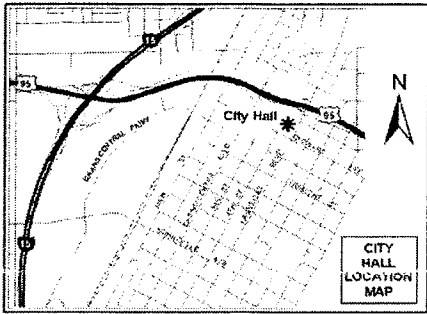


City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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

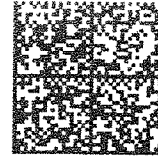
we oppose

Please use available blank space on card for your comments.

VAR-42175

Planning Commission Meeting of 8/9/2011

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
02 1M
0004279218 JUL 28 2011
MAILED FROM ZIP CODE 89101



Case: VAR-42175
13935712012
ZUNIGA MELCHOR & CARMEN L ROBLES
204 N 20TH ST
LAS VEGAS NV 89101-4454 89101-4454

30 FREDN11 89101



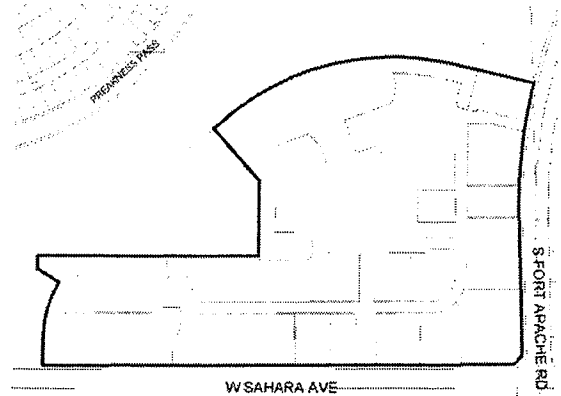
Application Information

SUP-42252 - SPECIAL USE PERMIT - PUBLIC HEARING -
APPLICANT: DOG BITES BACK, LLC - OWNER: WINNER
PROPERTIES, LLC - For possible action on a request for a Special Use Permit FOR A 98 SQUARE-FOOT RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RELIGIOUS FACILITY WHERE 400 FEET IS REQUIRED at 9500 West Sahara Avenue (APN 163-06-816-015), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

No.

- 1. There are too many of these stores already.*
- 2. We have requirements for commercial property for a reason.*
- 3. Variances should be limited.*

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

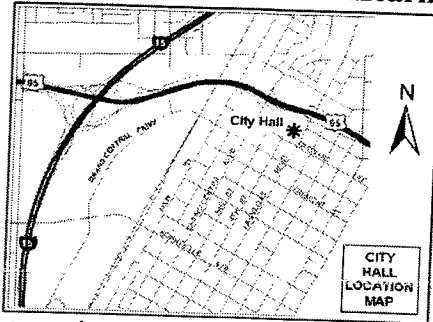
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, 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>.

COPY

28P

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

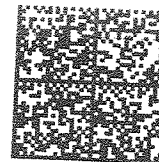
we oppose

Please use available blank space on card for your comments.

VAR-42175

Planning Commission Meeting of 8/9/2011

PRESORTED
FIRST CLASS

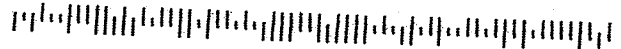


UNITED STATES POSTAGE
PITNEY BOWES
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0004279218
JUL 28 2011
MAILED FROM ZIP CODE 89101



Case: VAR-42175
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ZUNIGA MELCHOR & CARMEN L ROBLES
204 N 20TH ST
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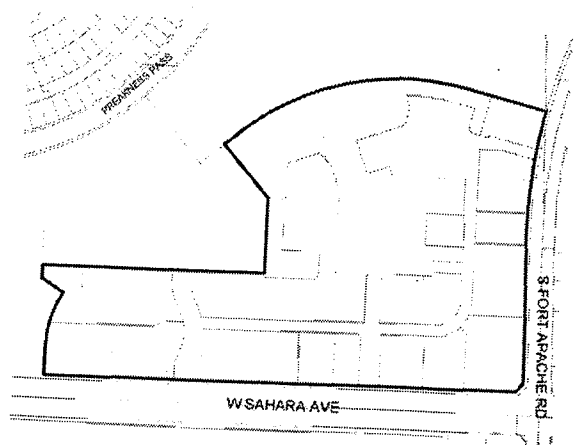
Application Information

SUP-42252 - SPECIAL USE PERMIT - PUBLIC HEARING -
APPLICANT: DOG BITES BACK, LLC - OWNER: WINNER
PROPERTIES, LLC - For possible action on a request for a Special Use Permit FOR A 98 SQUARE-FOOT RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RELIGIOUS FACILITY WHERE 400 FEET IS REQUIRED at 9500 West Sahara Avenue (APN 163-06-816-015), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

No.

- 1. There are too many of these stores already.*
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- 3. Variances should be limited.*

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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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28P



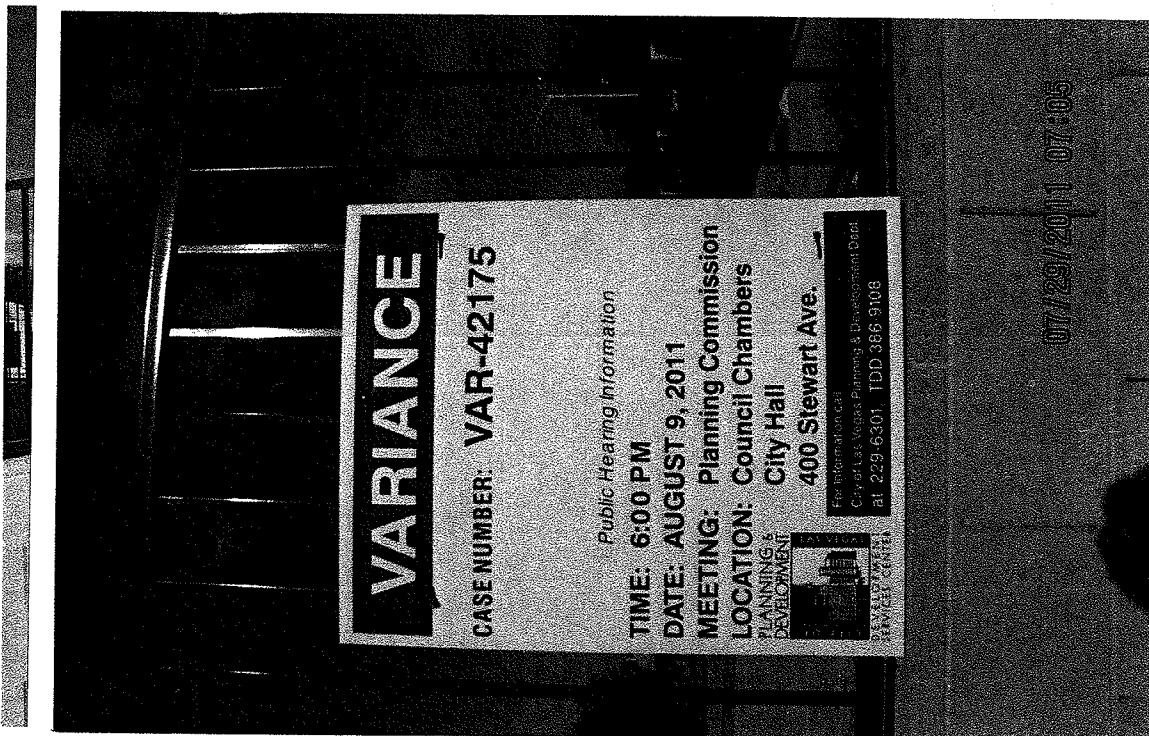
**CITY OF LAS VEGAS
SIGN POSTING AFFIDAVIT**

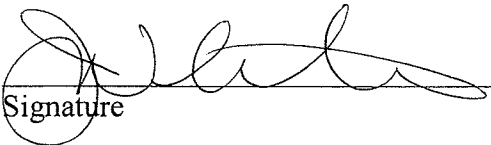


CASE NUMBER: VAR-42175

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

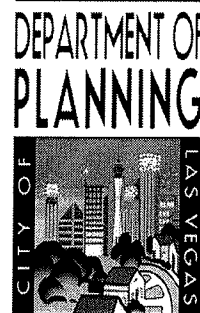
7-29-11
Date

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.

COPY



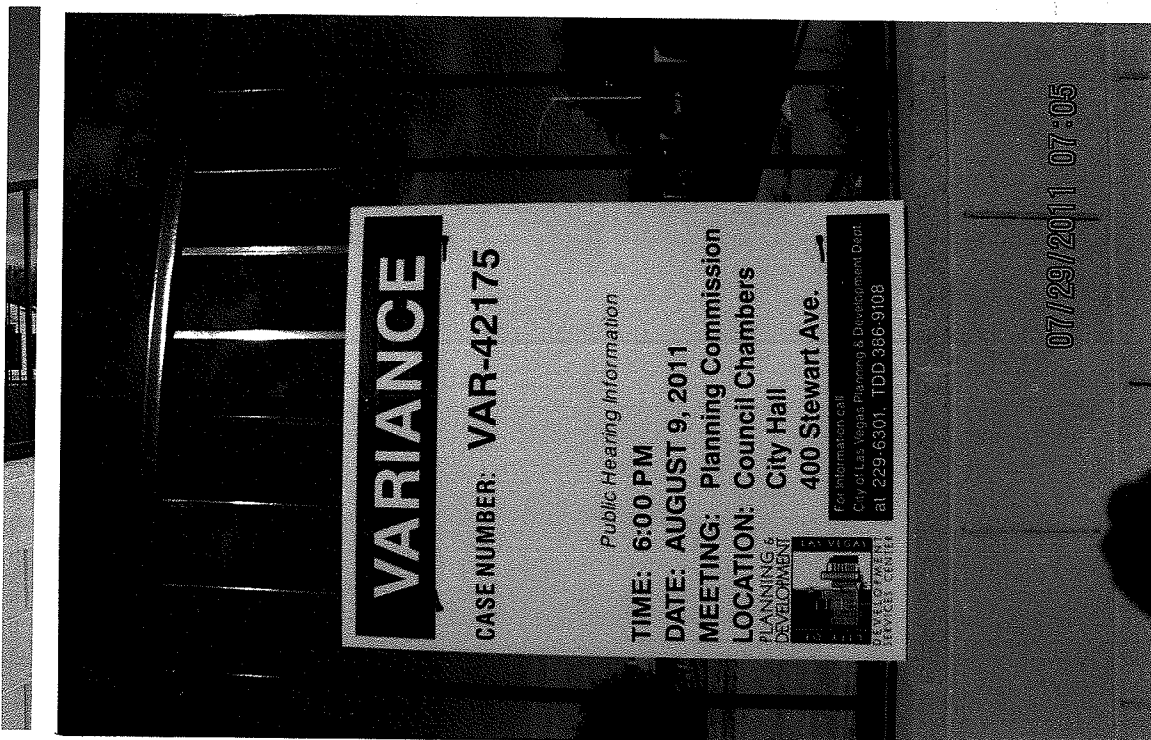
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

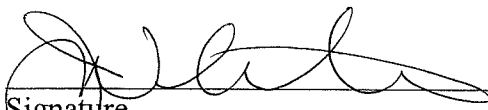


CASE NUMBER: VAR-42175

MEETING DATE: 08/09/11 PC

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Signature

7-29-11
Date

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City Of Las Vegas

Department Of Planning

Submittal Checklist (Cont.)

Pre Application Conference		Item Required				APPLICATION PACKET (ALL ITEMS ARE REQUIRED FOR EACH APPLICATION TYPE, unless indicated otherwise)					Fees			
YES	NO					Appl. Type	Application	Notification	Recordation	Sub-Total				
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) 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")	VAR	\$ 300.00	\$ 500.00	\$ 30.00	\$ 830.00			
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots						\$	\$	\$	\$			
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)						\$	\$	\$	\$			
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)						\$	\$	\$	\$			
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)					\$	\$	\$	\$				
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)					\$	\$	\$	\$				
☐	☒	Copy of Business License(s) – requested, but submittals will be accepted without					\$	\$	\$	\$				
☐	☒	If required, cop(ies) of approval letter(s) for				Subtotal:					\$ 830.00			
☐	☒	Neighborhood Meeting (see General Plan submittal req's for details) – Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500					\$	—	\$					
☒	☐	Photo Reproduction of the Color & Materials Board (SDR applications only)				Grand Total All Fees:					\$ 830.00			
REQUIRED DRAWINGS (INCLUDES TOTAL NUMBER REQUIRED FOR ALL APPLICATION TYPES) MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)														
☒	☐	SITE PLAN				TOTAL REQUIRED FOR ALL APPLICATIONS								
		North arrow, scale, and vicinity map				Folded Plans (5, plus 1 per application):					6			
		All property lines and present dimensions labeled				Colored, Rolled Plans:					1			
		All building setbacks labeled				Reduced Copy (8-1/2"x11" B/W; 1 per application):					1			
		All adjacent existing land uses and street names labeled				NOTES:								
		All points of ingress and egress shown												
		ADA accessibility requirements shown/labeled												
		Parking standard(s) utilized:												
		Parking space count and typical dimensions labeled												
		# regular + [30% or less of total] # compact + # handicap = Total												
		All free-standing sign locations shown and heights and sizes noted												
☐	☒	LANDSCAPE PLAN				TOTAL REQUIRED FOR ALL APPLICATIONS								
		North arrow, scale, and vicinity map				Folded Plans (1 per application):					0			
		All property lines and present dimensions labeled				Colored, Rolled Plans:					0			
		All required perimeter landscape planters shown				Reduced Copy (8-1/2"x11" B/W; 1 per application):					0			
		All required parking lot fingers/islands shown				NOTES:								
		Quantity, size, species/variety of all trees, shrubs, and ground cover												
☒	☐	BUILDING ELEVATIONS				TOTAL REQUIRED FOR ALL APPLICATIONS								
		Scale and building dimensions labeled				Folded Plans (1 per application):					1			
		North, south, east, and west elevations of all buildings				Colored, Rolled Plans:					1			
		All building materials and colors noted				Reduced Copy (8-1/2"x11" B/W; 1 per application):					1			
		All wall sign locations shown and sizes noted				NOTES: PHOTOS ARE ALLOWED								
☒	☐	FLOOR PLANS				TOTAL REQUIRED FOR ALL APPLICATIONS								
		Scale and building dimensions labeled				Folded Plans (1 per application):					1			
		North arrow and scale				Rolled Plans:					1			

RECEIVED

JUN 16 2011

THIS FORM MUST ACCOMPANY

APPLICATION SUBMITTAL and is valid for no more

60 days after the Pre-App date.

APN(s):	139-35-713-035	Application Purpose:	Variance
Location:	2222 Ash Avenue	Application Purpose:	Front yard Wall/Fence Rear yard Setback
Ward:	3 - Reese	Pre-App. Meeting Date:	5/12/11
Planner's Signature:		Submittal Deadline:	05/26/11 - no later than 2:00 pm
Planner:	Yorgo Kagafas, Planner II - 229-6196 - 229-	Earliest PC / CC Meeting Dates:	07/12/11 PC - 08/17/11 CC (Cycle 7)

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.

City of Las Vegas Department of Planning Pre-Application Conference Notes

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 project will require a Variance with two parts: 1) to allow an Eight-foot high wall/fence in the front yard where Five feet is the maximum allowed and 2) to allow a rear yard setback of _____ feet where 15 feet is the minimum allowed in an R-1 zone.
2. WALL was built in right-of-way. Will require an Encroachment agreement from Public Works/Building & Safety.

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

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

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

**C
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7**

Project Name: Ritz Residence

APN(s):	139-35-713-035	Pre-app Date:	05/11/11
Location:	2222 Ash Avenue	Meeting Location:	DSC Conference Room 3A - 321
Ward #:	3 - Reese	Acres:	.20
		Time:	10:00 a.m.

Ownership Info:	RITZ SHIRLEY TRUST AGREEMENT RITZ SHIRLEY TRS 3510 KATMAI DR LAS VEGAS NV 89122-4026	Last Change of Ownership Date:	2/26/98
	Phone: (702)-	Fax: (702)-	Email:
Applicant Info:	Shirley Ritz		
	Phone: (702)-547-6819	Fax: (702)-	Email:
Representative Info:			
	Phone: (702)-	Fax: (702)-	Email:

Use:	Existing:	Residential
	Proposed:	No change proposed
General Plan:	Existing:	L (Low Density Residential)
	Proposed:	No change proposed
Zoning:	Existing:	R-1 (Low Density Residential)
	Proposed:	No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	N/A	
	Special Land Use Designation (per plan, if applicable): N/A	

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

Between CLV Planning Representative: Yorgo Kagafas, Planner II (229-6196 Office / 385-7268 Fax / gkagafas@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Shirley A. Ritz		547-6819		
2.				
3.				
4.				
5.				
6.				
7.				
8.	CLV - Planning			
9.	CLV - Finance (Business License)	229-6321	383-0769	
10. <i>Rodger</i>	CLV - PW - Dev Co	229-6578	474-7599	
11.	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13. <i>Rod Crowl</i>	CLV - Building and Safety	229-6251	382-1731	
14.	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet



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

Ms. Shirley Ritz
Shirley Ritz Trust
3510 Katmai Drive
Las Vegas, NV 89122

RE: VAR-42175 - VARIANCE
CITY COUNCIL MEETING OF SEPTEMBER 21, 2011

Dear Ms. Ritz:

The City Council at a regular meeting held September 21, 2011, APPROVED the request for a request for a Variance TO ALLOW A FOUR-FOOT REAR YARD SETBACK FOR A PRIMARY STRUCTURE WHERE 15 FEET IS REQUIRED, TO ALLOW AN ACCESSORY STRUCTURE (CLASS II) TO BE LOCATED IN THE FRONT YARD AREA WHERE SUCH IS NOT PERMITTED AND TO ALLOW A THREE-FOOT, SIX-INCH HIGH SOLID WALL WITH A THREE-FOOT, SIX-INCH WROUGHT IRON TOP WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED IN THE FRONT YARD on 0.20 acres at 2222 Ash Avenue (APN 139-35-713-035), R-1 (Single Family Residential) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 22, 2011. This approval is subject to:

Added Conditions

- A. The existing wall and gate along the entire length of Ash Avenue, the angled corner section, and along 23rd Street for approximately eight feet to the first pilaster, shall be reduced to a height of no more than five (5) feet, with a maximum of three and one half (3.5) feet of solid wall and the remainder to be a wrought iron top.
- B. The address numbering/lettering at two (2) locations on Ash Avenue and the corner of Ash Avenue and 23rd Street shall be reduced in height to a maximum of six (6) inches, and a minimum of three and one half (3.5) inches. The white background at both address locations shall be removed. The change of address shall be completed prior to any final inspection for the building permit for the wall.

Planning

- 1. 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



Ms. Shirley Ritz
VAR-42175 – Page Two
October 4, 2011

2. 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.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

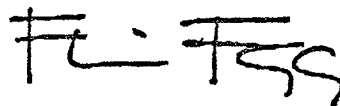
Public Works

5. Submit an Encroachment Agreement for the portions of the existing wall in the Ash Avenue 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.
6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

Sincerely,



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



Flinn Fagg, Director
Planning

cc: Ms. Stephanie Allen
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 W. Sunset Road, Suite No. 250
Las Vegas, NV 89113



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

Ms. Shirley Ritz
Shirley Ritz Trust
3510 Katmai Drive
Las Vegas, NV 89122

RE: VAR-42175 - VARIANCE
CITY COUNCIL MEETING OF SEPTEMBER 7, 2011

Dear Ms. Ritz:

The City Council at a regular meeting held September 7, 2011, HELD IN ABEYANCE the request for a request for a Variance TO ALLOW A FOUR-FOOT REAR YARD SETBACK FOR A PRIMARY STRUCTURE WHERE 15 FEET IS REQUIRED, TO ALLOW AN ACCESSORY STRUCTURE (CLASS II) TO BE LOCATED IN THE FRONT YARD AREA WHERE SUCH IS NOT PERMITTED AND TO ALLOW A THREE-FOOT, SIX-INCH HIGH SOLID WALL WITH A THREE-FOOT, SIX-INCH WROUGHT IRON TOP WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED IN THE FRONT YARD on 0.20 acres at 2222 Ash Avenue (APN 139-35-713-035), R-1 (Single Family Residential) 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,

A handwritten signature in cursive script, appearing to read "Lean Coleman".

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

cc: Ms. Stephanie Allen
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 W. Sunset Road, Suite No. 250
Las Vegas, NV 89113

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



716 289/276

Report of All Selected Parcels

Case Number: VAR-42175

Printed On: Wed: July 20, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
1313 HOLDINGS L L C	%M PARRA 732 CHERVIL VALLEY DR LAS VEGAS NV 89138-2004	13935718029
1319 L L C	%M PARRA 732 CHERVIL VALLEY DR LAS VEGAS NV 89138-2004	13935718031
133 HOLDINGS L L C	%M PARRA 732 CHERVIL VALLEY DR LAS VEGAS NV 89138-2004	13935718030
2117 SUNRISE APARTMENTS L L C	2015 E WINDMILL LN LAS VEGAS NV 89123-2043	13935812006
7-ELEVEN INC	%AV TAX DEPT #0125 P O BOX 711 DALLAS TX 75221-0711	13935702003
ACE PROPERTIES NEVADA L L C	%M AGRON 164 BLISS CANYON RD BRADBURY CA 91008-1101	13935712004
ACEVEDO JOSE L RAMIREZ	2312 BERKLEY AVE LAS VEGAS NV 89101-4513	13935718024
ACOSTA NICOLAS	HERNANDEZ MARIA 137 N 21ST ST LAS VEGAS NV 89101-4501	13935716004
ADVINCULA KAREN CHU & SOLOMON C	13201 WRANGLER LN VICTORVILLE CA 92392-8871	13935713009
AKIVA CHERIE M	225 CERVANTES ST LAS VEGAS NV 89101-4408	13935712020
ALCANTARA JESUS J	2400 ISABELLE AVE LAS VEGAS NV 89101-4517	13935718046
ALMANZA IGNACIO	2211 ASH AVE LAS VEGAS NV 89101-4507	13935713016
AMEZCUA MARIO	TORRES ESPERANZA B 2212 ISABELLE AVE LAS VEGAS NV 89101-4515	13935719010
ANAYA & ANAYA L L C	9224 RED TWIG DR LAS VEGAS NV 89134-6037	13935713004
ANDRADE HERIBERTO G & CECILIA	9453 SILVANER CT LAS VEGAS NV 89123-5846	13935718036
ARCIGA MARIO AMEZCUA	TORRES ESPERANZA BALDOVINOS 2213 ISABELLE AVE LAS VEGAS NV 89101-4518	13935719011
ARELLANO JOHN & DELIA A	104 S GARDENVIEW DR CASTLE HILLS TX 78213-2403	13935713005
AVALOS ASCENCION	233 N 21ST ST LAS VEGAS NV 89101-4503	13935712048
AVELAR JOSE	107 N 21ST ST LAS VEGAS NV 89101-4501	13935716009
AYALA RAUL MORALES & LEON	2113 BERKLEY AVE LAS VEGAS NV 89101-4511	13935717017
BAHENA LILIA FIGUEROA	2100 OGDEN AVE LAS VEGAS NV 89101-4543	13935717001
BALL KEVIN & JOJINA	2142 STEWART AVE LAS VEGAS NV 89101-4037	13935713011
BANK AMERICA N A	%RECONTRUST CO 400 NATIONAL WY SIMI VALLEY CA 93065-6414	13935718047
BANK CITY NATIONAL	555 S FLOWER ST 25TH FLR LOS ANGELES CA 90071-2326	13935813007
BANK U S N A	4801 FREDERICA ST OWENSBORO KY 42301-7441	13935611061
BANK U S NATIONAL ASSN TRS	%AMERICAS SRVCING CO 1 HOME CAMPUS X2504-017 DES MOINES IA 50328-0001	13935718013
BARAJAS CRUZ J	MARTINEZ-GUTIERREZ MARIA OFELIA %C GONZALEZ 2212 ASH AVE LAS VEGAS NV 89101-4546	13935713033
BARBA RAYMUNDO	2223 E OGDEN AVE LAS VEGAS NV 89101-4551	13935713036
BARRON JOSE	5429 TUNIS AVE LAS VEGAS NV 89122-7230	13935612038
BECERRA-ISMERIO ROBERTO	2405 ISABELLE AVE LAS VEGAS NV 89101-4523	13935718034
BELL REUEL EMERSON	1736 E CHARLESTON BLVD #171 LAS VEGAS NV 89104-7900	13935712021

Report of All Selected Parcels

<u>Owner</u>	<u>Case Number:</u>	<u>Address</u>	<u>Printed On:</u>	<u>Parcel Number</u>
BELLAMY FAMILY TRUST 2001	VAR-42175	BELLAMY JAY B & LUCINDA L TRS 4066 VANCOUVER AVE LAS VEGAS NV 89121-6151	Wed: July 20, 2011	13935612040
BENITEZ DAVID CARRILLO		205 N 21ST ST LAS VEGAS NV 89101-4503		13935712041
BENITEZ GABRIEL		2208 MARLIN AVE LAS VEGAS NV 89101-4020		13935611069
BERKLEY AVENUE TRUST		6130 W FLAMINGO RD #207 LAS VEGAS NV 89103-2280		13935717012
BERNAL VLADIMIR		1198 W PARROT WY #117 SALT LAKE CITY UT 84123		13935713002
BILLINGSLEY SHEILA & TRENT		P O BOX 59 BLUE DIAMOND NV 89004-0059		13935712052
BLOCKER TERRY		WYLER BERTIEEN 2120 OGDEN AVE LAS VEGAS NV 89101-4543		13935717006
BONILLA GUADALUPE & ROSALBA		1220 ARDEN ST LAS VEGAS NV 89104-5502		13935713022
BONILLA GUADALUPE & ROSALBA		1220 ARDEN ST LAS VEGAS NV 89104-5502		13935718011
BOTELLO JUAN J & GRACIELA		2018 S 6TH ST LAS VEGAS NV 89104-2901		13935612036
BREWER DONNA		KELLAR BETTYE 2104 ASH AVE LAS VEGAS NV 89101-4508		13935713025
BROWN THOMAS C & BETTY J		2213 ASH AVE LAS VEGAS NV 89101-4507		13935713015
BUSYBIRDS INC		4225 PEACHBLOSSOM LN LAS VEGAS NV 89108-5645		13935611070
BUTTERBAUGH ROBERT L & CLAUDIA		2126 E STEWART AVE LAS VEGAS NV 89101-4037		13935713007
CABRERA PABLO		2408 BERKLEY AVE LAS VEGAS NV 89101-4549		13935718028
CAMPBELL OLGA		2112 CHAPMAN DR LAS VEGAS NV 89104-3409		13935611081
CARRANZA JUVENTINO & LORENA		216 N 20TH ST LAS VEGAS NV 89101-4454		13935712009
CARRETERO BLAS & ALBA		GALINDO CYNTHIA K 219 E 68TH WY LONG BEACH CA 90805-1274		13935714005
CARRILLO FRANCISCO J & MARIA L		2201 BERKLEY AVE LAS VEGAS NV 89101-4548		13935717014
CARTER HAROLD DWAINNE		STEPHAN JANICE K 2117 ISABELLE AVE LAS VEGAS NV 89101-4520		13935719016
CAZAREZ ADAN		212 N 20TH ST LAS VEGAS NV 89101-4454		13935712010
CIFUENTES FOSTER		MCOUADE ROSE G 15030 VALLEY VISTA BLVD SHERMAN OAKS CA 91403-4025		13935612035
CITY OF LAS VEGAS		400 E STEWART LAS VEGAS NV 89101-2913		13936301004
CONROY TERENCE & MARY ANN		237 N 21ST ST LAS VEGAS NV 89101-4503		13935712049
CONSTANZA ANA F		139 CERVANTES LAS VEGAS NV 89101-4406		13935715003
CONTRERAS JUAN J & ESTHER		2304 E OGDEN AVE LAS VEGAS NV 89101-4525		13935718002
CONTRERAS MARTIN & MAGDALENA		2313 BERKLEY AVE LAS VEGAS NV 89101-4514		13935718017
CONTRERAS REMBERTO R & RUBELIA L		1869 VERDE MIRADA LAS VEGAS NV 89115-3844		13935718037
COOK THOMAS STUART		102 DOGWOOD ST HENDERSON NV 89015-5209		13935712027
CORDERO LUIS I & BLANCA E		11720 GARLAND GROVE LN LAS VEGAS NV 89183-5650		13935712051
CORDOBA NORBERTO		205 CERVANTES ST LAS VEGAS NV 89101-4408		13935712015
CORONA JESUS		DIAZ ROSARIO 208 CERVANTES ST LAS VEGAS NV 89101-4409		13935712033

Report of All Selected Parcels

Owner

Address

Case Number: VAR-42175
Printed On: Wed: July 20, 2011

Parcel Number

CORREA MARIA L & ALFREDO	6407 SWAN SONG RD LAS VEGAS NV 89142-0912	13935713032
CORREA MARIA L & ALFREDO	2205 BERKLEY AVE LAS VEGAS NV 89101-4548	13935717013
CORTEZ JOSE C	2215 OGDEN AVE LAS VEGAS NV 89101-4551	13935713038
DELEON RAQUEL	232 N 20TH ST LAS VEGAS NV 89101-4454	13935712005
DELGADO ANGELA & ISELA	2101 BERKELEY AVE LAS VEGAS NV 89101-4511	13935717020
DEPAMPHILLIS GABRIEL	6603 INDEPENDENCE AVE #E CANOGA PARK CA 91303-3847	13935611083
DESERT DIAMOND TRUST	SECRIST LARENE TRS 2130 E STEWART AVE LAS VEGAS NV 89101-4037	13935713008
DIAZ JAVIER G	GONZALEZ MARTHA E 213 CERVANTES ST LAS VEGAS NV 89101-4408	13935712017
DIAZ JUAN & SALVADOR	2309 BERKLEY AVE LAS VEGAS NV 89101-4514	13935718018
DIAZ ROSARIO	208 CERVANTES ST LAS VEGAS NV 89101-4409	13935712037
DIAZ-REYES MARIA G	REYES DE DIAZ MARIA 233 N 23RD ST LAS VEGAS NV 89101-4505	13935713013
DIAZ-RODRIGUEZ NORMA ALICIA	237 CERVANTES ST LAS VEGAS NV 89101-4408	13935712023
DUSKIN FAMILY TRUST	DUSKIN GERALD L & CAMILLE L TRS 9113 LAZY HILL CIR LAS VEGAS NV 89117-7035	13935611077
DUSKIN FAMILY TRUST	DUSKIN GERALD L & CAMILLE L TRS 9113 LAZY HILL CIR LAS VEGAS NV 89117-7035	13935611076
ECKERT GERALD L	2122 E STEWART AVE LAS VEGAS NV 89101-4037	13935713006
ESMENA CASRAY & PAZ	2201 ASH AVE LAS VEGAS NV 89101-4507	13935713018
ESPARZA RAFAEL & ROSA	10993 ZAMPINO ST LAS VEGAS NV 89141-3839	13935718004
ESTRADA JOSE M	128 N 21ST ST LAS VEGAS NV 89101-4502	13935719021
EUROVEST 7PLEXES L L C	%C BUBENHEIM DACHAUER ST #61F HAINHHAUSEN 85778 GERMANY	13935813008
EUROVEST 7PLEXES L L C	%HANAUAS NV LLC 1072 S DE ANZA BLVD #A107-316 SAN JOSE CA 95129-3500	13935813005
EVANIK J M & E FAM TR	EVANIK JAMES M & ELIZABETH TRS 224 N 20TH ST LAS VEGAS NV 89101-4454	13935712007
FABELO LORENZO	RUIZ EVA LUZ 220 N 20TH ST LAS VEGAS NV 89101-4454	13935712008
FARFAN ELLIOTT R	2212 E OGDEN AVE LAS VEGAS NV 89101-4524	13935717010
FAVELA ARNOLDO & LILIA	2120 BERKLEY AVE LAS VEGAS NV 89101-4512	13935719028
FENSTERMAKER FAM TR	FENSTERMAKER EDDIE & EMILY TRS 2208 E OGDEN AVE LAS VEGAS NV 89101-4524	13935717009
FERNANDEZ FIDEL G ETAL	2108 ASH AVE LAS VEGAS NV 89101-4508	13935713026
FLATEBO MARK E	4618 GARDEN PL LAS VEGAS NV 89107-4149	13935713044
FLORES JOSE DEJESUS	1688 C R 413 TYLER TX 75704	13935712029
FLORES-CORREA CARLOS	221 N 21ST ST LAS VEGAS NV 89101-4503	13935712045
FOSTER MARCIA	7949 S 78TH EAST AVE TULSA OK 74133-3616	13935712031
GALFAYAN ZORAK	1038 SPAZIER AVE #4 GLENDALE CA 91201-1651	13935719024
GALVAN CASTREJON ARTURO	CASTREJON OFELIA G 2408 ISABELLE AVE LAS VEGAS NV 89101-4517	13935718048

Report of All Selected Parcels

Owner

GAMBOA VICTOR
 GARCIA FERNANDO
 GARCIA JOSE LUIS
 GELSINGER PAUL L & MILAGROS M
 GENERAL SCIENCEERING CORPORATION
 GILLINTA FRED O & ISABEL
 GIOLITO INVESTMENTS L L C
 GOMEZ LUCIANO GALLARDO
 GONGSILA MUN
 GONZALEZ ALEJANDRO S
 GONZALEZ JOSE & ROSA
 GONZALEZ JOSE & ROSA
 GONZALEZ JOSE & ROSA M
 GONZALEZ MARTHA
 GONZALEZ MAXIMINO B & AMADA
 GONZALEZ MIGUEL & PATRICIA
 GUZMAN HECTOR
 GUZMAN HECTOR M
 HARON SERGIO & ASHOR
 HARON SERGIO & ASHOR
 HARRIS WARREN
 HARVARD PLACE L L C
 HARVARD PLACE L L C
 HARVARD PLACE L L C
 HERETIC ENTERPRISES L L C
 HERNANDEZ FRANCISCO & MARIA
 HERNANDEZ GUSTAVO
 HERNANDEZ HERIBERTO & BLANCA
 HOME POINT INC
 HOPKINS TIMOTHY & GRACE
 HOPKINS TIMOTHY JR
 IGLESIAS ANER & REBECCA

Case Number: VAR-42175

Address

2401 ISABELLE AVE LAS VEGAS NV 89101-4523
 2109 BERKLEY AVE LAS VEGAS NV 89101-4511
 236 CERVANTES ST LAS VEGAS NV 89101-4409
 525 MADGE LN LAS VEGAS NV 89110-3904
 13 THE POINT CORONADO CA 92118-3216
 2205 ASH AVE LAS VEGAS NV 89101-4507
 1531 QUAIL RUN HILLISTER CA 95023-5431
 147 CERVANTES ST LAS VEGAS NV 89101-4406
 2112 E OGDEN AVE LAS VEGAS NV 89101-4543
 6433 MECHARI AVE LAS VEGAS NV 89107
 2312 ISABELLE AVE LAS VEGAS NV 89101-4516
 2312 ISABELLE AVE LAS VEGAS NV 89101-4516
 2312 ISABELLE AVE LAS VEGAS NV 89101-4516
 209 CERVANTES ST LAS VEGAS NV 89101-4408
 2109 ASH AVE LAS VEGAS NV 89101-4500
 2413 ISABELLE AVE LAS VEGAS NV 89101-4523
 927 CAREY HALL ST LAS VEGAS NV 89110-2840
 927 CAREY HALL ST LAS VEGAS NV 89110-2840
 2021 STEWART AVE LAS VEGAS NV 89101-4475
 2021 STEWART AVE LAS VEGAS NV 89101-4475
 2304 ISABELLE AVE LAS VEGAS NV 89101-4516
 7259 W SAHARA AVE #110 LAS VEGAS NV 89117-2853
 7259 W SAHARA AVE #110 LAS VEGAS NV 89117-2853
 7259 W SAHARA AVE #110 LAS VEGAS NV 89117-2853
 418 WILLOW RD MENLO PARK CA 94025-2716
 146 CERVANTES ST LAS VEGAS NV 89101-4407
 GONZALEZ NOE GASPAR 2216 BRADY AVE LAS VEGAS NV 89101-1419
 2117 E OGDEN AVE LAS VEGAS NV 89101-4547
 %M & C HALL P O BOX 42401 LAS VEGAS NV 89116-0401
 930 COLORADO BLVD #3 LOS ANGELES CA 90041-1735
 HOPKINS TIMOTHY & GRACE 930 COLORADO BLVD #3 LOS ANGELES CA 90041-1735
 166 CIRCLE DR BRADBURY CA 91008-1005

Printed On: Wed: July 20, 2011

Parcel Number

13935718035
 13935717018
 13935712030
 13935715016
 13935715019
 13935713017
 13935613006
 13935715001
 13935717004
 13935712019
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 13935718038
 13935718044
 13935712016
 13935713021
 13935718032
 13935611065
 13935611066
 13935611086
 13935611087
 13935718042
 13935612006
 13935612008
 13935612007
 13935713003
 13935715020
 13935719014
 13935713043
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 13935719015

Report of All Selected Parcels

Case Number: VAR-42175

Printed On: Wed: July 20, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
JAMES L L C	320 CAMERO AVE LAS VEGAS NV 89123-2226	13935702001
JIMENEZ EDUARDO	2404 BERKLEY AVE LAS VEGAS NV 89101-4549	13935718027
JOHNSON BENJAMIN E	1510 N 1ST ST EL CAJON CA 92021-3337	13935611067
JOHNSON DAVID & PAMELA S	204 CERVANTES ST LAS VEGAS NV 89101-4409	13935712038
JORITZ ROBERT M	4463 SUNFLOWER LAS VEGAS NV 89120-1635	13935713034
KEITH JERRY & ISABEL E	244 CERVANTES ST LAS VEGAS NV 89101-4409	13935712028
KHONSAVANH PHOUKHONG & ITHIPHONE	2412 ISABELLE AVE LAS VEGAS NV 89101-4517	13935718049
KINGSTON FRED G JR & MICHELE L	200 N 20TH ST LAS VEGAS NV 89101-4454	13935712013
KLEIN MICHAEL & EDITH	12366 CHANDLER BLVD #B NORTH HOLLYWOOD CA 91607-4353	13935718033
L W H PROPERTIES L L C	%S HAUSER 5000 WINDPLAY DR #4 EL DORADO HILLS CA 95762-9319	13935612044
LEDESMA JESUS	4802 FARIFAX AVE LAS VEGAS NV 89120-1715	13935714007
LEE CHOI LAM & LAI CHUN WONG	2105 BERKLEY AVE LAS VEGAS NV 89101-4511	13935717019
LEMUS CESAR E & MARGARITA M	2650 ARACATUBA AVE LAS VEGAS NV 89121-1530	13935612039
LONG JAMES L & SHIRLEY M	2205 ISABELLA ST LAS VEGAS NV 89101-4518	13935719013
LOPEZ EDUARDO RAFAEL	2118 BERKLEY AVE LAS VEGAS NV 89101-4512	13935719027
LOPEZ GUSTAVAO	2317 BERKLEY AVE LAS VEGAS NV 89101-4514	13935718016
LOPEZ NICOLAS	2114 BERKLEY AVE LAS VEGAS NV 89101-4512	13935719025
LY HUY CAM & NGA THAI	4787 WHITETAIL LN SAN JOSE CA 95138-2472	13935613004
MACIAS EMIGDIO & ALEJANDRA E	143 21ST ST LAS VEGAS NV 89101-4501	13935716002
MACIVICAR ANNE	7361 PRAIRIE FALCON RD #110 LAS VEGAS NV 89128-0824	13935715018
MARLOWE ROBERT M	524 EMDEN ST HENDERSON NV 89015-4612	13935712034
MARQUEZ MARIA DEL CARMEN	200 CERVANTES ST LAS VEGAS NV 89101-4409	13935712039
MARQUEZ-MARQUEZ MARIA T	2113 ISABELLE AVE LAS VEGAS NV 89101-4520	13935719017
MARSHALL ROGER E	5228 SHADY GROVE LN LAS VEGAS NV 89130-2076	13935718041
MARTEL JAIME CORRAL & MARIA N	724 HIDDEN DESERT WY LAS VEGAS NV 89110-2283	13935611088
MARTINEZ ALEX	3468 TRILOGY DR LAS VEGAS NV 89108-4781	13935717003
MARTINEZ MARIA C	SANCHEZ EMILIO GARCIA 143 N CERVANTES ST LAS VEGAS NV 89101-4406	13935715002
MARTINEZ RENTALS L L C	6380 S ESTERN AVE #12 LAS VEGAS NV 89119	13935718006
MARTINEZ RENTALS L L C	320 CAMERO AVE LAS VEGAS NV 89123-2226	13935718008
MARTINEZ RENTALS L L C	%J & S MARTINEZ 320 CAMERO AVE LAS VEGAS NV 89123-2226	13935718007
MAZON CYNTHIA M	225 N 21ST ST LAS VEGAS NV 89101-4503	13935712046
MCDUGALL MICHAEL L	2201 E OGDEN AVE LAS VEGAS NV 89101-4551	13935713041

Report of All Selected Parcels

Case Number: VAR-42175

Printed On: Wed: July 20, 2011

Owner	Address	Parcel Number
MCGRATH MAURICE & LUANA	50 OLYMPIA HILLS CIR LAS VEGAS NV 89141-6045	13935718050
MCGRORY JACK	7979 IVANHOE AVE #555 LA JOLLA CA 92037-4570	13935714004
MEGA PRO MANAGEMENT GROUP L L C	5539 SAMANTHA AVE LAKEWOOD CA 90712-1445	13935719018
MERINO-SANCHEZ DALIA	1804 SNUGHAVEN CT LAS VEGAS NV 89108-2542	13935718010
MERINO-SANCHEZ DALIA I	1804 SNUGHAVEN CT LAS VEGAS NV 89108-2542	13935718009
MERRIAN DOREEN LIVING TRUST	MERRIAN DOREEN TRS 2100 ISABELLE AVE LAS VEGAS NV 89101-4521	13935719001
MILES ROBERT G & JUDY M FAM TR	MILES ROBERT G & JUDY M TRS 5636 TAHOE DR LAS VEGAS NV 89142-2602	13935718022
MOKADDEM AMINE & DALE	YAGHI SHUCRI I 9150 ALGERONA ST BELLFLOWER CA 90706-4204	13935812009
MOKADDEM AMINE & DALE	YAGHI SHUCRI I 9150 ALGERONA ST BELLFLOWER CA 90706-4204	13935812010
MONTES ADELINA	2124 BERKLEY AVE LAS VEGAS NV 89101-4512	13935719030
MORA JORGE	2105 ISABELLE AVE LAS VEGAS NV 89101-4520	13935719019
MORALES RAUL	LEON NINFA 2121 BERKLEY AVE LAS VEGAS NV 89101-4511	13935717015
MORENO RAUL & JUANA	228 N 20TH ST LAS VEGAS NV 89101-4454	13935712006
MOSSMAN DAWN	MOSSMAN MYRA 1337 N ORANGE DR HOLLYWOOD CA 90028-7507	13935611085
NAKADLOK ARAN & SIRINUN	7974 RODEO DR LAS VEGAS NV 89123-2007	13935713023
NAVARRO CARLOS JR	2116 BERKLEY AVE LAS VEGAS NV 89101-4512	13935719026
NESE BERNADETTE	2943 CRAWFORD NO LAS VEGAS NV 89030-5146	13935611063
NORTH 320 L L C	%P ROBERTS %BEST CO 6450 SPRING MOUNTAIN RD #12 LAS VEGAS NV 89146-8836	13935612034
NORTH 320 L L C	%P ROBERTS %BEST CO 6450 SPRING MOUNTAIN RD #12 LAS VEGAS NV 89146-8836	13935612033
OCAMPO DOROTEO	241 CERVANTES ST LAS VEGAS NV 89101-4408	13935712024
OCAMPO PABEL	CABRERA-OCAMPO VERONICA 2218 MARLIN AVE LAS VEGAS NV 89101-4020	13935611071
ORENDAIN BIANCA C	2117 BERKLEY AVE LAS VEGAS NV 89101-4511	13935717016
OROSCO FABIO PRADO	PRADO MARTHA E 10100 DESERT WIND DR LAS VEGAS NV 89144-6508	13935717011
ORTIZ FELIPE & JUANA RODRIGUEZ	2308 E OGDEN AVE LAS VEGAS NV 89101-4525	13935718003
OTIZ MARIA E	13127 GLAMIS ST PACOIMA CA 91331-3241	13935713024
PALBITSKA THOMAS & LINDA	2110 N LOS FELIZ ST BLDG 23 BOX #1097 LAS VEGAS NV 89125-1097	13935712025
PARADES FRANCISCO G & MARTHA	2200 E OGDEN AVE LAS VEGAS NV 89101-4524	13935717007
PARADES MARVIN G	213 N 21ST ST LAS VEGAS NV 89101-4503	13935712043
PARGA ALVARO	2217 ASH AVE LAS VEGAS NV 89101-4507	13935713014
PARRA CRISTOBAL B	2121 STEWART AVE LAS VEGAS NV 89101-4036	13935611080
PARRA JOSE C	2305 ISABELLE AVE LAS VEGAS NV 89101-4522	13935718039
PARRA JUAN ANTONIO	2209 ISABELLE AVE LAS VEGAS NV 89101-4518	13935719012

Report of All Selected Parcels

Owner	Case Number:	Address	Parcel Number
PARTCH-LEBOVITZ FAMILY TR L L C	VAR-42175	LEBOVITZ FAMILY TR L L C %THE MGMT TEAM P O BOX 33118 LAS VEGAS NV 89133-3118	13935702002
PEARL HERSHEL H		2206 MARLIN AVE LAS VEGAS NV 89101-4020	13935611068
PEREIRA MARIA SUSANA		126 CERVANTES ST LAS VEGAS NV 89101-4407	13935715015
PEREZ GLORIA		133 N 21ST ST LAS VEGAS NV 89101-4501	13935716005
PEREZ GLORIA		139 N 21ST ST LAS VEGAS NV 89101-4501	13935716003
PEREZ JESUS & MARTA VALERIO		208 SCHERER ST LAS VEGAS NV 89145-4972	13935718023
PEREZ TERESA		113 N 21ST ST LAS VEGAS NV 89101-4501	13935716008
PEREZ VICTOR GARCIA		GARCIA ELENA V 823 S MONTEZUMA WY WEST COVINA CA 91791-3341	13935612037
PINEDA MIRNA S		DELAROCA WILMER 2205 E OGDEN AVE LAS VEGAS NV 89101-4551	13935713040
PIZA ABAD		DEPIZA JULIA R 3130 CARROLL ST NO LAS VEGAS NV 89030-5048	13935611074
PIZA-CASIANO ABAD		DEPIZA JULIA RAMIREZ 3130 CARROLL ST NO LAS VEGAS NV 89030-5048	13935611075
PORTER KAYE		DEPIZA JULIA RAMIREZ 2120 TRAVIS ST NO LAS VEGAS NV 89030-4012	13935713010
PORTILLO-LOPEZ MARIA ISABEL		HARRIS STEPHANIE JANE 2108 BERKLEY AVE LAS VEGAS NV 89101-4512	13935719022
PRADO-OROZCO FAVIO R		2219 E OGDEN AVE LAS VEGAS NV 89101-4551	13935713037
PROPRIETY REDUX L L C		2301 BERKLEY AVE LAS VEGAS NV 89101-4514	13935718020
PUCKETT JEWEL & MILDRED JOY		111 DEERWOOD RD #200 SAN RAMON CA 94583-4445	13935714008
QUINONEZ MARIO & NORMA		2121 OGDEN AVE LAS VEGAS NV 89101-4547	13935713042
QUINTERO ERICA Y		9128 CANTINA CREEK CIR LAS VEGAS NV 89178-6238	13935713001
R B T HOME MAINTENANCE L L C		2025 E OGDEN AVE LAS VEGAS NV 89101-4452	13935712040
RAMIREZ HECTOR J		1924 S MARYLAND PKWY LAS VEGAS NV 89104-3106	13935714001
RAMIREZ HUGO FAMILY TRUST		REYNA ANGELINA DEL CARMEN 2116 ASH AVE LAS VEGAS NV 89101-4508	13935713028
REAL PROPERTIES AMERICA INC		RAMIREZ HUGO TRS 2120 ISABELLE AVE LAS VEGAS NV 89101-4521	13935719006
REYES AMADOR		1176 WIGWAM PKWY HENDERSON NV 89074-8154	13935714006
REYES CATARINO & ELPIDIA		SANCHEZ CECILIA RIVERA 2122 BERKLEY AVE LAS VEGAS NV 89101-4512	13935719029
REYES TERESA & ERNESTO		2112 ISABELLE AVE LAS VEGAS NV 89101-4521	13935719004
RITZ SHIRLEY TRUST AGREEMENT		209 N 21ST LAS VEGAS NV 89101-4503	13935712042
ROBERTS KAREN		RITZ SHIRLEY TRS 3510 KATMAI DR LAS VEGAS NV 89122-4026	13935713035
ROBY ORA D LIVING TRUST ETAL		2251 N RAMPART BLVD #193 LAS VEGAS NV 89128-7640	13935718021
ROBY ROBBIN		ROBY ORA D TRS 2100 MARLIN AVE LAS VEGAS NV 89101-4030	13935611060
ROCHA JOSE		3300 PARAGON DR LAS VEGAS NV 89117-5509	13935611058
RODRIQUEZ OLGA		2101 E OGDEN AVE LAS VEGAS NV 89101-4547	13935713047
		2500 E OGDEN AVE LAS VEGAS NV 89101	13935718001

Printed On: Wed: July 20, 2011

Report of All Selected Parcels

<u>Owner</u>	<u>Case Number:</u>	<u>Address</u>	<u>Parcel Number</u>
RODRIGUEZ GUADALUPE	VAR-42175	MENDEZ JUAN E 233 CERVANTES ST LAS VEGAS NV 89101-4408	13935712072
RODRIGUEZ JOSE MORENO		CARBAJAL LAURA G 2120 ASH AVE LAS VEGAS NV 89101-4508	13935713029
RODRIGUEZ MARIO P		241 N 21ST ST LAS VEGAS NV 89101-4503	13935712050
RODRIGUEZ RIGOBERTO & MARTHA L		2105 E OGDEN AVE LAS VEGAS NV 89101-4547	13935713046
ROJAS EUSEBIO		1132 S 10TH ST LAS VEGAS NV 89104-1505	13935611084
ROJAS JOEL		2104 ISABELLE AVE LAS VEGAS NV 89101-4521	13935719002
ROMAN ESTELA		249 CERVANTES ST LAS VEGAS NV 89101-4408	13935712026
ROMERO MARIA		ROBLES JOSE JUAN 120 CEVANTES ST LAS VEGAS NV 89101	13935715014
RONQUILLO MARCIAL R & YOLANDA A		2405 BERKLEY AVE LAS VEGAS NV 89101-4550	13935718014
RUBOTTOM LAWRENCE L & CAROLE		697 VIA CIELITO VENTURA CA 93003-1236	13935718019
RUIZ ALTAGRACIA D		2109 E OGDEN AVE LAS VEGAS NV 89101-4547	13935713045
SAADI JOSEPH ISMAIL		1500 E KATELLA 2 ORANGE CA 92867-6306	13935713020
SADJADI LILIAN		2144 E STEWART LAS VEGAS NV 89101-4037	13935713012
SALAZAR ANDRES		216 CERVANTES ST LAS VEGAS NV 89101-4409	13935712035
SANCHEZ ANTONIO		2208 ISABELLE AVE LAS VEGAS NV 89101-4515	13935719009
SANCHEZ EULALIA		201 CERVANTES ST LAS VEGAS NV 89101-4408	13935712014
SANCHEZ NELSON ISRAEL		PENA LUZ E 2821 S SYCAMORE AVE LOS ANGELES CA 90016-3411	13935611079
SANCHEZ NELSON ISRAEL		PENA LUZ E 2201 STEWART AVE LAS VEGAS NV 89101-4036	13935611078
SANDOVAL AGUSTIN A		2401 BERKLEY AVE LAS VEGAS NV 89101-4550	13935718015
SANDOVAL ROSALBA		4946 E BALTIMORE AVE LAS VEGAS NV 89104-6202	13935718005
SANHER INC		2505 E STEWART AVE LAS VEGAS NV 89101-4684	13936210009
SAR HOUR & SAMPHOUN		6557 FIELDMOUSE AVE LAS VEGAS NV 89142-0996	13935611059
SAUCEDO GUILLERMO		2110 MARLIN AVE LAS VEGAS NV 89101-4030	13935611062
SAUCEDO MARY & MARTIN		2211 E OGDEN AVE LAS VEGAS NV 89101-4551	13935713039
SCHILLER HARRY		310 N CIVIC DR #508 WALNUT CREEK CA 94596-3606	13935714002
SCHILLER HARRY		244 N 23RD ST LAS VEGAS NV 89101-4506	13935714003
SCHOOL BOARD OF TRUSTEES		2832 E FLAMINGO LAS VEGAS NV 89121-5205	13936302003
SECRETARY HOUSING AND URBAN DEV		%MICHAELSON CONNOR & BOUL 4400 WILL ROGERS PKWY #300 OKLAHOMA CITY OK 73108-1870	13935718026
SERRATO FAMILY 1999 REVOCABLE TR		SERRATO MICHAEL A & RUTH CO-TRS 1555 LATCHFORD AVE HACIENDA HEIGHTS CA 91745-3234	13935611073
SHARPE ARTHUR E JR		2316 BERKLEY AVE LAS VEGAS NV 89101-4513	13935718025
SISOMPHOU NOVAN		127 N 21ST ST LAS VEGAS NV 89101-4501	13935716006

Printed On: Wed: July 20, 2011

Report of All Selected Parcels

Owner

SIXT STEPHEN & LORLIENE LIV TR
SKOWRONSKI DENNIS & GLONA
SOPHIA ESTATES L L C
SOPICO INVESTMENTS
STEWART ONE L L C
STEWART ONE L L C
STEWART ONE L L C
SUAREZ MARIA DE LOURDES
SUNBASE ACQUISITIONS L L C
TARANGO TERESA B & JOSE
TAYLOR BEAN & WHITAKER MTGE CORP
TAYLOR STEVE E & JUDY L
TELADA MARTINA
TOWNSEND CALVIN COOLIDGE
URIARTE FELICITAS
URIBE MARIA
VALENZUELA FRANK
VALENZUELA PRIMITIVO
VALERA ALBERTO
VALERIO ANGEL SR & ANGEL JR
VALLES-MORENO HECTOR
VAZQUEZ EDGAR C
VAZQUEZ JESUS
VEGA PEDRO & GUILLEMINA
VENEGAS LEON & SARA
VILLEGAS PEDRO
WARD LAND CORP
WARD LAND CORP
WEAVER TIM INC
WILCOCK RICHARD M
ZACHARIA JOHN B
ZACHARIA JOHN B & PATRICIA K

Case Number:

VAR-42175

Address

SIXT STEPHEN J & LORLIENE V TRS 640 EAST RD LA HABRA CA 90631-8154
5979 PORTO ALEGRE DR SAN JOSE CA 95120-1752
900 S 4TH ST #204 LAS VEGAS NV 89101
2216 VERSAILLES CT HENDERSON NV 89074-5301
%BEST CO 6450 SPRING MOUNTAIN RD #12 LAS VEGAS NV 89146-8836
%BEST CO 6450 SPRING MOUNTAIN RD #12 LAS VEGAS NV 89146-8836
%BEST CO 6450 SPRING MOUNTAIN RD #12 LAS VEGAS NV 89146-8836
229 N 21ST ST LAS VEGAS NV 89101-4503
6292 W SPRING MOUNTAIN RD #113 LAS VEGAS NV 89146-8884
2110 BERKLEY AVE LAS VEGAS NV 89101-4512
475 CROSSPOINT PKWY P O BOX 9000 GETZVILLE NY 14068-9000
P O BOX 14361 LAS VEGAS NV 89114-4361
2200 ISABELLE AVE LAS VEGAS NV 89101-4515
324 GREENBROOK ST LAS VEGAS NV 89110-3517
2222 MARLIN AVE LAS VEGAS NV 89101-4020
2116 E OGDEN AVE LAS VEGAS NV 89101-4543
P O BOX 11906 SAN LUIS AZ 85349-6886
137 CERVANTES ST LAS VEGAS NV 89101-4406
2101 ISABELLE AVE LAS VEGAS NV 89101-4520
147 N 21ST ST LAS VEGAS NV 89101-4501
2204 OGDEN AVE LAS VEGAS NV 89101-4524
ALVAREZ SIRENA K 1800 S ROBERTSON BLVD #324 LOS ANGELES CA 90035-4365
2204 ASH AVE LAS VEGAS NV 89101-4546
2200 ASH AVE LAS VEGAS NV 89101-4546
217 CERVANTES ST LAS VEGAS NV 89101-4408
2308 ISABELLE AVE LAS VEGAS NV 89101-4516
2601 DEL ROSA AVE #240 SAN BERNADINO CA 92404-4400
2601 DEL ROSA AVE #240 SAN BERNADINO CA 92404-4400
P O BOX 2558325 SIOUX FALLS SD 57186-0001
228 CERVANTES ST LAS VEGAS NV 89101-4409
10105 PLOMOSA PL LAS VEGAS NV 89134-6901
10105 PLOMOSA PL LAS VEGAS NV 89134-6901

Printed On: Wed: July 20, 2011

Parcel Number

13935611064
13935613003
13935719008
13935812004
13935612043
13935612041
13935612042
13935712047
13935812003
13935719023
13935717002
13935716007
13935719007
13935718012
13935611072
13935717005
13935718040
13935715004
13935719020
13935716001
13935717008
13935611082
13935713031
13935713030
13935712018
13935718043
13935813002
13935813001
13935712044
13935712032
13935712036
13935713019

Report of All Selected Parcels

Owner
ZAMORA LEONEL
ZEPEDA SILVIA OROZCO
ZUNIGA MELCHOR & CARMEN L ROBLES

Case Number: VAR-42175

Address
SERRANO MARIA S 2112 ASH AVE LAS VEGAS NV 89101-4508
209 N 20TH ST LAS VEGAS NV 89101-4453
204 N 20TH ST LAS VEGAS NV 89101-4454

Printed On: Wed: July 20, 2011

Parcel Number
13935713027
13935712011
13935712012



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

August 10, 2011

Ms. Shirley Ritz
Shirley Ritz Trust
3510 Katmai Drive
Las Vegas, Nevada 89122

**RE: VAR-42175 - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2011**

Dear Ms. Ritz:

Your request for a Variance TO ALLOW A FOUR-FOOT REAR YARD SETBACK FOR A PRIMARY STRUCTURE WHERE 15 FEET IS REQUIRED, TO ALLOW AN ACCESSORY STRUCTURE (CLASS II) TO BE LOCATED IN THE FRONT YARD AREA WHERE SUCH IS NOT PERMITTED AND TO ALLOW A THREE-FOOT, SIX-INCH HIGH SOLID WALL WITH A THREE-FOOT, SIX-INCH WROUGHT IRON TOP WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED IN THE FRONT YARD on 0.20 acres at 2222 Ash Avenue (APN 139-35-713-035), R-1 (Single Family Residential) 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:

Planning

1. 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.
2. 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.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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

FM-0073-07-11



Ms. Shirley Ritz
VAR-42175 - Page Two
August 10, 2011

Public Works

5. Submit an Encroachment Agreement for the portions of the existing wall in the Ash Avenue 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.
6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

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. Stephanie Allen
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113



July 27, 2011

Ms. Shirley Ritz
Shirley Ritz Trust
3510 Katmai Drive
Las Vegas, Nevada 89122

**RE: VAR-42175 - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2011**

Dear Ms. Ritz:

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 be 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,

A handwritten signature in black ink, appearing to read "Steve Gebeke", is written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Stephanie Allen
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

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CITY MANAGER

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

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

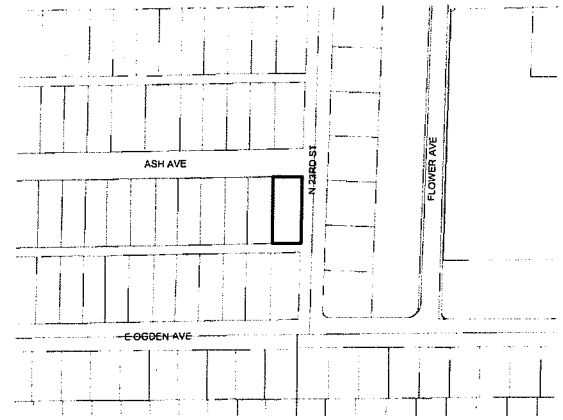
www.lasvegasnevada.gov



Application Information

VAR-42175 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SHIRLEY RITZ TRUST - For possible action on a request for a Variance TO ALLOW A FOUR-FOOT REAR YARD SETBACK FOR A PRIMARY STRUCTURE WHERE 15 FEET IS REQUIRED, TO ALLOW AN ACCESSORY STRUCTURE (CLASS II) TO BE LOCATED IN THE FRONT YARD AREA WHERE SUCH IS NOT PERMITTED AND TO ALLOW A THREE-FOOT, SIX-INCH HIGH SOLID WALL WITH A THREE-FOOT, SIX-INCH WROUGHT IRON TOP WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED IN THE FRONT YARD on 0.20 acres at 2222 Ash Avenue (APN 139-35-713-035), R-1 (Single Family Residential) Zone, Ward 3 (Coffin).

Application Location



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

Public Hearing Information

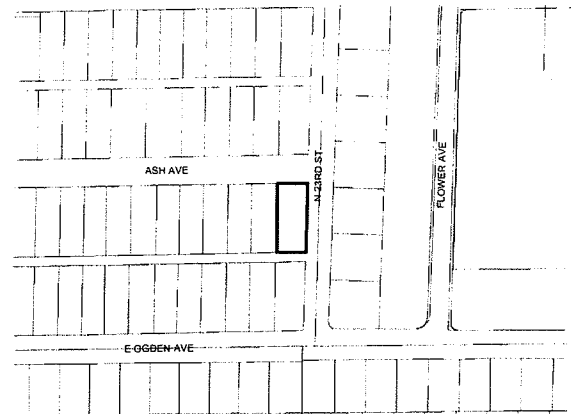
Meeting: Planning Commission
Date: August 09, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

VAR-42175 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SHIRLEY RITZ TRUST - For possible action on a request for a Variance TO ALLOW A FOUR-FOOT REAR YARD SETBACK FOR A PRIMARY STRUCTURE WHERE 15 FEET IS REQUIRED, TO ALLOW AN ACCESSORY STRUCTURE (CLASS II) TO BE LOCATED IN THE FRONT YARD AREA WHERE SUCH IS NOT PERMITTED AND TO ALLOW A THREE-FOOT, SIX-INCH HIGH SOLID WALL WITH A THREE-FOOT, SIX-INCH WROUGHT IRON TOP WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED IN THE FRONT YARD on 0.20 acres at 2222 Ash Avenue (APN 139-35-713-035), R-1 (Single Family Residential) 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>.

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BAA*
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: July 12, 2011
Re: **VAR-42175** Shirley Ritz Trust 2222 Ash Ave.
Request for a Variance for block wall height and accessory building

CONDITIONS OF APPROVAL:

1. Submit an Encroachment Agreement for the portions of the existing wall in the Ash Avenue 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.
2. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

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:

VAR-42175

Mi Casa En El Sol NA

Arthur McCants Resident Council

Mirabella Apartments

Bonanza Gardens Apartments

Oak Tree Apartments

Bonanza Villas East HOA

Oasis Ridge Apartments

Boulder Dam Homesites

Ogden Villas Apartments

Cedar Park HOA

Olive Place Apartments

Cedar Village Apartments

Orleans Square HOA

Charlestonwood Apartments

Palm Terrace Apartments

Church-Noblitt NA

Robert Gordon Plaza Resident Council

Crestwood NA

Showboat NA

Desert Rose Apartments

South Cove Apartments

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

Greentree Apartments

Sunflower Apartments

Hewetson Parent Organization

Sunrise Apartments

Hillside Heights NA

Vera Johnson Manor A Resident Council

Huntridge Park NA

Juan Garcia Gardens Apartments

Maverick - Hidden Village Apartments

Mayfair NA

McKnight Senior Village

**KAEMPFER
CROWELL**

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE HARDIE ALLEN

sallen@kcrlaw.com
702.792.7045

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5470 Kietzke Lane
Suite 140
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.882.0257

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

July 1, 2011

VIA HAND DELIVERY

City of Las Vegas
Planning & Development Dept.
731 So. Fourth Street
Las Vegas, NV 89101

**Re: REVISED -- Justification Letter for Variance at 2222 Ash Street
APN # 139-35-713-035**

To Whom It May Concern:

Please be advised our office represents the applicant on the above-referenced matter. The property is located at 2222 Ash Avenue, more specifically known as assessor's parcel number 139-35-713-035 ("Property"). The applicant is requesting a variance 1) to allow a 7 foot wall (3 foot, 6 inches of CMU block wall with 3 foot, 6 inches of rod iron on top) around the Property; 2) to allow a 4 foot rear yard setback where 15 feet is required and 3) to allow a shed in front of a primary residence.

The applicant was recently cited by Code Enforcement for not having permits for the block wall that was erected around the Property and for the laundry room addition to the house. The property owner hired a contractor to erect the 7 foot wall around the Property to prevent recurrent break-ins and vandalism that was occurring on the Property. The wall consists of 3 feet, 6 inches of CMU block wall with 3 feet, 6 inches of rod iron on top. The property owner was not aware that a variance was needed to exceed 5 feet in height and did not know that a permit was not pulled for the construction of the wall. The property owner relied on the contractor's expertise and paid the contractor for the construction of the wall. The wall is aesthetically pleasing and the rod iron on top allows for site visibility. Moreover, the wall has served its purpose by preventing further break-ins and vandalism on the Property.

The property owner believes the laundry room addition was constructed decades ago. According to the Clark County Assessor's records, the home was built back in 1948. There is a building permit number 27942 that was issued in 1964 for a remodel of the front of the home. This may have been the permit for the laundry room addition. Attached for your reference are all of the permits that were available from the City's Building Department. The construction of the laundry room should be grandfathered in considering it occurred decades ago. However, if needed, the property owner respectfully requests that the setback variance be granted to bring the Property into compliance.

RECEIVED
JUL 05 2011

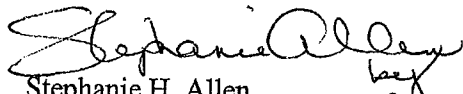
**VAR-42175
REVISED**

Additionally, the property owner is requesting a variance to allow a shed on the property. The shed is set back approximately 52' from the Ash Avenue right of way. The primary and practical entrance to the existing house is off of N. 23rd Street. However, technically the address of the property is 2222 Ash Avenue. As a result, the practical use of the property and the primary front entrance of the property is off of N 23rd Street.

If you have any questions, please do not hesitate to contact me at (702) 792-7045. Thank you for your consideration.

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER &
FIORENTINO


Stephanie H. Allen
Ann

RECEIVED
JUL 05 2011

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

VAR-42175

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
*SID (DPW)	PATRICK MURPHY	DSC - 9 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	WSC-3001 RONEMUS
*TRAFFIC ENGINEERING (DPW)	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

*** 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>**

VARIANCE
06/22/2011

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-42175 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SHIRLEY RITZ TRUST - For possible action on a request for a Variance TO ALLOW A THREE-FOOT, SIX-INCH HIGH SOLID WALL WITH A THREE-FOOT, SIX-INCH WROUGHT IRON TOP WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED IN THE FRONT YARD, AND TO ALLOW AN ACCESSORY STRUCTURE TO BE LOCATED IN THE FRONT YARD WHERE SUCH IS NOT PERMITTED A FOUR-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PRIMARY STRUCTURE on 0.20 acres at 2222 ASH AVENUE (APN 139-35-713-035), R-1 (Single Family Residential) 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

VAR Application

4K

Report Date 06/22/2011 08:19 AM

Submitted By

Page 1

A/P # 42175 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	06/16/2011 14:05	984548	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-42175 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SHIRLEY RITZ TRUST - Request for a Variance TO ALLOW A THREE-FOOT, SIX-INCH HIGH SOLID WALL WITH A THREE-FOOT, SIX-INCH WROUGHT IRON TOP WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED IN THE FRONT YARD AND TO ALLOW A FOUR FOOT REAR YARD SETBACK WHERE 15 FOOT IS REQUIRED FOR A PRIMARY STRUCTURE on .20 acres at 2222 ASH AVENUE (APN 139-35-713-035), R-1 (Single Family Residential) Zone, Ward 3 (REESE).

Parent A/P

Project #	42175	Project/Phase Name	RITZ VARIANCE
Size/Area	0.16 ACRE	Size Description	
Proposed Start		Proposed Stop	
% Complete Formula			

Phase

Subdivision Code	
% Completed	0.00

Property/Site Information

Parcel 13935713038

Location

Owner/Agent

Contact ID	AC1064426	Name	CORTEZ JOSE C
Mailing Address	2215 OGDEN AVE		
City	LAS VEGAS	Organization	
ZIP/PC	89101-4551	State/Province	NV
Day Phone		Country	
Fax		Evening Phone	
		Mobile #	

☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

2215 E OGDEN AVE
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

13935713038

Report Date 06/22/2011 08:19 AM

Submitted By

Page 2

Applicant/Contact

Primary N Capacity OTHER Other REP Contact ID AC1167908 ☐ Foreign
Effective Expire
Name KAEMPFER, CROWELL, RENSHAW, GRONAUER & FIORENTIO
Day Phone (702)792-7000 x Eve Phone Organization
Pager PIN # Position
Fax (702)796-7181 Mobile Profession
E-Mail
Address 8345 W. SUNSET ROAD
#250
LAS VEGAS, NV 89113
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 Transcript
Orientation/Attended

There are no items in this list

Primary Y Capacity OWNER Contact ID AC1064426 ☐ Foreign
Effective Expire
Name CORTEZ JOSE C
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 2215 OGDEN AVE
LAS VEGAS, NV 89101-4551
Seasonal Addr

Valid From To
Comments No Comments

Report Date 06/22/2011 08:19 AM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS
Licenses # Percent Owned Waiver Health Care Director Letter Original Transcript
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 (\$300.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Successful
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0
Pre-Check Conditions Added:	0
Inspections Added:	0
Reviews Added:	13
DEVCO	
NEIGH P&S	
B&S PLAN	
LAND DEV	
FLOOD	
SEWER	
TRAFFIC	
SURVEY	
TEFO	
SID	
ROW	
FIRE ENG	
ENGDESIGN	
Fees Added:	0
Conditions Added:	0
Periodic Inspection Schedules Added:	0

Fees	Status	Paid Date	Amount
------	--------	-----------	--------

Report Date 06/22/2011 08:19 AM

Submitted By

Page 4

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	06/16/2011 14:41	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	06/16/2011 14:41	30.00
PROCESSING FEE	P	06/16/2011 14:41	300.00
Total Unpaid		0.00	Total Paid 830.00

Inspections

There are no Inspections for this Report

Review Activities Review Comments	Review type	#	Status	Waived	Issued	Started	Completed	Complete
450690	DEVCO	1	Incomplete	☐	06/22/2011 08:18			
450691	NEIGH P&S	1	Incomplete	☐	06/22/2011 08:18			
450692	B&S PLAN	1	Incomplete	☐	06/22/2011 08:18			
450693	LAND DEV	1	Incomplete	☐	06/22/2011 08:18			
450694	FLOOD	1	Incomplete	☐	06/22/2011 08:18			
450695	SEWER	1	Incomplete	☐	06/22/2011 08:18			
450696	TRAFFIC	1	Incomplete	☐	06/22/2011 08:18			
450697	SURVEY	1	Incomplete	☐	06/22/2011 08:18			
450698	TEFO	1	Incomplete	☐	06/22/2011 08:18			
450699	SID	1	Incomplete	☐	06/22/2011 08:18			
450700	ROW	1	Incomplete	☐	06/22/2011 08:18			
450701	FIRE ENG	1	Incomplete	☐	06/22/2011 08:18			
450702	ENGDESIGN	1	Incomplete	☐	06/22/2011 08:18			

Activity Review details

Detail SUBMITTAL CHECKLIST (VAR)

Modified By JGRIDER

Modified Date/Time 06/16/2011 14:02

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

Report Date 06/22/2011 08:19 AM

Submitted By

Page 5

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

Z-LEGAL N				984548	06/16/2011 14:05	
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Project #	AVP Type	Status	Stage	Relation
-----------	----------	--------	-------	----------

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

VARIANCE

N Parent Project link required?

Y 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
08/09/2011	PC	SCHEDULED		0	0	0
JGRIDER	06/16/2011					

Template Type/AVP #	AVP 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# ANN PIERCE, 702.792.7000, SHIRLEY A RITZ CK 1038,	970040	06/16/2011 14:42		0.00
--------	---	--------	------------------	--	------

No Model Home Details



Case Number: **VAR-42175** APN: 139-35-713-035

KRÖMPFEN GRAVEL RANSHAW JAC
GRONAUER & FLORENTINO

☒ No

Signature of Property Owner:

Print Name:

Notary Public in and for said County and State

Appt No.
09-10823-1

RECEIVED
JUN 10 2011

ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE HARDIE ALLEN

sallen@kcnylaw.com
702.792.7045LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181RENO OFFICE
5470 Kietzke Lane
Suite 140
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.882.0257CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

June 16, 2011

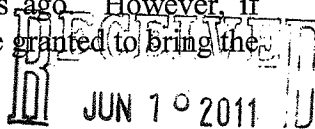
VIA HAND DELIVERYCity of Las Vegas
Planning & Development Dept.
731 So. Fourth Street
Las Vegas, NV 89101**Re: *Justification Letter for Variance at 2222 Ash Street*
 *APN # 139-35-713-035***

To Whom It May Concern:

Please be advised our office represents the applicant on the above-referenced matter. The property is located at 2222 Ash Avenue, more specifically known as assessor's parcel number 139-35-713-035 ("Property"). The applicant is requesting a variance 1) to allow a 7 foot wall (3 foot, 6 inches of CMU block wall with 3 foot, 6 inches of rod iron on top) around the Property and 2) to allow a 4 foot rear yard setback where 15 feet is required.

The applicant was recently cited by Code Enforcement for not having permits for the block wall that was erected around the Property and for the laundry room addition to the house. The property owner hired a contractor to erect the 7 foot wall around the Property to prevent recurrent break-ins and vandalism that was occurring on the Property. The wall consists of 3 feet, 6 inches of CMU block wall with 3 feet, 6 inches of rod iron on top. The property owner was not aware that a variance was needed to exceed 5 feet in height and did not know that a permit was not pulled for the construction of the wall. The property owner relied on the contractor's expertise and paid the contractor for the construction of the wall. The wall is aesthetically pleasing and the rod iron on top allows for site visibility. Moreover, the wall has served its purpose by preventing further break-ins and vandalism on the Property.

The property owner believes the laundry room addition was constructed decades ago. According to the Clark County Assessor's records, the home was built back in 1948. There is a building permit number 27942 that was issued in 1964 for a remodel of the front of the home. This may have been the permit for the laundry room addition. Attached for your reference are all of the permits that were available from the City's Building Department. The construction of the laundry room should be grandfathered in considering it occurred decades ago. However, if needed, the property owner respectfully requests that the setback variance be granted to bring the Property into compliance.



JUN 16 2011
VAR-42175

If you have any questions, please do not hesitate to contact me at (702) 792-7045. Thank you for your consideration.

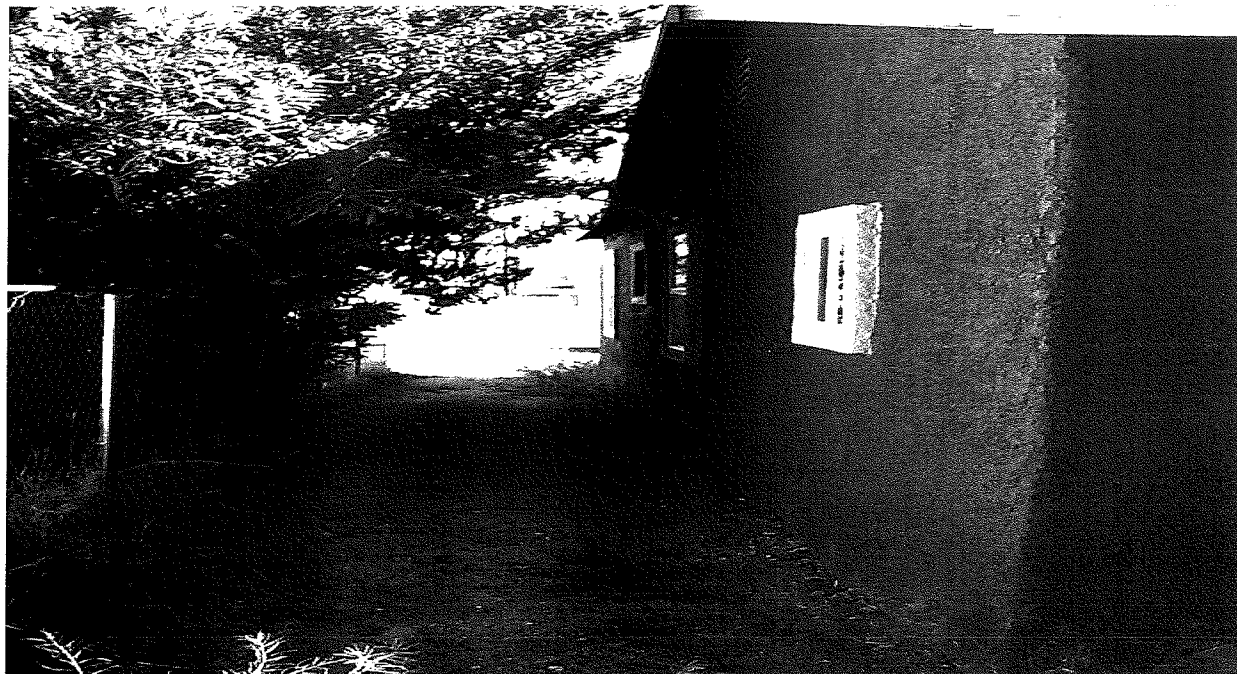
Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER &
FIORENTINO

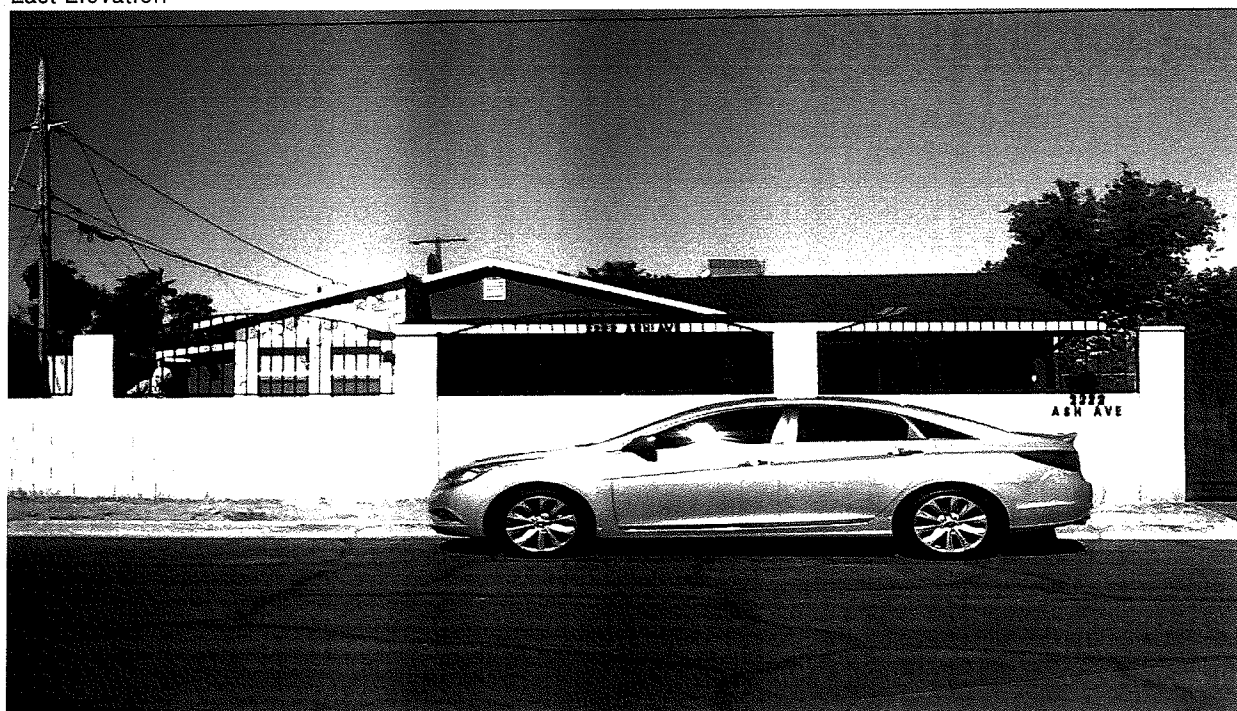
Stephanie Allen
by *amp*
Stephanie H. Allen

VAR-42175

West Elevation

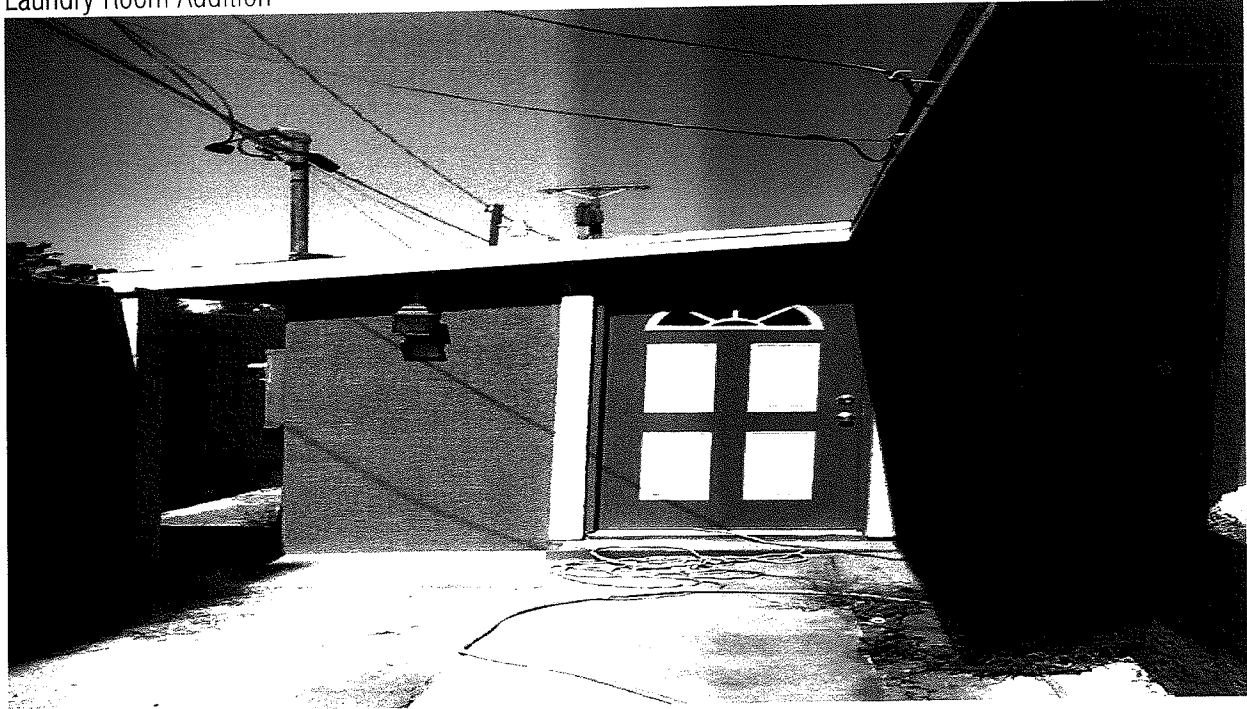


East Elevation

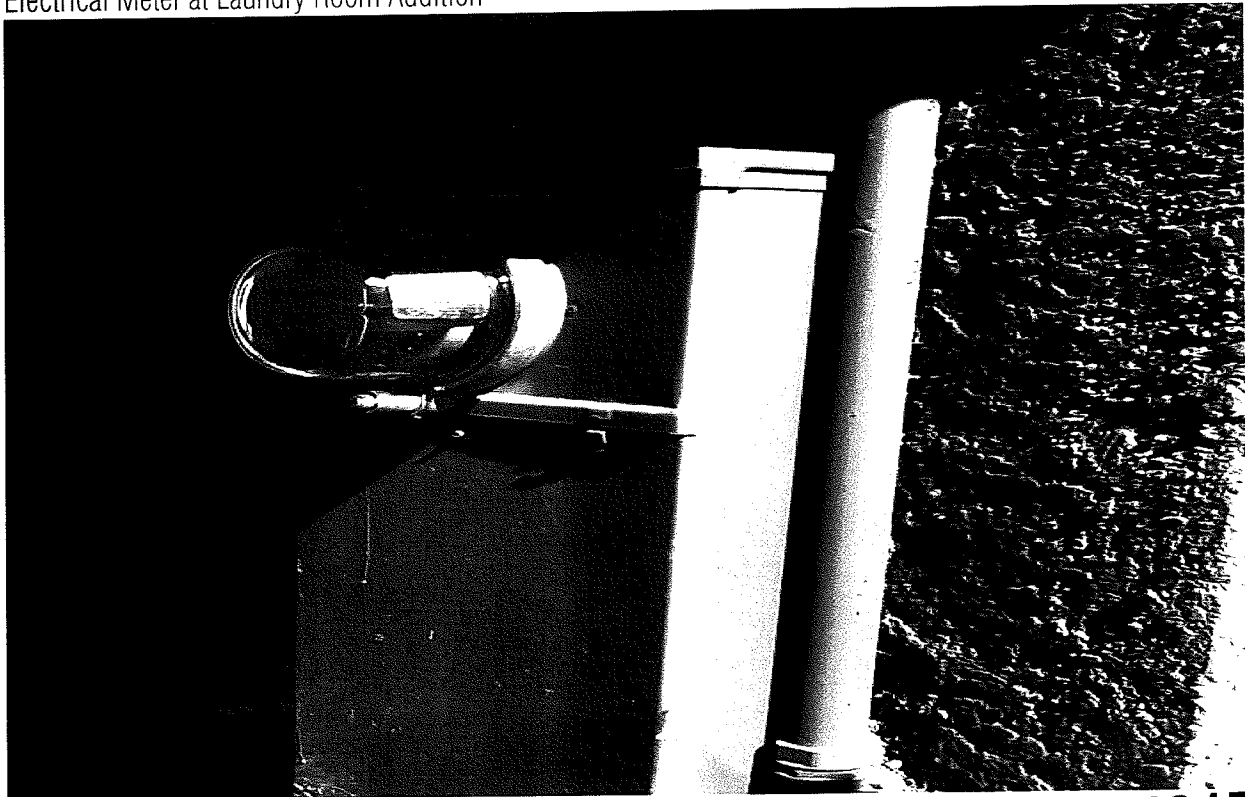


VAR-42175

Laundry Room Addition



Electrical Meter at Laundry Room Addition



VAR-42175

Perimeter Fence

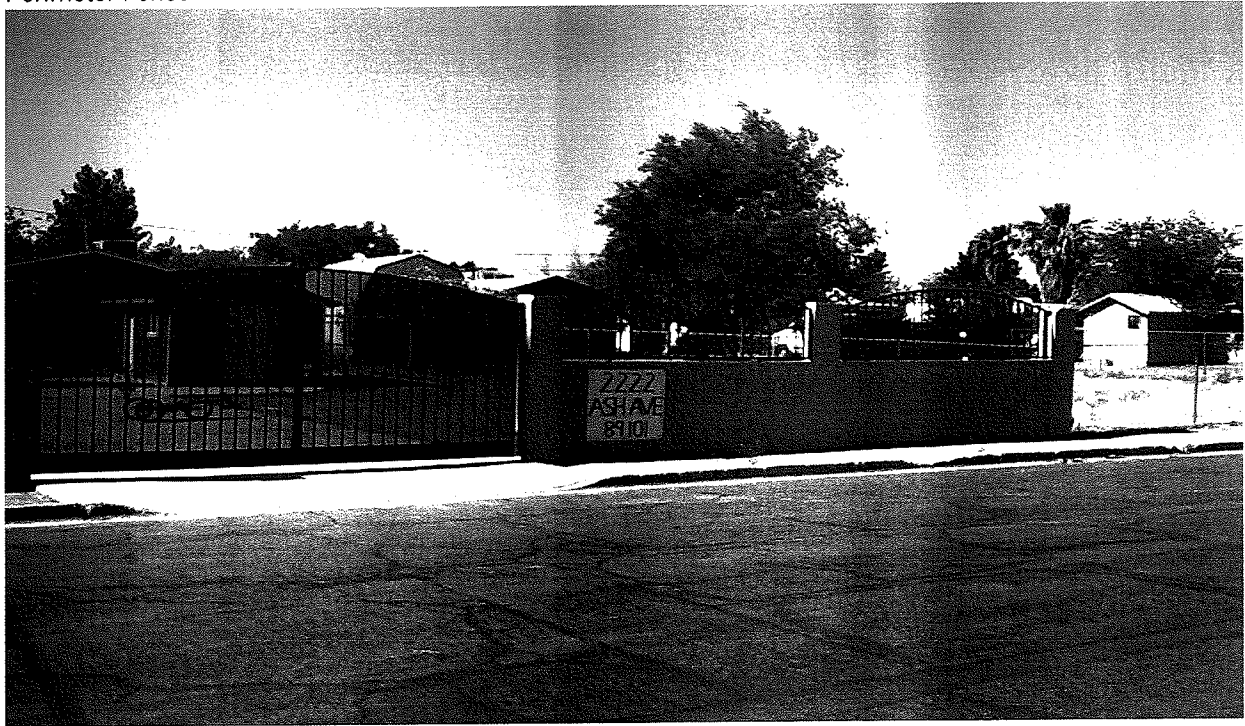


Perimeter Fence



VAR-42175

Perimeter Fence

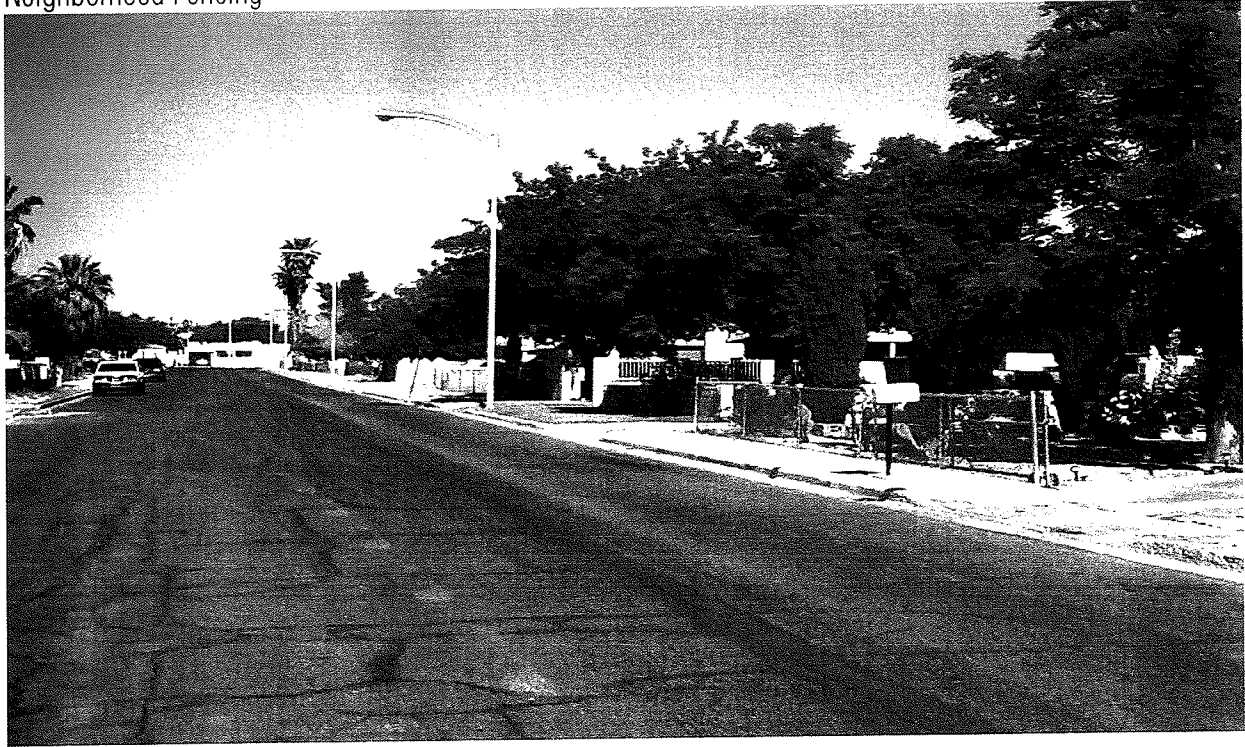


Perimeter Fence



VAR-42175

Neighborhood Fencing

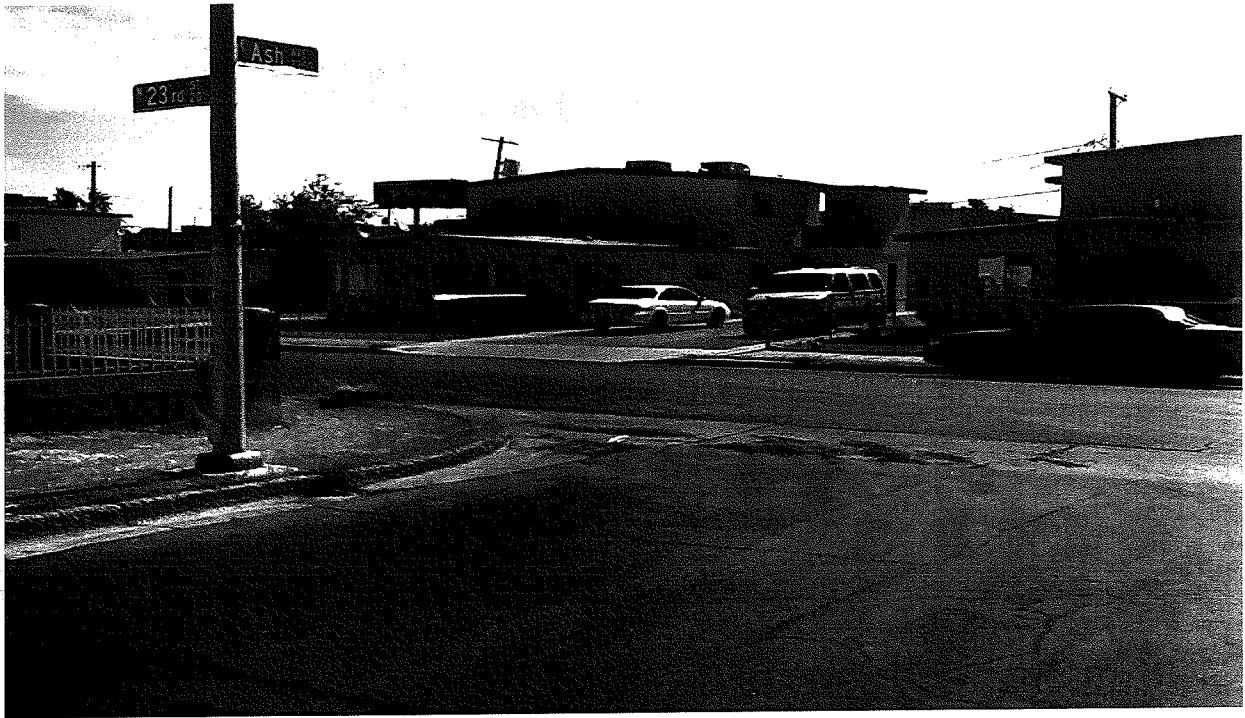


Neighborhood Fencing



VAR-42175

Neighborhood Fencing



Neighborhood Fencing



VAR-42175

5975 Edmond Street, Suite 115 Las Vegas, NV 89118

Phone: 702.322.1177 Fax: 702.322.1188

BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.

LICENSE #: Q13-01327-6-149359

DATE ISSUED: 07/08/10

TYPE OF LICENSE: LAW FIRM

1 PROS
BUSINESS LOCATION: 8345 W SUNSET RD 250

ISSUED TO: KAEMPFER CROWELL RENSHAW GRONA

DBA:
KAEMPFER CROWELL RENSHAW GRONA
8345 W SUNSET RD 250
LAS VEGAS NV 89113

PRINCIPAL(S)

GRONAUER, ROBERT, PRES. MGPT
FIORENTINO, MARK, COO. PT
TACKES, STEVE, SECY/TRES

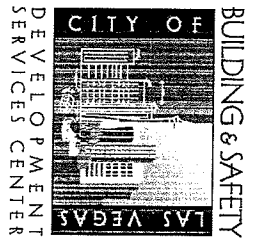

Chief Financial Officer,
Finance and Business Services

RECEIVED
JUN 16 2011

Failure to maintain any required state license renders this Business License invalid.

Post in a conspicuous place.





INSPECTION RESULTS

Print Date 6/13/2011

AP Number 185116

Contractor

Jobsite Address 2222 ASH AVE

AP Type OTC

Inspection	IK #	Inspection Date	Inspected By	Results	ITEMS	COMMENTS
------------	------	-----------------	--------------	---------	-------	----------

115	1110733	4/7/11	BALLARD JR.	Failed	Other	
-----	---------	--------	-------------	--------	-------	--

NEED Access Left messages on PHONE
547-6819

CITY OF LAS VEGAS, NEVADA
DEPARTMENT OF BUILDING & SAFETY
APPLICATION FOR BUILDING PERMIT
RESIDENTIAL (Single family
swelling, duplex,
miscellaneous
residential)

LOG NO:

CONSTRUCTION

VALUATION:

INSPECTION

AREA:

VALUATION:

KARDEX FILE:

PERMIT FEE:

TELEPHONE:

PERMIT NUMBER:

DATE:

ADDRESS OF

CONSTRUCTION:

LOT(s):

CIRCLE EXISTING STRUCTURE ON LOT:

PROPOSED CONSTRUCTION:

OWNER'S NAME:

OWNER'S ADDRESS:

OWNER'S PHONE:

OWNER'S SIGNATURE:

OWNER'S DATE:

OWNER'S CITY:

OWNER'S STATE:

OWNER'S ZIP:

OWNER'S TITLE:

OWNER'S SIGNATURE:

OWNER'S DATE:

OWNER'S CITY:

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OWNER'S DATE:

OWNER'S CITY:

OWNER'S STATE:

OWNER'S ZIP:

OWNER'S TITLE:

OWNER'S SIGNATURE:

OWNER'S DATE:

MATERIALS OF CONSTRUCTION:

SQUARE FEET OF FLOOR AREAS:

FIRE ZONE:

ARCHITECT'S NAME:

PLANS SUBMITTED:

CONTRACTOR'S NAME:

ADDITIONAL PERMITS REQUIRED:

If Tract House Insert Model

Number Here

Show House Location on Lot

Space Below:

STREET

Front Width

Property Line

Depth

Property Line

Depth

Property Line

Depth

Property Line

Depth

Property Line

Depth

Property Line

Depth

Property Line

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Property Line

I state that I am familiar with effective Ordinances of the City of Las Vegas, Nevada and effective Statutes of the State of Nevada covering construction and use of above type; I agree to perform said construction in conformity therewith. I further agree that issuance of a permit on above application will not excuse me from conforming with said Ordinances and Statutes despite any errors on the part of the Building Inspector or Engineer in checking plans and applications herewith submitted.

I have read and understand the contents of above application; I hereby state that same are true and correct.

SIGN HERE: Charles E. Collins
(Contractor)

BY: _____
(Agent or Owner)

The Contractor's signature above denotes authority from the owner to sign in his behalf and that the owner is aware of all requirements of this application.

Separate permits must be obtained for all Electrical, Plumbing, Air Conditioning, Sign, Sidewalk, Paving, Curb and Gutters, Flammable Tank Storage, and Incinerator & Fire Sprinkler Systems.

APPROVED BY:

PLANNING DEPT. PL 3/1/66

ENGINEERING DEPT. PL 3/1/66

BUILDING & SAFETY PL 3/1/66

Date

Date

Date

CITY OF LAS VEGAS

PLANNING DEPT.

SEAL

PLANNING DEPT.

SEAL

PLANNING DEPT.

SEAL

PLANNING DEPT.

SEAL

PLANNING DEPT.

SEAL

PLANNING DEPT.

SEAL

PLANNING DEPT.

SEAL

PLANNING DEPT.

1968
CITY OF LAS VEGAS, NEVADA

DEPARTMENT OF BUILDING & SAFETY - AIR CONDITIONING APPLICATION & PERMIT

ADDRESS OF
CONSTRUCTION:

2222 Ash

OWNER'S
NAME:

Charles Collins

CIRCLE:

New bldg.;

Old bldg.;

Add'n;

Remodel;

TYPE OF BLDG.

SFD.

APT.

COMM.

CONTRACTOR'S NAME:

De Luca Sheet Metal

STATE

LICENSE #

6018-B

CITY

LICENSE #

6828

UNITS	HEATERS	PRICE	FEE	UNITS	GAS	PRICE	FEE
	Unit Heaters (floor, suspended & wall)	\$2.00			Gas piping system 1 to 5 outlets	\$3.00	
	Floor Furnace	\$3.00			Gas piping system over 5 outlets (per outlet)	.20	
	Forced Air or Gravity Type under 100,000 BTU's	\$7.00			Swimming pool heater	\$4.00	
	Steam or hot water heating system under 15 outlets (Boiler Excluded)	\$8.00		VENTS			
	Steam or hot water heating system 15 to 30 outlets (Boiler Excluded)	\$10.00			Combustion products vent other than a chimney	\$1.00	
	Each outlet over 30'	.50			Residential kitchen or bathroom vent each	.25	
	Radiant type heating system under 1000 sq. ft. to be heated	\$8.00			Commercial Hood	\$4.00	
	Radiant type heating system 1000 to 2000 sq. ft. to be heated	\$10.00			Ventilation system not a portion of any heating or air conditioning system up to \$1,000 valuation	\$5.00	
	Each additional 500 sq. ft. over 2000 sq. ft.	.50		BOILER			
AIR CONDITIONING					Boiler installation 15 H.P. and under	\$5.00	
	Heat pump or refrigerant 3 tons or less.	\$4.00	4.00		Boiler installation over 15 H.P.	\$10.00	
	Heat pump or refrigerant 3 tons to 10 tons	\$6.00		REPAIR			
	Each addn. ton over 10 ton	.50			Inspection of alteration or replacement of any mechanical cooling equipment which is a portion of any air conditioning system	\$3.00	
	Refrigeration system 3 ton or less	\$5.00			DUCT WORK ONLY (each opening)	.25	
	Refrigeration system 3 to 10 ton	\$7.00			WATER TOWER	\$4.00	
	Each addn. ton over 10 ton	.50			MINIMUM PERMIT FEE	\$4.00	
	Evaporative cooler 5 outlets and under	\$3.00		TOTAL PERMIT FEE			
	Evaporative cooler 5 to 10 outlets	\$5.00					4.00
	Each addn. outlet over 10'	.25					

I hereby certify that I have carefully examined and read the above application; that the same is true and correct; and that the work herein described is to be done in accordance with all the provisions of the applicable Ordinances of the City of Las Vegas, Nevada and the State laws, whether herein specified or not.

SIGNED

De Luca

Date

1-22-68

BUILDING DEPARTMENT

James Meyer

Date

1-25-68

PERMIT NO.

15581

PERMIT FEE \$

4.00

RECEIPT

\$804.00 - 4

CITY OF LAS VEGAS

DEPT. OF
BUILDING & SAFETY

MUST BE MACHINE VALIDATED

75 JAN 68

CITY OF LAS VEGAS, NEVADA

LOG NO. & AREA

DEPARTMENT OF BUILDING & SAFETY

CONST. VAL \$

APPLICATION & BUILDING PERMIT - for:

Dwellings, Duplexes, Misc. Residential Const.

ADDRESS OF

CONSTRUCTION:

2222 Ash

OWNER:

Mr Collins

LOT(s)

12

BLOCK

2

SUBDIVISION

GIBSON & JONES ADD

ZONE

R-1

Existing structure on lot: Dwelling ☒ Accessory bldg. ☐ Vacant lot ☐ Other ☐

PROPOSED CONSTRUCTION:

Concrete slab

USE:

Patio

MATERIALS OF CONSTRUCTION:

Wood Frame ☐Concrete Block ☐Reinforced Concrete ☐Steel Frame ☐

SQUARE FEET OF FLOOR AREAS:

1st

2nd

3rd

Other

TOTAL SQ. FT.

FIRE ZONE: 1 2 3

Occupancy Group: A B C D E F G H I J-1-2-3-4-5

CONST. TYPE: I II III IV V

ARCHITECT:

ENGINEER:

NO. of UNITS

NO. of STORIES

Plans Submitted: Yes ☐ No ☐Calculations Submitted: Yes ☐ No ☐Sewer Fee Req'd. Yes ☐ No ☐

CONTRACTOR:

Owner

STATE
LICENSE #CITY
LICENSE #

ADD'L. PERMITS REQ'D:

Air Cond. ☐Elec. ☐Plumbing ☐Signs ☐Paving ☐Fence ☐Public Walks ☐Curb-gutters ☐Incinerators ☐ Fire Sprinkling System ☐

Ft.

Slab
only!

Width Ft.

Front sidewalk

CONDITIONS OF THE PERMIT:

1. I agree to call the City Building Department for inspections before concrete is poured, before rough wiring, electrical, plumbing, framing is covered. Also for Air conditioning, sheet-rock and sheathing inspection.
2. I agree that when the job is completed that I will call for final inspection before occupancy.
3. I agree to perform all construction in accordance with City Ordinances and Building Codes.
4. The Contractor's signature below denotes authority from the owner to sign in his behalf and that the owner is aware of all requirements of this application and permit. Separate permits must be taken out for work outlined above this agreement.
5. I have read and understand the contents of this application and permit. I hereby state that the information I have supplied on this application is true and correct.

SIGNED

Mr. Collins
Merion P. Hubbard

Contractor

BY:

Agent or Owner

CLARK COUNTY HEALTH DEPT.

Date

LAS VEGAS FIRE DEPARTMENT

Date

PLANNING DEPT.

M.C.

Date:

11-3-69

PUBLIC WORKS DEPT.

Date:

BUILDING DEPT.

J. W. Smith

Date:

11-3-69

12850

PERMIT NO.

48950

PERMIT FEE \$

3.00

RECEIPT

4402 \$003.00 - 8

CITY OF LAS VEGAS

DEPT. OF
BUILDING & SAFETY

MUST BE MACHINE VALIDATED

3 NOV 69

CITY OF LAS VEGAS, NEVADA

DEPARTMENT OF BUILDING & SAFETY - ELECTRICAL APPLICATION & PERMIT

ADDRESS OF
CONSTRUCTION

2222 Ash

OWNER'S
NAME:

Charles Collins

CIRCLE: New Bldg.; Add'n.; Remodel; TYPE OF BLDG.: SFD. APT. PUBLIC COMM.

CONTRACTOR'S NAME:

Owner

STATE
LICENSE #

CITY
LICENSE #

NUMBER	FIXTURE OR INSTALLATION	UNIT PRICE	TOTAL
	Rm addition, carport or garage enclosure	4.00	
	Temporary power	4.00	
	Light, receptacle or switch outlet	.20	
	Wall or ceiling space heater	.35	
	Garbage grinder outlet	.35	
	Dishwasher outlet	.35	
	Clothes dryer outlet	.35	
	Automatic clothes washer	.35	
	Electric range outlet	.35	
	Electric water heater outlet	.35	
	Special purpose outlet	.35	
	X-ray unit and its appurtenances	5.00	
	Watts of festoon lighting (Watts) First 3,000 watts for each additional thousand watts	4.00 1.50	
	Horsepower each motor first horsepower or less for each additional horsepower	1.75 .35	
	Electric service (including any single meter socket) for each additional socket	3.00 .35	
	Air conditioning service	1.50	
	Each KW(KVA) Generator (Transformer, Welder) First 100 KVA for each additional KW(KVA)	2.00 .01	
	Speaker, signal or alarm outlet	.15	
	Amplifiers	.50	
	Control panels	.25	
	Main control racks	1.00	
	T.V. and radio antennas-master system only	.75	
	Minimum fee for any permit	4.00	
	TOTAL FEE		

Approval for the work under this permit will be given only after refuse and debris have been removed from job site and public right of way.

I hereby certify that I have carefully examined and read the above application; that the same is true and correct; and that the work herein described is to be done in accordance with all the provisions of the applicable Ordinances of the City of Las Vegas, Nevada and State laws whether herein specified or not.

SIGNED

Charles E. Collins
MASTER (ELECTRICIAN) (TECHNICIAN) (OWNER)

DATE

BUILDING DEPARTMENT

N. M. Miller

DATE

#12860

PERMIT NO.

55

PERMIT FEE: \$

240.00

RECEIPT

5202 \$004.00 - 6

CITY OF LAS VEGAS
DEPT. OF
BUILDING & SAFETY

MUST BE MACHINE VALIDATED

- 9 JUN 76

DEPT. of BLDG. & SAFETY—CITY of LAS VEGAS, NEVADA

OWNER Collins ADDRESS 2222 Ash DATE 11/3/69
 GEN. CONT. Owner TYPE OF STRUCTURE Patio Slab
 PERMIT NO. 49950 LEGAL DESCRIPTION L 12 B 2 Gibson & Jones Add

BUILDING	MECHANICAL	ELECTRICAL
LOCATION	PLUMBING CONT.	TEMP. POLE CONT.
FIREPLACE FTS.	PERMIT NO. _____ DATE _____	PERMIT NO. _____ DATE _____
FOOTINGS	HEAT & VENT. AC CONT.	INSPECTION _____ DATE _____
FOUNDATION WALL	PERMIT NO. _____ DATE _____	ELECTRICAL CONT.
FLOOR FRAMING	SEWER CONT.	PERMIT NO. _____ DATE _____
SLAB	PERMIT NO. _____ DATE _____	FIXTURES CONT.
CHIMNEY STEEL (FIREPLACE)	ROUGH SOIL	PERMIT NO. _____ DATE _____
WALL STEEL	ROUGH WATER	SLAB
COLUMN STEEL	TOP-OUT	ROUGH
BEAM STEEL	ROUGH GAS	FINAL ROUGH
FRAMING	AC ROUGH DUCT	FINAL FIXTURE
ROOF SHEATHING	REF. ROUGH PIPING	FINAL ELECTRICAL
INTERIOR	FINAL PLUMBING	TEMPORARY SERVICE
EXTERIOR	FINAL GAS	MISCELLANEOUS
DRYWALL	FINAL AIR COND.	GRADING & DRAINAGE
LATHING	FINAL REFRIG.	ON-SITE PARKING SPACES
BACKING (SIDING)	FINAL SEWER	ENG. APPROVAL OF
PLASTER	FINAL SEPTIC TANK	OFF-SITE IMPROVEMENTS
SCRATCH		
BROWN		
URBAN REDEVELOPMENT APPROVAL		
FINAL BLDG. <u>AS</u>	DATE <u>11-6-69</u>	

APPROVED FOR OCCUPANCY & METER _____ INSPECTOR _____ DATE _____
 PLEASE NOTE REMARKS ON REVERSE SIDE 2222 Ash LOG # _____ AREA # _____ 23.04

Department of Building & Safety
 City of Las Vegas, Nevada

Special Kardex
 Elec. only, Plbg. only, A.C. only

Owner Charles Collins Address 2222 Ash Date: 1/9/76
 Contractor _____ Permit No. _____
 Lot _____ Block _____ Subdivision _____

Electric Only	Plumbing Only	Heat & Vent. A. C. Only
Contractor <u>Owner</u>	Contractor _____	Contractor _____
Permit No. <u>55</u>	Permit No. _____	Permit No. _____
Slab	Rough Soil	A.C. Rough Duct
Rough Elect	Rough Water	Ref. Ro. Piping
Final Rough	Top Out	Rough Gas
Final Fixture	Rough Gas	Final Refrig.
Final Elec <u>VP-12-76</u>	Final Plbg.	Final Air Cond.
Temp. Service	Final Gas	Final Gas
	Final Sewer	
	Final Septic Tank	

23.06 D Address 2222 Ash Service Log No. _____ Area _____

Department of Building & Safety
City of Las Vegas, Nevada

Special Kardex
Elec. only, Plbg. only, A.C. only

Owner Charles Collins Address 2222 Ash Date: 1-26-68

Contractor _____ Permit No. _____

Lot _____ Block _____ Subdivision _____

Electric Only	Plumbing Only	Heat & Vent. A. C. Only
Contractor _____	Contractor _____	Contractor <u>DeLuca S.M.</u>
Permit No. _____	Permit No. _____	Permit No. <u>15581</u>
Slab _____	Rough Soil _____	A.C. Rough Duct _____
Rough Elect _____	Rough Water _____	Ref. Ro. Piping _____
Final Rough _____	Top Out _____	Rough Gas _____
Final Fixture _____	Rough Gas _____	Final Refrig _____
Final Elec _____	Final Plbg. _____	Final Air Cond <u>W/31 68</u>
Temp. Service _____	Final Gas _____	Final Gas _____
	Final Sewer _____	
	Final Septic Tank _____	

23.06 D Address 2222 Ash Log No. h.p. Area _____

OWNER CHARLES COLLINS DEPT. of BLDG & SAFETY—CITY of LAS VEGAS, NEVADA
GEN. CONT. SAME ADDRESS 2222 ASH ST. DATE 3-1-66
PERMIT NO. 32769 LEGAL DESCRIPTION Lot 12, Blk. 2, Gibson & Jones Addn TYPE OF STRUCTURE PARTIAL ROOF

BUILDING		MECHANICAL	ELECTRICAL
LOCATION		PLUMBING CONT.	TEMP. POLE CONT.
FIREPLACE FTG.		PERMIT NO. _____ DATE _____	PERMIT NO. _____ DATE _____
FOOTINGS		HEAT & VENT. AC CONT.	INSPECTION _____ DATE _____
FOUNDATION WALL		PERMIT NO. _____ DATE _____	ELECTRICAL CONT.
FLOOR FRAMING		SEWER CONT.	PERMIT NO. _____ DATE _____
SLAB		PERMIT NO. _____ DATE _____	FIXTURES CONT.
CHIMNEY STEEL (FIREPLACE)		ROUGH SOIL _____	PERMIT NO. _____ DATE _____
WALL STEEL		ROUGH WATER _____	SLAB _____
COLUMN STEEL		TOP-OUT _____	ROUGH _____
BEAM STEEL		ROUGH GAS _____	FINAL ROUGH _____
FRAMING		AC ROUGH DUCT _____	FINAL FIXTURE _____
ROOF SHEATHING		REF. ROUGH PIPING _____	FINAL ELECTRICAL _____
INTERIOR	EXTERIOR	FINAL PLUMBING _____	TEMPORARY SERVICE _____
DRYWALL		FINAL GAS _____	
LATHING		FINAL AIR COND. _____	
BACKING (SIDING)		FINAL REFRIG. _____	
PLASTER SCRATCH		FINAL SEWER _____	
PLASTER BROWN		FINAL SEPTIC TANK _____	
URBAN REDEVELOPMENT APPROVAL			
FINAL BLDG. <u>12</u>			
DATE <u>3-2-66</u>			

APPROVED FOR OCCUPANCY & METER

INSPECTOR

DATE

PLEASE NOTE REMARKS ON REVERSE SIDE

2222 ASH ST.

LOG #

AREA #

23.04

DEPT. of BLDG. & SAFETY - CITY of LAS VEGAS, NEVADA

OWNER: CHARLES COLLINS ADDRESS: 2222 Ash St. DATE: 4/28/59

GEN. CONT. W. J. CHESTER TYPE OF STRUCTURE CHAINLINK FENCE

PERMIT NO. 33357 LEGAL DESCRIPTION: _____

LOCATION & FLOOR ELEVATION _____ FOOTINGS _____ FOUND. & PIERS _____ WALL STEEL _____ BOND BEAM STEEL _____ FRAMING & ROOF SHEATHING _____ STEEL FABRICATION _____ CONNECTIONS & PAINTING _____ INTERIOR EXTERIOR LATHING _____ PLASTER _____ SCRATCH _____ BROWN _____ FINAL BLDG. <u>Bob Reed 7-2-59</u> GRADING & DRAINAGE _____ ON-SITE PARKING _____ SPACES _____ ENG. APPROVAL OF OFF-SITE IMPROVEMENTS _____	PLUMBING CONT. _____ PERMIT NO. _____ DATE _____ HEAT & VENT. CONT. _____ PERMIT NO. _____ DATE _____ SEWER CONT. _____ PERMIT NO. _____ DATE _____ ROUGH SOIL _____ ROUGH WATER _____ SEWER OR SEPTIC TANK _____ TOP-OUT _____ ROUGH GAS _____ ROUGH DUCT _____ FINAL PLUMBING _____ FINAL HEATING _____ FINAL GAS _____	TEMP. POLE CONT. _____ PERMIT NO. _____ DATE _____ INSPECTION _____ DATE _____ ELECTRICAL CONT. _____ PERMIT NO. _____ DATE _____ OUTLETS _____ MOTORS _____ H.P. _____ SLAB _____ ROUGH _____ FINAL ROUGH _____ FIXTURE CONT. _____ PERMIT NO. _____ DATE _____ FIXTURES _____ FINAL FIXTURE _____ APPROVED FOR METER _____
---	--	---

APPROVED FOR OCCUPANCY: _____ INSPECTOR _____ DATE _____

* PLEASE NOTE REMARKS ON REVERSE SIDE

2222 Ash St. CHAINLK. FENCE 4/28/59 23.04

DEPT. of BLDG. & SAFETY - CITY of LAS VEGAS, NEVADA

OWNER: Charles Collins ADDRESS: 2222 Ash DATE: 10-6-64

GEN. CONT. National Home Improvements TYPE OF STRUCTURE remodel front

PERMIT NO. 27942 LEGAL DESCRIPTION: Lot 12 Blk 2 Gibson & Jones Addition

BUILDING	MECHANICAL	ELECTRICAL
LOCATION _____ FIREPLACE FTS _____ FOOTINGS _____ FOUNDATION WALL _____ FLOOR FRAMING _____ SLAB _____ CHIMNEY STEEL (FIREPLACE) _____ WALL STEEL _____ COLUMN STEEL _____ BEAM STEEL _____ FRAMING _____ ROOF SHEATHING _____ INTERIOR EXTERIOR DRYWALL _____ LATHING _____ BACKING (SIDING) _____ SCRATCH _____ PLASTER _____ BROWN _____ URBAN REDEVELOPMENT APPROVAL _____ FINAL BLDG. <u>B. B. B. 5-16-65</u>	PLUMBING CONT. _____ PERMIT NO. _____ DATE _____ HEAT & VENT. AC CONT. _____ PERMIT NO. _____ DATE _____ SEWER CONT. _____ PERMIT NO. _____ DATE _____ ROUGH SOIL _____ ROUGH WATER _____ TOP-OUT _____ ROUGH GAS _____ AC ROUGH DUCT _____ REF. ROUGH PIPING _____ FINAL PLUMBING _____ FINAL GAS _____ FINAL AIR COND. _____ FINAL REFRIG. _____ FINAL SEWER _____ FINAL SEPTIC TANK _____	TEMP. POLE CONT. _____ PERMIT NO. _____ DATE _____ INSPECTION _____ DATE _____ ELECTRICAL CONT. _____ PERMIT NO. _____ DATE _____ FIXTURES CONT. _____ PERMIT NO. _____ DATE _____ SLAB _____ ROUGH _____ FINAL ROUGH _____ FINAL FIXTURE _____ FINAL ELECTRICAL _____ TEMPORARY SERVICE _____ MISCELLANEOUS _____ GRADING & DRAINAGE _____ ON-SITE PARKING SPACES _____ APP. _____ ENG. APPROVAL OF OFF-SITE IMPROVEMENTS _____

APPROVED FOR OCCUPANCY & METER: _____ INSPECTOR _____ DATE _____

PLEASE NOTE REMARKS ON REVERSE SIDE

2222 Ash LOG: # AREA: # 23.04

TRUST AGREEMENT

Between

SHIRLEY RITZ
Settlor

and

SHIRLEY RITZ
Trustee

Creating a Revocable Living Trust
to be known as
THE SHIRLEY RITZ TRUST

Effective: Feb. 24, 1998

RECEIVED
JUN 16 2011

agreement, the determination of all matters with respect to what is principal and income of the trust estate and the apportionment and allocation of receipts and expenses between these accounts shall be governed by the provisions of the California Principal and Income Law from time to time existing. Any such matter not provided for either in this agreement or in the Principal and Income Law shall be determined by the Trustee in her/his absolute discretion.

8.08. In any case in which the Trustee is required, pursuant to the provisions of the trust, to divide any trust property into parts or shares for the purpose of distribution, or otherwise, the Trustee is authorized, in the Trustee's discretion, to make the division and distribution (pro-rata or otherwise) in kind, including undivided interests in real property, or partly in kind and partly in money, and for this purpose to make such sales of the trust property as the Trustee may deem necessary at such terms and conditions as the Trustee shall see fit.

8.09. The Trustee in the Trustee's discretion may make payments to a minor or other beneficiary under disability by making payments to the guardian of his or her person, or the Trustee may apply payments directly for the beneficiary's benefit. The Trustee in the Trustee's discretion may make payments directly to a minor if in the Trustee's judgment he/she is of sufficient age and maturity to spend the money properly, and if the sum does not exceed the limits then provided by California law for delivery to a parent of a minor.

8.10. A certificate or a Certification of Trust signed by any Trustee hereunder and acknowledged before a Notary Public shall be conclusive evidence upon all persons and for all purposes of the facts stated in said certificate respecting the terms of the Trust and of the test thereof and of who are from time to time the Trustees hereunder.

ARTICLE 9 EXECUTION

IN WITNESS WHEREOF, the parties have hereto set their hands on the day and year indicated next to their respective signatures.

Dated: February 24, 1998

Shirley Ritz
SHIRLEY RITZ, Settlor

Witnesses to Settlor:

Steven Johnson
Wm. Fred Leeder

Date: 2/24/98

Date: 2/24/98

Dated:

February 24, 1998

Shirley Ritz
SHIRLEY RITZ, Trustee

Witnesses to Trustee:

Karen Johnson
Winifred Leeder

Date:

2/24/98

Date:

2/24/98

RECORDING REQUESTED BY

Johnson & Nixon

AND WHEN RECORDED MAIL TO:

Name Shirley Ritz
 Street Address 411 Lewis Rd. Space 424
 City San Jose, CA 95111

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Trust Transfer Deed

THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE

181619

TTD 879 ID

Grant Deed ~~(Excluded from Reappraisal Under Proposition 133, California Constitution, Article XIII, Section 1)~~

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:
 THERE IS NO CONSIDERATION FOR THIS TRANSFER.

Documentary transfer tax is \$ 0 (transfer to revocable trust, no consideration)

☐ Computed on full value of property conveyed, or ☐ Computed on full value less value of liens and encumbrances remaining at time of sale or transfer.

☒ There is no Documentary transfer tax due. (state reason and give Code § or Ordinance number) _____
 NRS 375.090 Section 8

☐ Unincorporated area: ☐ City of _____ and
 This is a Trust Transfer under § 52 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion:

- ☒ Transfer to a revocable trust;
☐ Transfer to a short-term trust not exceeding 12 years with trustor holding the reversion;
☐ Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary;
☐ Change of trustee holding title;
☐ Transfer from trust to trustor or trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.
☐ Other: _____

GRANTOR(S): Shirley Ritz

hereby GRANT(S) to Shirley Ritz, Trustee under The Shirley Ritz Trust Agreement dated Feb. 24, 1998 the following described real property in the County of Clark, State of Nevada

Legal description set forth in Exhibit A which is attached hereto and incorporated herein.

Dated February 24, 1998

State of California

County of Santa Clara

On 2/24/98

before me, Winifred Leeds

personally appeared Shirley Ritz

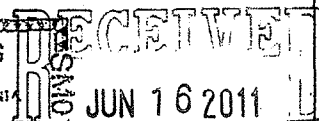
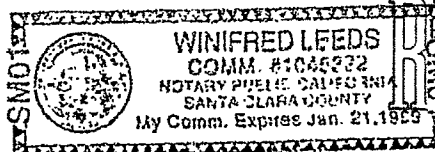
Grantor - Transferor(s)

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.

Signature

Winifred Leeds



Title Order No. _____ Escrow, Loan or Attorney File No. _____

MAIL TAX
 STATEMENTS TO: Shirley Ritz, 411 Lewis Rd. Space 424, San Jose, CA 95111

NAME

ADDRESS

CITY, STATE, ZIP

ASSESSORS PARCEL NO. see attached

(3)

980226.01416

EXHIBIT A

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

PARCEL I:

Lot Four (4) in Block One (1) of AMENDED PLAT OF SIERRA NEVADA NO. 1 as shown by map thereof on file in Book 9 of Plats, Page 92, in the Office of the Recorder of Clark County, Nevada.

More commonly known as 1612 Ludwig Dr., Las Vegas, NV 89106.

APN: 139-20-812-022

PARCEL II:

Lot Five (5) in Block Six (6) of the STEWART ADDITION as shown by map thereof on file in Book 1 of Plats, Page 57, in the Office of the County Recorder of Clark County, Nevada.

More commonly known as 624 N. 11th St. and 625 N. Maryland Parkway, Las Vegas, NV 89101.

APN: 139-26-410-094

PARCEL III:

Lot Twelve (12) in Block Two (2) of GIBSON & JONES ADDITION, as shown by map thereof on file in Book 1 of Plats, Page 83, in the Office of the Recorder of Clark County, Nevada.

More commonly known as 2222 Ash Ave., Las Vegas, NV 89101.

APN: 139-35-713-035

PARCEL IV:

Lot Five (5) in Block Two (2) of COLLEGE PARK NO. 10, as shown by map thereof on file in Book 5 of Plats, Page 36, in the Office of the Recorder of Clark County, Nevada.

More commonly known as 2121 Flower Ave., North Las Vegas, NV 89030.

APN: 139-23-712-040

PARCEL V:

Lots Nine (9) and Ten (10) in Block A of VEGAS BOULDER ADDITION NO. 1, as shown by map thereof on file in Book 1 of Plats, Page 89, in the Office of the Recorder of Clark County, Nevada.

More commonly known as 1833 N. 5th St., North Las Vegas, NV 89030.

APN: 139-22-711-180

980226.01416

PARCEL VI:

Lot Seven (7) in Block One (1) of COLLEGE PARK NO. 4, as shown by map thereof on file in Book 4 of Plats, Page 50, in the Office of the County Recorder of Clark County, Nevada.

More commonly known as 2524 Reynolds Ave., North Las Vegas, NV 89030.

APN: 139-24-412-007

PARCEL VII:

The North Half (N 1/2) of the Northeast Quarter (NE 1/4) of Lot Four (4) in Block Thirty-Three (33) of ARROWHEAD ACRES TRACT, as shown by map thereof on file in Book 1 of Plats, Page 62, in the Office of the Recorder of Clark County, Nevada.

More commonly known as 2239 Ellis St., North Las Vegas, NV.

APN: 139-24-110-242

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:

JOHNSON & NIXON

02-26-98 14:46 JYB

OFFICIAL RECORDS

BOOK: 980226 INST: 01416

FEE: 9.00 RPTT: EX#008

SITE INFORMATION

ZONING: City of Las Vegas, NV

APN#: 158-35-713-035

Zoning: R-1

AREA (Approximate, to be verified)

Gross Area 15,454 Sq. Ft. 0.35 - Acres
Net Area 9,021 Sq. Ft. 0.20 - Acres

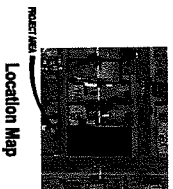
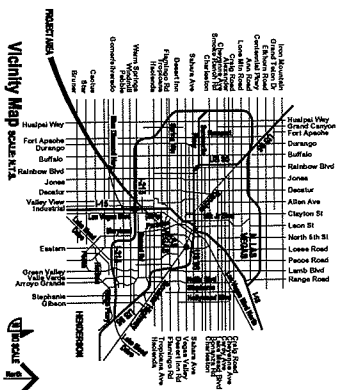
Lot Coverage 11 %

SETBACKS REQUIRED PROVIDED

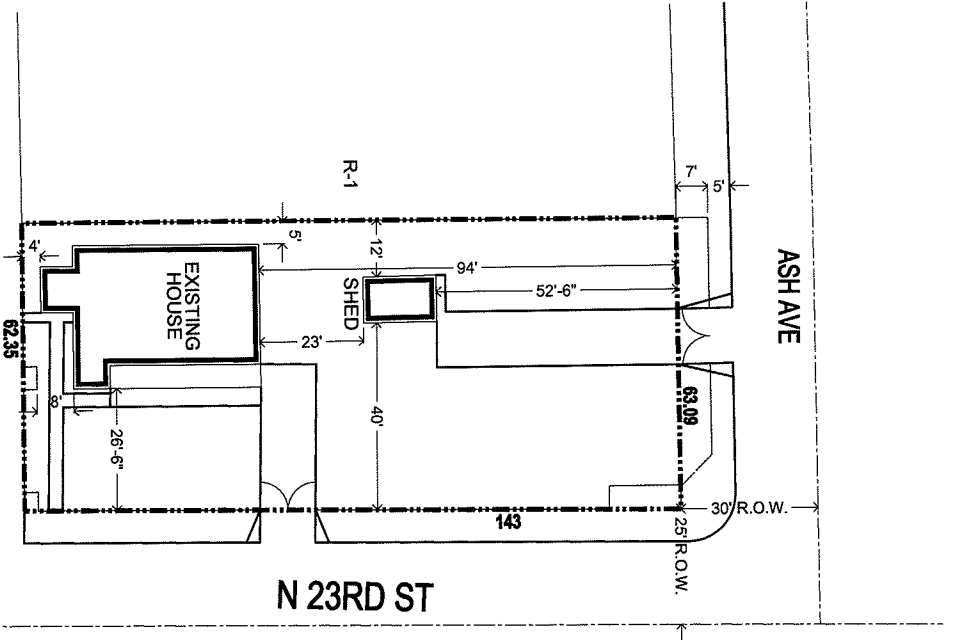
Front: 20 ft 52 ft Existing
Side: 5 ft 5 ft Existing
Corner Side: 15 ft 25 ft Existing
Rear: 15 ft 4 ft Existing

BUILDING HEIGHT

Allowed: 35 ft
Provided: 15 ft (to mid-point of roof)
House: 10 ft (to mid-point of roof)
House Area: 1,200 Sq. Ft.
Shed Area: 180 Sq. Ft.



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1 SITE PLAN

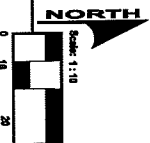
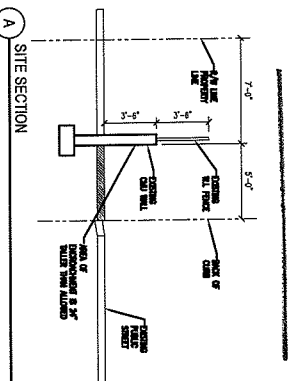
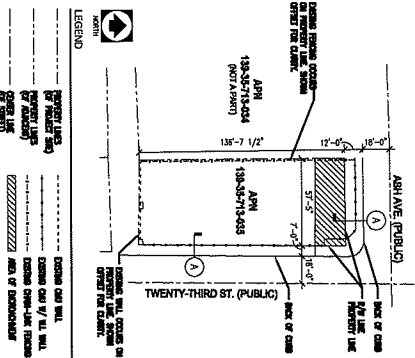
SCALE: 1" = 10'

Shirley Ritz Residence

2222 Ash Avenue, City of Las Vegas, NV

1 ENCROACHMENT PLAN

1" = 40'-0"



FRONTLINE GROUP

MOSER

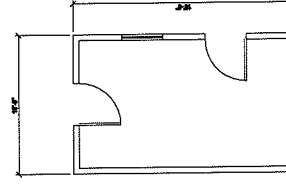
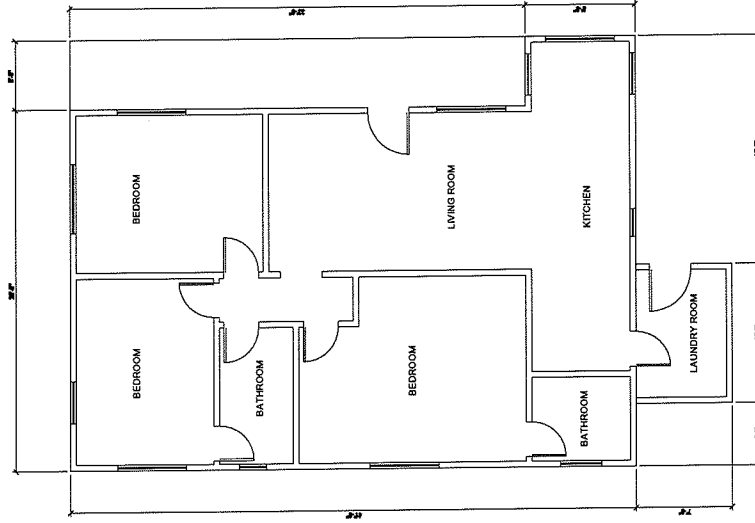
architecture studio

Conceptual Site Plan : Shaw Tye

11-004 : Project Number

07/11/11 : Date

VAR-42175
REVISED



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

2 FLOOR PLAN - SHED
SCALE: 1/4" = 1'-0"



Scale



FRONTLINE

Floor Plan : Sheet Title
11-554 : Project Number
06/01/11 : Date



moser architecture studio

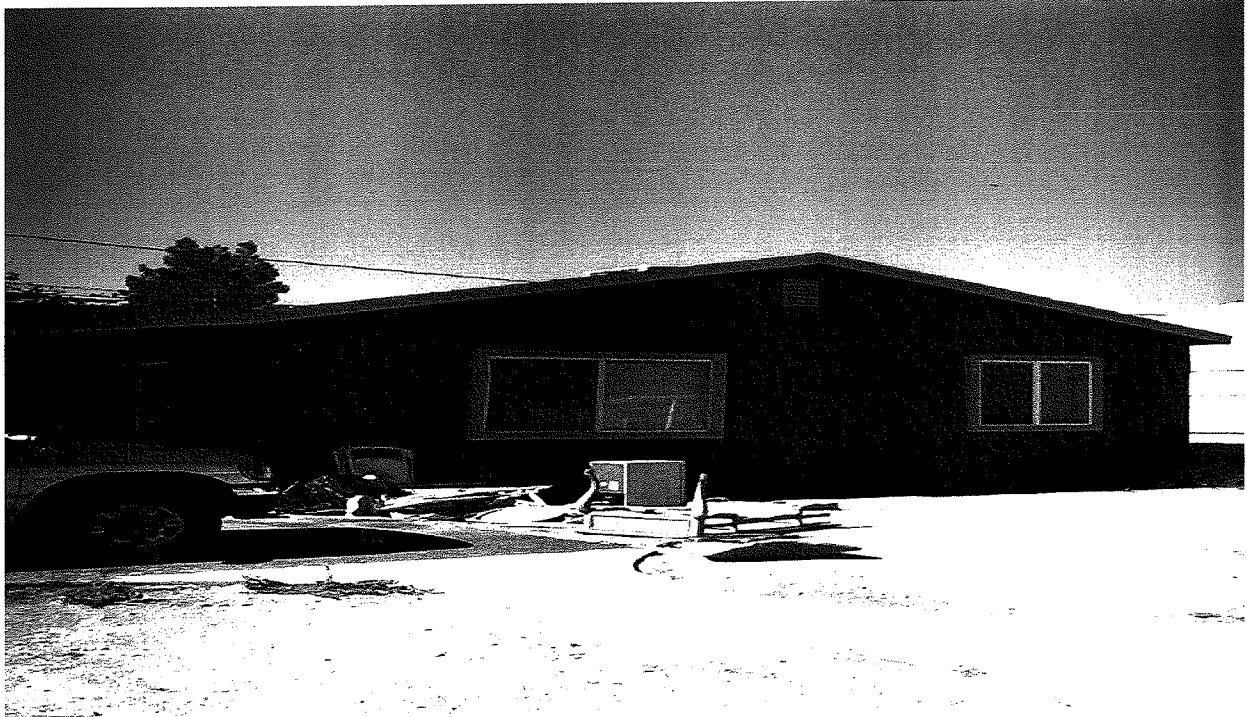


VAR-42175

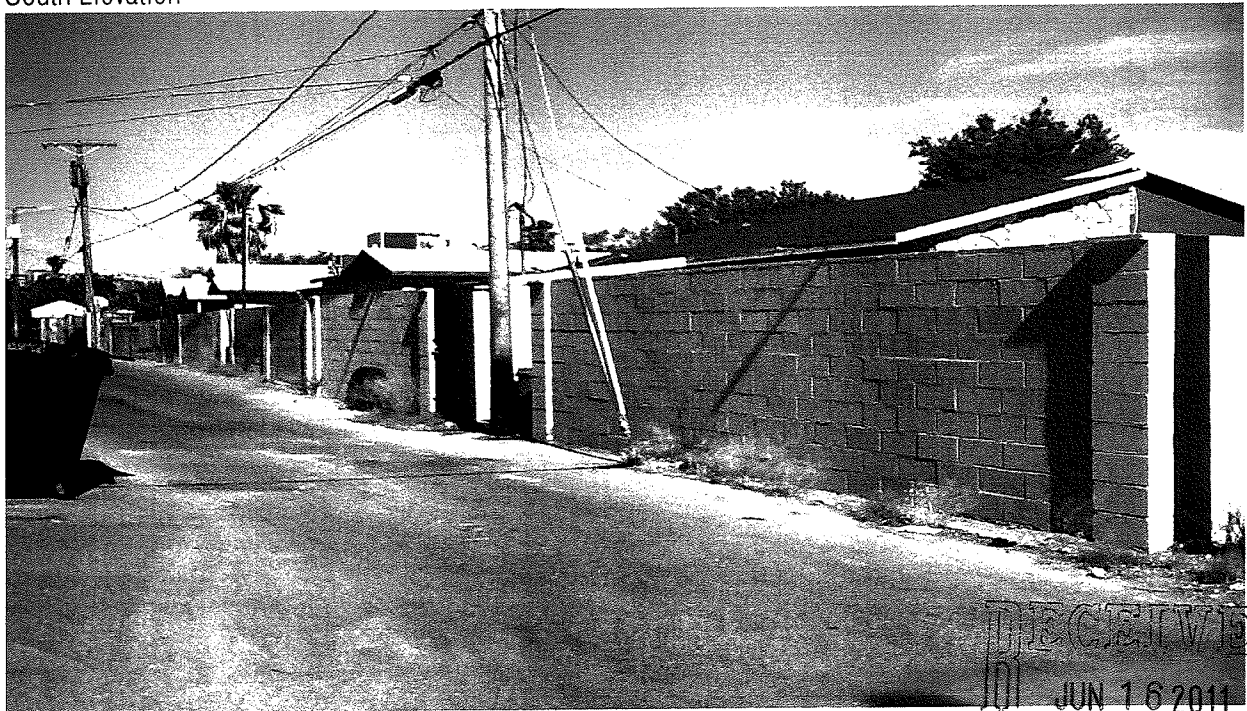
Shirley Ritz Residence

2222 Ash Avenue, City of Las Vegas, NV

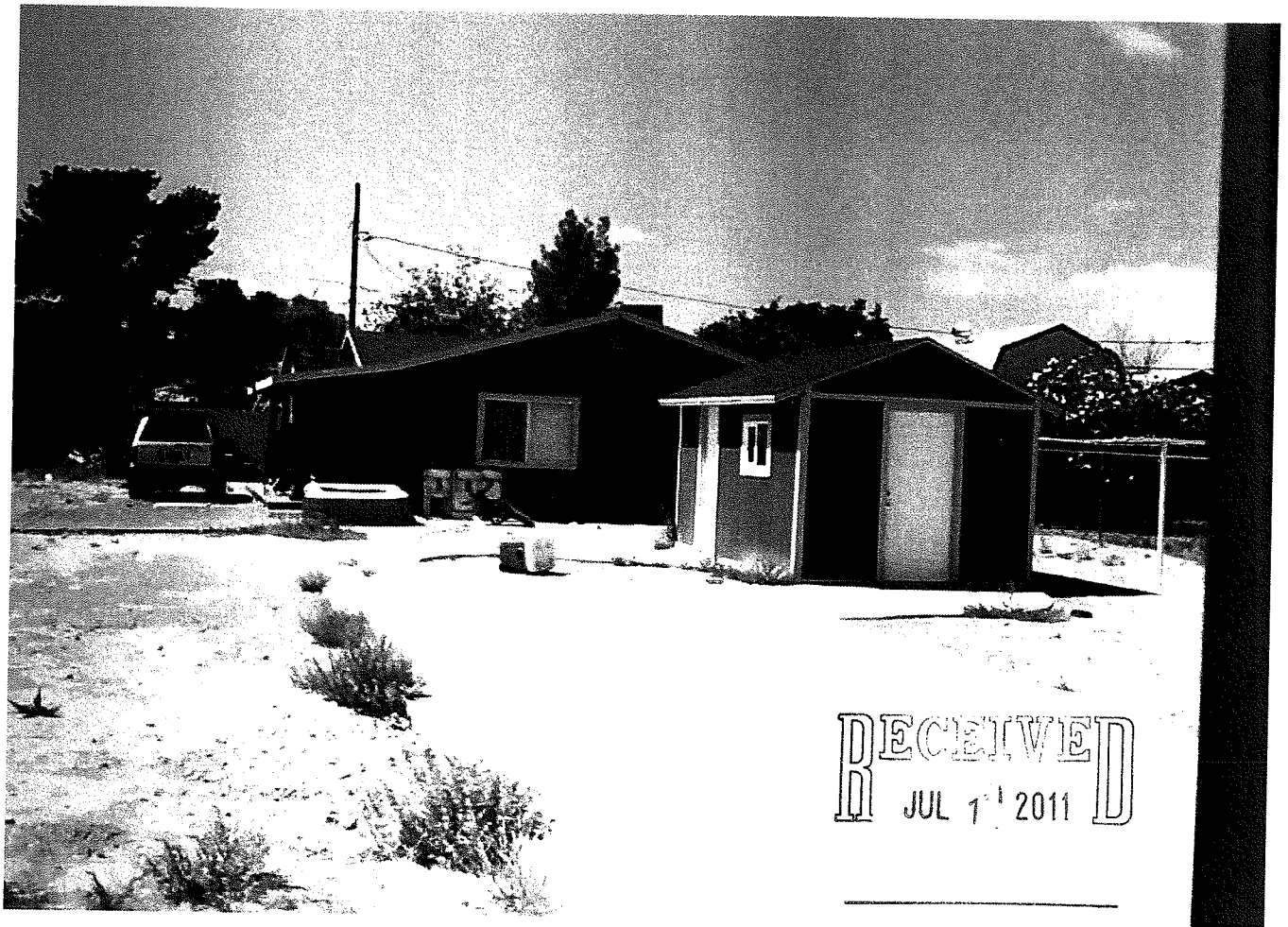
North Elevation



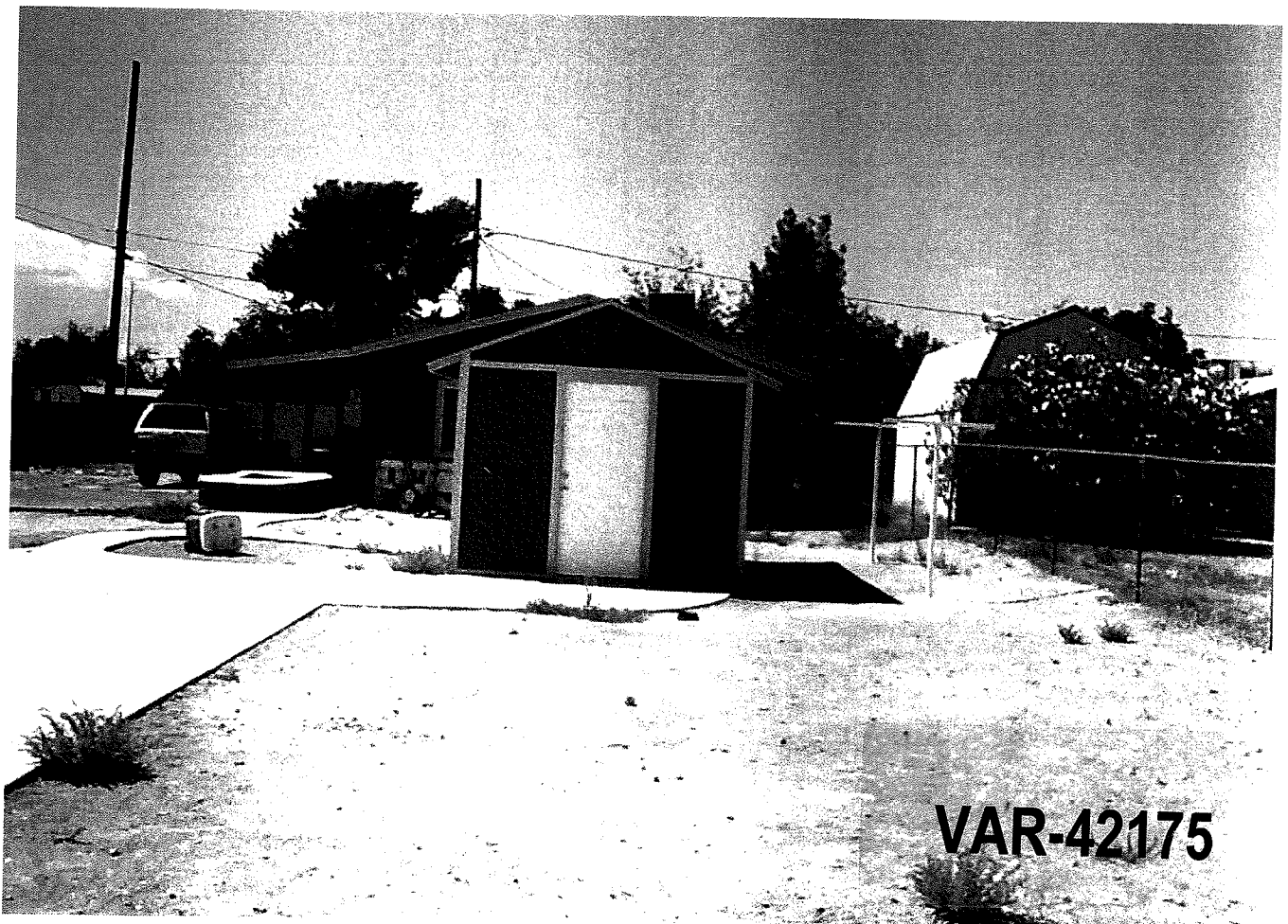
South Elevation



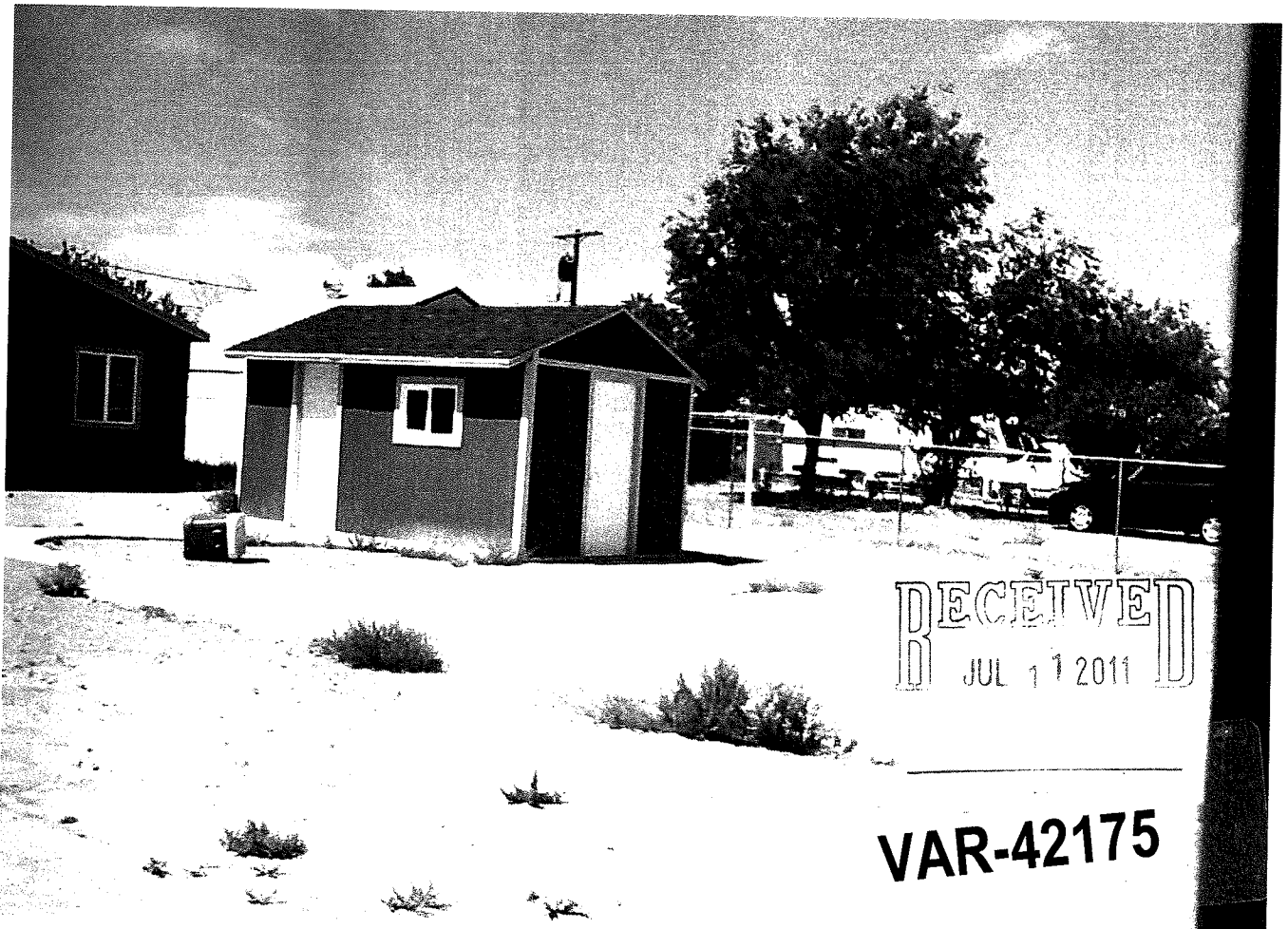
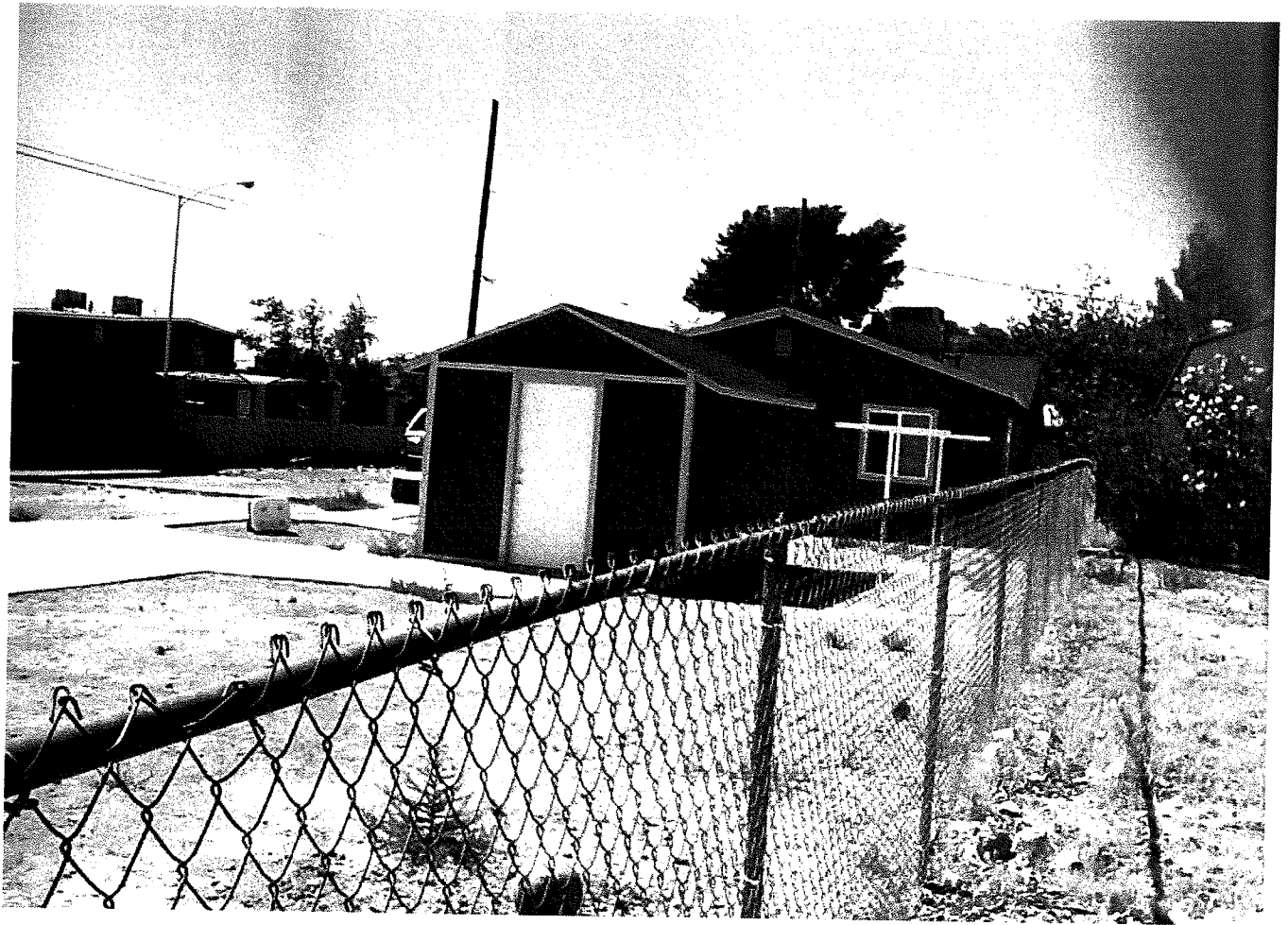
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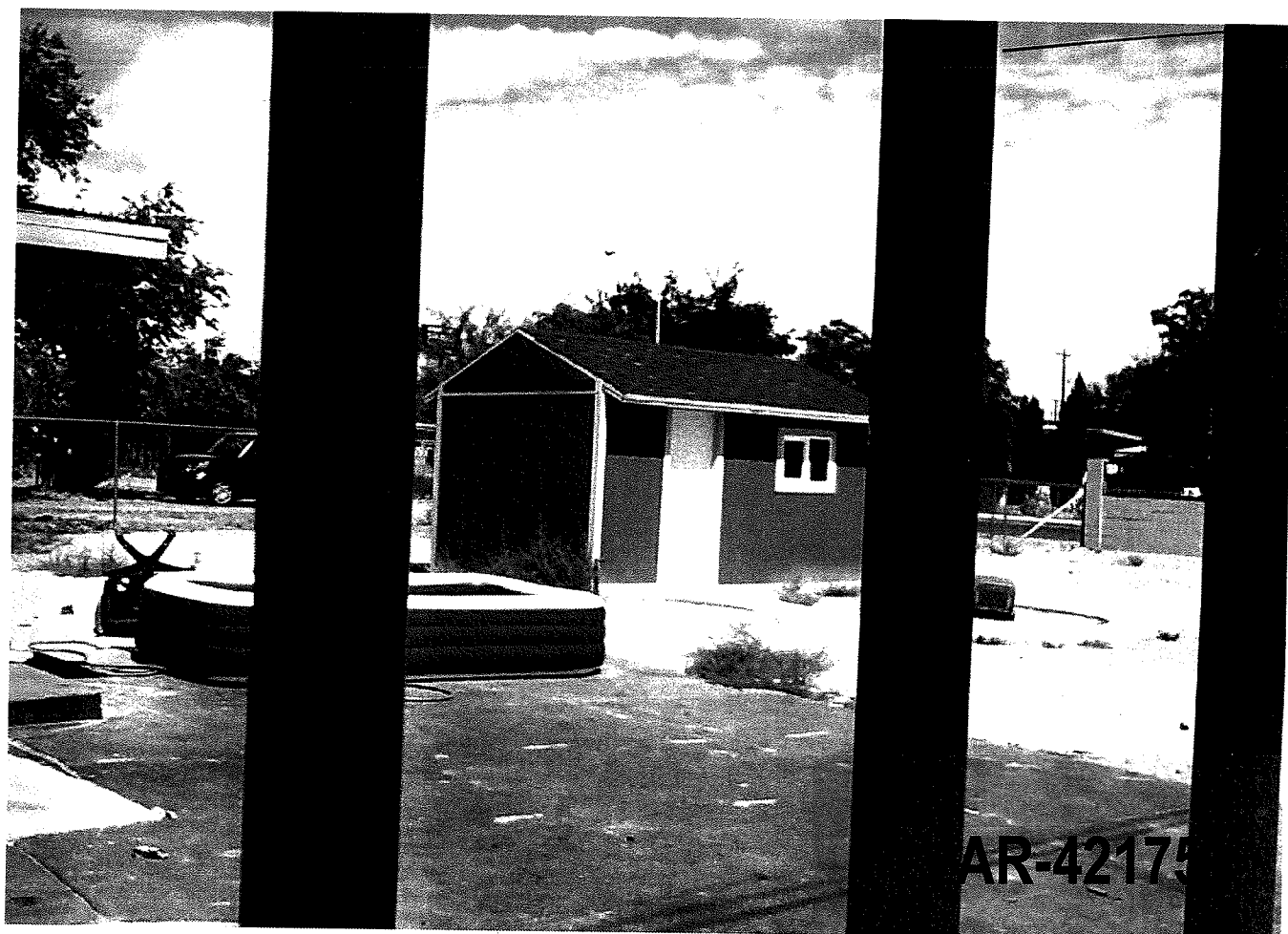


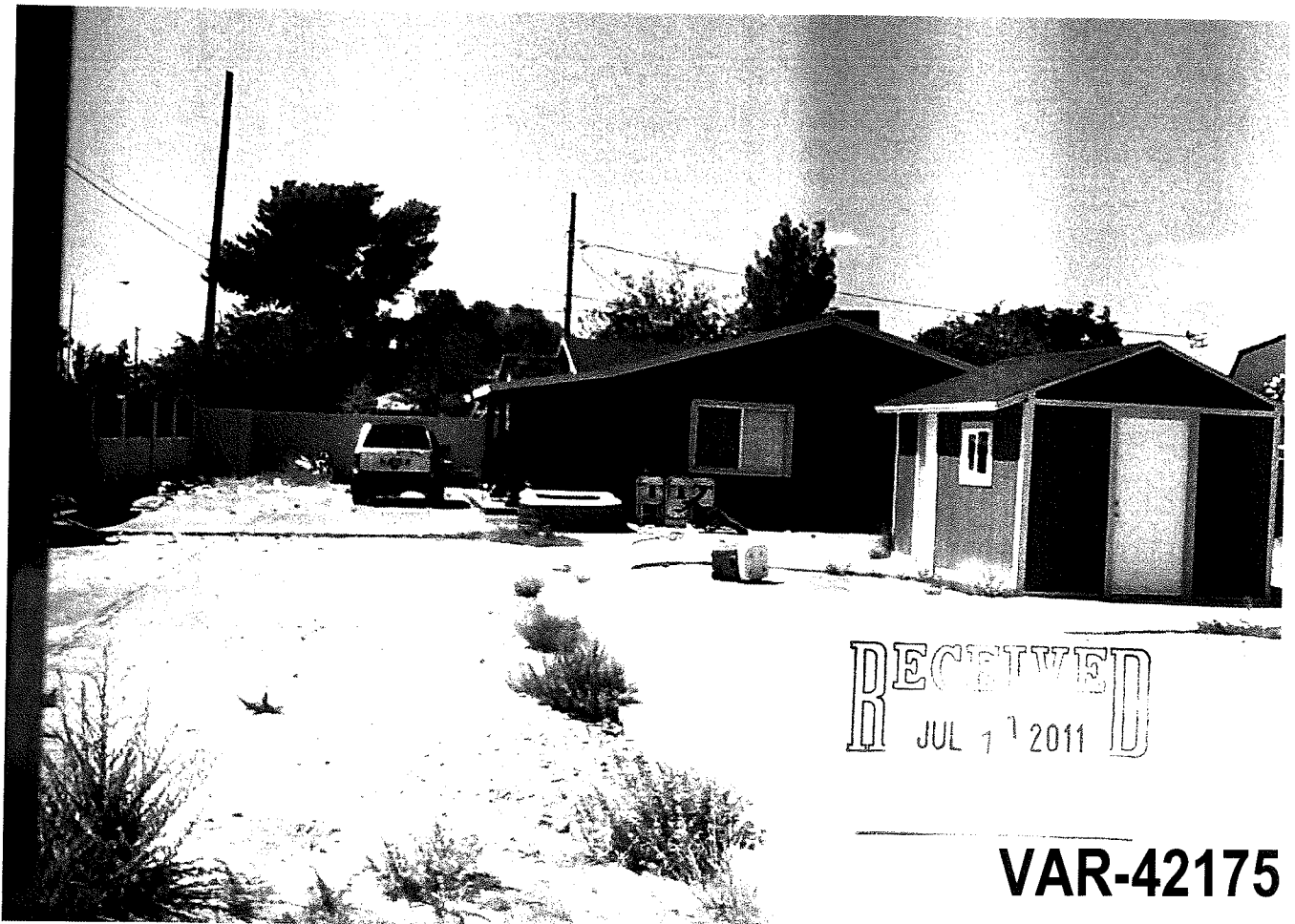
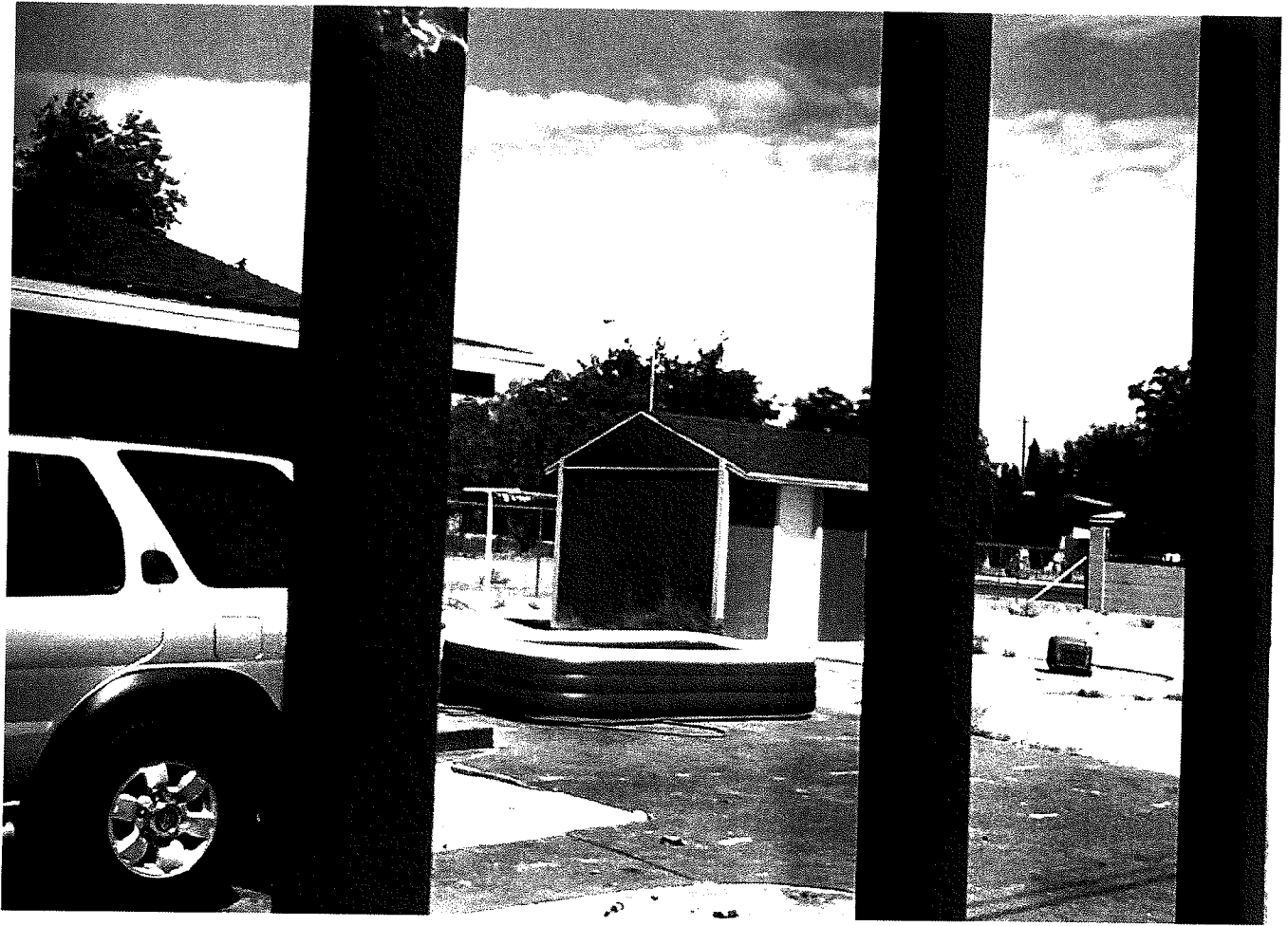
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VAR-42175



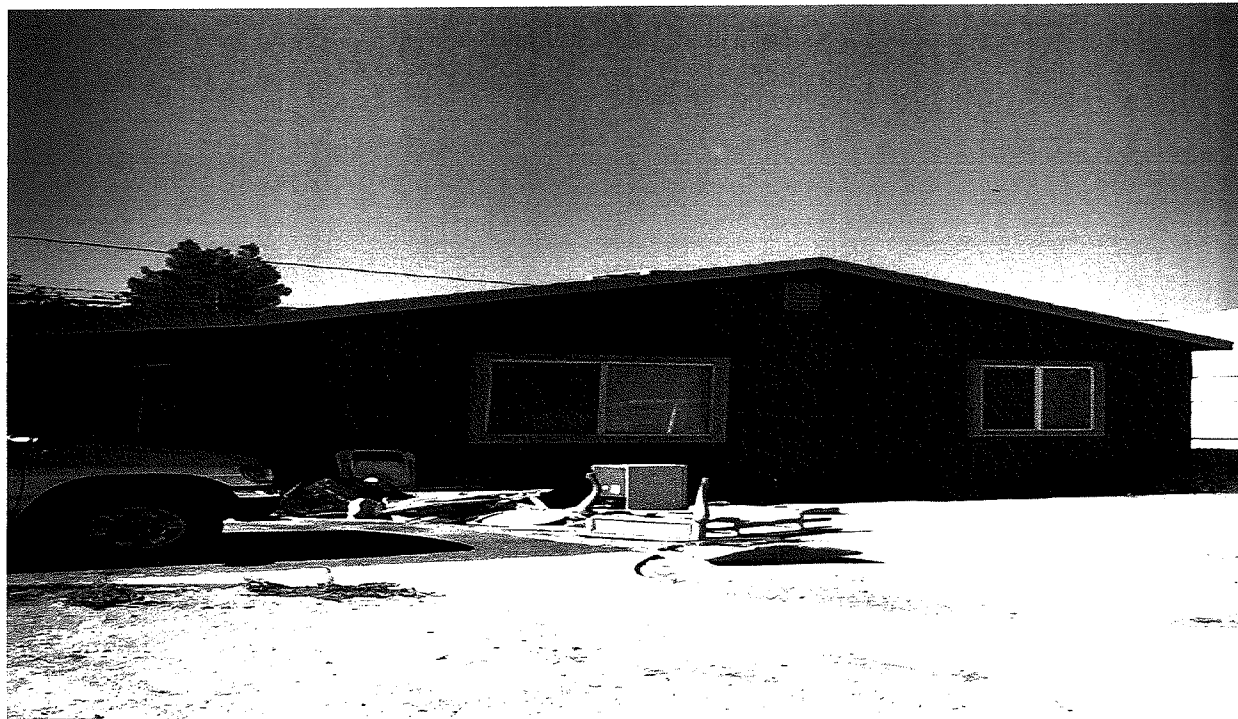




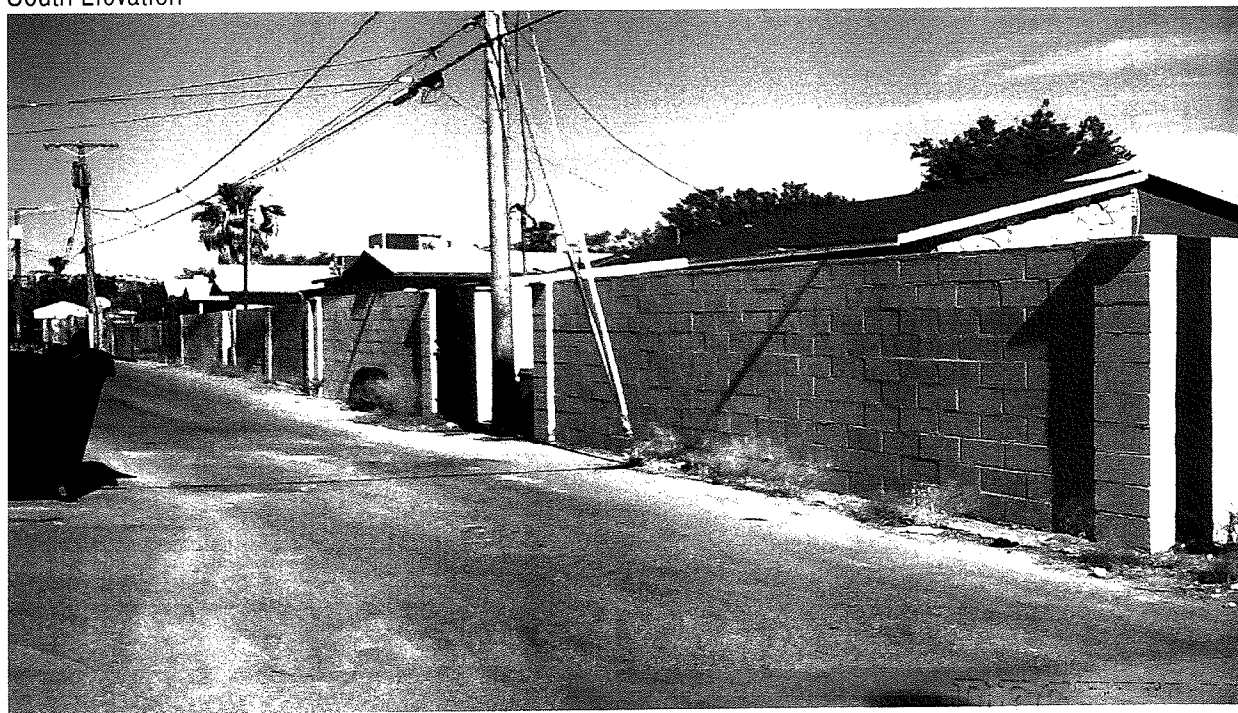
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JUL 17 2011

VAR-42175

North Elevation



South Elevation



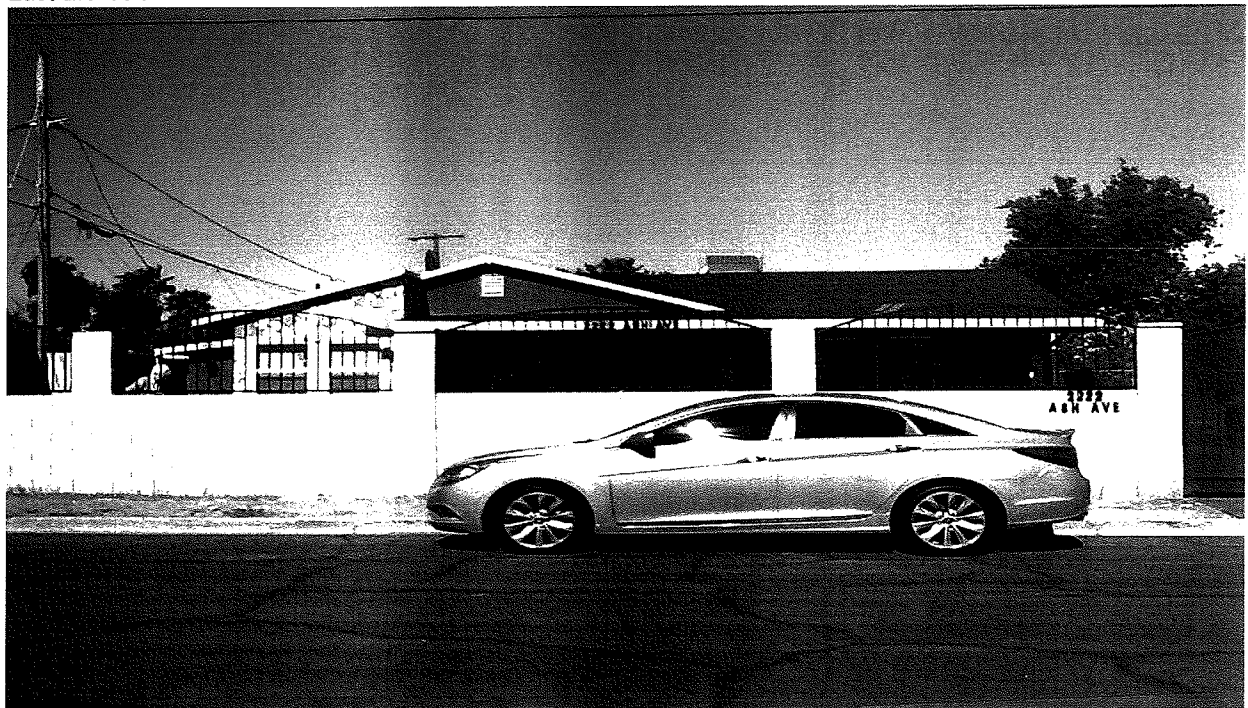
VAR-42175

JUN 16 2011

West Elevation

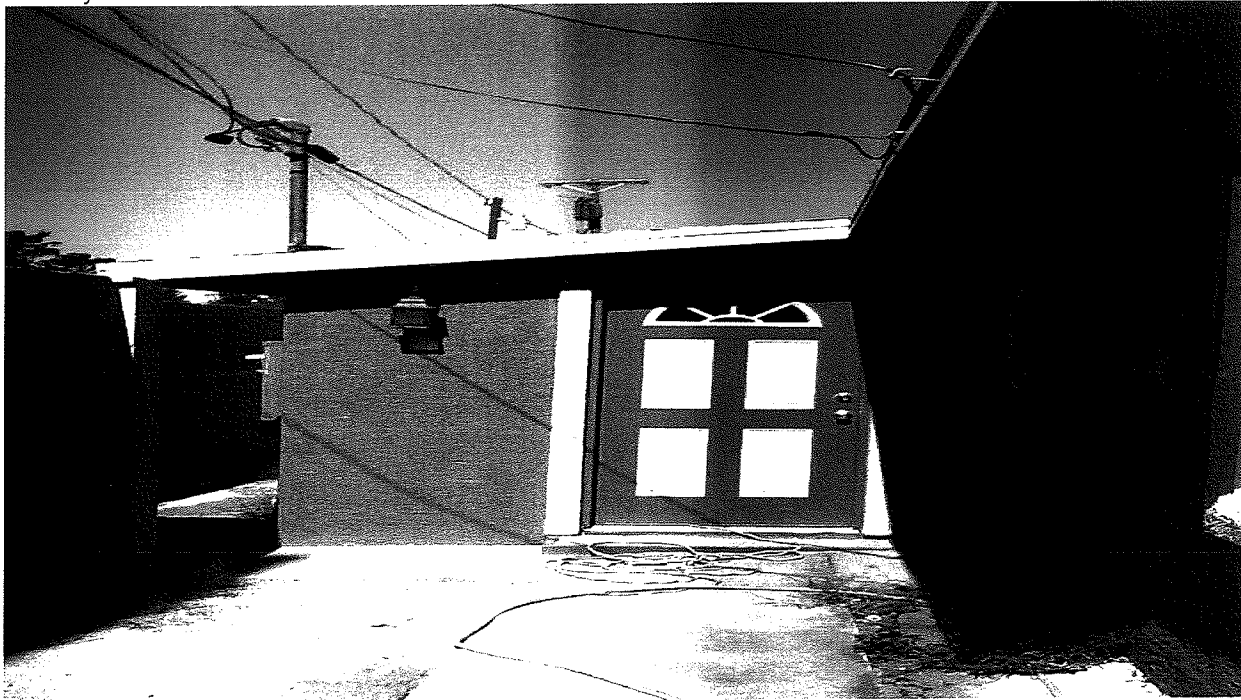


East Elevation

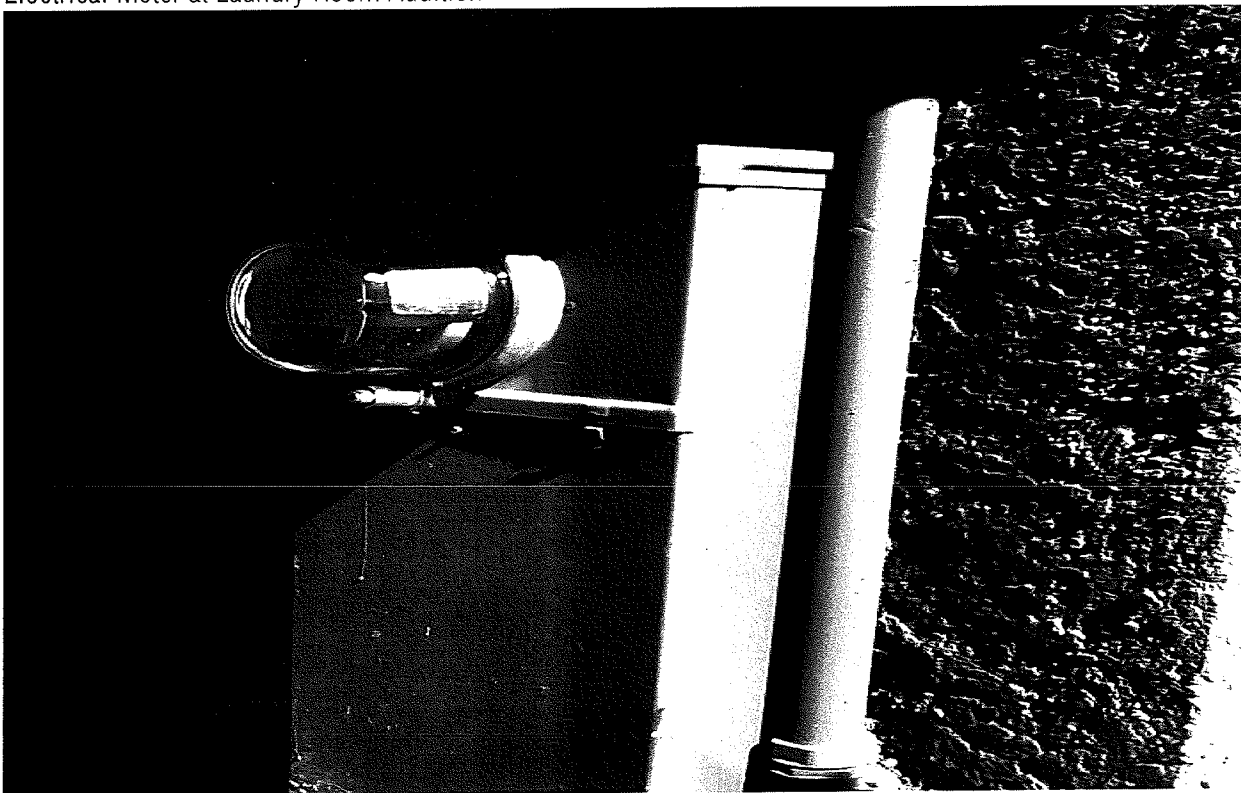


VAR-42175

Laundry Room Addition



Electrical Meter at Laundry Room Addition



VAR-42175

Perimeter Fence

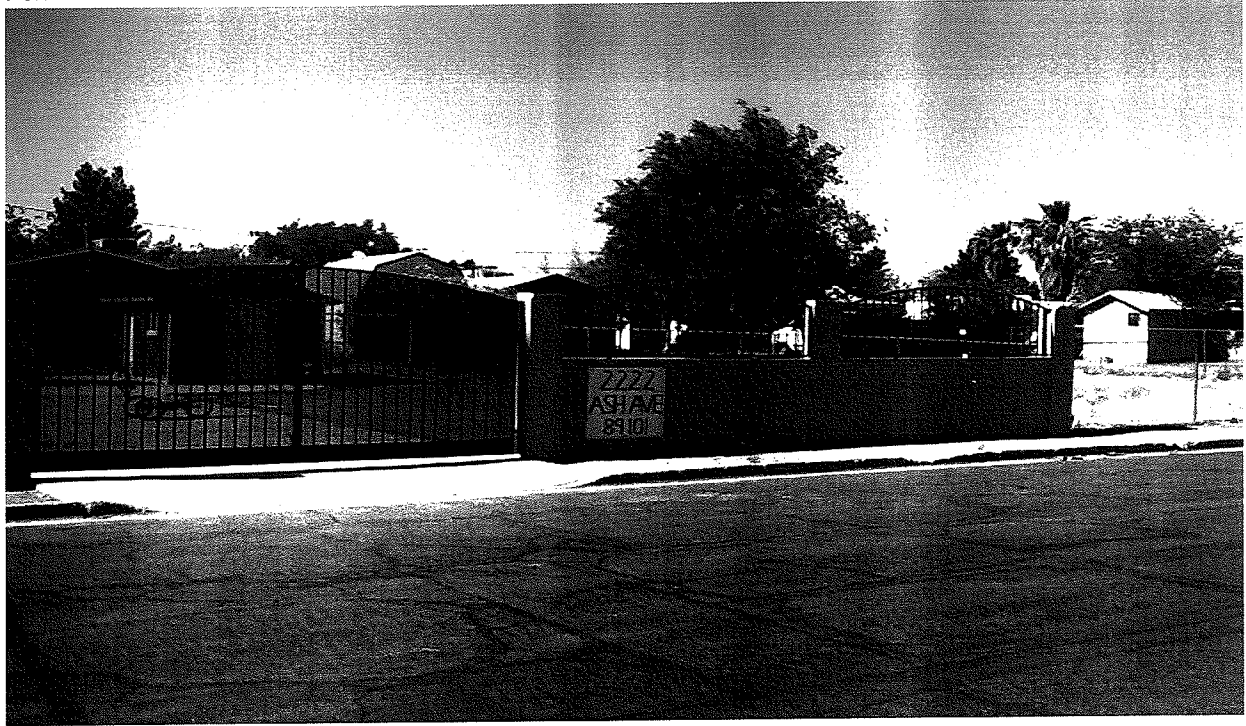


Perimeter Fence



VAR-42175

Perimeter Fence

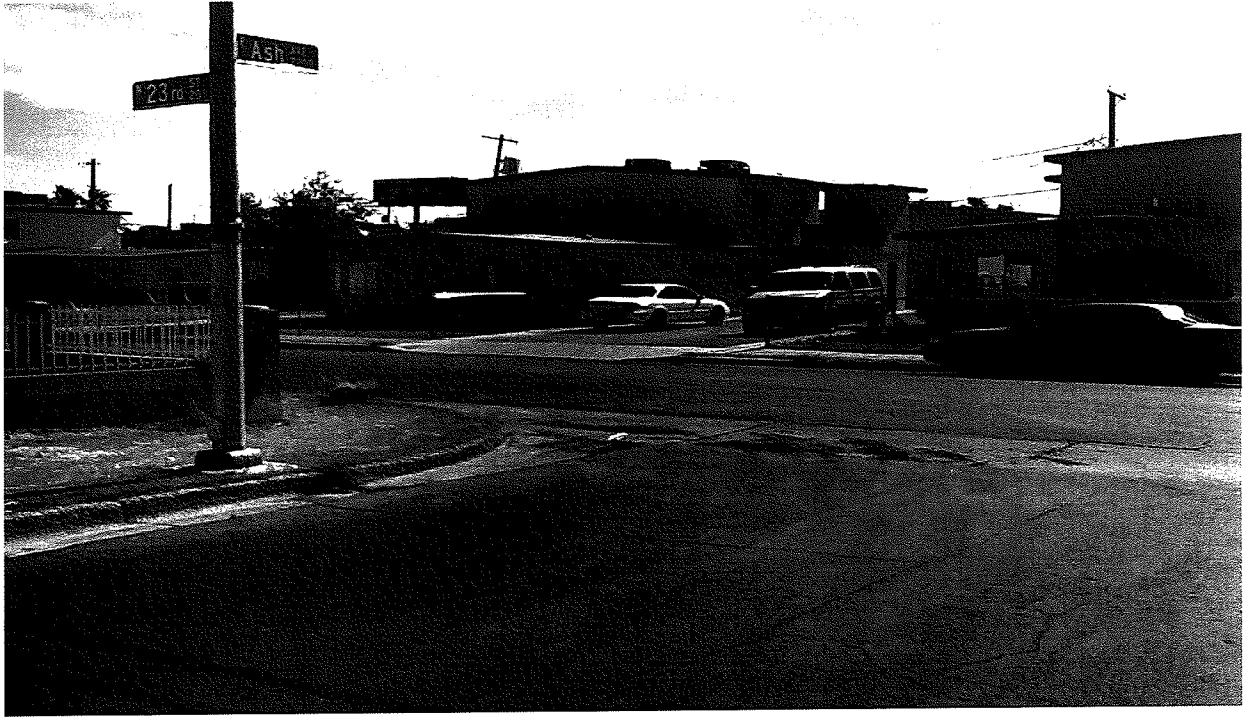


Perimeter Fence



VAR-42175

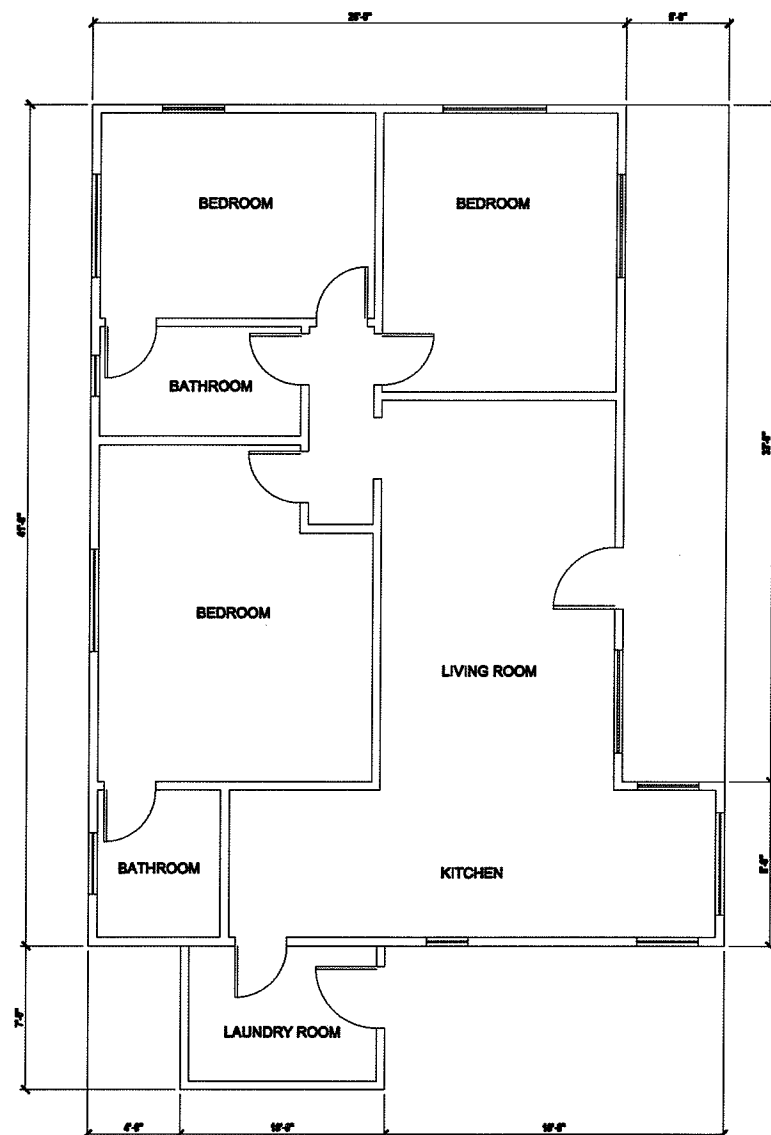
Neighborhood Fencing



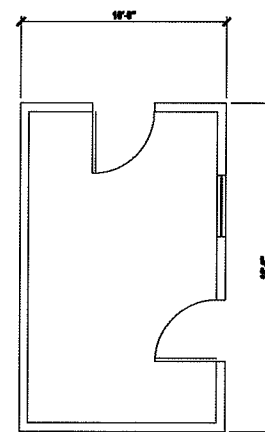
Neighborhood Fencing



VAR-42175



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



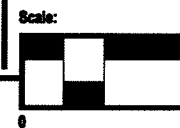
2 FLOOR PLAN - SHED
SCALE: 1/4" = 1'-0"

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JUN 1⁰ 2011

Shirley Ritz Residence

2222 Ash Avenue, City of Las Vegas, NV

NORTH



FRONTLINE

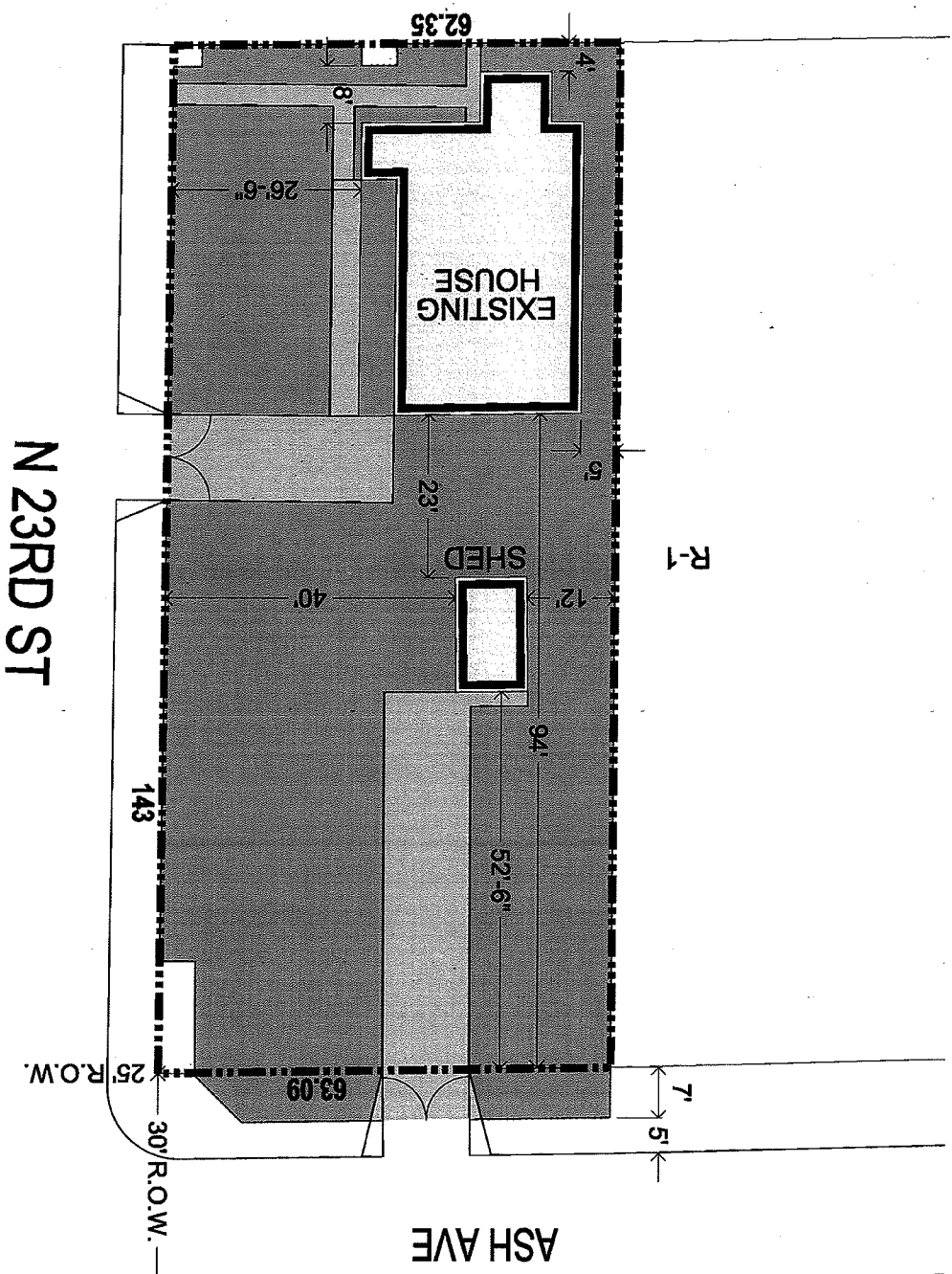


Floor Plan : Sheet Title
11-054 : Project Number
08/09/11 : Date

VAR-42175
08/09/11 PC

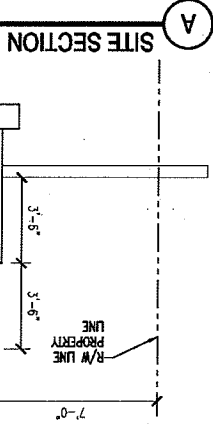
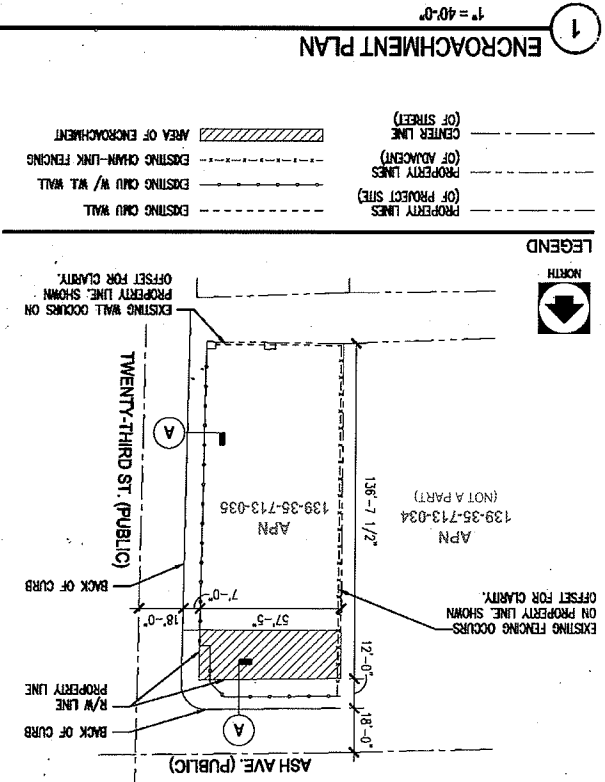
Shirley Ritz Residence

1
SCALE: 1" = 10'



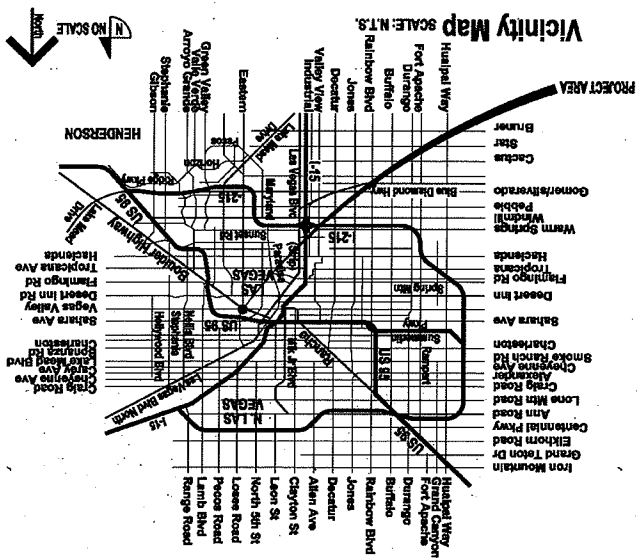
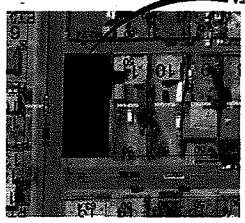
SITE INFORMATION

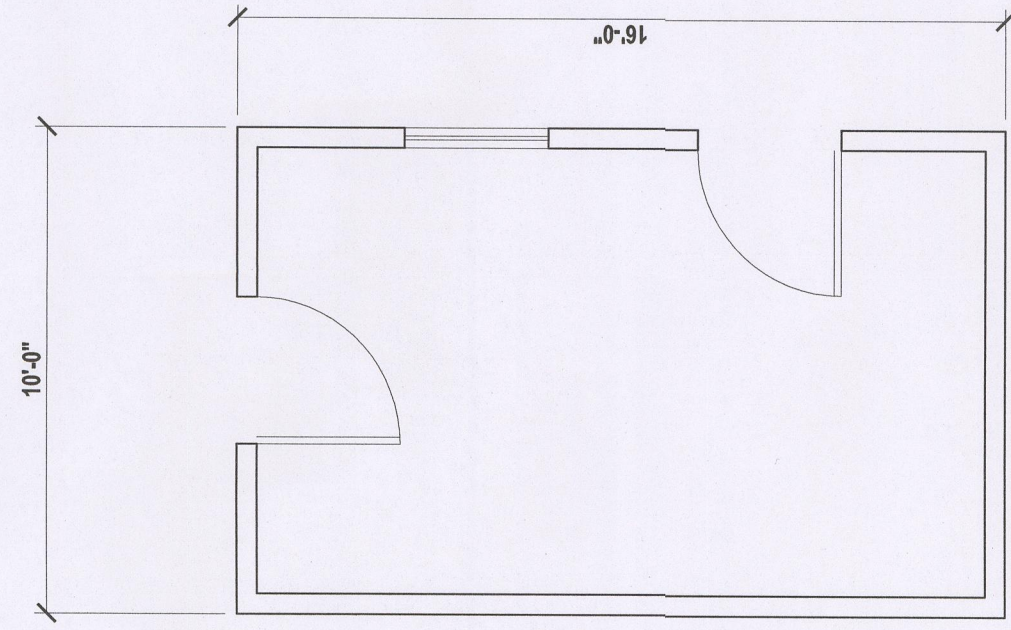
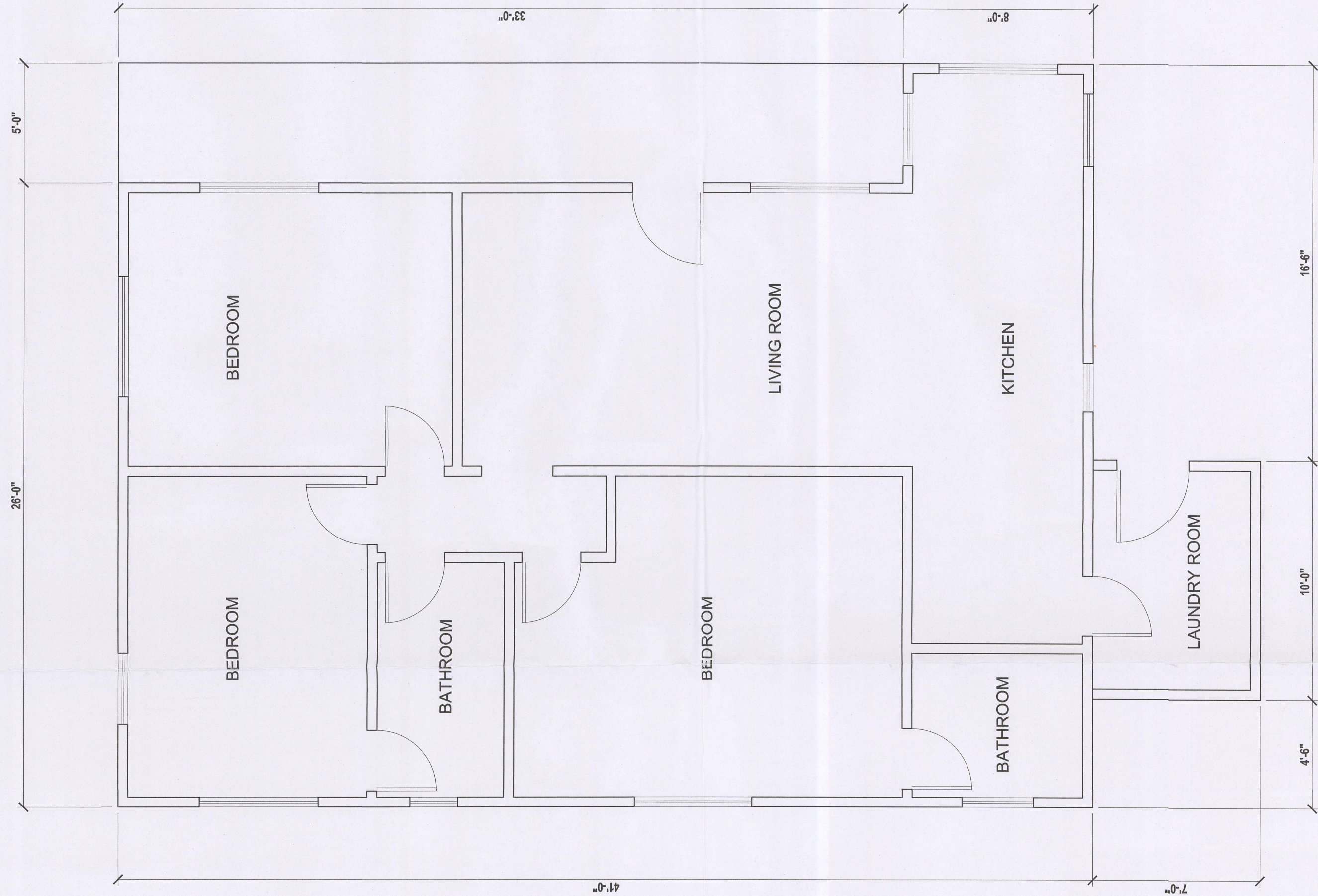
ZONING - City of Las Vegas, NV			
APN#: 139-35-713-035			
Zoning - R-1			
AREA (Approximate, to be verified)			
Gross Area	15,454 Sq. Ft.	0.35 - Acres	
Net Area	9,021 Sq. Ft.	0.20 - Acres	
Lot Coverage		11 %	
SETBACKS			
Front:	52 ft Existing	5 ft Existing	20 ft
Side:	5 ft Existing	5 ft	5 ft
Corner Side:	26 ft Existing	15 ft	15 ft
Rear:	4 ft Existing	15 ft	15 ft
BUILDING HEIGHT			
Allowed:	35 ft		
House:	15 ft (to mid-point of roof)		
Shed:	10 ft (to mid-point of roof)		
House Area:	1,200 Sq. Ft.		
Shed Area:	160 Sq. Ft.		



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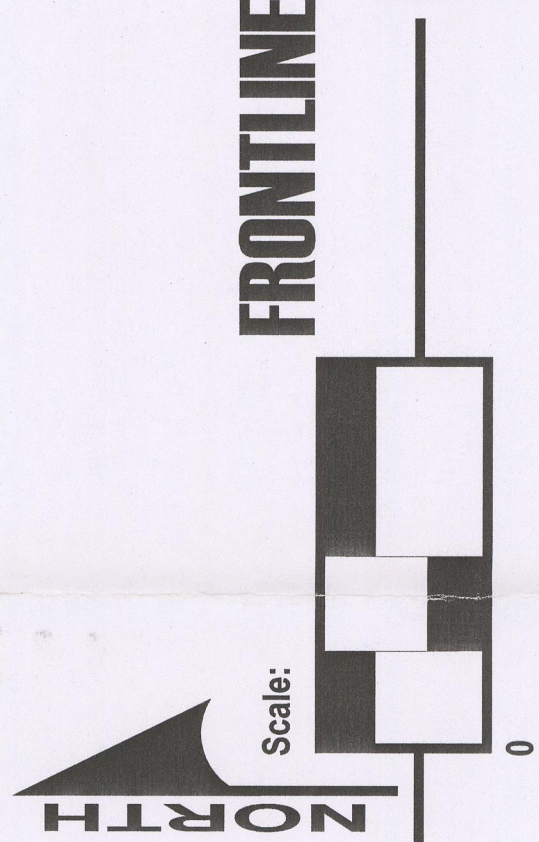
Location Map





1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

2 FLOOR PLAN - SHED
SCALE: 1/4" = 1'-0"



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Floor Plan : Sheet Title
11-054 : Project Number
06/01/11 : Date

Shirley Ritz Residence

2222 Ash Avenue, City of Las Vegas, NV

SITE INFORMATION

ZONING- City of Las Vegas, NV

APN#: 139-35-713-035

Zoning- R-1

AREA (Approximate, to be verified)

Gross Area 15,454 Sq.Ft. 0.35 - Acres
Net Area 9,021 Sq. Ft. 0.20 - Acres

Lot Coverage 11 %

SETBACKS REQUIRED PROVIDED

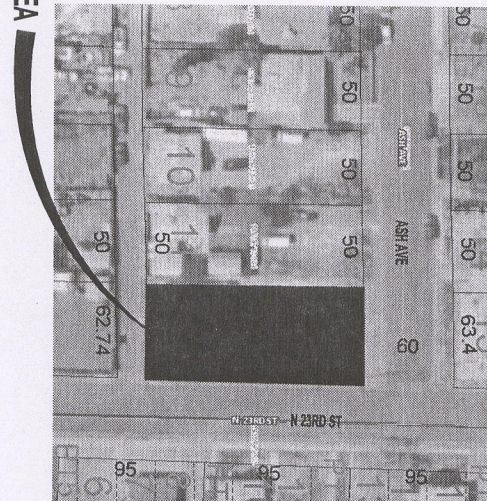
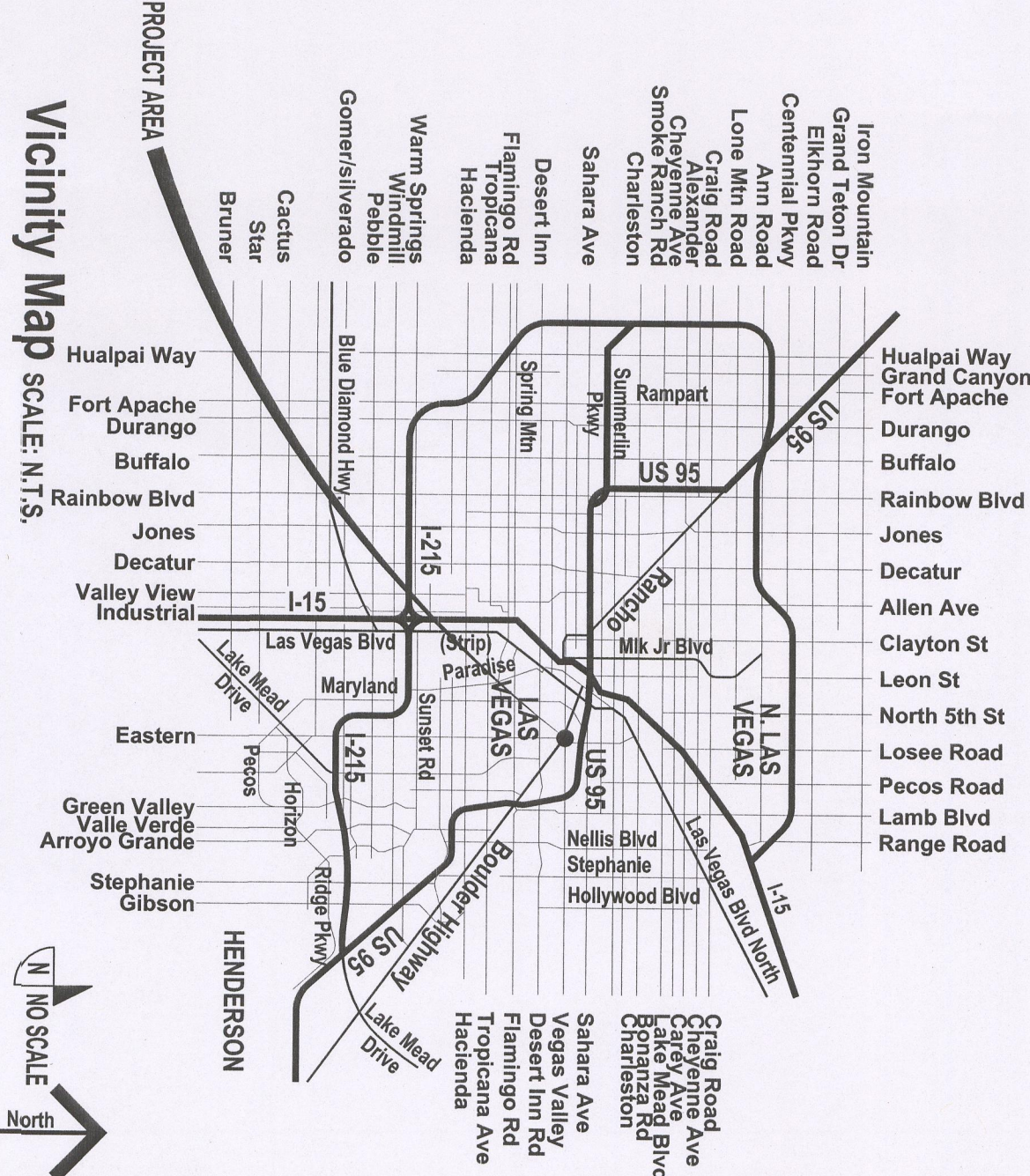
Front: 20 ft 52 ft Existing
Side: 5 ft 5 ft Existing
Corner Side: 15 ft 26 ft Existing
Rear: 15 ft 4 ft Existing

BUILDING HEIGHT

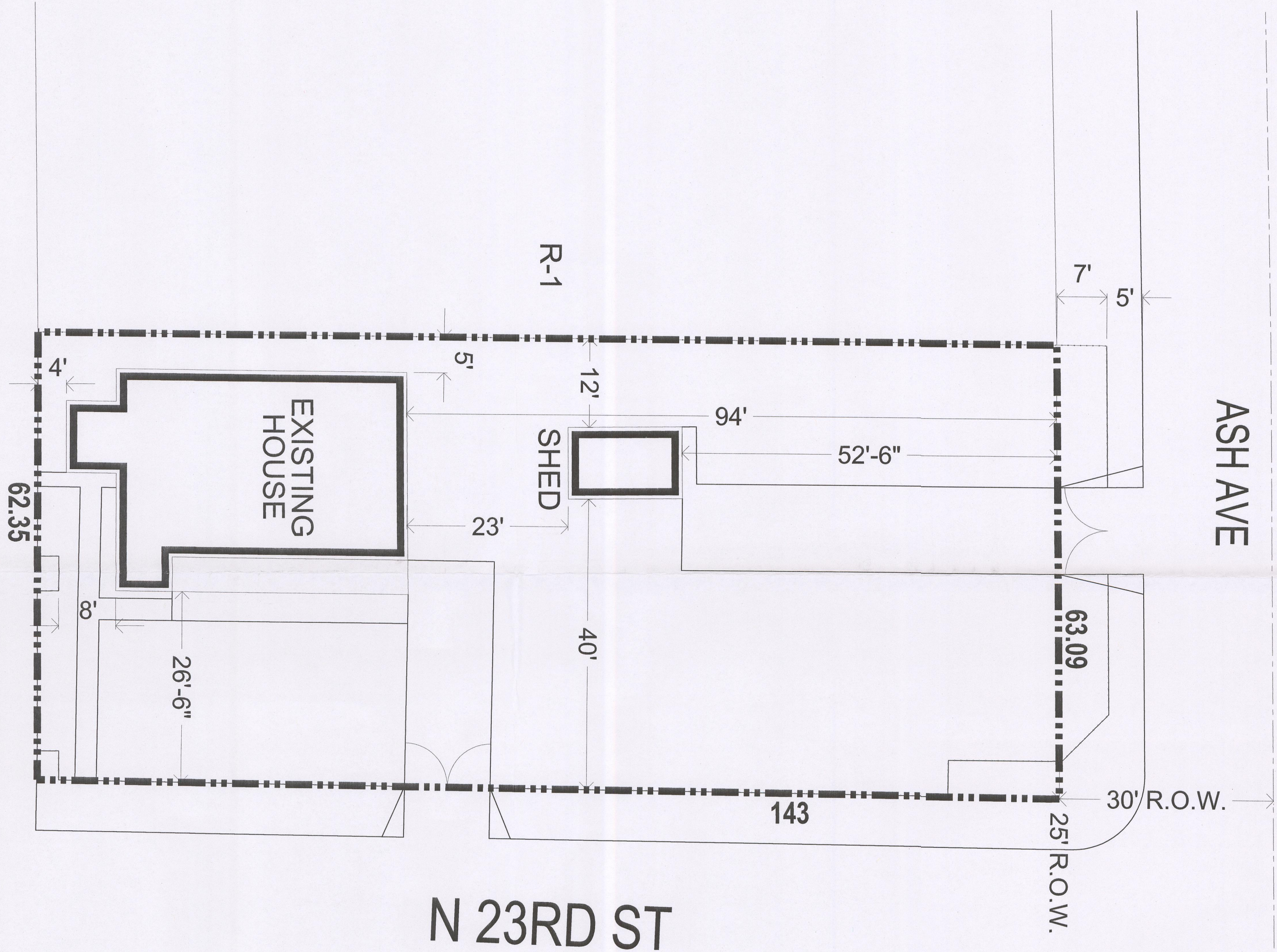
Allowed: 35 ft

Provided: 15 ft (to mid-point of roof)
House: 10 ft (to mid-point of roof)

House Area: 1,200 Sq. Ft.
Shed Area: 160 Sq. Ft.



Location Map

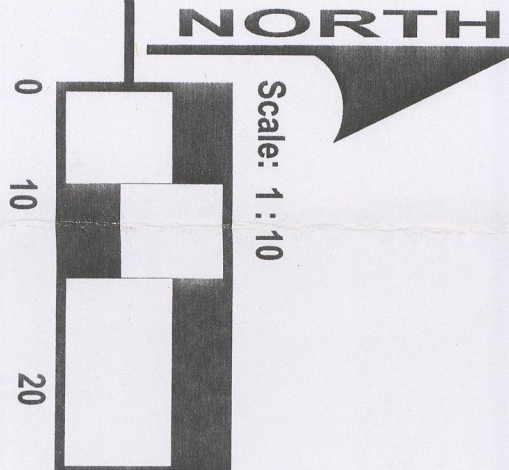
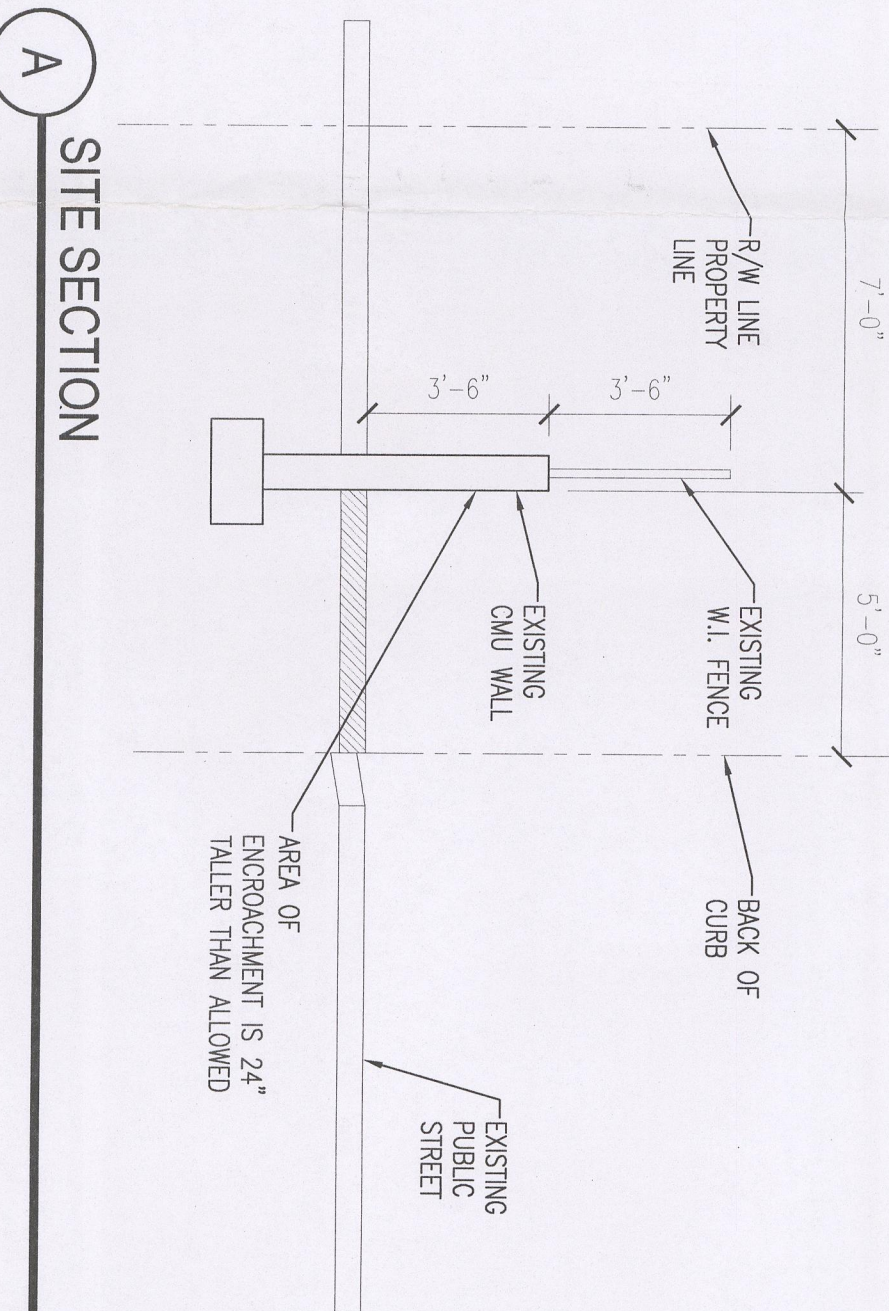
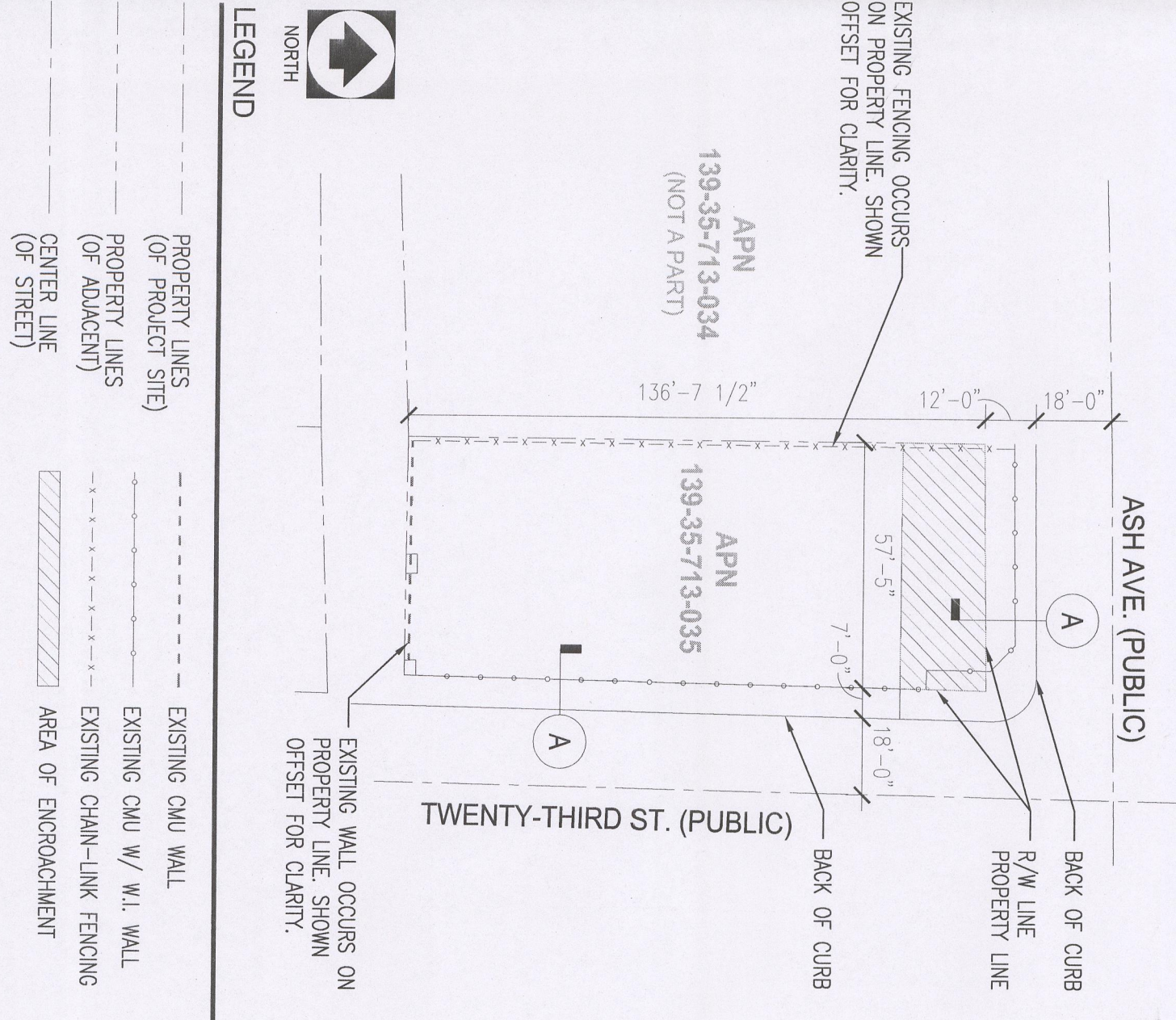


SITE PLAN

1 SCALE: 1" = 10'

Shirley Ritz Residence

22222 Ash Avenue, City of Las Vegas, NV



FRONTLINE

group

MOSER

architecture studio

VAR-42175

REVISED

Conceptual Site Plan : Sheet Title
11-054 : Project Number
07/11/11 : Date