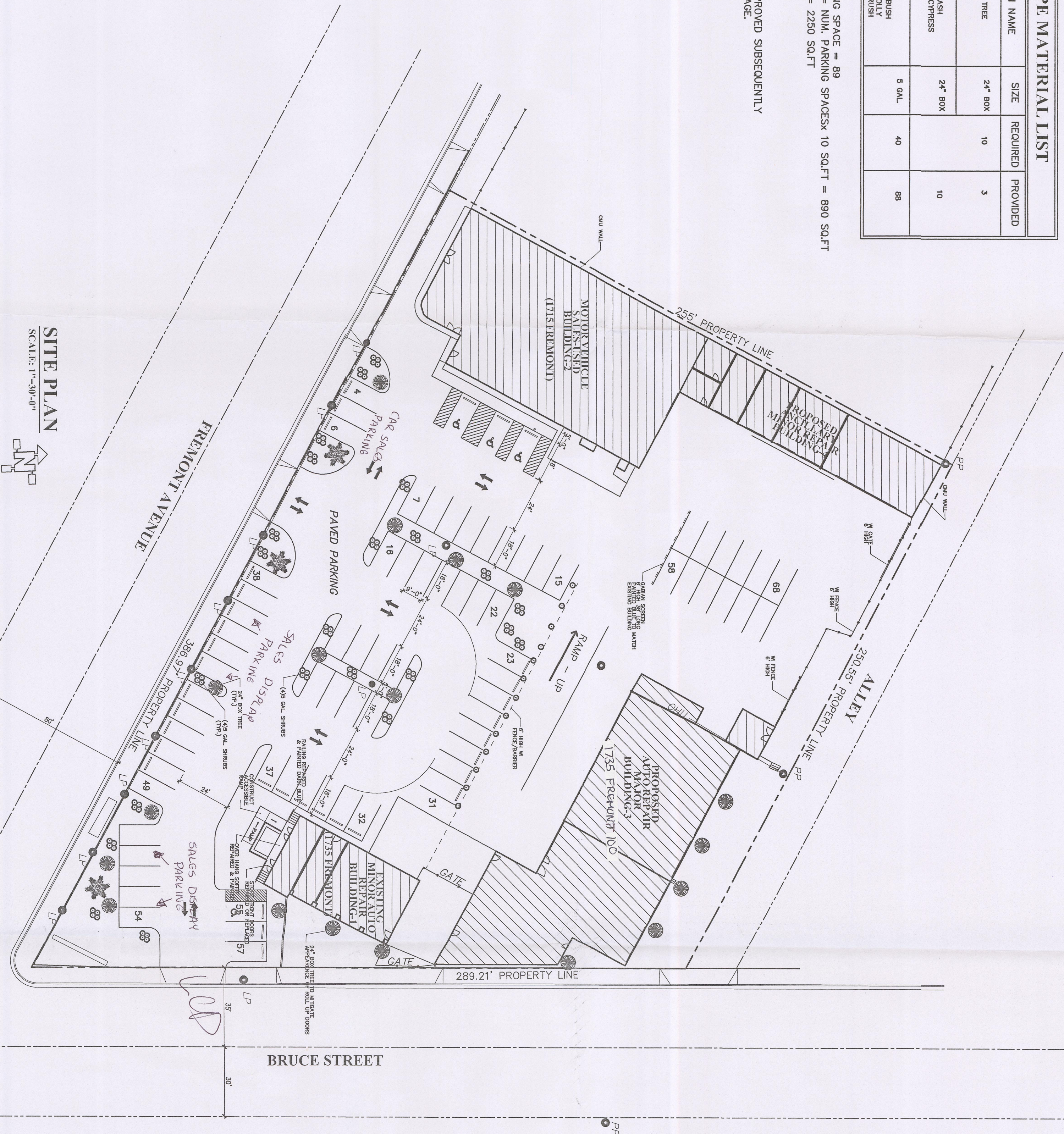


MOTOR VEHICLE SALES-USED & REPAIR SHOPS
@ FREMONT AND BRUCE

LANDSCAPE MATERIAL LIST			
SYMBOL	COMMON NAME	SIZE	REQUIRED PROVIDED
	FINE TREE	24" BOX	10 3
	ARIZONA ASH	24" BOX	10
	ARIZONA CYPRESS	24" BOX	10
	JANNEY FLAMMEL BUSH	5 GAL.	40
	DESERT HOLLY	5 GAL.	40
	BOTTLE BRUSH	5 GAL.	40

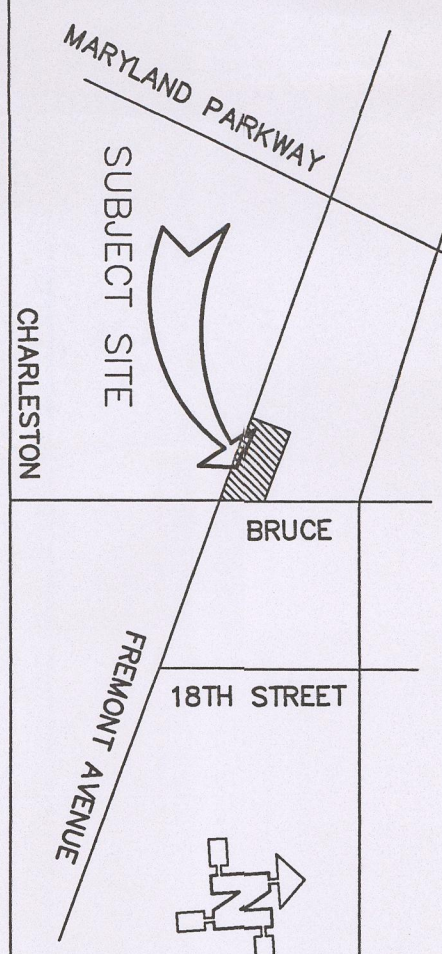
TOTAL NUM. OF PARKING SPACE = 89
AREA OF LANDSCAPE = NUM. PARKING SPACESX 10 SQ.FT = 890 SQ.FT
AREA OF LANDSCAPE = 2250 SQ.FT

NOTE:
1) FININGS TO BE APPROVED SUBSEQUENTLY
WITH SIGNAGE PACKAGE.



SITE PLAN
SCALE: 1"=30'-0"

VICINITY MAP



SHEET INDEX

- ARCHITECTURAL
- A0 COVER SHEET & SITE PLAN
 - A1 BUILDING 1725/ FLOOR PLAN & ELEVATIONS (Bldg-1)
 - A2a BUILDING 1716/ FLOOR PLAN (Bldg-2)
 - A2b BUILDING 1716/ BUILDING ELEVATIONS (Bldg-2)
 - A3a BUILDING 1734/ FLOOR PLAN (Bldg-3)
 - A3b BUILDING 1734/ BUILDING ELEVATIONS (Bldg-3)
 - A4 BUILDING 1715/ FLOOR PLAN & ELEVATIONS (Bldg-4)

PROJECT/PROPERTY INFORMATION:

PROPERTY ADDRESS:
APN# 139-35-315-006
APN# 139-35-315-007

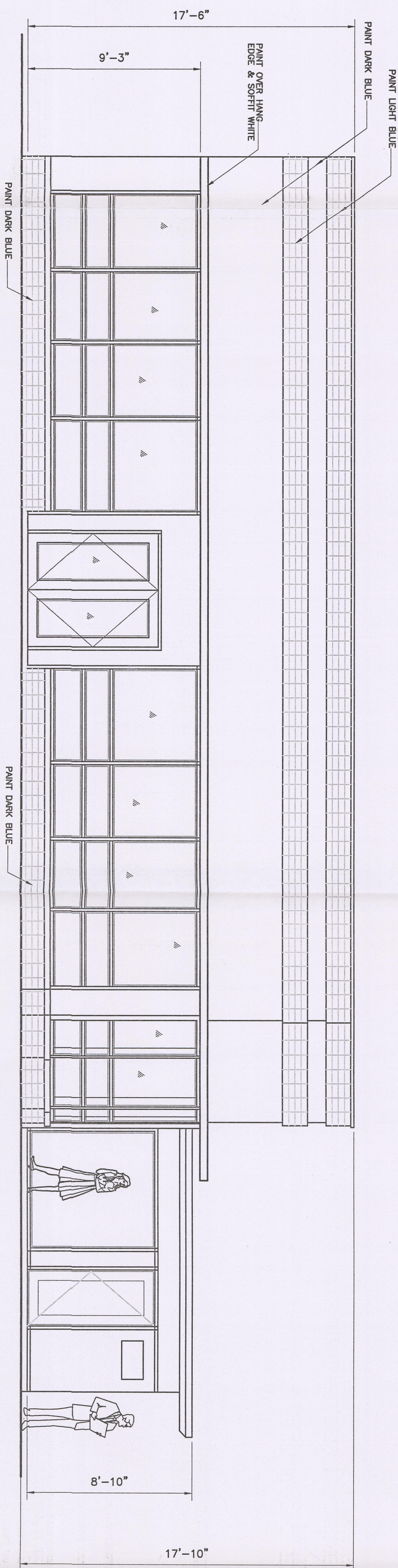
- BUILDING -1
MOTOR VEHICLE SALES-USED
- BUILDING -2
EXISTING MINOR AUTO REPAIR
- BUILDING -3
PROPOSED AUTO REPAIR MAJOR
- BUILDING -4
PROPOSED ANCILLARY MINOR REPAIR

Nevada Licensed Contractor, Lic. # 003261A
Authorized Signature:

RECEIVED
JUN 2 8 2011

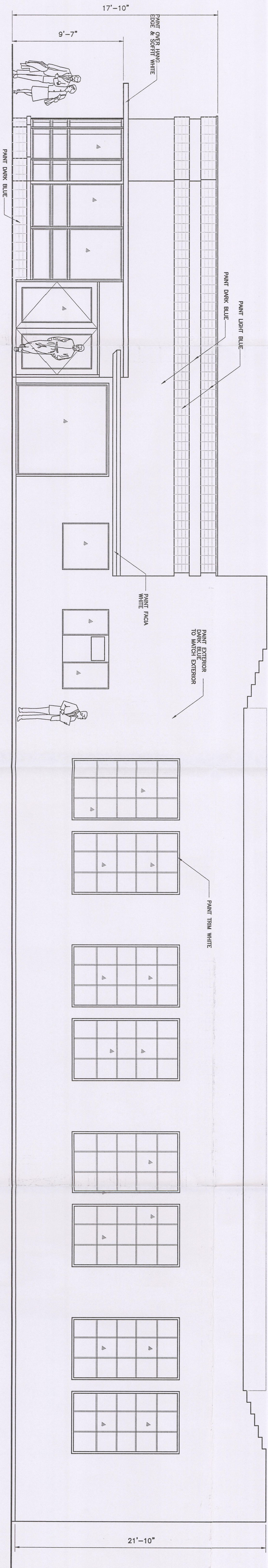
Architectural drawings have been signed by a licensed Nevada Contractor as allowed per NRS 362.330 paragraph 1 (sub paragraph d) and under the provisions of chapter 624 of NRS who provides his own drawings for his own construction activities.

MOTOR VEHICLES SALES-USED & REPAIR SHOPS @ FREMONT AND BRUCE			
CONTRACTOR: M.O.CONSTRUCTION LLC			
SCALE: 1"=30'-0"	TITLE: COVER SHEET & SITE PLAN	DATE: SUP-42267	REVISED: SUP-42264
DRAWING NAME: COVER SHEET & SITE PLAN	TITLE: (702) 245-8690	DRAWING NO.: A0	



SOUTH ELEVATION

SCALE: 1/4"=1'



EAST ELEVATION

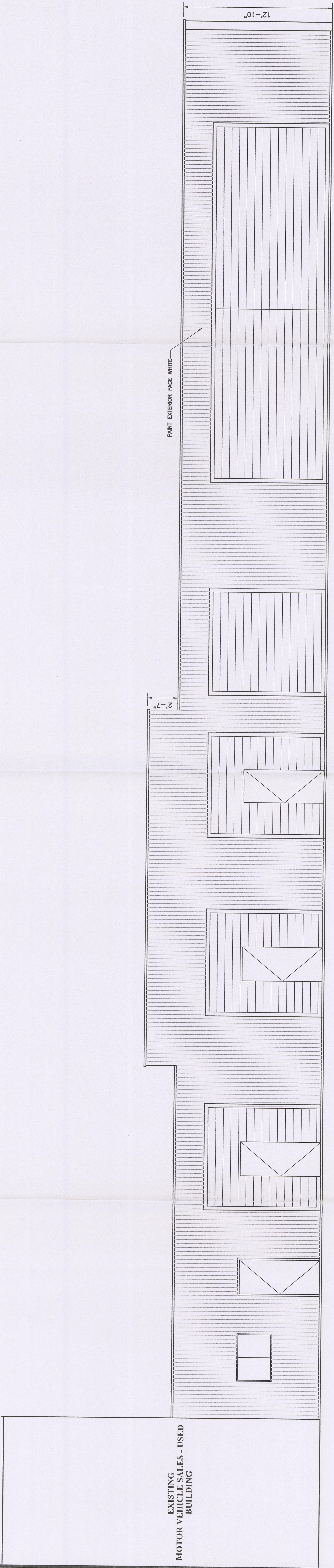
SCALE: 1/4"=1'

RECEIVED
JUN 23 2011
City of Las Vegas

ADDRESS:
MOTOR VEHICLE SALES-USED
& REPAIR SHOPS
1715 FREMONT AVENUE
LAS VEGAS NV 89

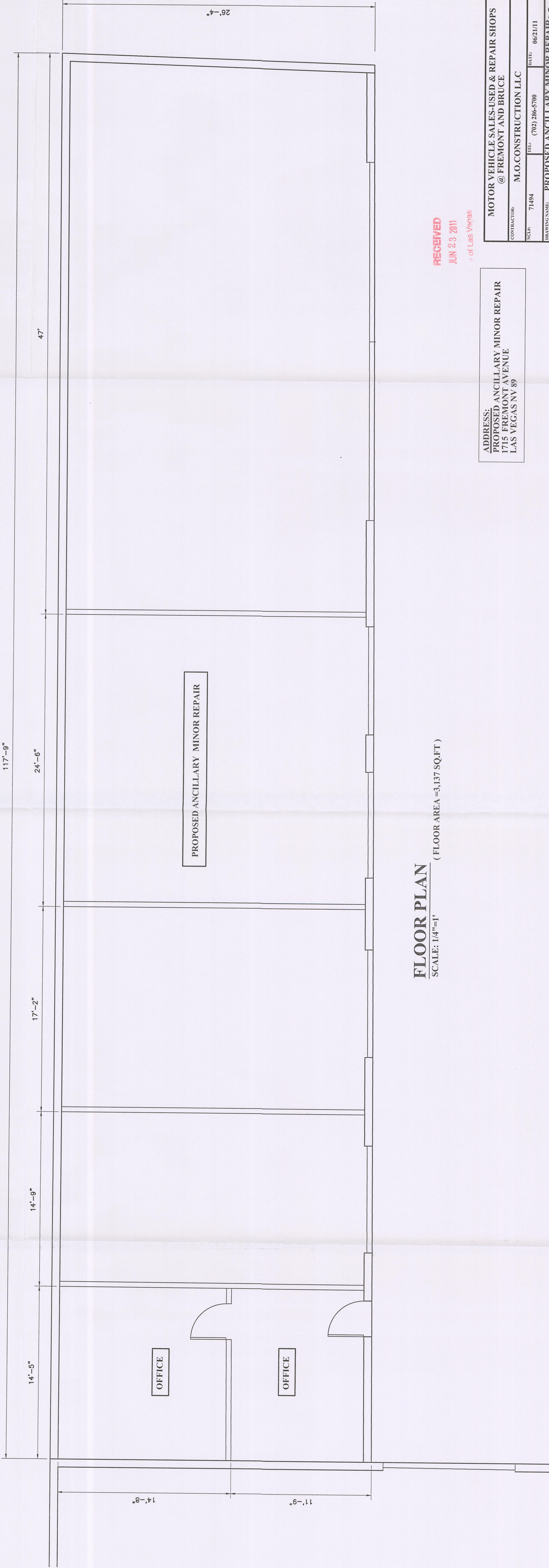
MOTOR VEHICLE SALES-USED & REPAIR SHOPS @ FREMONT AND BRUCE			
CONTRACTOR: M.O.CONSTRUCTION LLC			
DRAWING NO:	71494	TITLE:	(702) 246-5700
DRAWING NAME:	BUILDING 1715 / ELEVATIONS	DATE:	06/21/11
DRAWN BY:	KVN	TEL:	(702) 245-8600

SUP-42262
SUP-42264b



EAST ELEVATION

SCALE: 1/4"=1'

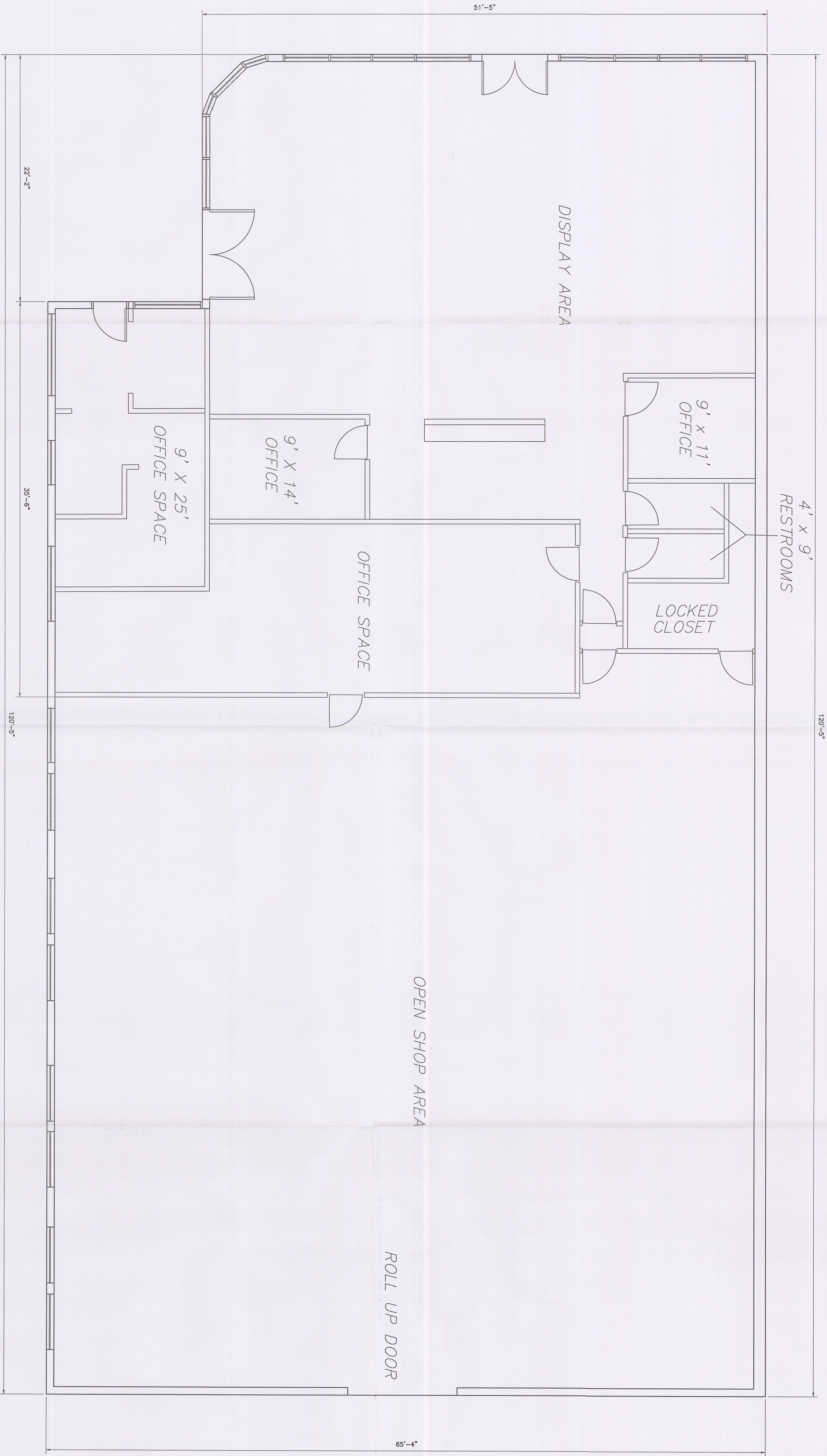


FLOOR PLAN

SCALE: 1/4"=1' (FLOOR AREA =3,137 SQ.FT)

ADDRESS:
PROPOSED ANCILLARY MINOR REPAIR
1715 FREMONT AVENUE
LAS VEGAS NV 89

MOTOR VEHICLE SALES-USED & REPAIR SHOPS @ FREMONT AND BRUCE			
CONTRACTOR: M.O.CONSTRUCTION LLC			
DATE: 06/21/11	TEL: (702) 286-5700	CELL: 71494	
DRAWING NAME: PROPOSED ANCILLARY MINOR REPAIR			
DRAWING NO: RYN			
TEL: (702) 227-6382			
SUP-42262			
REV: 17364A4			



FLOOR PLAN

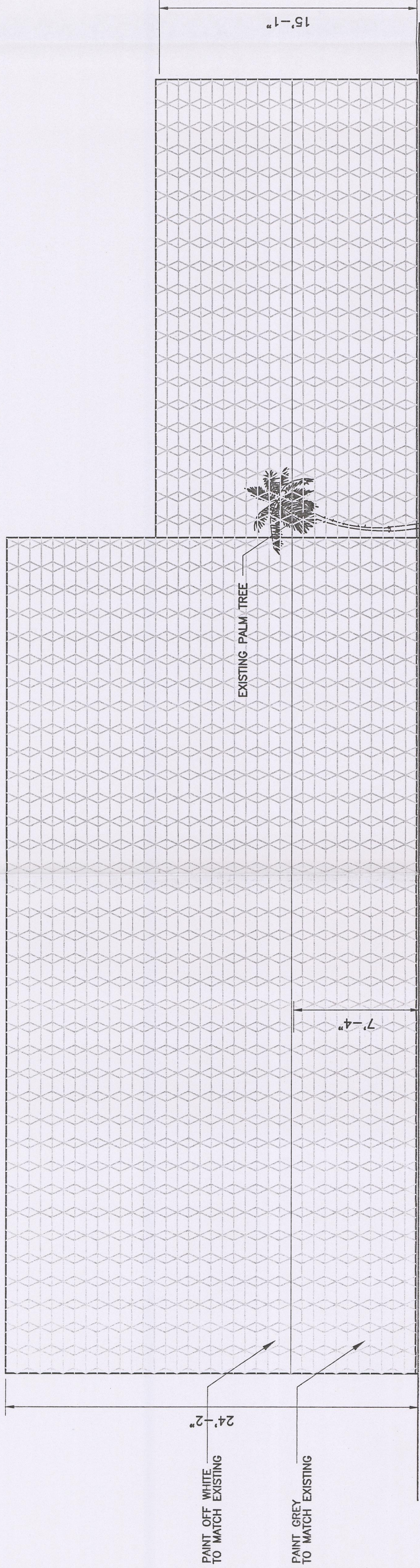
SCALE: 1/4"=1'

FLOOR AREA AUTO REPAIR SHOP = 7553 SQ.FT
FLOOR AREA AUTO SALES & DISPLAY = 4187 SQ.FT
TOTAL FLOOR AREA = 11,740 SQ.FT

ADDRESS:
MOTOR VEHICLE SALES-USED
& REPAIR SHOPS
1715 FREMONT AVENUE
LAS VEGAS NV 89

MOTOR VEHICLE SALES-USED & REPAIR SHOPS @ FREMONT AND BRUCE			
CONTRACTOR:	M.O.CONSTRUCTION LLC		
SCALE:	7/16/94	TEL:	(702) 266-5700
DRAWING NAME:	BUILDING 1715 / FLOOR PLAN		
DRAWN BY:	RYN	TEL:	(702) 227-6382
DATE:		DATE:	
SUP-42262		SUP-42262	
SUP-42264		SUP-42264	

RECEIVED
JUN 23 2011
City of Las Vegas

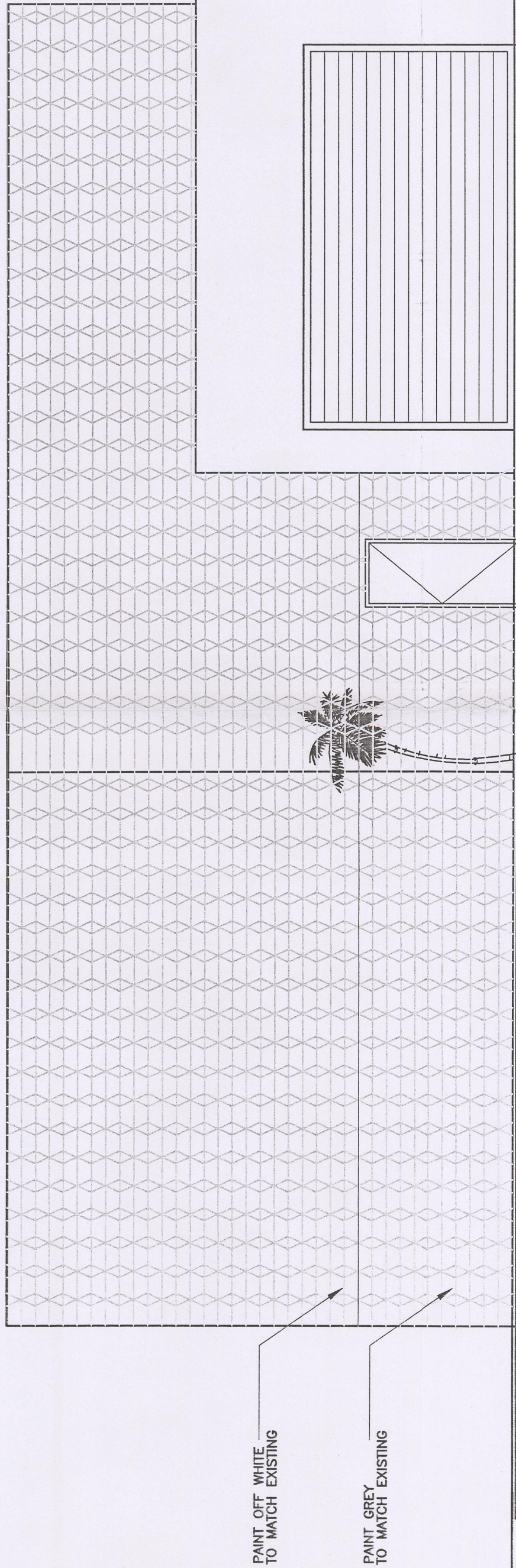


EAST ELEVATION

SCALE: 3/16"=1'-0"

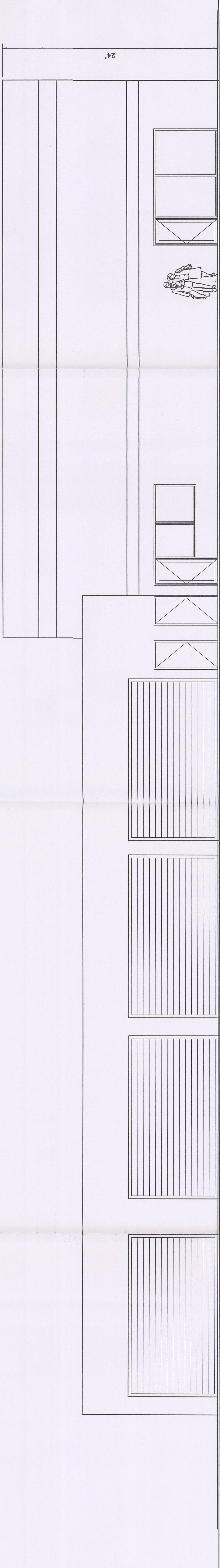
WEST ELEVATION

SCALE: 3/16"=1'-0"



NORTH ELEVATION

SCALE: 3/16"=1'-0"



SOUTH ELEVATION

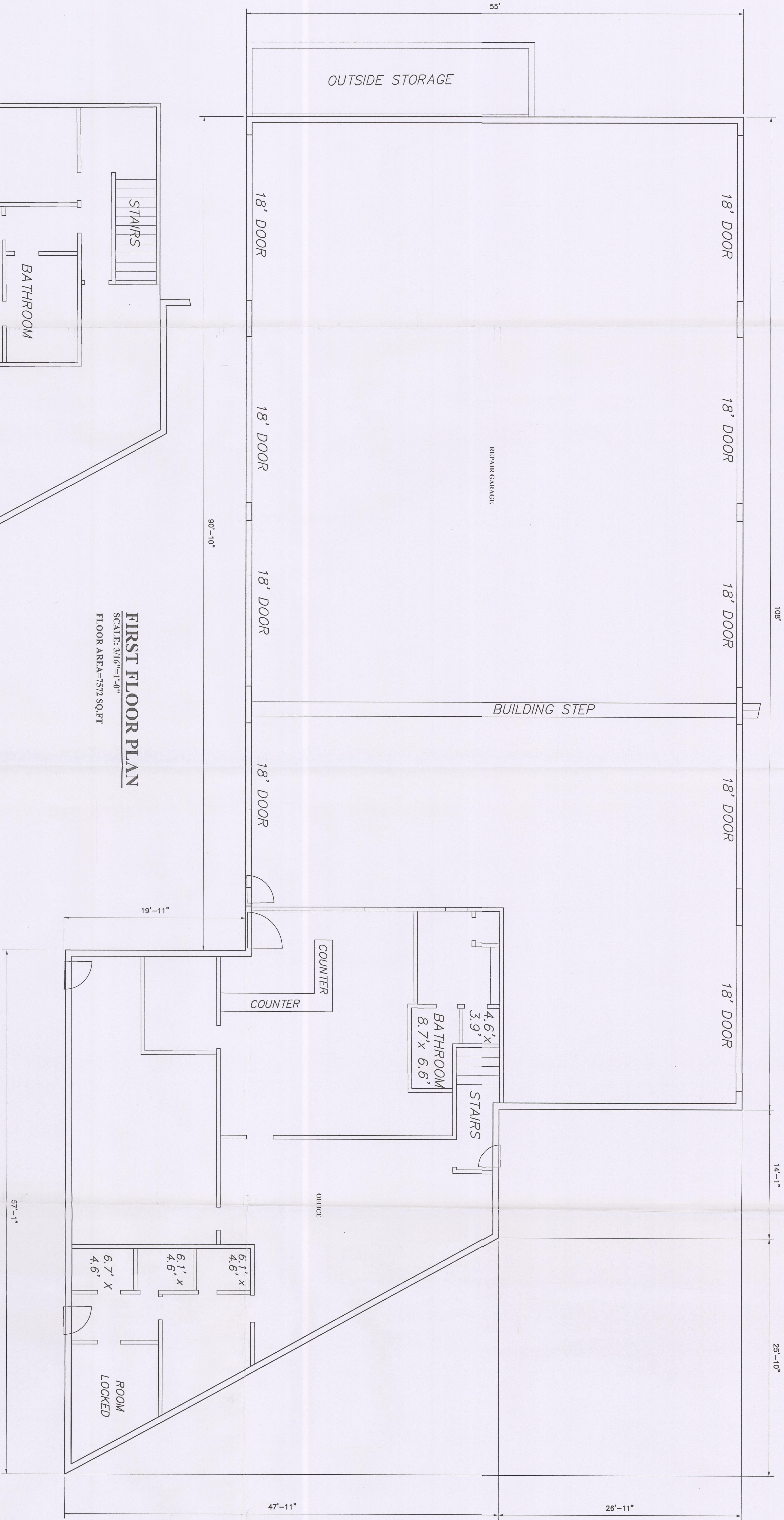
SCALE: 3/16"=1'-0"

RECEIVED
JUN 23 2011
City of Las Vegas

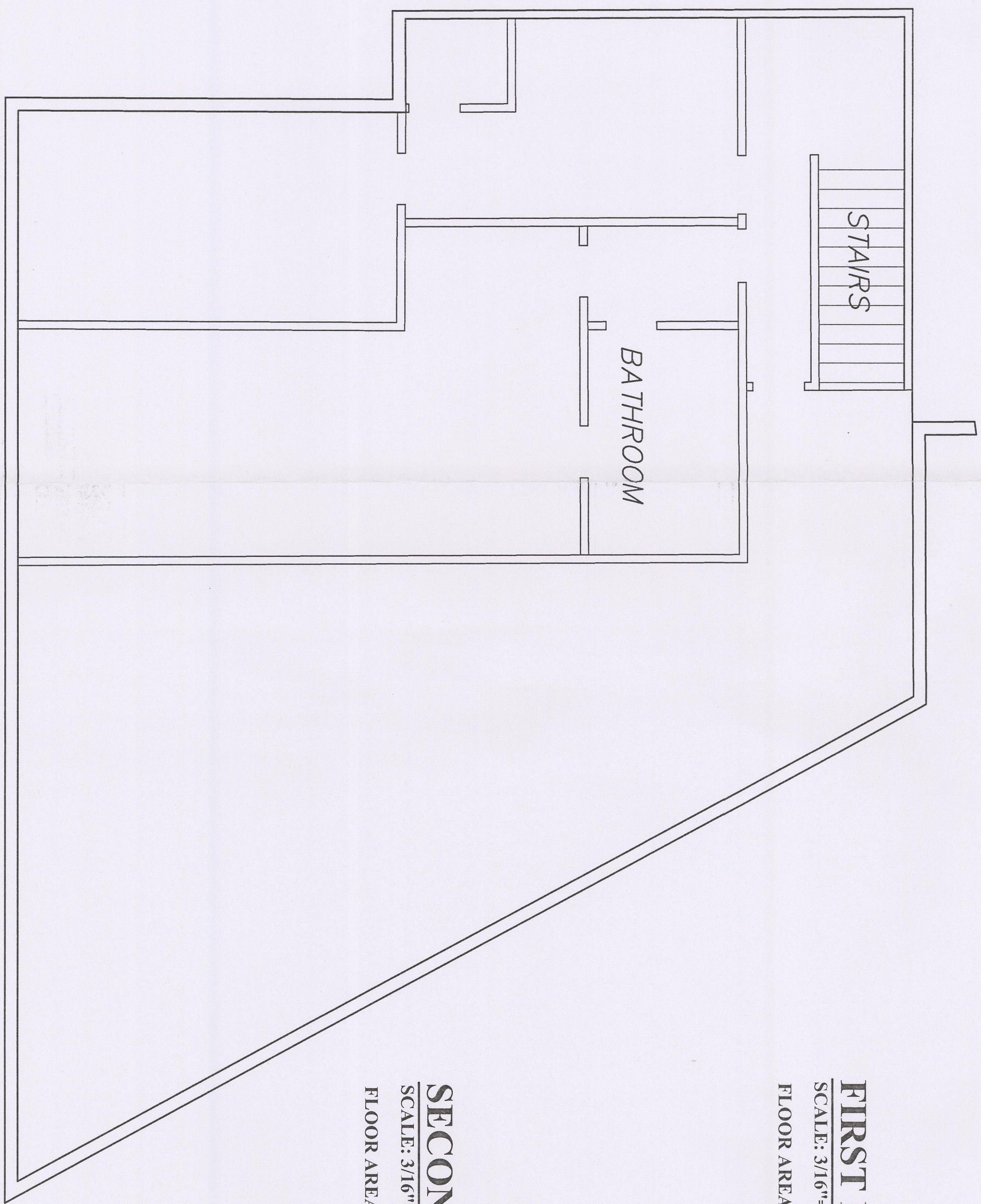
SUP-42262
SUP-42264

ADDRESS:
PROPOSED AUTO REPAIR MAJOR
1735 FREMONT AVENUE
LAS VEGAS NV 89

MOTOR VEHICLE SALES-USED & REPAIR SHOPS @ FREMONT AND BRUCE			
CONTRACTOR: M.O.CONSTRUCTION LLC		DATE: 06/21/11	
SCALE: 7/16"=1'	TEL: (702) 286-5700	DRAWING NAME: BUILDING 1735 ELEVATIONS	
DRAWN BY: RVN	TEL: (702) 245-8690	DRAWING NUMBER: A3b	



FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"
FLOOR AREA=7572 SQ.FT

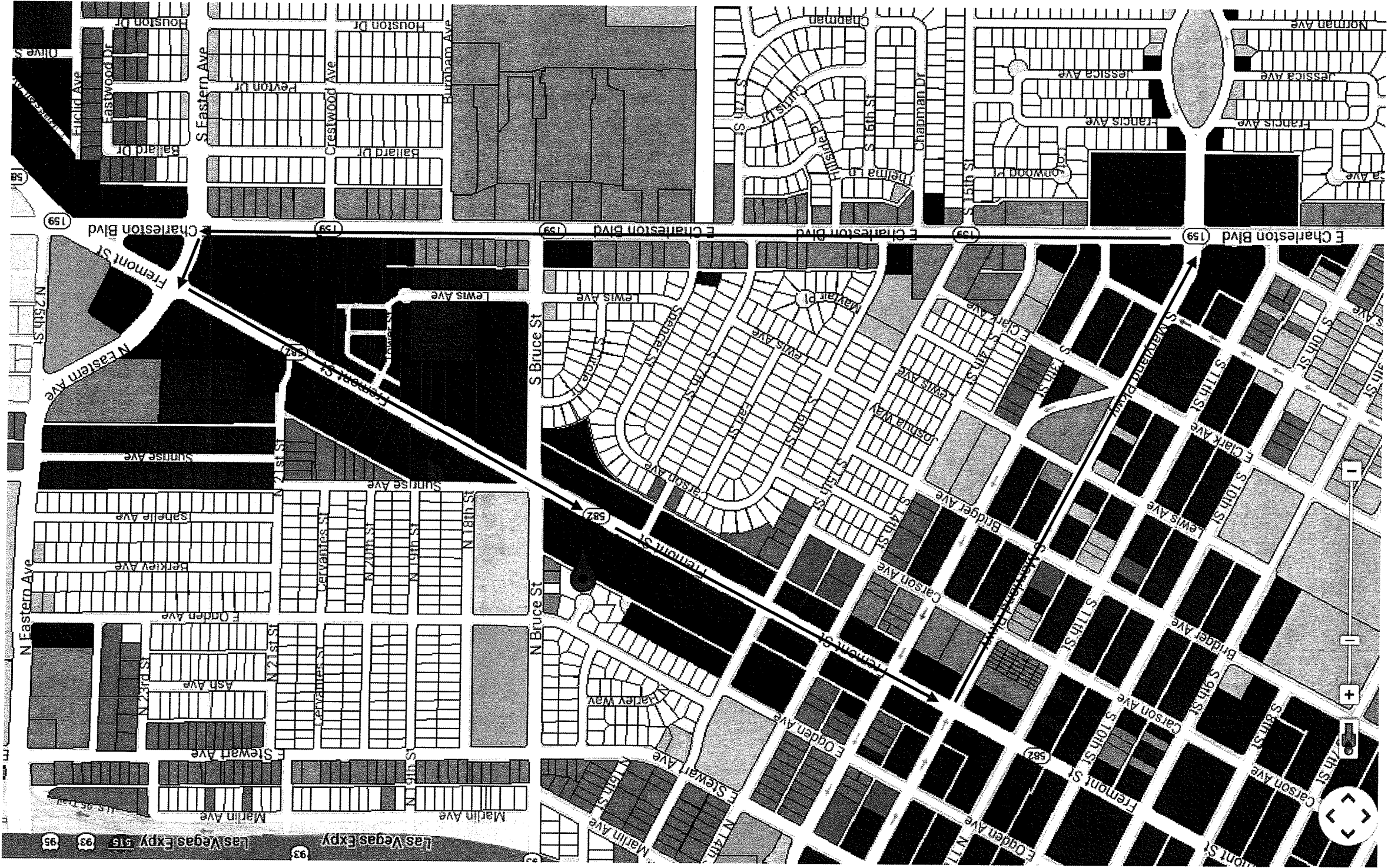


SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"
FLOOR AREA=2219 SQ.FT

ADDRESS:
PROPOSED AUTO REPAIR MAJOR
1735 FREMONT AVENUE
LAS VEGAS NV 89

RECEIVED
JUN 23 2011
City of Las Vegas

MOTOR VEHICLE SALES-USED & REPAIR SHOPS			
@ FREMONT AND BRUCE			
CONTRACTOR:		M.O.CONSTRUCTION LLC	
NO. 71494	TEL. (702) 266-5700	DATE: 06/21/11	
DRAWING NAME: BUILDING / 735/ FLOOR PLANS			
DRAWN BY: RVN	TEL: (702) 245-8609	SUP-42262	
		SUP-422643a	



From 1715-1735 Fremont St., Las Vegas, NV

1. Head West on Fremont St.
2. South on Maryland Pkwy
3. East on E Charleston Blvd.
4. North on Eastern Ave.

Then back to the property

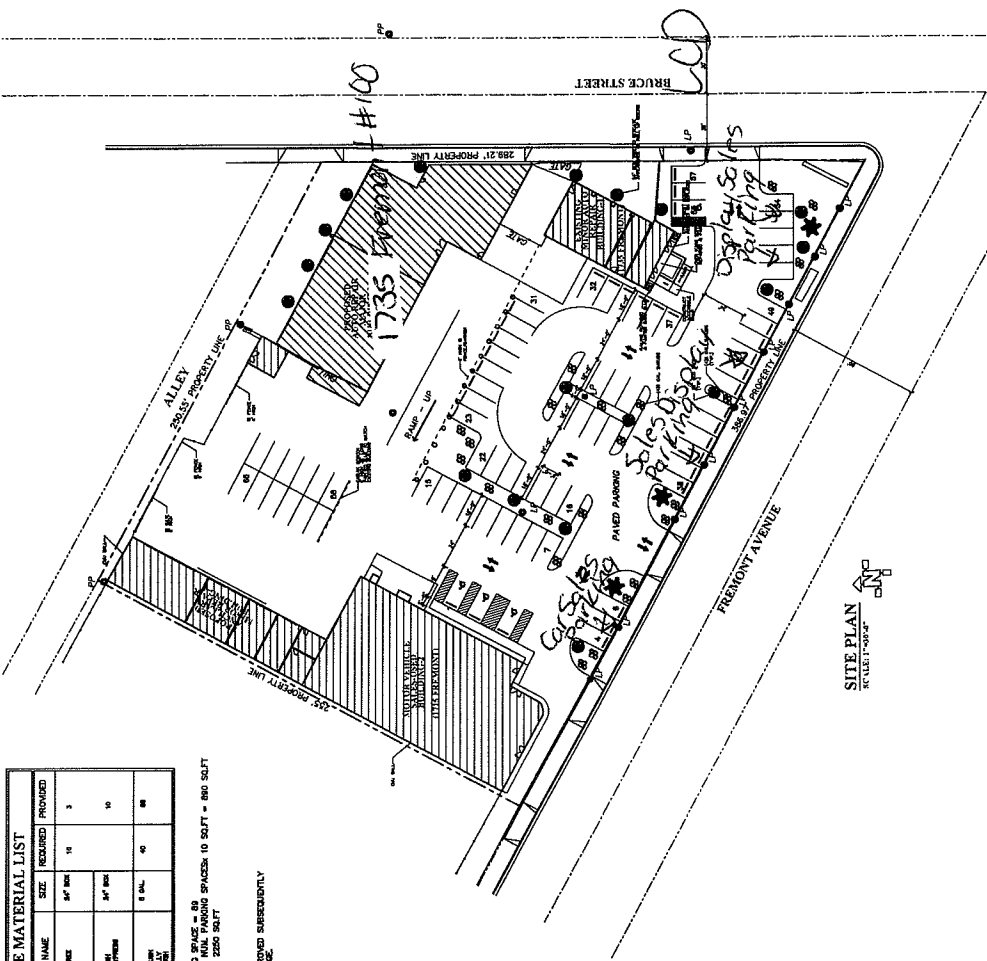
APPROVED
Test Drive Route for SUP-42262
 BY *John Charles & Allen Torgy*
 CURRENT PLANNING DIVISION
 CITY OF LAS VEGAS
 12/10/13
 RECEIVED
 DEC 05 2013
 City of Las Vegas
 Department of Planning

MOTOR VEHICLE SALES-USED & REPAIR SHOPS
@ FREMONT AND BRUCE

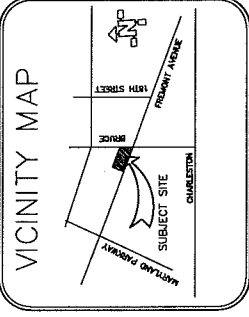
LANDSCAPE MATERIAL LIST				
SYMBOL	COMMON NAME	SIZE	REQUIRED	PROVIDED
	YACHT TREE	4" DIA	15	5
	ARIZONA CACTUS	4" DIA	10	10
	JANNEY	6" DIA	40	40

TOTAL AMT. OF PARKING SPACES = 80
AMT. OF LANDSCAPE = 65
AMT. OF LANDSCAPE = 65

NOTE:
1) LANDSCAPE TO BE APPROVED IMMEDIATELY
WITH SIGNAGE PACKAGE



SITE PLAN
SCALE: 1"=40'-0"



PROJECT/PROPERTY
INFORMATION:
PROPERTY ADDRESS:
1735 1/2
1735 1/2
BUILDING:
MOTOR VEHICLE SALES-USED
BUILDING -2
EXISTING MINOR AUTO REPAIR
BUILDING -3
PROPOSED AUTO REPAIR MAJOR
BUILDING -4
PROPOSED ANCILLARY MINOR REPAIR

RECEIVED
JUN 28 2011

Frederick Limited Corporation, Inc. 1 002261A
Architectural Services
Architectural drawings have been prepared
by a Licensed Professional Architect or
Engineer. The drawings are not to be used
for any other purpose than the one for which
they were prepared.

MOTOR VEHICLE SALES-USED & REPAIR SHOPS @ FREMONT AND BRUCE	
PROJECT:	ALCO CONSTRUCTION LLC
DATE:	11/11/10
DESIGNER:	LANDSCAPE PLAN
DATE:	11/11/10

SUP-42262

SUP-42264

REVISED



LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

SUP-42262

RQR-49/86

October 4, 2011

Mr. Ray Golbari
Bel Air RG, LLC
1300 West Olympic Boulevard, Suite No. 500
Los Angeles, Ca 90015

RE: SUP-42262 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF SEPTEMBER 21, 2011
RELATED TO SUP-42264

Dear Mr. Golbari:

The City Council at a regular meeting held September 21, 2011, APPROVED the request for a request for a Special Use Permit FOR A PROPOSED 15,263 SQUARE-FOOT MOTOR VEHICLE SALES (USED) USE at 1715 Fremont Street and 1735 Fremont Street (APNs 139-35-315-006 and 007), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 22, 2011. This approval is subject to:

Added Condition

- A. A Required Review at a public hearing shall be completed one year after the issuance of a business license for the Motor Vehicle Sales (Used) use.

Planning

1. There shall be no elevated display of vehicles on the site.
2. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Motor Vehicle Sales (Used) use.
3. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-42264) shall be required.
4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All development shall be in conformance with the landscape plan date stamped 06/28/11, except as amended by conditions herein.
6. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed prior to the issuance of a business license.

Mr. Ray Golbari
SUP-42262 - Page Two
October 4, 2011

7. All necessary building permits shall be obtained for all unpermitted existing signage within 60 days of final approval, or the signage shall be removed.
8. All razor wire and barbed wire shall be removed within 60 days of final approval.
9. All abandoned signage, signage encroaching into the public rights-of-way, and graffiti shall be removed from the subject sites within 60 days of final approval.
10. Pursuant to Title 19.12.130, a Test Driving Route Plan shall be submitted for approval to the City of Las Vegas Department of Planning prior to the issuance of a business license.
11. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
12. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
13. Submit an Encroachment Agreement for landscaping, if any, in the public right-of-way prior to this issuance of a permit for this wall. The applicant must carry an insurance policy for the term of the encroachment agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's encroachment agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.
14. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property without the appropriate permits.
15. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

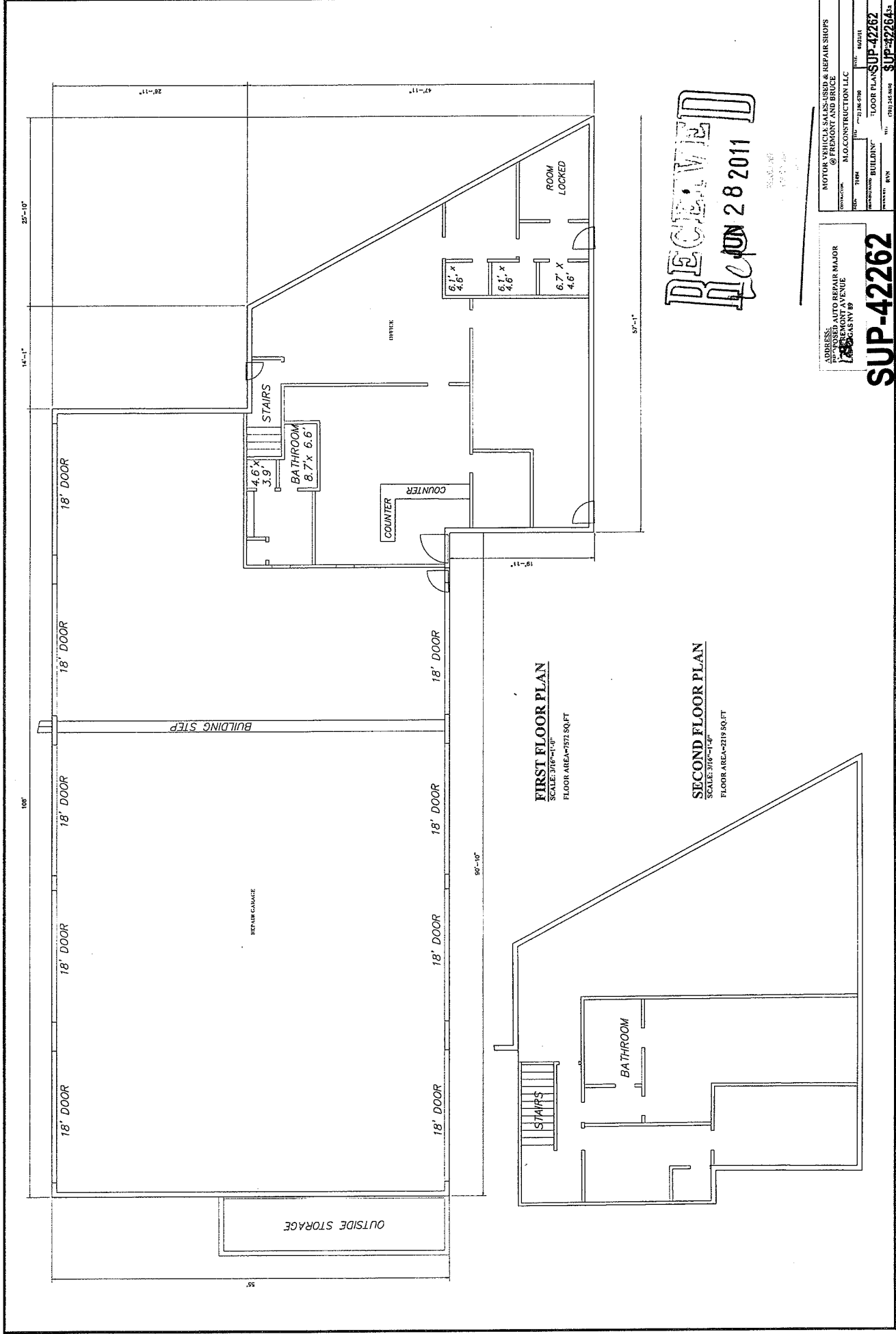


Léan Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk



Flinn Fagg, Director
Planning

cc: Ms. Lora Dreja
Law Office of Jay Brown
520 South Fourth Street
Las Vegas, NV 89101

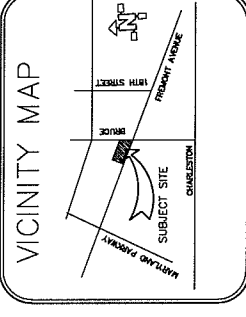
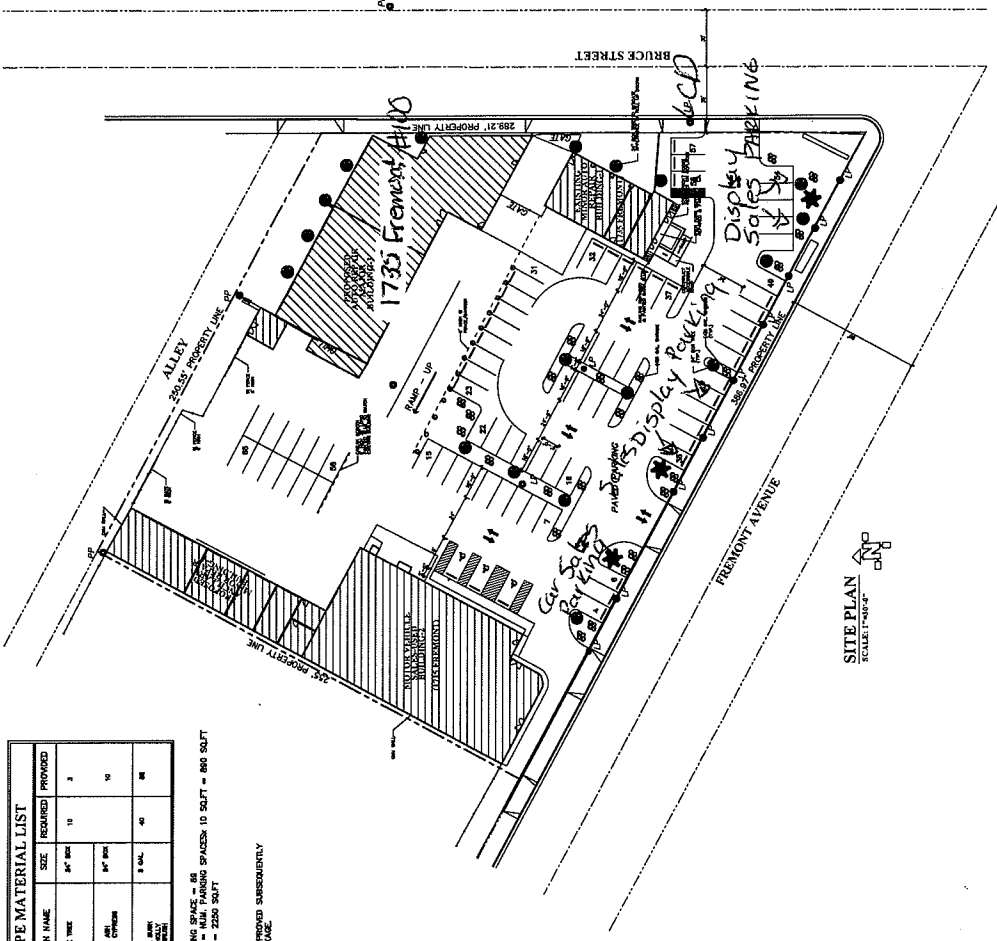


MOTOR VEHICLE SALES-USED & REPAIR SHOPS
@ FREMONT AND BRUCE

LANDSCAPE MATERIAL LIST				
SYMBOL	COMMON NAME	SIZE	REQUIRED	PROVIDED
	PINE TREE	8" DIA	15	2
	ACACIA AND ACACIA CYPRESS	8" DIA		10
	JAPANESE PLANE, BARK BOTTLE BRUSH	8 GAL	40	00

TOTAL NUM. OF PARKING SPACE = 80
AREA OF LANDSCAPE = NUM. PARKING SPACESx 10 SQ.FT = 800 SQ.FT
AREA OF LANDSCAPE = 2250 SQ.FT

NOTE:
1) AIRWAYS TO BE APPROVED SUBSEQUENTLY
WITH SIGNAGE PACKAGE.



SHEET INDEX

ARCHITECTURAL

A0	COVER SHEET & SITE PLAN	
A1	BUILDING 1715/ FLOOR PLAN & ELEVATIONS (0446-1)	
A2	BUILDING 1715/ FLOOR PLAN	(0446-2)
A2B	BUILDING 1715/ BUILDING ELEVATIONS	(0446-2)
A2B	BUILDING 1717/ FLOOR PLAN	(0446-3)
A2B	BUILDING 1717/ BUILDING ELEVATIONS	(0446-3)
A4	BUILDING 1715/ FLOOR PLAN & ELEVATIONS (0446-1)	

PROJECT/PROPERTY INFORMATION:

PROPERTY ADDRESS: 607
APRIL 120-15-15-006

BUILDING -1
MOTOR VEHICLE SALES-USED
BUILDING -2
EXISTING MINOR AUTO REPAIR
BUILDING -3
PROPOSED AUTO REPAIR MAJOR
BUILDING -4
PROPOSED ANCILLARY MINOR REPAIR

Mendes Licensed Contractor, Lic. # 00392811

Authorized Signature:

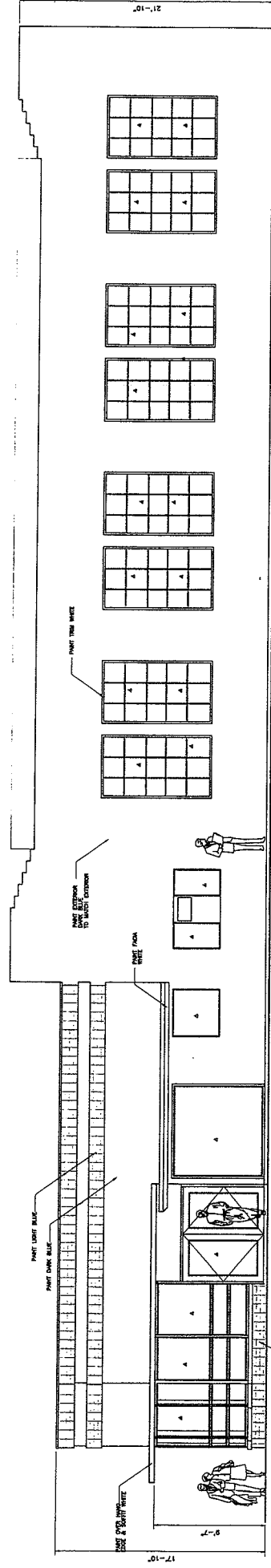
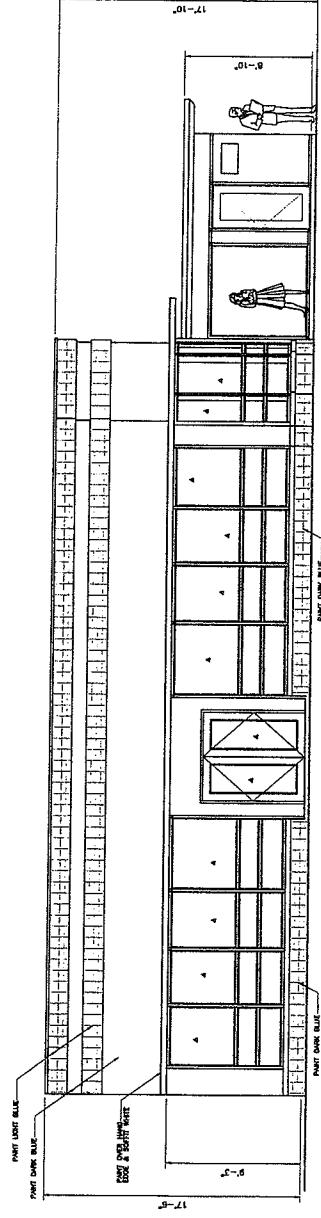
Architectural drawings have been signed by a licensed license Contractor as allowed per NRS 362.330 paragraph 1 (sub paragraph c) and under the provisions of chapter 624 of NRS who provides his own drawings for his own construction activities.

JUN 28 2011

SUP-42262

SUP-42264

REVISED



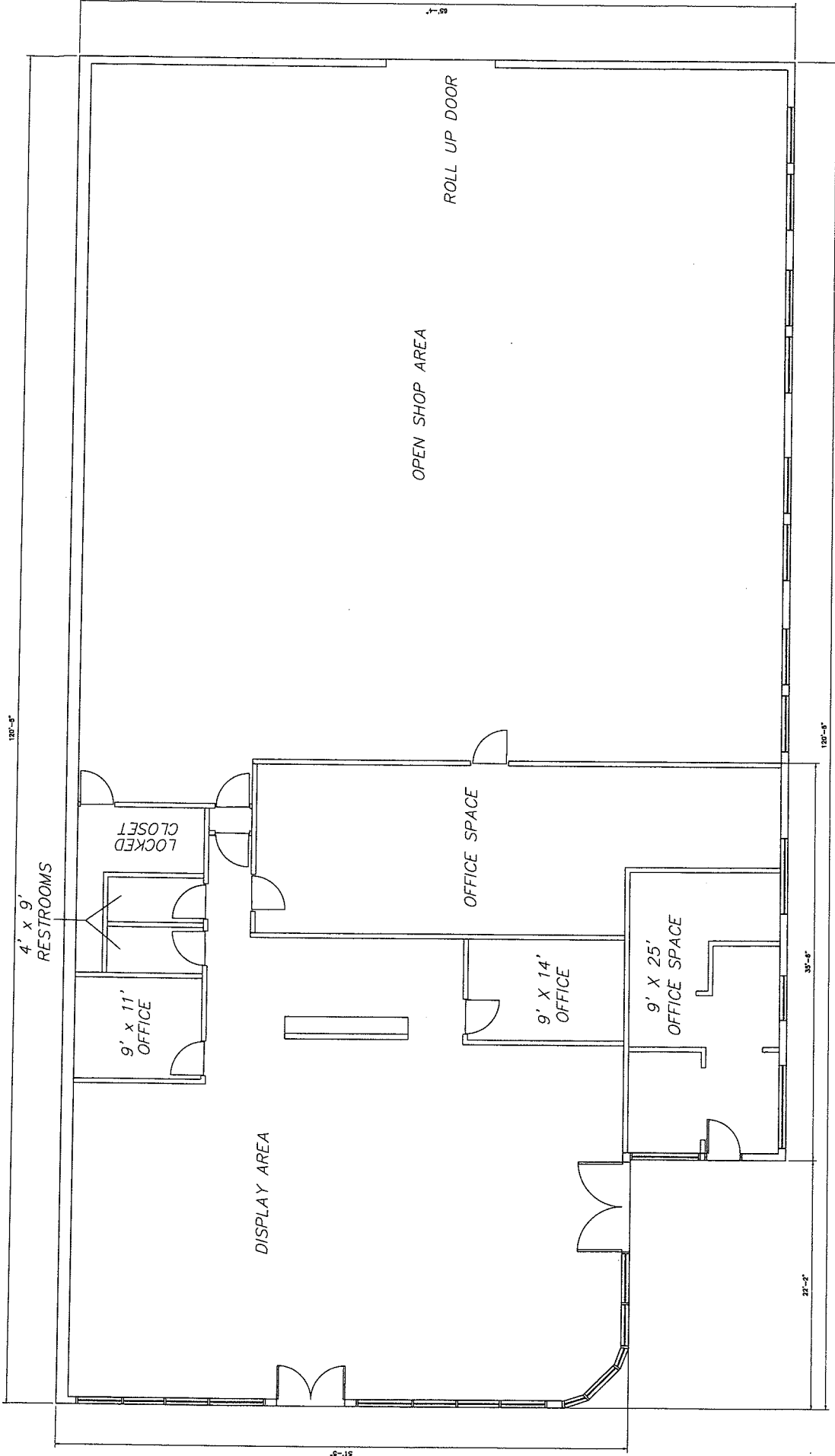
RECEIVED

STUDY SET TO AND

MOTOR VEHICLE SALES-USED & REPAIR SHOPS @ FREMONT AND BRUCE		M.O. CONSTRUCTION LLC		MOT/111	
CONTRACT NO.	71484	NO.	(762) 342-5700	ELEV	
BUILDING 7115/ELEVATIONS					
FOR REVIEW (NO. 2)		REV		REV	
DATE REV'D	RVN	TEL.	(702) 342-8690	REASON FOR REV'D	

SUP-42264

Valley Blueprint 06/23/2011



FLOOR PLAN

SCALE: 1/8"=1'

FLOOR AREA AUTO REPAIR SHOP - 7551 SQ FT
TOTAL FLOOR AREA - 7119 SQ FT

ADDRESS:
MOTOR VEHICLE SALES-USED
1715 FREMONT AVENUE
LAS VEGAS, NV 89102

MOTOR VEHICLE SALES-USED & REPAIR SHOPS
& FREMONT AND BRUCE
M.O. CONSTRUCTION LLC
11494
1715 FREMONT AVENUE
LAS VEGAS, NV 89102

SUP-42262

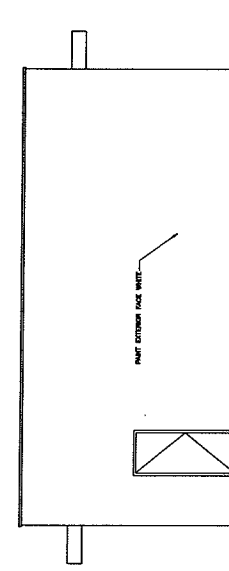
RECEIVED

JUN 23 2011

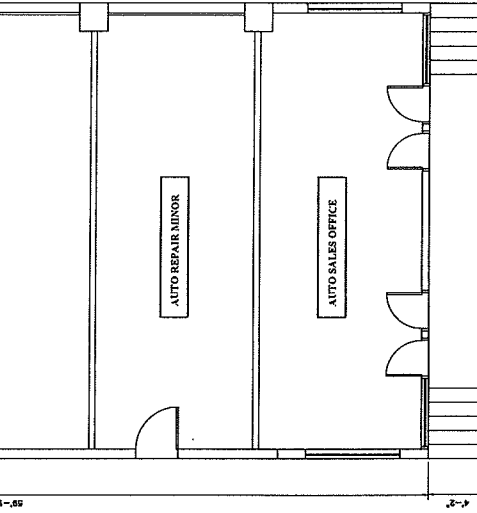
Valley Blueprint 06/23/2011

City of Las Vegas

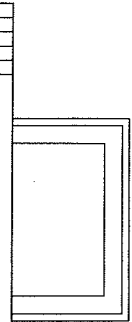
SUP-42264



NORTH ELEVATION



1



R SHOP MINOR
NT AVENUE
NY 89

ADDRESS:
AUTO REPAIR SHOP MINOR
1735 FREMONT AVENUE
LAS VEGAS, NV 89

SUP-42262

SUP-42262

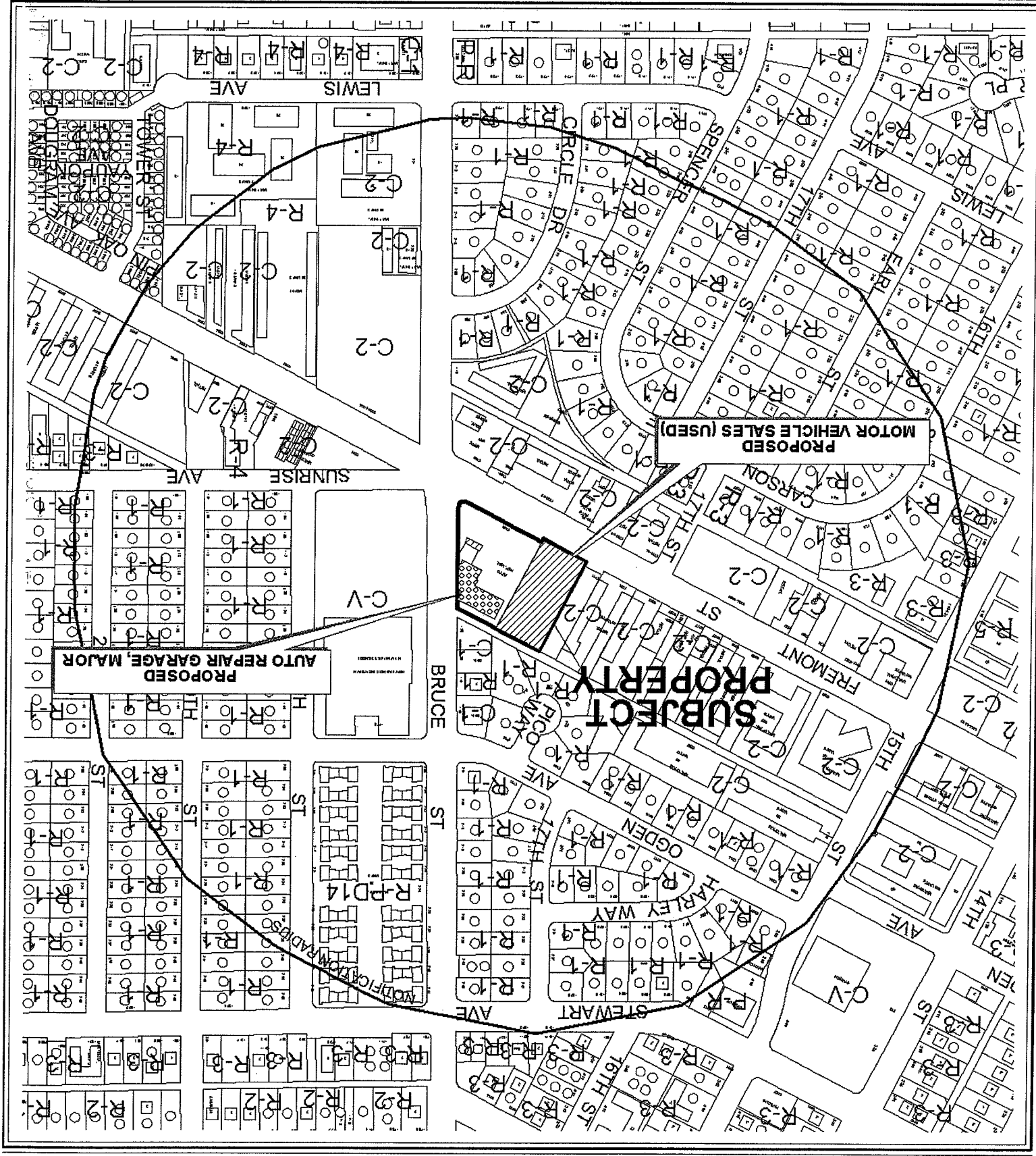
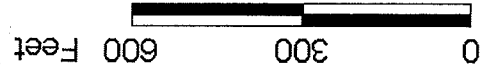
SUP-42264
REVISED



ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

RADIUS: 1000 FT

CASE: SUP-42262 AND SUP-42264





October 4, 2011

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Ray Golbari
Bel Air RG, LLC
1300 West Olympic Boulevard, Suite #500
Los Angeles, California 90015

RE: SUP-42264 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF SEPTEMBER 21, 2011
RELATED TO SUP-42262

Dear Mr. Golbari:

The City Council at a regular meeting held September 21, 2011, APPROVED the request for a Special Use Permit FOR A PROPOSED 7,572 SQUARE-FOOT AUTO REPAIR GARAGE, MAJOR WITH WAIVERS TO ALLOW SERVICE BAYS TO FACE THE RIGHT-OF-WAY AND TO ALLOW VEHICLES TO BE PARKED ON THE PREMISES FOR THE PURPOSE OF OFFERING THE VEHICLES FOR SALE WHERE SUCH IS NOT ALLOWED at 1715 Fremont Street and 1735 Fremont Street (APNs 139-35-315-006 and 007), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 22, 2011. This approval is subject to:

Added Condition

- A. A Required Review at a public hearing shall be completed one year after the issuance of a business license for the Auto Repair Garage, Major use.

Planning

1. Hours of operation shall be from 7 am to 6 pm.
2. There shall be no elevated display of vehicles on the site.
3. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Auto Repair Garage, Major use.
4. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-42262) shall be required.
5. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



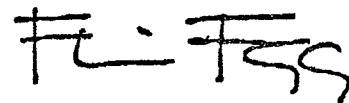
Mr. Ray Golbari
SUP-42264 – Page Two
October 4, 2011

6. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed prior to the issuance of a business license.
7. The 12 parking spaces dedicated to the storage of disable vehicles shall be screened from Fremont Street to the south and from the alley to the north.
8. All necessary building permits shall be obtained for all unpermitted existing signage within 60 days of final approval, or the signage shall be removed.
9. All razor wire and barbed wire shall be removed within 60 days of final approval.
10. All abandoned signage, signage encroaching into the public rights-of-way, and graffiti shall be removed from the subject sites within 60 days of final approval.
11. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
12. Submit an Encroachment Agreement for landscaping, if any, in the public right-of-way prior to this issuance of a permit for this wall. The applicant must carry an insurance policy for the term of the encroachment agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's encroachment agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.
13. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
14. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



Léan Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk



Flinn Fagg, Director
Planning

cc: Ms. Lora Dreja
Brown Brown & Premsrut
520 South Fourth Street
Las Vegas, Nevada 89101



September 8, 2011

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Ray Golbari
Bel Air RG, LLC
1300 West Olympic Boulevard, Suite #500
Los Angeles, California 90015

RE: SUP-42264 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF SEPTEMBER 7, 2011
RELATED TO SUP-42262

Dear Mr. Golbari:

The City Council at a regular meeting held September 7, 2011, HELD IN ABEYANCE the request for a Special Use Permit FOR A PROPOSED 7,572 SQUARE-FOOT AUTO REPAIR GARAGE, MAJOR WITH WAIVERS TO ALLOW SERVICE BAYS TO FACE THE RIGHT-OF-WAY AND TO ALLOW VEHICLES TO BE PARKED ON THE PREMISES FOR THE PURPOSE OF OFFERING THE VEHICLES FOR SALE WHERE SUCH IS NOT ALLOWED at 1715 Fremont Street and 1735 Fremont Street (APNs 139-35-315-006 and 007), C-2 (General Commercial) Zone.

This item will be heard during the 1:00 p.m. Planning discussion portion of the September 21, 2011 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

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

cc: Ms. Lora Dreja
Brown Brown & Premsrut
520 South Fourth Street
Las Vegas, Nevada 89101

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov





August 10, 2011

Mr. Ray Golbari
Bel Air RG, LLC
1300 West Olympic Boulevard, Suite #500
Los Angeles, California 90015

**RE: SUP-42264 - SPECIAL USE PERMIT RELATED TO SUP-42262
PLANNING COMMISSION MEETING OF AUGUST 9, 2011**

Dear Mr. Golbari:

Your request for a Special Use Permit FOR A PROPOSED 7,572 SQUARE-FOOT AUTO REPAIR GARAGE, MAJOR WITH WAIVERS TO ALLOW SERVICE BAYS TO FACE THE RIGHT-OF-WAY AND TO ALLOW VEHICLES TO BE PARKED ON THE PREMISES FOR THE PURPOSE OF OFFERING THE VEHICLES FOR SALE WHERE SUCH IS NOT ALLOWED at 1715 Fremont Street and 1735 Fremont Street (APNs 139-35-315-006 and 007), C-2 (General Commercial) Zone, Ward 3 (Coffin), was considered by the Planning Commission on August 9, 2011.

The Planning Commission voted to recommend **APPROVAL** your request, subject to the following amended conditions:

Planning

1. Hours of operation shall be from 7 am to 6 pm.
2. There shall be no elevated display of vehicles on the site.
3. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Auto Repair Garage, Major use.
4. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-42262) shall be required.
5. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
6. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed prior to the issuance of a business license.
7. The 12 parking spaces dedicated to the storage of disable vehicles shall be screened from Fremont Street to the south and from the alley to the north.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

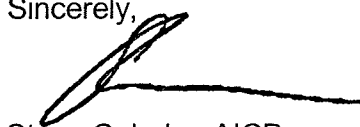
VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov



8. All necessary building permits shall be obtained for all unpermitted existing signage within 60 days of final approval, or the signage shall be removed.
9. All razor wire and barbed wire shall be removed within 60 days of final approval.
10. All abandoned signage, signage encroaching into the public rights-of-way, and graffiti shall be removed from the subject sites within 60 days of final approval.
11. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
12. Submit an Encroachment Agreement for landscaping, if any, in the public right-of-way prior to this issuance of a permit for this wall. The applicant must carry an insurance policy for the term of the encroachment agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's encroachment agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.
13. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
14. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on September 7, 2011, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Lora Dreja
Brown Brown & Premsrut
520 South Fourth Street
Las Vegas, Nevada 89101



July 27, 2011

Mr. Ray Golbari
Bel Air RG, LLC
1300 West Olympic Boulevard, Suite #500
Los Angeles, California 90015

**RE: SUP-42264 - SPECIAL USE PERMIT RELATED TO SUP-42262
PLANNING COMMISSION MEETING OF AUGUST 9, 2011**

Dear Mr. Golbari:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **August 9, 2011** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will available on-line on **Wednesday, August 3, 2011** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Lora Dreja
Brown Brown & Premsrirut
520 South Fourth Street
Las Vegas, Nevada 89101

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
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CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
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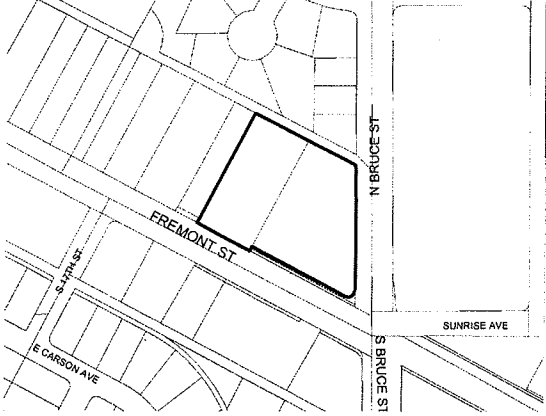


Application Information

SUP-42262 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BEL AIR RG, LLC, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED 15,263 SQUARE-FOOT MOTOR VEHICLE SALES (USED) USE at 1715 Fremont Street and 1735 Fremont Street (APNs 139-35-315-006 and 007), C-2 (General Commercial) Zone, Ward 3 (Coffin).

SUP-42264 - SPECIAL USE PERMIT RELATED TO SUP-42262 - PUBLIC HEARING - APPLICANT/OWNER: BEL AIR RG, LLC, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED 7,572 SQUARE-FOOT AUTO REPAIR GARAGE, MAJOR WITH WAIVERS TO ALLOW SERVICE BAYS TO FACE THE RIGHT-OF-WAY AND TO ALLOW VEHICLES TO BE PARKED ON THE PREMISES FOR THE PURPOSE OF OFFERING THE VEHICLES FOR SALE WHERE SUCH IS NOT ALLOWED at 1715 Fremont Street and 1735 Fremont Street (APNs 139-35-315-006 and 007), C-2 (General Commercial) Zone, Ward 3 (Coffin).

Application Location



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

Public Hearing Information

Meeting:

Planning Commission

Date:

August 09, 2011

Time:

6:00 P.M.

Location:

City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

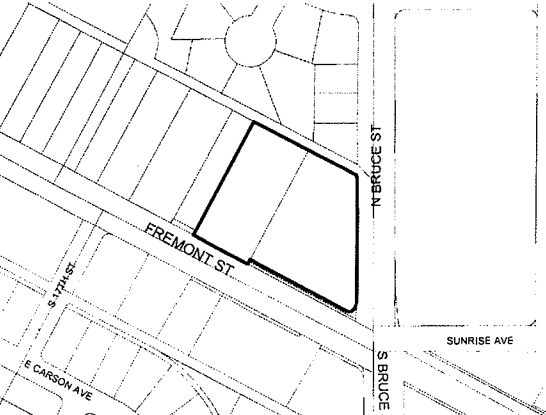
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

SUP-42262 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BEL AIR RG, LLC, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED 15,263 SQUARE-FOOT MOTOR VEHICLE SALES (USED) USE at 1715 Fremont Street and 1735 Fremont Street (APNs 139-35-315-006 and 007), C-2 (General Commercial) Zone, Ward 3 (Coffin).

SUP-42264 - SPECIAL USE PERMIT RELATED TO SUP-42262 - PUBLIC HEARING - APPLICANT/OWNER: BEL AIR RG, LLC, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED 7,572 SQUARE-FOOT AUTO REPAIR GARAGE, MAJOR WITH WAIVERS TO ALLOW SERVICE BAYS TO FACE THE RIGHT-OF-WAY AND TO ALLOW VEHICLES TO BE PARKED ON THE PREMISES FOR THE PURPOSE OF OFFERING THE VEHICLES FOR SALE WHERE SUCH IS NOT ALLOWED at 1715 Fremont Street and 1735 Fremont Street (APNs 139-35-315-006 and 007), C-2 (General Commercial) Zone, Ward 3 (Coffin).

Application Location



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

Public Hearing Information

Meeting:

Planning Commission

Date:

August 09, 2011

Time:

6:00 P.M.

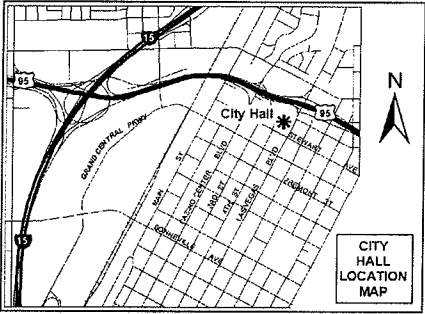
Location:

City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

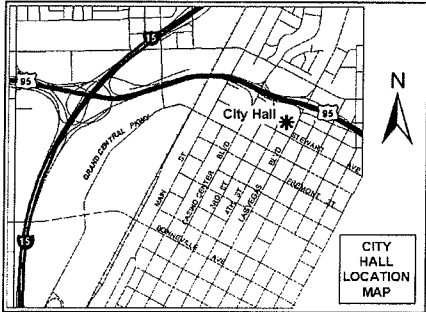
Please use available blank space on card for your comments.

SUP-42262 & SUP-42264

Planning Commission Meeting of 8/9/2011

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

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-42262 & SUP-42264

Planning Commission Meeting of 8/9/2011

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *B.A.*
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekki, Survey (FM, PM, & A's only)
Date: July 6, 2011
Re: SUP-42264 Bel Aire RG, LLC 1717 Fremont St.
Request for a Special Use Permit for an auto repair garage, major

COMMENTS:

We have no comment on the Request for a Special Use Permit application for a proposed auto repair garage, major, with a waiver to allow service bays to face the right-of-way at 1717 Fremont Street.

Address: 3500 West Sahara Avenue
Comments: Special Use Permit for a proposed 7,720 square-foot Pawn Shop within an existing 6,039 square-foot Commercial Building. **Ex. 2" meter without backflow prevention. Backflow prevention is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.**

Agenda Item: #28 (SUP-42258)
APN #: 163-02-712-024
Address: 6201 West Oakey Boulevard
Comments: Special Use Permit for a proposed Child Care Group Home (7-12 children). **Ex. 5/8" meter without backflow prevention. Meter upsizing may be required and backflow prevention is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.**

Agenda Item: #29 (SUP-42262)
APN #: 139-35-315-006
Address: 1715 Fremont Street
Comments: Special Use Permit for a proposed 11,745 square-foot motor vehicle sales (Used) Use. **Ex. 5/8" meter w/1" DCVA. No fire line for this property. If one is to be added, civil plans will need to be submitted to LVVWD.**

Agenda Item: #30 (SUP-42264)
APN #: 139-35-315-006
Address: 1717 Fremont Street
Comments: Special Use Permit for a proposed 7,572 square-foot Auto Repair Garage. **Ex.1 1/2" meter w/ 1 1/2" RPPA. No fire line for this property. If one is to be added, civil plans will need to be submitted to LVVWD.**

Agenda Item: #31 (SDR-41770)
APN #: 138-36-210-011
Address: 344 South Jones Boulevard
Comments: Site Development Plan Review for the Conversion of a Single Family Residence to a 1,488 square-foot Office Building. **Ex. 5/8" meter without backflow prevention. Meter upsizing may be required and backflow prevention is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.**

Agenda Item: #32 (SDR-41771)
APN #: 138-36-210-017
Address: 404 South Jones Boulevard
Comments: Site Development Plan Review for the Conversion of a Single Family Residence to a 1,648 square-foot Tutoring Center. **Ex. 5/8" meter without backflow prevention. Meter upsizing may be required and backflow prevention is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.**

Agenda Item: #33 (SDR-42251)
APN #: 139-36-303-001
Address: 2800 Stewart Avenue
Comments: Site Development Plan Review for a proposed 79,513 square-foot Public School (K-12). **All existing fire and domestic services are equipped with backflow devices. If the fire flow requirements change plans will need to be checked.**

Agenda Item: # 34 (SDR-42260)
APN #: 139-33-511-009 and 010
Address: Southwest corner of Synphony Park Avenue and City Parkway
Comments: Site Development Plan Review for a Private Park. **Each parcel has two (2) 6" stubs with no meters. Civil plans will need to be submitted to LVVWD to establish service.**

Development Notification

PC Meeting: August 09, 2011

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Department of Planning:

SUP-42264	McKnight Senior Village
Beverly Palms Apartments	Mi Casa En El Sol NA
Bonanza Gardens Apartments	Oak Tree Apartments
Boulder Dam Homesites	Ogden Villas Apartments
Cedar Village Apartments	Olive Place Apartments
Charlestonwood Apartments	Orleans Square HOA
Church-Noblitt NA	Palm Terrace Apartments
Crestwood NA	Robert Gordon Plaza Resident Council
Cultural Corridor Coalition NCG	South Cove Apartments
Desert Rose Apartments	Southridge NA
Downtown Business Operators Council	St. Louis/Eastwood Neighborhood
Encantada Apartments	Stewart Arms Apartments
Ernie Cragin Terrace	Stewart Town HOA
Fremont Apartments	Stewart Villas Apartments
Fremont Plaza Apartments	Summer Place Apartments
Fremont Street Experience Business Association	Sunflower Apartments
Greentree Apartments	Sunrise Apartments
Hewetson Parent Organization	Towne Terrace Apartments
Hillside Heights NA	Vera Johnson Manor A Resident Council
Huntridge Park NA	West Huntridge NA
John S. Park NA	
Juan Garcia Gardens Apartments	
Maverick - Hidden Village Apartments	
Mayfair NA	

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

July 5, 2011

City of Las Vegas Planning and Zoning
333 North Rancho Drive
Las Vegas, Nevada 89106

Revised: SUP-42262 and SUP-42264 Special Use Permit Auto Repair (major) and Motor Vehicle Sales (used) on site located at 1735 and 1715 Fremont Street

Dear Sir/Madam;

Please consider concurrent requests for use permits for on parcels 139-35-315-006 and 007. The combined parcels total 1.87 acres located at the north west corner of Fremont Street at Bruce Street. These two parcels with three buildings functioned as a singled destination for auto related businesses. Currently one of the three on-site buildings operates as a minor auto repair facility. Approval of this request will enable the revival of a cohesive site with shared parking and shared entrances. Following approval of these permits the parcels will be merged. The internal fencing that bifurcates the site will be removed to facilitate internal circulation.

Since the previous businesses began operations on the site, the adoption of the Downtown Centennial Plan has implemented new design standards on the site. The applicant has redesigned the on-site parking to accommodate parking lot landscaping, reserved room for large trees within the site and will replace chain link perimeter fencing with fencing allowable by Title 19. Decorative shrubs and trash bins will be placed along the street-side fencing. Internally, an iron fence separating the parking area to a sub-grade ramp will replace the existing chain link fence. This renovation will mitigate the appearance of the service bays that face Fremont Street. Trash bins will also be screened from public streets.

The applicant wishes to defer any major changes to landscaping and fencing along Fremont Street until the roadway expansion and any needed RTC dedications are underway. Also, the applicant wishes to have one year to from the time of occupancy to install the internal landscaping.

Minor changes will be made to the buildings and site to update the appearance and conform to the Centennial Plan. At this time, the proposed changes include, removing weathered canopies, replacing perimeter fencing with block wall and gate, replacing internal chain link fence with three foot wrought iron fencing adjacent to the downward ramp and replacing worn step rails. Tenants will submit designs for canopies over the bay doors as part of a subsequent master sign submittal. If possible, these canopies will screen the HVAC equipment. All temporary structures not in compliance with code will be removed.

RECEIVED

JUL 06 2011

SUP-42262
SUP-42264
REVISED

The anticipated uses include auto repair (major), auto repair (minor) and motor vehicle sales (used). Standard title 19 guidelines require 92 on-site spaces for the combined uses in addition to those needed to accommodate car sales. As this site is in the East Village District, Title 19 standards do not apply. Once landscaping is designed into this site, 57 spaces are available for parking. 12 additional spaces located in the rear portion of the site will be allocated to storage of disabled vehicles. This parking aisle will be screened by 6' gabions painted blue to match the auto sales building. The motor vehicle sales will have priority for the 19 streetside spaces.

At this time the following use permits are requested:

Motor Vehicle Sales (used): This use is requested 1715 Fremont Street. The building meets the Special Use requirements listed in Title 19 in that 1) a minimum 25,000 square feet is designated to this use (11,740 indoor). 2) No outside address system is proposed 3) While outdoor lighting is shared with the companion parcel it does not affect neighboring property owners 4) The property has sufficient indoor area to house automotive parts. 5) The automobile service bay doors are setback from the show-room building restricting visibility from Fremont Street. The service bays are not visible from Bruce Street due to the placement of a building on the companion parcel.

Auto Repair Garage, Major: The northernmost building (1735 Fremont suite 100) is proposed for major auto repair. This building was chosen because it is set back furthest from the right of way and has service bays that are oriented away from residential, schools or third party businesses. Any noise generated by this use is cushioned by the companion buildings. Major auto repair on this site can meet minimum special use requirements with the exception of:

- 1) **Waiver:** The opening of the service bays face public right-of-way. This building was constructed prior to this provision in code. The visual impact of these bays is somewhat alleviated by the 180 setback from the curb and the location of the entry which is approximately five feet below grade. The ramp leading to the entry mandates a safety fence which will be decorated with plant material.
- 2) **Waiver:** Vehicles parked on premises for the purpose of sale. As previously mentioned this building was designed as a companion to two other buildings. With the concurrent proposal for used auto sales in a separate on-site building, the two buildings will have shared access and shared parking. Following a parcel merger all three businesses will be located on the same property. Thus, this requirement cannot be met. The land lord will allocate streetside parking spaces to the auto sales business per a rental agreement. It is important to note that the auto-sales operation is a different business entity than the auto repair. The auto repair business will not park cars on this lot for the purposes of auto sales.

RECEIVED

JUL 06 2011

SUP-42262
SUP-42264
REVISED

Please phone me at 598-1408 if you have considerations or suggestions.

Very truly yours,


Lora Dreja
Land Entitlements
Law Offices of Jay Brown

RECEIVED

JUL 06 2011

SUP-42262
SUP-42264
REVISED



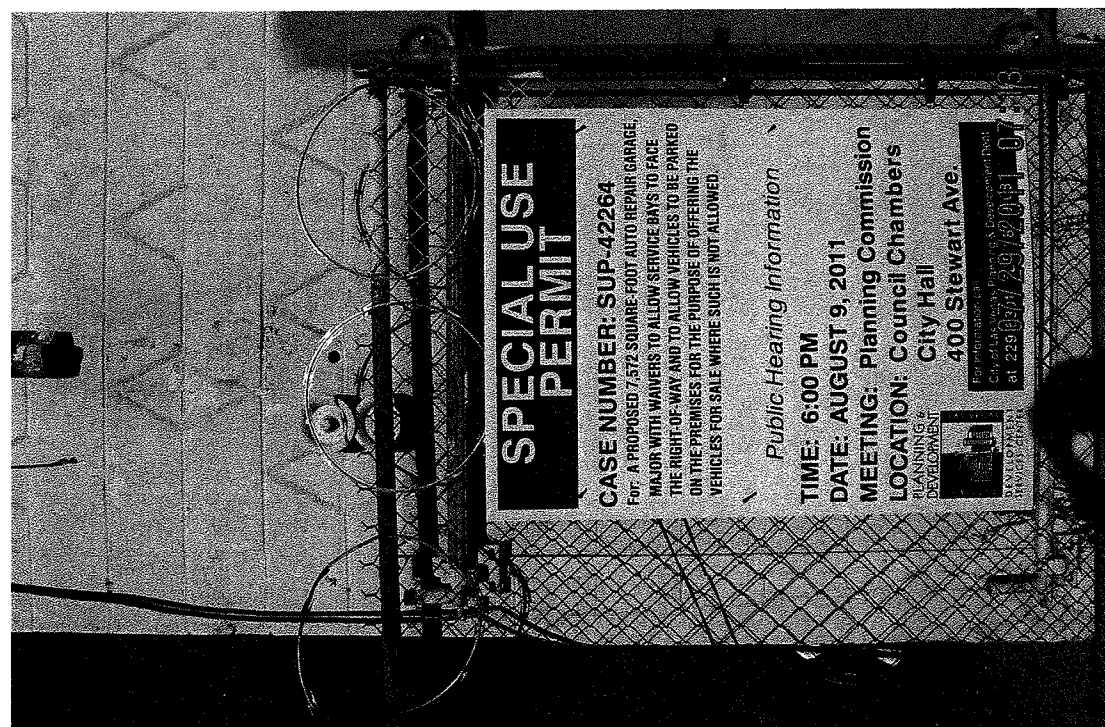
**CITY OF LAS VEGAS
SIGN POSTING AFFIDAVIT**



CASE NUMBER: SUP-42264

MEETING DATE: 08/09/11 PC

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



[Signature]
Signature

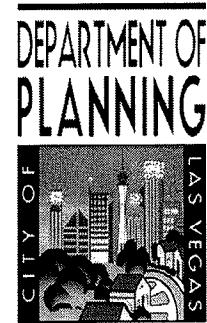
7-29-11
Date

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

COPY



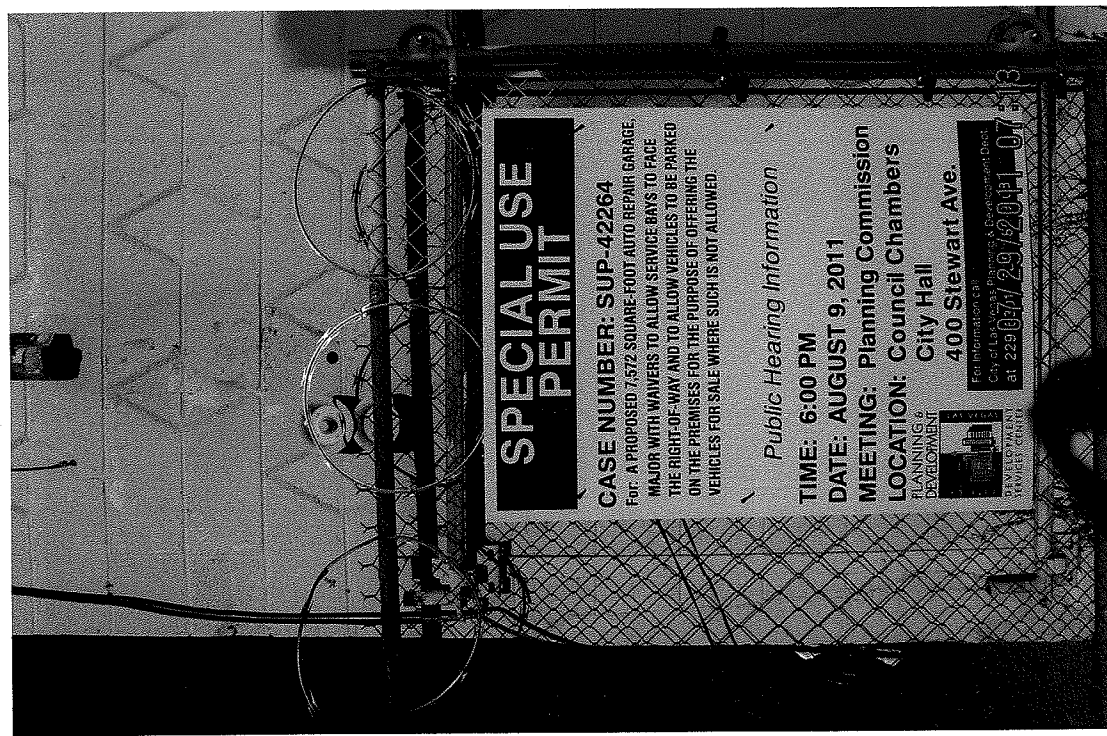
**CITY OF LAS VEGAS
SIGN POSTING AFFIDAVIT**

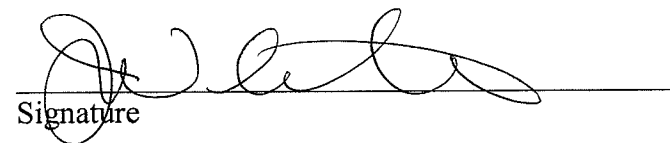


CASE NUMBER: SUP-42264

MEETING DATE: 08/09/11 PC

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




Signature

7-29-11
Date

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

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

SUP-42262
SUP-42264

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC - 8 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1 st Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	WSC-3001 RONEMUS
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*SID (DPW)	PATRICK MURPHY	4 TH FLOOR CITY HALL

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



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

SUP-42262 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BEL AIRE RG, LLC

- For possible action on a request for a Special Use Permit FOR A PROPOSED 11,745 SQUARE-FOOT MOTOR VEHICLE SALES (USED) USE at 1715 Fremont Street (APNs 139-35-315-006 and 007), C-2 (General Commercial) Zone, Ward 3 (Coffin).

SUP-42264 - SPECIAL USE PERMIT RELATED TO SUP-42262 - PUBLIC HEARING -

APPLICANT/OWNER: BEL AIRE RG, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 7,572 SQUARE-FOOT AUTO REPAIR GARAGE, MAJOR WITH A WAIVER TO ALLOW SERVICE BAYS TO FACE THE RIGHT-OF-WAY at 1717 Fremont Street (APNs 139-35-315-006 and 007), C-2 (General Commercial) Zone, Ward 3 (Coffin).

PLANNING COMMISSION: **AUGUST 9, 2011**

CITY COUNCIL: **SEPTEMBER 7, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **JULY 8, 2011**

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:

City of Las Vegas

400 Stewart Ave

Las Vegas, NV 89101-2927

SUP Application

RG PH 8/9/11

Report Date

06/27/2011 08:01 AM

Submitted By

Page 1

A/P #

42264

SPECIAL USE PERMIT

Application Information

Stages

Processed

Date / Time

06/23/2011 14:51

By

983510

Temp COO

COO Issued

Expires

Approved

Final

Associated Information

Type of Work

Dept of Commerce

Priority

Plans

0

Plans

0

Bill Group

Valuation

Declared Valuation

0.00

Calculated Valuation

0.00

Actual Valuation

0.00

☒ Auto Reviews

Description of Work

SUP-42264 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BEL AIRE RG, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 7,572 SQUARE-FOOT AUTO REPAIR GARAGE, MAJOR WITH A WAIVER TO ALLOW SERVICE BAYS FACING THE RIGHT-OF-WAY at 1717 Fremont Street (APNs 139-35-315-006 and 007), C-2 (General Commercial) Zone, Ward 3 (Coffin).

Parent A/P #

Project #

42264

Project/Phase Name

1717 FREMONT STREET

Phase #

Size/Area

0.00

Size Description

Subdivision Code

Proposed Start

Proposed Stop

% Completed

0.00

% Complete Formula

Property/Site Information

Parcel

13935315006

Location

Owner/Tenant

Contact ID

AC1423783

Name

BEL AIR R G L L C ETAL

Mailing Address

1300 W OLYMPIC #500

City

LOS ANGELES

ZIP/PC

90015-3966

Day Phone

Fax

Organization

% R GOLBARI

State/Province

CA

Country

☐ Foreign

Evening Phone

Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

1715 FREMONT ST

LAS VEGAS, 89101-

1715 FREMONT ST 100

LAS VEGAS, 89101-

1715 FREMONT ST 110

LAS VEGAS, 89101-

1715 FREMONT ST 150

LAS VEGAS, 89101-

1715 FREMONT ST 120

LAS VEGAS, 89101-

Address	Parcel Link	A/P Link
1715 FREMONT ST 130 LAS VEGAS, 89101-		
1715 FREMONT ST 140 LAS VEGAS, 89101-		
1717 FREMONT ST LAS VEGAS, 89101-		

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13935315006
13935315007

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC1423783	☐ Foreign
Effective		Expire				
Name	BEL AIR R G L L C ETAL					
Day Phone		Eve Phone		Organization	% R GOLBARI	
Pager		PIN #		Position		
Fax		Mobile		Profession		
E-Mail						
Address	1300 W OLYMPIC #500 LOS ANGELES, CA 90015-3966					
Seasonal Addr						
Valid From		To				
Comments	No Comments					
CONTACT ADDITIONAL						

WORKCARD: Work Card #0

Expiratation Date

CONTACT REQUIREMENTS

License #Percent OwnedWaiverHealth CardDirector LetterOriginal Transcripts

Orientation Attended

There are no items in this list

Primary

Y

Capacity

OTHER

Other

REP

Contact ID

AC1828132

☐

Foreign

Effective

Expire

Name

BROWN, BROWN & PREMSRIRUT

Day Phone

(702)598-1408 x

Eve Phone

Organization

Pager

PIN #

Position

Fax

(702)385-1023

Mobile

Profession

E-Mail

Address

520 SOUTH 4TH STREET
LAS VEGAS, NV 89101

Seasonal Addr

Valid From

To

Comments

Lora Dreja 384-5563

CONTACT ADDITIONAL

WORKCARD:

Work Card #

0

Expiratation Date

CONTACT REQUIREMENTS

License #Percent OwnedWaiverHealth CardDirector LetterOriginal Transcripts

Orientation Attended

There are no items in this list

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$500.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(ENTER DESCRIPTION OF PROJECT)	

Item Description	Item Status
(ENTER PROJECT/PHASE NAME) Check Licenses Check Children Status Check Open Cases Case # 91255 Case # 98064	Not Checked Children Successful 2

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	06/23/2011 14:56	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	06/23/2011 14:56	30.00
PROCESSING FEE	P	06/23/2011 14:56	500.00
Total Unpaid	0.00	Total Paid	1030.00

Inspections
There are no Inspections for this Report

Review Activities	Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
Comments									

Activity Review Details									
Detail	SUBMITTAL CHECKLIST (SUP)			Modified By	BSTICKA		Modified Date/Time	06/23/2011 14:51	
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 Colored)				
Y	Application/Petition Form			Y	Floor Plan, If Applicable (1 Folded, 1 Rolled)				
Y	Deed and Legal Description			Y	Laser Print Site Plan				
Y	Justification Letter			Y	Laser Print Floor Plan				
N	DINA (Not Always Required)			Y	Statement of Financial Interest				
	Y	Business Licensing Requirements Met							
	N	Business License Exempt							

Check Conditions	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Condition	Supervisor Required	Comments				

No Conditions				
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.				

SPECIAL USE PERMIT

N

DINA Required?

Y

Will this go to the City Council?

Hearing Type

Public or Admin?

PUBLIC

N

Project of Regional Significance?

Is there a condition of approval for a Required Review?

N

Parent Project link required?

If yes, when does it need to be reviewed?

Type of Use

MOTOR VEHICLE SALES (USED)

N

Is this an Alcohol related Use?

Staff Recommendation

Entitlement Exercised?

Meeting Information

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

08/09/2011		PC		SCHEDULED				0	0
	0	BSTICKA		06/23/2011					

Template Type	A/P #	A/P Type	Status	Stage
---------------	-------	----------	--------	-------

No children exist for this project

Employee	Last	First	MI	Comments
Employee ID				

No Employee Entries

Log	Description		Entered By	Start	Stop	Hours
Action						
Comments						

PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	06/23/2011 14:59			0.00
	LORA DREJA, 702.598.1408, DOWNTOWN VEGAS CK 10389					

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Use Permit - Auto Repair, Major - waiver to allow service bays to ROW

Project Address (Location) NWC Fremont Street at Bruce

Project Name 1735 Fremont Street #100 LLD Proposed Use _____

Assessor's Parcel #(s) 139-35-315-006.007 Ward # 3

General Plan: existing Cent proposed _____ Zoning: existing C-2 proposed C-2

Commercial Square Footage 7572 Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information concurrent application with auto sales 1715 Fremont Street

PROPERTY OWNER Bel Air RG, LLC Contact Ray Golbari
Address 1300 W Olympic Blvd #500 Phone: (213) 927-2700 Fax: (213) 927-5200
City Los Angeles State CA Zip 90015

APPLICANT Bel Aire RG LLC Contact Ray Golbari
Address 1300 W Olympic Blvd #500 Phone: (213) 927-2700 Fax: (213) 927-5200
City Los Angeles State CA Zip 90015

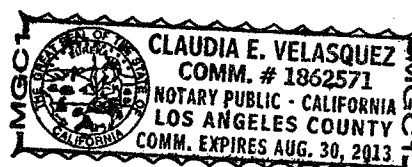
REPRESENTATIVE Brown, Brown & Premisrut Contact Lora Dreja
Address 520 South 4th St Phone: (702) 384-5563 Fax: (702) 385-1023
City Las Vegas State NV Zip 89101

Property Owner Signature* [Signature] FOR DEPARTMENT USE ONLY
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
Print Name RAY GOLBARI

Subscribed and sworn before me
This 20th day of June, 20 11

Case #	<u>SUP-42264</u>
Meeting Date:	<u>8/9/11</u>
Total Fee:	<u>\$1,030</u>
Date Received:	<u>6/23/11</u>
Received By:	<u>[Signature]</u>

Notary Public in and for said County and State California



RECEIVED

JUN 23 2011

City of Las Vegas

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

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

July 5, 2011

City of Las Vegas Planning and Zoning
333 North Rancho Drive
Las Vegas, Nevada 89106

SUP-42264
RE: Special Use Permit Auto Repair (major) and Motor Vehicle Sales (used) on site located at
1735 and 1715 Fremont Street

Dear Sir/Madam;

Please consider concurrent requests for use permits for on parcels 139-35-315-006 and 007. The combined parcels total 1.87 acres located at the north west corner of Fremont Street at Bruce Street. These two parcels with three buildings functioned as a singled destination for auto related businesses. Currently one of the three on-site buildings operates as a minor auto repair facility. Approval of this request will enable the revival of a cohesive site with shared parking and shared entrances. Following approval of these permits the parcels will be merged. The internal fencing that bifurcates the site will be removed to facilitate internal circulation.

Since the previous businesses began operations on the site, the adoption of the Downtown Centennial Plan has implemented new design standards on the site. The applicant has redesigned the on-site parking to accommodate parking lot landscaping, reserved room for large trees within the site and will replace chain link perimeter fencing with fencing allowable by Title 19. Decorative shrubs and trash bins will be placed along the street-side fencing. Internally, an iron fence separating the parking area to a sub-grade ramp will replace the existing chain link fence. This renovation will mitigate the appearance of the service bays that face Fremont Street. Trash bins will also be screened from public streets.

The applicant wishes to defer any major changes to landscaping and fencing along Fremont Street until the roadway expansion and any needed RTC dedications are underway. Also, the applicant wishes to have one year to from the time of occupancy to install the internal landscaping.

Minor changes will be made to the buildings and site to update the appearance and conform to the Centennial Plan. At this time, the proposed changes include, removing weathered canopies, replacing perimeter fencing with block wall and gate, replacing internal chain link fence with three foot wrought iron fencing adjacent to the downward ramp and replacing worn step rails. Tenants will submit designs for canopies over the bay doors as part of a subsequent master sign submittal. If possible, these canopies will screen the HVAC equipment. All temporary structures not in compliance with code will be removed.

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JUL 05 2011

SUP-42262
SUP-42264
REVISED

The anticipated uses include auto repair (major), auto repair (minor) and motor vehicle sales (used). Standard title 19 guidelines require 92 on-site spaces for the combined uses in addition to those needed to accommodate car sales. As this site is in the East Village District, Title 19 standards do not apply. Once landscaping is designed into this site, 57 spaces are available for parking. 12 additional spaces located in the rear portion of the site will be allocated to storage of disabled vehicles. This parking aisle will be screened by 6' gabions painted blue to match the auto sales building. The motor vehicle sales will have priority for the 23 streetside spaces.

At this time the following use permits are requested:

Motor Vehicle Sales (used): This use is requested 1715 Fremont Street. The building meets the Special Use requirements listed in Title 19 in that 1) a minimum 25,000 square feet is designated to this use (11,740 indoor). 2) No outside address system is proposed 3) While outdoor lighting is shared with the companion parcel it does not affect neighboring property owners 4) The property has sufficient indoor area to house automotive parts. 5) The automobile service bay doors are setback from the show-room building restricting visibility from Fremont Street. The service bays are not visible from Bruce Street due to the placement of a building on the companion parcel.

Auto Repair Garage, Major: The northernmost building (1735 Fremont suite 100) is proposed for major auto repair. This building was chosen because it is set back furthest from the right of way and has service bays that are oriented away from residential, schools or third party businesses. Any noise generated by this use is cushioned by the companion buildings. Major auto repair on this site can meet minimum special use requirements with the exception of:

- 1) **Waiver:** The opening of the service bays face public right-of-way. This building was constructed prior to this provision in code. The visual impact of these bays is somewhat alleviated by the 180 setback from the curb and the location of the entry which is approximately five feet below grade. The ramp leading to the entry mandates a safety fence which will be decorated with plant material.
- 2) **Waiver:** Vehicles parked on premises for the purpose of sale. As previously mentioned this building was designed as a companion to two other buildings. With the concurrent proposal for used auto sales in a separate on-site building, the two buildings will have shared access and shared parking. Following a parcel merger all three businesses will be located on the same property. Thus, this requirement cannot be met. The land lord will allocate streetside parking spaces to the auto sales business per a rental agreement. It is important to note that the auto-sales operation is a different business entity than the auto repair. The auto repair business will park cars on this lot for the purposes of auto sales.

Please phone me at 598-1408 if you have considerations or suggestions.

Very truly yours,

Lora Dreja
Land Entitlements
Law Offices of Jay Brown

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JUL 05 2011

SUP-42262
SUP-42264
REVISED



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-42264** APN: 139-35-315-006, 007

Name of Property Owner: RAY GOLBARI

Name of Applicant: Bel AIR RG, LLC

Name of Representative: Brown, Brown & Premisruth, contact: Lara Drake

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

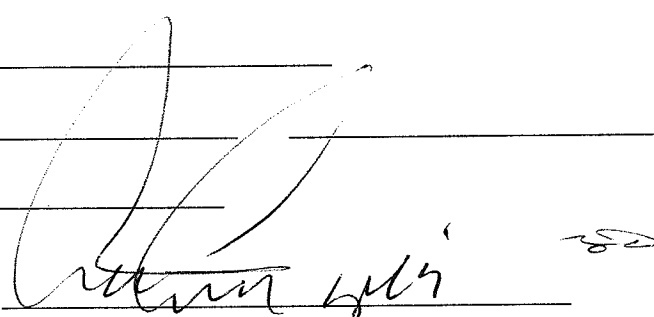
☒ No

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: RAY GOLBARI

Subscribed and sworn before me

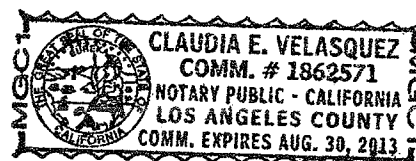
This 20th day of June, 2011

Notary Public in and for said County and State California

RECEIVED

JUN 23 2011

City of Las Vegas



LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

June 23, 2011

City of Las Vegas Planning and Zoning
333 North Rancho Drive
Las Vegas, Nevada 89106

RE: Special Use Permit Auto Repair (major) and Motor Vehicle Sales (used) on site located at
1717 and 1715 Fremont Street

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RECEIVED

JUN 23 2011

City of Las Vegas

SUP-42262
SUP-42264

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Please phone me if you have considerations or suggestions.

Very truly yours,


Lora Dreja
Land Entitlements

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JUN 23 2011

City of Las Vegas

SUP-42262
SUP-42264

DOWNTOWN 2 VEGAS, LLC

New Search

Printer Friendly

Business Entity Information

Status:	Active	File Date:	7/09/
Type:	Domestic Limited-Liability Company	Entity Number:	E048
Qualifying State:	NV	List of Officers Due:	7/31/
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20071184411	Business License Exp:	7/31/

Registered Agent Information

Name:	SHAHRAM RAY GOLBARI	Address 1:	85 W
Address 2:		City:	HEN
State:	NV	Zip Code:	8901
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

View all business entities under this registered agent

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
---------------------	---	-----------------	------

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JUN 23 2011

City of Las Vegas

RECORDING REQUESTED BY:
Fidelity National Title Company

AND WHEN RECORDED MAIL TO:
BEL AIR RG LLC

Ray Golbari
1300 W. Olympic #500
Los Angeles, CA 90015

APN: 139-35-315-006
139-35-315-007
139-35-312-062

20070730-0001242

Fee: \$16.00 RPTT: \$19,380.00
N/C Fee: \$25.00

07/30/2007 10:43:08
T20070136521

Requestor:
TICOR TITLE OF NEVADA INC

Debbie Conway
Clark County Recorder

KGP
Pgs: 4

Title Order No.:

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$ NOT OF PUBLIC RECORD.
☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale.
☒ Unincorporated area ☐ City of AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Parviz F. Ghaffari and Judith Ann Ghaffari, Husband and Wife as joint tenants

hereby GRANT(s) to:

Bel Air RG, LLC, as to an undivided 5% interest, Vermont Property, LLC, as to an undivided 10% interest,
Vine Property, LLC, as to an undivided 25% interest, Pirian Amp Real Estate, LLC, as to an undivided
20% interest and Downtown 2 Vegas, LLC, as to an undivided 40% interest

the following described real property in the County of Clark, State of Nevada, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
Also Known as: 1715, 1717, 1731, 1737 E. Fremont Street, Las Vegas, NV -

APN#: 139-35-315-006, 007 & 062

DATE: June 6, 2007

PLEASE SEE PAGE TWO FOR GRANTOR'S SIGNATURE.

RECEIVED

JUN 23 2011

City of Las Vegas

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

GRANT DEED - PAGE TWO

GRANTOR'S SIGNATURE:

Parviz F. Ghaffari
Parviz F. Ghaffari

Judith Ann Ghaffari
Judith Ann Ghaffari

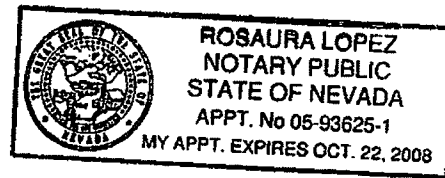
STATE OF ~~CALIFORNIA~~ ^N Nevada)
COUNTY OF Clark)SS

On June 7th 2007 Before me, Rosaura Lopez, A
Notary Public in and for said State, personally appeared, Parviz F. Ghaffari and Judith Ann Ghaffari

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Rosaura Lopez



RECEIVED

JUN 23 2011

City of Las Vegas

EXHIBIT A

PARCEL I:

LOT TWENTY-ONE (21) IN BLOCK FOUR (4) OF MAYFAIR TRACT NO. 3 AMENDED PLAT OF BLOCKS 1-2-3 AND LOTS 1-2-21 INC., BLOCK FOUR (4) AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 42 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL II:

LOTS TWENTY-TWO (22), TWENTY-THREE (23), TWENTY-FOUR (24) AND TWENTY-FIVE (25) AND THE EAST HALF (E ½) OF LOT TWENTY-SIX (26), IN BLOCK FOUR (4) OF MAYFAIR TRACT NO. 3, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 41 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL III:

THE WEST 25 FEET OF LOT TWENTY-SIX (26) AND ALL OF LOTS TWENTY-SEVEN (27) AND TWENTY-EIGHT (28) IN BLOCK FOUR (4) OF MAYFAIR TRACT NO. 3, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 41 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

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JUN 23 2011

City of Las Vegas

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 139-35-315-006
b) 139-35-315-007
c) 139-35-312-062
d) _____

2. Type of Property:

a) ☐ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg f) ☒ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: 11

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$ 3,800,000.00

Deed in Lieu of Foreclosure Only (value of property)

()

Transfer Tax Value:

\$ ~~19,380.00~~

Real Property Transfer Tax Due

\$ 19,380.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%

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: Seller

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Parviz E. Ghattari

Address: 3051 Sunrise Hts.

City: Henderson

State: NV Zip: 89052-3053

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Bel Air RG, LLC

Address: 1300 W. Olympic #500

City: Los Angeles

State: CA Zip: 90015

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

Print Name: Robert Minsky / Commerce Escrow Escrow #: 07-51427

Address: 1545 Wilshire Blvd

City: Los Angeles State: CA Zip: 90017

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

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JUN 23 2011

City of Las Vegas

1242

