

Xtreme Manufacturing
Site Development Review
1415 West Bonanza Road
Las Vegas, Nevada 89106

APTUS PROJECT NO. 11.166

ARCHITECT

NOTES

	City of Las Vegas SDR	02.16.12
	Submittal - Revision	
	City of Las Vegas SDR	01.26.13
	Submittal	
NO.	DESCRIPTION	DATE

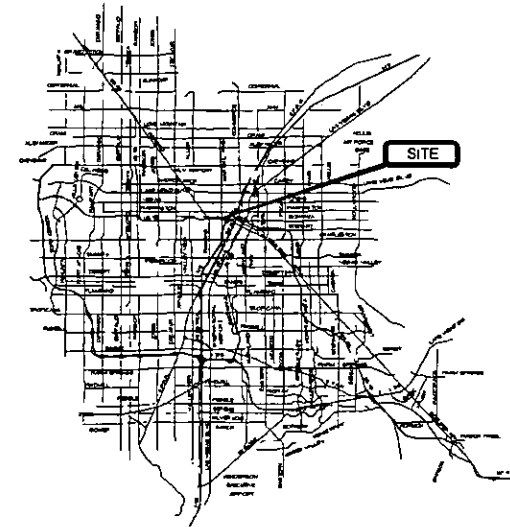
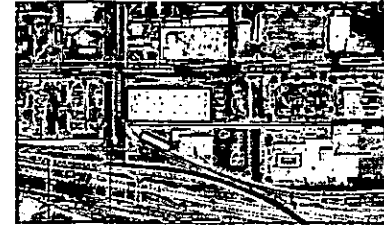
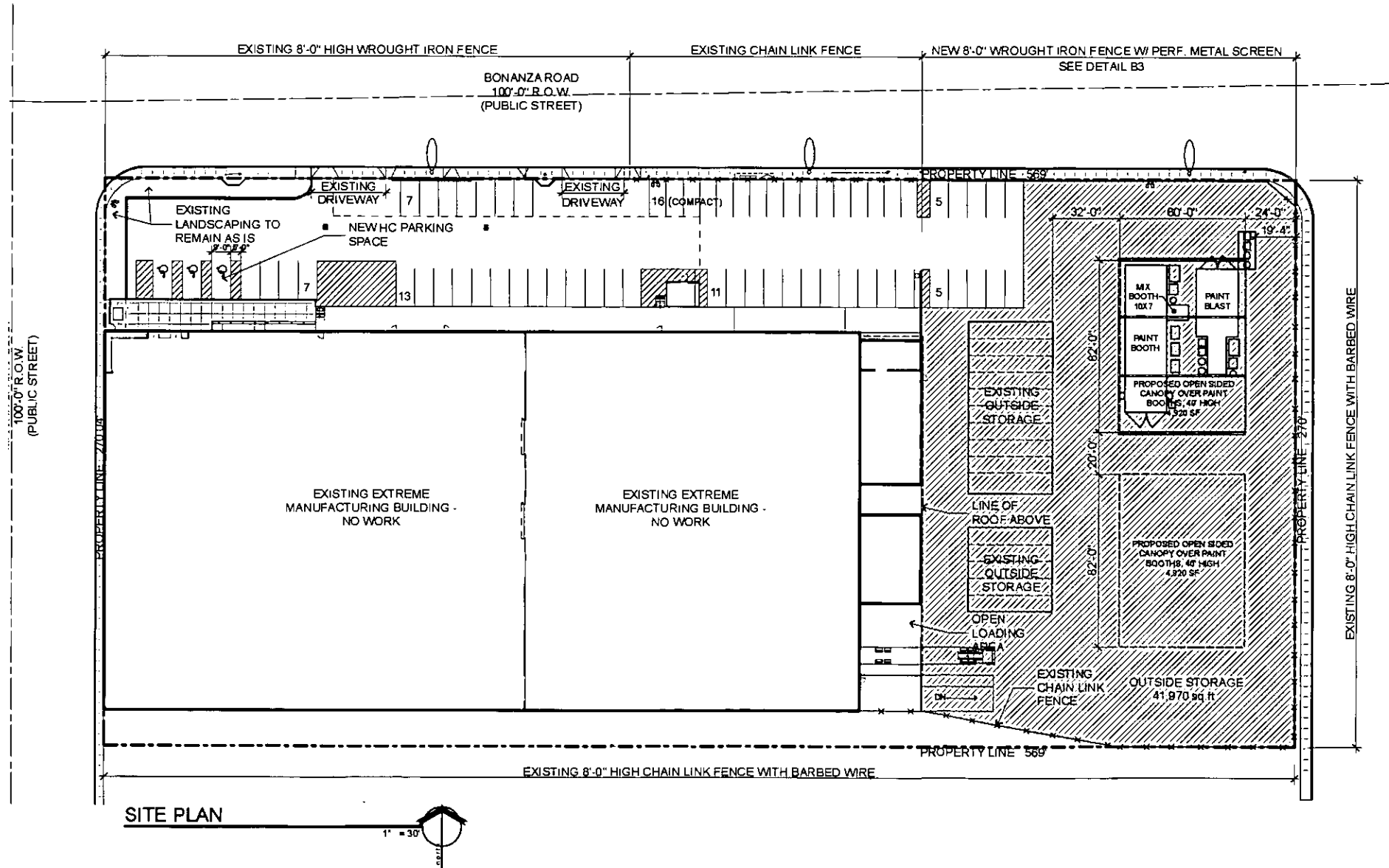
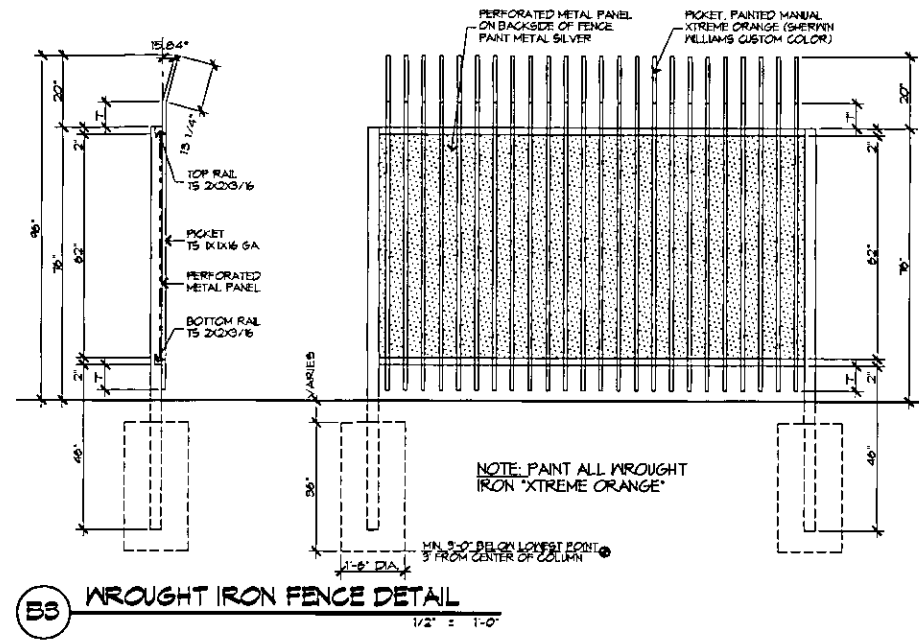
TITLE

FLOOR PLAN AND ELEVATIONS

DRAWING NO.
AS101
Kernite Manufacturing



Fil 1.1.66 Athens - New Palace BoothDWGSl 1.1.66 1415 Xeromelari; 2/17/2012; 10:07 AM; send



VICINITY MAP

RECEIVED
FEB 21 2012

Xtreme Manufacturing
Site Development Review
1415 West Bonanza Road
Las Vegas, Nevada 89106

APTUS

1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

APTUS PROJECT NO. 11.166
ARCHITECT

Site and Project Information

SITE DATA

PARCEL NUMBER 153-28401-002
JURISDICTION CITY OF LAS VEGAS - 89106
EXISTING GENERAL PLAN LIGHT INDUSTRIAL / RESEARCH
EXISTING ZONING M
PROPOSED USE MANUFACTURING, OUTDOOR STORAGE
SITE AREA 153,657 SF OR 3.53 GROSS ACRES
SETBACKS - ACCESSORY STRUCTURE ONLY, OTHER STRUCTURES ARE EXISTING

	FEED	PROVIDED
FRONT	10'-0"	47'-0"
INTERIOR SIDE	0'-0"	10'-0"
REAR	0'-0"	52'-2"

LOT COVERAGE ALLOWED N/A
ACTUAL LOT COVERAGE 10.7%

BUILDING INFORMATION

CODE	CONSTRUCTION TYPE	OCCUPANCY	FIRE SPRINKLERS PROVIDED	2009 INTERNATIONAL BUILDING CODE
A	EXISTING BUILDING (OFFICE)	14,624 SF	NO	14,624 SF
B	EXISTING BUILDING (HEAVY MANUFACTURING)	60,646 SF	NO	60,646 SF
C	NEW PAINT / BLAST / MIX BOOTHS	2,472 SF	YES	2,472 SF
D	STORAGE YARD AND OUTSIDE STORAGE	41,970 SF	NO	41,970 SF
TOTAL				119,652 SF

E. NEW OPEN SIDED CANOPY (NON FIRE SPRINKLED) 2 @ 4,500 SF

PARKING INFORMATION

AREAS	STANDARD PARKING PROVIDED	HANDICAP PARKING PROVIDED	COMPACT PARKING PROVIDED (20%)	TOTAL PARKING PROVIDED
A. EXISTING BUILDING (OFFICE)	14,624 @ 11,000 = 146	4	41,970 @ 11,000 = 420	570
B. EXISTING BUILDING (HEAVY MANUFACTURING)	60,646 @ 11,000 = 606	4	2,472 @ 11,000 = 25	635
C. NEW PAINT / BLAST / MIX BOOTHS	2,472 @ 11,000 = 25	4	41,970 @ 11,000 = 420	449
D. STORAGE YARD AND OUTSIDE STORAGE	41,970 @ 11,000 = 420	4	2,472 @ 11,000 = 25	449
TOTAL PARKING REQUIRED				120

VAR-44446
SDR-44445
REVISED

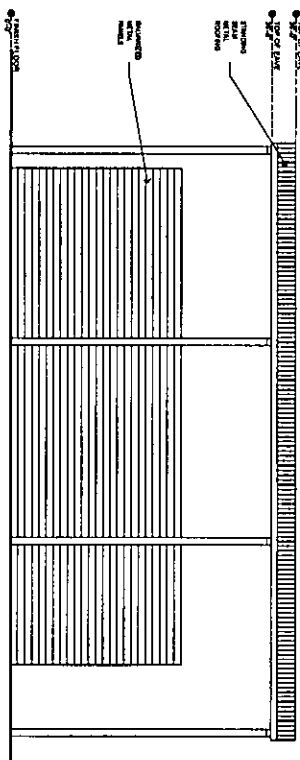
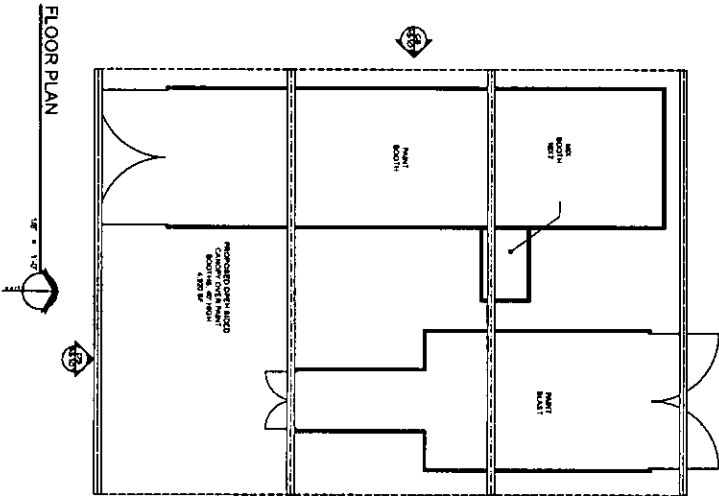
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TITLE SITE PLAN

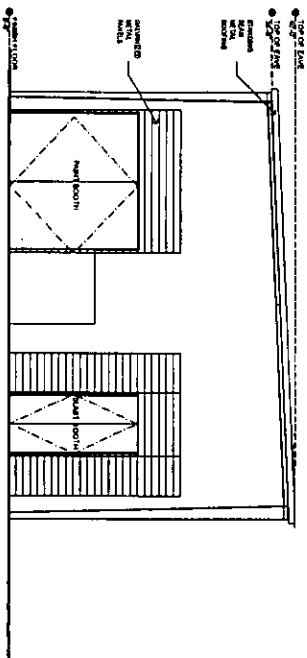
DRAWING NO.

AS100
Xtreme Manufacturing

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C3 WEST ELEVATION (NORTH & SOUTH)
NORTH ELEVATION: 1/8" = 1'-0"



D3 SOUTH ELEVATION (NORTH & SOUTH)
NORTH ELEVATION: 1/8" = 1'-0"

APTUS
1415 West Bonanza Road
Las Vegas, Nevada 89106
702.735.1111

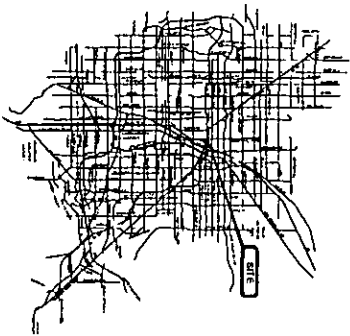
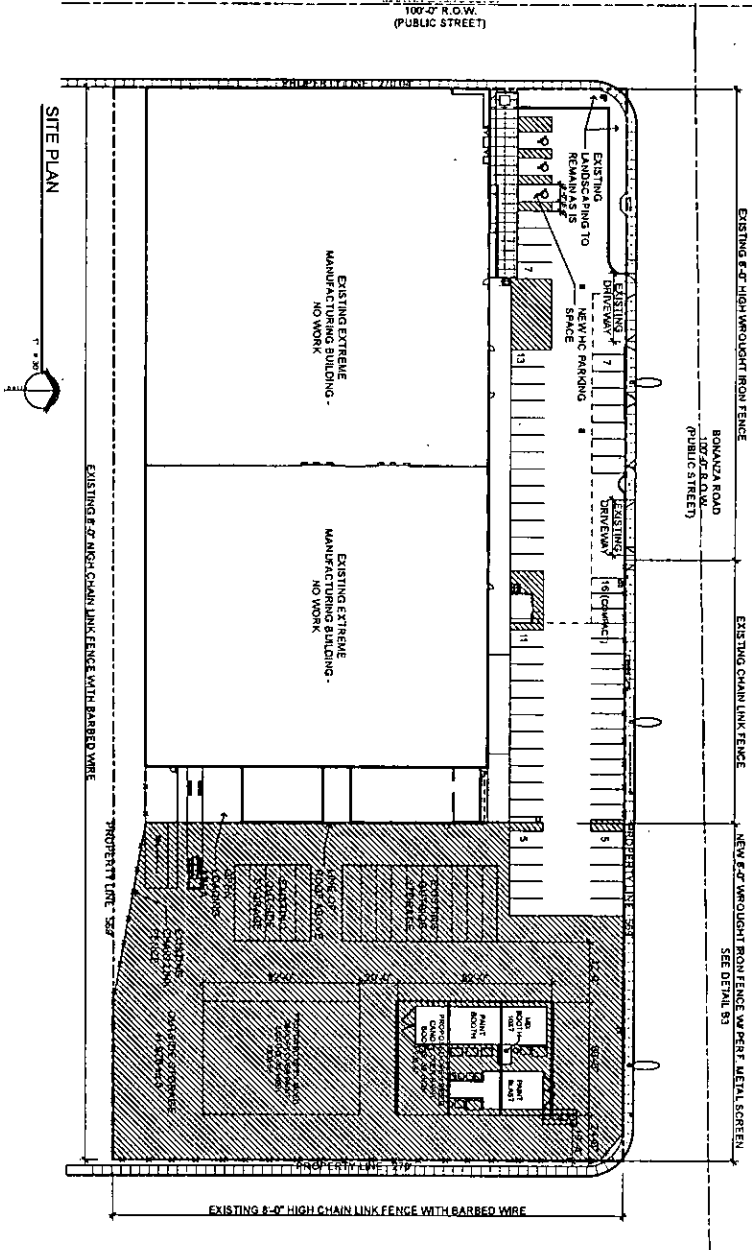
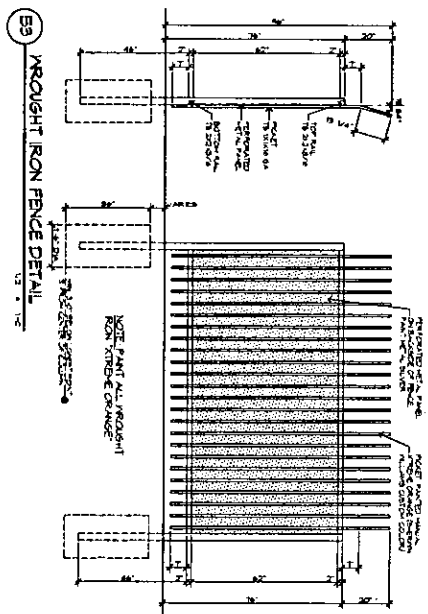
Xtreme Manufacturing
Site Development Review
1415 West Bonanza Road
Las Vegas, Nevada 89106

VAR-44446
SDR-44445
REVISED

AS101

AS101

RECEIVED
FEB 21 2012



Site and Project Information

SITE DATA		PROJECT INFORMATION	
PROJECT NAME	100-44446	PROJECT NUMBER	100-44446
ADDRESS	100-44446	PROJECT TYPE	100-44446
OWNER	100-44446	PROJECT DESCRIPTION	100-44446
DESIGNER	100-44446	PROJECT LOCATION	100-44446
DATE	100-44446	PROJECT STATUS	100-44446
BUILDING INFORMATION		PROJECT INFORMATION	
BUILDING NAME	100-44446	PROJECT NUMBER	100-44446
BUILDING ADDRESS	100-44446	PROJECT TYPE	100-44446
BUILDING OWNER	100-44446	PROJECT DESCRIPTION	100-44446
BUILDING DESIGNER	100-44446	PROJECT LOCATION	100-44446
BUILDING DATE	100-44446	PROJECT STATUS	100-44446
PARKING INFORMATION		PROJECT INFORMATION	
PARKING NAME	100-44446	PROJECT NUMBER	100-44446
PARKING ADDRESS	100-44446	PROJECT TYPE	100-44446
PARKING OWNER	100-44446	PROJECT DESCRIPTION	100-44446
PARKING DESIGNER	100-44446	PROJECT LOCATION	100-44446
PARKING DATE	100-44446	PROJECT STATUS	100-44446

VAR-44446

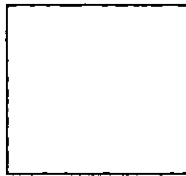
SDR-44445

REVISED

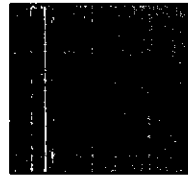
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Xtreme Manufacturing
Site Development Review
1415 West Bonanza Road
Las Vegas, Nevada 89106

APR 11 2012
11:16 AM



Gray Paint
Booth Siding



Canopy Trim

Galvalume
Roofing

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JAN 26 2012

VAR-44446
SDR-44445

Pre-Application Conference		City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)							
Item Required		APPLICATION PACKET (ALL ITEMS IN THIS SECTION ARE REQUIRED FOR EACH APPLICATION TYPE, unless indicated otherwise)				Fees			
YES	NO			Appl. Type	Application	Notification	Recordation	Sub-Total	
☒	☐	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")					
☒	☐	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)			SDR	\$ 500.00	\$ 500.00	\$ 30.00	\$ 1030.00
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)			VAR	\$ 300.00	\$ 500.00	\$ 30.00	\$ 830.00
☒	☐	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:				\$ 1860.00	
☐	☒	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				\$	---	\$0.00	
☒	☐	Photo Reproduction of the Color & Materials Board (SDR applications only)				Grand Total All Fees: \$1860.00			
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):		7		
		All property lines and present dimensions labeled			Colored, Rolled Plans:		1		
		All building setbacks labeled			Reduced Copy (8-1/2"x11" BW; 1 per application):		2		
		All adjacent existing land uses and street names labeled			NOTES:				
		All points of ingress and egress shown							
		ADA accessibility requirements shown/labeled							
		Parking standard(s) utilized:							
		Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total							
		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):		0		
		All property lines and present dimensions labeled			Colored, Rolled Plans:		0		
		All required perimeter landscape planters shown			Reduced Copy (8-1/2"x11" BW; 1 per application):		0		
		All required parking lot fingers/islands shown			NOTES: No landscape proposed				
		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:		1		
		All building materials and colors noted			Reduced Copy (8-1/2"x11" BW; 1 per application):		1		
		All wall sign locations shown and sizes noted			NOTES: New construction only				
☒	☐	FLOOR PLANS			TOTAL REQUIRED FOR ALL APPLICATIONS				
		Scale and building dimensions labeled			Folded Plans (1 per application):		1		
		North arrow and scale			Rolled Plans:		1		
		All building entrances/exits shown			Reduced Copy (8-1/2"x11" BW; 1 per application):		1		
		Use of all rooms noted/labeled			NOTES: May be included/shown on the site plan for paint booths				
		Maximum Occupancy (per I.B.C.)							
		Seating Capacity (where applicable)							

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

City Of Las Vegas
Department Of Planning
Submittal Checklist (Cont.)

Pre-Application Conference

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):	13928801002	Application Type:	Site Development Plan Review Variance
Location:	1415 W Bonanza Rd	Application Purpose:	Variance for parking; addition of paint booths and canopies
Ward:	5 - Barlow	Pre-App Meeting Date:	01/11/12
Planner's Signature:	Via Email 01/23/12	Submittal Deadline:	01/26/12 - no later than 2:00 pm
Planner:	Steve Gebeke, Planning Supervisor - 229-5410	Earliest PC / CC Meeting Dates:	03/13/12 PC - 04/18/12 CC (Cycle 3)

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.

2012 PLANNING COMMISSION MEETING SCHEDULE

Generally, the Planning Commission meetings are held on the second Tuesday of each month.

*Denotes a GPA Cycle

Pre-Application Conference Request Deadline	Application Closing Day	Planning Commission Meeting Date	City Council Meeting Date
November 3, 2011	November 23, 2011	January 10, 2012*	February 15, 2012
December 1, 2011	December 19, 2011	February 14, 2012	March 21, 2012
January 5, 2012	January 26, 2012	March 13, 2012	April 18, 2012
February 2, 2012	February 23, 2012	April 10, 2012*	May 16, 2012
March 1, 2012	March 22, 2012	May 8, 2012	June 6, 2012
April 5, 2012	April 26, 2012	June 12, 2012	July 18, 2012
May 3, 2012	May 24, 2012	July 10, 2012*	August 15, 2012
June 7, 2012	June 28, 2012	August 14, 2012	September 19, 2012
July 5, 2012	July 26, 2012	September 11, 2012	October 17, 2012
August 2, 2012	August 23, 2012	October 9, 2012*	November 7, 2012
September 6, 2012	September 27, 2012	November 13, 2012	December 19, 2012
October 4, 2012	October 25, 2012	December 11, 2012	January 16, 2013
November 1, 2012	November 21, 2012	January 8, 2013*	February 20, 2013
November 29, 2012	December 20, 2012	February 12, 2013	March 20, 2013

**Applications MUST BE submitted by 2:00 P.M. on CLOSING DAYS,
 or by 4:00 P.M. on NON-CLOSING DAYS. Call (702) 229-6301 for additional information**

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

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Project Name: Xtreme Manufacturing

APN(s):	13928801002	Pre-app Date:	01/11/12
Location:	1415 W Bonanza Rd	Meeting Location:	DSC Conference Room 3E - 333
Ward #:	5 - Barlow	Acres:	3.53
		Time:	3:00 p.m.

Ownership Info:	DFA, LLC	Last Change of Ownership Date:	2008
	Phone: (702)-	Fax: (702)-	Email:
Applicant Info:	Extreme Manufacturing		
	Phone: (702)-	Fax: (702)-	Email:
Representative Info:	Kristen Neuman, APTUS		
	Phone: (702)-839-1200	Fax: (702)-839-1213	Email: kristen@aptusgroup.com

Use:	Existing:	Office, heavy manufacturing
	Proposed:	No change proposed
General Plan:	Existing:	LI/R
	Proposed:	No change proposed
Zoning:	Existing:	M
	Proposed:	No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	Airport Overlay (140'), West Las Vegas	
	Special Land Use Designation (per plan, if applicable): N/A	

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

Between CLV Planning Representative: Steve Gebeke, Planning Supervisor (229-5410 Office / 385-7268 Fax / sgebeke@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Kristen Neuman	APTUS			
2.				
3.				
4.				
5.				
6.				
7.				
8.	CLV - Planning			
9.	CLV - Planning / Business License	229-6321	383-0769	
10.	CLV - PW - Dev Co	229-6578	474-7599	
11.	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14.	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Economic Development	229-6551	385-3128	

OR: ☐ **see Meeting Attendance Sheet**

-- Please return a copy of this 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. Applicant requests a Variance for parking and Site Development Plan Review for placement of additional paint booths and shade canopies on an existing site.
2. The site was originally approved as a warehouse and storage yard. Applicant proposes a change of use to Heavy Manufacturing, with an expansion of the yard area. Parking does not meet current T-19 requirements of 120 spaces.
3. Fire – Proposed canopies must have sprinklers unless they are under 5000 SF; may have multiple canopies with a min 20' separation.



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

April 19, 2012

Mr. Bruce Bilyeu
DFA, LLC
1611 West Bonanza Road
Las Vegas, Nevada 89106

RE: SDR-44445- SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF APRIL 18, 2012
RELATED TO VAR-44446

Dear Mr. Bilyeu:

The City Council at a regular meeting held April 18, 2012, APPROVED the request for a Site Development Plan Review FOR THE ADDITION OF TWO 4,900 SQUARE-FOOT SHADE STRUCTURES, A PAINT BOOTH AND VEHICLE PREP BOOTH; AND EXISTING CHAIN LINK FENCING ALONG THE NORTH AND EAST PERIMETER AND BARBED WIRE FENCING ALONG THE EAST PERIMETER OF AN EXISTING HEAVY MANUFACTURING FACILITY on 3.53 acres at 1415 Bonanza Road (APN 139-28-801-002), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 19, 2012. This approval is subject to:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-44446) shall be required, if approved.
2. 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.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/21/12, except as amended by conditions herein.
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. 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.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



Mr. Bruce Bilyeu
DFA, LLC
SDR-44445 - Page Two
April 19, 2012

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

Public Works

8. In accordance with code requirements of Title 13.16 and 13.56, remove all substandard improvements (sidewalk and the sidewalk ramp) 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. The existing "pan style" driveways on Bonanza Road accessing this site may remain.
9. 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 II for
Beverly K. Bridges, MMC, City Clerk

cc: Ms. Kristen Neuman
APTUS
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104



March 14, 2012

Mr. Bruce Bilyeu
DFA, LLC
1611 West Bonanza Road
Las Vegas, Nevada 89106

**RE: SDR-44445 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
VAR-44446
PLANNING COMMISSION MEETING OF MARCH 13, 2012**

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

Dear Mr. Bilyeu:

Your request for a Site Development Plan Review FOR THE ADDITION OF TWO 4,900 SQUARE-FOOT SHADE STRUCTURES, A PAINT BOOTH AND VEHICLE PREP BOOTH; AND EXISTING CHAIN LINK FENCING ALONG THE NORTH AND EAST PERIMETER AND BARBED WIRE FENCING ALONG THE EAST PERIMETER OF AN EXISTING HEAVY MANUFACTURING FACILITY on 3.53 acres at 1415 Bonanza Road (APN 139-28-801-002), M (Industrial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on March 13, 2012.

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

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-44446) shall be required, if approved.
2. 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.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/21/12, except as amended by conditions herein.
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. 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.

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

FM-0073-07-11



Mr. Bruce Bilyeu
DFA, LLC
SDR-44445 - Page Two
March 14, 2012

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

Public Works

8. In accordance with code requirements of Title 13.16 and 13.56, remove all substandard improvements (sidewalk and the sidewalk ramp) 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. The existing "pan style" driveways on Bonanza Road accessing this site may remain.
9. 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 April 18, 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. Kristen Neuman
APTUS
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104



March 2, 2012

Mr. Bruce Bilyeu
DFA, LLC
1611 West Bonanza Road
Las Vegas, Nevada 89106

**RE: SDR-44445 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
VAR-44446
PLANNING COMMISSION MEETING OF MARCH 13, 2012**

Dear Mr. Bilyeu:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **March 13, 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 **Wednesday, March 7, 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. Kristen Neuman
APTUS
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

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



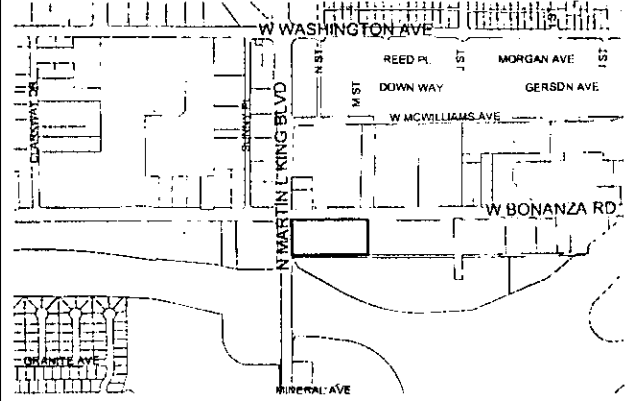
Application Information

VAR-44446 - VARIANCE - PUBLIC HEARING - APPLICANT: XTREME MANUFACTURING - OWNER: DFA, LLC - For possible action on a request for a Variance TO ALLOW 64 PARKING SPACES WHERE 120 SPACES ARE REQUIRED on 3.53 acres at 1415 West Bonanza Road (APN 139-28-801-002), M (Industrial) Zone, Ward 5 (Barlow).

SDR-44445 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-44446 - PUBLIC HEARING - APPLICANT: XTREME MANUFACTURING - OWNER: DFA, LLC - For possible action on a request for a Site Development Plan Review FOR THE ADDITION OF TWO 4,900 SQUARE-FOOT SHADE STRUCTURES, A PAINT BOOTH AND VEHICLE PREP BOOTH; AND EXISTING CHAIN LINK FENCING ALONG THE NORTH AND EAST PERIMETER AND BARBED WIRE FENCING ALONG THE EAST PERIMETER OF AN EXISTING HEAVY MANUFACTURING FACILITY on 3.53 acres at 1415 Bonanza Road (APN 139-28-801-002), M (Industrial) Zone, Ward 5 (Barlow).

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 Location



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

Public Hearing Information

Meeting: Planning Commission
Date: March 13, 2012
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

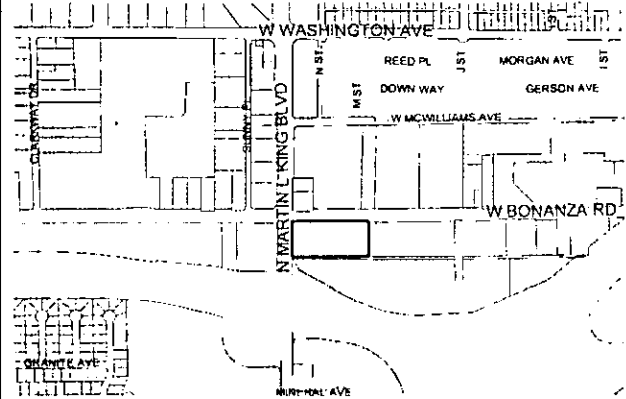
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Application Location



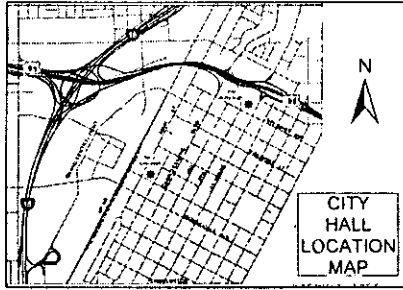
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Public Hearing Information

Meeting: Planning Commission
Date: March 13, 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

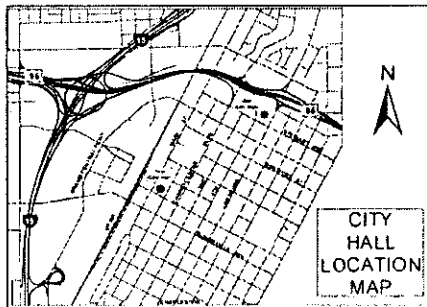
Please use available blank space on card for your comments.

VAR-44446 & SDR-44445

Planning Commission Meeting of 3/13/2012

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.

VAR-44446 & SDR-44445

Planning Commission Meeting of 3/13/2012

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: February 14, 2012
Re: **SDR-44445** DFA, LLC 1415 W. Bonanza Rd.
Request for a Site Development Plan Review for shade structures and prep booths

CONDITIONS OF APPROVAL:

1. In accordance with code requirements of Title 13.16 and 13.56, remove all substandard improvements (sidewalk and the sidewalk ramp) 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. The existing "pan style" driveways on Bonanza Road accessing this site may remain.
2. 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.

Carman Burney

From: Doa.Gregory@lvvwd.com
Sent: Thursday, February 09, 2012 9:19 AM
To: Carman Burney
Subject: CLV Planning Commission Review for March -- LVVWD comments

Hi Carman,

Below are the comments from LVVWD.

Thank you!
Doa

Agenda Item: #7 (TMP-44450)

APN 162-04-807-004 & 005; 162-04-811-028; 162-04-814-002; & 162-04-899-021

Parcel has an existing service, Public FH, and Public Water Main within it, which will need to be relocated or removed. Civil plans will need to be submitted to LVVWD.

Agenda Item: #11 (SUP-43979)

APN 139-34-813-012

Parcel has an existing service without backflow prevention, which is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.

Agenda Item: #13 & #14 (VAR-44446 & SDR 44445)

APN 139-28-801-002

Parcel has an existing fire service without backflow prevention, which is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.

Agenda Item # 15 (VAR-44447)

APN: 163-08-612-010

This residential parcel has an existing domestic water service with no backflow prevention. Any requirement for residential fire sprinkler system will require replacement of the meter with a meter appropriate for fire service. Civil plans will need to be submitted to LVVWD.

Agenda Item: #16 & #17 (VAR-44454 & SUP 44453)

APN 139-31-601-001

Parcel has an existing fire service without backflow prevention, which is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.

Agenda Item: #22 (SUP-44428)

APN 162-06-301-004

Parcel has an existing service without backflow prevention, which is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.

Agenda Item: #23 (SUP-44432)

APN 138-36-601-003

Parcel has existing fire services without backflow prevention, which is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.

Development Notification

PC Meeting: March 13, 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-44445

WLV-NAA4

18b The Las Vegas Arts District

WLV-NAA6

Aida Brents Resident Council

WLV-NAA7

Berkley Square NA

26

Bonanza Park HOA

Bonanza Village NA

Cultural Corridor Coalition NCG

Desert Garden HOA

Diamond Point NA

Downtown Business Operators Council

Fremont Street Experience Business Association

G-704 NA

Harry Levy Gardens Resident Council

Las Vegas Historic District

Marble Manor Annex Resident Council

Pinto Palomino Residents NA

Rancho Bel Air HOA

Rancho Circle HOA

Rancho Manor NA

Rancho Oakey NA

Rancho Springs NA

Sherman Gardens Annex and Villa Capri Resident Council

Village Paseo HOA

WLV-NAA1

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

**VAR-44446
SDR-44445**

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 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>**

SDPR
01/26/2012

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

VAR-44446 - VARIANCE - PUBLIC HEARING - APPLICANT: XTREME MANUFACTURING - OWNER: DFA, LLC - For possible action on a request for a Variance TO ALLOW 64 PARKING SPACES WHERE 120 SPACES ARE REQUIRED on 3.53 acres at 1415 West Bonanza Road (APN 139-28-801-002), M (Industrial) Zone, Ward 5 (Barlow).

SDR-44445 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-44446 - APPLICANT: XTREME MANUFACTURING - OWNER: DFA, LLC - For possible action on a request for a Site Development Plan Review FOR THE ADDITION OF TWO 4,900 SQUARE-FOOT SHADE STRUCTURES, A PAINT BOOTH AND VEHICLE PREP BOOTH; AND EXISTING CHAIN LINK FENCING ALONG THE NORTH AND EAST PERIMETER AND BARBED WIRE FENCING ALONG THE EAST PERIMETER OF AN EXISTING HEAVY MANUFACTURING FACILITY on 3.53 acres at 1415 Bonanza Road (APN 139-28-801-002), M (Industrial) Zone, Ward 5 (Barlow).

PLANNING COMMISSION: **MARCH 13, 2012**
CITY COUNCIL: **APRIL 18, 2012**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **FEBRUARY 9, 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:



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review
Project Address (Location) 1415 W. Bonanza
Project Name Xtreme Manufacturing Proposed Use Heavy Mfg.
Assessor's Parcel #(s) 139-28-801-002 Ward # 5 Barlow
General Plan: existing L/R proposed n/a Zoning: existing M proposed n/a
Commercial Square Footage _____ Floor Area Ratio n/a
Gross Acres 3.53 Lots/Units n/a Density n/a
Additional Information _____

PROPERTY OWNER DFA, LLC Contact Bruce Bilyeu
Address 141 W. Bonanza Phone: 702 582 2025 Fax: 702 636 1345
City Las Vegas State NV Zip 89106

APPLICANT Xtreme Manufacturing Contact Bruce Bilyeu
Address 1415 W. Bonanza Phone: 702 582 2025 Fax: 702 636 1345
City Las Vegas State NV Zip 89106

REPRESENTATIVE APTUS Contact Kristen Neuman
Address 1200 S. 4th St, Ste 206 Phone: 702 839 1200 Fax: 702 839 1213
City Las Vegas State NV Zip 89104

Property Owner Signature* [Signature]

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

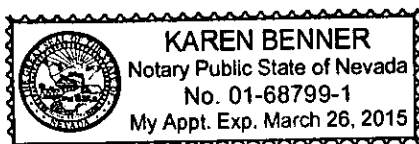
Print Name Don F. Attern

Subscribed and sworn before me

This 23rd day of January, 20 12

Karen Benner

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # SDR-44445

Meeting Date: 3-13-12

Total Fee: 1030.00

Date Received:* 1-26-12

Received By: [Signature]

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

STATEMENT OF FINANCIAL INTEREST

APN: 139-28-801-002

Name of Applicant: Xtreme Manufacturing

Yes

X No

City Official: _____

Partner(s): _____

APN: _____

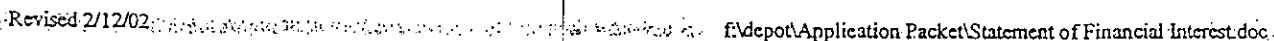
Print Name: _____

RECEIVED
JAN 20 2012
X Don F. Alterman
Don F. Alterman

This 23rd day of January, 2012

Karen Bernier

Notary Public in and for said County and State



January 25, 2012

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

Re: Extreme Manufacturing
APN: 139-28-801-002

To Whom It May Concern:

Enclosed please find the required application materials associated with the following requests:

Architecture

Engineering

Planning

Interiors

Landscape

- Site Development Review for one new paint booth, one prep booth and two canopies
- Parking Variance

Extreme Manufacturing is currently operating from their site located on a 3.53 acre site located at 1415 Bonanza Road. The site is currently zoned M, Manufacturing. Extreme Manufacturing has been operating out of this location for approximately 24 months.

With this letter we are requesting the following applications:

A Site Development Review to allow the added paint booth and prep booth at the east end of the site which total 2,500 sf. Over the booths will be two open sided shade canopies of 4,900 sf each with 20' of separation. The existing primary structure will remain as is.

We are requesting that the:

- Existing chain link fence with barbed wire on the east side of the site remain.
- Existing wrought iron fence and chain link fence on the north side of the site remain
- North of the storage yard a new wrought iron fence with screening will be installed.

A Parking Variance to allow 62 parking spaces where 120 spaces are required. The business currently employs 31 people. There are no public sales or walk in retail sales at this location. All sales are by appointment only. Xtreme Manufacturing has not had any parking problems in the past, and does not expect any in the future. All handicapped parking and access will be provided.

If you have any questions or need additional information regarding anything with respect to these requests, please do not hesitate to contact my office.

Sincerely,



Kristen G. Neuman, AIA
APTUS

VAR-44446
SDR-44445

Las Vegas
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

Riverside
3750 Santa Fe Avenue
Suite 106
Riverside, California 92507
P 951.823.0555
F 951.823.0550

RECEIVED
JAN 26 2012

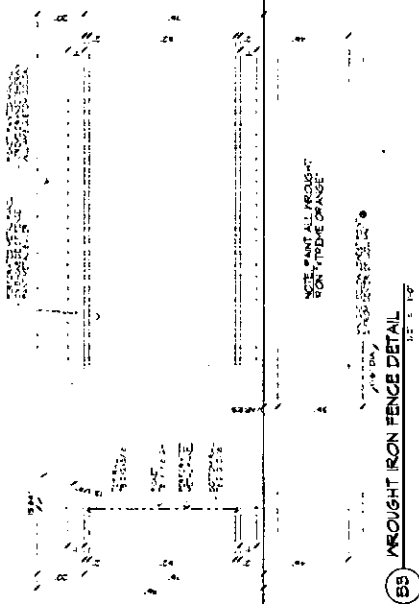
VICINITY MAP

Site and Project Information

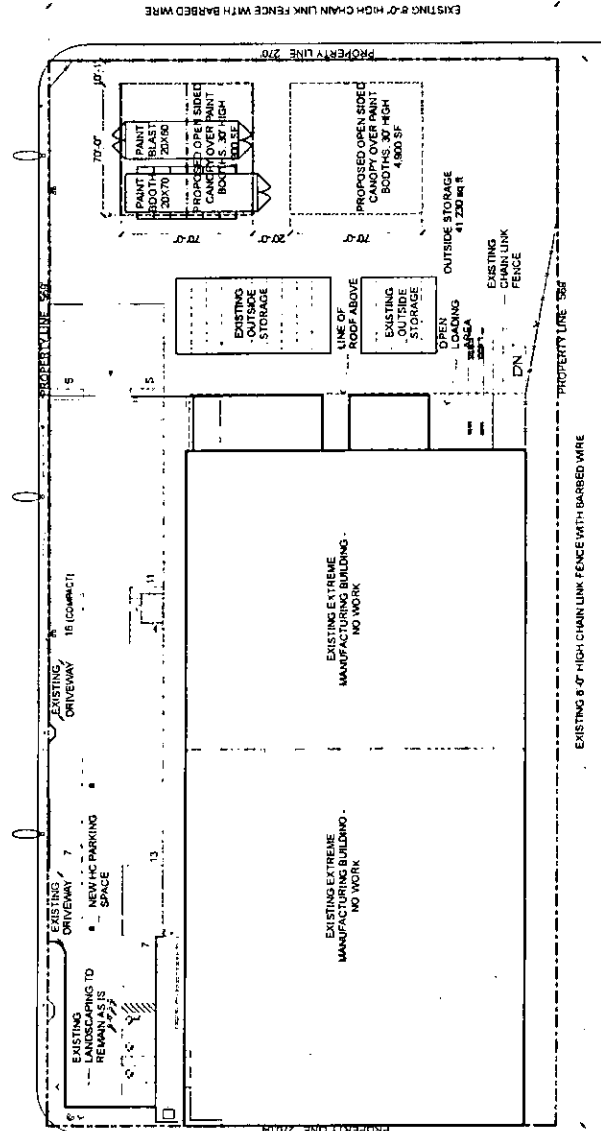
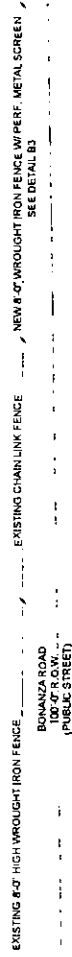
[illegible]

FILE SITE PLAN

AS100



WROUGHT IRON FENCE DETAIL



SITE PLAN

Xtreme Manufacturing
 Site Development Review
 1415 West Bonanza Road
 Las Vegas, Nevada 89106

APTUS

1415 West Bonanza Road
 Las Vegas, Nevada 89106
 702.735.1111

PROJECT NO. 11.164
 SUBJECT

PROJECT

NOTES

COMMITMENT BY APTUS

DATE: 11/14/14
 BY: [Signature]
 FOR: [Signature]
 PROJECT: 11.164
 SUBJECT: [Signature]

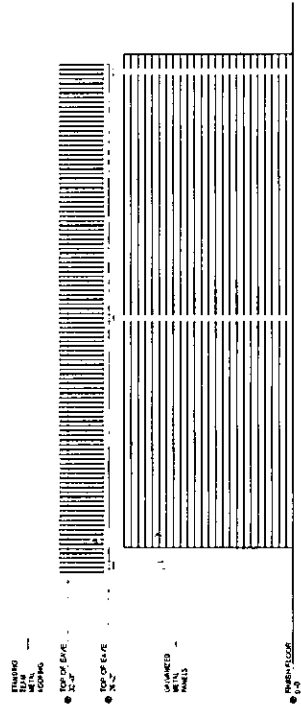
ISSUED

THE
 FLOOR PLAN AND
 ELEVATIONS

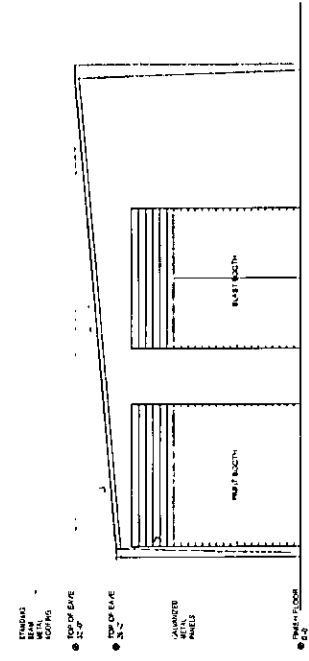
DRAWING NO.

ASI01

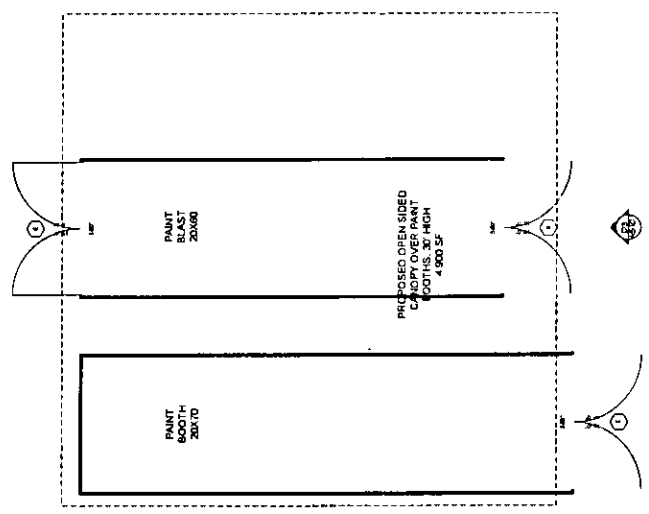
Xtreme Manufacturing



C3



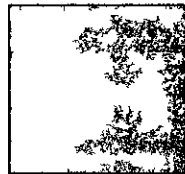
D3



FLOOR PLAN



**Gray Paint
Booth Siding**



Canopy Trim

**Galvalume
Roofing**

AS

Report Date 01/26/2012 04:52 PM

Submitted By

Page 1

A/P # 44445 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	01/26/2012 13:17	982998	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-44445 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-44446 - APPLICANT: XTREME MANUFACTURING - OWNER: DFA, LLC - For possible action on a request for a Site Development Plan Review FOR AN EXISTING HEAVY MANUFACTURING FACILITY WITH THE ADDITION OF TWO 4,900 SQUARE-FOOT SHADE STRUCTURES, A PAINT BOOTH AND VEHICLE PREP BOOTH; AND EXISTING CHAIN LINK FENCING ALONG THE NORTH AND EAST PERIMETER AND BARBED WIRE FENCING ALONG THE EAST PERIMETER on 3.53 acres at 1415 Bonanza Road (APN 139-28-801-002), M (Industrial) Zone, Ward 5 (Barlow).

Parent A/P # 44446
Project # 44445 Project/Phase Name XTREME MANUFACTURING Phase #
Size/Area 3.53 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13928801002

Location

Owner/Tenant

Contact ID AC1923851 Name DFA LLC
Mailing Address 1611 W BONANZA Organization
City LAS VEGAS State/Province NV
ZIP/PC 89106-4342 Country ☐ Foreign
Day Phone (702)858-2025 x Evening Phone
Fax (702)636-1345 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

1415 W BONANZA RD
LAS VEGAS, 89106-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13928801002

Report Date 01/26/2012 04:52 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1923851 ☐ Foreign
Effective Name DFALLC
Day Phone (702)858-2025 x Eve Phone Organization
Pager PIN # Position
Fax (702)636-1345 Mobile Profession
E-Mail
Address 1611 W BONANZA
LAS VEGAS, NV 89106-4342
Seasonal Addr

Valid From To
Comments Bruce Bilyeu

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS
License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary N Capacity OTHER Other REP Contact ID AC1220962 ☐ Foreign
Effective Name APTUS ARCHITECTURE
Day Phone (702)839-1200 x Eve Phone Organization
Pager PIN # Position
Fax (702)839-1213 Mobile Profession
E-Mail
Address 1200 SOUTH 4TH STREET, SUITE 206
LAS VEGAS, NV 89104
Seasonal Addr

Valid From To
Comments Kristen Neuman

Report Date 01/26/2012 04:52 PM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

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

There are no items in this list

Primary Y Capacity APPL Contact ID AC1980085 ☐ Foreign
Effective Expire
Name XTREME MANUFACTURING
Day Phone (702)858-2025 x Eve Phone Organization
Pager PIN # Position
Fax (702)636-1345 Mobile Profession
E-Mail
Address 1415 W. BONANZA
LAS VEGAS, NV 89106
Seasonal Addr
Valid From To
Comments Bruce Bilyeu

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

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

There are no items in this list

Report Date 01/26/2012 04:52 PM

Submitted By

Page 4

Contractors

No Contractors

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, Admin?PUBLIC

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

03/13/2012

PC

SCHEDULED

0

0

0

JMARSHALL

01/26/2012

Template Type A/P #

A/P Type

Status

Stage

No children exist for this project

Employee
Employee ID

Last

First

MI

Comments

No Employee Entries

Log
Action
Comments

Description

Entered By

Start

Stop

Hours

PAYMNT CO NAME WHO PICKED UP CONTACT# 970040 01/26/2012 13:29
BRUCE BILYEU, AHERN RENTALS MASTERCARD CC ENDING IN 1060, 702.858.2025 (PRJ 44445, 44446)

0.00



20080728-0002165

Fee: \$21.00 RPTT: \$30,600.00
 N/C Fee: \$25.00
 07/28/2008 12:45:57
 T20080157408
 Requestor:
 FIRST AMERICAN TITLE HOWARD
 Debbie Conway MSH
 Clark County Recorder Pgs: 10

This Instrument was prepared by:

Barbara E. Peloquin, Esq.
 Senior Counsel, Real Estate
 Sears, Roebuck and Co.
 3333 Beverly Road BC-129B
 Hoffman Estates, Illinois 60179

Upon recording, return to; and mail tax Stat:

DFA, LLC
 4241 S. Arville St
 Las Vegas, NV 89106
 356142
 139-28-801-002

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 25 day of July, 2008, by **SEARS, ROEBUCK AND CO.**, a New York corporation ("**Grantor**"), whose address is 3333 Beverly Road, Hoffman Estates, Illinois 60179 to **DFA, LLC**, a Nevada limited liability company, whose address is 3675 West TECO No. 10, Las Vegas, Nevada 89118 ("**Grantee**"). Wherever used herein, the terms "**Grantor**" and "**Grantee**" shall include all of the parties to this instrument and their heirs, legal representatives and assigns.

WITNESSETH:

THAT Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) to it in hand paid by Grantee, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant, bargain and sell unto Grantee, its successors and assigns forever, the following described real property situated at 1415 West Bonanza Road, City of Las Vegas, County of Clark, State of Nevada to-wit:

See Exhibit "A" attached hereto and made a part hereof.

APN 139-28-801-002

Subject to the matters set forth on Exhibit "B" attached hereto and made a part hereof.

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

GRANTOR hereby warrants the title to the Property and will defend the same against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or specifically under Grantor and not otherwise.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its Vice President, Real Estate and attested by its Assistant Secretary as of the date and year first above written.

ATTEST:

SEARS, ROEBUCK AND CO.
a New York corporation

Name: _____

Assistant Secretary

By: _____

Name: James B. Terrell

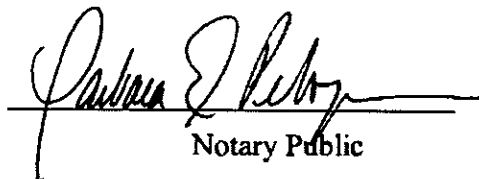
Its: Vice President, Real Estate

SESSOR'S COPY

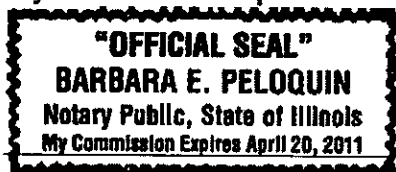
STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

THE undersigned, a Notary Public, in and for the County and State aforesaid, does hereby certify that James B. Terrell personally known to me to be the Vice President, Real Estate of **SEARS, ROEBUCK AND CO.**, a New York corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged under oath that as such Vice President, he signed and delivered the said instrument pursuant to authority duly given to him by said corporation.

Given under my hand and seal this 24th day of July, 2008.


Notary Public

My Commission Expires:

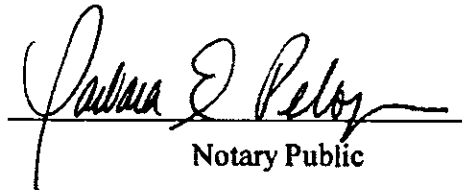


SUSSESSOR'S COPY

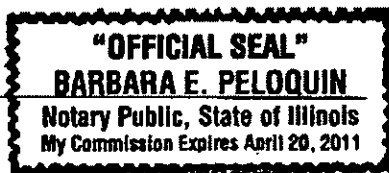
STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

THE undersigned, a Notary Public, in and for the County and State aforesaid, does hereby certify, that J. Kal Gibron, personally known to me to be the Assistant Secretary of **SEARS, ROEBUCK AND CO.**, a New York corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged under oath that as such Assistant Secretary he/she signed and delivered the said instrument pursuant to authority duly given to him/her by said corporation.

Given under my hand and seal this 24th day of July, 2008.


Notary Public

My Commission Expires:



DUPLICATE COPY

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL I:

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 80 FEET OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 28 AND THE SOUTHERLY LINE OF BONANZA ROAD AS DESCRIBED IN EASEMENT TO STATE OF NEVADA, RECORDED IN BOOK 23, PAGES 105-106 OF DEEDS, RECORDS OF SAID COUNTY, THENCE ALONG SAID SOUTHERLY LINE OF BONANZA ROAD, N.89°16'56" E. 368.03 FEET, THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 0°43'04" EAST 270.00 FEET, THENCE SOUTH 89°16'56" WEST 372.70 FEET TO SAID EAST LINE OF THE WEST 80 FEET OF THE SOUTHWEST QUARTER, SOUTHEAST QUARTER OF SAID SECTION 28; THENCE ALONG SAID EAST LINE, NORTH 0°16'22" EAST 270.04 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED MARCH 14, 1961 IN BOOK 287 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS INSTRUMENT NO. 232415.

PARCEL II:

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 80 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, AND THE SOUTHERLY LINE OF BONANZA ROAD AS DESCRIBED IN EASEMENT TO STATE OF NEVADA, RECORDED IN BOOK 23, PAGES 105-106 OF DEEDS RECORDS OF SAID COUNTY, SAID POINT OF INTERSECTION ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO SEARS, ROEBUCK AND CO., RECORDED MARCH 14, 1961, AS DOCUMENT NO. 232416 IN BOOK 287,

OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID SOUTHERLY LINE OF BONANZA ROAD; SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF SAID LAND OF SEARS, ROEBUCK AND CO., NORTH 89°16'56" EAST, 368.03 FEET TO THE NORTHEAST CORNER OF SAID LAND OF SEARS, ROEBUCK AND CO., SAID NORTHEAST CORNER ALSO BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF BONANZA ROAD; NORTH 89°16'56" EAST 200.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 0°43'04" EAST 270.00 FEET; THENCE SOUTH 89°16'56" WEST 200.00 FEET TO THE SOUTHEAST CORNER OF SAID LAND OF SEARS, ROEBUCK AND CO. ; THENCE ALONG THE EASTERLY LINE OF SAID LAND OF SEARS, ROEBUCK AND CO., NORTH 0°43'04" WEST 270 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED APRIL 14, 1964 IN BOOK 529 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS INSTRUMENT NO. 426246.

SESSOR'S COPY

EXHIBIT "B"

1. Taxes for fiscal year 2008 and subsequent years, including any secured personal property taxes collected therewith.
2. Water rights, claims or title to water, whether or not shown by the public records.
3. Any taxes that may be due, but not assessed, for new construction which can be assessed on the unsecured property rolls, in the Office of the County Assessor, per Nevada Revised Statute 361.260.
4. Reservations and provisions as contained in the Patent from the State of Nevada, recorded October 17, 1902, in Book F-3 of Miscellaneous Records, Page 230, Lincoln County, Nevada.
5. An easement for right-of-way for highway purposes and incidental purposes in the document recorded July 8, 1943, in Book 19, Pages 494-5-6 of Miscellaneous Records as Instrument No. 167920.
6. An easement for public utilities and incidental purposes in the document recorded April 29, 1965 in Book 623 as Instrument No. 500946 of Official Records.
7. An easement for public utilities and incidental purposes in the document recorded May 12, 1966 in Book 715 as Instrument No. 575066 of Official Records.
8. The effect of a map purporting to show the land and other property, filed in File 71, Page 7 of Record of Surveys.
9. An easement for access rights and abutter's rights to real property situate and to Martin Luther King Boulevard and US-95 and incidental purposes in the document recorded November 10, 1997 in Book 971110 as Instrument No. 00847 of Official Records.
10. A document entitled "Public Highway Agreement" recorded November 10, 1997 in Book 971110 as Instrument No. 00848 of Official Records.
11. The effect of a map purporting to show the land and other property, filed in File 148, Page 79 of Record of Surveys.
12. An easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction and removal of pipelines for conducting water

with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded October 6, 2005, in Book 20051006 as Instrument No. 01363 of Official Records, over a portion of the land.

13. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/ACSM survey.
14. Rights of parties in possession.

ASSESSOR'S COPY

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a. APN: 139-28-801-002
b. _____
c. _____
d. _____

2. Type of Property:

a. ☐ Vacant Land	b. ☐ Single Fam. Res.	FOR RECORDER'S OPTIONAL USE ONLY Book: _____ Page: _____ Date of Recording: _____ Notes: _____
c. ☐ Condo/Twnhse	d. ☐ 2-4 Plex	
e. ☐ Apt. Bldg	f. ☒ Comm'l/Ind'l	
g. ☐ Agricultural	h. ☐ Mobile Home	
☐ Other _____		

3. a. Total Value/Sales Price of Property \$ 6,000,000.00
b. Deed in Lieu of Foreclosure Only (value of property) _____
c. Transfer Tax Value: \$ 12,000,000.00
d. Real Property Transfer Tax Due: \$ 30,000.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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 _____ Capacity Grantor
Signature [Signature] Capacity Grantee - MANAGER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

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

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: SFA LLC
Address: 4241 S ARVILLE ST.
City: LAS VEGAS
State: NV Zip: 89106

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

Print Name: _____ Escrow #: _____
Address: see attached
City: _____ State: _____ Zip: _____

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a. 139-28-801-002

b. _____

c. _____

d. _____

2. Type of Property:

a. ☐ Vacant Land

c. ☐ Condo/Twnhse

e. ☐ Apt. Bldg

g. ☐ Agricultural

☐ Other

b. ☐ Single Fam. Res.

d. ☐ 2-4 Plex

f. ☒ Comm'l/Ind'l

h. ☐ Mobile Home

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property

\$ 8,000,000.00

b. Deed in Lieu of Foreclosure Only (value of property)

(0.00)

c. Transfer Tax Value:

\$ 6,000,000.00

d. Real Property Transfer Tax Due

\$ 30,600.00

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 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 [Signature]

Capacity Grantor

Signature _____

Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Sears, Roebuck and Co., James Ter

Address: 3333 Beverly Road Dept. 824RE

City: Hoffman Estates

State: IL Zip: 60179

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: _____

Address: see attached

City: _____

State: _____ Zip: _____

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

Print Name: First American Title

Escrow #: 356142

Address: 3960 Howard Light #600

City: IL

State: IL Zip: 60065