTYS-NV L L C | %TAX DEPT P O BOX 2708 PORTLAND OR       | 13936813009   |
| HARSCH INVESTMENT PPTYS-NV L L C | 1121 SW SALMON 5TH FLOOR PORTLAND OR     | 13936813001   |
| HARSCH INVESTMENT PPTYS-NV L L C | %TAX DEPT P O BOX 2708 PORTLAND OR       | 13936813010   |
| HARSCH INVESTMENT PPTYS-NV L L C | P O BOX 43726 LAS VEGAS NV               | 13936402014   |
| HASSELBALCH MARGARET             | 3009 WOODLAWN DR HONOLULU HI             | 13936813003   |
| HEE WILLIAM K M & SHIRLEY Y      | 2245 GREEN VALLEY PKWY #250 HENDERSON NV | 13936415003   |
| HORNER BRIAN                     | P O BOX 1897 LAS VEGAS NV                | 13936303003   |
| HOUSING AUTHORITY CITY OF LV     | 420 N 10TH ST LAS VEGAS NV               | 13936402016   |
| HOUSING AUTHORITY CITY OF LV     | 8709 CASTLE VIEW AVE LAS VEGAS NV        | 13936701006   |
| J U A B L L C                    | 1440 W SAN PEDRO ST GILBERT AZ           | 13936811021   |
| JIM & TERI ENTERPRISES L L C     | 9316 TOURNAMENT CANYON DR LAS VEGAS NV   | 13936812014   |
| JOB MARIANNE SURVIVOR'S TRUST    | 9316 TOURNAMENT CANYON DR LAS VEGAS NV   | 13936812015   |
| JOB RUSSELL MARITAL INCOME TRUST | 9316 TOURNAMENT CANYON DR LAS VEGAS NV   | 13936812002   |
| JOB RUSSELL MARITAL INCOME TRUST | 9316 TOURNAMENT CANYON DR LAS VEGAS NV   | 13936810007   |
| JOB RUSSELL MARITAL INCOME TRUST | 9316 TOURNAMENT CANYON DR LAS VEGAS NV   | 13936812003   |
| JOHNSON MABEL MARIE REV LIV TR   | 2607 E CHARLESTON BLVD LAS VEGAS NV      | 16201501003   |

## Report of All Selected Parcels

Case Number: SUP-16960

Printed On: Mon: September 25, 2006

| Owner                            | Address                                                       | Parcel Number |
|----------------------------------|---------------------------------------------------------------|---------------|
| KELL TERRANCE A                  | P O BOX 42728 LAS VEGAS NV                                    | 13936415011   |
| KENT GARY H FAMILY TRUST         | 830 LAS VEGAS BLVD S LAS VEGAS NV                             | 13936701002   |
| LADY BUG PEST CONTR INC          | 35 N 30TH ST LAS VEGAS NV                                     | 13936415009   |
| LITTLE JOSEPH G TRUST            | P O BOX 1070 MIRA LOMA CA                                     | 13936811018   |
| MARTENS CORBY                    | 41 N 30TH ST LAS VEGAS NV                                     | 13936414003   |
| MCDOWELL ANN M                   | 271 PEAR MEADOW ST HENDERSON NV                               | 16201510004   |
| MENDENHALL FAMILY TRUST          | 4420 S DECATUR BLVD LAS VEGAS NV                              | 13936303006   |
| MOJAVE DEV GROUP                 | 2230 GREEN MOUNTAIN CT LAS VEGAS NV                           | 13936812005   |
| MOJAVE DEV GROUP                 | %S BELL 2230 GREEN MOUNTAIN CT LAS VEGAS NV                   | 13936810005   |
| NGUYEN LOE BA & LOAN-THI ETAL    | 3009 CONTRACT AVE LAS VEGAS NV                                | 13936415005   |
| NINAY L L C                      | %B FITZGERALD 1100 E BRIDGER AVE LAS VEGAS NV                 | 13936415012   |
| ORYX ENTERPRISES L L C           | P O BOX 115 REDONDO BEACH CA                                  | 13936813006   |
| P K C PROPERTIES L L C           | 5731 STODDARD RD MODESTO CA                                   | 13936402013   |
| POND PAUL E JR                   | 6812 E EL CORDOBES LAS VEGAS NV                               | 13936415001   |
| PORTER WOODROW                   | %CARLSON ELECTRIC 709 N MAIN ST LAS VEGAS NV                  | 13936415010   |
| RAY ROBERT J                     | 242 JAMESON CIR HENDERSON NV                                  | 13936812004   |
| REBEL OIL COMPANY INCORPORATED   | 2200 S HIGHLAND DR LAS VEGAS NV                               | 16201510001   |
| S F NEVADA L L C                 | %HARSCH INVEST PPTYS %TAX DEPT P O BOX 2708 PORTLAND OR       | 13936811004   |
| S F NEVADA L L C                 | %HARSCH INVEST PPTYS %TAX DEPT P O BOX 2708 PORTLAND OR       | 13936811022   |
| S F NEVADA L L C                 | %HARSCH INVEST PPTYS %TAX DEPT P O BOX 2708 PORTLAND OR       | 13936811005   |
| S F NEVADA L L C                 | %HARSCH INVEST PPTYS %TAX DEPT P O BOX 2708 PORTLAND OR       | 13936811002   |
| S F NEVADA L L C                 | %HARSCH INVEST PPTYS %TAX DEPT P O BOX 2708 PORTLAND OR       | 13936710004   |
| S F NEVADA L L C                 | %HARSCH INVEST PPTYS %TAX DEPT P O BOX 2708 PORTLAND OR       | 13936811008   |
| S F NEVADA L L C                 | %HARSCH INVEST PPTYS %TAX DEPT P O BOX 2708 PORTLAND OR       | 13936811003   |
| S F NEVADA L L C                 | %HARSCH INVEST PPTYS %TAX DEPT P O BOX 2708 PORTLAND OR       | 13936811012   |
| S F NEVADA L L C                 | %HARSCH INVEST PPTYS %TAX DEPT P O BOX 2708 PORTLAND OR       | 13936811001   |
| S F NEVADA L L C                 | %HARSCH INVEST PPTYS %TAX DEPT P O BOX 2708 PORTLAND OR       | 13936811007   |
| S F NEVADA L L C                 | %HARSCH INVEST PPTYS %TAX DEPT P O BOX 2708 PORTLAND OR       | 13936811006   |
| SANTOS CRISTOBAL ARREAGA LETICIA | 58 N 30TH ST #A LAS VEGAS NV                                  | 13936414007   |
| SCHOOL BOARD OF TRUSTEES         | 2832 E FLAMINGO LAS VEGAS NV                                  | 13936303001   |
| SHILL FRANK & RONDA              | 820 SAN BRUNO AVE HENDERSON NV                                | 16201510003   |
| SIERRA-NEVADA MULTIFAMILY INVEST | %CAMDEN PPTY TRUST %B BANEY 3 GREENWAY PLAZA #1300 HOUSTON TX | 16201501002   |

# Report of All Selected Parcels

Case Number: SUP-16960

Printed On: Mon: September 25, 2006

| Owner                            | Address                                                          | Parcel Number |
|----------------------------------|------------------------------------------------------------------|---------------|
| SOUTH MOJAVE LEASING             | 2230 GREEN MOUNTAIN CT LAS VEGAS NV                              | 13936812006   |
| SOUTHLAND EMP TR                 | %AV TAX DEPT P O BOX 711 DALLAS TX                               | 13936812013   |
| T R S LAS VEGAS L L C            | %W TOPPING 6395 E 56TH AVE COMMERCE CITY CO                      | 13936813002   |
| TEOFILOV KRASSIMIR               | 1943 GOLDEN VISTA DR LAS VEGAS NV                                | 13936812008   |
| TERRY WILLARD & AMBER MAE FAM TR | 1055 E 900 S #65 ST GEORGE UT                                    | 13936810006   |
| VARLEY RICHARD & DEBBIE L FAM TR | 728 ORLEANS HENDERSON NV                                         | 13936615004   |
| W S BUILDERS INC                 | %ELDEN ELECTRIC INC %J WETTERLING 3010 BUILDERS AVE LAS VEGAS NV | 13936414002   |
| W S BUILDERS INC                 | %J WETTERLING 3010 BUILDERS AVE LAS VEGAS NV                     | 13936414001   |
| WHITE MICHAEL D                  | P O BOX 4754 THOUSAND OAKS CA                                    | 13936710008   |
| WILLIAMS DONALD E & PATRICIA A   | 4254 E BALTIMORE AVE LAS VEGAS NV                                | 13936810009   |
| YUN SUNG & CHRISTINE M           | 7940 E 6TH ST DOWNEY CA                                          | 13936413020   |
| YUN SUNG & CHRISTINE M           | 7940 E 6TH ST DOWNEY CA                                          | 13936413021   |
| YUN SUNG & CHRISTINE M           | 7940 E 6TH ST DOWNEY CA                                          | 13936413015   |
| YUN SUNG & CHRISTINE M           | 7940 E 6TH ST DOWNEY CA                                          | 13936413014   |
| YUN SUNG & CHRISTINE M           | 7940 E 6TH ST DOWNEY CA                                          | 13936413019   |
| YUN SUNG & CHRISTINE M           | 7940 E 6TH ST DOWNEY CA                                          | 13936413025   |
| YUN SUNG & CHRISTINE M           | 7940 E 6TH ST DOWNEY CA                                          | 13936413011   |
| YUN SUNG & CHRISTINE M           | 7940 E 6TH ST DOWNEY CA                                          | 13936413024   |
| YUN SUNG & CHRISTINE M           | 7940 E 6TH ST DOWNEY CA                                          | 13936413017   |
| YUN SUNG & CHRISTINE M           | 7940 E 6TH ST DOWNEY CA                                          | 13936413022   |
| YUN SUNG & CHRISTINE M           | 7940 E 6TH ST DOWNEY CA                                          | 13936413023   |
| YUN SUNG & CHRISTINE M           | 7940 E 6TH ST DOWNEY CA                                          | 13936413016   |
| YUN SUNG & CHRISTINE M           | 7940 E 6TH ST DOWNEY CA                                          | 13936413018   |
| YUN SUNG & CHRISTINE M           | 7940 E 6TH ST DOWNEY CA                                          | 13936413012   |
| YUN SUNG & CHRISTINE M           | 7940 E 6TH ST DOWNEY CA                                          | 13936413006   |
| YUN SUNG & CHRISTINE M           | 7940 E 6TH ST DOWNEY CA                                          | 13936413007   |
| YUN SUNG & CHRISTINE M           | 7940 E 6TH ST DOWNEY CA                                          | 13936413008   |
| YUN SUNG & CHRISTINE M           | 7940 E 6TH ST DOWNEY CA                                          | 13936413009   |
| YUN SUNG & CHRISTINE M           | 7940 E 6TH ST DOWNEY CA                                          | 13936413010   |
| YUN SUNG & CHRISTINE M           | 7940 E 6TH ST DOWNEY CA                                          | 13936413003   |
| YUN SUNG & CHRISTINE M           | 7940 E 6TH ST DOWNEY CA                                          | 13936413004   |
| YUN SUNG & CHRISTINE M           | 7940 E 6TH ST DOWNEY CA                                          | 13936413005   |

**Report of All Selected Parcels**

Case Number: SUP-16960

Printed On: Mon: September 25, 2006

| <u>Owner</u>           | <u>Address</u>          | <u>Parcel Number</u> |
|------------------------|-------------------------|----------------------|
| YUN SUNG & CHRISTINE M | 7940 E 6TH ST DOWNEY CA | 13936413002          |
| YUN SUNG & CHRISTINE M | 7940 E 6TH ST DOWNEY CA | 13936413001          |
| YUN SUNG & CHRISTINE M | 7940 E 6TH ST DOWNEY CA | 13936413013          |

Deed

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Separator Sheet

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20050701-0005365

Fee \$19.00

RPTT: \$15,300.00

N/C Fee \$0.00

07/01/2005

15:08:25

20050120189

Requestor:

OLD REPUBLIC TITLE COMPANY OF NEVADA

Frances Deane

DEZ

Clark County Recorder

Pgs: 6

AMTR P.T.T.S 15,300.00

APN 139-36-801-001

139-36-403-001

Title Order No. 5116004357

Escrow No. 5116004357-EW

WHEN RECORDED MAIL TO:

Name FTP INVESTMENT CORPORATION

Street 1940 FILLMORE ST. FILLMORE ST

Address SAN FRANCISCO, CA 94115

City &

State

MAIL TAX STATEMENTS TO: Grantee at address above

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
VALCOM, INC., a California Corporation

hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) to  
FTP INVESTMENT CORPORATION, a California Corporation

that property in Clark  
described as:

County, Nevada,

Dated June 29, 2005

VALCOM, INC.,

By:   
Vince Vellardita, President

STATE OF NEVADA

COUNTY OF

On \_\_\_\_\_ before me,  
the undersigned, a Notary Public in and for said State,  
personally appeared \_\_\_\_\_

personally known to me (or proved to me on the basis of  
satisfactory evidence) to be the person(s) whose name(s)  
is/are subscribed to the within instrument and  
acknowledged to me that he/she/they executed the same  
in his/her/their authorized capacity(ies), and that by  
his/her/their signature(s) on the instrument the  
person(s), on the entity upon behalf of which the  
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

Name \_\_\_\_\_

ORTC-410 4/2003

(typed or printed)

(This area for official notarial seal)

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SUP-16960

SDR-16963

11/02/06 PC

EXHIBIT "A"

The land referred to is situated in the State of Nevada, County of Clark, in the unincorporated area, and is described as follows:

Being a portion of the North Half (N 1/2) of the South Half (S 1/2) of the South Half (S 1/2) of Section 36, Township 20 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, Nevada, more particularly described as follows:

Beginning at the center South Sixteenth Corner of said Section 36, lying on the South right-of-way of Sunrise Avenue (60 feet wide) as dedicated to the City of Las Vegas per Document Number 0513068 in Book 554 of Deeds, said corner marked by a 1-1/2 inch aluminum cap stamped "VTN PLS 8421"; thence South 88° 57' 26" East, along said South right-of-way, 402.46 feet to the beginning of a curve concave Southwesterly and having a radius of 45.00 feet; thence 69.69 feet Southeasterly along said curve, through a central angle of 88° 43' 41" to the West right-of-way of Mojave Road (100 feet wide) as dedicated to the City of Las Vegas per Document Number 0493076 in Book 534 of Deeds; thence South 00° 13' 45" East, along said West right-of-way, 431.20 feet to a point of intersection with the Easterly prolongation of the North line of Lot 1 of Block 3 of that certain final map known as "East Park Industrial Subdivision Unit No. 2" recorded on July 13, 1965 in Book 10 of Plats at Page 69 in the Office of the County Recorder, said County, said State; thence North 89° 45' 30" West, along said prolongation, 25 feet to the Northeast corner of said Lot 1 as shown on said plat; thence continuing North 89° 45' 30" West, along said North line of said Lot 1, 136.94 feet to the Northwest corner of said Lot 1, same being on the East line of that certain 25 feet wide alley shown on said plat; thence North 00° 08' 12" West, along said East line, 12.50 feet to the North line of said alley; thence North 89° 45' 30" West, along said North line, 284.93 feet to the North-South center section line of said Section 36; thence continuing North 89° 45' 30" West, along said North line of said alley, 229.68 feet to the East right-of-way of 30th Street (60 feet wide) dedicated to the City of Las Vegas per Document Number 0762613 in Book 803 of Deeds, and marked by a scribed "+" in the back of sidewalk; thence North 00° 11' 08" West, 455.97 feet to the beginning of a curve concave Southeasterly having a radius of 10.00 feet, said beginning being marked by a scribed "+" in the back of sidewalk; thence 15.65 feet Northeasterly along said curve, through a central angle of 89° 40' 05" to the South right-of-way of said Sunrise Avenue dedicated to the City of Las Vegas per Document 0513086 in the Book 554 of Deeds; thence North 89° 28' 57" East, along said South right-of-way, 219.86 feet to the point of beginning.

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# SOFI

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## Separator Sheet

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## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-16960** APN: 139-36-801-001 + 139-36-403-001

Name of Property Owner: FTP Investment Corporation

Name of Applicant: FTP Investment Corporation

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: \_\_\_\_\_

*Bart Seidler*

Print Name: \_\_\_\_\_

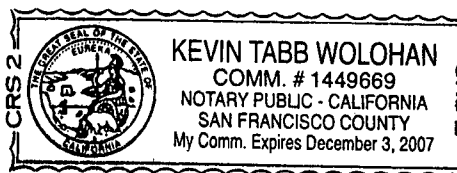
Bart Seidler, Sec.

FTP Investment Corporation

STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO  
Subscribed and sworn before me

This 31 day of AUGUST, 2006

Kevin Tabb Wolohan  
Notary Public in and for said County and State



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SEP 19 2006

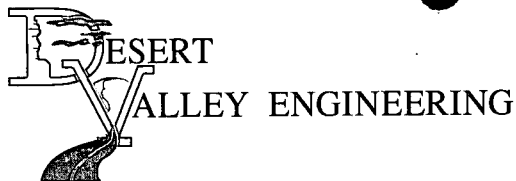
# Justification Letter

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Separator Sheet

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3321 N. Buffalo Drive, Suite 200 • Las Vegas, NV 89129  
702.877.1300 • Fax 702.877.0300

September 13, 2006

City of Las Vegas  
Planning and Development  
731 S. Fourth Street  
Las Vegas, NV 89101

RE: Justification Letter for SPR and SUP  
41 No. Mojave Road building renovation  
APN # 139-36-801-001 & 139-36-403-001 (7.41 acres)

To Whom It May Concern:

Desert Valley Engineering, on behalf of the current owner FTP Investments Corporation, will be assisting Quality Choice construction with the submittal of a Special Use Permit & Site Plan Review application for our project located at 41 North Mojave Road. The project site is located at the southwest corner of Mojave & Sunrise. The building, as originally built in 1965, was the H & O foods center. The developer is proposing to renovate the existing building structure interior as part of his efforts to utilize the building for a soundstage use. The property is currently zoned as (M – Industrial District). The City of Las Vegas has requested a site plan review application be submitted for entitlement purposes (offsite improvement upgrades etc) and that a special use permit for a "Soundstage use" be submitted based on the fact that a movie studio use is planned within an Industrial District. This use will be less intensive than what the current zoning allows. Please consider our application for approval.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Jessica Swindell  
Processor

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SEP 19 2006

SUP-16960  
SDR-16963  
11/02/06 PC

# Application

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Separator Sheet

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## PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit  
Project Address (Location) 41-61 North Mojave Road Las Vegas Nevada  
Project Name 41 North Mojave Road Proposed Use \_\_\_\_\_  
Assessor's Parcel #(s) 139-36-801-001 Ward # \_\_\_\_\_  
General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing M proposed M  
Commercial Square Footage 207,781 Floor Area Ratio TOTAL Bldg: 177,463 SF LOT 207,781 SF  
Gross Acres 7.41 Lots/Units \_\_\_\_\_ Density F.A.R. 0.85  
Additional Information \_\_\_\_\_

PROPERTY OWNER FTP Investment Corporation Contact Bart Seidler  
Address 1940 Fillmore Street Phone: 415-346-2323 Fax: 415-929-1441  
City San Francisco State CA Zip 94115

APPLICANT FTP Investment Corporation Contact Bart Seidler  
Address 1940 Fillmore Street Phone: 415-346-2323 Fax: \_\_\_\_\_  
City San Francisco State CA Zip 94115

REPRESENTATIVE Alpha Engineering Contact Jessica Swindell  
Address 3321 N. Buffalo Drive, Suite 200 Phone: 702-877-1300 Fax: 702-877-0300  
City Las Vegas State NV Zip 89129

Property Owner Signature\* Bart Seidler

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

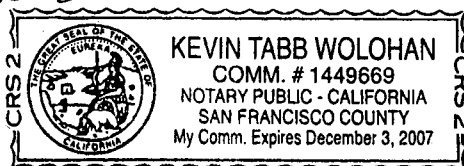
Print Name Bart Seidler, Sec.  
FTP Investment Corporation

Subscribed and sworn before me

This 31 day of AUGUST, 20 06

Kevin Tabb Wolohan

Notary Public in and for said County and State  
STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO



Revised 04/26/05

#### FOR DEPARTMENT USE ONLY

|                |                    |
|----------------|--------------------|
| Case #         | <u>sup-16960</u>   |
| Meeting Date:  | <u>11/2/06</u>     |
| Total Fee:     | <u>800</u>         |
| Date Received: | <u>9/19/06</u>     |
| Received By:   | <u>[Signature]</u> |

\* 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.

**RECEIVED**  
**SEP 19 2006**

f:\depot\Application Packet\Application Form.doc

# Route Form

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Separator Sheet

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# CITY OF LAS VEGAS

## INTER-OFFICE MEMORANDUM

### REQUEST FOR COMMENT

**FROM:** *PLANNING AND DEVELOPMENT*

**SUP-16960**

#### 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            | RICK SCHROEDER   | DSC |

#### SENT VIA COURIER/ INTER-OFFICE MAIL/ OR US MAIL

|                                |                     |                                           |
|--------------------------------|---------------------|-------------------------------------------|
| <CCSD>                         | GUY CORRADO         | 4212 EUCALYPTUS ANNEX                     |
| METRO                          | SGT. ROBERT ROSHACK | 7 <sup>th</sup> FLOOR CITY HALL           |
| OFFICE OF BUSINESS DEVELOPMENT | DAVID BRATCHER      | 2 <sup>nd</sup> FLOOR CITY HALL EXPANSION |
| NEIGHBORHOOD SERVICES          | ANNE KILPONEN       | 2 <sup>nd</sup> FLOOR CITY HALL           |
| *TEFO (DPW)                    | TOM WILKING         | 3104 BONANZA ROAD                         |
| *SID (DPW)                     | T. McDANIEL         | 4 <sup>th</sup> FLOOR CITY HALL           |
| *SURVEY (DPW)                  | ALAN RIEKKI         | WEST YARD                                 |

**\* 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>**

SUP & SNC  
09/20/2006

# Final DRT

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# Separator Sheet

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**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**

**SUP-16960 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FTP INVESTMENT CORP.** - Request for a Special Use Permit FOR A SOUND STAGE at 41 North Mojave Road (APN 139-36-801-001, 139-36-403-001), M (Industrial) Zone, Ward 3 (Reese).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

PLANNING COMMISSION: **NOVEMBER 2, 2006** CITY COUNCIL: **DECEMBER 6, 2006**

CASE PLANNER: **DOUG RANKIN**



**PUBLIC HEARING**

Comments Due: **OCTOBER 3, 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](mailto: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:**

# Project Checklist

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Separator Sheet

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|                                   |           |                                              |  |                         |  |
|-----------------------------------|-----------|----------------------------------------------|--|-------------------------|--|
| <b>Pre-Application Conference</b> |           | <b>CITY OF LAS VEGAS</b>                     |  |                         |  |
|                                   |           | <b>Planning &amp; Development Department</b> |  |                         |  |
| <b>Item Required</b>              |           | <b>SUBMITTAL CHECKLIST</b>                   |  | <b>Additional Notes</b> |  |
| <b>YES</b>                        | <b>NO</b> |                                              |  |                         |  |

| APPLICATION                         |                                     |                                                                            |
|-------------------------------------|-------------------------------------|----------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Signed and notarized by <i>all</i> property owners or authorized agent(s)  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Grant deed and legal description                                           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <i>Detailed</i> justification letter                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Reduced 8.5" x 11" copy of <i>all</i> plans and elevations                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Full size, rolled, color copy of <i>all</i> plans and elevations           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Correct fee(s): \$ <u>500</u> \$ <u>300</u> \$ _____ Total = \$ <u>800</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Statement of Financial Interest                                            |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Development Impact Notice and Assessment (DINA)                            |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project of Regional Significance                                           |

| SITE PLAN                           |                          | Folded Plans: <u>9</u>                                                    | Rolled/Colored Plans: <u>1</u>                  |
|-------------------------------------|--------------------------|---------------------------------------------------------------------------|-------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11" x 17" min. to 24" x 36" max. page size                                | RECEIVED<br>SEP 19 2006<br><br>+ 1 - 8 1/2 x 11 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | North arrow, scale, and vicinity map                                      |                                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <i>All</i> property lines and present dimensions labeled                  |                                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <i>All</i> building setbacks labeled                                      |                                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <i>All</i> adjacent existing land uses and street names labeled           |                                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <i>All</i> points of ingress and egress shown                             |                                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | ADA accessibility requirements shown/labeled                              |                                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Parking standard(s) utilized: _____                                       |                                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Parking space count and typical dimensions labeled                        |                                                 |
|                                     |                          | #regular      #compact      #handicap      Total                          |                                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <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> |
|-------------------------------------|--------------------------|-------------------------------------------------------------------------------|--------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11" x 17" min. to 24" x 36" max. page size                                    | + 1 - 8 1/2 x 11               |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | North arrow, scale, and vicinity map                                          |                                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <i>All</i> property lines and present dimensions labeled                      |                                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <i>All</i> required perimeter landscape planters shown                        |                                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <i>All</i> required parking lot fingers/islands shown                         |                                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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> |
|-------------------------------------|--------------------------|-----------------------------------------------------------------|--------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11" x 17" min. to 24" x 36" max. page size                      | + 1 - 8 1/2 x 11               |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Scale and building dimensions labeled                           |                                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | North, south, east, and west elevations of <i>all</i> buildings |                                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <i>All</i> building materials and colors noted                  |                                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8" x 10" photo of original color and material board             |                                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <i>All</i> wall sign locations shown and sizes noted            |                                |

| FLOOR PLANS                         |                          | Folded Plans: <u>1</u>                     | Rolled Plans: <u>1</u> |
|-------------------------------------|--------------------------|--------------------------------------------|------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11" x 17" min. to 24" x 36" max. page size | + 1 - 8 1/2 x 11       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Scale and building dimensions labeled      |                        |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <i>All</i> building entrances/exits shown  |                        |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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: ALPHA ENGINEERING Application Type: SUP

APN: 139-36-403-001; 139-36-801-001 Location: MOJAVE & SUNRISE

Planner: John Korkos Pre-App Meeting Date: 8/16/06 Earliest PC Date: \_\_\_\_\_

# Hansen Sheet

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Separator Sheet

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Report Date 09/21/2006 08:36 AM

Submitted By

Page 1

A/P # 16960 SPECIAL USE PERMIT

Application Information

| Stages    |  | Date / Time      | By     | Date / Time | By |
|-----------|--|------------------|--------|-------------|----|
| Processed |  | 09/19/2006 15:09 | 983967 | 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         | <input checked="" type="checkbox"/> Auto Reviews | Bill Group | Actual Valuation     | 0.00 |

Description of Work

SUP-16960 - SPECIAL USE PERMIT RELATED TO SDR-16963 - PUBLIC HEARING - APPLICANT/OWNER: FTP INVESTMENT CORP. - Request for a Special Use Permit FOR A SOUND STAGE at 41 North Mojave Road (APN 139-36-801, 139-36-403-001), M (Industrial) Zone, Ward 3 (Reese).

Parent A/P #

Project # 16960 Project/Phase Name SOUND STAGE 41 N. RANCHO Phase #  
Size/Area 7.41 ACRE Size Description Subdivision Code  
Proposed Start Proposed Stop % Completed 0.00  
% Complete Formula

Property/Site Information

Parcel 13936801001

Location

Owner/Tenant

Contact ID AC1001179 Name F T P INVESTMENT CORP  
Mailing Address 1940 FILLMORE ST Organization  
City SAN FRANCISCO State/Province CA  
ZIP/PC 94115-2745 Country ☐ Foreign  
Day Phone (415)346-2323 x Evening Phone  
Fax (415)929-1441 Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

41 N MOJAVE RD  
LAS VEGAS, 89101-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13936403001  
13936801001

Item Description

Item Status

Report Date 09/21/2006 08:36 AM

Submitted By

Page 2

| 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 (SUP) | Modified By | RSUMMERFIELD | Modified Date/Time | 09/19/2006 15:08 |
| Comments | No Comments               |             |              |                    |                  |

#### SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Pre-Application Conference Checklist
- Y Application/Petition Form
- Y Deed and Legal Description
- Y Justification Letter
- Y Assessors Parcel Map
- N DINA (Not Always Required)
- Y Site Plan (19 Folded Blue Lines, 1 Rolled Colored)
- Y Floor Plan, If Applicable (1 Folded, 1 Rolled)
- Y Laser Print Site Plan
- Y Laser Print Floor Plan
- Y Statement of Financial Interest

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

There is no planning condition for this project.

#### SPECIAL USE PERMIT

- |   |                                   |                                                         |
|---|-----------------------------------|---------------------------------------------------------|
| N | DINA Required?                    | Final City Council letter received                      |
| N | Project of Regional Significance? | Annotated minutes received                              |
| N | Parent Project link required?     | Is there a condition of approval for a Required Review? |
- If yes, when does it need to be reviewed?

Type of Use

MOVIE THEATERS

#### Meeting Information

| Meeting Information                  | Meeting Type | Meeting Status               | YES Votes | NO Votes | ABSTENTIONS |
|--------------------------------------|--------------|------------------------------|-----------|----------|-------------|
| Meeting Date<br>Comments<br>Added By | Add Date     | Modified By<br>Modified Date |           |          |             |

|              |            |           |   |   |   |
|--------------|------------|-----------|---|---|---|
| 11/02/2006   | PC         | SCHEDULED | 0 | 0 | 0 |
| RSUMMERFIELD | 09/19/2006 |           |   |   |   |

Report Date 09/21/2006 08:36 AM

Submitted By

Page 3

Meeting Information

| Meeting Date | Meeting Type | Meeting Status | YES Votes     | NO Votes | ABSTENTIONS |
|--------------|--------------|----------------|---------------|----------|-------------|
| Comments     | Add Date     | Modified By    | Modified Date |          |             |

| 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 | Description | Entered By | Start | Stop | Hours |
|------------|-------------|------------|-------|------|-------|
| Comments   |             |            |       |      |       |

|        |                                                           |        |                  |  |      |
|--------|-----------------------------------------------------------|--------|------------------|--|------|
| PAYMNT | CK NAME,# WHO PICKED UP PERMIT                            | 984018 | 09/19/2006 15:18 |  | 0.00 |
|        | Jessica Swindell, FTP Investments Corp ck #2186, 877-1300 |        |                  |  |      |

|      |                                                                                    |        |                  |  |      |
|------|------------------------------------------------------------------------------------|--------|------------------|--|------|
| MEMO | MEMORANDUM                                                                         | 983967 | 09/19/2006 15:08 |  | 0.00 |
|      | Use is a sound stage not a stadium, no sound stage in the use menu. - RTS 09/19/06 |        |                  |  |      |

**City of Las Vegas**400 Stewart Ave  
Las Vegas, NV 89101-2927**Credit Memo****Report Date**

10/16/2006 01:58 PM

**Submitted By**

Page 1

**Trn #**

77434

**Trn Date**

10/16/2006 13:57

**Template Type** PRJ**A/P #**

16960

**Customer**

. F T P INVESTMENT CORP

**Address**

1940 FILLMORE ST

SAN FRANCISCO CA 94115-2745

**Refunded Fees****Item****Amount**

Overpayment

800.00

**Total Amount**

800.00

**Total Amount Due**

800.00

**CREDIT MEMO****Trn Date**

10/16/2006 13:57

**A/P #**

16960

**Customer**

. F T P INVESTMENT CORP

\*000077434000000080000\*

**\*000077434000000080000\***

# Refund

---



Separator Sheet

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## City of Las Vegas Claim for Refund

---

**Refund to be issued to:**

F T P Investment Corp  
1940 Fillmore St  
San Francisco, CA 94115-2745  
(415)346-2323 x

**Transaction Date:** October 16, 2006 1:55 pm

**SUP-16960**

NOTIFICATION & ADVERTISING FEE

*AUTHORIZED BY: DRANKIN*

**Refund Amount**

\$ 300.00

**SUP-16960**

PROCESSING FEE

*AUTHORIZED BY: DRANKIN*

**Refund Amount**

\$ 500.00

**Refund Total: \$ 800.00**

**Reason for refund:** SUP-16960 is not needed for the project per Doug Rankin.

---

Claimant Signature

**CITY of LAS VEGAS  
CLAIM FOR REFUND**

10-11-06

Date

TO: Finance and Business Services, Accounts Payable

Please issue warrant to:

FTP Investment Corporation

Name

1940 Fillmore Street

Address

San Francisco, CA 94115

City, State, Zip Code

In the amount of

\$

200.00

For the following:

NI CR #

Document # (i.e., GR#, Business License #, Permit #)

10-11-06

Date

\$

200.00

Amount

SUP-169160

For

Deposited by

Reason for refund:

SUP-169160 is not needed

for the project.

Claimant Signature

I certify this demand is true and correct; is unpaid and due the claimant.

FLTR

Authorized by

Planning Manager

Title

| FUND ORG | ACCT | TASK | OPT. | ACT/WA | AMOUNT   |
|----------|------|------|------|--------|----------|
|          |      |      |      |        | 11/06/06 |
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**Joni Johnson**

---

**From:** Doug Rankin  
**Sent:** Monday, October 09, 2006 9:48 AM  
**To:** Joni Johnson  
**Subject:** Refund SUP-16960, SDR-16963

Please refund as SUP-16960 and SDR-16963 are not needed for the project.

# Plans (PMT)

---



Separator Sheet

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QUALITY CHOICE CONSTRUCTION  
2775 S. NELLS BLVD., SUITE 5  
LAS VEGAS, NEVADA 89121  
Ph: (702) 641-2400  
LICENSE #: 44164

SIGNATURE

## SITE PLAN

41 N. MOJAVE RD.  
LAS VEGAS, NV 89121

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DATE: 09/06/2006  
DRAWN BY: PTR  
SCALE: AS NOTED

**SHEET**  
**SITE**

**SUP-16960**  
**SDR-16963**  
**11/02/06 PC**

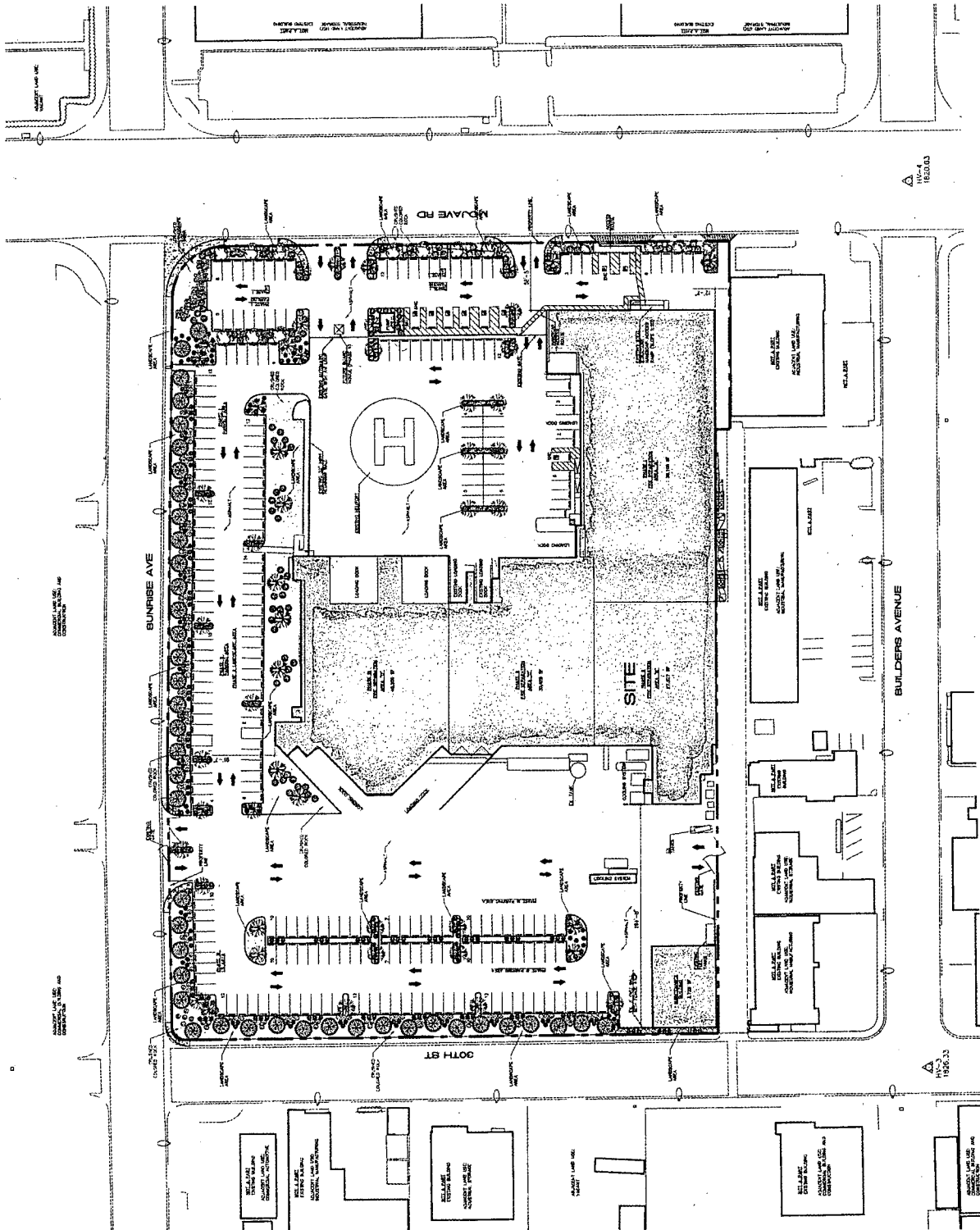
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Site Plan  
Scale: 1" = 40'-0"

Scale:  $1'' = 40' - 0''$



Vicinity Map

4.1.5.

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 LAS VEGAS, NV 89121

LEVEL ONE FLOOR PLAN - PHASE 1

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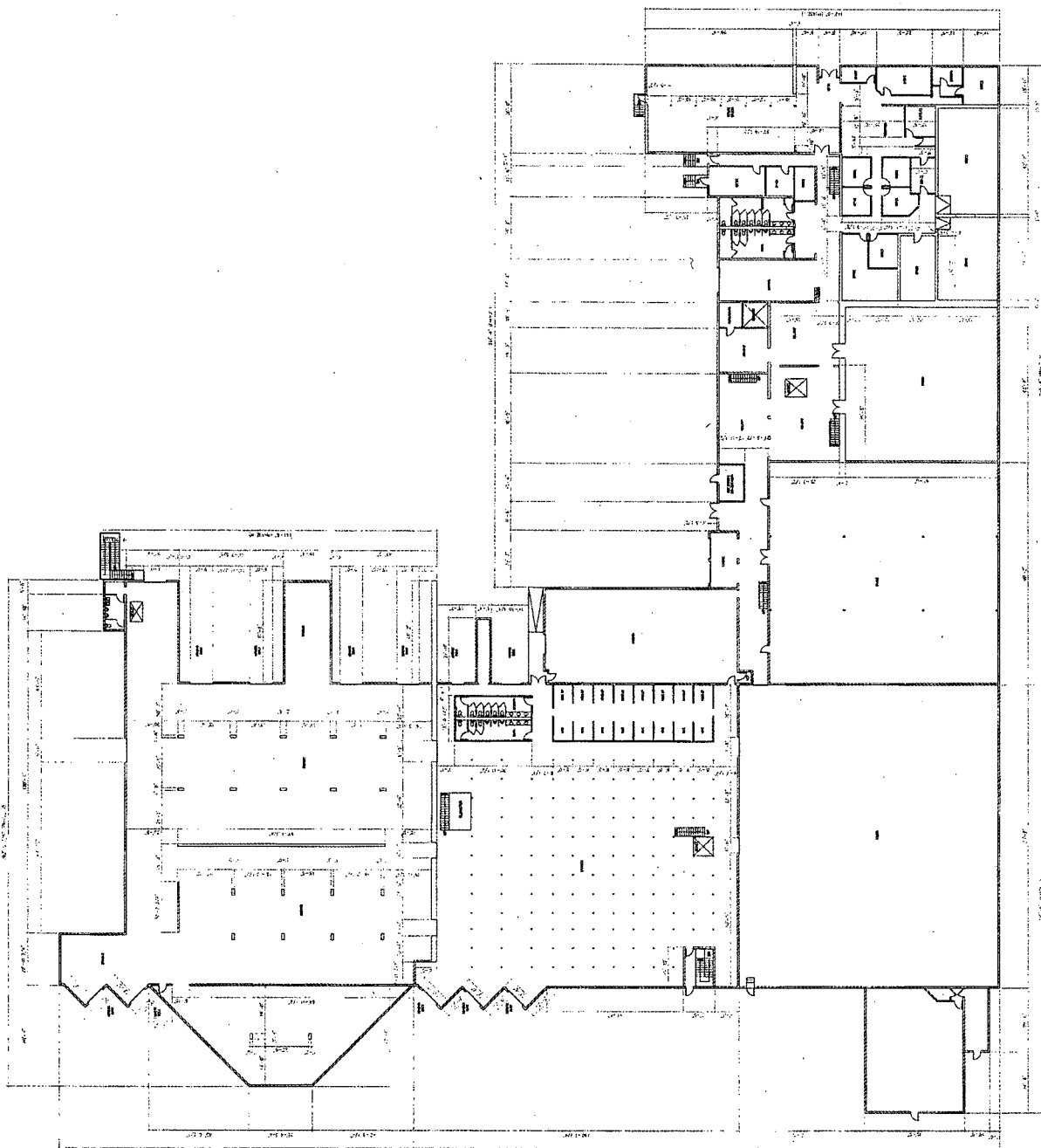
DATE: 09/06/2006

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SCALE: AS NOTED

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Level One Floor Plan  
 Scale: 1" = 20'-0"

SUP-16960  
 SDR-16963  
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LEVEL TWO & THREE FLOOR PLAN

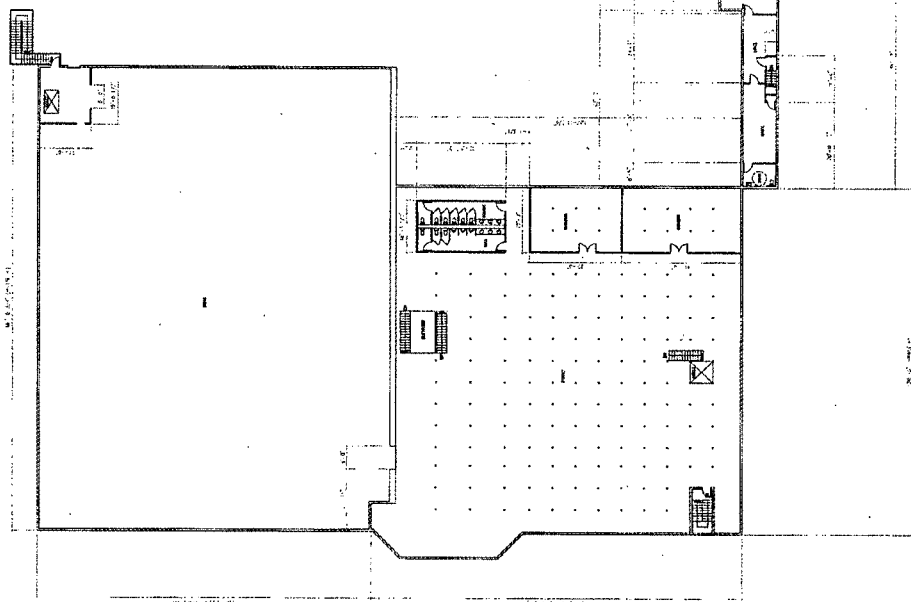
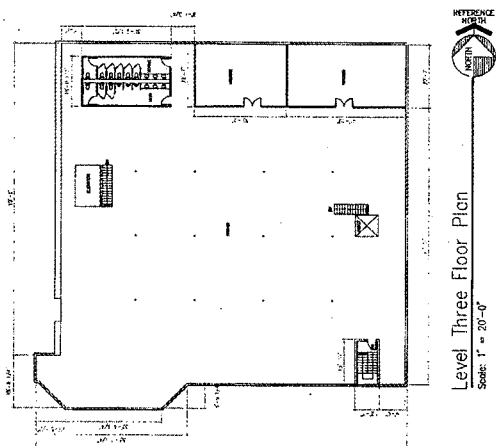
ALL USE OF THIS PLAN FOR ANY PURPOSES  
OTHER THAN THAT SPECIFICALLY  
INTENDED BY THE ARCHITECT IS  
AT THE USER'S RISK. THE ARCHITECT  
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COMPLYING WITH ALL APPLICABLE  
CODES AND REGULATIONS.

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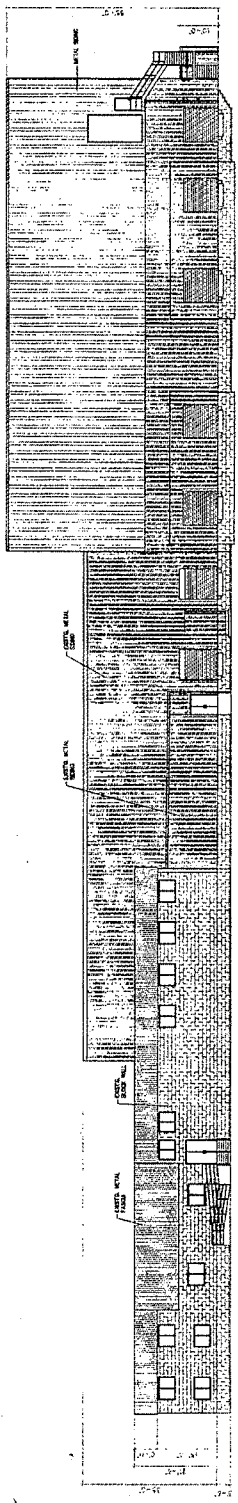
41 N. MOJAVE RD.  
 LAS VEGAS, NV 89121

EXTERIOR ELEVATIONS

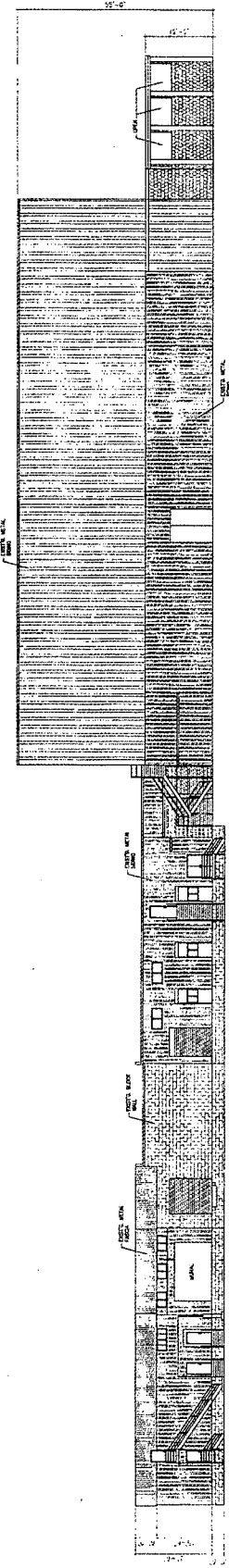
DATE: 09/06/2006  
 DRAWN BY: P.T.R.  
 SCALE: AS NOTED

DATE: 09/06/2006  
 DRAWN BY: P.T.R.  
 SCALE: AS NOTED

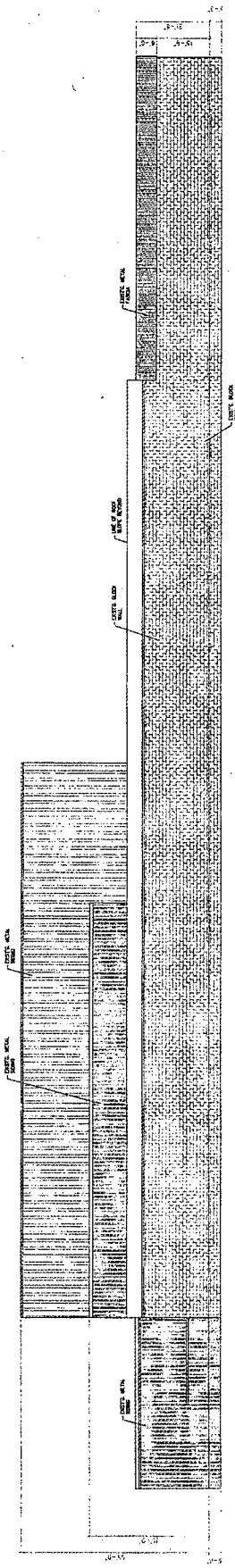
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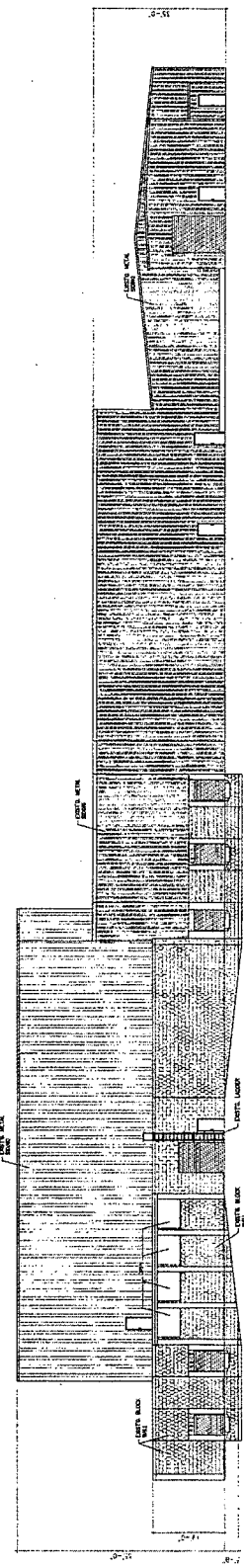
Main Building East Elevation  
 Scale: 1" = 15'-0"



Main Building North Elevation  
 Scale: 1" = 15'-0"



Main Building South Elevation  
 Scale: 1" = 15'-0"



Main Building West Elevation  
 Scale: 1" = 15'-0"

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 LAS VEGAS, NEVADA 89121  
 Ph: (702) 641-2400  
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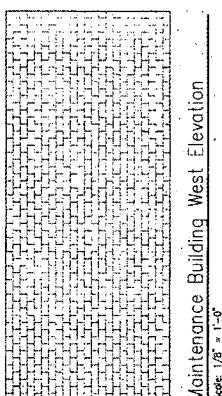
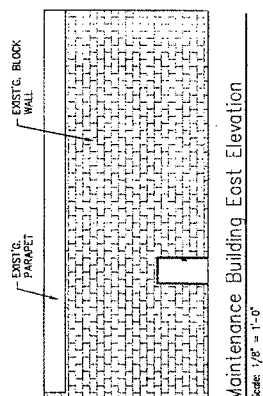
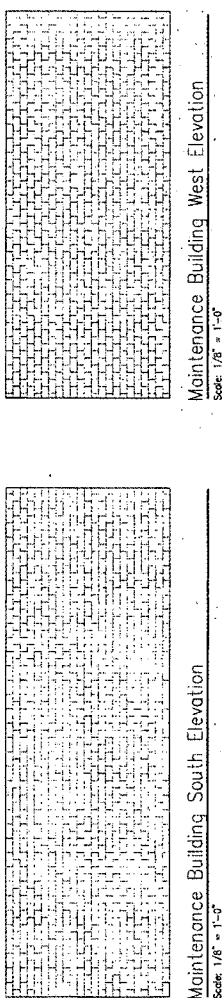
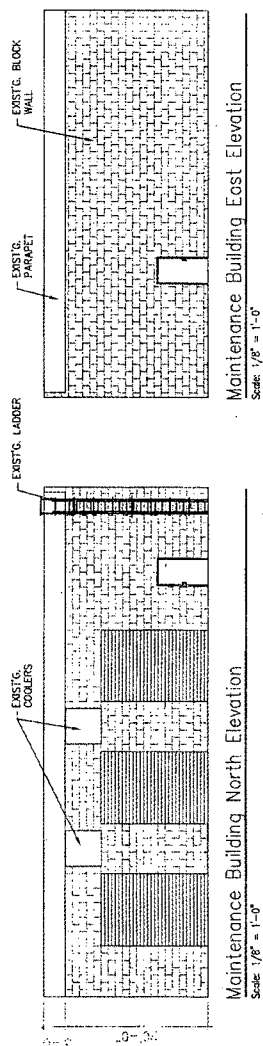
MAINTENANCE BUILDING EXTERIOR ELEVATIONS

41 N. MOJAVE RD.  
 LAS VEGAS, NV 89121

WE, THE ARCHITECT, HEREBY CERTIFY THAT THE DESIGN AND CONSTRUCTION OF THIS PROJECT HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE ARCHITECTURAL PROFESSION. WE FURTHER CERTIFY THAT THE DESIGN AND CONSTRUCTION OF THIS PROJECT HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE ARCHITECTURAL PROFESSION.

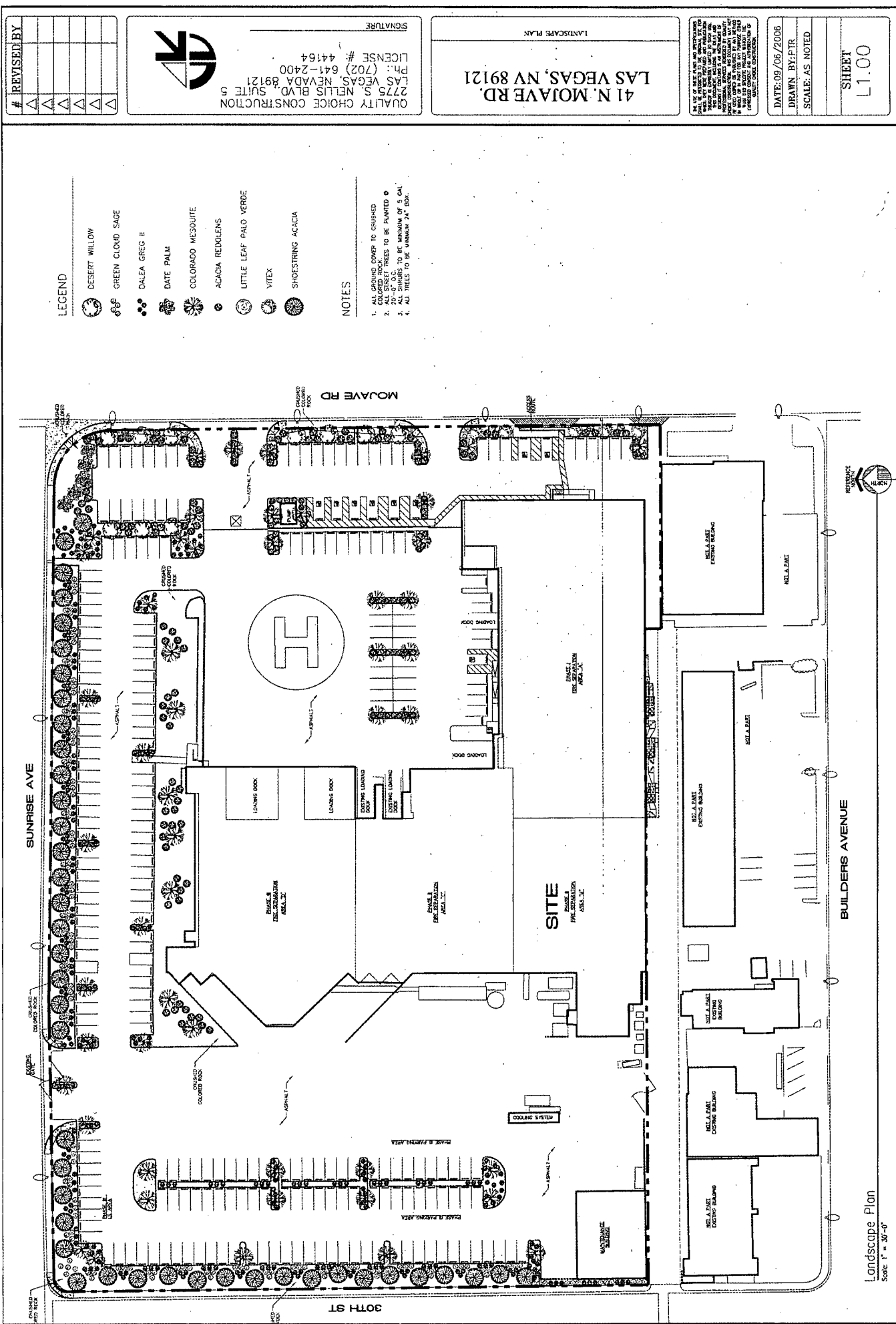
DATE: 09/06/2006  
 DRAWN BY: PTR  
 SCALE: AS NOTED

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 SDR-16963  
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**SUP-16960**  
**SDR-16963**  
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MAIN ENTRANCE LOOKING WEST FROM MOJAVE

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MAIN ENTRANCE LOOKING SOUTH

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SDR-16963  
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MAIN ENTRANCE OFF MOJAVE LOOKING SOUTHWEST.

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SUNRISE AVENUE LOOKING EAST FROM REAR GATE ENTRANCE

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MAIN ENTRANCE LOOKING WEST FROM MOJAVE

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MOJAVE LOOKING SOUTH AT OFFICE BUILDING

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FRONT PARKING AREA LOOKING NORTHWEST FROM MOJAVE

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11/02/06 PC



FRONT OF BUILDING AND PARKING LOT FACING MOJAVE LOOKING  
NORTHWEST

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11/02/06 PC



LOOKING NORTHEAST AT BUILDINGS

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SEP 19 2006

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11/02/06 PC



SOUTH PROPERTY LINE LOOKING EAST

RECEIVED

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11/02/06 PC



SOUTH PROPERTY LINE LOOKING WEST FROM MOJAVE

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11/02/06 PC



SOUTH BUILDING WALL LOOKING EAST

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SEP 19 2006

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SDR-16963  
11/02/06 PC



SOUTH BUILDING WALL LOOKING EAST

RECEIVED  
SEP 19 2006

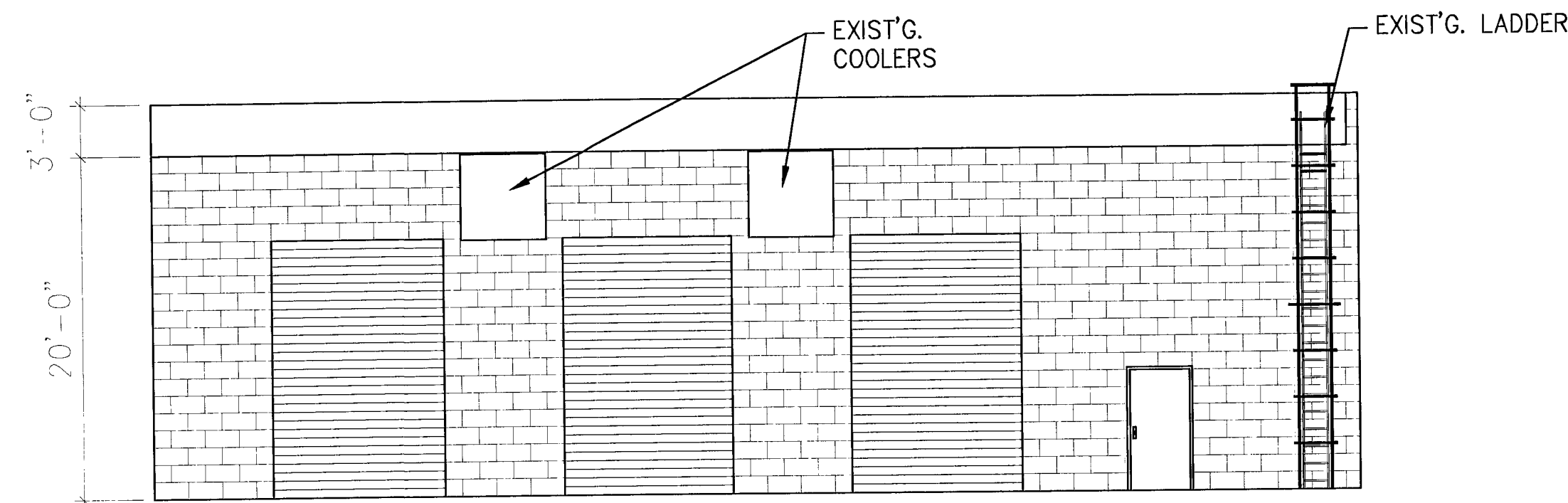
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WEST PROPERTY LINE ON 30<sup>TH</sup> STREET LOOKING SOUTHEAST AT BUILDING

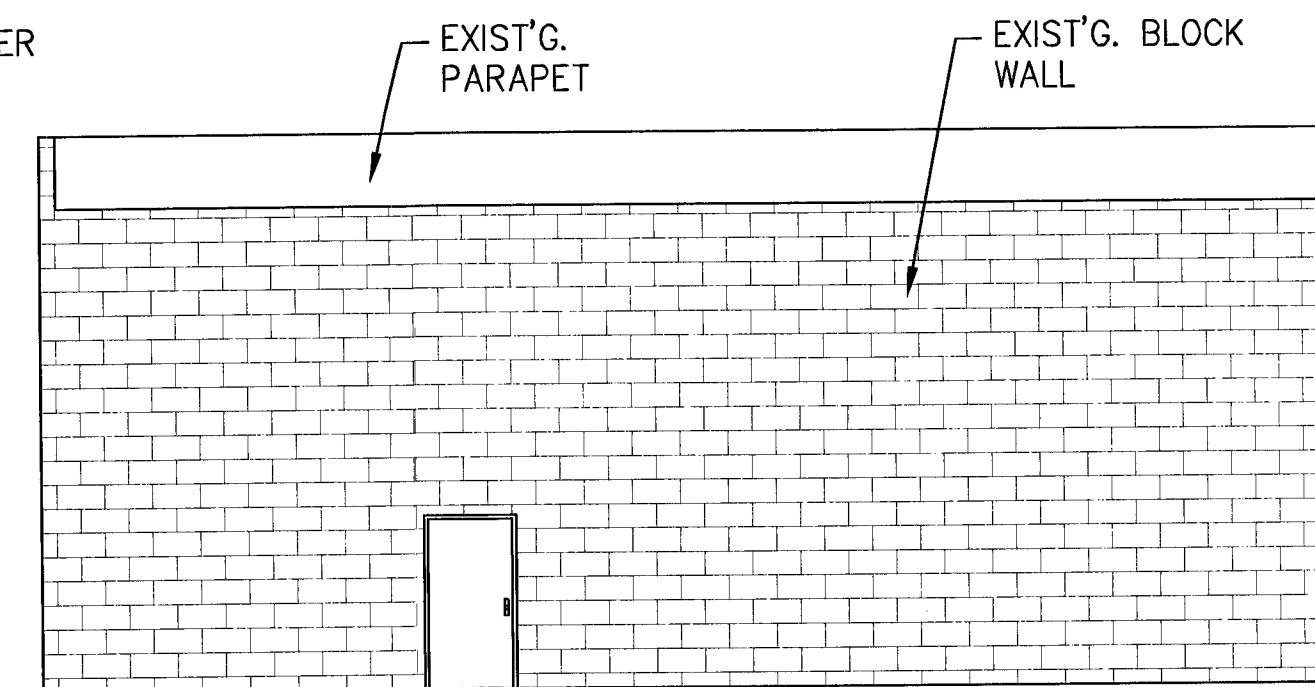
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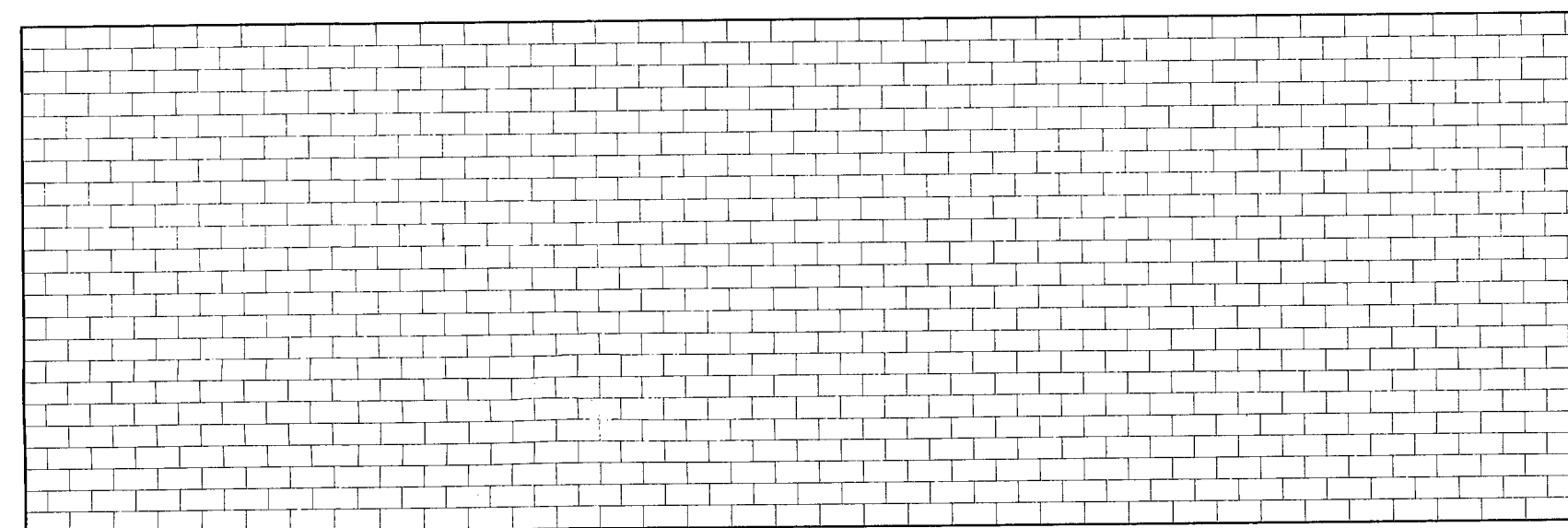
Maintenance Building North Elevation

Scale: 1/8" = 1'-0"



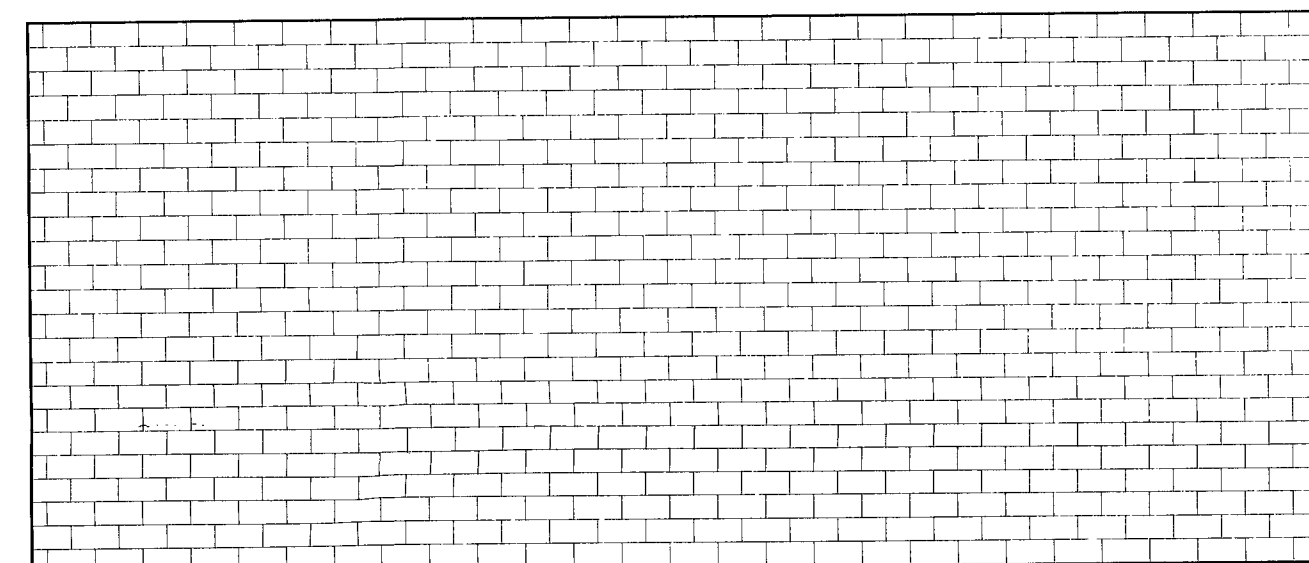
Maintenance Building East Elevation

Scale: 1/8" = 1'-0"



Maintenance Building South Elevation

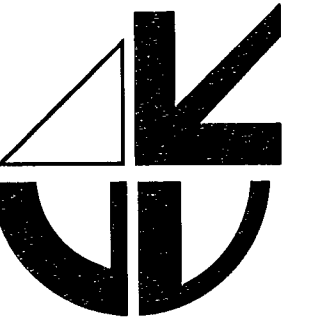
Scale: 1/8" = 1'-0"



Maintenance Building West Elevation

Scale: 1/8" = 1'-0"

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QUALITY CHOICE CONSTRUCTION  
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Ph: (702) 641-2400  
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SIGNATURE

41 N. MOJAVE RD.  
LAS VEGAS, NV 89121

MAINTENANCE BUILDING EXTERIOR ELEVATIONS

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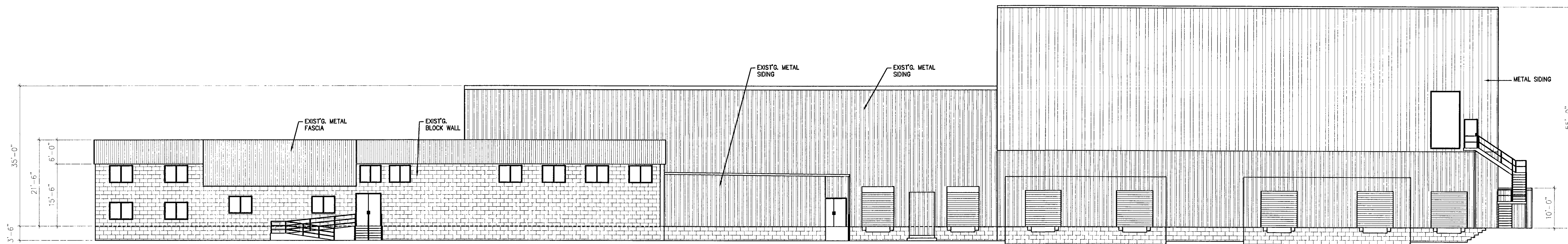
DATE: 09/06/2006

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SCALE: AS NOTED

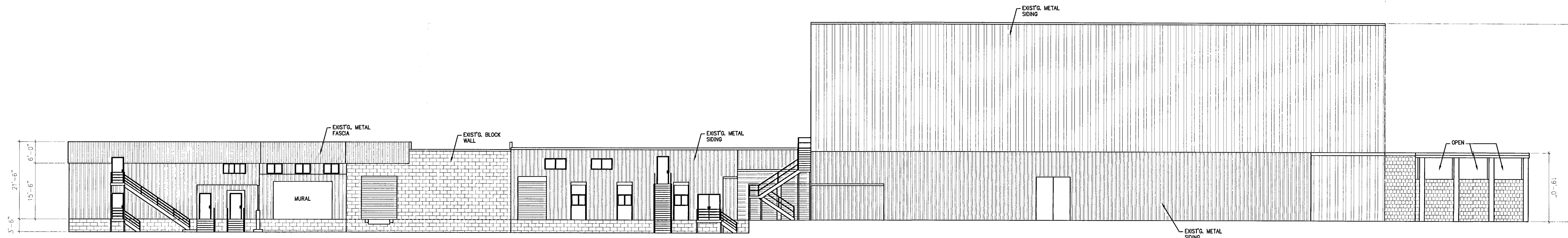
SHEET

A4.00



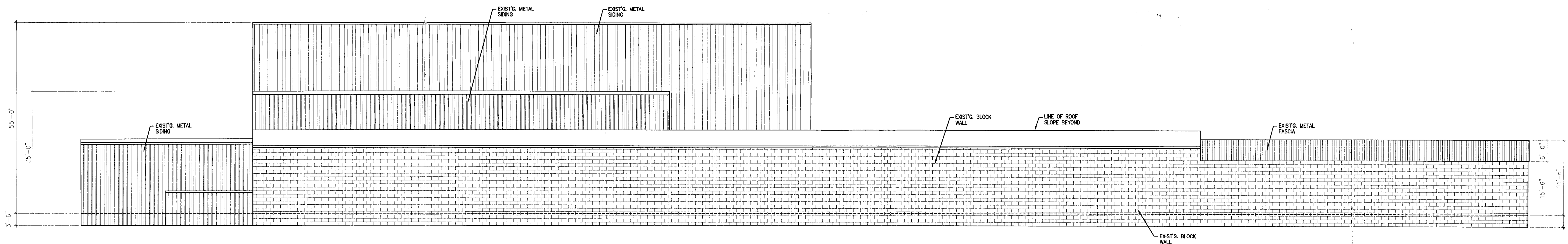
Main Building East Elevation

Scale: 1" = 15'-0"



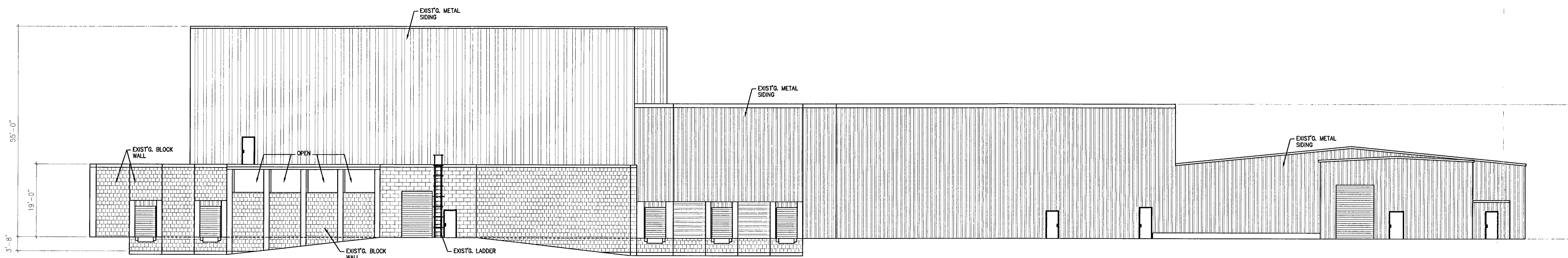
Main Building North Elevation

Scale: 1" = 15'-0"



Main Building South Elevation

Scale: 1" = 15'-0"

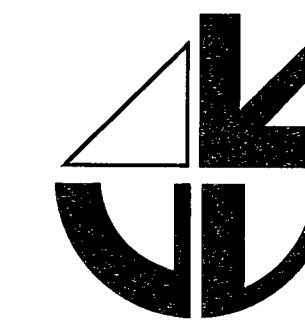


Main Building West Elevation

Scale: 1" = 15'-0"

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SIGNATURE

41 N. MOJAVE RD.  
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EXTERIOR ELEVATIONS

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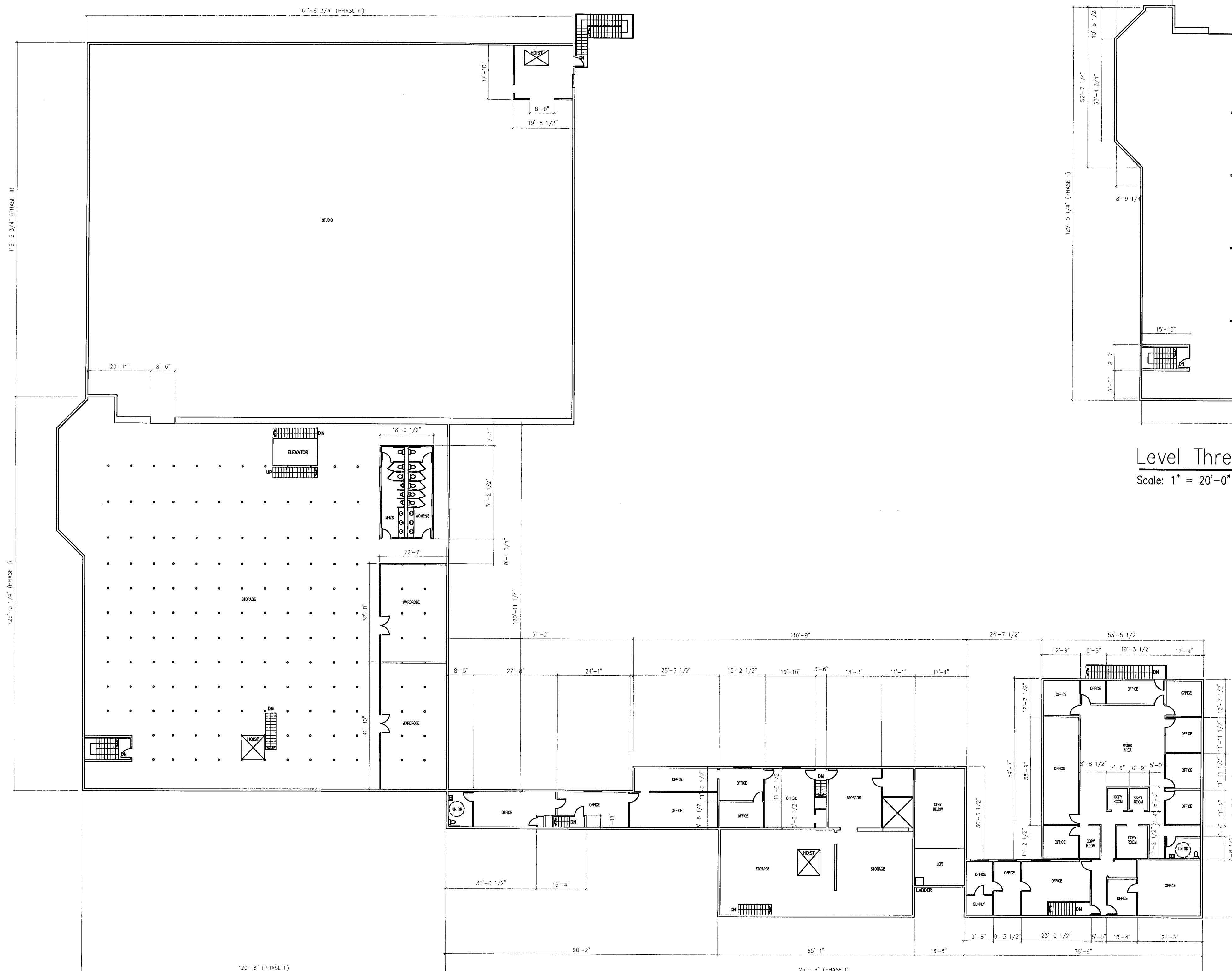
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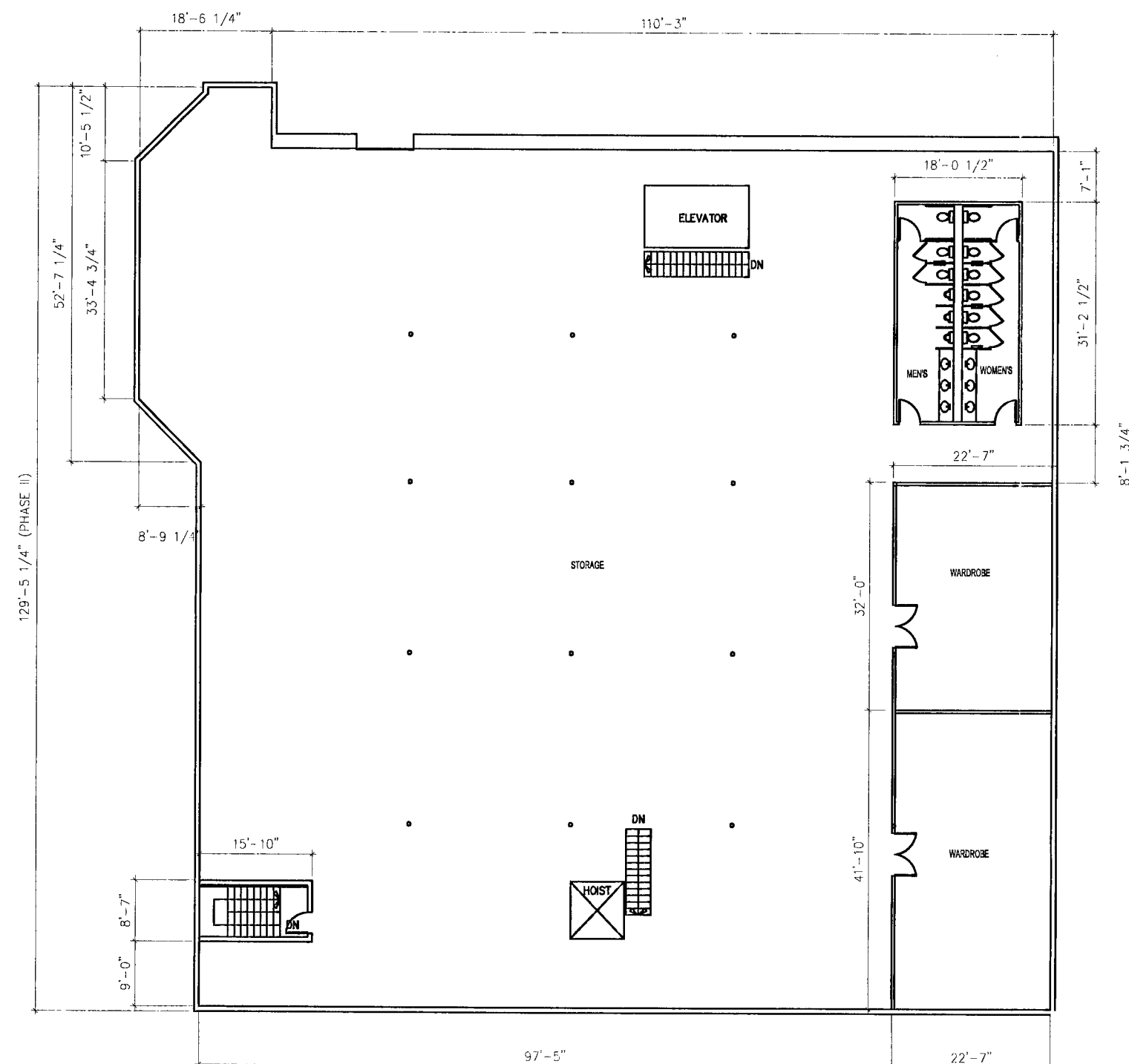
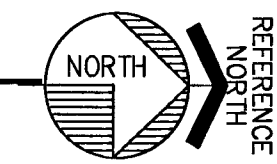
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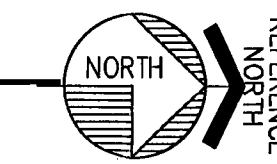
SUP-16960  
SDR-16963  
11/02/06 PC



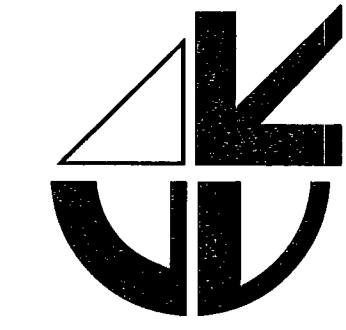
Level Two Floor Plan  
Scale: 1" = 20'-0"



Level Three Floor Plan  
Scale: 1" = 20'-0"



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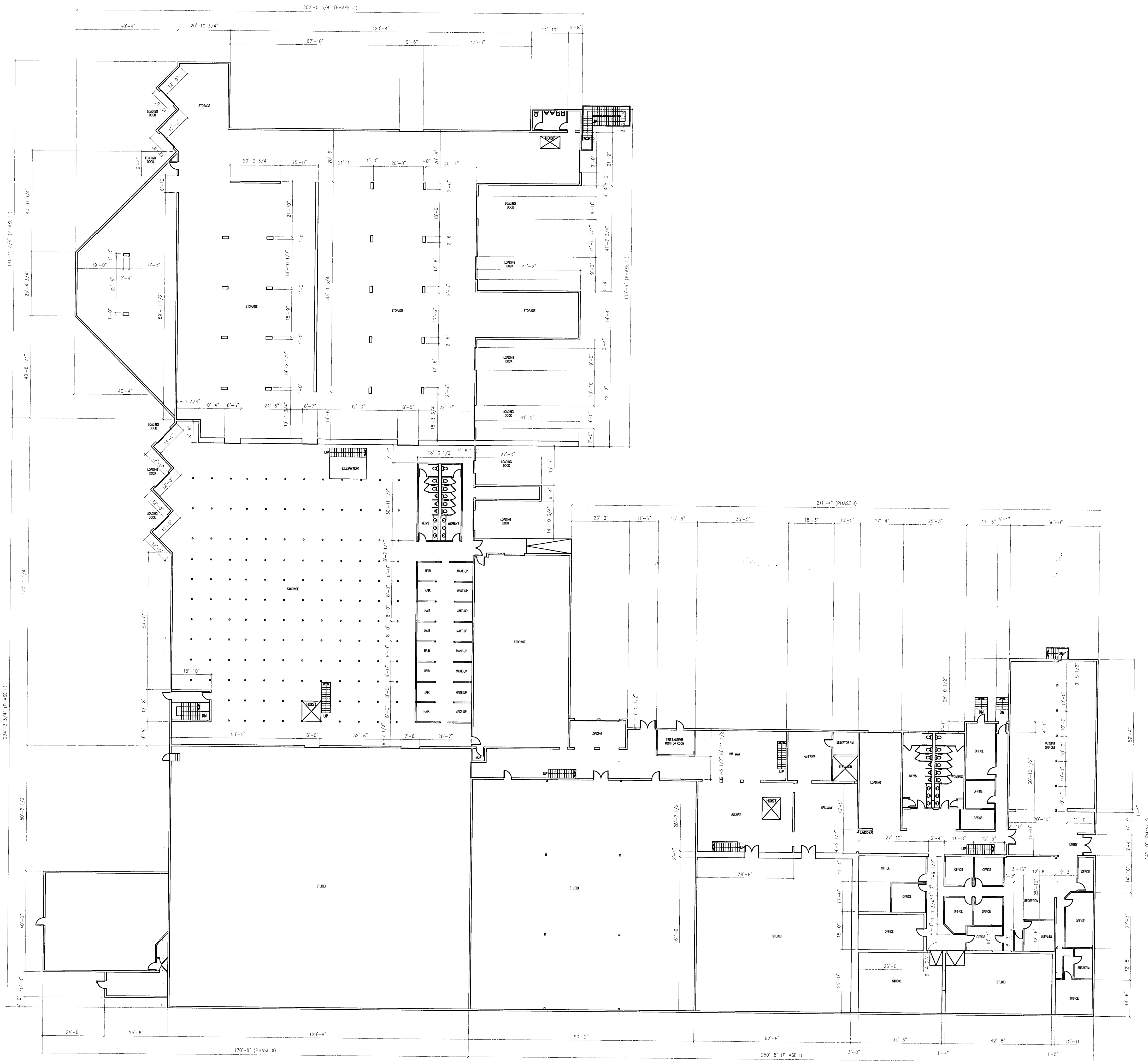
41 N. MOJAVE RD.  
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LEVEL TWO & THREE FLOOR PLAN

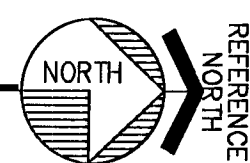
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DATE: 09/06/2006  
DRAWN BY: PTR  
SCALE: AS NOTED

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Level One Floor Plan  
Scale: 1" = 20'-0"



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SDR-16963  
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2775 S. NELLIS BLVD., SUITE 5  
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Ph.: (702) 641-2400  
LICENSE #: 44164



SIGNATURE

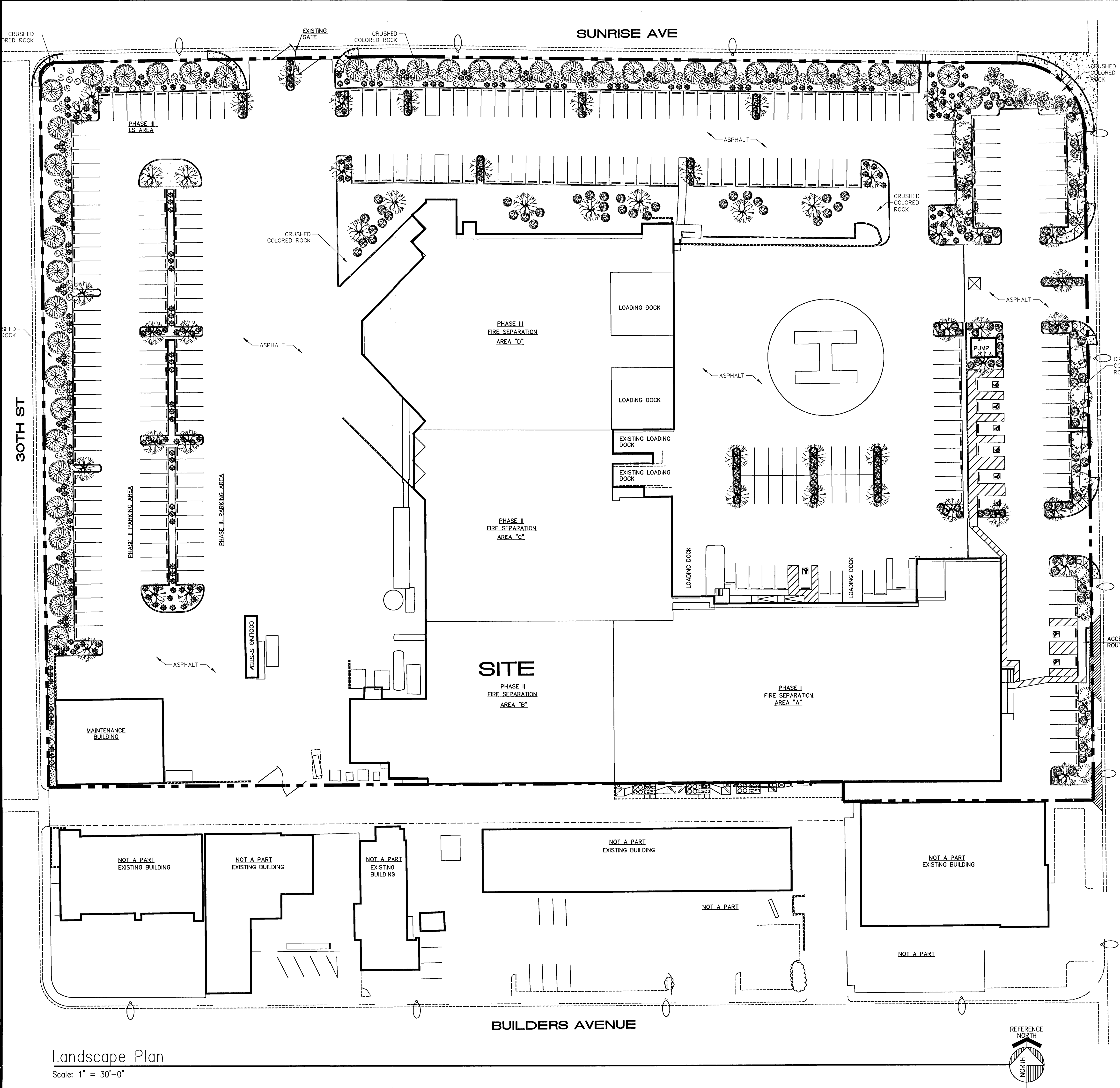
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LEVEL ONE FLOOR PLAN - PHASE I

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DATE: 09/06/2006  
DRAWN BY: PTR  
SCALE: AS NOTED

SHEET  
A1.00



LEGEND

- DESERT WILLOW
- GREEN CLOUD SAGE
- DALEA GREG II
- DATE PALM
- COLORADO MESQUITE
- ACACIA REDOLENS
- LITTLE LEAF PALO VERDE
- VITEX
- SHOESTRING ACACIA

NOTES

1. ALL GROUND COVER TO CRUSHED COLORED ROCK.
2. ALL STREET TREES TO BE PLANTED @ 20'-0" O.C.
3. ALL SHRUBS TO BE MINIMUM OF 5 GAL.
4. ALL TREES TO BE MINIMUM 24" BOX.

RECEIVED  
SEP 19 2006

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LAS VEGAS, NV 89121

LANDSCAPE PLAN

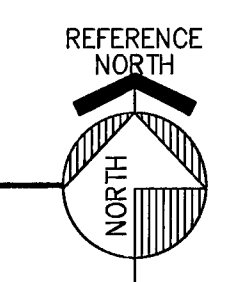
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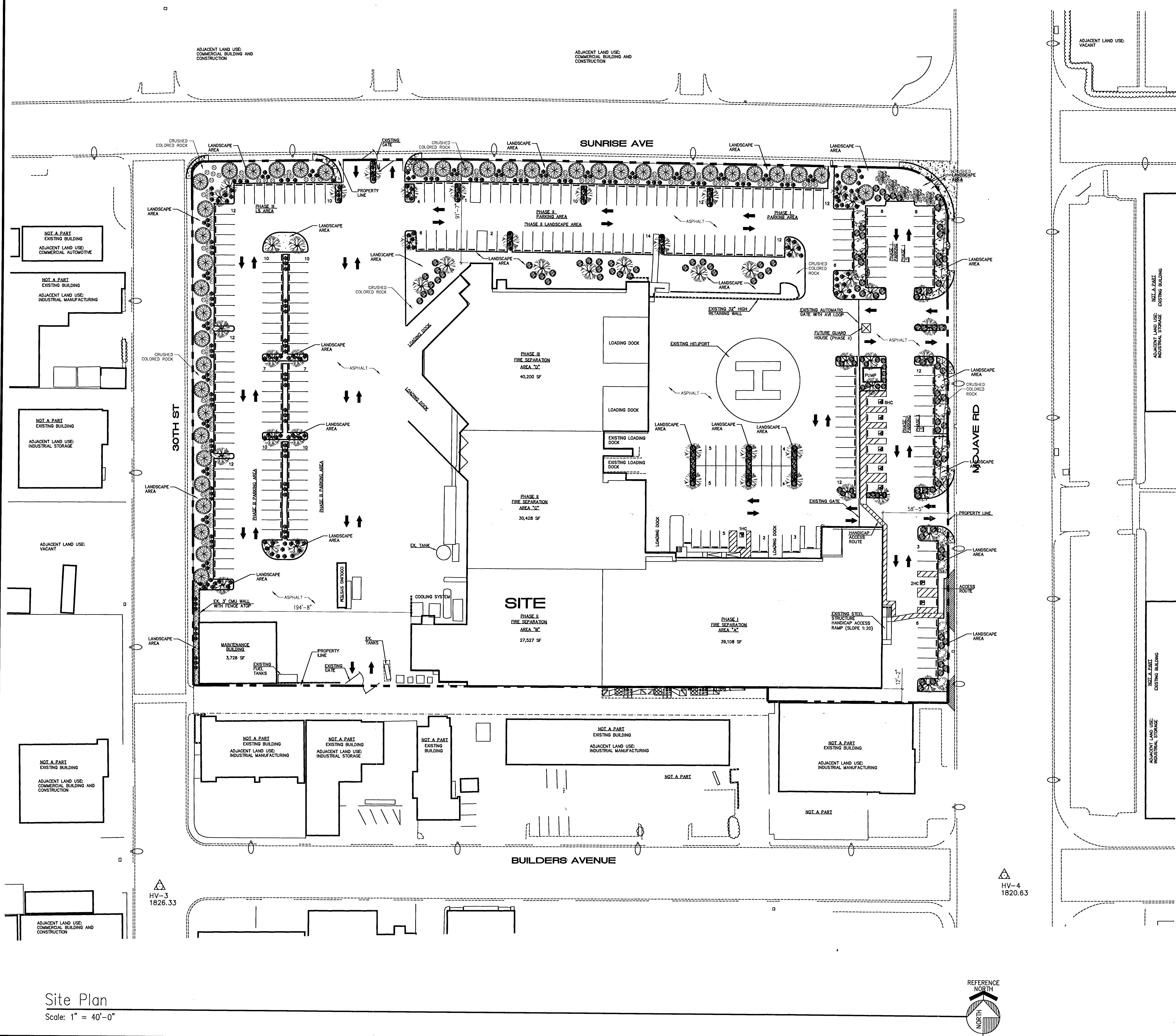
DATE: 09/06/2006  
DRAWN BY: PTR  
SCALE: AS NOTED

SHEET  
L1.00

Landscape Plan  
Scale: 1" = 30'-0"

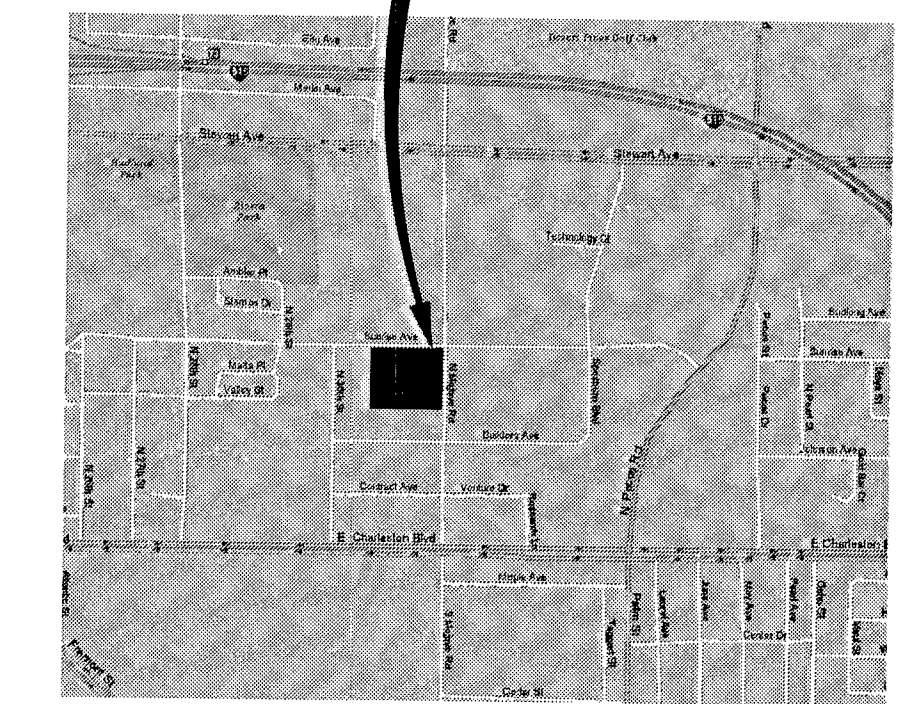
SUP-16960  
SDR-16963  
11/02/06 PC





LEGEND  
--- PROPERTY LINE

PROJECT INFORMATION  
1. LOT SQ. FT. = 207,781  
2. TYP. PARKING DIMENSION = 9'x12'  
3. FLOOR AREA RATIO CALCULATION:  
(TOTAL BLDG. 177,463sf) / (LOT 207,781sf)  
= F.A.R. 0.85  
4. PARKING ANALYSIS:  
177,463sf / 1000 = 177.46 x 1 =  
178 PARKING SPACES REQUIRED  
5. PARKING SPACES AVAILABLE = 264  
6. HANDICAP PARKING REQ. = 6  
7. HANDICAP PARKING AVAIL. = 9  
8. NO NEW PROPOSED PERIMETER WALL



41 N. MOJAVE RD.  
LAS VEGAS, NV 89121

SUP-16960  
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Vicinity Map  
N.T.S.

RECEIVED  
SEP 19 2006

| # | REVISED BY |
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QUALITY CHOICE CONSTRUCTION  
2775 S. NELLIS BLVD., SUITE 5  
LAS VEGAS, NEVADA 89121  
Ph.: (702) 641-2400  
LICENSE #: 44164

SIGNATURE

41 N. MOJAVE RD.  
LAS VEGAS, NV 89121

SITE PLAN

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DATE: 09/06/2006  
DRAWN BY: PTR  
SCALE: AS NOTED

SHEET  
SITE