



LAS VEGAS  
CITY COUNCIL

CAROLYN G. GOODMAN  
MAYOR

STAVROS S. ANTHONY  
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LOIS TARKANIAN  
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BOB COFFIN  
BOB BEERS

ELIZABETH N. FRETWELL  
CITY MANAGER

April 13, 2016

Mr. Gary Tobler  
D&W, Inc.  
606 South 9<sup>th</sup> Street  
Las Vegas, Nevada 89101

**RE: RQR-63640 – ADMINISTRATIVE REQUIRED REVIEW  
ADMINISTRATIVE CYCLE – APRIL 2016**

Dear Mr. Tobler:

Your request for possible action on an Administrative Review of an approved Special Use Permit (SUP-59535) FOR A PROPOSED 1,328 SQUARE-FOOT PACKAGE LIQUOR OFF-SALE ESTABLISHMENT USE at 240 North Jones Boulevard, Suite F (APN 138-25-417-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian), has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

**Planning**

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-59535) shall be required.
2. No further reviews shall be required.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Department of Planning staff on April 13, 2016 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

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

Steve Gebeke, AICP  
Planning Supervisor

SG:clb

cc: Mr. Luke Joseph  
Liquor Emporium  
240 North Jones Boulevard, Suite F  
Las Vegas, Nevada 89107

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

VOICE 702.229.6011  
TTY 702.386.9108  
www.lasvegasnevada.gov

*City of Las Vegas***AGENDA MEMO - PLANNING**

ADMINISTRATIVE REVIEW DATE: APRIL 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: LIQUOR EMPORIUM - OWNER: JONES & 95,  
LLC, ET AL

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**\*\* STAFF RECOMMENDATION(S) \*\***

| <b>CASE<br/>NUMBER</b> | <b>RECOMMENDATION</b>                  | <b>REQUIRED FOR<br/>APPROVAL</b> |
|------------------------|----------------------------------------|----------------------------------|
| <b>RQR-63640</b>       | Staff APPROVES, subject to conditions. | N/A                              |

**\*\* CONDITIONS \*\***

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**RQR-63640 CONDITIONS**

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**Planning**

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-59535) shall be required.
2. No further reviews shall be required.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

|    |
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| RG |
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**Staff Report Page One**  
**April 2016 - Administrative Review Meeting**

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a Required Review of a previously approved Special Use Permit (SUP-59535), which permitted a Package Liquor Off-Sale Establishment use at 240 North Jones Boulevard, Suite F. Condition #1 was added during the public hearing on July 14, 2015 and required an administrative review six months after an alcohol license is issued. This review was intended to ensure compatibility with the surrounding land uses and compliance with the Condition of Approval for Special Use Permit (SUP-59535).

**ISSUES**

- Condition #1 of Special Use Permit (SUP-58913) required an administrative six month review from the date of issuance of a business license.

**BACKGROUND INFORMATION**

| <i><b>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</b></i> |                                                                                                                                                                                                                                                                                                            |
|---------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 03/28/62                                                                  | The Board of City Commissioners approved a Rezoning (Z-0014-62) from R-1 (Single Family Residence) to C-1 (Limited Commercial) on 21.44 acres at the northeast corner of Jones Boulevard and Fremont Street [U.S. 95] as part of a larger request. The Planning Commission and staff recommended approval. |
| 05/21/08                                                                  | The City Council approved a Special Use Permit (SUP-27313) for a Retail Establishment with Accessory Package Liquor Off-Sale Use at 232 North Jones Boulevard. The Planning Commission and staff recommended approval.                                                                                     |
| 01/08/13                                                                  | The Planning Commission approved a Tentative Map (TMP-47474) for a one-lot commercial subdivision of an existing shopping center site on 14.53 acres at 240 North Jones Boulevard. Staff recommended approval.                                                                                             |
| 07/14/15                                                                  | The Planning Commission approved a Special Use Permit (SUP-59535) for a Package Liquor Off-Sale Establishment Use at 240 North Jones Boulevard, Suite F. Staff recommended approval.                                                                                                                       |

| <i><b>Most Recent Change of Ownership</b></i> |                                                |
|-----------------------------------------------|------------------------------------------------|
| 10/01/13                                      | A deed was recorded for a change in ownership. |

Staff Report Page Two  
April 2016 - Administrative Review Meeting

| <b><i>Related Building Permits/Business Licenses</i></b> |                                                                                                                                                                                              |
|----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| c. 1976                                                  | The existing commercial building was constructed at 240 North Jones Boulevard.                                                                                                               |
| 06/18/15                                                 | A building permit (#288958) was issued for a tenant improvement to split Suite E into two suites (D and F) at 240 North Jones Boulevard, Suite F. The permit has been finalized on 08/20/15. |
| 08/03/15                                                 | A business license (G63-05196) was issued for a Retail Sales at 240 North Jones Boulevard, Suite F. The license is active                                                                    |
|                                                          | A business license (L63-00130) was issued for a Package Liquor at 240 North Jones Boulevard, Suite F. The license is active.                                                                 |

| <b><i>Pre-Application Meeting</i></b>                         |
|---------------------------------------------------------------|
| A pre-application meeting was not required, nor was one held. |

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

| Field Check |                                                                                                                                                                                                           |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 04/13/16    | Staff conducted a field check of the subject property and observed that the General Retail Store, Other than Listed, where the Package Liquor is located is operating and the premise is well maintained. |

| <b><i>Details of Application Request</i></b> |       |
|----------------------------------------------|-------|
| <b><i>Site Area</i></b>                      |       |
| Net Acres                                    | 11.77 |

| <b><i>Surrounding Property</i></b> | <b><i>Existing Land Use Per Title 19.12</i></b> | <b><i>Planned or Special Land Use Designation</i></b> | <b><i>Existing Zoning District</i></b>                       |
|------------------------------------|-------------------------------------------------|-------------------------------------------------------|--------------------------------------------------------------|
| Subject Property                   | Shopping Center                                 | SC (Service Commercial)                               | C-1 (Limited Commercial)                                     |
| North                              | Single-Family, Attached                         | M (Medium Density Residential)                        | R-PD13 (Residential Planned Development – 13 Units per Acre) |
| South                              | Right-of-Way (US 95)                            | Right-of-Way (US 95)                                  | Right-of-Way (US 95)                                         |
| East                               | Multi-Family Residential                        | M (Medium Density Residential)                        | R-4 (High Density Residential)                               |
| West                               | Single-Family, Detached                         | L (Low Density Residential)                           | R-1 (Single Family Residential)                              |

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Staff Report Page Three  
 April 2016 - Administrative Review Meeting

|                                                                            |                          |
|----------------------------------------------------------------------------|--------------------------|
| <b><i>Master Plan Areas</i></b>                                            | <b><i>Compliance</i></b> |
| No Applicable Master Plan Area                                             | N/A                      |
| <b><i>Special Purpose and Overlay Districts</i></b>                        | <b><i>Compliance</i></b> |
| A-O (Airport Overlay) District (140 feet)                                  | Y                        |
| <b><i>Other Plans or Special Requirements</i></b>                          | <b><i>Compliance</i></b> |
| Trails                                                                     | Y                        |
| Las Vegas Redevelopment Plan Area                                          | N/A                      |
| Project of Significant Impact (Development Impact Notification Assessment) | N/A                      |
| Project of Regional Significance                                           | N/A                      |

## DEVELOPMENT STANDARDS

| <b><i>Street Name</i></b> | <b><i>Functional Classification of Street(s)</i></b> | <b><i>Governing Document</i></b>    | <b><i>Actual Street Width (Feet)</i></b> | <b><i>Compliance with Street Section</i></b> |
|---------------------------|------------------------------------------------------|-------------------------------------|------------------------------------------|----------------------------------------------|
| Jones Boulevard           | Secondary Collector                                  | Master Plan of Streets and Highways | 80                                       | Y                                            |

*Pursuant to Title 19.08 and 19.12, the following parking standards apply:*

Attachment to Rule 19-03 and 19-12, the following parking standards apply:

| Parking Requirement                  |                                     |                                                                     |         |              |          |              |            |
|--------------------------------------|-------------------------------------|---------------------------------------------------------------------|---------|--------------|----------|--------------|------------|
| Use                                  | Gross Floor Area or Number of Units | Required                                                            |         |              | Provided |              | Compliance |
|                                      |                                     | Parking Ratio                                                       | Parking |              | Parking  |              |            |
|                                      |                                     |                                                                     | Regular | Handi-capped | Regular  | Handi-capped |            |
| Shopping Center                      | 134,794 SF                          | 1/250 SF                                                            | 540     |              |          |              |            |
| TOTAL SPACES REQUIRED                |                                     |                                                                     | 540     |              | 558      |              | Y          |
| Regular and Handicap Spaces Required |                                     |                                                                     | 529     | 11           | 537      | 21           | Y          |
| Loading Spaces                       | 134,794 SF                          | 30,000 SF to 50,000 SF<br><br>1 addition spaces for each 100,000 SF | 4       |              | 8        |              | Y          |

**Staff Report Page Four**  
**April 2016 - Administrative Review Meeting**

**ANALYSIS**

The subject site has an existing 1,328 square-foot Package Liquor Off-Sale Establishment use within an existing 134,794 square-foot Shopping Center. The use permit was approved by the Planning Commission under Special Use Permit (SUP-59535). Condition of approval #1 states: "An administrative review within six months of the approval of a business license shall be required." There are no protected uses within 400 feet of the shopping center where this existing use is located. Therefore, staff recommends approval with conditions.

**FINDINGS (RQR-63640)**

The subject Package Liquor Off-Sale Establishment use was approved for a use permit in July 14, 2015 at the Planning Commission. This is a six month required review of the approved condition which allowed the establishment to sell package liquor for off-premise consumption. This is the first required review for Special Use Permit (SUP-59535). The business license is currently operating and licensed as a retail store selling liquor to its customers for off-premise consumption. There has been no complaint or non-compliance issue with the Business License Division since the issuance of the license on 08/03/15; therefore, staff recommends approval.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** N/A

**NOTICES MAILED** N/A

**APPROVALS** 0

**PROTESTS** 0

**CITY OF LAS VEGAS**

**DEVELOPMENT REVIEW COMMENT FORM**



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

**RQR-63640 - REQUIRED REVIEW - ADMINISTRATIVE - APPLICANT: LIQUOR EMPORIUM - OWNER: JONES & 95, LLC, ET AL** - For possible action on an Administrative Review of an approved Special Use Permit (SUP-59535) FOR A PROPOSED 1,328 SQUARE-FOOT PACKAGE LIQUOR OFF-SALE ESTABLISHMENT USE at 240 North Jones Boulevard, Suite F (APN 138-25-417-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

MINOR REVIEW ADMINISTRATIVE MEETING: **APRIL 15, 2016**

PLANNING SUPERVISOR: **STEVE GEBEKE**



**ADMINISTRATIVE**

Comments Due: **ASAP**

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:**

**THIS ITEM WILL BE CONSIDERED  
ADMINISTRATIVELY AND WILL NOT  
APPEAR ON A PLANNING COMMISSION  
AGENDA**



# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

Application/Petition For: Liquor - Package off Premises  
 Project Address (Location): 240 N. Jones Blvd, Ste F Las Vegas, NV 89107  
 Project Name: Liquor Emporium Proposed Use: Liquor Store  
 Assessor's Parcel #(s): 138-25-417-001 Ward #: \_\_\_\_\_  
 General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing \_\_\_\_\_ proposed \_\_\_\_\_  
 Commercial Square Footage: 1328 Floor Area Ratio: 90  
 Gross Acres: 11.77 Lots/Units: \_\_\_\_\_ Density: \_\_\_\_\_  
 Additional Information: \_\_\_\_\_

PROPERTY OWNER: D & W Inc. Contact: Gary Tobler  
 Address: 600 S. 9th Street Phone: (702) 253-5751 Fax: \_\_\_\_\_  
 City: Las Vegas State: NV Zip: 89101  
 E-mail Address: \_\_\_\_\_

APPLICANT: Liquor Emporium Contact: Luke Joseph  
 Address: 240 N. Jones Blvd, Ste F Phone: (702) 979-9333 Fax: N/A  
 City: Las Vegas State: NV Zip: 89107  
 E-mail Address: luajom@yahoo.com

REPRESENTATIVE: \_\_\_\_\_ Contact: \_\_\_\_\_  
 Address: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 E-mail Address: \_\_\_\_\_

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

Property Owner Signature: \_\_\_\_\_

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

Print Name: Gary Tobler

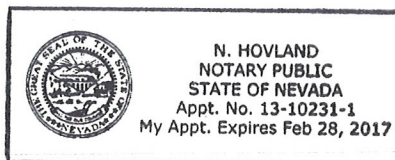
State of Nevada, County of Clark  
 Subscribed and sworn before me

This 1st day of April, 20 16

\_\_\_\_\_  
 Notary Public

Notary Public in and for said County and State

Revised 10/27/08



### FOR DEPARTMENT USE ONLY

Case # RQR-63640

Meeting Date: 4.15.16 Admin

Total Fee: \_\_\_\_\_

Date Received: \*

Received By: \_\_\_\_\_

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

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

City of Las Vegas  
 Dept. of Planning



## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-63640** APN: 138-25-417-001  
Name of Property Owner: DJW Inc  
Name of Applicant: Liquor Emporium  
Name of Representative: N/A

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

Signature of Property Owner: \_\_\_\_\_

State of Nevada  
County of Clark

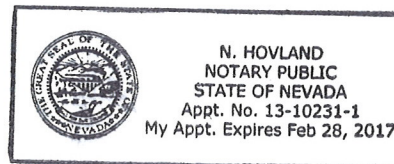
Print Name: \_\_\_\_\_

Gary Tobler

Subscribed and sworn before me

This 1<sup>st</sup> day of April, 2016

Notary Public in and for said County and State



RECEIVED

APR 05 2016

City of Las Vegas  
Dept. of Planning

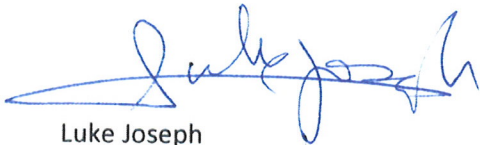
April 4, 2016

To whom it may Concern

This is a justification letter for 240 N Jones Blvd Ste F in Las Vegas, NV 89107 to operate a Liquor Store. The name is Liquor Emporium LLC DBA Liquor Emporium. We are returning for and Administrative Required Review. The store is open and operating as a Liquor Store and the customers are very happy to have us be present in the neighborhood.

Thank you for your consideration.

Sincerely

A handwritten signature in blue ink, appearing to read "Luke Joseph", with a long horizontal flourish extending to the left.

Luke Joseph  
Managing Member

**RECEIVED**

APR 5 2016

City of Las Vegas  
Dept. of Planning

**RQR-63640**

**D & W, INC.****Business Entity Information**

|                   |                      |                       |            |
|-------------------|----------------------|-----------------------|------------|
| Status:           | Active               | File Date:            | 12/12/1958 |
| Type:             | Domestic Corporation | Entity Number:        | C1152-1958 |
| Qualifying State: | NV                   | List of Officers Due: | 12/31/2016 |
| Managed By:       |                      | Expiration Date:      |            |
| NV Business ID:   | NV19581000915        | Business License Exp: | 12/31/2016 |

**Additional Information**

|                    |  |
|--------------------|--|
| Central Index Key: |  |
|--------------------|--|

**Registered Agent Information**

|                    |                              |                    |                            |
|--------------------|------------------------------|--------------------|----------------------------|
| Name:              | BALLARD RAWSON,<br>CHARTERED | Address 1:         | 10181 PARK RUN DRI STE 110 |
| Address 2:         |                              | City:              | LAS VEGAS                  |
| State:             | NV                           | Zip Code:          | 89145                      |
| Phone:             |                              | Fax:               |                            |
| Mailing Address 1: |                              | Mailing Address 2: |                            |
| Mailing City:      |                              | Mailing State:     | NV                         |
| Mailing Zip Code:  |                              |                    |                            |
| Agent Type:        | Commercial Registered Agent  |                    |                            |
| Status:            | Active                       |                    |                            |

**Financial Information**

|                     |          |                  |               |
|---------------------|----------|------------------|---------------|
| No Par Share Count: | 0        | Capital Amount:  | \$ 100,000.00 |
| Par Share Count:    | 1,000.00 | Par Share Value: | \$ 100.00     |

**☒ Officers**☐ Include Inactive Officers**President - GARY TOBLER**

|            |                   |            |     |
|------------|-------------------|------------|-----|
| Address 1: | 606 S. 9TH STREET | Address 2: |     |
| City:      | LAS VEGAS         | State:     | NV  |
| Zip Code:  | 89101             | Country:   | USA |
| Status:    | Active            | Email:     |     |

**Treasurer - GARY TOBLER**

|            |                   |            |     |
|------------|-------------------|------------|-----|
| Address 1: | 606 S. 9TH STREET | Address 2: |     |
| City:      | LAS VEGAS         | State:     | NV  |
| Zip Code:  | 89101             | Country:   | USA |
| Status:    | Active            | Email:     |     |

|                                |                   |                   |     |
|--------------------------------|-------------------|-------------------|-----|
| <b>Director - GARY TOBLER</b>  |                   |                   |     |
| <b>Address 1:</b>              | 606 S. 9TH STREET | <b>Address 2:</b> |     |
| <b>City:</b>                   | LAS VEGAS         | <b>State:</b>     | NV  |
| <b>Zip Code:</b>               | 89101             | <b>Country:</b>   | USA |
| <b>Status:</b>                 | Active            | <b>Email:</b>     |     |
| <b>Secretary - RICK TOBLER</b> |                   |                   |     |
| <b>Address 1:</b>              | 606 S. 9TH STREET | <b>Address 2:</b> |     |
| <b>City:</b>                   | LAS VEGAS         | <b>State:</b>     | NV  |
| <b>Zip Code:</b>               | 89101             | <b>Country:</b>   | USA |
| <b>Status:</b>                 | Active            | <b>Email:</b>     |     |
| <b>Director - RICK TOBLER</b>  |                   |                   |     |
| <b>Address 1:</b>              | 606 S. 9TH STREET | <b>Address 2:</b> |     |
| <b>City:</b>                   | LAS VEGAS         | <b>State:</b>     | NV  |
| <b>Zip Code:</b>               | 89101             | <b>Country:</b>   | USA |
| <b>Status:</b>                 | Active            | <b>Email:</b>     |     |



Actions\Amendments

| GENERAL INFORMATION                          |                                                                              |
|----------------------------------------------|------------------------------------------------------------------------------|
| PARCEL NO.                                   | 138-25-417-001                                                               |
| OWNER AND MAILING ADDRESS                    | D & W INC<br>%M HUSS<br>8350 W SAHARA AVE #210<br>LAS VEGAS<br>NV 89117-8941 |
| LOCATION ADDRESS<br>CITY/UNINCORPORATED TOWN | 240 N JONES BLVD F<br>LAS VEGAS                                              |
| ASSESSOR DESCRIPTION                         | C-A-L RANCH<br>PLAT BOOK 147 PAGE 39<br>PT LOT 1                             |
| RECORDED DOCUMENT NO.                        | * 20131001:01713                                                             |
| RECORDED DATE                                | Oct 1 2013                                                                   |
| VESTING                                      | NS                                                                           |
| COMMENTS                                     | Z,SF 196-3                                                                   |

\*Note: Only documents from September 15, 1999 through present are available for viewing.

| ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE |         |
|-----------------------------------------------|---------|
| TAX DISTRICT                                  | 200     |
| APPRAISAL YEAR                                | 2015    |
| FISCAL YEAR                                   | 2016-17 |
| SUPPLEMENTAL IMPROVEMENT VALUE                | 0       |
| SUPPLEMENTAL IMPROVEMENT<br>ACCOUNT NUMBER    | N/A     |

| REAL PROPERTY ASSESSED VALUE   |         |         |
|--------------------------------|---------|---------|
| FISCAL YEAR                    | 2015-16 | 2016-17 |
| LAND                           | 430669  | 484503  |
| IMPROVEMENTS                   | 1809724 | 1548747 |
| PERSONAL PROPERTY              | 0       | 0       |
| EXEMPT                         | 0       | 0       |
| GROSS ASSESSED (SUBTOTAL)      | 2240393 | 2033249 |
| TAXABLE LAND+IMP (SUBTOTAL)    | 6401123 | 5809283 |
| COMMON ELEMENT ALLOCATION ASSD | 0       | 0       |
| TOTAL ASSESSED VALUE           | 2240393 | 2033249 |
| TOTAL TAXABLE VALUE            | 6401123 | 5809283 |

| ESTIMATED LOT SIZE AND APPRAISAL INFORMATION |                                     | RECEIVED                               |
|----------------------------------------------|-------------------------------------|----------------------------------------|
| ESTIMATED SIZE                               | 11.77 Acres                         | MAR 31 2016                            |
| ORIGINAL CONST. YEAR                         | 1976                                | City of Las Vegas<br>Dept. of Planning |
| LAST SALE PRICE<br>MONTH/YEAR                | 0                                   |                                        |
| LAND USE                                     | 355 - Neighborhood Shopping Centers |                                        |
| DWELLING UNITS                               | 0                                   |                                        |

**PRIMARY RESIDENTIAL STRUCTURE**

|                                    |   |                        |                                   |                             |    |
|------------------------------------|---|------------------------|-----------------------------------|-----------------------------|----|
| <b>1ST FLOOR SQ. FT.</b>           | 0 | <b>CASITA SQ. FT.</b>  | 0                                 | <b>ADDN/CONV</b>            |    |
| <b>2ND FLOOR SQ. FT.</b>           | 0 | <b>CARPORT SQ. FT.</b> | 0                                 | <b>POOL</b>                 | NO |
| <b>3RD FLOOR SQ. FT.</b>           | 0 | <b>STYLE</b>           | Shopping Center,<br>Neighbourhood | <b>SPA</b>                  | NO |
| <b>UNFINISHED BASEMENT SQ. FT.</b> | 0 | <b>BEDROOMS</b>        | 0                                 | <b>TYPE OF CONSTRUCTION</b> |    |
| <b>FINISHED BASEMENT SQ. FT.</b>   | 0 | <b>BATHROOMS</b>       | 0                                 | <b>ROOF TYPE</b>            |    |
| <b>BASEMENT GARAGE SQ. FT.</b>     | 0 | <b>FIREPLACE</b>       | 0                                 |                             |    |
| <b>TOTAL GARAGE SQ. FT.</b>        | 0 |                        |                                   |                             |    |

**RECEIVED****MAR 31 2016**City of Las Vegas  
Dept. of Planning

④

Inst #: 201310010001713  
Fees: \$19.00 N/C Fee: \$0.00  
RPTT: \$0.00 Ex: #003  
10/01/2013 11:39:33 AM  
Receipt #: 1794132  
Requestor:  
GREAT AMERICAN CAPITAL  
Recorded By: BGN Pgs: 4  
DEBBIE CONWAY  
CLARK COUNTY RECORDER

A.P.N.: ptn of 138-25-404-004  
File No: NCS-536618-HHLV (sgs)  
R.P.T.T.: \$Exempt C

When Recorded Mail To: Mail Tax Statements To:  
Matt Huss/ Great American Capital  
8350 W. Sahara, S. 210  
Las Vegas, NV 89117

**GRANT, BARGAIN and SALE DEED**

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

D & W, Inc., a Nevada corporation 8317 Emerald Isle  
do(es) hereby GRANT, BARGAIN and SELL to Las Vegas, NV, 89128

D & W, Inc., a Nevada corporation

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

**Exhibit A, attached hereto and made a part hereof**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 09/19/2013

RECEIVED

MAR 31 2016

City of Las Vegas  
Dept. of Planning

D & W, Inc., a Nevada corporation

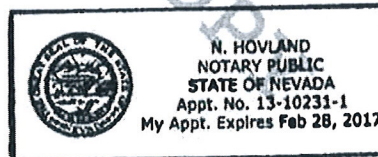
[Signature]  
By: GARY TOBLER  
Its: Secretary

[Signature]  
By: GARY J. TOBLER  
Its: CO - President

STATE OF **NEVADA** )  
 )  
COUNTY OF **CLARK** )  
 )  
 : ss.

This instrument was acknowledged before me on 25<sup>th</sup> of September 2013 by  
Gary Tobler the Secretary  
and \_\_\_\_\_ the \_\_\_\_\_ of  
**D & W, Inc., a Nevada corporation.**

[Signature]  
Notary Public  
(My commission expires: February 28, 2017)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
**September 19, 2013** under Escrow No. **NCS-536618-HHLV**.

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**Exhibit A**  
**Legal Description**  
**Lot "1-C"**

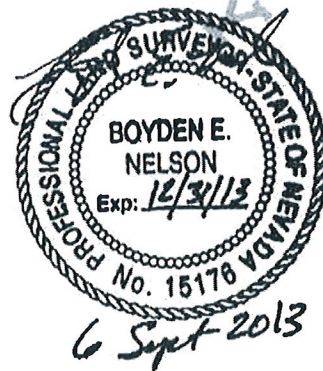
Record of Survey File 189 Page 98

A portion of Lot 1 of Jones & 95 LLC, A Commercial Subdivision, Book 145 of Plats, Page 79, located in a portion of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 25, Township 20 South, Range 60 East M.D.M., City of Las Vegas, Clark County, Nevada, being more specifically described as follows:

Commencing at the Northwest corner of Lot 1 of said Jones & 95 LLC, A Commercial Subdivision, Book 145 of Plats, Page 79; Thence South 02°00'08" West along the West line of said Lot 1, also being the Easterly right-of-way line of Jones Boulevard, a distance of 334.78'; Thence curving from a radial bearing of South 72°49'16" West to the left, concave to the Northeast, having a radius of 24.61', through a central angle of 31°49'15", an arc length of 13.67' to a radial bearing of North 41°00'01" East; Thence South 15°51'59" East a distance of 38.17'; Thence South 87°43'42" East 25.51'; Thence curving to the right, concave to the South, having a radius of 200.00', through a central angle of 19°48'38", an arc length of 69.15'; Thence South 67°55'04" East 39.33'; Thence curving to the left, concave to the Northeast, having a radius of 280.00', through a central angle of 24°21'15", and arc length of 119.02'; Thence North 87°43'41" East 1.80'; Thence curving to the right, concave to the Southwest, having a radius of 20.00', through a central angle of 91°50'51", an arc length of 32.06' to the POINT OF BEGINNING; Thence North 83°39'18" East 98.77'; Thence North 89°15'24" East 122.07'; Thence South 01°02'14" East 184.52' to a point on the South line of said Lot 1; Thence North 87°25'08" West along said South line, a distance of 22.00'; Thence curving to the left, concave to the South, having a radius of 3333.69', through a central angle of 01°52'24", an arc length of 109.00'; Thence North 89°17'32" West 91.41'; Thence North 00°25'28" West 166.75' to the POINT OF BEGINNING.

This parcel contains 39,291 square feet more or less.

Boyden E. Nelson, PLS  
Nevada Certificate No. 15176  
2383 Gateway Road  
Las Vegas, NV 89115  
Tel/Fax 702-452-3633



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**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) ptn of 138-25-404-004  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property

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

**FOR RECORDERS OPTIONAL USE**

Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3. a) Total Value/Sales Price of Property: \$0.00  
b) Deed in Lieu of Foreclosure Only (value of ( \$ ))  
c) Transfer Tax Value: \$0.00  
d) Real Property Transfer Tax Due \$

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 3  
b. Explain reason for exemption: Deed from self to self to create a separate tax parcel

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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

Signature: Maureen  
Signature: \_\_\_\_\_

Capacity: Business Director  
Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: D & W, Inc.  
Address: c/o Great American Capital  
8350 W. Sahara, S. 210  
City: Las Vegas  
State: NV Zip: 89117

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: D & W, Inc  
Address: c/o Great American  
Capital, 8350 W. Sahara, S.  
210  
City: Las Vegas  
State: NV Zip: 89117

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

First American Title Insurance  
Company National Commercial  
Print Name: Services  
Address: 2500 Paseo Verde Parkway, #120  
City: Henderson

File Number: NCS-536618-HHLV sgs/sgs  
State: NV Zip: 89074

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

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Dept. of Planning



LAS VEGAS  
CITY COUNCIL

CAROLYN G. GOODMAN  
MAYOR

STAVROS S. ANTHONY  
MAYOR PRO TEM

LOIS TARKANIAN  
STEVEN D. ROSS  
RICKI Y. BARLOW  
BOB COFFIN  
BOB BEERS

ELIZABETH N. FRETWELL  
CITY MANAGER

March 2, 2016

Mr. John Murillo  
Jones 95, LLC  
8350 West Sahara Avenue, Suite #210  
Las Vegas, Nevada 89117

**RE: RQR-63640 - ADMINISTRATIVE REQUIRED REVIEW - SPECIAL  
USE PERMIT  
PREVIOUS CASE: SUP-59535 [PRJ-56944]  
240 North Jones Boulevard, Suite F (APN 138-25-417-001)**

Dear Mr. Murillo:

Our records indicate the above referenced action will be scheduled for an administrative review on **April 15, 2016**, at which time staff may recommend that the use be discontinued.

Provide two (2) 24" x 36" site plans, two (2) 8½" x 11" site plans, and two (2) 8½" x 11" floor plans and/or elevations depicting the site. In addition to the plans required, we also need a justification letter, current deed, the enclosed Statement of Financial Interest form and Application completed and notarized. Please come to our offices at 333 North Rancho Drive no later than **March 21, 2016** to pay the application fee of \$300.00 and submit the required documents. You also have the option to submit and pay fees online, for online submittal instructions please call Steve Gebeke or Peter Lowenstein at (702) 229-6301. Failure to submit the above mentioned items **may** result in immediate discontinuance of the **use** for this site.

If you have any questions, please feel free to contact me at (702) 229-6301.

Sincerely,

A handwritten signature in cursive script that reads "Carman Burney".

Carman Burney, Agenda Technician  
Department of Planning  
Long Range Planning Division

cc: Mr. Luke Joseph  
Liquor Emporium  
3395 South Jones Boulevard, Suite #188  
Las Vegas, Nevada 89146

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

VOICE 702.229.6011  
TTY 702.386.9108  
www.lasvegasnevada.gov



**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
MAYOR

STEVEN D. ROSS  
MAYOR PRO TEM

LOIS TARKANIAN  
RICKI Y. BARLOW  
STAVROS S. ANTHONY  
BOB COFFIN  
BOB BEERS

ELIZABETH N. FRETWELL  
CITY MANAGER

July 15, 2015

Mr. John Murillo  
Jones 95, LLC  
8350 West Sahara Avenue, Ste. 210  
Las Vegas, Nevada 89117

**RE: SUP-59535 [PRJ-59135] - SPECIAL USE PERMIT  
PLANNING COMMISSION MEETING OF JULY 14, 2015**

Dear Applicant:

Your request for a Special Use Permit FOR A PROPOSED 1,328 SQUARE-FOOT PACKAGE LIQUOR OFF-SALE ESTABLISHMENT USE at 240 North Jones Boulevard, Suite F (APN 138-25-417-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-59135], was considered by the Planning Commission on July 14, 2015.

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

**Planning**

1. An administrative review within six months of the approval of a business license shall be required.
2. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Package Liquor Off-Sale Establishment use.
3. 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.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
6. Approval of this Special Use Permit does not constitute approval of a liquor license.

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 702.474.7463  
TTY 7-1-1  
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)



/city of las vegas

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**RQR-63640**

7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **July 14, 2015** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after July 27, 2015. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

A handwritten signature in black ink, appearing to read 'Andrew P. Reed', with a stylized flourish at the end.

Andrew P. Reed, AICP  
Planning Supervisor  
Case Planning Division

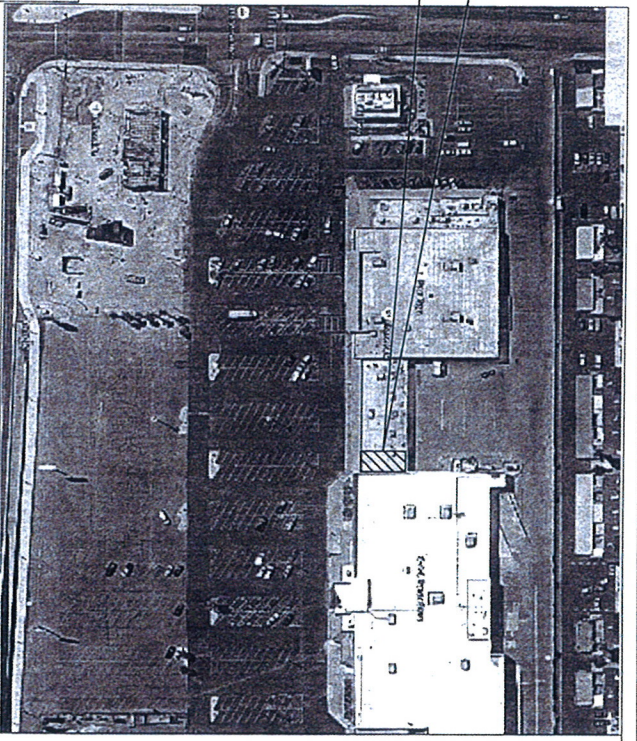
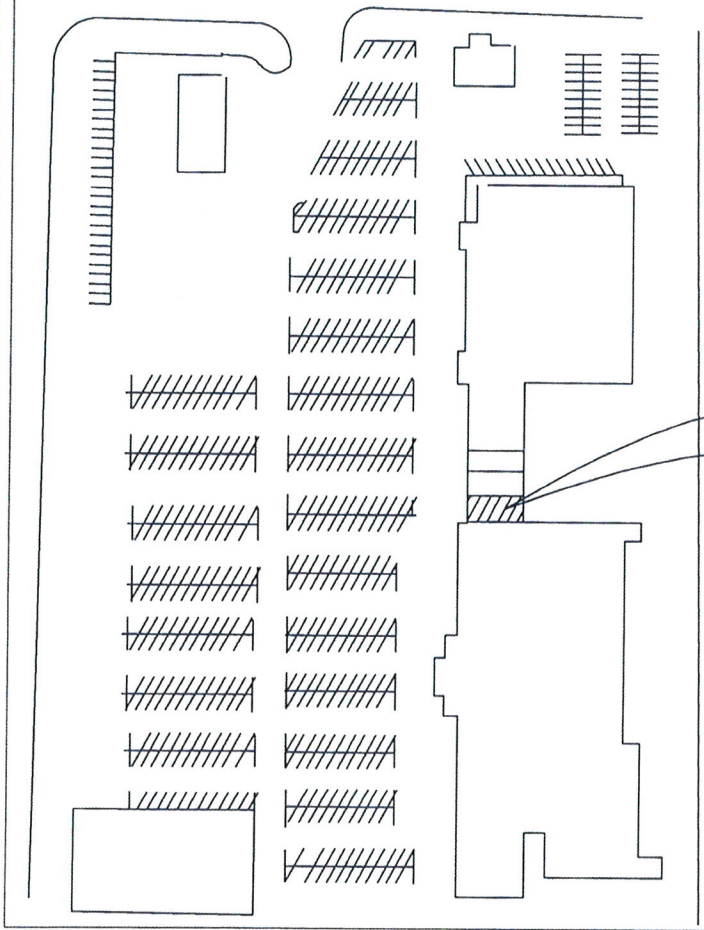
AR:nl

cc:

Mr. Luke Joseph  
Liquor Emporium  
3395 S. Jones Boulevard, Ste. 188  
Las Vegas, Nevada 89146

**RQR-63640**

**SITE PLAN**  
1,328 SF



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City of Las Vegas  
Dept. of Planning

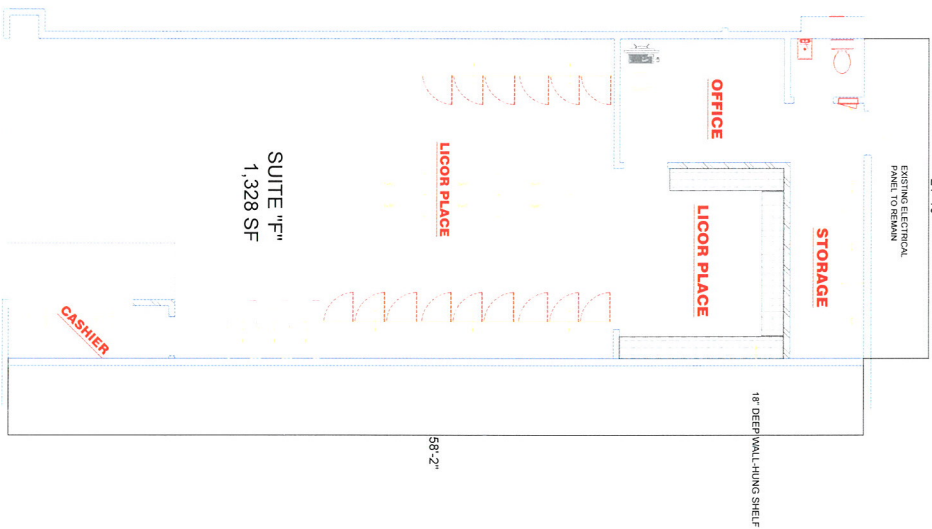
REQUIRED PARKING  
COMMERCIAL SUBDIVISION  
EXISTING CROSS ALLOCATION \* 116 SPACES  
REQUIREMENT \* 133 SPACES  
A-1, 2017 \* 2  
TOTAL PARKING \* 118 SPACES  
ACCESSIBLE PARKING REQUIREMENTS  
COMMERCIAL SUBDIVISION  
PERMANENTLY AVAILABLE \* 2%  
TOTAL ACCESSIBLE SPACES \* 2 SPACES  
TOTAL PARKING WIDE \* 120 SPACES

**240 JONES TI SUITE F**  
PARKING ANALYSIS

|                          |               |
|--------------------------|---------------|
| Project Name and Address |               |
|                          |               |
| Title                    | Revised/Issue |
| Date                     | Date          |
| Project Name and Address |               |
|                          |               |
| Project                  | Sheet         |
|                          |               |

**A**

**RQR-63640**



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 City of Las Vegas  
 Dept. of Planning

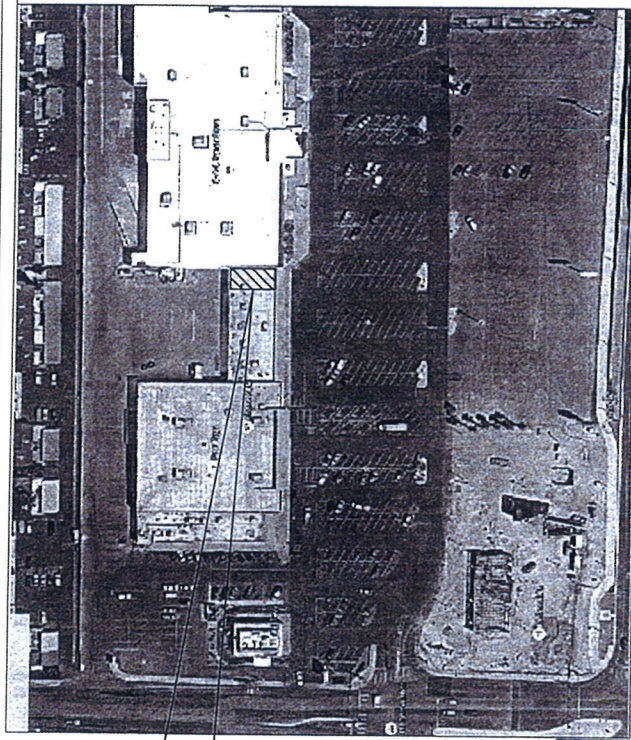
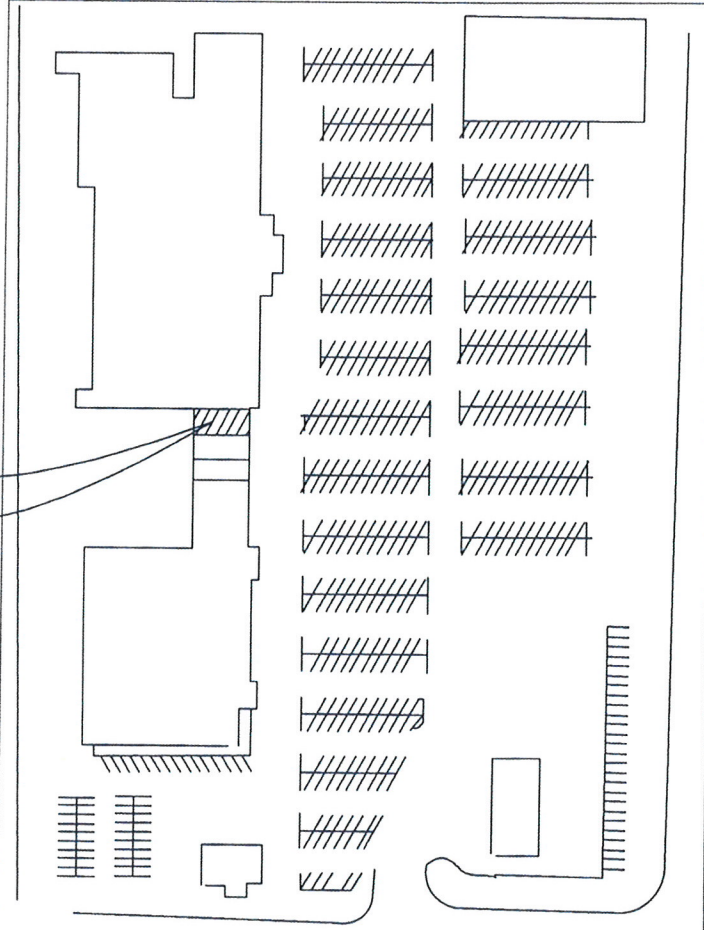
**240 JONES TI SUITE F**  
 240 N JONES BLVD SUITE "F"  
 LAS VEGAS NV 89107  
 APN. 138-25-417-001

|                          |                |
|--------------------------|----------------|
| Project Name and Address |                |
|                          |                |
| No.                      | Revision/Issue |
|                          |                |
| Date                     |                |
| Project Name and Address |                |
|                          |                |
| Project                  | Sheet          |
| Title                    |                |
| Scale                    |                |

**A-2**

**RQR-63640**

**SITE PLAN**  
1,328 SF



# 240 JONES T1 SUITE F PARKING ANALYSIS

General Notes

| No. | Revision/Date | Date |
|-----|---------------|------|
|     |               |      |

Project Name and Address

Project Name and Address

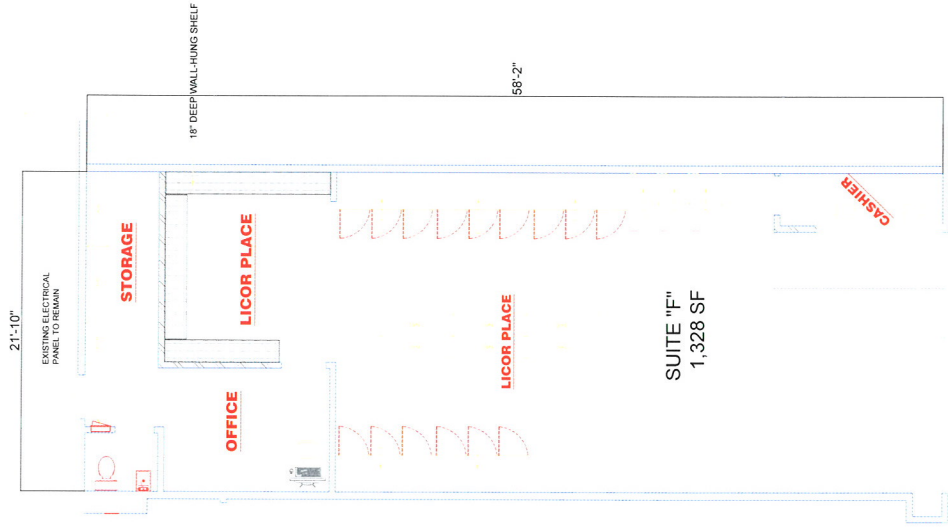
|         |  |
|---------|--|
| Project |  |
| Date    |  |
| Sheet   |  |

**A**

REQUIRED PARKING  
COMMERCIAL BUILDING  
EXISTING GROSS FLOOR AREA \* 118,000 SF  
FLOOR AREA \* 1,328 SF  
G.A. SOFT \* 3  
TO IN PARKING \* 182 SPACES  
ACCESSIBLE PARKING REQUIREMENTS  
MINIMUM REQUIRED \* 7%  
PERMANENTLY DISABLED \* 2 SPACES  
TO IN ACCESSIBLE SPACES \* 7%  
TO IN PERCENTAGE \* 7%  
TO IN PERCENTAGE \* 7%

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**RQR-63640**



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|                          |                |                                                                                                 |  |
|--------------------------|----------------|-------------------------------------------------------------------------------------------------|--|
| General Notes            |                | 240 JONES TI SUITE F<br>240 N JONES BLVD SUITE "F"<br>LAS VEGAS NV 89107<br>APN. 138-25-417-001 |  |
| No.                      | Revision/State | Date                                                                                            |  |
| From Name and Address    |                |                                                                                                 |  |
| Project Name and Address |                |                                                                                                 |  |
| Project                  | Sheet          | A-2                                                                                             |  |
| Date                     | Scale          |                                                                                                 |  |

RQR-63640