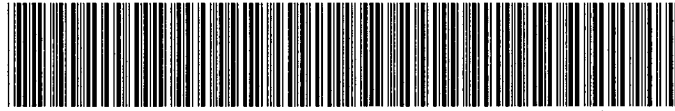


City Council Action Letter



CITY COUNCIL ACTION LETTER

Separator Sheet



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

September 7, 2007

Ms. Jennifer Medeiros
Ron Coury/Don Hughes
3132 South Highland Drive
Las Vegas, Nevada 89109

RE: SUP-22848 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF SEPTEMBER 5, 2007

Dear Ms. Medeiros:

The City Council at a regular meeting held September 5, 2007 APPROVED the request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE at 515 South 3rd Street, Suite #B (APN 139-34-311-090), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 6, 2007. This approval is subject to:

Planning & Development

1. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lean Coleman".

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

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

Ms. Tamara Ebarb
Aardvark Bail Bond
111 East Bonneville Avenue
Las Vegas, Nevada 89101

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

City Council Proof of Publication



CITY COUNCIL PROOF OF PUBLICATION

Separator Sheet

Las Vegas, Nevada

AUGUST 17, 2007

TO: LAS VEGAS REVIEW JOURNAL

FROM: CITY CLERK

SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARINGS – SPECIAL USE PERMITS,

REQUIRED REVIEWS AND APPEAL:

SUP-22251, SUP-22264, SUP-22265, SUP-22266, SUP-22488, SUP-22579,

SUP-22580, SUP-22703, SUP-22848, SUP-22874, SUP-22875, SUP-22876,

RQR-21349, RQR-22322, RQR-22324 AND RQR-22325

Please publish the attached LEGAL NOTICE

ON THE FOLLOWING DATE: FRIDAY, AUGUST 24, 2007 (One time)

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

ACTING CHIEF DEPUTY CITY CLERK

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

NOTICE OF PUBLIC HEARINGS
SEPTEMBER 5, 2007

NOTICE IS HEREBY GIVEN THAT ON WEDNESDAY, SEPTEMBER 5, 2007 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 Special Use Permits, Required Reviews and Appeal:

SUP-22251 - APPLICANT: JIT MANN - OWNER: AMAPOLA ORANGE, LLC - Request for Special Use Permit FOR A PROPOSED SUPPER CLUB WITH A WAIVER TO ALLOW A 152 FOOT SEPARATION FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 2000 South Rainbow Boulevard, Suite 108-110 (APN 163-02-313-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

SUP-22264 - APPLICANT/OWNER: 4 CHARLESTON, LLC - Request for a Special Use Permit FOR A PROPOSED URBAN LOUNGE at 4 East Charleston Boulevard (APN 162-03-110-075), C-2 (General Commercial) Zone, Ward 3 (Reese)

SUP-22265 - APPLICANT/OWNER: 4 CHARLESTON, LLC - Request for a Special Use Permit FOR A PROPOSED URBAN LOUNGE at 4 East Charleston Boulevard (APN 162-03-110-075), C-2 (General Commercial) Zone, Ward 3 (Reese)

SUP-22266 - APPLICANT/OWNER: 4 CHARLESTON, LLC - Request for a Special Use Permit FOR A PROPOSED URBAN LOUNGE at 4 East Charleston Boulevard (APN 162-03-110-075), C-2 (General Commercial) Zone, Ward 3 (Reese)

SUP-22488 - APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT at 11710 West Charleston Boulevard, Suite #150 (APN 137-34-818-002), P-C (Planned Community) Zone, Ward 2 (Wolfson)

SUP-22579 - APPLICANT: SABBIADORO ENTERPRISES - OWNER: LAPOUR GRAND CENTRAL - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON- AND OFF-SALE ESTABLISHMENT at 241 West Charleston Boulevard, Suite #101 (APN 162-04-504-011), M (Industrial) Zone, Ward 3 (Reese)

SUP-22580 - APPLICANT/OWNER: RICHARD AND MARGUERITTE HUNTER - Request for a Special Use Permit FOR A 1,164 SQUARE FOOT CLASS I ACCESSORY STRUCTURE (CASITA) at 9401 Kings Gate Court (APN 138-31-710-006), R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 2 (Wolfson)

SUP-22703 - APPLICANT: MONEYTREE, INC. - OWNER: SHADOW HILLS PLAZA, LLC - Request for a Special Use Permit TO ALLOW A PROPOSED FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF APPROXIMATELY 60 FEET FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND TO ALLOW A DISTANCE SEPARATION OF APPROXIMATELY 875 FEET FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS THE MINIMUM REQUIRED at 10490 West Cheyenne Avenue (APN 137-12-817-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain Special Land Use Designation], Ward 4 (Brown)

SUP-22848 - APPLICANT: AARDVARK BAILBOND - OWNER: COURTY FAMILY, LLC #6 AND HUGHES FAMILY, LLC #5 - Request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE at 515 South 3rd Street, Suite #B (APN 139-34-311-090), C-2 (General Commercial) Zone, Ward 3 (Reese)

SUP-22874 - APPLICANT/OWNER: 4 CHARLESTON, LLC - Request for a Special Use Permit FOR A PROPOSED GAMING ESTABLISHMENT, GENERAL BUSINESS-RELATED at 4 East Charleston Boulevard (APN 162-03-110-075), C-2 (General Commercial) Zone, Ward 3 (Reese)

SUP-22875 - APPLICANT/OWNER: 4 CHARLESTON, LLC - Request for a Special Use Permit FOR A PROPOSED GAMING ESTABLISHMENT, GENERAL BUSINESS-RELATED at 4 East Charleston Boulevard (APN 162-03-110-075), C-2 (General Commercial) Zone, Ward 3 (Reese)

SUP-22876 - APPLICANT/OWNER: 4 CHARLESTON, LLC - Request for a Special Use Permit FOR A PROPOSED GAMING ESTABLISHMENT, GENERAL BUSINESS-RELATED at 4 East Charleston Boulevard (APN 162-03-110-075), C-2 (General Commercial) Zone, Ward 3 (Reese)

RQR-21349 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: LODGE BPOE #1468 - Appeal filed from the Denial by the Planning Commission of a Required One Year Review of an approved Special Use Permit (U-0216-90) WHICH ALLOWED A 50-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4100 West Charleston Boulevard (APN 139-31-801-009), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

RQR-22322 - APPLICANT: LAMAR ADVERTISING - OWNER: CHARWEST, INC. - Required Two Year Review of an approved Special Use Permit (U-0262-94) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4820 West Charleston Boulevard (APN 138-36-804-008), C-2 (General Commercial) Zone, Ward 1 (Tarkanian)

RQR-22324 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: URBAN LAND NEVADA - Required Two Year Review of an approved Special Use Permit (U-0265-94) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2550 Highland Drive (APN 162-09-110-019), M (Industrial) Zone, Ward 1 (Tarkanian)

RQR-22325 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: SHAHRAM, INC. - Required Two Year Review for an approved Special Use Permit (U-0261-94) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4401 North Rancho Drive (APN 138-02-602-001), C-2 (General Commercial) Zone, Ward 6 (Ross)

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.

BEVERLY K. BRIDGES, CITY CLERK

Action Letter



Separator Sheet

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 10, 2007

Ms. Jennifer Medeiros
Ron Coury/Don Hughes
3132 South Highland Drive
Las Vegas, Nevada 89109

RE: SUP-22848 - SPECIAL USE PERMIT

Dear Ms. Medeiros:

Your Request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE at 515 South 3rd Street, Suite #B (APN 139-34-311-090), C-2 (General Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on August 9, 2007.

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

Planning and Development

1. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on **September 5, 2007**, 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, AICP
Current Planning Manager
Planning and Development Department

DJR:dm

cc: Ms. Tamara Ebarb
Aardvark Bail Bond
111 East Bonneville Avenue
Las Vegas, Nevada 89101

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

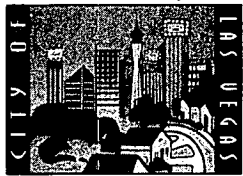


Applicant Letter



Separator Sheet

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

July 27, 2007

Ms. Jennifer Medeiros
Ron Coury/Don Hughes
3132 South Highland Drive
Las Vegas, Nevada 89109

RE: SUP-22848 - SPECIAL USE PERMIT

Dear Ms. Medeiros:

Please be advised the City Planning Commission at its regular meeting on **August 9, 2007** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

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

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

Sincerely,

Andrew P. Reed, Planning Supervisor
Planning and Development Department
Current Planning Division

AR:dm

cc: Ms. Tamara Ebarb
Aardvark Bail Bond
111 East Bonneville Avenue
Las Vegas, Nevada 89101

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



Affidavit of Sign Posting

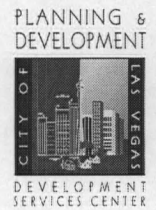


AFFIDAVIT OF SIGN POSTING

Separator Sheet



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: SUP-22848

MEETING DATE: 08/09/07 PC

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



[Signature]
Signature

7-28-07
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 or City Council.

Public Hearing Notice



Separator Sheet

Application Information

SUP-22848 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AARDVARK BAILBOND - OWNER: COURY FAMILY, LLC #6 AND HUGHES FAMILY, LLC #5 - Request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE at 515 South 3rd Street, Suite #B (APN 139-34-311-090), C-2 (General Commercial) Zone, Ward 3 (Reese).

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: *August 9, 2007*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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 a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to 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>.

Application Information

SUP-22848 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AARDVARK BAILBOND - OWNER: COURY FAMILY, LLC #6 AND HUGHES FAMILY, LLC #5 - Request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE at 515 South 3rd Street, Suite #B (APN 139-34-311-090), C-2 (General Commercial) Zone, Ward 3 (Reese).

Application Location



The proposed project may not pertain to the entire highlighted project site.

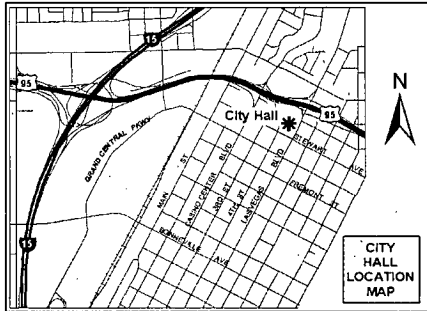
Public Hearing Information

Meeting: Planning Commission
Date: *August 9, 2007*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐

I SUPPORT
this Request

☐

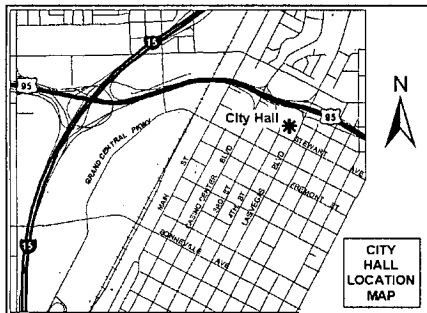
I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-22848

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-22848

Comments



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

SUP-22848 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AARDVARK BAILBOND - OWNER: RON CORY AND DAN HUGHES - Request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE at 515 South 3rd Street Suite #B (APN 139-34-311-090), C-2 (General Commercial) Zone, Ward 3 (Reese).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

PLANNING COMMISSION: **AUGUST 9, 2007**

CITY COUNCIL: **SEPTEMBER 5, 2007**

CASE PLANNER: **ANDY REED**



PUBLIC HEARING

Comments Due: **JULY 11, 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 Dorothy Marsili (damarsili@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

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

No Law Enforcement Issue

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 *BJA*
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: July 9, 2007
Re: **SUP-22848** Aardvark Bailbond 515 South 3rd Street
Request for a Special Use Permit for a proposed bailbond service

COMMENTS:

We have no comment on the request for a Special Use Permit for property located at 515 South 3rd Street, Suite #B for a proposed bailbond service within an existing office building.

CITY OF LAS VEGAS

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

SUBJECT: SUP-22848 - APPLICANT: AARDVARK BAILBOND - OWNER: COURTY FAMILY, LLC #6 AND HUGHES FAMILY, LLC #5

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **August 9, 2007** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to Dorothy Marsili at 385-7268. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions.

Tamara J Ebarb 8/7/07
Signature Date

TAMARA J Ebarb
Please print name

Aardvark Bail Bonds
Company Name

Sincerely,

Andy Reed
Planning Supervisor
Current Planning Division

CITY OF LAS VEGAS

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

**SUBJECT: SUP-22848 - APPLICANT: AARDVARK BAILBOND - OWNER: CORY
FAMILY, LLC #6 AND HUGHES FAMILY, LLC #5**

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **August 9, 2007** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to Dorothy Marsili at 385-7268. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions.

Ren Coury - Managing Partner 8/7/07
Signature Date

Ren Coury
Please print name

Coury & Hughes Family LLC's
Company Name

Sincerely,

Andy Reed
Planning Supervisor
Current Planning Division

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: August 9, 2007

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

SUP-22848

18b The Las Vegas Arts District NA

Beverly Green NA

Cultural Corridor Coalition

Downtown Business Operators Council

Downtown Central Development Committee
(DCDC) NA

Fremont Street Experience BA

Gateway District BA

Hillside Heights NA

Huntridge Park NA

John S. Park NA

Orleans Square NA

Rancho Oakey NA

Rancho South NA

Southridge NA

West Circle NA

WLV-NAA1

WLV-NAA4

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

SUP-22848

HAND DELIVERED

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

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

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

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

SUP & SNC
06/26/2007

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



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

SUP-22848 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AARDVARK BAILBOND - OWNER: RON CORY AND DAN HUGHES - Request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE at 515 South 3rd Street Suite #B (APN 139-34-311-090), C-2 (General Commercial) Zone, Ward 3 (Reese).

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

PLANNING COMMISSION: **AUGUST 9, 2007**

CITY COUNCIL: **SEPTEMBER 5, 2007**

CASE PLANNER: **ANDY REED**



PUBLIC HEARING

Comments Due: JULY 11, 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 Dorothy Marsili (damarsili@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Hansen Sheet



Separator Sheet

Report Date 06/27/2007 04:48 PM

Submitted By

Page 1

A/P # 22848 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	06/26/2007 10:14	984727	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

SUP-18695 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AARDVARK BAILBOND - OWNER: RON CORY AND DAN HUGHES - Request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE at 515 S. 3rd Street Suite #B (139-34-311-090), C-2 (General Commercial) Zone, Ward 3 (Reese)

Parent A/P #

Project #	22848	Project/Phase Name	AARDVARK BAIL BONDS	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13934311090

Location

Owner/Tenant

Contact ID AC617938 Name CORY RONALD T
Mailing Address 3132 S HIGHLAND DR
City LAS VEGAS
ZIP/PC 89109
Day Phone (702)735-1212 x
Fax (702)369-3045

Organization
State/Province NV
Country
Evening Phone
Mobile #

☐ Foreign

Contact ID AC1408183 Name HUGHES, DAN
Mailing Address 3132 S. HIGHLAND DR
City LAS VEGAS
ZIP/PC 89109
Day Phone (702)735-1212 x
Fax (702)369-3045

Organization
State/Province NV
Country
Evening Phone
Mobile #

☐ Foreign

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

515 S 3RD ST
LAS VEGAS, 89101-

515 S 3RD ST D
LAS VEGAS, 89101-

515 S 3RD ST C
LAS VEGAS, 89101-

Report Date 06/27/2007 04:48 PM

Submitted By

Page 2

Address

Parcel Link

A/P Link

515 S 3RD ST A
LAS VEGAS, 89101-

515 S 3RD ST B
LAS VEGAS, 89101-

515 S 3RD ST 110
LAS VEGAS, 89101-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13934311090

Planning Condition Description

Effective

Expire

Comments

There is no planning condition for this project.

SPECIAL USE PERMIT

N DINA Required?

Final City Council letter received

N Project of Regional Significance?

Annotated minutes received

N Parent Project link required?

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

Type of Use

BAILBOND SERVICE

Staff Recommendation

Meeting Information

Meeting Information

Meeting Date

Meeting Type

Meeting Status

Comments

Add Date

Modified By

Modified Date

YES Votes

NO Votes

ABSTENTIONS

08/09/2007

PC

SCHEDULED

0

0

0

RGUMARANG

06/26/2007

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
Aardvark Bailbonds ck 2629 / Tamara Ebarb / 385-7393

983657

06/26/2007 10:16

0.00

400 Stewart Ave
Las Vegas, NV 89101-2927

Figure 1

Submitted By

Page 3

[illegible]

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Bail Bond Service
 Project Address (Location) 515 S 3rd Suite B Rms 9-18
 Project Name Aardvark Bail Bonds Proposed Use bail bond service
 Assessor's Parcel #(s) 139-34-311-090 Ward # 3
 General Plan: existing C2 proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Ron Coury + Dan Hughes Contact Jennifer Medeiros
 Address 3132 S Highland Dr Phone: 702-135-1212 Fax: 702-369-3045
 City Las Vegas State NV Zip 89109

APPLICANT Aardvark Bail Bond Contact Tamara Ebarb
 Address 111 E Bonneville Ave Phone: 702-271-5154 Fax: 702-448-8976
 City Las Vegas NV State _____ Zip 89101

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

Property Owner Signature* Daniel Hughes

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

Print Name Daniel Hughes

Subscribed and sworn before me

This 25th day of June, 2007.

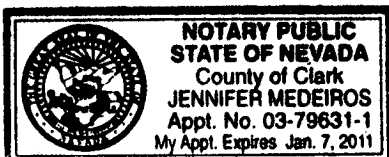
Jennifer Medeiros

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # SUP-22848
 Meeting Date: Aug 9, 2007
 Total Fee: 800
 Date Received: 6/26/07
 Received By: Romeo

*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.





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Bail Bond Service
Project Address (Location): 515 S. 3rd Suite B Rms 9418
Project Name: Hardwork Bail Bonds Proposed Use: Bail Bond service
Assessor's Parcel #(s): 139-34-311-090 Ward #: 3
General Plan: existing C2 proposed _____ Zoning: existing _____ proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Ron Coury + Dan Hughes Contact Jennifer Medeiros
Address 3132 S. Highland Dr Phone: 702-735-1212 Fax: 702-369-3045
City Las Vegas State NV Zip 89109

APPLICANT Hardwork Bail Bond Contact TAMARA Ebarb
Address _____ Phone: 702-271-5154 Fax: 702-448-8976
City _____ State _____ Zip _____

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

Property Owner Signature* Ronald T. Coury

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

Print Name Ronald T. Coury

Subscribed and sworn before me -

This 25th day of June, 2007.

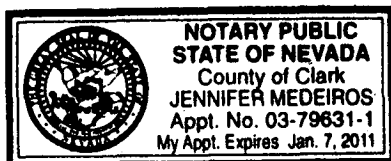
Jennifer Medeiros

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>SUP - 22848</u>
Meeting Date:	<u>Aug 9, 2007</u>
Total Fee:	<u>800</u>
Date Received:*	<u>6/26/07</u>
Received By:	<u>Romeo</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.



Justification Letter



Separator Sheet

JUNE 23, 2007

**RE: REZONING
AARDVARK BAIL BONDS
LOCATION
515 SOUTH 3RD STREET
LAS VEGAS, NV 89101**

**AARDVARK BAIL BONDS HAS BEEN LOCATED AT
111 E. BONNEVILLE SINCE 1997. AT THAT TIME
WE REQUESTED A ZONE VARIANCE AND VARIANCE
WAS GRANTED. IN ALL THE YEARS AT THIS ADDRESS
WE HAVE ALWAYS BEEN IN COMPLIANCE WITH ALL
REGULATIONS IN THE CITY. I FEEL WE ALWAYS
KEPT OUR PROPERTY UP TO STANDARDS AND WILL
CONTINUE TO DO SO IF GIVEN THE OPPORTUNITY
AGAIN.**

**AARDVARK IS REQUESTING A ZONE VARIANCE
515 SOUTH 3RD STREET AS IT IS CLOSE TO THE COURTS
AND JAIL WHERE OUR BUSINESS IS CONDUCTED.
WITH A MAJORITY OF OUR BUSINESS BEING WITHIN
WALKING DISTANCE WE WILL NOT BE A TRAFFIC
PROBLEM. MOST OF OUR CLIENTS WILL BE COMING
FROM THESE FACILITIES, AND THEY WILL NOT
NEED TO DRIVE.**

**I SINCERELY HOPE OUR REQUEST IS GRANTED AS WE
HAVE BEEN IN BUSINESS FOR TEN YEARS AND THIS
LOCATION IS IMPORTANT TO US SO WE CAN CONTINUE
TO SERVICE THE PUBLIC.**

THANK YOU FOR YOUR CONSIDERATION.

A handwritten signature in cursive script, reading "Tamara J Ebarb".

**TAMARA J EBARB
OWNER AARDVARK BAIL BONDS**

**SUP-22848
08/09/07 PC**

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-22848** APN: 139-34-311-090
Name of Property Owner: Ron Coury + Dan Hughes
Name of Applicant: Aardvark Bail Bonds
Name of Representative: Tamara Ebarb

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

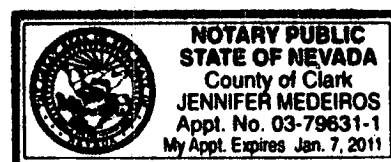
Print Name: _____

Daniel Hughes

Subscribed and sworn before me

This 25th day of June, 2007

Jennifer Medeiros
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-22848** APN: 139-34-311-090
Name of Property Owner: Ron Coury & Dan Hughes
Name of Applicant: Aardvark Bail Bonds
Name of Representative: TAMARA Ebarb

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes

_____ ☒ No

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

City Official: _____

Partner(s): _____

APN: _____

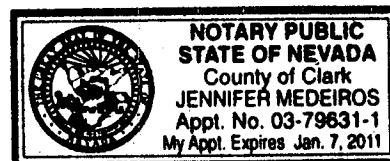
Signature of Property Owner: Ronald T. Coury

Print Name: Ronald T. Coury

Subscribed and sworn before me

This 25th day of June, 2007

Jennifer Medeiros
Notary Public in and for said County and State



Deed



Separator Sheet

HUGHES FAMILY LLC #5, A NEVADA LIMITED LIABILITY COMPANY

Business Entity Information			
Status:	Active	File Date:	11/25/1997
Type:	Domestic Limited-Liability Company	Corp Number:	LLC4715-1997
Qualifying State:	NV	List of Officers Due:	11/30/2007
Managed By:	Managers	Expiration Date:	11/25/2027

Resident Agent Information			
Name:	DAN HUGHES	Address 1:	3132 SOUTH HIGHLAND DR.
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89109
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 - DANIEL HUGHES				
Address 1:	3132 S HIGHLAND DRIVE	Address 2:		
City:	LAS VEGAS	State:	NV	
Zip Code:	89109	Country:		
Status:	Active	Email:		
Managing Member - HUGHES FAMILY LIMITED PARTNERSHIP				
Address 1:	3132 S HIGHLAND DRIVE	Address 2:		
City:	LAS VEGAS	State:	NV	
Zip Code:	89109	Country:		
Status:	Active	Email:		

Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	LLC4715-1997-001	# of Pages:	3
File Date:	11/25/1997	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	LLC4715-1997-005	# of Pages:	1
File Date:	01/04/1999	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	LLC4715-1997-007	# of Pages:	1
File Date:	01/07/2000	Effective Date:	
(No Notes for this action)			
Action Type:	Resident Agent Change		

Document Number:	LLC4715-1997-003	# of Pages:	1
File Date:	02/12/2002	Effective Date:	
DOUGLAS M. EDWARDS			
401 NORTH BUFFALO DR #200 LAS VEGAS NV 89145 MDM			
Action Type:	Annual List		
Document Number:	LLC4715-1997-006	# of Pages:	1
File Date:	10/09/2002	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	LLC4715-1997-004	# of Pages:	1
File Date:	11/18/2003	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	LLC4715-1997-002	# of Pages:	1
File Date:	10/11/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050463371-01	# of Pages:	1
File Date:	10/06/2005	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	20060598887-03	# of Pages:	1
File Date:	09/18/2006	Effective Date:	
06-07			

COURY FAMILY LLC #6

Business Entity Information			
Status:	Active	File Date:	12/30/1997
Type:	Domestic Limited-Liability Company	Corp Number:	LLC5409-1997
Qualifying State:	NV	List of Officers Due:	12/31/2007
Managed By:	Managers	Expiration Date:	12/30/2027

Resident Agent Information			
Name:	RONALD T. COURY	Address 1:	3132 S. HIGHLAND DR.
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89109
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 - RON COURY					
Address 1:	3132 S HIGHLAND DR	Address 2:			
City:	LAS VEGAS	State:	NV		
Zip Code:	89109	Country:			
Status:	Active	Email:			

Actions\Amendments					
Action Type:	Articles of Organization				
Document Number:	LLC5409-1997-001	# of Pages:	3		
File Date:	12/30/1997	Effective Date:			
(No Notes for this action)					
Action Type:	Annual List				
Document Number:	LLC5409-1997-006	# of Pages:	1		
File Date:	01/03/1999	Effective Date:			
(No Notes for this action)					
Action Type:	Resident Agent Change				
Document Number:	LLC5409-1997-003	# of Pages:	1		
File Date:	01/21/1999	Effective Date:			
DOUGLAS M. EDWARDS					
401 NORTH BUFFALO DR #200 LAS VEGAS NV 89128 CXE					
Action Type:	Annual List				
Document Number:	LLC5409-1997-009	# of Pages:	1		
File Date:	12/07/1999	Effective Date:			
(No Notes for this action)					
Action Type:	Annual List				
Document Number:	LLC5409-1997-008	# of Pages:	1		
File Date:	11/02/2000	Effective Date:			

(No Notes for this action)			
Action Type:	Annual List		
Document Number:	LLC5409-1997-005	# of Pages:	1
File Date:	12/09/2001	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	LLC5409-1997-007	# of Pages:	1
File Date:	11/07/2002	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	LLC5409-1997-002	# of Pages:	1
File Date:	12/01/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	LLC5409-1997-004	# of Pages:	1
File Date:	12/11/2004	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	20050575535-57	# of Pages:	1
File Date:	11/28/2005	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	20060758647-05	# of Pages:	1
File Date:	11/27/2006	Effective Date:	
(No Notes for this action)			

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

a) 139-34-311-090

b) _____

c) _____

d) _____

2. Type of Property:

a) ☐ Vacant Land

b) ☐ Single Fam. Res.

c) ☐ Condo/Twnhse

d) ☐ 2-4 Plex

e) ☐ Apt. Bldg

f) ☒ Comm'l/Ind'l

g) ☐ Agricultural

h) ☐ Mobile Home

☐ Other _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due

\$ -0-

\$ -0-

\$ -0-

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section

03

b. Explain Reason for Exemption:

RE-RECORD FOR SIGNING CAPACITY

5. Partial Interest: Percentage being transferred: 50 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS.375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature

Capacity Seller

Signature

Capacity Seller

SELLER (GRANTOR) INFORMATION

(REQUIRED) Ronald and Joan Coury,

Print Name: 1997 Living Trust Agreement

Address: 3132 South Highland Drive

City: Las Vegas

State: Nevada Zip: 89109

BUYER (GRANTEE) INFORMATION

(REQUIRED) Coury Family LLC, #6

Print Name: Ronald T. Coury, Manager

Address: 3132 South Highland Drive

City: Las Vegas

State: Nevada Zip: 89109

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name:

Escrow #

Address:

City:

State:

Zip:

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

783

20040301
.01726

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 16th day of February, 2004, personally appeared before me, a Notary Public, Ronald T. Coury and Joan Coury, personally known (or proved) to me to be the persons whose name is subscribed to the above instrument who acknowledged that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

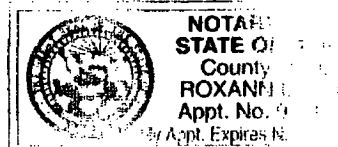
Roxanne Oldham
Notary Public

WHEN RECORDED, RETURN TO:

Beckley Singleton, Chartered
530 Las Vegas Blvd. South
Las Vegas, Nevada 89101

MAIL TAX NOTICES TO:

Ronald T. Coury
3132 South Highland Drive
Las Vegas, Nevada 89109



EXP 11-5-05

20040301
01726

CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER

RECORDED AT THE REQUEST OF:

BACKLEY SINGLETON CHARTERED

03-01-2004

10:37

SUO

OFFICIAL RECORDS

BOOK/INSTR:20040301-01726

PAGE COUNT:

2

FEE:
RPTT:

15.00
EX#006

APN: 139-34-311-090

QUITCLAIM DEED

THE RONALD AND JOAN CORY, 1997 LIVING TRUST AGREEMENT dtd 6/12/02, does hereby remise, release and forever quitclaim to the CORY FAMILY LLC #6, all of its undivided 50% interest in certain real property situate in the County of Clark, State of Nevada, more particularly described as follows:

Lots Five (5), Six (6), Seven (7) and Eight (8) in Block Twenty-Six (26) of Clark's Las Vegas Townsite, as shown by map thereof on file in Book 1 of Plats, Page 37, in the Office of the County Recorder of Clark County, Nevada.

More commonly known as 515 South 3rd Street, Las Vegas, Nevada

Grantee's Address: 3132 South Highland Drive
Las Vegas, Nevada 89109

Assessor's Parcel No.: 139-34-311-090

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

DATED this 16 day of February, 2004.

Re-Record to correct
signing capacity

Ronald T. Cory
RONALD T. CORY, TRUSTEE

Joan Cory
JOAN CORY, TRUSTEE

APN# 139-34-311-090

11 digit number may be obtained at:
<http://sandgate.co.clark.nv.us/cicsAssessor/owner.htm>

RE-RECORDED

Quitclaim Deed

Type of Document

(Example: Declaration of Homestead, Quitclaim Deed, etc.)



20040415-0000783

Fee: \$16.00 RPTT: EX#003
04/15/2004 08:07:11 T20040003699
Req: BECKLEY SINGLETON CHARTERED
Frances Deane
Clark County Recorder Pgs: 4

RE-RECORDED

Recording requested by:

BECKLEY SINGLETON, CHARTERED

Return to:

Name Ron Coury

Address 3132 South Highland Drive

City/State/Zip Las Vegas, NV 89109

This page added to provide additional information required by NRS 111.312 Sections 1-2
(An additional recording fee of \$1.00 will apply.)

This cover page must be typed or printed clearly in black ink only.

JUNE 23, 2007

**RE: SPECIAL USE PERMIT
AARDVARK BAIL BONDS
LOCATION
515 SOUTH 3RD STREET
LAS VEGAS, NV 89101**

**AARDVARK BAIL BONDS HAS BEEN LOCATED AT
111 E. BONNEVILLE SINCE 1997. AT THAT TIME
WE REQUESTED A SPECIAL USE PERMIT AND THE
SPECIAL USE WAS GRANTED. IN ALL THE YEARS AT THIS
ADDRESS WE HAVE ALWAYS BEEN IN COMPLIANCE
WITH ALL REGULATIONS IN THE CITY. I FEEL WE ALWAYS
KEPT OUR PROPERTY UP TO STANDARDS AND WILL
CONTINUE TO DO SO IF GIVEN THE OPPORTUNITY
AGAIN.**

**AARDVARK IS REQUESTING A SPECIAL USE PERMIT FOR
515 SOUTH 3RD STREET AS IT IS CLOSE TO THE COURTS
AND JAIL WHERE OUR BUSINESS IS CONDUCTED.
WITH A MAJORITY OF OUR BUSINESS BEING WITHIN
WALKING DISTANCE WE WILL NOT BE A TRAFFIC
PROBLEM. MOST OF OUR CLIENTS WILL BE COMING
FROM THESE FACILITIES, AND THEY WILL NOT
NEED TO DRIVE.**

**PLEASE NOTE ON SITE PLAN ADJACENT ROOMS NINE
AND EIGHTEEN ARE THE ROOMS WE WILL BE USING.**

**I SINCERELY HOPE OUR REQUEST IS GRANTED AS WE
HAVE BEEN IN BUSINESS FOR TEN YEARS AND THIS
LOCATION IS IMPORTANT TO US SO WE CAN CONTINUE
TO SERVICE THE PUBLIC.**

THANK YOU FOR YOUR CONSIDERATION.

Lamara J. Echart

RECEIVED

JUL 20 2007

**SUP-22848
REVISED
08/09/07 PC**

Project Checklist



Separator Sheet

CURRENT PLANNING PROJECT CHECKLIST

Project Name: SUP 22848
 Applicant Name: Jamara Elarb Telephone: 271-5154
 Project Number: _____ Ward Number: _____

STAFF ACTIONS

Initial/Date

Initial/Date

- | | |
|---|--|
| ☐ Pre-App. Meeting Date: _____ | ☐ DRT Outcome: _____ |
| ☐ App. Filing Date: _____ | ☐ Applicant Contacted: _____ |
| ☐ App. Accuracy Checked: _____ | ☐ Site Visit Completed: _____ |
| ☐ Routing Form Sent: <u>06-29-07</u> | ☐ Photos Taken: _____ |
| ☐ DRT Meeting Date: <u>07-10-07</u> | |

Notes: _____

P. C. ACTIONS

Initial/Date

Initial/Date

- | | |
|---|---|
| ☐ Hearing Notice Rec'd: _____ | ☐ PC Meeting Date: <u>08-09-07</u> |
| ☐ Hearing Notices Mailed: <u>07-27-07</u> | ☐ PC Action: _____ |
| ☐ Draft Report Sent to PC: <u>08-03-07</u> | ☐ Letter to Applicant: <u>07-27-07</u> |
| ☐ Final Report Reviewed: _____ | ☐ PC Minutes Filed: _____ |

Additional PC Conditions: _____

C. C. ACTIONS

Initial/Date

Initial/Date

- | | |
|---|---|
| ☐ CC Report Completed: _____ | ☐ CC Resolution Filed: _____ |
| ☐ CC Meeting Date: _____ | ☐ CC Minutes Filed: _____ |
| ☐ CC Action: _____ | ☐ Final Plans Submitted: _____ |
| ☐ Letter to Applicant: _____ | ☐ Ordinance Completed: _____ |
| ☐ Conditions Checked: _____ | |

☐ RELATED FILES: _____

☐ See ADMINISTRATIVE ACTIONS Sheet

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)		Downtown Centennial Plan.
☒	☐	Grant deed and legal description		
☒	☐	<i>Detailed</i> 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>500</u> \$ <u>300</u> \$ _____ Total = \$ <u>800</u>		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
		SITE PLAN	Folded Plans: <u>19</u>	Rolled/Colored Plans: <u>1</u>
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	<i>All</i> property lines and present dimensions labeled		
☒	☐	<i>All</i> building setbacks labeled		
☒	☐	<i>All</i> adjacent existing land uses and street names labeled		
☒	☐	<i>All</i> 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		
☒	☐	<i>All</i> 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		show existing landscaping on site plan
☐	☒	North arrow, scale, and vicinity map		
☐	☒	<i>All</i> property lines and present dimensions labeled		
☐	☒	<i>All</i> required perimeter landscape planters shown		
☐	☒	<i>All</i> required parking lot fingers/islands shown		
☐	☒	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover		
		BUILDING ELEVATIONS	Folded Plans:	Rolled/Colored Plans:
☐	☒	11" x 17" min. to 24" x 36" max. page size		photos of existing; all sides
☐	☒	Scale and building dimensions labeled		
☒	☐	North, south, east, and west elevations of <i>all</i> buildings		
☒	☐	<i>All</i> building materials and colors noted		
☐	☒	8" x 10" photo of original color and material board		
☒	☐	<i>All</i> wall sign locations shown and sizes noted		
		FLOOR PLANS	Folded Plans: <u>1</u>	Rolled Plans: <u>1</u>
☐	☐	11" x 17" min. to 24" x 36" max. page size		
☐	☐	Scale and building dimensions labeled		
☐	☐	<i>All</i> 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: Elton Ebarb Application Type: Sup. Bailbond
 APN: _____ Location: 515 S 3rd St
 Planner: ASwartz Pre-App Meeting Date: 6/12/07 Earliest PC Date: 7/26/07

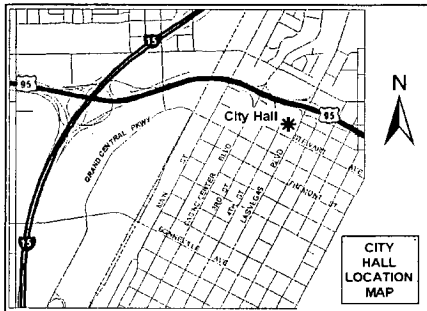
Public Hearing Notice



Separator Sheet

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☒

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-22848



U.S. POSTAGE

00.41:

H METER 709483

13934310045

Case: SUP-22848

RUDEL WESTON W LIVING TRUST

4860 HWY #15

FESSENDEN ND 58438-9312

584389312 R001



Application Information

SUP-22848 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AARDVARK BAILBOND - OWNER: COURTY FAMILY, LLC #6 AND HUGHES FAMILY, LLC #5 - Request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE at 515 South 3rd Street, Suite #B (APN 139-34-311-090), C-2 (General Commercial) Zone, Ward 3 (Reese).

Application Location



The proposed project may not pertain to the entire highlighted project site.

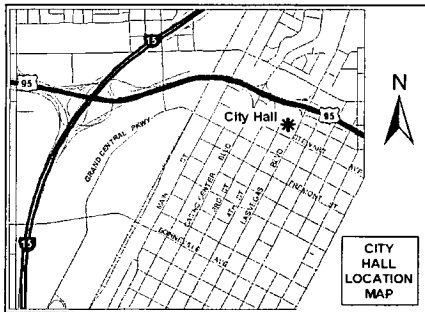
Public Hearing Information

Meeting: Planning Commission
Date: August 9, 2007
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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 a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to 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>.

City of Las Vegas
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this Request



☐ I OPPOSE
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SUP-22848



U.S. POSTAGE

00.41:

H METER 709483

13934311118
CROSSHILL I L L C
500 S 4TH ST
LAS VEGAS NV 89101-6599

Case: SUP-22848

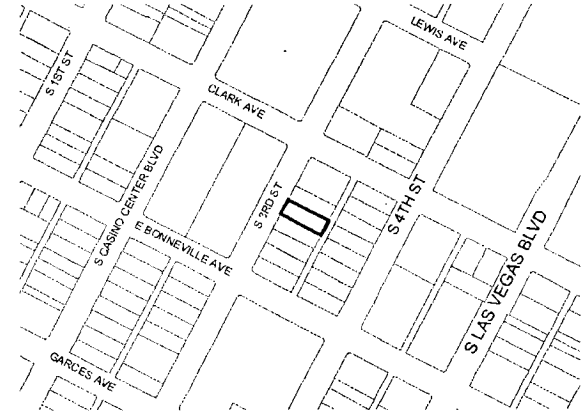
8910136599 0061



Application Information

SUP-22848 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AARDVARK BAILBOND - OWNER: COURTY FAMILY, LLC #6 AND HUGHES FAMILY, LLC #5 - Request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE at 515 South 3rd Street, Suite #B (APN 139-34-311-090), C-2 (General Commercial) Zone, Ward 3 (Reese).

Application Location



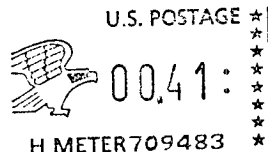
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

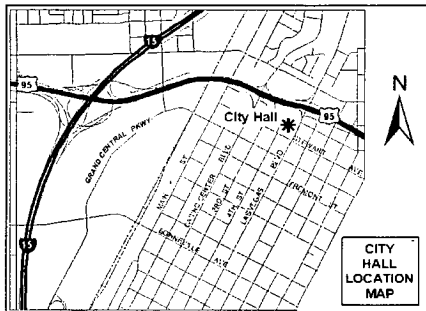
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731 S. Fourth Street
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☒ I SUPPORT
this Request



☐ I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-22848

Case: SUP-22848

1393431115
CROSSHILL I L L C
500 S4TH ST
LAS VEGAS NV 89101-6599

891016599 C061



Application Information

SUP-22848 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AARDVARK BAILBOND - OWNER: COURTY FAMILY, LLC #6 AND HUGHES FAMILY, LLC #5 - Request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE at 515 South 3rd Street, Suite #B (APN 139-34-311-090), C-2 (General Commercial) Zone, Ward 3 (Reese).

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Extraction List



Separator Sheet

6/3

PARCELS	194
LABELS	99

Report of All Selected Parcels**Case Number:** SUP-22848**Printed On:** Thu: July 5, 2007

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
518 GARCES AVE LTD	631 LAS VEGAS BLVD S LAS VEGAS NV	13934410186
518 GARCES AVE LTD	%R PISTOL 631 S LAS VEGAS BLVD LAS VEGAS NV	13934410180
520 SOUTH SIXTH STREET L L C	520 S 6TH ST LAS VEGAS NV	13934310066
521 SOUTH THIRD L L C	520 S 4TH ST LAS VEGAS NV	13934311092
630 SOUTH THIRD L L C	%W BRENSKE 630 S 3RD ST LAS VEGAS NV	13934311066
B OF A PLAZA L P	%L ALLEN %I P C U S REAL ESTATE INVEST TR 303 N HURSTBOURNE PKWY LOUISVILLE KY	13934210077
BONNEVILLE 21 L L C ETAL	7250 PEAK DR #110 LAS VEGAS NV	13934311158
BONNEVILLE 21 L L C ETAL	8363 W SUNSET RD #300 LAS VEGAS NV	13934311159
BONNEVILLE CENTER L L C	600 S 3RD ST LAS VEGAS NV	13934311071
BONNEVILLE CENTER L L C	1068 TAM O SHANTER DR LAS VEGAS NV	13934311070
BONNEVILLE CENTER L L C	600 S 3RD ST LAS VEGAS NV	13934311069
BONNEVILLE CENTER L L C	600 S 3RD ST LAS VEGAS NV	13934311072
BONNEVILLE VENTURES L L C	%M VEGHEI 1615 WESTWOOD BLVD LOS ANGELES CA	13934311060
BONNEVILLE VENTURES L L C	%M VEGHEI 1615 WESTWOOD BLVD LOS ANGELES CA	13934311063
BONNEVILLE VENTURES L L C	%M VEGHEI 1615 WESTWOOD BLVD LOS ANGELES CA	13934311062
BONNEVILLE VENTURES L L C	%M VEGHEI 1615 WESTWOOD BLVD LOS ANGELES CA	13934311059
BONNEVILLE VENTURES L L C	%M VEGHEI 1615 WESTWOOD BLVD LOS ANGELES CA	13934311061
BONNEVILLE VENTURES L L C	%M VEGHEI 1615 WESTWOOD BLVD LOS ANGELES CA	13934311058
BUYERS ONLY REAL EST AGENCY LLC	320 S THIRD ST LAS VEGAS NV	13934301007
C & M PPTY PTNRSHIP	700 S 3RD ST LAS VEGAS NV	13934310047
C & M PROPERTY PARTNERSHIP	700 S 3RD ST LAS VEGAS NV	13934310037
C & M PROPERTY PARTNERSHIP	700 S 3RD ST LAS VEGAS NV	13934310036
C R CORPORATION	P O BOX 15229 LAS VEGAS NV	13934410153
C R CORPORATION	P O BOX 15229 LAS VEGAS NV	13934410152
C VERAPPA W W L L C	5488 SAN FLORENTINE LAS VEGAS NV	13934210016
CAMROCK DEVELOPMENT CORPORATION	93 VALLEYWAY CT MAPLE ONTARIO CANADA L6A1K8	13934311064
CHURCH ROMAN CATHOLIC LAS VEGAS	%FIN DEPT P O BOX 18316 LAS VEGAS NV	13934210049
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13934410155
CITY OF LAS VEGAS REDEVELOPMENT	400 E STEWART AVE 8TH FLOOR LAS VEGAS NV	13934310076
CITY OF LAS VEGAS REDEVELOPMENT	400 E STEWART AVE 8TH FLOOR LAS VEGAS NV	13934710001
CITY OF LAS VEGAS REDEVELOPMENT	400 E STEWART AVE 8TH FLOOR LAS VEGAS NV	13934310063
CITY OF LAS VEGAS REDEVELOPMENT	%OFFICE BUSINESS DEV 400 STEWART AVE LAS VEGAS NV	13934311152

Report of All Selected Parcels**Case Number:** SUP-22848**Printed On:** Thu: July 5, 2007

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
CITY OF LAS VEGAS REDEVELOPMENT	400 E STEWART AVE 8TH FLOOR LAS VEGAS NV	13934303002
CITY OF LAS VEGAS REDEVELOPMENT	400 E STEWART AVE 2ND FLR LAS VEGAS NV	13934303001
CITY OF LAS VEGAS REDEVELOPMENT	400 E STEWART AVE 8TH FLOOR LAS VEGAS NV	13934301004
CITY OF LAS VEGAS REDEVELOPMENT	400 E STEWART AVE 8TH FLOOR LAS VEGAS NV	13934310061
CITY OF LAS VEGAS REDEVELOPMENT	400 E STEWART AVE 8TH FLOOR LAS VEGAS NV	13934310062
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934301006
COUNTY OF CLARK(ADMINISTRATIVE)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210071
COUNTY OF CLARK(ADMINISTRATIVE)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934311087
COUNTY OF CLARK(ADMINISTRATIVE)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210061
COUNTY OF CLARK(ADMINISTRATIVE)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934311157
COUNTY OF CLARK(ADMINISTRATIVE)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934311088
COUNTY OF CLARK(ADMINISTRATIVE)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210082
COUNTY OF CLARK(ADMINISTRATIVE)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934311156
COUNTY OF CLARK(ADMINISTRATIVE)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210033
COUNTY OF CLARK(GENERAL SERV)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210074
COUNTY OF CLARK(RPM)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210034
COUNTY OF CLARK(RPM)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210044
COUNTY OF CLARK(RPM)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210043
COUNTY OF CLARK(RPM)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210035
COUNTY OF CLARK(RPM)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210036
COUNTY OF CLARK(RPM)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210037
COUNTY OF CLARK(RPM)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210041
COUNTY OF CLARK(RPM)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210038
COUNTY OF CLARK(RPM)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210040
COUNTY OF CLARK(RPM)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210039
COUNTY OF CLARK(RPM)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210042
COURY FAMILY L L C #6	3132 S HIGHLAND DR LAS VEGAS NV	13934311090
COURY FAMILY L L C #6	3132 S HIGHLAND DR LAS VEGAS NV	13934311089
CREMEN FRANK & LYNN	715 S 4TH ST LAS VEGAS NV	13934410150
CROMER GEORGE A FAMILY TRUST	5028 SAWYER AVE LAS VEGAS NV	13934311039
CROSSHILL I L L C	500 S 4TH ST LAS VEGAS NV	13934311118
CROSSHILL I L L C	500 S 4TH ST LAS VEGAS NV	13934311115

Report of All Selected Parcels**Case Number:** SUP-22848**Printed On:** Thu: July 5, 2007

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
CROSSHILL I L L C	500 S 4TH ST LAS VEGAS NV	13934311116
CROSSHILL I L L C	500 S 4TH ST LAS VEGAS NV	13934311117
DALACAS FAMILY L P	1012 SECRET GARDEN ST LAS VEGAS NV	13934311139
DAWSON INVESTMENT L P #1	%MR & MRS J DAWSON 1851 W 4800 S ROY UT	13934311067
DAWSON JOSEPH & VERLA S FAM TR	1744 W 4800 S ROY UT	13934311065
DESERT CAPITAL REIT INC	1291 GALLERIA DR #3220 HENDERSON NV	13934311133
DESERT CAPITAL REIT INC	1291 GALLERIA DR #3220 HENDERSON NV	13934311134
DIANE LESLIE	P O BOX 232107 LAS VEGAS NV	13934410182
DYNAVID LTD	631 LAS VEGAS BLVD S LAS VEGAS NV	13934410181
EDWARD L L C	103 N GARFIELD AVE #C ALHAMBRA CA	13934311050
EQUASTONE 330 VEGAS L L C	8910 UNIVERSITY CENTER LN #500 SAN DIEGO CA	13934210058
ERUDITE TUGBOAT EXPEDITION CO	528 S CASINO BLVD 3RD FLOOR LAS VEGAS NV	13934311048
FUMO OSVALDO E	515 BONNEVILLE LAS VEGAS NV	13934310056
G P PROPERTIES L L C	520 S 4TH ST LAS VEGAS NV	13934310058
GARCES VENTURE L L C	%R FINVARB 1065 KANE CONCOURSE #201 BAY HARBOR ISLANDS FL	13934311143
GARCES VENTURE L L C	%R FINVARB 1065 KANE CONCOURSE #201 BAY HARBOR ISLANDS FL	13934311142
GARCES VENTURE L L C	%R FINVARB 1065 KANE CONCOURSE #201 BAY HARBOR ISLANDS FL	13934311141
GARCES VENTURE L L C	%R FINVARB 1065 KANE CONCOURSE #201 BAY HARBOR ISLANDS FL	13934311140
GARDNER ADA TRUST	728 GARCES AVE LAS VEGAS NV	13934311138
GIARDINO FAMILY TRUST	9 TOLUCA ESTATES DR TOLUCA LAKE CA	13934311114
GIARDINO FAMILY TRUST	9 TOLUCA ESTATES DR TOLUCA LAKE CA	13934311113
GIARDINO FAMILY TRUST	9 TOLUCA ESTATES DR TOLUCA LAKE CA	13934311112
GIUNTA ROBERT & LORI REV TR AGMT	881 SHIRLEY LN BOULDER CITY NV	13934310070
GRACELAND WEDDING CHAPEL L L C	619 LAS VEGAS BLVD S LAS VEGAS NV	13934310053
HAYDEN BLOCK L L C	%CONSOLIDATED MTGE %B CHOUDHURY 1291 GALLERIA DR #220 HENDERSON NV	13934311135
HAYDEN BLOCK L L C	%CONSOLIDATED MTGE %B CHOUDHURY 1291 GALLERIA DR #220 HENDERSON NV	13934311136
JAZA LAND 1 L L C	%J MORAN JR 630 S 4TH ST LAS VEGAS NV	13934311104
JAZA LAND 1 L L C	%J MORAN JR 630 S 4TH ST LAS VEGAS NV	13934311103
JAZA LAND 2 L L C	%J MORAN JR 630 S 4TH ST LAS VEGAS NV	13934310038
JOHNSON & JOHNSON PPTYS L L C	530 S 4TH ST LAS VEGAS NV	13934311111
KINT L L C	7201 W LAKE MEAD BLVD #108 LAS VEGAS NV	13934410118
KOPPE FAM TR	4545 RIVA DE ROMANZA LAS VEGAS NV	13934310035

Report of All Selected Parcels**Case Number:** SUP-22848**Printed On:** Thu: July 5, 2007

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
KOPPE FAMILY TRUST	4545 RIVA DE ROMANZA LAS VEGAS NV	13934311093
KOPPE GREGORY A SEPARATE FAM TR	711 S 4TH ST #205 LAS VEGAS NV	13934410151
LAGUNA CEDAR CLIFF PARTNERSHIP	1137 SO RANCHO DR #120 LAS VEGAS NV	13934310065
LAS VEGAS WEDDING BUREAU L L C	320 S 3RD ST LAS VEGAS NV	13934210060
LEWIS CENTER PARKING L L C	8910 W TROPICANA AVE #3 LAS VEGAS NV	13934201020
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934311030
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934311026
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934311002
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934311034
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934311003
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934311014
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934311020
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934311015
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934311027
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934311049
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934311029
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934311031
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934311025
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934311033
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934311019
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934311024
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934311043
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934311028
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934311018
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934311021
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934311016
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934311037
LIVEWORK L L C	41 E 60TH ST 6TH FLR NEW YORK NY	13934311041
LIVEWORK L L C	41 E 60TH ST 6TH FLOOR NEW YORK NY	13934311040
LIVEWORK L L C	41 E 60TH ST 6TH FLR NEW YORK NY	13934311042
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934210021
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934210020

Report of All Selected Parcels**Case Number:** SUP-22848**Printed On:** Thu: July 5, 2007

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934210019
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934311044
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934311038
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934210018
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934210015
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934311035
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934311045
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934311032
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934210017
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934311001
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934311036
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934311046
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934311023
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934311022
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934311017
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934311047
LIVEWORK L L C	41 E 60TH ST 6TH FL NEW YORK NY	13934302009
LIVEWORK L L C ETAL	41 E 60TH ST 6TH FLR NEW YORK NY	13934311012
LIVEWORK L L C ETAL	41 E 60TH ST 6TH FLR NEW YORK NY	13934311013
MARKIL L L C	428 S 4TH ST LAS VEGAS NV	13934311119
MARKIL L L C	428 S 4TH ST LAS VEGAS NV	13934311120
MASON DAVID L	1137 SO RANCHO DR #120 LAS VEGAS NV	13934310078
MAUDIE DOG TRUST	%ALLF PAUSTIAN & SZOSTEK 415 S 6TH ST #200A LAS VEGAS NV	13934310055
MCGILL KIMBERLY L L C ETAL	%J SUPER 1909 COCHRAN ST LAS VEGAS NV	13934310039
N N N CITY CENTRE PLACE LLC ETAL	%TAX DEPT-GM&A 3131 S VAUGHN WY #301 AURORA CO	13934301003
NELSON & LEHMAN PROPERTIES	%R NELSON II 3000 SUNGOLD DR LAS VEGAS NV	13934210059
NEVADA FOUNDATION CONSUMER ED	406 N NEVADA ST CARSON CITY NV	13934410115
NEVADA LEGAL SERVICES INC	800 S 6TH ST LAS VEGAS NV	13934310068
NEVADA LEGAL SERVICES INC	800 S 6TH ST LAS VEGAS NV	13934310067
ONG MOON F & WANDA M FAMILY TR	8225 HORSESHOE BEND LN LAS VEGAS NV	13934310032
PALACE MOTELS INC	718 E FRANKLIN AVE LAS VEGAS NV	13934310057
PEBBLE & STIR L L C	710 S 4TH ST LAS VEGAS NV	13934310051

Report of All Selected Parcels**Case Number:** SUP-22848**Printed On:** Thu: July 5, 2007

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
PEBBLE & STIR L L C	710 S 4TH ST LAS VEGAS NV	13934410117
PHILLIPS D L & J S 2006 REV TR	700 S 4TH ST LAS VEGAS NV	13934310052
PLANE REALTY CORP	%M DEMITRIEUS 2919 BEL AIR DR LAS VEGAS NV	13934310069
RUDEL WESTON W LIVING TRUST	4860 HWY #15 FESSENDEN ND	13934310045
SHAKER SAEID	214 NORTH WEATHERLY DR BEVERLY HILL CA	13934310054
SHARDA 1993 TRUST	700 SHADOW LN #165 A LAS VEGAS NV	13934311137
SIMAYOF GROUP PROPERTIES L L C	1409 SUTTER ST SAN FRANCISCO CA	13934311151
SIMAYOF GROUP PROPERTIES L L C	1409 SUTTER ST SAN FRANCISCO CA	13934311153
SIX SIXTEEN SOUTH THIRD ST L L C	%K DAWSON 626 S 3RD ST LAS VEGAS NV	13934311068
SIXTH STREET TRUST	%A JIRON 430 S 15TH ST RD LAS VEGAS NV	13934410184
SMITH FAMILY HOME	%J STEWART 1746 MANDEVILLE LN LOS ANGELES CA	13934410185
SORENSEN R PAUL	513 S 6TH ST LAS VEGAS NV	13934710015
SOUTH FIRST L L C	2600 PASEO VERDE PKWY #250 HENDERSON NV	13934310020
STURM C & F L L C	10539 RIVA DE DIORE ST LAS VEGAS NV	13934310059
STURM C & F L L C	10539 RIVA DE DIORE ST LAS VEGAS NV	13934310060
THOMPSON RICHARD A & ELAINE	3109 DESMOND AVE LAS VEGAS NV	13934410116
TRIPOLY L L C	510 S 8TH ST LAS VEGAS NV	13934310079
TURNER BURTON W & DOROTHY FAM TR	29 BUCCANEER WY CORONADO CA	13934210072
USA	WASHINGTON DC	13934701001
USA	WASHINGTON DC	13934601001
USA	WASHINGTON DC	13934311144
USA	WASHINGTON DC	13934311145
VEGAS VALLEY CORPORATION	229 LAS VEGAS BLVD S LAS VEGAS NV	13934410154
VINCE L L C	710 S 3RD ST LAS VEGAS NV	13934310046
VINCENT MICHELLE VALICA ETAL	124 APPIAN WY HENDERSON NV	13934210073
WAWERNA JOHN	608 S 6TH ST LAS VEGAS NV	13934310071
WAWERNA JOHN C	614 S 6TH ST LAS VEGAS NV	13934410183
WEISBART RICHARD D FAMILY TRUST	%DESERT REALTY 3160 W SAHARA AVE #A-22 LAS VEGAS NV	13934310043
WEISBART RICHARD D FAMILY TRUST	%DESERT REALTY 3160 W SAHARA AVE #A-22 LAS VEGAS NV	13934310044
WESTWIND TRUST	2714 S WESTWIND RD LAS VEGAS NV	13934310048
WESTWIND TRUST	2714 WESTWIND RD LAS VEGAS NV	13934310050
WESTWIND TRUST	2714 S WESTWIND RD LAS VEGAS NV	13934310049

Report of All Selected Parcels

Case Number: SUP-22848

Printed On: Thu: July 5, 2007

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
WILLIAMS THEODORE O ETAL	517 S 3RD ST LAS VEGAS NV	13934311091
WYATT-GREY L L C	509 S 6TH LAS VEGAS NV	13934710014

Case# SUP - 22848

Responsible Planner JOHN

Circle as appropriate

Ownership information matches the deed.

☒ Yes ☐ No

Owner/applicant relationships are correct

☒ Yes ☐ No

Owner has signed the notarized SOFI, which includes a check mark in the appropriate box.....

☒ Yes ☐ No

The application is signed and notarized.....

☒ Yes ☐ No

The justification letter includes all requested waivers. All waivers are clearly explained. Example: "to allow a five foot wide landscape buffer along the north property line where eight feet is required"; **Not** "to allow a reduction of landscaping".....

Yes ☐ No ☒ NA

The APN(s) is (are) correct.

☒ Yes ☐ No

The ward number is correct.

☒ Yes ☐ No

Location description is correct.

☒ Yes ☐ No

Zoning classification is correct.

☒ Yes ☐ No

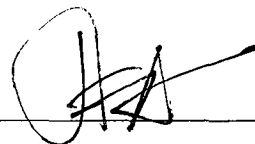
Employee number has been added to Hansen.....

☒ Yes ☐ No

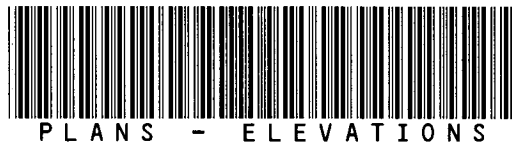
The above information is correct.....

☒ Yes ☐ No

My signature indicates that the above information is correct



Plans (Elevations)



Separator Sheet

APPROVED
CITY COUNCIL DATE: 9/5/07
PLANNING COMMISSION DATE: 8/9/07
BY: _____
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

CC APPROVED
↑

SUP-22848-E PC 8/9/07 PC APPROVED → CC 9/5/07

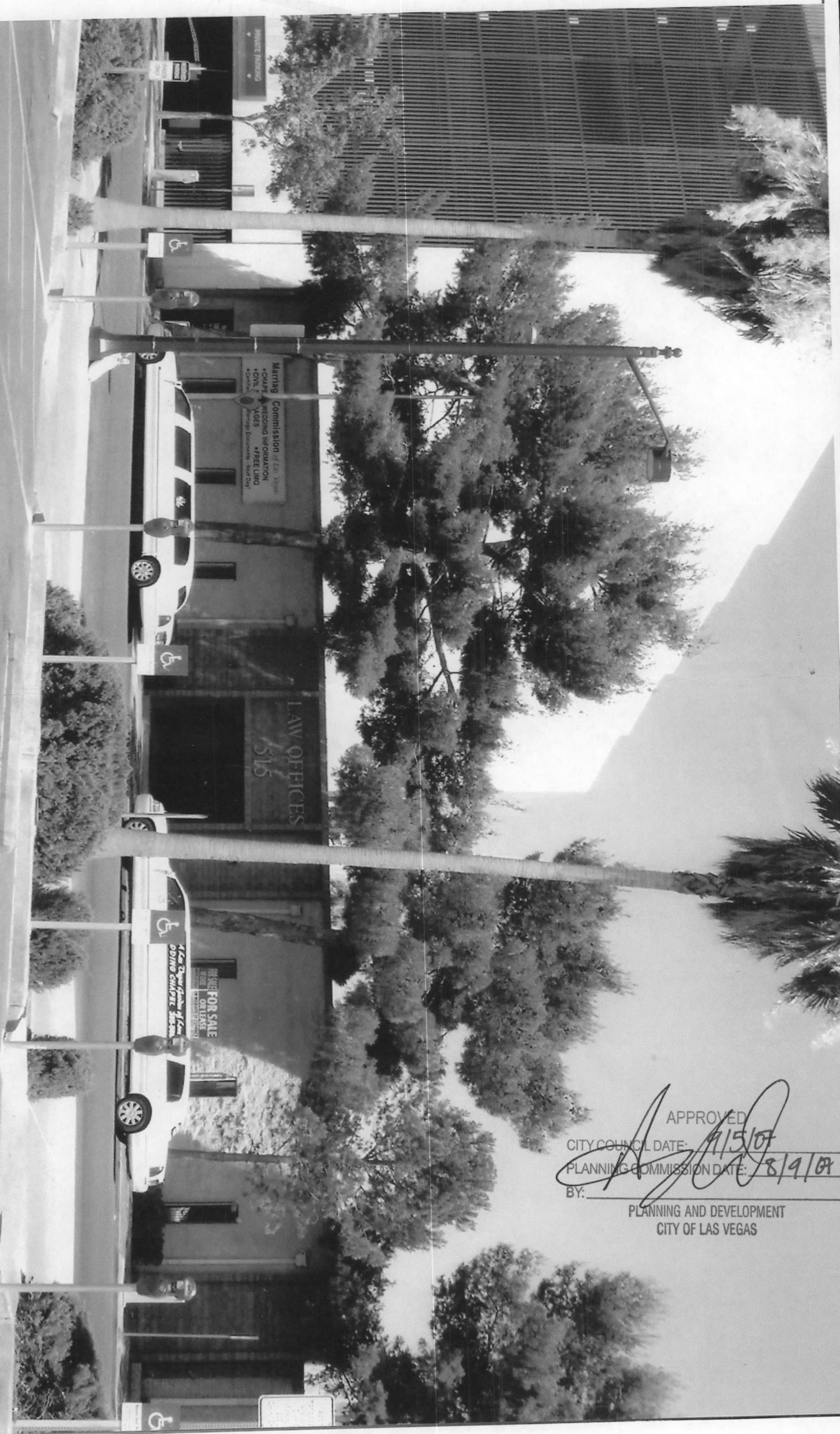
RECEIVED
JUN 26 2007

EAST ELEVATION

07-20-5

DD ADDRESSED

CE



APPROVED
CITY COUNCIL DATE: 9/15/07
PLANNING COMMISSION DATE: 8/9/07
BY: [Signature]
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

WEST ELEVATION

RECEIVED
JUN 26 2007

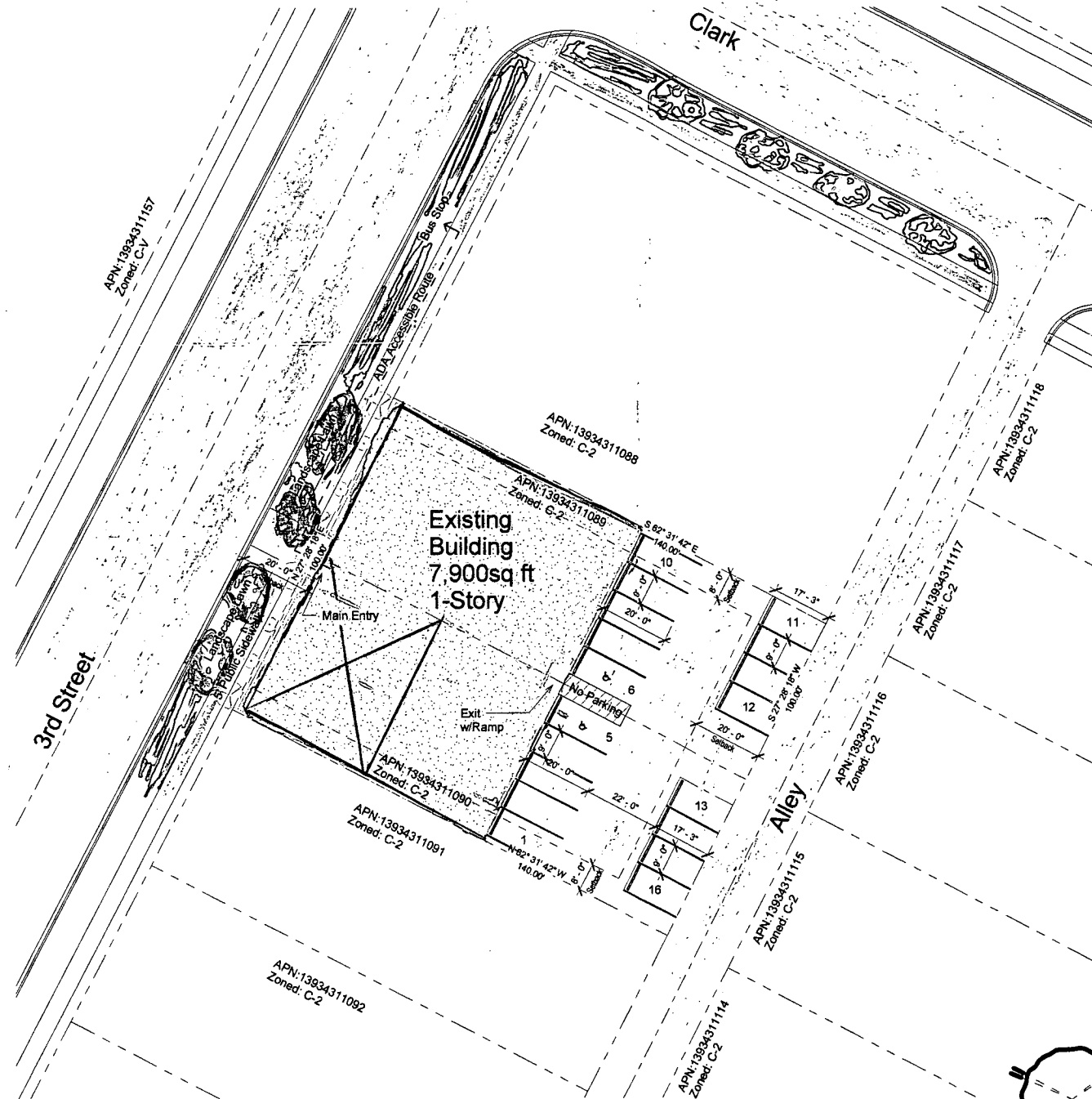
SUP-22848-E1-PC 08/09/07 PC APPROVED → CC 9/15/2007 → CC APPROVED

SCANNED

Plans (Landscape Plans)



Separator Sheet



2 Site Plan
1" = 20'-0"



Italian Cypress

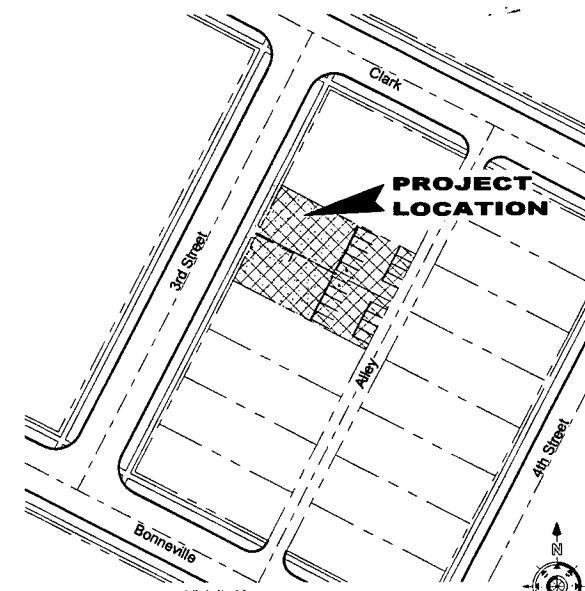
Juniper Tam

Landscaped area are automatically sprinkled.

Existing Landscaping
3/16" = 1'-0"

Note:
Site as shown is existing.
Setbacks shown are per current zoning requirements

Parking as shown is existing. 16 spaces as shown, 2 ADA handicap included
Parking Calculations(per 19.10.010 On-site parking standards)
Office & Professional: Other than listed = 7800 / 300 = 26.67 = 27 spaces req.
ADA handicap required = 1



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JUN 26 2007

APPROVED
DATE: 9/15/2007
PLANNING COMMISSION DATE: 8/19/07
BY: _____
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

CONTRACTOR These plans are prepared and submitted by the contractor as an application to the City of Las Vegas for review under the contractor license category established under NRS 634.	
RCBB Incorporated Company Name	Joe Conner (Pilot Firm) Contractor Representative Title Master of Civil Engineering Electrical and Mechanical
Lic. # 10015A Contractor License Number	
Joe Conner Plan Prepared By:	Signature

RCBB, Incorporated
General Contractor
Suite #209
Tel#: (702) 856-3388
Fax#: (702) 564-7005
122 Industrial Park Road
Henderson, Nevada 89015

REVISION

SUP-22848
08/09/07 PC

DRAWN BY
JC
APPROVED BY
JC
DATE
08/25/07
PROJECT NUMBER
345A2007
SCALE
As indicated

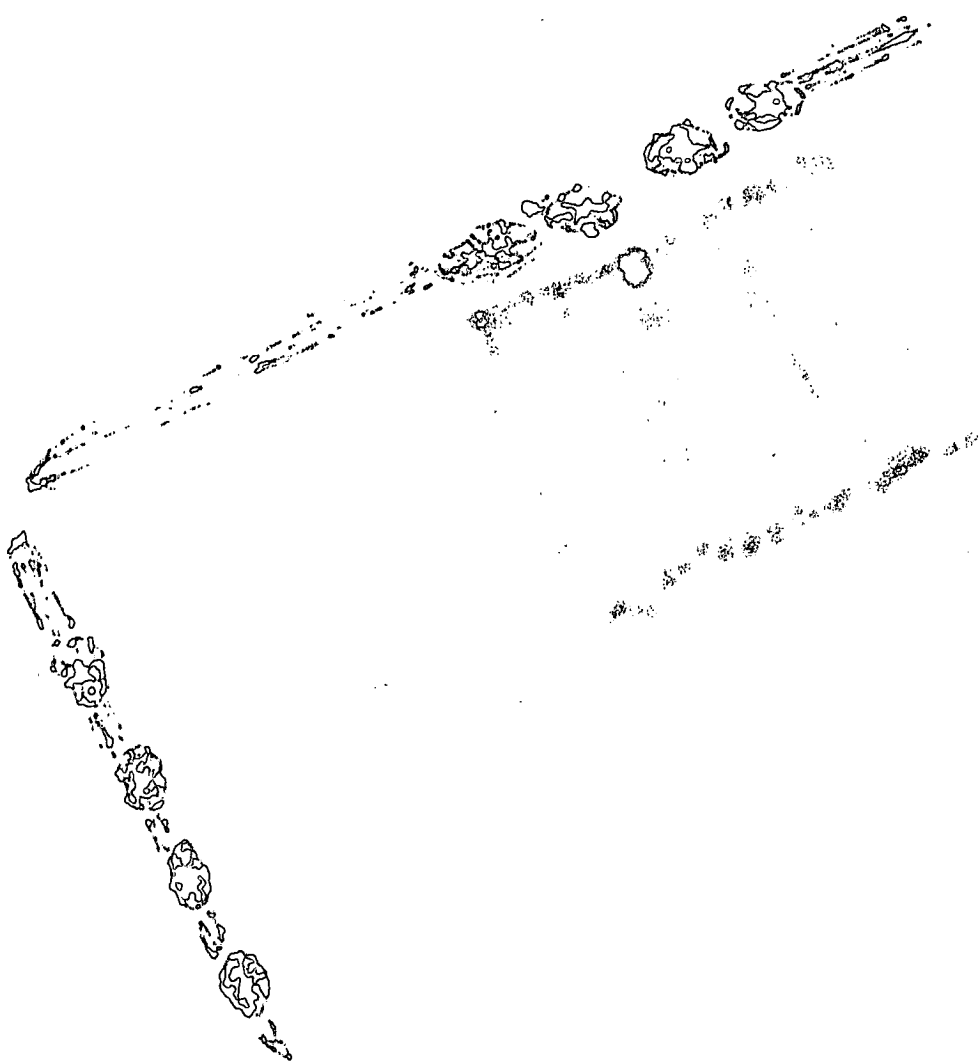
SHEET NUMBER
AS1-01

Project: Bail Bond Use Permit
Location: 515 South 3rd Street
Owner/Agent: Tamara
Sheet Title: Site Plan

SUP-22848-S-PC 8/9/07 PC APPROVED -> CC 9/15/2007 -> 7 CC APPROVED

SCANNED

07-26-07



OFFICE OF THE
ATTORNEY GENERAL
STATE OF TEXAS
AUGUST 1, 2007

Plans (Floor Plans)



Separator Sheet

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 	MAP LEGEND ——— PARCEL BOUNDARY - - - SUBD BOUNDARY - - - ROAD EASEMENT - - - PM/LD BOUNDARY - - - NON-PARCEL LOT LINE - - - MATCH LINE / LEADER LINE --- ROAD ID NUMBER	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T20S R61E <table border="1"> <tr> <td>R60E</td> <td>R61E</td> <td>R62E</td> </tr> <tr> <td>125</td> <td>124</td> <td>123</td> </tr> <tr> <td>138</td> <td>139</td> <td>140</td> </tr> <tr> <td>163</td> <td>162</td> <td>161</td> </tr> </table>	R60E	R61E	R62E	125	124	123	138	139	140	163	162	161	34 <table border="1"> <tr> <td>6</td> <td>5</td> <td>4</td> <td>3</td> <td>2</td> <td>1</td> </tr> <tr> <td>7</td> <td>8</td> <td>9</td> <td>10</td> <td>11</td> <td>12</td> </tr> <tr> <td>18</td> <td>17</td> <td>16</td> <td>15</td> <td>14</td> <td>13</td> </tr> <tr> <td>19</td> <td>20</td> <td>21</td> <td>22</td> <td>23</td> <td>24</td> </tr> <tr> <td>30</td> <td>29</td> <td>28</td> <td>27</td> <td>26</td> <td>25</td> </tr> <tr> <td>31</td> <td>32</td> <td>33</td> <td>34</td> <td>35</td> <td>36</td> </tr> </table>	6	5	4	3	2	1	7	8	9	10	11	12	18	17	16	15	14	13	19	20	21	22	23	24	30	29	28	27	26	25	31	32	33	34	35	36	N 2 SW 4 <table border="1"> <tr> <td>8</td> <td>4</td> <td>8</td> <td>4</td> </tr> <tr> <td>5</td> <td>1</td> <td>5</td> <td>1</td> </tr> <tr> <td>6</td> <td>2</td> <td>6</td> <td>2</td> </tr> <tr> <td>7</td> <td>3</td> <td>7</td> <td>3</td> </tr> <tr> <td>8</td> <td>4</td> <td>8</td> <td>4</td> </tr> <tr> <td>5</td> <td>1</td> <td>5</td> <td>1</td> </tr> </table>	8	4	8	4	5	1	5	1	6	2	6	2	7	3	7	3	8	4	8	4	5	1	5	1	139-34-3
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		001 PARCEL NUMBER 1.00 ACREAGE 202 PARCEL SUB/SEQ NUMBER PB 25-15 PLAT RECORDING NUMBER 5 BLOCK NUMBER 5 LOT NUMBER CL5 GOV. LOT NUMBER																																																																													



Plans (PMT)



Separator Sheet

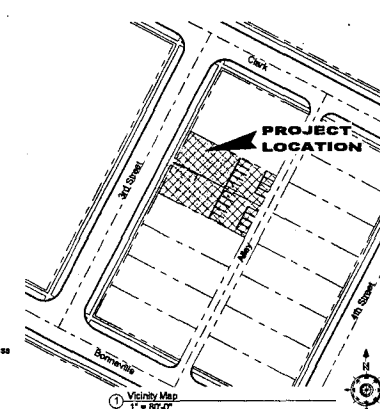
Project: Bail Bond Use Permit
Location: 515 South 3rd Street
Owner/Agent: Tamara
Sheet Tab: Site Plan

RCBB, Incorporated
General Contractor
Suits #209
127 Industrial Park Road
Henderson, Nevada 89015
Tel# (702) 866-3386
Fax# (702) 964-7005

[illegible]

DRAWN BY
JC
APPROVED BY
JC
DATE
08/25/07
PROJECT NUMBER
345A2007
SCALE
As indicated

SHEET NUMBER
AS1-01



CONTRACTOR This space is reserved for material to be submitted in accordance with 401 C.S.R. 12.01 and may be restricted from change submitted after 401 C.S.R. 12.01	
RC-08 Incorporated Contract Type	Joe Conway Project #
Lin. W 10013A Contracted Line Number	Complete Payments Off Initial of C (Contractor) Checked and Number
Joe Conway Job Number	Signature

SUP-22848
08/09/07 PC



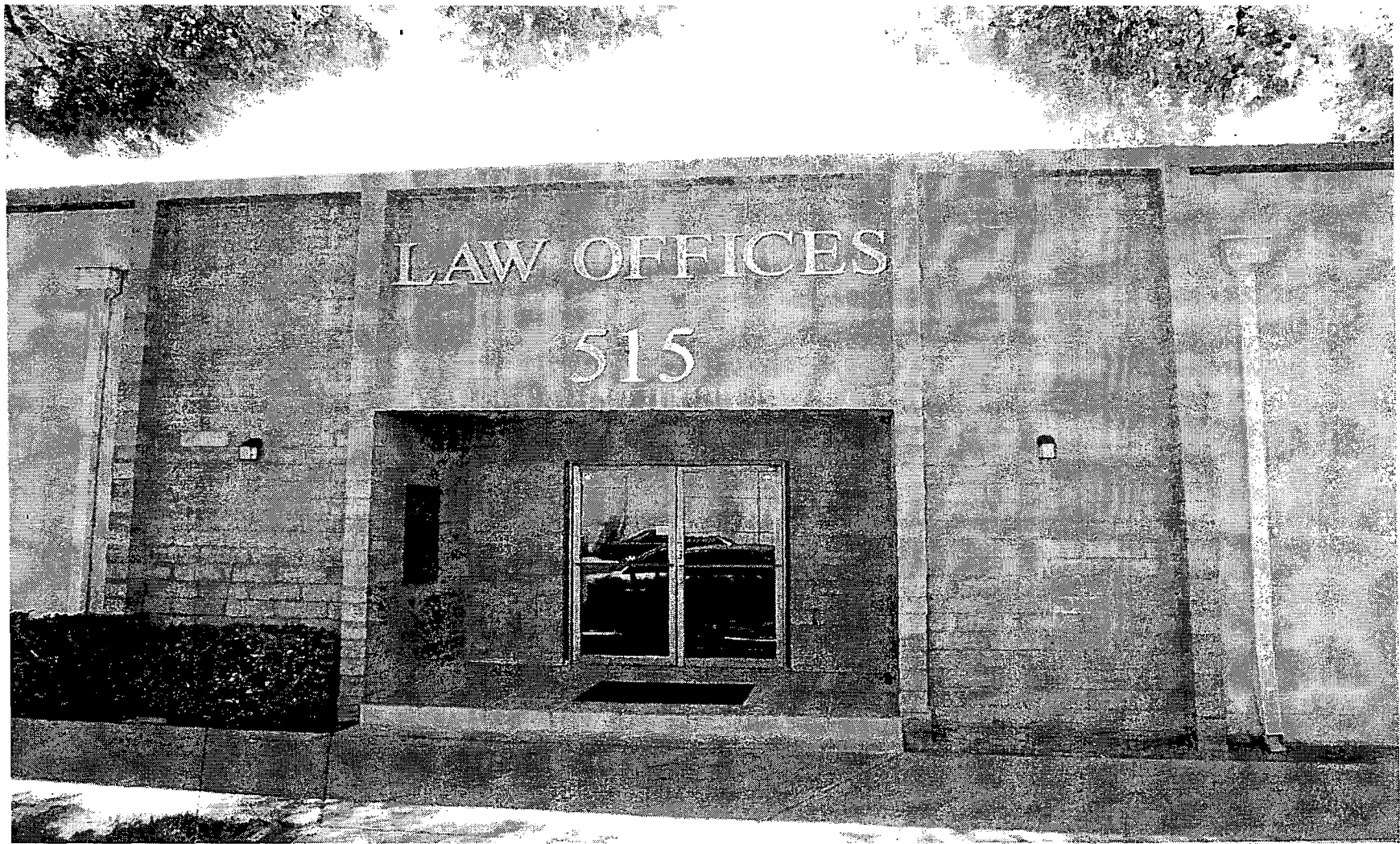
~~JUL 20 2007~~

CONTRACTOR Draw above on proposal and submitted by the contractor as an example to AEC CLS22 work under the construction license category submitted under AEC CLS.	
RCBS Incorporated Company Name	Joe Conter Title
Lt. # 100154 Contract License Number	PRISM P&M Contractor Registration # State of IL / Planning & Research and Design State and County
Joe Conter New Proposal By	Signature

SHEET NUMBER
A-1



SUP-22848
08/09/07 PC

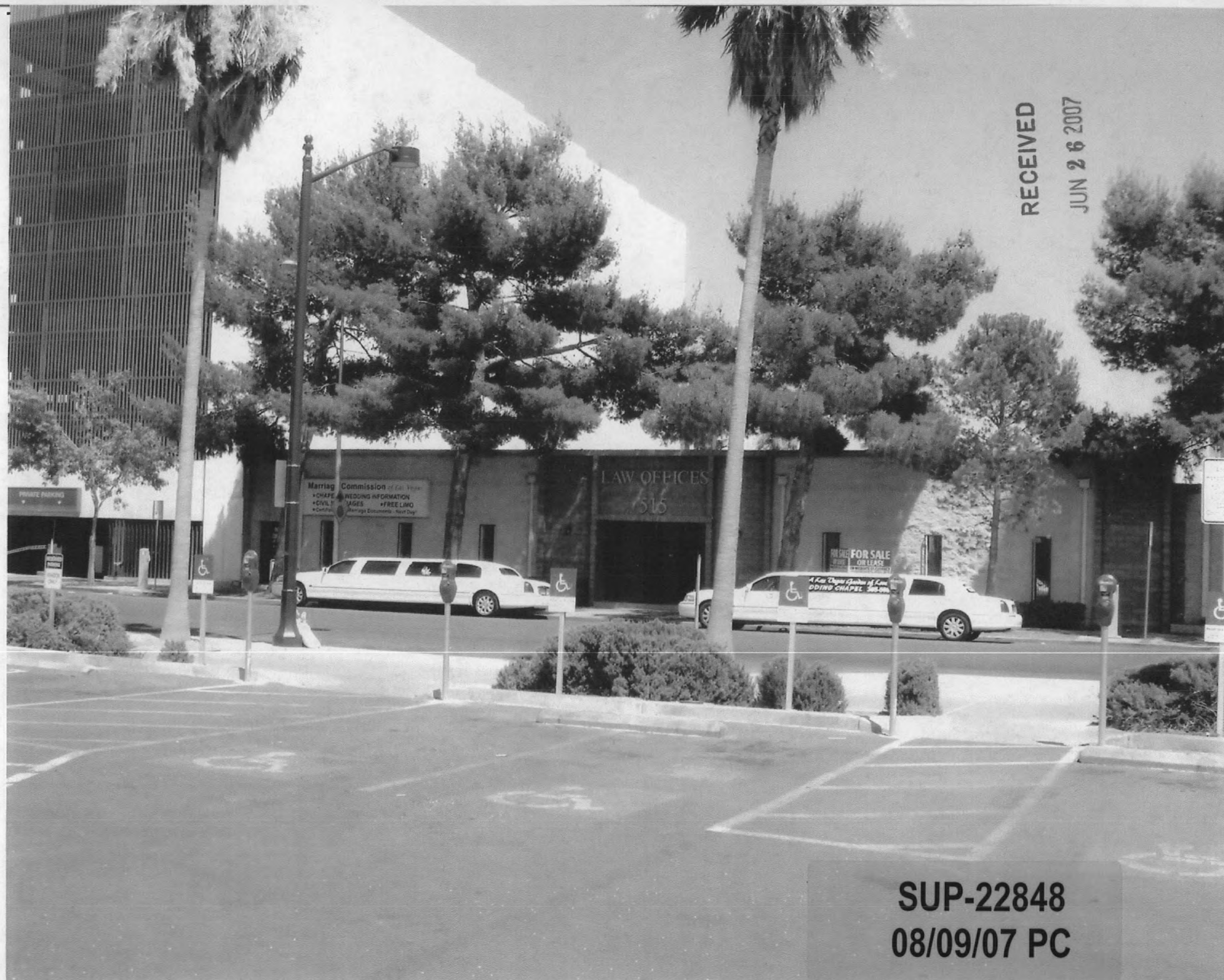


SUP-22848 - APPLICANT: AARDVARK BAILBOND - OWNER: COURY FAMILY, LLC #6 AND HUGHES FAMILY, LLC #5
515 SOUTH 3RD STREET SUITE #B
AUGUST 9, 2007 PLANNING COMMISSION

07/17/07

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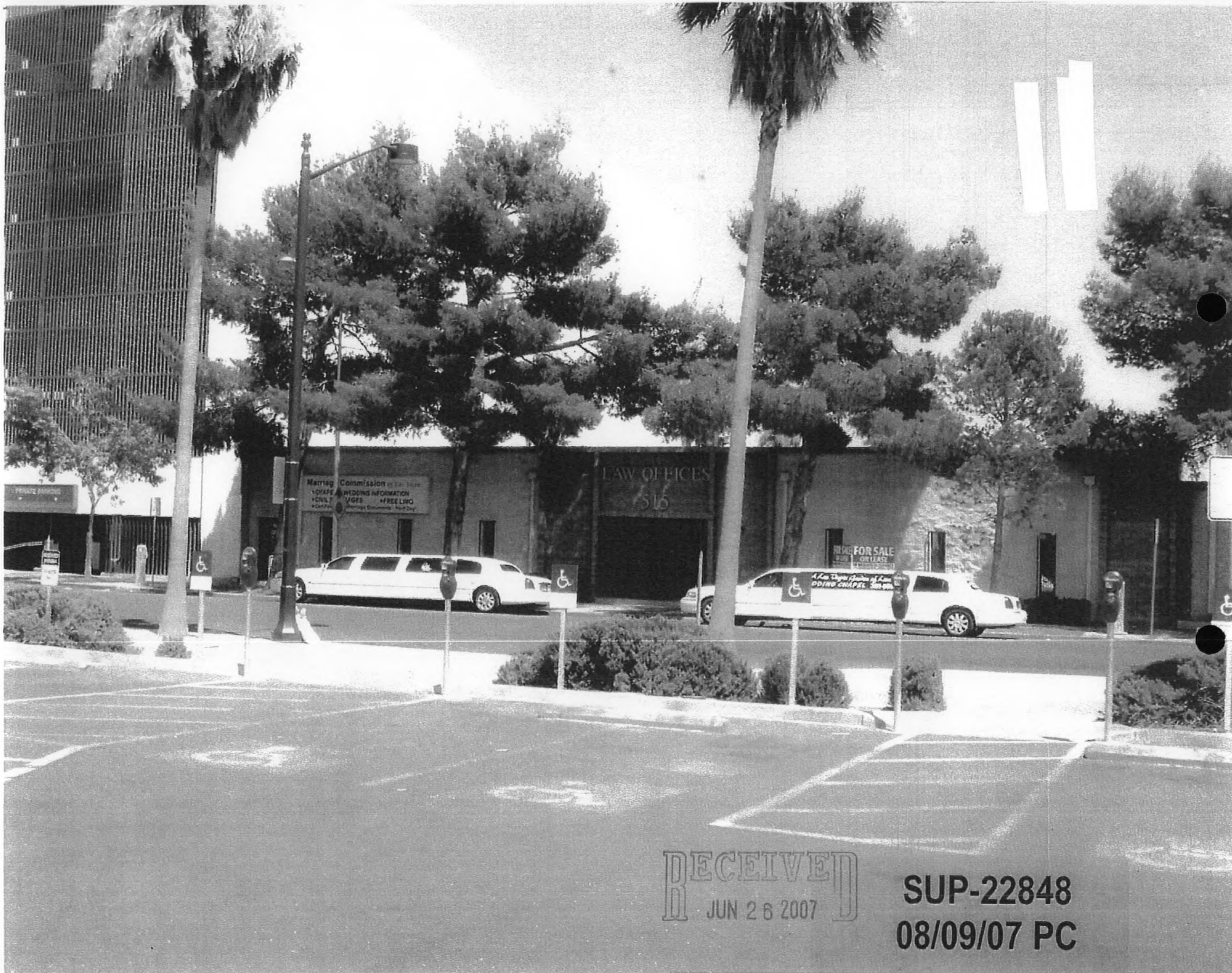


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