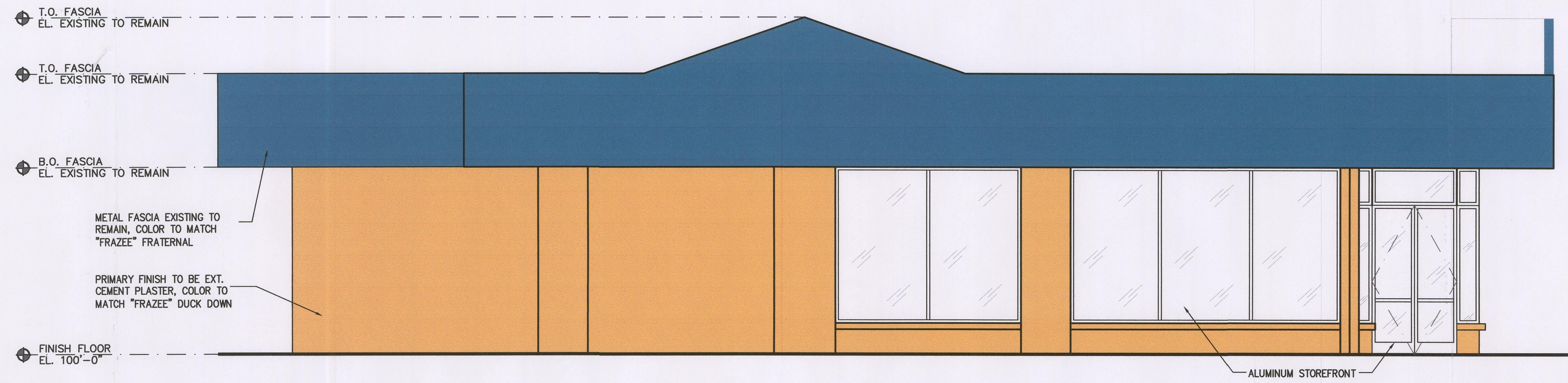




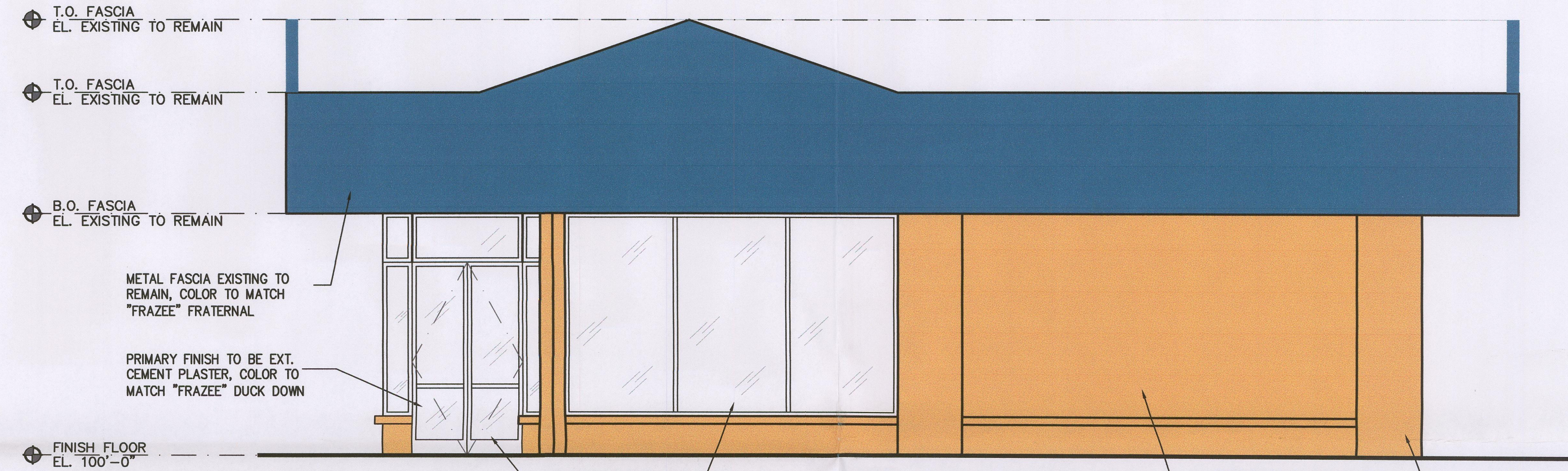
C-STORE SOUTH ELEVATION

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



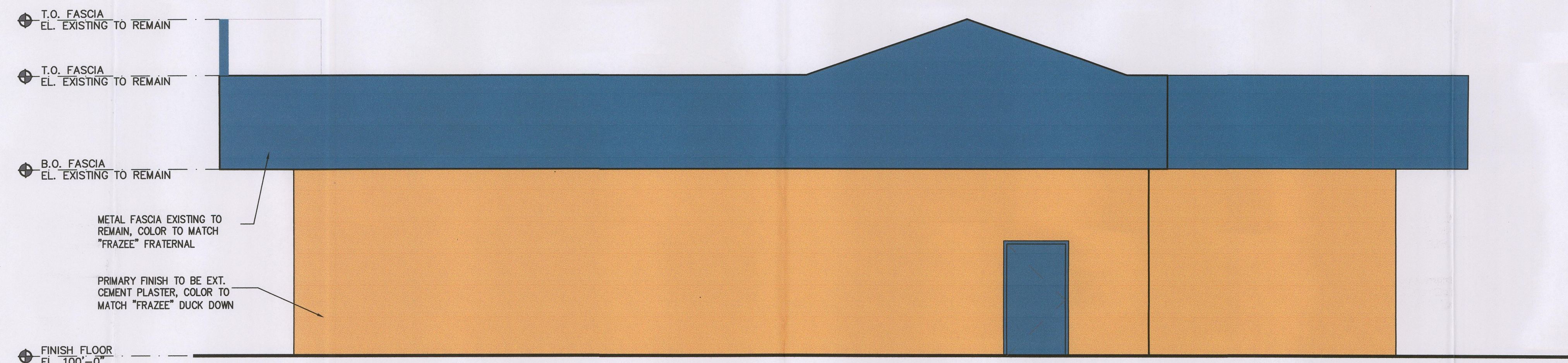
C-STORE WEST ELEVATION

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



C-STORE EAST ELEVATION

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



C-STORE NORTH ELEVATION

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



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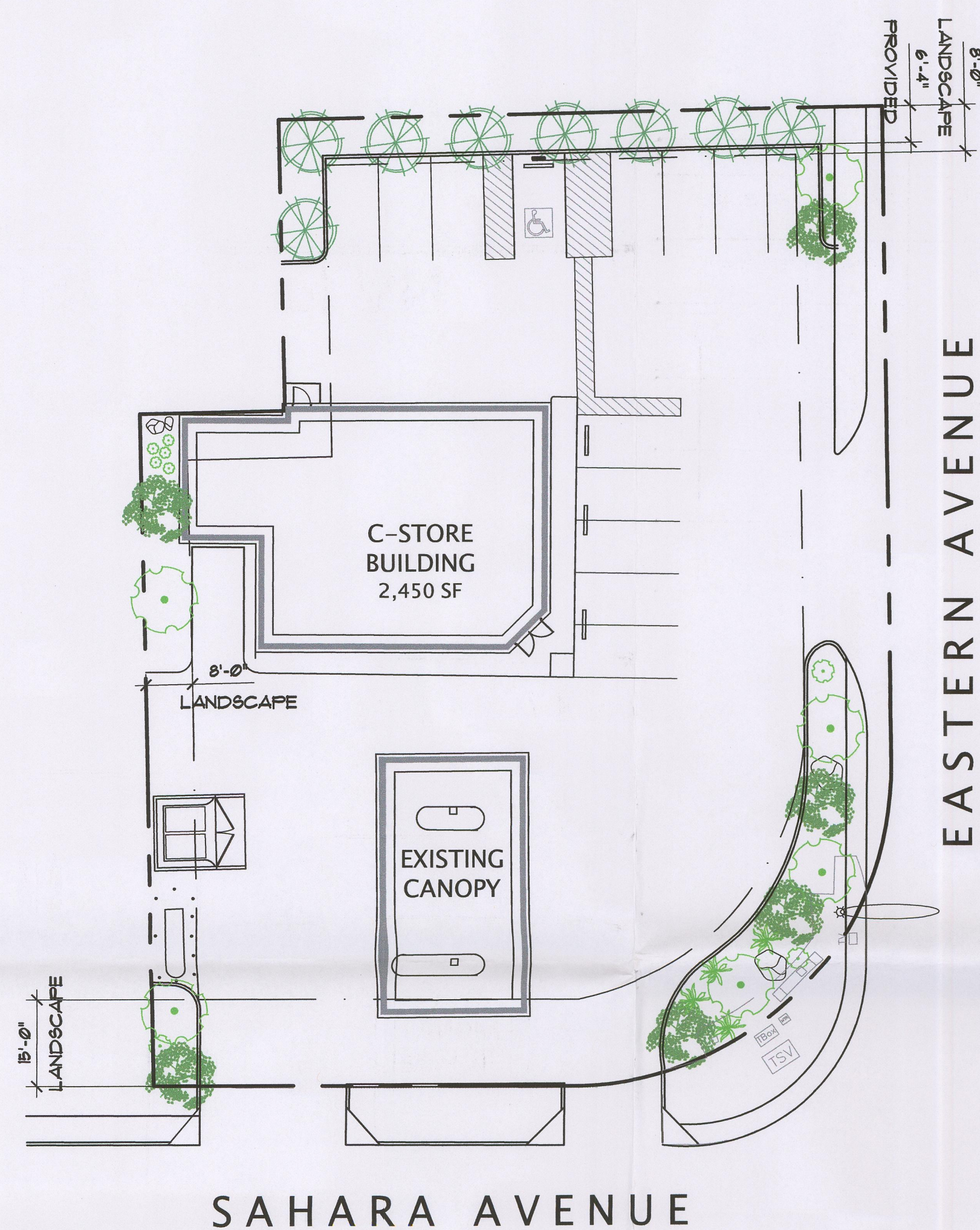
2051 East Sahara
Las Vegas, Nevada

DATE: 24 May 2012

JOB NO.: 12-614

ELEVATIONS
SHEET A3.0
OWNER/DEVELOPER:
Royal Monaco Petroleum

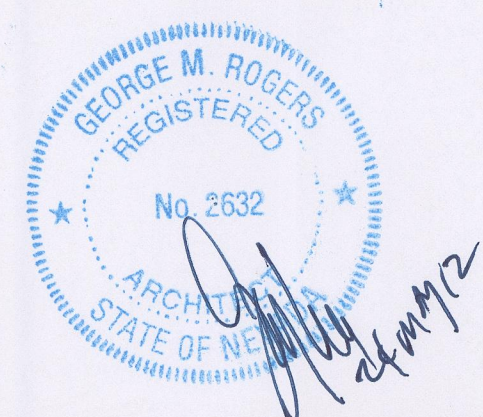
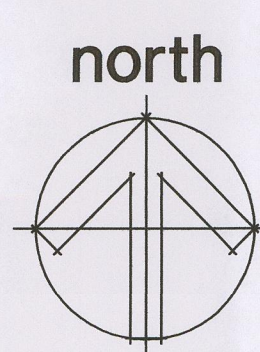
SUP-45540
SDR-45542
07/10/12 PC



PLANT SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
	CAESALPINIA PULCHERRIMA	MEXICAN BIRD OF PARADISE	5 GAL.	PER PLAN	
	RAPHIOLEPIS INDICA	INDIAN HAWTHORNE	5 GAL.	PER PLAN	
	PINUS ELARICA	MONDEL PINE	24" BOX	8	
	FRAXINUS VELUTINA	BLUE PALO VERDE	24" BOX	6	
	PROSOPIS	MESQUITE	24" BOX	6	
		LANDSCAPE BOULDERS			

LANDSCAPE PLAN

SCALE: 1" = 20'-0"



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2051 East Sahara
Las Vegas, Nevada

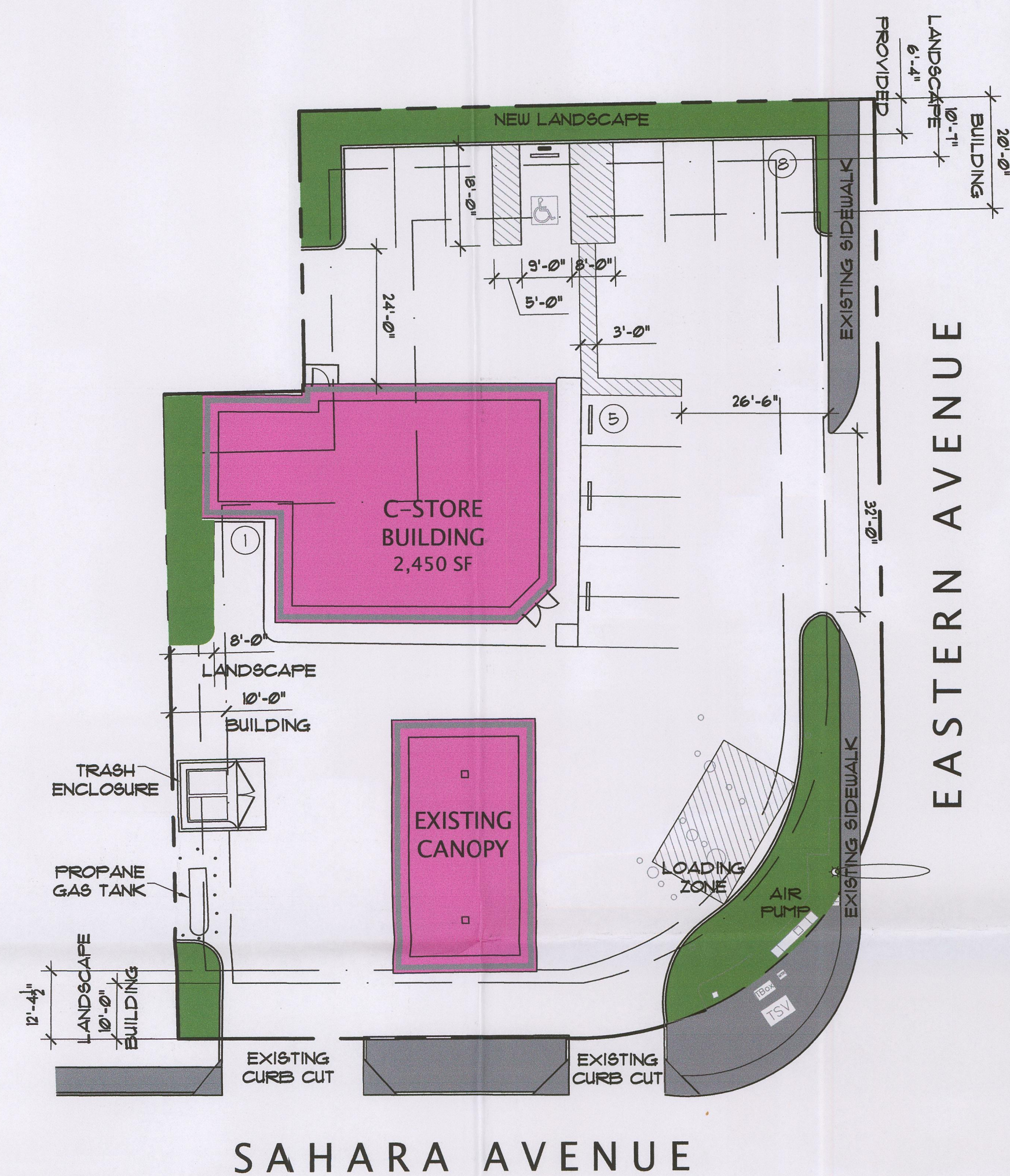
DATE: 24 May 2012

JOB NO.: 12-614

LANDSCAPE PLAN
SHEET L1.0
OWNER/DEVELOPER:
Royal Monaco Petroleum

SUP-45540
SDR-45542

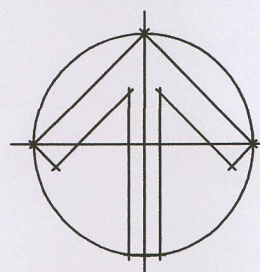




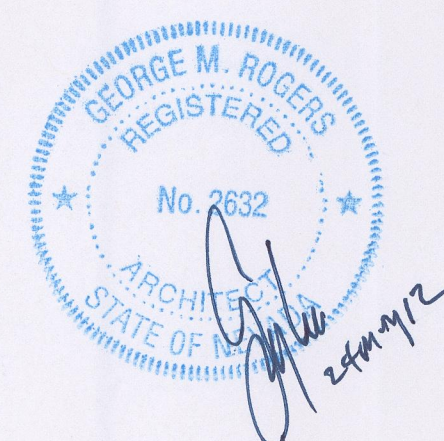
SITE PLAN

SCALE: 1" = 20'-0"

north



12-614 PROJECT DATA (CITY OF LAS VEGAS)				
CURRENT ZONING	C-1 (LIMITED COMMERCIAL DISTRICT)			
DESIRED ZONING	C-1 (LIMITED COMMERCIAL DISTRICT)			
	FRONT	10'-0"	EXISTING	
	CORNER	10'-0"	EXISTING	
	SIDE	10'-0"	EXISTING	
	REAR	20'-0"	EXISTING	
ACCESSOR'S PARCEL	162-02-011-203			
NET SITE AREA	=	20,473.2 SF.		
	=	0.47 ACRES		
COVERAGE	=	MAX.: 50%	ACTUAL: EXISTING	
BUILDING HEIGHT	=	ALLOWABLE	PROVIDED	
		N/A	EXISTING	
BUILDING NAMES		BUILDING AREAS	REQUIRED PARKING	
A	RETAIL	=	2,450 SF	1 SPACE/ 175 SF.
B	GAS PUMPS	=	4 PUMPS	
TOTAL		=	2,450 SF	
ON SITE PARKING				
REQUIRED	=	14	SPACES	(TOTAL SITE)
1 HANDICAP SPACE				
PROVIDED	=	14	SPACES	
1 HANDICAP SPACE				
LOADING ZONES REQUIRED:	=	1	SPACES	(TOTAL SITE)
LOADING ZONES PROVIDED:	=	1	SPACES	



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2051 East Sahara
Las Vegas, Nevada

DATE: 24 May 2012

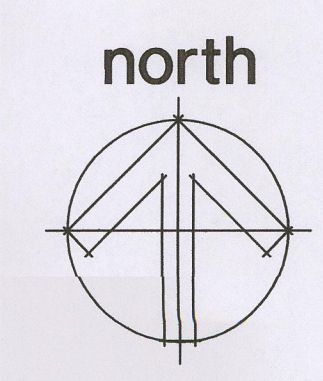
JOB NO.: 12-614

SITE PLAN
SHEET A1.0
OWNER/DEVELOPER:
Royal Monaco Petroleum

SUP-45540
SDD 45540

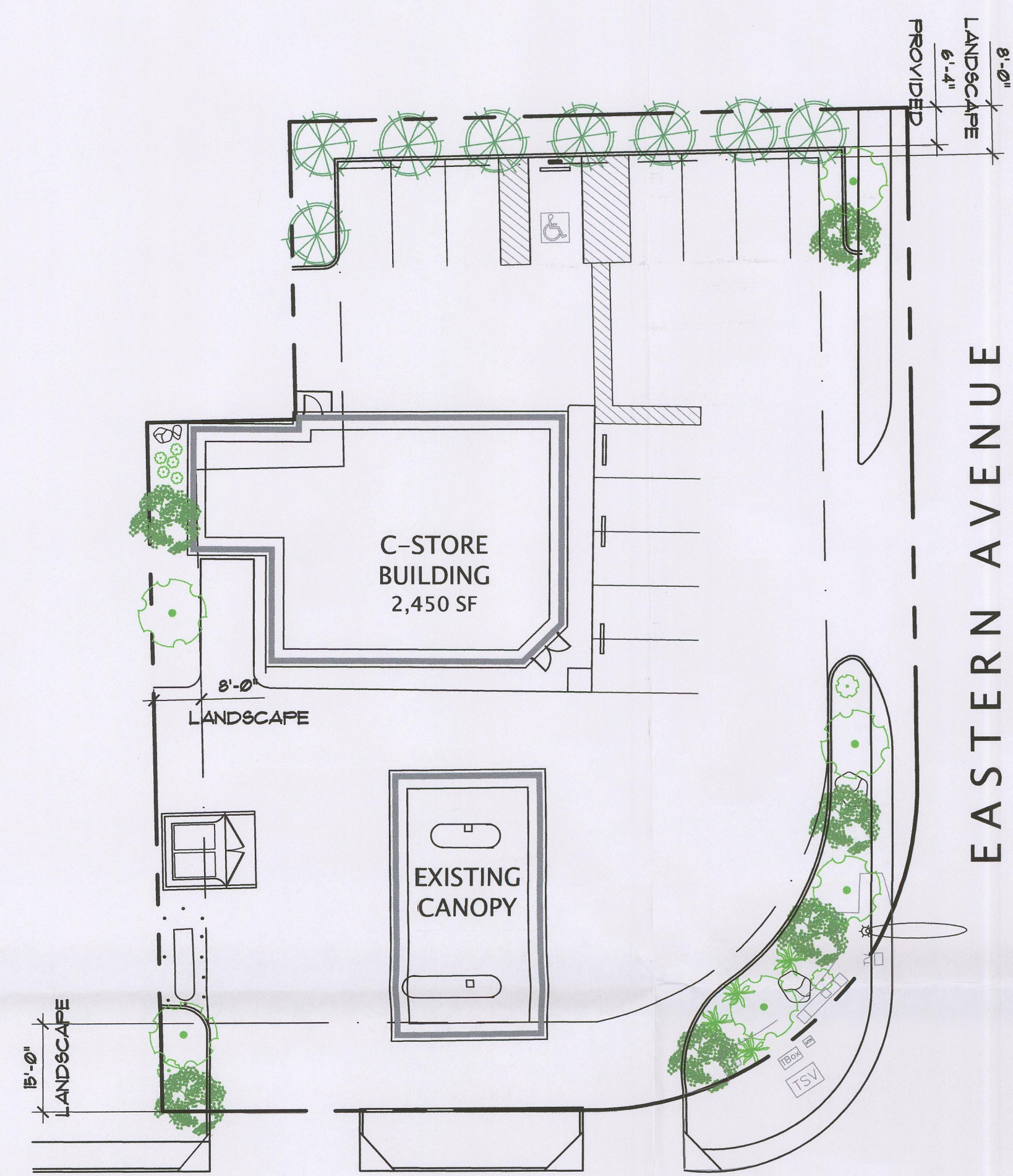


SITE PLAN
SCALE: 1" = 20'-0"



12-614 PROJECT DATA (CITY OF LAS VEGAS)			
CURRENT ZONING	C-1 (LIMITED COMMERCIAL DISTRICT)		
DESIRED ZONING	C-1 (LIMITED COMMERCIAL DISTRICT)		
	FRONT	10'-0"	EXISTING
	CORNER	10'-0"	EXISTING
	SIDE	10'-0"	EXISTING
	REAR	20'-0"	EXISTING
ACCESSOR'S PARCEL	162-02-811-203		
NET SITE AREA =	20,473.2 SF.		
	0.47 ACRES		
COVERAGE =	MAX.: 50%	ACTUAL: EXISTING	
BUILDING HEIGHT =	ALLOWABLE	PROVIDED	
	N/A	EXISTING	
BUILDING NAMES		BUILDING AREAS	REQUIRED PARKING
A	RETAIL	= 2,450 SF	1 SPACE/ 175 SF.
B	GAS PUMPS	= 4 PUMPS	
TOTAL		= 2,450 SF	
ON SITE PARKING			
REQUIRED	=	14 SPACES	(TOTAL SITE)
1 HANDICAP SPACE			
PROVIDED	=	14 SPACES	
1 HANDICAP SPACE			
LOADING ZONES REQUIRED:	=	1 SPACES	(TOTAL SITE)
LOADING ZONES PROVIDED:	=	1 SPACES	



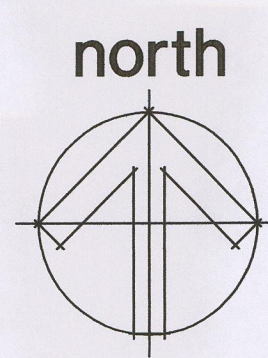


SAHARA AVENUE

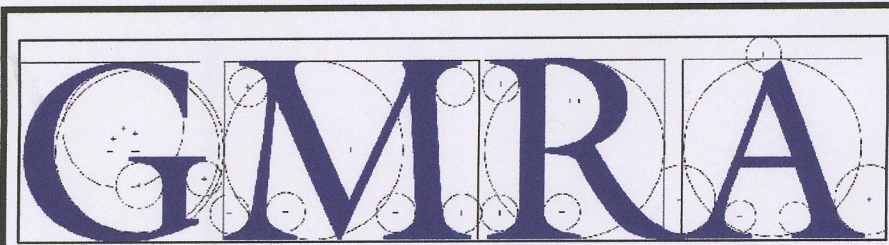
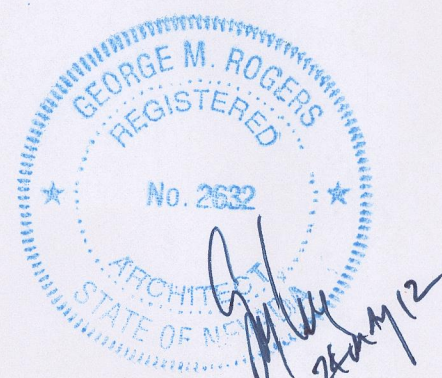
EASTERN AVENUE

LANDSCAPE PLAN

SCALE: 1" = 20'-0"



PLANT SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
	CASSALPINA PULCHERRIMA	MEXICAN BIRD OF PARADISE	5 GAL.	PER PLAN	
	RAPHIOLEPIS INDICA	INDIAN HAWTHORNE	5 GAL.	PER PLAN	
	PINUS ELDARICA	MONDEL PINE	24" BOX	8	
	FRAXINUS VELUTINA	BLUE PALO VERDE	24" BOX	6	
	PROSOPIS	MESQUITE	24" BOX	6	
		LANDSCAPE BOULDERS			



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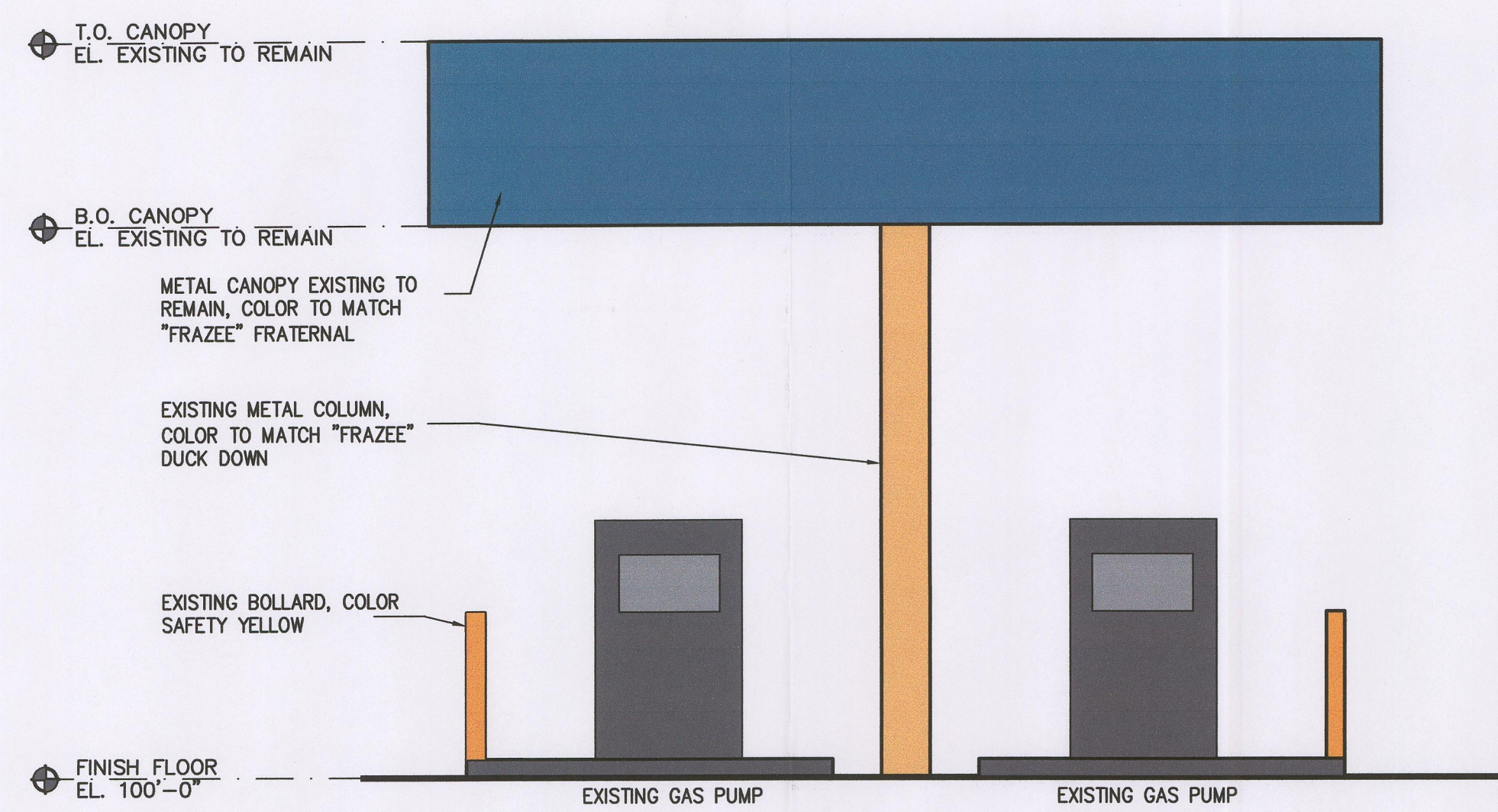
2051 East Sahara
Las Vegas, Nevada

DATE: 24 May 2012

JOB NO.: 12-614

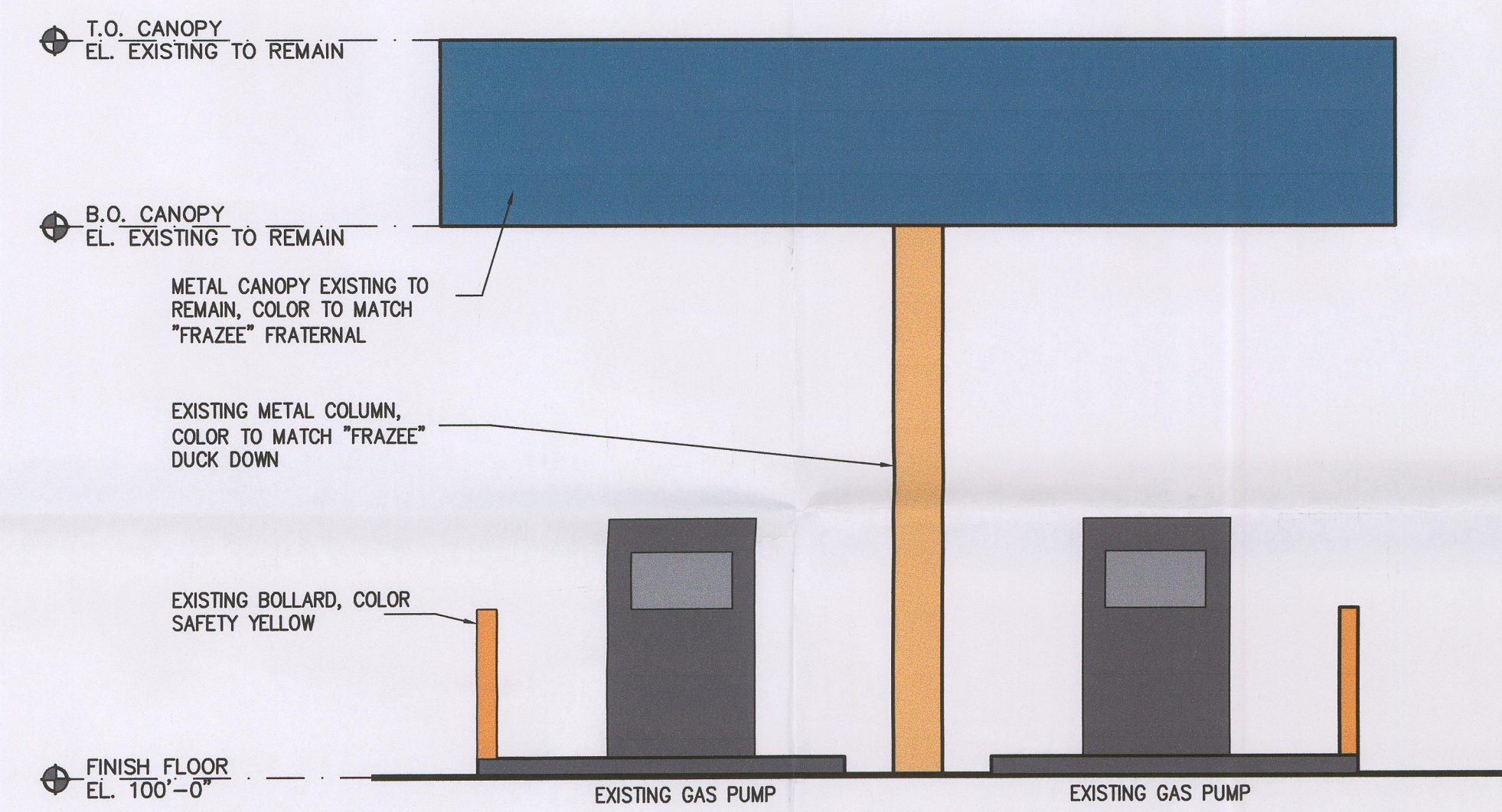
LANDSCAPE PLAN
SHEET L1.0
OWNER/DEVELOPER:
Royal Monaco Petroleum

SUP-45540
SDR-45542
07/10/12 PC



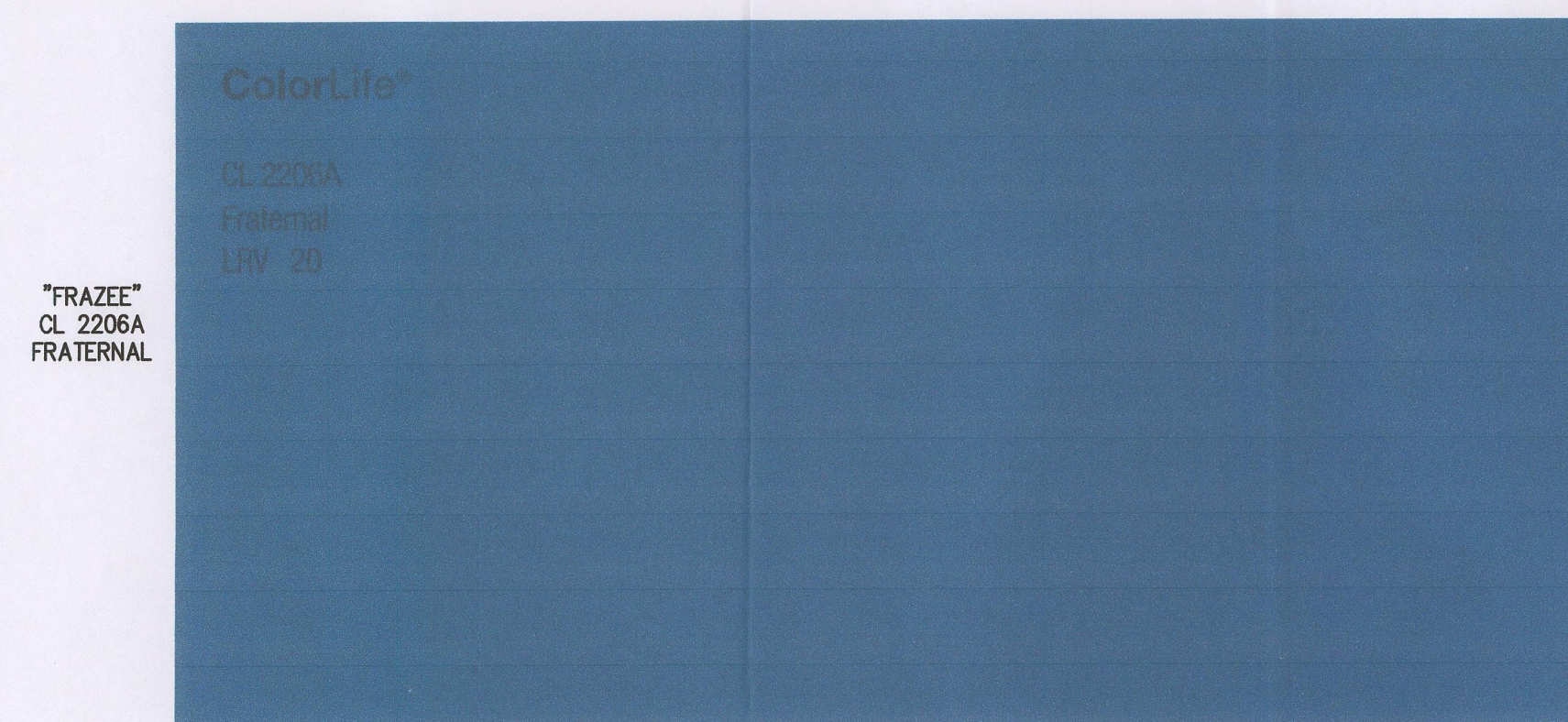
CANOPY NORTH ELEVATION

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

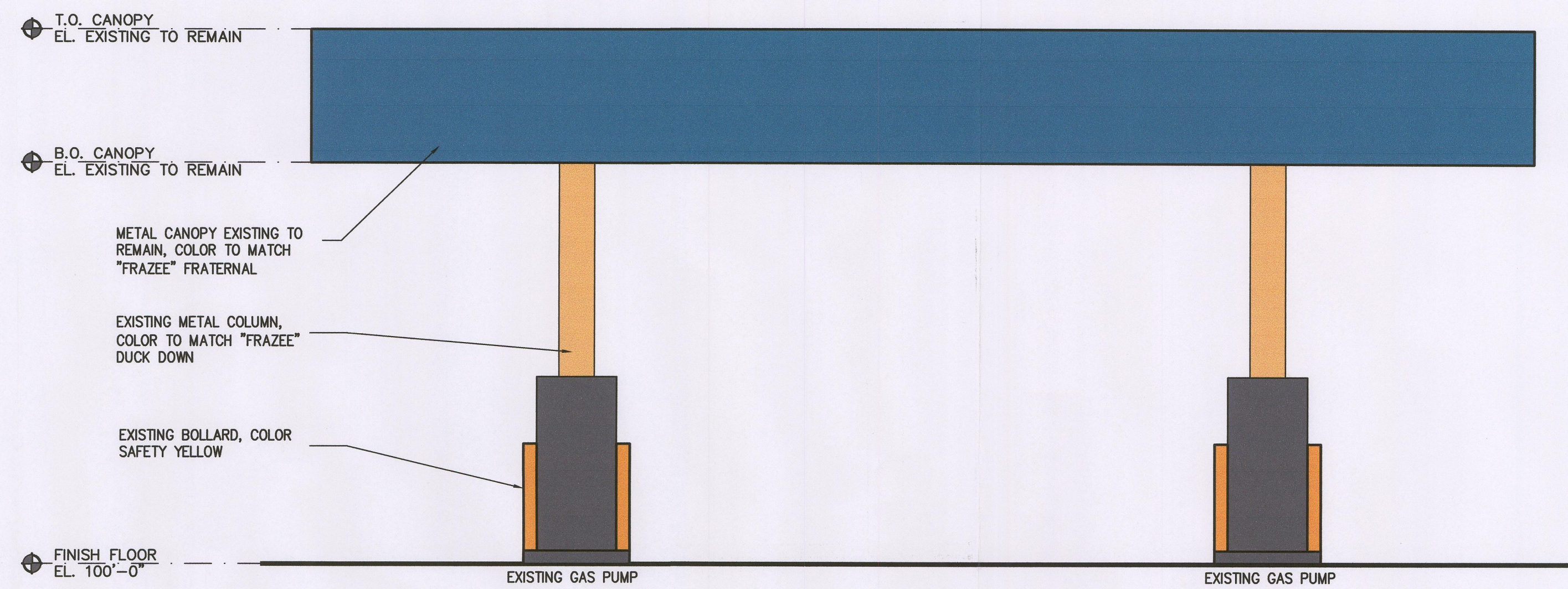


CANOPY SOUTH ELEVATION

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

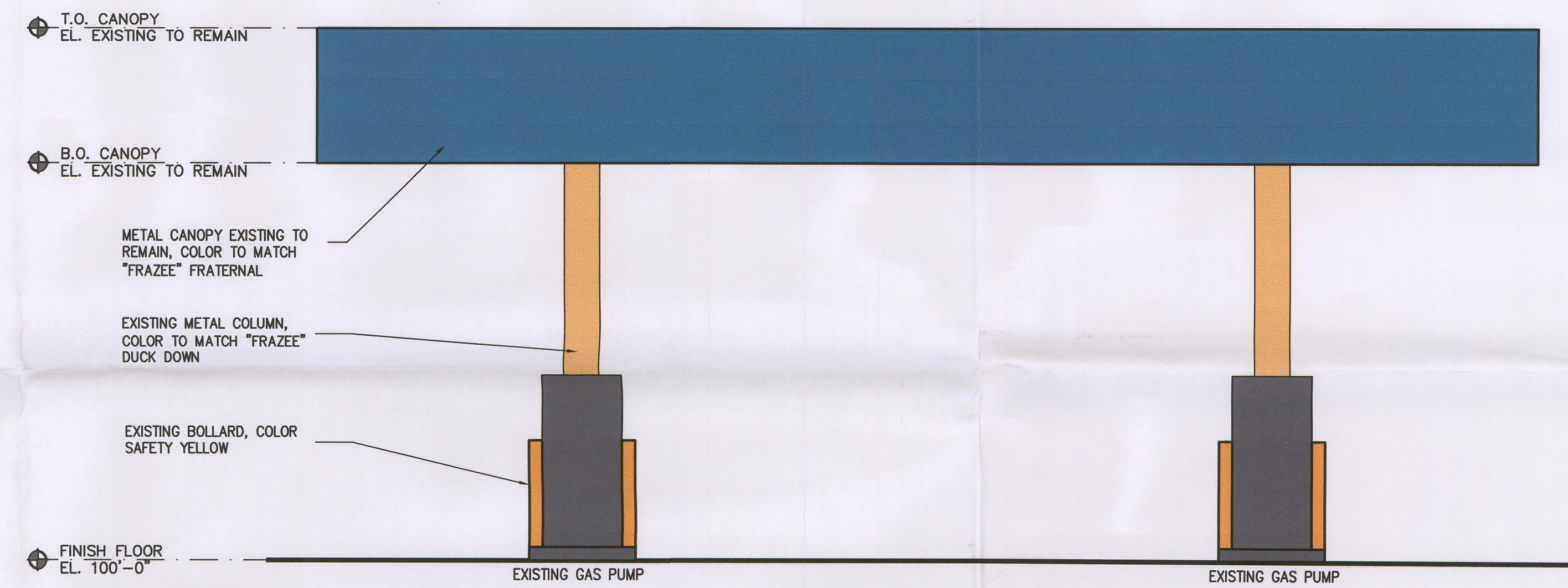


CANOPY & FASCIA COLOR



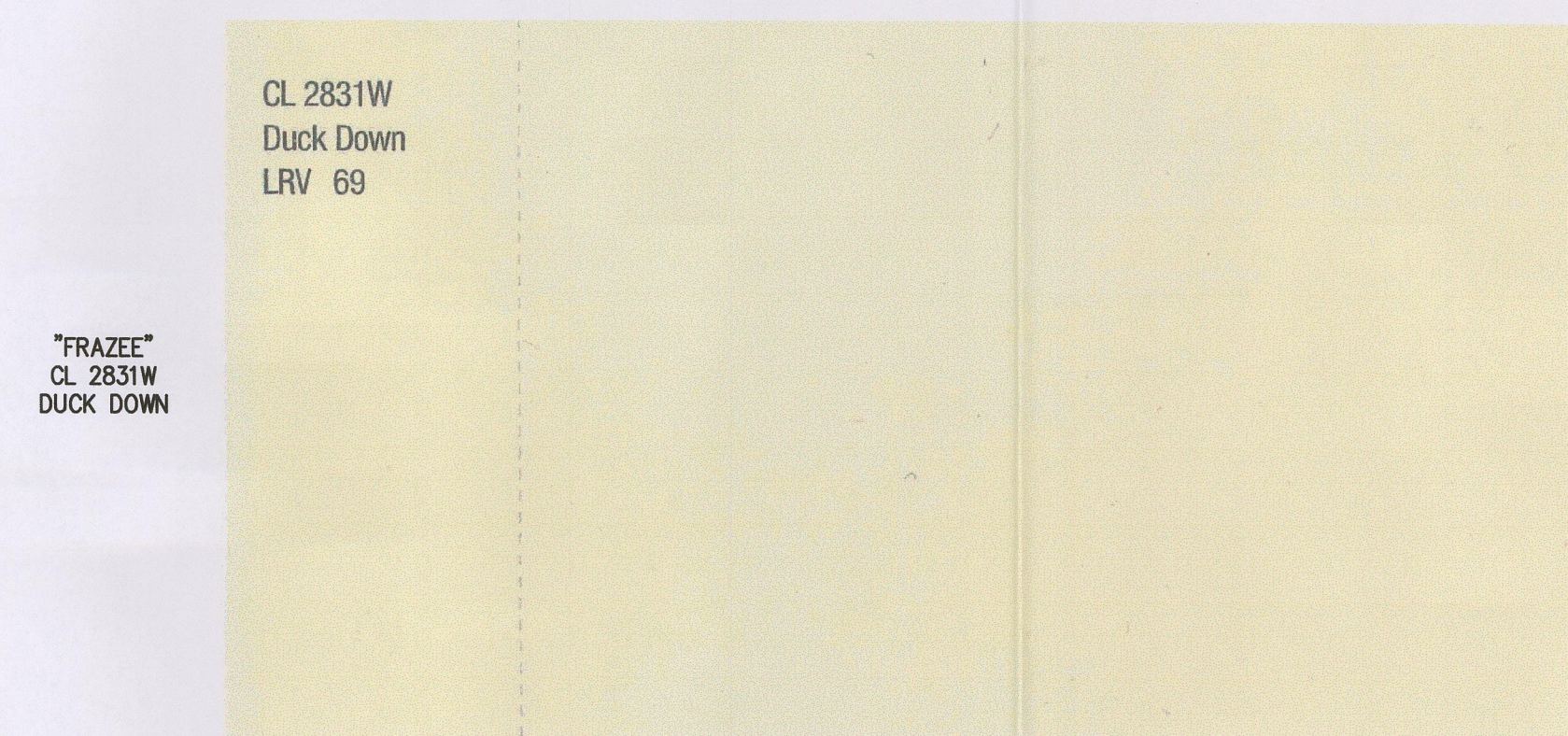
CANOPY EAST ELEVATION

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

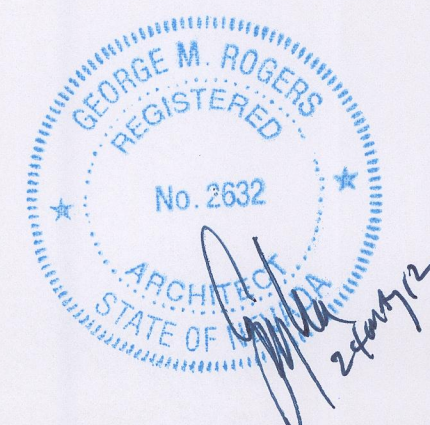


CANOPY WEST ELEVATION

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



BUILDING & STRUCTURE COLOR



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Las Vegas, Nevada

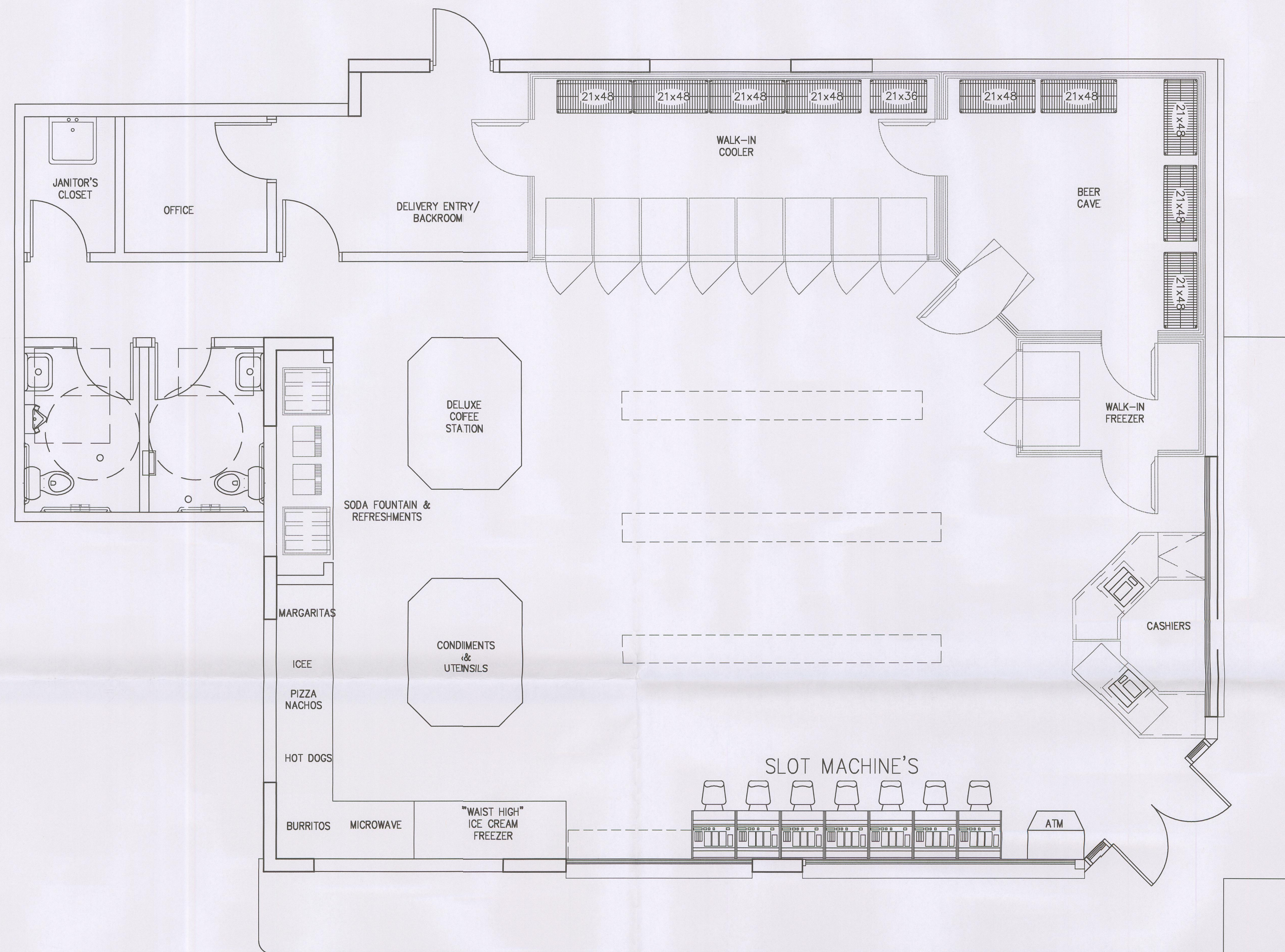
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JOB NO.: 12-614

ELEVATIONS
SHEET A3.1
OWNER/DEVELOPER:
Royal Monaco Petroleum

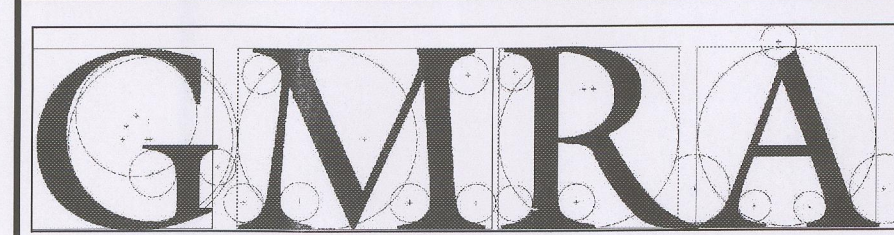
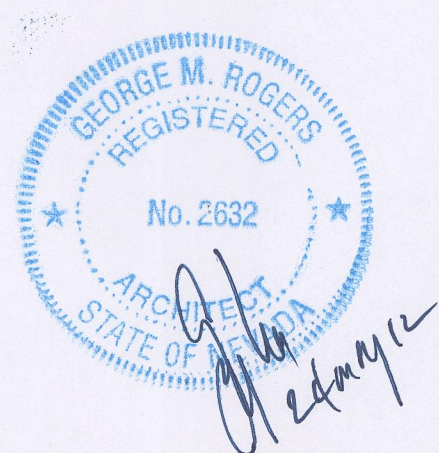
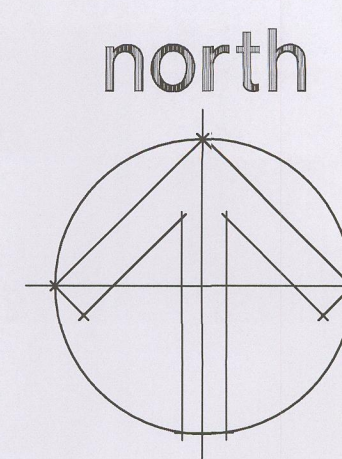


SUP-45540
SDR-45542
07/10/12 PC



FLOOR PLAN

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



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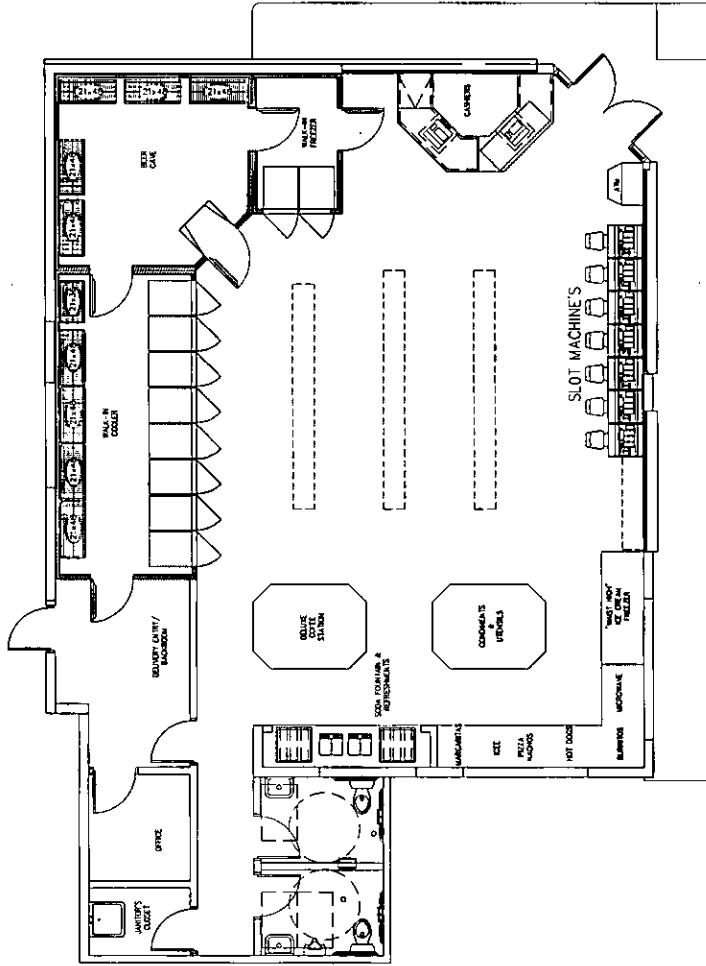
6325 South Jones Blvd.
Suite 100
Las Vegas, Nevada 89118
(702) 894-5027
Fax (702) 894-5028

2051 East Sahara
Las Vegas, Nevada

DATE: 24 May 2012

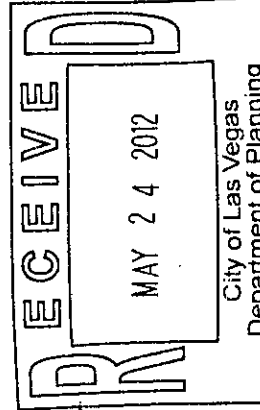
JOB NO.: 12-614

FLOOR PLAN
SHEET A2.0
OWNER/DEVELOPER:
Royal Monaco Petroleum
SUP-45540
SDR-45542



FLOOR PLAN

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

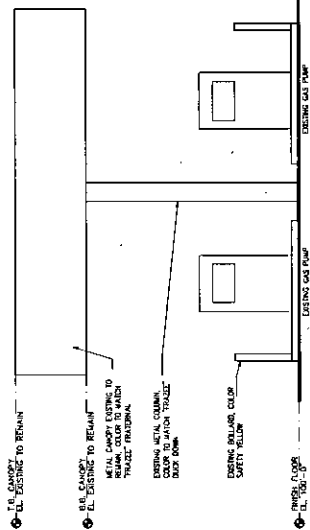


2051 East Sahara
Las Vegas, Nevada

GIMRA
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4325 South Jones Blvd.
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Fax (702) 894-5028
www.gimracmech.com

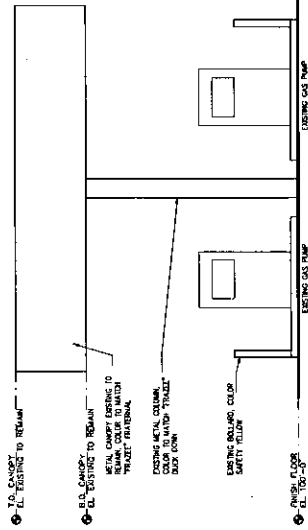
FLOOR PLAN
SHEET A2.0
OWNER/DEVELOPER:
Royal Monaco Petroleum
DATE: 24 May 2012
JOB NO.: 12-614

SUP-45540
SDR-45542



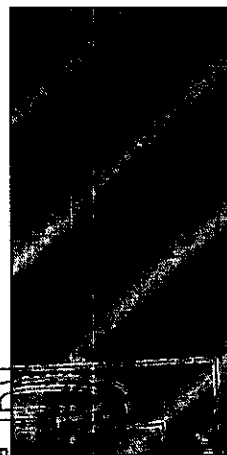
CANOPY NORTH ELEVATION

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



CANOPY SOUTH ELEVATION

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



MAY 24 2012

City of Las Vegas
Department of Planning

CANOPY & FASCIA COLOR

GIMRA
6125 South Jones Blvd.
Las Vegas, Nevada 89118
(702) 894-5627
Fax: (702) 894-5628
www.gimraarchitect.com

2051 East Sahara
Las Vegas, Nevada

DATE: 24 May 2012

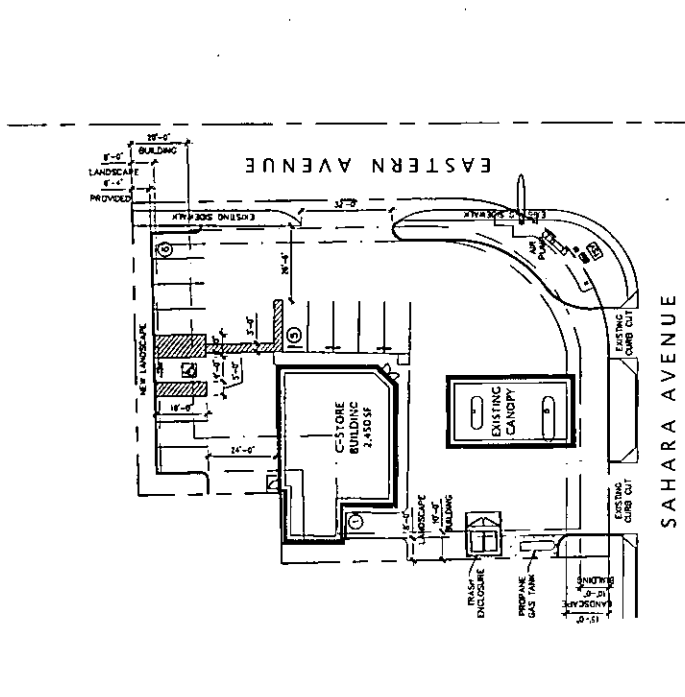
JOB NO.: 12-614

OWNER/DEVELOPER:
Royal Monaco Petroleum

ELEVATIONS
SHEET A3.1

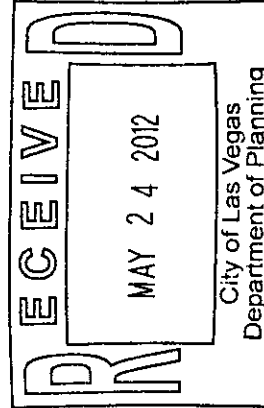
BUILDING & STRUCTURE COLOR

SUP-45540
SDR-45542



SITE PLAN
SCALE: 1" = 20'-0"

PROJECT DATA (CITY OF LAS VEGAS)	
CURRENT ZONING	G-1 (LIMITED COMMERCIAL DISTRICT)
DESIGNED ZONING	G-1 (LIMITED COMMERCIAL DISTRICT)
ACCESSORY'S PARCEL	182-02-011-209
NET SITE AREA	20,473.5 SF.
COVERAGE	20% COVERED
BUILDING HEIGHT	MAX: 30' ACTUAL: EXISTING
BUILDING TYPES	ALLOWABLE PROVIDED EXISTING
	N/A
	2,450 SF
	1 SPACE/ 175 S.F.
	4 PUMPS
	2,450 SF
	14 SPACES (TOTAL SITE)
	1A SPACES
	1 SPACES (TOTAL SITE)
	0 SPACES



2051 East Sahara
Las Vegas, Nevada

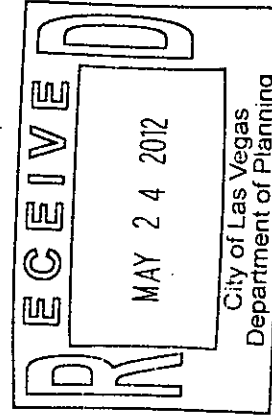
DATE: 24 May 2012
JOB NO.: 12-614
OWNER/DEVELOPER:
Royal Motaco Petroleum

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Fax (702) 894-5024
www.gimraarchitect.com

SUP-45540
SDR-45542



SCALE: 1" = 20'-0"

[illegible]

GMRA

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2051 East Sahara
Las Vegas, Nevada

DATE: 24 May 2012
JOB NO.: 12-614

SUP-45540
SDR-45542



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 BEEHS

ELIZABETH N. FRETWELL
CITY MANAGER

August 16, 2012

Mr. Martin Stephan
James and Lori Johnson
2051 East Sahara Avenue
Las Vegas, Nevada 89104

RE: SDR-45542 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 15, 2012
RELATED TO SUP-45540

Dear Applicants:

The City Council at a regular meeting held August 15, 2012, APPROVED the request for a Site Development Plan Review FOR A PROPOSED 2,450 SQUARE-FOOT CONVENIENCE STORE on 0.47 acres at 2051 East Sahara Avenue (APN 162-02-811-209), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 16, 2012. This approval is subject to:

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 05/24/12, except as amended by conditions herein.
3. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
4. A six-foot solid wall shall be installed in compliance with Title 19.08.040(G)(2)(a) along the north and northwest property line where adjacent to residentially-zoned property prior to the issuance of a Certificate of Occupancy for the Convenience Store.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov



Mr. Martin Stephan
James and Lori Johnson
SDR-45542 – Page Two
August 16, 2012

7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Dedicate the appropriate portions of Eastern Avenue to include the sidewalk area prior to approval of construction drawings or concurrent with the recordation of a map, whichever may occur first.
11. Remove the existing "pan" style driveways on Eastern Avenue adjacent to this site and replace them with a single radius style driveway concurrent with on-site development activities as shown on the approved site plan. The proposed new driveway accessing this site from Eastern Avenue is hereby approved as a deviation from standards. Any further deviations, if any, to width, ingress/egress radii, or throat depth will require separate approval from the City Engineer.
12. In accordance with code requirements of Title 13.56, remove all substandard sidewalk on Eastern Avenue, if any, and replace with new improvements meeting Current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
13. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

Mr. Martin Stephan
James and Lori Johnson
SDR-45542 – Page Three
August 16, 2012

14. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

Sincerely,


Gabriela Portillo-Brenner
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

cc: Ms. Lucy Stewart
1916 Trail Peak Lane
Las Vegas, Nevada 89134



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

July 11, 2012

Mr. Martin Stephan
James and Lori Johnson
2051 East Sahara Avenue
Las Vegas, Nevada 89104

**RE: SDR-45542 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
SUP-45540
PLANNING COMMISSION MEETING OF JULY 10, 2012**

Dear Mr. Stephan:

Your request for a Site Development Plan Review FOR A PROPOSED 2,450 SQUARE-FOOT CONVENIENCE STORE on 0.47 acres at 2051 East Sahara Avenue (APN 162-02-811-209), C-1 (Limited Commercial) Zone, Ward 3 (Coffin), was considered by the Planning Commission on July 10, 2012.

The Planning Commission voted to recommend **APPROVAL** of 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 05/24/12, except as amended by conditions herein.
3. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
4. A six-foot solid wall shall be installed in compliance with Title 19.08.040(G)(2)(a) along the north and northwest property line where adjacent to residentially-zoned property prior to the issuance of a Certificate of Occupancy for the Convenience Store.
5. 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.

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

Mr. Martin Stephan
James and Lori Johnson
SDR-45542 - Page Two
July 11, 2012

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

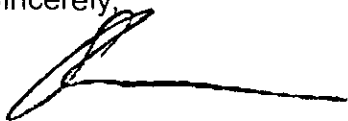
10. Dedicate the appropriate portions of Eastern Avenue to include the sidewalk area prior to approval of construction drawings or concurrent with the recordation of a map, whichever may occur first.
11. Remove the existing "pan" style driveways on Eastern Avenue adjacent to this site and replace them with a single radius style driveway concurrent with on-site development activities as shown on the approved site plan. The proposed new driveway accessing this site from Eastern Avenue is hereby approved as a deviation from standards. Any further deviations, if any, to width, ingress/egress radii, or throat depth will require separate approval from the City Engineer.
12. In accordance with code requirements of Title 13.56, remove all substandard sidewalk on Eastern Avenue, if any, and replace with new improvements meeting Current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

Mr. Martin Stephan
James and Lori Johnson
SDR-45542 - Page Three
July 11, 2012

13. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

This item will be considered by the City Council on August 15, 2012, at 1:00 P.M. in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Lucy Stewart
1916 Trail Peak Lane
Las Vegas, Nevada 89134



June 28, 2012

Mr. Martin Stephan
James and Lori Johnson
2051 East Sahara Avenue
Las Vegas, Nevada 89104

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

**RE: SDR-45542 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
SUP-45540
PLANNING COMMISSION MEETING OF JULY 10, 2012**

Dear Mr. Stephan:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **July 10, 2012** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Tuesday, July 3, 2012** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", is written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Lucy Stewart
1916 Trail Peak Lane
Las Vegas, Nevada 89134

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

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: June 12, 2012
Re: **SDR-45542** James & Lori Johnson 2051 E. Sahara Ave.
Request for a Site Development Plan Review for a proposed convenience store

COMMENTS:

We note that this action may require some type of mapping. We recommend that the Planning Department impose the condition that "The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits."

CONDITIONS OF APPROVAL:

1. Dedicate the appropriate portions of Eastern Avenue to include the sidewalk area prior to approval of construction drawings or concurrent with the recordation of a map, whichever may occur first.
2. Remove the existing "pan" style driveways on Eastern Avenue adjacent to this site and replace them with a single radius style driveway concurrent with on-site development activities as shown on the approved site plan. The proposed new driveway accessing this site from Eastern Avenue is hereby approved as a deviation from standards. Any further deviations, if any, to width, ingress/egress radii, or throat depth will require separate approval from the City Engineer.
3. In accordance with code requirements of Title 13.56, remove all substandard sidewalk on Eastern Avenue, if any, and replace with new improvements meeting Current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
4. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
5. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

City of Las Vegas - Department of Planning.

Development Notification

PC Meeting: July 10, 2012

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

SDR-45542

Crestwood NA

Downtown Business Operators Council

Francisco Park NA

Hillside Heights NA

Huntridge Park NA

Marycrest Manor HOA

Oasis Ridge Apartments

Olive Place Apartments

Palin Terrace Apartments

Sahara - Southridge Association of Business

Showboat NA

Southridge NA

St. Louis/Eastwood Neighborhood

Villa Monterey Senior Apartments

Application Information

SUP-45540 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JAMES & LORI JOHNSON - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN A PROPOSED 2,450 SQUARE-FOOT CONVENIENCE STORE WITH A WAIVER TO ALLOW A 343-FOOT DISTANCE SEPARATION FROM A PARK WHERE 400 FEET IS REQUIRED at 2051 East Sahara Avenue (APN 162-02-811-209), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

SDR-45542 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-45540 - PUBLIC HEARING - APPLICANT/OWNER: JAMES & LORI JOHNSON - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 2,450 SQUARE-FOOT CONVENIENCE STORE on 0.47 acres at 2051 East Sahara Avenue (APN 162-02-811-209), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

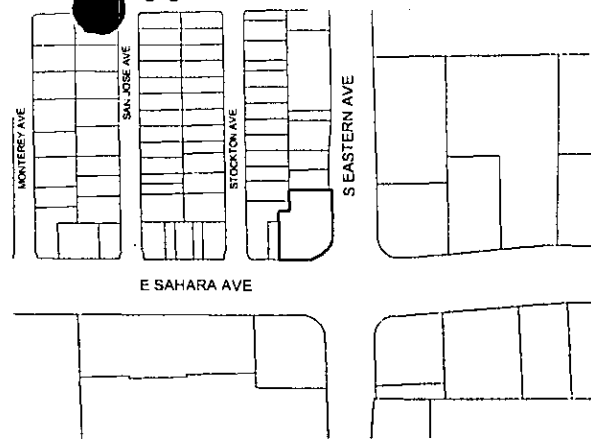
Application Information

SUP-45540 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JAMES & LORI JOHNSON - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN A PROPOSED 2,450 SQUARE-FOOT CONVENIENCE STORE WITH A WAIVER TO ALLOW A 343-FOOT DISTANCE SEPARATION FROM A PARK WHERE 400 FEET IS REQUIRED at 2051 East Sahara Avenue (APN 162-02-811-209), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

SDR-45542 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-45540 - PUBLIC HEARING - APPLICANT/OWNER: JAMES & LORI JOHNSON - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 2,450 SQUARE-FOOT CONVENIENCE STORE on 0.47 acres at 2051 East Sahara Avenue (APN 162-02-811-209), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

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Application Location

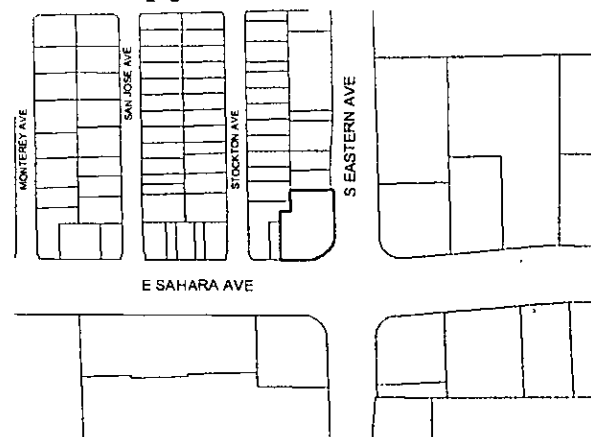


The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: July 10, 2012
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

Application Location



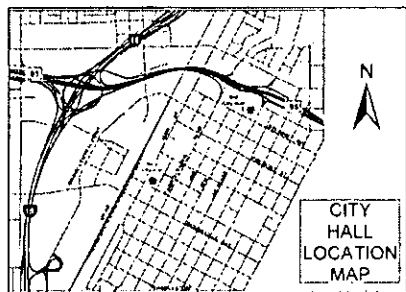
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: July 10, 2012
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

**Return Service Requested
Official Notice of Public Hearing**



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

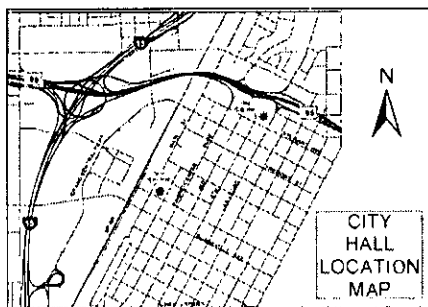
Please use available blank space on card for your comments.

SUP-45540 & SDR-45542

Planning Commission Meeting of 07/10/2012

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

**Return Service Requested
Official Notice of Public Hearing**



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-45540 & SDR-45542

Planning Commission Meeting of 07/10/2012

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

SUP-45540
SDR-45542

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 RIEKKI	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 BURKETT	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



Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

SUP-45540 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JAMES & LORI JOHNSON - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN A PROPOSED 2,450 SQUARE-FOOT CONVENIENCE STORE WITH A WAIVER TO ALLOW A 343-FOOT DISTANCE SEPARATION FROM A PARK WHERE 400 FEET IS REQUIRED at 2051 East Sahara Avenue (APN 162-02-811-209), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

SDR-45542 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-45540 - PUBLIC HEARING - APPLICANT/OWNER: JAMES & LORI JOHNSON - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 2,450 SQUARE-FOOT CONVENIENCE STORE on 0.47 acres at 2051 East Sahara Avenue (APN 162-02-811-209), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

PLANNING COMMISSION: **JULY 10, 2012**

CITY COUNCIL: **AUGUST 15, 2012**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **JUNE 8, 2012**

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:

Report Date 05/24/2012 04:07 PM

Submitted By

Page 1

A/P # 45542 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	05/24/2012 14:01	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

SDR-45542 - SITE DEVELOPMENT PLAN REVIEW - RELATED TO SUP-45540 - PUBLIC HEARING - APPLICANT/OWNER: JAMES & LORI JOHNSON - For possible action on a request for a Site Development Plan Review FOR A PRDPSED 2,450 SQUARE-FOOT CONVENIENCE STORE AND A WAIVER TO ALLDWA 343 FDDT DISTANCE SEPARATION FROM A PARK WHERE A MINIMUM 400-FEET IS REQUIRED at 2051 East Sahara Avenue (APN 162-02-811-209), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

Parent A/P # 45540
Project # 45542 Project/Phase Name CONVENIENCE STORE Phase #
Size/Area 0.47 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16202811209

Location

Owner/Tenant

Contact ID AC2027098 Name JAMES & LORI JOHNSON
Mailing Address 2051 E. SAHARA AVE Organization
City LAS VEGAS State/Province NV
ZIP/PC 89104 Country ☐ Foreign
Day Phone (702) 521-5246 x Evening Phone
Fax (702) 947-2603 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

2051 E SAHARA AVE
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

16202811209

Report Date 05/24/2012 04:07 PM

Submitted By

Page 2

Applicants/Contacts

Primary	N	Capacity	APPL	Contact ID	AC2027098 ☐ Foreign
Effective		Expire			
Name	JAMES & LORI JOHNSON				
Day Phone	(702)521-5246 x	Eve Phone		Organization	
Pager		PIN #		Position	
Fax	(702)947-2603	Mobile		Profession	
E-Mail					
Address	2051 E. SAHARA AVE LAS VEGAS, NV 89104				
Seasonal Addr					
Valid From		To			
Comments	No Comments				
CONTACT ADDITIONAL					

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License ☐ Percent Owned ☐ Waiver ☐ Health Care ☐ Director Letter ☐ Original Transcript ☐

Orientation Attended ☐

There are no items in this list

Primary	N	Capacity	OWNER	Contact ID	AC2027098 ☐ Foreign
Effective		Expire			
Name	JAMES & LORI JOHNSON				
Day Phone	(702)521-5246 x	Eve Phone		Organization	
Pager		PIN #		Position	
Fax	(702)947-2603	Mobile		Profession	
E-Mail					
Address	2051 E. SAHARA AVE LAS VEGAS, NV 89104				
Seasonal Addr					
Valid From		To			
Comments	No Comments				

Report Date 05/24/2012 04:07 PM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Orientation Attended Percent Owned Waiver Health Card Director Letter Original Prescripts

There are no items in this list

Primary Y Capacity OTHER Other REP Contact ID AC620352 ☐ Foreign
Effective Expire
Name LUCY STEWART
Day Phone (702)499-6469 x Eve Phone Organization
Pager PIN # Position
Fax (702)946-0857 Mobile Profession
E-Mail
Address 1916 TRAIL PEAK LANE
LAS VEGAS, NV 89134
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Orientation Attended Percent Owned Waiver Health Card Director Letter Original Prescripts

There are no items in this list

Report Date 05/24/2012 04:07 PM

Submitted By

Page 4

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$500.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Successful
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0
Pre-Check Conditions Added:	0
Inspections Added:	0
Reviews Added:	13
DEVCO	
NEIGH P&S	
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

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	05/24/2012 14:06	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	05/24/2012 14:06	30.00
PROCESSING FEE	P	05/24/2012 14:06	500.00
Total Unpaid		0.00	Total Paid 1030.00

Inspections

There are no Inspections for this Report

Review Activities

Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
499867	DEVCO	1	Incomplete	☐	05/24/2012 16:07		
499868	NEIGH P&S	1	Incomplete	☐	05/24/2012 16:07		

Report Date 05/24/2012 04:07 PM

Submitted By

Page 5

Review/Activities Review/Comments	Review Type	#	Status	Waived	Revised	Started	Completed	Completed By
499869	B&S PLAN	1	Incomplete	☐		05/24/2012 16:07		
499870	FLOOD	1	Incomplete	☐		05/24/2012 16:07		
499871	ROW	1	Incomplete	☐		05/24/2012 16:07		
499872	TRAFFIC	1	Incomplete	☐		05/24/2012 16:07		
499873	TEFO	1	Incomplete	☐		05/24/2012 16:07		
499874	SURVEY	1	Incomplete	☐		05/24/2012 16:07		
499875	SID	1	Incomplete	☐		05/24/2012 16:07		
499876	SEWER	1	Incomplete	☐		05/24/2012 16:07		
499877	LAND DEV	1	Incomplete	☐		05/24/2012 16:07		
499878	FIRE ENG	1	Incomplete	☐		05/24/2012 16:07		
499879	ENGDESIGN	1	Incomplete	☐		05/24/2012 16:07		

Activity Review Detail

Detail SUBMITTAL CHECKLIST (SDR)

Modified By GKAPOVICH

Modified Date/Time 05/24/2012 14:01

Comments

No Comments

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 |
| Y DINA (Not Always Required) | Y Laser Print Floor Plan |
| Y Statement of Financial Interest | Y Laser Print Elevation |

Y Business Licensing Requirements Met

Y Business License Exempt

Check Conditions
Condition
Supervisor Required

Approval

Approved By
Comments

Approved Date

Applied By

Applied Date

Assigned

Z-LEGAL
N

984224

05/24/2012 14:01

Report Date 05/24/2012 04:07 PM

Submitted By

Page 6

Check Conditions Condition Superior Required	Approval Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assessed
--	----------------------	-------------------------	---------------	------------	--------------	----------

Project #	AP Type	Status	Stage	Reason
-----------	---------	--------	-------	--------

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?

Y Parent Project link required?

Sustainable Component?

Y Will this go to the City Council?

Hearing Type

Public, Non-Public, AdminPUBLIC

Is there a condition of approval for a Required Review?

Staff Recommendation

If yes, when does it need to be reviewed?

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	PC	SCHEDULED		0	0	0
GKAPOVICH	05/24/2012					

Template Type/AP #	AP Type	Status	Stage
--------------------	---------	--------	-------

No children exist for this project

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

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT# LUCY STEWART; QUE SUAVE; CK#1501; 702.499.6469	984728	05/24/2012 14:07		0.00

No Model Home Details



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review
 Project Address (Location) 2051 E. Sahara
 Project Name Convenience Store Proposed Use _____
 Assessor's Parcel #(s) 162-02-811-209 Ward # 3
 General Plan: existing SC proposed SC Zoning: existing C-1 proposed C-1
 Commercial Square Footage 1708 Floor Area Ratio _____
 Gross Acres .47 Lots/Units 1 Density _____
 Additional Information Request a waiver to provide alternative landscaping

PROPERTY OWNER James & Lori Johnson Contact Martin Stephan
 Address 2051 E. Sahara Phone: 702-521-52 Fax: 702-947-28
 City Las Vegas State NV Zip 89104-3829
 E-mail Address martinstephan@cox.net

APPLICANT James & Lori Johnson Contact Martin Stephan
 Address 2051 E. Sahara Phone: 702-521-52 Fax: 702-947-28
 City Las Vegas State NV Zip 89104-3829
 E-mail Address martinstephan@cox.net

REPRESENTATIVE Lucy Stewart Contact same
 Address 1916 Trail Peak Lane Phone: (702) 499-6469 Fax: (702) 948-0857
 City Las Vegas State NV Zip 89134
 E-mail Address stewplan@aol.com

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

Subscribed and sworn before me
 This 23rd day of May, 20 12
Christina Rourke

Notary Public in and for said County and State

Revised 10/27/08

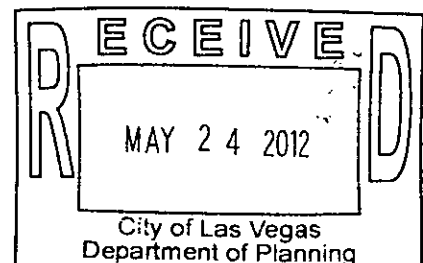


FOR DEPARTMENT USE ONLY

Case #	<u>SDR-45542</u>
Meeting Date:	<u>7-10-12 PL</u>
Total Fee:	<u>\$1,030</u>
Date Received:*	<u>5-24-12</u>
Received By:	<u>[Signature]</u>

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

f:\depot\Application Packet\Application Form.pdf





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-45542** APN: 162-02-811-209
Name of Property Owner: James & Lori Johnson
Name of Applicant: James & Lori Johnson
Name of Representative: Lucy Stewart

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

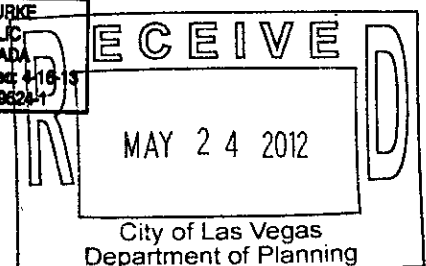
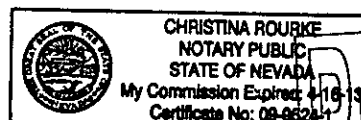
Signature of Property Owner: _____

Print Name: James Johnson

Subscribed and sworn before me

This 23rd day of May, 2012

Christina Rourke
Notary Public in and for said County and State



*Lucy Stewart
1916 Trail Peak Lane
Las Vegas, NV 89134
(702) 499-6469-cell.
(702) 946-0857-fax*

May 24, 2012

City of Las Vegas, Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

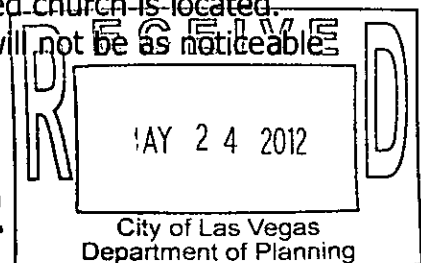
RE: 2051 E. Sahara

Dear Sir or Madam:

Please accept this letter as our justification for a Special Use Permit and waivers for the above referenced property. This site was originally approved as a service station with a repair garage, over 50 years ago. A potential purchaser would like to update the property and remove the repair garage and replace it with a convenience store with beer and wine sales. We are closing the service bays, cleaning up the garage area and adding almost an additional 1000 square feet of store area, revamping the façade and the pump canopies. Instead of tearing down the building we are reusing and expanding the building with a LEED certified architect.

We are requesting a waiver from the park located at the southeast corner of St. Louis and Eastern Avenue. Eastern Avenue is a major street, 6 lanes divided, and there is commercial development to the south of the park. It doesn't appear the sale of alcohol will have an impact on the park. Anyone leaving our location has to cross three lanes of traffic and make a u-turn at the traffic signal at Sahara Avenue, then pass two different commercial properties before reaching the park. There is also a potential church at the northeast corner of Eastern Avenue and Sahara Avenue, however we have not found a certificate of occupancy for it. If the church does in fact exist, however, this site is separated by a six lane divided roadway. To reach the church a car would have to exit this property, cross three lanes of traffic, make a u-turn at the intersection, cross three more traffic lanes to enter the site where the alleged church is located. Since we are adding landscaping along Eastern our site will not be as noticeable from the park or church as it is today.

SUP-45540
SDR-45542



We believe this to be a good use of the property and will be an asset to the community. Thank you for your consideration in this matter, please do not hesitate to contact me with any questions.

Yours truly,



Lucy Stewart

SUP-45540
SDR-45542

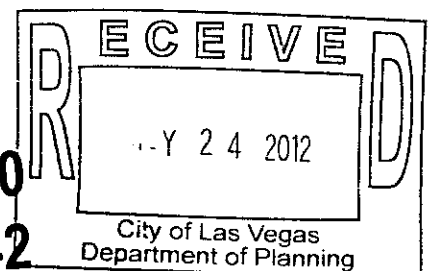


Exhibit "A"

Parcel I:

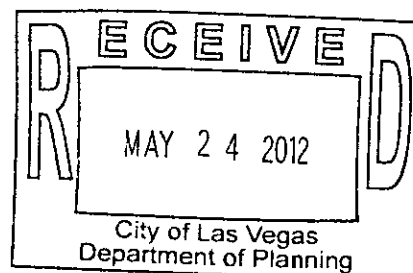
That portion of Block Eleven (11) of Amended Plat of Metropolitan Addition to the City of Las Vegas, as shown by map thereof on File in Book 2 of Plats, Page 12, in the Office of the County Recorder of Clark County, Nevada.

BEGINNING at the Northeast Corner of Lot Thirty-One (31) in said Block 11; Thence South $89^{\circ}20'09''$ West along the North line of said Lot 31 a distance of 104.35 feet to the Northwest Corner thereof; Thence South $0^{\circ}41'11''$ East a distance of 25.00 feet to the Northeast corner of Lot 21 in said Block 11; Thence South $89^{\circ}20'09''$ West along the North Line of said Lot 21 a distance of 25.00 feet to a point; Thence South $0^{\circ}41'11''$ East a distance of 115.95 feet to the North right of way line of the East Sahara Avenue; Thence South $89^{\circ}23'31''$ East along the said North right of way line a distance 72.50 feet to a point; Thence from a tangent whose bearing is the last described course turning to the left along a curve having a radius of 55.00 feet and subtending a central angle of $90^{\circ}53'00''$ an arc length of 87.24 feet to a point on the West right of way line of Eastern Avenue; Thence North $0^{\circ}16'31''$ West along the said West right of way line a distance of 87.95 feet to the POINT OF BEGINNING.

Parcel 11:

All of Lot Thirty-Two (32) in Block Eleven (11) of Amended Plat of Metropolitan Addition to the City of Las Vegas, as shown by map thereof on file in Book 2 of Plats, Page 12, in the Office of the County Recorder of Clark County, Nevada.

BEGINNING at the Southeast Corner of Lot 32 in said Block 11; Thence South $89^{\circ}20'09''$ West along the South line of said Lot 32, a distance of 104.35 feet to the Southwest corner thereof; Thence North $0^{\circ}41'11''$ West along the West line of said Lot 32 a distance of 25.00 feet to the Northwest corner thereof; Thence North $89^{\circ}20'09''$ East along the North line of said Lot 32 a distance of 104.53 feet to a point on the West right of way line of Eastern Avenue; Thence South $0^{\circ}16'31''$ East along the said West right of way line of Eastern Avenue a distance of 25.00 feet to the POINT OF BEGINNING.





20040414-0001224

Fee: \$18.00 RPTT: EX#003
04/14/2004 08:07:07 T20040003085
Req: UNITED TITLE OF NEVADA
Frances Deane
Clark County Recorder Pgs: 6

APN# 162-02-811-209

RE-RECORD

GRANT, BARGAIN-SALE DEED

Type of Document
(Example: Declaration of Homestead, Quit Claim Deed, etc.)

RE-RECORDED

✓
Rerecording to correct
legal

Recording requested by:

United

Return to:

Name _____

Address United Title of Nevada

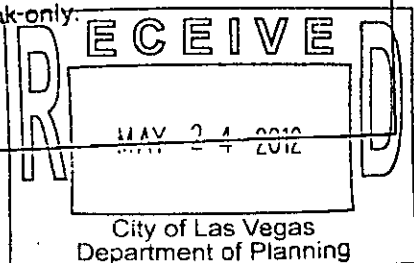
3980 Howard Hughes Pkwy., Ste. 100

City/State/Zip Las Vegas, Nevada 89109

This page added to provide additional information required by NRS 111.312 Sections 1-2
(Additional recording fee applies).

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

CS10/03



RE RECORDED TO CORRECT LEGAL
DESCRIPTION

Tax Parcel 162-02-811-209
Affix R.P.T.T. ~~\$3,704.60~~

WHEN RECORDED MAIL TO and
MAIL TAX STATEMENTS TO:

James D. Johnson & Lori J. Johnson
2051 East Sahara
Las Vegas, NV 89104

CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER

RECORDED AT THE REQUEST OF:

UNITED TITLE OF NEVADA

03-19-2004

14:17

ADF

OFFICIAL RECORDS

BOOK/INSTA 20040319-03104

PAGE COUNT:

3

FEE:
RPTT:

16.00
3,804.60

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

EQUILON ENTERPRISES LLC, a Delaware limited liability company, 127
Northborough, Ste. 100, Attn: Real Estate Administration, Houston, Texas 77067 (herein
called "Grantor")

in consideration of \$10.00 and other valuable consideration, the receipt of which is here
by acknowledged, does hereby Grant, Bargain, Sell and Convey to

James D. Johnson & Lori J. Johnson, 2051 East Sahara, Las Vegas, NV
89104 (herein called "Grantee"). ~~HUSBAND AND WIFE AS COMMUNITY PROPERTY~~
~~WITH RIGHT OF SURVIVORSHIP,~~
the following described real property (the "Property") situated at 2051 East Sahara, Las
Vegas, NV 89104, County of Clark, State of Nevada:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

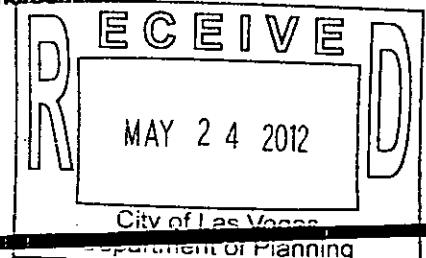
Together with all rights, privileges and appurtenances hereto and all buildings and land
improvements thereon.

LESS AND EXCEPT: All right, title and interest in and to any oil, gas and other minerals
(including without limitation, helium, lignite, sulfur, phosphate and other solid, liquid and
gaseous substances), regardless of the nature thereof and whether similar or dissimilar,
and the right to explore for, develop and produce same, as well as the right to lease the
Property herein conveyed for such purposes, and all mineral and royalty rights
whatsoever in, on or under and pertaining to the Property but without the right to use, or
right of any ingress to or egress from the surface of the Property herein conveyed for
exploration or producing purposes.

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, administrators,
executors, successors and assigns forever, but

SUBJECT to the following:

Recorded leases, agreements, easements, rights-of-way, covenants, conditions and
restrictions as the same may be of present force and effect. Zoning regulations,
ordinances, building restrictions, regulations and any violations thereof.



20040319
03104

The lien for real property taxes for the current year, and any liens for special assessments which as of the date hereof, are not due and payable.

EXECUTED by Grantor as of February 12, 2004.

GRANTOR:

EQUILON ENTERPRISES LLC
a Delaware limited liability company

By: Charles T. Badrick

Name: Charles T. Badrick

Title: Attorney-in-Fact

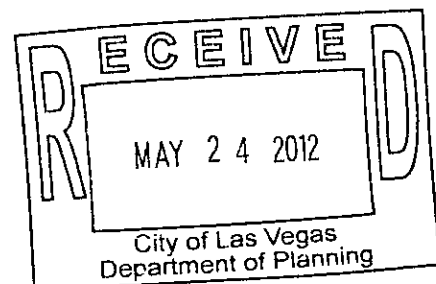
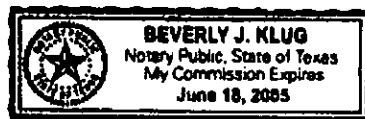
STATE OF TEXAS

Escrow No. 41014027-X09

COUNTY OF HARRIS

On this 12th day of February, 2004
appeared before me, a Notary Public,
Charles T. Badrick, Attorney-in-Fact,
personally know or proven to me to be the
person(s) whose name(s) is/are
subscribed to the above Instrument, who
acknowledged that he/she/they executed
the instrument for the purposes therein
contained.

Beverly J. Klug
Notary Public
My commission expires:



20040319
.03104

EXHIBIT A

DESCRIPTION OF PREMISES

Parcel I:

That portion of Block Eleven (11) of Amended Plat of Metropolitan Addition to the City of Las Vegas, as shown by map thereof on File in Book 2 of Plats, Page 12, in the Office of the County Recorder of Clark County, Nevada.

BEGINNING at the Northeast Corner of Lot Thirty-One (31) in said Block 11;
Thence South $89^{\circ}20'09''$ West along the North line of said Lot 31 a distance of 104.35 feet to the Northwest Corner thereof;
Thence South $0^{\circ}41'11''$ East a distance of 25.00 feet to the Northeast Corner of Lot 21 in said Block 11;
Thence South $89^{\circ}20'09''$ West along the North Line of said Lot 21 a distance of 25.00 feet to a point;
Thence South $0^{\circ}41'11''$ East a distance of 115.95 feet to the North Right of Way line of the East Sahara Avenue;
Thence South $89^{\circ}23'31''$ East along the said North Right of Way line a distance 72.50 feet to a point;
Thence from a tangent whose bearing is the last described course turning to the left along a curve having a radius of 55.00 feet and subtending a central angle of $90^{\circ}53'00''$ an arc length of 87.24 feet to a point on the West Right of Way line of Eastern Avenue;
Thence North $0^{\circ}16'31''$ West along the said West Right of Way line a distance of 87.95 feet to the POINT OF BEGINNING.

Parcel II:

All of Lot Thirty-Two (32) in Block Eleven (11) of Amended Plat of Metropolitan Addition to the City of Las Vegas, as shown by map thereof on file in Book 2 of Plats, Page 12, in the Office of the County Recorder of Clark County, Nevada.

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Thence South $89^{\circ}20'09''$ West along the South line of said Lot 32, a distance of 25.00 feet to the Northwest Corner thereof;
Thence North $89^{\circ}20'09''$ East along the North line of said Lot 32 a distance of 104.53 feet to a point on the West Right of Way line of Eastern Avenue;
Thence South $0^{\circ}26'31''$ East along the said West Right of Way line of Eastern Avenue a distance of 25.00 feet to the POINT OF BEGINNING.

FRANCES DEANE OF
CLARK COUNTY, NEVADA
CERTIFIES THIS IS A
TRUE AND CORRECT COPY
WITH HER OFFICIAL SEAL
2004 APR -7 A 9:58

Frances Deane

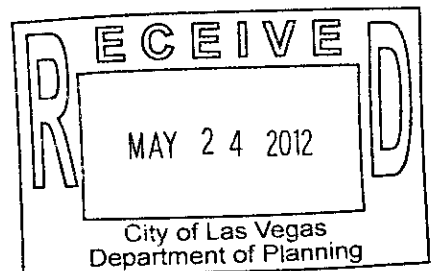


Exhibit "A"

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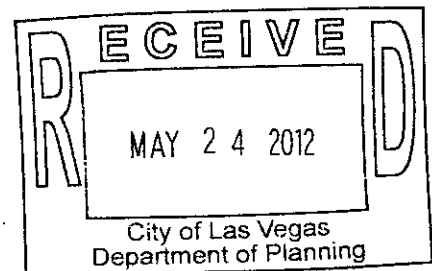
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Parcel II:

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 162-02-811-209
b) _____
c) _____
d) _____

2. Type of Property:

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

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property)
Transfer Tax Value:
Real Property Transfer Tax Due

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #:

Book _____ Page: _____

Date of Recording: _____

Notes: _____

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section (3)

b. Explain Reason for Exemption: rerecording to correct

5. Partial Interest: Percentage being transferred: _____%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS.375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the 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 Amy Gulromer Capacity Recorder
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: _____
Address: _____
City: _____
State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Johnson
Address: 2061 E Sahara
City: LV
State: NV Zip: 89104

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

Print Name: United Title of Nevada Escrow # _____
Address: 3900 Howard Hughes Pkwy, #100
City: Las Vegas, NV 89119 State: _____ Zip: _____

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

