

Project Checklist



Separator Sheet

Pre-Application Conference Item Required YES NO		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST			
APPLICATION PACKET					
☒	☐	Application signed and notarized by all property owners or authorized agent(s)			NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." --> "Apply for -> Planning Applications")
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	Correct fee(s): \$ 300.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 830.00 Total			
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)			
☒	☐	Assessor's Parcel Map			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance (PRS)			
☒	☐	Color & Materials Board per Site Development Plan Review Submittal Requirements			
☐	☒	Copy of Business Licenses: (Owner: ☐ Applicant: ☐ Representative: ☐)			
SITE PLAN					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 19
☒	☐	North arrow, scale, and vicinity map			Colored, Rolled Plans: 1
☒	☐	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 BW): 1
☒	☐	All building setbacks labeled			NOTES:
☒	☐	All adjacent existing land uses and street names labeled			
☒	☐	All points of ingress and egress shown			
☒	☐	ADA accessibility requirements shown/labeled			
☒	☐	Parking standard(s) utilized:			
☒	☐	Parking space count and typical dimensions labeled			
☒	☐	# regular + [30% or less of total] # compact + # handicap = Total			
☒	☐	All free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN					
☐	☒	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 0
☐	☒	North arrow, scale, and vicinity map			Colored, Rolled Plans: 0
☐	☒	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 BW): 0
☐	☒	All required perimeter landscape planters shown			NOTES:
☐	☒	All required parking lot fingers/islands shown			
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover			
BUILDING ELEVATIONS					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 2
☒	☐	Scale and building dimensions labeled			Colored, Rolled Plans: 1
☒	☐	North, south, east, and west elevations of all buildings			Reduced Copy (8-1/2x11 BW): 1
☒	☐	All building materials and colors noted			NOTES: <i>PICTURES OK.</i>
☒	☐	8" x 10" photo of original color and material board			
☒	☐	All wall sign locations shown and sizes noted			
FLOOR PLANS					
☒	☒	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 10
☒	☒	Scale and building dimensions labeled			Colored, Rolled Plans: 10
☒	☒	All building entrances/exits shown			Reduced Copy (8-1/2x11 BW): 10
☒	☒	Use of all rooms noted/labeled			NOTES:
☒	☒	Maximum Occupancy (per I.B.C.)			
☒	☒	Seating Capacity (where applicable)			
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.					
Owner / Applicant:		Garcia Magaly Ruiz Family Trust		Application Type: Variance	
Representative:		Magaly Ruiz		Application Purpose: Accessory Structures	
APN:		162-01-711-004		Site Location: 1904 Silver Birch Lane	
Planner's Signature:				Pre-App. Meeting Date: 09/29/09	
Planner:		Greg Kapovich, Planner I - 229-6137		Earliest Submittal Deadline: 10/20/09 no later than 2:00 pm	
				Earliest PC / CC Meeting Dates: 12/03/09 PC 01/06/10 CC	

N. Goldberg, Senior Planner

Refund



Separator Sheet

City of Las Vegas

HANSEN CLAIM FOR REFUND FORM

Date prepared

Invoice # : _____

(Invoice # assigned by Finance)

Chrystal Jacobs, Office Specialist II

Preparer's name

Service Address: _____

Refund Amount:

830.00

Magaly Ruiz

Payee Name

Attention to:

P.O. Box 12599

Address

Las Vegas, Nevada 89112

City, State, Zip Code

Return of Cash Bond?

(click below for "Yes" "No" options)

No

For the following :

VAR-36217

(Application Number and Template Type)

Reason for Refund:

Applicant withdrew application

Claimant Signature

Phone Number

**Original Forms must be submitted - no
fax copies will be accepted.**

BELOW FOR DEPARTMENT USE ONLY:

(Refund of a Cash Bond requires two signature approvals)

I certify this demand amount is due the claimant:

I certify this demand amount is due the claimant:

Authorized By

Authorized By

Title

Doug Rankin, Planning Manager

Title

November 30, 2009

Date

Date

Itemized Amounts for Refund:

Item	Fee Amt	% Refund	Refund Amt	Fund/Org	Account	Project	Task	Option
Recording of Notice of Zoning	30.00	100%	30.00					
Processing Fee	300.00	100%	300.00					
Notification and Advertising	500.00	100%	500.00					
			0.00					
			0.00					
			0.00					
			0.00					
			0.00					

Total Amount to be Refunded:

830.00

City of Las Vegas

ANSEN CLAIM FOR REFUND FORM

Date prepared

Invoice # : _____

(Invoice # assigned by Finance)

Chrystal Jacobs, Office Specialist II

Preparer's name

Service Address: _____

Refund Amount: **830.00**

Magaly Ruiz

Payee Name

Attention to: _____

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Authorized By

Authorized By

Title

Doug Rankin, Planning Manager

Title

Date

November 30, 2009

Date

Itemized Amounts for Refund:

Item	Fee Amt	% Refund	Refund Amt	Fund/Org	Account	Project	Task	Option
Recording of Notice of Zoning	30.00	100%	30.00	007301	261100	EE4100	000	000
Processing Fee	300.00	100%	300.00	007301	261100	EE4100	000	000
Notification and Advertising	500.00	100%	500.00	007301	261100	EE4100	000	000
			0.00					
			0.00					
			0.00					
			0.00					
			0.00					

Total Amount to be Refunded:

830.00

11/5/09

I MAGALY Ruiz, Property owner of
1904 Silver Birch Ln, LV, NV, 89104
would like to request withdrawal
of application VAR-36217 from
12/3/09 planning Commission meeting

M. Ruiz

Please Refund my payment TO
P.O. BOX 12599, LV, NV 89112
Tel. (702) 610-7811

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

**VAR-36217
12/03/09 PC**

HAND DELIVERED

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

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4212 EUCALYPTUS ANNEX
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	3104 BONANZA ROAD
*SID (DPW)	PATRICK MURPHY	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

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

VARIANCE
10/22/2009

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



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

VAR-36217 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MAGALY RUIZ - Request for a Variance TO ALLOW FOUR METAL ACCESSORY STRUCTURES (CLASS II) WITH A TOTAL AREA OF X-SQUARE FEET WHERE 731 SQUARE FEET IS THE MAXIMUM AREA ALLOWED, TO ALLOW A FOUR FOOT DISTANCE SEPERATION FROM THE PRINCIPAL DWELLING UNIT WHERE SIX FEET IS REQUIRED, AND TO ALLOW THE ACCESSORY STRUCTURES TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPLE DWELLING UNIT (STUCCO) on 0.14 acres at 1904 SILVER BIRCH LANE (APN 162-01-711-004), R-1 (Single Family Residential) Zone, Ward 3 (Reese)

PLANNING COMMISSION: DECEMBER 3, 2009 CITY COUNCIL: JANUARY 6, 2010

CASE PLANNER: STEVE GEBEKE



PUBLIC HEARING

Comments Due: NOVEMBER 5, 2009

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 Nora Lares (nlares@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

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

VAR Application

GK

Report Date 10/16/2009 04:33 PM

Submitted By

Page 1

A/P # 36217 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	09/29/2009 16:52	984224	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

VAR-36217 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MAGALY RUIZ - Request for a Variance TO ALLOW FOUR METAL ACCESSORY STRUCTURES (CLASS II) WITH A TOTAL AREA OF X-SQUARE FEET WHERE 731-SQUARE FEET IS THE MAXIMUM AREA ALLOWED, TO ALLOW A FOUR FOOT SETBACK FROM THE PRINCIPLE DWELLING UNIT WHERE SIX FEET IS REQUIRED, AND TO ALLOW THE ACCESSORY STRUCTURES TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPLE DWELLING UNIT (STUCCO) on 0.14 acres at 1904 SILVER BIRCH LANE (APN 162-01-711-004), R-1 (Single Family Residential) Zone, Ward 3 (Reese)

Parent A/P

Project # 36217 Project/Phase Name VARIANCE FOR ACCESSORY STRUCTU Phase #
Size/Area 0.14 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16201711004

Location

Owner/Tenant

Contact ID AC1031222 Name GARCIA MAGALY RUIZ REV LIV TR
Organization GARCIA MAGALY RUIZ TRS Position Profession
Mailing Address 1904 SILVER BIRCH AVE
City LAS VEGAS State/Province NV ZIP/PC 89104-4252
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 09/08/2005 To ☒ Primary 100.00 %

Contact ID AC1024979 Name GARCIA MAGALY RUIZ REV LIV TR
Organization GARCIA MAGALY RUIZ TRS Position Profession
Mailing Address 1904 SILVER BIRCH AVE
City LAS VEGAS State/Province NV ZIP/PC 89104
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 09/01/2005 To 09/08/2005 ☐ Primary 0.00 %

Contact ID AC227376 Name RUIZ MAGALY
Organization Position Profession
Mailing Address P O BOX 12599
City LAS VEGAS State/Province NV ZIP/PC 89112-0599
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 08/10/2002 To 09/01/2005 ☐ Primary 0.00 %

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

VAR Application

Report Date 10/16/2009 04:33 PM

Submitted By

Page 2

AP Linked Addresses

No Addresses are linked to this Application

Linked Addresses

1904 SILVER BIRCH LN
LAS VEGAS, 89104-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16201711004

Applicants/Contacts

Primary	Y	Capacity	APPL	Contact ID	AC1696857	☐ Foreign
Effective		Expire				
Name	MAGALY RUIZ					
Day Phone		Eve Phone		Organization		
Pager		PIN #		Position		
Fax		Mobile		Profession		
E-Mail						
Address	1904 SILVER BIRCH LANE LAS VEGAS, NV 89104					
Seasonal Addr						
Valid From		To				
Comments	No Comments					

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	09/30/2009 14:09	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	09/30/2009 14:09	30.00
PROCESSING FEE	P	09/30/2009 14:09	300.00
Total Unpaid		0.00	Total Paid 830.00

Inspections

There are no Inspections for this Report

Review/Activities	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
Review #								
Comments								

Activity Review Details

Detail SUBMITTAL CHECKLIST (VAR)

Modified By GKAPOVICH

Modified Date/Time 09/29/2009 16:51

Comments

No Comments

Report Date 10/16/2009 04:33 PM

Submitted By

Page 3

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plan (18 Folded Blue Lines, 1 Rolled Color)
Y Application/Petition Form	Y Building Elevations (2 Folded, 1 Rolled Color)
Y Deed and Legal Description	Y Floor Plan (1 Folded, 1 Rolled)
Y Justification Letter	Y Laser Print Site Plan
Y Assessors Parcel Map	Y Laser Print Floor Plan
Y Statement of Financial Interest	Y Laser Print Elevation
N Business Licensing Requirements Met	
Y Business License Exempt	

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

Z-LEGAL				984224	09/29/2009 16:52	
N						

Project #	AP Type	Status	Stage	Relation
-----------	---------	--------	-------	----------

No children exist for this project

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

There is no planning condition for this project.

VARIANCE

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

Staff Recommendation

Meeting Information

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

12/03/2009	PC	SCHEDULED	0	0	0
GKAPOVICH	09/29/2009				

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

VAR Application

Report Date 10/16/2009 04:33 PM

Submitted By

Page 4

Meeting Information

Meeting Date

Meeting Type

Meeting Status

Comments

Added By

Add Date

Modified By

Modified Date

YES Votes

NO Votes

ABSTENTIONS

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

Description

Entered By

Start

Stop

Hours

Comments

PAYMNT CO NAME WHO PICKED UP CONTACT#
Magaly Ruiz ck 1877 / 702-610-7811

983657

09/30/2009 14:09

0.00

No Model Home Details

Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE
Project Address (Location) 1904 SILVER BIRCH LN
Project Name _____ Proposed Use _____
Assessor's Parcel #(s) 162-01-711-004 Ward # _____
General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information _____

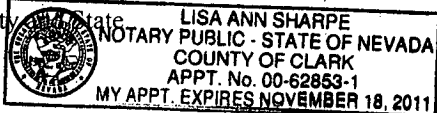
PROPERTY OWNER MAGALY RUIZ Contact _____
Address _____ Phone: 610-7811 Fax: 431-3339
City _____ State _____ Zip _____
E-mail Address _____

APPLICANT SAA Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____
E-mail Address _____

REPRESENTATIVE _____ Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____
E-mail Address _____

Property Owner Signature* Magaly Ruiz
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
Print Name MAGALY RUIZ

Subscribed and sworn before me
This 29th day of September, 2009
Lisa Ann Sharpe

Notary Public in and for said County of Nevada


FOR DEPARTMENT USE ONLY

Case #	<u>VAR 36217</u>
Meeting Date:	<u>PC 12/3/09</u>
Total Fee:	<u>\$ 830.00</u>
Date Accepted:	<u>9/29/09</u>
Accepted By:	<u>[Signature]</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.

Justification Letter



JUSTIFICATION LETTER

Separator Sheet

September 29, 2009

JUSTIFICATION LETTER

Issue:

I am requesting a Variance for 1904 Silver Birch Lane. There are two (off white) metal sheds and (one white and one wooden) sheds in the back yard. The two metal sheds are used for house hold storages. Holidays decorations, things that I have keep over the years.

The two wooden sheds are for lawn mowers and lawn tools. Some saws, drills, and various tools, hammers, etc. To protect summer outdoor furniture from the elements.

INFORMATION:

This is a single family home. Two people live here, my husband and me. This home doesn't have a garage. Therefore I needs the sheds to help project my personal items.

I would greatly appreciate your approval on this variance, to avoid a hardship on me.

Thank you,



Magaly Ruiz

1904 Silver Birch Ln
Las Vegas NV 89104
(702) 431-1904

VAR-36217
12/03/09 PC

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-36217** APN: _____

Name of Property Owner: MAGALY RUIZ

Name of Applicant: MAGALY RUIZ

Name of Representative: _____

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: _____

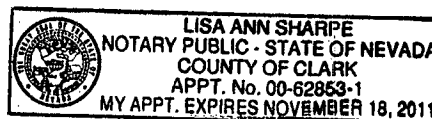
Signature of Property Owner: MAGALY RUIZ

Print Name: MAGALY RUIZ

Subscribed and sworn before me

This 29th day of September, 2009

Lisa Ann Sharpe
Notary Public in and for said County and State



Deed



Separator Sheet

RPTT

\$ 93.60

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That MARK JAMES PATRICK WARGIN

an unmarried man

in consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
MAGALY RUIZ, a single woman

all that real property situate in the _____ County of Clark

State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF FOR
COMPLETE LEGAL DESCRIPTION.

Parcel No. 050-421-012

SUBJECT TO: 1. Taxes for the fiscal year 19 92 - 19 93

2. Reservations, restrictions and conditions if any; rights of way and easements either of record or actually existing on said premises.

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

Witness my _____ hand _____ this 29th day of July, 19 92

Mark James Patrick Wargin
MARK JAMES PATRICK WARGIN

STATE OF NEVADA

County of Clark

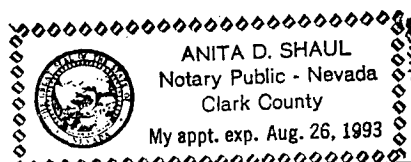
ss.

On July 29, 1992 personally appeared before
me, a Notary Public, MARK JAMES PATRICK WARGIN

known (or proved) to me to be the person _____ who executed
the foregoing instrument and who acknowledged that _____ he
executed the above instrument.

WITNESS my hand and official seal.

Notary Public in and for said County and State



ESCROW NO. } 9203-0471-ADS
ORDER NO. }

WHEN RECORDED MAIL TO: MAGALY RUIZ

P. O. BOX 12599, LAS VEGAS, NEVADA 89112

SPACE BELOW FOR RECORDER'S USE ONLY

VAR-36217
12/03/09 PC

ESCROW NO. 9203-0471 ADS

EXHIBIT "A"

BEING Lot Four (4) in Block Three (3) of AMENDED PLAT OF DAWSON PARK TRACT NO. 2, as shown by map thereof on file in Book 5 of Plats, page 8, in the Office of the County Recorder, Clark County, Nevada, and also that portion of Lot Three (3) in Block Three (3) of AMENDED PLAT DAWSON PARK TRACT NO. 2, as shown by map thereof on file in Book 5 of Plats, page 8, in the Office of the County Recorder, Clark County, Nevada, described as follows:

COMMENCING at the most Southerly corner of Lot Four (4) in Block Three (3) of said AMENDED PLAT DAWSON PARK TRACT NO. 2; thence South 42 deg. 27' 00" East and along the Southwesterly line of Lot Three (3) in Block Three (3) of said AMENDED PLAT DAWSON PARK TRACT NO. 2, a distance of 4.00 feet to a point; thence Northerly to the most Northerly corner of said Lot Three (3) in Block Three (3) of said AMENDED PLAT DAWSON PARK TRACT NO. 2, which is also the most Easterly corner of Lot Four (4) in Block Three (3) of said AMENDED PLAT DAWSON PARK TRACT NO. 2; thence South 51 deg. 04' 02" West along the Southeasterly line of said Lot Four (4) in Block Three (3) of said AMENDED PLAT DAWSON PARK TRACT NO. 2 a distance of 106.45 feet to the true point of beginning.

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
STEWART TITLE OF NEVADA

08-07-92 08:00 DB1 2
OFFICIAL RECORDS
BOOK: 920807 INST: 00240
FEE: 6.00 RPTT: 93.60

R P T T

\$ 93.60

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That MARK JAMES PATRICK WARGIN

an unmarried man

in consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
MAGALY RUIZ, a single woman

all that real property situate in the _____ County of Clark

State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF FOR
COMPLETE LEGAL DESCRIPTION.

Parcel No. 050-421-012

SUBJECT TO: 1. Taxes for the fiscal year 19 92 - 19 93

2. Reservations, restrictions and conditions if any; rights of way and easements either of record or actually existing on said premises.

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

Witness my _____ hand _____ this 29th day of July, 19 92

Mark James Patrick Wargin
MARK JAMES PATRICK WARGIN

STATE OF NEVADA

County of Clark

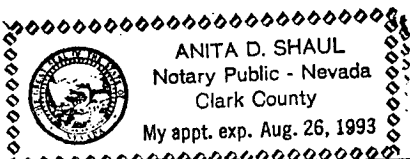
ss.

On July 29, 1992 personally appeared before
me, a Notary Public, MARK JAMES PATRICK WARGIN

known (or proved) to me to be the person _____ who executed
the foregoing instrument and who acknowledged that _____ he _____
executed the above instrument.

WITNESS my hand and official seal.

Notary Public in and for said County and State



ESCROW NO. } 9203-0471-ADS
ORDER NO. }

WHEN RECORDED MAIL TO: MAGALY RUIZ

P. O. BOX 12599, LAS VEGAS, NEVADA 89112

SPACE BELOW FOR RECORDER'S USE ONLY

VAR-36217
12/03/09 PC

9 2 0 8 0 7 0 0 2 4 0

ESCROW NO. 9203-0471 ADS

EXHIBIT "A"

BEING Lot Four (4) in Block Three (3) of AMENDED PLAT OF DAWSON PARK TRACT NO. 2, as shown by map thereof on file in Book 5 of Plats, page 8, in the Office of the County Recorder, Clark County, Nevada, and also that portion of Lot Three (3) in Block Three (3) of AMENDED PLAT DAWSON PARK TRACT NO. 2, as shown by map thereof on file in Book 5 of Plats, page 8, in the Office of the County Recorder, Clark County, Nevada, described as follows:

COMMENCING at the most Southerly corner of Lot Four (4) in Block Three (3) of said AMENDED PLAT DAWSON PARK TRACT NO. 2; thence South 42 deg. 27' 00" East and along the Southwesterly line of Lot Three (3) in Block Three (3) of said AMENDED PLAT DAWSON PARK TRACT NO. 2, a distance of 4.00 feet to a point; thence Northerly to the most Northerly corner of said Lot Three (3) in Block Three (3) of said AMENDED PLAT DAWSON PARK TRACT NO. 2, which is also the most Easterly corner of Lot Four (4) in Block Three (3) of said AMENDED PLAT DAWSON PARK TRACT NO. 2; thence South 51 deg. 04' 02" West along the Southeasterly line of said Lot Four (4) in Block Three (3) of said AMENDED PLAT DAWSON PARK TRACT NO. 2 a distance of 106.45 feet to the true point of beginning.

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
STEWART TITLE OF NEVADA

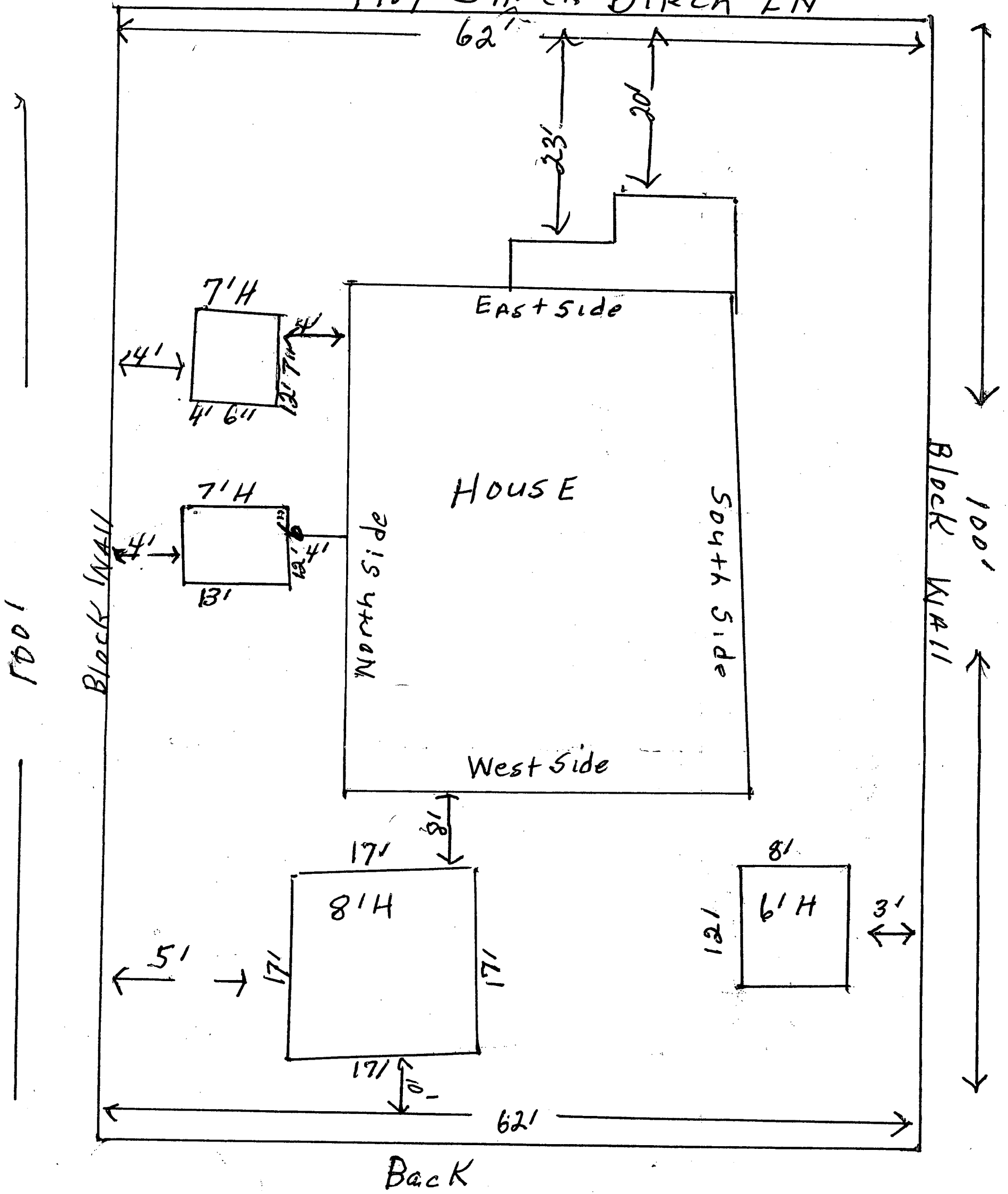
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OFFICIAL RECORDS
BOOK: 920807 INST: 00240
FEE: 6.00 RPTT: 93.60

Plans (Approved Site Plan)



Separator Sheet

Front - Street
1904 Silver Birch LN



VAR-36217
REVISED
12/03/09 PC

RECEIVED
NOV 02 2009

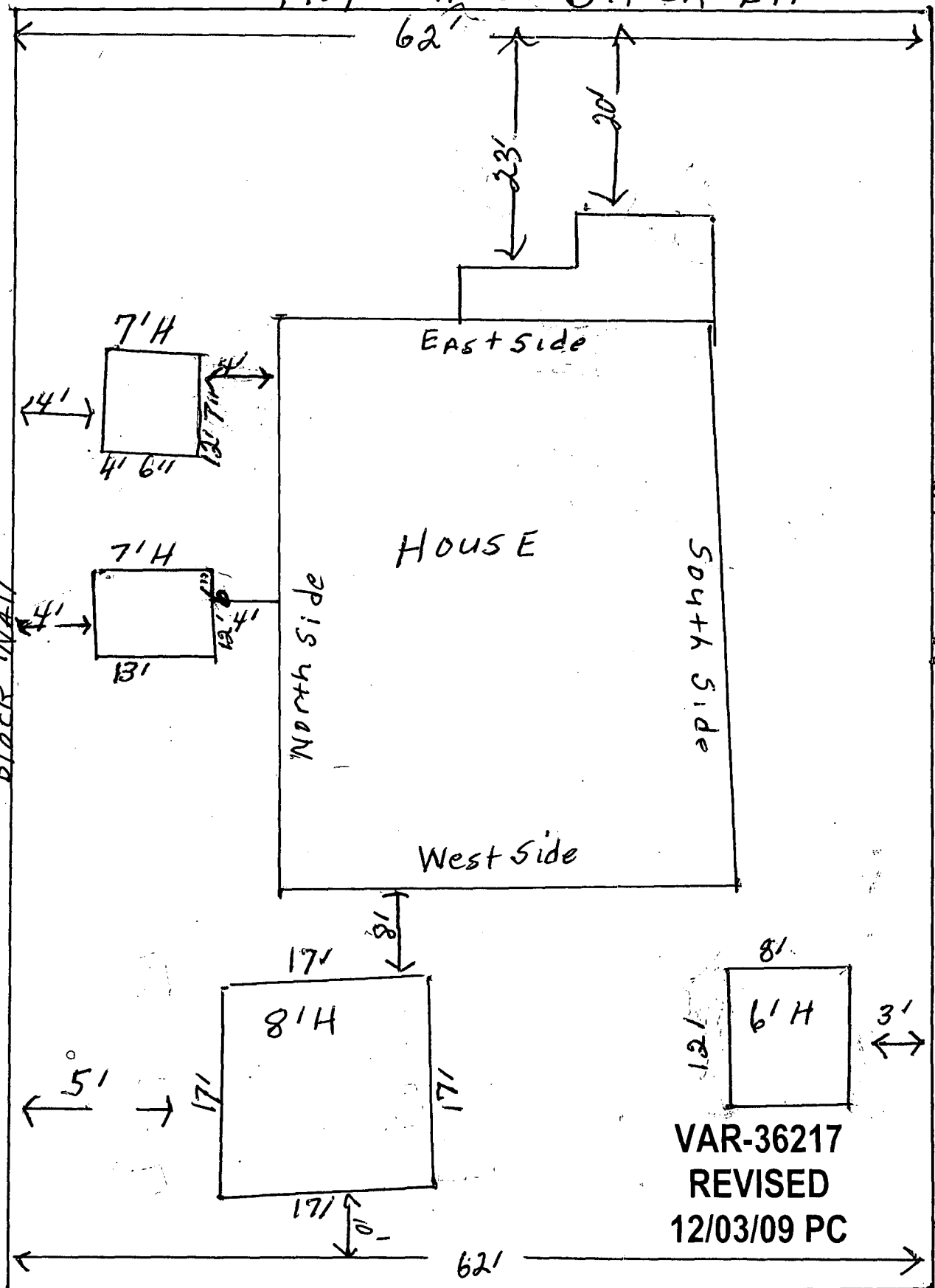
Plans (PMT)



PLANS - PMT

Separator Sheet

Front - Street
1904 Silver Birch LN



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12/03/09 PC

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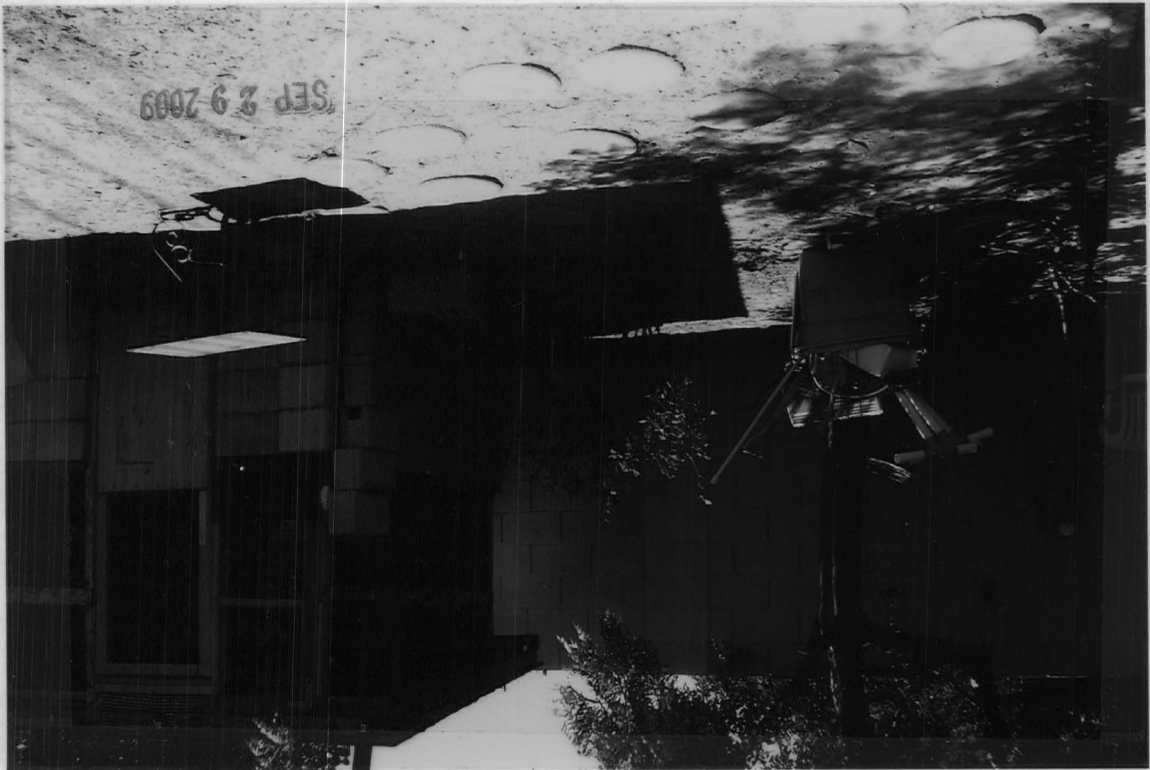
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