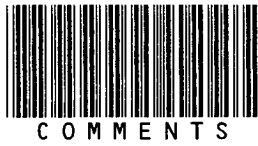


Comments



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 *BAA*
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: October 18, 2006
Re: **SDR-17298** Republic Services of Southern Nevada N side of Sahara Avenue, E of 6th Street
Request for a Site Development Plan Review for a parking lot

CONDITIONS OF APPROVAL:

1. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

MEMORANDUM

City of Las Vegas Planning & Development Department

To: Land Development
From: Steve Gebeke
Phone: (702) 229-5410 **Fax:** (702) 385-7268
CC: Land Development Civil Plan Ref. # 22401
Date: 07/30/07 2nd Review
Re: Republic Services Sahara Parking Lot

The Planning Department has reviewed the aforementioned plans and has the following comments:

1. Revise the "Bumper Block Location Detail" on sheet D-1 to depict the minimum 2'-0" separation required from a landscape area, per Title 19.10.010
2. Revise Sections A-C to depict the required landscape areas, as indicated.
3. Civil plan redlines must be returned with mylars for planning signature.

NOTE: Please be aware that it is the applicant's responsibility to ensure that all plans submitted for permits; including, civil improvement plans, building permit submittals and final maps, must be identical in terms of site design.

MEMORANDUM

City of Las Vegas Planning & Development Department

To: Land Development
From: Steve Gebeke
Phone: (702) 229-5410 **Fax:** (702) 385-7268
CC: Land Development Civil Plan Ref. # 22401
Date: 06/14/07 1st Review
Re: Republic Services Sahara Parking Lot

The Planning Department has reviewed the aforementioned plans and has the following comments:

- ✓1. The signature line on the cover sheet should state "Doug Rankin, AICP, Planning Manager" and "This plan meets the applicable standards of the Planning and Development Department."
- ✓2. Please revise all applicable sheets to show wheel stops adjacent to all landscape planters (regardless of planter width) and sidewalks that are less than 7-feet wide. Wheel stops within zero-curb handicap parking spaces must be shown. Include a construction note to reference the wheel stops.
- ✓3. Provide sections as indicated in the Grading Plan. Within the sections, depict the conditions at the property lines, including dimensions of required landscape areas and heights / types of existing fences and walls (i.e. 6'-0" block wall, etc.).
4. Per Condition of Approval # 4 of SDR-17298, please provide a full technical landscape plan for the site that meets or exceeds the requirements of Title 19.12. As there were no waivers granted for planting requirements within the perimeter landscape areas, trees are required at one per 20 lineal feet on the north and west perimeters (adjacent to residential), and at one per 30 lineal feet on the east perimeter (adjacent to commercial). Required trees must have a minimum size of 24" box. Four 5-gallon shrubs are required in buffer areas for each required tree. Revise the irrigation plan as needed to accommodate the additional plantings.
5. Civil plan redlines must be returned with mylars for planning signature.

NOTE: Please be aware that it is the applicant's responsibility to ensure that all plans submitted for permits; including, civil improvement plans, building permit submittals and final maps, must be identical in terms of site design.

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.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 50 100 200 400 600 800

MAP LEGEND

— PARCEL BOUNDARY

— SUBD BOUNDARY

— ROAD EASEMENT

— PM/LD BOUNDARY

— NON-PARCEL LOT LINE

— MATCH LINE / LEADER LINE

— ROAD ID NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

AVERAGE OA VALUE: 35

PARCEL NUMBER: 001

ACREAGE: 1.00

PARCEL SUB/SEQ NUMBER: 202

PLAT RECORDING NUMBER: 5

LOT NUMBER: 5

GOV. LOT NUMBER: CL5

T21S R61E

35

03

S 2 SE 4

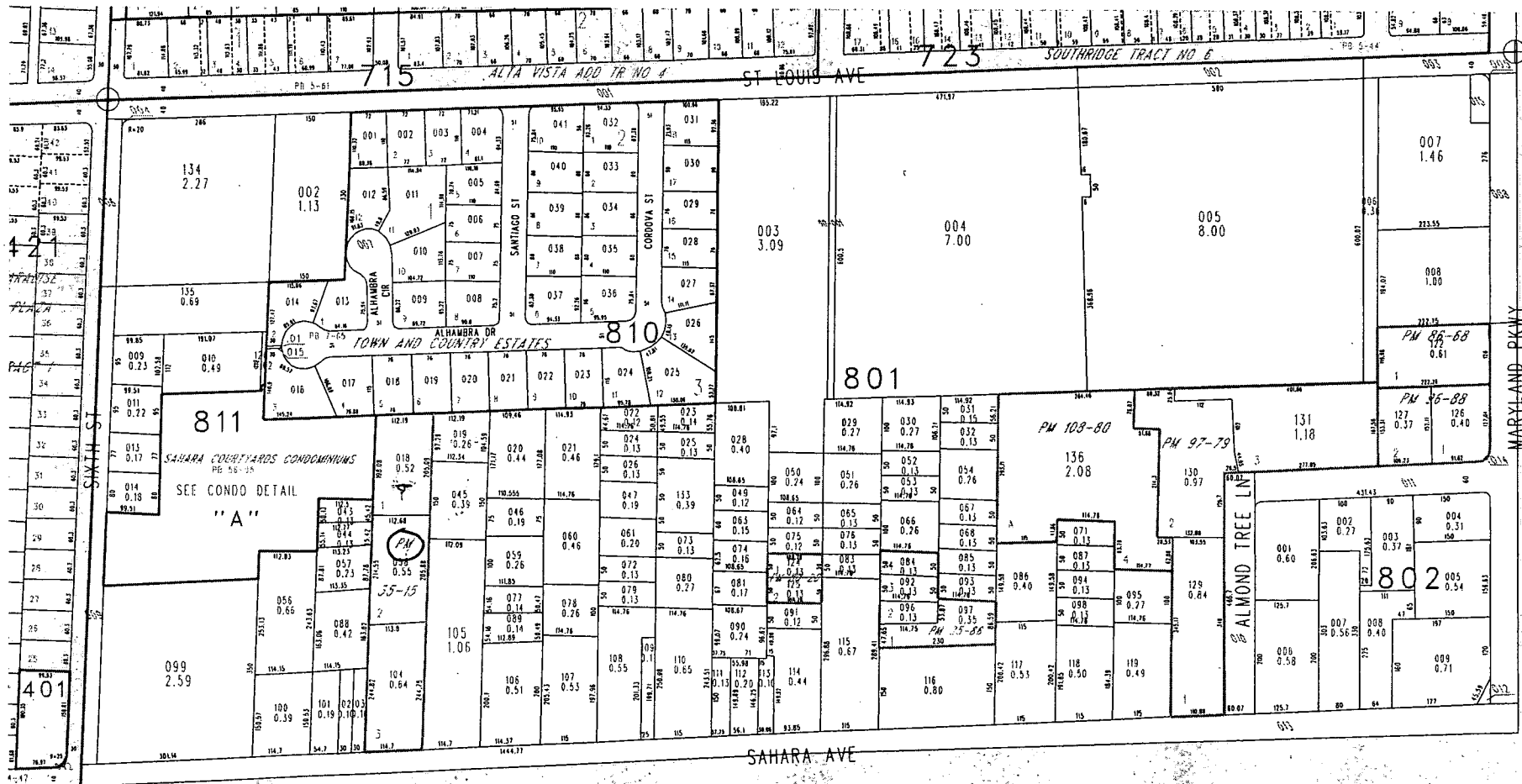
162-03-8

R60E	R61E	R62E
138	139	140
163	162	161
176	177	178

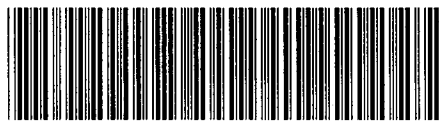
6	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

Scale: 1"=200' Rev: 10/18/05



Extraction List



EXTRACTION LIST

Separator Sheet

9/10

C

PARCELS	337
LABELS	220

Report of All Selected ParcelsCase Number: SDR-17298Printed On: Tue: October 10, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
600 EAST SAHARA L L C	%D GEFEN 1701 S BEDFORD ST LOS ANGELES CA	16203890001
917 SOUTH DECATUR BOULEVARD	%M COMEAU 872 E SAHARA AVE LAS VEGAS NV	16203811000
917 SOUTH DECATUR BOULEVARD	%M COMEAU 872 E SAHARA AVE LAS VEGAS NV	16203801099
953 E SAHARA L P	953 E SAHARA AVE #243 LAS VEGAS NV	16203801026
953 E SAHARA L P	953 E SAHARA AVE #243 LAS VEGAS NV	16203801024
ALVAREZ ORLANDO	908 BONITA AVE LAS VEGAS NV	16210510005
ALVEAR WILLIAM	8120 MOONSTONE CIR LAS VEGAS NV	16210510004
AMAR ALISA	P O BOX 480975 LOS ANGELES CA	16203714021
AMARETTI ZYGMUNT	17 QUIET LN EL SOBRANTE CA	16203810031
APOLONG RODOLFO R	2113 VAN PATTEN PL LAS VEGAS NV	16203801021
ASTURI ANGEL L	3526 VICTORY AVE LAS VEGAS NV	16203801056
AVINA ALICIA	2103 BEVERLY WY LAS VEGAS NV	16203419008
AYALA FAUSTINO	2204 S 6TH ST LAS VEGAS NV	16203810039
B & T OFFICE BUILDING LTD	844 E SAHARA AVE LAS VEGAS NV	16203421003
BAEZ LEO P & CONSUELO R	2105 VAN PATTEN PL LAS VEGAS NV	16203421030
BAHJI PARTNERS LTD	8605 CANYON VIEW DR LAS VEGAS NV	16203801060
BALINGIT ERNESTO M	2108 S 6TH ST LAS VEGAS NV	16203419006
BARBAR AGUSTIN	804 BONITA AVE LAS VEGAS NV	16203801057
BARTLETT ZACHARY D	2109 ALHAMBRA CIR LAS VEGAS NV	16203421034
BEAN SUZANNE L	2012 BEVERLY WY LAS VEGAS NV	16203714028
BENE LOUIS	2013 VAN PATTEN PL LAS VEGAS NV	16203810011
BENTON JOHN M	8735 DEAN MARTIN DR LAS VEGAS NV	16203420003
BIG WHITE HOUSE L L C	19138 WALNUT DR #100 ROWLAND HEIGHTS CA	16203419003
BIG WHITE HOUSE L L C ETAL	940 E SAHARA AVE LAS VEGAS NV	16203810013
BLAGOJEVIC CEDOMIR & LJILJANA	2006 BEVERLY WY LAS VEGAS NV	16203801081
BLAND VIRGIL D REVOCABLE TRUST	%V BLAND TRS 3833 E SAHUARO DR PHOENIX AZ	16203420002
BONANNO BERTHA	4769 SPINDLERIDGE CIR LAS VEGAS NV	16203801063
BOOTH RICHARD	2208 BEVERLY WY LAS VEGAS NV	16203421005
BOTELLO JUAN JESUS & GRACIELA	2018 S 6TH ST LAS VEGAS NV	16203420012
BREWER TERRY R & JANE M	821 E ST LOUIS AVE LAS VEGAS NV	16203421037
		16203715012

Report of All Selected Parcels**Case Number:** SDR-17298**Printed On:** Tue: October 10, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
BROOKS FAM TR	711 BONITA AVE LAS VEGAS NV	16203714004
BROWN GREGORY S	606 BONITA AVE LAS VEGAS NV	16203714032
BUTTERFIELD FRANK EDWARD LIV TR	1051 BONITA AVE LAS VEGAS NV	16203421028
C B 6TH STREET L L C	%C BLANCO 1420 WESTWIND RD LAS VEGAS NV	16203421023
CAMPBELL JULIE ANNE	2200 SANTA YNEZ DR LAS VEGAS NV	16203421008
CARRERA DANIEL	2113 ALHAMBRA CIR LAS VEGAS NV	16203810010
CASTILLO JOSE J & ROSALVA	2301 VAN PATTEN PL LAS VEGAS NV	16203419015
CERVANTES ISIDRO GARCIA	2101 VAN PATTEN PL LAS VEGAS NV	16203419005
CHAN MOMAN JUDY	940 E SAHARA AVE LAS VEGAS NV	16203801091
CHAN MOMAN JUDY	940 E SAHARA AVE LAS VEGAS NV	16203801125
CHEDIAK JOSE FELICIANO	2005 CORDOVA ST LAS VEGAS NV	16203810030
CHRISTENSEN BROTHERS	856 E SAHARA AVE LAS VEGAS NV	16203801078
CHRISTENSEN BROTHERS	856 E SAHARA AVE LAS VEGAS NV	16203801108
CHRISTENSEN BROTHERS	856 E SAHARA AVE LAS VEGAS NV	16203801109
CHUNG MAI	9612 RAINFALL AVE LAS VEGAS NV	16203420018
CHURCH BAPTIST FIRST SOUTHERN LV	700 E ST LOUIS AVE LAS VEGAS NV	16203801134
CHURCH BAPTIST FIRST SOUTHERN LV	700 E ST LOUIS AVE LAS VEGAS NV	16203801135
CHURCH LUTHERAN EVANGELICAL	580 E ST LOUIS AVE LAS VEGAS NV	16203421001
CHURCH SCIENTOLOGY NV INC	846 E SAHARA AVE LAS VEGAS NV	16203801107
CHURCH TRINITY LIFE CENTER	1000 E ST LOUIS AVE LAS VEGAS NV	16203801066
CHURCH TRINITY LIFE CENTER	1000 E ST LOUIS AVE LAS VEGAS NV	16203801030
CHURCH TRINITY LIFE CENTER	1000 E ST LOUIS AVE LAS VEGAS NV	16203801029
CHURCH TRINITY LIFE CENTER	1000 E ST LOUIS AVE LAS VEGAS NV	16203801052
CHURCH TRINITY LIFE CENTER	1000 E ST LOUIS AVE LAS VEGAS NV	16203801050
CHURCH TRINITY LIFE CENTER	1000 E ST LOUIS AVE LAS VEGAS NV	16203801051
CHURCH TRINITY LIFE CENTER	1000 E ST LOUIS AVE LAS VEGAS NV	16203801053
CHURCH TRINITY LIFE CENTER	1000 E ST LOUIS AVE LAS VEGAS NV	16203801083
CHURCH TRINITY LIFE CENTER	1000 E ST LOUIS AVE LAS VEGAS NV	16203801076
CHURCH TRINITY LIFE CENTER	1000 E ST LOUIS AVE LAS VEGAS NV	16203801115
CHURCH TRINITY LIFE CENTER	1000 E ST LOUIS LAS VEGAS NV	16203801003
CHURCH TRINITY TEMPLE	1000 E ST LOUIS AVE LAS VEGAS NV	16203801065
CINA TENNILLE	10866 MARANDOLA ST LAS VEGAS NV	16203715001

Report of All Selected Parcels**Case Number:** SDR-17298**Printed On:** Tue: October 10, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
CITY OF LAS VEGAS	400 E STEWART LAS VEGAS NV	16203801004
CLARK HAROLD H & GAYLE	1129 ROBINWOOD DR PODUCAH KY	16203420021
CLARK HAROLD H & GAYLE	1129 ROBINWOOD DR PODUCAH KY	16203420020
CORNTHWAITE MICHAEL	706 BONITA AVE LAS VEGAS NV	16203714030
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	16210510001
CRUZ ROSA	2105 BEVERLY WY LAS VEGAS NV	16203421004
CSOMOS STEPHEN	2019 BEVERLY WY LAS VEGAS NV	16203421002
D J D ENTERPRISES L L C	%DESERT PALM INVEST GROUP 2287 CRESTLINE LOOPS #C & D NO LAS VEGAS NV	16203801133
DEANGELIS CAROLE	2009 CORDOVA ST LAS VEGAS NV	16203810029
DECARDENAS MARLEN & JUAN	2209 BEVERLY WY LAS VEGAS NV	16203421010
DIORIO GENNARO A	2205 VAN PATTEN PL LAS VEGAS NV	16203419011
DOMINO ANTHONY C TRUST	1949 CEDAR HILL CT HENDERSON NV	16203810008
DONART MARTHA TRUST	805 E ST LOUIS AVE LAS VEGAS NV	16203715008
DONNA MARIE REALTY LTD	872 E SAHARA LAS VEGAS NV	16203801025
DONNA MARIE REALTY LTD	872 E SAHARA LAS VEGAS NV	16203801023
DONNA MARIE REALTY LTD	872 E SAHARA LAS VEGAS NV	16203801022
DURANT CARLOS A	2115 BEVERLY WY LAS VEGAS NV	16203421007
EADY PANDORA	2100 SANTIAGO ST LAS VEGAS NV	16203810007
EALY PERCY JR & ETHELINE	9111 S HOOPER AVE LOS ANGELES CA	16203421025
EASTERWOOD H E TRUST	820 BONITA AVE LAS VEGAS NV	16203714024
EATON JERRY A SR	2101 SANTIAGO ST LAS VEGAS NV	16203810038
EISSLER JOHN O	812 ALHAMBRA DR LAS VEGAS NV	16203810021
ERICKSON DOUGLAS	704 E ST LOUIS AVE LAS VEGAS NV	16203810001
ESPARZA ELADIO	2200 THERESA AVE LAS VEGAS NV	16203421013
ETHIOPIANS CHRISTIANS FELLOWSHIP	%M FETENE 2813 GENTILLY LN LAS VEGAS NV	16203801028
EVANCHO SHIRLEY ANN	8130 LA MESA BLVD #88 LA MESA CA	16203421011
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811082
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811059
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811083
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811057
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811056
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811055

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Owner	Address	Parcel Number
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811054
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811058
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811060
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811052
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811051
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811050
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811048
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811016
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811046
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811045
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811044
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811053
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811067
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811074
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811076
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811073
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811072
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811077
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811078
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811071
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811070
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811069
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811061
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811079
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811064
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811080
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811066
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811065
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811047
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811081
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811043
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811084

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811063
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811075
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811062
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811068
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811026
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811049
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811014
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811030
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811021
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811019
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811029
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811028
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811003
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811031
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811027
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811006
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811025
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811023
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811002
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811013
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811024
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811022
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811042
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811001
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811017
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811020
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811041
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811012
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811040
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811039
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811038
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811018

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811037
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811011
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811036
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811005
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811010
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811004
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811034
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811015
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811009
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811008
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811007
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811033
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811032
EXCEED PROPERTIES INC	964 SPAFFORD ST ANTIOCH IL	16203811035
FAITH COMMUNICATIONS CORPORATION	2201 S 6TH ST LAS VEGAS NV	16203801120
FAITH COMMUNICATIONS CORPORATION	2201 S 6TH ST LAS VEGAS NV	16203801013
FAITH COMMUNICATIONS CORPORATION	2201 S 6TH ST LAS VEGAS NV	16203810015
FAITH COMMUNICATIONS CORPORATION	2201 S 6TH ST LAS VEGAS NV	16203801014
FAITH COMMUNICATIONS CORPORATION	2201 S 6TH ST LAS VEGAS NV	16203801011
FEMINO FOUNDATION	P O BOX 70155 PASADENA CA	16203401003
FORD DANIEL A III & MARIA E	2212 BEVERLY WY LAS VEGAS NV	16203420013
FOX DINA FAMILY TRUST	2216 VAN PATTEN PL LAS VEGAS NV	16203714008
FRASER THOMAS B II & BARBARA D	9119 GARDEN VIEW DR LAS VEGAS NV	16203801124
FRASER TRUST	9119 GARDEN VIEW DR LAS VEGAS NV	16203801064
G & S B S-1 L L C	P O BOX 1574 ROCKLIN CA	16210501002
GALE KATHERINE ELIZABETH R ETAL	%M & A DENTON 1209 PARK CIR LAS VEGAS NV	16203715011
GAMBOA HORACIO G	2313 VAN PATTEN PL LAS VEGAS NV	16203419018
GARCIA BERNARDO & ROSA	2315 BEVERLY WY LAS VEGAS NV	16203421016
GARCIA FERNANDO & BLANCA	2112 S 6TH ST LAS VEGAS NV	16203421033
GARCIA LEONARDO T & CRESENCIA L	2105 CORDOVA ST LAS VEGAS NV	16203810027
GARCIA PEDRO	917 E ST LOUIS AVE LAS VEGAS NV	16203715017
GERMANO L L C	2717 CRYSTAL BEACH DR LAS VEGAS NV	16210510006

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<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
GIBSON STEVEN R & LISA RAYLEEN	700 BONITA AVE LAS VEGAS NV	16203714031
GILBERT BRUCE STEVEN	1924 S 6TH ST LAS VEGAS NV	16203315039
GONZALEZ AMADO S	2113 BEVERLY WY LAS VEGAS NV	16203421006
GONZALEZ FELIPE E	2104 S 6TH ST LAS VEGAS NV	16203421035
GONZALEZ LUIS	2109 CORDOVA ST LAS VEGAS NV	16203810026
GRAHAM JAMES & PATSY	2105 SANTIAGO ST LAS VEGAS NV	16203810037
HACKETT ROBERT D	828 ALHAMBRA DR LAS VEGAS NV	16203810025
HARPER WALTER O	820 ALHAMBRA DR LAS VEGAS NV	16203810023
HART CHARLES ROBERT & WALTRAUT K	808 E ST LOUIS AVE LAS VEGAS NV	16203810004
HERNANDEZ LEONEL	2217 VAN PATTEN PL LAS VEGAS NV	16203419014
HERRERA RODRIGO & TERESITA	21602 32ND PLACE W BYER WA	16203801114
HILL ELSIE FAYE	7887 WENDWARD RD LAS VEGAS NV	16203715002
J G SAHARA L L C	980 AMERICAN PACIFIC #100 HENDERSON NV	16203801116
JACOBS MICHAEL R	812 BONITA AVE LAS VEGAS NV	16203714026
JAMISON ALFRED E & NETTIE C	1804 S 8TH ST LAS VEGAS NV	16203421026
JANTCO L L C	%TOWER OF JEWELS INC 896 E SAHARA AVE LAS VEGAS NV	16203801111
JANTCO L L C	896 E SAHARA AVE LAS VEGAS NV	16203801110
JANTCO L L C	%TOWER OF JEWELS INC 896 E SAHARA AVE LAS VEGAS NV	16203801112
JEZZENY SUZANNE M	605 E BONITA AVE LAS VEGAS NV	16203714002
JINGCO BENJAMIN	800 ALHAMBRA DR LAS VEGAS NV	16203810018
JOAQUIN GARRY CEDENA	921 E ST LOUIS AVE LAS VEGAS NV	16203715018
JOHNSEN MYLO L LIV TR 484032954	2000 BEVERLY WY LAS VEGAS NV	16203420001
JONES ANDREW KNAPP	P O BOX 2485 VENICE CA	16203420011
KASPER MARY ANN R	2005 SANTIAGO ST LAS VEGAS NV	16203810040
KAWALERSKI DENNIS F TRUST	4901 S KEELER AVE CHICAGO IL	16203801049
KEETON SCOTT	813 BONITA AVE LAS VEGAS NV	16203714009
KURZ KAREN H	2100 CORDOVA ST LAS VEGAS NV	16203810035
LANGEL RICHARD C & JOY	2121 VAN PATTEN PL LAS VEGAS NV	16203419009
LARKIN DONALD D & IRENE B	2104 CORDOVA ST LAS VEGAS NV	16203810036
LASKEY FAMILY TRUST	2000 CORDOVA ST LAS VEGAS NV	16203715007
LASKEY FAMILY TRUST	2000 CORDOVA ST LAS VEGAS NV	16203810032
LEAVITT JACK K FAMILY TRUST	%K LEAVITT 601 E BRIDGER AVE LAS VEGAS NV	16203421019

Report of All Selected Parcels**Case Number:** SDR-17298**Printed On:** Tue: October 10, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
LEE LIVING TRUST	3271 S HIGHLAND DR #704 LAS VEGAS NV	16210113020
LIDGI DAVID	P O BOX 3962 THOUSAND OAKS CA	16203801077
LINDNER FAMILY TRUST	2217 BEVERLY WY LAS VEGAS NV	16203421012
LIPOVSKY ANDREA	816 ALHAMBRA DR LAS VEGAS NV	16203810022
LOPEZ ALBERTO	2120 BEVERLY WY LAS VEGAS NV	16203420009
MALEK CAMERON JOHN & SHIDEH S	14421 MILARBOLES RANCHO SANTE FE CA	16203801089
MANES HELEN M	2100 S 6TH ST LAS VEGAS NV	16203421036
MANGUM FAYE LIVING TRUST	801 BONITA AVE LAS VEGAS NV	16203714006
MARIA CARMEN SANTA	2001 SANTIAGO ST LAS VEGAS NV	16203810041
MARTINDALE KAREN	913 E ST LOUIS AVE LAS VEGAS NV	16203715016
MARTINEZ LUIS E ALCALA	704 ALHAMBRA DR LAS VEGAS NV	16203810017
MARTINEZ LUIS EDMUNDO	%ACCUDATA TITLE LLC 3035 S JONES BLVD #1 LAS VEGAS NV	16203714020
MARTINEZ MANUEL & BERTHA	808 ALHAMBRA DR LAS VEGAS NV	16203810020
MCALLEVEY JANE	1900 S 8TH ST LAS VEGAS NV	16203714005
MCCOY FAMILY TRUST	2308 BEVERLY WY LAS VEGAS NV	16203420017
MCHATTON TOM C & VIVIAN D	2008 CORDOVA ST LAS VEGAS NV	16203810034
MEIERHENRY DWIGHT W 1978 FAM TR	738 E SAHARA AVE LAS VEGAS NV	16203801088
MESQUITE CLUB INC	P O BOX 14424 LAS VEGAS NV	16203801002
MILLER JAMES	804 ALHAMBRA DR LAS VEGAS NV	16203810019
MINER RICHARD L & RHEA ETAL	2118 WINTERWOOD BLVD LAS VEGAS NV	16203801043
MORGAN DIANE M	808 BONITA AVE LAS VEGAS NV	16203714027
MORRELL BRIAN M	1051 BONITA AVE LAS VEGAS NV	16203421031
MUNIZ MARCO	2209 VAN PATTEN PL LAS VEGAS NV	16203419012
NASSETTA RITA	2208 S 6TH ST LAS VEGAS NV	16203421029
NEAL FAMILY TRUST	701 ALHAMBRA DR LAS VEGAS NV	16203810014
NEWMAN RONALD F	2515 CRESTVIEW DR NEWPORT BEACH CA	16203421024
NORDEEN JON	P O BOX 13236 PHOENIX AZ	16203801084
NOTARO JOSEPH J	2008 SANTIAGO ST LAS VEGAS NV	16203810006
OCHOA MARIA E	8695 HAWK CANYON ST HENDERSON NV	16203419016
O'HANLON THOMAS V	2104 BEVERLY WY LAS VEGAS NV	16203420006
OMAR BIBI N	101-35 131ST ST QUEENS NY	16203714025
OSTER HELEN AGNES	2116 S 6TH ST LAS VEGAS NV	16203421032

Report of All Selected Parcels**Case Number:** SDR-17298**Printed On:** Tue: October 10, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
PALACIOS VICTOR M	2216 BEVERLY WY LAS VEGAS NV	16203420014
PANGANIBAN ONOFRE M & SONIA B	2200 BEVERLY WY LAS VEGAS NV	16203420010
PARSA FARIDEH	800 BONITA AVE LAS VEGAS NV	16203714029
PAYNE MARION R TRUST	2304 BEVERLY WY LAS VEGAS NV	16203420016
PENNA RONALD G & SANDRA J FAM TR	9216 WHITE TAIL DR LAS VEGAS NV	16203801044
PEP BOYS MANNY MOE & JACK CA	3111 W ALLEGHENY AVE PHILADELPHIA PA	16210501001
PETRELLA RUTH C	1208 BENEFICIAL HILLS ST LAS VEGAS NV	16203421018
PHILLIPS JAMES W JR & LISA L	18424 SANTA VERONICA CIR FOUNTAIN VALLEY CA	16203714022
POST AMY	2100 BEVERLY WY LAS VEGAS NV	16203420005
PROCK SR FAMILY TRUST	6680 ISOLATED AVE LAS VEGAS NV	16203419017
QUELLO DONNA JEAN & DARREN	2019 VAN PATTEN PL LAS VEGAS NV	16203419004
RAMIREZ RUBEN G & RUTH INES M	709 E ST LOUIS AVE LAS VEGAS NV	16203715006
REED EDWARD R III	804 E ST LOUIS AVE LAS VEGAS NV	16203810003
REPUBLIC SILVER STATE DISPOSAL	P O BOX 42165 HOUSTON TX	16203801045
REPUBLIC SILVER STATE DISPOSAL	P O BOX 42165 HOUSTON TX	16203801105
RICARDO RAMONA	2305 BEVERLY WY LAS VEGAS NV	16203421014
RODRIGUEZ CESAR A	2101 CORDOVA ST LAS VEGAS NV	16203810028
ROJO EUGENIO & NORMA	2316 BEVERLY WY LAS VEGAS NV	16203420019
ROLLINS FAMILY TRUST ETAL	1311 S VIRGINIA RENO NV	16203801106
ROSA PAUL & CYNTHIA L	7724 FOREDAWN DR LAS VEGAS NV	16203801020
ROSA PAUL & CYNTHIA L	7724 FOREDAWN DR LAS VEGAS NV	16203801019
ROSS JACK R FAMILY TRUST	2794 E VIKING RD LAS VEGAS NV	16203801102
ROSS JACK R FAMILY TRUST	2794 E VIKING RD LAS VEGAS NV	16203801101
ROSS JACK R FAMILY TRUST	2794 E VIKING RD LAS VEGAS NV	16203801103
ROUTA LAVONA	824 ALHAMBRA DR LAS VEGAS NV	16203810024
RUBIO JESUS & LILIA	1925 BEVERLY WY LAS VEGAS NV	16203315028
RUIZ VICTORIANO & HAYDEE ROSARIO	815 BONITA AVE LAS VEGAS NV	16203714010
RUSIC DORJAN GREF	%M RUSIC 600 BONITA AVE LAS VEGAS NV	16203714034
SABALIAUSKIENE ZITA	2317 BEVERLY WY LAS VEGAS NV	16203421017
SAHARA PLAZA L L C	2944 N 44 ST #250 PHOENIX AZ	16210510002
SAMCO FOUR L L C	P O BOX 930 BROOKHAVEN MS	16210510003
SCHLEUSNER LARRY & P FAM TR	6675 WEATHER VIEW DR LAS VEGAS NV	16203801009

Report of All Selected Parcels**Case Number:** SDR-17298**Printed On:** Tue: October 10, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
SCHLEUSNER LARRY P & PATRICIA G	6675 WEATHER VIEW DR LAS VEGAS NV	16203801010
SCHMIED HELEN P MADAMBA	2213 VAN PATTEN LAS VEGAS NV	16203419013
SCHWARTZ LEAH REVOCABLE TR ETAL	%D & F ENGLISH 1926 E RENO AVE LAS VEGAS NV	16203801100
SEGURA ALFONSO VARGAS	813 E ST LOUIS AVE LAS VEGAS NV	16203715010
SERRANO PEDRO M & PEDRO	2300 BEVERLY WY LAS VEGAS NV	16203420015
SHELTON GERALD L & DONNA M	609 E SAINT LOUIS AVE LAS VEGAS NV	16203715003
SINGLETON PETER	607 BONITA AVE LAS VEGAS NV	16203714003
SIVOLI-KRAMER DIANNE	900 BONITA AVE LAS VEGAS NV	16203714023
SKONIECZNY HENRY J	705 E ST LOUIS AVE LAS VEGAS NV	16203715005
SMITH GRANT & ELIZABETH TRUST	950 MAYO ST LOS ANGELES CA	16203715004
SMYTHE GOLDENAR & ADRIAN	2018 BEVERLY WY LAS VEGAS NV	16203420004
SORTO SANTOS EDUARDO	2112 BEVERLY WY LAS VEGAS NV	16203420008
STEWART JOHN JR	2109 VAN PATTEN PL LAS VEGAS NV	16203419007
STIBOREK LOLA TRUST	604 BONITA AVE LAS VEGAS NV	16203714033
STICKELL VIRGINIA A FAMILY TRUST	3619 VICTORY AVE LAS VEGAS NV	16203715015
STRATTON CARY B & MARY-MARGARET	2205 BEVERLY WY LAS VEGAS NV	16203421009
SUAREZ JULIAN & MARIA D	800 E ST LOUIS AVE LAS VEGAS NV	16203810002
SUSTATITA A C 1992 REV DEC TR	914 E SAHARA AVE LAS VEGAS NV	16203801074
TAKUSHI JOINT IRREVOCABLE TRUST	3360 PAKANU ST HONOLULU HI	16203801096
THOMSON MARK L & SHIN SHIN	7898 BLUE VENICE CT LAS VEGAS NV	16203801073
TRIMBOLI PETER G & T REV TR AGMT	197 EBB TIDE CIR LAS VEGAS NV	16203801092
TRUTH CHRISTIAN MINISTRIES	3840 EL CAMINO RD LAS VEGAS NV	16203801080
TULABOT NESTOR & ANGELITA D	2108 BEVERLY WY LAS VEGAS NV	16203420007
UNIVERSITY BOARD OF REGENTS	%UNIVERSITY NV LAS VEGAS 4505 S MARYLAND PKWY BOX 451060 LAS VEGAS NV	16203801046
UNIVERSITY BOARD OF REGENTS	%UNIVERSITY NV LAS VEGAS 4505 S MARYLAND PKWY BOX 451060 LAS VEGAS NV	16203801047
UNIVERSITY BOARD OF REGENTS	%UNIVERSITY NV LAS VEGAS 4505 S MARYLAND PKWY BOX 451060 LAS VEGAS NV	16203801061
UNIVERSITY BOARD OF REGENTS	%UNIVERSITY NV LAS VEGAS 4505 S MARYLAND PKWY BOX 451060 LAS VEGAS NV	16203801059
VANDORMOLEN ROBERT J TRUST	1920 S 6TH ST LAS VEGAS NV	16203315038
VEGAS BUSINESS CENTER LTD	%K LARSEN 6520 TURTLE HILL RD LAS VEGAS NV	16203801075
VICUNA MARIA L	2309 BEVERLY WY LAS VEGAS NV	16203421015
VIDALES JAVIER	7008 BALLROOM CT LAS VEGAS NV	16203715009
VIERRA DAVID R	2004 SANTIAGO ST LAS VEGAS NV	16203810005

Report of All Selected Parcels**Case Number:** SDR-17298**Printed On:** Tue: October 10, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
VILLANUEVA JOSE A	412 MADISON AVE #13 LAS VEGAS NV	16203315040
VILLASENOR VIDAL R & RAQUEL P C	2201 VAN PATTEN PL LAS VEGAS NV	16203419010
VIVA LAS VEGASTAMPSI	1008 E SAHARA AVE LAS VEGAS NV	16203801097
WE CARE FOUNDATION INC	2216 S 6TH ST LAS VEGAS NV	16203421027
WESTON GARY L	905 E ST LOUIS AVE LAS VEGAS NV	16203715014
WILLIAMS DORRET O	9473 HUFF CREEK CT LAS VEGAS NV	16203810016
WILLSON LARRY H	805 BONITA AVE LAS VEGAS NV	16203714007
WILSON JAMES B TRUST	2117 ALHAMBRA CIR LAS VEGAS NV	16203810009
YING ON MERCHANTS & LABOR ASSOC	745 GRANT AVE SAN FRANCISCO CA	16203801090
YUMIBA CAROLE K	2004 S CORDOVA ST LAS VEGAS NV	16203810033
ZALETTEL ELLEN O'HARA	901 E ST LOUIS AVE LAS VEGAS NV	16203715013
ZIVOT L L C	860 E SAHARA LAS VEGAS NV	16203801079
ZIVOT L L C	860 E SAHARA LAS VEGAS NV	16203801072
ZULEY RANDALL B & MIGNON M	2105 ALHAMBRA CIR LAS VEGAS NV	16203810012
ZURAWSKI STANLEY M JR ETAL	1920 BANNIE AVE LAS VEGAS NV	16203801058
ZURAWSKI STANLEY M JR IRA #2	2700 W SAHARA AVE #300 LAS VEGAS NV	16203801018
ZURAWSKI STANLEY M SR & N ETAL	%M/M S ZURAWSKI JR 1920 BANNIES LN LAS VEGAS NV	16203801104

Deed



Separator Sheet

20011004
00640STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 1162-03-201-018b) _____
c) _____
d) _____

2. Type of Property:

- a) ☐ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Townhome d) ☐ 2-4 Plex
e) ☐ Apt. Bldg f) ☐ Comm/Vindl
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other

FOR RECORDERS USE ONLY

Documentation Reviewed by: _____

Type of Documentation: _____

Assessor's Tag: _____

Recording Deputy: _____

3. Total Value/Sales Price of Property

\$ _____

Deduct Assumed Liens and/or Encumbrances

(_____)

(Recording information on assumed accounts: Book/Instrument # _____)

4. Taxable Value (per NRS 375.010, Section 2):

\$ _____

Real Property Transfer Tax Due

\$ Exempt

H. Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 9, NAC 375, Section _____b. Explain Reason for Exemption: Transfer without consideration to or from a trust

5. Partial Interest: Percentage being transferred: _____ %

The undersigned Seller (Grantor)/Buyer (Grantee), declares and acknowledges, under penalty of perjury, pursuant to NRS 375.090 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that 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

BUYER (GRANTEE) INFORMATION

Seller Signature: Bonnie Loftus

Buyer Signature: _____

Print Name: Wells Fargo Bank, N.A., Agent

Print Name: _____

Private Client Services, Real Estate

Address: _____

Address: 3800 Howard Hughes Pkwy., Box 24

City: _____

City: Las Vegas

State: _____

State: Nevada

Zip: _____

Zip: 89109Telephone: (702) 791-6156

Telephone: () _____

Capacity: Trust Officer

Capacity: _____

COMPANY REQUESTING RECORDING

Co. Name: _____ Escrow #: 640

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

30. 162-03-801-018

20011004
00640

QUITCLAIM DEED

In consideration of \$10.00, receipt of which is acknowledged WELLS FARGO BANK, Successor in Interest to FIRST SECURITY TRUST COMPANY OF NEVADA, CUSTODIAN FOR STANLEY M. ZURAWSKI, JR., IRA #2 does hereby quitclaim to PREMIER TRUST OF NEVADA, CUSTODIAN FOR STANLEY M. ZURAWSKI, JR., IRA #2, the real property in the County of Clark, State of Nevada, described as follows:

That portion of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Township 21 South, Range 61 East, M.D.B. & M. being more particularly described as follows:

Parcels One (1) and Two (2) as shown by map thereof in File 35 of Parcel Maps, page 15, in the Office of the County Recorder, Clark County, Nevada.

Parcel No: 162-03-801-018

Dated: October 1, 2001

WELLS FARGO BANK, Successor in Interest to
FIRST SECURITY TRUST COMPANY OF
NEVADA, CUSTODIAN FOR STANLEY M.
ZURAWSKI, JR., IRA #2

Melvena Taylor
Melvena Taylor, VP
Eve Mills
Eve Mills, VP

STATE OF NEVADA,

COUNTY OF Clark

ESCROW NO.)
ORDER NO.)

On October 1, 2001
before me, the undersigned, a Notary Public in and for said
County and State, personally appeared
Melvena Taylor
Eve Mills

MAIL TAXES AND
WHEN RECORDED MAIL TO: Premier Trust of Nevada
411 Bonneville St. 1, Las Vegas, NV 89101

known to me to the persons described in and who executed
the foregoing instrument, who acknowledged to me that they
executed the same freely and voluntarily and for the uses and
purposes therein mentioned.

WITNESS my hand and official seal:

B. LOFTHUS
Notary Public in and for said County and State



CLARK COUNTY, NEVADA
JUDITH A. VANOVER, RECORDER
RECORDED AT REQUEST OF:
LAWYERS TITLE OF NEVADA

10-04-2001 09:47 AM
OFFICIAL RECORDS
BOOK: 20011004 INST: 00640
FEE: 14.00 RPT: EX008



APN# 162-03-801-018

OWNER: STANLEY M. ZURAWSKI JR., IRA #2

EXPLANATION: THIS LEGAL DESCRIBES THE BOUNDARY OF THE "REPUBLIC SERVICES SAHARA PARKING LOT" PROJECT.

LEGAL DESCRIPTION

ALL OF PARCEL 1 AS SHOWN BY MAP IN FILE 35, PAGE 15 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 03, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

**Corporate Resolution
of
Premier Trust, Inc.**

A Board of Directors Resolution executed on July 24, 2001 appointed and resolved the following named individual be empowered to sign documents on behalf of the Corporation:

Mark Dreschler	President
	Secretary
	Treasurer

AND, a Board of Directors Resolution executed on December 13, 2001, appointed and resolved the following named individual be empowered to sign documents of behalf of the Corporation:

Nancy Dirk	Assistant Secretary
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AND, a Board of Directors Resolution executed on January 6, 2003, appointed and resolved the following named individual be empowered to sign documents on behalf of the Corporation:

Stacy Libbey	Assistant Secretary
--------------	---------------------

AND, a Board of Directors Resolution executed on April 15, 2004, appointed and resolved the following named individual be empowered to sign documents on behalf of the Corporation:

R. Thomas Rhees	Vice President
-----------------	----------------

I, Nancy Dirk, was duly appointed Assistant Secretary of **Premier Trust Inc.** on December 13, 2001. I do hereby certify that said Resolution dated May 18, 2006, is in full force and effect at this time.

May 18, 2006
Date

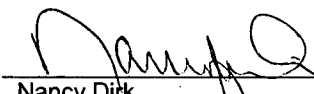

Nancy Dirk, Assistant Secretary

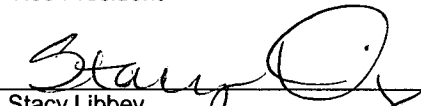


The following specimen signatures are provided for your reference:


Mark Dreschler,
President


R. Thomas Rhees,
Vice President

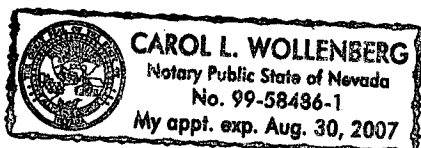

Nancy Dirk,
Assistant Secretary


Stacy Libbey,
Assistant Secretary

STATE OF NEVADA }
COUNTY OF CLARK }

ss:
}

On May 18, 2006, personally appeared before me, a Notary Public in and for said County and State, Nancy Dirk who acknowledged to me that she executed the foregoing instrument.




Notary Public

LEASE AGREEMENT

This Ground Lease, dated as of the 29th day of August, 2006 [the "Lease Agreement"], by and between Premier Trust of Nevada, Inc., Custodian for Stanley M. Zurawski Jr. IRA [hereinafter collectively referred to as "LESSOR"] and Republic Services of Southern Nevada [hereinafter "LESSEE"] for that certain portion of the following properties and parcels:

That certain portion of certain real property described as .52 acres of undeveloped land behind 750 E. Sahara Avenue, Las Vegas Nevada 89104 more specifically known as Clark County Assessor's Parcel Number 162-03-801-018, as recorded at Parcel Map File 35 Page 15, Lot 1, titled and owned by Stanley M. Zurawski Jr. IRA, as more specifically depicted on Exhibit "A" to this Agreement.

LESSOR and LESSEE shall be collectively referred to herein as "Contracting Parties."

WITNESSETH

WHEREAS, LESSOR is the Owner of certain real property in Las Vegas, Nevada along and abutting that certain property known as 750 E. Sahara Avenue, Las Vegas, Nevada 89104, identified as Clark County Assessor Parcel Number 162-03-801-018 which includes one half of the private access abutting said Property [the "Zurawski Properties"].

WHEREAS, LESSEE is the Owner of certain real property in Las Vegas, Nevada along and abutting that certain property known as 770 E. Sahara Avenue, Las Vegas, Nevada 89104, identified as Clark County Assessor Parcel Numbers 162-03-801-045 and 162-03-801-105, which includes one half of the private access abutting said Property which is shared with LESSEE related thereto ["the Republic Properties"].

WHEREAS LESSEE is in need and is desirous of obtaining additional customer and employee parking due to the strains and demands of its business and is interested in obtaining a limited right for its customers and/or employees to utilize parking on that portion of LESSOR's Property depicted in Exhibit "A".

WHEREAS LESSEE desires to and has contracted and agreed to construct, develop and build a surface parking lot on the Subject Property in accordance with the terms hereof

WHEREAS LESSOR and each constituent member thereof desires to enter into a Ground Lease and License Agreement in order to have an understanding and compensation for the use of LESSOR's Property as depicted on Exhibit "A" hereto.

WHEREAS, LESSOR has agreed to grant to LESSEE permission to engage in the limited and restricted use of the portion of the Subject Property depicted in Exhibit "A" hereto exclusively for parking and delivery services under and subject to the terms and conditions hereinafter set forth;

TERMS AND CONDITIONS

Said Lease Agreement shall be made upon the terms and conditions, as well as consideration to be paid, as set forth herein.

1. **TERM:** The term of this Lease shall commence on the 1st day of August, 2006 and continue on a monthly periodic basis for a period and term of one hundred (120) months thereafter, meaning that this Lease shall terminate and Lessee shall agree to vacate the premises on or before 12:00 a.m. midnight on July 31, 2016. Contrary to common law and statutory presumptions, LESSOR and LESSEE expressly understand and agree that at the expiration of said fixed term, this lease SHALL NOT become a month to month tenancy but shall terminate and end *ab initio*. LESSEE understands and agrees that upon the expiration of this Lease that under no circumstances will this Lease continue for any period of time. The only mechanism under which LESSEE shall be allowed to remain on the Subject Property at law or equity after July 31, 2016 is upon a new lease expressly drafted and independently entered into by and between LESSOR and LESSEE.

2. **RENTAL AMOUNT:** Commencing on the 1st day of October, 2006 or thirty (30) days after the issuance of a Building Permit for the construction of the parking lot set forth herein (whichever is earlier), LESSEE agrees to pay LESSOR the sum of Five Thousand Dollars (\$5,000.00) per month ["Basic Rent"]. LESSEE shall timely pay to LESSOR all required Rent, without notice, demand, deduction or set off (except as otherwise expressly provided herein), to Premier Trust of Nevada, Inc., Custodian for Stanley M. Zurawski, Jr. IRA, 2700 W. Sahara Avenue, Suite 300, Las Vegas, Nevada 89102, or as otherwise specified by LESSOR. The obligations of LESSEE to pay Rent and the obligations of LESSOR under this Lease are independent obligations. Rent shall be payable monthly in advance on the first (1st) day of each month and shall be deemed late if not received by the fifth (5th) day of the month in which it is due. All past due payments required of LESSEE hereunder shall bear interest from the date due until paid at the rate of Eighteen Percent (18%) per annum (the "Default Rate"). LESSOR, in addition to all other rights and remedies available to it, shall charge LESSEE a fee equal to ten percent (10%) of the delinquent payment to reimburse LESSOR for its cost and inconvenience incurred as a consequence of LESSEE's delinquency. If rent is not paid when due, or should any payment instrument tendered by LESSEE be deemed not properly payable or be dishonored, LESSEE must thereafter tender cash or cashier's check only until such time as written consent is obtained from LESSOR. In addition, LESSEE shall be liable in the sum of \$500.00 for each check that is returned to LESSOR because the check has been dishonored. All rent shall be paid in properly payable United States currency.

Except as set forth herein, the Basic Rent as set forth above shall be adjusted upward by an annual compounded increase of four percent (4%), as of the first day of August of each calendar year during the Term..

This lease is what is commonly called an "Absolute Triple Net Lease". This term is used to denote, that LESSOR shall receive the Basic Rent set forth herein free and clear of any and all expenses, costs, impositions, taxes, assessments, liens or charges of any nature whatsoever and that LESSEE shall pay the appropriate Operating Costs for the Premises. The term "Operating Costs" means all expenses and disbursements (subject to the limitations set forth below) that LESSOR incurs in connection with the ownership, operation, and maintenance of the Premises, which may include the following costs: (1) cost of all utilities incurred by LESSOR at the Premises (2) all insurance expenses, including those set forth under Section 8 of this Agreement; (3) repairs, replacements, and general maintenance of the Premises; (4) service, maintenance and management contracts with independent contractors for the operation, maintenance, management, repair, replacement, or security of the Premises (including security, maintenance and cleaning); and (5) real property taxes for each year and partial year falling within the Term. LESSEE shall pay such increase in Taxes in the same manner as provided above for LESSEE's payment of Operating Costs. Although it is anticipated and agreed that LESSEE shall assume and be responsible for any reasonable expenses related to the Subject Property during the Lease Term, to the extent that any such expense is incurred by or imposed on LESSOR, LESSEE understands and agrees that LESSEE shall be responsible for such costs.

3. **MAINTENANCE EXPENSES.** LESSOR and LESSEE understand and agree that this is a Ground Lease" in which all maintenance, upkeep, construction, development and responsibility for the Subject Property during the Lease Term shall be LESSEE's responsibility. LESSOR has provided nothing more than the ground upon which LESSEE is leasing, as depicted in Exhibit "A", and has made no representations as to the condition, suitability or fitness of any portion of the Subject Property, other than LESSOR's ownership and authority to lease the Subject Property. LESSEE shall be responsible to keep the Leased Premises free of trash and debris at all times.

4. **USE.** The portion of the Leased Property "back of curb" shall be used exclusively as a parking lot for personal passenger vehicles and pick-up trucks of LESSEE, LESSEE's customers and employees. "Back of curb" means that portion of the Leased Property which is depicted on Exhibit "A" and which is presently not part of the private cul-de-sac or private access. At no time shall any storage, maintenance, sale or leasing of any vehicles or other property be conducted on the Leased Premises. At no time shall the Leased Premises be used for the parking of any other form of vehicle or property other than the vehicles enumerated herein. LESSOR shall retain and be allowed to manage the "private cul de sac parking" for that portion of the private access which is located on the Subject Property or along the adjoining parcel, which shall be exclusively designated "Visitor Parking." LESSOR shall retain the right to revoke the use of the cul de sac parking on the Subject Property at any time and for any or no

reason. LESSEE understands and agrees that this Agreement is for use and utilization of that portion of the Subject Property which is back of curb and is depicted on Exhibit "A". LESSEE contracts, covenants and agrees that LESSEE shall use the "private cul de sac parking" on the Republic Properties exclusively for "Visitor Parking" and that said private cul de sac parking shall not be utilized by or for employees of LESSEE at any time. Nothing in this Agreement shall be deemed or imply the right or license to use any parcel or property not specifically located at the Subject Property and depicted in Exhibit "A" to this Agreement. At no time shall any vehicles be allowed to remain on the Subject Property for more than seventy-two (72) consecutive hours.

5. CONSTRUCTION OF PARKING LOT. LESSEE shall arrange and shall be solely responsible for the design, engineering, permitting and construction of the Parking Lot, including all facilities, in substantial accordance with the contract documentation and designs to be approved by LESSOR. Any changes modifying the contract price by over Five Thousand Dollars (\$5,000.00) or which deviate from the approved plans shall be submitted to the LESSOR for review and approval, which shall not be unreasonably withheld. LESSEE shall obtain at its expense all licenses and permits required to perform the work and shall comply with all applicable laws affecting the work. All work and materials shall be in accordance with all federal, state and local regulations and codes. LESSEE shall ensure that the Subject Property is maintained in a safe condition and that only those involved in supervising and performing the construction work shall be permitted access and shall be regularly present at the Subject Property. Any additional or supplemental modifications after the original construction shall not be reimbursed or included in any amortization to LESSEE by LESSOR under any circumstances. LESSEE has made an Application to the Clark County Department of Development Services and will be seeking a variance or waiver regarding any setback requirements. LESSOR shall stipulate and cooperate with LESSEE in its Application for such waiver or variance of setback requirements for the Subject Property. LESSEE shall stipulate and cooperate with LESSOR should LESSOR need to make Application for a waiver or variance for any adjoining parcel.

6. SUBLEASE AND ASSIGNMENT. Except as set forth herein, LESSEE shall not, without the prior written consent of LESSOR, (1) assign, transfer, or encumber this Lease or any estate or interest herein, whether directly or by operation of law, (2) permit any other entity to become LESSEE hereunder by merger, consolidation or other reorganization (3) sublet any portion of the Premises or (4) permit the use of the Premises by any parties other than LESSEE. LESSEE shall provide at least 30 business days prior to the effective date of the proposed Transfer and shall provide LESSOR with a written description of all terms and conditions of the proposed Transfer. LESSOR may withhold its consent in its sole discretion to any proposed Transfer. If LESSOR consents to a proposed Transfer, then the proposed transferee shall deliver to LESSOR a written agreement whereby it expressly assumes LESSEE's obligations hereunder. No Transfer shall release LESSEE from its obligations under this Lease, but rather LESSEE and its transferee shall be jointly and severally liable therefor. Any sublease by LESSEE hereunder shall be subject and subordinate to this Lease. If any Transfer contemplated by LESSEE is for the entire Premises or is for the entirety of the then remaining Term of this Lease, then LESSOR may at LESSOR's sole option grant a novation to LESSEE releasing LESSEE or cancel this Lease.

Notwithstanding the foregoing, LESSEE may transfer all or part of its interest in this Lease or all or part of the Premises without the written consent of LESSOR to (1) any business entity into which LESSEE is merged or consolidated; or (2) any business entity acquiring all or substantially all of LESSEE's assets. LESSEE shall promptly notify LESSOR of any such Permitted Transfer. LESSEE shall remain liable for the performance of all of the obligations of LESSEE hereunder, and the surviving or acquiring entity shall expressly assume in writing the obligations of LESSEE hereunder.

7. CANCELLATION. LESSOR has the right at any time at LESSOR's sole discretion to cancel this Lease by reimbursing LESSEE for LESSEE's actual construction costs for the construction of the parking lot referenced in this Agreement on the Subject Property; said costs and reimbursement to not exceed Seventy-Seven Thousand Dollars (\$77,000.00). Prior to commencing any construction or improvement at the Subject Property (including the construction of the parking lot) referenced herein, LESSEE shall provide LESSOR with any and all bids, construction documents and contracts, as well as any other documents detailing the cost of construction and shall not proceed unless and until LESSOR has approved the construction agreements and designs in writing. LESSOR shall not unreasonably withhold its consent. LESSEE shall provide LESSOR with the total cost of construction of the parking lot upon the completion of construction related thereto, which amount LESSOR shall have the right to review, account and audit and which amount shall not exceed the sum of Seventy-Seven Thousand Dollars (\$77,000.00). Upon the determination of the total cost of construction of any improvements, the

construction costs up to Seventy-Seven Thousand Dollars (\$77,000.00) shall be inserted into a ten-year amortization table for said costs and shall be amortized over a ten year period, not to go past September 1, 2016. The reimbursement provided hereunder shall be paid within thirty (30) days of cancellation of the Lease. Upon the calculation and execution of the amortization table, the total sum amortized shall increase for any reason at any time and shall never exceed Seventy-Seven Thousand Dollars (\$77,000.00).

8. REPAIRS. During the Lease term, LESSEE shall make, at LESSEE's expense, all necessary repairs and shall perform all necessary maintenance to the Leased Premises. LESSEE shall repair, replace and maintain in good condition and in accordance with all Laws and suggested service programs, all portions of the Premises, improvements and systems exclusively serving the Premises. If LESSEE fails to commence such repairs or replacements within thirty (30) days after the occurrence of such damage, then LESSOR may make the same at LESSEE's cost. The cost of all maintenance, repair or replacement work performed by LESSOR shall be paid by LESSEE to LESSOR within sixty (60) days after LESSOR has invoiced LESSEE therefor.

9. ALTERATIONS AND IMPROVEMENTS. No alterations or physical additions in or to the Premises may be made without LESSOR's prior written consent, which shall not be unreasonably withheld or delayed. LESSOR may withhold its consent to any alteration or addition that would adversely affect (in the sole discretion of LESSOR) the (1) Leased Property or any adjoining properties. LESSEE shall have the right to remove the same at any time during the term of this Lease provided that all damage to the Leased Premises caused by such removal shall be repaired by LESSEE at LESSEE's expense.

10. PROPERTY TAXES. LESSEE shall pay, prior to delinquency, all general real estate taxes and installments of special assessments coming due during the Lease term on the Leased Premises, and all property taxes with respect to LESSOR's property, if any, on the Leased Premises. LESSEE shall be responsible for paying all personal property taxes with respect to LESSEE's personal property at the Leased Premises. All Property Taxes shall be prorated from October 1, 2006.

11. INSURANCE. LESSEE shall, during the Term and any other period of occupancy, at its sole cost and expense, keep in full force the following insurance:

(a) Commercial General Liability Insurance insuring LESSEE against any liability arising out of the lease, use, occupancy or maintenance of the Subject Property and all areas appurtenant thereto. Such insurance shall be in the amount of Five Million Dollars (\$5,000,000) Combined Single Limit for injury to, or death of one or more persons in an occurrence, and for damage to tangible property in an occurrence. The policy shall insure the hazards of the Subject Property and LESSEE's operations thereon, independent contractors, and contractual liability and shall (1) name LESSOR as additional insured, (2) contain a cross-liability provision, and (3) contain a provision that the insurance provided under this Section shall be primary and non-contributing with insurance available to LESSOR.

(b) Any other forms of insurance which LESSEE or LESSOR or any mortgagees of LESSOR may reasonably require from time to time in form, in amounts, and for insurance risks against which a comparable and prudent tenant would customarily protect itself. LESSEE shall name LESSOR as an Additional Insured on any and all insurance policies obtained by LESSEE related to the Premises.

(c) All policies shall be written in a form reasonably satisfactory to LESSOR and shall be maintained with insurance companies holding a General Policyholders Rating of "A" and a Financial Rating of "X" or better, as set forth in the most current issue of Best's Insurance Guide before occupying the Subject Property, LESSEE shall deliver to LESSOR copies of policies or certificates evidencing the existence of the amounts and forms of coverage satisfactory to LESSOR. No such policy shall be cancelable or reducible in coverage without at least thirty (30) days prior written notice to LESSOR. LESSEE shall, at least ten (10) days before the expiration of such policies, furnish LESSOR with renewals or "binders" thereof, or LESSOR may order such insurance and charge the cost thereof to LESSEE as additional rent.

(d) LESSEE will not keep or use in or upon the Subject Properties any article which may be prohibited by any insurance policy periodically in force covering the Property. If LESSEE's use of the Subject Property, whether or not LESSOR has consented to the same, results in any increase in premiums for the insurance periodically carried

by LESSOR with respect to the Building, LESSEE shall pay any such increase in premiums as additional rent within ten (10) days after being billed therefore by LESSOR. In determining whether increased premiums are a result of LESSEE's use of the Premises, a schedule issued by the organization computing the insurance rate on the Leased Premises showing the various components of such rate shall be conclusive evidence of the several items and charges which make up such rate. LESSEE shall promptly comply with all reasonable requirements of the insurance authority or any present or future insurer relating to the Premises.

(e) If any of LESSOR's insurance policies (for the Subject Property or any adjoining property) shall be canceled or cancellation shall be threatened or the premium or coverage thereunder changed or threatened to be changed in any way because of the use of the Subject Property or any part thereof by LESSEE or any assignee or sublease of LESSEE or by anyone LESSEE permits on the Subject Property and, if LESSEE fails to remedy the condition giving rise to such threatened or actual cancellation, or threatened or actual change in coverage or premiums, then, within two (2) business days after notice thereof, LESSOR may, at its option, either terminate this Lease or enter upon the Subject Property and attempt to remedy such condition, and LESSEE shall promptly pay the cost thereof to LESSOR as additional rent. LESSOR shall not be liable for any damage or injury caused to any property of LESSEE or of others located on the Subject Property resulting from such entry. If LESSOR is unable or elects not to remedy such condition, LESSOR shall have all of the remedies for a LESSEE default provided for in this Lease.

(f) All policies of insurance required hereunder shall include a clause or endorsement denying the insurer any rights of subrogation against the other party to the extent that rights have been waived by the insured before the occurrence of injury or loss. LESSOR and LESSEE waive any rights of recovery against the other for injury or loss due to hazards covered by policies of insurance containing such a waiver of subrogation clause or endorsement to the extent of the injury or loss covered thereby.

12. UTILITIES. It is understood and agreed that this Property is to be used exclusively for parking. LESSEE shall pay all charges for water, sewer, gas, electricity, telephone and other services and utilities used by LESSEE on the Leased Premises during the term of this Lease unless otherwise expressly agreed in writing by LESSOR. To the extent that exterior lighting is provided for the Subject Premises, LESSEE shall be solely responsible for the installation, maintenance and utilities for such services.

13. SIGNS. Upon LESSOR's reasonable consent, LESSEE shall have the right to place on the Leased Premises, at locations selected by LESSEE, any signs which are permitted by applicable zoning ordinances and private restrictions. Because the Subject Premises shall be restricted to use as parking, all such signs shall relate exclusively to the parking thereon. LESSOR shall assist and cooperate with LESSEE in obtaining any necessary permission from governmental authorities or adjoining owners and occupants for LESSEE to place or construct the foregoing signs. LESSEE shall repair all damage to the Leased Premises resulting from the removal of signs installed by LESSEE.

14. ENTRY. LESSOR shall have the right to enter upon the Leased Premises at any time to inspect the same, provided LESSOR shall not thereby unreasonably interfere with LESSEE's business on the Leased Premises.

15. DAMAGE AND DESTRUCTION. If the Leased Premises or any part thereof or any appurtenance thereto is so damaged by casualty that the same cannot be used for LESSEE's purposes, and the casualty is not due in any manner to negligence or contributory causation by LESSEE or its Invitees, and LESSOR and LESSEE both agree that the damage caused thereby cannot be repaired within ninety (90) days after the commencement of repairs, then LESSEE or LESSOR may elect to terminate this Lease by delivering written notice to the other party of its election to terminate. Any and all obligations of the respective parties shall terminate as of the date of the election to terminate. If the Premises are damaged by Casualty due to any cause other than an act or omission by LESSEE or its Invitees, Rent for the portion of the Premises rendered unusable by the damage shall be abated on a reasonable basis from the date of damage until the completion of repairs. If neither party elects to terminate this Lease following a Casualty, then LESSEE shall, within thirty (30) days after such Casualty, begin to repair the Premises and shall proceed with reasonable diligence to restore the Premises to substantially the same condition as they existed immediately before such Casualty.

16. DEFAULT. If default shall at any time be made by LESSEE in the payment of rent when due to LESSOR as herein provided, or if default shall be made in any of the other covenants or conditions to be kept, observed and performed by LESSEE, LESSEE shall have a period of thirty (30) days after notice thereof in writing to LESSEE by LESSOR to cure any and all default. LESSOR further agrees to cooperate with LESSEE in abating any non-monetary default under this Agreement. Should LESSEE fail to cure any default within thirty (30) days after written notice has been provided, LESSOR shall have the right in his sole discretion to terminate the Lease without further recourse by LESSEE. LESSOR shall use reasonable efforts to mitigate its damages. All past due payments required of LESSEE hereunder shall bear interest from the date due until paid at the rate of eighteen percent (18%) per annum (the "Default Rate").

17. CONDEMNATION. If any legally constituted authority condemns the Subject Property or such part thereof which will prevent LESSEE from conducting on a permanent basis its parking uses of the Premises in a manner reasonably comparable to that conducted immediately before such Taking, this Lease shall cease when the public authority takes possession, and LESSOR and LESSEE shall account for rent as of that date. If any Taking occurs, then LESSOR shall receive the entire award or other compensation for the Land, any buildings and/or other improvements taken; except that LESSEE shall be entitled to receive the portion of such award which compensates LESSEE for its loss of use of the Premises within the Term. However, LESSEE may separately pursue a claim (to the extent it will not reduce LESSOR's award) against the condemner for the value of LESSEE's personal property which LESSEE is entitled to remove under this Lease, moving costs and loss of business.

18. SUBORDINATION. LESSEE accepts this Lease subject and subordinate to any mortgage, deed of trust or other lien presently existing or hereafter arising upon the Leased Premises, whether existing now or which may come into being in the future, and to any renewals, refinancing and extensions thereof, but LESSEE agrees that any such mortgagee shall have the right at any time to subordinate such mortgage, deed of trust or other lien to this Lease on such terms and subject to such conditions as such mortgagee may deem appropriate in its discretion. LESSOR is hereby irrevocably vested with full power and authority to subordinate this Lease to any mortgage, deed of trust or other lien now existing or hereafter placed upon the Leased Premises of the Building, and LESSEE agrees upon demand to execute such further instruments subordinating this Lease or attorning to the holder of any such liens as LESSOR may request. In the event that LESSEE should fail to execute any instrument of subordination herein required to be executed by LESSEE promptly as requested, LESSEE hereby irrevocably constitutes LESSOR as its attorney-in-fact to execute such instrument in LESSEE's name, place and stead, it being agreed that such power is one coupled with an interest. LESSEE agrees that it will from time to time upon request by LESSOR execute and deliver to such persons as LESSOR shall request a statement in recordable form certifying that this Lease is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as so modified), stating the dates to which rent and other charges payable under this Lease have been paid, stating that LESSOR is not in default hereunder (or if LESSEE alleges a default stating the nature of such alleged default) and further stating such other matters as LESSOR shall reasonably require.

19. SECURITY DEPOSIT. No Security Deposit shall be required under this Lease Agreement.

20. NOTICE. Any notice required or permitted under this Lease shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed as follows:

If to LESSOR:
Premier Trust of Nevada, Inc., Custodian for Stanley M. Zurawski, Jr. IRA
2700 W. Sahara Avenue, Suite 300
Las Vegas, Nevada 89102

With a Copy to:
Stanley M. Zurawski
750 E. Sahara Avenue
Las Vegas, Nevada 89104

If to LESSEE to:
Republic Services of Southern Nevada
770 E. Sahara Avenue
Las Vegas, Nevada 89104
Attn: President

With a Copy to:
General Counsel
Republic Services, Inc.
110 SE 6th Street, 28th Floor
Fort Lauderdale, Florida 33301

LESSOR and LESSEE shall each have the right from time to time to change the place notice is to be given under this paragraph by written notice thereof to the other party.

21. BROKERS. LESSEE represents that LESSEE was not shown the Premises by any real estate broker or agent and that LESSEE has not otherwise engaged in, any activity which could form the basis for a claim for real estate commission, brokerage fee, finder's fee or other similar charge, in connection with this Lease.

22. RELATIONSHIP OF PARTIES. LESSEE and the agents and employees of the LESSEE in the performance of this Ground Lease shall act in an independent capacity and not as officers or employees or agents of the LESSOR. The employees of the LESSOR who participate in the performance of this Lease are not agents of the LESSEE.

23. LIENS. In the event the LESSEE shall at any time during the term of this Ground Lease cause any changes, alterations additions, improvements, or other work to be done or performed or materials to be supplied, in or upon the Subject Property, the LESSEE shall pay, when due, all sums of money that may become due for any labor, services, materials, supplies or equipment furnished to or for the LESSEE in, upon or about the Subject Property and which may be secured by any mechanic's other lien against the Subject Property or the LESSEE's interest therein, and will cause each such lien to be fully discharged and released at the time the performance of any obligation secured by any such lien matures or comes due, except that, if the LESSEE desires to contest any such lien, it may do so. If any such lien shall be reduced to final judgment and such judgment or such process as may be issued for the enforcement thereof is not promptly stayed, or, if so stayed, said stay thereafter expires, the LESSEE shall forthwith pay and discharge said judgment.

24. WAIVER. No waiver of any default of LESSOR or LESSEE hereunder shall be implied from any omission to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by LESSOR or LESSEE shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition.

25. MEMORANDUM OF LEASE. The parties hereto contemplate that this Lease should not and shall not be recorded in any agency of record, but in lieu thereof, at the request of either party, LESSOR and LESSEE shall execute a Memorandum of Lease to be recorded for the purpose of giving record notice of the appropriate provisions of this Lease.

26. HEADINGS. The headings used in this Lease are for convenience of the parties only and shall not be considered in interpreting the meaning of any provision of this Lease.

27. SUCCESSORS The provisions of this Lease shall extend to and be binding upon LESSOR and LESSEE and their respective legal representatives, successors and assigns. Nothing in this Section shall be deemed to relieve LESSEE of the restrictions on Successors set forth in Section 6 of this Agreement.

28. CONSENT. LESSOR and LESSEE each contract covenant and agree that each shall not unreasonably withhold or delay its consent with respect to any matter for which consent is required under this Lease.

29. PERFORMANCE. If there is a default with respect to any of LESSEE's covenants, warranties or representations under this Lease, and if the default continues more than five (5) days after notice in writing to LESSEE specifying the default, LESSOR may, at its option and without affecting any other remedy hereunder, cure such default and charge LESSEE the cost thereof, together with interest thereon at a rate equal to the lesser of eighteen percent (18%) per annum or the then highest lawful rate.

30. COMPLIANCE WITH LAW. LESSEE shall comply with all laws, orders, ordinances and other public requirements now or hereafter pertaining to LESSEE's use of the Leased Premises. LESSOR shall comply with all laws, orders, ordinances and other public requirements now or hereafter affecting the Leased Premises.

31. FINAL AGREEMENT. This Agreement terminates and supersedes all prior understandings or agreements on the subject matter hereof. This Agreement may be modified only by a further writing that is duly executed by both parties.

32. AUTHORITY. Each party represents and warrants that the person signing this Agreement on the party's behalf has been duly authorized to do so by the party. Each of the signatories to this Agreement represents and warrants that he has full and complete authority to execute this Agreement on behalf of the party named immediately above his or her signature. Each of the signatories further understands, represents and warrants that he or she has full and complete authority to execute this Agreement on behalf of the entity or entities represented.

33. ATTORNEYS' FEES. In the event that either LESSOR or LESSEE should bring suit for the possession of the Premises, for the recovery of any sum due under this Lease, or because of the breach of any provision of this Lease or for any other relief against the other, then all costs and expenses, including reasonable attorneys' fees, incurred by the prevailing party therein, shall be paid by the other party, which obligation on the part of the other party shall be deemed to have accrued on the date of the commencement of such action and shall be enforceable whether or not the action is prosecuted to judgment.

34. GOVERNING LAW. This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Nevada.

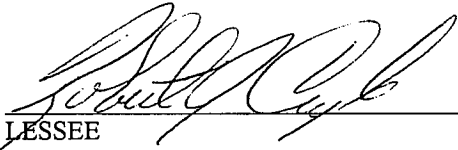
THE UNDERSIGNED LESSOR HEREBY ACKNOWLEDGES REVIEW AND RECEIPT OF THIS AGREEMENT PRIOR TO EXECUTION.

Dated and done this 29 day of August, 2006.


LESSOR FOR PREMIER TRUST
CUSTODIAN STANLEY M.
ZURAWSKI, JR., FRA

THE UNDERSIGNED LESSEE HEREBY ACKNOWLEDGES REVIEW AND RECEIPT OF THIS AGREEMENT PRIOR TO EXECUTION.

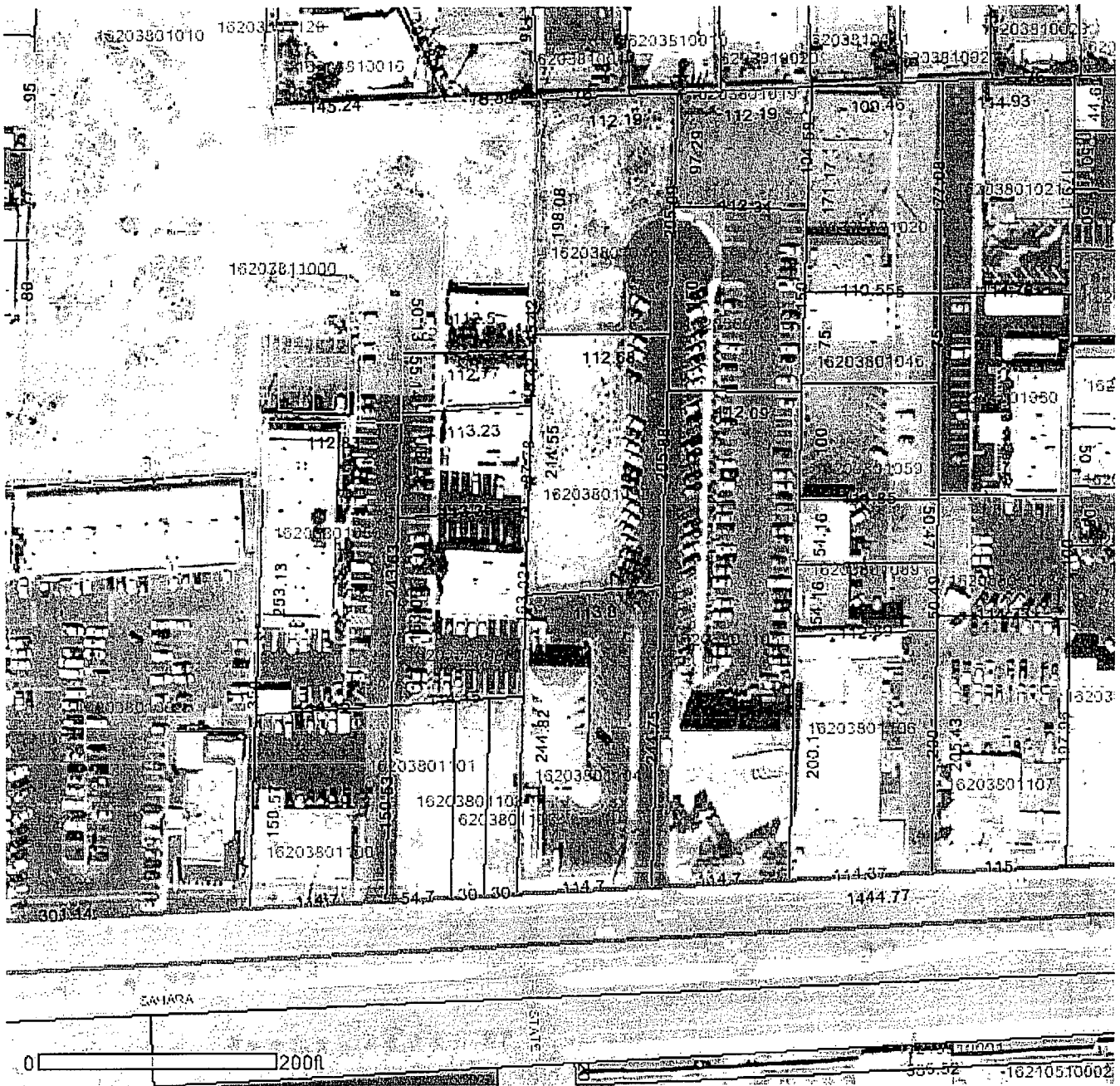
Dated and done this ____ day of August, 2006


LESSEE

NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS AGREEMENT. IF YOU DESIRE, CONSULT AN ATTORNEY BEFORE EXECUTING.

EXHIBIT “A”

Map Click: ☐ Select Property ☐ Zoom In ☒ Zoom Out ☐ Pan ☐ Measure



INIT

WHP

INIT

[Signature]

Justification Letter



JUSTIFICATION LETTER

Separator Sheet



October 2, 2006

City of Las Vegas
731 S. 4th Street
Las Vegas, Nevada 89101

SDR-17298
11/16/06 PC

Re: Application for Site Development Plan Review & Waiver, APN 162-03-801-018

To Whom It May Concern:

On behalf of the Republic Services of Southern Nevada (Republic Services), Wood Rodgers Inc. respectfully submits the attached application for a site development plan review. The proposed project is exclusively located at APN 162-03-801-018 and will include the construction of an employee parking lot.

Mr. Stanley Zurawski Jr., as owner of the parcel in question, maintains a lease agreement with Republic Services and has given consent for the proposed parking lot use. The subject parcel is currently unimproved, unoccupied and is accessed by a paved private drive owned by Republic Services of Southern Nevada, and Mr. Stanley Zurawski Jr. Both parties agree to maintain access to the site as it is today.

The proposed parking lot will be for the use of Republic Services of Southern Nevada employees who work at 770 East Sahara Avenue, Las Vegas, Nevada. In total, there will be 38 parking spaces constructed, with all parking slots being numbered and assigned. The lot will include drought resistant landscaping to exceed the City of Las Vegas (City) requirements, landscape buffers as required by the City, an automatic drip irrigation system, and lighting to exceed the City requirements. There will be no compact car spaces provided within the new parking lot, and two additional handicapped access parking spaces (one van accessible) will be provided in the current handicapped parking location adjacent to the main door of the Republic Services of Southern Nevada office building. Additionally, the current parking on the West side, running North/South along the private drive will be eliminated, and those employees will be assigned parking spaces in the proposed lot.

Waiver Request: We respectfully request a waiver of the landscape island requirements within the parking lot defined by the City of Las Vegas "Urban Design and Guideline Standards".

Justification: We are providing a tree every twenty (20) feet along the perimeter of the parking lot, and within the proposed island within the parking lot. Additionally, we are providing over twenty five (25) clusters of drought resistant shrubs and bushes throughout the parking lot. This proposed landscape scheme exceeds all City requirements. As the adjacent properties are currently zoned residential, we paid particular attention to the North and West border of the proposed parking lot. We feel that

the proposed landscape scheme will significantly beautify the area, more than adequately buffer the existent residential zoned parcels and significantly improve the esthetics of the area.

Waiver Request: We respectfully request a waiver for the requirement of two (2) handicapped parking spaces within the proposed parking lot as described in the City of Las Vegas "Urban Design and Guideline Standards".

Justification: We will provide two (2) handicapped parking spaces (one van accessible) in the current handicapped parking area adjacent to the main door of the Republic Services of Southern Nevada offices. These proposed spaces will be in addition to the twelve existing handicap spaces and meet ADA requirements.

This proposed parking lot will eliminate the current parking along the West side of the private drive at 770 East Sahara Avenue, and will significantly improve the esthetics of the area in general. We respectfully request approval of our application.

Thank you for your time and attention to our request.

Sincerely,
Wood Rodgers, Inc.

A handwritten signature in black ink, appearing to read "Paul Minto", written over a horizontal line.

Paul Minto, P.M.P.
Principal

SDR-17298
11/16/06 PC

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SDR-17298

Case Number: _____ APN: 162-03-801-018

Name of Property Owner: Stanley M. Zurawski Jr. IRA

Name of Applicant: Republic Services of Southern Nevada

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: _____

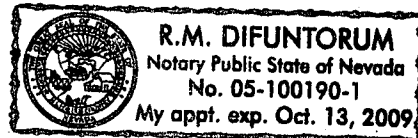
Signature of Property Owner: _____

Stacy Libbey, AUP/Trust Officer
Premier Trust, Inc., custodian
Print Name: for Stanley M. Zurawski Jr. IRA

Subscribed and sworn before me

This 2nd day of October, 2004

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



Application



APPLICATION

Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review
Project Address (Location) 726 E. Sahara
Project Name Sahara Parking Lot Proposed Use Parking Lot
Assessor's Parcel #(s) 162-03-801-018 Ward # 3
General Plan: existing DC proposed DC Zoning: existing C-1 proposed C-1
Commercial Square Footage N/A Floor Area Ratio N/A
Gross Acres 0.52 +/- Acres Lots/Units 1 Density N/A
Additional Information Please see attached justification letter

PROPERTY OWNER Stanley M. Zurawski Jr. IRA Contact Mark Dresehler
Address Premier Trust Nevada 2700 W Sahara #300 Phone: _____ Fax: _____
City Las Vegas State NV Zip 89102

APPLICANT Republic Services of Southern Nevada Contact Alan Gaddy
Address 770 East Sahara Avenue Phone: (702) 599-5503 Fax: _____
City Las Vegas State NV Zip 89104

REPRESENTATIVE Wood Rodgers, Inc. Contact Paul Minto
Address 9900 Covington Cross Drive, Suite 102 Phone: (702) 434-4639 Fax: (702) 434-2957
City Las Vegas State NV Zip 89144

Property Owner Signature* Stacy Libbey

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

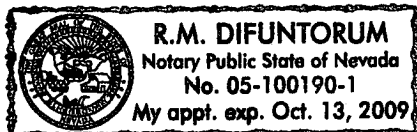
Print Name Premier Trust, Inc. Custodian for

Subscribed and sworn before me Stanley M. Zurawski, Jr., IRA

This 2nd day of October, 2006.

RM Difuntorum

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SDR-17298</u>
Meeting Date:	<u>11/16/06</u>
Total Fee:	<u>\$800</u>
Date Received*	<u>10/3/06</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.

Hansen Sheet



Separator Sheet

Report Date 10/03/2006 03:47 PM

Submitted By

Page 1

A/P # 17298 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	10/03/2006 12:30	983953	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

SDR-17298 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: REPUBLIC SERVICES OF SOUTHERN NEVADA - OWNER: PREMIER TRUST OF NEVADA - Request for a Site Development Plan Review FOR A PROPOSED PARKING LOT on 0.52 acres adjacent to the north side of Sahara Avenue approximately 600 feet east of 6th Street (APN 162-03-801-018), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

Parent A/P #

Project #	17298	Project/Phase Name	SAHARA PARKING LOT	Phase #	
Size/Area	0.52 ACRES	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 16203801018

Location

Owner/Tenant

Contact ID	AC879873	Name	ZURAWSKI STANLEY M JR IRA #2	Organization	PREMIER TRUST NEVADA CUST
Mailing Address	2700 W SAHARA AVE #300			State/Province	NV
City	LAS VEGAS			Country	☐ Foreign
ZIP/PC	89102-1714			Evening Phone	
Day Phone				Mobile #	
Fax					

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16203801018

Check Conditions

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

No Conditions

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

There is no planning condition for this project.

Report Date 10/03/2006 03:47 PM

Submitted By

Page 2

SITE PLAN REVIEW

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

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By Modified Date	YES Votes	NO Votes	ABSTENTIONS
11/16/2006	PC	SCHEDULED			
NGOLDBERG	10/03/2006		0	0	0

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

No children exist for this project

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

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME.# WHO PICKED UP PERMIT wood rodgers ck 39544 / colleen Bauman / 363-4874	983657	10/03/2006 12:33		0.00

Project Checklist



Separator Sheet

Revised 02/02/04

☒ Meeting☐ Telephone

Conversation Record

Project Name _____

Conversation between CLV Representative(s):
and,

Jim Marshall

Page 1 of 1
Date 9 / 20 / 06
Time 11:00 am pm

Name

Company/Department

Phone

FAX

Paul Minto

Wood Rodgers Inc

413-4136

☐ see Meeting Attendance Sheet

Comments:

Site Development Review

A perimeter buffer zone consisting of landscape planting and screening shall be provided adjacent to all street rights-of-way and property lines. Minimum zone Depth-Interior Lot lines = 8 feet.
See Chapter 19.12.

Plant material. - 1 tree per 30 linear feet.

Parking lot landscaping

Landscape Island at the end of each row of parking spaces.
Size: minimum 5 feet, length shall be equal to the length of the adjacent parking spaces.

70% = standard width of 9 x 18

30% = Compact car 8 x 18

Public Works

Flood control.

60° - 15 ft

OCT 3 2 PM submittal Date.

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



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

SDR-17298 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: REPUBLIC SERVICES OF SOUTHERN NEVADA - OWNER: PREMIER TRUST OF NEVADA - Request for a Site Development Plan Review FOR A PROPOSED PARKING LOT on 0.52 acres adjacent to the north side of Sahara Avenue, approximately 600 feet east of 6th Street (APN 162-03-801-018), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.

PLANNING COMMISSION: **NOVEMBER 16, 2006** CITY COUNCIL: **DECEMBER 20, 2006**

PLANNING SUPERVISOR: **DOUG RANKIN**



PUBLIC HEARING

Comments Due: OCTOBER 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 Carman Burney (cburney@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

SDR-17298

HAND DELIVERED

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

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

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

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

SDPR
10/03/2006

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: 11/16/06

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

SDR-17298

18b The Las Vegas Arts District NA

Beverly Green NA

Crestwood NA

Downtown Business Operators Council

Downtown Central Development Committee
(DCDC)

East Las Vegas Community Development Corp.

Francisco Park NA

Gateway District Association

Glen Heather Estates NA

Hillside Heights NA

Huntridge Park NA

John S. Park NA

Southridge NA

West Circle NA

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: NOVEMBER 16, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SDR-17298

APPLICANT: REPUBLIC SERVICES OF SOUTHERN NEVADA - OWNER: PREMIER TRUST OF NEVADA - REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A PROPOSED PARKING LOT AND A WAIVER TO ALLOW A REDUCTION OF THE PERIMETER LANDSCAPING BUFFERING REQUIREMENTS ON 0.52 ACRES ADJACENT TO THE NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 600 FEET EAST OF 6TH STREET (APN 162-03-801-018), C-1 (LIMITED COMMERCIAL) ZONE, WARD 3 (REESE).

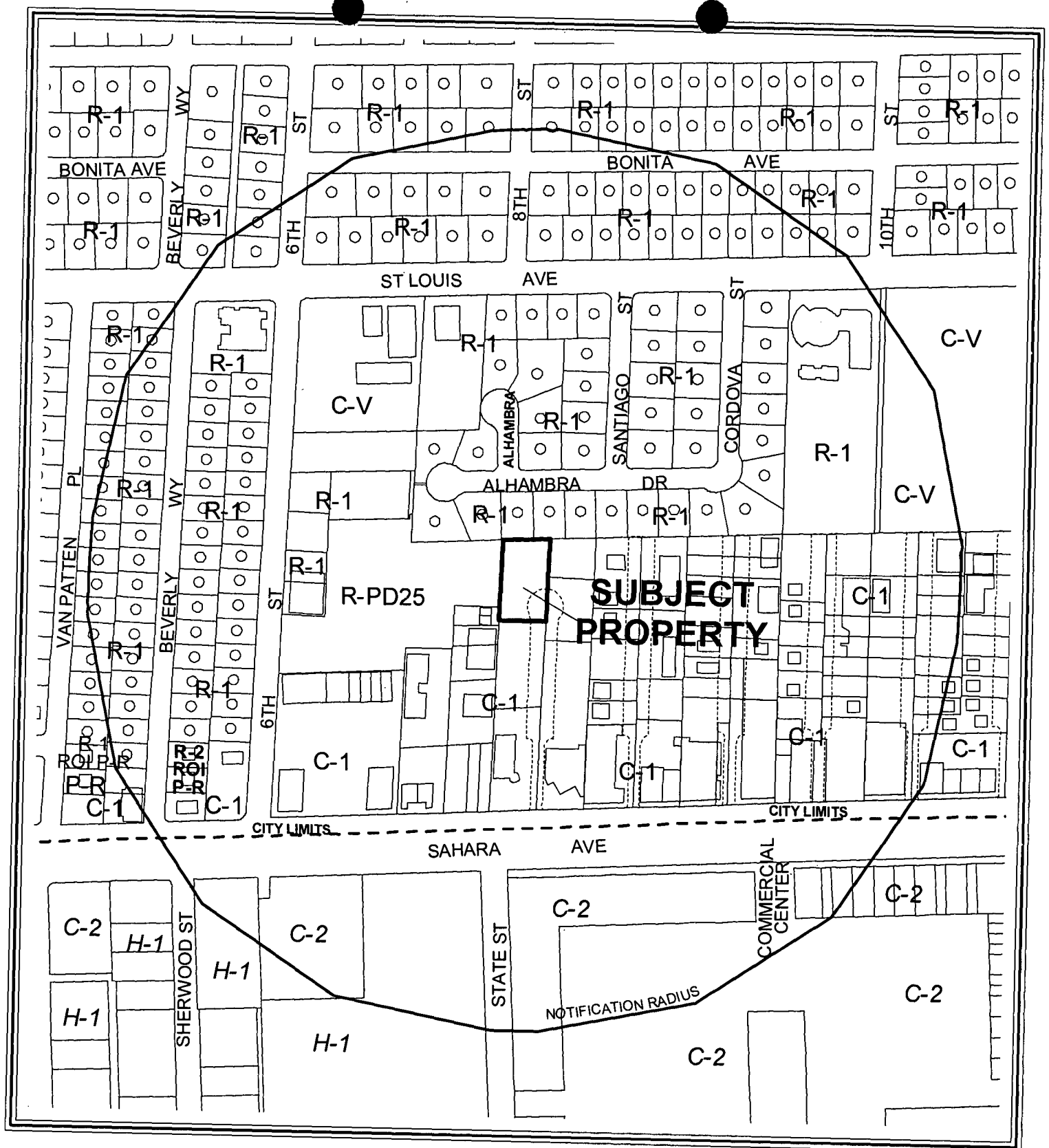
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.

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>.



SEE LOCATION MAP ON REVERSE SIDE

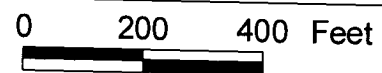
DOUG RANKIN, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION



CASE: **SDR-17298**

RADIUS: 1000 FEET

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



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

November 3, 2006

Mr. Mark Dresehler
Mr. Stanley M. Zurawski
Premier Trust Nevada
21700 West Sahara Avenue, Suite #300
Las Vegas, Nevada 89102

RE: SDR-17298 - SITE DEVELOPMENT PLAN REVIEW

Dear Messers Dreschler and Zurawski:

Please be advised the City Planning Commission at its regular meeting on **November 16, 2006** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

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

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

Sincerely,

Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:clb

cc: Mr. Alan Gaddy
Republic Services of Southern Nevada
770 East Sahara Avenue
Las Vegas, Nevada 89104

Mr. Paul Minto
Wood Rodgers, Inc.
9900 Covington Cross Drive, Suite #102
Las Vegas, Nevada 89144

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



Action Letter



Separator Sheet



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

November 17, 2006

Mr. Mark Dresehler
Mr. Stanley M. Zurawski
Premier Trust Nevada
2700 West Sahara Avenue, Suite #300
Las Vegas, Nevada 89102

RE: SDR-17298 - SITE DEVELOPMENT PLAN REVIEW

Dear Messers Dreschler and Zurawski:

Your request for a Site Development Plan Review FOR A PROPOSED PARKING LOT AND A WAIVER TO ALLOW A REDUCTION OF THE PERIMETER LANDSCAPING BUFFERING REQUIREMENTS on 0.52 acres adjacent to the north side of Sahara Avenue, approximately 600 feet east of 6th Street (APN 162-03-801-018), C-1 (Limited Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on November 16, 2006.

The Planning Commission voted to recommend ***APPROVAL*** of your request, subject to the following:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/03/06, except as amended by conditions herein.
3. A Waiver from 19.12 is hereby approved, to allow a reduction in the perimeter landscape buffer widths where 8 feet is the minimum width allowed. Landscape buffer zone widths will be 2 feet along the east, 7 feet to the north, and 0 feet along the south property line.

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



Mr. Mark Dresehler
Mr. Stanley M. Zurawski
SDR-17298 - Page Two
November 17, 2006

4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: (1) Add one 24 inch box trees within the landscape buffer along the western property line and two 24 inch box trees within the landscape buffer along the eastern property boundary.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

Mr. Mark Dresehler
Mr. Stanley M. Zurawski
SDR-17298 - Page Three
November 17, 2006

This item will be considered by the City Council on **December 20, 2006**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:clb

cc: Mr. Alan Gaddy
Republic Services of Southern Nevada
770 East Sahara Avenue
Las Vegas, Nevada 89104

Mr. Paul Minto
Wood Rodgers, Inc.
9900 Covington Cross Drive, Suite #102
Las Vegas, Nevada 89144

City Council Action Letter



Separator Sheet



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

BRENDA J. WILLIAMS
INTERIM

DOUGLAS A. SELBY
CITY MANAGER

May 2, 2007

Mr. Mark Dreschler
Mr. Stanley M. Zurawski
Premier Trust Nevada
2700 West Sahara Avenue, Suite #300
Las Vegas, Nevada 89102

RE: SDR-17298 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF APRIL 4, 2007

Dear Messers Dreschler and Zurawski:

The City Council at a regular meeting held April 4, 2007 APPROVED the request for a Site Development Plan Review FOR A PROPOSED PARKING LOT AND A WAIVER TO ALLOW A REDUCTION OF THE PERIMETER LANDSCAPING BUFFERING REQUIREMENTS on 0.52 acres adjacent to the north side of Sahara Avenue, approximately 600 feet east of 6th Street (APN 162-03-801-018), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 5, 2007. This approval is subject to:

Added Condition:

- A. A Waiver from 19.12 is hereby approved, to allow zero landscape fingers in the parking lot area only.

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, date stamped 3/6/07 and landscape plan dated stamped 4/3/07, except as amended by conditions herein.
3. A Waiver from 19.12 is hereby approved, to allow a reduction in the perimeter landscape buffer widths where 8 feet is the minimum width allowed. Landscape buffer zone widths will be 4 feet along the east, and 5 feet on the west, 7 feet to the north, and 0 feet along the south property line.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

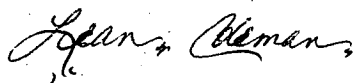
Mr. Mark Dreschler
SDR-17298 – Page Two
May 2, 2007

5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, Acting City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Alan Gaddy
Republic Services of Southern Nevada
770 East Sahara Avenue
Las Vegas, Nevada 89104

Mr. Paul Minto
Wood Rodgers, Inc.
9900 Covington Cross Drive, Suite #102
Las Vegas, Nevada 89144



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

January 4, 2007

Mr. Mark Dreschler
Mr. Stanley M. Zurawski
Premier Trust Nevada
2700 West Sahara Avenue, Suite #300
Las Vegas, Nevada 89102

RE: SDR-17298 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 3, 2007

Dear Messers Dreschler and Zurawski:

The City Council at a regular meeting held January 3, 2007 HELD IN ABEYANCE the request for a Site Development Plan Review FOR A PROPOSED PARKING LOT AND A WAIVER TO ALLOW A REDUCTION OF THE PERIMETER LANDSCAPING BUFFERING REQUIREMENTS on 0.52 acres adjacent to the north side of Sahara Avenue, approximately 600 feet east of 6th Street (APN 162-03-801-018), C-1 (Limited Commercial) Zone.

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the February 7, 2007 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in cursive script that reads "Lean Coleman".

Lean Coleman
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Alan Gaddy
Republic Services of Southern Nevada
770 East Sahara Avenue
Las Vegas, Nevada 89104

Mr. Paul Minto
Wood Rodgers, Inc.
9900 Covington Cross Drive, Suite #102
Las Vegas, Nevada 89144

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

December 21, 2006

Mr. Mark Dreschler
Mr. Stanley M. Zurawski
Premier Trust Nevada
2700 West Sahara Avenue, Suite #300
Las Vegas, Nevada 89102

RE: SDR-17298 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 20, 2006

Dear Messers Dreschler and Zurawski:

The City Council at a regular meeting held December 20, 2006 HELD IN ABEYANCE the request for a Site Development Plan Review FOR A PROPOSED PARKING LOT AND A WAIVER TO ALLOW A REDUCTION OF THE PERIMETER LANDSCAPING BUFFERING REQUIREMENTS on 0.52 acres adjacent to the north side of Sahara Avenue, approximately 600 feet east of 6th Street (APN 162-03-801-018), C-1 (Limited Commercial) Zone.

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the January 3, 2007 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in cursive script that reads "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Alan Gaddy
Republic Services of Southern Nevada
770 East Sahara Avenue
Las Vegas, Nevada 89104

Mr. Paul Minto
Wood Rodgers, Inc.
9900 Covington Cross Drive, Suite #102
Las Vegas, Nevada 89144

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108

www.lasvegasnevada.gov

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Plans (PMT)



Separator Sheet

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PROJECT#

DATE: 1/10/74

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UNITED STATES DEPARTMENT OF AGRICULTURE
NATIONAL ANIMAL HEALTH SERVICE
WASHINGTON, D.C. 20250

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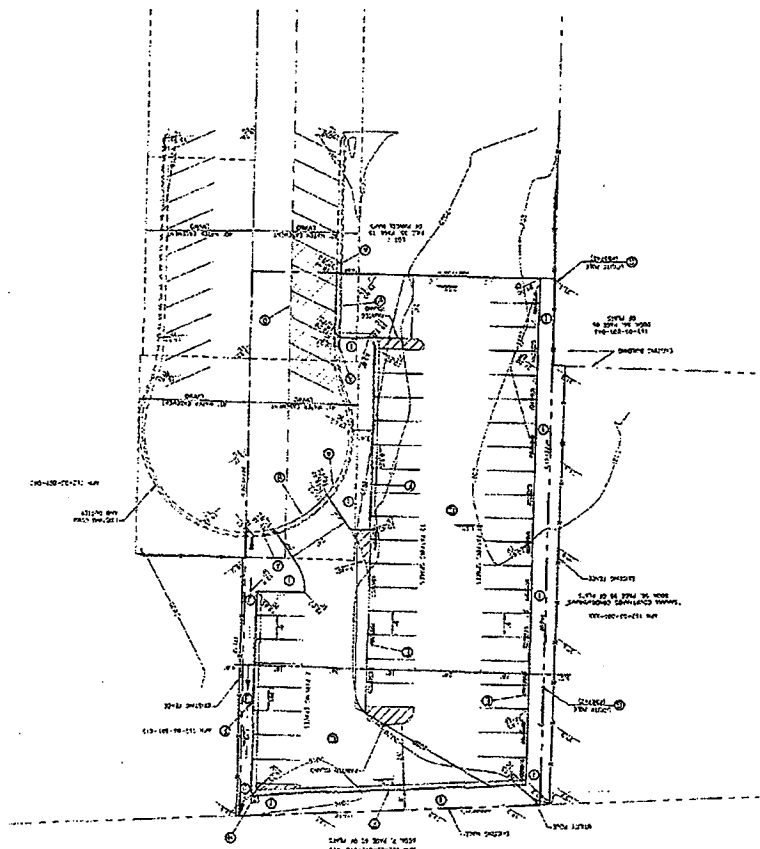
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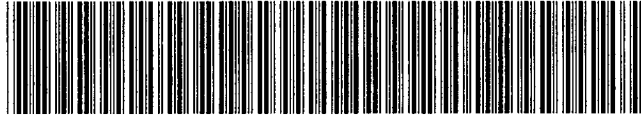
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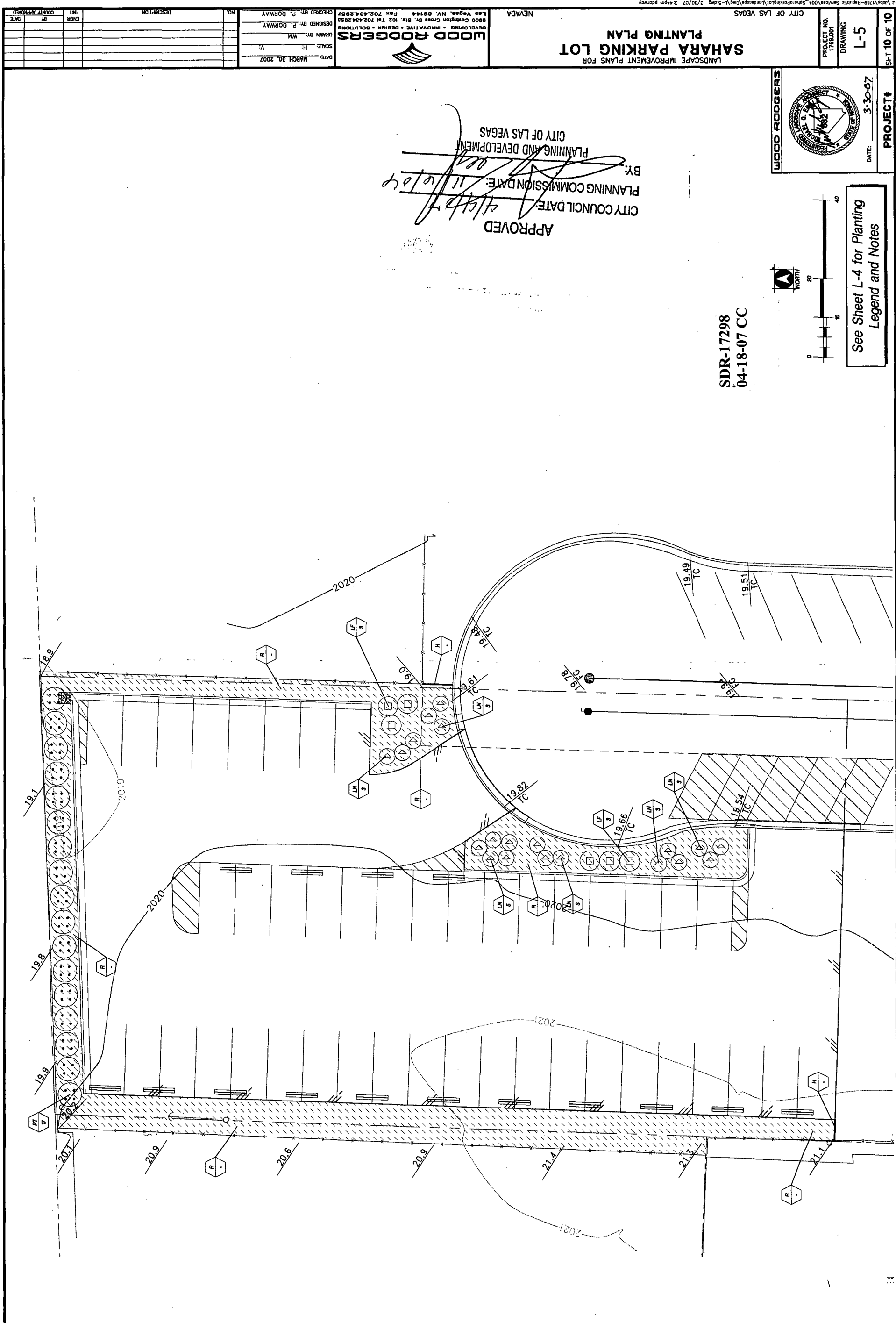
Plans (Landscape Plans)



PLANS - LANDSCAPE PLANS

Separator Sheet

SDR-17298 L 4/18/07 cc CC Approved



APPROVED
CITY COUNCIL DATE: 4/18/07
PLANNING COMMISSION DATE: 4/18/07
BY: [Signature]
CITY OF LAS VEGAS
PLANNING AND DEVELOPMENT

WOOD RODGERS
CITY OF LAS VEGAS
PROJECT NO. 1769.001
DRAWING L-5
DATE: 3-30-07
PROJECT #
SHT 10 OF 10

See Sheet L-4 for Planting Legend and Notes

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SDR-17298
04-18-07 CC

CITY OF LAS VEGAS		NEVADA	
LANDSCAPE IMPROVEMENT PLANS FOR		SAHARA PARKING LOT	
PLANTING PLAN		WOOD RODGERS	
9800 Convention Center Dr., Ste. 102 TM 702.434.2853		Las Vegas, NV 89144 Fax 702.434.2857	
DATE: MARCH 30, 2007		SCALE: H: V:	
DRAWN BY: WM		DESIGNED BY: P. DORWAY	
CHECKED BY: P. DORWAY		NO.	
DESCRIPTION		ENCOR INT. COUNTY APPROVED	
BY		DATE	

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