

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

VARIANCE

MEETING: PLANNING COMMISSION
DATE: JANUARY 11, 2007
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

VAR-18346

APPLICANT/OWNER: AMESBURY VILLEGAS TRUST - REQUEST FOR A VARIANCE TO ALLOW 32 PARKING SPACES WHERE 33 ARE REQUIRED FOR AN APPROVED TWO STORY, 9,805 SQUARE FOOT OFFICE BUILDING ON 0.40 ACRES AT 703 SOUTH EIGHTH STREET (APN 139-34-810-042), P-R (PROFESSIONAL OFFICE AND PARKING) ZONE, WARD 3 (REESE).

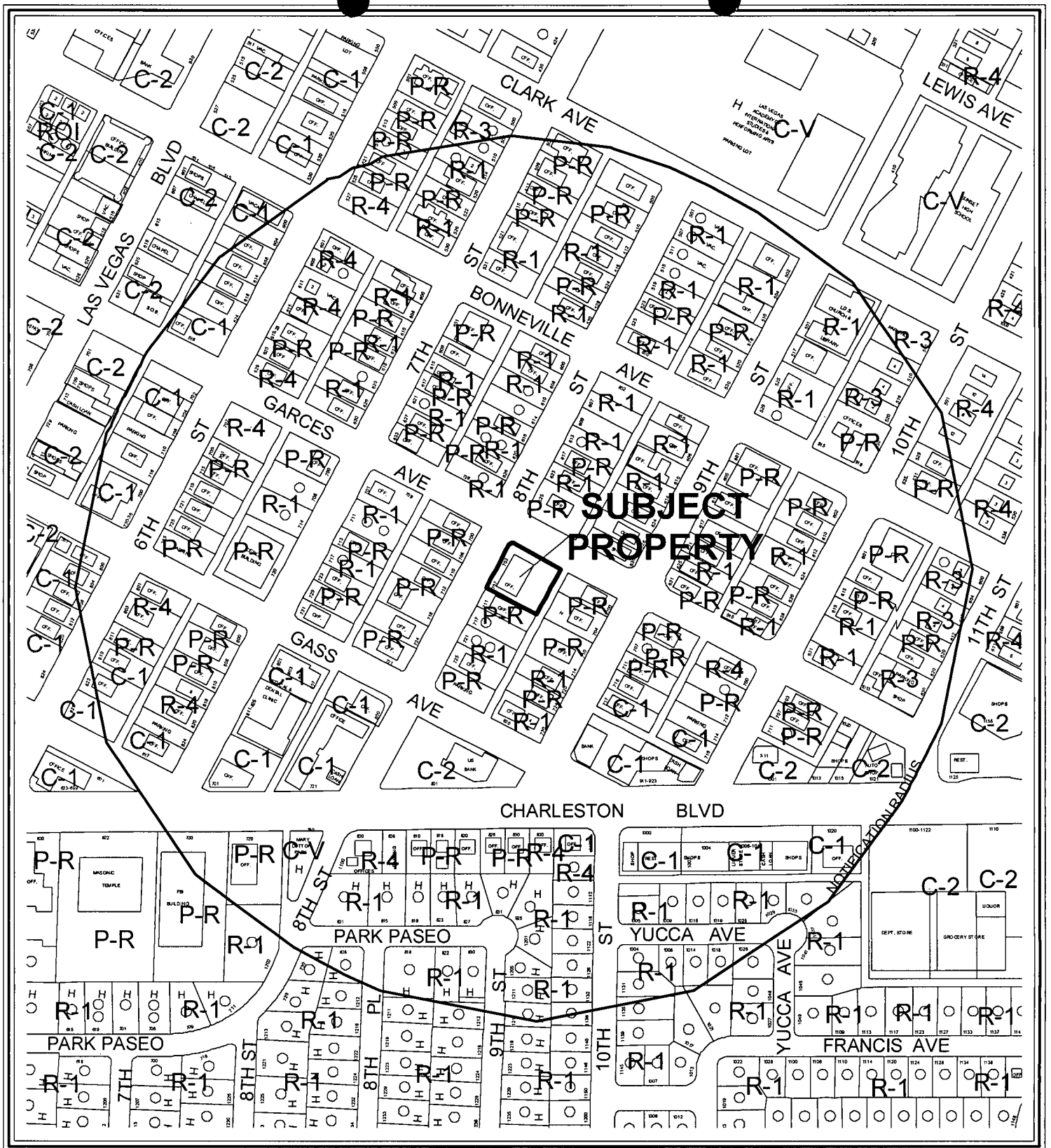
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

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>.



JOHN KORKOSZ, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **VAR-18346**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)



Plans (PMT)



Separator Sheet

THE ABOVE IS AN EXTRACT OF
THE RECORDS OF THE MONTHLY
MEETINGS OF THE BOARD OF
DIRECTORS OF THE
PROPERTY OF THE
CITY OF NEW YORK
FOR THE MONTH OF
JANUARY, 1904.

ARCHITECTS, PC
(702) 876-0668
planning / interior design

GARY GUY WILSON
architectural engineering/site
7225 South Industrial Road, Suite 100
Las Vegas, Nevada 89158

TWO STORY LAW OFFICES
SHELL BUILDING
703 SOUTH EIGHTH STREET
FOR AMESBURY & SCHULTZ, ATTN: DAVID C. AMESBURY
CITY OF LAS VEGAS, NEVADA

ROLL NO.	12180402103
ROLL NAME	G.G. NILESH KUMAR
ROLL MGR	NYM
DOB / CAT	5/5M
COGN	LSM
ROLL CHG	GGN
HH-7/2	
HH-4/3	
HH-5/3	

RS1 FLOOR PLAN

1:2-05

KEYNOTES:

22005 AUTOMATIC ROLL UP ACCESS/ SECURITY GATES
22006 ELEVATOR ACCESS TO 2ND FLOOR
22007 STAIR ACCESS/ EXIT ENCLOSURE

VICINITY MAP SC: N15.

5. $AB = 1' = 20''$

FIRST FLOOR PLAN (PARKING)

100

THE

1998

...the ...

THE UNIVERSITY OF CHICAGO PRESS

...the ...

100

© 2000 by John Wiley & Sons, Inc.

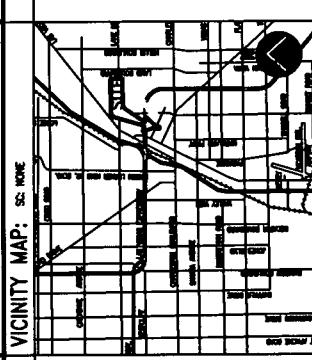
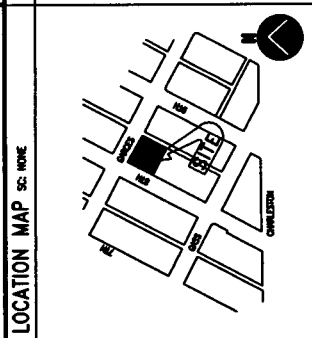
SITE DEMOLITION NOTES:

1. ALL DEMOLISHED BLDG. MATERIAL TO BE REMOVED FROM SITE.
2. NO BURNING OF MATERIALS TO BE ALLOWED ON SITE.
3. CONSTRUCTION UTILITIES COMPANIES TO BE CALLED TO DEMOLISHED BLDG. @ 3'-0" BELOW GRADE.
4. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO DEMOLITION & NEW CONSTRUCTION. A DEMOLITION AND NEW CONSTRUCTION IS TO NOTIFY THE ARCHITECT AND/OR OWNER IMMEDIATELY AND PRIOR TO THE COMMENCEMENT OF ANY WORK.
5. PATCH REPAIR & REFINISH SURFACES AT DEMOLISHED.

NOTE: CONTRACTOR TO PROVIDE AS-BUILT PLANS FOR ALL EXISTING UTILITIES AND DRAINAGE THAT ARE DEMOLISHED DURING CONSTRUCTION FOR OWNER'S RECORDS.

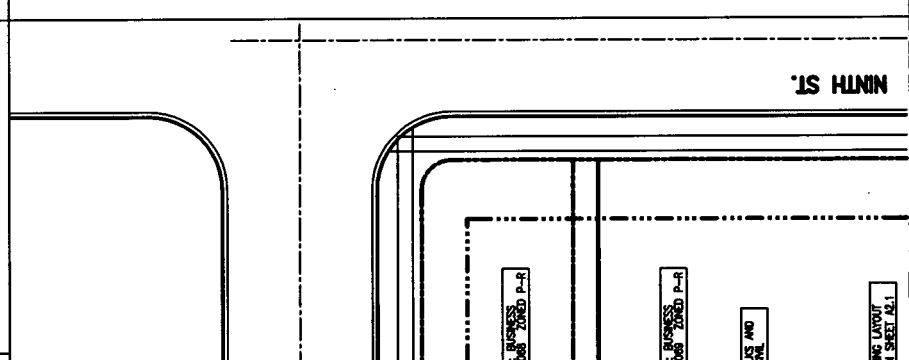
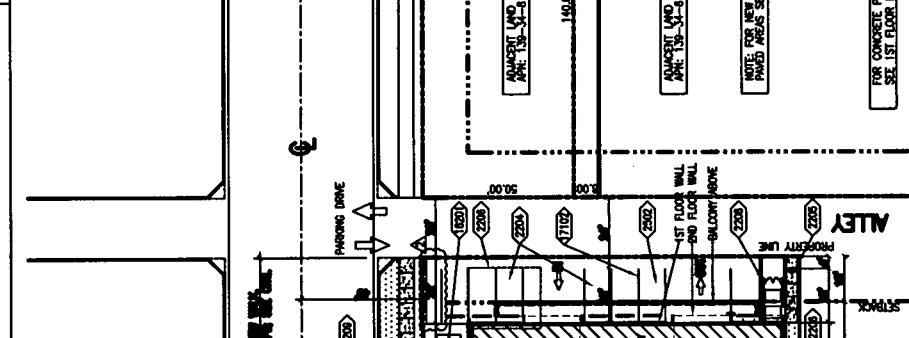
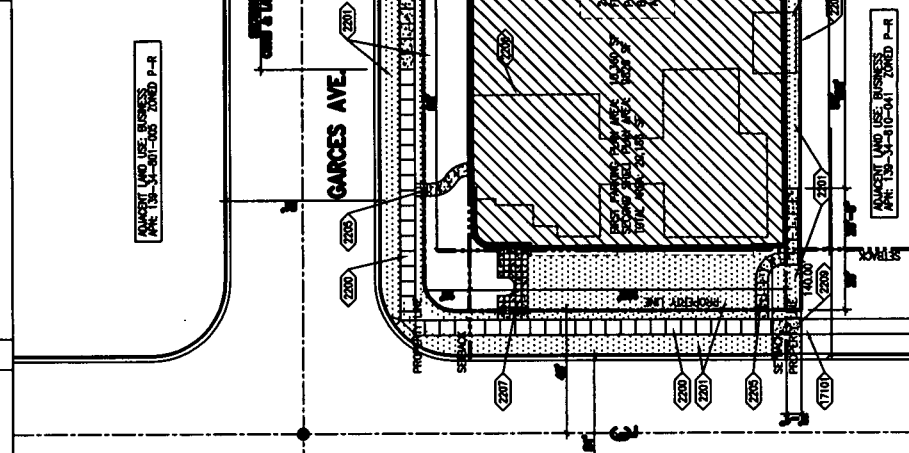
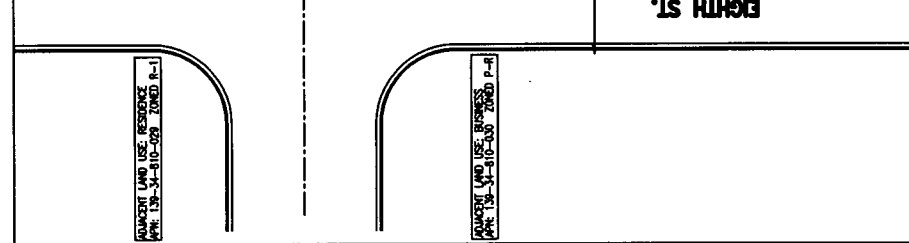
SITE NOTES:

1. ALL BUILDINGS SHALL NOT EXCEED A SLOPE OF 1:20 (5%) & CROSS SLOPE OF 2% MIN.
2. SEE CIVIL DRAWINGS FOR ADDITIONAL ON & OFF-SITE WORK.
3. MAINTAIN EXISTING SLOPE. MAINTAIN EXISTING SLOPE. MAINTAIN EXISTING SLOPE.
4. CONSTRUCTION SHALL MEET ALL REQUIREMENTS OF ADA.



KEYNOTES: THIS SHEET ONLY

- 2200 EXISTING SIDE WALK TO REMAIN
- 2201 NEW LANDSCAPE AREA, SEE LANDSCAPE PLAN
- 2202 NEW SIDE WALK TO BE PROVIDED, SEE DETAIL
- 2203 NEW PARKING AND DRIVEWAY ACCESS TO ADDITIONAL
- 2204 NEW ADA ACCESSIBLE CONCRETE WALK 4'-0" X 10'-0" WALK
- 2205 OUTLINE OF EXISTING STRUCTURE(S) TO BE DEMOLISHED
- 2206 NEW ADA ACCESSIBLE CONCRETE WALK 4'-0" X 10'-0" WALK
- 2207 TO WHIP AROUND EX. TREE W/ MIN. 4'-0" WIDE WALK
- 2208 SCORE PRINTED AS SHOWN
- 2209 THRU ENCLOSURE, SEE SHEET A1.4
- 2210 NEW 5-8 CONC. SIDEWALK SEE CIVIL
- 2211 TYPICAL 9X15 PARKING STALLS, SEE FIRST FLOOR PLAN
- 2212 N/C TRANSFORMER, SEE ELEC., VERIFY EXACT LOCATION
- 2213 EXISTING CURB CUT TO BE REMOVED AND REPLACED, SEE CIVIL
- 2214 NEW A.C. PARKING & PAINTED STOPPING



PROJECT DATA:

CODE ANALYSIS:

1. TYPE OF CONSTRUCTION: 1-8 @ OFFICES
2. OCCUPANT CLASSIFICATION: 5-2 @ OPEN PARKING GARAGE
3. AREA: 10,360 SF
4. HEIGHT: 2'-0"
5. STORES: 2
6. OCCUPANT LOAD: 5750 SF @ 100 SF/P = 57.5 P
7. ETC.: 2
8. FIRE RATINGS: WALLS

10. SPECIAL INSPECTIONS: 6C 2003

11. CODES: 6C 2003

12. FIRE SPRINKLERS: REQUIRED

NOTE: BUILDING SPRINKLERS, EXTERIOR OPENINGS OF 25% OF WALL AREA ALLOWED @ 5'-10" FROM PROPERTY LINE

ZONING ANALYSIS: 1-8 @ OFFICES

CURRENT ZONING: 1-8 @ OFFICES

PROPOSED ZONING: 1-8 @ OFFICES

REMARKS: 1. A WAIVER FOR LOT COVERAGE AND LANDSCAPING ALONG THE SOUTH PROPERTY LINE REQUESTED, AND APPROVED, SEE-401.

SITE: 0.48 ACRES (20188 SF)

2 BLDG ALLOWED = 50% PROPOSED SIZE

REMARKS: 1. A WAIVER FOR LOT COVERAGE AND LANDSCAPING ALONG THE SOUTH PROPERTY LINE REQUESTED, AND APPROVED, SEE-401.

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GARY GUY WILSON ARCHITECTS, P.C.

7025 SOUTH BOSTON STREET
LAS VEGAS, NEVADA 89139
(702) 890-0080

ARCHITECTS, P.C.

TWO STORY LAW OFFICES

7025 SOUTH BOSTON STREET
LAS VEGAS, NEVADA 89139
(702) 890-0080

FOR MEASUREMENT & SURVEY, ATTN: DAVE C. MEASUREMENT

CONTRACTORS:

STRUCTURAL: WRIGHT ENGINEERS

CIVIL: CHALMERS, INC.

ELECT. PROFESSIONAL DESIGN ASSOC.

MECH. PROFESSIONAL DESIGN ASSOC.

PERMITS:

1. PERMIT NO. 1748507-A1.1

2. PERMIT NO. 1748507-A1.2

3. PERMIT NO. 1748507-A1.3

4. PERMIT NO. 1748507-A1.4

5. PERMIT NO. 1748507-A1.5

6. PERMIT NO. 1748507-A1.6

7. PERMIT NO. 1748507-A1.7

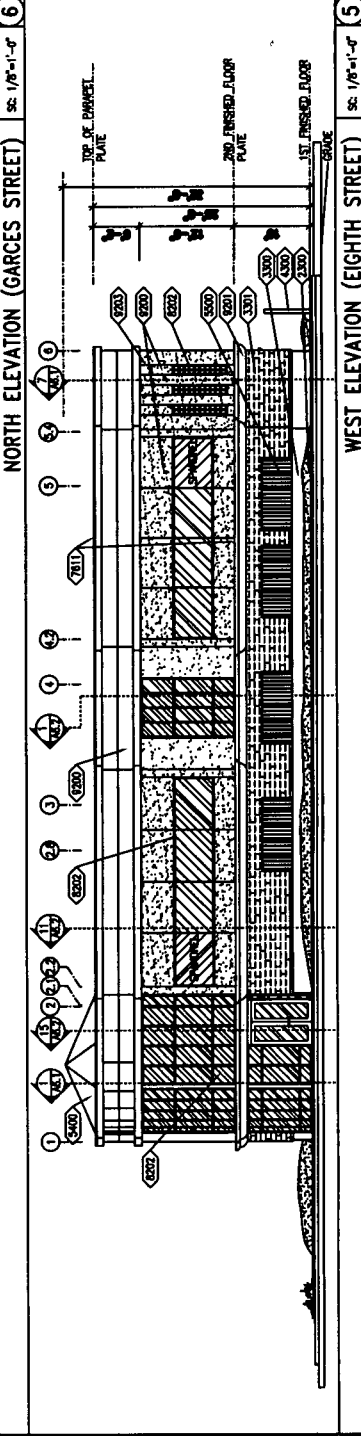
8. PERMIT NO. 1748507-A1.8

9. PERMIT NO. 1748507-A1.9

10. PERMIT NO. 1748507-A1.10



RECEIVED
NOV 28 2006



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. Riekk, Survey (FM, PM, & A's only)
Date: December 8, 2006
Re: **VAR-18346** Amesbury Villegas Trust 703 S. Eight St.
Request for a Parking Variance

COMMENTS:

We support present City Code parking requirements, therefore we cannot support the variance request to allow 32 parking spaces where 33 spaces are the minimum allowed for a proposed office building located at 703 South Eight Street.

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

VAR-18346 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: AMESBURY VILLEGAS TRUST - Request for a Variance TO ALLOW 32 PARKING SPACES WHERE 33 ARE REQUIRED FOR A PROPOSED TWO STORY, 9,805 SQUARE FOOT OFFICE BUILDING on 0.40 acres at 703 South Eighth Street (APN 139-34-810-042), P-R (Professional Office and Parking) Zone, Ward 3 (Reese).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

PLANNING COMMISSION: JANUARY 11, 2007 CITY COUNCIL: FEBRUARY 7, 2007

CASE PLANNER: JOHN KORKOSZ



PUBLIC HEARING

Comments Due: DECEMBER 13, 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 Law Enforcement Issue

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

January 26, 2007

Mr. David Amesbury
Amesbury Villegas Trust
703 South 8th Street
Las Vegas, Nevada 89101

RE: ABEYANCE - VAR-18346 - VARIANCE

Dear Mr. Amesbury:

Please be advised the City Planning Commission at its regular meeting on **February 8, 2007** 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,

John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:dm

cc: Mr. Mark Martino
Gary Wilson Architects
7625 Dean Martin Drive
Las Vegas, Nevada 89139

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



PLANNING & DEVELOPMENT



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Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

December 29, 2006

Mr. David Amesbury
Amesbury Villegas Trust
703 South 8th Street
Las Vegas, Nevada 89101

RE: VAR-18346 - VARIANCE

Dear Mr. Amesbury:

Please be advised the City Planning Commission at its regular meeting on **January 11, 2007** 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,

John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:dm

cc: Mr. Mark Martino
Gary Wilson Architects
7625 Dean Martin Drive
Las Vegas, Nevada 89139

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City Manager
Douglas A. Selby



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

February 9, 2007

Mr. David Amesbury
Amesbury Villegas Trust
703 South 8th Street
Las Vegas, Nevada 89101

RE: ABEYANCE - VAR-18346 - VARIANCE

Dear Mr. Amesbury:

Your request for a Variance TO ALLOW 32 PARKING SPACES WHERE 33 ARE REQUIRED FOR AN APPROVED TWO STORY, 9,805 SQUARE FOOT OFFICE BUILDING on 0.40 acres at 703 South Eighth Street (APN 139-34-810-042), P-R (Professional Office and Parking) Zone, Ward 3 (Reese), was considered by the Planning Commission on February 8, 2007.

The Planning Commission accepted the applicant's request to **WITHDRAW WITHOUT PREJUDICE**.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on **February 9, 2007**.

Sincerely,

John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:dm

cc: Mr. Mark Martino
Gary Wilson Architects
7625 Dean Martin Drive
Las Vegas, Nevada 89139

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
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Steven D. Ross

City Manager
Douglas A. Selby



MEMO 13:

Withdraw Letter

Project Name: 2-Story Law Office

Date: 07DEC06

Project #: 12680427.03

Location: @ 703 South 8th Street, Las Vegas, NV

Page: 1 of 1

Architect Phase #: 06

Type: ☐ Conference ☐ Teleconference ☐ Research Report ☒ Other: Withdraw

Attn: City of Las Vegas, Planning & Development Department

Fax: 702-385-7268

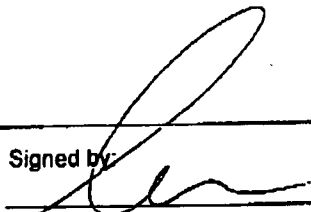
Re: VAR-18346

Please note the following:

On behalf of the Applicant for VAR-18346 we are requesting this parking variance be withdrawn without prejudice from the February 8, 2007 agenda (Held in Abeyance from the January 11, 2007 agenda) and any/all fees reimbursed if possible.

If you have any questions or concerns please call to discuss.

Thank you

Distribution:	Fax:	Date:	Initial:	Signed by:
CLV	385-7268			
				Name: Mark V. Martino
				Title: Project Manager
				Last printed: 17-Jan-07 11:22 AM
				Reviewed By:
☐ Mail	☒ Please reply			☒ Project Files
☒ Fax	☐ No Reply Necessary Unless Exception Taken			☐ H.R.M. Files
☐ Deliver				☐ Account Files
				☐ Other:

Copyright © 2007 GGWStudios V:\2004 Projects\12480407.03 - Two Story Resdesign @ AMESBURY & SCHUTT05 - Memos\Memo13-Withdrawal letter.DOC

architecture/engineering/site GARY GUY WILSON 7625 Dean Martin Drive, Suite #100 professional corporation • certified n.c.a.r.b.	AA	planning/interiors STUDIOS... Las Vegas, NV 89139-5975 702.876.0668 • info@ggwarchitects.com
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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

January 12, 2007

Mr. David Amesbury
Amesbury Villegas Trust
703 South 8th Street
Las Vegas, Nevada 89101

RE: VAR-18346 - VARIANCE

Dear Mr. Amesbury:

Your request for a Variance TO ALLOW 32 PARKING SPACES WHERE 33 ARE REQUIRED FOR AN APPROVED TWO STORY, 9,805 SQUARE FOOT OFFICE BUILDING on 0.40 acres at 703 South Eighth Street (APN 139-34-810-042), P-R (Professional Office and Parking) Zone, Ward 3 (Reese), was considered by the Planning Commission on January 11, 2007.

The Planning Commission voted to hold this item in **ABEYANCE** per applicant's request.

This item is scheduled to be heard again at the **February 8, 2007** Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:dm

cc: Mr. Mark Martino
Gary Wilson Architects
7625 Dean Martin Drive
Las Vegas, Nevada 89139

Mayor
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City Council
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Steven D. Ross

City Manager
Douglas A. Selby



Extraction List



Separator Sheet

913

PARCELS 274

LABELS 239

Report of All Selected ParcelsCase Number: VAR-18346Printed On: Thu: December 7, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
10TH STREET L L C	%R RASMUSSEN 9436 SALT WATER CT LAS VEGAS NV	1393481008
10TH STREET TRUST	%A JIRON 430 S 15TH ST LAS VEGAS NV	1393481012
518 GARCES AVE LTD	631 LAS VEGAS BLVD S LAS VEGAS NV	13934410186
601 BUILDING L L C	601 S 10TH ST LAS VEGAS NV	13934810120
609 SOUTH EIGHT STREET L L C	%M HERRAN 8130 LA MESA BLVD #93 LA MESA CA	13934810049
609 SOUTH EIGHTH STREET L L C	%M VACA 1524 HENDRIX PL #101 CHULA VISTA CA	13934810048
716 SOUTH SIXTH STREET L L C	716 S SIXTH ST LAS VEGAS NV	13934410191
718 PROFESSIONAL BUILDING L L C	718 S 8TH ST LAS VEGAS NV	13934810034
724 S 9TH STREET GROUP L L C	6237 CARMEN BLVD LAS VEGAS NV	13934810072
7-ELEVEN INC	%AV TAX DEPT #0125 P O BOX 711 DALLAS TX	13934813001
A A K P	%M/M A LEAVITT 7151 COOPER RD LAS VEGAS NV	13934810010
A S P TRUST	800 S 7TH ST LAS VEGAS NV	13934410230
A T A J L L C	%J LEAVITT 2570 FLORIDA KEYS DR LAS VEGAS NV	13934810052
ALETO CHRISTINE & JACK	801 PARK PASEO LAS VEGAS NV	16203511021
ALICEA ABDON & ESTHER	808 PARK PASEO ST LAS VEGAS NV	16203515076
AMESBURY VILLEGAS TRUST	9428 GREENHAM CIR LAS VEGAS NV	13934810042
ANDRADE ARTURO & PETRA V	1014 YUCCA AVE LAS VEGAS NV	16203512014
ANGARAN AARON M	815 PARK PASEO LAS VEGAS NV	16203511020
APPLE ROBERT M & MARY M	1405 STRONG DR LAS VEGAS NV	13934810044
ARAUJO ALEXANDRA L	1135 S 10TH ST LAS VEGAS NV	16203512018
ARREOLA JOSE A	1029 YUCCA AVE LAS VEGAS NV	16203512007
AUGUST KATHIE M	707 S 9TH ST LAS VEGAS NV	13934810077
AUSTIN JOE L & NANCY J FAMILY TR	112 N 19TH ST LAS VEGAS NV	13934810086
BAKER LAW OFFICES P C	5536 AMBROSIA STREAM AVE LAS VEGAS NV	13934701006
BANK U S NEVADA	%U S BANK CORPORATE PPTYS 2800 E LAKE ST LAKE0012 MINNEAPOLIS MN	13934812001
BERMAN BRIAN K & KIMBERLY A	1340 MARINA DEL REY CT LAS VEGAS NV	13934810036
BERNAL JOSE	1017 FRANCIS AVE LAS VEGAS NV	16203512023
BEUTH PHILIP S & DAWN R	612 S 10TH ST LAS VEGAS NV	13934810096
BIG DOG PROPERTY	817 S 7TH ST #817 LAS VEGAS NV	13934410238
BIVINS CONST CO INC	618 S 11TH ST LAS VEGAS NV	13934811011
BIVINS CONSTRUCTION CO INC	620 S 11TH ST LAS VEGAS NV	13934811010
BLUESTEP L L C	%S SALZANO 725 S 6TH ST LAS VEGAS NV	13934710056

Report of All Selected Parcels

Case Number: VAR-18346

Printed On: Thu: December 7, 2006

Owner	Address	Parcel Number
BLUESTEP L L C	%S SALZANO 725 S 6TH ST LAS VEGAS NV	13934710054
BLUESTEP L L C	%S SALZANO 725 S 6TH ST LAS VEGAS NV	13934710055
BOXCARS L L C	800 E BONNEVILLE AVE LAS VEGAS NV	13934810051
BRANTLEY STEVE	823 PARK PASEO LAS VEGAS NV	16203511018
BROWN JAMES J & LAURA B	830 E CHARLESTON BLVD LAS VEGAS NV	16203511029
BROWN JAMES J & LAURA B FAM TR	830 E CHARLESTON BLVD LAS VEGAS NV	16203511028
BROWN JAMES J & LAURA B FAM TR	830 E CHARLESTON BLVD LAS VEGAS NV	16203511026
BROWN JAMES J & LAURA B FAM TR	830 E CHARLESTON BLVD LAS VEGAS NV	16203511027
BUSH ROBERT J & MILDRED A LIV TR	7233 RICHMOND HEIGHTS DR LAS VEGAS NV	13934811015
C & M PARTNERSHIP	629 S 6TH ST LAS VEGAS NV	13934410217
CARL PATRICIA K	5375 CITY RD #151 MOUND MN	13934810088
CAROLLA MARY 91 TRUST	517 S 6TH ST LAS VEGAS NV	13934710016
CASINO CENTER PROPERTIES L L C	916 S CASINO CENTER BLVD LAS VEGAS NV	13934810105
CASINO CENTER PROPERTIES L L C	916 S CASINO CENTER BLVD LAS VEGAS NV	13934810075
CASINO CENTER PROPERTIES L L C	916 S CASINO CENTER BLVD LAS VEGAS NV	13934812003
CASINO CENTER PROPERTIES L L C	916 S CASINO CENTER BLVD LAS VEGAS NV	13934810074
CASINO CENTER PROPERTIES L L C	916 S CASINO CENTER BLVD LAS VEGAS NV	13934810104
CASTILLO-CALDERON	1122 S 10TH ST LAS VEGAS NV	16203512086
CAWLEY F KELLY & ALISON	808 S 6TH ST LAS VEGAS NV	13934410196
CERNA YSMAEL C	1212 S 9TH ST LAS VEGAS NV	16203515114
CHARLESTON 7 L L C	%EQUITY GROUP 8367 W FLAMINGO #201 LAS VEGAS NV	13934410245
CHEUNG KIN YAN	3491 MYRTLE AVE LAS VEGAS NV	13934810013
CHURCH L D S PRESIDING BISHOP	%TAX DIVISION 50 E NORTH TEMPLE ST 22ND FLOOR SALT LAKE CITY UT	13934811001
CHURCH L D S PRESIDING BISHOP	%TAX DIVISION 50 E NORTH TEMPLE ST 22ND FLOOR SALT LAKE CITY UT	13934810089
CITY OF LAS VEGAS	400 E STEWART LAS VEGAS NV	16203511030
CIVIL DISPUTE RESOLUTION L L C	624 S 9TH ST LAS VEGAS NV	13934810065
CLARK COUNTY LAW FOUNDATION	725 S 8TH ST LAS VEGAS NV	13934810038
CLARK COUNTY LAW FOUNDATION	725 S 8TH ST LAS VEGAS NV	13934810037
CLARK COUNTY LEGAL SERV PROGRAM	800 S 8TH ST LAS VEGAS NV	13934410244
CLARK STUDIO APARTMENTS L L C	%C FROST P O BOX 2507 MONTEREY CA	13934811006
CLEMENTE JACQUES H	529 S 10TH ST LAS VEGAS NV	13934811007
COLE VERONICA	1205 S 9TH ST LAS VEGAS NV	16203511013

Report of All Selected Parcels

Case Number: VAR-18346

Printed On: Thu: December 7, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
COMER OWEN L JR	3961 W CHARLESTON BLVD LAS VEGAS NV	13934810039
CORTEZ JULIO	1116 S 10TH ST LAS VEGAS NV	16203512087
CRAWFORD DOUGLAS C	602 S 10TH ST LAS VEGAS NV	13934810094
CRIGHTON ALISTAIR & CYNTHIA	611 S 6TH ST LAS VEGAS NV	13934410221
CRISTALLI MICHAEL	9309 CANYON CLASSIC DR LAS VEGAS NV	13934410256
CROSBY DAVID & MARY FAMILY L P	711 S 8TH ST LAS VEGAS NV	13934810041
DEAVER TOMMY F & VICTORIA M	810 E CHARLESTON BLVD LAS VEGAS NV	16203511024
DECKER KELLY G & CHRISTY	623 S 6TH ST LAS VEGAS NV	13934410219
DEER SPRINGS L L C	3317 W CHARLESTON BLVD LAS VEGAS NV	13934810073
DEJESUS SARA	1106 S 10TH ST LAS VEGAS NV	16203512089
DEN EQUITY L L C	616 S 8TH ST LAS VEGAS NV	13934810026
DENNIS MARK ETAL	625 S 10TH ST LAS VEGAS NV	13934810110
DOWN THE ROAD L L C	%L FITZSIMMONS 509 S 7TH ST LAS VEGAS NV	13934710041
DRAPS-AZ L L C	300 E CHARLESTON BLVD #105 LAS VEGAS NV	13934410229
DRAPS-AZ L L C	300 E CHARLESTON BLVD #105 LAS VEGAS NV	13934410210
EBINGER ROBERT M	2512 FULANO WY LAS VEGAS NV	13934410197
ECKER HOWARD LIVING TRUST ETAL	8193 HORSESHOE BEND LN LAS VEGAS NV	13934710019
ELLIS FRANK A III & PATRICIA L	510 S 9TH ST LAS VEGAS NV	13934810057
EMRY DAVID J	6206 W DESERT INN DR #A LAS VEGAS NV	13934810021
ESTRADA LUIS	1019 YUCCA AVE LAS VEGAS NV	16203512005
EVANGELISTA L L C	700 S SEVENTH ST LAS VEGAS NV	13934401005
F & J L L C	850 E BONNEVILLE AVE LAS VEGAS NV	13934810061
FIORINA ANTHONY J & BETTY	2201 RANCHO SIRINGO RD SANTA FE NM	16203512012
FIRST STREET PROPERTIES L L C	916 S CASINO CENTER BLVD LAS VEGAS NV	13934810101
FIRST STREET PROPERTIES L L C	916 S CASINO CENTER BLVD LAS VEGAS NV	13934810102
FIRST STREET PROPERTIES L L C	916 S CASINO CENTER BLVD LAS VEGAS NV	13934810103
FONSECA MARGIE	1033 YUCCA AVE LAS VEGAS NV	16203512008
FOUNTAIN ERNEST M	626 S 9TH ST LAS VEGAS NV	13934810066
GALEOS ROMEO & BLANDINA	1250 OCTOBER OAK AVE LAS VEGAS NV	16203512088
GAMETTE BRAUNDA T	620 S 8TH ST LAS VEGAS NV	13934810027
GARCES & NINTH L L C	701 S 9TH ST LAS VEGAS NV	13934810078
GARCIA EVA CHARTERED	501 S 7TH ST LAS VEGAS NV	13934710040

Report of All Selected Parcels

Case Number: VAR-18346

Printed On: Thu: December 7, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
GARDNER ADA TRUST	728 GARCES AVE LAS VEGAS NV	13934810029
GIUNTA ROBERT & LORI REV TR AGMT	881 SHIRLEY LN BOULDER CITY NV	13934310070
GOLDBERG AUBREY & JOANNE A ETAL	%GREENMAN GOLDBERG RABY ETC 601 S 9TH ST LAS VEGAS NV	13934810118
GOLDBERG AUBREY & JOANNE A ETAL	601 S 9TH ST LAS VEGAS NV	13934810119
GRAVES JOHN J JR	601 S 6TH ST LAS VEGAS NV	13934410222
GRAVES JOHN J JR	601 S 6TH ST LAS VEGAS NV	13934310072
GROOVER R DAVID REVOCABLE LIV TR	3116 PORTSIDE DR LAS VEGAS NV	13934810011
HAFEN GREGORY & S 1989 LIV TR	525 S 9TH ST LAS VEGAS NV	13934810087
HARDY DEAN A & ILANA KLYM ETAL	610 S 9TH LAS VEGAS NV	13934810064
HARDY DEAN A & ILANA KLYM ETAL	610 S 9TH ST LAS VEGAS NV	13934810063
HARMON ASSOCIATES LTD	4455 S PECOS RD LAS VEGAS NV	16203511023
HARMON HARLEY E INS CO	800 E CHARLESTON BLVD LAS VEGAS NV	16203511022
HASTINGS MARTIN D	630 S 7TH ST LAS VEGAS NV	13934810091
HASTINGS MARTIN D	630 S 7TH ST LAS VEGAS NV	13934410225
HASTINGS MARTIN D & ANGELA M	630 S 7TH ST LAS VEGAS NV	13934410224
HEWITT RAYMOND	1736 E CHARLESTON #180 LAS VEGAS NV	16203515078
HICKS ANGUS W & DAGMAR ETAL	2265 MOHAWK ST LAS VEGAS NV	13934810055
HINDS PATRICIA J	3 STARBROOK DR HENDERSON NV	13934810022
HOLMES LESTER & KATHELEEN TRUST	614 S 8TH ST LAS VEGAS NV	13934810025
HOWARD JOHN HALL JR	810 S 7TH ST LAS VEGAS NV	13934410232
HWANG BEN M TRUST	1195 PINE BLUFF DR PASADENA CA	13934811016
INMAN HOWARD L & CONNIE J REV TR	1025 HOWARD DR LAS VEGAS NV	13934810023
J B I Z HOLDINGS L L C	626 S 10TH ST LAS VEGAS NV	13934810098
J D A & CO	5395 S POLARIS AVE LAS VEGAS NV	16203513002
J D A & CO	5395 S POLARIS AVE LAS VEGAS NV	16203513001
J D A & CO	5395 S POLARIS AVE LAS VEGAS NV	16203512001
JACKSON WILLIAM W	3800 EL PORTAL AVE LAS VEGAS NV	13934410243
JOCSON RUBEN & ANASTACIA	1015 YUCCA AVE LAS VEGAS NV	16203512004
JORDAN THOMAS	4600 PORTUGUESE LN FALLON NV	13934813003
JORGINA L P	%K GRAVES 1216 S 17TH ST LAS VEGAS NV	13934811012
JORGINA L P	%K GRAVES 1216 S 17TH ST LAS VEGAS NV	13934811013
JOSEPHS FAMILY L P	5395 S POLARIS AVE LAS VEGAS NV	16203513003

Report of All Selected Parcels

Case Number: VAR-18346

Printed On: Thu: December 7, 2006

Owner	Address	Parcel Number
JULIP M INC	%P GOLDSTEIN 609 S 7TH ST LAS VEGAS NV	13934810015
KALUZNA-WSOLEK MARIE T	930 S 9TH ST LAS VEGAS NV	13934810067
KAY LANE S & SUSAN B	8804 LUSSO CT LAS VEGAS NV	13934410206
KEEGAN ULLA & CATHERINE	1025 YUCCA AVE LAS VEGAS NV	16203512013
KEEGAN ULLA & CATHERINE	1025 YUCCA AVE LAS VEGAS NV	16203512006
KEENE JENNIFER REID & JARRET D	1215 9TH ST LAS VEGAS NV	16203515098
KELLEHER JOHN & CHRISTINE ETAL	%D INGERSOLL 801 S 7TH ST LAS VEGAS NV	13934410239
KELLY CHARLES E	706 S 8TH LAS VEGAS NV	13934810031
KENNY CRAIG P	723 S 7TH ST LAS VEGAS NV	13934810035
KENNY CRAIG P	723 S 7TH ST LAS VEGAS NV	13934410242
KENNY CRAIG P	723 S 7TH ST LAS VEGAS NV	13934810006
KENYON L P	617 HOOVER AVE LAS VEGAS NV	13934410235
KENYON L P	617 HOOVER AVE LAS VEGAS NV	13934410236
KENYON L P	617 HOOVER LAS VEGAS NV	13934410234
KIM WONSON & HAESOCK	2101 S WATSON ST LA HABRA CA	13934810092
KIM WONSON & HAESOOK	2101 S WATSON ST LA HABRA CA	13934810093
KNAFF PROPERTIES MGT L L C	7335 EDNA LAS VEGAS NV	13934810068
KOCH JAN PAUL TRUST	5328 TOPAZ ST LAS VEGAS NV	13934810033
KOCH-MERSCH L L C	%H KOCH 701 S 7TH ST LAS VEGAS NV	13934801006
KRIEGER FAMILY TRUST	621 S 7TH ST LAS VEGAS NV	13934810012
L S H	%O GROSSMAN 800 S 6TH ST LAS VEGAS NV	13934410194
LAMANNA MICHELE A & SARAH A	547 GRIFFITH AVE LAS VEGAS NV	13934810090
LANDISH JOSHUA M LAW OFFICES LTD	818 E CHARLESTON BLVD LAS VEGAS NV	16203511025
LANG GARY D	6449 CELESTE AVE LAS VEGAS NV	13934410241
LAYTON DONALD R & COLEEN ETAL	606 S 9TH ST LAS VEGAS NV	13934810060
LAYTON LAYTON & TOBLER L L P	606 S 9TH ST LAS VEGAS NV	13934810062
LEWIS MELVIN JR	1201 S 9TH ST LAS VEGAS NV	16203511014
LIGUORI STEVEN	818 PARK PASEO LAS VEGAS NV	16203515077
LORENZO DANIEL M & GRACE FAM TR	5831 REBECCA RD LAS VEGAS NV	13934410233
LUCHERINI ROBERT G	518 S 9TH ST LAS VEGAS NV	13934810058
LYONS KEITH M JR	1307 BASINBROOK DR NO LAS VEGAS NV	13934710046
M & P M L L C	32 CONGRESSIONAL CT LAS VEGAS NV	13934810095

Report of All Selected Parcels

Case Number: VAR-18346

Printed On: Thu: December 7, 2006

Owner	Address	Parcel Number
MARLLC	6465 W SAHARA #200 LAS VEGAS NV	13934410204
MARLLC	6465 W SAHARA #200 LAS VEGAS NV	13934410205
MHL FAMILY LP	%M LEAVITT 6704 W COSTA BRAVA RD LAS VEGAS NV	16203512090
MM & K TRUST	624 S 10TH ST LAS VEGAS NV	13934810097
MANRIQUEZ GABRIEL	717 S 8TH ST LAS VEGAS NV	13934810040
MARSH GREG W	3465 W MAULE AVE LAS VEGAS NV	13934410240
MARSHALL ROBERT E	625 S 8TH ST LAS VEGAS NV	13934801005
MASTRANGELO REVOCABLE LIVING TR	5705 AVENIDA SILLA LAS VEGAS NV	13934410207
MAX TOO LLC	6285 10TH ST LAS VEGAS NV	13934810099
MAZZARELLA EVE	408 S 7TH ST LAS VEGAS NV	13934710043
MAZZARELLA EVE	408 S 7TH ST LAS VEGAS NV	13934710044
MAZZARELLA EVE	408 S 7TH ST LAS VEGAS NV	13934810018
MAZZARELLA EVE	408 S 7TH ST LAS VEGAS NV	13934710042
MCMAHAN FAMILY 1999 LIVING TRUST	1589 TRAVOIS CIR LAS VEGAS NV	13934810028
MCRIMMON S ARCHIE JR	1817 S EASTERN AVE LAS VEGAS NV	13934810019
MEEK RICHARD F & RAMONA J	613 S 8TH ST LAS VEGAS NV	13934810122
MILES MARLENE & CATHRINE	1200 S 8TH ST LAS VEGAS NV	16203501006
MILLS LAND HOLDINGS LLC	502 S NINTH ST LAS VEGAS NV	13934710057
MOMOT JOHN J JR REVOCABLE FAM TR	520 S 4TH ST #300 LAS VEGAS NV	13934410216
MUELLER CRAIG A	808 S 7TH ST LAS VEGAS NV	13934410231
MURPHY MERLIN T	6057 PATMOS WY OCEAN HILLS CA	13934410187
NAPOLITANI TRUST	9429 GARNET CROWN AVE LAS VEGAS NV	13934810003
NAVARRO ROGER R	1005 E YUCCA AVE LAS VEGAS NV	16203512002
NOMAWA PROPERTIES LLC	528 S 8TH ST LAS VEGAS NV	13934810020
NORDEEN JON E	P O BOX 13236 PHOENIX AZ	16203514012
OROZCO EDELMIRA	1009 YUCCA AVE LAS VEGAS NV	16203512003
P & M LLC	32 CONGRESSIONAL CT LAS VEGAS NV	13934410212
PAC HOLDINGS LLC	%P MANNING/C HALL/A SALISBURY 617 S 8TH ST #A LAS VEGAS NV	13934810045
PEL ENTERPRISES LLC	2900 MASON AVE LAS VEGAS NV	13934813002
PEL ENTERPRISES LLC	2900 MASON AVE LAS VEGAS NV	13934810106
PAIR-A-DICE HOLDINGS LLC	711 S 9TH ST LAS VEGAS NV	13934810076
PAYNE CARY COLT 1992 TRUST AGMT	700 S 8TH ST LAS VEGAS NV	13934810030

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Printed On: Thu: December 7, 2006

Owner	Address	Parcel Number
PECCOLE ROBERT N ETAL	8981 W SAHARA #120 LAS VEGAS NV	13934710017
PECCOLE ROBERT N ETAL	8981 W SAHARA #120 LAS VEGAS NV	13934710018
PECCOLE WILLIAM P & ROBERTA	1021 FRANCIS AVE LAS VEGAS NV	16203512024
PHILIPS SPALLAS & ANGSTADT L L P	504 S 9TH ST LAS VEGAS NV	13934810056
PIAZZA CARL F & ASSOCIATES LTD	710 S 9TH ST LAS VEGAS NV	13934810070
PIGGY 23 L L C	625 S 6TH ST LAS VEGAS NV	13934410218
PLANE REALTY CORP	%M DEMITRIEUS 2919 BEL AIR DR LAS VEGAS NV	13934310069
POLLURI VIJAYA	11512 BOHEMIAN FOREST AVE LAS VEGAS NV	13934810032
PORTER BURDELL & INA TRUST	819 PARK PASEO ST LAS VEGAS NV	16203511019
POWELL JANETTE W	730 PARK PASEO LAS VEGAS NV	16203515038
QUITORIO NIDA & BUDDY N	5640 SILVER BEAK WY LAS VEGAS NV	13934810054
R F HOLDINGS L L C	55 S VALLE VERDE DR #235-124 HENDERSON NV	13934410223
RASMUSSEN RICHARD J	621 S 10TH ST LAS VEGAS NV	13934810111
REBUILDING TOGETHER CHRISTMAS	611 S NINTH ST LAS VEGAS NV	13934810083
REYES SUSANA LIV TR #530640803	2106 INVERNESS DR HENDERSON NV	13934710045
ROBINS ALICE WONG	P O BOX 9934 GLENDALE CA	16203511017
ROBINS IAN	P O BOX 9904 GLENDALE CA	16203511016
ROCKE EDELMIRA O	1008 YUCCA AVE LAS VEGAS NV	16203512015
ROJAS EUSEBIO & ANTONIA	1132 S 10TH ST LAS VEGAS NV	16203512084
ROJAS LUIS	%STEIN & ROJAS 520 S 4TH ST LAS VEGAS NV	13934810050
ROUSE FAMILY PROPERTIES L L C	523 S 8TH ST LAS VEGAS NV	13934810053
S V S PROPERTIES LTD L L C	4431 S EASTERN AVE #2 LAS VEGAS NV	16203501003
S W DESERT PROPERTIES L L C	%H SIDER P O BOX 230280 LAS VEGAS NV	13934410190
S W DESERT PROPERTIES L L C	%H SIDER P O BOX 230280 LAS VEGAS NV	13934410189
SCHNEIDER FAMILY TRUST	2820 DARBY FALLS DR LAS VEGAS NV	13934810071
SCHUFF FAMILY TRUST 2001	2245 VIA DIEGUEROS ALPINE CA	13934810100
SCOW STEVEN R & MARY BETH	326 MEDIO CT HENDERSON NV	13934810004
SEGERBLOM RICHARD S & SHARON	704 S 9TH ST LAS VEGAS NV	13934810069
SEVENTH STREET L L C	2812 BOTTICELLI DR HENDERSON NV	13934710023
SEVENTH STREET TRUST	430 S 15TH ST LAS VEGAS NV	13934410228
SEVENTH STREET TRUST	%AJ REALTY 430 S 15TH ST LAS VEGAS NV	13934410227
SHAFFER JARED E SEPARATE PPTY TR	%HORIZON PPTY S 904 S VALLEY VIEW LAS VEGAS NV	13934410211

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
SHANER CHERYL J	8208 W CAMERO AVE LAS VEGAS NV	139344410188
SHANER JEFFREY IAN	715 S 6TH ST LAS VEGAS NV	139344410215
SHANER JEFFREY IAN	715 S 6TH ST LAS VEGAS NV	139344410214
SHANER JEFFREY IAN	715 S 6TH ST LAS VEGAS NV	139344410213
SHAPIRO LEONARD	4955 S DECATUR BLVD LAS VEGAS NV	16203513004
SHROUT CHARLES H	1136 S 10TH ST LAS VEGAS NV	16203512083
SHUFFIELD JACQUELINE FAMILY TR	7485 ULLOM DR LAS VEGAS NV	13934810007
SILVER STATE CAPITAL L L C	631 S 10TH ST LAS VEGAS NV	13934810109
SIXTH STREET TRUST	%A JIRON 430 S 15TH ST RD LAS VEGAS NV	139344410184
SKUPA WILLIAM S & SHARRON R	600 S 7TH ST LAS VEGAS NV	13934810001
SMITH FAMILY HOME	%J STEWART 1746 MANDEVILLE LN LOS ANGELES CA	139344410185
SORENSEN R PAUL	513 S 6TH ST LAS VEGAS NV	13934710015
SORRELLS CHARLES J	1000 E GARCES LAS VEGAS NV	13934810107
SORRELLS CHARLES J	1000 E GARCES AVE LAS VEGAS NV	13934810108
SOUSA MANUEL & CHRISTINE	736 FOURTH ST HERMOSA BEACH CA	13934810116
SPANN STEVEN C	830 PARK PASEO DR LAS VEGAS NV	16203515113
STEWART RONALD S	608 S 7TH ST LAS VEGAS NV	13934810002
STUPP CLAYTON C	1004 YUCCA AVE LAS VEGAS NV	16203512016
TABATABAI OMID	701 E CHARLESTON BLVD LAS VEGAS NV	139344410237
TEITEL SUSAN M	10067 STAMPEDE CANYON CT LAS VEGAS NV	13934810005
TERRY WILLIAM B	4564 S PECOS LAS VEGAS NV	13934710020
TERRY WILLIAM B	4564 S PECOS LAS VEGAS NV	13934710021
THIRIOT 1977 TR	621 S 9TH ST LAS VEGAS NV	13934810081
THIRIOT 1977 TRUST	621 S 9TH ST LAS VEGAS NV	13934810082
THOMAS FAMILY TRUST	262 W MESCALERO RD ROSWELL NM	13934810014
TOWANDA L L C	801 S SIXTH ST LAS VEGAS NV	139344410209
TRACHTMAN GEORGE G	520 S 9TH ST LAS VEGAS NV	13934810059
TYLER PROPERTIES L C	239 E PARK RISE WY SANDY UT	13934813004
VANDERWERKEN PAUL W & LESLIE H	522 S 7TH ST LAS VEGAS NV	13934710022
VELOIRA AMADO R JR	1126 S 10TH ST LAS VEGAS NV	16203512085
VILLANUEVA JUAN M & MARIA E	1131 S 10TH ST LAS VEGAS NV	16203512017
VILT JAMES JOSEPH JR & KIMBERLY	1211 8TH PL LAS VEGAS NV	16203515097

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
WALKER FRED R TRUST	610 S 8TH ST LAS VEGAS NV	13934810024
WALSH PETER & MARTHA	925 PARK PASEO LAS VEGAS NV	16203511015
WATKINS JOHN G & BARBARA A	6217 LORILLE LN LAS VEGAS NV	13934410195
WAWERNA JOHN	608 S 6TH ST LAS VEGAS NV	13934310071
WAWERNA JOHN C	614 S 6TH ST LAS VEGAS NV	13934410183
WAYWARD PROPERTIES INC	514 S 7TH ST LAS VEGAS NV	13934710024
WEINSTEIN RICHARD	%AMER FIDELITY INC 1211 S 9TH ST LAS VEGAS NV	16203511012
WESTERN FUNDING INCORPORATED	P O BOX 94858 LAS VEGAS NV	16203501004
WHITE FAMILY TRUST	1608 S 6TH ST LAS VEGAS NV	13934710025
WHITE FAMILY TRUST	1608 S 6TH ST LAS VEGAS NV	13934710026
WHITE FAMILY TRUST	1608 S 6TH ST LAS VEGAS NV	13934410220
WHITT PERRY B & ARMINTA TRS	2701 BRYANT AVE LAS VEGAS NV	13934811014
WINCAR HOLDINGS L L C	510 S 8TH ST LAS VEGAS NV	13934710047
WOLFSON STEVEN B & JACALYN GLASS	601 S 7TH ST LAS VEGAS NV	13934801001
YANG LENNY	6770 GRANDVIEW RIDGE AVE LAS VEGAS NV	13934811009
YORGOS FAMILY TRUST	%J BLUT 300 S 4TH ST #701 LAS VEGAS NV	13934810080
YORGOS FAMILY TRUST	%J BLUT 300 S 4TH ST #701 LAS VEGAS NV	13934810079
YOUNGBLOOD STEPHANIE J	1905 CALLE DE VEGA LAS VEGAS NV	13934410208

APN Map

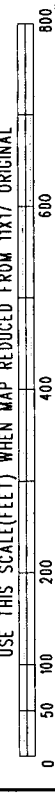


Separator Sheet

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.



MAP LEGEND

AVERAGE
OA VALUE
35

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

PARCEL BOUNDARY	001	PARCEL NUMBER
SUBD BOUNDARY	1.00	ACREAGE
ROAD EASEMENT	202	PARCEL SUB/SEQ NUMBER
PW/LD BOUNDARY	PB 25-45	PLAT RECORDING NUMBER
NON-PARCEL LOT LINE	5	BLOCK NUMBER
MATCH LINE / LEADER LINE	5	LOT NUMBER
ROAD ID NUMBER	GL5	GOV. LOT NUMBER

T20S R61E	34	S 2 SE 4	139-34-8
R60E R61E R62E	6 5 4 3 2 1	8 4 4 8 4	
T19S T20S T21S	125 124 123	5 1 5 1	
	138 139 140	6 2 6 2	
	163 162 161	7 3 7 3	
		8 4 8 4	
		5 1 5 1	

Scale: 1"=200'

Rev: 09/26/06



VAR-18346
01/11/07 PCAX DIST 203

Deed



Separator Sheet

21
State of Nevada
Declaration of Value

20010820
01191

1. Assessor Parcel Number(s)

- a) 139-34-810-042
b)
c)
d)

FOR RECORDERS USE ONLY

Documentation Reviewed by: _____
Type of Documentation: _____
Assessor's Tag: _____
Recording Deputy: _____

2. Type of Property:

- | | |
|------------------|--------------------|
| a) Vacant Land | b) Single Fam. Res |
| c) Condo/Townhse | d) 2-4 Plex |
| e) Apt. Bldg. | f) x Comm'l/Ind'l |
| g) Agricultural | h) Mobile Home |
| i) Other | |

3. Total Value/Sales Price of Property:

Deduct Assumed Liens and/or Encumbrances \$ 770,000.00
(Recording information on assumed amounts: Book/Instrument #: , ,)

4. Transfer Tax Value per NRS 375.010, Section 2:

\$ 770,000.00
Real Property Transfer Tax Due: \$ 1,925.00

IF EXEMPTION CLAIMED:

- a. Transfer Tax Exemption, per NRS 375.090, Section: /NAC 375, Section:
b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: %

The undersigned Seller (Grantor) / Buyer (Grantee), declare(s) and acknowledge(s) 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, 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 1/2 % per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

Seller Signature: _____
Print Name: CHARLES E. THOMPSON, TRUSTEE
Address: 1245 Strong Drive
City: Las Vegas, NV
State: 89107
Telephone (optional):
Capacity:

BUYER (GRANTEE) INFORMATION

Buyer Signature: _____
Print Name: _____
Address: _____
City: _____
State: _____
Telephone (optional):
Capacity:

Company Requesting Recording

Company Name: Lawyers Title of Nevada, Inc.

Escrow Number: 01041366 J1

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

1191

VAR-18346
01/11/07 PC

APR 1994-810-042

20010820
01191

Recording Requested by:
Lawyers Title of Nevada, Inc.
Record No. 01041366JT
MAIL TAX STATEMENT TO AND
After Recording, mail to:
DAVID CLYDE AMESBURY
9428 Greenham Circle
Las Vegas NV 89117

Affix R.P.T.T. \$ 1925.00

GRANT, BARGAIN, SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
CHARLES E. THOMPSON AS TRUSTEE OF THE "CHARLES E. THOMPSON 1989 TRUST" dated 19 October
1989

do(es) hereby Grant, Bargain, Sell and Convey to

DAVID CLYDE AMESBURY AND VICTORIA ALANO VILLEGAS, TRUSTEES OF THE AMESBURY VILLEGAS
TRUST DATED FEBRUARY 7, 2001

the following described real property situate in the
County of Clark State of Nevada:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A":

SUBJECT TO:

1. Taxes for the fiscal year 2000-01.
2. Rights of way, reservations, restrictions, easements and conditions of record.

Together with all tenements, hereditaments and appurtenances thereto belonging or
appertaining, and the reversion and reversions, remainder and remainders, rents, issues
profits thereof.

Witness this 9th day of July, 2001.

Charles E. Thompson
CHARLES E. THOMPSON, TRUSTEE

STATE OF NEVADA,)
COUNTY OF CLARK) ss

On July 10, 2001 personally
appeared before me, a Notary Public,
Charles E. Thompson

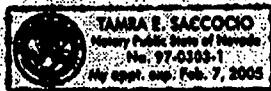
personally known (or proved) to me to
be the person whose name is subscribed
to the above instrument who acknowledged
that he executed the instrument.

Signature

(Notary Public)

Notarial Seal

This area provided for Recordors' Use



20010820
01191

EXHIBIT "A"

LEGAL DESCRIPTION

Lots One (1), Two (2), Three (3), Four (4) and Five (5) in Block Fourteen (14) of WARDIE ADDITION to Las Vegas, as shown by map thereof on file in Book 1 of Flats, Page 13, in the Office of the County Recorder of Clark County, Nevada.

EXCEPTING THEREFROM THE FOLLOWING:

That portion of Lot One (1) in Block Fourteen (14) of WARDIE ADDITION, described as follows:

A triangular parcel of land bounded on the Northeast by the Northeasterly line of Lot One (1) in Block Fourteen (14) of said WARDIE ADDITION; on the Northwest by the Northwesterly line of Lot One (1) in Block Fourteen (14) of said WARDIE ADDITION; and on the South by the arc of a circle concave Southerly, having a radius of TEN (10.00) feet and being tangent to the Northeasterly line of said Lot One (1) and to the Northwesterly line of said Lot One (1), as granted to the City of Las Vegas by Grant Deed recorded January 12, 1987 in Book 870112 as Document No. 00481, Official Records of Clark County, Nevada.

ASSESSOR'S COPY

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:

LAWYERS TITLE OF NEVADA
08-28-2001 13:47 DHG
OFFICIAL RECORDS
BOOK 20010820 INST 01191

FEE: 8.00 RPTD: 1,925.00

SOFI



Separator Sheet

Legal Description



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-18346 APN: 139.34.810.042

Name of Property Owner: AMESBURY VILLEGAS TRUST

Name of Applicant: DAVID C. AMESBURY

Name of Representative: GARY GUY WILSON ARCHITECTS

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:

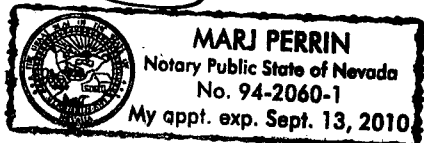
Print Name:

David C. Amesbury

Subscribed and sworn before me

This 28th day of November, 2006

Notary Public in and for said County and State



Justification Letter



JUSTIFICATION LETTER

Separator Sheet

MEMO 11:

Project Name: 2-Story Law Office SDR

Date: 28NOV06

Project #: 12680427.03

Location: @ 703 South 8th Street, Las Vegas, NV

Page: 1 of 1

Architect Phase #: 06

Type: ☐ Conference ☐ Teleconference ☐ Research Report ☒ Other:

Justification Letter:

Mr. David C. Amesbury requests a Waiver to a previously submitted Site Development Plan Review (SDR-6260) for the property located at 703 South 8th Street for the following reasons:

1. Mr. Amesbury wishes to expand the law offices currently located at this address by constructing a new building on the site. The Existing single story building will be demolished for a new 2-story professional office building. Parking will be located on the ground floor with one story of office space above. Access to parking will be from the existing alley way to the east and to the professional offices above utilizing stair and elevator access along the west facade.
2. The original SDR-6260 indicated that thirty-three (33) parking stalls were required for this project and that thirty-three (33) would be provided.

During the course of building plans check, one stall was eliminated due to design issues required for building life safety and by trash removal preferences. Trash was originally going to be stored within the garage below and transported to the alleyway by the owners. The current design indicates a trash enclosure to Republic Services standards located at the Alleyway, thus eliminating one parking stall. Due to the small lot and tight parking we would like to request a waiver for one required parking stall.

Required parking is thirty-three stalls and this project would have thirty-two parking stalls and one five foot wide motorcycle stall for this project.

VAR-18346
01/11/07 PC

Distribution:	Fax:	Date:	Initial:	Signed by:
City of Las Vegas				
				Name: Mark V. Martino
				Title: Project Manager
				Last printed: 28-Nov-06 11:12 AM
				Reviewed By:
☐ Mail	☐ Please reply			☒ Project Files ☐ H.R.M. Files
☐ Fax	☒ No Reply Necessary Unless Exception Taken			☐ Account Files ☐ Other:
☒ Deliver				

Copyright © 2006 GGWStudios V:\2004 Projects\12480407.03 - Two Story Resdesign @ AMESBURY & SCHUTT\05 - Memos\Memo11-2-story Justification Letter Waiver.DOC

architecture / engineering / site
GARY GUY WILSON
7625 S. Industrial Rd., #100, Las Vegas, NV 89139
professional corp./certified n.c.a.r.b.

planning / interior design
STUDIOS...
(702) 876-0668

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: WAIVER FOR PARKING (1 STALL)
 Project Address (Location) 703 S. 8TH
 Project Name TWO STORY LAW OFFICES Proposed Use PROF. OFFICE
 Assessor's Parcel #(s) 139.34.810.042 Ward # 5
 General Plan: existing MXU proposed MXU Zoning: existing P-R proposed P-R
 Commercial Square Footage 9805 Floor Area Ratio 569
 Gross Acres .4 Lots/Units 1 Density 1 UNIT/ACRE
 Additional Information GROUND FLOOR PARKING & BLDG. ACCESS @ 12,544SF

PROPERTY OWNER AMESBURY VILLEGAS TRUST Contact DAVID AMESBURY
 Address 703 S. 8TH ST. Phone: 385.5570 Fax: 385.4234
 City LAS VEGAS State NV Zip 89101

APPLICANT DAVID AMESBURY Contact DAVID AMESBURY
 Address 703 S. 8TH ST. Phone: 385.5570 Fax: 385.4234
 City LAS VEGAS State NV Zip 89101

REPRESENTATIVE GARY WILSON ARCHITECTS Contact MARK V. MARTINO
 Address 7625 DEAN MARTIN DR. Phone: 876.6668 Fax: 876.3493
 City LAS VEGAS State NV Zip 89139

Property Owner Signature*

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

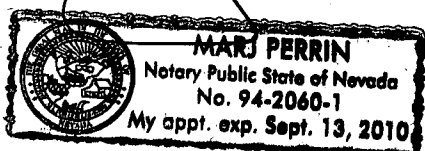
Print Name David S. Amesbury

Subscribed and sworn before me

This 28th day of November, 2006

May Perrin

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>VAR-18346</u>
Meeting Date:	<u>11/10/07</u>
Total Fee:	<u>600.00</u>
Date Received:	<u>11/28/06</u>
Received By:	<u>RL</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
NOV 28 2006

Hansen Sheet



Separator Sheet

Report Date 11/28/2006 02:54 PM

Submitted By

Page 1

A/P # 18346 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	11/28/2006 13:41	984062	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

VAR-18346 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: AMESBURY VILLEGAS TRUST - Request for a Variance TO ALLOW 32 PARKING SPACES WHERE 33 ARE REQUIRED FOR A PROPOSED TWO STORY, 9,805 SQUARE FOOT OFFICE BUILDING on 0.40 acres at 703 South Eighth Street (APN 139-34-810-042), P-R (Professional Office and Parking) Zone, Ward 5 (Weekly).

Parent A/P #

Project #	18346	Project/Phase Name	TWO STORY LAW OFFICES	Phase #	
Size/Area	0.40 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13934810042

Location

Owner/Tenant

Contact ID	AC159455	Name	AMESBURY VILLEGAS TRUST	Organization	AMESBURY DAVID CLYDE TRS ETAL
Mailing Address	703 SOUTH 8TH STREET			State/Province	NV
City	LAS VEGAS			Country	☐ Foreign
ZIP/PC	89101			Evening Phone	
Day Phone	(702)385-5570 x			Mobile #	
Fax					

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

703 S 8TH ST
LAS VEGAS, 89101-

707 S 8TH ST
LAS VEGAS, 89101-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13934810042

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**VAR Application****Report Date** 11/28/2006 02:54 PM**Submitted By**

Page 2

Applicants/Contacts

Primary N **Capacity** OTHER **Contact ID** AC878090 ☐ **Foreign**
Effective **Expire**
Name GARY WILSON ARCHITECTS
Day Phone (702)876-0668 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (702)876-3493 **Mobile** **Profession**
E-Mail
Address 7625 S INDUSTRIAL RD
STE# 100
LAS VEGAS, NV 89139
Seasonal Addr

Valid From **To**
Comments
mARK v. mARTINO 876-3493

Primary Y **Capacity** OWNER **Contact ID** AC159455 ☐ **Foreign**
Effective **Expire**
Name AMESBURY VILLEGAS TRUST
Day Phone (702)385-5570 x **Eve Phone** **Organization** AMESBURY DAVID CLYDE TRS ETAL
Pager **PIN #** **Position**
Fax **Mobile** **Profession**
E-Mail
Address 703 SOUTH 8TH STREET
LAS VEGAS, NV 89101
Seasonal Addr

Valid From **To**
Comments
No Comments

Contractors

No Contractors

Check Conditions	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Condition	Supervisor Required	Comments				

No Conditions

VARIANCE

N **Parent Project link required?** **Final City Council letter received**
Y **Will this go to the City Council?** **Annotated minutes received**
Is there a condition of approval for a Required Review?
If yes, when does it need to be reviewed?

Meeting Information

Meeting Information	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Add Date	Modified By			
Comments		Modified Date			
Added By					

01/11/2007	PC	SCHEDULED	0	0	0
RLEVRANT	11/28/2006	RLEVRANT	11/28/2006		

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**VAR Application****Report Date** 11/28/2006 02:54 PM**Submitted By**

Page 3

Meeting Information

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

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	Description	Entered By	Start	Stop	Hours
Action					
Comments					

PAYMNT	CK NAME,# WHO PICKED UP PERMIT	983657	11/28/2006 14:13		0.00
	Gary Guy Wilson ck 1598 / Mark Martino / 876-0668				

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*

VAR-18346 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: AMESBURY VILLEGAS TRUST - Request for a Variance TO ALLOW 32 PARKING SPACES WHERE 33 ARE REQUIRED FOR A PROPOSED TWO STORY, 9,805 SQUARE FOOT OFFICE BUILDING on 0.40 acres at 703 South Eighth Street (APN 139-34-810-042), P-R (Professional Office and Parking) Zone, Ward 3 (Reese).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

PLANNING COMMISSION: **JANUARY 11, 2007** CITY COUNCIL: **FEBRUARY 7, 2007**

CASE PLANNER: **JOHN KORKOSZ**



PUBLIC HEARING

Comments Due: **DECEMBER 13, 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:

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

VAR-18346

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
*SID (DPW)	T. McDANIEL	4 th 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>**

VARIANCE
11/28/2006

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: January 11, 2007

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:

VAR-18346

18b The Las Vegas Arts District NA

Beverly Green NA

Church-Noblitt NA

Crestwood NA

Cultural Corridor Coalition

Downtown Business Operators Council

Downtown Central Development Committee
(DCDC)

East Las Vegas Community Development Corp.

Francisco Park NA

Fremont Street Experience

Gateway District Association

Hillside Heights NA

Huntridge Park NA

John S. Park NA

Orleans Square NA

Southridge NA

West Circle NA

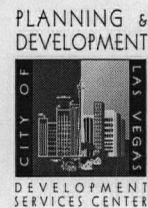
Affidavit of Sign Posting



Separator Sheet



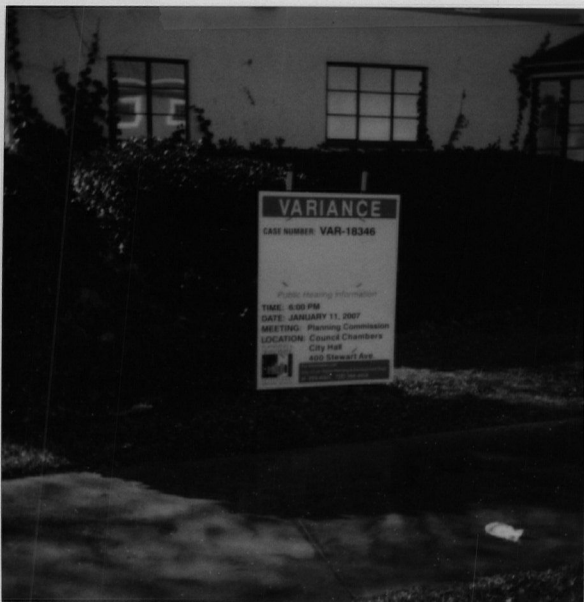
**CITY OF LAS VEGAS
SIGN POSTING AFFIDAVIT**



CASE NUMBER: VAR-18346

MEETING DATE: 01/11/07 PC

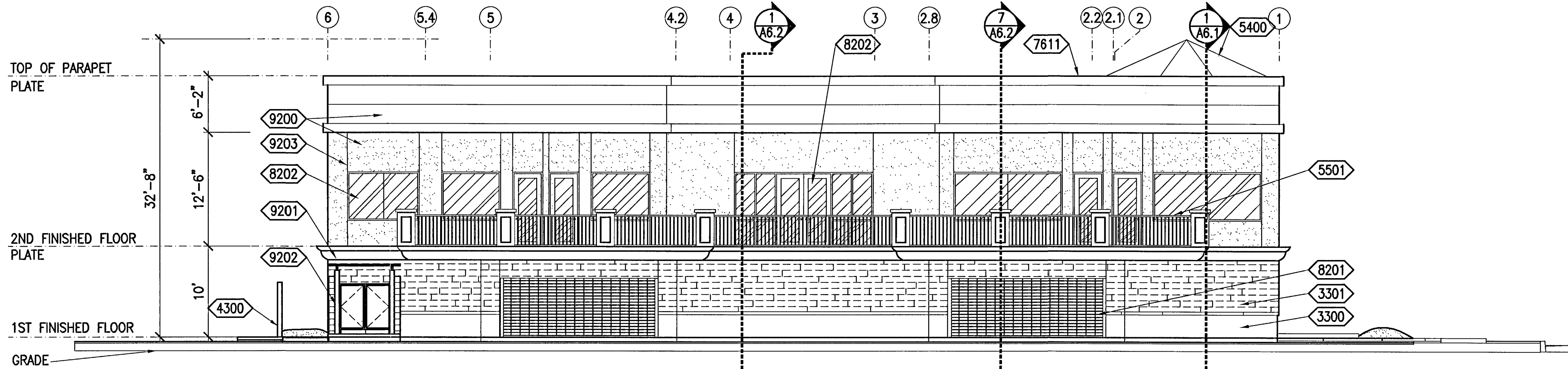
Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first



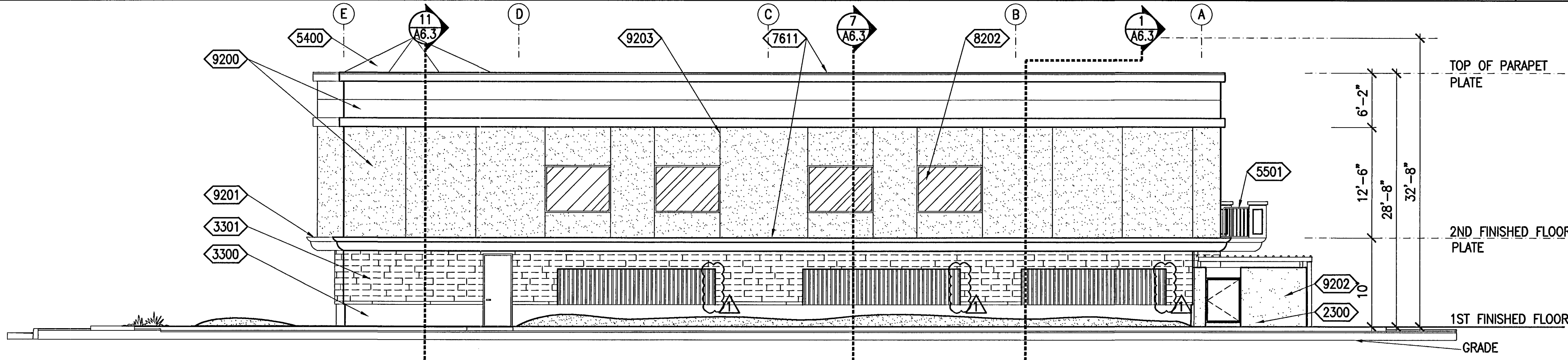
Signature

12-30-06
Date

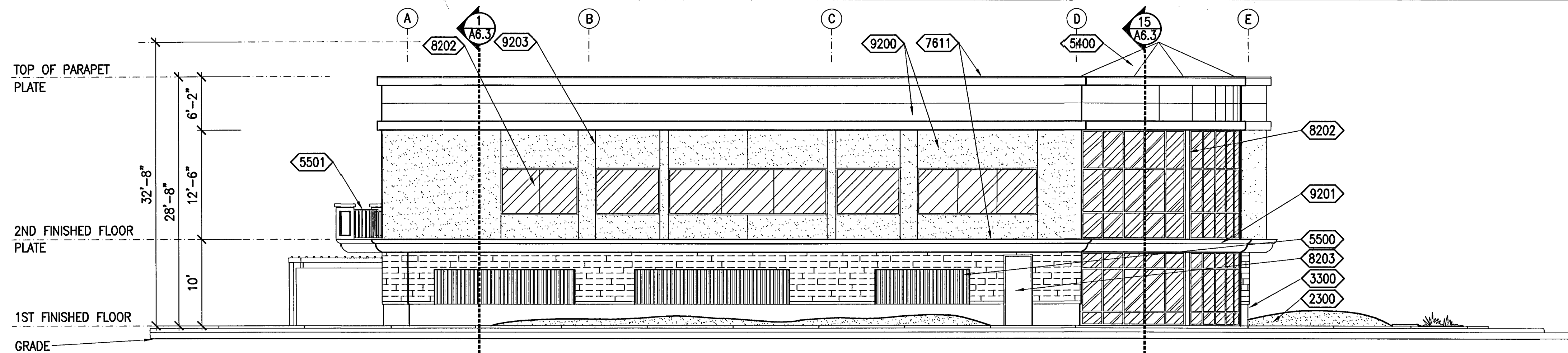
This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission, Hearings Officer or City Council.



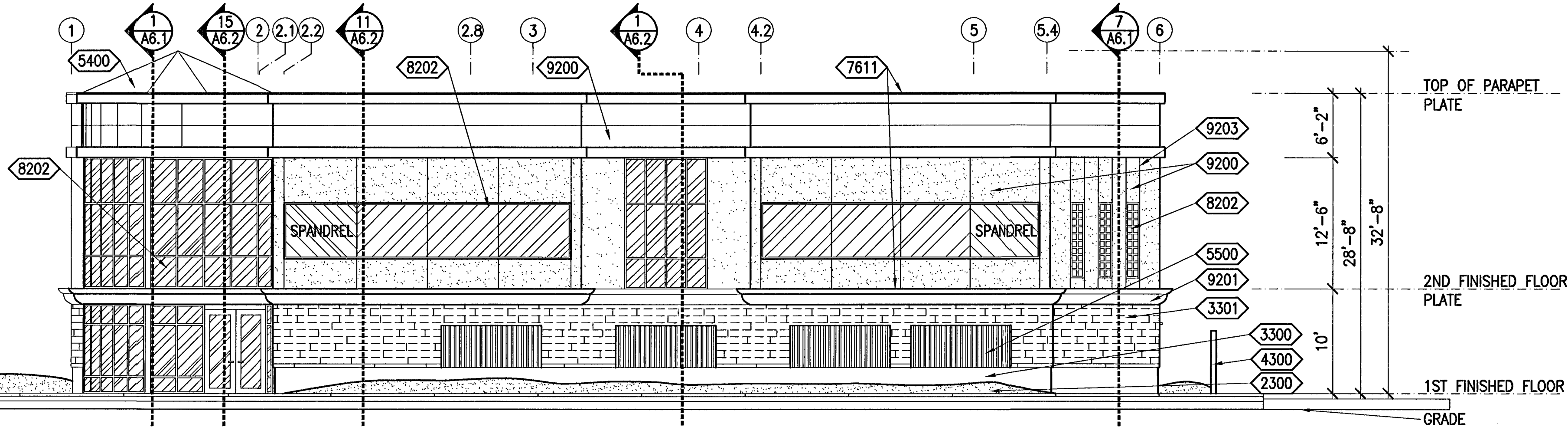
EAST ELEVATION (ALLEY) SC: 1/8"=1'-0" 8



SOUTH ELEVATION SC: 1/8"=1'-0" 7



NORTH ELEVATION (GARCES STREET) SC: 1/8"=1'-0" 6



WEST ELEVATION (EIGHTH STREET) SC: 1/8"=1'-0" 5

- KEYNOTES: THIS SHEET ONLY
- 2300 LANDSCAPING BERM, SEE SITE PLAN & CIVIL DRAWINGS.
 - 3300 CONCRETE WALL PAINTED (COLOR: TIMBER TRAIL) (SACK SMOOTH FINISH)
 - 3301 STONE VENEER FINISH (COLOR: NATURAL BLEND)
 - 4300 6'-0" HIGH PERIMETER WALL, SEE SITE PLAN.
 - 5400 DECORATIVE METAL ROOF STRUCTURE BY SIGN COMPANY, SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL.
 - 5500 DECORATIVE WROUGHT IRON SECURITY BARS, PAINTED
 - 5501 DECORATIVE BALCONY G.I. RAIL W/STUCCOED PILASTERS, SEE DETAIL
 - 7611 24 G.A. G.I. CAP/PARAPET FLASHING.
 - 8201 AUTOMATIC OVERHEAD METAL ROLL UP SECURITY DOOR
 - 8202 ALUMINUM STOREFRONT SYSTEM, SEE SCHEDULES.
 - 8203 EXTERIOR DOOR, SEE SCHEDULES.
 - 9200 STUCCO FINISH, PAINTED (COLORS: ENCHILADA & NATURAL ECHO)
 - 9201 DECORATIVE STUCCO BUILD-OUT, PAINTED. (COLOR: NEW PENNY)
 - 9202 TRASH ENCLOSURE WITH STUCCO FINISH AND PAINTED METAL GATES, SEE SITE PLAN.
 - 9203 STUCCO CONTROL JOINT, KEENE #15.

- NOTES:
- ALL EXTERIOR SIGNAGE TO BE PROVIDED BY OTHERS. PROVIDE J-BOXES IN PARAPETS FOR FUTURE SIGNAGE.
 - ALL EXPOSED STUCCO CORNERS TO HAVE RIGHT ANGLE STUCCO CORNER BEADS.
 - ALSO SEE SECTIONS, SCHEDULES AND M, P & E SHEETS FOR ADDITIONAL INFORMATION.
 - MECHANICAL EQUIPMENT TO BE LOCATED ON ROOF & SCREENED FROM VIEW.
 - ALL EXPOSED MATERIALS TO BE PRE-FINISHED OR PAINTED IN FIELD. MULTIPLE COLORS TO BE AS SELECTED BY ARCHITECT.

THIS DRAWING IS AN INSTRUMENT OF SERVICE BETWEEN THE ARCHITECT AND HIS CLIENT, BUT REMAINS THE PROPERTY OF THE ARCHITECT.

ALL RIGHTS RESERVED 2005

architecture/engineering/site
GARY GUY WILSON
7625 South Dean Martin Road, Suite #100
Las Vegas, Nevada 89139
(702) 876-0668
professional corp. / certified n.c.e.b.

CONSULTANTS:
CIVIL: CIVILWORKS, INC
STRUCTL: WRIGHT ENGINEERS
ELEC: PROFESSIONAL DESIGN ASSOC.
MECH: PROFESSIONAL DESIGN ASSOC.

TWO STORY LAW OFFICES
SHELL BUILDING & TENANT IMPROVEMENTS
703 SOUTH EIGHTH STREET
FOR: AMESBURY & SCHUTT, ATTN: DAVID C. AMESBURY
CITY OF LAS VEGAS, NEVADA

PROJ.NO.	12480407.03
PROJ.ARCH	G.G.WILSON, AIA
PROJ.MGR	MVM
JOB CAPT	TKI
TECH'N	LSM/JMW
ARCH.CHK	GGW
PH-2/3	06JUN05
PH-4	28JUL05
PH-5	11SEP05

REVISIONS
PLN CHK 22MAR06

PRINTS REQUIRE ARCHITECT'S SEAL & SIGN FOR PROOF OF VALIDITY

EXTERIOR ELEVATIONS

SHT. NO. **A3.1**

VAR-18346
01/11/07 PC



SC: $1/8"=1'-0"$	5
------------------	---

FIRST FLOOR PLAN



1. ALL INTERIOR PARTITIONS TO RECEIVE FULL THICK BATT INSULATION.
2. ALL PARTITIONS TO EXTEND TO 6" ABOVE FINISHED CEILING, UNLESS NOTED OTHERWISE (U.N.O.).
3. ALL DIMENSIONS ARE SHOWN TO THE FACE OF CONC., CMU, OR STUD U.N.O.
4. TYP. MINIMUM DIMENSION @ HINGE SIDE DOOR JAMBS IS 3" U.N.O.
5. TYP. WALL TO BE TYPE 5 U.N.O.

REVISIONS

PRINTS REQUIRE ARCHITECT'S SEAL & SIGN. FOR PROOF OF VALIDITY

PRINTS REQUIRE ARCHITECT'S SEAL
& SIGN. FOR PROOF OF VALIDITY

SITE DEMOLITION NOTES:

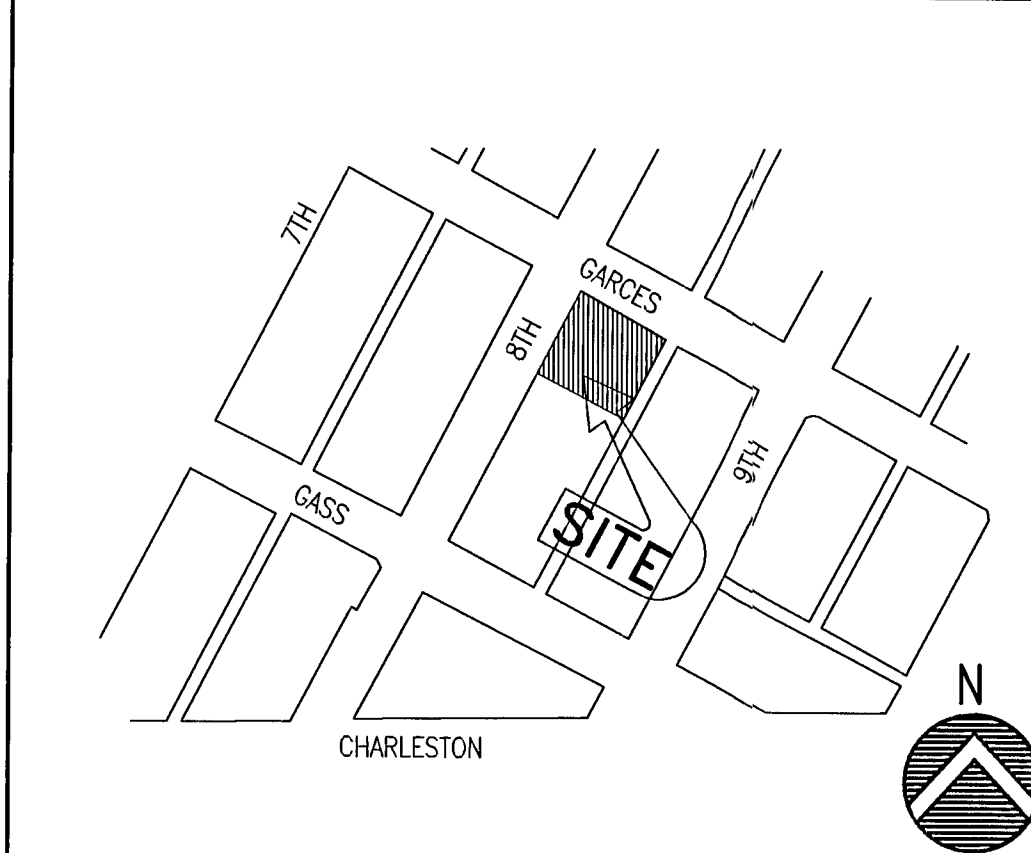
- ALL DEMOLISHED BLDG. MATERIAL TO BE REMOVED FROM SITE
- NO BURNING OF MATERIALS TO BE ALLOWED ON SITE.
- CONTRACTOR TO COORDINATE UTILITY REMOVAL WITH ASSOCIATED UTILITY COMPANIES & OWNER. CAP ALL UTIL. TO DEMOLISHED BLDG. @ 3'-0" BELOW GRADE.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO DEMOLITION & NEW CONSTRUCTION. IF A CONFLICT EXISTS IN FIELD, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT AND/OR OWNER IMMEDIATELY AND PRIOR TO THE COMMENCEMENT OF ANY WORK.
- PATCH REPAIR & REFINISH SURFACES AT DEMOLISHED AND NEW CONSTRUCTION THROUGHOUT

NOTE: CONTRACTOR TO PROVIDE AS-BUILT PLANS DOCUMENTING/LISTING ALL PLUMBING FIXTURES AND DRAINS THAT ARE DEMOLISHED DURING CONSTRUCTION FOR OWNERS RECORDS

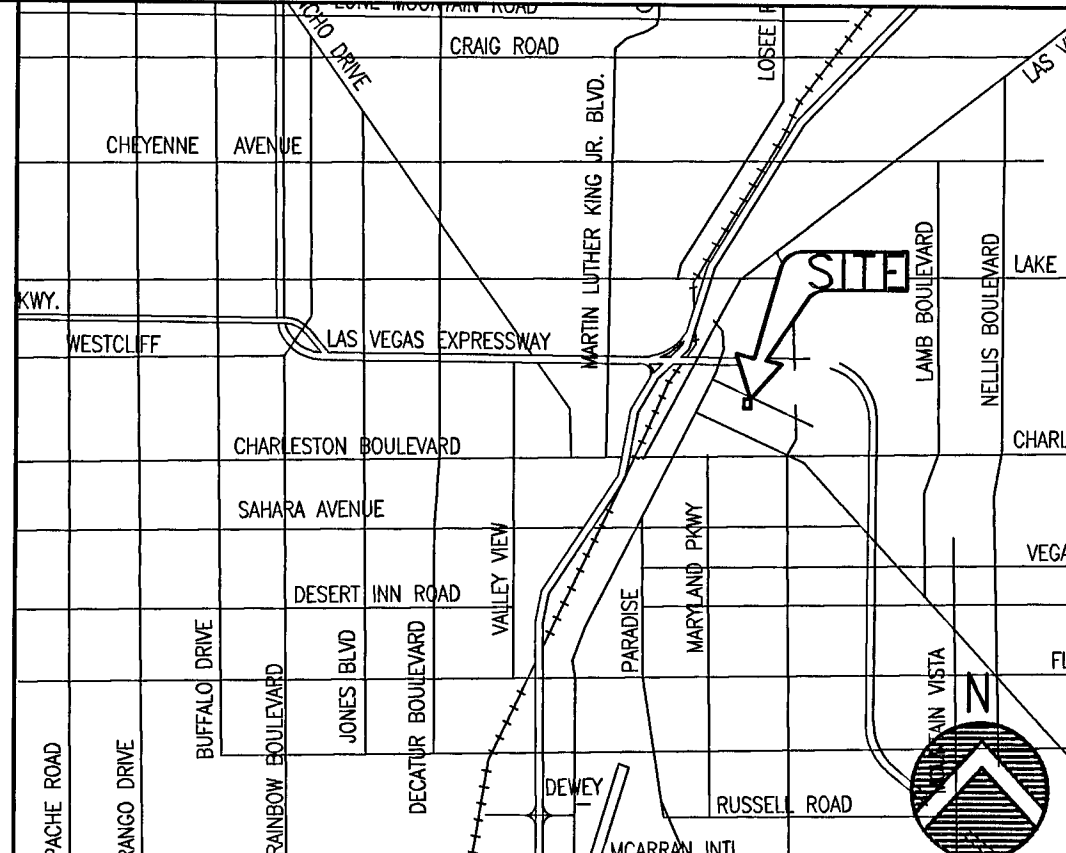
SITE NOTES:

- ALL WALKWAYS SHALL NOT EXCEED A SLOPE OF 1:20 (5%) & CROSS SLOPE OF 2% U.N.O.
- SEE CIVIL DRAWINGS FOR ADDITIONAL ON & OFF-SITE WORK. CONFIRM SITE W/CIVIL FOR DIMENSIONS AND BEARINGS
- MARKED HDGP. CROSSING(S) SHALL NOT EXCEED A 5% RUNNING SLOPE AND A 2% CROSS SLOPE.
- CONSTRUCTION MUST MEET ALL REQUIREMENTS OF ADA GUIDELINES AND CURRENT I.B.C.

LOCATION MAP SC: NONE



VICINITY MAP: SC: NONE



KEYNOTES: THIS SHEET ONLY

- 2200 EXISTING SIDE WALK TO REMAIN
- 2201 NEW LANDSCAPE AREA, SEE LANDSCAPE PLAN.
- 2203 NEW CMU WALL TO BE PROVIDED, SEE DETAIL 12 A1.3
- 2204 NEW PARKING AND DRIVING ACCESS TO ADDITIONAL PARKING UNDER 2ND FLOOR
- 2205 NEW ADA ACCESSIBLE CONCRETE WALK, 4"x4'-0" W. A1.4
- 2206 OUTLINE OF EXISTING STRUCTURE(S) TO BE DEMOLISHED
- 2207 NEW ADA ACCESSIBLE CONCRETE WALK 4" X 10' W WALK TO WRAP AROUND EX. TREE W/ MIN. 4'-0" WIDE WALK; SCORE PATTERN AS SHOWN
- 2208 TRASH ENCLOSURE, SEE SHEET A1.4
- 2209 NEW 5-6 CONC SIDEWALK SEE CIVIL
- 2502 TYPICAL 9X18 PARKING STALLS, SEE FIRST FLOOR PLAN.
- 16201 NPC TRANSFORMER, SEE ELEC., VERIFY EXACT LOCATION
- 17101 EXISTING CURB CUT TO BE REMOVED AND REPLACED, SEE CIVIL
- 17102 NEW A.C. PAVING & PAINTED STRIPING

PROJECT DATA:

- CODE ANALYSIS:**
1. TYPE OF CONSTRUCTION: CITY OF LAS VEGAS, NEVADA
I-B @ OPEN PARKING;
V-B @ OFFICES
2. OCCUPANCY CLASSIFICATION: S-2 @ OPEN PARKING GARAGE
B @ OFFICES
3. AREA:
ACTUAL AREA UNDER S-2: 10,360 SF
BASIC ALLOWABLE S-2 AREA: UNLIMITED
ACTUAL AREA UNDER B: 9,826 SF
BASIC ALLOWABLE B AREA: 9,000 SF
PERIMETER OF BLDG: 403 FT
PART FRONTING YARD >30 FT: 306 FT
AREA INCREASE ALLOWABLE: (306/403-0.25)9000
DUE TO FRONTAGE: SF =4583 SF
TOTAL B AREA ALLOWABLE: 9000+4583=13,583 SF
9826 SF < 13583 SF; THEREFORE, ACTUAL ALLOWABLE
4. HEIGHT: ACTUAL 34'-0"
ALLOWABLE 35'-0"
5. STORIES: ACTUAL 2 STORIES
ALLOWABLE 2 STORIES
6. OCCUPANT LOAD:
OFFICE AREA: 8750 SF @ 100 SF/P =88 P
CONF. AND BREAK RM AREA: 1069 SF @ 15 SF/P = 72 P
SUBTOTAL--UPPER FLOOR: 160 OCCUPANTS
PARKING GARAGE AREA: 10360 SF @ 200 SF/P = 52 P
TOTAL OCCUPANT LOAD: 10360 SF @ 200 SF/P = 212
7. EXITS: REQUIRED: 2
PROVIDED: 2
8. FIRE RATINGS, WALLS
- | | I-B/V-B | B |
|--------------------|---------|------|
| STRUCTURAL FRAME | 2 | 0 HR |
| EXT. BEARING WALLS | 2 | 0 HR |
| INT. BEARING WALLS | 2 | 0 HR |
| NON BEARING WALLS | 0 | 0 HR |
9. FIRE SEPARATION: REQUIRED 2 HR BTWN B & S-2 W/ SPRINKLERS
10. SPECIAL INSPECTIONS: PER CODE
11. CODES: IBC 2003
12. FIRE SPRINKLERS: REQUIRED
NOTE: BUILDING SPRINKLERED; EXTERIOR OPENINGS OF 25% OF WALL AREA ALLOWED @ 5'-10" FROM PROPERTY LINE

- ZONING ANALYSIS:**
- CURRENT ZONING: PR
PROPOSED ZONING: PR
CURRENT GENERAL PLAN: MXU
PROPOSED GENERAL PLAN: MXU
REMARKS: 1. A WAIVER FOR LOT COVERAGE AND LANDSCAPING ALONG THE SOUTH PROPERTY LINE REQUESTED, AND APPROVED. SDR-6260.
- SITE:**
GROSS AREA: 0.46 ACRES (20186 SF)
% BLDG ALLOWED = 50% PROVIDED 56%
BUILDING SETBACKS:
FRONT 20'
INTERIOR SIDE 5'
REAR 15'
CORNER SIDE 15'
- PARKING SETBACKS:**
FRONT 0'
INTERIOR SIDE 15'
REAR 0'
CORNER SIDE 0'
- PARKING:**
REQUIRED: 1 STALLS/300 SF 33 STALLS
TOTAL PARKING PROVIDED 32 STD & 1 MOTORCYCLE
HDGP. PKG. REQUIRED 2 STALLS
HDGP. PKG. PROVIDED 2 STALLS
LOADING REQUIRED 0 STALLS
LOADING PROVIDED 0 STALLS
A.P.N. 139-34-810-042

THIS DRAWING IS AN INSTRUMENT OF SERVICE BETWEEN THE ARCHITECT AND HIS CLIENT, BUT REMAINS THE PROPERTY OF THE ARCHITECT.
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2005

planning/interior design
ARCHITECTS,PC
7625 South Dean Martin Road, Suite#100
Las Vegas, Nevada 89139
(702)876-0688
Professional Corp. / certified n.c.o.r.b.

CONSULTANTS:
CIVIL: CIVILWORKS, INC
STRUCTL: WRIGHT ENGINEERS
ELEC: PROFESSIONAL DESIGN ASSOC.
MECH: PROFESSIONAL DESIGN ASSOC.

TWO STORY LAW OFFICES
SHELL BUILDING & TENANT IMPROVEMENTS
@: 703 SOUTH EIGHTH STREET
FOR: AMESBURY & SCHUTT, ATTN DAVID C. AMESBURY
CITY OF LAS VEGAS, NEVADA

PROJ.NO.	12480407.03
PROJ.ARCH	G.G.WILSON, AIA
PROJ.MGR	MVM
JOB CAPT	TKI
TECH'N	CRP/ JMW
ARCH.CHK	GGW
PH-2/3	06JUN05
PH-4	28JUL05
PH-5	11SEP05

REVISIONS	
PLN CHK 22MAR06	
PLN CHK 18APR06	

PRINTS REQUIRE ARCHITECT'S SEAL & SIGN FOR PROOF OF VALIDITY

VAR-18846
01/11/07 PC

SHT.NO. **A1.2**

ADJACENT LAND USE: RESIDENCE
APN: 139-34-810-029 ZONED R-1

ADJACENT LAND USE: BUSINESS
APN: 139-34-801-005 ZONED P-R

ADJACENT LAND USE: BUSINESS
APN: 139-34-810-030 ZONED P-R

ADJACENT LAND USE: BUSINESS
APN: 139-34-810-068 ZONED P-R

ADJACENT LAND USE: BUSINESS
APN: 139-34-810-069 ZONED P-R

NOTE: FOR NEW WALKS AND PAVED AREAS SEE CIVIL

FOR CONCRETE PARKING LAYOUT SEE 1ST FLOOR PLAN SHEET A2.1

ADJACENT LAND USE: BUSINESS
APN: 139-34-810-041 ZONED P-R

EIGHTH ST.

NINTH ST.



SITE PLAN

SC: 1" = 20'-0"

5

SITE PLAN / PROJ. DATA

VAR-18846 stamped PC 02/08/07 WITHDRAWN
NOV 28 2006