

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

AVERAGE
QA VALUE
35

MAP LEGEND

PARCEL BOUNDARY

SUBD BOUNDARY

ROAD EASEMENT

PM/LD BOUNDARY

NON-PARCEL LOT LINE

MATCH LINE / LEADER LINE

ROAD ID NUMBER

001
1.00

202
PB 25-45

5

5

GL5

PARCEL NUMBER

ACREAGE

PARCEL SUB/SEQ NUMBER

PLAT RECORDING NUMBER

BLOCK NUMBER

LOT NUMBER

GOV. LOT NUMBER

001

202

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GL5

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

T20S R62E

32

N 2 NW 4

140-32-1

001

002

003

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The map displays a grid of land parcels. Key features include:

- Parcel 101:** Large parcel on the left, containing sub-parcels 001 through 012.
- Parcel 102:** Located below parcel 101, containing sub-parcels 001 through 012.
- Parcel 103:** Located to the right of parcel 101, containing sub-parcels 001 through 012.
- Parcel 104:** Located to the right of parcel 103, containing sub-parcels 001 through 012.
- Parcel 110:** Located in the upper right, labeled "DIAMOND HEAD VILLAS AND SEE CONDO DETAIL 'A'".
- Parcel 111:** Located below parcel 110, labeled "DIAMOND HEAD VILLAS PHASE 2 SEE CONDO DETAIL 'B'".
- Parcel 112:** Located to the right of parcel 103, labeled "KINGSCREST QUEEN ANGEL CT".
- Parcel 113:** Located to the right of parcel 112, labeled "DIAMOND HEAD VILLAS AND SEE CONDO DETAIL 'B'".

Streets shown include BONANZA RD, LAMB BLVD, MARION DR, and various smaller streets like CURTISHIRE CT, PERRYMAN CT, and AIRSHIRE CT. The map also shows various lot numbers and acreages for each sub-parcel.

VAR-17306

11/16/06 PC

RECEIVED
OCT 0 3 2006
TAX DIST 200

Public Hearing Notice



PUBLIC HEARING NOTICE

Separator Sheet

NOTICE OF PUBLIC HEARING

VARIANCE

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

VAR-17306

APPLICANT: WEST ONE PROPERTIES, LTD - OWNER: ASP REALTY, INC. - REQUEST FOR A VARIANCE TO ALLOW 15 PARKING SPACES WHERE 25 PARKING SPACES ARE THE MINIMUM REQUIRED FOR AN EXISTING SHOPPING CENTER ON 0.63 ACRES AT 4441 EAST BONANZA ROAD (APN 140-32-101-003), C-1 (LIMITED COMMERCIAL) ZONE, WARD 3 (REESE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF NORTH HALF (N $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 62 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>.



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

SEE LOCATION MAP ON REVERSE SIDE



City Council Proof of Publication



Separator Sheet

Las Vegas, Nevada

DECEMBER 4, 2006

TO: LAS VEGAS REVIEW JOURNAL

FROM: CITY CLERK

SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARINGS – VARIANCES:

VAR-14734, VAR-16497, VAR-16512, VAR-16516, VAR-16525, VAR-16769,

VAR-17156, VAR-17299 and VAR-17306

Please publish the attached LEGAL NOTICE

ON THE FOLLOWING DATE: FRIDAY, DECEMBER 8, 2006 (One time)

Send me three copies of the Affidavit of Publication at your earliest convenience [no later than seven (7) days following final publication].

ASSISTANT DEPUTY CITY CLERK

cc: Finance Department – Accounts Payable
City Attorney – (on Ordinances)
Planning and Development Department
Front Desk

NOTICE OF PUBLIC HEARINGS
DECEMBER 20, 2006

NOTICE IS HEREBY GIVEN THAT ON WEDNESDAY, DECEMBER 20, 2006 at the hour of 1:00 P.M. in the Council Chambers, City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following Variances and Appeals:

VAR-14734 - APPLICANT/OWNER: STEVEN PORTNOFF - Request for a Variance TO ALLOW PROPOSED SIX FOOT HIGH BLOCK WALLS IN THE FRONT YARD WHERE FOUR FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.63 acres located on the south side of O'Bannon Drive, approximately 140 feet west of Lisa Lane (APN 163-04-401-002), U [(Undeveloped) Zone

VAR-16497 - APPLICANT/OWNER: KEN BERRYDANE - Request for a Variance TO ALLOW A NINE-FOOT SETBACK IN THE FRONT YARD WHERE 25 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A FIVE-FOOT SETBACK IN THE REAR YARD WHERE 15 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED SINGLE-FAMILY RESIDENCE on 0.48 acres at 2521 Driftwood Drive (APN 139-32-512-016), R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone. NOTE: THIS APPLICATION IS BEING AMENDED FROM 2521 DRIFTWOOD DRIVE TO 2520 DRIFTWOOD DRIVE

VAR-16512 - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST - Request for a Variance TO ALLOW 68 PERCENT LOT COVERAGE WHERE 50 PERCENT LOT COVERAGE IS THE MAXIMUM PERMITTED on 0.98 acres at the southwest corner of Rainbow Boulevard and Peak Drive (APN 138-15-701-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

VAR-16516 - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST - Request for a Variance TO ALLOW 89 PARKING SPACES WHERE 121 PARKING SPACES IS THE MINIMUM REQUIRED FOR A PROPOSED MIXED-USE DEVELOPMENT on 0.98 acres at the southwest corner of Rainbow Boulevard and Peak Drive (APN 138-15-701-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

VAR-16525 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST - Request for a Variance TO ALLOW 35,642 SQUARE FEET OF OPEN SPACE WHERE 53,370 SQUARE FEET IS THE MINIMUM REQUIRED on 6.19 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-19-101-002), R-1 (Single Family Residential) Zone under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre) Zone [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre) Zone], Ward 5 (Weekly), LEGALLY DESCRIBED AS BEING A PORTION OF NORTH HALF (N½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

VAR-16769 - APPLICANT/OWNER: STEVEN PORTNOFF - Request for a Variance TO ALLOW A PROPOSED SINGLE FAMILY DWELLING TO BE FIVE FEET FROM THE SIDE PROPERTY LINE WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED on 0.63 acres located on the south side of O'Bannon Drive, approximately 140 feet west of Lisa Lane (APN 163-04-401-002), U [(Undeveloped) Zone

VAR-17156 - APPLICANT/OWNER: GLENN J. SORRELLS - Request for a Variance TO ALLOW A SEVEN-FOOT HIGH WALL WHERE A FIVE-FOOT HIGH WALL IS THE MAXIMUM HEIGHT PERMITTED IN A PORTION OF THE FRONT YARD on 0.15 acres at 1109 Shifting Sands Drive (APN 138-26-615-088), R-1 (Single Family Residential) Zone. NOTE: THE APPLICATION IS FOR AN EIGHT FOOT HIGH WALL WHERE A FIVE-FOOT HIGH WALL IS THE MAXIMUM

VAR-17299 - APPLICANT: MICHAEL LAWSON - OWNER: SANDCASTLE ENTERPRISES, INC. - Request for a Variance TO ALLOW 13 PARKING SPACES WHERE 27 PARKING SPACES ARE THE MINIMUM REQUIRED on 0.79 acres at 6565 Smoke Ranch Road (APN 138-23-110-031), C-1 (Limited Commercial) Zone.

VAR-17306 - APPLICANT: WEST ONE PROPERTIES, LTD - OWNER: ASP REALTY, INC. - Request for a Variance TO ALLOW 15 PARKING SPACES WHERE 25 PARKING SPACES ARE THE MINIMUM REQUIRED FOR AN EXISTING SHOPPING CENTER on 0.63 acres at 4441 East Bonanza Road (APN 140-32-101-003), C-1 (Limited Commercial) Zone

ANY AND ALL INTERESTED PERSONS may appear and be heard at said meeting or, prior thereto, may file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall.

BARBARA JO RONEMUS, CITY CLERK

Plans (PMT)

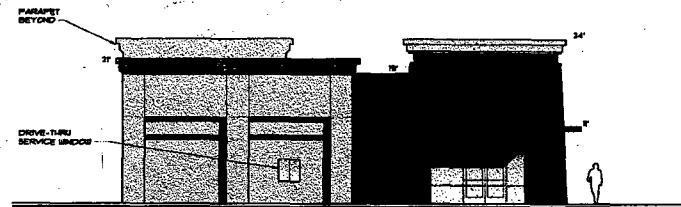


Separator Sheet

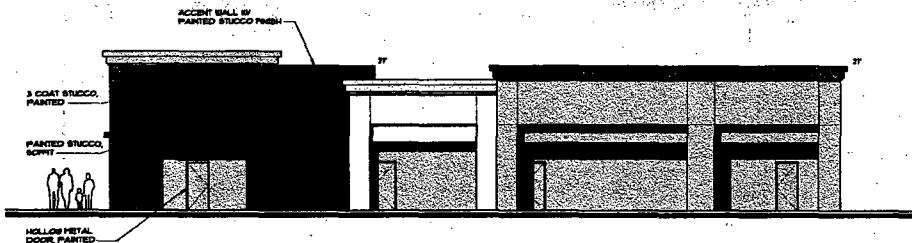
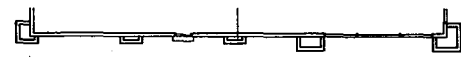
VAR-17306 RECEIVED
11/16/06 PC OCT 03 2006



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



PRELIMINARY - NOT FOR CONSTRUCTION

ARCHITECTURAL DESIGN ELEVATIONS

PR

3380 Howard Hughes Pkwy.
Suite 450
Las Vegas, Nevada 89109
702-855-6550
702-892-8554 fax

www.parchitects.com

Corporate Office:
Long Beach, CA

Regional Offices:
Newport Beach, CA
Washington, DC
Las Vegas, NV

Perkowitz, Ruth
ARCHITECTS

RETAIL F&B SEC BONAVIA - LAMB
Las Vegas,
NEVADA

Revisions

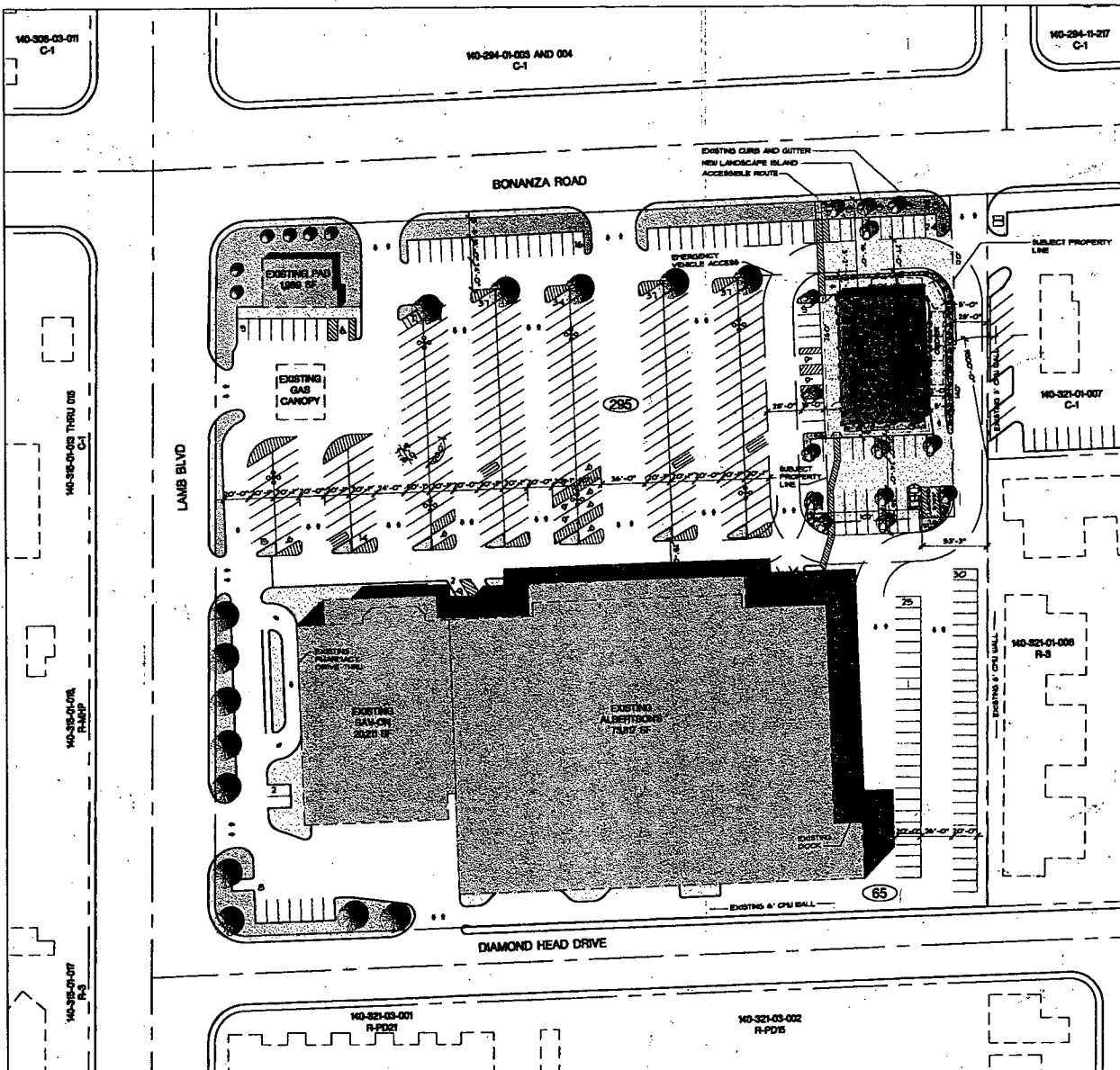
Date 10/03/06
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Project No. 06-15.11
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Scale 1/8"=1'-0"

Concept Elevs

04

VAR-17306
11/16/06 PC

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OCT 0 3 2006



Property Information

APN: 140-32-101-003 (Subject Parcel)
Jurisdiction: City of Las Vegas

27,346 sf Subject Parcel
63 Acres
6,180 sf New Pad Building
23 FAR Subject Parcel

± 351,304 sf Land Area (Exist. Center)
± 8.06 Acres
96,017 sf Existing Total Building Area
102,197 sf New Total Building Area
29 FAR Entire Center (New)

384 Stalls Existing Parking Required
25 Stalls New Parking Required

409 Stalls Total Parking Required

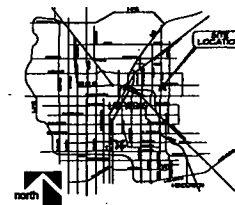
345 Stalls Existing Parking Provided
360 Stalls New Parking Provided

15 Stalls Net Gain to Existing
Parking Impaired Development

3.59 Stalls/1,000 sf Existing Parking Ratio
3.52 Stalls/1,000 sf New Parking Ratio

Parking required based on the following:

Shopping Center = 0.0257 sf ± 1250 sf = 409 Spaces



SCALE: 1" = 40'-0"

THIS PLAN HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE SURVEY. IT IS CONCEPTUAL IN NATURE AND NO GUARANTEE OF ITS ACCURACY IS IMPLIED. PRELIMINARY - NOT FOR CONSTRUCTION

PR

3380 Howard Hughes Pkwy.
Suite 450
Las Vegas, Nevada 89109
702-432-8500
702-432-8514 fax

www.parkcityrealestate.com

Corporate Office:
Long Beach, CA

Regional Office:
Newport Beach, CA
Washington, DC
Las Vegas, NV

Perikowitz, Ruth
ARCHITECTS

New Head Pad • 552 Bonanza and Lamb
**LAS VEGAS,
NEVADA**

Revisions

Date: 10/03/06
Drawn By: PDF
Checked By: CM
Project No: 06-15.11
File Name: Site_Plan.dwg
Scale: 1" = 40'

SITE PLAN

09

ARCHITECTURAL DESIGN SITE PLAN

VAR-17306
11/16/06 PC

RECEIVED
OCT 0 8 2006

Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BAA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riecki, Survey (FM, PM, & A's only)
Date: October 18, 2006
Re: **VAR-17306** West One Properties, Ltd. 4441 E. Bonanza Rd.
Request for a Parking Variance

COMMENTS:

We support present City Code parking requirements, therefore we cannot support the variance request to allow 360 parking spaces where 409 spaces are the minimum allowed for the expansion of an existing shopping center located at 4441 East Bonanza Road.

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. Brad Beckstrom
ASP Realty, Inc.
250 Parkcenter Boulevard
PO Box 20
Boise, Idaho 83726

RE: VAR-17306 - VARIANCE

Dear Mr. Beckstrom:

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. Howard Stine
West One Properties, Limited
2421 Tech Center Court, Suite #102
Las Vegas, Nevada 89128

Ms. Deborah McCutchen
Perkowitz & Ruth Architects
3980 Howard Hughes Parkway, Suite #450
Las Vegas, Nevada 89109

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

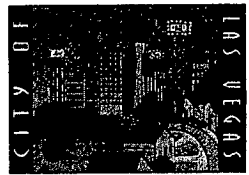


Action Letter



Separator Sheet

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 17, 2006

Mr. Brad Beckstrom
ASP Realty, Inc.
250 Parkcenter Boulevard
PO Box 20
Boise, Idaho 83726

RE: VAR-17306 - VARIANCE

Dear Mr. Beckstrom:

Your request for a Variance TO ALLOW 15 PARKING SPACES WHERE 25 PARKING SPACES ARE THE MINIMUM REQUIRED FOR AN EXISTING SHOPPING CENTER on 0.63 acres at 4441 East Bonanza Road (APN 140-32-101-003), 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. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-17302), if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

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. Howard Stine
West One Properties, Limited
2421 Tech Center Court, Suite #102
Las Vegas, Nevada 89128

Ms. Deborah McCutchen
Perkowitz & Ruth Architects
3980 Howard Hughes Parkway, Suite #450
Las Vegas, Nevada 89109

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



City Council Action Letter



Separator Sheet



December 21, 2006

Mr. Brad Beckstrom
ASP Realty, Inc.
250 Parkcenter Boulevard
P.O. Box 20
Boise, Idaho 83726

RE: VAR-17306 - VARIANCE
CITY COUNCIL MEETING OF DECEMBER 20, 2006
RELATED TO SDR-17302

Dear Mr. Beckstrom:

The City Council at a regular meeting held December 20, 2006 APPROVED the request for a Variance TO ALLOW 15 PARKING SPACES WHERE 25 PARKING SPACES ARE THE MINIMUM REQUIRED FOR AN EXISTING SHOPPING CENTER on 0.63 acres at 4441 East Bonanza Road (APN 140-32-101-003), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 21, 2006. This approval is subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-17302), if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Sincerely,

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

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

cc: See Attached List

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



Mr. Brad Beckstrom
VAR-17306 – Page Two
December 21, 2006

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

Mr. Howard Stine
West One Properties, Limited
2421 Tech Center Court, Suite #102
Las Vegas, Nevada 89128

Ms. Deborah McCutchen
Perkowitz & Ruth Architects
3980 Howard Hughes Parkway, Suite #450
Las Vegas, Nevada 89109

Extraction List



Separator Sheet

14/10

PARCELS	343
LABELS	287

Report of All Selected ParcelsCase Number: VAR-17306Printed On: Tue: October 10, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
		14032197011
		14032196001
		14032197004
		14032197003
		14032197010
		14032197001
		14032197002
		14032197008
		14032197006
		14032197013
		14032197012
		14032101012
A S P REALTY INC	%J DUMOND 1900 MIDWEST PLAZA WEST 801 NICOLLET MALL MINNEAPOLIS MN	14029411211
ABERCROMBIE INVESTMENT CORP	601 S RANCHO DR #A-10 LAS VEGAS NV	14032112050
ABREGO GREGORIO R SR & ANA	4504 QUEEN ANGEL CT LAS VEGAS NV	14029411206
ACOSTA JAIME CEBALLOS	4549 ROSS AVE LAS VEGAS NV	14029411204
ADVINCULA JUANITO C & VIRGINIA P	4541 ROSS AVE LAS VEGAS NV	14029411139
AGUILAR MANUEL	4504 BINGHAM AVE LAS VEGAS NV	14029411149
AGUIRRE BERNARDO & ESTELA	4452 BINGHAM AVE LAS VEGAS NV	14032112057
ALAS CRISTINA E	4521 DIAMOND HEAD DR LAS VEGAS NV	14029413010
ALFREDO LEDY	605 WEATHERSTONE DR LAS VEGAS NV	14029411146
ALVAREZ ANA	4464 BINGHAM AVE LAS VEGAS NV	14032101003
AMERICAN STORES PROPERTIES INC	%ALBERTSONS PPTY TAX DEPT P O BOX 20 BOISE ID	14029411165
ARGOTE-RIVERA JULIO	4515 BINGHAM AVE LAS VEGAS NV	14029411190
ARTATES LARRY	4520 ROSS AVE LAS VEGAS NV	14032112059
AYALA ROSALBA	4529 DIAMOND HEAD DR LAS VEGAS NV	14032112017
BALDIVIAS UMBERTO & ANA J	4521 PRINCE CARY CT LAS VEGAS NV	14029411198
BALLARTA JORGE	4517 ROSS AVE LAS VEGAS NV	14029411121
BALLARTA JOSE	4576 BINGHAM AVE LAS VEGAS NV	14029411207
BALLINAS JORGE	4553 ROSS AVE LAS VEGAS NV	14032112051
BARAHONA-GUTIERREZ EDWIN	4500 QUEEN ANGEL CT LAS VEGAS NV	14032112027
BARAJAS MARIA	4516 PRINCE CARY CT LAS VEGAS NV	14029411200
BARAJAS SALVADOR & EVANGELINA	4525 ROSS AVE LAS VEGAS NV	

Report of All Selected Parcels**Case Number:** VAR-17306**Printed On:** Tue: October 10, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
BARNABY JEFFREY M & DEBORAH J	4549 BINGHAM AVE LAS VEGAS NV	14029411172
BARRAZA ALFREDO NEVAREZ	4501 SODA ASH AVE LAS VEGAS NV	14029413012
BARRETT JOANN	704 W NELSON AVE NO LAS VEGAS NV	14032112001
BASCOS LINDA L REVOCABLE LIV TR	8801 SCENIC HARBOR DR LAS VEGAS NV	14030803010
BECERRA JESUS M	4504 PRINCE CARY CT LAS VEGAS NV	14032112030
BECKEMEYER FRANCISCA D	4500 N ROSS AVE LAS VEGAS NV	14029411193
BERGMAN HELEN O SEPARATE PPTY TR	722 N HOLLYWOOD BLVD LAS VEGAS NV	14032112035
BIDEAULT ALAIN	%C BIDEAULT 16 RUE DE LIEGLISE 27770 ILLIERS LIEVEQUE FRANCE	14032101009
BIG DADDY 1 L L C	%F ALVANDI 3230 E FLAMINGO RD #8-352 LAS VEGAS NV	14031501013
BLAKE JONATHAN & LACEY J	4513 COOL VALLEY DR LAS VEGAS NV	14029411102
BLANDINO KIM	825 CLARICE LN BOULDER CITY NV	14029411059
BOLDS RONNIE & SANDRA	4520 COOL VALLEY DR LAS VEGAS NV	14029411051
BONAL JOSE	4505 BINGHAM AVE LAS VEGAS NV	14029411163
BONANZA LAMB BUSINESS PARK L L C	4500 E BONANZA #E LAS VEGAS NV	14029411217
BONILLA ERIC & SARA	4409 COOL VALLEY DR LAS VEGAS NV	14029411079
BONILLA MARCO A	4533 ROSS AVE LAS VEGAS NV	14029411202
BOWIE MELVIN & MARGIE	616 ADAMS LAS VEGAS NV	14029411218
BREITENSTEIN KATHLEEN S	4432 COOL VALLEY DR LAS VEGAS NV	14029411068
BROCIUS JOHN C & JIM	%332-386737 4580 ROSS AVE LAS VEGAS NV	14029411180
BUCKLEY TONY P	4509 QUEEN ANGEL CT LAS VEGAS NV	14032112034
BUNGAY DALE A	4501 QUEEN ANGEL CT LAS VEGAS NV	14032112032
BUSTAMANTE FELIPE R & MARIBEL	4504 COOL VALLEY DR LAS VEGAS NV	14029411055
BYHAM JAMES C & PATRICIA A	2061 HERITAGE OAKS LAS VEGAS NV	14029411062
C K PTNRS LTD	%CIRCLE K STORES INC %PPTY TAX DEPT P O BOX 52085 DC-17 PHOENIX AZ	14030803011
CABRERA FRANCISCO D	4572 ROSS AVE LAS VEGAS NV	14029411181
CAMACHO HECTOR S & MARITZA	3335 RAWHIDE ST LAS VEGAS NV	14032114045
CAMACHO HECTOR S & MARITZA	3335 RAWHIDE ST LAS VEGAS NV	14032114045
CAMACHO HECTOR S & MARITZA	3335 RAWHIDE ST LAS VEGAS NV	14032114045
CAMACHO HECTOR S & MARITZA	3335 RAWHIDE ST LAS VEGAS NV	14032114045
CAMACHO HECTOR S & MARITZA	3335 RAWHIDE ST LAS VEGAS NV	14032114045
CAMACHO HECTOR S & MARITZA	3335 RAWHIDE ST LAS VEGAS NV	14032114045
CAMACHO HECTOR S & MARITZA	3335 RAWHIDE ST LAS VEGAS NV	14032114045

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CAMACHO HECTOR S & MARITZA	3335 RAWHIDE ST LAS VEGAS NV	14032114045
CAMPAGNE ANNETTE REV LIV TR	1891 FAIRFIELD LN HENDERSON NV	14032101008
CARILLO ARTEMIA	516 PRINCE ALAN CT LAS VEGAS NV	14032112007
CARNEGIE CONSUELO P	4513 ROSS AVE LAS VEGAS NV	14029411197
CARPIO JULIO	4544 BINGHAM AVE LAS VEGAS NV	14029411129
CARREON HILDA	585 BINGHAM AVE LAS VEGAS NV	14029411177
CARRILLO ARTEMIA	500 PRINCE ALAN CT LAS VEGAS NV	14032112011
CASTANEDA RITO S & NOEMI M	4477 COOL VALLEY DR LAS VEGAS NV	14029411096
CASTELLON JUAN	4532 QUEEN ANGEL CT LAS VEGAS NV	14032112043
CAZARES TEODORA C	4425 COOL VALLEY DR LAS VEGAS NV	14029411083
CERRATO JORGE	4568 BINGHAM AVE LAS VEGAS NV	14029411222
CERVANTES JACQUELINE & SANTOS JR	4508 COOL VALLEY DR LAS VEGAS NV	14029411054
CERVANTES JOSE L	4472 BINGHAM AVE LAS VEGAS NV	14029411144
CHANDLER I C	%T CHANDLER 10432 RUSSELL RD LA MESA CA	14029411020
CHAVEZ OSCAR	9212 E 88TH PL LOS ANGELES CA	14032112039
CHAVOLLA GUSTAVO	8668 KEEWATIN CT LAS VEGAS NV	14029411152
CHERNG FAMILY TRUST	1683 WALNUT GROVE AVE #201 ROSEMEAD CA	14029401003
CHHENG LUN & ROEUN	4505 DIAMOND HEAD DR LAS VEGAS NV	14032112053
CHURCH BAPTIST IMMANUEL	500 N LAMB LAS VEGAS NV	14032103003
COLMENARES MELISSA	6581 ROSEHILL RIVER DR LAS VEGAS NV	14029411158
COMBS BOBBY RAY II & CATHERINE M	236 WOODED BLUFF CT HENDERSON NV	14029411065
COOLEY LARRY D & IRMA	4545 BINGHAM AVE LAS VEGAS NV	14029411171
CORTES JOAQUIN & MARIA E	4588 ROSS AVE LAS VEGAS NV	14029411179
CORTEZ EVODIO & ESTANISLADA	4581 BINGHAM AVE LAS VEGAS NV	14029411176
CORTEZ EVODIO & ESTANISLADA	4535 COOL VALLEY DR LAS VEGAS NV	14029411113
CRIMI IRENE	4548 BINGHAM AVE LAS VEGAS NV	14029411128
D T MARK PROPERTIES L L C	16161 VENTURA BLVD #435 ENCINO CA	14032102002
DANH TUAN	872 JOSHUA DR MESQUITE NV	14032112025
DAVIDSON INVESTMENT REAL EST L P	%S DAVIDSON 2020 LORO CT LAS VEGAS NV	14032101005
DAY PATRICIA A	4597 ROSS AVE LAS VEGAS NV	14029411216
DELCID MARIO & CLARIBEL	4500 COOL VALLEY DR LAS VEGAS NV	14029411056
DELEON IRIS & FAUSTINO	4508 SODA ASH AVE LAS VEGAS NV	14029413038

Report of All Selected Parcels**Case Number:** VAR-17306**Printed On:** Tue: October 10, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
DETRUJILLO MARGARITA GUERRERO	4453 COOL VALLEY DR LAS VEGAS NV	14029411090
DIAZ ADOLFO SR & MARIA G	8929 TEETERING ROCK AVE LAS VEGAS NV	14032112041
DIAZ LUIS MORENO	4529 BINGHAM AVE LAS VEGAS NV	14029411168
DIAZ NORBERTO BARAJAS	3654 CARRERA CIR LAS VEGAS NV	14029411186
DOMINGUEZ CORINA	4437 HALBERT AVE LAS VEGAS NV	14029411010
DROTTZ CHRISTY L	4404 BINGHAM AVE LAS VEGAS NV	14029411159
ELECTRICAL & UTILITY WRKRS CORP	4322 E BONANZA RD LAS VEGAS NV	14030803012
ESCALERA PATRICIA & JUAN	528 PRINCE ALAN CT LAS VEGAS NV	14032112004
ESCOBAR LEONICIO B	4577 ROSS AVE LAS VEGAS NV	14029411213
ESCUTIA FERNANDO	4429 COOL VALLEY LAS VEGAS NV	14029411084
ESPINOZA FREDDY	4505 QUEEN ANGEL CT LAS VEGAS NV	14032112033
ESPINOZA SABINA S	4436 COOL VALLEY DR LAS VEGAS NV	14029411067
FALCON JOSE	4480 BINGHAM AVE LAS VEGAS NV	14029411142
FAVELA ALICIA	6581 CASA LINDA DR LAS VEGAS NV	14029411192
FRAC L L C	3958 TROPICAL VINE ST LAS VEGAS NV	14029411100
FRANCO EMILIA	4537 PRINLE CARY CT LAS VEGAS NV	14029411112
FRANCO WILMAN & KYLIE M	4521 QUEEN ANGEL CT LAS VEGAS NV	14032112037
FRAYER PAMELA JO	4469 COOL VALLEY DR LAS VEGAS NV	14029411094
GALLARDO ALEXANDER OMAR	536 PRINCE ALAN CT LAS VEGAS NV	14032112002
GARCIA AGUSTIN L	4529 COOL VALLEY DR LAS VEGAS NV	14029411110
GARCIA JORGE A & CONSUELO	4545 ROSS AVE LAS VEGAS NV	14029411205
GARDINIER TIMOTHY	4420 COOL VALLEY DR LAS VEGAS NV	14029411071
GLENN SONDRAL & CHARLOTTE M	4456 BINGHAM AVE LAS VEGAS NV	14029411148
GONZALEZ EDMUNDO	4444 BINGHAM AVE LAS VEGAS NV	14029411151
GONZALEZ HECTOR COVARRUBIAS	4501 TOADSTOOL LN LAS VEGAS NV	14029413039
GRIFFIN RONALD DEAN	4519 BINGHAM AVE LAS VEGAS NV	14029411166
GROSSMAN IRWIN TRS	%WALGREENS #04086 %TAX DEPT 300 WILMOT RD DEERFIELD IL	14029401004
GUERRERO RITA D	4417 COOL VALLEY DR LAS VEGAS NV	14029411081
GUINITARAN FAMILY TRUST	8216 AQUA SPRAY AVE LAS VEGAS NV	14029411122
GUTIERREZ JOSE A	2247 LITTLE RIVER CT LAS VEGAS NV	14029411064
GUTIERREZ LINO	3892 FITZPATRICK DR LAS VEGAS NV	14029411131
HALL DAVID	4509 COOL VALLEY DR LAS VEGAS NV	14029411101

Report of All Selected Parcels**Case Number:** VAR-17306**Printed On:** Tue: October 10, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
HANSON MICHAEL EDGAR & BETHENE D	4525 PRINCE CARY CT LAS VEGAS NV	14032112018
HENG TRY	621 WEATHERSTONE DR LAS VEGAS NV	14029413006
HERNANDEZ JUAN CARLOS	4437 COOL VALLEY DR LAS VEGAS NV	14029411086
HERNANDEZ REBECCA	4556 ROSS AVE LAS VEGAS NV	14029411184
HERRERA JUAN	4529 ROSS AVE LAS VEGAS NV	14029411201
HODSON HERBERT & M FAM TR ETAL	701 TEXAS ST REDLANDS CA	14031501016
HOLMES FAMILY TRUST	4501 BINGHAM AVE LAS VEGAS NV	14029411162
HOUSING AUTHORITY CITY OF LV	3658 N RANCHO DR LAS VEGAS NV	14029411182
HOUSING AUTHORITY CITY OF LV	P O BOX 1897 LAS VEGAS NV	14031501017
HOUSING AUTHORITY CITY OF LV	P O BOX 1897 LAS VEGAS NV	14032112029
HOUSING AUTHORITY CITY OF LV	P O BOX 1897 LAS VEGAS NV	14029411089
HUITRON ANGEL & LILIA	4503 COOL VALLEY DR LAS VEGAS NV	14029411098
HUSTON CHARLENE M	4500 BINGHAM AVE LAS VEGAS NV	14029411140
I B E W PLUS CREDIT UNION	P O BOX 26597 LAS VEGAS NV	14031501011
IBARRA MARIA E	4525 QUEEN ANGEL CT LAS VEGAS NV	14032112038
J D A LIVING LAND TRUST	%SHERLCOK HOMES P O BOX 72516 LAS VEGAS NV	14029411147
JANUNAS MARILYN J	4596 ROSS ST LAS VEGAS NV	14029411178
JARA-PRECIADO JUAN	4537 ROSS AVE LAS VEGAS NV	14029411203
JOBELLE ALBERT MONTAIGNE	4943 WIOTA ST LOS ANGELES CA	14029413011
KIM HUI JA	36-34 11TH ST 3RD FLOOR LONG ISLAND CITY NY	14029411157
KIM MASON	6369 SALMON MOUNTAIN AVE LAS VEGAS NV	14032112003
KING RANDY W & JANE E	4600 WHEATLEY CT NO LAS VEGAS NV	14029411012
KLUDASCH INGE A A	4524 BINGHAM AVE LAS VEGAS NV	14029411134
KNIGHT DONNA JEAN	4413 COOL VALLEY DR LAS VEGAS NV	14029411080
KUSKOWSKI LINDA	4408 COOL VALLEY DR LAS VEGAS NV	14029411074
LACY CHARLES F & ALICE C	1017 LAVENDER LN LA CANADA CA	14032112058
LAFARGUE HAMILTON	4404 COOL VALLEY DR LAS VEGAS NV	14029411075
LAGUNAS ARMANDO & ANTONIA	4448 BINGHAM AVE LAS VEGAS NV	14029411150
LAJONCHERE MARIA R	4524 COOL VALLEY DR LAS VEGAS NV	14029411050
LAM EDDEY E	4528 PRINCE CARY CT LAS VEGAS NV	14032112024
LANE HELENE L	4146 CHESHIRE DR CYPRESS CA	14029411127
LAS VEGAS VOA ELDERLY HOUSING	920 S MAIN #250 GRAPEVINE TX	14032103002

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<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
LAWRENCE BRENT & JACQUELYN	613 WEATHERSTONE DR LAS VEGAS NV	14029413008
LEMUS RICARDO & GEORGINA	4433 COOL VALLEY DR LAS VEGAS NV	14029411085
LILLIS ROBERT N & ROBIN I	6416 OLD COLONIAL WY LAS VEGAS NV	14032112008
LIM FAMILY REVOCABLE TRUST 2005	1258 RUNSHAW DR SAN JOSE CA	14029413001
LOCK CAROL CHRISTINE	609 WEATHERSTONE DR LAS VEGAS NV	14029413009
LOPEZ APOLONIO & HORTENCIA	4484 BINGHAM AVE LAS VEGAS NV	14029411141
LOPEZ BALDOMERO & ESMERALDA	617 WEATHERSTONE DR LAS VEGAS NV	14029413007
LOPEZ JOSE E ETAL	6350 BUSHKILL CREEK ST LAS VEGAS NV	14029411060
LOPEZ RAFAEL	4517 DIAMOND HEAD DR LAS VEGAS NV	14032112056
LOPEZ REYNA	4533 QUEEN ANGEL CT LAS VEGAS NV	14032112040
LOPEZ ROSARIO	4565 BINGHAM AVE LAS VEGAS NV	14029411175
LUHRSEN MERLE	4457 HALBERT AVE LAS VEGAS NV	14029411015
LUNA GONZALO ROBLES	4541 COOL VALLEY DR LAS VEGAS NV	14029411116
MADISON PAUL	4512 COOL VALLEY DR LAS VEGAS NV	14029411053
MANSOUR MARI	7262 DICENTRA RD LAS VEGAS NV	14029411138
MANZO TOMAS J	4424 BINGHAM AVE LAS VEGAS NV	14029411156
MARIN ANITA	4509 BINGHAM AVE LAS VEGAS NV	14029411164
MARTINEZ JOSE	4515 COOL VALLEY DR LAS VEGAS NV	14029411103
MARTINEZ MANUEL	4452 COOL VALLEY DR LAS VEGAS NV	14029411063
MARTINEZ SILVERIA	4520 BINGHAM AVE LAS VEGAS NV	14029411135
MASON CHAD	4512 PRINCE CARY CT LAS VEGAS NV	14032112028
MATAMOROS FLAVIO G ETAL	4580 BINGHAM AVE LAS VEGAS NV	14029411120
MATTHEW WANDA A	1826 CORDELL DR SAN ANGELO TX	14029411154
MATTHEWS JAMES ARTHUR LIVING TR	6777 ALPINE BROOKS LAS VEGAS NV	14029411188
MAYA SERGIO	4520 QUEEN ANGEL CT LAS VEGAS NV	14032112046
MCCALL CHRIS D & TARINA R	4524 QUEEN ANGEL CT LAS VEGAS NV	14032112045
MCKEE HOWARD T JR & C REV LIV TR	4581 ROSS AVE LAS VEGAS NV	14029411214
MCLEAN FRANK	1000 W DUARTE RD #5 ARCADIA CA	14029413037
MCNALLY ANNA M	4465 COOL VALLEY DR LAS VEGAS NV	14029411093
MEDINA LEANDRO	1921 TOSCANINI WY LAS VEGAS NV	14029411097
MEDRANO SALVADOR	4509 ROSS AVE LAS VEGAS NV	14029411196
MEJIA JOSE M & MILAGRO A	4545 COOL VALLEY DR LAS VEGAS NV	14029411118

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
MELENDEZ REYNA X	633 WEATHERSTONE DR LAS VEGAS NV	14029413003
MELGAR BLANCA	4573 ROSS AVE LAS VEGAS NV	14029411212
MENA LUIS & EVANGELINA	4528 COOL VALLEY DR LAS VEGAS NV	14029411049
MENDOZA GILBERTO	4589 ROSS AVE LAS VEGAS NV	14029411215
MENDOZA JAVIER	3705 BETHEL BAY ST NO LAS VEGAS NV	14029411189
MENDOZA SERDIO	4501 ROSS AVE LAS VEGAS NV	14029411195
MEYERS MALEE	4532 BINGHAM AVE LAS VEGAS NV	14029411132
MITRA INC	2421 W BONANZA RD LAS VEGAS NV	14032101007
MONTENEGRO ENRIQUE & IRENE	7817 SOMERHILL POINT WY LAS VEGAS NV	14032112012
MONTES CARMEN M	4401 COOL VALLEY DR LAS VEGAS NV	14029411077
MOON BEVERLY J TRUST	8609 MILSBORO DR LAS VEGAS NV	14029411221
MORALES-MUNOZ RITO ALFONSO	4441 HALBERT AVE LAS VEGAS NV	14029411011
NAVOA LUCKY A	4449 HALBERT AVE LAS VEGAS NV	14029411013
NEVADA C V S PHARMACY L L C	%MINTZ LEVIN COHN FERRIS ETAL %D GREENE ONE FINANCIAL CENTER BOSTON MA	14032101011
OCHOA BYRON O & MARY C	4520 PRINCE CARY CT LAS VEGAS NV	14032112026
ONUFRYK ROBERT A	4540 BRINGHAM AVE LAS VEGAS NV	14029411130
OROZCO JUAN	4536 PRINCE CARY CT LAS VEGAS NV	14032112022
ORTEGA ISIDRO	4416 COOL VALLEY DR LAS VEGAS NV	14029411072
ORTEGA JUANA G	4505 COOL VALLEY DR LAS VEGAS NV	14029411099
ORTIGOZA JUAN C	625 WEATHERSTONE DR LAS VEGAS NV	14029413005
ORTIGOZA JUAN CARLOS	4505 SODA ASH AVE LAS VEGAS NV	14029413013
ORTIZ MARTIN	4428 COOL VALLEY DR LAS VEGAS NV	14029411069
PACHECO SACHENKA Y	6405 AZURELYN AVE LAS VEGAS NV	14029411082
PADILLA-GUEVARA ABELINO	4539 BINGHAM AVE LAS VEGAS NV	14029411170
PADRON RODOLFO J	4468 BINGHAM AVE LAS VEGAS NV	14029411145
PARKER TERESA A & RICHARD L	P O BOX 42027 LAS VEGAS NV	14032112049
PARRA JORGE A	4531 COOL VALLEY DR LAS VEGAS NV	14029411111
PEDRAZA ENRIQUE	504 PRINCE ALAN CT LAS VEGAS NV	14032112010
PENA BLANCA	4509 SODA ASH AVE LAS VEGAS NV	14029413014
PERALTA JOEL C	4564 ROSS AVE LAS VEGAS NV	14029411183
PETERSON BRADLEY E & ALETTA A	4440 COOL VALLEY DR LAS VEGAS NV	14029411066
PINEDA JAVIER AVILA	4536 COOL VALLEY DR LAS VEGAS NV	14029411047

Report of All Selected Parcels**Case Number:** VAR-17306**Printed On:** Tue: October 10, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
PROBST ENTERPRISES INC	%T PROBST 242 VALLE VISTA WY DURANGO CO	14031501012
PROBST ENTERPRISES INC	%T PROBST 242 VALLE VISTA WY DURANGO CO	14031501014
QUINOEZ REFUGIO	4472 COOL VALLEY DR LAS VEGAS NV	14029411058
QUINTANA JUAN F	4509 DIAMOND HEAD DR LAS VEGAS NV	14032112054
QUIROZ MAYRA	4405 COOL VALLEY LAS VEGAS NV	14029411078
RAMIREZ MARIA	1071 BONITA AVE LAS VEGAS NV	14029411109
RANGEL JAIME & MARIA	4521 ROSS AVE LAS VEGAS NV	14029411199
RANGEL JORGE	4525 BINGHAM AVE LAS VEGAS NV	14029411167
REDMOND THELMA B	4561 ROSS AVE LAS VEGAS NV	14029411209
REIGOSA LAZARO & MIGDALIA	4533 DIAMOND HEAD DR LAS VEGAS NV	14032112060
REYES ARNOLDO M & MARTHA	508 PRINCE ALAN CT LAS VEGAS NV	14032112009
RICHMOND AMERICAN HOMES NV INC	9970 W CHEYENNE AVE #100 LAS VEGAS NV	14029415032
RICHMOND AMERICAN HOMES NV INC	9970 W CHEYENNE AVE #100 LAS VEGAS NV	14029415008
RICHMOND AMERICAN HOMES NV INC	9970 W CHEYENNE AVE #100 LAS VEGAS NV	14029415024
RICHMOND AMERICAN HOMES NV INC	9970 W CHEYENNE AVE #100 LAS VEGAS NV	14029415001
RICHMOND AMERICAN HOMES NV INC	9970 W CHEYENNE AVE #100 LAS VEGAS NV	14029415002
RICHMOND AMERICAN HOMES NV INC	9970 W CHEYENNE AVE #100 LAS VEGAS NV	14029415026
RICHMOND AMERICAN HOMES NV INC	9970 W CHEYENNE AVE #100 LAS VEGAS NV	14029415004
RICHMOND AMERICAN HOMES NV INC	9970 W CHEYENNE AVE #100 LAS VEGAS NV	14029415027
RICHMOND AMERICAN HOMES NV INC	9970 W CHEYENNE AVE #100 LAS VEGAS NV	14029415005
RICHMOND AMERICAN HOMES NV INC	9970 W CHEYENNE AVE #100 LAS VEGAS NV	14029415023
RICHMOND AMERICAN HOMES NV INC	9970 W CHEYENNE AVE #100 LAS VEGAS NV	14029415007
RICHMOND AMERICAN HOMES NV INC	9970 W CHEYENNE AVE #100 LAS VEGAS NV	14029415025
RICHMOND AMERICAN HOMES NV INC	9970 W CHEYENNE AVE #100 LAS VEGAS NV	14029415009
RICHMOND AMERICAN HOMES NV INC	9970 W CHEYENNE AVE #100 LAS VEGAS NV	14029415010
RICHMOND AMERICAN HOMES NV INC	9970 W CHEYENNE AVE #100 LAS VEGAS NV	14029415013
RICHMOND AMERICAN HOMES NV INC	9970 W CHEYENNE AVE #100 LAS VEGAS NV	14029415031
RICHMOND AMERICAN HOMES NV INC	9970 W CHEYENNE AVE #100 LAS VEGAS NV	14029415003
RICHMOND AMERICAN HOMES NV INC	9970 W CHEYENNE AVE #100 LAS VEGAS NV	14029415034
RICHMOND AMERICAN HOMES NV INC	9970 W CHEYENNE AVE #100 LAS VEGAS NV	14029415030
RICHMOND AMERICAN HOMES NV INC	9970 W CHEYENNE AVE #100 LAS VEGAS NV	14029415029
RICHMOND AMERICAN HOMES NV INC	9970 W CHEYENNE AVE #100 LAS VEGAS NV	14029415006

Report of All Selected Parcels**Case Number:** VAR-17306**Printed On:** Tue: October 10, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
RICHMOND AMERICAN HOMES NV INC	9970 W CHEYENNE AVE #100 LAS VEGAS NV	14029415021
RICHMOND AMERICAN HOMES NV INC	9970 W CHEYENNE AVE #100 LAS VEGAS NV	14029415015
RICHMOND AMERICAN HOMES NV INC	9970 W CHEYENNE AVE #100 LAS VEGAS NV	14029415016
RICHMOND AMERICAN HOMES NV INC	9970 W CHEYENNE AVE #100 LAS VEGAS NV	14029415017
RICHMOND AMERICAN HOMES NV INC	9970 W CHEYENNE AVE #100 LAS VEGAS NV	14029415018
RICHMOND AMERICAN HOMES NV INC	9970 W CHEYENNE AVE #100 LAS VEGAS NV	14029415019
RICHMOND AMERICAN HOMES NV INC	9970 W CHEYENNE AVE #100 LAS VEGAS NV	14029415012
RICHMOND AMERICAN HOMES NV INC	9970 W CHEYENNE AVE #100 LAS VEGAS NV	14029415014
RICHMOND AMERICAN HOMES NV INC	9970 W CHEYENNE AVE #100 LAS VEGAS NV	14029415028
RICHMOND AMERICAN HOMES NV INC	9970 W CHEYENNE AVE #100 LAS VEGAS NV	14029415033
RICHMOND AMERICAN HOMES NV INC	9970 W CHEYENNE AVE #100 LAS VEGAS NV	14029415011
RICHMOND AMERICAN HOMES NV INC	9970 W CHEYENNE AVE #100 LAS VEGAS NV	14029415022
RICHMOND AMERICAN HOMES NV INC	9970 W CHEYENNE AVE #100 LAS VEGAS NV	14029415035
RICHMOND AMERICAN HOMES NV INC	9970 W CHEYENNE AVE #100 LAS VEGAS NV	14029415020
RIRIE ADAM K & CLAUDIA K	4543 COOL VALLEY DR LAS VEGAS NV	14029411117
RIVAS IGNACIO J	524 PRINCE ALAN CT LAS VEGAS NV	14032112005
RIVERA JOSE M	4519 COOL VALLEY DR LAS VEGAS NV	14029411105
ROACH JANICE D	4555 BINGHAM AVE LAS VEGAS NV	14029411173
ROBINS KRIS LYNN	4513 PRINCE CARY CT LAS VEGAS NV	14032112015
ROBLES GREGORY I & MARIA E	4424 COOL VALLEY DR LAS VEGAS NV	14029411070
RODRIGUEZ ISIDRO	4517 PRINCE CARY CT LAS VEGAS NV	14032112016
RODRIGUEZ MARTIN	4528 BINGHAM AVE LAS VEGAS NV	14029411133
RODRIGUEZ MIGUEL A & JULISA	4513 SODA ASH AVE LAS VEGAS NV	14029413015
RODRIGUEZ WAYNE J	4537 COOL VALLEY DR LAS VEGAS NV	14029411114
ROJO RAMON ESTRADA	4465 HALBERT AVE LAS VEGAS NV	14029411017
ROMERO ADRIANA	4441 COOL VALLEY DR LAS VEGAS NV	14029411087
ROOHANI RUSTAM & SHAHNAZ TRS	%H MEHDIABADI 3962 RED ROCK ST LAS VEGAS NV	14030803009
ROSALIN ERLINDA & MARIO	2906 LOCUST CT STERLING HEIGHTS MI	14029411191
RUIZ SALUD C	4476 BINGHAM AVE LAS VEGAS NV	14029411143
S B B PROPERTIES L L C	%H & L REALTY B HOLLAND P O BOX 7440 LAS VEGAS NV	14032103001
SALAZAR JOSEFA G & FRANK D	4400 COOL VALLEY DR LAS VEGAS NV	14029411076
SAMANIEGO LUIS M	4412 COOL VALLEY DR LAS VEGAS NV	14029411073

Report of All Selected Parcels**Case Number:** VAR-17306**Printed On:** Tue: October 10, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
SANCHEZ SALVADOR	800 S AZUSA AVE #13 AZUSA CA	14029413002
SAUCEDO IVAN	3316 HELMSMAN NO LAS VEGAS NV	14029411153
SAYARATH BOUNTHANH & MALAYTHONG	4509 PRINCE CARY CT LAS VEGAS NV	14032112014
SCHOOL BOARD OF TRUSTEES	2832 E FLAMINGO RD LAS VEGAS NV	14032104001
SEGURA MINH THI	1181 W 37TH PL LOS ANGELES CA	14029411008
SERNA EFRAIN	4428 BINGHAM AVE LAS VEGAS NV	14029411155
SIERRA-NEVADA MULTIFAMILY INVEST	%CAMDEN PPTY TRUST %B BANEY 3 GREENWAY PLAZA #1300 HOUSTON TX	14032101006
SLEDGE DAVID H	4512 QUEEN ANGEL CT LAS VEGAS NV	14032112048
SMILEY FLORETTA	520 PRINCE ALAN CT LAS VEGAS NV	14032112006
SMITH CLAUD	4931 MONTE DEL SOL LN NO LAS VEGAS NV	14029411019
SMITH MARIA L & SONIA S	4536 QUEEN ANGEL CT LAS VEGAS NV	14032112042
SMOG CHECK CAR WASH L L C	876 MORNING SUN CT LAS VEGAS NV	14031501015
SOSA ANTONIO	4556 BINGHAM AVE LAS VEGAS NV	14029411126
SOSA ANTONIO R	4565 ROSS AVE LAS VEGAS NV	14029411210
SOTO EDUARDO & MARIA GUADALUPE	4513 DIAMOND HEAD DR LAS VEGAS NV	14032112055
SPANN CURTIS J	4433 HALBERT AVE LAS VEGAS NV	14029411009
SPLOND SHIRLEY C & JAMES E	4457 COOL VALLEY DR LAS VEGAS NV	14029411091
STARIN DEBORAH S	4469 HALBERT AVE LAS VEGAS NV	14029411018
STEWART THOR S & JESSICA L	5625 E MONROE AVE LAS VEGAS NV	14029411125
SWANEY LEONARD & MARY	4505 PRINCE CARY CT LAS VEGAS NV	14032112013
SWEAT ANN	4537 DIAMOND HEAD DR LAS VEGAS NV	14032112061
TAYLOR PHYLLIS	4517 QUEEN ANGEL CT LAS VEGAS NV	14032112036
TEODORO SHIRLEY R	4445 COOL VALLEY DR LAS VEGAS NV	14029411088
TERRONES LORENZO	4500 PRINCE CARY CT LAS VEGAS NV	14032112031
THAU ELLIOT & SANDEE	27 ORCHARD DR WOODBURY NY	14029411119
THOMAS BRIAN K	4540 ROSS AVE LAS VEGAS NV	14029411187
TONNER RUSSELL S & NANCY M	4725 DOGWOOD AVE SEAL BEACH CA	14029411052
TORRES ENRIQUE	4453 HALBERT LAS VEGAS NV	14029411014
TORRES JOSE	4400 BINGHAM AVE LAS VEGAS NV	14029411160
TRUJILLO DENISE M	4559 BINGHAM AVE LAS VEGAS NV	14029411174
UNION CARPENTERS SO CA-NV REGION	%DECARLO CONNOR & SELVO 533 S FREMONT AVE 9TH FLOOR LOS ANGELES CA	14031501021
UNION TEAMSTERS #631	700 N LAMB BLVD LAS VEGAS NV	14030803004

Report of All Selected Parcels**Case Number:** VAR-17306**Printed On:** Tue: October 10, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
UNION TEAMSTERS LOCAL #631	700 N LAMB BLVD LAS VEGAS NV	14030803006
UNION TEAMSTERS LOCAL #631	700 N LAMB BLVD LAS VEGAS NV	14030803007
VALENCIA EVERARDO	4539 COOL VALLEY DR LAS VEGAS NV	14029411115
VARELA RICARDO CAMACHO	4532 COOL VALLEY DR LAS VEGAS NV	14029411048
VARGAS DIEGO	4476 COOL VALLEY DR LAS VEGAS NV	14029411057
VARGAS SANTIAGO P	%S DUGA 4516 BINGHAM AVE LAS VEGAS NV	14029411136
VELASCO ADAN AGUAYO & LAURA A	4473 COOL VALLEY DR LAS VEGAS NV	14029411095
VICKERS KAREN & JONATHAN	4512 BINGHAM AVE LAS VEGAS NV	14029411137
VILLAGOMEZ SERGIO	869 GREENBROOK ST LAS VEGAS NV	14029411104
VILLANUEVA CONCEPCION	4521 E COOL VALLEY DR LAS VEGAS NV	14029411106
VILLANUEVA RAMON	4532 PRINCE CARY CT LAS VEGAS NV	14032112023
WATKINS DIANE D	4523 COOL VALLEY DR LAS VEGAS NV	14029411107
WAY ALBERT C	4461 HALBERT AVE LAS VEGAS NV	14029411016
WEATHERSPOON MORZEAN JR	4516 QUEEN ANGEL CT LAS VEGAS NV	14032112047
WHITELAW BETTY D	4528 QUEEN ANGEL CT LAS VEGAS NV	14032112044
WILLIAMS SHIRLEY TRUST 2004	3769 LORRAINE LN LAS VEGAS NV	14029411092
WOJCIECHOWSKI THOMAS & CHARITO	4552 ROSS AVE LAS VEGAS NV	14029411185
WOJTASZEK ALICE A	629 WEATHERSTONE DR LAS VEGAS NV	14029413004
WRIGHT MARY S	4525 COOL VALLEY DR LAS VEGAS NV	14029411108
YASUDA THOMAS K REVOKABLE LIV TR	4501 DIAMOND HEAD DR LAS VEGAS NV	14032112052
ZACARIAS EDGARDO E & CLARA LUZ	4535 BINGHAM AVE LAS VEGAS NV	14029411169
ZAMBRANO LOURDES H	4557 ROSS AVE LAS VEGAS NV	14029411208
ZAMORA CARLOS A	4460 COOL VALLEY DR LAS VEGAS NV	14029411061

Deed



Separator Sheet

AMERICAN STORES PROPERTIES, INC.**Business Entity Information**

Status:	Merge Dissolved on 8/7/2006	File Date:	11/9/1978
Type:	Foreign Corporation	Corp Number:	C5796-1978
Qualifying State:	DE	List of Officers Due:	11/30/2006
Managed By:		Expiration Date:	

Resident Agent Information

Name:	CSC SERVICES OF NEVADA, INC.	Address 1:	502 EAST JOHN STREET
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89706
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

Financial Information

No Par Share Count:	1,000.00	Capital Amount:	\$ 0
No stock records found for this company			

Officers☐ Include Inactive Officers**Director - WILLIAM H ARNOLD**

Address 1:	250 PARKCENTER BLVD.	Address 2:	P.O. BOX 20
City:	BOISE	State:	ID
Zip Code:	83726	Country:	USA
Status:	Active	Email:	

Secretary - COLLEEN R BATCHELER

Address 1:	250 PARKCENTER BLVD	Address 2:	PO BOX 20
City:	BOISE	State:	ID
Zip Code:	83726	Country:	
Status:	Active	Email:	

Treasurer - JOHN F BOYD

Address 1:	250 PARKCENTER BLVD	Address 2:	PO BOX 20
City:	BOISE	State:	ID
Zip Code:	83726	Country:	
Status:	Active	Email:	

Director - JOHN F BOYD

Address 1:	250 PARKCENTER BLVD.	Address 2:	P.O. BOX 20
City:	BOISE	State:	ID
Zip Code:	83726	Country:	USA
Status:	Active	Email:	

President - PAUL G ROWAN

Address 1:	250 PARKCENTER BLVD	Address 2:	PO BOX 20
City:	BOISE	State:	ID
Zip Code:	83726	Country:	
Status:	Active	Email:	

Director - PAUL G ROWAN

Address 1:	250 PARKCENTER BLVD.	Address 2:	P.O. BOX 20
City:	BOISE	State:	ID
Zip Code:	83726	Country:	USA
Status:	Active	Email:	

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Actions\Amendments			
Action Type:	Foreign Qualification		
Document Number:	C5796-1978-001	# of Pages:	0
File Date:	11/09/1978	Effective Date:	
(No Notes for this action)			
Action Type:	Amendment		
Document Number:	C5796-1978-003	# of Pages:	1
File Date:	11/06/1981	Effective Date:	
SKAGGS PROPERTIES, INC. B i } 001			
Action Type:	Amendment		
Document Number:	C5796-1978-004	# of Pages:	1
File Date:	10/04/1991	Effective Date:	
CERTIFICATE OF AGREEMENT OF MERGER MERGING BOA, INC., A (MT) CORP. NOT QUAL. IN NEVADA INTO THIS CORPORATION. DMF			
Action Type:	Merger		
Document Number:	C5796-1978-005	# of Pages:	1
File Date:	12/09/1991	Effective Date:	
CERTIFIED COPY OF CERTIFICATE OF AGREEMENT OF MERGER MERGING EISNER REALTY CORPORATION, AN (IN) CORP. NOT QUAL. IN NEVADA INTO THIS CORPORATION. DMF			
Action Type:	Merger		
Document Number:	C5796-1978-006	# of Pages:	1
File Date:	11/02/1992	Effective Date:	
CERTIFICATE OF FACT OF CERTIFICATE OF OWNERSHIP MERGING SKAGGS PROPERTIES, INC. -TWO (A DEL. CORP.#5702-79) INTO THIS CORPORATION. TLS			
Action Type:	Resident Agent Address Change		
Document Number:	C5796-1978-007	# of Pages:	1
File Date:	10/29/1999	Effective Date:	
CORPORATION TRUST COMPANY OF NEVADA KFA ONE EAST FIRST STREET RENO NV 89501 KFA			
Action Type:	Resident Agent Change		
Document Number:	C5796-1978-008	# of Pages:	1
File Date:	08/06/2002	Effective Date:	
CORPORATION TRUST COMPANY OF NEVADA 6100 NEIL ROAD #500 RENO NV 89511 APN			
Action Type:	Annual List		
Document Number:	C5796-1978-002	# of Pages:	1
File Date:	11/30/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	C5796-1978-009	# of Pages:	3
File Date:	12/11/2004	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	20050530935-52	# of Pages:	2
File Date:	11/04/2005	Effective Date:	
(No Notes for this action)			
Action Type:	Merge Out		
Document Number:	00000924762-90	# of Pages:	4
File Date:	08/04/2006	Effective Date:	
(No Notes for this action)			

Assessor's Parcel Number(s):

140-32-101-003

**RECORDING REQUESTED BY, AND WHEN
RECORDED MAIL DOCUMENT TO:**

FIRST AMERICAN TITLE INSURANCE COMPANY
1900 Midwest Plaza West
801 Nicollet Mall
Minneapolis, MN 55402-2504
Attn: Jennifer Du-Mond
Telephone: (612) 305-2000

TAX STATEMENTS SHOULD BE MAILED TO:

Name: ASP Realty, Inc.
c/o New Albertsons, Inc.
Address: 250 Parkcenter Blvd., P.O. Box 20
City, State, Zip Code: Boise, ID 83726
Attn.: Dept. 70428-Corporate Tax

Space Above This Line for Recorder's Use

(Unit No. 6008) (NV)

WARRANTY DEED

Transfer/Deed Tax Due: \$ _____
Date: June 1, 2006

For valuable consideration, American Stores Properties LLC, a limited liability company under the laws of Delaware, successor to American Stores Properties, Inc., a corporation under the laws of Delaware, Grantor, whose address is 250 Parkcenter Blvd., P.O. Box 20, Boise, Idaho 83726, by these presents does hereby grant, sell, warrant and convey to ASP Realty, Inc., a corporation under the laws of Delaware, Grantee, whose address is 250 Parkcenter Blvd., P.O. Box 20, Boise, Idaho 83726, real property in Clark County, Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof,

together with all hereditaments and appurtenants belonging thereto (collectively, the "Property"), subject to the following encumbrances:

See Exhibit B attached hereto and made a part hereof,

to have and to hold the same, unto Grantee, in fee simple, forever.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple and that Grantor has good right and lawful authority to sell and convey the Property.

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Grantor hereby warrants the title to the Property. Grantor warrants that the Property is free of all encumbrances except those described on Exhibit B.

In the case of any breach of Grantor's warranties herein contained, whether such warranties are express or implied, the liability of Grantor shall be limited to Grantor's interest in the Property hereby conveyed (immediately prior to the conveyance described in this Warranty Deed) and all amounts (collectively, "Indemnified Amounts") which are recovered from the non-affiliated transferors prior to Grantor in the Property's chain of title ("Prior Transferors") or pursuant to any title insurance policies for the Property existing prior to the date of this Warranty Deed ("Pre-Existing Title Policy").

Grantor irrevocably assigns to Grantee all of Grantor's right, title and interest in and to all Indemnified Amounts, including without limitation all claims, actions, rights of recovery and indemnity, losses, damages, expenses and fees (including, without limitation, reasonable attorneys' fees and court costs), at law, in equity or by contract, which Grantor may now or hereafter have against any and all Prior Transferors or under any Pre-Existing Title Policy, and Grantor hereby irrevocably designates and appoints Grantee as Grantor's attorney-in-fact, coupled with an interest, with respect to all Indemnified Amounts.

Notwithstanding any provision herein to the contrary, the warranties and covenants contained herein shall be solely for the benefit of and enforceable by Grantee hereunder and for no other party including heirs, successors and assigns of Grantee and under no circumstances shall such warranties and covenants be deemed to run with the land.

Without limiting the foregoing provisions of this Warranty Deed, if Grantee makes any claim against Grantor as the result of any alleged breach of any covenants or warranties in this Warranty Deed, upon Grantor's receipt of Grantee's written notice of such breach to the address set forth below, Grantor shall either (i) make and diligently pursue all claims against the Prior Transferors and against any title insurance company under any applicable Pre-Existing Title Policy, or (ii) permit Grantee, in the name of Grantor, to make any or all such claims, in all cases at the sole cost and expense of Grantee, including without limitation counsel selected and retained by Grantee as is reasonably acceptable to Grantor. If Grantor is named by any third-party in any proceeding in connection with any such claim, Grantee (at Grantee's sole cost) shall with counsel reasonably acceptable to Grantor defend and procure the dismissal of Grantor from such proceeding (subject to the requirements of law in connection with pursuing the claims against the Prior Transferors and the title insurance company, as applicable).

Grantor's address for notice pursuant to the immediately foregoing paragraph is:

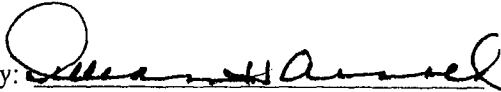
Albertson's LLC
250 East Park Center Blvd., West Plaza
Boise, ID 83706

IN WITNESS WHEREOF, Grantor has executed and delivered this Warranty Deed to
Grantee as of the date first written above.

GRANTOR:

AMERICAN STORES PROPERTIES LLC

By: ASP REALTY, INC., its sole member

By: 

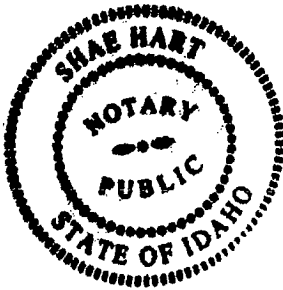
Print Name: William H. Arnold
Vice President

Title: _____

MAN/KLR

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

The foregoing instrument was acknowledged before me this 20 day of September, 2006, by William H. Arnold, the Vice President of ASP Realty, Inc., a Delaware corporation, the sole member of AMERICAN STORES PROPERTIES LLC, a Delaware limited liability company, as successor to American Stores Properties, Inc., a Delaware corporation, on behalf of the limited liability company.



Shae Hart
Notary Public
My Commission Expires
August 17, 2011

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EXHIBIT A

Legal Description

That portion of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section 32, Township 20 South, Range 62 East, M.D.M. described as follows:

Lot Three (3) of that certain Parcel Map on file in File 30 of Parcel Maps, Page 73, in the Office of the County Recorder of Clark County, Nevada.

Excepting Therefrom that portion conveyed to the City of Las Vegas by Deed recorded October 17, 2000 in Book 20001017 as Instrument No. 00788, of Official Records, Clark County, Nevada.

Common Address: 4441 E. Bonanza Road
Las Vegas, NV

EXHIBIT B

Permitted Exceptions

1. Real estate taxes and special assessments that are not delinquent as of the date of this Warranty Deed.
2. Easements, covenants, conditions and restrictions that do not interfere with the current use and occupancy of the Property.

B-1

4823-0616-4737\1 9/12/2006 4:28 PM

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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-17306** APN: 140-32-101-003
Name of Property Owner: ASP Realty, Inc.
Name of Applicant: West One Properties, Ltd.

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): _____

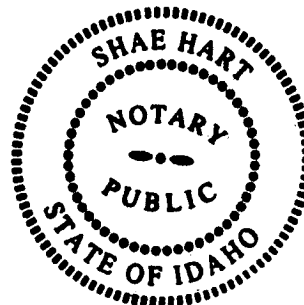
APN: _____

ASP Realty, Inc.

Signature of Property Owner: By: William H. Arnold
Print Name: William H. Arnold, Vice President

Subscribed and sworn before me

This 2 day of October, 2006
Shae Hart My Commission Expires August 17, 2011
Notary Public in and for said County and State



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Justification Letter



Separator Sheet



October 3, 2006

City of Las Vegas Planning Department
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

RE: Justification Letter
APN#: 140-32-101-003

To Whom It May Concern:

Please accept the attached application package on behalf of West One Properties LLC, for a Site Development Review for a 6,180 sf retail pad with drive-thru on 0.63 acres. Also requested is a Parking Variance to allow a net gain of 15 spaces to an existing parking impaired shopping center. A full cross access and shared parking declaration between the proposed project and existing center is provided under the pending sale of the property. The project is limited to a single food use not greater than 1,700 sf.

The subject parcel is zoned C-1. The project is entirely surrounded by C-1 zoning with the exception of a small portion of R-3 to the southeast. This pad has remained vacant for the entire life of the Center, (at least 30 years). This project aims to put that lot to use.

The project provides improvements to 29 existing spaces and adds 15 new spaces to the existing Center. The subject property provides 22 spaces on site and an additional 8 spaces partially on site to enhance the parking layout of the overall Center.

The project meets setback and height/bulk requirements. The project exceeds the 50'-0" separation between the trash enclosure and the existing residential to the east. The drive thru-configuration meets stacking and orientation requirements, while exceeding the 100' buffer from residential. A standard loading zone is provided. The project meets landscaping and streetscape requirements. Emergency vehicle and solid waste access, including turning radii and lane clearances are provided.

Materials consist of painted stucco, aluminum storefront, and painted tube steel shading devices similar in character to other developments at that intersection.

We respectfully request your review and approval of the attached application.

Sincerely,

PERKOWITZ + RUTH ARCHITECTS
Paul Fenkell,
Designer

3980 Howard Hughes Parkway
Suite 450
Las Vegas, NV 89109
702.892.8500
702.892.8514 fax

www.prarchitects.com

Corporate Office
Long Beach, CA

Regional Offices
Costa Mesa, CA
Washington, D.C.
Las Vegas, NV
Portland, OR
Northwest, AR

Sy Perkowitz, AIA, PE
President & CEO

Steven J. Ruth, AIA
Executive Vice President

Principals
Gary Clements
Kenneth P. Gunther, AIA
Branko Prebanda
Alan Pullman, AIA
Marios A. Savopoulos, AIA
J. Todd Stoutenborough, AIA
Brian Wolfe, AIA

Senior Associates
Don Grainger, AIA
Rick Overley, AIA
Vasilis G. Papadatos, AIA
Michael Salmon, AIA
Ted Yoshizaki, AIA

Associates
Tarek Anan
Farooq Ameen, AIA, RIBA
Ronald E. Bernhardt, AIA
Michael Bohn
Ken Capilitan
Winston Chang, AIA
Edmond H. Classen
Wilson Deomampo
Kirk Ellis
Mitra Esfandiari
Yong Heng
Scott Jackson
Hans Kaufmann
David Littman
Deborah B. Loayza, AIA
Deborah McCutchen
Keith Mericle
Steven J. Phillips, AIA
Steve Stoyaov
Jim Thury
Terry Todd
Sean Unsell
John Vann
Brad Williams
Henry G. Wong, AIA

VAR-17306
11/16/06 PC

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Application



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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance - Parking
 Project Address (Location) 4441 Bonanza Road, SEC Bonanza Rd. and Lamb Blvd. - Las Vegas
 Project Name Retail Pad Building w/ Drive-Thru on .63 Acres Proposed Use Retail/Restaurant
 Assessor's Parcel #(s) 140-32-101-003 Ward # 3 - Gary Reese
 General Plan: existing SC proposed SC Zoning: existing C-1 proposed C-1
 Commercial Square Footage 6,180 sf. Floor Area Ratio 0.23
 Gross Acres 0.63 Lots/Units 1 Density -
 Additional Information Net gain of 15 spaces within an existing parking impaired development.

PROPERTY OWNER ASP Realty, Inc. Contact Brad Beckstrom
 c/o New Albertson's, Inc.
 Address 250 Parkcenter Blvd., P.O. Box 20 Phone: 208/395-5886 Fax: 208/395-6575
 City Boise State Idaho Zip 83726

APPLICANT West One Properties, Ltd. Contact Howard Stine
 Address 2421 Tech Center Court, Suite 102 Phone: (702) 869-9000 Fax: (702) 869-2180
 City Las Vegas State Nevada Zip 89128

REPRESENTATIVE Perkowitz + Ruth Architects Contact Deborah McCutchen
 Address 3980 Howard Hughes Parkway, Suite 450 Phone: (702) 892-8500 Fax: (702) 892-8514
 City Las Vegas State Nevada Zip 89109

Property Owner Signature* By: [Signature]
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name _____

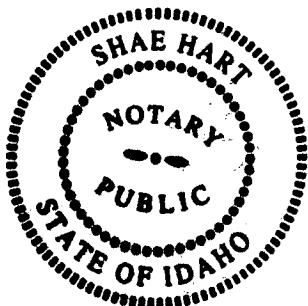
Subscribed and sworn before me
 This 2 day of September October, 20 06

[Signature]
 Notary Public in and for said County and State My Commission Expires August 17, 2011

FOR DEPARTMENT USE ONLY

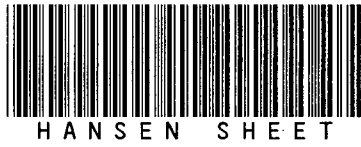
Case #	<u>17306-VAR</u>
Meeting Date:	<u>11/16/06</u>
Total Fee:	<u>600.00</u>
Date Received:	<u>10/3/06</u>
Received By:	<u>[Signature]</u>

*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.



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Hansen Sheet



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Report Date 10/03/2006 05:20 PM

Submitted By

Page 1

A/P # 17306 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	10/03/2006 13:47	983967	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

VAR-17306 - VARIANCE RELATED TO SDR-17302 - PUBLIC HEARING - APPLICANT: WESTONE PROPERTIES, LTD - OWNER: ASP REALTY, INC - Request for a Variance TO ALLOW 360 PARKING SPACES WHERE 409 PARKING SPACES ARE THE MINIMUM NUMBER REQUIRED FOR A SHOPPING CENTER on 0.63 acres at 4441 East Bonanza Road (APN 140-32-101-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

Parent A/P #

Project # 17306 Project/Phase Name RESTAURANT AND DRIVE-THROUGH Phase #
Size/Area 0.63 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 14032101003

Location

Owner/Tenant

Contact ID AC14449 Name AMERICAN STORES PROPERTIES INC
Mailing Address P O BOX 20 Organization
City BOISE State/Province ID
ZIP/PC 83726-0020 Country ☐ Foreign
Day Phone (208)395-5886 x Evening Phone
Fax (208)395-6575 Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

4441 E BONANZA RD
LAS VEGAS, 89110-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

14032101003

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

There is no planning condition for this project.

Report Date 10/03/2006 05:20 PM

Submitted By

Page 2

VARIANCE

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

Meeting Information

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

Template Type A/P #	A/P Type	Status	Stage
No children exist for this project			

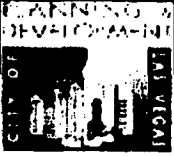
Employee Employee ID	Last	First	MI	Comments
No Employee Entries				

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME,# WHO PICKED UP PERMIT	983657	10/03/2006 13:52		0.00
	SILVERADO VENTURE LLC CK 1047 / PAUL FENKELL / 892-8500				

Project Checklist



Separator Sheet

☒ Meeting☐ Telephone

Conversation Record

Project Name 4441 E. BonanzaPage 1 of 1
Date 12/21/05
Time 3:00 am ☒ pmConversation between CLV Representative(s): D. Goldberg, R. Clark, R. Schneider
and,

Name	Company/Department	Phone	FAX
<u>Paul Fentell</u>			
<u>Howard Stine</u>	<u>West One Properties</u>	<u>869-9000</u>	<u>869-2180</u>

☐ see Meeting Attendance Sheet

Comments:

- SDR for coffee shop w/ drive-thru
- VAR for parking required
- this is a parking impaired development VAR will be for however many spaces the proposed development is adding to the existing parking condition
- ~~the~~ handicapped must meet code requirements
- landscaping waivers required (parking-lot, foundation, perimeter?)
- access agreements required

Traffic Study??Traffic Signal Impact Fee

PW - remove & replace substandard improvements
- meet w/ flood control

Parking

- coffee w/ drive-thru 1/100 SF + stacking for six
- gen. retail < 25,000 SF 1/175 SF

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required				
YES	NO			

APPLICATION				
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)		
☒	☐	Grant deed and legal description		
☒	☐	Detailed justification letter		
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations		
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations		
☒	☐	Correct fee(s): \$ <u>300</u> \$ <u>300</u> \$ _____ Total = \$ <u>600</u>		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
SITE PLAN			Folded Plans: <u>6</u>	Rolled/Colored Plans: <u>1</u>
☒	☐	11" x 17" min. to 24" x 36" max. page size		Addtl. plans w/ SDR
☒	☐	North arrow, scale, and vicinity map		
☒	☐	All property lines and present dimensions labeled		
☒	☐	All building setbacks labeled		
☒	☐	All adjacent existing land uses and street names labeled		
☒	☐	All points of ingress and egress shown		
☒	☐	ADA accessibility requirements shown/labeled		
☒	☐	Parking standard(s) utilized: _____		
☒	☐	Parking space count and typical dimensions labeled #regular #compact #handicap Total		
☒	☐	All free-standing sign locations shown and heights and sizes noted		
LANDSCAPE PLAN			Folded Plans: <u>0</u>	Rolled/Colored Plans: <u>0</u>
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	North arrow, scale, and vicinity map		
☐	☒	All property lines and present dimensions labeled		
☐	☒	All required perimeter landscape planters shown		
☐	☒	All required parking lot fingers/islands shown		
☐	☒	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover		
BUILDING ELEVATIONS			Folded Plans: <u>0</u>	Rolled/Colored Plans: <u>0</u>
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	Scale and building dimensions labeled		
☐	☒	North, south, east, and west elevations of <i>all</i> buildings		
☐	☒	All building materials and colors noted		
☐	☒	8" x 10" photo of original color and material board		
☐	☒	All wall sign locations shown and sizes noted		
FLOOR PLANS			Folded Plans: <u>0</u>	Rolled Plans: <u>0</u>
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	Scale and building dimensions labeled		
☐	☒	All building entrances/exits shown		
☐	☒	Use of <i>all</i> rooms noted/labeled		

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

Applicant: West One Properties Application Type: Variance Parking

APN: 140-32-101-003 Location: 4441 E. Bonanza Rd.

Planner: [Signature] Pre-App Meeting Date: 12/21/05 Earliest PC Date: 2/23/06

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes	
Item Required					
YES	NO				

APPLICATION					
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)	Waivers		
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations			
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations			
☒	☐	Correct fee(s): \$ 300 ³⁰⁰ \$ 300 ³⁰⁰ Total = \$ 600 ^{600.00}			
☒	☐	Statement of Financial Interest			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance			
SITE PLAN					
				Folded Plans: 18 Rolled/Colored Plans: 1	
☒	☐	11" x 17" min. to 24" x 36" max. page size			
☒	☐	North arrow, scale, and vicinity map			
☒	☐	All property lines and present dimensions labeled			
☒	☐	All building setbacks labeled			
☒	☐	All adjacent existing land uses and street names labeled			
☒	☐	All points of ingress and egress shown			
☒	☐	ADA accessibility requirements shown/labeled			
☒	☐	Parking standard(s) utilized:			
☒	☐	Parking space count and typical dimensions labeled #regular 30 #compact 0 #handicap 2 Total 40			
☒	☐	All free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN					
				Folded Plans: 3 Rolled/Colored Plans: 1	
☒	☐	11" x 17" min. to 24" x 36" max. page size			
☒	☐	North arrow, scale, and vicinity map			
☒	☐	All property lines and present dimensions labeled			
☒	☐	All required perimeter landscape planters shown			
☒	☐	All required parking lot fingers/islands shown			
☒	☐	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover			
BUILDING ELEVATIONS					
				Folded Plans: 2 Rolled/Colored Plans: 1	
☒	☐	11" x 17" min. to 24" x 36" max. page size			
☒	☐	Scale and building dimensions labeled			
☒	☐	North, south, east, and west elevations of <i>all</i> buildings			
☒	☐	All building materials and colors noted			
☒	☐	8" x 10" photo of original color and material board			
☒	☐	All wall sign locations shown and sizes noted			
FLOOR PLANS					
				Folded Plans: 1 Rolled Plans: 1	
☒	☐	11" x 17" min. to 24" x 36" max. page size			
☒	☐	Scale and building dimensions labeled			
☒	☐	All building entrances/exits shown			
☒	☐	Use of <i>all</i> rooms noted/labeled			

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

Applicant: West One Properties Application Type: Site Development Plan Review **VAR**

APN: 140-32-101-003 Location: 4441 E. Bonanza Rd

Planner: Nate S Pre-App Meeting Date: 12/21/05 Earliest PC Date: 1/16/06

10/3/06 **RECEIVED** **OCT 03 2006**

Final DRT



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CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



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

VAR-17306 - VARIANCE - PUBLIC HEARING - APPLICANT: WEST ONE PROPERTIES, LTD -
OWNER: ASP REALTY, INC. - Request for a Variance TO ALLOW 360 PARKING SPACES WHERE 409
PARKING SPACES ARE THE MINIMUM REQUIRED FOR AN EXISTING SHOPPING CENTER on 0.63
acres at 4441 East Bonanza Road (APN 140-32-101-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF NORTH HALF (N½) OF
THE NORTHWEST QUARTER (NW¼) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 62 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*

VAR-17306

HAND DELIVERED

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

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

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

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

VARIANCE
10/03/2006

Neighborhood Services List



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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:

VAR-17306

East Las Vegas Community Development Corp.

Rulon Earl Resident Council

Stewart Place NA

Washington Square NA

Affidavit of Sign Posting

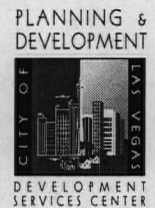


A F F I D A V I T O F S I G N P O S T I N G

Separator Sheet



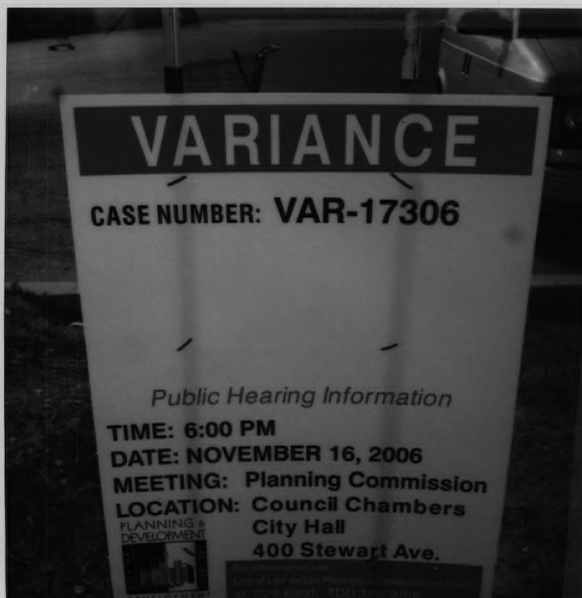
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: VAR-17306

MEETING DATE: 11/16/06 PC

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



BONANZA

CAMB


Signature

11-5-6
Date

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

