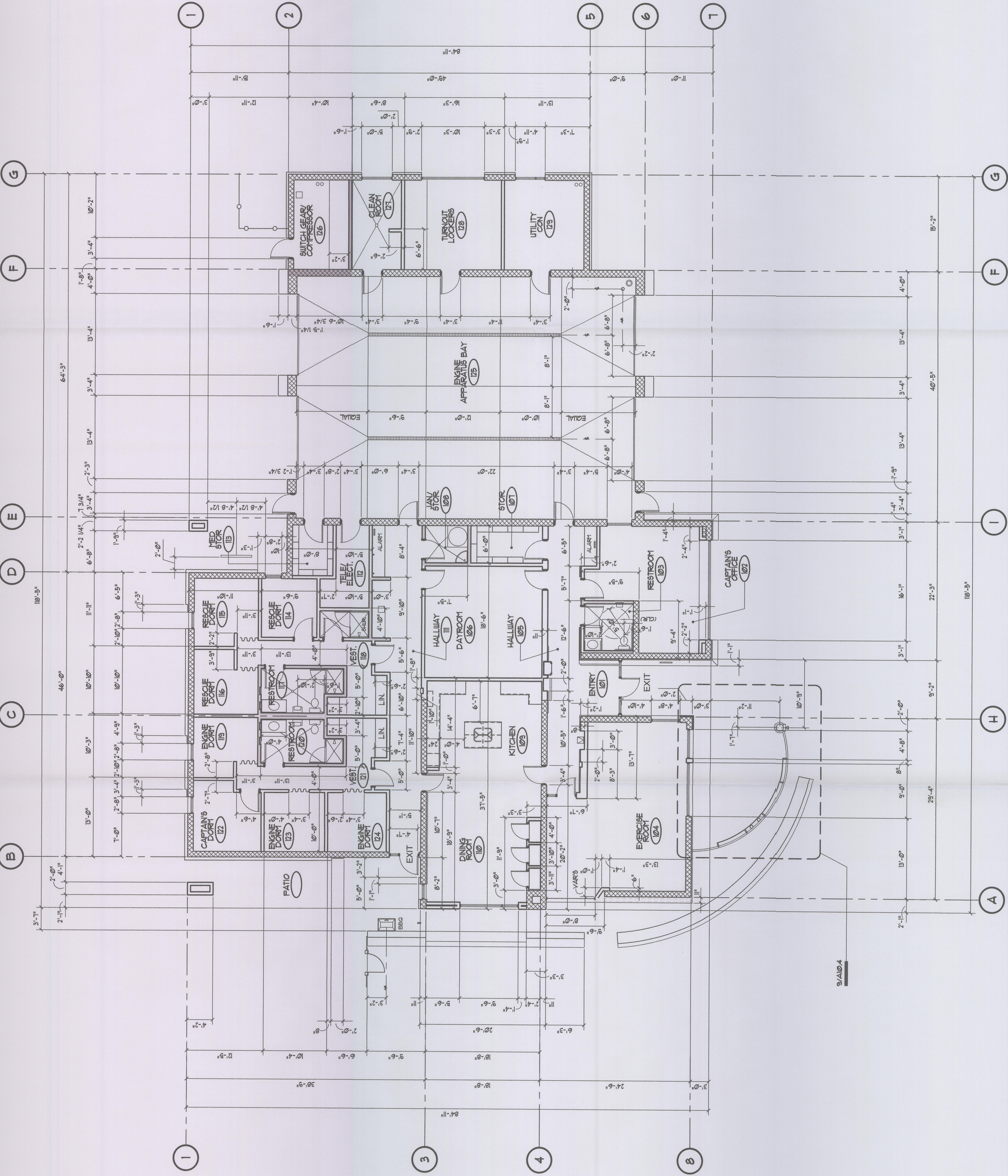


General Notes:

- 1. DIMENSIONS < CH1 ARE TO FACE OF CH1 WALLS.
- 2. HINGE SIDE OF DOOR JAMBS TO BE MASONRY WALLS - FINISHED JAMB OPENING TO BE 5" FROM NEAREST FINISHED CORNER UNO.
- 3. DIMENSIONS OF INTERIOR STUDWALLS ARE TO FACE OF CH1 UNO.
- 4. DIMENSIONS OF INTERIOR STUDWALLS ARE TO FACE OF CH1 UNO.
- 5. COORDINATE WIDTH OF TRENCH DRAINS IN APPARATUS BAYS W/ PLUMBING CONTRACTOR PRIOR TO POURING SLAB FOR DRAINS.
- 6. SEE SHEET A82.1 DETAILS ON SHEET A80.1 FOR DIMENSIONS OF KITCHEN CABINETRY AND/OR GYPSUM WALL BOARD FINISH.
- 7. DIMENSIONS FOR ALL MILLWORK ARE FROM FACE OF TILE OR FINISHED FLOOR HANDICAPPED DIMENSIONS WITH "CLIF" ASSOCIATED WITH THEM INDICATE THE REQUIRED EXACT DIMENSION TO FACE OF WALL FINISH. CONTRACTOR IS REQD TO COORDINATE ROUGH FRAMING DIT.
- 8. REFER TO SHEET A82 FOR CLARIFICATION OF CLEAR DIMENSIONS TO FINISHED SURFACES.
- 9.
- 10.





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

Samuel D. Tolman
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

Date: 10/09/2013

RE: Parcel Number: 140-32-101-005

To Whom It May Concern:

The City of Las Vegas is changing the addresses associated with the above parcel number and attached map.

Old
577 Page Street

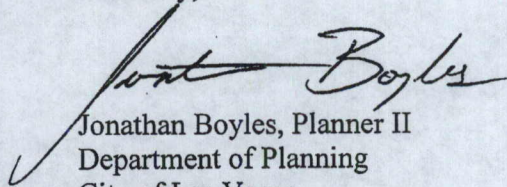
New
4555 East Bonanza Road

This change will bring the above listed address into compliance with the City of Las Vegas Street Naming and Address Assignment Regulations and the City of Las Vegas Emergency Response Agencies.

This change is effective the date this letter and is to be posted no later than November 09, 2013. The Department of Planning will inform the various city departments of this action; as well as the utility companies, the U. S. Postal Service and the Assessor's Office. Please keep a copy of this letter in your files.

Please call me at 229-5447 if you have any questions. Thank you for your cooperation.

Sincerely,


Jonathan Boyles, Planner II
Department of Planning
City of Las Vegas

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



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Change of Address
Project Address (Location) Bonanza Road & Page Street
Project Name City of Las Vegas Fire Station 108 Proposed Use Fire Station
Assessor's Parcel #(s) 140-32-101-005 Ward # 3
General Plan: existing SC proposed N/A Zoning: existing C-1 proposed N/A
Commercial Square Footage 7,640 SF Floor Area Ratio _____
Gross Acres 1.45 acres Lots/Units 1 Density _____
Additional Information The original SDR for this project is #35751. It was approved on 7/6/11 and an EOT was also filed for this SDR. The EOT expires on 11/4/13.

PROPERTY OWNER City of Las Vegas Contact Jorge Cervantes, P.E.
Address 495 S. Main Street Phone: 229-6276 Fax: 464-2560
City Las Vegas State NV Zip 89101
E-mail Address jcervantes@lasvegasnevada.gov

APPLICANT City of Las Vegas Contact Samuel D. Tolman, AIA
Address 333 N. Rancho Drive, 9th floor Phone: 229-2091 Fax: 464-2560
City Las Vegas State NV Zip 89106
E-mail Address stolman@lasvegasnevada.gov

REPRESENTATIVE City of Las Vegas Contact Samuel D. Tolman, AIA
Address 333 N. Rancho Drive, 9th floor Phone: 229-2091 Fax: 464-2560
City Las Vegas State NV Zip 89106
E-mail Address stolman@lasvegasnevada.gov

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* [Signature]

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

Print Name SAMUEL TOLMAN

Subscribed and sworn before me

This 17th day of October, 2013.
Gail W. Wilkinson

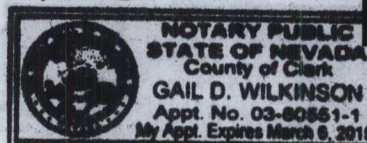
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Notary Public in and for said County and State

OCT - 7 2013

Revised 10/27/08

City of Las Vegas
Dept. of Planning



FOR DEPARTMENT USE ONLY

Case # ADC-51600

Meeting Date: N/A

Total Fee: 169.00

Date Received:* 10/07/13

Received By: Jonathan B.

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.

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

AP No. 140-32-101-005
Escrow No. 105-2373446-KLK/CJ
F.P.T.T. \$ 0.00 Exempt 2

AND WHEN RECORDED MAIL TO:
City of Las Vegas
400 Stewart Avenue, 4th Floor
Las Vegas, NV 89101

MAIL TAX STATEMENTS TO:
Same as above

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH, **RCS Capital Development, LLC, an Arizona limited liability company**, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the **City of Las Vegas, a municipal corporation of the State of Nevada**, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. All patents, restrictions, covenants, conditions, reservations, rights, rights of way, easements, or other matters of record, if any, or any that actually exist in the property;
3. All conditions, easements, and encroachments, if any, which a physical inspection or an accurate survey of the property would reveal; and
4. The applicable zoning and use regulations of any municipality, county, state or the United States affecting the property.

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

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OCT - 7 2013

City of Las Vegas
Dept. of Planning

IN WITNESS WHEREOF, this instrument has been executed this 25TH day of February, 2009.

RCS Capital Development, LLC, an Arizona limited liability company

By: RCS Capital, LLC, an Arizona limited liability company

Its: Manager

By: [Signature]
Name: Richard J. Sodja
Its: Manager Richard J. Sodja

By: [Signature]
Name: Cheryl L. Sodja
Its: Manager

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 25th day of February, 2009, by Richard J. Sodja, as Manager of RCS Capital, LLC, an Arizona limited liability company, the Manager of RCS Capital Development, LLC, an Arizona limited liability company, for an on behalf of said limited liability company.



Jennifer L. Hertel
Exp 6-7-12

[Signature]
Notary Public

RECEIVED
OCT - 7 2013
City of Las Vegas
Dept. of Planning

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 25th day of February, 2009, by Cheryl L. Sodja, as Manager of RCS Capital, LLC, an Arizona limited liability company, the Manager of RCS Capital Development, LLC, an Arizona limited liability company, for an on behalf of said limited liability company.

(seal)



Jennifer L. Hertel
Notary Public

Jennifer L. Hertel
EXP 6-7-12

RECEIVED

OCT -7 2013

City of Las Vegas
Dept. of Planning

EXHIBIT "A"
LEGAL DESCRIPTION

That Portion of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section 32, Township 20 South, Range 62 East, M.D.M., described as follows:

Lot Two (2) of that certain Parcel Map in File 61, Page 50 in the Office of the County Recorder of Clark County, Nevada, and recorded July 19, 1989 in Book 890719 as Document No. 00619, Official Records.

RECEIVED

OCT - 7 2013

**City of Las Vegas
Dept. of Planning**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 140-32-101-005
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:

\$900,000.00 @ JA

b) Deed in Lieu of Foreclosure Only (value of

(\$ _____)

c) Transfer Tax Value:

\$900,000.00 @ AP

d) Real Property Transfer Tax Due

\$ 0

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: 2

b. Explain reason for exemption: Buyer is Government entity and is exempt from paying RPTT

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: Manager/Grantor

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: RCS Capital Development, L.L.C

Address: 3131 East Camelback Road, #420

City: Phoenix

State: AZ Zip: 85016

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: City of Las Vegas

Address: 400 Stewart Avenue, 4th

City: Las Vegas

State: NV Zip: 89101

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

First American Title Insurance

Print Name: Company

File Number: 105-2373446 KLK/CLK

Address 8350 West Sahara Ave., Ste 110

City: Las Vegas

State: NV Zip: 89117

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

RECEIVED

OCT -7 2013

**City of Las Vegas
Dept. of Planning**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 140-32-101-005
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:

\$900,000.00 0 45

b) Deed in Lieu of Foreclosure Only (value of

(\$ _____)

c) Transfer Tax Value:

\$000,000.00 0 45

d) Real Property Transfer Tax Due

\$ 0

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: 2

b. Explain reason for exemption: Buyer is a Government entity and exempt from RPTT.

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: Rubinfar

Capacity: Real Estate Administrator

Signature: _____

Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: RCS Capital Development, L.L.C

Print Name: City of Las Vegas

Address: 3131 East Camelback Road, #420

Address: 400 Stewart Avenue, 4th

City: Phoenix

City: Las Vegas

State: AZ Zip: 85016

State: NV Zip: 89101

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

First American Title Insurance

Print Name: Company

File Number: 105-2373446 KLK/CLK

Address: 8350 West Sahara Ave., Ste 110

City: Las Vegas

State: NV Zip: 89117

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

RECEIVED

OCT - 7 2013

**City of Las Vegas
Dept. of Planning**



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
DAVID W. STEINMAN,
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER

JORGE CERVANTES
PUBLIC WORKS DIRECTOR

October 7, 2013

Flynn Fagg
City of Las Vegas
Planning & Development Department
731 S. Fourth Street
Las Vegas, NV 89101

SUBJECT: Justification Letter for the Site Development Plan Review of CLV Fire Station #108

To whom it may concern:

This is to serve as a justification letter for City of Las Vegas Fire Station #108, located on a portion of the property at the intersection of Bonanza Road and Page Street; assessors parcel no 140-32-101-005.

The Fire Station is presently under construction under B&S #49960. Councilman Bob Coffin has requested that the present assigned address of 577 Page Street be changed to a Bonanza Street Address.

The City of Las Vegas is building this fire station in order to keep up with the growing demands for providing fire and life safety services to the citizens of the Las Vegas valley and in order to maintain their present ISO Class 1 insurance rating. The fire station will be designed as a sustainable facility to attain LEED Gold certification to comply with the City Council's resolution for all new City facilities

Sincerely,

A handwritten signature in blue ink, appearing to read "Samuel Tolman".

Samuel Tolman AIA NCARB

Enc: 1. Site Plan, Floor Plan
2. Deed & Legal Description
3. Application/Petition Form w/ original signature.
4. Copy of assessor's parcel map.

cc: Erik Singman
Jorge Cervantes
Bob Coffin
David Lopez
Louis Baker
Mark Sorensen
David Bowers

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

OFFICE 702.229.6535

FAX 702.384.4846

TDD 702.386.9108

www.lasvegasnevada.gov

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OCT - 7 2013

City of Las Vegas
Dept. of Planning



COPY ORIGINAL SDR
APPLICATION

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review
Project Address (Location) Bonanza Road & Page Street
Project Name City of Las Vegas Fire Station #108 Proposed Use Fire Station
Assessor's Parcel #(s) 140-32-101-005 Ward # 3
General Plan: existing SC proposed N/A Zoning: existing C-1 proposed N/A
Commercial Square Footage 7,640 S.F. Floor Area Ratio _____
Gross Acres 1.45 acres Lots/Units 1 Density _____
Additional Information A parking variance is being requested for this project. The variance is being submitted as a separate application

PROPERTY OWNER City of Las Vegas Contact 229-2091
Address 400 Stewart Avenue Phone: 229-2091 Fax: 464-2560
City Las Vegas State NV Zip 89101
E-mail Address stolman@lasvegasnevada.gov

APPLICANT City of Las Vegas Contact 229-2091
Address 400 Stewart Avenue Phone: 229-2091 Fax: 464-2560
City Las Vegas State NV Zip 89101
E-mail Address stolman@lasvegasnevada.gov

REPRESENTATIVE Samuel D. Tolman, AIA, NCARB Contact 229-2091
Address 400 Stewart Avenue Phone: 229-2091 Fax: 464-2560
City Las Vegas State NV Zip 89101
E-mail Address stolman@lasvegasnevada.gov

Property Owner Signature* [Signature]

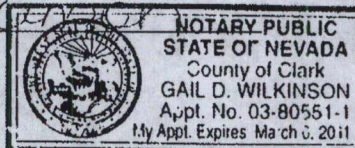
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Samuel D. Tolman, AIA, NCARB

Subscribed and sworn before me

This 19th day of August, 2009

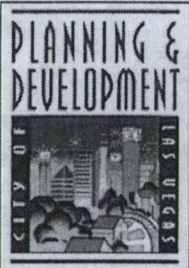
Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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



CITY OF LAS VEGAS

- ☒ **Meeting**
☐ **Conversation Record**
☐ **Telephone**

Page: 1 of 1
Date: 08/12/09
Time: 11:00 a.m.

Project Name: Fire Station @ 4551 E. Bonanza Road

Conversation between CLV P&D Representative: Greg Kapovich, Planner I (229-6137 Office / 385-7268 Fax / gkapovich@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Greg Kapovich	P&D	229-6137		
2. Steve Gebeke	P&D	229-5410		
3. Ozzie	Fire			
4. Jonathan	Traffic			
5. Gary	Dev Co			
6.				
7.	CLV - PW - Dev Co	229-6578	474-7599	
8.	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11.	CLV - Fire and Rescue	229-0366	229-0124	
12.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ **see Meeting Attendance Sheet**

Comment:

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

The following Special Area/Master Plan(s)/Overlay District(s) apply to the project site: N/A

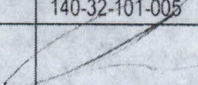
Meeting Notes:

1. Currently an undeveloped lot.
 2. Parking requirement in a C-1 zone is 1 space for every 300 square feet of gross floor area. The 7,600 square foot fire station would require 26 parking spaces. You are proposing 16 or 18 parking spaces? A variance will be required.
 3. *South property line does not have room for trees. Revise plans accordingly.*
 4. *Exception would be required for planting materials along Bonanza Rd. unless you pull the wall back towards the street and plant above wall.*
- Ozzie - Good*
- Gary - Improve all off-sites, sidewalks, driveways*
- Jonathan - Republic Trash services are OK with trash enclosures. Jonathan would like a copy of email stating location of trash enclosures is OK - keep the flashers near side -*

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:

In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

-- Please return a copy of this form with the original Pre-Application Submittal Checklist --

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST			
Item Required					
YES	NO				
APPLICATION PACKET					
☒	☐	Application signed and notarized by all property owners or authorized agent(s)			NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To . . ." --> "Apply for -> Planning Applications")
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	One black and white, reduced (8.5" x 11") laser copy of each required plan and elevation			
☒	☐	Correct fee(s): \$ 500.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 1030.00 Total			
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)			
☒	☐	Assessor's Parcel Map			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance (PRS)			
☒	☐	Color & Materials Board per Site Development Plan Review Submittal Requirements			
☐	☒	Copy of Business Licenses: (Owner: ☐ Applicant: ☐ Representative: <input 6"="" style="text-align: center;" type="checkbox/>)</td> </tr> <tr> <td colspan="/> SITE PLAN			
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 19
☒	☐	North arrow, scale, and vicinity map			Colored, Rolled Plans: 1
☒	☐	All property lines and present dimensions labeled			NOTES:
☒	☐	All building setbacks labeled			
☒	☐	All adjacent existing land uses and street names labeled			
☒	☐	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			
☒	☐	All free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 3
☒	☐	North arrow, scale, and vicinity map			Colored, Rolled Plans: 1
☒	☐	All property lines and present dimensions labeled			NOTES:
☒	☐	All required perimeter landscape planters shown			
☒	☐	All required parking lot fingers/islands shown			
☒	☐	Quantity, size, species/variety of all trees, shrubs, and ground cover			
BUILDING ELEVATIONS					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 2
☒	☐	Scale and building dimensions labeled			Colored, Rolled Plans: 1
☒	☐	North, south, east, and west elevations of all buildings			NOTES:
☒	☐	All building materials and colors noted			
☒	☐	8" x 10" photo of original color and material board			
☒	☐	All wall sign locations shown and sizes noted			
FLOOR PLANS					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 1
☒	☐	Scale and building dimensions labeled			Rolled Plans: 1
☒	☐	All building entrances/exits shown			NOTES:
☒	☐	Use of all rooms noted/labeled			
☒	☐	Maximum Occupancy (per I.B.C.)			
☒	☐	Seating Capacity (where applicable)			
THIS FORM <u>MUST</u> ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.					
Owner / Applicant:	City of Las Vegas			Application Type:	Site Development Plan Review
Representative:	Samuel D. Tolman			Application Purpose:	Government Facility (Fire Station)
APN:	140-32-101-005			Site Location:	4551 E. Bonanza Road
Planner's Signature:				Pre-App. Meeting Date:	08/12/09
Planner:				Steve Gebeke, Planning Supervisor	Earliest Submittal Deadline:
				Earliest PC / CC Meeting Dates:	10/08/09 PC 11/04/09 CC



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 140-32-101-005

Name of Property Owner: City of Las Vegas

Name of Applicant: Samuel D. Tolman, AIA, NCARB

Name of Representative: Samuel D. Tolman, AIA, NCARB

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: _____

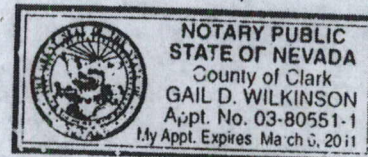
Print Name: Samuel D. Tolman

Subscribed and sworn before me

This 19th day of August, 2009

Gail D. Wilkinson

Notary Public in and for said County and State





LAND DEVELOPMENT TRANSFER MEMORANDUM

DATE: 8/24/09

TO: Barbara Bumgarner

FROM: Samuel D. Tolman, AIA, NCARB

CC: Funding Dept Director & Client PM, Billie Jo Berlin, File

RE: Review Fee Funds Transfer

Please pay the Land Development Fees for this project using the following information:

Project Name: Fire Station #108 - SDR

Project Name from the Project Initiator Box #1.

**Project Address: Bonanza Road & Page Street
or Parcel Number(s): 140-32-101-005**

Servicer Org Number: 40211

SERVICER ORG. from the upper portion of Box #10 on the Project Initiator.

This is the org number of your project's funding source, for example, 40521 is the Park S fund org number. Do not use the OAS section org number 15341, nor your client such as Neighborhood Services' org number, nor the Requestor org number from the P.I., nor the Servicer org number from the lower half of Box #10. (If Finance leaves the upper portion of Box #10 empty and provides the only Servicer Org of the P.I. on the "All Costs Other than Internal Labor" line at the bottom of Box #10, use that number.) Do not use a number that ends in 0.

Account Number: 810605 New Building

From the City's chart of accounts: 810205 for new or rehab Parks, 810605 for new Building construction, 810705 for Building remodels or additions.

Work Authorization Number: WU7447

The W/A NO. from the upper portion of Box #10 on the Project Initiator. (If Finance leaves the upper portion of Box #10 empty and provides the only W/A NO. of the P.I. on the "All Costs Other than Internal Labor" line at the bottom of Box #10, use that number.)

Land Development Fees: \$1,030.00

From the Land Development Plan Checker, Flood Control Inter-Office Memo to Land Development, or as otherwise provided.

Service Requested: Land Development Plan Check Inspection

Authorizing Individual: Samuel D. Tolman, AIA, NCARB

OAS Project Manager's name.

Funding Department: Fire

Public Works, Neighborhood Services, Detention & Enforcement, Fire, etc. If multiple departments, list the department that controls the fund this transfer is drawn from.

Occupying/Programming/Operating Department: Fire

Leisure Services, Detention & Enforcement, Fire, etc. If multiple departments, list primary only.

Thank you.

DEPARTMENT OF
PUBLIC WORKS

OAS

OFFICE OF
ARCHITECTURAL
SERVICES

400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 229-6535

FAX: (702) 382-3232

TDD: (702) 386-9108

www.lasvegasnevada.gov



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
DAVID W. STEINMAN,
(INTERIM)

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CITY MANAGER

JORGE CERVANTES
PUBLIC WORKS DIRECTOR

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

OFFICE 702.229.6535

FAX 702.384.4846

TDD 702.386.9108

www.lasvegasnevada.gov

August 24, 2009

HAND DELIVERED

City of Las Vegas
Planning & Development Department
731 S. Fourth Street
Las Vegas, NV 89101

SUBJECT: Justification Letter for the Site Development Plan Review of CLV Fire Station #108

To whom it may concern:

This is to serve as a justification letter for City of Las Vegas Fire Station #108, located on a portion of the property at the intersection of Bonanza Road and Page Street; assessors parcel no 140-32-101-005.

The City of Las Vegas is building this fire station in order to keep up with the growing demands for providing fire and life safety services to the citizens of the Las Vegas valley and in order to maintain their present ISO Class 1 insurance rating. The fire station will be designed as a sustainable facility to attain LEED Silver certification to comply with the City Council's resolution for all new City facilities. The fire station is located on a parcel of land that has a zoning designation of C-1, with a general plan designation of Service Commercial (SC). As we understand it, the (SC) designation allows low to medium intensity retail, office, other commercial uses that serve primarily local area patrons such as neighborhood shopping centers, theaters and other places of public assembly and public or semi-public use. It is our understanding that although governmental facilities such as fire stations are not expressly stated in the general plan, that the use is inferred.

Colors – A light color palette has been chosen for the fire station in order to comply with LEED requirements. The color palette compliments that of the existing commercial developments around the site. Please see the attached color board and colored building elevations.

Parking – The C-1 zoning designation requires 1 parking space per 300 square feet of building space. This would require that 26 parking spaces be provided for our 7,600 s.f. fire station. We have submitted a parking variance as a separate submittal in which we are providing a total of 16 parking spaces for this project as the total maximum occupant load will be 12 persons for this facility. The amount of parking we are providing is sufficient for the needs of the fire station personnel and has been approved by the fire department.

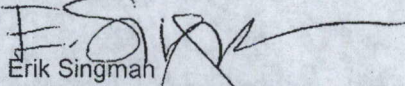
Landscaping – The 1.45 acre fire station property will have drought tolerant landscaping around the site and we will be using plant species which are native to the desert in order to provide a sustainable site design.

8/14/09

Subject: Fire Station #103 Justification Letter

Page 2

Sincerely,

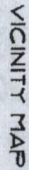


Erik Singman

Designer, CLV Office of Architectural Services

- Enc:
1. Site Plan, Floor Plan, Landscape Plan, Exterior Building Elevations, - 24X36 in size.
 2. Site Plan, Floor Plan, Landscape Plan, Exterior Building Elevations, - 8.5x11 in size.
 3. Justification Letter
 4. Deed & Legal Description
 5. Application/Petition Form w/ original signature.
 6. Pre-Application Submittal Checklist.
 7. Color and Material Board.
 8. Statement of Financial Interest, w/ original signature
 9. Copy of assessor's parcel map.

cc: Samuel D. Tolman, AIA, NCARB



VICINITY MAP

288H.1. ANHOS

UNION OF GREAT BRITAIN
AND IRELAND

8375 N. MINERAL PARK ROAD

CONTACT: ROBIN PICKELBOX

PLANT MATERIAL SOURCE
MONROVIA GREENS
PO BOX 385
ATLANTA GA 31101-385
(800) 999-9371

PLANT SCHEDULE

STRO. CT. SLE. DO. AN. C. COT. ON N. Y. E. COT. ON N. Y. E. S. E. C. O. N. T. E. N. T. S.

— 2000 —

[illegible]

INTERNET & GROUNDWORK

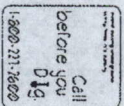
25	5-0-1	CASSIA MICROCARPA	GREEN YUCCA	5-0-0 C.
26	5-0-1	EAST LIRON TRIAXANT	GREEN TREBANT BRON	4-0-0 C.
27	5-0-1	FOURIERIA SP. ENDENS	OCOTILLO	3-0-0 C.
28	5-0-1	TRIFOLIUM PAVLOVSKIA	RED YUCCA	3-0-0 C.
29	5-0-1	TRIFOLIUM PAVLOVSKIA	YELLOW YUCCA	4-0-0 C.
30	5-0-1	TRIFOLIUM PAVLOVSKIA	NEW GOOD LANTANA	3-0-0 C.
31	5-0-1	TRIFOLIUM PAVLOVSKIA	REDAL MIB DER CASSIA	3-0-0 C.
32	5-0-1	TRIFOLIUM PAVLOVSKIA		



Landscape Plan

PLANTING NOTES:

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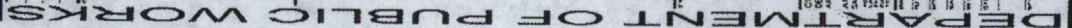


DEPARTMENT OF PUBLIC WORKS

CITY OF LAS VEGAS, NEVADA
FIRE STATION #108
(BONANZA RD & PAGE ST)
Landscape Plan



12

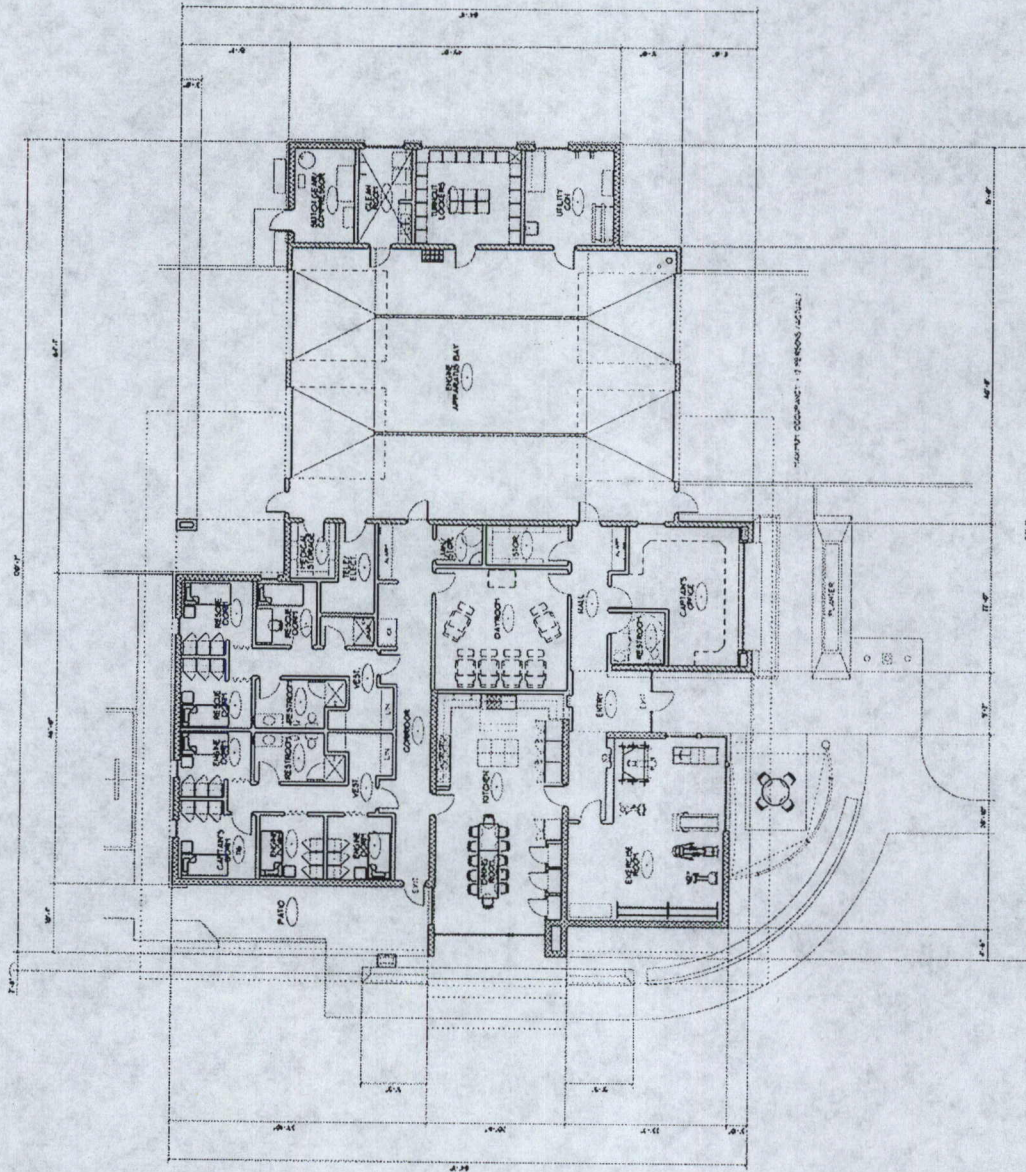


Noted Floor Plan

AI.1

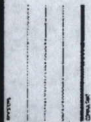
For 1000 Pages + Change of Pages Price

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Floor Plan

Project North



CITY OF LAS VEGAS, NEVADA
 FIRE STATION #28
 (BONANZA RD & PAGE ST)
 ELEVATION 3,610
 ELEVATION 3,610

[illegible]

A4.1

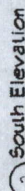
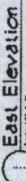
General Notes:

Keynotes

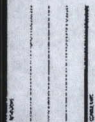
Keynotes

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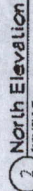
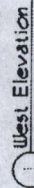


1997



CITY OF LAS VEGAS, NEVADA
FIRE STATION #28
(BONANZA RD. & PAGE ST)
EXISTING ELEVATIONS

A4.2

[illegible][illegible]

- ⑤ 1. # of times unit entered schedule
- ⑥ 2. # of times unit entered schedule
- ⑦ 3. # of times unit entered schedule
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- ㊼ 43. # of times unit entered schedule
- ㊽ 44. # of times unit entered schedule
- ㊾ 45. # of times unit entered schedule
- ㊿ 46. # of times unit entered schedule

AP No. 140-32-101-005
Escrow No. 105-2373446-KLK/CJ
F.P.T.T. \$ 0.00 Exempt 2

AND WHEN RECORDED MAIL TO:
City of Las Vegas
400 Stewart Avenue, 4th Floor
Las Vegas, NV 89101

MAIL TAX STATEMENTS TO:
Same as above

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH, **RCS Capital Development, LLC, an Arizona limited liability company**, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the **City of Las Vegas, a municipal corporation of the State of Nevada**, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. All patents, restrictions, covenants, conditions, reservations, rights, rights of way, easements, or other matters of record, if any, or any that actually exist in the property;
3. All conditions, easements, and encroachments, if any, which a physical inspection or an accurate survey of the property would reveal; and
4. The applicable zoning and use regulations of any municipality, county, state or the United States affecting the property.

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

IN WITNESS WHEREOF, this instrument has been executed this 25TH day of February, 2009.

RCS Capital Development, LLC, an Arizona limited liability company

By: RCS Capital, LLC, an Arizona limited liability company

Its: Manager

By: _____

Name: Richard J. Sodja

Its: Manager

Richard J. Sodja

By: _____

Name: Cheryl L. Sodja

Its: Manager

State of Arizona)

)ss.

County of Maricopa)

The foregoing instrument was acknowledged before me this 25th day of February, 2009, by Richard J. Sodja, as Manager of RCS Capital, LLC, an Arizona limited liability company, the Manager of RCS Capital Development, LLC, an Arizona limited liability company, for an on behalf of said limited liability company.



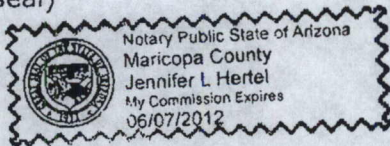
Jennifer L. Hertel
Exp 6-7-12

Jennifer L. Hertel
Notary Public

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 25TH day of February, 2009, by Cheryl L. Sodja, as Manager of RCS Capital, LLC, an Arizona limited liability company, the Manager of RCS Capital Development, LLC, an Arizona limited liability company, for an on behalf of said limited liability company.

(seal)



Jennifer L. Hertel
Notary Public

Jennifer L. Hertel
EXP 6-7-12

EXHIBIT "A"
LEGAL DESCRIPTION

That Portion of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section 32, Township 20 South, Range 62 East, M.D.M., described as follows:

Lot Two (2) of that certain Parcel Map in File 61, Page 50 in the Office of the County Recorder of Clark County, Nevada, and recorded July 19, 1989 in Book 890719 as Document No. 00619, Official Records.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 140-32-101-005
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:

\$900,000.00 @ JA

b) Deed in Lieu of Foreclosure Only (value of

(\$ _____)

c) Transfer Tax Value:

\$900,000.00 @ JA

d) Real Property Transfer Tax Due

\$ 0

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: 2

b. Explain reason for exemption: Buyer is Government entity and is exempt from paying RPTT

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: [Signature]

Capacity: Manager/Grantor

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: RCS Capital Development, L.L.C

Address: 3131 East Camelback Road, #420

City: Phoenix

State: AZ Zip: 85016

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: City of Las Vegas

Address: 400 Stewart Avenue, 4th

City: Las Vegas

State: NV Zip: 89101

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

First American Title Insurance

Print Name: Company

File Number: 105-2373446 KLK/CLK

Address: 8350 West Sahara Ave., Ste 110

City: Las Vegas

State: NV Zip: 89117

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

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 140-32-101-005
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

\$900,000.00 0 45
(\$ _____)
\$000,000.00 0 45
\$ 0

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 375.090, Section: 2
b. Explain reason for exemption: Buyer is a Government entity and exempt from RPTT.

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: Robinson
Signature: _____

Capacity: Real Estate Administrator
Capacity: Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: RCS Capital Development, L.L.C

Print Name: City of Las Vegas

Address: 3131 East Camelback Road, #420

Address: 400 Stewart Avenue, 4th

City: Phoenix

City: Las Vegas

State: AZ Zip: 85016

State: NV Zip: 89101

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

First American Title Insurance

Print Name: Company

File Number: 105-2373446 K/LK/K/LK

Address: 8350 West Sahara Ave., Ste 110

City: Las Vegas

State: NV Zip: 89117

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