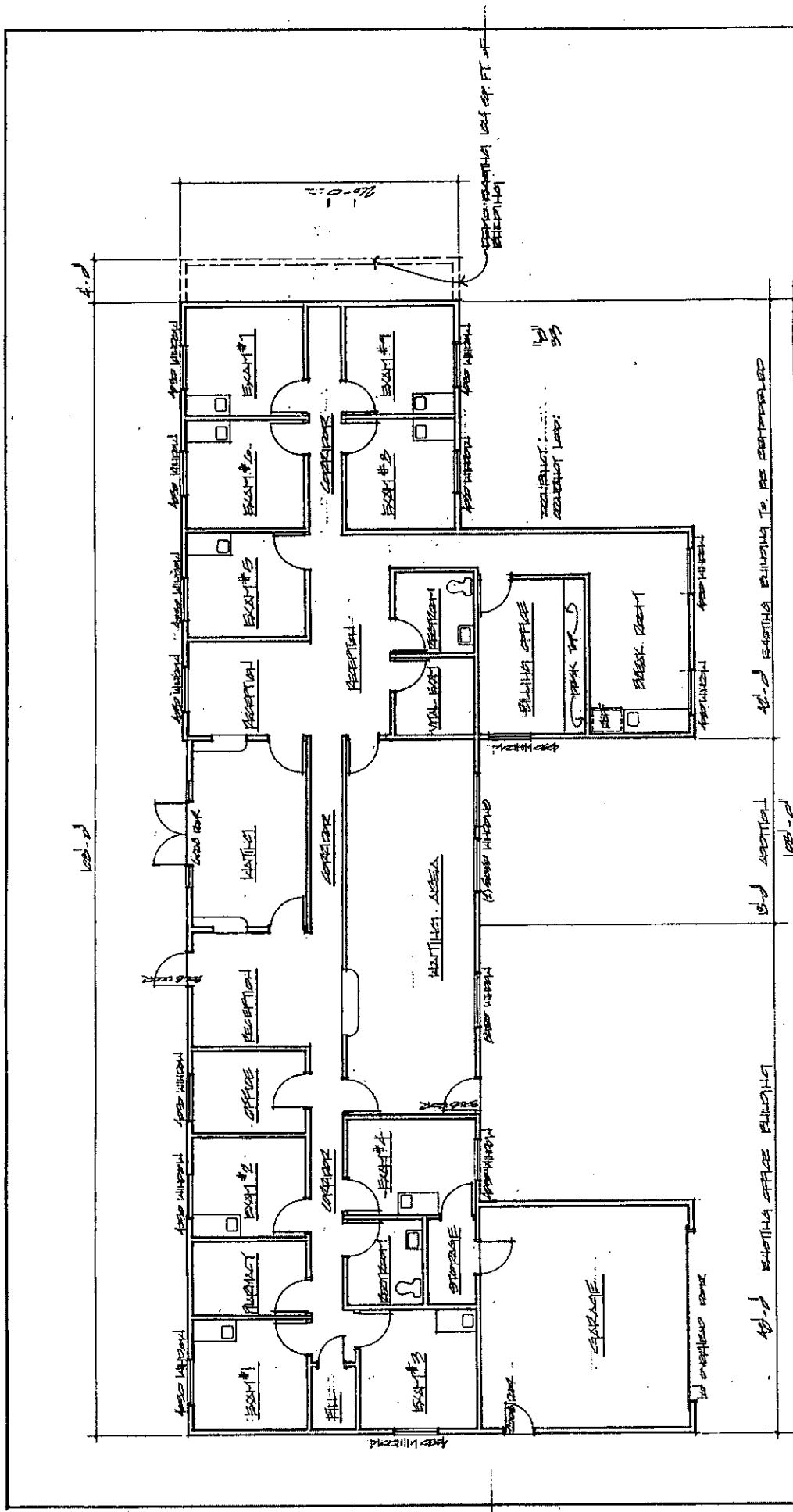
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[illegible]

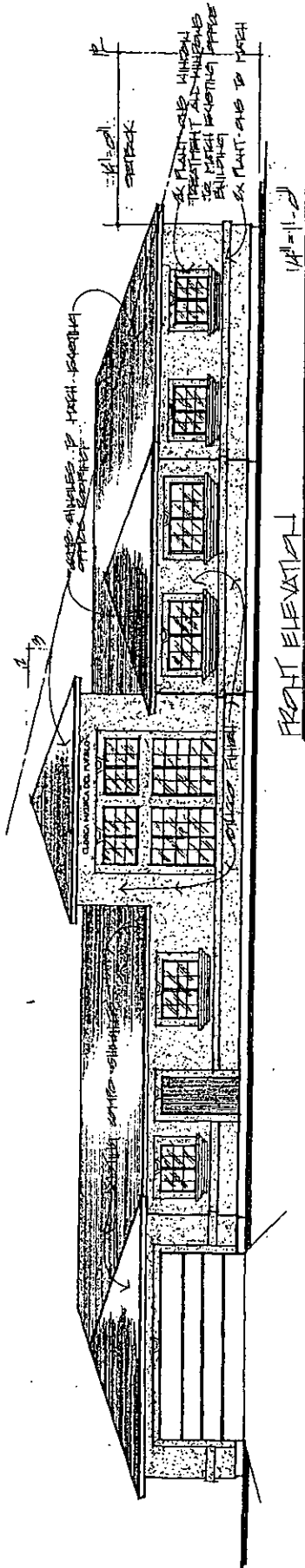
LAMAR V B. R.O. 4

ALPACARE 97-74

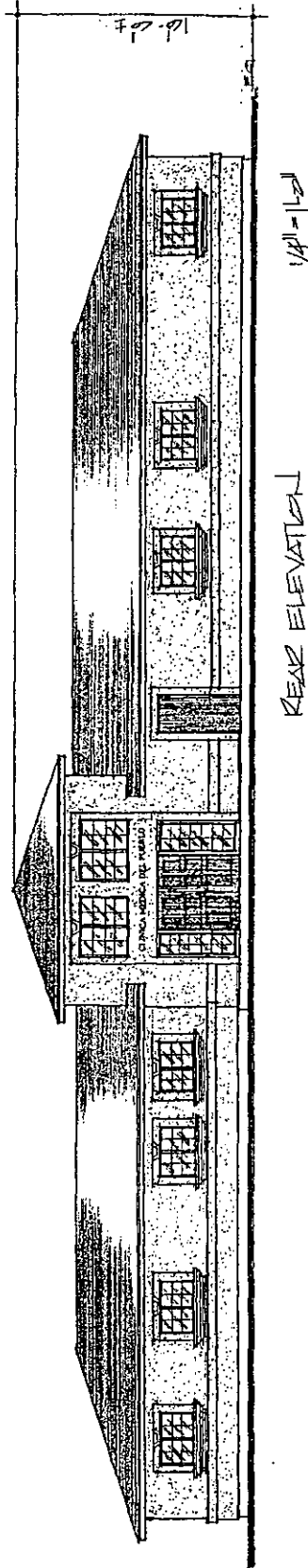
RECEIVED
FEB 16 2012
EOT-44629
City of Las Vegas
Department of Planning



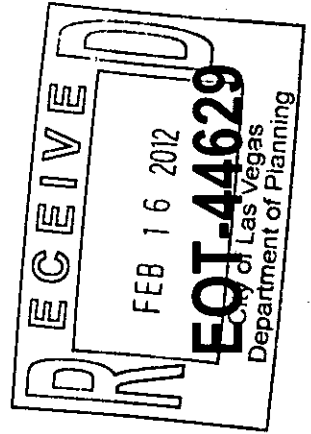
RECEIVED
FEB 16 2012
City of Las Vegas
Department of Planning
EOT-44629



FRONT ELEVATION



REAR ELEVATION





April 5, 2012

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

Mr. Justo Sataray
9983 Desert Alcove Road
Las Vegas, NV 89178

RE: EOT-44629 – EXTENSION OF TIME
CITY COUNCIL MEETING OF APRIL 4, 2012

Dear Mr. Sataray:

The City Council at a regular meeting held March 21, 2012, APPROVED the request for an Extension of Time of a previously approved Site Development Plan Review (SDR-36345) FOR A PROPOSED 1,966 SQUARE-FOOT ADDITION TO AN EXISTING 1,296 SQUARE-FOOT OFFICE, MEDICAL WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW BUFFER WIDTHS OF ZERO FEET ALONG THE NORTH PERIMETER WHERE SIX FEET IS REQUIRED, ZERO FEET ALONG THE SOUTH AND EAST PERIMETERS WHERE EIGHT FEET IS REQUIRED, SIX FEET ALONG THE WEST PERIMETER WHERE 15 FEET IS REQUIRED AND ZERO FEET BETWEEN THE SIDEWALK AND BACK OF CURB WHERE FIVE FEET IS REQUIRED ADJACENT TO ARTERIAL STREETS on 0.35 acres at 216 North Lamb Boulevard (APN 140-32-301-001), P-R (Professional Office and Parking) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 5, 2012. This approval is subject to:

Planning

1. This Site Development Plan Review (SDR-36345) shall expire on March 3, 2014 unless another extension of time is approved by the City Council.
2. Conformance to the conditions of approval of the Site Development Plan Review (SDR-36345) and all other site related actions as required by the Departments of Planning and Public Works.

Building

3. These Conditions of Approval and the Conditions of Approval of the original entitlement (SDR-36345) shall be affixed to the cover sheet of the plan set submitted for building permit.

Sincerely,

A handwritten signature in cursive script that reads "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov





March 22, 2012

Mr. Justo Sataray
9983 Desert Alcove Road
Las Vegas, Nevada 89178

**RE: EOT-44629 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN
REVIEW
CITY COUNCIL MEETING OF APRIL 4, 2012**

Dear Mr. Sataray:

Please be advised the City Council at its regular meeting on **April 4, 2012** as referred to above, will consider your request. This meeting will be held at 1:00 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 **Thursday, March 29, 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 to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Flinn Fagg".

Flinn Fagg, AICP
Director
Department of Planning

FF:clb

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



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 Riekkii, Survey (FM, PM, & A's only)
Date: February 22, 2012
Re: **EOT-44629** Justo Sataray 216 N. Lamb Blvd
Extension of time for a previously approved Site Plan (SDR-36345)

COMMENTS:

We have no objection on the request for an Extension of Time of a previously approved Site Development Plan Review (SDR-36345) for a proposed 1,966 square-foot addition to an existing 1,296 square-foot office, medical with waivers of perimeter landscape buffer standards to allow buffer widths of zero feet along the north perimeter where six feet is required, zero feet along the south and east perimeters where eight feet is required, six feet along the west perimeter where 15 feet is required and zero feet between the sidewalk and back of curb where five feet is required adjacent to arterial streets on 0.35 acres at 216 North Lamb Boulevard.

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**

EOT-44629 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER:

JUSTO SATARAY - For possible action on a request for an Extension of Time of a previously approved Site Development Plan Review (SDR-36345) FOR A PROPOSED 1,966 SQUARE-FOOT ADDITION TO AN EXISTING 1,296 SQUARE-FOOT OFFICE, MEDICAL WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW BUFFER WIDTHS OF ZERO FEET ALONG THE NORTH PERIMETER WHERE SIX FEET IS REQUIRED, ZERO FEET ALONG THE SOUTH AND EAST PERIMETERS WHERE EIGHT FEET IS REQUIRED, SIX FEET ALONG THE WEST PERIMETER WHERE 15 FEET IS REQUIRED AND ZERO FEET BETWEEN THE SIDEWALK AND BACK OF CURB WHERE FIVE FEET IS REQUIRED ADJACENT TO ARTERIAL STREETS on 0.35 acres at 216 North Lamb Boulevard (APN 140-32-301-001), P-R (Professional Office and Parking) Zone, Ward 3 (Coffin).

CITY COUNCIL: **APRIL 4, 2012**

CASE PLANNER: **DEBBIE SULLIVAN**



CONSENT

Comments Due: **MARCH 7, 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) and **Deborah Sullivan** (dsullivan@lasvegasnevada.gov). If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Report Date 02/21/2012 11:04 AM

Submitted By

Page 1

A/P # 44629 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/16/2012 10:01	984387	Temp COO		
Approved			COO Issued		
Final			Expires	03/03/2012	

Associated Information

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

Description of Work

EDT-44629 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: JUSTO SATARAY - For possible action on a request for an Extension of Time of a previously approved Site Development Plan Review (SDR-36345) FOR A PROPOSED 1,966 SQUARE-FOOT ADDITION TO AN EXISTING 1,296 SQUARE-FOOT OFFICE, MEDICAL WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW BUFFER WIDTHS OF ZERO FEET ALONG THE NDRTH PERIMETER WHERE SIX FEET IS REQUIRED, ZERO FEET ALONG THE SDUTH AND EAST PERIMETERS WHERE EIGHT FEET IS REQUIRED, SIX FEET ALONG THE WEST PERIMETER WHERE 15 FEET IS REQUIRED AND ZERO FEET BETWEEN THE SIDEWALK AND BACK OF CURB WHERE FIVE FEET IS REQUIRED ADJACENT TO ARTERIAL STREETS on 0.35 acres at 216 North Lamb Boulevard (APN 140-32-301-001), P-R (Professional Office and Parking) Zone, Ward 3 (Coffin).

Parent A/P #	36347		
Project #	44629	Project/Phase Name	CLINICA MEDICA DEL PUEBLO EXPA
Size/Area	0.35 ACRE	Size Description	
Proposed Start		Proposed Stop	
% Complete Formula		% Completed	0.00

Property/Site Information

Parcel 14032301001

Location

Owner/Tenant

Contact ID	AC1665155	Name	SATARAY JUSTO	Organization	
Mailing Address	216 N LAMB BLVD			State/Province	NV
City	LAS VEGAS			Country	☐ Foreign
ZIP/PC	89110-4674			Evening Phone	
Day Phone	(702)544-1614 x			Mobile #	
Fax	(702)459-2405				

Contact ID	AC1806673	Name	SATARAY JUSTO	Organization	
Mailing Address	220 N LAMB BLVD			State/Province	NV
City	LAS VEGAS			Country	☐ Foreign
ZIP/PC	89110-4674			Evening Phone	
Day Phone				Mobile #	
Fax					

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

216 N LAMB BLVD
LAS VEGAS, 89110-

Report Date 02/21/2012 11:04 AM

Submitted By

Page 2

AVP Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

AVP Linked Parcels

14032301001

Applicants/Contacts

<u>Primary</u>	N	<u>Capacity</u>	OWNER	<u>Contact ID</u>	AC1665155	☐	<u>Foreign</u>
<u>Effective</u>		<u>Expire</u>					
<u>Name</u>	SATARAY JUSTO						
<u>Day Phone</u>	(702)544-1614 x						
<u>Pager</u>		<u>Eve Phone</u>		<u>Organization</u>			
<u>Fax</u>	(702)459-2405	<u>PIN #</u>		<u>Position</u>			
<u>E-Mail</u>		<u>Mobile</u>		<u>Profession</u>			
<u>Address</u>	216 N LAMB BLVD LAS VEGAS, NV 89110-4674						
<u>Seasonal Addr</u>							
<u>Valid From</u>		<u>To</u>					
<u>Comments</u>	No Comments						
<u>CONTACT ADDITIONAL</u>							

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

<u>License #</u>	<u>Percent Owned</u>	<u>Waiver</u>	<u>Health Card</u>	<u>Director Letter</u>	<u>Original Transcripts</u>
<u>Orientation Attended</u>					

There are no items in this list

<u>Primary</u>	N	<u>Capacity</u>	OTHER	<u>Other</u>	MAIL	<u>Contact ID</u>	AC1206099	☐	<u>Foreign</u>
<u>Effective</u>		<u>Expire</u>							
<u>Name</u>	SATARAY JUSTO								
<u>Day Phone</u>	(702)459-2401 x								
<u>Pager</u>		<u>Eve Phone</u>		<u>Organization</u>					
<u>Fax</u>	(702)459-2405	<u>PIN #</u>		<u>Position</u>					
<u>E-Mail</u>		<u>Mobile</u>		<u>Profession</u>					
<u>Address</u>	220 N. LAMB BLVD. LAS VEGAS, NV 89110								
<u>Seasonal Addr</u>									
<u>Valid From</u>		<u>To</u>							
<u>Comments</u>	No Comments								

Report Date 02/21/2012 11:04 AM

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 N Capacity OTHER Other REP Contact ID AC1701925 ☐ Foreign
Effective Expire
Name DAVID RODRIGUEZ
Day Phone (702)278-8145 x Eve Phone Organization
Pager PIN # Position
Fax (702)823-5954 Mobile Profession
E-Mail
Address 2545 S. TORREY PINES
LAS VEGAS, NV 89146
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 02/21/2012 11:04 AM

Submitted By

Page 4

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1806673 ☐ Foreign
Effective
Name SATARAY JUSTO Expire
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 220 N LAMB BLVD
LAS VEGAS, NV 89110-4674
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

Primary Y Capacity APPL Contact ID AC1701924 ☐ Foreign
Effective Expire
Name JUSTO SATARAY
Day Phone (702)459-2401 x Eve Phone Organization
Pager PIN # Position
Fax (702)459-2405 Mobile Profession
E-Mail
Address 220 N. LAMB BLVD.
LAS VEGAS, NV 89110
Seasonal Addr
Valid From To
Comments No Comments

Report Date 02/21/2012 11:04 AM

Submitted By

Page 5

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

Contractors

No Contractors

Project # A/P Type Status Stage Relation

No children exist for this project

Planning Condition Description Effective Expire Comments

There is no planning condition for this project.

EXTENSION OF TIME

Y Will this go to the City Council?

Hearing Type

Y Will this go DIRECTLY to City Council?

Public, Non-Public or Admin? NON-PUBLIC

Parent Application Type SDR

Is this an Alcohol related Case? N

Parent Project # 36345

Staff Recommendation

Entitlement Exercised?

Meeting Information

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

04/04/2012 CC SCHEDULED

0 0 0

MREX 02/16/2012

Report Date 02/21/2012 11:04 AM

Submitted By

Page 6

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

Template Type	AP #	AP Type	Status	Stage
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No children exist for this project

Employee ID	Last	First	MI	Comments
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984478	SULLIVAN	DEBORAH	J	Planning x6895
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Log	Description	Entered By	Start	Stop	Hours
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PAYMNT	CO NAME WHO PICKED UP CONTACT#	890381	02/16/2012 10:14		0.00
JUSTO SATARAY-PARRA; CLINICA MEDICA DEL PUEBLO; MC CC; 702-459-2401;					



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR 36345
 Project Address (Location) 216 N. Lamy Blvd Las Vegas NV 89110
 Project Name Clinica Medica del Pueblo Proposed Use Medical
 Assessor's Parcel #(s) 140-32-301-001 Ward #
 General Plan: existing proposed Zoning: existing proposed
 Commercial Square Footage 1966 Floor Area Ratio
 Gross Acres Lots/Units Density
 Additional Information

PROPERTY OWNER Justo Sataray Contact (702) 544-1614
 Address 9983 Desert Mirage Rd. Phone: 544-1614 Fax: (702) 459-2405
 City Las Vegas State NV Zip 89178
 E-mail Address SatarayJusto@hotmail.com

APPLICANT Justo Sataray Contact
 Address 9983 Phone: Fax:
 City Same as State Zip
 E-mail Address Same as

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

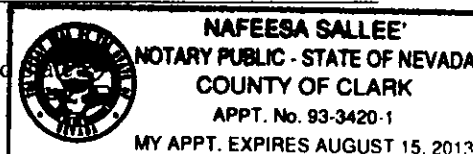
Property Owner Signature* [Signature]
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Justo Sataray

Subscribed and sworn before me

This 16th day of February, 2012

[Signature]

Notary Public in and for said County and



FOR DEPARTMENT USE ONLY

Case #	<u>ETO - 44629</u>
Meeting Date:	<u>4/4/2012</u>
Total Fee:	<u>300.00</u>
Date Received:*	<u>2/16/2012</u>
Received By:	<u>[Signature]</u>

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-44629** APN: 140-32-301-700 1
Name of Property Owner: Justo Sataray
Name of Applicant: _____
Name of Representative: _____

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

☐ Yes

☒ 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): _____

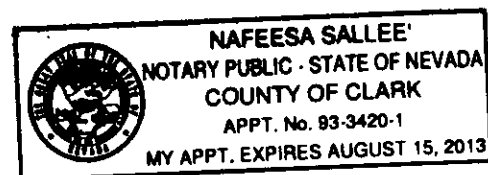
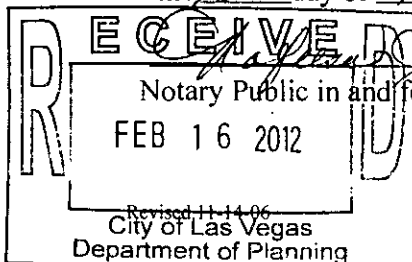
APN: _____

Signature of Property Owner: Justo Sataray

Print Name: Justo Sataray

Subscribed and sworn before me

This 16th day of February, 2012



February 15, 2012

Justification for Time Extension
SDR-36345
Site Development Plan Review
Clinica Medica Del Pueblo
216 N. Lamb Blvd., Las Vegas, Nevada 89110

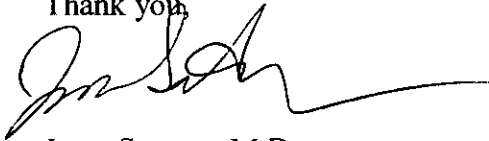
The local economy and construction industry have gone through turbulent times during the two years since this project was approved by the Planning Commission and City Council. Many engineering firms and construction companies have drastically changed personnel or gone out of business. Some of these changes directly impacted and delayed progress on our project. Thus, the project hasn't moved ahead as fast as we had planned and would have liked.

The project is still needed to relieve the crowded conditions of our medical practice at this location.

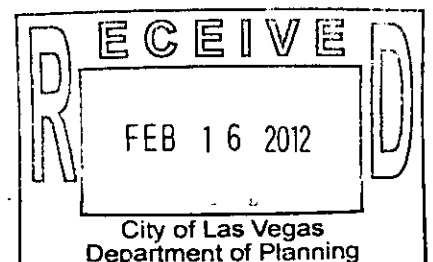
At this point in time, the design work is complete and the Plans are in review by the City of Las Vegas Building Department (Project 172708-C-10). A contractor has been retained to perform the construction. We look forward to beginning construction as soon as the Building Permits are issued. The construction work will probably take about three months.

The granting of this time extension is needed to allow time for the City of Las Vegas to complete their review of our Plans, and for our design consultants to finalize any needed changes prior to issuance of the Building Permits.

Thank you,



Justo Sataray, M.D.
220 N. Lamb Blvd.
Las Vegas, NV 89110
Telephone – 702-459-2401
Fax – 702-459-2405



EOT-44629



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHDNY

ELIZABETH N. FRETWELL
CITY MANAGER



CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

March 5, 2010

Mr. Justo Sataray
220 North Lamb Boulevard
Las Vegas, Nevada 89110

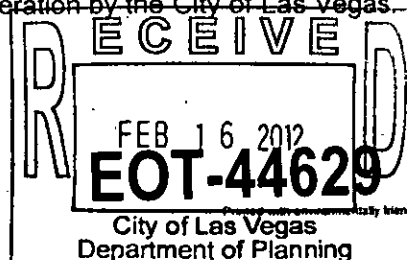
RE: SDR-36345 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MARCH 3, 2010
RELATED TO ZON-36347

Dear Mr. Sataray:

The City Council at a regular meeting held March 3, 2010 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 1,966 SQUARE-FOOT ADDITION TO AN EXISTING 1,296 SQUARE-FOOT OFFICE, MEDICAL WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW BUFFER WIDTHS OF ZERO FEET ALONG THE NORTH PERIMETER WHERE SIX FEET IS REQUIRED, ZERO FEET ALONG THE SOUTH AND EAST PERIMETERS WHERE EIGHT FEET IS REQUIRED, SIX FEET ALONG THE WEST PERIMETER WHERE 15 FEET IS REQUIRED AND ZERO FEET BETWEEN THE SIDEWALK AND BACK OF CURB WHERE FIVE FEET IS REQUIRED ADJACENT TO ARTERIAL STREETS on 0.35 acres at 216 and 220 North Lamb Boulevard (APNs 140-32-310-002 and 003), R-1 (Single Family Residential) [PROPOSED: P-R (Professional Office and Parking) Zone] and P-R (Professional Office and Parking) Zones. The Notice of Final Action was filed with the Las Vegas City Clerk on March 4, 2010. This approval is subject to:

Planning and Development

1. All signage shall be in compliance with Title 19.14 requirements and all required building permits shall be obtained prior to installation.
2. Approval of Rezoning (ZON-36347) shall be required.
3. Conformance to the conditions for Rezoning (ZON-3678).
4. Site Development Plan Review SDR-12619 shall be expunged.
5. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.



Mr. Justo Sataray
SDR-36345 – Page Two
March 5, 2010

6. All development shall be in conformance with the site plan, landscape plan, building elevations and color boards date stamped 01/04/10, except as amended by conditions herein.
7. The applicant shall work with city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to issuance of a building permit.
8. A Waiver from Title 19.12.040(A) is hereby approved, to allow a zero-foot landscape buffer along a portion of the north perimeter where six feet is required; a zero-foot landscape buffer along portions of the south and east perimeter where eight feet is required; and a six-foot landscape buffer along a portion of the west perimeter where 15 feet is required.
9. A Waiver from Title 19.12.040(F) is hereby approved, to allow a zero-foot landscape buffer between the back of curb and the sidewalk along Lamb Boulevard where a minimum five-foot landscape buffer is required.
10. An Exception from Title 19.12.040(B) is hereby approved, to allow four trees within perimeter landscape buffers where 15 trees are the minimum required.
11. An Exception from Title 19.10.010(J)(11) is hereby approved, to allow zero trees and zero landscape islands within the parking area where two trees are required.
12. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
13. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
14. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
15. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.



Mr. Justo Sataray
SDR-36345 - Page Three
March 5, 2010

16. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
17. 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.
18. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

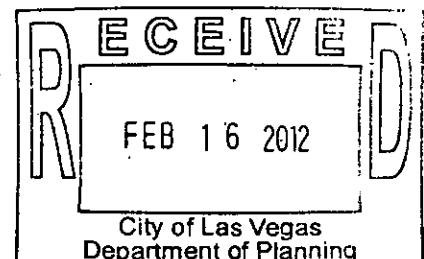
Public Works

19. Coordinate with the Building and Safety Department to determine if existing lot lines are in conflict with the new proposed structure. If it is determined that a mapping or other lot consolidation is required, coordinate with the City Surveyor to determine the most appropriate lot consolidation method. If no mapping is required, then record a Joint Access Agreement between the two parcels comprising this Site Plan.
20. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits.
21. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. The existing "pan" style driveways may remain.
22. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Lamb/Pecos Bus Turnout project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
23. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
24. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade 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: Mr. David Rodriguez
2545 Torrey Pines Drive
Las Vegas, Nevada 89146



EOT-44629

20060606-0003765

APN: 140-32-310-002
ESCROW NO: 05002121-500-H50
WHEN RECORDED MAIL TO and
MAIL TAX STATEMENT TO:

Justo Sataray
2832 E Lake Mead Suite E.
Las Vegas, NV, 89030

21
C41

Fee: \$16.00 RPTT: \$1,402.50
N/C Fee: \$0.00

06/06/2006 13:42:29
T20060099517

Requestor:
COMMONWEALTH TITLE

Frances Deane CD0
Clark County Recorder Pgs: 4

GRANT, BARGAIN, SALE DEED

R.P.T.T. \$1,402.50

THIS INDENTURE WITNESSETH: That

Peter A. Ascani Jr., a married man as his sole and separate property

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby
Grant, Bargain, Sell and Convey to

Justo Sataray, a married man as his sole and separate property

all that real property situated in the County of Clark, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof.

- SUBJECT TO:
1. Taxes for the fiscal year 2005 - 2006
 2. Rights of Way, reservations, restrictions, easements, and conditions of record.

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

RECEIVED
FEB 16 2012
City of Las Vegas
Department of City Administration

Witness my hand this 5 day of June, 2006.

Peter A. Ascani Jr.

Peter A. Ascani Jr.

STATE OF NEVADA

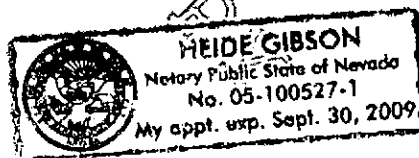
COUNTY OF Clark

On June 5, 2006, personally appeared before me, a Notary Public in and for said County and State, Peter A. Ascani Jr. who acknowledged to me that he executed the same.

WITNESS my hand and official seal.

Heide Gibson

NOTARY PUBLIC in and for said County and State.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 140-32-310-002
b) _____
c) _____
d) _____

79

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
Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

\$275,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value per NRS 375.010, Section 2:

\$275,000.00

Real Property Transfer Tax Due:

\$1,402.50

4. If Exemption Claimed

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

5. Partial Interest: Percentage being transferred: _____ %

The undersigned 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 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 _____

Signature _____

Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Peter A. Ascani Jr.

Print Name: Justo Sataray

Address: PO Box 24335

Address: 2832 E Lake Mead Suite E.

City/State/Zip: New Orleans, LA 70184

City/State/Zip: Las Vegas, NV, 89030

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

COMMONWEALTH LAND TITLE INSURANCE COMPANY Escrow #: 5002121-500-H50
10100 W. Charleston Boulevard Escrow Officer: Heide Gibson
Las Vegas, NV 89135

**AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE
FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.**

3765

Exhibit A

All that certain real property situated in the County of Clark, State of Nevada, described as follows:

Lot Ninetee (19) in Block Two (2) of CHARLESTON GARDENS UNIT NO. 1, as shown by map thereof on file in Book 8 of Plats, Page 40, in the Office of the County Recorder, Clark County, Nevada.

ASSESSOR'S COPY

