

City Council Action Letter



Separator Sheet



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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

July 26, 2005

Mr. Alan Floyd
RF Holdings, LLC
55 South Valle Verde Street, Suite #235-124
Henderson, Nevada 89012

RE: SDR-6699 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JULY 20, 2005
RELATED TO ZON-6700

Dear Mr. Floyd:

The City Council at a regular meeting held July 20, 2005 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 1,648 SQUARE FOOT PROFESSIONAL OFFICE CONVERSION; WAIVER OF THE MINIMUM LOT WIDTH TO 50 FEET WHERE 60 FEET IS THE MINIMUM REQUIRED; WAIVERS OF THE MINIMUM PERIMETER AND PARKING AREA LANDSCAPING REQUIREMENTS; AND A WAIVER OF THE FOUNDATION LANDSCAPING REQUIREMENTS on 0.16 acres at 620 South Seventh Street (APN 139-34-410-223), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on July 21, 2005. This approval is subject to:

Planning and Development

1. A Rezoning [ZON-6700] to a P-R (Professional Office and Parking) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations date stamped 05/09/05, except as amended by conditions herein and by the following modifications to the project, which are suggested in order to preserve the historical character of the building:
 - Move the mechanical equipment from the roof to the ground to avoid the need for the proposed roof cover;
 - Do not alter the character of the mortar (i.e. do not repoint the masonry);
 - Do not use standing seam metal style roofing. The use of shingle-style metal roofing for low-angle roofs such as this, utilizing a synthetic underlayment, are preferred. Asphalt self-sealing shingles for slopes of 2:12 to 4:12, utilizing two layers of felt underlayment are also allowed.

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EOT-22834
08-15-07 CC

Mr. Alan Floyd
SDR-6699 – Page Two
July 26, 2005

- Waiver of the minimum lot width and the loading zone location are hereby approved.
- 4. The site plan shall be revised, prior to issuance of permits, to illustrate a trash enclosure location on the subject site, and to clearly show the nine-foot wide handicap space located in front of the building with a striped eight-foot apron on one side and a striped five-foot apron on the other.
- 5. Waivers of the perimeter landscape requirements and perimeter buffer width are approved, with the provision of landscape materials to be provided in accordance with the landscape plan date stamped 05/09/05. This landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems may result in legal action taken by the City of Las Vegas.
- 6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
- 7. The Waiver of the distance separation requirement for the trash enclosure is approved. The enclosure shall be built in the location and to the specifications indicated on the revised site plan to be submitted prior to issuance of permits.
- 8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
- 9. Parking lot lighting shall be wallpack lighting and shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
- 10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
- 11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
- 12. A fully operational fire protection system shall be installed and shall be functioning prior to construction of any combustible structures.
- 13. All City Code requirements and design standards of all City departments must be satisfied.
- 14. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
- 15. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

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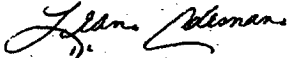
EOT-22834
08-15-07 CC

Mr. Alan Floyd
SDR-6699 - Page Three
July 26, 2005

Public Works

16. Landscape and maintain all unimproved right-of-way, if any, on Seventh Street adjacent to this site.
17. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Seventh Street public right-of-way adjacent to this site prior to occupancy of this site.
18. Sign and record a Covenant Running with Land agreement for the possible future installation of streetlight improvements on Seventh Street adjacent to this site prior to the issuance of any permits.
19. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-6700 and all other applicable site-related actions.

Sincerely,



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. Tom Kilmer
Pro West Construction
55 South Valle Verde Street, Suite #235-124
Henderson, Nevada 89012

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EOT-22834
08-15-07 CC



August 17, 2007

Mr. Alan Floyd
RF Holdings, LLC
55 South Valley Verde Drive, #235-124
Henderson, Nevada 89012

RE: EOT-22834 – EXTENSION OF TIME
CITY COUNCIL MEETING OF AUGUST 15, 2007

Dear Mr. Floyd:

The City Council at a regular meeting held August 15, 2007 APPROVED the request for an Extension of Time of an approved Site Development Plan Review (SDR-6699) FOR A PROPOSED 1,648 SQUARE FOOT PROFESSIONAL OFFICE CONVERSION; WAIVER OF THE MINIMUM LOT WIDTH TO 50 FEET WHERE 60 FEET IS THE MINIMUM REQUIRED; WAIVERS OF THE MINIMUM PERIMETER AND PARKING AREA LANDSCAPING REQUIREMENTS; AND A WAIVER OF THE FOUNDATION LANDSCAPING REQUIREMENTS on 0.16 acres at 620 South Seventh Street (APN 139-34-410-223), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 16, 2007. This approval is subject to:

Planning & Development

1. Conformance to the conditions for Site Development Plan Review (SDR-6699), and all other site related actions.
2. This Site Development Plan Review (SDR-6699) shall expire on July 20, 2008 unless another Extension of Time is approved.

Sincerely,

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

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

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

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov



Applicant Letter



APPLICANT LETTER

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PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

August 9, 2007

Mr. Alan Floyd
RF Holdings, LLC
55 South Valley Verde Drive, #235-124
Henderson, Nevada 89012

RE: EOT-22834 - EXTENSION OF TIME

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Council at its regular meeting on **August 15, 2007**. This meeting will be held at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations and any conditions related to your application may be obtained prior to the meeting from the Planning and Development Department, Current Planning Division, at the Development Services Center, 731 South Fourth Street, or you may obtain this information by calling 229-6301.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

M. Margo Wheeler, AICP
Director, Planning and Development Department

MW:cc

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekkki, Survey (FM, PM, & A's only)
Date: July 25, 2007
Re: **EOT-22834** RF Holdings, LLC 620 South 7th Street
Request for an Extension of Time of an approved Site Development Plan Review

COMMENTS:

We have no objection to the request for an Extension of Time of an approved Site Development Plan Review for a proposed 1,648 square foot professional office conversion for property located at 620 South 7th Street, as long as all original conditions of approval for SDR-6699 and all applicable subsequent site-related actions are ultimately complied with.

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

EOT-22834 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW -
APPLICANT/OWNER: RF HOLDINGS, LLC - Request for an Extension of Time of an
approved Site Development Plan Review (SDR-6699) FOR A PROPOSED 1,648 SQUARE
FOOT PROFESSIONAL OFFICE CONVERSION; WAIVER OF THE MINIMUM LOT
WIDTH TO 50 FEET WHERE 60 FEET IS THE MINIMUM REQUIRED; WAIVERS OF THE
MINIMUM PERIMETER AND PARKING AREA LANDSCAPING REQUIREMENTS; AND
A WAIVER OF THE FOUNDATION LANDSCAPING REQUIREMENTS on 0.16 acres at 620
South Seventh Street (APN 139-34-410-223), R-1 (Single Family Residential) Zone under
Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 3 (Reese).

***NOTE: THIS IS A DIRECT TO COUNCIL ITEM - COMMENTS ARE DUE WITHIN
APPROXIMATELY ONE WEEK**

CITY COUNCIL MEETING: AUGUST 15, 2007

PUBLIC HEARING: NO

CASE PLANNER: NATHAN GOLDBERG

Comments Due: JULY 26, 2007*

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 CAROLE COMBS (ccombs@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

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

No Law Enforcement Issue

July 27, 2007

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

Attention: Nathan Goldberg, Case Planner

SUBJECT: CITY OF LAS VEGAS ZONING APPLICATION REVIEW

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

If you have any questions or require any additional information, please feel free to contact me at (702) 822-8574.

Sincerely,

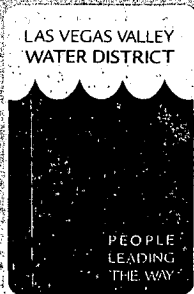


Doa J. Meade, P.E.
Senior Civil Engineer
Engineering Design Division

DJM:TLL:jlj
Attachments

cc: w/attch
James B. Ross, Electronics Supervisor, M/S 1080

EDT-22834



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

Board of Directors

Chip Maxfield
PRESIDENT

Rory Reid
VICE PRESIDENT

Susan Brager

Tom Collins

Chris Giunchigliani

Lawrence Weekly

Bruce Woodbury

Patricia Mulroy
GENERAL MANAGER

Route Form



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CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

EOT-22834

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
07/24/2007

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

EOT-22834 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: RF HOLDINGS, LLC - Request for an Extension of Time of an approved Site Development Plan Review (SDR-6699) FOR A PROPOSED 1,648 SQUARE FOOT PROFESSIONAL OFFICE CONVERSION; WAIVER OF THE MINIMUM LOT WIDTH TO 50 FEET WHERE 60 FEET IS THE MINIMUM REQUIRED; WAIVERS OF THE MINIMUM PERIMETER AND PARKING AREA LANDSCAPING REQUIREMENTS; AND A WAIVER OF THE FOUNDATION LANDSCAPING REQUIREMENTS on 0.16 acres at 620 South Seventh Street (APN 139-34-410-223), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 3 (Reese).

****NOTE: THIS IS A DIRECT TO COUNCIL ITEM - COMMENTS ARE DUE WITHIN APPROXIMATELY ONE WEEK***

CITY COUNCIL MEETING: AUGUST 15, 2007

PUBLIC HEARING: NO

CASE PLANNER: NATHAN GOLDBERG

Comments Due: JULY 26, 2007*

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 CAROLE COMBS (ccombs@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:

Hansen Sheet



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City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

EOT Application

Report Date 06/27/2007 01:22 PM

Submitted By

Page 1

A/P # 22834 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	06/26/2007 08:14	984053	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

EOT-22834 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: RF HOLDINGS, LLC - Request for an Extension of Time of an approved Site Development Plan Review (SDR-6699) FOR A PROPOSED 1,648 SQUARE FOOT PROFESSIONAL OFFICE CONVERSION; WAIVER OF THE MINIMUM LOT WIDTH TO 50 FEET WHERE 60 FEET IS THE MINIMUM REQUIRED; WAIVERS OF THE MINIMUM PERIMETER AND PARKING AREA LANDSCAPING REQUIREMENTS; AND A WAIVER OF THE FOUNDATION LANDSCAPING REQUIREMENTS on 0.16 acres at 620 South Seventh Street (APN 139-34-410-223), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 3 (Reese).

Parent A/P # 6699
Project # 22834 Project/Phase Name SEVENTH STREET REMODEL Phase #
Size/Area 0.16 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13934410223

Location

Owner/Tenant

Contact ID AC1001104 Name R F HOLDINGS L L C
Mailing Address 55 S VALLE VERDE DR #235-124
City HENDERSON Organization
ZIP/PC 89012-3433 State/Province NV
Day Phone Country
Fax Evening Phone
Mobile # ☐ Foreign

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

620 S 7TH ST
LAS VEGAS, 89101-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13934410223

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

EOT Application

Report Date 06/27/2007 01:22 PM

Submitted By

Page 2

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

No Conditions

Planning Condition	Description	Effective	Expire	Comments
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There is no planning condition for this project.

EXTENSION OF TIME

Y Will this go to the City Council? Final City Council letter received
Y Will this go DIRECTLY to City Council? Annotated minutes received

Parent Application Type SDR

Hearing Type

Parent Project # 6699

Public, Non-Public or Admin? NON-PUBLIC

Staff Recommendation

Meeting Information

Meeting Grid	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Add Date	Modified by	Modified Date		
Comments	Added By				
08/15/2007	CC	SCHEDULED	0	0	0
RLEVRANT	06/26/2007				

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

No children exist for this project

Employee	Last	First	MI	Comments
Employee ID				

No Employee Entries

Log	Description	Entered By	Start	Stop	Hours
Action	Comments				
PAYMNT	CK NAME, # WHO PICKED UP PERMIT	984053	06/26/2007 08:16		0.00
	TOM KILMER, R.F. HOLDINGS LLC, CK#3020, 880-0821				

Application



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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: EXTENSION of SDR -6699
 Project Address (Location) 620 S. 7th ST
 Project Name RF HOLDINGS, LLC Proposed Use P-R
 Assessor's Parcel #(s) 139-34-410-223 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage 1648 Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER RF HOLDINGS, LLC Contact ALAN FLOYD
 Address 55 S. VALLE VERDE DR #235-124 Phone: 880-0821 Fax: 880-0945
 City HENDERSON State NV Zip 89012

APPLICANT SAMT Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

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

Property Owner Signature* [Signature]

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

Print Name Alan Floyd Manager RF Holdings

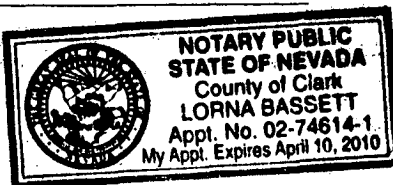
Subscribed and sworn before me

This 25 day of June, 2007

[Signature]

Notary Public in and for said County and State

Clark County
St. of Nevada



FOR DEPARTMENT USE ONLY

Case # EOT-22834
 Meeting Date: 8/15/07
 Total Fee: \$300
 Date Received: 6/26/07
 Received By: Rob Levrant

* 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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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-22834 APN: 139-34-410-223

Name of Property Owner: RF HOLDINGS

Name of Applicant: _____

Name of Representative: ALAN FLOYD

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

_____ X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: Alan Floyd Mangin

Subscribed and sworn before me

This 25 day of June, 2007

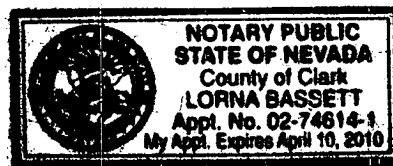
Lorna Bassett

Notary Public in and for said County and State

Clark County State of Nevada

Revised 11-14-06

f:\depot\Application Packet\Statement of Financial Interest.doc



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JUN 26 2007

RF Holdings LLC
55 S. Valle Verde Street # 235-124
Henderson, NV 89012

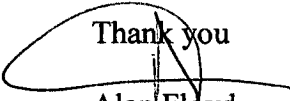
400-4122 Phone
880-0945 Fax

6-25-07

To Whom It May Concern:

I respectfully request an extension on the existing approved application (SDR6699) to allow my contractor to finish the permitting process and obtain the certificate of Occupancy. The property has been sold and this is necessary to complete the sale. Please refer to attached copies if further information is needed.

Thank you



Alan Floyd
Manager

EOT-22834
08-15-07 CC

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Deed



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RF HOLDINGS, LLC**Business Entity Information**

Status:	Active	File Date:	8/21/2003
Type:	Domestic Limited-Liability Company	Corp Number:	LLC12683-2003
Qualifying State:	NV	List of Officers Due:	8/31/2007
Managed By:	Managers	Expiration Date:	8/21/2503

Resident Agent Information

Name:	MARQUIS & AURBACH	Address 1:	10001 PARK RUN DRIVE
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89145
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

Financial Information

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

Officers☒ Include Inactive Officers**Manager - ALAN RICHARD FLOYD**

Address 1:	55 S VALLE VERDE #235-124	Address 2:	
City:	HENDERSON	State:	NV
Zip Code:	89012	Country:	
Status:	Active	Email:	

Manager - ALAN RICHARD FLOYD

Address 1:	55 S VALLE VERDE #235-124	Address 2:	
City:	HENDERSON	State:	NV
Zip Code:	89012	Country:	
Status:	Historical	Email:	

Manager - DEADRE ANNE FLOYD

Address 1:	55 S VALLE VERDE #235-124	Address 2:	
City:	HENDERSON	State:	NV
Zip Code:	89012	Country:	
Status:	Active	Email:	

Manager - DEADRE ANNE FLOYD

Address 1:	55 S VALLE VERDE #235-124	Address 2:	
City:	HENDERSON	State:	NV
Zip Code:	89012	Country:	
Status:	Historical	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	LLC12683-2003-001	# of Pages:	2
File Date:	08/21/2003	Effective Date:	

(No Notes for this action)

Action Type:	Initial List
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JUN 26 2007

A.P.N.: 139-34-410-223
File No: 101-2205007 (dk)

When Recorded Return To:
Irene Champo Machado 2000 Trust
2821 Gilmary Avenue
Las Vegas, NV 89102

DEED OF TRUST WITH ASSIGNMENTS OF RENTS

THIS DEED OF TRUST, made June 7, 2005, between RF Holdings, LLC, TRUSTOR, whose address is **55 South Valle Verde Drive #235-124, Henderson, NV 89012, First American Title Company of Nevada, a Nevada Corporation, TRUSTEE, and Irene Champo Machado, Trustee of the Irene Champo Machado 2000 Family Trust, Dated April 4, 2000, BENEFICIARY**, whose address is **2821 Gilmary Avenue, Las Vegas, NV 89102.**

WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in the County of **Clark**, State of **Nevada**, described as:

PARCEL I:

LOTS TWENTY-ONE (21) AND TWENTY-TWO (22) IN BLOCK TWENTY-NINE (29) OF SOUTH ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 51, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL II:

LOTS THREE (3) AND FOUR (4) IN BLOCK THREE (3) OF WARDIE ADDITION TO LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

The note secured by this deed of trust contains provision for a late fee.

Together with the rents, issues and profits, thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, and profits.

For the purposes of securing (1) payment of the sum of **Two hundred seventy five thousand and 00/100ths** dollars (\$275,000.00) with interest thereon according to the terms of the promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and all extensions or renewal thereof; and (2) the performance of each agreement of Trustor incorporated herein by reference or contained herein; (3) payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or to his successors or assigns, when evidenced by a promissory note or notes reading that they are secured by this deed of Trust.

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when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

To protect the Security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B of the fictitious Deed of Trust recorded in the Office of each County Recorder in the State of Nevada on January 30, 1968, in the book and at the page thereof, or under the document or file number, noted below opposite the name of such county, namely:

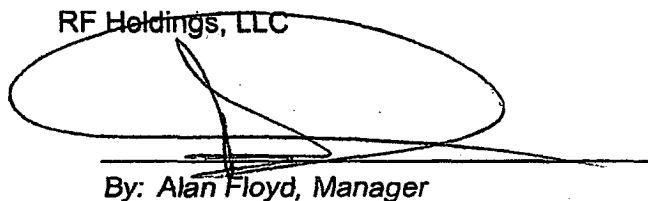
<u>County</u>	<u>Book</u>	<u>Page</u>	<u>Doc. No.</u>		<u>County</u>	<u>Book</u>	<u>Page</u>	<u>Doc. No.</u>
Churchill	39 Mortgages	363	115384		Lincoln			45902
Clark	850 Off. Rec.		682747		Lyon	37 Off. Rec.	341	100661
Douglas	57 Off. Rec.	115	40050		Mineral	11 Off. Rec.	129	89073
Elko	92 Off. Rec.	652	35747		Nye	105 Off. Rec.	107	04823
Esmeralda	3-X Deeds	195	35922		Ormsby	72 Off. Rec.	537	32867
Eureka	22 Off. Rec.	138	45941		Pershing	11 Off. Rec.	249	66107
Humboldt	28 Off. Rec.	124	131075		Storey	"S" Mortgages	206	31506
Lander	24 Off. Rec.	168	50782		Washoe	300 Off. Rec.	517	107192
					White Pine	295 R.E. Records	258	

shall inure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivision A and B, (identical in all counties, and printed below) are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed a reasonable amount.

The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address above set forth.

Dated: **June 10, 2005**

RF Holdings, LLC



By: Alan Floyd, Manager

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STATE OF NEVADA)

:SS.

COUNTY OF CLARK)

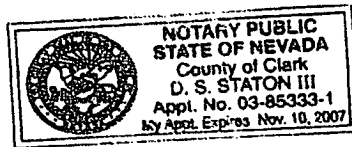
This instrument was acknowledged before me on
6/22/05 by

Alan Floyd

[Signature]

Notary Public

(My commission expires: 11/10/07)



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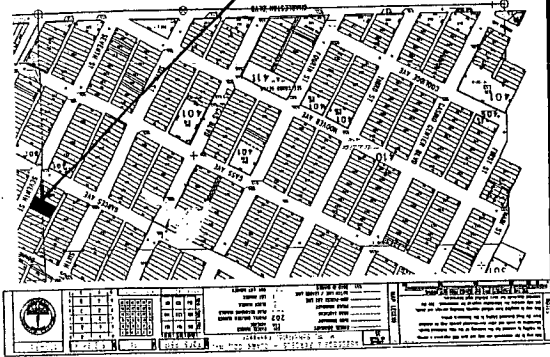
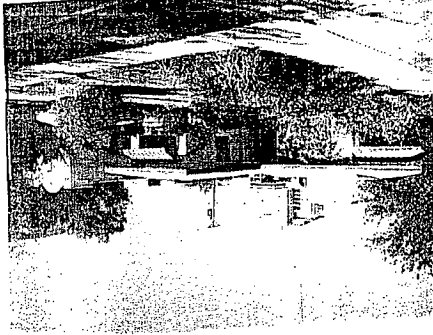
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Plans (PMT)

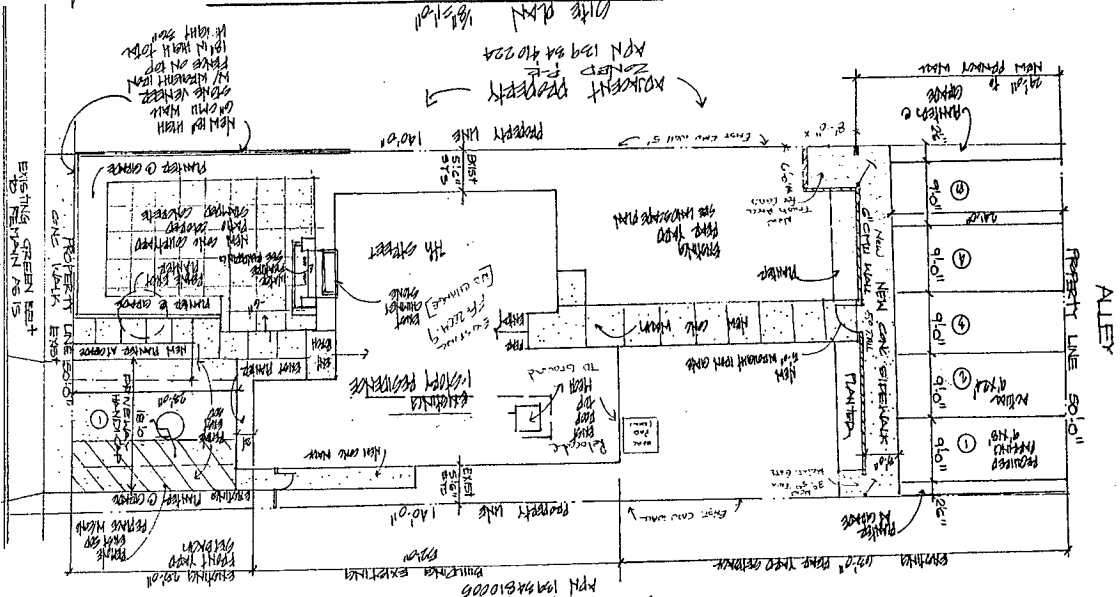


Separator Sheet

7th STREET REMODEL



PROJECT LOCATION 6207th Street



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SITE PLAN
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REMODEL

CUSTOMER
R.F. HOLDINGS LLC

PROWEST
CONSTRUCTION
LAS VEGAS
NEVADA

BY	REVISIONS
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SCALE 1/8" = 1'-0"
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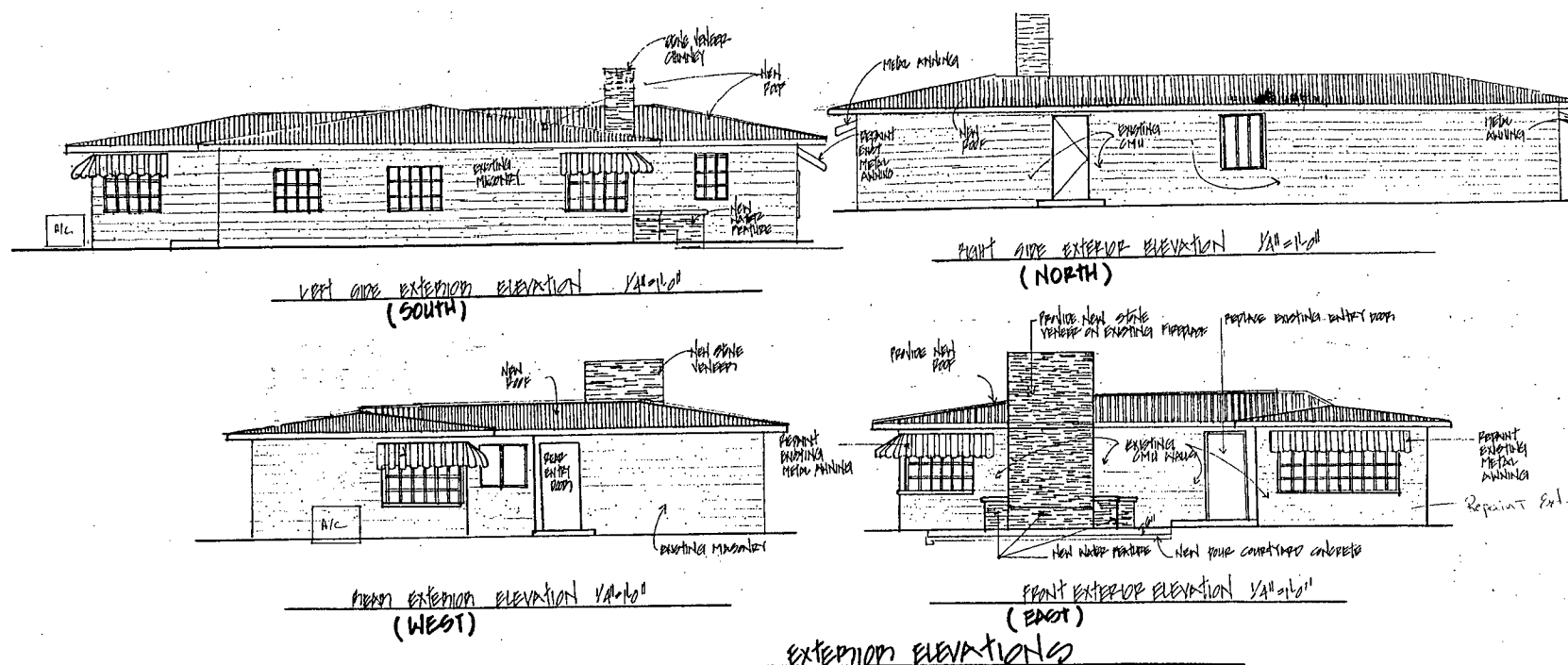
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R.F. HOLDINGS L.L.C.

EXTERIOR
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620 7th STREET
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