



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

STEVE WOLFSON  
LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL  
CITY MANAGER

July 22, 2010

Mr. Michael Labarbera  
Facchino Labarbera Sahara, LLC  
873 Blossom Hill Road  
San Jose, California 95123

RE: EOT-38422 - EXTENSION OF TIME  
CITY COUNCIL MEETING OF JULY 21, 2010

Dear Mr. Labarbera:

The City Council at a regular meeting held July 21, 2010 APPROVED the request for an Extension of Time of a previously approved Special Use Permit (SUP-27506) FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN APPROVED 17,307 SQUARE-FOOT GROCERY STORE at 4580 West Sahara Avenue (APN 162-06-411-004), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 22, 2010. This approval is subject to:

Planning and Development

1. This Special Use Permit (SUP-27506) shall expire on June 4, 2011 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of the Special Use Permit (SUP-27506) and all other site related actions as required by the Planning and Development Department and the 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, MMC, City Clerk

cc: Mr. Adam Mayfield  
Fresh & Easy Neighborhood Market  
2120 Park Place, Suite #200  
El Segundo, California 90245

Ms. Leni Skaar  
Bradshaw & Associates  
2815 West Lake Mead Boulevard, Suite #102  
North Las Vegas, Nevada 89032

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

VOICE 702.229.6011  
TTY 702.386.9108  
www.lasvegasnevada.gov

FM-0044-08-09

# 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](http://www.lasvegasnevada.gov)

July 9, 2010

Mr. Michael Labarbera  
Facchino Labarbera Sahara, LLC  
873 Blossom Hill Road  
San Jose, California 95123

**RE: EOT-38422 – EXTENSION OF TIME – SITE DEVELOPMENT PLAN  
REVIEW  
CITY COUNCIL MEETING OF JULY 21, 2010**

Dear Mr. Labarbera:

Please be advised the City Council at its regular meeting on **July 21, 2010** as referred to above, will consider your request. This meeting will be held at 1:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Friday, July 16, 2010** at [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov). If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

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

Sincerely,

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

MMW:clb

cc: Mr. Adam Mayfield  
Fresh & Easy Neighborhood Market  
2120 Park Place, Suite #200  
El Segundo, California 90245

Ms. Leni Skaar  
Bradshaw & Associates  
2815 West Lake Mead Boulevard, Suite #102  
North Las Vegas, Nevada 89032

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)

Steve Wolfson  
Lois Tarkanian  
Steven D. Ross  
Ricki Y. Barlow  
Stavros S. Anthony

City Manager  
Elizabeth N. Fretwell



# 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:** Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. O. White, Traffic Engineering; Alan Riekkki, Survey (FM, PM, & A's only)  
**Date:** June 4, 2010  
**Re:** **EOT-38422** Fresh & Easy Neighborhood Market 4580 W. Sahara Ave.  
Request for an Extension of Time of an approved Special Use Permit (SUP-27506)

---

## **COMMENTS:**

We have no comment on the Request for an Extension of Time application of an approved Special Use Permit which allowed a proposed beer/wine/cooler off-sale establishment within an approved grocery store located at 4580 West Sahara Avenue as long as all previously imposed conditions of approval for SUP-27506 and all other subsequent site-related actions are ultimately complied with.

**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-38422 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: FRESH & EASY NEIGHBORHOOD MARKET - OWNER: FACCHINO LABARBERA SAHARA, LLC** - Request for an Extension of Time of a previously approved Special Use Permit (SUP-27506) FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN APPROVED 17,307 SQUARE-FOOT GROCERY STORE located at 4580 West Sahara Avenue (APN 162-06-411-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

**CITY COUNCIL: JULY 21, 2010**

**CASE PLANNER: DEBBIE SULLIVAN**



**CONSENT**

**Comments Due: JUNE 15, 2010**

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](mailto: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:**

Report Date 06/03/2010 08:25 AM

Submitted By

Page 1

A/P # 38422 EXTENSION OF TIME

Application Information

Stages

|                  | <u>Date / Time</u> | <u>By</u> |                   | <u>Date / Time</u> | <u>By</u> |
|------------------|--------------------|-----------|-------------------|--------------------|-----------|
| <u>Processed</u> | 06/02/2010 13:58   | 982998    | <u>Temp COD</u>   |                    |           |
| <u>Approved</u>  |                    |           | <u>COD Issued</u> |                    |           |
| <u>Final</u>     |                    |           | <u>Expires</u>    |                    |           |

Associated Information

|                         |                                                         |                   |                             |      |
|-------------------------|---------------------------------------------------------|-------------------|-----------------------------|------|
| <u>Type of Work</u>     | <u># Plans</u>                                          | 0                 | <u>Valuation</u>            |      |
| <u>Dept of Commerce</u> | <u># Plans</u>                                          | 0                 | <u>Declared Valuation</u>   | 0.00 |
| <u>Priority</u>         | <input checked="" type="checkbox"/> <u>Auto Reviews</u> | <u>Bill Group</u> | <u>Calculated Valuation</u> | 0.00 |
|                         |                                                         |                   | <u>Actual Valuation</u>     | 0.00 |

Description of Work

EOT-38422 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: FRESH & EASY NEIGHBORHOOD MARKET - OWNER: FACCHINO LABARBERA SAHARA, LLC - Request for an Extension of Time of a previously approved Special Use Permit (SUP-27506) FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN APPROVED 17,307 SQUARE-FOOT GROCERY STORE located at 4580 West Sahara Avenue (APN 162-06-411-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

Parent A/P # 27506  
Project # 38422 Project/Phase Name FRESH & EASY NEIGHBORHOD MARK Phase #  
Size/Area 6.15 ACRE Size Description Subdivision Code  
Proposed Start Proposed Stop % Completed 0.00  
% Complete Formula

Property/Site Information

Parcel 16206411004

Location

Owner/Tenant

Contact ID AC1781422 Name FACCHINO LABARBERA SAHARA L L C  
Mailing Address 873 BLOSSOM HILL RD Organization % M LABARBERA  
City SAN JOSE State/Province CA  
ZIP/PC 95123-2705 Country ☐ Foreign  
Day Phone Evening Phone  
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

4580 W SAHARA AVE  
LAS VEGAS, 89102-

4580 W SAHARA AVE 150  
LAS VEGAS, 89102-

4580 W SAHARA AVE 110  
LAS VEGAS, 89102-

Report Date 06/03/2010 08:25 AM

Submitted By

Page 2

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16206411004

Applicants/Contacts

|                      |                                                   |                  |                 |                     |                                                   |
|----------------------|---------------------------------------------------|------------------|-----------------|---------------------|---------------------------------------------------|
| <u>Primary</u>       | N                                                 | <u>Capacity</u>  | APPL            | <u>Contact ID</u>   | AC1546914 <input type="checkbox"/> <u>Foreign</u> |
| <u>Effective</u>     |                                                   | <u>Expire</u>    |                 |                     |                                                   |
| <u>Name</u>          | FRESH & EASY NEIGHBORHOOD MARKET                  |                  |                 |                     |                                                   |
| <u>Day Phone</u>     | (310)867-0535 x                                   | <u>Eve Phone</u> | (310)341-1501 x | <u>Organization</u> |                                                   |
| <u>Pager</u>         |                                                   | <u>PIN #</u>     |                 | <u>Position</u>     | ATTN: TAX DEPT                                    |
| <u>Fax</u>           |                                                   | <u>Mobile</u>    |                 | <u>Profession</u>   |                                                   |
| <u>E-Mail</u>        |                                                   |                  |                 |                     |                                                   |
| <u>Address</u>       | 2120 PARK PLACE #200<br>EL SEGUNDO, CA 90245-4741 |                  |                 |                     |                                                   |
| <u>Seasonal Addr</u> |                                                   |                  |                 |                     |                                                   |
| <u>Valid From</u>    |                                                   | <u>To</u>        |                 |                     |                                                   |
| <u>Comments</u>      | Adam Mayfield                                     |                  |                 |                     |                                                   |

|                      |                                                       |                  |                 |                     |                                                  |
|----------------------|-------------------------------------------------------|------------------|-----------------|---------------------|--------------------------------------------------|
| <u>Primary</u>       | N                                                     | <u>Capacity</u>  | OTHER           | <u>Contact ID</u>   | AC576541 <input type="checkbox"/> <u>Foreign</u> |
| <u>Effective</u>     |                                                       | <u>Expire</u>    |                 |                     |                                                  |
| <u>Name</u>          | BRAOSHAW & ASSOCIATES                                 |                  |                 |                     |                                                  |
| <u>Day Phone</u>     | (702)647-4247 x                                       | <u>Eve Phone</u> | (702)647-6924 x | <u>Organization</u> |                                                  |
| <u>Pager</u>         |                                                       | <u>PIN #</u>     |                 | <u>Position</u>     |                                                  |
| <u>Fax</u>           |                                                       | <u>Mobile</u>    |                 | <u>Profession</u>   |                                                  |
| <u>E-Mail</u>        |                                                       |                  |                 |                     |                                                  |
| <u>Address</u>       | 2815 WEST LAKE MEAD<br>#102<br>NORTH LAS VEGAS, 89032 |                  |                 |                     |                                                  |
| <u>Seasonal Addr</u> |                                                       |                  |                 |                     |                                                  |
| <u>Valid From</u>    |                                                       | <u>To</u>        |                 |                     |                                                  |
| <u>Comments</u>      | Leni Skaar                                            |                  |                 |                     |                                                  |

|                      |                                                    |                  |       |                     |                                                   |
|----------------------|----------------------------------------------------|------------------|-------|---------------------|---------------------------------------------------|
| <u>Primary</u>       | Y                                                  | <u>Capacity</u>  | OWNER | <u>Contact ID</u>   | AC1781422 <input type="checkbox"/> <u>Foreign</u> |
| <u>Effective</u>     |                                                    | <u>Expire</u>    |       |                     |                                                   |
| <u>Name</u>          | FACCHINO LABARBERA SAHARA L L C                    |                  |       |                     |                                                   |
| <u>Day Phone</u>     |                                                    | <u>Eve Phone</u> |       | <u>Organization</u> | % M LABARBERA                                     |
| <u>Pager</u>         |                                                    | <u>PIN #</u>     |       | <u>Position</u>     |                                                   |
| <u>Fax</u>           |                                                    | <u>Mobile</u>    |       | <u>Profession</u>   |                                                   |
| <u>E-Mail</u>        |                                                    |                  |       |                     |                                                   |
| <u>Address</u>       | 873 BLOSSOM HILL RD<br><br>SAN JOSE, CA 95123-2705 |                  |       |                     |                                                   |
| <u>Seasonal Addr</u> |                                                    |                  |       |                     |                                                   |
| <u>Valid From</u>    |                                                    | <u>To</u>        |       |                     |                                                   |
| <u>Comments</u>      | No Comments                                        |                  |       |                     |                                                   |

Report Date 06/03/2010 08:25 AM

Submitted By

Page 3

Contractors

No Contractors

Project # A/P Type Status Stage Relation

No children exist for this project

Planning Condition Description Effective Expire Comments

There is no planning condition for this project.

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 SUP

Hearing Type

Parent Project # 27506

Public, Non-Public or Admin? NON-PUBLIC

Staff Recommendation

Meeting Information

| <u>Meeting Grid</u><br><u>Meeting Date</u><br><u>Comments</u><br><u>Added By</u> | <u>Meeting Type</u><br><u>Add Date</u> | <u>Meeting Status</u><br><u>Modified by</u> | <u>Modified Date</u> | <u>YES Votes</u> | <u>NO Votes</u> | <u>ABSTENTIONS</u> |
|----------------------------------------------------------------------------------|----------------------------------------|---------------------------------------------|----------------------|------------------|-----------------|--------------------|
|----------------------------------------------------------------------------------|----------------------------------------|---------------------------------------------|----------------------|------------------|-----------------|--------------------|

07/21/2010 CC SCHEDULED

0 0 0

JMARSHALL 06/02/2010

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

No children exist for this project

Employee  
Employee ID Last First MI Comments

984478 SULLIVAN OEBORAH J Planning x6895

Log  
Action Description Entered By Start Stop Hours  
Comments

PAYMNT CO NAME WHO PICKED UP CONTACT# 890381 06/02/2010 14:03 0.00  
LENI SKAAR; BRADSHAW & ASSOC; CK#023897; 702-321-5609;

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Extension of Time on EOT-34161 (SUP-27506)  
 Project Address (Location) 4580 West Sahara Avenue, Las Vegas, NV 89102  
 Project Name Fresh & Easy Neighborhood Market Proposed Use Grocery Store  
 Assessor's Parcel #(s) 162-06-411-004 Ward # 1  
 General Plan: existing SC proposed SC Zoning: existing C-1 proposed C-1  
 Commercial Square Footage 61,125 Floor Area Ratio .05  
 Gross Acres 6.15 Lots/Units 1 Density N/A  
 Additional Information Beer/Wine/Cooler Off-Sale Establishment

PROPERTY OWNER Facchino Labarbera Sahara, LLC Contact Michael Labarbera  
 Address 873 BLOSSOM HILL ROAD Phone: (408) 947-1166 Fax: (408) 947-1766  
 City SAN JOSE State CA Zip 95123  
 E-mail Address \_\_\_\_\_

APPLICANT Fresh & Easy Neighborhood Market Contact Adam Mayfield  
 Address 2120 Park Place, Suite 200 Phone: (310) 867-0535 Fax: (310) 341-1501  
 City El Segundo State CA Zip 90245  
 E-mail Address adam.mayfield@freshandeasy.com

REPRESENTATIVE Bradshaw & Associates Contact Leni Skaar  
 Address 2815 West Lake Mead Blvd., Suite 102 Phone: (702) 647-4247 Fax: (702) 647-6924  
 City North Las Vegas State NV Zip 89032  
 E-mail Address leni.skaar@yahoo.com

Property Owner Signature\*

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

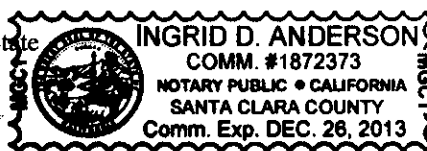
Print Name Michael Barbera

Subscribed and sworn before me

This 24th day of May, 2010.

Ingrid D. Anderson

Notary Public in and for said County and State



### FOR DEPARTMENT USE ONLY

|                |                    |
|----------------|--------------------|
| Case #         | <u>EOT-38422</u>   |
| Meeting Date:  | <u>7-21-10</u>     |
| Total Fee:     | <u>\$300.00</u>    |
| Date Received: | <u>6-2-10</u>      |
| Received By    | <u>[Signature]</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.

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



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-38422** APN: 162-06-411-004

Name of Property Owner: Facchino Labarbera Sahara, LLC

Name of Applicant: Fresh & Easy Neighborhood Market

Name of Representative: Bradshaw & Associates

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

☐ Yes

☒ No

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

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

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

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

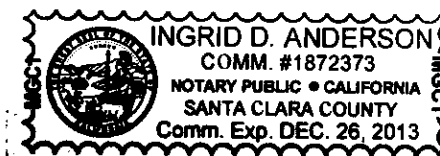
Signature of Property Owner: \_\_\_\_\_

Print Name: Mike Labarbera

Subscribed and sworn before me

This 24th day of May, 2010

Ingrid D. Anderson  
Notary Public in and for said County and State



May 18, 2010

Dear Sir or Madam,

On behalf of my client, Fresh & Easy Neighborhood Market, I am requesting a 1-year Extension of Time on EOT-34161, which was approved by the City Council on June 4, 2010 and allows a Beer/Wine/Cooler Off-Sale Establishment within an approved grocery store at 4580 West Sahara Avenue. The Assessors Parcel Number is 162-06-411-004.

Due to the number of approved stores being redesigned and built to our new specifications, Fresh & Easy Neighborhood Market has scheduled completion of the work and future openings based on potential economic returns at each location.

Currently, a March 2011 opening is planned for this store and we ask for your understanding and support of our request for an extension of time on our special use permit.

Yours truly,



Leni Skaar

RECEIVED

JUN 02 2010

**EOT-38422**



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

STEVE WOLFSON  
LOIS TARKANIAN  
STEVEN D. ROSS  
RICKI Y. BARLOW  
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL  
CITY MANAGER

June 19, 2009

Mr. Michael Labarbera  
Facchino Labarbera Sahara, LLC  
18770 Cox Avenue  
Saratoga, CA 95070

RE: EOT- 34161 – EXTENSION OF TIME  
CITY COUNCIL MEETING OF JUNE 17, 2009

Dear Mr. Jones:

The City Council at a regular meeting held June 17, 2009 APPROVED the request for an Extension of Time of an approved Special Use Permit (SUP-27506) FOR A PROPOSED BEER/WINE/COLOR OFF-SALE ESTABLISHMENT WITHIN AN APPROVED 17,307 SQUARE-FOOT GROCERY STORE located at 4580 West Sahara Avenue (APN 162-06-411-004), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 18, 2009. This approval is subject to:

Planning & Development

1. This Special Use Permit (SUP-27506) shall expire on June 4, 2010 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of Special Use Permit (SUP-27506) and all other site related actions as required by the Planning and Development Department and department of Public Works.

Sincerely,

Gabriela Portillo-Brenner  
Deputy City Clerk II for  
Beverly K. Bridges, CMC, City Clerk

cc: Ms. Leni Skaar  
Bradshaw & Associates  
3753 Howard Hughes Parkway, Suite #200  
Las Vegas, NV 89169

RECEIVED

JUN 02 2010

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

VOICE 702.229.6011  
TTY 702.386.9108  
www.lasvegasnevada.gov



174928

EOT-38422

52

20040903-0003576

Fee \$15.00  
09/03/2004 14:03:40  
Reg FIDELITY NATIONAL TITLE  
Frances Deane M/C \$25.00  
Clark County Recorder Pg: 6

04-50 9669 TO  
RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

Facchino Properties, Inc.  
18770 Cox Avenue  
Saratoga, California 95070  
Attention: Michael T. LaBarbera

MAIL TAX STATEMENTS TO  
ADDRESS ABOVE

C6

APNs: 162-06-411-004

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# GRANT DEED

## THIS INDENTURE WITNESSETH:

That SALVATORE P. LABARBERA, an unmarried man, MARIE HEDGES, an unmarried woman, PETER A. LABARBERA and SANTINA M. LABARBERA, husband and wife, and FACCHINO PROPERTIES, INC., a California corporation (collectively, "Transferor"), for a valuable consideration, the receipt of which is hereby acknowledged, does hereby GRANT and CONVEY to FACCHINO/LABARBERA SAHARA LLC, a Nevada limited liability company ("Transferee"), all of Transferor's right, title, interest and estate in, to and under that real property situate in the County of Clark, State of Nevada, bounded and described on Exhibit A attached hereto and incorporated herein by reference.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, and the reversion or reversions, remainder and remainders, rents, issues and profits thereof.

Subject to all matters of record and the exceptions to title applicable under any issued title policy issued to Transferee, or any matters which were disclosed to or known to Transferee.

Witness my hand this 31 day of August, 2004.

[SIGNATURE FOLLOWS ON NEXT PAGE]

RECEIVED

JUN 02 2010

**TRANSFEROR:**

  
**SALVATORE P. LABARBERA**

  
**MARIE HEDGES**

  
**PETER A. LABARBERA**

  
**SANTINA M. LABARBERA**

**FACCHINO PROPERTIES, INC.,**  
a California corporation

By:   
Name: ROBERT B. FACCHINO II  
Title: VP

RECEIVED

JUN 02 2010

**ACKNOWLEDGMENT**

State of California     )  
                                  ) S.S.  
County of Santa Clara   )

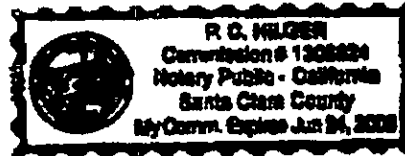
On August 30, 2004 before me, PC HILGER, personally appeared  
DATE                                      NAME OF NOTARY PUBLIC

SALVATORE P. LABARBERA, MARIE HEDGES, PETER A. LABARBERA, SANTINA M.  
LABARBERA AND ROBERT B. FACCHINO II  
NAME(S) OF SIGNER(S) --

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

WITNESS my hand and official seal

PC Hilger  
SIGNATURE OF NOTARY



RECEIVED

JUN 02 2010



**Exhibit "A"**  
**(Legal Description)**

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

**PARCEL 1:**

Lot One (1) in Block One (1) of SAHARA MARKETPLACE, a Commercial Subdivision, as shown by map thereof on file in Book 73 of Plats, Page 82, in the Office of the County Recorder of Clark County, Nevada.

**EXCEPTING THEREFROM** the following portion of said land:

That portion of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 6, Township 21 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, Nevada, more particularly described as follows:

COMMENCING at the South Quarter Corner (S ¼ Cor.) of said Section 6;  
Thence North 89°31'42" West along the South line of said Section 6, a distance of 670.03 feet;  
Thence North 00°28'18" East, a distance of 75.00 feet to a point on the Northerly right-of-way line of Sahara Avenue, said point being the Southeast Corner (SE Cor.) of "Sahara Marketplace", as shown by map thereof on file in Book 73 of Plats, Page 82, in the Office of the Clark County Recorder.  
Thence continuing North 00°28'18" East, a distance of 23.84 feet;  
Thence North 89°31'42" West, a distance of 6.00 feet to the Point of Beginning;  
Thence continuing North 89°31'42" West, a distance of 32.75 feet;  
Thence South 00°28'18" West, a distance of 10.67 feet;  
Thence North 89°31'42" West, a distance of 60.00 feet;  
Thence South 00°28'18" West, a distance of 10.00 feet;  
Thence North 89°31'42" West, a distance of 37.00 feet;  
Thence North 00°28'18" East, a distance of 115.33 feet;  
Thence South 89°31'42" East, a distance of 83.00 feet;  
Thence North 00°28'18" East, a distance of 6.67 feet;  
Thence South 89°31'42" East, a distance of 46.75 feet;  
Thence South 00°28'18" West, a distance of 101.33 feet to the Point of Beginning.

Said land also being described in that certain Record of Survey on file in File 82 of Surveys, Page 60, recorded May 29, 1996 in Book 960529 as Instrument No. 01118 of Official Records.

**FURTHER EXCEPTING THEREFROM** the following portion of said land:

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Being a portion of Lot One (1) Block One (1) of that certain Commercial Subdivision known as "Sahara Marketplace", recorded on May 15, 1996 at the Office of the Clark County Recorder in Book 73 of Plats, Page 82, located in the Southwest Quarter (SW ¼) of Section 6, Township 21 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, Nevada, more particularly described as follows:

COMMENCING at the Southwest Corner (SW Cor.) of said Lot One (1), same being on the North right-of-way of Sahara Avenue;  
Thence South 89°31'42" East, along said North right-of-way, 6.45 feet;  
Thence North 00°28'18" East, departing said North right-of-way, 12.00 feet to the Point of Beginning;  
Thence North 00°28'18" East, 157.13 feet;  
Thence South 89°31'42" East, 18.67 feet;  
Thence South 00°28'18" West, 10.00 feet;  
Thence South 89°31'42" East, 38.50 feet;  
Thence South 00°28'18" West, 147.13 feet;  
Thence North 89°31'42" West, 57.17 feet to the Point of Beginning.

Said land also being described in that certain Record of Survey on file in File 85 of Surveys, Page 61, recorded October 28, 1996 in Book 961028 as Instrument No. 00684 of Official Records.

**PARCEL II:**

Non-exclusive, perpetual, appurtenant easements for those purposes set forth in that certain Declaration of Covenants, Easements and Certain Rights, Privileges and Restrictions dated May 30, 1995 and recorded June 1, 1995 in Book 950601 as Instrument No. 01039 of Official Records, as amended by that certain First Amendment to Declaration of Covenants, Easements and Certain Rights, Privileges and Restrictions dated July 15, 1996 and recorded August 9, 1996 in Book 960809 as Document No. 00752 of Official Records.

**(End of Exhibit "A")**

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# RESIDENTIAL

COMMERCIAL ACCESS (NO ACCESS INTO CENTER)

RESIDENTIAL & COMMERCIAL  
PARKWAY ACCESS (NO ACCESS INTO CENTER)

COMMERCIAL

WEST SAHARA AVE.

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



| KEY NOTES: |                                                       |
|------------|-------------------------------------------------------|
| 1.         | NEW ACCESSIBLE PARKING SPACES - SEE DETAIL 10/1/01    |
| 2.         | NEW ADA COMPLIANT PARKING SPACES - SEE DETAIL 10/1/01 |
| 3.         | NEW ADA COMPLIANT PARKING SPACES - SEE DETAIL 10/1/01 |
| 4.         | NEW ACCESSIBLE WALKWAY - SEE DETAIL 10/1/01           |
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| 100.       | NEW ACCESSIBLE WALKWAY - SEE DETAIL 10/1/01           |

| SITE DATA:        |                           |
|-------------------|---------------------------|
| PROJECT NAME      | SAHARA and DECATUR        |
| PROJECT ADDRESS   | 4580 W. SAHARA AVE.       |
| PROJECT CITY      | LAS VEGAS, NV             |
| PROJECT STATE     | NV                        |
| PROJECT ZIP       | 89101                     |
| PROJECT PHONE     | 702-790-1800              |
| PROJECT FAX       | 702-790-1801              |
| PROJECT EMAIL     | info@startec.com          |
| PROJECT WEBSITE   | www.startec.com           |
| PROJECT OWNER     | SAHARA and DECATUR        |
| PROJECT ARCHITECT | Startec Architecture Inc. |
| PROJECT ENGINEER  | Startec Architecture Inc. |
| PROJECT DATE      | 06/15/2010                |
| PROJECT SCALE     | 1" = 30'-0"               |
| PROJECT SHEET     | SPA                       |

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EOT-38422



# **Memorandum**

City of Las Vegas  
Department of Public Works  
Development Coordination

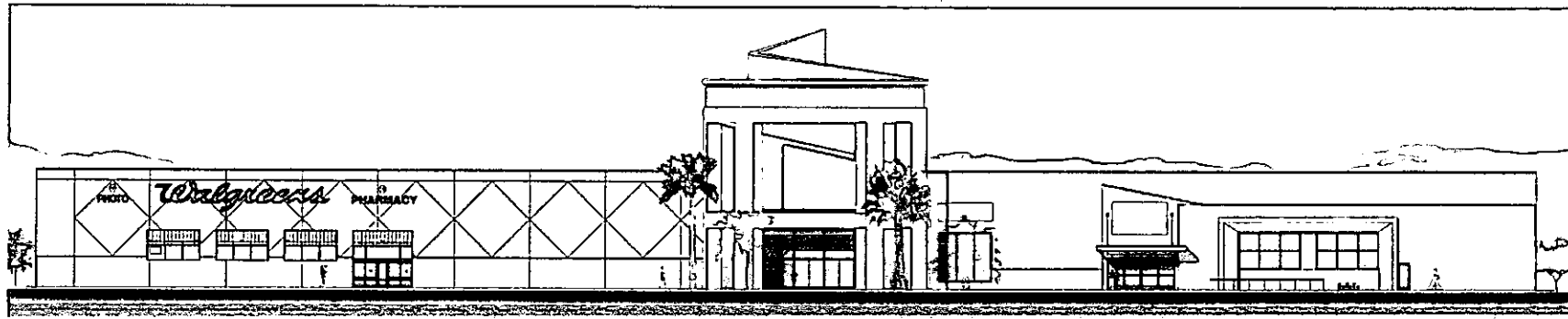
**To:** Department of Planning and Development  
**From:** Bart Anderson, Manager, Development Coordination, Department of Public Works  
**CC:** Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riekkilä, Survey (FM, PM, & A's only)  
**Date:** June 4, 2010  
**Re:** **EOT-38422** Fresh & Easy Neighborhood Market 4580 W. Sahara Ave.  
Request for an Extension of Time of an approved Special Use Permit (SUP-27506)

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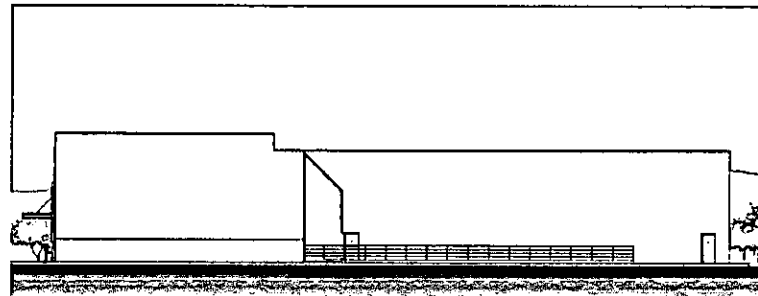
## **COMMENTS:**

We have no comment on the Request for an Extension of Time application of an approved Special Use Permit which allowed a proposed beer/wine/cooler off-sale establishment within an approved grocery store located at 4580 West Sahara Avenue as long as all previously imposed conditions of approval for SUP-27506 and all other subsequent site-related actions are ultimately complied with.

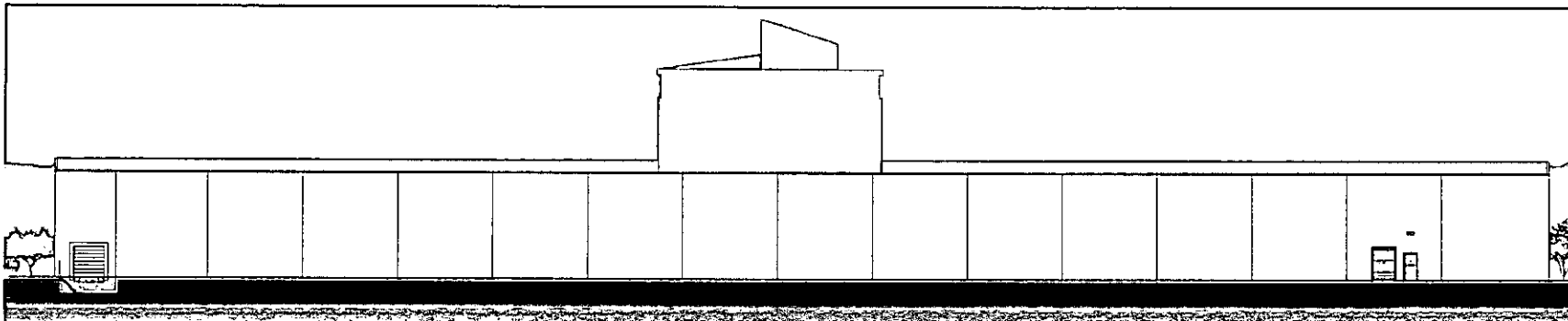




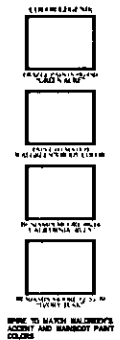
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



TESCO  
5480 W SAHARA AVE.  
LAS VEGAS, NV

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EOT-38422

