



VIEW "A"



VIEW "B"



VIEW "C"



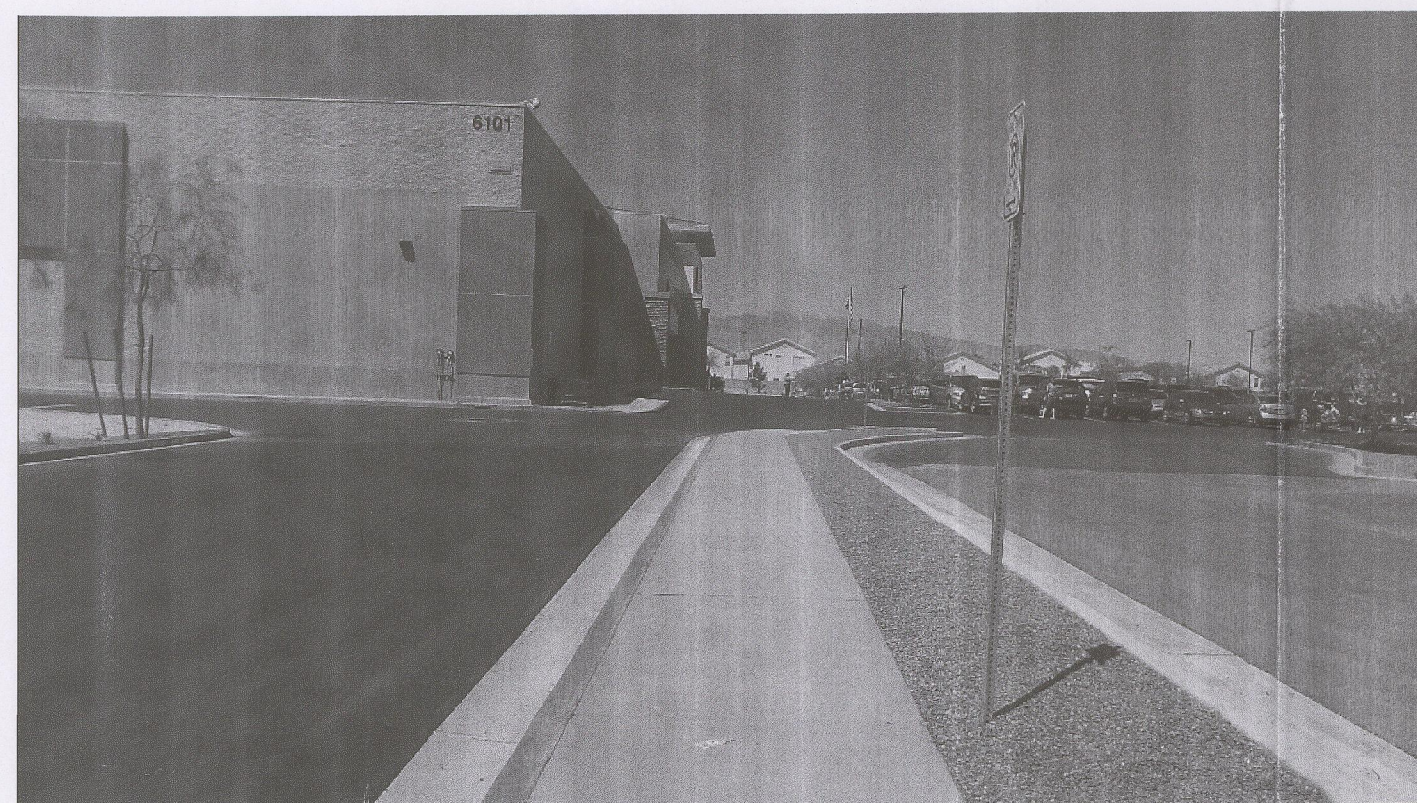
VIEW "D"



VIEW "E"



VIEW "F"



VIEW "G"



VIEW "H"

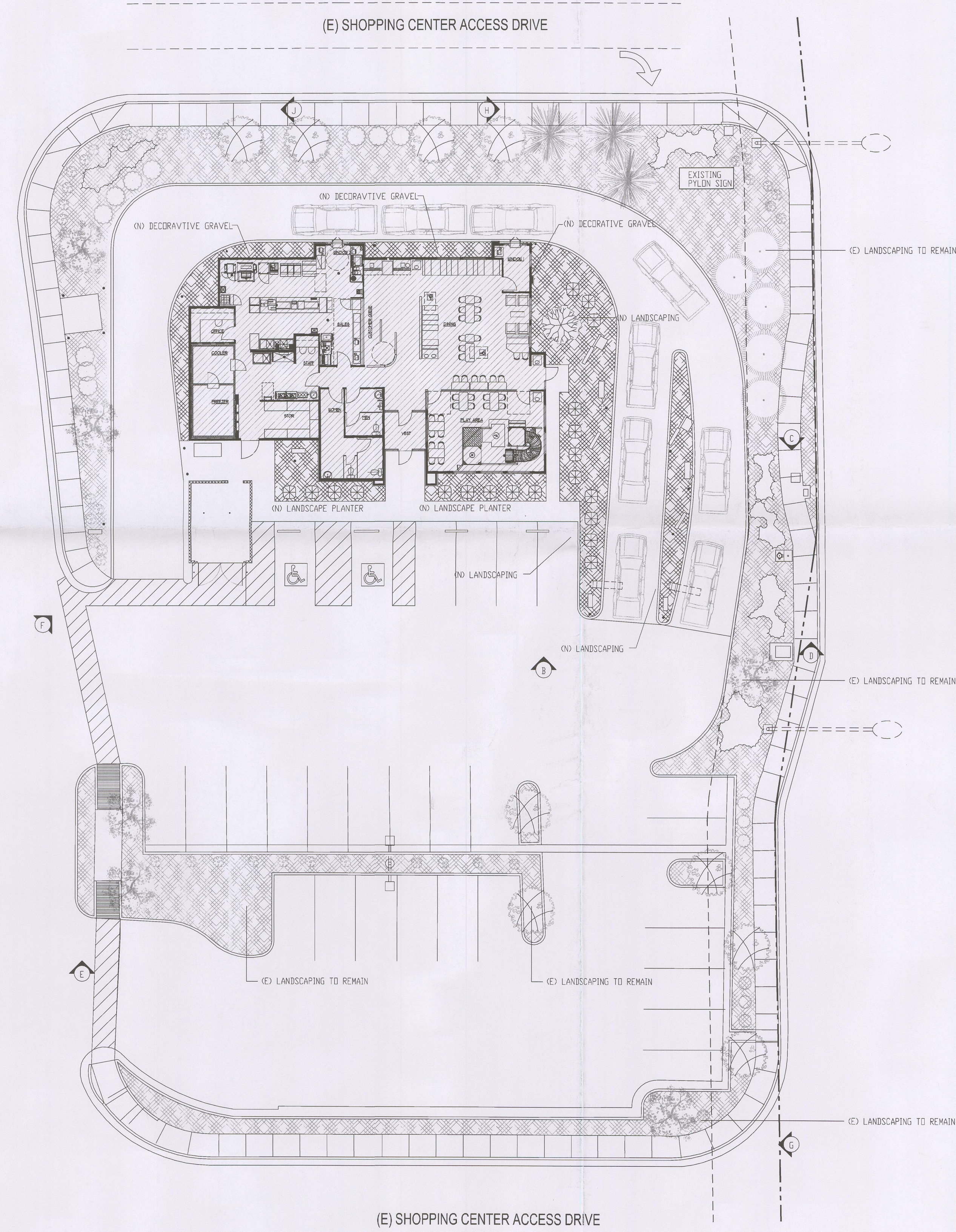
VIEW "J"

Key to Landscape Plan

NOTE: ALL LANDSCAPING DEPICTED AS BLACK, WHITE, AND GRAY (PERIMETER + PARKING ISLAND) IS EXISTING AND IS TO REMAIN. PLEASE REFER TO PICTURES THIS SHEET.

- FRAXINUS VELLUTINA, RIO GRANDE FANTEX ASPH, 24" BOX
- LEUCOPHYLLUM LAMNARIS, RIO BRAVO PANDER, 5 GALLON
- DECORATIVE GRAVEL (MATCH EXISTING)

(E) SHOPPING CENTER ACCESS DRIVE



(E) SHOPPING CENTER ACCESS DRIVE

(E) + INDICATES EXISTING CONDITION
(N) + INDICATES NEW WORK

Landscape Plan

GRAPHIC SCALE 1/8" = 1'-0"
0 5' 10' 15'

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SDR-45495



ARCHITECT

KENNETH CHOW

Landscape Plan
New Burger King Restaurant
6101 N Decatur Blvd. - APN: 125-25-614-002 (Portion of)
Las Vegas, NV 89130

DATE:
20 May 2012

SHEET No:

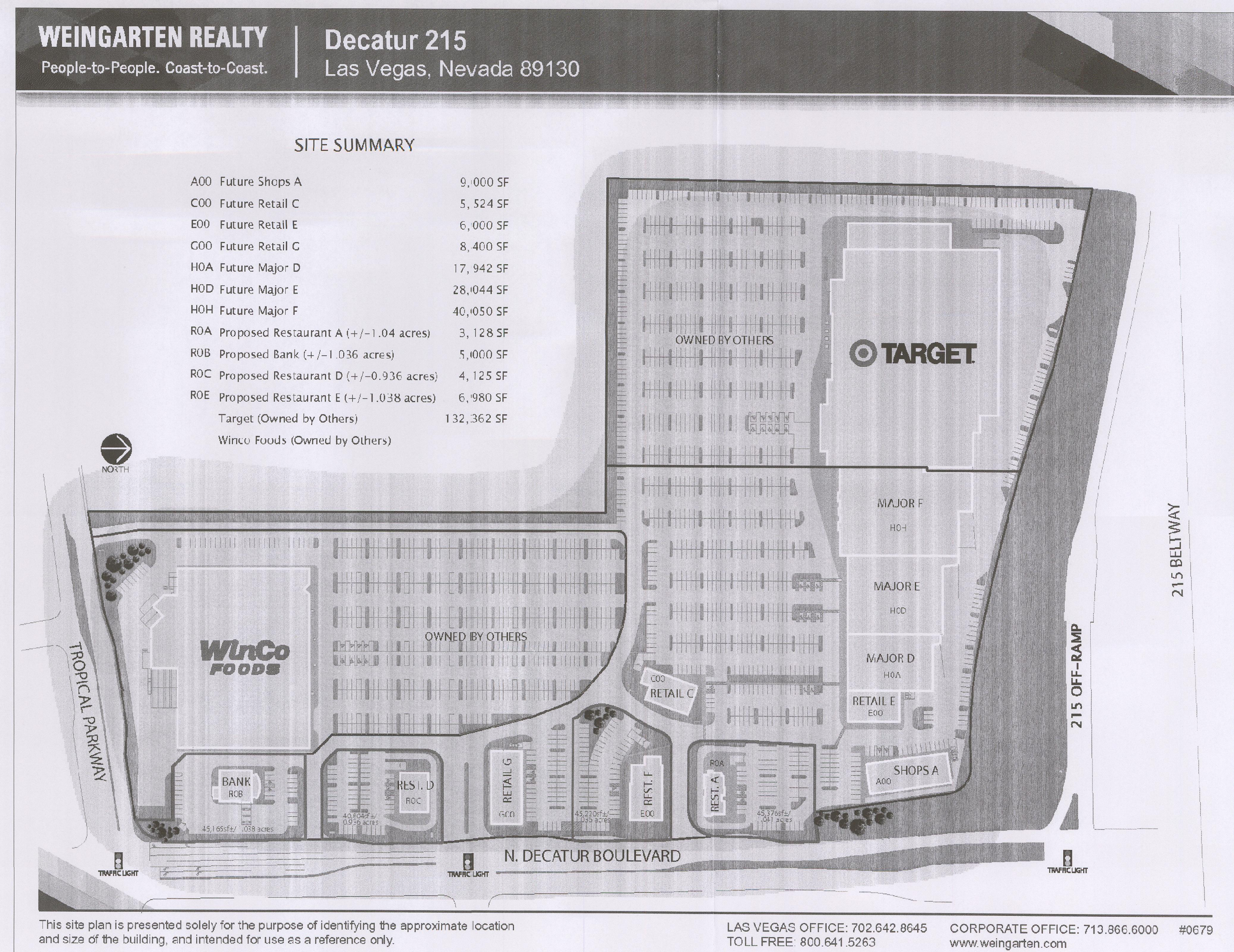
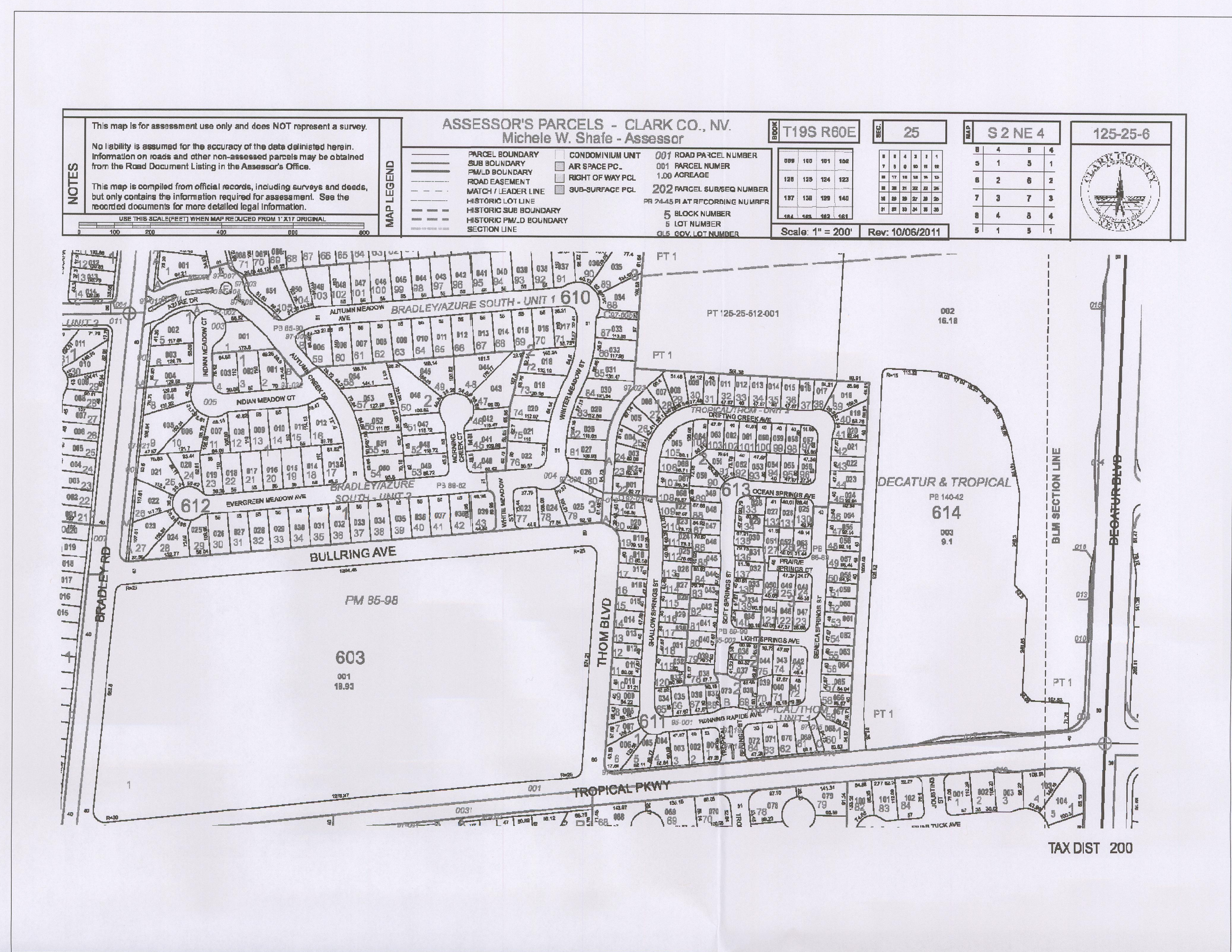
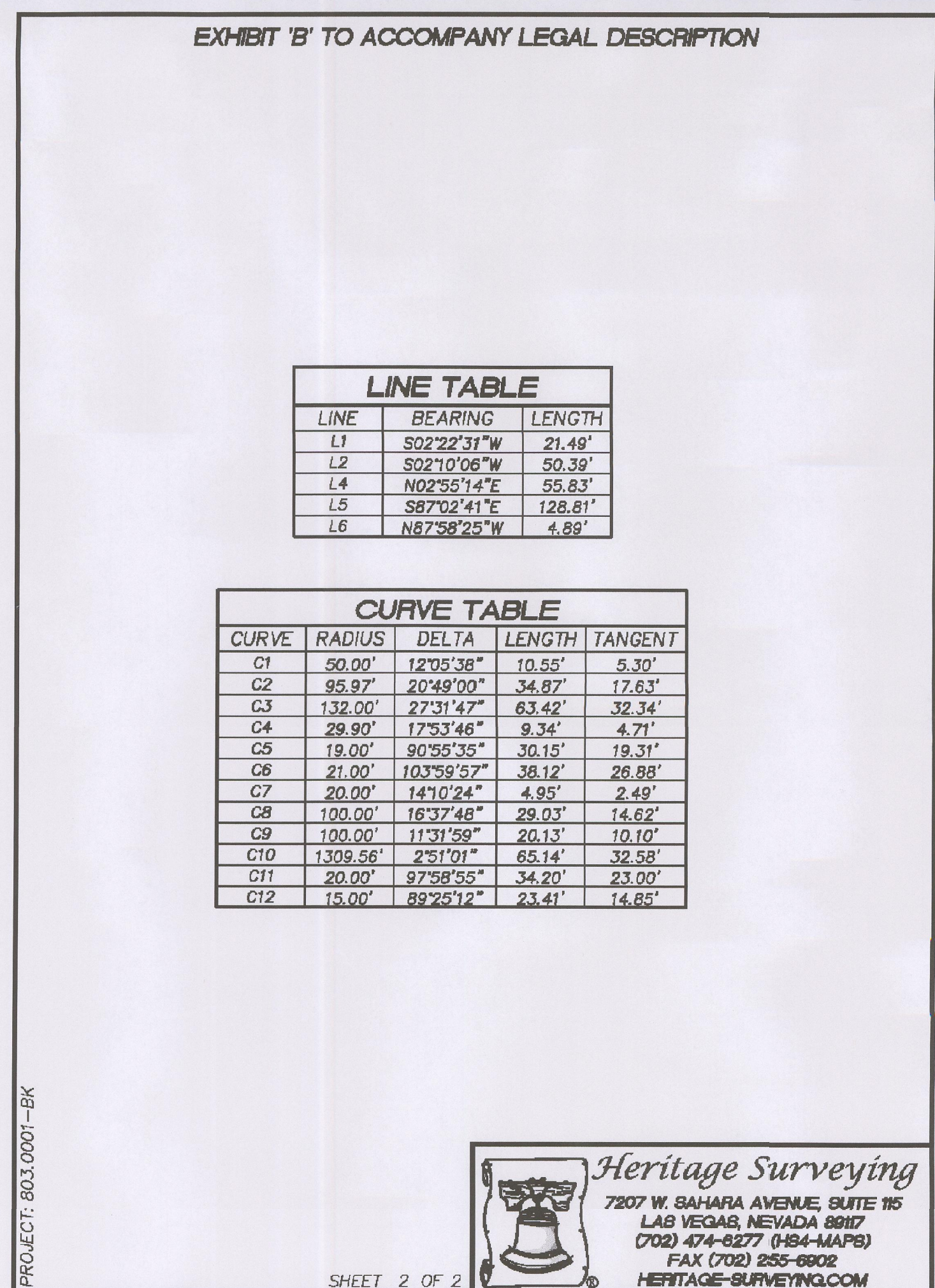
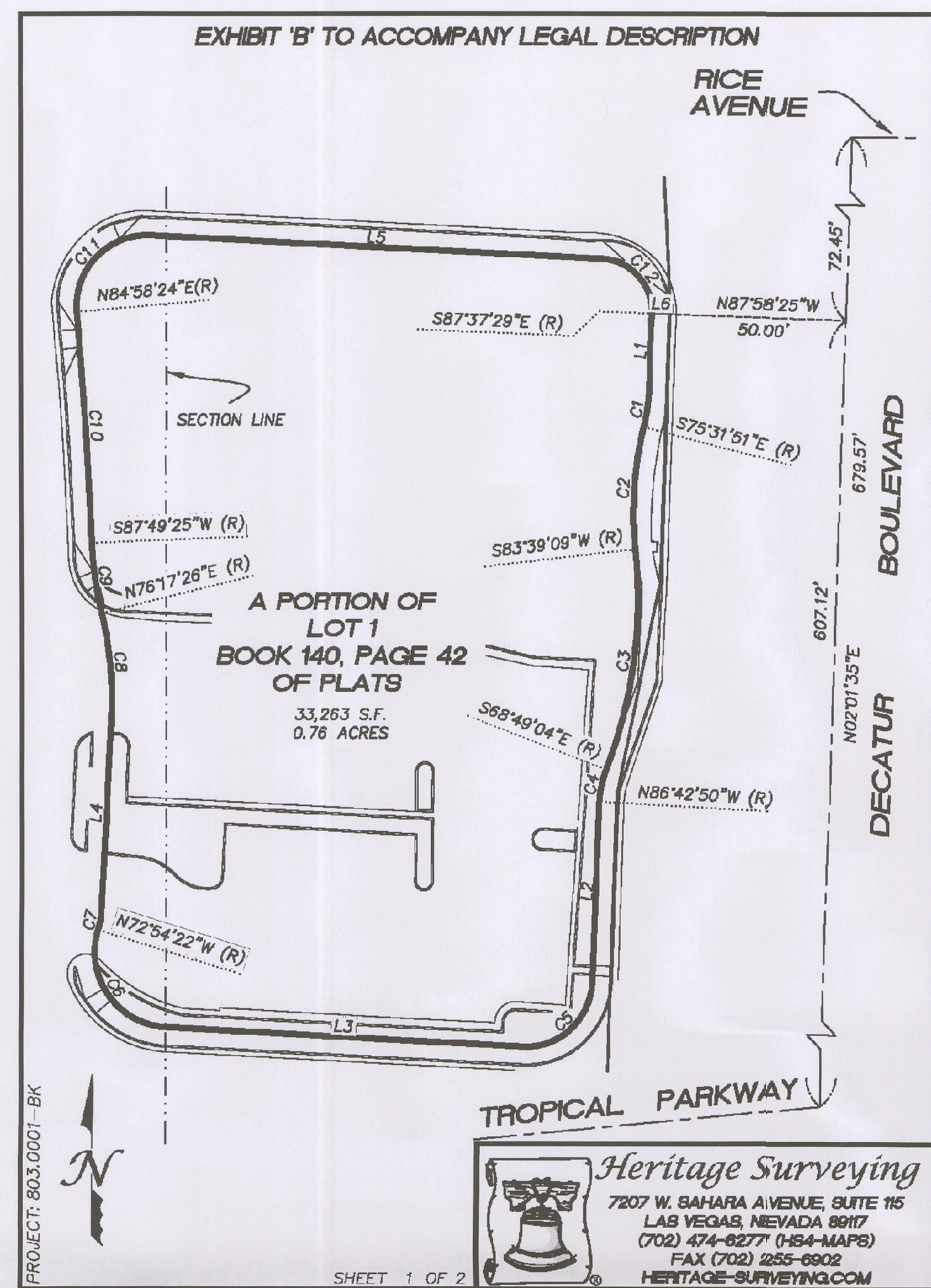
3

OF SHTS

PHONE: (702) 629-5412 FAX: (702) 629-5420
PO BOX 36315 LAS VEGAS, NV 89133

6101 N Decatur Blvd. - APN: 125-25-614-002 (Portion of)

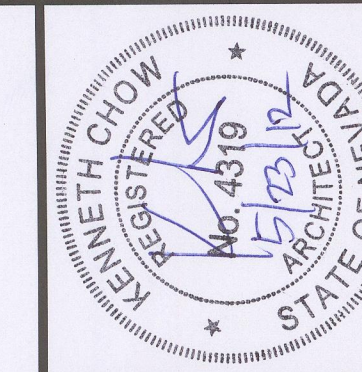
SDR-45495



ARCHITECT
KENNETH CHOW
PHONE: (702) 629-5412 FAX: (702) 629-5420
PO BOX 36315 LAS VEGAS, NV 89133

MISC SUPPORTING DATA
New Burger King Restaurant
6101 N Decatur Blvd. - APN: 125-25-614-002 (Portion of)
Las Vegas, NV 89130

DATE: 20 May 2012
SHEET No: 2
SDR-45495



ARCHITECT

KENNETH CHOW

Exterior Elevations

New Burger King Restaurant
6101 N Decatur Blvd. - APN: 125-25-614-002 (Portion of)
Las Vegas, NV 89130

DATE:
20 May 2012

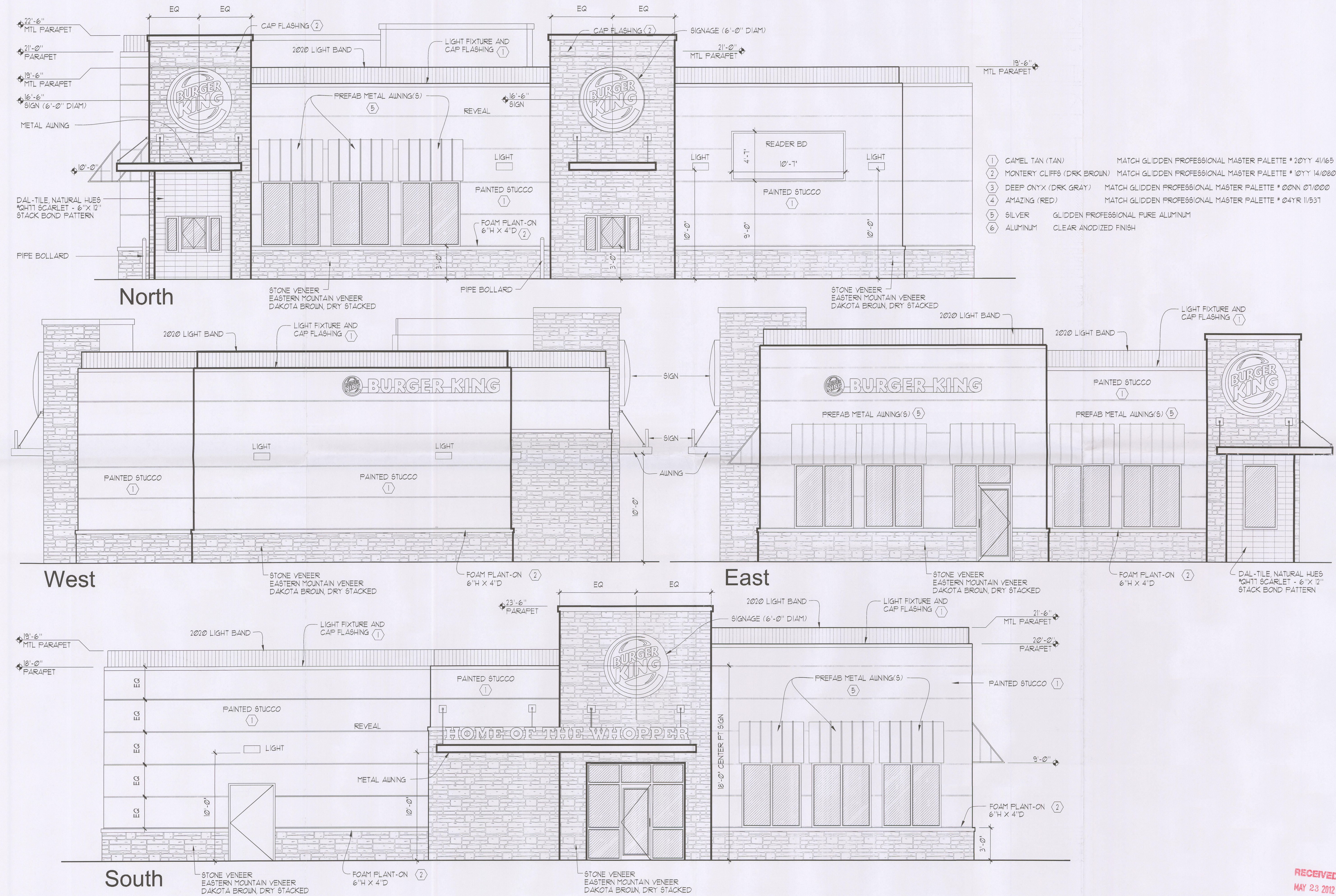
SHEET No:

5

OF SHTS

PHONE: (702) 629-5412 FAX: (702) 629-5420

PO BOX 38315 LAS VEGAS, NV 89133

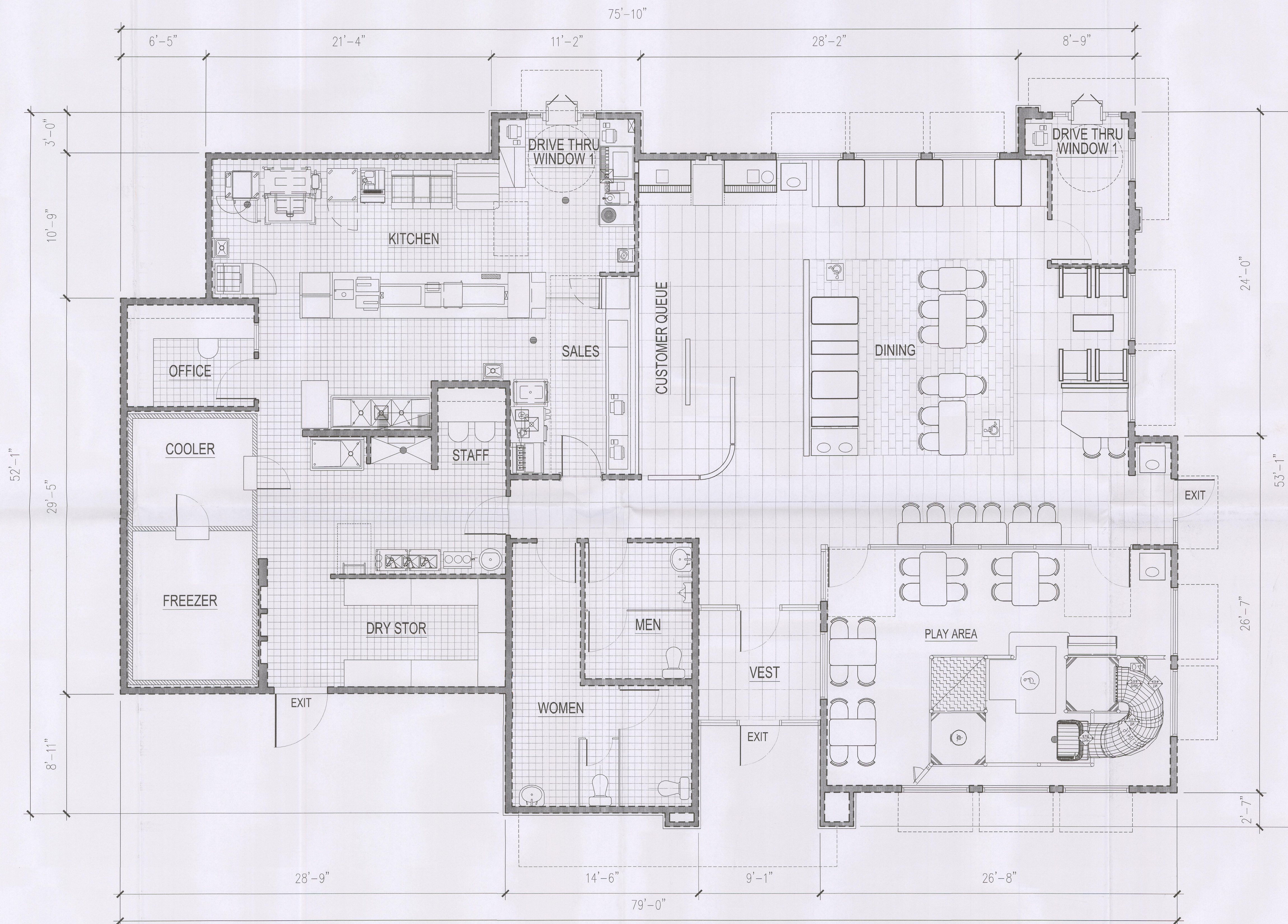


Exterior Elevations

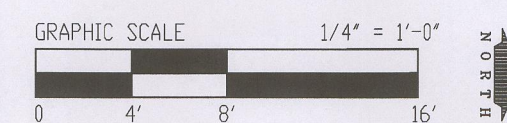
GRAPHIC SCALE 1/4" = 1'-0"

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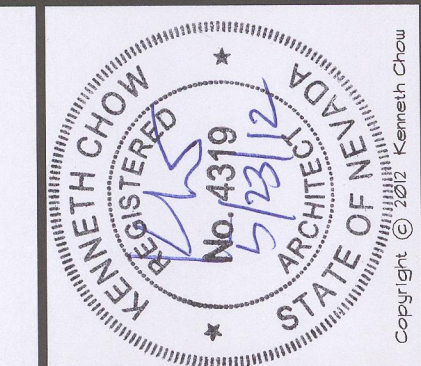


Architectural Floor Plan



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SDR-45495



ARCHITECT

KENNETH CHOW

Architectural Floor Plan

New Burger King Restaurant
6101 N Decatur Blvd. - APN: 125-25-614-002 (Portion of)
Las Vegas, NV 89130

DATE:
20 May 2012

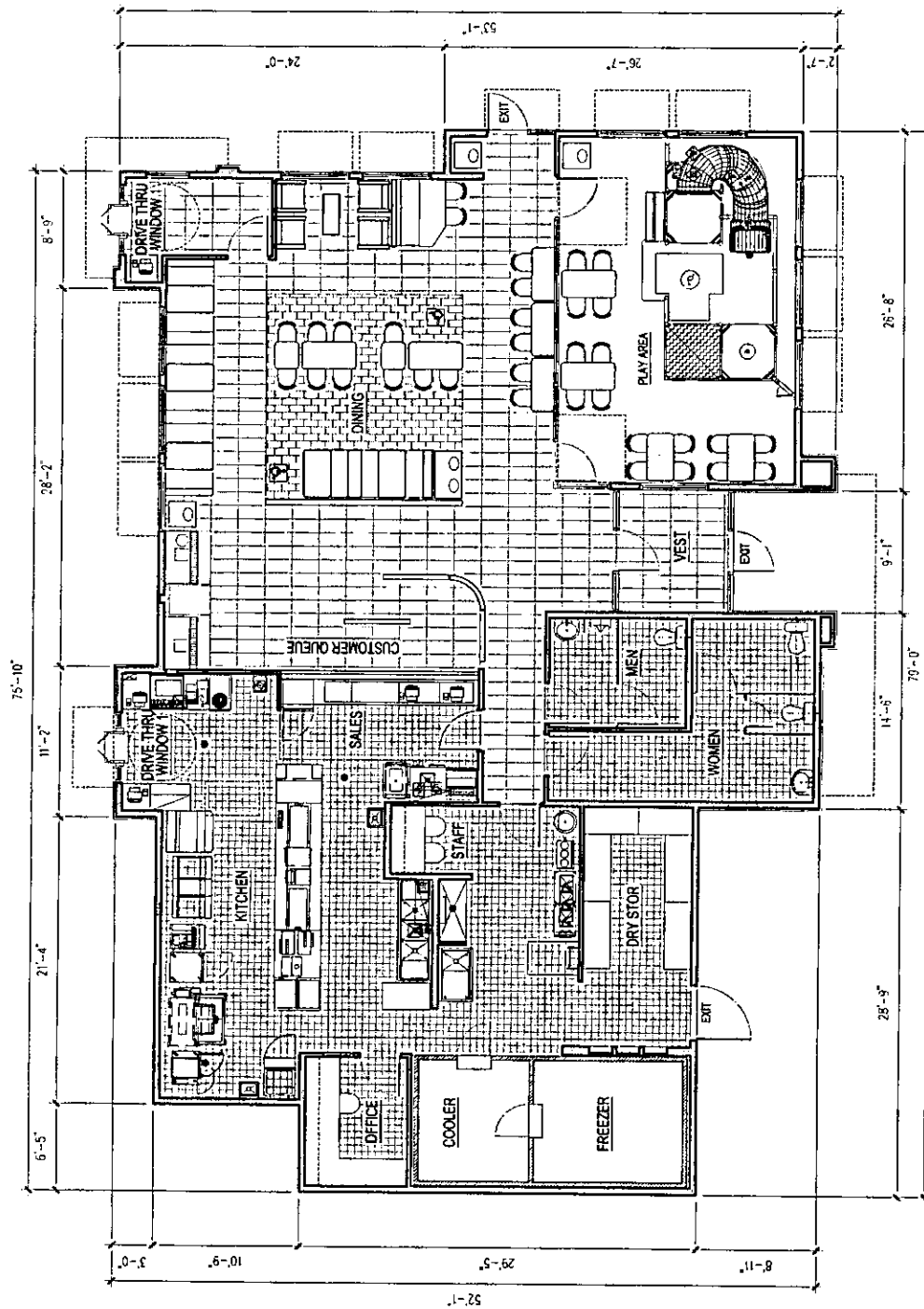
SHEET No:

4

OF SHTS

PHONE: (702) 629-5412 FAX: (702) 629-5420

PO BOX 36315 LAS VEGAS, NV 89133



Architectural Floor Plan

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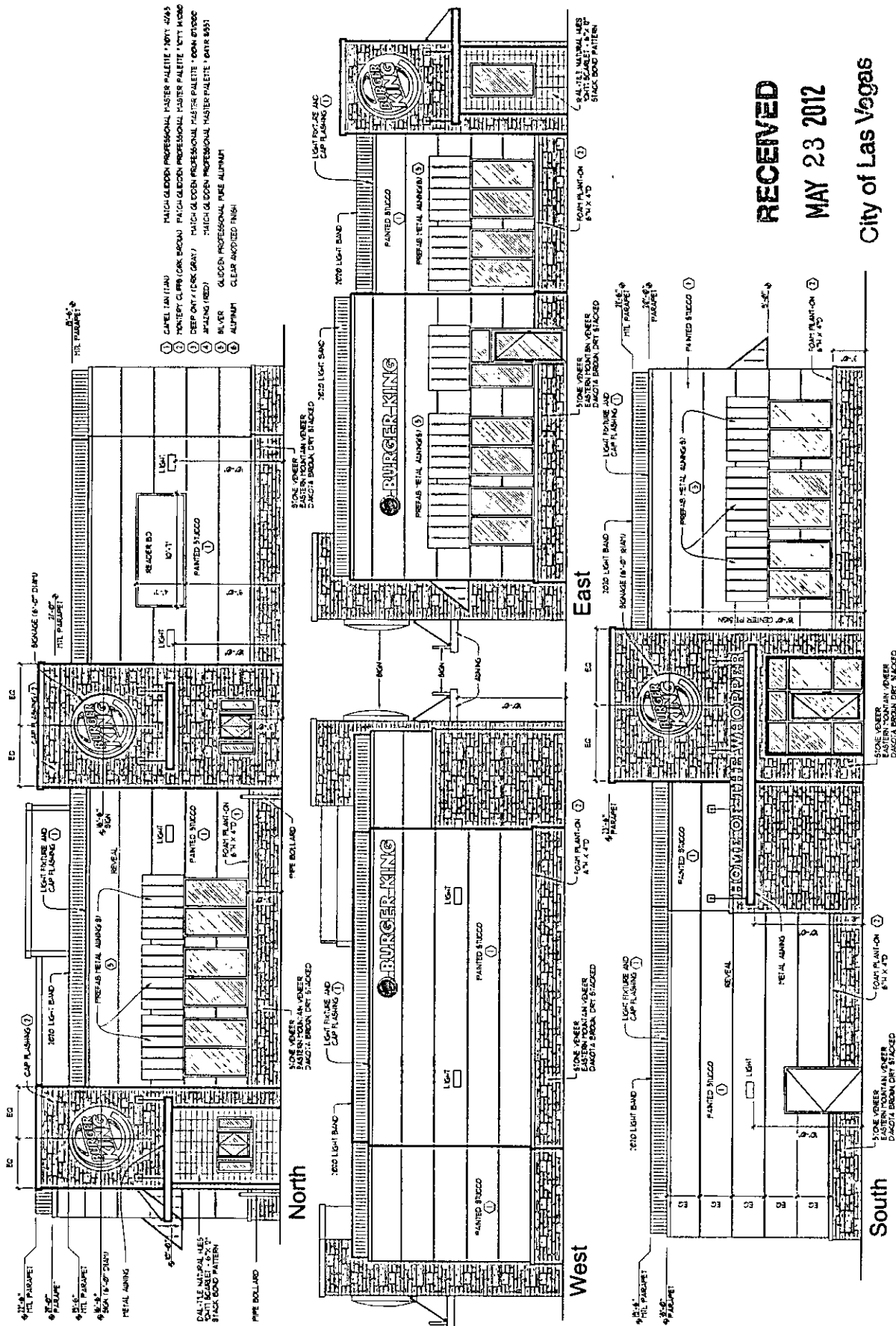
City of Las Vegas

SDR-45495

DAVIDSON

MAY 23 2012

City of Las Vegas



South

West

Fast

North

- | | | | |
|---|-----------------------|--|-----------|
| ① | CAPAL TAN (ZINC) | MATCH GLODEN PROFESSIONAL MASTER PALETTE | *NOT 4265 |
| ② | MONTY DRY (OAK BROWN) | MATCH GLODEN PROFESSIONAL MASTER PALETTE | *NOT 4266 |
| ③ | DEEP COTY (DARK GRAY) | MATCH GLODEN PROFESSIONAL MASTER PALETTE | *NOT 4267 |
| ④ | WELLING (RED) | MATCH GLODEN PROFESSIONAL MASTER PALETTE | *NOT 4268 |
| ⑤ | SILVER | GLODEN PROFESSIONAL PURE ALUMINUM | |
| ⑥ | ALUMINUM | CLEAR ANODIZED FINISH | |

Pre-Application Conference		City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)						
Item Required								
YES	NO	APPLICATION PACKET (ALL ITEMS IN THIS SECTION ARE REQUIRED FOR EACH APPLICATION TYPE, unless indicated otherwise)			Fees			
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots	Visit the CLV website For blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." --> "Apply for -> Planning Applications")	Appl. Type	Application	Notification	Recordation	Sub-Total
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots						
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)						
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)						
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)						
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)						
☒	☐	Copy of Business License(s) – requested, but submittals will be accepted without			\$	\$	\$	\$
☐	☒	Cop(ies) of approval letter(s) for						Subtotal: \$ 500.00
☐	☒	Neighborhood Meeting (see General Plan submittal req's for details) – Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500			\$	—	\$	
					Grand Total All Fees: \$500.00			
REQUIRED DRAWINGS (INCLUDES TOTAL NUMBER REQUIRED FOR ALL APPLICATION TYPES): MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)								
☒	☐	SITE PLAN			TOTAL REQUIRED FOR ALL APPLICATIONS			
		North arrow, scale, and vicinity map			Folded Plans (5, plus 1 per application):		6	
		All property lines and present dimensions labeled			Colored, Rolled Plans:		0	
		All building setbacks labeled			Reduced Copy (8-1/2"x11" B/W; 1 per application):		1	
		All adjacent existing land uses and street names labeled			NOTES:			
		All points of ingress and egress shown						
		AOA accessibility requirements shown/labeled						
		Parking standard(s) utilized:						
		Parking space count and typical dimensions labeled						
		# regular + [30% or less of total] # compact + # handicap = Total						
		For residential subdivisions, provide a connectivity calculation						
		All free-standing sign locations shown and heights and sizes noted						
☒	☐	LANDSCAPE PLAN			TOTAL REQUIRED FOR ALL APPLICATIONS			
		North arrow, scale, and vicinity map			Folded Plans (1 per application):		1	
		All property lines and present dimensions labeled			Colored, Rolled Plans:		0	
		All required perimeter landscape planters shown			Reduced Copy (8-1/2"x11" B/W; 1 per application):		1	
		All required parking lot fingers/islands shown			NOTES:			
		Quantity, size, species/variety of all trees, shrubs, and ground cover						
☒	☐	BUILDING ELEVATIONS			TOTAL REQUIRED FOR ALL APPLICATIONS			
		Scale and building dimensions labeled			Folded Plans (1 per application):		1	
		North, south, east, and west elevations of all buildings			Colored, Rolled Plans:		0	
		All building materials and colors noted			Reduced Copy (8-1/2"x11" B/W; 1 per application):		1	
		All wall sign locations shown and sizes noted			NOTES:			
		Photo Reproduction of the Color & Materials Board (SDR applications only - May be included in elevations or as a separate color document at 8-1/2" by 11" in size)						
☒	☐	FLOOR PLANS			TOTAL REQUIRED FOR ALL APPLICATIONS			
		Scale and building dimensions labeled			Folded Plans (1 per application):		1	
		North arrow and scale			Rolled Plans:		0	
		All building entrances/exits shown			Reduced Copy (8-1/2"x11" B/W; 1 per application):		1	
		Use of all rooms noted/labeled			NOTES:			
		Maximum Occupancy (per I.B.C.)						
		Seating Capacity (where applicable)						

CONTINUED NEXT PAGE

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Pre-Application Conference	City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)
Item Required	

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

APN(s):	125-25-614-002	Application Type:	Site Development Plan Review
Location:	NWC Decatur/Tropical Pkwy (assigned 6091 N Decatur Bl)	Application Purpose:	3,440 SF restaurant with drive-through
Ward:	6 - Ross	Pre-App. Meeting Date:	05/14/12
Planner's Signature:	By e-mail dated 05/22/12	Submittal Deadline:	Minor Review - Within 60 Days
Planner:	Steve Swanton, Senior Planner - 229-4714	Earliest PC / CC Meeting Dates:	Minor Review

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:

In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

Please take a few minutes to answer seven short questions about your experience with the City of Las Vegas Department of Planning.

PLEASE TAKE OUR SURVEY AT:
www.lasvegasnevada.gov/pdsurvey

QR Code Link



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City of Las Vegas

City Of Las Vegas Department Of Planning Pre-Application Conference Notes

**C
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7**

Project Name: Burger King

APN(s):	125-25-614-002	Pre-app Date:	05/14/12
Location:	NWC Decatur/Tropical Pkwy (assigned 6091 N Decatur Bl)	Meeting Location:	DSC Conference Room 3A - 321
Ward #:	6 - Ross	Acres:	pt of 16.18
		Time:	2:00 p.m.

Ownership Info:	DECATUR 215 L L C	Last Change of Ownership Date:	12/27/07
	Phone: (702)-	Fax: (702)-	Email:
Applicant Info:	Burger King c/o Glencoe Management		
	Phone: (702)-	Fax: (702)-	Email:
Representative Info:	Kenneth Chow Architect		
	Phone: (702)-	Fax: (702)-	Email:

Use:	Existing:	Undeveloped
	Proposed:	Restaurant with Drive-Through
General Plan:	Existing:	SC (Service Commercial)
	Proposed:	No change proposed
Zoning:	Existing:	C-1 (Limited Commercial)
	Proposed:	No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	N/A	
	Special Land Use Designation (per plan, if applicable): N/A	

☒ **Meeting**
☐ **Email**
☐ **Conversation Record**
☐ **Telephone Record**

Between CLV Planning Representative: Steve Swanton, Senior Planner (229-4714 Office / 385-7268 Fax / sswanton@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Steve Keith	Glencoe Management	702-254-7400	702-254-7494	
2. Tom McDonald	Glencoe Management	702-254-7400	702-254-7494	
3. Ken Chow	Ken Chow Architect			
4.				
5.				
6.				
7.				
8. Rick Schroder	CLV - PW - Traffic			
9. Jim Rickett	CLV - Planning / Business License	229-6321	383-0769	
10. Roger Bailey	CLV - PW - Dev Co	229-6578	474-7599	
11. Victor Bolanos	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	RECEIVED
14. Ken Miller	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Economic Development	229-6551	385-3128	MAY 23 2012

OR: ☐ **see Meeting Attendance Sheet**

City of Las Vegas

-- Please return a copy of this completed form with the original Pre-Application Submittal Checklist --

Complete Submittal Packets **MUST be received by Planning staff no later than **2:00 PM** of the Submittal Deadline Date, no exceptions**

City of Las Vegas Department of Planning Pre-Application Conference Notes

Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? ☐ YES ☒ NO
If yes, Please detail how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

1. A Site Development Plan Review is required for a proposed 3,440 SF restaurant with Drive-through on a pad site within an approved shopping center.
2. The proposed drive-through lane appears to encroach into the approved landscape buffer area along Decatur Boulevard. The applicant will need to verify the location of the east property line to determine if a waiver is necessary to allow a 12-foot landscape buffer where 15 feet is required along Decatur Blvd. If a waiver is necessary, a public hearing is required (along with notification and recordation fees).
3. The site is part of a commercial subdivision with shared access and parking. Parking is required at 1 space per 250 square feet of gross floor area. Provide a parking calculation for the entire shopping center to show compliance with the parking standard.
4. The double drive-through lane contains sufficient length to accommodate the required amount of vehicle stacking.
5. Fire--no comments.
6. Licensing--may apply online.
7. Public Works--update to drainage study
8. Traffic--possible traffic conflict with impacts to right-of-way, but not characterized as a significant issue.
9. Verify clearance arm and menu board height restrictions.

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MAY 23 2012

City of Las Vegas



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

June 14, 2012

Ms. Victoria Brown
Decatur 215 of Nevada, LLC
Weingarten Realty Investors
2600 Citadel Plaza Drive
Houston, Texas 77008

**RE: SDR-45495 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - JUNE 2012**

Dear Ms. Brown:

Your request for a Minor Amendment of an approved Site Development Plan Review (SDR-22582) FOR A PROPOSED 3,440 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH on a portion of 16.18 acres at the northwest corner of Tropical Parkway and Decatur Boulevard (APN 125-25-614-002), C-1 (Limited Commercial) Zone, Ward 6 (Ross), has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/23/12, except as amended by conditions herein.
3. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 05/23/12. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov

Ms. Victoria Brown
SDR-45495 - Page Two
June 14, 2012

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

7. A Drainage Study update must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage study update.
8. Site development to comply with all applicable conditions of approval for SDR-22582 and all other applicable site-related actions.

This action by the Department of Planning staff on June 14, 2012 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Thomas McDonald
Glencoe Properties, Inc.
7432 West Sahara Avenue, Suite #103
Las Vegas, Nevada 89117

*City of Las Vegas***AGENDA MEMO - PLANNING****ADMINISTRATIVE REVIEW DATE: JUNE 2012****DEPARTMENT: PLANNING****ITEM DESCRIPTION: APPLICANT: GLENCOE PROPERTIES, INC. - OWNER:
DECATUR, 215 OF NEVADA, LLC****** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SDR-45495	Staff APPROVES, subject to conditions;	

**** CONDITIONS ****

SDR-45495 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/23/12, except as amended by conditions herein.
3. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 05/23/12. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

Conditions Page Two
June 2012 - Administrative Review Meeting

6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

7. A Drainage Study update must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage study update.
8. Site development to comply with all applicable conditions of approval for SDR-22582 and all other applicable site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a proposal to build a 3,612 square-foot restaurant with drive-through on an undeveloped pad in a commercial shopping center at 6101 North Decatur Boulevard. This project meets all of the minimum development standards for commercial development and is compatible with surrounding development in a C-1 (Limited Commercial) zone; therefore, staff approves the project with conditions.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
06/06/01	The City Council approved a General Plan Amendment (GPA-0008-01) from M (Medium Density Residential) to SC (Service Commercial) and a Rezoning (Z-0018-01) from a Resolution of Intent to R-PD15 (Residential Planned Development - 15 Units Per Acre) to C-1 (Limited Commercial) on this site. The Planning Commission and staff recommended approval of both items.
07/05/01	The City Council approved a Site Development Plan Review [(Z-0018-01(1), Z-0109-97(1), Z-0110-97(2))] which allowed a proposed 262,640 square foot retail commercial development, which included this parcel. The Planning Commission and staff recommended approval.
07/24/03	The City Council granted Two-Year Extensions of Time (EOT-2504 and EOT-2502) of an approved Rezoning (Z-0018-01) to C-1 (Limited Commercial) and a Site Development Plan Review [(Z-0018-01(1), Z-0109-97(1), Z-0110-97(2))] for a proposed commercial development on this site. The Planning Commission and staff recommended approval.
07/24/03	The City Council granted Two-Year Extensions of Time (EOT-2504 and EOT-2502) of an approved Rezoning (Z-0018-01) to C-1 (Limited Commercial) and a Site Development Plan Review [(Z-0018-01(1), Z-0109-97(1), Z-0110-97(2))] for a proposed commercial development on this site. The Planning Commission and staff recommended approval.
08/20/03	The City Council granted a Two-Year Extension of Time (EOT-2493) of an approved Site Development Plan Review [Z-0110-97(1)] for a proposed 140-unit multi-family residential development on 9.35 acres immediately to the west of the subject property. The Planning Commission and staff recommended approval. This entitlement expired on 06/29/05.

Staff Report Page Two
June 2012 - Administrative Review Meeting

08/12/04	The Planning Commission approved a Tentative Map (TMP-3624) for a two-lot commercial subdivision (Decatur III) on 27.38 acres adjacent to the northwest corner of Decatur Boulevard and Tropical Parkway. Staff recommended approval. A Final Map for this site has not been submitted.
07/06/05	The City Council approved Extensions of Time (EOT-6798 and EOT-6799) of an approved Rezoning (Z-0018-01) an approved Site Development Plan Review [(Z-0018-01(1), Z-0109-97(1), Z-0110-97(2)] for a proposed commercial development on this site.
10/18/06	The City Council tabled a General Plan Amendment (GPA-14118), Rezoning (ZON-14120), Variance (VAR-14122) and Site Development Plan Review (SDR-14114) that would have created a PCD designation with a PD zoning district to create a residential and commercial master development.
06/06/07	The City Council approved an Extension of Time (EOT-20771) for an approved Rezoning (Z-0018-01), which extended the Resolution of Intent to C-1 (Limited Commercial) on 3.6 acres of the project site. Staff recommended approval.
09/19/07	The City Council approved the request for a General Plan Amendment (GPA-22584) to Amend a portion of the Northwest Sector of the General Plan from the M (Medium Density Residential) to the SC (Service Commercial), a request for a Rezoning (ZON-22583) from the R-E (Residence Estates) zoning district under Resolution of Intent to R-PD15 (Residential Planned Development - 15 Units Per Acre) to the C-1 (Limited Commercial) zoning district on 9.05 acres on the south side of CC 215, approximately 730 feet west of Decatur Boulevard. The Planning Commission and staff recommended approval. The City Council approved a related Site Development plan Review (SDR-22582) for a 458,053 square foot Retail Center on 36.43 acres at the northwest corner of Decatur Boulevard and Tropical Parkway. The Planning Commission recommended approval and staff recommended denial.
11/29/07	The Planning Commission approved a Tentative Map (TMP-25055) for a one lot Commercial Subdivision on 36.43 acres at the subject property. Staff recommended approval.
12/05/07	The City Council approved a Review of Condition (ROC-25100) to remove condition #1 of EOT-20771 which stated that the Rezoning (Z-0018-01) shall expire on June 6, 2008 unless another Extension Of Time is approved. Staff and Planning Commission recommend approval.
2/20/08	The City Council approved a Master Site Plan (MSP-25930) for an approved 458,053 square foot Retail Center on 36.43 acres at the northwest corner of Decatur Boulevard and Tropical Parkway.
01/25/11	The Planning Commission approved a Site Development Plan Review (SDR-40223) for a proposed 94,683 square-foot grocery store operating 24-hours, seven days a week. Staff recommended approval.

Staff Report Page Three
June 2012 - Administrative Review Meeting

Most Recent Change of Ownership	
12/27/07	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/20/08	A Building Permit (#111855) was issued for onsite improvements at 6101 North Decatur Boulevard. This permit has not been finalized.
06/20/08	A Building Permit (#111856) was issued for 16 trash enclosures at 6101 North Decatur Boulevard. This permit has not been finalized.
12/19/08	A Building Permit (#126073) was issued for freestanding signs at 6101 North Decatur Boulevard. This permit has not been finalized.
02/13/09	A Building Permit (#121353) was issued for a new shell building at 6171 North Decatur Boulevard (Pad G). This permit has not been finalized.
02/13/09	A Building Permit (#121348) was issued for a new shell building at 6311 North Decatur Boulevard (Pad A). This permit has not been finalized.
02/13/09	A Building Permit (#126164) was issued for a new shell building at 6341 North Decatur Boulevard. This permit has not been finalized.
09/29/09	Business Licenses for General Merchandise (#G11-00021) and a Pharmacy (#Q04-00106) were issued at 6371 North Decatur Boulevard.

Pre-Application Meeting	
05/14/12	Staff reviewed the requirements for a site development plan review for a proposed restaurant with drive-through on an undeveloped pad in a commercial shopping center. As presented, no waivers or exceptions are required and the application can be reviewed administratively by staff.

Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	

Field Check	
05/31/12	Staff visited the site and found an undeveloped pad free of trash and debris.

Details of Application Request	
Site Area	
Net Acres	25.26

Staff Report Page Four
June 2012 - Administrative Review Meeting

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Right-of-Way: CC-215	Right-of-Way: CC-215	Right-of-Way: CC-215
South	Single Family Detached	ML (Medium Low Density Residential)	R-PD8 (Residential Planned Development - 8 Units Per Acre)
East	City of North Las Vegas: Undeveloped	City of North Las Vegas: Community Commercial	City of North Las Vegas: C-2 (General Commercial)
		City of North Las Vegas: Mixed Use Commercial	City of North Las Vegas: C-1 (Neighborhood Commercial)
West	Single Family Detached	M (Medium Density Residential)	R-1 (Single Family Residential)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.08.050, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 Feet	630 Feet	Y
Min. Setbacks			
• Front	20 Feet	56 Feet	Y
• Side	10 Feet	N/A	N/A
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	N/A	N/A
Max. Lot Coverage	50%	29%	Y
Trash Enclosure	Screened and Gated	Screened and Gated	Y
Mech. Equipment	Screened	Screened	Y

Staff Report Page Five
June 2012 - Administrative Review Meeting

Pursuant to Title 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• South	1 Tree / 20 Linear Feet	28 Trees	31 Trees	Y
• East	1 Tree / 20 Linear Feet	30 Trees	34 Trees	Y
• West	1 Tree / 20 Linear Feet	50 Trees	54 Trees	Y
TOTAL PERIMETER TREES		108 Trees	119 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	104 Trees	118 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• South	10 Feet		10 Feet	Y
• East	15 Feet		15 Feet	Y
• West	8 Feet		8 Feet	Y

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Decatur Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y
Tropical Parkway	Secondary Collector	Master Plan of Streets and Highways	80	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	125,687 SF	1:250 SF	503				
TOTAL SPACES REQUIRED			503		621		Y
Regular and Handicap Spaces Required			493	10	606	15	Y
Loading Spaces	94,683 SF	3:50,000 SF + 1:50,000 SF	4 On-Site Loading Spaces		6 On-Site Loading Spaces		Y

Staff Report Page Six
June 2012 - Administrative Review Meeting

ANALYSIS

The subject site is located in the C-1 (Limited Commercial) zone. The C-1 zone is designed to provide local services for area residents. This category allows, retail, service, automotive, wholesale, office and other general business uses of a medium-to-low intensity character. The proposed use is appropriate for the C-1 zone.

The proposed site plan reflects a 3,612 square-foot restaurant with drive-through on a pad site within an existing shopping center. Access to the restaurant is via Decatur Boulevard or through the shopping center. Sufficient stacking is provided for drive-through customers, and 28 parking spaces, including two van accessible handicapped spaces are indicated. These spaces are included in the overall parking requirements for the shopping center.

The landscape plan is in substantial compliance with what was approved via Site Development Plan Review (SDR-40223). A waiver to reduce the required east perimeter landscape buffer from 15 to 10 feet, and an exception to reduce the required number of parking lot shade trees were included in SDR-40223 and are reflected in this plan.

The proposed restaurant is 22.6 feet high at the top of parapet. The stucco and Dryvit exteriors are finished in camel tan, red, and dark brown. The floor plan shows a typical layout for a Restaurant with Drive-Through. Dining room seating is depicted for 58 patrons. The service area shows reasonable queuing area in front of the counter, as well as a drive-through service area and an indoor play area. ADA accessible restrooms, an office, food preparation, and cooler and freezer space are shown to be provided.

Since the proposed project is compatible with the adjacent developments and meets all the minimum requirements of Title 19 and the conditions of approval of the previous site development plan reviews for the shopping center, staff has administratively approved the application.

FINDINGS (SDR-45495)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed Site Development Plan Review remains consistent with the approved shopping center plan and is compatible with adjacent development in the area.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

Staff Report Page Seven
June 2012 - Administrative Review Meeting

The proposed site plan conforms to the General Plan and the overall site development plan for the shopping center.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Site access (ingress and egress) for this shopping center is along Decatur Boulevard with a vehicular exit along Tropical Parkway. Secondary site circulation is adequately supported along the periphery of the main parking lot to the retail pads located along Decatur Boulevard.

4. Building and landscape materials are appropriate for the area and for the City;

The proposed building materials and landscape materials are appropriate for the area and for the City. The applicant has proposed a color and material scheme that remains consistent with the colors and materials of the overall shopping center.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The building elevations, design characteristics and other architectural and aesthetic features are attractive and compatible with development in the area.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The project will be subject to building permit review and inspections during construction and business licensing requirements prior to operating. Therefore, appropriate measures will be taken to protect public health, safety and general welfare.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

SDR-45495

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	OH-SANG KWON	DSC - 7 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1 st Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SURVEY (DPW)	ALAN RIEK	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	WSC-3001 RONEMUS
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY / US MAIL

<CCSD>	LINDA PERRI	4190 MCLEOD DRIVE, 2 ND FLOOR
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
*STREETS & SANITATION (DPW)	JERRY WALKER	DSC
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	DSC
*SID (DPW)	PATRICK MURPHY	DSC - 9 th Floor
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	JAMIE McKEOWN (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4 th FLOOR
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 GRISSOM AVENUE, BUILDING 11, SUITE 103D

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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



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

SDR-45495 - SITE DEVELOPMENT PLAN REVIEW - ADMINISTRATIVE - APPLICANT: GLENCOE PROPERTIES, INC. - OWNER: DECATUR, 215 OF NEVADA, LLC. - For possible action on a request for a Minor Amendment of an approved Site Development Plan Review (SDR-22582) FOR A PROPOSED 3,440 SQUARE-FOOT RESTAURANT WITH DRIVE THROJGH on a portion of 16.18 acres at the northwest corner of Tropical Parkway and Decatur Boulevard (APN 125-25-614-002), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

MINOR REVIEW ADMINISTRATIVE: **JUNE 15, 2012**

PLANNING SUPERVISOR: **STEVE GEBEKE**



ADMINISTRATIVE

Comments Due: **ASAP**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney (cburney@lasvegasnevada.gov)**, the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

THIS ITEM WILL BE CONSIDERED
ADMINISTRATIVELY AND WILL NOT
APPEAR ON A PLANNING COMMISSION
AGENDA

Report Date 05/23/2012 03:30 PM

Submitted By

Page 1

A/P # 45495 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	05/23/2012 14:37	983510	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

SDR-45495 - SITE DEVELOPMENT PLAN REVIEW - ADMINISTRATIVE - APPLICANT: GLENCOE PROPERTIES, INC. - OWNER: DECATUR, 215 OF NEVADA, LLC. - For possible action on a request for a Minor Amendment OF A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-22582) FOR A PROPOSED 3,440 SQUARE-FOOT RESTAURANT WITH DOUBLE DRIVE THROUGH on a 0.76 acre PAD WITHIN A SHOPPING CENTER at the northwest corner of Tropical Parkway and Decatur Boulevard (APN 125-25-614-002), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

Parent A/P #

Project # 45495 Project/Phase Name BURGER KING Phase #
Size/Area 0.76 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 12525614002

Location

Owner/Tenant

Contact ID AC1944334 Name DECATUR 215 L L C
Mailing Address P O BOX 3467 Organization
City HOUSTON State/Province TX
ZIP/PC 77253-3467 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

6385 N DECATUR BLVD
LAS VEGAS, 89130-

6311 N DECATUR BLVD
LAS VEGAS, 89130-

6341 N DECATUR BLVD
LAS VEGAS, 89130-

6101 N DECATUR BLVD
LAS VEGAS, 89130-

6171 N DECATUR BLVD
LAS VEGAS, 89130-

Report Date 05/23/2012 03:30 PM

Submitted By

Page 2

AF Address

No Other Addresses are associated to this Application

Linked Parcel

No Parcels are linked to this Application

AP Linked Parcel

12525614002

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC1944334	☐ Foreign
Effective		Expire				
Name	DECATUR 215 L L C					
Day Phone		Eve Phone		Organization		
Pager		PIN #		Position		
Fax		Mobile		Profession		
E-Mail						
Address	P O BOX 3467					
	BILLBOX #01-1914-921					
	HOUSTON, TX 77253-3467					
Seasonal Addr						
Valid From		To				
Comments	No Comments					
CONTACT ADDITIONAL						

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License ☐ Percent Owned ☐ Waiver ☐ Health Card ☐ Director Letter ☐ Original Transcript ☐
Orientation Attended ☐

There are no items in this list

Report Date 05/23/2012 03:30 PM

Submitted By

Page 3

Applicant/Contractor

Primary Y Capacity APPL Contact ID AC110867 ☐ Foreign
Effective Expire
Name GLENCOE PROPERTIES INC
Day Phone (702)254-7400 x Eve Phone Organization % BURGER KING #13452
Pager PIN # Position
Fax (702)254-7494 Mobile Profession
E-Mail
Address 7432 W SAHARA AVE #103
LAS VEGAS, NV 89117-2769
Seasonal Addr

Valid From To
Comments thomas mcdonald

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS
Licenses? Percent Owned Waiver Health Card Director Letter Original Transcript
Orientation Attended

There are no items in this list

Contractor

No Contractors

Item Description	Item Status
Check Fees	Fees Successful
PROCESSING FEE (\$500.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Successful
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	1
Case # 110996	
Pre-Check Conditions Added:	0
Inspections Added:	0
Reviews Added:	12

Report Date 05/23/2012 03:30 PM

Submitted By

Page 4

Item Description

Item Status

DEVCO
B&S PLAN
FLOOD
ROW
TRAFFIC
TEFO
SURVEY
SID
SEWER
LAND DEV
FIRE ENG
ENGDESIGN

Fees Added: 0
Conditions Added: 0
Periodic Inspection Schedules Added: 0

Item	Status	Item Date	Amount
PROCESSING FEE	P	05/23/2012 14:39	500.00
Total Unpaid	0.00	Total Paid	500.00

Inspection

There are no Inspections for this Report

Review Activities
Review #
Comments

Review Type

#

Status

Waived

Issued

Start Date

Completed

Review By

499385	DEVCO	1	Incomplete	☐	05/23/2012 15:29			
499386	B&S PLAN	1	Incomplete	☐	05/23/2012 15:29			
499387	FLOOD	1	Incomplete	☐	05/23/2012 15:29			
499388	ROW	1	Incomplete	☐	05/23/2012 15:29			
499389	TRAFFIC	1	Incomplete	☐	05/23/2012 15:29			
499390	TEFO	1	Incomplete	☐	05/23/2012 15:29			
499391	SURVEY	1	Incomplete	☐	05/23/2012 15:29			
499392	SID	1	Incomplete	☐	05/23/2012 15:29			
499393	SEWER	1	Incomplete	☐	05/23/2012 15:29			
499394	LAND DEV	1	Incomplete	☐	05/23/2012 15:29			
499395	FIRE ENG	1	Incomplete	☐	05/23/2012 15:29			
499396	ENGDESIGN	1	Incomplete	☐	05/23/2012 15:29			

Activity Review Details

Detail SUBMITTAL CHECKLIST (SDR)

Modified By BSTICKA

Modified Date/Time 05/23/2012 14:36

Comments

No Comments

Report Date 05/23/2012 03:30 PM

Submitted By

Page 5

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plans (6 Folded Blue Lines, 1 Rolled Color)
Y Application/Petition Form	Y Landscape Plan (1 Folded, 1 Rolled Color)
Y Deed and Legal Description	Y Building Elevations (1 Folded, 1 Rolled Color)
Y Justification Letter	Y Floor Plan (1 Folded, 1 Rolled)
Y Color and Material Board	Y Laser Print Site Plan
N DINA (Not Always Required)	Y Laser Print Floor Plan
Y Statement of Financial Interest	Y Laser Print Elevation

Y Business Licensing Requirements Met

N Business License Exempt

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

No Conditions

Project #	AVP Type	Status	Stage	Relation
-----------	----------	--------	-------	----------

No children exist for this project

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

There is no planning condition for this project.

SITE PLAN REVIEW

N DINA Required?	N Project of Regional Significance?	Entitlement Exercised?
N Parent Project link required?		Sustainable Component?
N Will this go to the City Council?		
Hearing Type		
Public, Non-Public, Admin#ADMIN	Is there a condition of approval for a Required Review?	
	If yes, when does it need to be reviewed?	
Staff Recommendation		

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
07/10/2012	ADMIN	SCHEDULED		0	0	0
BSTICKA	05/23/2012					

Report Date 05/23/2012 03:30 PM

Submitted By

Page 6

Meeting Info	Meeting Type	Meeting Status	YES	NO	ABSENT
Meeting Date			Vote	Vote	Vote
Comments					
Added By	Add Date	Modified By	Modified Date		

Template Type	AP Type	Status	Stage
---------------	---------	--------	-------

No children exist for this project

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

No Employee Entries

Log	Description	Entered By	Start	Stop	Hour
Action					
Comments					

PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	05/23/2012 14:40		0.00
	STEVE KEITH, 702.254.7400; GLENCOE PROPERTIES INC CK 1546				

No Model Home Details



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Glencoe Properties, Inc.
 Project Address (Location) Decatur & I-215 (assigned 6051 N Decatur Blvd)
 Project Name Burger King Proposed Use Restaurant-Drive thru
 Assessor's Parcel #(s) 125-25-614-002 Ward # 6 - Ross
 General Plan: existing SC proposed SC Zoning: existing C-1 proposed C-1
 Commercial Square Footage 3,440 sq ft Floor Area Ratio 3,440 sqft/33,263 sqft
 Gross Acres .76 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Decatur, 215 of Nevada LLC Contact Victoria Brown
By: Weingarten Realty Investors, Manager
 Address 2600 Citadel Plaza Drive Phone: 713/866-6906 Fax: 713/880-6126
 City Houston State TX Zip 77008
 E-mail Address vbrown@weingarten.com

APPLICANT Glencoe Properties, Inc. Contact Thomas McDonald
 Address 7432 West Sahara Suite 103 Phone: (702) 254-7400 Fax: (702) 254-7494
 City Las Vegas State Nevada Zip 89117
 E-mail Address tmcdglencoe@earthlink.net

REPRESENTATIVE Glencoe Properties, Inc. Contact Thomas McDonald
 Address 7432 West Sahara Suite 103 Phone: (702) 254-7400 Fax: (702) 254-7494
 City Las Vegas State NV Zip 89117
 E-mail Address tmcdglencoe@earthlink.net

Property Owner Signature J. Victoria Brown

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

Print Name J. Victoria Brown

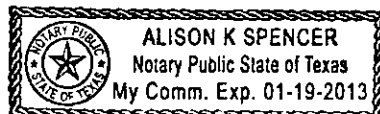
Subscribed and sworn before me

This 16th day of May, 20 12

Alison F. Spencer

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>SDA-45495</u>
Meeting Date:	<u>ADMIN</u>
Total Fee:	<u>\$500</u>
Date Received:	<u>5/23/12</u>
Received By:	<u>BKS</u>

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

MAY 23 2012
 f:\depot\Application Packet\Application Form.pdf

City of Las Vegas



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-45495** APN: 125-25-614-002
 Name of Property Owner: DECLATUR 215 OF NEVADA LLC
 Name of Applicant: GLENCOE PROPERTIES, INC. - BURGER KING
 Name of Representative: THOMAS McDONALD

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: _____

Declatur 215 of Nevada LLC: By: Weingarten Realty Investors, Its Manager

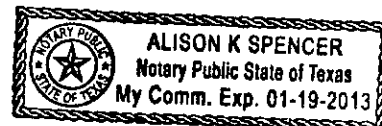
Signature of Property Owner: By: J. Victoria Brown

Print Name: J. Victoria Brown

Subscribed and sworn before me

This 16th day of May, 2012

Alison K Spencer
 Notary Public in and for said County and State



RECEIVED

MAY 23 2012

City of Las Vegas



Justification Letter

May 23rd, 2012

City of Las Vegas
333 North Rancho
Las Vegas, Nevada 89106

Attn: Planning & Development

Proposed Burger King Restaurant

Please accept our Planning Commission submittal for the development of a Burger King restaurant at Decatur and I-215 in the WinCo and Target Shopping Center. We are proposing a 3,440 sq ft restaurant with indoor playground at Restaurant Pad D.

Information

Please find attached for your review:

- 1) Proposed site plan for a 3,440 square foot Burger King restaurant with double drive-thru.
- 2) Landscape Plan: We have provided a 15' landscape setback on Decatur. The majority of the property is fully developed except for the building envelope where our restaurant and drive-thru lane will be constructed. There are pictures that show the existing parking and landscaping on the landscape plan.
- 3) Building Elevations: This project resembles our last two projects in the City of Las Vegas (6780 North Durango & 6080 West Craig Road).
- 4) Proposed floor plan: prototypical Burger King restaurant.

Sustainability:

- 1) Fryers – The fryers specified for this restaurant will use 40% less oil and 10% less energy.
- 2) Broilers – The Duke broiler proposed for this restaurant will reduce gas consumption by 50%.
- 3) Bicycle Parking – We will include proposed bicycle parking in our plans.

The Burger King restaurant will employ approximately 30 people. The restaurant serves approximately 650 guests every day. Hours of Operation may be 24 hours, as WinCo is open 24 hours. Our franchise organization includes 19 Burger King restaurants. We are a Las Vegas family-owned and operated organization and take great pride in creating local jobs and supporting our local economy.

GLENCOE MANAGEMENT, INC.
7432 West Sahara Avenue • Suite 103 • Las Vegas, NV 89117 • (702) 254-7400 • Fax: (702) 254-7494

A Franchisee of Burger King Corporation

RECEIVED
SDR-45495 MAY 23 2012
City of Las Vegas



Findings

- 1) The proposed Burger King restaurant is compatible with adjacent and area development. We followed the guidelines of the REA to develop our exterior elevations.
- 2) The proposed Burger King restaurant is consistent with the General Plan, Title, Design Standards Manual, Landscape/Wall/Buffer Standards and other city plans.
- 3) Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.
- 4) Building and landscape materials are appropriate for the area and for the city.
- 5) Building elevations, design characteristics and all other architectural features are not unsightly; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area.
- 6) Appropriate measures have and will be taken to secure and protect the public health, safety and general welfare.

Thank you for your support.

A handwritten signature in black ink, appearing to read "Thomas McDonald".

Thomas McDonald
Burger King Franchisee
Glencoe Management
7432 West Sahara Suite 103
Las Vegas, Nevada 89117
Phone: 702-254-7400
Fax: 702-254-7494
tmcdglencoe@earthlink.net

RECEIVED

MAY 23 2012

GLENCOE MANAGEMENT, INC.

7432 West Sahara Avenue • Suite 103 • Las Vegas, NV 89117 • (702) 254-7400 • Fax: (702) 254-7494

City of Las Vegas

SDR-45495

A Franchisee of Burger King Corporation

SECRETARY OF STATE



NEVADA STATE BUSINESS LICENSE

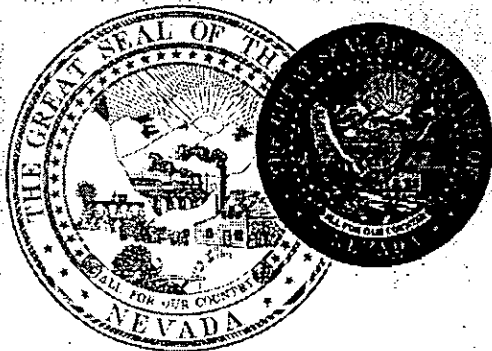
GLENCOE PROPERTIES, INC.

Nevada Business Identification # NV19891009468

Expiration Date: February 28, 2013

In accordance with Title 7 of Nevada Revised Statutes, pursuant to proper application duly filed and payment of appropriate prescribed fees, the above named is hereby granted a Nevada State Business License for business activities conducted within the State of Nevada.

This license shall be considered valid until the expiration date listed above unless suspended or revoked in accordance with Title 7 of Nevada Revised Statutes.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on January 3, 2012

ROSS MILLER
Secretary of State

This document is not transferable and is not issued in lieu of any locally-required business license, permit or registration.

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Please Post in a Conspicuous Location

MAY 23 2012

**You may verify this Nevada State Business License City of Las Vegas
online at www.nvsos.gov under the Nevada Business Search.**

DELEGATION OF AUTHORITY

I, Jeffrey A. Tucker, hereby certify that I am the duly elected Senior Vice President of Weingarten Realty Investors, a Texas real estate investment trust ("WRI"), and further certify as follows:

1. Attached hereto as Exhibit 1 is a true and correct copy of the Trust Resolutions ("Resolutions") adopted by the Board of Trust Managers of WRI on February 22, 2007.

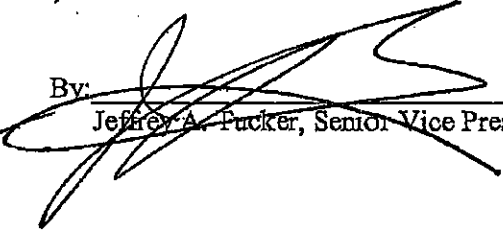
2. As authorized by the Resolutions, the undersigned hereby delegates the authority to execute documents for business transactions to those officers and other employees of WRI ("Delegates") as described in Exhibit 2 attached hereto and made a part hereof so long as the documents to be executed do not pertain to a business transactions in excess of \$10,000,000.00 for Senior Vice Presidents or Vice Presidents nor to a business transaction in excess of \$1,000,000.00 for other named employees.

3. The delegation of authority to each Delegate set forth herein shall continue in full force and effect until the earlier to occur of: (i) the execution by the undersigned, the Chairman, Vice Chairman, Chief Executive Officer or either Executive Vice President of WRI of a written revocation of the delegation of authority set forth herein; or (ii) the date upon which any such Delegate is no longer an employee of WRI.

IN WITNESS WHEREOF, the undersigned has hereunto subscribed his hand this 15th day of March, 2010, to be effective as of June 10, 2009.



By:


Jeffrey A. Tucker, Senior Vice President

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MAY 23 2012

City of Las Vegas

**RESOLUTIONS OF THE
BOARD OF TRUST MANAGERS OF
WEINGARTEN REALTY INVESTORS**

RESOLVED, that any one of the Trust's Chairman, Vice Chairman, Chief Executive Officer, Executive Vice Presidents, and each of the following Senior Vice Presidents: **M. CANDACE DUFOUR** and **JEFFREY A. TUCKER**, shall have the power and authority to take actions on behalf of the Trust and to bind the Trust in business transactions in which the amount involved does not exceed \$50,000,000, and additionally to **ALAN R. KOFOED** with respect to only construction-related transactions in which the amount does not exceed \$30,000,000;

RESOLVED, that any three members of the Trust's Executive Committee shall have the power and authority to take actions on behalf of the Trust and to bind the Trust in business transactions in which the amounts involved exceed \$50,000,000 but do not exceed \$100,000,000, and shall have the further power and authority to designate the officers of the Trust who are authorized to carry out and implement such transactions;

RESOLVED, that any business transactions in which the amounts involved exceed \$100,000,000 shall require the approval of the Board of Trust Managers;

RESOLVED, that with respect to joint ventures, partnerships, limited partnerships, corporations, limited liability companies, trusts and other entities, the dollar limitations stated in these Resolutions will apply with respect to the amount of the equity contribution which the Trust is obligated to make;

RESOLVED, that any officer to whom authority has been granted pursuant to these Resolutions shall have the authority to delegate all or any portion of the delegated authority to any other Senior Vice President or Vice President of the Trust on business transactions in which the amount involved does not exceed \$10,000,000, and to any other employee of the Trust in business transactions in which the amount involved does not exceed \$1,000,000;

RESOLVED, that the transactions to which these Resolutions apply include, but are not limited to, the following, subject to the respective dollar limitations and other limitations stated herein;

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MAY 23 2012

City of Las Vegas

- (i) Borrow money (including incurring liability under Letters of Credit or Guaranty Agreements) secured or unsecured and pledge or mortgage all or any portion of the Trust's assets to secure such borrowing;
- (ii) Purchase or sell assets of the Trust;
- (iii) As landlord, enter into leases for terms of not more than 99 years (including all renewal options) and execute agreements relating to such leases;
- (iv) As tenant, enter into leases covering not more than 200,000 square feet of building floor area for terms of not more than 50 years (including renewal options) and enter into leases covering not more than 40 acres of unimproved land for terms not exceeding 99 years (including all renewal options) and execute all agreements relating to such leases;
- (v) Authorize the Secretary or Treasurer of the Trust to open and close Trust bank accounts;
- (vi) Execute construction contracts covering construction or alterations to or remodeling of improvements;
- (vii) Enter into any joint venture, partnership or limited partnership agreement or execute organizational documents forming any corporation, limited liability company, trust or other entity;
- (viii) Enter into guaranty, indemnity, or similar agreements, whether relating to amounts payable by the Trust or by third parties;
- (ix) Subject to the limitation provided in Section 4.30(B) and Section 4.30(C) of the Texas Real Estate Investment Trust Act and other applicable provisions of the law, in addition to other actions specifically authorized in this Resolution, take any other action relating to the business of the Trust (whether or not similar to the other actions referred to in this Resolution) which the Board of Trust Managers could take.

RESOLVED, that the Board of Trust Managers shall have the authority, in its discretion, to remove any member or members of the Executive Committee at any time serving, with or without cause.

DELEGATES

I. LEASE DOCUMENTS SIGNATURE AUTHORITY

A. "Designated Signatory Attorneys" (Jan Odom, Robert Shakhovitz, Kim Brungardt, Earl Spencer and Edward Barnett) may execute the following documents:

- all leases including rapid leases (10,000 sf or less, based on building area if a pad or ground lease)
- all commencement letters and approvals
- renewals (10,000 sf or less)
- commission agreements (10,000 sf or less)
- assignments (10,000 sf or less)
- subordinations (10,000 sf or less)
- expansion amendments (if the new expansion space is 10,000 sf or less)
- any documents WRI Attorneys are authorized to sign

B. Legal Department Leasing Division Head (Mark Stout, Vice President) may execute the following documents:

- all retail leases (35,000 sf or less, based on building size if a pad or ground lease)
- all industrial leases (100,000 sf or less, based on building size if a pad or ground lease)
- renewals (100,000 sf or less)
- commission agreements (100,000 sf or less)
- assignments (100,000 sf or less)
- subordinations (100,000 sf or less)
- expansion amendments (if the new expansion space is 35,000 sf or less for retail, or 100,000 sf or less for industrial)
- any documents Designated Signatory Attorneys are authorized to sign
- lease termination agreement for any retail lease not to exceed 35,000 sf or industrial leases not to exceed 100,000 sf

II. ACQUISITION/DISPOSITION/DEVELOPMENT DOCUMENTS SIGNATURE AUTHORITY

Marc A. Kasner, Vice President, William M. Crook, Vice President, Anne P. Burke, Carol Fielding Fasano and John R. Hohlt may execute documents in connection with the acquisition, disposition or development of properties, whether written, printed, or in electronic media format, so long as such documents do not (i) establish or modify the purchase price or sales price of the subject property, (ii) pertain directly to the conveyance of fee title to any portion of the properties, or (iii) exceed the dollar limitations stated in the Delegation of Authority document to which this Exhibit is attached.

Exhibit 2
Page 1 of 3

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MAY 23 2012

Additionally, Marc A. Kasner, William M. Crook, Anne P. Burke, Carol Fielding Fasano and John R. Hohlt have the authority to execute the following documents related to the acquisition, disposition or development of properties: Earnest Money Investment Instructions, W-9, Management Agreement (if internal between related WRI entities), limited partnership and limited liability organizational documents if the entity is a single purpose entity which is owned solely by WRI or an entity owned solely by WRI, Access Agreements, Confidentiality Agreements, tenant notice letters and utility notice letters.

Further, Marc A. Kasner and William M. Crook are authorized to sign the following: engagement letters with outside consultants and conflict of interest letters.

III. BANKRUPTCY / LITIGATION DOCUMENTS SIGNATURE AUTHORITY

Jenny Hyun or Boyd Hoekel may execute the following documents:

- Any bankruptcy related document, including but not limited to proofs of claim, rejection claims, administrative claims, cure claims, orders resolving claims, legal representation and other agreements so long as such document does not relate to a claim that exceeds \$300,000 for documents executed by Jenny Hyun or \$100,000 for documents executed by Boyd Hoekel.
- Any litigation related document, including but not limited to affidavits, declarations, orders, legal representation, and other agreements so long as such document does not relate to a lawsuit that exceeds \$300,000 for documents executed by Jenny Hyun and \$100,000 for documents executed by Boyd Hoekel.
- This delegation of authority specifically excludes conveying or receiving fee title, or obligating WRI to convey or receive fee title to any portion of any real property.

IV. GOVERNMENTAL COMPLIANCE DOCUMENTS SIGNATURE AUTHORITY

Victoria Brown, Director of Land Sales and Acquisitions, may execute the following documents related to zoning matters, zoning compliance, platting of properties, property acquisitions and sales; applications related to Variances, Rezoning, Boundary Adjustments and Plats, Site Development Review applications and related submittals, Modifications of Planned Development Districts and PUDs, Conditional Use Permits, and Affidavits related to existing development and parking conditions. Additionally, she may execute proposals for surveys, plats, traffic studies, parking studies, planning consultant proposals, appraisals, and land use or condemnation attorney proposals, the costs of which do not exceed \$25,000.

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MAY 23 2012

Exhibit 2
Page 2 of 3

City of Las Vegas

V. Any one of the following Vice Presidents, may also execute any of the documents described hereinabove:

- Mark D. Stout
- Marc A. Kasner
- William M. Crook
- Jenny J. Hyun

VI. No attorney other than Mark Stout, Marc Kasner, Bill Crook, or Jenny Hyun may sign a document which that attorney has prepared and/or negotiated.

VII. As authorized by the Resolutions, the undersigned hereby delegates to Robert C. Smith, Senior Vice President, may execute documents for all business transactions directly related to new development of property so long as the documents to be executed do not pertain to a business transaction in excess of \$10,000,000.00 nor to a business transaction which has been initiated by Robert C. Smith.

L:\Legal\Acquisitions\Corporate\001 CORPORATE ENTITIES\Corporations\Weingarten Investments Inc\Exhibit 2 Delegation of Authority (WRI WII WNI)-A.doc

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MAY 23 2012

City of Las Vegas

Exhibit 2
Page 3 of 3

L:\Legal\Acquisitions\Corporate\001 CORPORATE ENTITIES\Corporations\Weingarten Investments Inc\Exhibit 2 Delegation of Authority (WRI WII WNI)-A.doc

Receipt/Conformed Copy

A.P. N.: 125-25-601-022, 125-25-601-023
R.P.T.T.: \$139,972.05

Escrow #07-03-0489-BB

Mail tax bill to and
When recorded mail to:
Decatur 215, LLC
655 Madison Avenue, 25th Floor
New York, NY 10021

Requestor:
NEVADA TITLE COMPANY
12/27/2007 08:56:51 T20070222071
Book/Instr: 20071227-0000130
Deed Page Count: 9
Fees: \$19.00 N/C Fee: \$25.00
RPTT: \$139,972.05
Debbie Conway
Clark County Recorder

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That Decatur III, LLC, a Nevada limited liability company, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Decatur 215, LLC a Delaware limited liability company, registered as a foreign LLC in the State of Nevada as Decatur 215 of Nevada, LLC, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

RECEIVED

MAY 23 2012

City of Las Vegas

IN WITNESS WHEREOF, this instrument has been executed this 29th day of
March 2007

Decatur III, LLC, a Nevada limited liability
company

By: Forsaia, Inc., a California corporation, its
Manager

By: S. Forouzan Rad
Said Forouzan Rad, President

By: Insight Holdings, LLC, a Nevada limited
liability company, its Manager

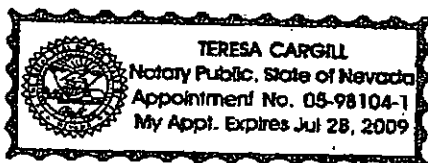
By: [Signature]
James Zeiter, Manager

By: RPN, LLC, a Nevada limited liability
company, its Manager

By: [Signature]
R. Phillip Nourafchan, Manager

State of NEVADA }
County of Clark } ss:

This instrument was acknowledged before me on March 29, 2007
by R. Phillip Nourafchan as Manager
of Decatur III, LLC, a Nevada limited liability company
By: RPN, LLC, a Nevada limited liability company, its Manager



Teresa Cargill
NOTARY PUBLIC
My Commission Expires: 7/28/09

RECEIVED

MAY 23 2012

City of Las Vegas

IN WITNESS WHEREOF, this instrument has been executed this 29th day of
March 2007

Decatur III, LLC, a Nevada limited liability
company

CLARIFICATION COPY

By: Forsait, Inc., a California corporation, its
Manager

By: S. Forouzan Rad
Saïd Forouzan Rad, President

By: Insight Holdings, LLC, a Nevada limited
liability company, its Manager

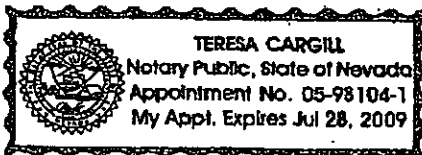
By: [Signature]
James Zeiter, Manager

By: RPN, LLC, a Nevada limited liability
company, its Manager

By: [Signature]
R. Phillip Nourafchan, Manager

State of NEVADA }
County of Clark } ss:

This instrument was acknowledged before me on March 29, 2007
by R. Phillip Nourafchan as Manager
of Decatur III, LLC, a Nevada limited liability company
By: RPN, LLC, a Nevada limited liability company, its Manager

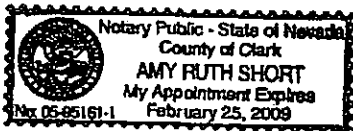


Teresa Cargill
NOTARY PUBLIC
My Commission Expires: 7/28/09

RECEIVED
MAY 23 2012
City of Las Vegas

State of NEVADA }
County of Clark } ss:

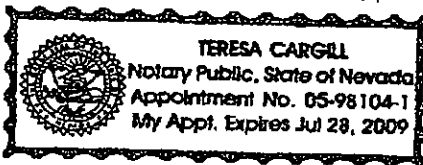
This instrument was acknowledged before me on March 29, 2007
by James Zeiter as Manager
of Decatur III, LLC, a Nevada limited liability company
By: Insight Holdings, LLC, a Nevada limited liability company, its Manager



Amy Ruth Short
NOTARY PUBLIC
My Commission Expires: 2/25/09

State of NEVADA }
County of Clark } ss:

This instrument was acknowledged before me on March 29, 2007
by Said Forouzan Rad as President
of Decatur III, LLC, a Nevada limited liability company
By: Forsaii, Inc., a California corporation, its Manager



Teresa Cargill
NOTARY PUBLIC
My Commission Expires: 7/28/09

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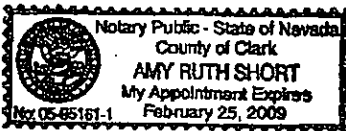
MAY 23 2012

City of Las Vegas

State of NEVADA }
County of Clark } ss:

CLARIFICATION COPY

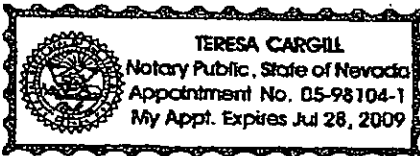
This instrument was acknowledged before me on March 29, 2007
by James Zeiter as Manager
of Decatur III, LLC, a Nevada limited liability company
By: Insight Holdings, LLC, a Nevada limited liability company, its Manager



Amy Ruth Short
NOTARY PUBLIC
My Commission Expires: 2/25/09

State of NEVADA }
County of Clark } ss:

This instrument was acknowledged before me on March 29, 2007
by Saïid Forouzan Rad as President
of Decatur III, LLC, a Nevada limited liability company
By: Forsaii, Inc., a California corporation, its Manager



Teresa Cargill
NOTARY PUBLIC
My Commission Expires: 7/28/09

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MAY 23 2012

City of Las Vegas

EXHIBIT "A"

THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 25,
TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. AND THAT PORTION OF THE
NORTHWEST QUARTER (NW ¼) OF SECTION 30, TOWNSHIP 19 SOUTH,
RANGE 61 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT ONE (1) AND LOT TWO (2) AS SHOWN ON THE PARCEL MAP IN FILE
102 OF PARCEL MAPS, PAGE 16, OFFICIAL RECORDS OF CLARK COUNTY,
NEVADA.

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MAY 23 2012

City of Las Vegas

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)

- a) 125-25-601-022, 125-25-601-023
b) _____
c) _____
d) _____

2. Type of Property:

- ☒ a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☐ f) Comm'/Ind'l
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other _____

FOR RECORDERS'S OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$27,445,300.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$27,445,300.00

Real Property Transfer Tax Due

\$139,972.05

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090,
Section: _____

b. Explain Reason for
Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declare(s) 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, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____ Capacity: GRANTOR/SELLER

Signature: [Signature] Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Decatur III, LLC, a Nevada
limited liability company

Print Name: Decatur 215, LLC

Address: 3110 S. Durango Drive, Suite 203

Address: 655 Madison Avenue, 25th Floor

City/State/Zip: Las Vegas, NV 89117

City/State/Zip: New York, NY 10021

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

Print Name: Nevada Title Company

Esc. #: 07-03-0489-BB

Address: 2500 N Buffalo, Suite 150

City: Las Vegas State: NV Zip: 89128

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

RECEIVED

MAY 23 2012

City of Las Vegas

**State of Nevada
Declaration of Value**

1. Assessor Parcel Number(s)

a) 125-25-601-022, 125-25-601-023

b) _____

c) _____

d) _____

2. Type of Property:

- ☒ a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☐ f) Comm'l/Ind'l
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other _____

FOR RECORDERS'S OPTIONAL USE ONLY

Document/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$27,445,300.00

Deed in Lieu of Foreclosure Only (value of property) _____

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\$27,445,300.00

Real Property Transfer Tax Due _____

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Signature: William M. Crook

Capacity: GRANTOR/SELLER

Signature: Vice President /

Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Decatur III, LLC, a Nevada
limited liability company

Print Name: DECATUR 215, LLC, a Delaware
limited liability company, registered
as a foreign LLC in the State of
Nevada as: DECATUR 215 OF
NEVADA, LLC

Address: 3110 S. Durango Drive, Suite 203

Address: 655 Madison Avenue, 25th Floor

City/State/Zip: Las Vegas, NV 89117

City/State/Zip: New York, NY 10021

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

Print Name: Nevada Title Company

Esc. #: 07-03-0489-BB

Address: 2500 N Buffalo, Suite 150

City: Las Vegas

State: NV

Zip: 89128

JRH
Legal

RECEIVED

MAY 23 2012

City of Las Vegas

State of Nevada CLARIFICATION COPY

Declaration of Value

1. Assessor Parcel Number(s)

- a) 125-25-601-022, 125-25-601-023
b) _____
c) _____
d) _____

2. Type of Property:

- ☒ a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☐ f) Comm'/Ind'l
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other _____

FOR RECORDERS'S OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

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Deed in Lieu of Foreclosure Only (value of property) _____

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Real Property Transfer Tax Due _____

\$139,972.05

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Section: _____

b. Explain Reason for
Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declare(s) 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, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: William M. Crook Capacity: GRANTOR/SELLER

Signature: Vice President / Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION
(REQUIRED) (REQUIRED)

Print Name: Decatur III, LLC, a Nevada
limited liability company

Print Name: DECATUR 215, LLC, a Delaware
limited liability company, registered
as a foreign LLC in the State of
Nevada as: DECATUR 215 OF
NEVADA, LLC

Address: 3110 S. Durango Drive, Suite 203

Address: 655 Madison Avenue, 25th Floor

City/State/Zip: Las Vegas, NV 89117

City/State/Zip: New York, NY 10021

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

Print Name: Nevada Title Company

Esc. #: 07-03-0489-BB

Address: 2500 N Buffalo, Suite 150

City: Las Vegas

State: NV

Zip: 89128

RECEIVED

MAY 23 2012

City of Las Vegas



Receipt/Conformed Copy

A.P.N.: 125-25-501-010
R.P.T.T.: \$46,180.50

Escrow #07-03-0490-BB

Mail tax bill to and
When recorded mail to:
Decatur 215, LLC
655 Madison Avenue, 25th Floor
New York, NY 10021

Requestor:
NEVADA TITLE COMPANY
12/27/2007 08:56:51 T20070222071
Book/Instr: 20071227-0000131
Deed Page Count: 5
Fees: \$16.00 N/C Fee: \$25.00
RPTT: \$46,180.50
Debbie Conway
Clark County Recorder

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That Decatur IV, LLC, a Nevada limited liability company, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Decatur 215, LLC a Delaware limited liability company, registered as a foreign LLC in the State of Nevada as Decatur 215 of Nevada, LLC, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

RECEIVED

MAY 23 2012

City of Las Vegas

IN WITNESS WHEREOF, this instrument has been executed this 29th day of
March 2007

Decatur IV, LLC, a Nevada limited liability
company

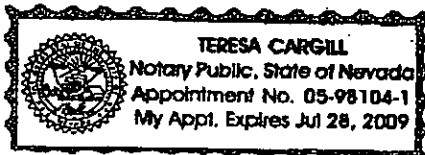
By: Forouzan Inc, a Nevada corporation, its
Manager

By: Saïd Forouzan Rad
Saïd Forouzan Rad, President

By: R. Phillip Nourafchan
R. Phillip Nourafchan, its Manager

State of NEVADA }
County of Clark } ss:

This instrument was acknowledged before me on March 29, 2007
by Saïd Forouzan Rad as President
of Forouzan Inc., A Nevada corporation, its manager
of Decatur IV, LLC, a Nevada limited liability company

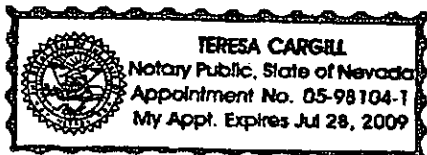


Teresa Cargill
NOTARY PUBLIC

My Commission Expires: 7/28/09

State of NEVADA }
County of Clark } ss:

This instrument was acknowledged before me on March 29, 2007
by R. Phillip Nourafchan as Manager
of Decatur IV, LLC, a Nevada limited liability company



Teresa Cargill
NOTARY PUBLIC

My Commission Expires: 7/28/09

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MAY 23 2012

City of Las Vegas

EXHIBIT "A"

PARCEL I:

THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. AND THAT PORTION OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT ONE (1) AS SHOWN ON THE PARCEL MAP IN FILE 101 OF PARCEL MAPS, PAGE 66, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

PARCEL II:

A NON-EXCLUSIVE EASEMENT FOR ACCESS ACROSS LOT 2 AS SHOWN ON THE PARCEL MAP REFERENCED ABOVE.

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City of Las Vegas

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)

- a) 125-25-501-010
b)
c)
d)

2. Type of Property:

- ☒ a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☐ f) Comm'l/Ind'l
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other

FOR RECORDERS'S OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$9,054,700.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$9,054,700.00

Real Property Transfer Tax Due

\$46,180.50

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090,
Section: _____

b. Explain Reason for
Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declare(s) 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, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____ Capacity: GRANTOR/SELLER

Signature: _____ Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Decatur IV, LLC, a Nevada
limited liability company

Print Name: Decatur 215, LLC

Address: 3110 S. Durango Drive, Suite 203

Address: 655 Madison Avenue, 25th Floor

City/State/Zip: Las Vegas, NV 89117

City/State/Zip: New York, NY 10021

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

Print Name: Nevada Title Company

Esc. #: 07-03-0490-BB

Address: 2500 N Buffaln, Suite 150

City: Las Vegas State: NV Zip: 89128

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

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Signature: _____ Capacity: GRANTOR/SELLER

Signature: William M. Crook Capacity: GRANTEE/BUYER
Vice President /

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION
(REQUIRED) (REQUIRED)

Print Name: Decatur IV, LLC, a Nevada
limited liability company

Print Name: Decatur 215, LLC, a Delaware
limited liability company

Address: 3110 S. Durango Drive, Suite 203

Address: 655 Madison Avenue, 25th Floor

City/State/Zip: Las Vegas, NV 89117

City/State/Zip: New York, NY 10021

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

Print Name: Nevada Title Company

Esc. #: 07-03-0490-BB

Address: 2500 N Buffalo, Suite 150

City: Las Vegas

State: NV

Zip: 89128

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Situate in the Northeast Quarter (NE ¼) of Section 25, Township 19 South, Range 60 East, M.D.M. and the Northwest Quarter (NW ¼) of Section 30, Township 19 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, Nevada, being further described as follows:

Parcel 1 as shown in File 174 of Surveys, Page 16, as recorded June 25, 2008 in Book No. 20080625 as Instrument No. 03752 in the Official Records of Clark County, Nevada

EXCEPTING THEREFROM:

Parcel 1-1 as shown in File 183 of Surveys, Page 73, as recorded March 23, 2011 in Book No. 20110323 as Instrument No. 02568 and as amended by that Certificate of Amendment as recorded May 16, 2011 in Book No. 20110516 as Instrument No. 0001662 in the Official Records of Clark County, Nevada.

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