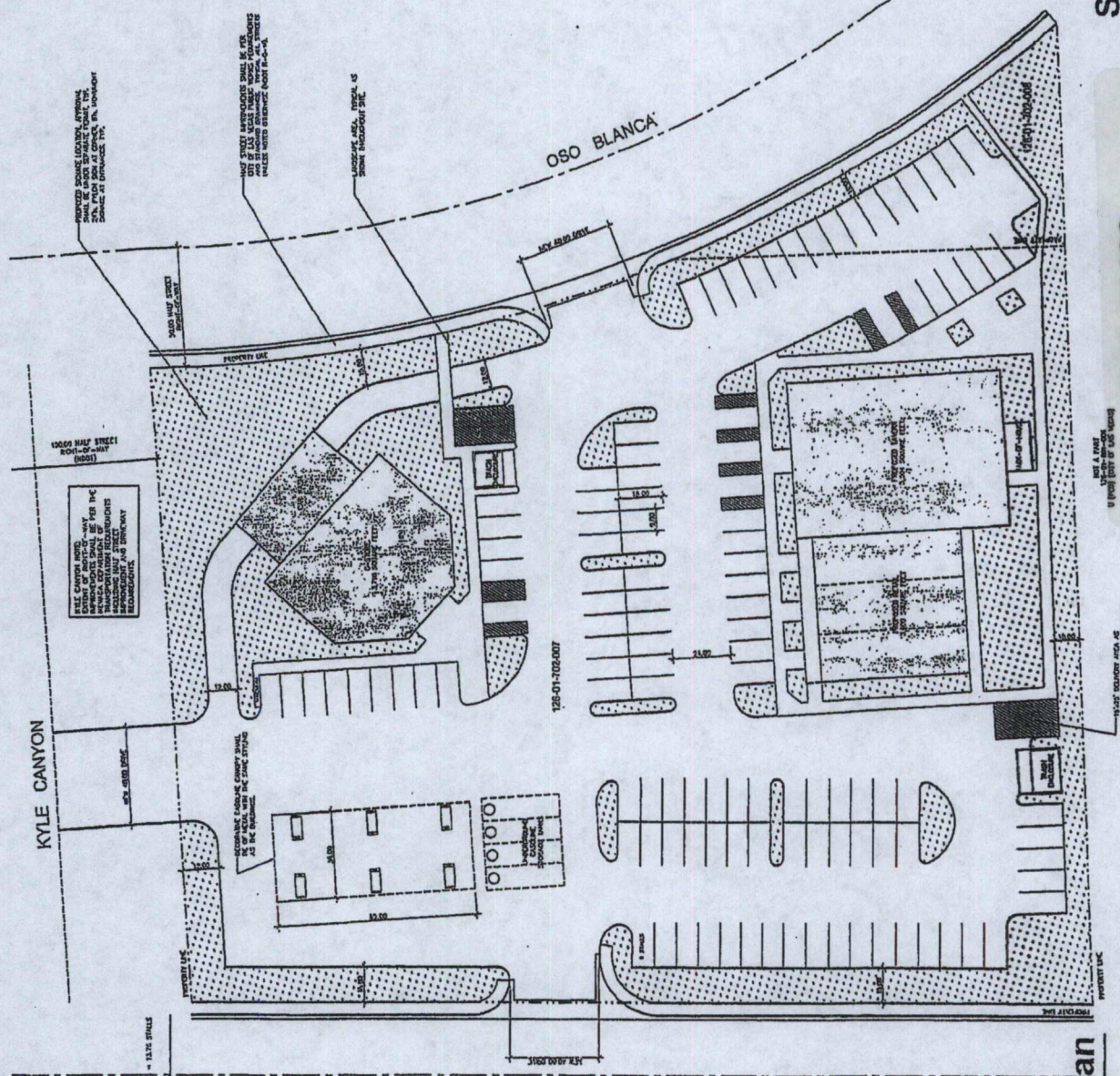


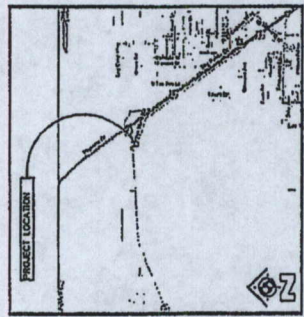
EOT-51498
EOT-51499
EOT-51500

Architectural Site Plan

Scale 1" = 20'-0"
BIOG Project No.: 5407A
Version 3 - Schematic Design



DESIGN DATA

[illegible][illegible]

- LANDSCAPING GENERAL NOTES:**
1. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
 2. ALL PLANT MATERIAL SHALL BE SUPPLIED BY THE CONTRACTOR. PLANT MATERIAL SHALL BE DELIVERED TO THE PROJECT SITE IN A CONDITION THAT IT WILL SURVIVE AND THRIVE. PLANT MATERIAL SHALL BE DELIVERED TO THE PROJECT SITE WITH PROPER TAGGING AND RECORDS. PLANT MATERIAL SHALL BE DELIVERED TO THE PROJECT SITE WITH PROPER TAGGING AND RECORDS.
 3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE NEVADA DEPARTMENT OF WATER RESOURCES. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE NEVADA DEPARTMENT OF WATER RESOURCES.
 4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE NEVADA DEPARTMENT OF WATER RESOURCES. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE NEVADA DEPARTMENT OF WATER RESOURCES.
 5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE NEVADA DEPARTMENT OF WATER RESOURCES. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE NEVADA DEPARTMENT OF WATER RESOURCES.
 6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE NEVADA DEPARTMENT OF WATER RESOURCES. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE NEVADA DEPARTMENT OF WATER RESOURCES.
 7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE NEVADA DEPARTMENT OF WATER RESOURCES. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE NEVADA DEPARTMENT OF WATER RESOURCES.
 8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE NEVADA DEPARTMENT OF WATER RESOURCES. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE NEVADA DEPARTMENT OF WATER RESOURCES.
 9. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE NEVADA DEPARTMENT OF WATER RESOURCES. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE NEVADA DEPARTMENT OF WATER RESOURCES.
 10. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE NEVADA DEPARTMENT OF WATER RESOURCES. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE NEVADA DEPARTMENT OF WATER RESOURCES.
 11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE NEVADA DEPARTMENT OF WATER RESOURCES. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE NEVADA DEPARTMENT OF WATER RESOURCES.
 12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE NEVADA DEPARTMENT OF WATER RESOURCES. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE NEVADA DEPARTMENT OF WATER RESOURCES.
 13. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE NEVADA DEPARTMENT OF WATER RESOURCES. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE NEVADA DEPARTMENT OF WATER RESOURCES.
 14. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE NEVADA DEPARTMENT OF WATER RESOURCES. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE NEVADA DEPARTMENT OF WATER RESOURCES.

TREE SCHEDULE

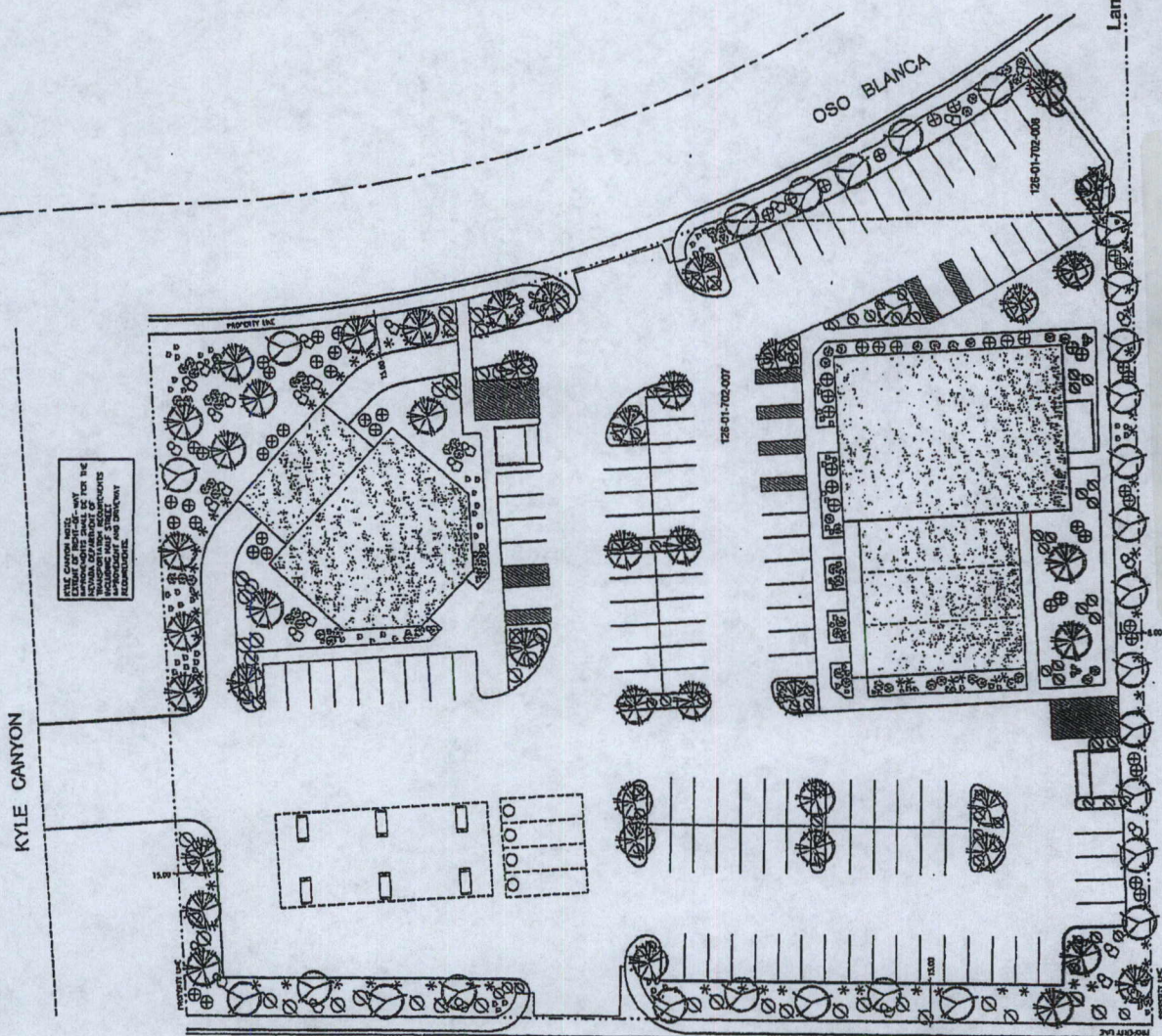
SYMBOL	DESCRIPTION	QUANTITY	REMARKS
(Symbol)	SHADE TREE	20"	20"
(Symbol)	FRUIT TREE	20"	20"

PLANT SCHEDULE

SYMBOL	DESCRIPTION	QUANTITY	REMARKS
(Symbol)	SHADE TREE	20"	20"
(Symbol)	FRUIT TREE	20"	20"

Landscape Plan

Scale: 1" = 20' 0"
 Project No: 2007A
 Version: 5 - Schematic Design



RECEIVED
 OCT 01 2013

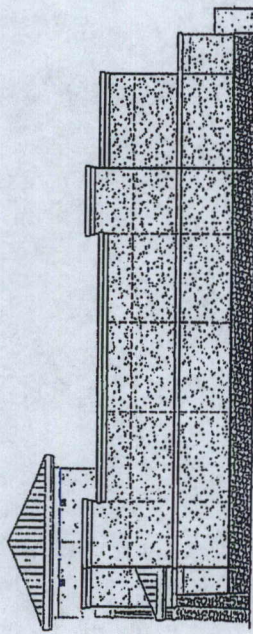


Land-Use Submittal Package
 September 6, 2007

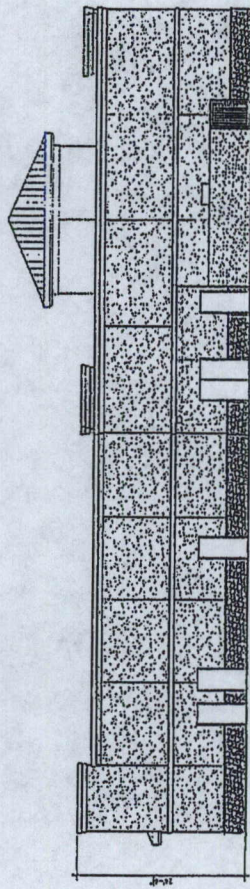
Sagebrush Cantina
 Kyle Canyon and Oso Blanco, Las Vegas, Nevada

EOT-51498
EOT-51499
EOT-51500

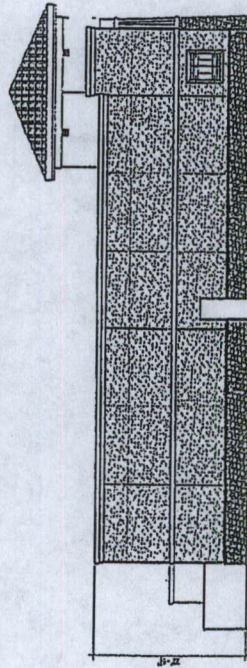
NOT A PART
 OF THE PROJECT
 A PART OF THE PROJECT



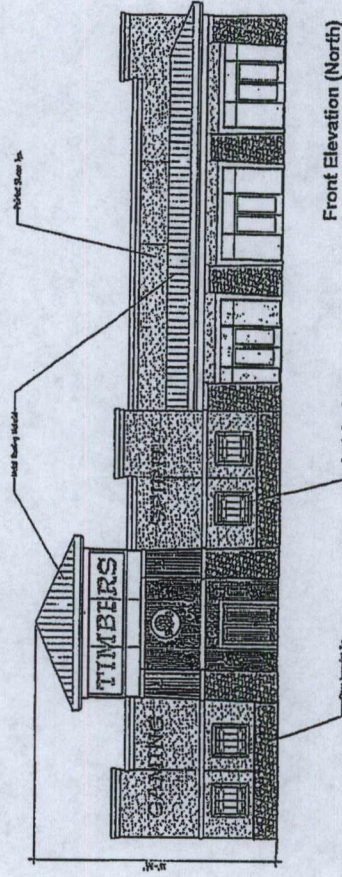
Side Elevation (West)



Rear Elevation (South)



Side Elevation (East)



Front Elevation (North)

Tavern/Retail Elevations

Scale: 1/8" = 1'-0"
 ESDP Project No.: 5607A
 Version 5

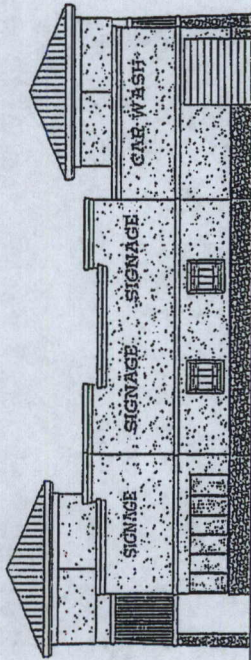
Land-Use Submittal Package
 September 5, 2007

Sagebrush Cantina
 Kyle Canyon and Oso Blanco, Las Vegas, Nevada

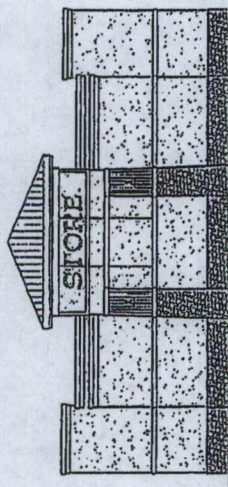
EOT-51498
EOT-51499
EOT-51500

RECEIVED

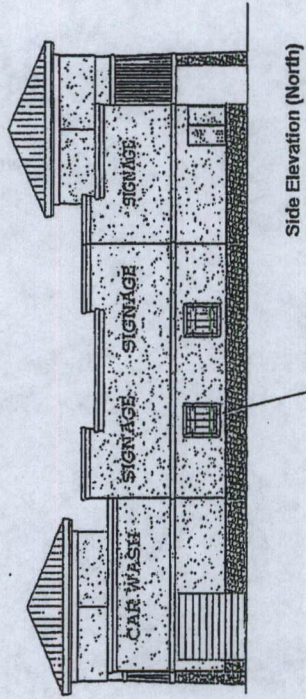
OCT 01 2013



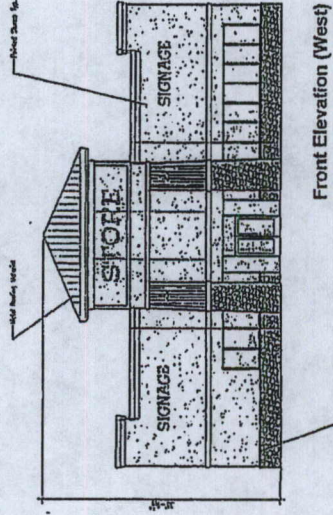
Side Elevation (South)



Rear Elevation (East)



Side Elevation (North)



Front Elevation (West)

C-Store Elevations

Scale: 1/8" = 1'-0"
 Date: 9/5/07
 Version: 1

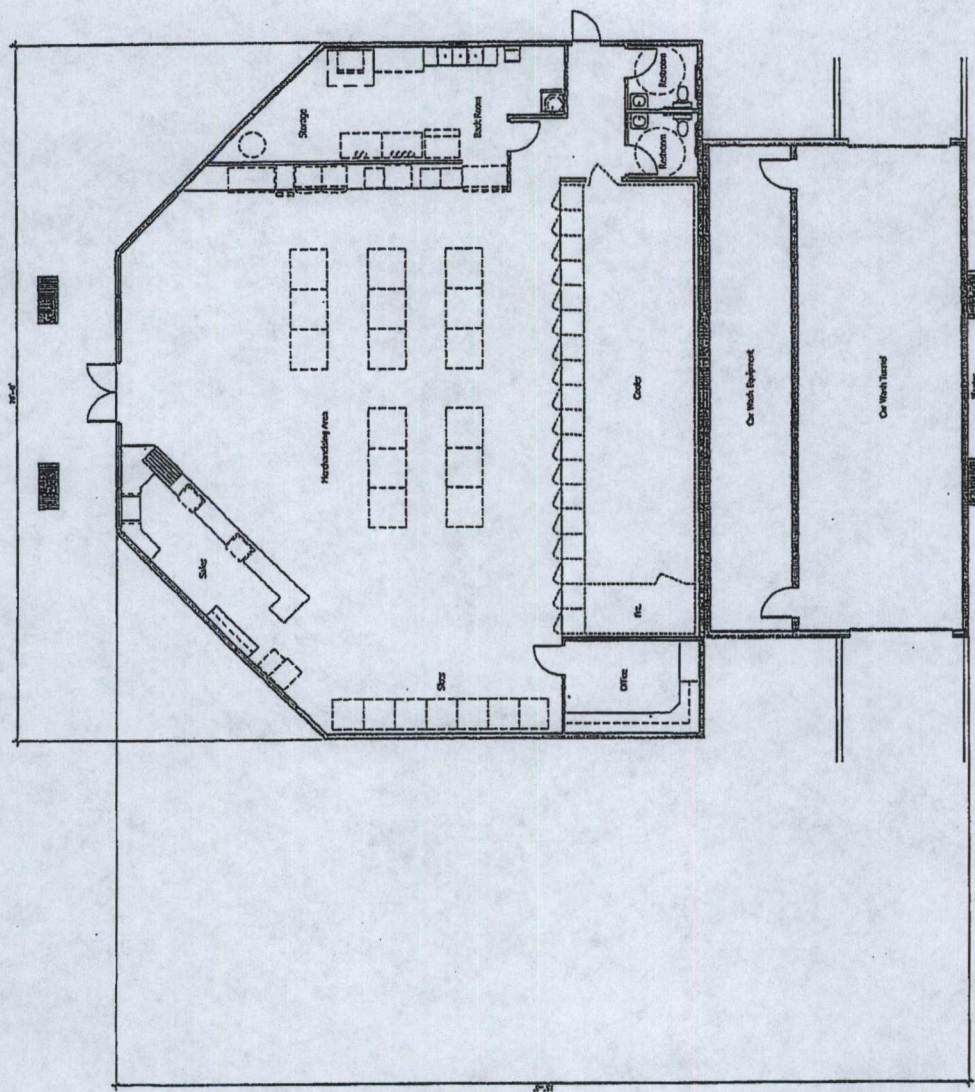
Land-Use Submittal Package
 September 5, 2007

Sagebrush Cantina
 Kyle Canyon and Oso Blanco, Las Vegas, Nevada

EOT-51498
 EOT-51499
 EOT-51500

RECEIVED

OCT 01 2013



C-Store Floor Plan

Scale: 1/8" = 1'-0"
 Project: C-Store
 Version: 5

Land-Use Submittal Package
 September 5, 2007

Sagebrush Cantina
 Kyle Canyon and Oso Blanco, Las Vegas, Nevada

EOT-51498
 EOT-51499
 EOT-51500

RECEIVED

OCT 01 2013



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

December 3, 2013

Mr. John Mariano
CM Sagebrush 1-3082, LLC
6820 Antler Court
Las Vegas, Nevada 89149

RE: EOT-51500 - EXTENSION OF TIME
RELATED TO EOT-51498 AND EOT-51499
CITY COUNCIL MEETING OF NOVEMBER 20, 2013

Dear Mariano:

The City Council at a regular meeting held November 20, 2013, DENIED the request for an Extension of Time of a previously approved Site Development Plan Review (SDR-9666) FOR A PROPOSED 3,710 SQUARE-FOOT SERVICE STATION WITHOUT INCIDENTAL AUTO REPAIR WITH AN ACCESSORY CAR WASH, A PROPOSED 5,504 SQUARE-FOOT TAVERN, AND A 3,600 SQUARE-FOOT RETAIL ELEMENT AND WAIVERS OF BUILDING PLACEMENT AND FOUNDATION LANDSCAPING REQUIREMENTS on 2.48 acres on the southwest corner of Oso Blanca Road and Kyle Canyon Road (APN 126-01-702-007), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 21, 2013.

Sincerely,

A handwritten signature in cursive script that reads "Angela Collins for Lean Coleman".

Lean Coleman
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

cc: Ms. Cheryl Bradford, Esq.
Martin & Allison Ltd.
3191 East Warm Springs Road, Bldg. 13
Las Vegas, Nevada 89120

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



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

November 7, 2013

Mr. John Mariano
CM Sagebrush 1-3082, LLC
6820 Antler Court
Las Vegas, Nevada 89149

**RE: EOT-51500 - EXTENSION OF TIME RELATED TO EOT-51498 AND EOT-51499 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 20, 2013**

Dear Applicant:

Please be advised the City Council at its regular meeting on *November 20, 2013* 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, November 14, 2013* 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 City Council requires that you or your representative be present at this meeting.

Sincerely,

Flinn Fagg, AICP
Director
Department of Planning

FF:nl

cc:

Ms. Cheryl Bradford, Esq.
Martin & Allison Ltd.
3191 East Warm Springs Road, Bldg. 13
Las Vegas, Nevada 89120

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 7-1-1

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 *BAA*
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: October 21, 2013
Re: **November 20, 2013** Various
City Council No
Comment items

EOT-51525, EOT-51526, EOT-51498, EOT-51499, EOT-51500, EOT-51449, EOT-51454, EOT-51455, EOT-51452, EOT-51457, EOT-51453,
EOT-51451, RQR-50266, RQR-50277, RQR-50937, RQR-50938, RQR-50939, RQR-50941, RQR-50942, RQR-50943, RQR-51477, RQR-51479

CONDITIONS OF APPROVAL:

EOT-51525 (SUP-23886)
EOT-51526 (SDR-22509)
EOT-51498 (SUP-9664)
EOT-51499 (SUP-9665)
EOT-51500 (SDR-9666)
EOT-51449 (VAR-22723)
EOT-51454 (VAR-33415)
EOT-51455 (VAR-14320)
EOT-51452 (SUP-13836)
EOT-51457 (SUP-14324)
EOT-51453 (SUP-14329)
EOT-51451 (SDR-22206)
RQR-50266 (V-0023-95)
RQR-50277 (U-0038-95)
RQR-50937 (V-0154-94)
RQR-50938 (U-0185-89)
RQR-50939 (U-0075-96)
RQR-50941 (U-0029-87)
RQR-50942 (U-0006-90)
RQR-50943 (SUP-37605)
RQR-51477 (SUP-33731)
RQR-51479 (SUP-4884)

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-51498 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: CM SAGEBRUSH 1-3082, LLC - For possible action on a request for an Extension of Time of a previously approved Special Use Permit (SUP-9664) FOR A PROPOSED SERVICE STATION at the southwest corner of Oso Blanca Road and Kyle Canyon Road (APN 126-01-702-007), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

EOT-51499 - EXTENSION OF TIME RELATED TO EOT-51498 - SPECIAL USE PERMIT - APPLICANT/OWNER: CM SAGEBRUSH 1-3082, LLC - For possible action on a request for an Extension of Time of a previously approved Special Use Permit (SUP-9665) FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) at the southwest corner of Oso Blanca Road and Kyle Canyon Road (APN 126-01-702-007), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

EOT-51500 - EXTENSION OF TIME RELATED TO EOT-51498 AND EOT-51499 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: CM SAGEBRUSH 1-3082, LLC - For possible action on a request for an Extension of Time of a previously approved Site Development Plan Review (SDR-9666) FOR A PROPOSED 3,710 SQUARE-FOOT SERVICE STATION WITHOUT INCIDENTAL AUTO REPAIR WITH AN ACCESSORY CAR WASH, A PROPOSED 5,504 SQUARE-FOOT TAVERN, AND A 3,600 SQUARE-FOOT RETAIL ELEMENT AND WAIVERS OF BUILDING PLACEMENT AND FOUNDATION LANDSCAPING REQUIREMENTS on 2.48 acres on the southwest corner of Oso Blanca Road and Kyle Canyon Road (APN 126-01-702-007), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

CITY COUNCIL: NOVEMBER 20, 2013

CASE PLANNER: JOHN GRIDER



PUBLIC HEARING

Comments Due: OCTOBER 24, 2013

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: **Nora Lares** (nlares@lasvegasnevada.gov) and **John Grider** (jgrider@lasvegasnevada.gov). 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: Extension of Time - SDR 9666
 Project Address (Location) SW corner Oso Blanco Road and Kyle Canyon Road
 Project Name Sagebrush Cantina Proposed Use Tavern/Service Str
 Assessor's Parcel #(s) 126-01-702-007 Ward # 6
 General Plan: existing _____ proposed ☒ Zoning: existing _____ proposed ☒
 Commercial Square Footage 6,444 sq. ft. Floor Area Ratio _____
 Gross Acres 2.48 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER CM Sagebrush 1-3082, LLC Contact John Mariano
 Address 6820 Antler Ct. Phone: (702) 656-4805 Fax: _____
 City Las Vegas State NV Zip 89149
 E-mail Address _____

APPLICANT CM Sagebrush 1-3082, LLC Contact John Mariano
 Address 6820 Antler Ct. Phone: (702) 656-4805 Fax: _____
 City Las Vegas State NV Zip 89149
 E-mail Address _____

REPRESENTATIVE Martin & Allison Ltd. Contact Cheryl Bradford, Esq.
 Address 3191 E. Warm Springs Rd., Bldg. 13 Phone: (702) 933-4444 Fax: (702) 933-4445
 City Las Vegas State NV Zip 89120
 E-mail Address cbradford@battlebornlaw.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* JOHN MARIANO

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

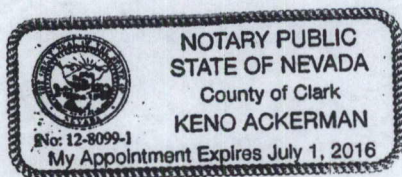
Print Name John Mariano

Subscribed and sworn before me

This 27 day of September, 20 13.

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # EOT-51500

Meeting Date: 11/20/13

Total Fee: 300.-

Date Received: * 10/1/13

Received By: [Signature]

*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.

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

RECEIVED
OCT 01 2013



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

EOT-51500

Case Number: SDR-9666 APN: 126-01-702-007

Name of Property Owner: CM Sagebrush 1-3082, LLC

Name of Applicant: CM Sagebrush 1-3082, LLC

Name of Representative: John Mariano, Manager

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: _____

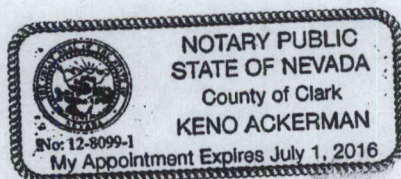
Print Name: John Mariano

Subscribed and sworn before me

This 27 day of September, 2013

Notary Public in and for said County and State

Revised 11-14-06



f:\depo\Application Packet\Statement of Financial Interest.pdf

RECEIVED
OCT 01 2013



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

December 8, 2011

Mr. John Mariano
CM Sagebrush 1-3082, LLC
6820 Antler Court
Las Vegas, Nevada 89149

RE: EOT-43603 – EXTENSION OF TIME
CITY COUNCIL MEETING OF DECEMBER 7, 2011

Dear Mr. Mariano:

The City Council at a regular meeting held December 7, 2011, APPROVED the request for an Extension of Time of a previously approved Site Development Plan Review (SDR-9666) FOR A PROPOSED 3,710 SQUARE-FOOT SERVICE STATION WITHOUT INCIDENTAL AUTO REPAIR WITH AN ACCESSORY CAR WASH, A PROPOSED 5,504 SQUARE-FOOT TAVERN, AND A 3,600 SQUARE-FOOT RETAIL ELEMENT AND WAIVERS OF BUILDING PLACEMENT AND FOUNDATION LANDSCAPING REQUIREMENTS on 2.48 acres on the southwest corner of Oso Blanca Road and Kyle Canyon Road (APN 126-01-702-007), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 8, 2011. This approval is subject to:

Planning

1. This Site Development Plan Review (SDR-9666) shall expire on November 7, 2013 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-9666) and all other site related actions as required by the Department of Planning and Department of Public Works.

Sincerely,

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

cc: Ms. Cheryl Bradford
Martin & Allison, Limited
3191 East Warm Springs Road, Building #13
Las Vegas, Nevada 89120

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

EOT-51500

RECEIVED
OCT 01 2013





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER



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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

December 5, 2007

Mr. Randy Black, Jr.
Sagebrush Cantina, LLC
8080-A West Sahara Avenue
Las Vegas, Nevada 89117

RE: SDR-9666 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 7, 2007
RELATED TO ZON-9662, SUP-9664 AND SUP-9665

Dear Mr. Black:

The City Council at a regular meeting held November 7, 2007 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 3,826 SQUARE-FOOT SERVICE STATION AND A PROPOSED 6,444 SQUARE-FOOT TAVERN AND WAIVERS OF BUILDING PLACEMENT AND FOUNDATION LANDSCAPING REQUIREMENTS on 2.48 acres at the southwest corner of Oso Blanca Road and Kyle Canyon Road (APN 126-01-702-007), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone]. NOTE: THIS DEVELOPMENT NOW CONSISTS OF A PROPOSED 3,710 SQUARE-FOOT SERVICE STATION WITHOUT INCIDENTAL AUTO REPAIR WITH AN ACCESSORY CAR WASH, A PROPOSED 5,504 SQUARE-FOOT TAVERN, AND A 3,600 SQUARE-FOOT RETAIL ELEMENT. The Notice of Final Action was filed with the Las Vegas City Clerk on November 8, 2007. This approval is subject to:

Planning & Development

1. A Rezoning (ZON-9662) to a C-1 (Limited Commercial) Zoning District, a Special Use Permit (SUP-9664) for a proposed Service Station, and a Special Use Permit (SUP-9665) for a proposed Liquor Establishment (Tavern) approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
3. All development shall be in conformance with the site plan and building elevations date stamped 10/09/07, except as amended by conditions herein.
4. Deleted at City Council.

EOT-51500



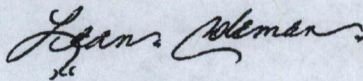
5. A Waiver from foundation landscaping requirements is hereby approved, to allow the foundation landscaping to be less than the required six foot minimum width.
6. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A Master Sign Plan shall be submitted for approval of the Centennial Hills Architectural Review Committee—Town Center (CHARC-TC) prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
12. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
13. 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.
14. The applicant will be required to provide a transit service turn out at the southwest corner of Kyle Canyon Road and Oso Blanca Road along Kyle Canyon Road. This turn out may be designed as an exclusive right-turn lane per the drawing provided by the Regional Transportation Commission.
15. All City Code requirements and design standards of all City departments must be satisfied.

Mr. Randy Black, Jr.
SDR-9666 – Page Three
December 5, 2007

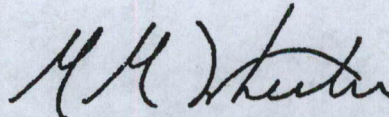
Public Works

16. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. The proposed driveways accessing Kyle Canyon Road and Oso Blanca Road shall receive approval from the Nevada Department of Transportation.
17. Landscape and maintain all unimproved rights-of-way, if any, on Kyle Canyon Road and Oso Blanca Road adjacent to this site.
18. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Kyle Canyon Road and Oso Blanca Road public rights-of-way adjacent to this site prior to the issuance of any permits.
19. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-9662 and all other subsequent site-related actions.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. George Garcia
GC Garcia, Inc.
1711 Whitney Mesa Drive, Suite #110
Henderson, Nevada 89014

EOT-51500

MARTIN & ALLISON LTD.

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

ROBERT D. MARTIN
NOAH G. ALLISON
CHERYL C. BRADFORD

TEL. (702) 933-4444
FAX. (702) 933-4445

MICHELLE L. ALLISON
OF COUNSEL

3191 EAST WARM SPRINGS ROAD
LONGFORD PLAZA EAST, BUILDING 13
LAS VEGAS, NEVADA 89120 - 3147

www.battlebornlaw.com

October 1, 2013

City of Las Vegas
Department of Planning
Development Services Center
333 N. Rancho Drive
Las Vegas, Nevada 89106

Re: C M Sagebrush 1-3082, LLC
SUP-9664 – Service Station
SUP 9665 – Liquor Establishment (Tavern)
SDR-9666 – Sagebrush Cantina

To whom it may concern:

This Justification Letter is being submitted on behalf of CM Sagebrush 1-3082, LLC ("Sagebrush") as part of their Application for Extension of Time with respect to the above-referenced entitlement applications (the "Applications").

This project ("Project") involves a proposed 6,444 square foot tavern with an adjacent 3,826 square foot service station on 2.48 acres at the southwest corner of Oso Blanco Road and Kyle Canyon Road (APN 126-01-702-007).

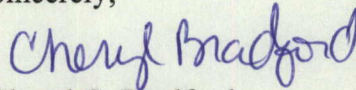
The Applications originally received conditional approval from the City Council on November 7, 2007, and were granted extensions of time on December 16, 2009 and again on December 7, 2011. On January 10, 2012, the manager of Sagebrush, John Mariano, was forced to file a complaint in the Eighth Judicial District Court in Clark County, Nevada against the former manager of Sagebrush, CM Capital Services, LLC, for, among other things, failure to turn over any accounting or records relating to the management of the LLC and the Property. A copy of the Fourth Amended Complaint is attached hereto as **Exhibit 1**.

EOT-51498
EOT-51499
EOT-51500

RECEIVED
OCT 01, 2013

Litigation has been ongoing with no resolution to date. Therefore, Mr. Mariano requests an extension of time for the Applications to allow him additional time to gain the information he needs in order to continue the development of the Project.

Sincerely,



Cheryl C. Bradford

CCB/ac

EOT-51498
EOT-51499
EOT-51500

RECEIVED
OCT 01 2013



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

September 17, 2013



C M Sagebrush 1-3082 L L C
% j mariano
6820 Antler Ct
Las Vegas, NV 89149-9602

RE: SDR-9666 - SAGEBRUSH CANTINA

Dear C M Sagebrush 1-3082 L L C

Our records indicate the above referenced entitlement application will expire on November 07, 2013

Description:

SDR-9666 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-9662, SUP-9664 AND SUP-9665 - PUBLIC HEARING - APPLICANT/OWNER: SAGEBRUSH CANTINA, LLC - Request for a Site Development Plan Review FOR A PROPOSED 3,826 SQUARE-FOOT SERVICE STATION AND A PROPOSED 6,444 SQUARE-FOOT TAVERN AND WAIVERS OF BUILDING PLACEMENT AND FOUNDATION LANDSCAPING REQUIREMENTS on 2.48 acres at the southwest corner of Oso Blanca Road and Kyle Canyon Road (APN 126-01-702-007), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross). NOTE: THIS DEVELOPMENT NOW CONSISTS OF A PROPOSED 3,710 SQUARE-FOOT SERVICE STATION WITHOUT INCIDENTAL AUTO REPAIR WITH AN ACCESSORY CAR WASH, A PROPOSED 5,504 SQUARE-FOOT TAVERN, AND A 3,600 SQUARE-FOOT RETAIL ELEMENT.

An Extension of Time may be requested at any time prior to the expiration date November 07, 2013. Submittal requirements for an Extension of Time can be found at <http://www.lasvegasnevada.gov/Publications/forms.htm#planning> under the form heading of Planning Commission Application Submittal Requirements. Failure to request an Extension of Time will result in the expiration of the SITE DEVELOPMENT PLAN REVIEW.

If you have any questions, please feel free to contact the Department of Planning at (702) 229-6301.

Sincerely,

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

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

EOT-51500

RECEIVED
OCT 01 2013

Inst#: 200908270002632 Fees:\$17.00 N/C Fee:\$0.00 RPTT: \$130.00 Ex:#
08/27/2009 12:00:24 PM Receipt#: 34501 Requestor:STEWART LAS VEGAS SUNSET
Recorded By:JLB Pgs:5 DEBBIE CONWAY CLARK COUNTY RECORDER

APN# 126-01-702-007 and 008

Recorded at the Request of:
Stewart Title of Nevada- Las Vegas Division
376 E. Warm Springs Road #190
Las Vegas, Nevada 89119

When recorded Mail this document
and Tax Statements to:

CM SAGEBRUSH 1-3082-LLC
1291 Galleria Drive #220
Henderson, Nevada 89014

ORDER NO. 1017386-FCL

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 25th day of August, 2009 by STEWART TITLE OF NEVADA HOLDINGS, INC, a Nevada Corporation, dba Stewart Title of Nevada-Las Vegas Division as Trustee as hereinafter states, and hereinafter referred to as Trustee and CM SAGEBRUSH 1-3082 LLC, a Nevada limited liability company, herein referred to as grantee

WITNESSETH:

WHEREAS, SAGEBRUSH CANTINA, LLC, a Nevada limited liability company by Deed of Trust dated March 19, 2008, and recorded March 20, 2008, in Book 20080320, as Document No. 376, in the Office of the County Recorder of Clark County, State of Nevada, did grant and convey to said trustee, upon the Trusts therein expressed, the real property hereinafter described, among other uses and purposes to secure the payment of that certain promissory note and interest, according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made; and

WHEREAS, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of Default and Election to Sell hereinafter referred to, to which reference is hereby made; and

WHEREAS, on April 6, 2009, the then beneficiary(ies) and holder of the note did execute and deliver to Trustee, a Notice of such breach and default and election to cause the Trustee to sell said property to satisfy the obligations secured by said Deed of Trust, which Notice was recorded April 10, 2009, in Book 20090410, as Document No. 3045, of Official Records, Clark County, Nevada; and

RECEIVED
OCT 01 2013

WHEREAS, the Trustee in consequence of said election, declaration of default and demand for sale, and in compliance with said Deed of Trust and with the statutes for such cases made and provided, made and published once a week for three consecutive weeks before the date of sale therein fixed, in Clark County, Nevada in which the premises to be sold is situated, a Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would, under the provisions of said Deed of Trust, sell the property therein, and herein described at public auction to the highest bidder for cash, lawful money of the United States of America, on August 25, 2009, at the hour of 10:00 a.m., at the front entrance of the office of the Nevada Legal News, 930 So. Fourth Street, Las Vegas, Nevada 89101

WHEREAS, three true and correct copies of said Notice were posted in three public places in the County of Clark, State of Nevada, where said sale was noticed to take place and where the property is to be sold and three like notices were posted within the City of Township wherein the property to be sold is located for not less than twenty days before the date of said sale therein fixed; and

WHEREAS, copies of said notice were mailed by certified mail to the grantor and/or successors in interest in accordance with the terms of the Deed of Trust and the applicable statutory provisions of the State of Nevada; and

WHEREAS, compliance having been made with all the statutory provisions of the State of Nevada and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been made with all statutes and with the Soldier's and Sailors' Relief Act of 1940, said Trustee, at the time and place aforesaid, did then and there at public auction sell the property hereinafter described to the Grantee for the sum of \$300,000.00 said grantee being the highest bidder therefore,

NOW THEREFORE, Trustee in consideration of the premises recited and the sum above mentioned bid and paid by the Grantee in receipt of which is hereby acknowledged, and by virtue of these premises, does hereby grant and convey, but without covenant or warranty, express or implied and to title or possession, unto grantee, all that certain real property situate in the County of Clark, State of Nevada, described as follows:

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

Parcel1:

The West Half (W1/2) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 1, Township 19 South, Range 59 East

EXCEPTING THEREFROM, any portion of said land lying North of the Centerline of Kyle Canyon Road Highway 39.

RECEIVED
OCT 01 2013

ALSO EXCEPTING THEREFROM, that portion as granted to the State of Nevada by that certain Deed recorded June 8, 1992 in Book 920608 as Document No. 262 Clark County, Nevada

And further excepting therefrom that portion as conveyed to the County of Clark by that certain Grant, Bargain Sale deed recorded February 2, 1993 in Book 930202 as Document No. 1316 Clark County, Nevada

Parcel 2:

The East Half (E1/2) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 1, Township 19 South, Range 59 East, M.D.B&M Clark County, Nevada.

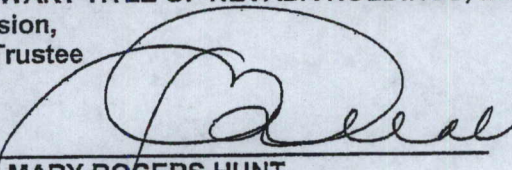
Excepting therefrom, that portion of land including and lying Northerly and Easterly of that portion of land conveyed to the State of Nevada for road purposes by that certain Deed recorded June 16, 1992 in Book 920616 as Document No. 574 in the Office of the County Recorder of Clark County, Nevada

TOGETHER WITH, all appurtenances in which Trustor has any interest, including any water rights benefiting said realty.

IN WITNESS WHEREOF, the said Stewart Title of Nevada Holdings, Inc, a Nevada Corporation dba Stewart Title of Nevada-Las Vegas Division, as Trustee, has this day caused its corporation name to be hereunto affixed by its Vice President thereunto duly authorized by resolution of it's board of directors

STEWART TITLE OF NEVADA HOLDINGS, INC dba Stewart Title of Nevada- Las Vegas Division,
As Trustee

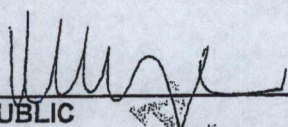
BY:


MARY ROGERS HUNT
Authorized Agent

RECEIVED
OCT 01 2013

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me, a notary public on August 25, 2009 by
Mary Rogers Hunt, as Authorized Agent of Stewart Title of Nevada Holdings, Inc



NOTARY PUBLIC



KRISTEN LANGE
Notary Public State of Nevada
No. 06-104795-1
My appt. exp. Mar. 23, 2010

ASSCESSOR'S COPY

RECEIVED
OCT 01 2013

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a. 126-01-702-007 and 008
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 RECORDER'S OPTIONAL USE ONLY

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

3. a. Total Value/Sales Price of Property

\$ 300,000.00

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

()

c. Transfer Tax Value:

\$ 300,000.00

d. Real Property Transfer Tax Due

\$ 1,530.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____

Capacity Grantor

Signature _____

Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Stewart Title of Nevada Holdings
Address: 376 E. Warm Springs Road #190
City: Las Vegas
State: Nevada Zip: 89119

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: CM Sagebrush 1-3082 LLC
Address: 1291 Galleria Drive #220
City: Henderson
State: NV Zip: 89014

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

Print Name: Stewart Title of Nevada Holdings
Address: 376 E. Warm Springs Road #190
City: Las Vegas

Escrow #: 1017386-FCL
State: NV Zip: 89119

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

RECEIVED
OCT 01 2013

CM SAGEBRUSH 1-3082, LLC**Business Entity Information**

Status:	Active	File Date:	8/12/2009
Type:	Domestic Limited-Liability Company	Entity Number:	E0440692009-6
Qualifying State:	NV	List of Officers Due:	8/31/2014
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20091410696	Business License Exp:	8/31/2014

Registered Agent Information

Name:	MARTIN & ALLISON LTD.	Address 1:	3191 EAST WARM SPRINGS ROAD
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89120
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Officers☐ Include Inactive Officers

Manager - JOHN MARIANO			
Address 1:	6820 ANTLER COURT	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89149	Country:	USA
Status:	Active	Email:	
Manager - RICHARD SHAFFER			
Address 1:	12260 BRIDGEWATER ROAD	Address 2:	
City:	INDIANAPOLIS	State:	IN
Zip Code:	46256	Country:	USA
Status:	Active	Email:	
Manager - RICHARD SPENCER			
Address 1:	2080 W PORTNEUF ROAD	Address 2:	
City:	INKOM	State:	ID
Zip Code:	83245	Country:	USA
Status:	Active	Email:	

Actions\AmendmentsRECEIVED
OCT 01 2013

Action Type:	Articles of Organization		
Document Number:	20090617687-66	# of Pages:	1
File Date:	8/12/2009	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20090617689-88	# of Pages:	1
File Date:	8/12/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100583124-66	# of Pages:	1
File Date:	8/4/2010	Effective Date:	
(No notes for this action)			
Action Type:	Amendment		
Document Number:	20110300691-63	# of Pages:	1
File Date:	4/22/2011	Effective Date:	
(No notes for this action)			
Action Type:	Amended List		
Document Number:	20110300693-85	# of Pages:	1
File Date:	4/22/2011	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	20110300694-96	# of Pages:	1
File Date:	4/22/2011	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20110682579-71	# of Pages:	1
File Date:	9/21/2011	Effective Date:	
ALO2011-2012 EXEMPT 003			
Action Type:	Annual List		
Document Number:	20120602348-28	# of Pages:	1
File Date:	8/30/2012	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20130573606-43	# of Pages:	1
File Date:	8/30/2013	Effective Date:	
(No notes for this action)			

RECEIVED
OCT 01 2013