

City Council Action Letter



CITY COUNCIL ACTION LETTER

Separator Sheet



October 19, 2007

Mr. Raghid Kosa
1600 North Jones Boulevard
Las Vegas, Nevada 89108

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER

RE: EOT-24351 – EXTENSION OF TIME
CITY COUNCIL MEETING OF OCTOBER 17, 2007

Dear Mr. Kosa:

The City Council at a regular meeting held October 17, 2007 APPROVED the request for an Extension of Time of an approved Site Development Plan Review (SDR-7265) FOR A PROPOSED 1,500 SQUARE-FOOT RESTAURANT/BAKERY ADDITION AND A WAIVER OF THE PERIMETER AND PARKING LANDSCAPING AND BUFFERING REQUIREMENTS on 0.63 acres adjacent to the northeast corner of Jones Boulevard and Vegas Drive (APN 138-24-401-002), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 18, 2007. This approval is subject to:

Planning & Development

1. This Site Development Plan Review (SDR-7265) shall expire on September 7th, 2008 unless another Extension of Time is approved.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-7265) and all other related cases and as required by the Planning and Development Department and Department of Public Works.

Sincerely,

A handwritten signature in cursive script that reads "Angela Crolli".

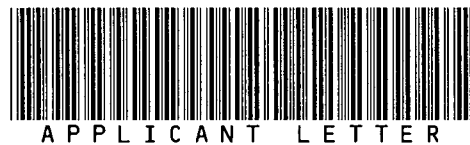
Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

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

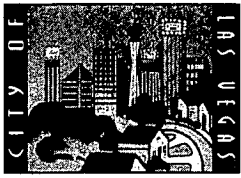
VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

October 9, 2007

Mr. Raghid Kosa
1600 North Jones Boulevard
Las Vegas, Nevada 89108

RE: EOT-24351 - EXTENSION OF TIME

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Council at its regular meeting on **October 17, 2007**. This meeting will be held at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations and any conditions related to your application may be obtained prior to the meeting from the Planning and Development Department, Current Planning Division, at the Development Services Center, 731 South Fourth Street, or you may obtain this information by calling 229-6301.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

M. Margo Wheeler, AICP
Director, Planning and Development Department

MW:cc

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



Comments



Separator Sheet

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 *BA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekk, Survey (FM, PM, & A's only)
Date: October 8, 2007
Re: **EOT-24351** Raghid B. Kosa NEC of Jones Boulevard and Vegas Drive
Request for an Extension of Time of an approved Site Development Review

COMMENTS:

We have no objection to the request for an Extension of Time of an approved Site Development Review (SDR-7265) for a proposed 1,500 square-foot restaurant/ bakery addition and a waiver of the perimeter and parking landscaping and buffering requirements located on the northeast corner of Jones Boulevard and Vegas Drive, as long as all original conditions of approval for SDR-7265 and all applicable subsequent site-related actions are ultimately complied with.



**LAS VEGAS VALLEY
WATER DISTRICT**

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvwd.com

October 3, 2007

City of Las Vegas
Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101

Attention: Nathan Goldberg, Case Planner

SUBJECT: CITY OF LAS VEGAS ZONING APPLICATION REVIEW

The Las Vegas Valley Water District (District) Design and Production Divisions have reviewed the attached zoning applications and have determined that the proposed projects will have no conflict with the District's existing telemetry antenna locations.

If you have any questions or require any additional information, please feel free to contact me at (702) 822-8574.

Sincerely,

Doa J. Meade, P.E.
Senior Civil Engineer
Engineering Design Division

DJM:TLL:jljg
Attachment

cc: w/attchs
James B. Ross, Electronics Supervisor, M/S 1080

EOT-24351

LVVWD BOARD OF DIRECTORS

Chip Maxfield, President • Rory Reid, Vice President • Susan Brager • Tom Collins • Chris Giunchigliani • Lawrence Weekly • Bruce Woodbury
Patricia Mulroy, General Manager

VADESIGN\Lewis\CLV Zoning Reviews\Zoning Letter.10.2a.doc

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

EOT-24351 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW -
APPLICANT/OWNER: RAGHID B. KOSA - Request for an Extension of Time of an approved
Site Development Plan Review (SDR-7265) FOR A PROPOSED 1,500 SQUARE-FOOT
RESTAURANT/BAKERY ADDITION AND A WAIVER OF THE PERIMETER AND
PARKING LANDSCAPING AND BUFFERING REQUIREMENTS on 0.63 acres adjacent to
the northeast corner of Jones Boulevard and Vegas Drive (APN 138-24-401-002), C-1 (Limited
Commercial) Zone, Ward 5 (Weekly).

***NOTE: THIS IS A DIRECT TO COUNCIL ITEM - COMMENTS ARE DUE WITHIN
APPROXIMATELY ONE WEEK**

CITY COUNCIL MEETING: OCTOBER 17, 2007

PUBLIC HEARING: NO

CASE PLANNER: NATHAN GOLDBERG

Comments Due: SEPTEMBER 28, 2007*

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 CAROLE COMBS (ccombs@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:

**Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services**

No Law Enforcement Issue

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

EOT-24351

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	JEFF GALAMBAS	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/US MAIL OR INTER-OFFICE MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*STREETS & SANITATION (DPW)	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEMUS
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	DOA J. MEADE, ENGINEERING DESIGN DIVISION	1001 S. VALLEY VIEW BLVD.

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

SDPR
09/26/2007

Final DRT



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CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

EOT-24351 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: RAGHID B. KOSA - Request for an Extension of Time of an approved Site Development Plan Review (SDR-7265) FOR A PROPOSED 1,500 SQUARE-FOOT RESTAURANT/BAKERY ADDITION AND A WAIVER OF THE PERIMETER AND PARKING LANDSCAPING AND BUFFERING REQUIREMENTS on 0.63 acres adjacent to the northeast corner of Jones Boulevard and Vegas Drive (APN 138-24-401-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

***NOTE: THIS IS A DIRECT TO COUNCIL ITEM - COMMENTS ARE DUE WITHIN APPROXIMATELY ONE WEEK**

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PUBLIC HEARING: NO

CASE PLANNER: NATHAN GOLDBERG

Comments Due: SEPTEMBER 28, 2007*

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 CAROLE COMBS (ccombs@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:

Hansen Sheet



Separator Sheet

Report Date 09/07/2007 08:04 AM

Submitted By

Page 1

A/P # 24351 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	08/31/2007 15:48	984727	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

EOT-24351 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: RAGHID B. KOSA - Request for an Extension of Time of an approved Site Development Plan Review (SDR-7265) FOR A PROPOSED 1,500 SQUARE-FOOT RESTAURANT/BAKERY ADDITION AND A WAIVER OF THE PERIMETER AND PARKING LANDSCAPING AND BUFFERING REQUIREMENTS on 0.63 acres adjacent to the northeast corner of Jones Boulevard and Vegas Drive (APN 138-24-401-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

Parent A/P #	7265	Project/Phase Name	APOLLO MARKET	Phase #	
Project #	24351	Size Description		Subdivision Code	
Size/Area	0.00	Proposed Stop		% Completed	0.00
Proposed Start					
% Complete Formula					

Property/Site Information

Parcel 13824401002

Location

Owner/Tenant

Contact ID AC1193929	Name	RAGHID KOSA	Organization	
Mailing Address 1600 N. JONES			State/Province NV	
City LAS VEGAS			Country	☐ Foreign
ZIP/PC 89108			Evening Phone	
Day Phone (702)648-3022 x			Mobile #	
Fax (702)638-0520				

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

1600 N JONES BLVD
LAS VEGAS, 89108-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13824401002

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

EOT Application

Report Date 09/07/2007 08:04 AM

Submitted By

Page 2

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

No Conditions

Planning Condition	Description	Effective	Expire	Comments
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There is no planning condition for this project.

EXTENSION OF TIME

Y	Will this go to the City Council?	Final City Council letter received
Y	Will this go DIRECTLY to City Council?	Annotated minutes received

Parent Application Type SDR

Hearing Type

Parent Project # 7265

Public, Non-Public or Admin? NON-PUBLIC

Staff Recommendation

Meeting Information

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

10/17/2007 CC SCHEDULED

0 0 0

RGUMARANG 08/31/2007

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

No children exist for this project

Employee	Last	First	MI	Comments
Employee ID				

No Employee Entries

Log	Description	Entered By	Start	Stop	Hours
Action	Comments				

PAYMNT	CK NAME, # WHO PICKED UP PERMIT	970040	08/31/2007 15:59		0.00
	RAJHID KOSA, APOLLO MARKET CK 1085, 648-3022				

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time for SDR-7265
 Project Address (Location) 1600 N. Jones Las Vegas - NV 89108
 Project Name _____ Proposed Use _____
 Assessor's Parcel #(s) 138-24-401-002 Ward # 5
 General Plan: existing _____ proposed _____ Zoning: existing ☒ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER <u>RAGHID KOSA</u>	Contact _____
Address <u>1600 - N - Jones</u>	Phone: <u>648-3022</u> Fax: <u>638-0520</u>
City <u>Las Vegas</u>	State <u>NV</u> Zip <u>89108</u>

APPLICANT <u>RAGHID KOSA</u>	Contact _____
Address <u>1600 - N - Jones</u>	Phone: <u>648-3022</u> Fax: <u>638-0520</u>
City <u>Las Vegas</u>	State <u>NV</u> Zip <u>89108</u>

REPRESENTATIVE _____	Contact _____
Address _____	Phone: _____ Fax: _____
City _____	State _____ Zip _____

Property Owner Signature* Raghib B. Kalo

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

Print Name RAGHID KOSA

State of: NEVADA County of: CLARK

Subscribed and sworn before me
 This 31st day of August, 20 07.

Kathryn A Shortledge

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # <u>EOT-24351</u>
Meeting Date: <u>10/17/07</u>
Total Fee: <u>\$ 300</u>
Date Received*: <u>8/31/07</u>
Received By: <u>Romeo</u>

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



PLANNING & DEVELOPMENT DEPARTMENT

EXTENSION OF TIME SUBMITTAL REQUIREMENTS

APPLICATION/PETITION FORM: A completed Application/Petition Form is required. The owner(s) of the real property must sign this form, or submit a Power of Attorney authorizing an agent to sign. A Notary Public must notarize the signature. When the property owner(s) reside outside of Nevada, the signature may be notarized in another state.

JUSTIFICATION LETTER: A detailed letter that explains the request, the intended use of the property, and how the project meets/supports existing City policies and regulations is required.

COPY OF APPROVAL LETTER: Submit a copy of the approval letter for the related case.

LASER PRINT: A reduced, black & white 8.5x11 (high resolution) copy of **ALL** original required plans and drawings is required.

FEES: \$300

STATEMENT OF FINANCIAL INTEREST: A completed Statement of Financial Interest is required.

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-24351 APN: 138-24-401-002

Name of Property Owner: RAGHID KOSA

Name of Applicant: RAGHID KOSA

Name of Representative: _____

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: Raghid Kosa

Print Name: RAGHID KOSA

Subscribed and sworn before me

This 31st day of August, 2007
Teresa K. Morrell

Notary Public in and for said County and State



Justification Letter



Separator Sheet

Majed A. Khater
8911 Venetia Street
Las Vegas, NV 89123
702.577.7922

**City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101**

July 17, 2007

**Ref: CLV# C-0319-06/SUP-13847
Apollo Market**

To whom it may concern,

This is to inform you that we have an application submitted for improvement on this property (C-0319-06), which includes relocating the trash enclosure to meet your requirements. Attached, please find copies of the site plans and trash enclosure details that we have submitted as part of that application

Should you have any questions, please do not hesitate to contact me,

Sincerely,



Majed A. Khater, AIA

**EOT-24351
10/17/07 CC**

RECEIVED

AUG 31 2007

City Council Action Letter



Separator Sheet



055578



September 12, 2005

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYORGARY REESE
MAYOR PRO TEMLARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSSDOUGLAS A. SELBY
CITY MANAGERMr. Raghid Kosa
1600 North Jones Boulevard
Las Vegas, Nevada 89108RE: SDR-7265 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 7, 2005

Dear Mr. Kosa:

The City Council at a regular meeting held September 7, 2005 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 1,500 SQUARE-FOOT RESTAURANT/BAKERY ADDITION AND A WAIVER OF THE PERIMETER AND PARKING LANDSCAPING AND BUFFERING REQUIREMENTS on 0.63 acres adjacent to the northeast corner of Jones Boulevard and Vegas Drive (APN 138-24-401-002), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 8, 2005. This approval is subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
2. All development shall be in conformance with the site plan and building elevations, date stamped 6/10/05 except as amended by conditions herein.
3. A Waiver from Title 19 perimeter and parking lot landscaping requirements is hereby approved, to allow no parking lot islands and trees, a four-foot planter width along the northern property line where eight feet is required, and 17 perimeter trees where 26 are required.
4. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov18112-001-06-05
CLV /000**EOT-24351**
10/17/07 CC

Mr. Raghid Kosa
SDR-7265 – Page Two
September 12, 2005

5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
6. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum of 22% reflectivity.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

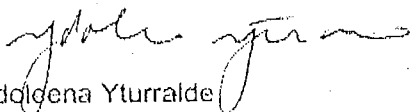
12. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
13. Landscape and maintain all unimproved rights-of-way adjacent to this site.
14. Submit an Encroachment Agreement for all landscaping and private improvements located in the public rights-of-way adjacent to this site prior to occupancy of this site.

EOT-24351
10/17/07 CC

Mr. Raghid Kosa
SDR-7265 -- Page Three
September 12, 2005

15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of map subdividing this site, whichever may occur first. Provide and improve all drainageways as recommended.

Sincerely,



Ydolina Yturralde
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Majed Khater
8911 Venetia Street
Las Vegas, Nevada 89123

EOT-24351
10/17/07 CC

Deed



Separator Sheet

State of Nevada
Declaration of Value

20030219
02335

1. Assessor's Parcel Number(s)

a) 138-24-401-002

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 RECORDER'S OPTIONAL USE ONLY

Document/Instrument #:

Book:

Page:

Date of Recording:

Notes:

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due:

\$ 717,000.00

\$ 717,000.00

\$ 1,792.50

4. If exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section

b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: _____ %

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

Signature:

Signature:

Capacity:

Capacity:

INDIVIDUAL

11

SELLER (GRANTOR) INFORMATION

Print Name:

Address:

City:

State:

(Required)
KATHY LIGHTFOOT

6645 DORENE PL.

SPRIN JDSK

CA Zip: 95120

BUYER (GRANTEE) INFORMATION

(Required)

Print Name:

Address:

City:

State:

PACATA KASA

10376 S. 10th Ave

Las Vegas, NV

Zip: 89125

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

Print Name:

Address:

City:

Land Title of Nevada, Inc.

720 S. Seventh Street

Las Vegas

State: Nevada

Escrow #: 00242239-L6W

Zip: 89101

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

2335

RECEIVED

JUN 10 2005

138-24-401-002

Affix R.P.T.T. \$1,792.50
Escrow No. 00242239L6W

WHEN RECORDED MAIL DEED AND TAX STATEMENTS TO:

Raghd B. Kosa
1600 N. Jones Blvd.

Las Vegas, NV 89108

RECORDER'S MEMO
POSSIBLE POOR RECORD DUE TO
QUALITY OF ORIGINAL DOCUMENT

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That: Kathy L. Lightfoot, an unmarried woman in consideration of \$10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Raghd B. Kosa, ~~a Married Man as his sole and separate property~~ all that real property situate in the County of CLARK State of Nevada, bounded and described as follows:

See Exhibit A attached hereto and made a part hereof.

SUBJECT
TO:

1. Taxes for the current fiscal year, and any and all taxes (including supplemental taxes) and assessments levied or assessed after the recording date of this document.
2. Rights of way, reservations, restrictions, easements and conditions of record.
3. First Deed of Trust in record concurrently herewith.

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

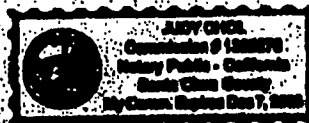
Witness my/our hand(s) this 13th day of February 2003

Kathy L. Lightfoot
Kathy L. Lightfoot

STATE OF Nevada
COUNTY OF Clark

On 02-13-03 personally appeared before me, a Notary Public, Kathy L. Lightfoot, personally known (or proven) to me to be the person(s) whose name(s) is/are subscribed to the within instrument who acknowledged that She executed the instrument.

Judy Chis
Notary Public in and for said County and State.



138-24-401-002

Affix R.P.T.T. 00

Escrow No. 00242239L6W

WHEN RECORDED MAIL DEED AND TAX STATEMENTS TO:

Raghd B. Kosa

1600 N. Jones Blvd.

Las Vegas, NV 89108

20030219
02335

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That: KATHY L. LIGHTFOOT, AN UNMARRIED WOMAN in consideration of \$10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Raghd B. Kosa, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY all that real property situate in the County of CLARK State of Nevada, bounded and described as follows:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO:

1. Taxes for the current fiscal year, and any and all taxes (including supplemental taxes) and assessments levied or assessed after the recording date of this document.
2. Rights of way, reservations, restrictions, easements and conditions of record.
3. First Deed of Trust of record concurrently herewith.

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

Witness my/our hand(s) this _____ day of _____, _____.

KATHY L. LIGHTFOOT

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

On, _____ personally appeared before me, a Notary Public, KATHY L. LIGHTFOOT personally known (or proven) to me to be the person(s) whose name(s) is/are subscribed to the within instrument who acknowledged that he executed the instrument.

Notary Public in and for said County and State.

20030219
02335

Exhibit A

A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.&M., CLARK COUNTY, NEVADA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.&M., CLARK COUNTY, NEVADA; THENCE SOUTH 88°08'16" EAST A DISTANCE OF 198.04 FEET TO A POINT; THENCE NORTH 01°54'44" EAST A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00°48'55" EAST A DISTANCE OF 167.27 FEET TO A POINT; THENCE NORTH 88°08'16" WEST A DISTANCE OF 168.46 FEET TO A POINT; THENCE SOUTH 00°53'54" WEST A DISTANCE OF 142.68 FEET TO A POINT; THENCE ALONG A CURVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°02'10" WITH AN ARC LENGTH OF 38.85 FEET TO A POINT; THENCE SOUTH 88°08'16" EAST A DISTANCE OF 144.12 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE PORTIONS OF JONES BOULEVARD AND VEGAS DRIVE AS DEDICATED BY THAT CERTAIN PARCEL MAP ON FILE IN FILE 47 OF PARCEL MAPS, PAGE 33, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

SAID LAND IS ALSO SHOWN AS LOT THREE (3) OF THAT CERTAIN PARCEL MAP ON FILE IN FILE 47, PAGE 33, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

SAID LEGAL DESCRIPTION IS THE SAME AS SHOWN IN THE PREVIOUS DEED FROM CHIEF AUTO PARTS INC AS GRANTOR TO KATHY L. LIGHTFOOT, AN UNMARRIED WOMAN AS GRANTEE, RECORDED ON SEPTEMBER 30, 1992 IN BOOK 920930 AS INSTRUMENT NO. 01208, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ASSESSOR

CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER
RECORDED AT REQUEST OF: LAND TITLE OF NEVADA
02-19-2003 14:32 DEE PAGE COUNT: 4
OFFICIAL RECORDS
BOOK/INSTR: 20030219-02335 FEE: 17.00
APPT: 1,792.50

RECEIVED
JUN 10 2005

Q15550

SURVEYOR'S CERTIFICATE

I, STEPHEN F. TURNER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF NEVADA, AS AGENT FOR BAUGHMAN & TURNER, INC., DO HEREBY CERTIFY THAT THIS PARCEL MAP, CONSISTING OF THESE SHEETS, WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AT THE INSTANCE OF BECKER & SONS, ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEYED POSITIONS TO BE REPRODUCED BY THE SURVEYED POSITIONS. THIS SURVEY WAS COMPLETED ON JANUARY 17, 1988.



STEPHEN F. TURNER
REGISTERED LAND SURVEYOR
NEVADA CERTIFICATE NO. 1805

OWNER'S CERTIFICATE & DEDICATION

WE, BECKER & SONS, THE OWNER OF THE LANDS SURVEYED AND SHOWN ON THIS PARCEL MAP, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED AND PARCELS AND STREETS SHOWN HEREON TO BE LAYED OUT AND ASSIGNED ANY PUBLIC STREETS OR ALLEYS, EXCEPT PRIVATE STREETS, AS MAY BE SHOWN HEREON FOR THE USE OF THE PUBLIC, AND DO HEREBY DEDICATE EASEMENTS FOR CONVEYANCE OF PUBLIC HIGHWAYS AND DRIVAGES TO BE REQUIRED UNDER N.R.S. 278.010 THRU 278.030.

DATE _____
DATE _____
DATE _____

ACKNOWLEDGEMENT

STATE OF NEVADA } S.S.
COUNTY OF CLARK }
ON THIS 17th DAY OF JANUARY, 1988, LENN & KEECE PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT.

Becker & Sons
NOTARY PUBLIC IN AND FOR SAID COUNTY OF CLARK, NEVADA
MY APPOINTMENT EXPIRES APR 17, 1988.

APPROVALS

WMP APPROVED THIS 17th DAY OF JULY, 1988 FOR PURPOSES OF LAND DIVISION.
Carl P. Becker
DIRECTOR OF LAND DIVISION
APPROVED THIS 17th DAY OF JULY, 1988 FOR LAND DIVISION PURPOSES.
John P. Becker
DIRECTOR OF LAND DIVISION
DEPARTMENT OF COUNTY PLANNING AND DEVELOPMENT.

BASIS OF BEARINGS

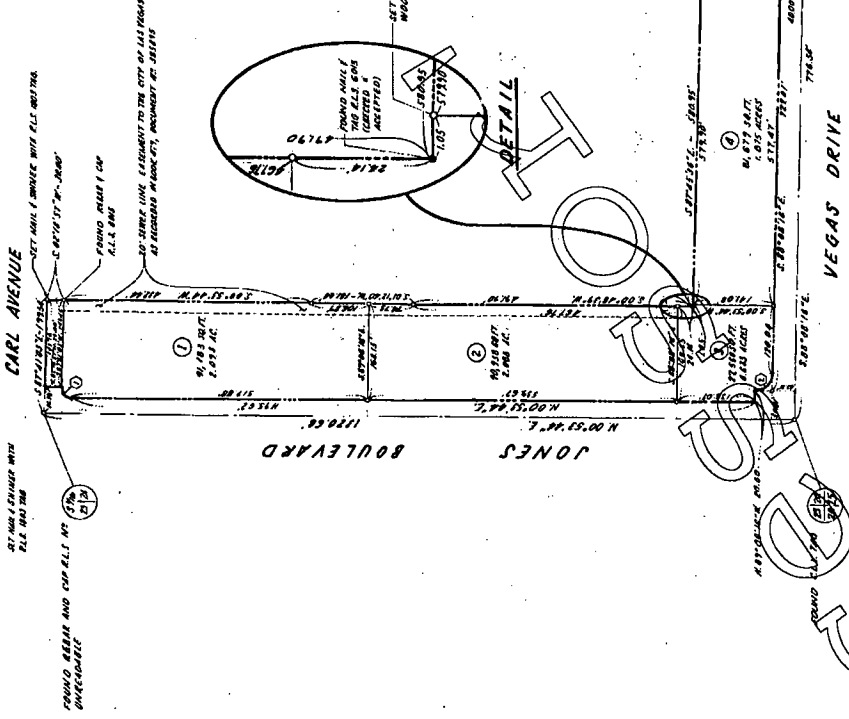
THE BEARINGS AND DISTANCES FOR THE SURVEYED QUARTER SECTION 10, SECTION 10, TOWNSHIP 14N, RANGE 10E, CLARK COUNTY, NEVADA, ARE AS SHOWN ON PLAT MAP 1, PAGE 12.

FILED AT THE OFFICE OF THE CLERK OF THE COUNTY OF CLARK, NEVADA, ON JULY 17, 1988.
FILED 17 JUL 1988
CLERK OF CLARK COUNTY, NEVADA
JOHN L. SMITH, CLERK

File 47 Page 33



LEGEND
• POINT FOUND AS NOTED
- STREET CENTERLINE
① LOT LINE
- REFERENCE LINE - ANY LINE



CURVE DATA

RADIUS	DELTA	LENGTH	TANGENT
① 25.00'	91°26'13"	57.87	22.83
② 10.00'	87°02'00"	16.62	25.80

Back side

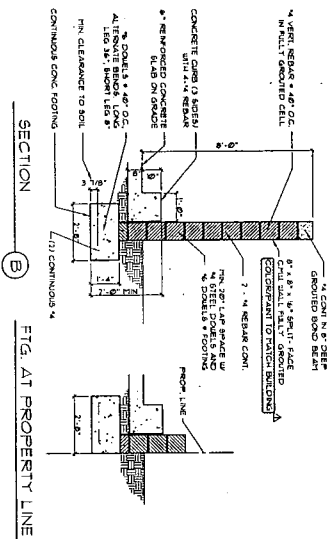
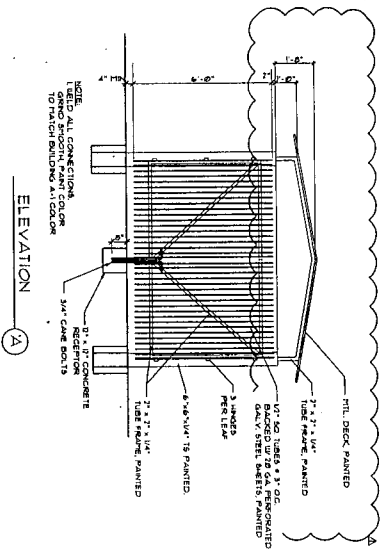
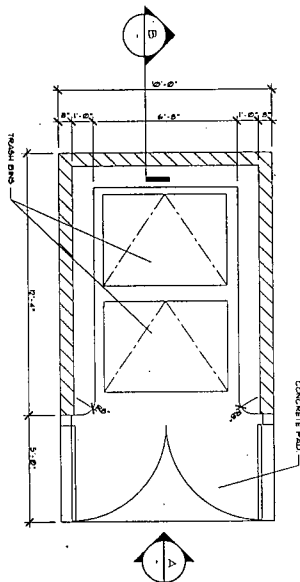
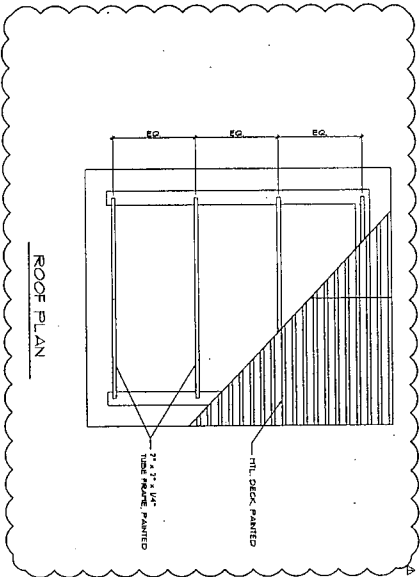
RECEIVED
JUN 10 2005

Plans (PMT)

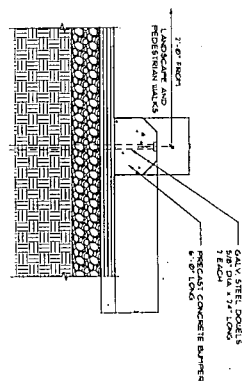
5



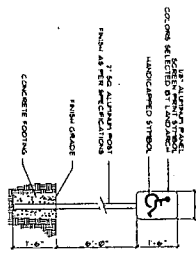
Separator Sheet



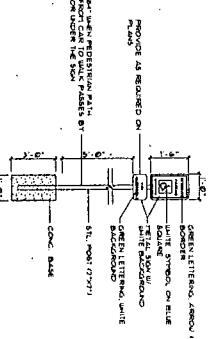
TRASH ENCLOSURE - PLAN ①



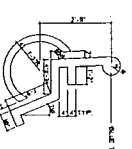
WHEEL STOP ②



HANDICAPPED PARKING SIGN DETAIL ③



HANDICAPPED PARKING SIGN DETAIL ④



AUG 31 2007

HANDICAPPED SYMBOL FOR PARKING ⑤

EOT-24351

10/17/07 CC

APOLLO MARKET 1600 NORTH JONES LAS VEGAS, NV 89108 PARCEL NO. 138-74-421-007	OWNER/PROJECT DESCRIPTION	DATE: 10-17-07 DRAWN BY: [blank] CHECKED BY: [blank] APPROVED BY: [blank]	SITE DETAILS
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