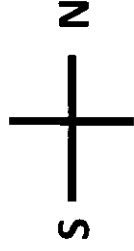


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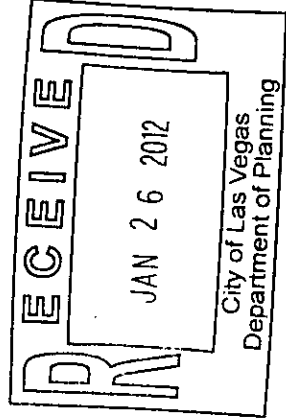
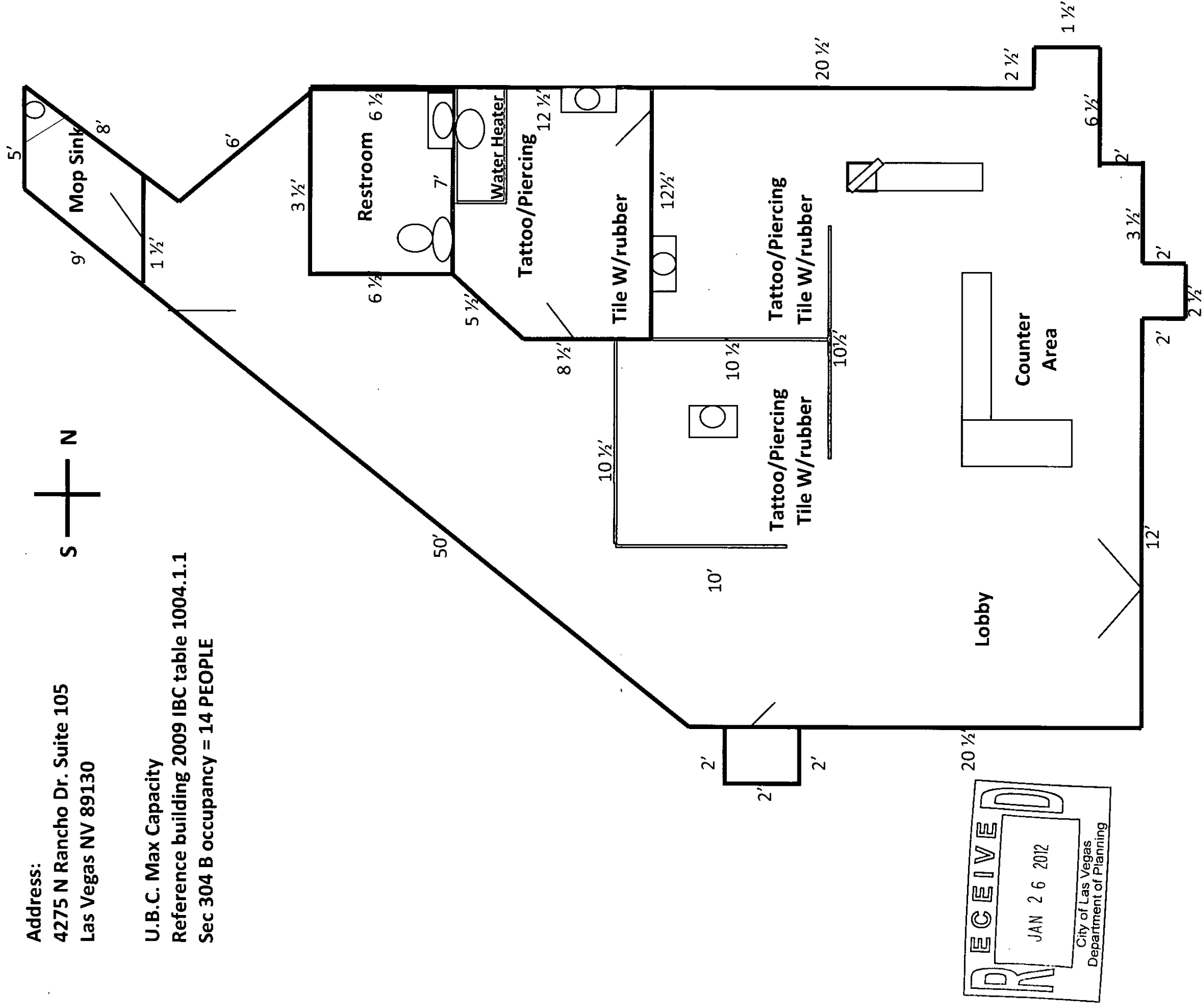
4275 N Rancho Dr. Suite 105
Las Vegas NV 89130



U.B.C. Max Capacity

Reference building 2009 IBC table 1004.1.1.1

Sec 304 B occupancy = 14 PEOPLE



SCANNED

SUP-44452

SCANNED

NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) PERMIT REQUIRED

AN APPROVED NDOT OCCUPANCE PERMIT SHALL BE OBTAINED THROUGH THE DISTRICT PRIOR TO ANY CONSTRUCTION WITHIN THE NDOT RIGHT-OF-WAY.

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

APN 138-02-701-004
LOT 1 PARCEL MAP 78-100

APN 138-02-701-007
LOT 4 PARCEL MAP 78-100

APN 138-02-701-009
NOT A PART

NEVADA POWER EASEMENT
1-23-74, DOC # 398,325,409

Office 1
FF=2294.50
9,963 SF
NOT SPRINKLERED

Office 2
FF=2294.00
8,448 SF
NOT SPRINKLERED

Office 3
FF=2292.30
13,370 SF
SPRINKLERED

Office 4
FF=2293.40
15,972 SF
SPRINKLERED

Office 5
FF=2291.50
24,306 SF
SPRINKLERED

LEGEND

- FR FIRE RISER
- FD FIRE DEPARTMENT CONNECTION
- FA FIRE ACCESS ROUTE

EXISTING WELL TO BE REMOVED FROM SERVICE

THE EXISTING WELL IS TO BE ABANDONED UPON THE AVAILABILITY OF DISTRICT WATER. THE DISTRICT WATER SERVICE WILL REMAIN IN THE OFF POSITION UNTIL THE WELL HAS BEEN ABANDONED, WHICH MUST BE ACCOMPLISHED WITHIN 30 DAYS OF THE INSTALLATION OF THE DISTRICT SERVICE. AN INSPECTION OF THE ON-SITE SYSTEM WILL BE MADE BY THE LVWD TO VERIFY THE WELL HAS BEEN DISCONNECTED FROM THE ON-SITE SYSTEM AND THAT THE ENGINEER (702-486-2770) SHOULD BE CONTACTED FOR INFORMATION CONCERNING REQUIREMENTS AND PROCEDURES FOR ABANDONING WELLS.

SEWER CONTRIBUTION

DAILY AVERAGE - 0.74 MGD
PEAK HOUR - 0.52 MGD

NOTE:

1. INSTALL PIPELINE MARKER BALLS IN TRENCH ABOVE EACH HORIZONTAL ELBOW FITTING, PER MANUFACTURER.
2. DISPOSAL OF ASBESTOS CEMENT PIPE SHALL BE IN ACCORDANCE WITH AWWA, LOCAL, STATE, AND FEDERAL REGULATIONS.

ABANDONED VALVES

ALL ABANDONED VALVES SHALL BE ABANDONED IN THE CLOSED POSITION UNLESS SHOWN OTHERWISE. BY REMOVING A MINIMUM OF THE TOP 12 INCHES OF THE VALVE BOX AND FILLING THE REMAINING PORTION OF THE VALVE BOX WITH CONCRETE HAVING A COMPRESSIVE STRENGTH AT LEAST 2,000 PSI.

FIRE FLOW CALCULATIONS:

FIRE FLOW REQUIREMENT IS: 2125 GALLONS PER MINUTE AT 20 PSI RESIDUAL PRESSURE.

BASED ON:

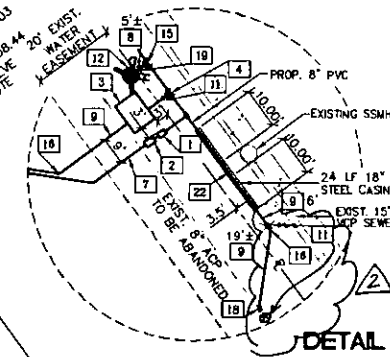
SQUARE FOOTAGE: 24,306 SQUARE FEET
LARGEST AREA BETWEEN 4-HOUR
AREA SEPARATION WALLS: 24,306 SQUARE FEET
BUILDING HEIGHT: 30 FEET
NUMBER OF STORIES: ONE FLOORS
TYPE OF CONSTRUCTION: V-N
OCCUPANCY: COMMERCIAL
FULL AUTOMATIC FIRE SPRINKLER SYSTEM: YES NO

REVIEWED BY: *[Signature]* DATE: 5/29/03
LAS VEGAS FIRE DEPARTMENT

UTILITY NOTES AND QUANTITIES

	WATER	SEWER	UNIT	PUBLIC	PRIVATE
1	INSTALL 2" WATER METER PER UDACS PLATE 1D		EA	2	
2	INSTALL 2" RPPA PER UDACS PLATE 11A		EA	2	
3	INSTALL 8" DCCA PER UDACS PLATE 20B, FIBCO OR APPROVED EQUAL		EA	2	
4	INSTALL 8" X 8" TEE		EA	1	
5	INSTALL 8" X 16" TAPPING SLEEVE W/ 8" TAPPING VALVE, VALVE BOX AND COVER PER UDACS PLATE 8		EA	1	
6	INSTALL 2" PVC WATER LINE		LF		265±
7	INSTALL 4" PVC WATER LINE		LF		1051±
8	INSTALL 6" PVC WATER LINE		LF		506±
9	INSTALL 8" PVC WATER LINE		LF	635±	
10	INSTALL 6" GATE VALVE		EA		4
11	INSTALL 8" GATE VALVE		EA	3	3
12	INSTALL FIRE HYDRANT PER UDACS PLATE 7		EA	2	4
13	INSTALL 4" X 2" TEE		EA	1	3
14	INSTALL 8" X 4" TEE		EA	2	
15	INSTALL 8" X 6" TEE		EA		3
16	INSTALL 8" 45° ELL		EA		2
17	INSTALL 8" 90° ELL		EA		2
18	INSTALL 8"X6" REDUCER		EA		1
19	INSTALL 2" 90° ELL		EA		1
20	INSTALL RESTRAINED DIP WATER LINE INSIDE CASING		LF	48	
21	INSTALL 48" SSMH PER CCSD SD-1		EA	1	4
22	INSTALL DOUBLE CLEAN OUT		EA		7
23	INSTALL 6" PVC SEWER LATERAL		LF		422±
24	INSTALL SEWER BACKWATER VALVE		EA		2
25	INSTALL 8" PVC SEWER LINE		LF		707±
26	INSTALL 15" PVC SEWER LINE		LF	27	
27	INSTALL "TIRE LANE" SIGN		EA		6
28	PAINT FIRE LANE CURB RED				

THE QUANTITY ESTIMATES SHOWN HEREON ARE APPROXIMATE AND NO ONE IS TO RELY UPON THEM FOR PAY QUANTITIES



APPROVAL

[Signature] 9/26/03
LAS VEGAS CITY WATER DISTRICT 1 DATE

NORTHBROOKE
A BUSINESS CENTER
UTILITY PLAN
4339 RANCHO DRIVE
CITY OF LAS VEGAS, NEVADA

DRAWN BY: PB
DESIGNED BY: PB
CHECKED BY: WBC
DATE: 04/25/03
JOB #: 138-02-701-009
APN: 138-02-701-009
SECT 2: T. 205 S. R. 05E
SCALE: HORIZ 1" = 40'
VERT 1" = 4'

PROFESSIONAL ENGINEER
WILLIAM W. CHILDS
REG. NO. 123104
CIVIL

RECEIVED

JAN 30 2002

City of Las Vegas
Department of Planning

10 OF 11

SUP-44452

REV	DATE	BY	REVISION
1	04/25/03	MM	ISSUED FOR PERMITTING
2	04/25/03	MM	ISSUED FOR PERMITTING
3	04/25/03	MM	ISSUED FOR PERMITTING
4	04/25/03	MM	ISSUED FOR PERMITTING
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100	04/25/03	MM	ISSUED FOR PERMITTING

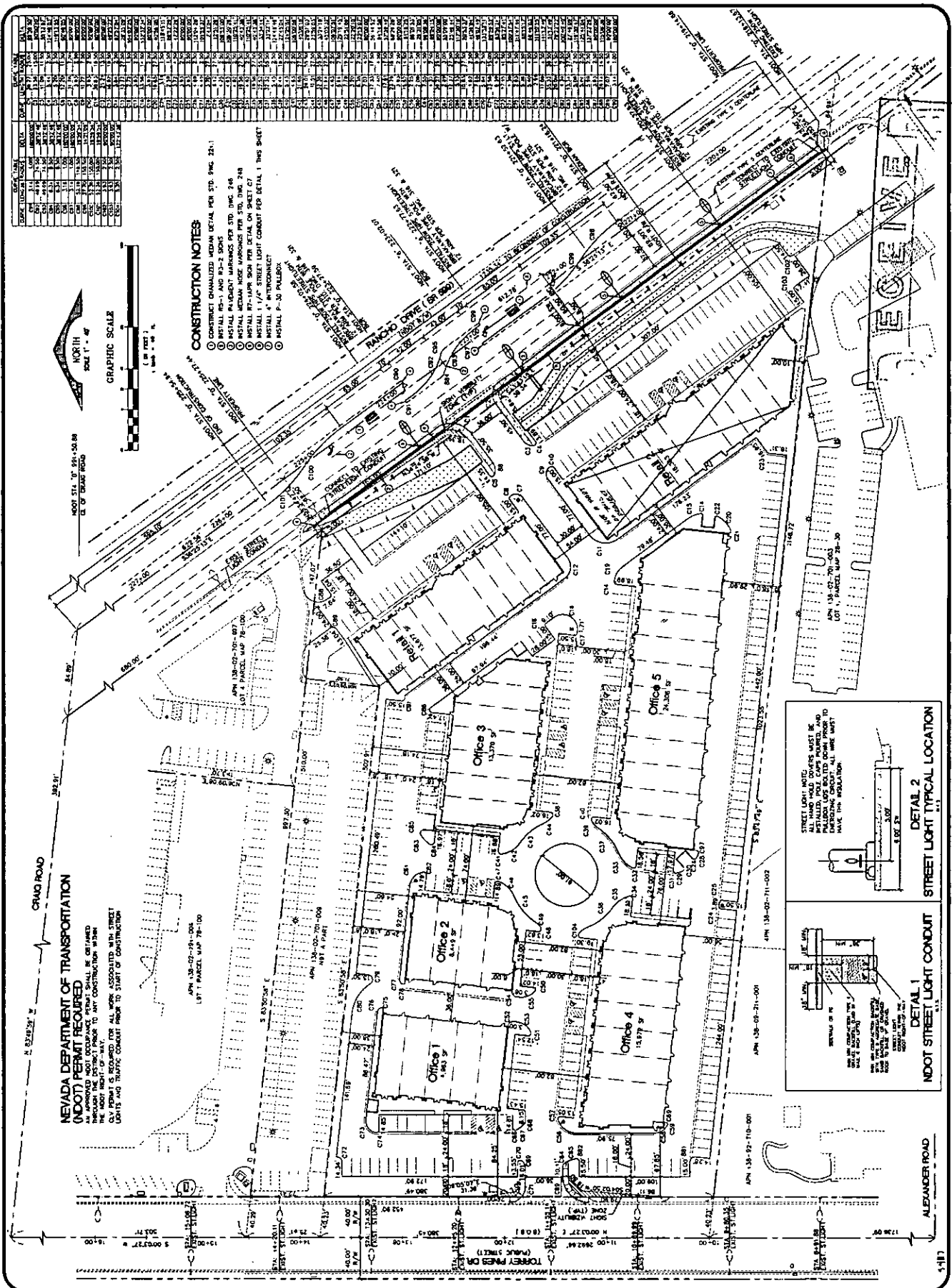
RedRock
ENGINEERING & SURVEYING, INC.
8001 SOUTH RAINBOW BLVD., STE. X
LAS VEGAS, NEVADA 89123
PHONE (702) 343-8166

NORTHBROOKE A BUSINESS CENTER
TRAFFIC, STREETLIGHT AND
HORIZONTAL CONTROL PLAN
4339 RANCHO DRIVE
CITY OF LAS VEGAS, NEVADA

DRAWN BY: MM
CHECKED BY: MM
DATE: 04/25/03
JOB # 123123
SHEET # 1 OF 11
SCALE: 1" = 40'
VERT: 1" = 40'



SHEET # C4
4 OF 11
12/13/12



NEVADA DEPARTMENT OF TRANSPORTATION
(NDOT) PERMIT REQUIRED
ALL CONSTRUCTION SHALL BE OBTAINED THROUGH THE DISTRICT ENGINEER'S OFFICE. THE NDOT RIGHT-OF-WAY, EASEMENTS, AND TRAFFIC CONTROL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.



- CONSTRUCTION NOTES**
- 1. CONTRACTOR SHALL MAINTAIN DETAIL PER STD. DMC 22-1
 - 2. INSTALL 80-1 AND 80-2 SIGNS
 - 3. INSTALL PAVEMENT MARKINGS PER STD. DMC 248
 - 4. INSTALL 87-1 SIGN PER DETAIL ON SHEET C7
 - 5. INSTALL 1 1/4" STREET LIGHT CONDUIT PER DETAIL 1 THIS SHEET
 - 6. INSTALL 1 1/4" STREET LIGHT CONDUIT PER DETAIL 1 THIS SHEET
 - 7. INSTALL P-30 PAVEMENT

DETAIL 1
NDOT STREET LIGHT CONDUIT

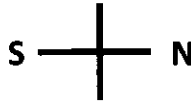
DETAIL 2
STREET LIGHT TYPICAL LOCATION

STREET LIGHTING NOTES:
ALL HAND-HELD LIGHTS MUST BE INSTALLED WITH CAPS REMOVED AND THE LIGHTS MUST BE TURNED ON TO ENSURE PROPER OPERATION. ALL LIGHTS MUST HAVE THE REGULATION.

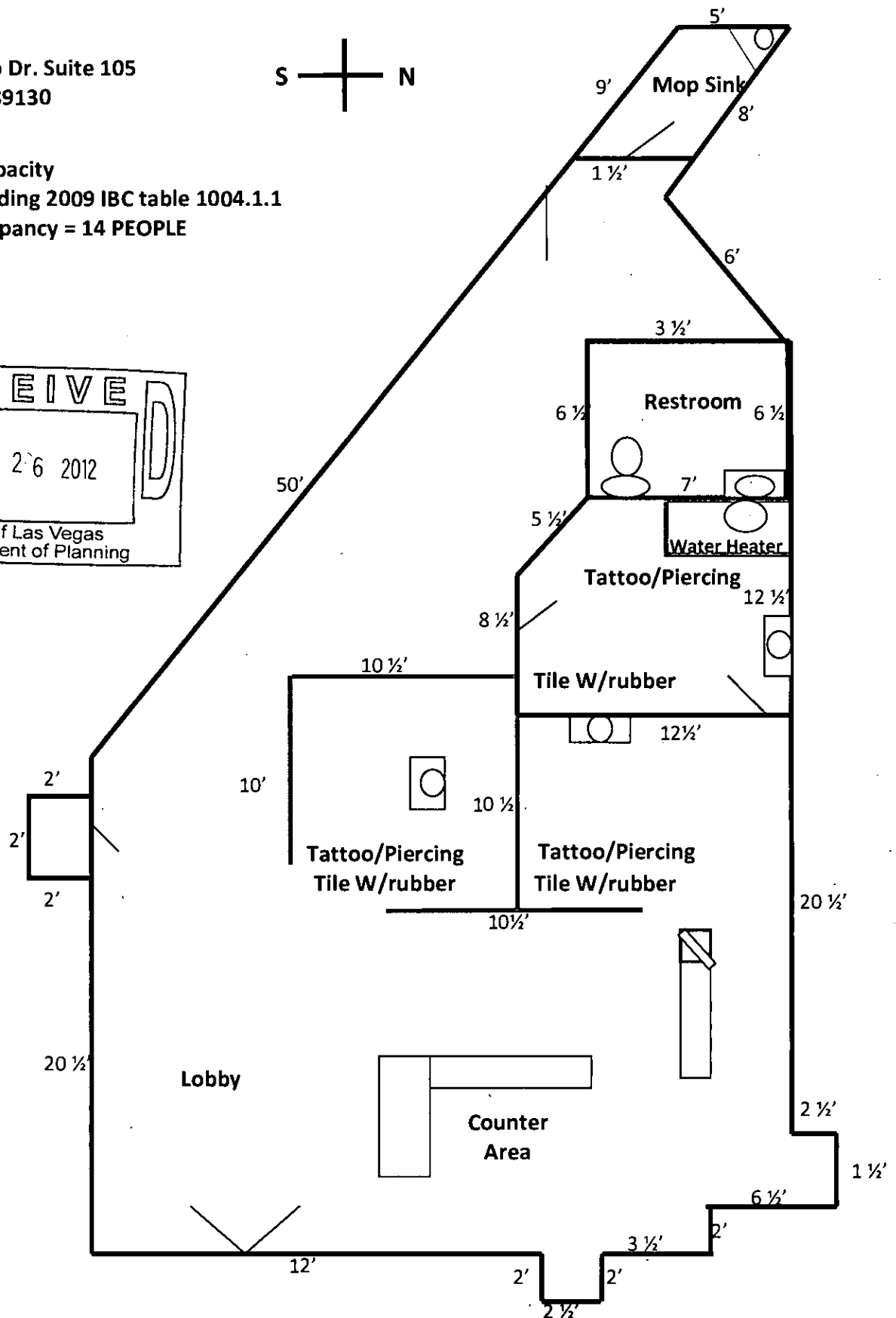
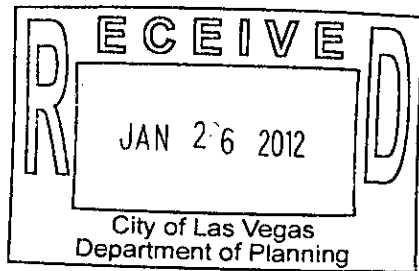
JAN 26 2012

SUP-44452

Address:
4275 N Rancho Dr. Suite 105
Las Vegas NV 89130



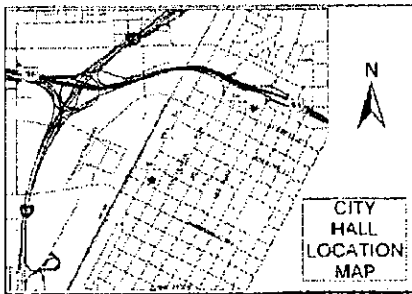
U.B.C. Max Capacity
Reference building 2009 IBC table 1004.1.1
Sec 304 B occupancy = 14 PEOPLE



SUP-44452

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



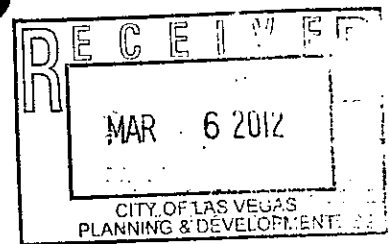
I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-44452

Planning Commission Meeting of 3/13/2012

NB3



THIS IS NOT A
COMPLEMENTARY USE FOR
THE EXISTING TENANTS AND
WILL HAVE A NEGATIVE
IMPACT ON TENANTS IN
PLACE AND RENTS IN

13802712009

Case: SUP-44452

S L P NORTHBROOKE 3 L L C

2536 CATAMARAN WAY

CHULA VISTA CA 91914-4532 91914-4532

THE FUTURE.

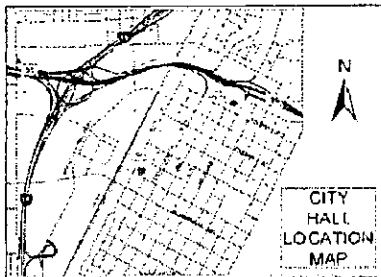
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SO BROFNI 1 91914



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**



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I SUPPORT
this Request



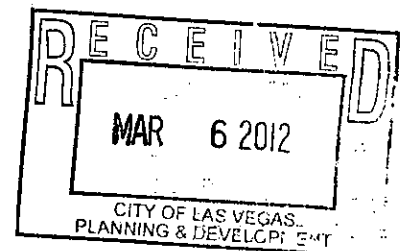
I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-44452

Planning Commission Meeting of 3/13/2012

NB5



THIS IS NOT A COMPLEMENTARY
USE TO THE EXISTING TENANT BASE
AND WILL HAVE A NEGATIVE
IMPACT ON EXISTING TENANTS
RENTS IN THE FUTURE,
AND SUBSEQUENTLY

13802712010

Case: SUP-44452

S L P NORTHBROOKE 5 L L C

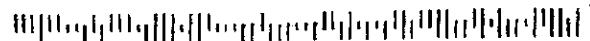
2536 CATAMARAN WAY

CHULA VISTA CA 91914-4532 91914-4532

THE PROPERTY VALUES

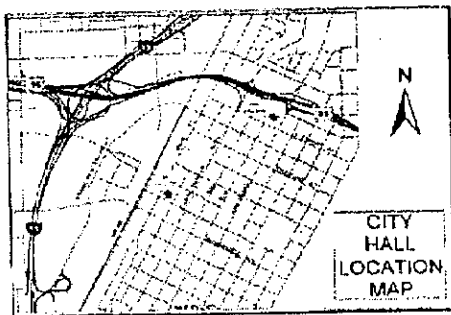
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2P

SO BROFNI 1 91914



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

Return Service Requested
Official Notice of Public Hearing



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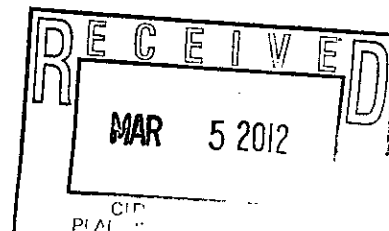
☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-44452

Planning Commission Meeting of 3/13/2012



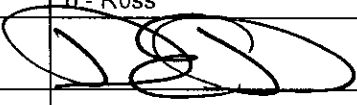
Case: SUP-44452

13802301003
DELEON EFREN N & NEVARRIE P
4325 N TORREY PINES DR
LAS VEGAS NV 89108-5510 89108-5510

24 BRDFN11 65106



33P

Pre-Application Conference		City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)						
Item Required								
YES	NO	APPLICATION PACKET (ALL ITEMS IN THIS SECTION ARE REQUIRED FOR EACH APPLICATION TYPE, unless indicated otherwise)			Fees			
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots	Visit the CLV website For blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")	Appl. Type SUP	Application	Notification	Recordation	Sub-Total
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots			\$ 500.00	\$ 500.00	\$ 30.00	\$ 1030.00
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)			\$	\$	\$	\$
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)			\$	\$	\$	\$
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)			\$	\$	\$	\$
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)			\$	\$	\$	\$
☐	☒	Cop(ies) of approval letter(s) for					Subtotal:	\$ 1030.00
☐	☒	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					\$	\$
☐	☒	Photo Reproduction of the Color & Materials Board (SDR applications only)					Grand Total All Fees:	\$ 1030.00
REQUIRED DRAWINGS (INCLUDES TOTAL NUMBER REQUIRED FOR ALL APPLICATION TYPES): MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)								
☒	☐	SITE PLAN	TOTAL REQUIRED FOR ALL APPLICATIONS					
		North arrow, scale, and vicinity map	Folded Plans (5, plus 1 per application):					6
		All property lines and present dimensions labeled	Colored, Rolled Plans:					1
		All building setbacks labeled	Reduced Copy (8-1/2"x11" B/W; 1 per application):					1
		All adjacent existing land uses and street names labeled	RECEIVED JAN 26 2012 City of Las Vegas Department of Planning					
		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						
☒	☐	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" B/W; 1 per application):					1
		Use of all rooms noted/labeled	NOTES:					
		Maximum Occupancy (per I.B.C.)						
		Seating Capacity (where applicable)						
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.								
APN(s):		138-02-712-012	Application Type:		Special Use Permit			
Location:		4275 N RANCHO DRIVE SUITE 105	Application Purpose:		Tattoo Parlor/Body Piercing Studio			
Ward:		6 - Ross	Pre-App. Meeting Date:		12/14/11			
Planner's Signature:			Submittal Deadline:		12/19/11 - no later than 2:00 pm			
Planner:		Dan Donley, Planner II - 229-2087	Earliest PC / CC Meeting Dates:		02/14/12 PC - 03/21/12 CC (Cycle 2)			
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 <u>no later than 15 days prior</u> 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.								



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

March 14, 2012

Mr. Clifton Jones
Mr. John Joseph
LV Northbrooke Partnership, LLC
PO Box 5759
Austin, Texas 78763

**RE: SUP-44452 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF MARCH 13, 2012**

Dear Messers Jones and Joesph:

Your request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO at 4275 North Rancho Drive, Suite #105 (APN 138-02-712-012), C-2 (General Commercial) Zone, Ward 6 (Ross), was considered by the Planning Commission on March 13, 2012.

The Planning Commission voted to **APPROVE** 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. Prior to occupancy, 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.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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. Clifton Jones
Mr. John Joseph
LV Northbrooke Partnership, LLC
SUP-44452 - Page Two
March 14, 2012

This action by the Planning Commission on **March 13, 2012** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **March 26, 2012**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Gebeke', with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Beau Woodward
3959 Indian Gold Street
Las Vegas, Nevada 89129



March 2, 2012

Mr. Clifton Jones
Mr. John Joseph
LV Northbrooke Partnership, LLC
PO Box 5759
Austin, Texas 78763

**RE: SUP-44452 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF MARCH 13, 2012**

Dear Messers Jones and Joesph:

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 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: Mr. Beau Woodward
3959 Indian Gold Street
Las Vegas, Nevada 89129

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
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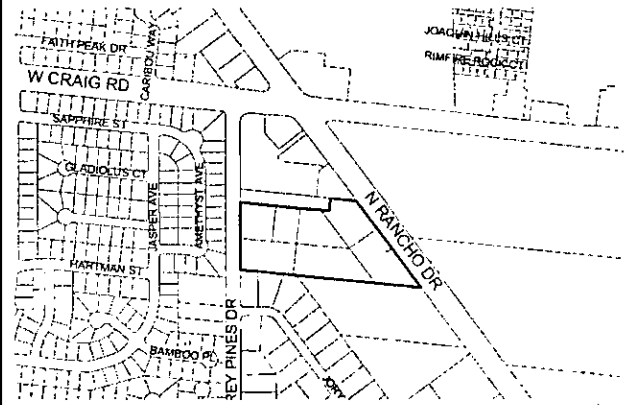
www.lasvegasnevada.gov



Application Information

SUP-44452 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SIN CITY INK - OWNER: LV NORTHBROOKE PARTNERSHIP, LLC - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO at 4275 North Rancho Drive, Suite #105 (APN 138-02-712-012), C-2 (General Commercial) Zone, Ward 6 (Ross).

Application Location



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

Public Hearing Information

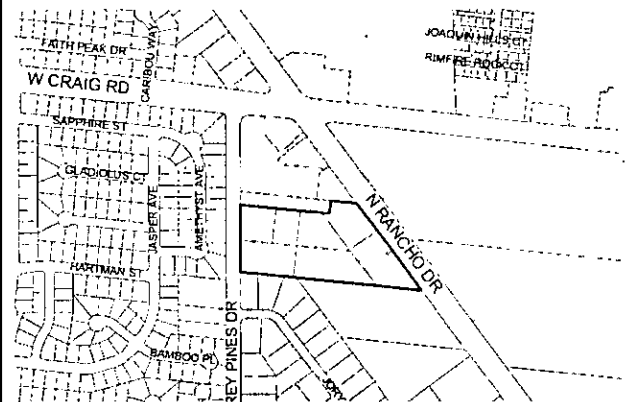
Meeting: Planning Commission
Date: *March 13, 2012*
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

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-44452 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SIN CITY INK - OWNER: LV NORTHBROOKE PARTNERSHIP, LLC - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO at 4275 North Rancho Drive, Suite #105 (APN 138-02-712-012), C-2 (General Commercial) Zone, Ward 6 (Ross).

Application Location



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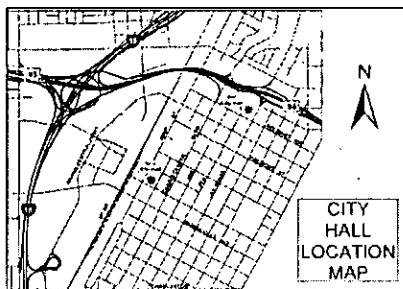
Public Hearing Information

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

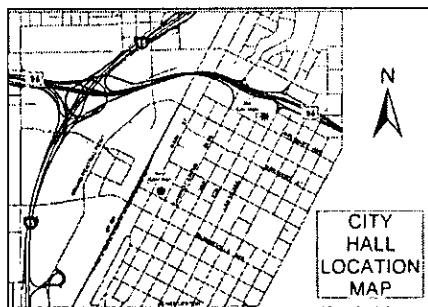
Please use available blank space on card for your comments.

SUP-44452

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.

SUP-44452

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 13, 2012
Re: **SUP-44452** Sin City Ink 4275 N. Rancho Dr., Ste. #105
Request for a Special Use Permit for a proposed tattoo parlor/body piercing studio

COMMENTS:

We have no comment on the Request for a Special Use Permit application for a proposed tattoo parlor/body piercing studio located within an existing building at 4275 North Rancho Drive, Suite #105.

City of Las Vegas - Department of Planning.

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:

SUP-44452

Avellino Estates HOA

Desert Pine Villas

Lone Mountain Estates NA

Los Prados Community Association

Miramonte Estates Neighborhood

Mountain Gate HOA

Northwest Area Residents Association NCG

Northwest Citizens Board NA

Park San Miguel Property Owners Association

Plaza San Miguel HOA

Rancho San Miguel Property Owners Association

Rosewood Estates

The Rancho Alta Mira HOA

Willowdale Park HOA

Woodcrest HOA

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

SUP-44452

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	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY

<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
*SID (DPW)	PATRICK MURPHY	4 TH FLOOR CITY HALL

*** 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-44452 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SIN CITY INK - OWNER: LV NORTHBROOKE PARTNERSHIP, LLC - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO at 4275 North Rancho Drive, Suite #105 (APN 138-02-712-012), C-2 (General Commercial) Zone, Ward 6 (Ross).

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:



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tattoo & Body Piercing Shop S&P
 Project Address (Location) 4275 N Rancho Dr. Suite 105
 Project Name _____ Proposed Use Tattoo & Body Piercing
 Assessor's Parcel #(s) 138-02-712-012 Ward # 1C-Ross
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER LV NORTHBROOKE Contact CLIFTON JONES / JOHN JOSEPH
PARTNERSHIP, LLC
 Address P.O. Box 5759 Phone: 512 560-5135 Fax: _____
 City AUSTIN State TX Zip 78763
 E-mail Address josephjr@dhdventures.com

APPLICANT Brian Woodward Contact (702) 510-1027
 Address 3959 Indian Creek St Phone: Same Fax: _____
 City Las Vegas State NV Zip 89129
 E-mail Address brianwoodward@yahoo.com

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

Property Owner Signature* [Signature]

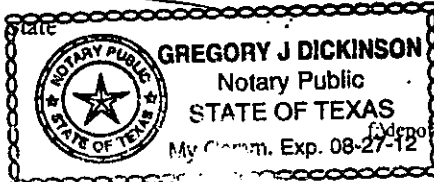
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name CLIFTON JONES

Subscribed and sworn before me

This 03 day of Jan.

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

RECEIVED	Case #	<u>P-44452</u>
	Meeting Date:	<u>3/13/12</u>
	Total Fee:	<u>1030.00</u>
	Date Accepted:	<u>1/30/12</u>
City of Las Vegas Department of Planning		Accepted By: <u>[Signature]</u>

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-44452 APN: 138-02-712-012

Name of Property Owner: LV NORTHBROOKE PARTNERSHIP, LLC

Name of Applicant: Beau Woodward

Name of Representative: Beau Woodward

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

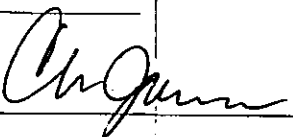
☒ No

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): _____

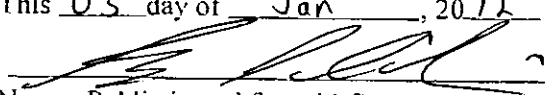
APN: _____

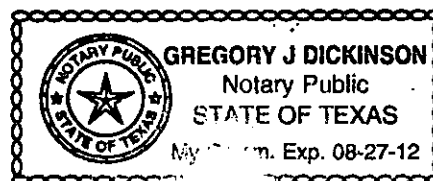
Signature of Property Owner: 

Print Name: CLIFTON JONES

Subscribed and sworn before me

This 03 day of Jan, 2012


Notary Public in and for said County and State



Sin City Ink 

Tattoo Lounge

EXECUTIVE TATTOO LOUNGE

Beau C Woodward Owner
4983 W Flamingo Rd Suite B-1
Las Vegas NV 89103
Cell (702)510-1027 Office (702)900-7409
On the web @ lasvegastattoolounge.com
E-mail: beauwoodward@yahoo.com

Justification Letter

Issue- To obtain a special use permit within the City's C2 zoning as a tattoo and piercing shop.

Information-

- The Tattoo Lounges will have 3-5 Independent Contractors working onsite.
- Hours of operation will be 11am-11pm seven days a week.
- The Owners currently operate 3 successful tattoo and piercing shops in Las Vegas NV.
- Applicable licenses have been issued through the Nevada Health Department, Department of Taxation and the Secretary of State. Licensing will be required from Business Licensing.

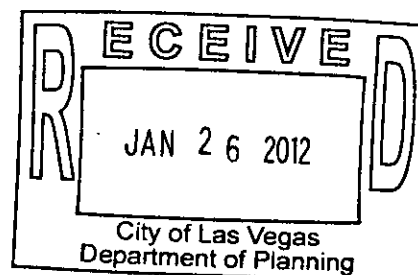
Special Use Permit Determinations-

- The Tattoo Lounge will be harmonious and compatible with the existing land use due to its moderate foot traffic. It also has a proximity to Diversity Tattoo located on Craig and Rancho within the city's C2 zoning. The business has a successful track record of creating repeat clientele which is good for the surrounding businesses.
- The subject site has adequate parking for the special use.
- The business of the Tattoo Lounge will fall in line with all county and city laws.

Attached is the Tattoo Lounges business model.

Thank you for the opportunity to submit this justification letter.

Beau Woodward



SUP-44452

Sin City Ink

Tattoo Lounge

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E-mail: beauwoodward@yahoo.com

OVERVIEW

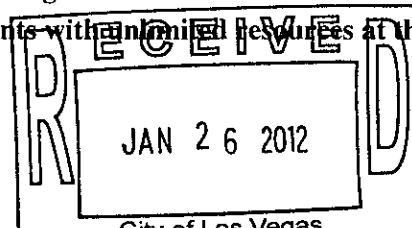
Currently Las Vegas premier tattoo shop Las Vegas Tattoo Lounge would like to broaden its base and expand its success by opening additional locations. We currently operate Sin City Ink, Las Vegas Tattoo Lounge, Executive Tattoo Lounge and soon to come, LV Tattoo Lounge in Las Vegas NV. You will see that it's our way of doing business that sets us apart from the rest. Be assured that The Lounges will continue to set precedence in Las Vegas NV through expansion and exceptional customer service.

SERVICES

- Upscale Custom tattoo and piercing by experienced and world-renowned artists.
- Shop space will be utilized for tattoos and piercing, it will also act as a retail store for Jewelry and Retail sales.
- Provide apparel designed by Sin City Ink as well as Tattoo Lounge Aftercare Products.

ATMOSPHERE

- An avant-grade urban ambiance.
- Modern setting providing a popular intellectual social atmosphere with a modern comfortable industrial milieu.
- The Tattoo Lounges focus on world class customer service.
- The Tattoo Lounge is an industry leader providing touch screen monitors built with tattoo flash and web access, the Lounges provide clients with unlimited resources at their fingertips.



LV TATTOO LOUNGE

SUP-44452

Sin City Ink

Tattoo Lounge

EXECUTIVE TATTOO LOUNGE

Beau C Woodward Owner
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Las Vegas NV 89103
Cell (702)510-1027 Office (702)900-7409
On the web @ lasvegastattoolounge.com
E-mail: beauwoodward@yahoo.com

THE MAIN OBJECTIVES FOR THE DEVELOPMENT OF THIS NEW ESTABLISHMENT ARE:

- Capitalize on an excellent location opportunity with a swift commitment to development.
- To launch with a highly publicized grand opening event and additional events within our first year.
- To maintain tight control of costs, operations, and cash flow through loyal management and trustworthy employees.

Sin City Ink

THE KEYS TO SUCCESS IN ACHIEVING OUR GOALS ARE:

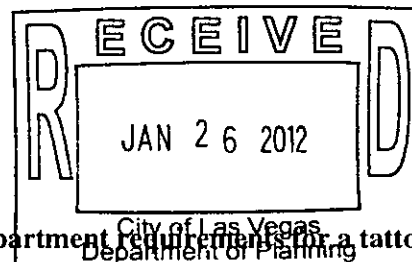
- Provide exceptional service that leaves a lasting impression to ultimately promote patronage
- To provide a consistent admired social atmosphere.
- To focus on product quality
- Managing our internal finances and cash flow to enable upward capital growth.
- Strict control of all costs, at all times, without exception.
- Aggressive Web based advertising.

Our Web based marketing strategy and persistent advertising methods throughout the city have created a flood of new customers along with our steady stream of repeat customers to lock in a continual flow of revenue.

Tattoo Lounge

SHOP SPECIFICATIONS

We will do a complete build out meeting all Health Department requirements for a tattoo/Piercing shop. To meet all requirements we will use fully licensed bonded contractors. With our 100% satisfactory rate with all county laws the building will be brought up to code and pass all



SUP-44452

Sin City Ink ○

Tattoo Lounge

EXECUTIVE TATTOO LOUNGE

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inspections before we are fully operational This process may take up to 60 days to complete properly.

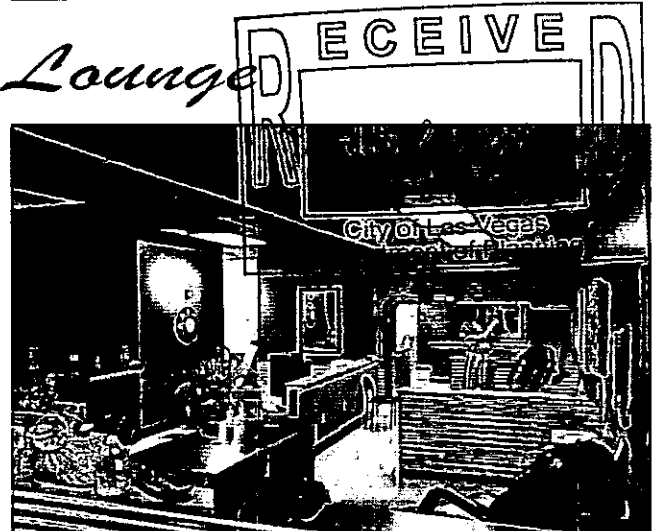
BENEFITS

The Tattoo Lounges offer an atmosphere conducive to drawing attention to any new leasing property while also enhancing the quality and aesthetics in its community. Our facilities will be a leading competitor with other major tattoo shops. We advertise in several online listings with our website referencing to our location. The Tattoo Lounge will leave its customers fulfilled with an ever-lasting impression on any property establishment.

EXECUTIVE TATTOO LOUNGE



Tattoo Lounge



SUP-44452

Sin City Ink

Tattoo Lounge

EXECUTIVE TATTOO LOUNGE

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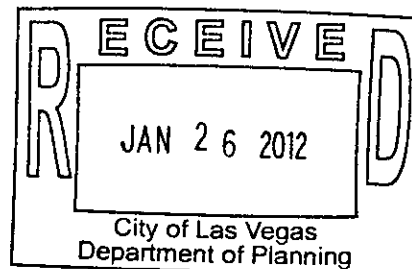
CONCLUSION

What makes the Tattoo Lounges exceptional, apart from its décor and atmosphere, are its aggressive marketing strategies and devotion to flawless service. The devotion to an eclectic bouquet of upscale custom artistry at an affordable price and a staff dedicated to a patron driven customer service formula— This is the Tattoo Lounge staple, Tattoo Lounge is applicable to all generations. We have become Best of Las Vegas Tattoo Review. We are featured daily on Advertising Giant "Group-On." Our Goal is to remain a step ahead of our competition through an exemplary provision. The mission of the Tattoo Lounges is to promote arts by encouraging artists in general, as well as the enhancement of existing businesses, while encouraging new pedestrian-oriented commercial, professional, and residential growth within the city. For additional information concerning operations please visit our websites at www.mysincitytattoo.com www.lasvegastattoolounge.com and www.mysincityink.com. We appreciate your considerations and look forward to doing business with you.

Best regards,

Beau Woodward

Owner/Investor



SUP-44452

RESOLUTION OF
LV NORTHBROOKE PARTNERSHIP, LLC

BE IT RESOLVED that CLIFTON JONES a/k/a CLIFTON M. JONES, Managing Partner of LV NORTH BROOKE PARTNERSHIP, LLC, is authorized to execute any and all documents necessary to facilitate the purchase of the real property described in that certain Agreement for Sale and Purchase of Property, dated September 6, 2011 by and between MSC1 2006-IQ11 RANCHO DRIVE, LLC, ("Seller") and LV NORTHBROOKE PARTNERSHIP, LLC, ("Buyer"), on behalf of the Limited Liability Company, including but not limited to Contracts, Notes, Deeds of Trust, Closing Statement, any bank documents or any other document necessary to facilitate the purchase.

Dated: October 20th, 2011

LV NORTHBROOKE PARTNERSHIP, LLC, a
Texas Limited Liability Company

By: Clifton M. Jones

Name: Clifton Jones

Title: Managing Partner

By: _____

Name: Scott Wisniewski

Title: Manager

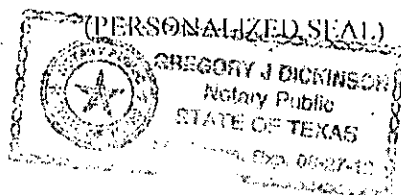
The State of Texas

County of Travis

Before me, a Notary Public, on this day personally appeared Clifton Jones, Managing Partner of LV NORTHBROOKE PARTNERSHIP, LLC, he is personally known to me or has produced a driver's license for identification.

Given under my hand and seal of office this 20 day of
Oct., A.D. 2011

[Signature]
Notary Public, State of Texas



The State of Texas

County of _____

Before me, a Notary Public, on this day personally appeared Scott Wisniewski, Manager of L.V. NORTHBROOKE PARTNERSHIP, L.L.C, he is personally known to me or has produced a driver's license for identification.

Given under my hand and seal of office this _____ day of _____, A.D. 2011

Notary Public, State of Texas

(PERSONALIZED SEAL)

RESOLUTION OF
LV NORTHBROOKE PARTNERSHIP, LLC

BE IT RESOLVED that CLIFTON JONES a/k/a CLIFTON M. JONES, Managing Partner of LV NORTH BROOKE PARTNERSHIP, LLC, is authorized to execute any and all documents necessary to facilitate the purchase of the real property described in that certain Agreement for Sale and Purchase of Property, dated September 6, 2011 by and between MSC1 2006-IQ11 RANCHO DRIVE, LLC, ("Seller") and LV NORTHBROOKE PARTNERSHIP, LLC, ("Buyer"), on behalf of the Limited Liability Company, including but not limited to Contracts, Notes, Deeds of Trust, Closing Statement, any bank documents or any other document necessary to facilitate the purchase.

Dated: October 20th, 2011

LV NORTHBROOKE PARTNERSHIP, LLC, a
Texas Limited Liability Company

By: _____
Name: Clifton Jones
Title: Managing Partner

By: Scott Wisniewski
Name: Scott Wisniewski
Title: Manager

The State of Texas

County of _____

Before me, a Notary Public, on this day personally appeared Clifton Jones, Managing Partner of LV NORTHBROOKE PARTNERSHIP, LLC, he is personally known to me or has produced a driver's license for identification.

Given under my hand and seal of office this _____ day of _____, A.D. 2011

Notary Public, State of Texas

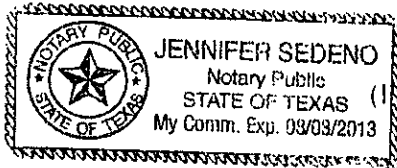
(PERSONALIZED SEAL)

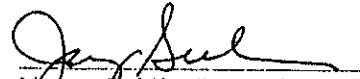
The State of Texas

County of Tom Green

Before me, a Notary Public, on this day personally appeared Scott Wisniewski, Manager of LV NORTHBROOKE PARTNERSHIP, LLC, he is personally known to me or has produced a driver's license for identification.

Given under my hand and seal of office this 20 day of October, A.D. 2011




Notary Public, State of Texas



**CITY OF LAS VEGAS
SIGN POSTING AFFIDAVIT**



CASE NUMBER: SUP-44452

MEETING DATE: 3/13/12 PC

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



[Signature]
Signature

3-2-12
Date

This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

SPECIAL USE PERMIT

CASE NUMBER: SUP-44452

For: A TATTOO PARLOR/BODY PIERCING STUDIO

Public Hearing Information

TIME: 6:00 PM

DATE: MARCH 13, 2012

MEETING: Planning Commission

LOCATION: Council Chambers

City Hall

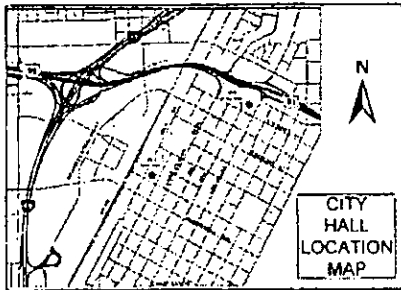
496 S. Main Street

For information call City of Tucson
Planning & Development Department
at 228-6301, TCD AG 1104

03.02.2012 13:33

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-44452

Planning Commission Meeting of 3/13/2012

PRESORTED
FIRST CLASS



02 1R \$ 00.42⁴
0002002257 MAR 01 2012
MAILED FROM ZIP CODE 89120



13802414011

Case: SUP-44452

SYLVIA MICHAEL & W REV LIV TR
SYLVIA MICHAEL & WINONA TRS
6428 ROY ROGERS DR
LAS VEGAS NV 89108-5523 89108-5523

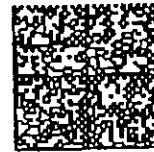
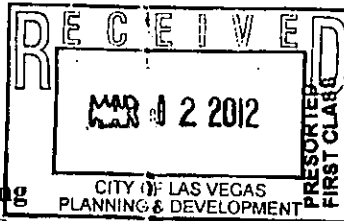
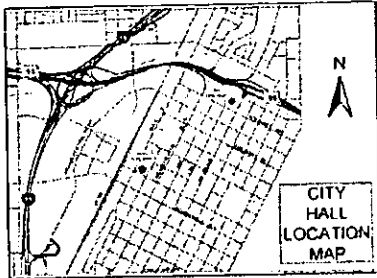
24 BRDFN11 89108



33
2

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



UNITED STATES
02 1R
0002002257
MAILED FROM ZIP CODE 89120

There is a tattoo parlor already -
NW corner of Rancho and Craig.
The neighborhood does not need 2
tattoo parlors. This would not be an
addition to our neighborhood.

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-44452

Planning Commission Meeting of 3/13/2012

It would be
too close to school
and churches housed in the shopping complex.

~~I would like to see a new shopping center whoop~~

13802811007
RHIZOR SHARON A & STEVEN T
4109 JORY TRL
LAS VEGAS NV 89108-5206 89108-5206

Case: SUP-44452

24 BRDFN11 89108



33P

Report Date 01/26/2012 05:14 PM

Submitted By

Page 4

Contractors

No Contractors

SPECIAL USE PERMIT

N DINA Required? Y Will this go to the City Council? Hearing Type
Public or Admin? PUBLIC
N Project of Regional Significance?
N Parent Project link required? Is there a condition of approval for a Required Review?
If yes, when does it need to be reviewed?

Type of Use

TATTOO PARLOR/BODY PIERCING STUDIO

N Is this an Alcohol related Use? Staff Recommendation Entitlement Exercised?

Meeting Information

Meeting Information	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date Comments Added By	Add Date	Modified By Modified Date			
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# BEAU C WOODWARD, LAS VEGAS TATTOO LOUNGE VISA CC ENDING IN 8838, 702.510.1027	970040	01/26/2012 16:15		0.00

Z-SUBC	REASON ALL ITEMS NOT SUBMITTED		01/26/2012 16:08	01/26/2012 16:08	0.00
Per Dan D, the applicant did provide an original application or SOFI. Applicant did not provide a colored rolled drawing. Items will be brought in on Monday, January 30.					

Report Date 01/26/2012 05:14 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 AC1980098 ☐ Foreign
Effective Expire
Name BEAU WOODWARD
Day Phone (702)510-1027 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 3959 INDIAN GDLD
LAS VEGAS, NV 89129
Seasonal Addr
Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

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

There are no items in this list

Report Date 01/26/2012 05:14 PM

Submitted By

Page 2

Address	Parcel Link	A/P Link
4275 N RANCHO DR 150 LAS VEGAS, 89108-		
4275 N RANCHO DR 155 LAS VEGAS, 89108-		
4275 N RANCHO DR 110 LAS VEGAS, 89108-		
4275 N RANCHO DR 130 LAS VEGAS, 89108-		
4275 N RANCHO DR 120 LAS VEGAS, 89108-		

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13802712012

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC1966121	☐ Foreign
Effective		Expire				
Name	L V NORTHBROOKE PARTNERSHIP LLC					
Day Phone	(512)560-5135 x	Eve Phone		Organization		
Pager		PIN #		Position		
Fax		Mobile		Profession		
E-Mail						
Address	P O BOX 5759 AUSTIN, TX 78763					
Seasonal Addr						
Valid From		To				
Comments	Clifton Jones					

SS

Report Date 01/26/2012 05:14 PM

Submitted By

Page 1

A/P # 44452 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	01/26/2012 16:09	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

SUP-44452 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SIN CITY INK - OWNER: LV NORTHBROOKE PARTNERSHIP, LLC - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO at 4275 North Rancho Drive, Suite #105 (APN 138-02-712 -012), C-2 (General Commercial) Zone, Ward 6 (Ross).

Parent A/P #

Project #	44452	Project/Phase Name	SIN CITY INK EXECUTIVE TATTOO	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13802712012

Location

Owner/Tenant

Contact ID	AC1966121	Name	L V NORTHBROOKE PARTNERSHIP, LLC	Organization	
Mailing Address	P O BOX 5759			State/Province	TX
City	AUSTIN			Country	☐ Foreign
ZIP/PC	78763			Evening Phone	
Day Phone (512)	560-5135 x			Mobile #	
Fax					

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

4275 N RANCHO DR
LAS VEGAS, 89108-

4275 N RANCHO DR 125
LAS VEGAS, 89108-

4275 N RANCHO DR 140
LAS VEGAS, 89108-

4275 N RANCHO DR 145
LAS VEGAS, 89108-

4275 N RANCHO DR 105
LAS VEGAS, 89108-

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

C
Y
C
L
E

2

Project Name: 4275 N RANCHO DRIVE SUITE TATTOO/PIERCING SHOP

APN(s):	138-02-712-012	Pre-app Date:	12/14/11
Location:	4275 N RANCHO DRIVE SUITE 105	Meeting Location:	DSC Conference Room 3A - 321
Ward #:	6 - Ross	Acres:	1.45
		Time:	4:00 p.m.

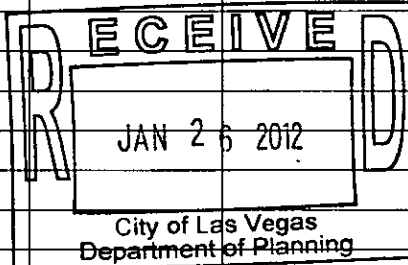
Ownership Info:	M S C I 2006-IQII RANCHO DR LLC %EQUITY GROUP	Last Change of Ownership Date:	04/16/10
	Phone: (702)-	Fax: (702)-	Email:
Applicant Info:	WOODWARD, BEAU		
	Phone: (702)-510-1027	Fax: (702)-	Email: beauwoodward@yahoo.com
Representative Info:			
	Phone: (702)-	Fax: (702)-	Email:

Use:	Existing:	RETAIL
	Proposed:	Tattoo Parlor/Body Piercing Studio
General Plan:	Existing:	Service Commercial
	Proposed:	No change proposed
Zoning:	Existing:	C-2 - General Commercial
	Proposed:	No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	N/A	
	Special Land Use Designation (per plan, if applicable): Airport Overlay	

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

Between CLV Planning Representative: Dan Donley, Planner II (229-2087 Office / 385-7268 Fax / ddonley@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1.				
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 completed form with the original Pre-Application Submittal Checklist --

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

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

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

Meeting Notes:

The applicant will need a Special Use Permit for a Tattoo Parlor/Body Piercing Studio at a property within a C-2 - General Commercial zoning district.

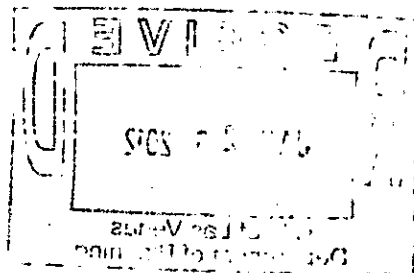
Description: An establishment whose principal business activity, either in terms of operation or as held out to the public, is the practice of one or more of the following:

1. The placing of designs, letters, figures, symbols or other marks upon or under the skin of any person, using ink or other substances which result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin.
2. The creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.

This use does not include a permanent makeup establishment.

On-site Parking Requirement: One space for each 250 square feet of gross floor area.

~~5 RANCHO TILE B40-02250-1-122798 4275 N RANCHO DR 110~~



Inst #: 201111220002308

Fees: \$21.00 N/C Fee: \$25.00

RPTT: \$7701.00 Ex: #

11/22/2011 02:40:56 PM

Receipt #: 985441

Requestor:

FIRST AMERICAN TITLE HOWARD

Recorded By: ANI Pgs: 6

DEBBIE CONWAY

CLARK COUNTY RECORDER

RECORDING REQUESTED BY:

First American Title Insurance Company
1826 N. Loop 1604 W, Suite 125
San Antonio, Texas 78248
Attn: Carol Perry

NCS 502625

MAIL TAX STATEMENTS TO:

LV NORTHBROOKE PARTNERSHIP, LLC
P.O. BOX 1165
LOCKHART, TX 78644

APN: 138-02-712-012

GRANT, BARGAIN, SALE DEED

MSCI 2006-IQ11 RANCHO DRIVE, LLC, a Nevada limited liability company ("Grantor") does hereby Grant, Bargain, Sell and Convey to LV NORTHBROOKE PARTNERSHIP, LLC, a Texas limited liability company ("Grantee"), whose address is c/o Clifton Jones, P.O. Box 1165, Lockhart, Texas 78644, described as follows (hereinafter, the "Property"):

See Legal Description attached hereto as Exhibit "A"

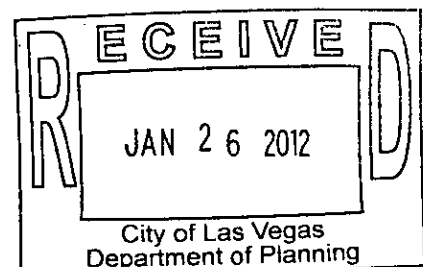
TOGETHER with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, subject to real property taxes for the current fiscal year, reservations, easements, covenants, conditions, surveys, and agreements now of record, without any representations or warranties whatsoever except for warranties which are inherent in this Grant, Bargain, Sale Deed.

Subject however, to:

- (a) Real property taxes and assessments for the fiscal year 2011-2012 and thereafter;
- (b) Zoning and other regulatory laws and ordinances affecting the Property;
- (c) Matters which would be disclosed by an accurate survey; and
- (d) Easements, rights of way, limitations, conditions, covenants, restrictions, and other matters of record.

[SIGNATURE PAGE FOLLOWS]

MIAMI 2750294.2 7249635864
EXECUTION COPY



IN WITNESS WHEREOF, Grantor has executed and delivered this Grant, Bargain, Sale Deed as of the 21 day of October, 2011.

Witnesses:

MSCI 2006-IQ11 RANCHO DRIVE, LLC, a Nevada limited liability company

By: LNR Partners, LLC, a Florida limited liability company, successor by statutory conversion to LNR Partners, Inc., a Florida corporation, its manager

Signature: [Signature]
Print Name: Ruby Rios

By: [Signature]
Steven D. Ferreira
Vice President

Signature: [Signature]
Print Name: Jennifer S. Reyes

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

SS.

The foregoing instrument was acknowledged before me this 21st day of October, 2011 by Steven D. Ferreira as Vice President of LNR Partners, LLC, a Florida limited liability company, successor by statutory conversion to LNR Partners, Inc., a Florida corporation, as manager of MSCI 2006-IQ11 RANCHO DRIVE, LLC, a Nevada limited liability company, on behalf of the company. He is personally known to me or has produced a driver's license as identification.



[Signature]
Notary Public
Print Name: Jennifer S. Reyes
Serial No. (if any): _____

Jennifer S Reyes
no DD 994793
Exp 5-23-2014

EXHIBIT A

LEGAL DESCRIPTION

The land situated in the State of Nevada, County of Clark, and described as follows:

PARCEL I:

A SUBDIVISION OF A PORTION OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHEASTERLY POINT OF LOT ONE (1) OF "NORTHBROOKE A BUSINESS CENTER, A COMMERCIAL SUBDIVISION", AS SHOWN PER THAT MAP RECORDED IN BOOK 117 OF PLATS, PAGE 8, CLARK COUNTY RECORDS, NEVADA, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF RANCHO ROAD (125.00 FEET WIDE); THENCE NORTH 83°47'49" WEST ALONG THE MOST SOUTHERLY BOUNDARY LINE OF SAID COMMERCIAL SUBDIVISION A DISTANCE OF 259.55 FEET; THENCE NORTH 36°25'23" WEST A DISTANCE OF 244.95 FEET; THENCE NORTH 53°34'37" EAST A DISTANCE OF 191.01 FEET TO A POINT ON THE AFOREMENTIDNED WESTERLY RIGHT OF WAY LINE OF RANCHO ROAD; THENCE SOUTH 36°25'13" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 420.72 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS LOT E AS SHOWN BY AMENDED RECORD OF SURVEY ON FILE IN FILE 141 OF SURVEYS, PAGE 95, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, AS RECORDED BY A MAP THEREOF IN BOOK 117 OF PLATS, PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF RANCHO DRIVE; THENCE NORTH 36°25'13" WEST A DISTANCE OF 274.16 FEET TO THE POINT OF BEGINNING:

THENCE CONTINUING NORTH 36°25'13" WEST A DISTANCE 10.00 FEET; THENCE SOUTH 53°34'37" WEST A DISTANCE OF 39.50 FEET; THENCE SOUTH 36°25'13" EAST A DISTANCE 10.00 FEET; THENCE NORTH 53°34'37" EAST A DISTANCE OF 39.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN CERTAIN DOCUMENT RECORDED MARCH 13, 2006 IN BOOK 20060313 AS INSTRUMENT NO. 03673 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL II:

NON-EXCLUSIVE PERPETUAL EASEMENTS AS CREATED IN THAT CERTAIN DECLARATION OF ESTABLISHMENT OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS RECORDED MARCH 30, 2004 IN BOOK 20040330 AS INSTRUMENT NO. 03075 AND RE-RECORDED SEPTEMBER 13, 2004 IN BOOK 20040913 AS INSTRUMENT NO. 02795 OF OFFICIAL RECORDS.

MIAMI 2750294.2 7249635864
EXECUTION COPY



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 138-02-712-012
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 _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. a) Total Value/Sales Price of Property: _____
b) Deed In Lieu of Foreclosure Only (value of _____)
c) Transfer Tax Value: _____
d) Real Property Transfer Tax Due: _____

\$1,510,000.00

(\$ _____)

\$1,510,000.00

\$ 7,701.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 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: SEE ATTACHED

Capacity: SEE ATTACHED

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: _____

Print Name: _____

Address: c/o LNR Partners, LLC, 1601
Washington Avenue, Suite 700

Address: c/o Clifton Jones, P.O. Box
1185

City: Miami Beach

City: Lockhart

State: FL Zip: 33139

State: TX Zip: 78644

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

Print Name: First American Title

File Number: 502625

Address: 2490 Paseo Verde, Dayton, OH

City: Herndon

State: OH

Zip: 43074

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

**SIGNATURE PAGE TO STATE OF NEVADA
DECLARATION OF VALUE**

SELLER:

**MSCI 2006-IQ11 RANCHO DRIVE, LLC, a
Nevada limited liability company**

By: LNR Partners, LLC, a Florida limited
liability company, successor by statutory
conversion to LNR Partners, Inc., a Florida
corporation, its manager

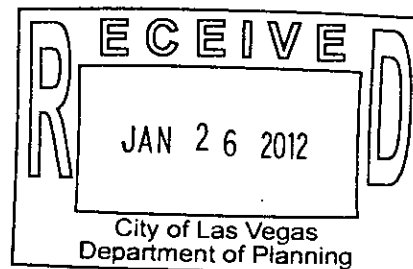
By: 

Steven D. Ferreira
Vice President

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

ASSESSOR'S COPY

MIAMI 2750311.2 7249635864
EXECUTION COPY



**SIGNATURE PAGE TO STATE OF NEVADA
DECLARATION OF VALUE**

BUYER:

LV NORTHBROOKE PARTNERSHIP, LLC, a
Texas limited liability company

By: _____

Name: Clifton Jones

Title: Managing Partner

ASSESSOR'S COPY