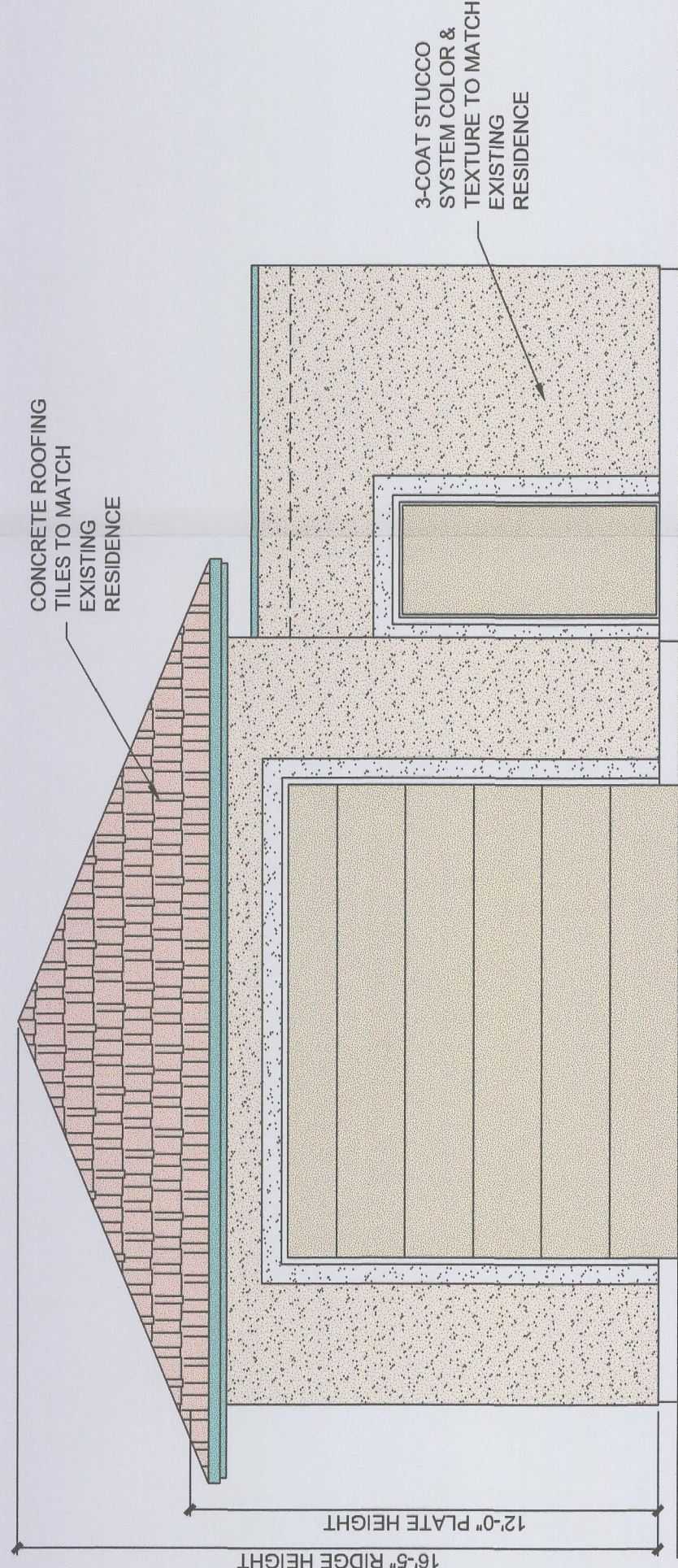
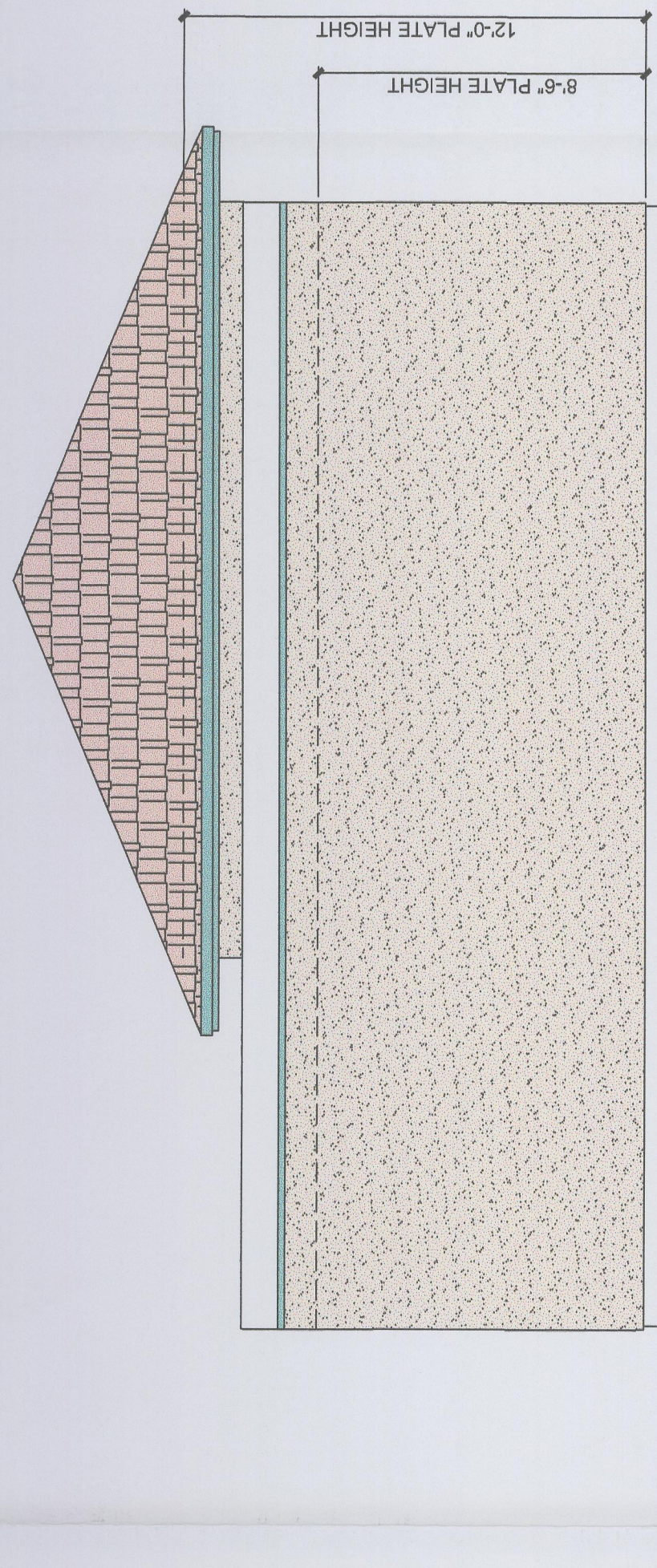
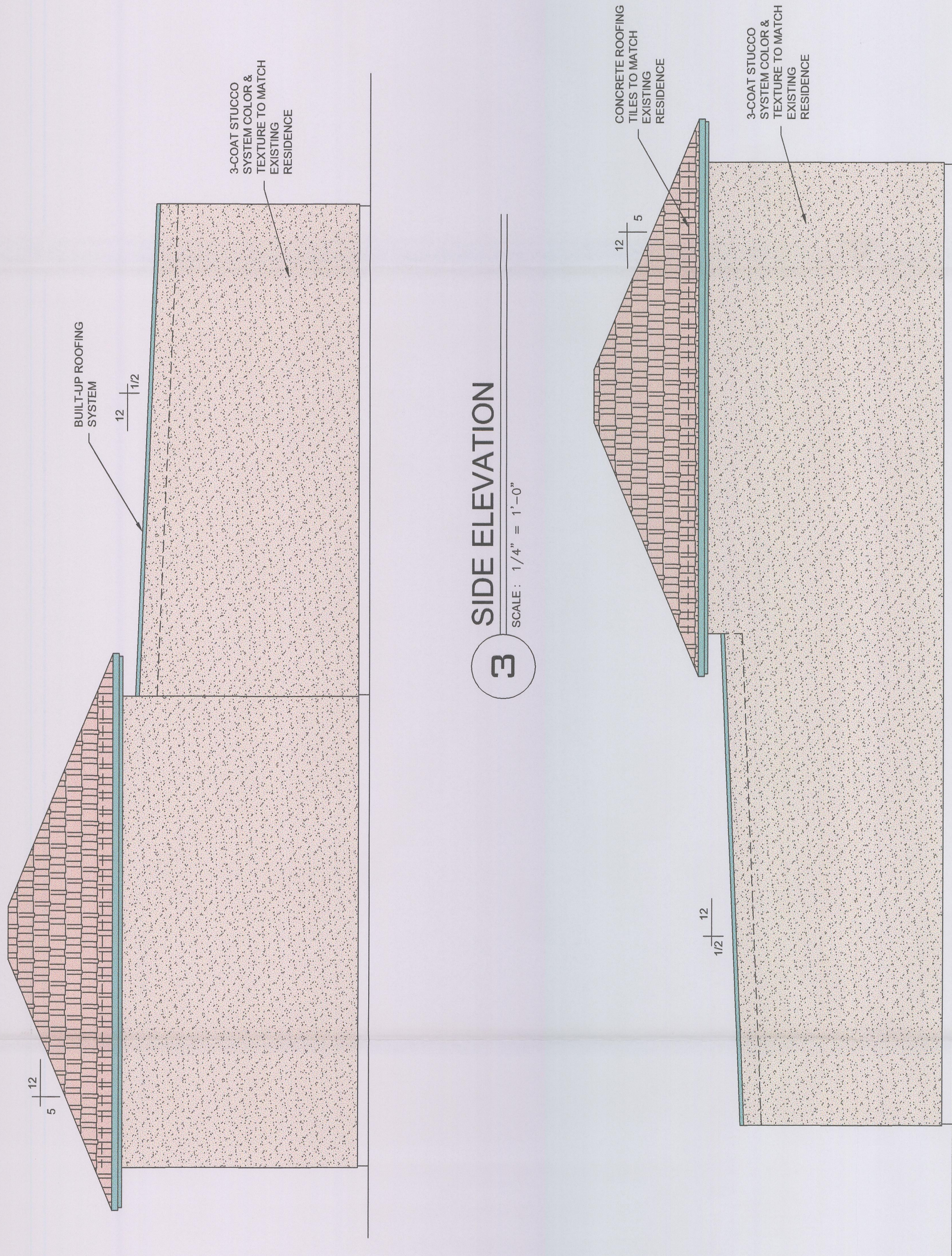




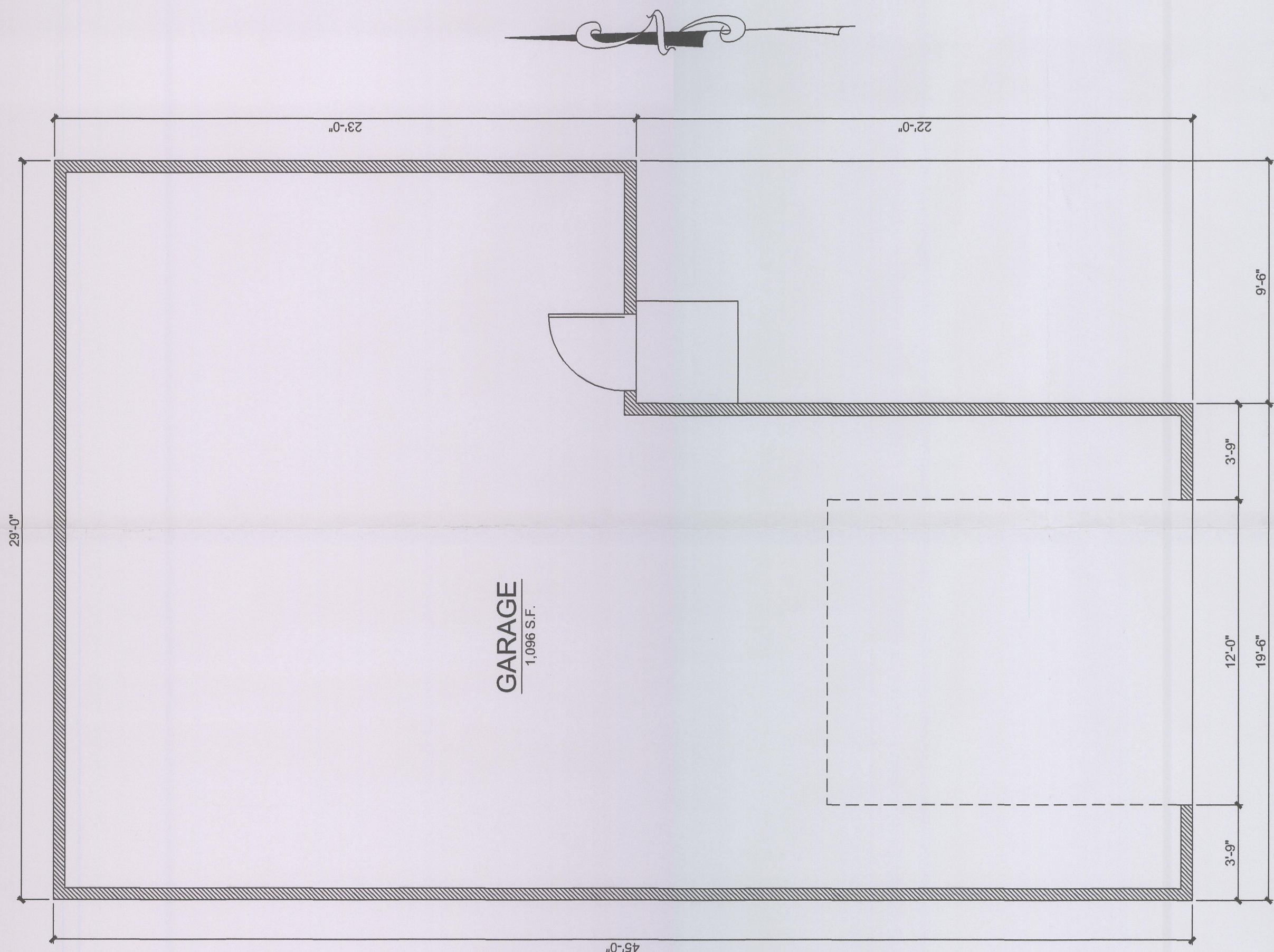
4 SIDE ELEVATION

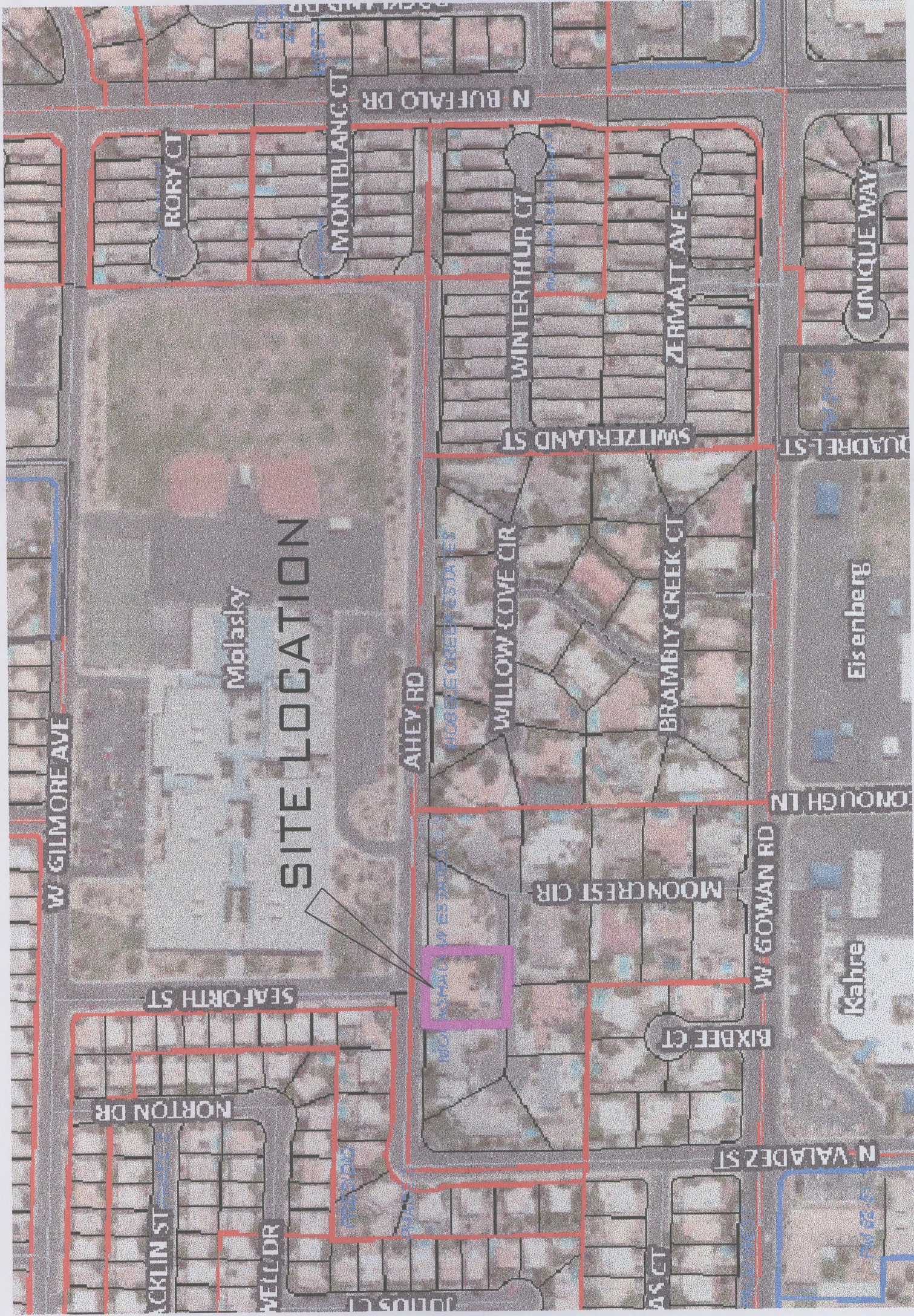
SCALE: $1/4" = 1'-0"$



FLOOR PLAN

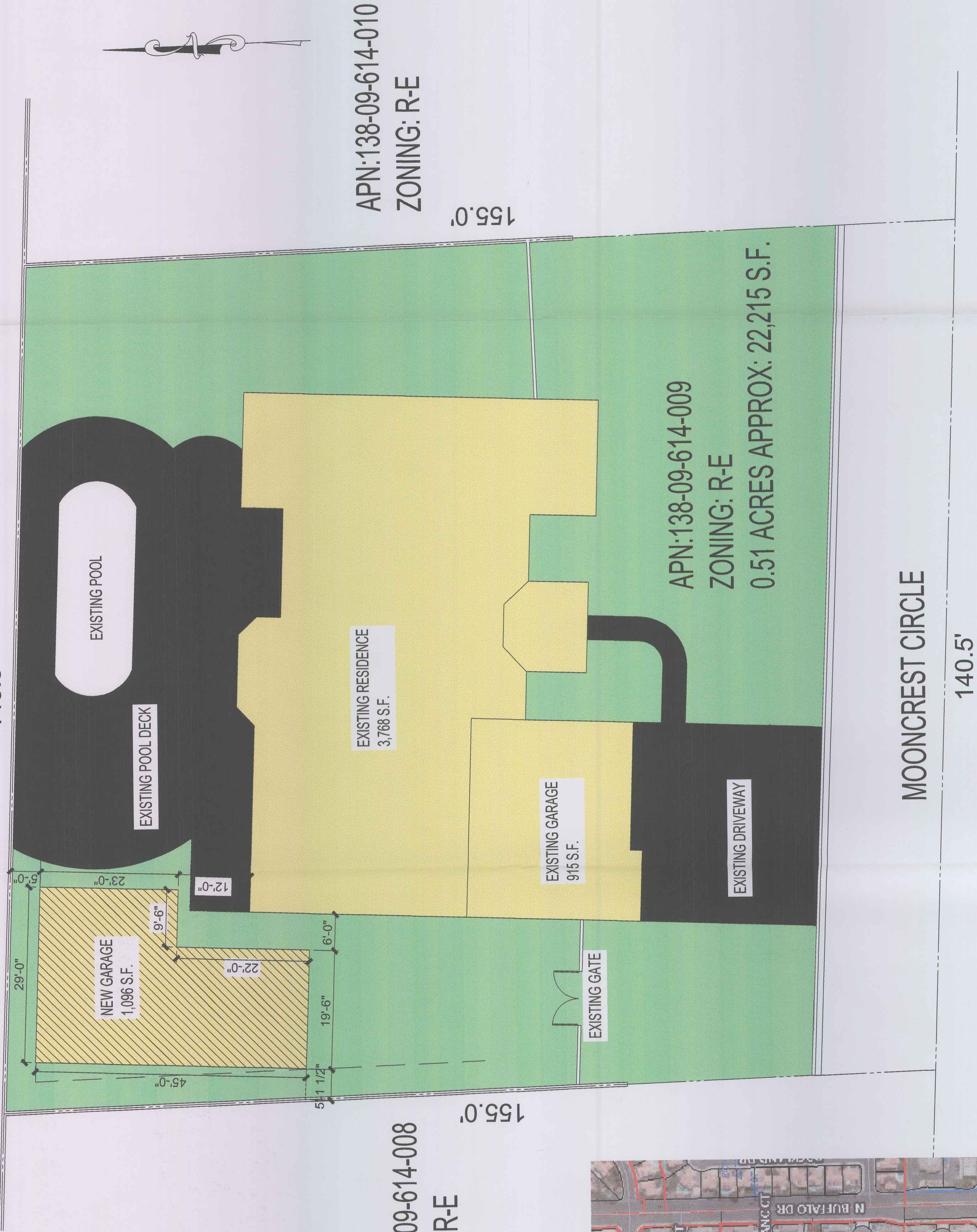
SCALE: $1/4'' = 1'-0''$





2 LOCATION PLAN

SCALE: N.T.S.



1 SITE PLAN

SCALE: 1" = 10'-0"

OCT 2 2013
RECEIVED

VAR-51744

DATE
10-21-2013
SHEET
AS-1

SHEET:
SITE PLAN

NEW GARAGE:
SACKS RESIDENCE
3680 MOONCREST CIRCLE
LAS VEGAS, NEVADA 89129

DESIGNER:
JAM
652 MIDDLEGATE ROAD, STE B
HENDERSON, NV 89011
JAMDESIGN2@GMAIL.COM
FAX# 702-262-7955
SERVING ALL OF YOUR RESIDENTIAL DESIGN
& DRAFTING NEEDS FOR OVER 18 YEARS

APN:138-09-614-010
ZONING: R-E

APN:138-09-614-008
ZONING: R-E

VARIANCE SET

DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF JASON A. MAHEU R.D. COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR HIS USE AND FOR OCCUPYING THE PROJECT FOR WHICH THEY WERE PREPARED, AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT. COPYRIGHT 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 11, 2013

Mr. Darryl Sacks
George Knotts, LLC
3680 Mooncrest Circle
Las Vegas, Nevada 89129

RE: VAR-51744 - VARIANCE
PLANNING COMMISSION MEETING OF DECEMBER 10, 2013

Dear Mr. Sacks:

Your request for possible action on request for a Variance TO ALLOW A FIVE-FOOT SIDE AND REAR YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED 1,096 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [Garage] on 0.5 acres at 3680 Mooncrest Circle (APN 138-09-614-009), R-E (Residence Estates) Zone, Ward 4 (Anthony), was considered by the Planning Commission on December 10, 2013.

The Planning Commission voted to recommend **DENIAL** as it determined the proposed use to be incompatible with the surrounding land uses.

This action by the Planning Commission on **December 10, 2013** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **December 23, 2013**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

A handwritten signature in black ink, appearing to read "P. Lowenstein".

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

VAR-51744 - VARIANCE - PUBLIC HEARING - APPLICANT: DARRYL SLACKS - OWNER: GEORGE KNOTT, LLC - For possible action on request for a Variance TO ALLOW A FIVE-FOOT SIDE AND REAR YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED 1,096 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II)[Garage] on 0.5 acres at 3680 Mooncrest Circle (APN 138-09-614-009), R-E (Residence Estates) Zone, Ward 4 (Anthony).

PLANNING COMMISSION: **DECEMBER 10, 2013**
CITY COUNCIL: **JANUARY 21, 2013**

PLANNING SUPERVISOR: **PETER LOWENSTEIN**



PUBLIC HEARING

Comments Due: **NOVEMBER 12, 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 **Carman Burney** (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Item 21

VAR-51744

VAR-51744 - VARIANCE - PUBLIC HEARING - APPLICANT: DARRYL SACKS - OWNER: GEORGE KNOTT, LLC -
For possible action on request for a Variance TO ALLOW A FIVE-FOOT SIDE AND REAR YARD SETBACK
WHERE 10 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED 1,096 SQUARE-FOOT ACCESSORY
STRUCTURE (CLASS II) [Garage] on 0.5 acres at 3680 Mooncrest Circle (APN 138-09-614-009), R-E
(Residence Estates) Zone, Ward 4 (Anthony).

The applicant states the property was purchased with the intent of constructing the proposed garage.
When the property accessory structure setbacks for the side and rear property line was three feet.

Added condition

The non-permitted Accessory Structure (Class II) [shed] located adjacent to the west property line
shall be removed within 30 day of final approval.

*adjust condition to ^{conform to title 19} ~~rehabilitation~~ structure
and obtain permit if relocating existing
structure*

Denial self imposed hardship

ITEM 21

ISSUES VAR-51744

- A Variance is required to allow a five-foot rear and side building setback for Accessory Structure (Class II) where 10 feet is the minimum required.
- A complaint was filled with Code Enforcement to remove an additional Accessory Structure (Class II) [shed] from the southeast corner of the side yard of the property.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
06/22/95	The City Council approved an Annexation [A-0012-95) A] request with the effective of 09/29/95.
11/06/13	A complaint was filed with Code Enforcement for an additional non-permitted, Accessory Structure (Class II), shed located close to the northwest corner of the property.

<i>Most Recent Change of Ownership</i>	
12/28/11	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
1996	The dwelling unit was constructed.
	The principal dwelling was permitted in the Clark County.
01/10/96	A building permit (#96000810) was issued a pool. The permit was finalized on 05/09/96.

<i>Pre-Application Meeting</i>	
03/19/13	A pre-application meeting was held with the applicant to discuss the submittal requirements for an Accessory Structure (Class II) [Garage].

<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

<i>Field Check</i>	
10/31/13	A field check was conducted on the property and revealed an additional Accessory Structure (Class II) [Shed] along the west side property line.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.5

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
-----------------------------	--	--	---------------------------------

Subject Property	Single, Family Detached	L (Low Density Residential)	R-E (Residence Estates)
North	Public School, Secondary	PF (Public Facilities)	C-V (Civic)
	Single, Family Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
South	Single, Family Detached	L (Low Density Residential)	R-E (Residence Estates)
East	Single, Family Detached	L (Low Density Residential)	R-E (Residence Estates)
West	Single, Family Detached	L (Low Density Residential)	R-E (Residence Estates)

Master Plan Areas	Compliance
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	Compliance
A-O (Airport Overlay) District (200 feet)	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.06.06, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	20,000 SF	21,780 SF	Y
Min. Lot Width	100 ¹ Feet	140.5 Feet	Y
Min. Setbacks			
• Front	N/A	N/A	N/A
• Side	10 Feet	5 Feet	N
• Corner	15 Feet	N/A	N/A
• Rear	10 Feet	5 Feet	N
Min. Distance Between Buildings	6 Feet	6 Feet	Y
Max. Lot Coverage ¹	50 %	13 %	Y
Max. Building Height ²	35 Feet	14.17 Feet	Y

1. In the case of a stable, corral or aviary, the structure must be placed at least 50 feet from any dwelling on an adjacent residential lot.

2. Not to exceed two stories or 35 feet in height, whichever is less.

JUSTIFICATION (revised)

October 22, 2013

CITY OF LAS VEGAS – BUILDING DEPARTMENT

RE: APN 13809-614-009, 3680 Mooncrest Circle

I purchased the property in December 2011. Prior to the purchase I verified property boundaries and set-backs. At the time side and rear yard set backs were five feet.

My intent was and is to build a work shop in the backyard, on the west side of the property. There are five immediate neighbors with workshops or casitas.

In January 2013 I contracted with JAM Design to provide drawings for my shop. Jason advised me the setbacks had changed on my property, where I could not build my desired project. Apparently there was a change in October 2012. I am requesting a variance to build my project.

I am also aware the 5'X8' garden shed will need to be removed to accommodate the project.

GEORGE KNOTT, LLC

By, Darryl R Sacks, Manager/Member
(702) 426-4825



VAR-51744
REVISED

VARIANCE # 51744

JUSTIFICATION (revised)

October 22, 2013

CITY OF LAS VEGAS – BUILDING DEPARTMENT

RE: APN 13809-614-009, 3680 Mooncrest Circle

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GEORGE KNOTT, LLC
By, Darryl R Sacks, Manager/Member
(702) 426-4825



City of Las Vegas495 S Main St
Las Vegas, NV 89101

PC 1210113 VAR Application

Report Date 10/23/2013 05:13 PM**Submitted By**

Page 1

A/P # 51744 **VARIANCE****Application Information****Stages**

	Date / Time	By		Date / Time	By
Processed	10/23/2013 11:36	984478	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	☒ Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

VAR-51744 - VARIANCE - PUBLIC HEARING - APPLICANT: DARRYL SLACKS - OWNER: GEORGE KNOTT, LLC - For possible action on request for a Variance TO ALLOW A FIVE-FOOT SIDE AND REAR YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED 1,096 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) on 0.5 acres at 3680 Mooncrest Circle (APN 138-09-614-009), R-E (Residential Estates) Zone, Ward 4 (Anthony).

Parent A/P #

Project #	51744	Project/Phase Name	SETBACK FOR ACCESSORY STRUCTUR	Phase #	
Size/Area	0.50 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information**Parcel** 13809614009**Location****Owner/Tenant**

Contact ID	AC2796959	Name	GEORGE KNOTT, LLC	Organization	
Mailing Address	3680 MOONCREST CIRCLE			State/Province	NEVADA
City	LAS VEGAS			Country	
ZIP/PC	89129			Evening Phone	
Day Phone	(702)426-4825 x			Mobile #	
Fax	(702)228-0021				

☐ Foreign**A/P Linked Addresses**

No Addresses are linked to this Application

Linked Addresses3680 MOONCREST CIR
LAS VEGAS, 89129-**A/P Addresses**

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13809614009

City of Las Vegas495 S Main-St
Las Vegas, NV 89101**VAR Application****Report Date** 10/23/2013 05:13 PM**Submitted By**

Page 2

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC2796959 ☐ Foreign
Effective		Expire			
Name	GEORGE KNOTT, LLC				
Day Phone	(702)426-4825 x	Eve Phone		Organization	
Pager		PIN #		Position	
Fax	(702)228-0021	Mobile		Profession	
E-Mail					
Address	3680 MOONCREST CIRCLE LAS VEGS, NEVADA 89129				
Seasonal Addr					

Valid From **To****Comments** No Comments
CONTACT ADDITIONAL**WORKCARD:** Work Card # 0
Expiration Date**CONTACT REQUIREMENTS**

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

There are no items in this list

Primary	Y	Capacity	APPL	Contact ID	AC2796960 ☐ Foreign
Effective		Expire			
Name	DARRYL SACKS				
Day Phone	(702)426-4825 x	Eve Phone		Organization	
Pager		PIN #		Position	
Fax	(702)228-0021	Mobile		Profession	
E-Mail					
Address	3680 MOONCREST CIRCLE LAS VEGAS, NEVADA 89129				
Seasonal Addr					

Valid From **To****Comments** No Comments

Report Date 10/23/2013 05:13 PM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

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

There are no items in this list

Contractors

No Contractors

Inspections

There are no Inspections for this Report

Review Activities
Review #
Comments

Review Type

#

Status

Waived

Issued

Started

Completed

Comp By

589884	DEVCO	1	Incomplete	☐	10/23/2013 17:07			
589885	NEIGH P&S	1	Incomplete	☐	10/23/2013 17:07			
589886	LAND DEV	1	Incomplete	☐	10/23/2013 17:07			
589887	FLOOD	1	Incomplete	☐	10/23/2013 17:07			
589888	SEWER	1	Incomplete	☐	10/23/2013 17:07			
589889	TRAFFIC	1	Incomplete	☐	10/23/2013 17:07			
589890	SURVEY	1	Incomplete	☐	10/23/2013 17:07			
589891	TEFO	1	Incomplete	☐	10/23/2013 17:07			
589892	SID	1	Incomplete	☐	10/23/2013 17:07			
589893	ROW	1	Incomplete	☐	10/23/2013 17:07			

City of Las Vegas

495 S Main St
Las Vegas, NV 89101

VAR Application

Report Date 10/23/2013 05:13 PM

Submitted By

Page 4

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
589894	FIRE ENG	1	Incomplete	☐	10/23/2013 17:07			
589895	ENGDESIGN	1	Incomplete	☐	10/23/2013 17:07			

Activity Review Details

Detail SUBMITTAL CHECKLIST (VAR)

Modified By DSULLIVAN

Modified Date/Time 10/23/2013 11:32

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- | | |
|--|---|
| Y Pre-Application Conference Checklist | Y Site Plan (6 Folded Blue Lines, 1 Rolled Color) |
| Y Application/Petition Form | Y Building Elevations (1 Folded, 1 Rolled Color) |
| Y Deed and Legal Description | Y Floor Plan (1 Folded, 1 Rolled) |
| Y Justification Letter | Y Laser Print Site Plan |
| Y Statement of Financial Interest | Y Laser Print Floor Plan |
| | Y Laser Print Elevation |

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions Condition	Approval Supervisor Required	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
Z-LEGAL				984478	10/23/2013 11:36	
N						

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.				

Report Date 10/23/2013 05:13 PM

Submitted By

Page 5

VARIANCE

N Parent Project link required?

N Will this go to the City Council?

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
12/10/2013	PC	SCHEDULED		0	0	0
DSULLIVAN	10/23/2013					

Template Type A/P #	A/P Type	Status	Stage
No children exist for this project			

Employee Employee ID	Last	First	MI	Comments
No Employee Entries				

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT# DARRYL SACKS; CK#1611 (\$830); 702.426.4825	984723	10/23/2013 11:56		0.00
Z-SUBC	REASON ALL ITEMS NOT SUBMITTED Per Peter L., OK to accept application submittal that was pre-app'd on 03/19/13.	984478	10/23/2013 11:32	10/23/2013 11:32	0.00



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GEORGE KNUTT, LLC BY DARRYL R SACKS
 Project Address (Location) 3680 MOONCREST CIRCLE
 Project Name _____ Proposed Use RESIDENTIAL
 Assessor's Parcel #(s) 138-09-614-009 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio 1096 sf
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER <u>GEORGE KNUTT, LLC</u>	Contact <u>DARRYL SACKS</u>
Address <u>3680 MOONCREST CIRCLE</u>	Phone: <u>702-426-4825</u> Fax: <u>702-228-0021</u>
City <u>LAS VEGAS</u>	State <u>NV</u> Zip <u>89129</u>
E-mail Address <u>CAROLE SACKS @ HOTMAIL.COM</u>	

APPLICANT <u>DARRYL SACKS</u>	Contact _____
Address <u>3680 MOONCREST</u>	Phone: <u>426-4825</u> Fax: <u>228-0021</u>
City <u>LAS VEGAS</u>	State <u>NV</u> Zip <u>89129</u>
E-mail Address <u>CAROLE SACKS @ HOTMAIL.COM</u>	

REPRESENTATIVE <u>DARRYL SACKS</u>	Contact _____
Address <u>3680 MOONCREST CIRCLE</u>	Phone: <u>426-4825</u> Fax: <u>228-0021</u>
City <u>LAS VEGAS</u>	State <u>NV</u> Zip <u>89129</u>
E-mail Address <u>CAROLE SACKS @ HOTMAIL.COM</u>	

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 GEORGE KNUTT, LLC BY

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

Print Name DARRYL SACKS

Subscribed and sworn before me

This 10th day of March, 20 13.
Lami D Perkins

Notary Public in and for said County and State



KAMI D. PERKINS
 Notary Public State of Nevada
 No. 01-67320-1
 My appt. exp. Feb. 8, 2017

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-51744</u>
Meeting Date:	<u>12/10/13</u>
Total Fee:	<u>\$830.00</u>
Date Received:	<u>10/23/13</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: **VAR-51744** APN: _____

Name of Property Owner: GEORGE KNOTT, LLC

Name of Applicant: DARRYL SACKS

Name of Representative: DARRYL SACKS

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: _____

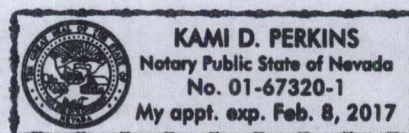
Signature of Property Owner: GEORGE KNOTT, LLC By [Signature]

Print Name: DARRYL SACKS

Subscribed and sworn before me

This 7th day of March, 2013

Kami D. Perkins
Notary Public in and for said County and State



RECEIVED
OCT 23 2013

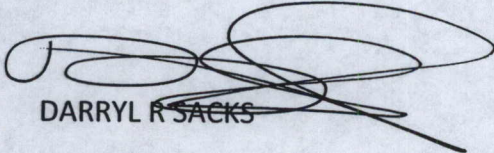
JUSTIFICATION

March 6, 2013

We purchased this property in December 2011 at 3680 Mooncrest Circle, APN 138-09-614-009. Prior to purchasing, we verified the set-backs, both side and rear yard as to accommodate a motorhome garage. We also noted that several neighbors had detached garages/workshops with the verified set-backs. Apparently the zoning changed in October 2012.

We are requesting this variance to conform to the existing use in our area.

Thank you



DARRYL R SACKS

(702) 426-4825

RECEIVED
OCT 23 2013

VAR-51744

ESCROW INSTRUCTIONS

DATE: December 20, 2011
ESCROW NUMBER: 11040116-148-SAB
ESCROW OFFICER: Sandra Bianco

Chicago Title of Nevada, Inc.
2370 Corporate Circle, #100,
Henderson, NV 89074
PHONE: (702) 407-8894
FAX: (702) 407-8431

CONSIDERATION INSTRUCTIONS:

Deposited herewith:	\$	
To be deposited:	\$	2,674.60
Held by Broker:	\$	
POC to Seller:	\$	
New Loan Amt.:	\$	
Existing Loan:	\$	274,075.40
Note/TD to Seller:	\$	
TOTAL SALE PRICE:	\$	276,750.00

SELLER:

George B. Knott, an unmarried man

I am selling to:

BUYER:

George Knott, LLC, a Nevada Limited Liability Company

the property hereinafter described on the terms herein set forth, and will hand you an instrument conveying the said property which is described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

(PROPERTY COMMONLY KNOWN AS: 3680 Mooncrest Circle
Las Vegas, NV 89129)

(PARCEL NO.: 138-09-614-009)

RECEIVED
OCT 23 2013

Initials JK Initials _____

(Escrow No. 11040116-148-SAB)

Initials [Signature] Initials _____

I authorize you to deliver the conveying instrument to the above named party or representative upon payment to you for my account of the cash consideration and/or new encumbrance(s) as specified in the consideration instructions hereinbefore set out and upon condition that you issue the usual form Owners policy of title insurance in the amount of \$276,750.00 (and ALTA policy in the amount of the new loan, if applicable) on the above described real property which will show that the title to said property is vested in:

George Knott, LLC, a Nevada Limited Liability Company

(UNLESS OTHERWISE SPECIFIED HEREIN, BUYERS' VESTING WILL BE EVIDENCED BY WRITTEN INSTRUCTION FROM BUYER TO ESCROW AGENT PRIOR TO CLOSE OF ESCROW.)

In the event that these instructions provide for title to be vested in an "assignee" the Escrow Agent is authorized to insert the name of said assignee into the deed and related documents prior to the recordation of same.

The Buyer herein agrees to take title SUBJECT ONLY TO the following items:

- 1) Real property taxes and assessments owing or assessed, after the close of escrow, including supplementals, if any.
- 2) Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements of record as of the close of escrow.
- 3) The parties acknowledge, understand, and are aware that the County Treasurers office can and does assess supplemental taxes (for new construction and sometimes on existing homes) that may be retroactive. The parties further acknowledge and understand that the County Treasurers office may impose and collect recapture taxes in the event of an appreciation of the subject property. As any such supplemental tax bill and/or recapture taxes (if any) are assessed after the close of escrow (and effective date of the policy of title insurance), the supplemental tax bill (if any) and/or recaptured tax bill (if any) shall be the Buyers responsibility to handle outside of escrow. Escrow Agent is hereby relieved of any and all responsibility in regard to same.
- 4) Subject to the Deed of Trust now of record recorded on June 20, 2011, Instrument No. 0001753, Book 20110620, Official Records in the amount of \$280,000.00

Deed of Trust now of record in favor of Wells Fargo, securing a Note with an approximate unpaid balance of \$274,075.40. Said VA Note is presently payable in monthly installments of approximately \$2,068.27, which includes principal and interest at the rate of 4.990% per annum, taxes and insurance. Buyer agrees to begin making payments on the Note January 1, 2012 and all subsequent payments thereafter.

Buyer is aware that he is taking title subject to the existing Deed of Trust and that it shall show as an exception to the policy of Title Insurance being issued through Chicago Title through this escrow.

EXISTING DUE ON SALE:

The parties are aware that the existing lien of record contains a Due on Sale clause which provides that the lienholder shall have the right to initiate foreclosure action in the event the property is sold or transferred without the prior written consent of the lienholder. The transaction contemplated provides that title will be transferred to the purchaser. Escrow Agent has been instructed to close this escrow without notifying the existing lienholder of record or obtaining their written consent to the transfer of the property. Buyer and Seller are aware that this transaction may be considered by the

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lienholder to be a breach of the Due on Sale provision of the Deed of Trust and may subject the property to foreclosure action by the lienholder.

NONETHELESS, the parties hereby instruct Chicago Title to close escrow without notifying the underlying lienholder of record, and the parties hereby relieve Chicago Title of any liability in the event said lienholder elects to exercise the rights afforded it under the Due on Sale provisions of the Deed of Trust of record.

INSURANCE:

Parties herein agree that the existing insurance policy will remain in force and Chicago Title and its escrow agent are relieved of any responsibility and/or liability in regard to insurance coverage.

IMPOUND ACCOUNT:

Seller herein hereby assigns the impound account held by the lender of record to buyer. There is to be NO proration. Chicago Title and its escrow agent are relieved of any responsibility and/or liability in regard to the impound account.

PRO-RATIONS: Of the following items in Paragraphs lettered (A) to (I), inclusive, make adjustments only to items in Paragraphs lettered F, G & H in this escrow, to CLOSE OF ESCROW, computed on the basis of a 30 day month.

PARTIES HEREIN AGREE THAT THERE ARE TO BE NO PRORATIONS.

- A. Interest on Mortgages and/or Deeds of Trust of record.
- B. Funds shown impounded for future payment of taxes and insurance based on Beneficiary's Statement.
- C. Interest on new encumbrances, on which you are authorized to compute and insert appropriate dates and amounts.
- D. Rents and security deposits, based on a written statement furnished and approved by both parties.
- E. Premium for fire insurance policies, if assumed by buyer, and as presented by Seller.
- F. Taxes, based on latest tax figures in your possession.
- G. Association fees, if applicable.
- H. Sewer service.
- I. Bonds or assessments, special or otherwise

CLOSING COSTS:

Buyer and seller herein agree to pay their own normal closing costs in connection with this transaction.

SELLER IS AWARE THAT HE WILL NET ZERO FUNDS AT THE CLOSE OF THIS ESCROW.

GENERAL PROVISIONS

CLOSE OF ESCROW/TIME OF ESSENCE: Time is of the essence and each party shall comply with all requirements necessary to place this escrow in a condition to close on or before December 23, 2011; provided, however, that if the closing date, or any other compliance date specified herein, falls on a Saturday, Sunday or holiday, the time limit set forth herein is extended through the next full business

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day. In the absence of written direction to the contrary, Escrow Agent is authorized to take any administrative steps necessary to effect the closing of this escrow subsequent to the date set forth herein. The term "close of escrow" shall be defined as the date upon which all necessary documents are recorded with the appropriate County Recorder's Office.

UTILITIES: Escrow Agent shall have **no responsibility** for investigating or guaranteeing the status of any trash fee, power, water, telephone, gas and or other utility or use bill, except as otherwise specifically required herein.

PRORATIONS: If such items are applicable to the subject real property, escrow agent shall prorate taxes, based on the latest tax figures in escrow agent's possession. Association Dues; Sewer Service and SID or LID will be prorated solely on information included in the statements provided to Escrow Agent. All pro-rations shall be computed on the basis of a 30 day month.

EXISTING ENCUMBRANCES: Installments maturing on existing encumbrances, if any, during the period of this escrow shall be paid by the Seller, unless otherwise specifically required herein.

COMMISSIONS: Commissions shall be payable per separate agreement. Escrow Agent is directed to disburse same to the extent that sufficient funds are available for disbursement.

PERSONAL PROPERTY: Escrow Agent assumes no liability in connection with any PERSONAL PROPERTY which may be a part of this escrow.

RECORDATION, BILLS, DEMAND STATEMENTS, FEES: Escrow Agent is directed to record the necessary documents and pay any encumbrance which a title search reveals against the subject property, except as set forth herein. Escrow Agent shall pay any encumbrance(s) acting solely upon the written direction of the lienholder. It is expressly understood and agreed that Escrow Agent assumes no responsibility for the accuracy of any such statement or direction. Escrow Agent is further directed to insert the names of the Grantees in the necessary conveyance and/or encumbering documents prior to recordation of same, in compliance with the written vesting instruction provided by the Grantee or as set forth in the lender's instructions. Escrow Agent shall charge to the appropriate party, all fees, expenses and charges incurred in connection with this transaction.

DISBURSEMENTS AND RECEIPTS: All disbursements made under this transaction shall be made in the form of a check, drawn on the account of Chicago Title of Nevada, Inc. All deposits made by or on behalf of the parties hereunder shall be in the form and manner, such as a Certified Check, Cashier's Check or bank wire. Escrow Agent shall not act upon nor disburse against any such deposits pending the clearance of same. Chicago Title of Nevada, Inc. reserves the right to earn interest on all trust funds and said interest shall be retained by Chicago Title of Nevada, Inc., unless otherwise instructed to invest such funds for the benefit of one or more of the parties in this escrow. The parties to this escrow acknowledge that the maintenance of such escrow accounts with some depository institutions may result in Escrow Holder's being provided with an array of bank services, accommodations or other benefits by the depository institution. Escrow Holder or its affiliates also may elect to enter into other business transactions with or obtain loans for investment or other purposes from the depository institution. All such services, accommodations and other benefits shall accrue to Escrow Holder, and Escrow Holder shall have no obligation to account to the parties to the escrow for the value of such services, accommodations or other benefits.

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RECORDING FEES: Escrow Agent shall charge recording fees to the appropriate party as customary in State of Nevada, unless instructed otherwise in the Residential Purchase Agreement (Joint Escrow Instructions and Earnest Money Receipt).

ATTORNEY COSTS: In the event an action is instituted in connection with this escrow, in which Escrow Agent is named as a party or is otherwise compelled to make an appearance, all costs, expenses, attorney fees, and judgments Escrow Agent may expend or incur in said action, shall be the responsibility of the parties hereto.

CANCELLATION: Either party hereunder claiming right of cancellation of this escrow shall file written notice and demand for cancellation in the office of Escrow Agent. Escrow Agent shall, within three (3) business days following receipt of such written notice, notify the other party by depositing a copy of said notice in the United States Mail, to the last address filed with Escrow Agent. Should no address be filed, Escrow Agent shall deposit such notice in the United States Mail c/o General Delivery. The notice shall be deemed to have been given upon deposit of said notice in the United States Mail, addressed as specified herein, with proper postage affixed thereto, and no further notice, or evidence of receipt, shall be required. Unless written objection to the cancellation notice is received by Escrow Agent within ten (10) days following Escrow Agent's mailing of the notice, Escrow Agent is authorized to comply with the demand upon payment of its cancellation charges and expenses. In the event Escrow Agent receives a written objection, Escrow Agent is authorized to hold all money and instruments, pending mutual written instructions by the parties hereto, or a final order of a court of competent jurisdiction. The parties are aware, however, and expressly agree and consent, that Escrow Agent shall have the absolute right, at its sole discretion, to file a suit or counter claim in interpleader and to obtain an order from the court directing disbursement of the funds. The parties jointly and severally agree to pay Escrow Agent all costs, expenses and attorney fees which it may expend or incur in such interpleader action. Upon the filing of such suit or counterclaim, Escrow Agent shall thereupon be fully released and discharged from all obligation to further perform any duties or obligations otherwise imposed by the terms of this escrow.

Upon receipt of cancellation instructions and prior to initiating interpleader action, Escrow Agent is authorized and directed to charge a holding fee of \$20.00 per month for as long as such funds shall remain in Escrow Agent's trust account. In the event of a cancellation of this escrow, Escrow Agent retains the right to impose a reasonable cancellation fee for services performed, the minimum amount of which shall be \$100.00. Escrow Agent is authorized to deduct this fee from the funds held in escrow at the time of cancellation, irrespective of the depositing party.

DORMANT/ABANDONED OR UNCLAIMED PROPERTY: In the event that funds from this transaction remain in an account held by Escrow Agent for such a period of time that they are deemed "abandoned" under the provisions of Chapter 120A of the Nevada Revised Statutes, Escrow Agent is hereby authorized to impose a charge upon the dormant escrow account. Said charge shall be no less than \$5.00 per month and may not exceed the highest rate of charge permitted by statute or regulation. Escrow Agent is further authorized and directed to deduct the charge from the dormant escrow account for as long as the funds are held by the Escrow Agent.

RIGHT TO RESIGN: It is expressly understood and agreed that the Escrow Agent, without any obligation to exercise such right, retains the right to resign as Escrow Agent and/or to refrain from taking any act which at the sole discretion of Escrow Agent, is deemed inadvisable. No liability shall accrue to Escrow Agent for any such act or forbearance.

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COMPLIANCE AFTER CLOSE OF ESCROW: In the event there are any clerical or typographical errors to be corrected, or final requirements to be satisfied following the close of this escrow, the parties hereto agree to cooperate with Escrow Agent by initialing or signing documents or satisfying said final items as may be required by Escrow Agent to complete this transaction.

BINDING EFFECT: This agreement in all parts applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns, and whenever the context so requires, the masculine gender includes the feminine and neuter, and the singular includes the plural.

COUNTERPART SIGNATURES: These instructions may be executed in counterpart and each shall be considered an original.

FAX/TELECOPY INSTRUCTIONS: In the event the parties utilize "facsimile" transmitted signed documents, they shall be deemed originals. Escrow Agent shall be provided, with 72 hours of transmission, any documents necessary for recording with original signatures thereon. Facsimile signatures are not accepted for recording by the County Recorder thus delaying the close of escrow.

DELIVERY OF DOCUMENTS TO THIRD PARTIES: Seller and Buyer hereby authorize Escrow Agent to furnish copies of closing statements and escrow instructions, to the Lender and/or Broker involved herein. Escrow Agent is further authorized to deliver a copy of any notice filed herein by one party upon the other, to the Broker(s) involved herein. Escrow Agent is directed to mail the respective policy(ies) of title insurance to the holder of any new encumbrance called for herein, and to the Buyer hereunder.

NOTICES: Buyer and Seller shall notify Escrow Agent in writing of any change in address during the course of this escrow and authorize Escrow Agent to mail any notices filed by either party to the address set forth herein.

1099 FILING REGULATIONS: Seller is hereby made aware that there is a regulation which became effective January 1, 1987 that requires all Escrow Agents to complete a modified 1099 form, based upon specific information known only between parties in this transaction and the Escrow Agent. You are hereby authorized and instructed to provide this information to the Internal Revenue Service after the close of escrow in the manner prescribed. It is understood that without this information, this transaction will not close with Chicago Title of Nevada, Inc. as the Escrow Agent.

NON-RESIDENT ALIEN: The Foreign Investment in Real Property Tax Act (FIRPTA), Title 26 U.S.C., Section 1445, and the regulations there under, provide in part, that a transferee (buyer) of a U.S. real property interest from a foreign person (non-resident alien) must withhold a tax equal to ten percent (10%) of the amount realized on the disposition, report the transaction and remit the withholding to the Internal Revenue Service within twenty (20) days after the transfer. Chicago Title of Nevada, Inc. has not and will not participate in any determination of whether the FIRPTA tax provisions are applicable to the subject transaction, nor act as a Qualified Substitute nor furnish tax advice to any party to the transaction. Chicago Title of Nevada, Inc. is not responsible for determining whether the transaction will qualify for an exception or an exemption and is not responsible for the filing of any tax forms with the Internal Revenue Service as they relate to FIRPTA. Chicago Title of Nevada, Inc. is not the agent for the buyer for the purposes of receiving and analyzing any evidence or documentation that the Seller in the subject transaction is a U.S. citizen or resident alien. The buyer is advised they must independently make a determination of whether the contemplated transaction is taxable or non-taxable and the applicability of

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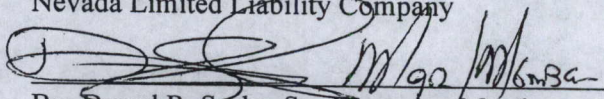
the withholding requirement to the subject transaction, and should seek the advice of their attorney or accountant. Chicago Title of Nevada, Inc. is not responsible for the payment of this tax and/or and penalty and/or interest incurred in connection therewith and such taxes are not a matter covered by the Owner's Policy of Title Insurance to be issued to the Buyer. The Buyer is advised they bear full responsibility for compliance with the tax withholding requirement if applicable and/or for payment of any tax, interest, penalties and/or other expenses that may be due on the subject transaction.

BUYER(S) AND SELLER(S), BY THEIR SIGNATURES BELOW, HEREBY EVIDENCE THEIR ACCEPTANCE AND APPROVAL OF THE TERMS SET FORTH IN THIS FINAL PAGE TO ESCROW INSTRUCTIONS, AS WELL AS THE TERMS AND PROVISIONS CITED ON ALL PRECEDING PAGES OF THESE INSTRUCTIONS.

I have read the foregoing instructions and am buying the property described on the terms and conditions set forth, and will within the time limit either hand Escrow Agent, or cause to be handed to Escrow Agent, the consideration as specified, and I require that the Seller comply with all the terms hereof within the same time as listed herein.

BUYERS:

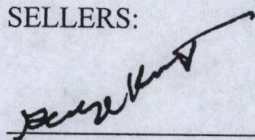
George Knott, LLC, a
Nevada Limited Liability Company


By: Darryl R. Sacks, Sr., Managing Member

MAILING ADDRESS: (MANDATORY)

I have read the foregoing instructions and am selling the property described on the terms and conditions set forth, and will within the time limit hand Escrow Agent any documents and/or funds required to close this escrow, and I require that the Buyer comply with all terms herein within the time as listed herein.

SELLERS:


George B. Knott

MAILING ADDRESS: (MANDATORY) 3680 Mooncrest Circle

Las Vegas, NV 89129

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(Escrow No. 11040116-148-SAB)

Page 7

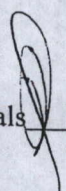
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Exhibit A

PARCEL I:

LOT 9 IN BLOCK 1 OF MOONSHADOW ESTATES, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 61 OF PLATS, PAGE 54, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

PARCEL II:

AN EASEMENT FOR INGRESS AND EGRESS OVER THOSE PORTIONS OF SAID LAND LYING WITHIN THE PRIVATE DRIVE AS SHOWN BY SAID MAP.

Assessor's Parcel No: 138-09-614-009

Handwritten signature

Handwritten signature

STATEMENT OF LOAN CONDITION

DATE: December 20, 2011

LENDER: Wells Fargo

LOAN NO.: _____

LOAN TYPE: VA

ORIGINAL AMOUNT: \$280,000.00

INTEREST RATE: 4.990%

Principal Balance	\$274,075.40
Principal and Interest Payment	\$1,501.39
Taxes and Insurance	\$ 566.88
Total Payment	\$2,068.27

BUYER

George Knott, LLC, a Nevada
Limited Liability Company

By: _____

Darryl R. Sacks, Sr., managing member

SELLER

George B. Knott

Inst #: 201112280000453
Fees: \$19.00 N/C Fee: \$0.00
RPTT: \$1412.70 Ex: #
12/28/2011 09:36:58 AM
Receipt #: 1019247
Requestor:
CHICAGO TITLE LAS VEGAS
Recorded By: ADF Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN: 138-09-614-009
Affix R.P.T.T. \$1,412.70

WHEN RECORDED MAIL TO and MAIL
TAX STATEMENT TO:
GEORGE KNOTT, LLC
3680 MOONCREST CIRCLE
LAS VEGAS, NV 89129

ESCROW NO: 11040116-148-SAB

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That
George B. Knott, an unmarried man

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby
acknowledged, do hereby Grant, Bargain, Sell and Convey to
George Knott, LLC, a Nevada Limited Liability Company

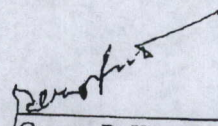
all that real property situated in the County of Clark, State of Nevada, bounded and described as
follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

- Subject to:
1. Taxes for the current fiscal year, paid current.
 2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

Witness my/our hand(s) this 27th day of December, 2011.


George B. Knott

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OCT 23 2013

ESCROW NO: 11040116-148-SAB

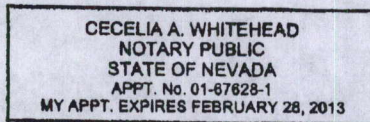
STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this December 27, 2011
appeared before me, a Notary Public,
George B. Knott

personally known or proven to me to
be the person(s) whose name(s) is/are
subscribed to the above instrument,
who acknowledged that he/she/they
executed the instrument for the
purposes therein contained.

Cecelia A. Whitehead
Notary Public Cecelia A. Whitehead

My commission expires: 2-28-2013



ESCROW NO: 11040116-148-SAB

EXHIBIT A

PARCEL I:

LOT 9 IN BLOCK 1 OF MOONSHADOW ESTATES, AS SHOWN BY MAP THEREOF ON
FILE IN BOOK 61 OF PLATS, PAGE 54, IN THE OFFICE OF THE COUNTY RECORDER,
CLARK COUNTY, NEVADA.

PARCEL II:

AN EASEMENT FOR INGRESS AND EGRESS OVER THOSE PORTIONS OF SAID LAND
LYING WITHIN THE PRIVATE DRIVE AS SHOWN BY SAID MAP.

Assessor's Parcel No: 138-09-614-009



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

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Project Name: 138-09-614-009 Motorhome Garage - Acc (class II) - VAR

APN(s):	138-09-614-009	Ward #:	4 - Anthony	Acres:	0.5
Location:	3680 Mooncrest Circle	Pre-app Date:	03/19/13		
Planner's Signature:	READY FOR SUBMITTAL	Location / Time:	DSC Conference Room 3A - 321 at 1:00 a.m.		
Planner:	Dan Donley, Planner II 229-2087 or email at ddonley@lasvegasnevada.gov	Submittal Deadline:	03/28/13 - no later than 4:00 pm		
		Earliest PC / CC Meeting Dates:	05/14/13 PC - 06/19/13 CC (Cycle 5)		

APPLICATION(S) REQUIRED	REQUIRED FEES			
	APPLICATION	NOTIFICATION	RECORDATION	SUB-TOTAL
Variance (VAR)	\$ 300.00	\$ 500.00 (1000')	\$ 30.00	\$ 830.00
	\$	\$	\$	\$
	\$	\$	\$	\$
	\$	\$	\$	\$
	\$	\$	\$	\$
	\$	\$	\$	\$
SUB-TOTAL:				\$ 830.00
Neighborhood Meeting - NOT REQUIRED	Add applicable neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500 / \$750 / \$1,250			\$ N/A
TOTAL:				\$ 830.00

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 submit a copy of this completed form with the application submittal --

****Completed Submittals MUST be received by Planning staff no later than 4:00 PM of the Submittal Deadline Date, no exceptions****
This form is valid for no more than 60 days after the Pre-App date.

Please take a few minutes to answer seven short questions about your experience with the City of Las Vegas Department of Planning.

PLEASE TAKE OUR SURVEY AT:
www.lasvegasnevada.gov/pdsurvey



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City of Las Vegas Department of Planning

Pre-Application Meeting Notes (Cont.)

Item Required?		These documents are required for <u>EACH</u> application to be submitted:	
YES	NO		
☒	☐	APPLICATION(S) signed and notarized by the property owner or authorized agent for all subject lots	Visit the CLV website For blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To . . ." --> "Apply for -> Planning Applications")
☒	☐	STATEMENT(S) OF FINANCIAL INTEREST (SOFI) signed and notarized by the property owner or authorized agent for all subject lots	
☒	☐	GRANT DEED AND LEGAL DESCRIPTION (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)	
☒	☐	PRE-APPLICATION MEETING NOTES – the original signed by the city planner and provided at the Pre-App meeting + complete copies for each additional application	
☐	☒	Cop(ies) of approval letter(s) for	

Item Required?		This is the <u>TOTAL</u> number drawings or documents to submit for <u>ALL</u> application types:		
YES	NO			
☒	☐	JUSTIFICATION LETTER - A single letter addressing all related applications in detail	1	
☐	☒	DEVELOPMENT IMPACT NOTICE AND ASSESSMENT (DINA) / PROJECT OF REGIONAL SIGNIFICANCE (PRS) FORM	0	
☒	☐	SITE PLAN – One color, one B/W version - North arrow, graphic scale, and vicinity map All property lines and present dimensions labeled 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 Calculation: - Parking standard(s) utilized: - Parking space count and typical dimensions labeled _____ # regular + _____ # compact (30% max) + _____ # handicap = _____ Total For all residential subdivisions, provide a connectivity calculation, per Title 19.04.040. All free-standing sign locations shown and heights and sizes noted	Folded (5, plus 1 per application), 11"x17" min to 24"x36" max:	6
			Colored, Rolled, 11"x17" min to 24"x36" max:	1
			Reduced Copy (1 per application), 8-1/2"x11" B/W:	1
			NOTES:	
			NOTES:	
☒	☐	BUILDING ELEVATIONS – One color, one B/W version - Graphic scale and building dimensions labeled - North, south, east, and west elevations of all buildings All building materials and colors noted All wall sign locations shown and sizes noted	Folded (1 per application), 11"x17" min to 24"x36" max:	1
			Colored, Rolled, 11"x17" min to 24"x36" max:	1
			Reduced Copy (1 per application), 8-1/2"x11" B/W:	1
			NOTES:	
☒	☐	FLOOR PLANS – B/W only - Graphic scale and building dimensions labeled - North arrow, scale (to include a graphic scale) All building entrances/exits shown - Use of all rooms noted/labeled - Maximum Occupancy (per I.B.C.) - Seating Capacity (where applicable)	Folded (1 per application), 11"x17" min to 24"x36" max:	1
			Rolled, 11"x17" min to 24"x36" max:	1
			Reduced Copy (1 per application), 8-1/2"x11" B/W:	1
			NOTES:	

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

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 OCT 23 2013

City of Las Vegas Department of Planning

Pre-Application Meeting Notes (Cont.)

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

Meeting Notes:

1. This is an application for possible action on a request for a Variance to allow an Accessory Structure (Class II) to allow setbacks of five feet in the side and rear yards where 10 foot setbacks are required.
2. Issues that must be addressed and explain within the justification Letter:
 - a. Reason to approve the reduced setbacks
 - b. Please address any issues regarding government easements prior to submittal.
3. Issues that must be addressed on the Plans:
 - a. Show/depict **ALL** accessory structures on the site.
 - b. Applicant must provide Site, Floor plan and Elevations that meets the submittal requirements
4. **Land Ownership verification is required to submit for entitlements**
 - o Applicant must provide all supporting document for verification of the owners signature.
 - o See Secretary of the State of Nevada for a list of corporate officers/authorized owners.
5. Related Cases, Parcel & Addressing information:

A Code Enforcement case (#108158) was processed due to a "Possible vehicle repair, and illegal structures." The Enforcement case was resolved on 12/15/11. (Change of owner on 12/28/11)

- ✓ Verify all codes and standards prior to submittal

Colors to Use:

Residential buildings-YELLOW; multi-family buildings-ORANGE; commercial buildings-PINK; landscaping-GREEN; pavement-GRAY, industrial building-PURPLE, public building-BLUE.

City of Las Vegas Department of Planning

Pre-Application Meeting Notes (Cont.)

Ownership Info:	KNOTT GEORGE L L C			Last Change of Ownership Date:	12/28/11
	Phone: (702)	Fax: (702)	Email:		
Applicant Info:	NAME				
	Phone: (702)	Fax: (702)	Email:		
Representative Info:	SACKS, DARRYL				
	Phone: (702) 426-4825	Fax: (702) 228-0021	Email: carolesacks@hotmail.com		

Use:	Existing:	SFD
	Proposed:	Addition of a Class II Accessory Structure
General Plan:	Existing:	L- Low
	Proposed:	No change proposed
Zoning:	Existing:	R-E - Residence Estates
	Proposed:	No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	A-O (Airport Overlay) District (200 feet)	
	Special Land Use Designation (per plan, if applicable): N/A	

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

Between CLV Planning Representative (see Planner info listed on page 1), and:

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

OR: ☐ **see Meeting Attendance Sheet**