

City Council Action Letter



Separator Sheet



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

February 19, 2004

Ms. Melanie Bittner, et al
800 North Jones Boulevard
Las Vegas, Nevada 89107

RE: ZON-3474 - REZONING
CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Related to GPA-3388

Dear Ms. Bittner:

The City Council at a regular meeting held February 18, 2004 APPROVED the request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICES AND PARKING) on 1.7 acres at 600 - 804 North Jones Boulevard (APN: 138-25-310-001 through 009). The Notice of Final Action was filed with the Las Vegas City Clerk on February 19, 2004.

Planning and Development

1. A General Plan Amendment (GPA-3388) from L (Low Density Residential) to an O (Office) land use designation approved by the City Council
2. A Resolution of Intent with a two-year time limit.
3. A comprehensive site development plan, including all lots, shall be submitted for approval by the Planning and Development Department and the Department of Public Works prior to the issuance of a Certificate of Occupancy for any of these lots. This plan shall show the location of joint driveways, a consistent landscaping plan and joint parking and access agreements.

Public Works

4. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the

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

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this overall site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
7. Provide a copy of a recorded Joint Access Agreement between all parcels comprising this site prior to the issuance of any permits. All parking and driveways shall be designed and constructed such that no vehicles must back out onto Jones Boulevard or Granada Avenue. Where individual lots are not large enough to accommodate two way traffic into and out of the parking lots, adjacent parcels shall come in together to provide appropriate two way traffic handling.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: See Attached List

Ms. Melanie Bittner, et al
ZON-3474 – Page Three
February 19, 2004

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

Mr. Roy Dowling
4001 North Torrey Pines Drive
Las Vegas, Nevada 89108

Ms. Susan H. Linton
704 North Jones Boulevard
Las Vegas, Nevada 89107

Mr. Terry Hinse
708 North Jones Boulevard
Las Vegas, Nevada 89107

Mr. Ralph Lampman
Fidelity Trust
3157 North Rainbow Boulevard, Suite #305
Las Vegas, Nevada 89108

Ms. Kathleen Hamzag
Mr. Rashed Murat
3097 South Decatur Boulevard
Las Vegas, Nevada 89102

Mr. Raul Sanchez
700 North Jones Boulevard
Las Vegas, Nevada 89107

Mr. Daniel Robson, Jr.
612 North Jones Boulevard
Las Vegas, Nevada 89107

Action Letter



Separator Sheet



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.lasvegasnevada.gov

February 3, 2004

CORRECTED LETTER

Ms. Melanie Bittner, et al
800 North Jones Boulevard
Las Vegas, Nevada 89107

RE: ZON-3474 - REZONING

Dear Ms. Bittner:

Your request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICES AND PARKING) on 1.7 acres at 600 - 804 North Jones Boulevard (APN: 138-25-310-001 through 009), Ward 2 (L.B. McDonald), was considered by the Planning Commission on January 22, 2004.

The Planning Commission voted to recommend ***APPROVAL*** of your request.

Planning and Development

1. A General Plan Amendment (GPA-3388) from L (Low Density Residential) to an O (Office) land use designation approved by the City Council
2. A Resolution of Intent with a two-year time limit
3. A comprehensive site development plan, including all lots, shall be submitted for approval by the Planning and Development Department and the Department of Public Works prior to the issuance of a Certificate of Occupancy for any of these lots. This plan shall show the location of joint driveways, a consistent landscaping plan and joint parking and access agreements.

Public Works

4. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby



Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

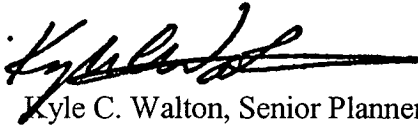
Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this overall site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
7. Provide a copy of a recorded Joint Access Agreement between all parcels comprising this site prior to the issuance of any permits. All parking and driveways shall be designed and constructed such that no vehicles must back out onto Jones Boulevard or Granada Avenue. Where individual lots are not large enough to accommodate two way traffic into and out of the parking lots, adjacent parcels shall come in together to provide appropriate two way traffic handling.

This item will be considered by the City Council on *February 18, 2004*, 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.

Ms. Melanie Bittner, et al
ZON-3474 - Page Three - **CORRECTED LETTER**
February 3, 2004

Sincerely,



Kyle C. Walton, Senior Planner
Planning and Development Department
Current Planning Division

KCW:clb

cc: Mr. Roy Dowling
4001 North Torrey Pines Drive
Las Vegas, Nevada 89108

Mr. Terry Hinse
708 North Jones Boulevard
Las Vegas, Nevada 89107

Ms. Susan H. Linton
704 North Jones Boulevard
Las Vegas, Nevada 89107

Mr. Ralph Lampman
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3097 South Decatur Boulevard
Las Vegas, Nevada 89102

Mr. Raul Sanchez
700 North Jones Boulevard
Las Vegas, Nevada 89107

Mr. Daniel Robson, Jr.
612 North Jones Boulevard
Las Vegas, Nevada 89107

Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination



To: Department of Planning and Development
From: Richard D. Goecke, Director Department of Public Works
CC: Bart Anderson, Development Coordination; Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Rita Lumos, Survey (FM, PM, & A's only)
Date: January 14, 2004
Re: **ZON-3474rev** Melanie Bittner, Et Al 600 – 804 North Jones Boulevard
Zoning Reclassification From: R-1 To: P-R

REVISED COMMENTS: -- These comments supersede all previous memos/comments:

CONDITIONS OF APPROVAL:

1. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
2. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.
3. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this overall site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
4. Provide a copy of a recorded Joint Access and Parking Agreement between all parcels comprising this site prior to the issuance of any permits. All parking and driveways shall be designed and constructed such that no vehicles must back out onto Jones Boulevard or Granada Avenue. Where individual lots are not large enough to accommodate two way traffic into and out of the parking lots, adjacent parcels shall come in together to provide appropriate two way traffic handling.

1/22/04 PC APPROVAL 0-0-5
2-18-04-CC-Appd

TRANSACTION REPORT

P. 01

SEP-23-2009 WED 11:54 AM

FOR: CITY OF LAS VEGAS

7023828551

SEND

DATE	START	RECEIVER	TX TIME	PAGES	TYPE	NOTE	M#	DP
SEP-23	11:54 AM	2596995	14"	1	FAX TX	OK	841	

TOTAL : 14S PAGES: 1

*Pg 1 of 1
259-6995 (F)*

9/23/2009

Mrs. Roth,

The following people discussed your site (708 N. Jones) (APN 138-25-310-003) this morning.

Bart Anderson - Engineering Project Manager of Development Coordination - 229-2198

Steve Geveke - Planning Supervisor - 229-5410

Bart Anderson will be calling you, more than likely this afternoon, to address some of your concerns.

Lureen Paet talked to Mrs. Roth on 9/23/09 & discussed her concerns re: public works issues.

Carolyn Caviness

From: Carolyn Caviness
Sent: Tuesday, September 22, 2009 6:07 PM
To: Steve Gebeke
Cc: Bart Anderson
Subject: Access and Parking for 708 N. Jones

Steve, someone from Planning transferred a Citizen to Right of Way for clarification of the parking portion of a private easement on this site. I have pulled Devco's files for SDR 16182, ROC 5250 AND EOT 11905 to better understand the site before we give out any information.

Bart and I have looked at the above information...but need your input and guidance for the parking part. We didn't want to say parking is not a Public Works issue and send the Citizen back downstairs. We would like to discuss the issue with you.

Bart will be available around 9am. We can come downstairs if you are available.
Carolyn



APN Sharon Roth

(702) 619-368-7444

138-25-310-001
-009

702 N. Jones
138-25-310-003

Fax Transmittal Form

To:

From:

Name: Carolyn Caviness

Dr. Sharon Roth, OMD

Organization Name/Dept:

CC:

Phone number:

Fax number: 382-8551

Phone: (702) 259-6996

Fax: (702) 259-6995

Urgent

For Review

Please Reply

Date sent: 9/22/09

Time sent:

Number of pages including cover page: 2

Message:

Hi Ms Caviness
 Thanks for checking into this parking
 easement for me.
 I got transferred to you so I don't know
 your direct line for follow-up.
 My cell phone is (619) 368-7444
 Thanks!

Sharon

Sharon Roth

SDR-4915
 EDT-11903
 POR ZONING
 SDR 16/82
 ROC 525D
 SDR 23/18
 ZON-3474

SDR-16/82
 Revised (Map)
 10/5/06 PR

Dr. Sharon Roth, OMD
 101 S. Rainbow Suite 22
 Las Vegas, NV 89145

Phone: (702) 259-6996
 Fax: (702) 259-6995

Planning
 tells her she
 needs 1
 spaces
 not enough
 room on
 parcel

Final DRT



Separator Sheet

6-8

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*

ZON-3474 - MELANIE BITTNER, ET AL - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICES AND PARKING) on 1.7 acres at 600 - 804 North Jones Boulevard (APN: 138-25-310-002 through 009), Ward 2 (L.B. McDonald).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: JANUARY 22, 2004

CITY COUNCIL: FEBRUARY 18, 2004

CASE PLANNER: KYLE WALTON



PUBLIC HEARING

Comments Due: **DECEMBER 23, 2003**

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@ci.las-vegas.nv.us), 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:

U-163-93

12/24/03 A handwritten signature in black ink, appearing to be 'R' or similar, written over the date.

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

ZON-3474 - MELANIE BITTNER, ET AL - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICES AND PARKING) on 1.7 acres at 600 - 804 North Jones Boulevard (APN: 138-25-310-002 through 009), Ward 2 (L.B. McDonald).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: JANUARY 22, 2004

CITY COUNCIL: FEBRUARY 18, 2004

CASE PLANNER: KYLE WALTON



PUBLIC HEARING

Comments Due: DECEMBER 23, 2003

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@ci.las-vegas.nv.us), 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:

TIA or alt. Y/Lou TED 12/16/03

No Comments val TED 12-17-03

12/29/03

Deed



Separator Sheet

PARCEL 138-25-310-003 TAX DIST- 200 DOC#- 20090709:04412 DATE- 07/09/2009
 ----- ASSESSOR DESCRIPTION ----- (1) OWNER ----- MULTI- 01 VESTING- NS
 CHARLESTON HGTS TRACT #45C STEINER KEVIN C
 PLAT BOOK 9 PAGE 94 875 E SILVERADO RANCH BLVD #2197
 LOT 31 BLOCK 8 LAS VEGAS NV 89183-5907

GEO ID- PT NW4 SW4 SEC 25 20 60 NBRHOOD- 200 LAND USE/CAP 1-10-0-0-0 1
 LOCATION- 708 N JONES BLVD LV

COMMENT- APPRAISAL YR-2009

LAST UPDATE- 09/15/2009 BATCH- B-2009-19500-2011 07/14/2009 YR CONSTRUCTED-1964

09-10 PP SUPL- 09-10 TR SUPL VAL- SALES- 55000 F 06/09

09-10 NEW LAND- 09-10 NEW IMPS- GROSS LAND/IMP

YEAR	ACRES	LAND	IMP	PERS	EXEMPT	ASSESSED	TAXABLE
2008-09	.19	36400	13809	0	0	50209	143454
2009-10	.19	16450	13564	0	0	30014	85754

CODE	-ACRES-	LAND	IMP CD	PERS CD	EXMPT	ASSESSED	TAXABLE
02	.19	5425	13561	0	0	18986	54246

T-25800-2011 R-24201-2011

REMARKS-

PCL5 138-25-310-

PCL 138-25-310-003

CL4 138-25-310-003I077

PCL 138-25-310-003

TAX DISTRICT- 200

----- ASSESSOR DESCRIPTION -----

STEINER KEVIN C

CHARLESTON HGTS TRACT #45C

PLAT BOOK 9 PAGE 94

DOCUMENT- 20090709:04412 07/09/2009 1 NS

LOT 31 BLOCK 8

ACRES- .00

GEOID- PT NW4 SW4 SEC 25 20 60

UPD-B-2009-19500-2011 07/14/09 LAST-09/15/09

COMMENT-

REM-

PARCEL- 138-25-310-003 INACTIVE-077 DOC#- 20090630:05321 06/30/2009 1 NS
 AYRES STEVE TAX DIST- 200 ACRES- .00

COMM- UPD- B-18200-2011 07/01/09

----- LAST UPDT- 07/08/09

PARCEL- 138-25-310-003 INACTIVE-069 DOC#- 20090206:02907 02/06/2009 1 NS
 BANK U S NATIONAL ASSN TRS TAX DIST- 200 ACRES- .00

COMM- UPD- B-04900-2011 02/18/09

----- LAST UPDT- 02/27/09

PARCEL- 138-25-310-003 INACTIVE-061 DOC#- 20050720:00629 07/20/2005 1 NS
 MOHLMAN MATTHEW TAX DIST- 200 ACRES- .00

COMM- UPD- B-20700-2007 07/26/05

----- LAST UPDT- 11/14/08

Carolyn Caviness

From: Carolyn Caviness
Sent: Tuesday, September 22, 2009 6:07 PM
To: Steve Gebeke
Cc: Bart Anderson
Subject: Access and Parking for 708 N. Jones

Steve, someone from Planning transferred a Citizen to Right of Way for clarification of the parking portion of a private easement on this site. I have pulled Devco's files for SDR 16182, ROC 5250 AND EOT 11905 to better understand the site before we give out any information.

Bart and I have looked at the above information...but need your input and guidance for the parking part. We didn't want to say parking is not a Public Works issue and send the Citizen back downstairs. We would like to discuss the issue with you.

Bart will be available around 9am. We can come downstairs if you are available.

Carolyn

PCL 138-25-310-003	TAX DISTRICT- 200	----- ASSESSOR DESCRIPTION -----
STEINER KEVIN C		CHARLESTON HGTS TRACT #45C
		PLAT BOOK 9 PAGE 94
DOCUMENT- 20090709:04412	07/09/2009 1 NS	LOT 31 BLOCK 8
ACRES- .00		
GEOID- PT NW4 SW4 SEC 25 20 60		
UPD-B-2009-19500-2011	07/14/09 LAST-09/15/09	
COMMENT-		REM-

PARCEL- 138-25-310-003	INACTIVE-077 DOC#-	20090630:05321 06/30/2009 1 NS
AYRES STEVE		TAX DIST- 200 ACRES- .00
		GEOID- PT NW4 SW4 SEC 25 20 60
COMM-		UPD- B-18200-2011 07/01/09
		----- LAST UPDT- 07/08/09
PARCEL- 138-25-310-003	INACTIVE-069 DOC#-	20090206:02907 02/06/2009 1 NS
BANK U S NATIONAL ASSN TRS		TAX DIST- 200 ACRES- .00
		GEOID- PT NW4 SW4 SEC 25 20 60
COMM-		UPD- B-04900-2011 02/18/09
		----- LAST UPDT- 02/27/09
PARCEL- 138-25-310-003	INACTIVE-061 DOC#-	20050720:00629 07/20/2005 1 NS
MOHLMAN MATTHEW		TAX DIST- 200 ACRES- .00
		GEOID- PT NW4 SW4 SEC 25 20 60
COMM-		UPD- B-20700-2007 07/26/05
		----- LAST UPDT- 11/14/08

20060111-0002050

125-25
APN: 125-310-001 thru 138-25-310-009

When recorded mail to:
Peak Development
6402 McLeod Drive
Las Vegas, NV 89120

Fee: \$20.00
N/C Fee: \$0.00
01/11/2006 09:57:16
T2006000514
Requestor:
PEAK DEVELOPMENT

*Planning Cond
Per 2-3474
#3*

Francis Deane
Clark County Recorder

NSH
Pg: 1

GRANT OF RECIPROCAL ACCESS AND PARKING

THIS AGREEMENT is made by FRANCISCO MENDOZA, MELANIE BITTNER, MATTHEW MOHLMAN, SUSAN H. LINTON, SULEJMAN SELMANI, EILEEN H. PETERS, CAK LIMITED PARTNERSHIP, CAROLE FORDE and JOHN MASTERS hereby referenced as the "OWNERS" whereas the "OWNERS" hereby grant reciprocal parking, and access to such parking areas across lots 25-33 of Charleston Height Tract 45-C recorded in Book 9 of Plats, at Page 94, Official Records of Clark County, Nevada

The "OWNERS" hereby grant and convey access and parking in favor of the public, tenants, business invitees, licensees and employees as described in Exhibit A. The "OWNERS" of Lots 25-33 hereto agree not to construct, or permit to construct any future improvements on Lot 25-33 which would interfere with the blanket parking and access easement granted herein. The restriction imposed herein does not apply to existing improvements, such as, block walls, surface paving, lighting towers, cement parking blocks or other improvements which are normal to parking lots.

Prior to any future improvements or modifications to an individual property, "Owners" must agree upon a detailed site plan showing drive-way access, curbing locations, parking, and maintenance cost to the property and/or properties.

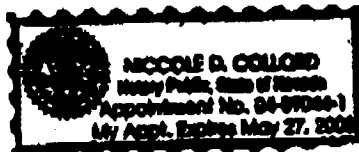
FRANCISCO MENDOZA

[Signature]
Date: 01/10/2006

STATE OF NEVADA)
COUNTY OF CLARK)

On JANUARY 10, 2006 personally appeared before me, a Notary of Public, FRANCISCO MENDOZA personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the above instrument.

Nicole D. Colford
Notary Public



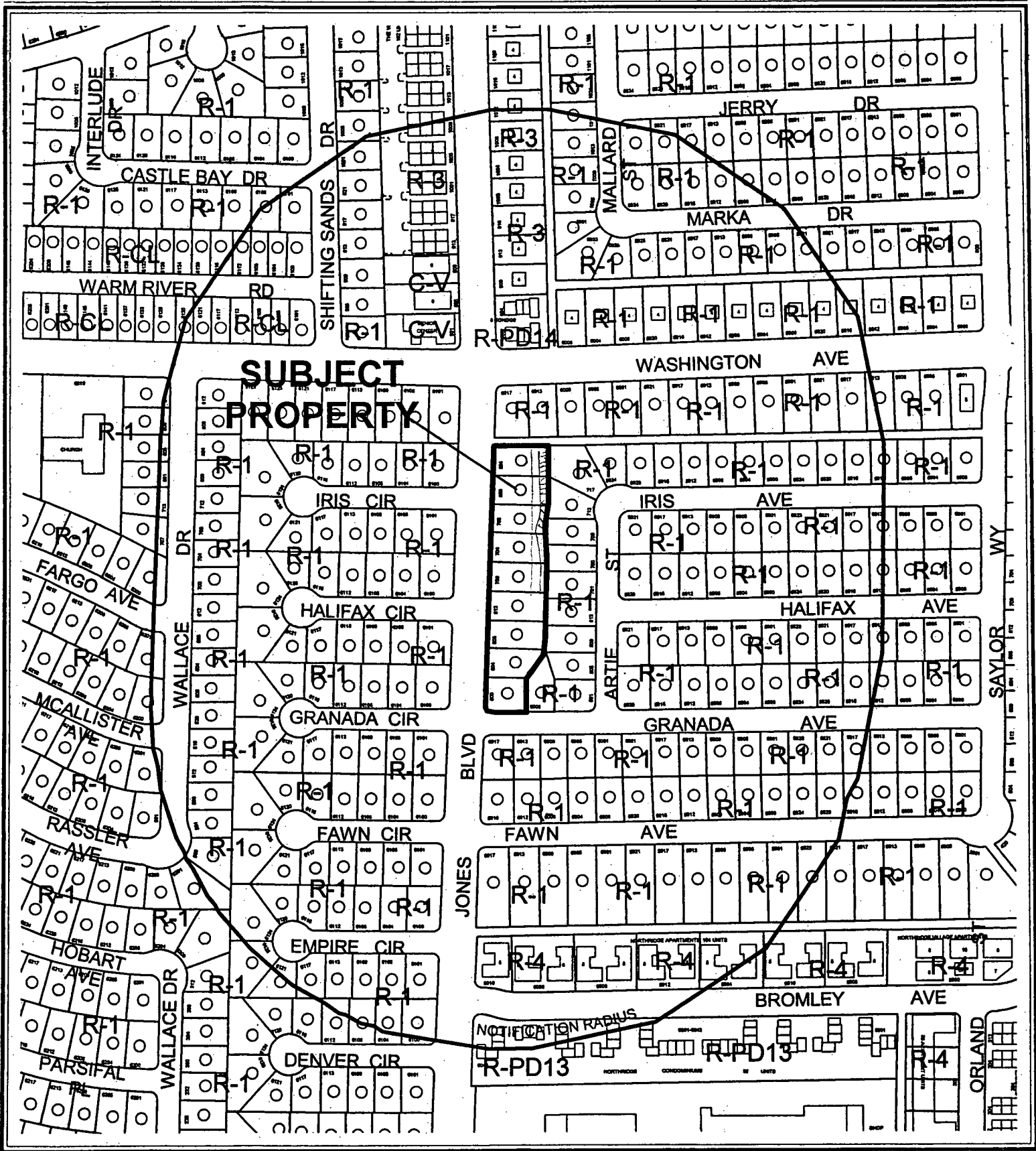
*land development, right-of-way easement
22955*

*Plot Side Plan
Only Re-20N 3474 Reg'd
Provide w/11905 (we do not have a copy of this side plan)*

Public Hearing Notice



Separator Sheet



CASE: ZON-3474

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

0 200 400 Feet





CASE: ZON-3474

RADIUS: 750 FT



ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

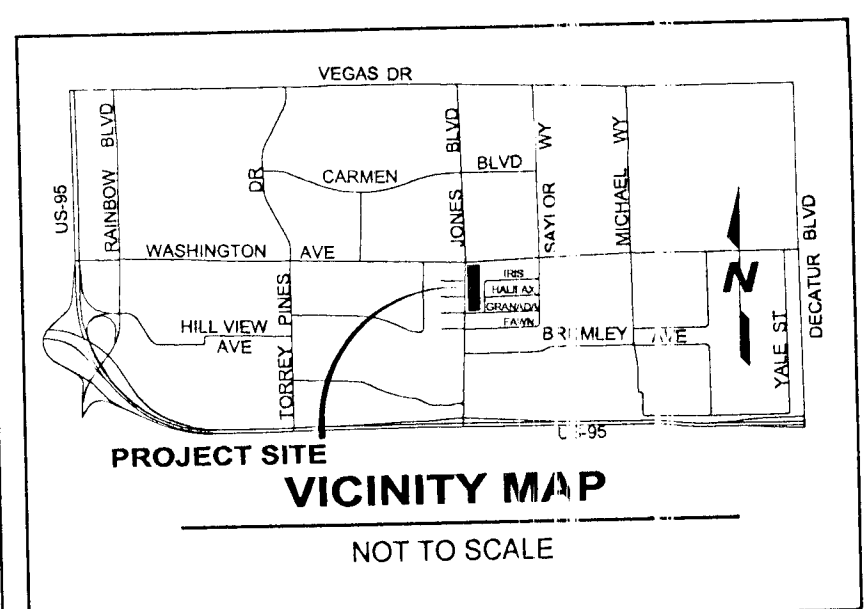
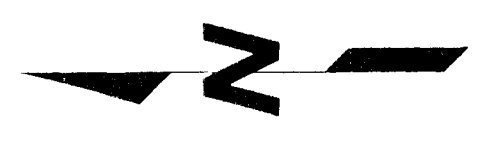
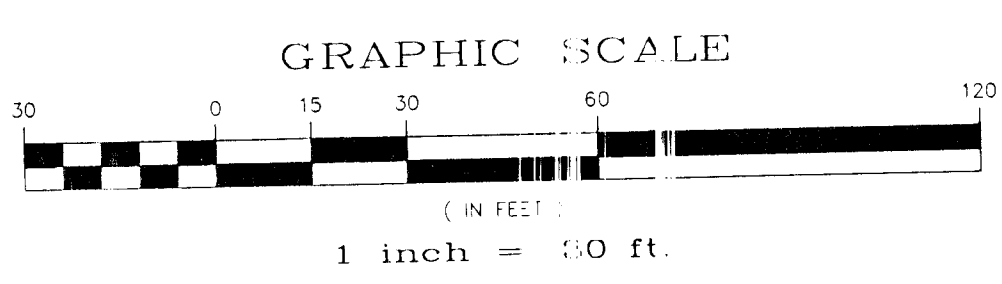
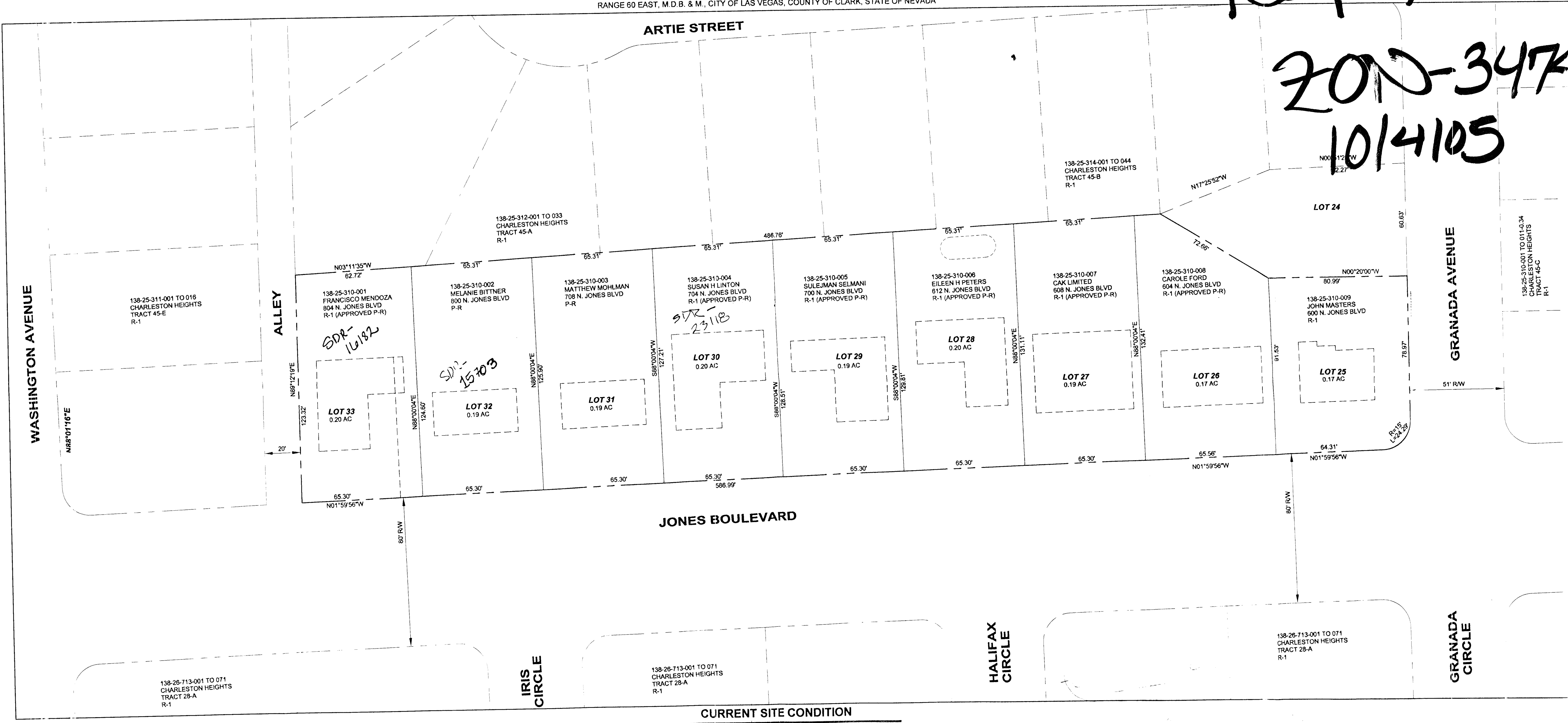
PROPOSED ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

CONCEPTUAL SITE PLAN FOR
CHARLESTON HEIGHTS, TRACT 45-C
 BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 25, TOWNSHIP 20 SOUTH,
 RANGE 60 EAST, M.D.B. & M., CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA

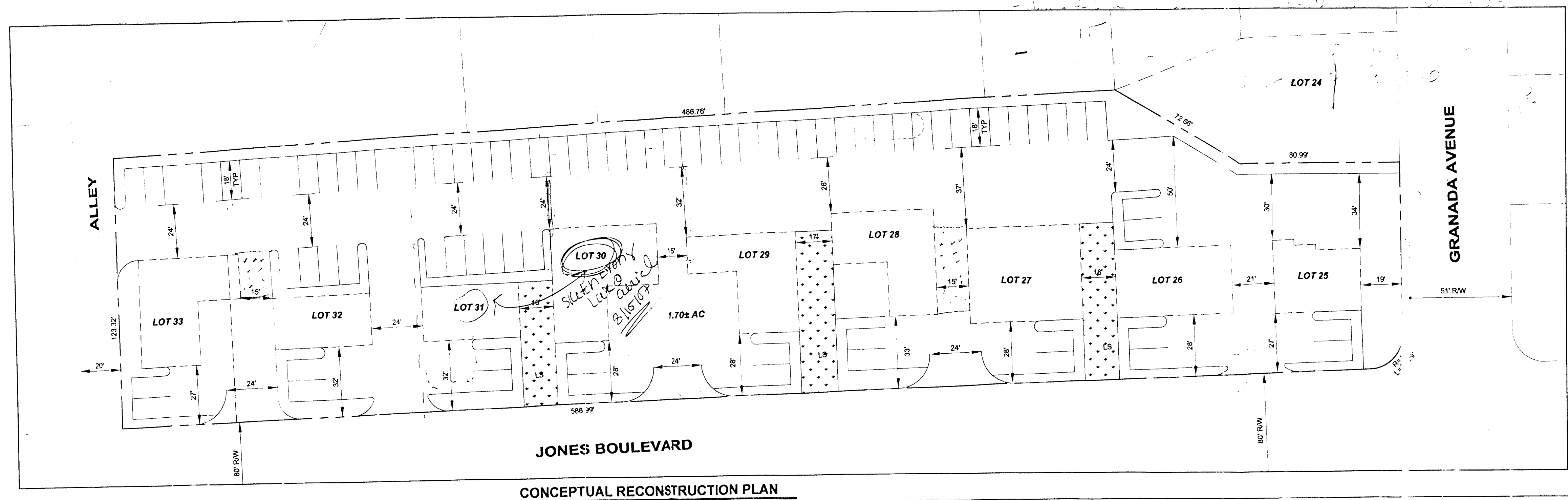
*Keep w/
 ZON-347K1
 10/4/05*

Call before you Dig.
 1-800-227-2600
 UNDERGROUND SERVICE ALERT (USA)

Call before you OVERHEAD
 1-702-227-2929
 NEVADA POWER DISTRIBUTION AND CABLE SERVICE DEPARTMENT



- LEGEND**
- PROPERTY LINE
 - 138-25-310-001 ASSESSOR'S PARCEL NUMBER
 - 0.20 AC ACREAGE
 - LS LANDSCAPE
 - P-R PROFESSIONAL OFFICE AND PARKING ZONING
 - R-1 SINGLE FAMILY RESIDENTIAL DISTRICT ZONING
 - RW RIGHT-OF-WAY
 - EXISTING STRUCTURE
 - EXISTING STRUCTURE



NO.	REVISIONS	DATE	INIT.	APPR.	DATE	FILE NUM.

4000 N. LEOD DRIVE
 SUITE 100
 LAS VEGAS, NV 89120
 PHONE: 702-451-5700
 FAX: 702-446-0469

PEAK DEVELOPMENT SERVICES

CHARLESTON HEIGHTS, TRACT 45-C
 APN# 138-25-310-001 TO 009
 600-804 JONES BOULEVARD
 CITY OF LAS VEGAS

CONCEPTUAL RECONSTRUCTION PLAN

RECEIVED
 SEP 29 2005

ENGINEER'S SEAL

SCALE
 1" = 30'

SHEET NUMBER
 1 OF 1

JOB NUMBER

DRAWING: JONES SITE