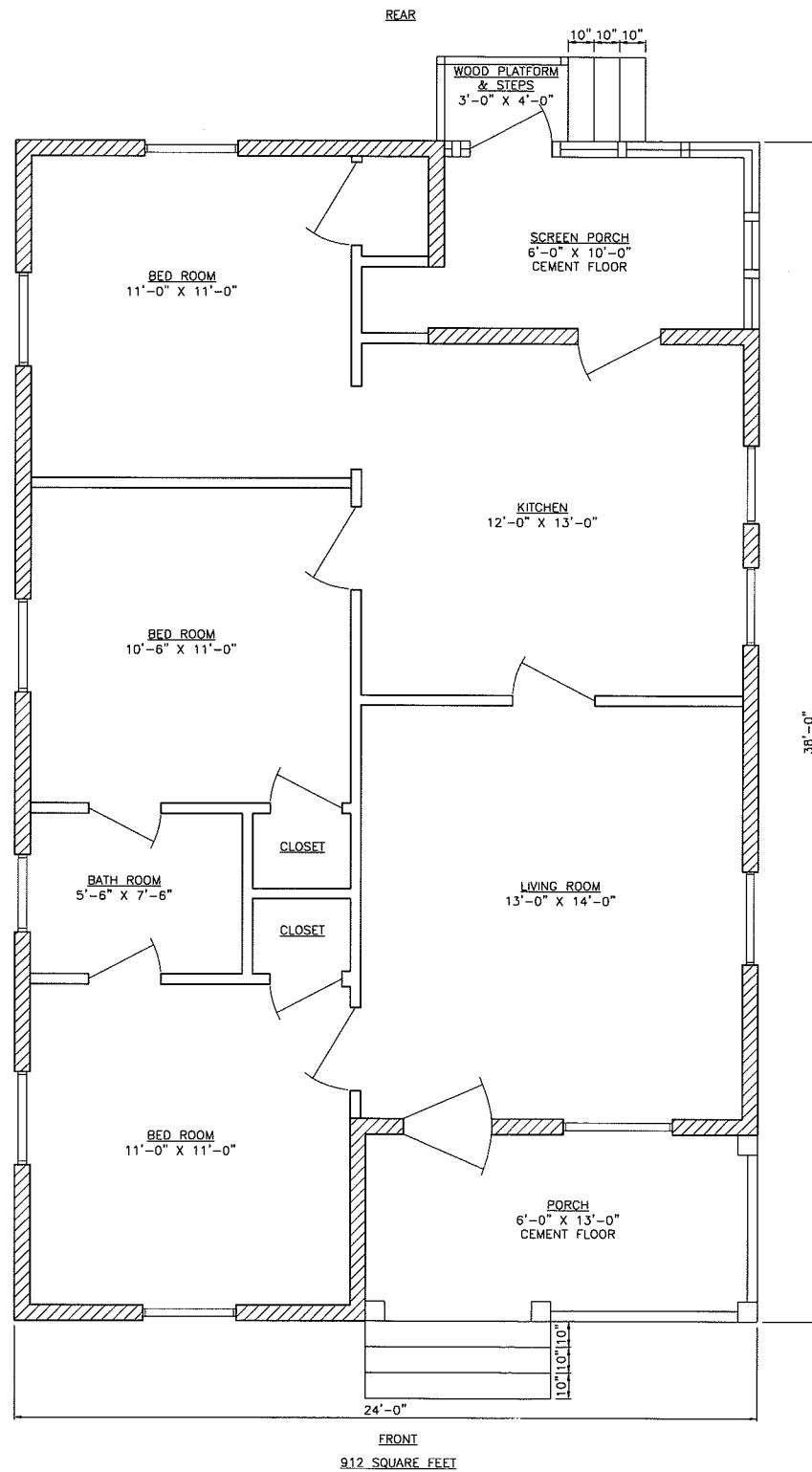




5 ROOM HOUSE - FLOOR PLAN  
SCALE: 3/8" = 1'

NOTES:

OCCUPANCY GROUP A-3  
SQUARE FEET 912  
OCCUPANT LOAD 60

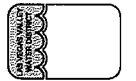
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XXXX

RECEIVED

MAY 26 2010

SDR-38374

LAS VEGAS VALLEY  
WATER DISTRICT  
1001 S. VALLEY VIEW BOULEVARD  
LAS VEGAS, NEVADA 89153  
(702) 876-5011



VERIFY SCALE  
1/2 0 1/2  
BAR REPRESENTS  
ONE AND ONE-HALF  
INCHES ON ORIGINAL

LVSP HISTORIC  
RAILROAD COTTAGES RESTORATION

5 ROOM HOUSE #617 LOT 1  
FLOOR PLAN

SCALE  
3/8" = 1'

DRAWN BY:  
CHECKED BY:

RECOMMENDED BY:  
L. STEVEN ANDERSON

ACCEPTED BY:  
PETER J. JAUCH

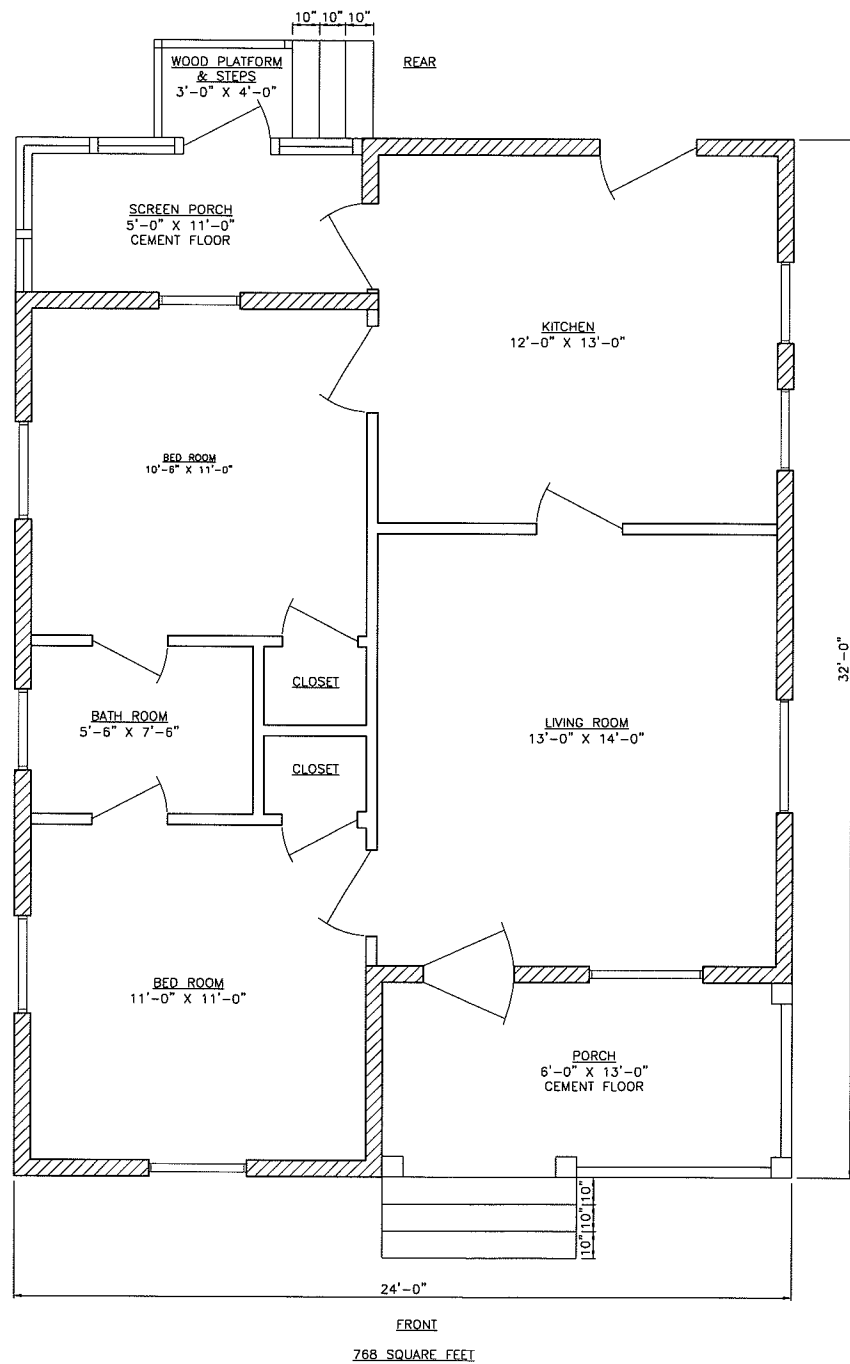
DATE  
DATE

REVISIONS:

CONTRACT NUMBER

C1317

DRAWING NUMBER C6  
SHEET XX OF XX

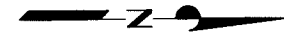


**4 ROOM HOUSE - FLOOR PLAN**

SCALE: 3/8" = 1'

**NOTES:**

OCCUPANCY GROUP A-3  
 SQUARE FEET 768  
 OCCUPANT LOAD 50



**LAS VEGAS VALLEY  
 WATER DISTRICT**  
 1001 S. VALLEY VIEW BOULEVARD  
 LAS VEGAS, NEVADA 89153  
 (702) 870-2011



VERIFY SCALE



BAR REPRESENTS  
 ONE AND ONE-HALF  
 INCHES ON ORIGINAL

**LVSP HISTORIC  
 RAILROAD COTTAGES RESTORATION**

**4 ROOM HOUSE #621 LOT 2  
 FLOOR PLAN**

SCALE  
 3/8" = 1'

DRAWN BY:  
 RC WELDEN

CHECKED BY:

RECOMMENDED BY:  
 L. STEVEN ANDERSON

ACCEPTED BY:  
 PETER J. JAUCH

DATE

DATE

RECEIVED

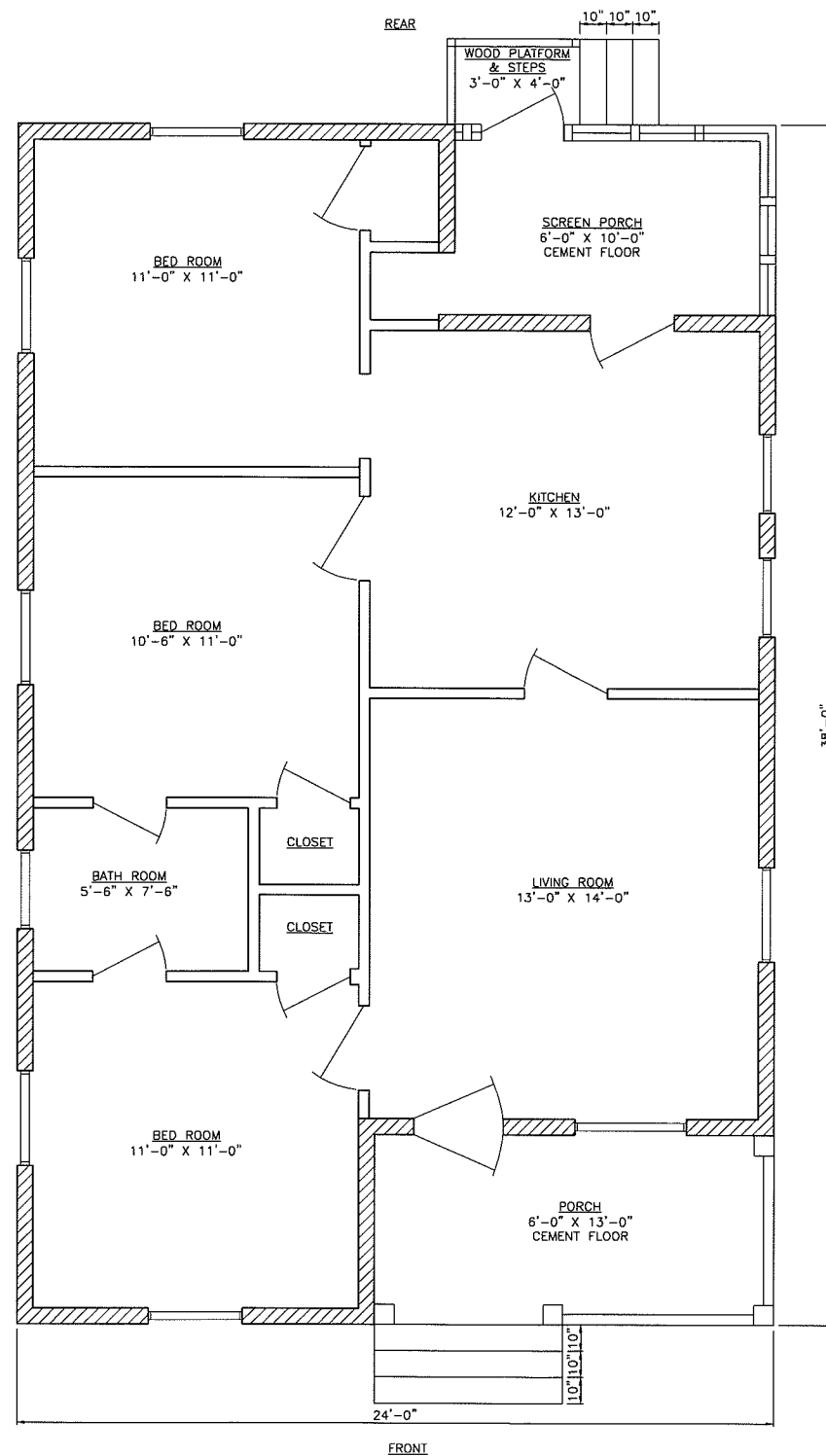
MAY 26 2010

REVISIONS:

CONTRACT NUMBER

**C1317**

DRAWING NUMBER C3  
 SHEET XX OF XX



# **5 ROOM HOUSE - FLOOR PLAN**

SCALE: 3/8" = 1'

## **NOTES:**

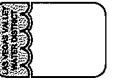
OCCUPANCY GROUP A-3  
 SQUARE FEET 912  
 OCCUPANT LOAD 60



RECEIVED

MAY 26 2010

**LAS VEGAS VALLEY  
 WATER DISTRICT**  
 1001 S. VALLEY VIEW BOULEVARD  
 LAS VEGAS, NEVADA 89153  
 702 870-2001



**VERIFY SCALE**  
 1/2" 0 1/2 1  
 BAR REPRESENTS  
 ONE AND ONE-HALF  
 INCHES ON ORIGINAL

**LVSP HISTORIC  
 RAILROAD COTTAGES RESTORATION**

**5 ROOM HOUSE #604 LOT 3  
 FLOOR PLAN**

SCALE  
 3/8" = 1'

DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 RECOMMENDED BY: \_\_\_\_\_  
 L. STEVEN ANDERSON  
 ACCEPTED BY: \_\_\_\_\_  
 PETER J. JAUCH

CONTRACT NUMBER  
**C1317**  
 DRAWING NUMBER C6  
 SHEET XX OF XX

CONTRACT NUMBER  
**C1317**  
DRAWING NUMBER C6  
SHEET XX OF XX



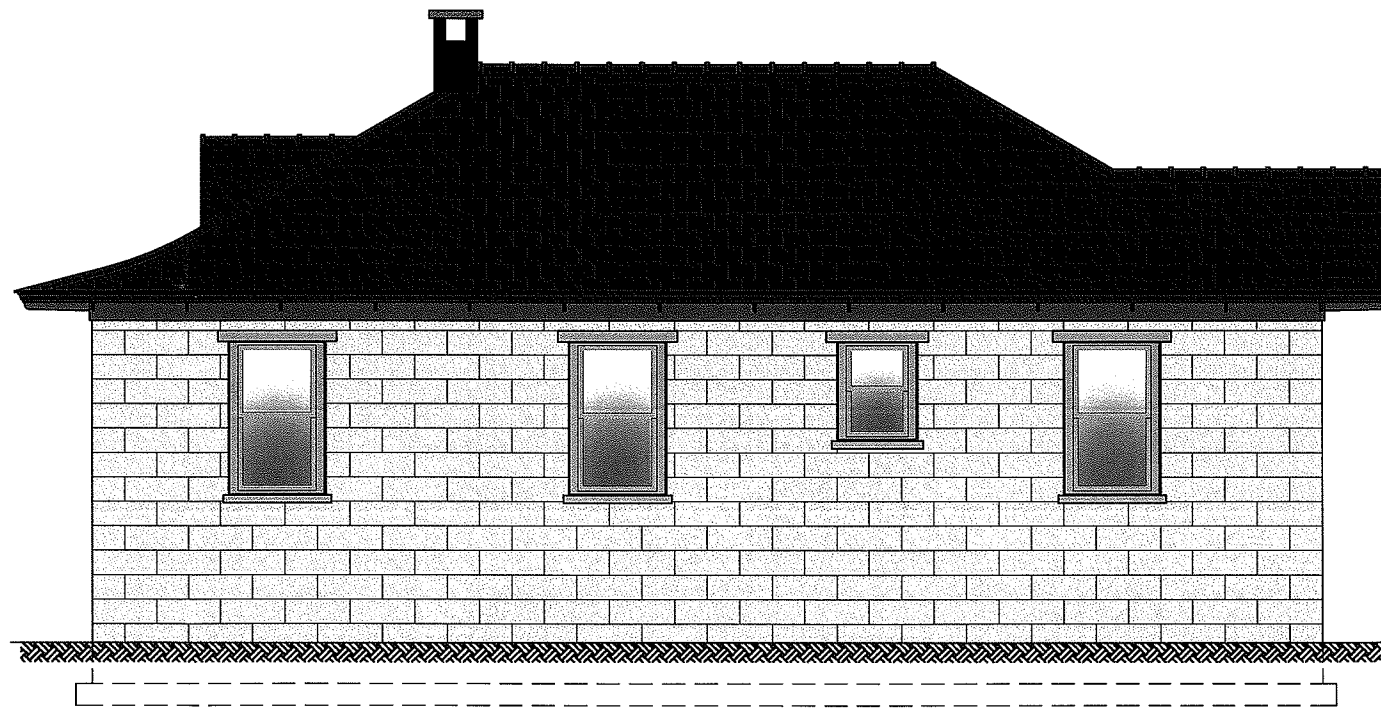
**TYPE 'A'**  
**FRONT ELEVATION**  
SCALE: 3/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 3/8" = 1'-0"



**REAR ELEVATION**  
SCALE: 3/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 3/8" = 1'-0"

**LAS VEGAS VALLEY  
WATER DISTRICT**  
1001 S. VALLEY VIEW BOULEVARD  
LAS VEGAS, NEVADA 89153  
(702) 870-2071



**VERIFY SCALE**  
1/2" 0 1/2"  
BAR REPRESENTS  
ONE AND ONE-HALF  
INCHES ON ORIGINAL

**LVSP HISTORIC  
RAILROAD COTTAGES RESTORATION  
5 ROOM HOUSE #617 LOT 1  
ELEVATIONS**

SCALE  
AS NOTED

DRAWN BY: CHRISTOPHER G. BLANK  
CHECKED BY: 02/25/2010

RECOMMENDED BY: L. STEVEN ANDERSON  
ACCEPTED BY: PETER J. JAUCH

DATE

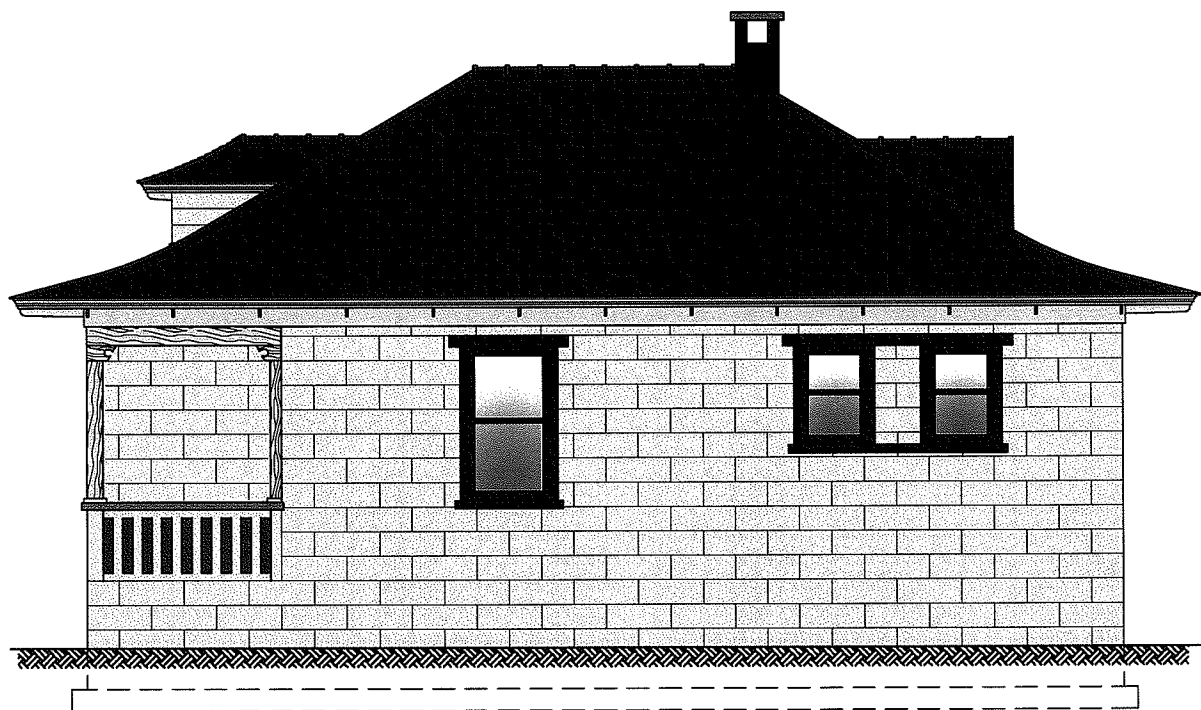
DATE

RECEIVED  
MAY 26 2010

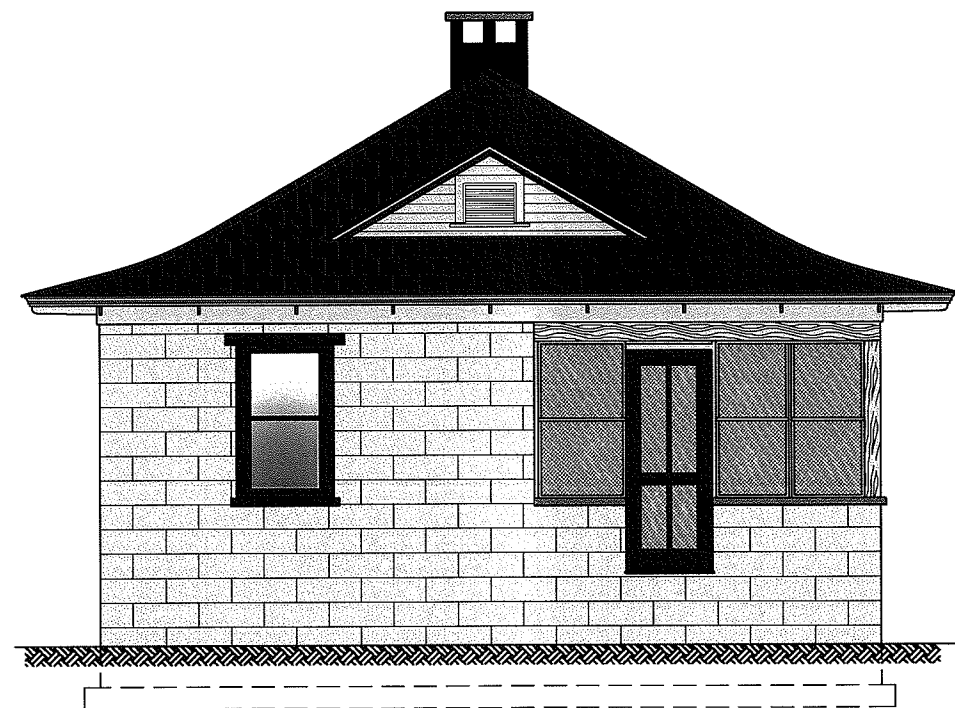
CONTRACT NUMBER  
**C1317**  
DRAWING NUMBER CX  
SHEET XX OF XX



TYPE 'B'  
FRONT ELEVATION  
SCALE: 3/8" = 1'-0"



NORTH ELEVATION  
SCALE: 3/8" = 1'-0"



REAR ELEVATION  
SCALE: 3/8" = 1'-0"

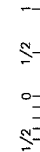


SOUTH ELEVATION  
SCALE: 3/8" = 1'-0"

LAS VEGAS VALLEY  
WATER DISTRICT  
1001 S. VALLEY VIEW BOULEVARD  
LAS VEGAS, NEVADA 89185  
(702) 670-2011



VERIFY SCALE



BAR REPRESENTS  
ONE AND ONE-HALF  
INCHES ON ORIGINAL

LVSP HISTORIC  
RAILROAD COTTAGES RESTORATION

4 ROOM HOUSE #621 LOT 2

ELEVATIONS

SCALE  
AS NOTED

DRAWN BY: CHRISTOPHER G. BLANK  
CHECKED BY: 02/08/2010

RECOMMENDED BY: L. STEVEN ANDERSON  
DATE

ACCEPTED BY: PETER J. JAUCH  
DATE

CONTRACT NUMBER

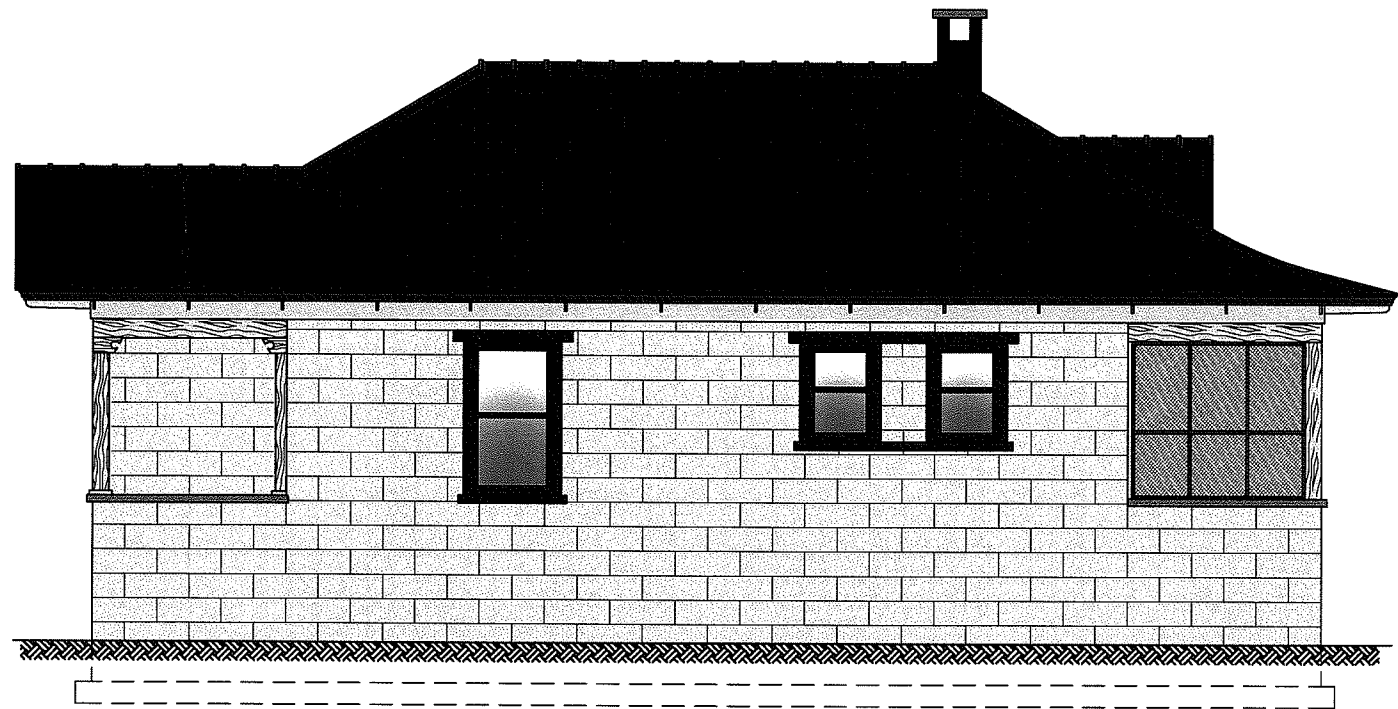
C1317

DRAWING NUMBER C3  
SHEET XX OF XX

RECEIVED  
MAY 26 2010



TYPE 'D'  
FRONT ELEVATION  
SCALE: 3/8" = 1'-0"



NORTH ELEVATION  
SCALE: 3/8" = 1'-0"



REAR ELEVATION  
SCALE: 3/8" = 1'-0"



SOUTH ELEVATION  
SCALE: 3/8" = 1'-0"

LAS VEGAS VALLEY  
WATER DISTRICT  
1001 S. VALLEY VIEW BOULEVARD  
LAS VEGAS, NEVADA 89153  
702 672-2011



VERIFY SCALE  
1/2 0 1/2  
BAR REPRESENTS  
ONE AND ONE-HALF  
INCHES ON ORIGINAL

LVSP HISTORIC  
RAILROAD COTTAGES RESTORATION  
5 ROOM HOUSE #604 LOT 3  
ELEVATIONS

SCALE  
AS NOTED

DRAWN BY:  
CHRISTOPHER G. BLANK  
CHECKED BY:

02/08/2010

RECOMMENDED BY:  
L. STEVEN ANDERSON

DATE

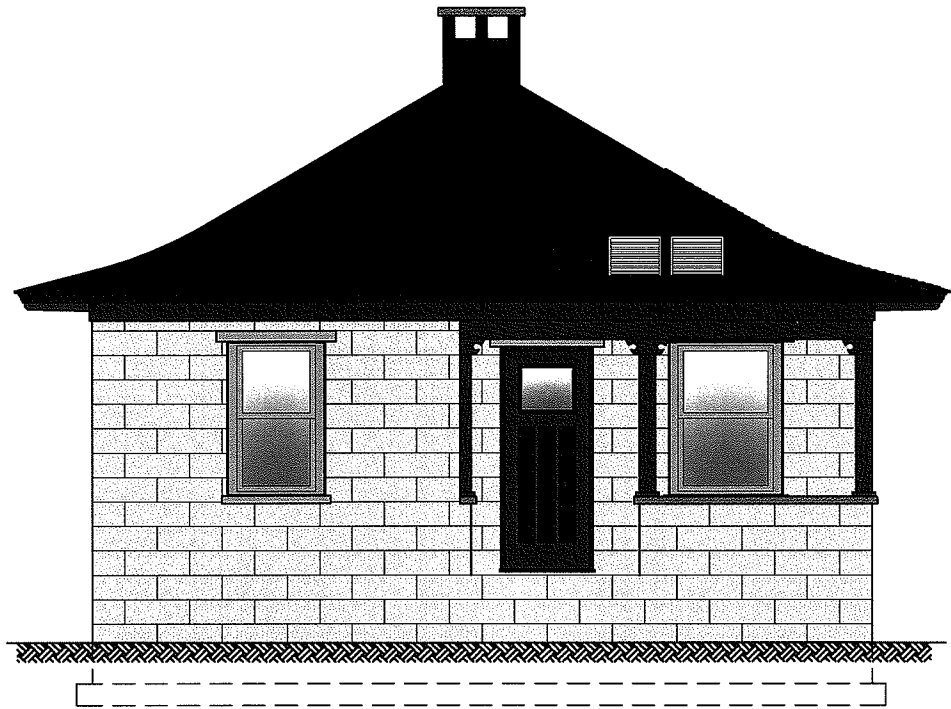
ACCEPTED BY:  
PETER J. JAUCH

DATE

RECEIVED

MAY 26 2010

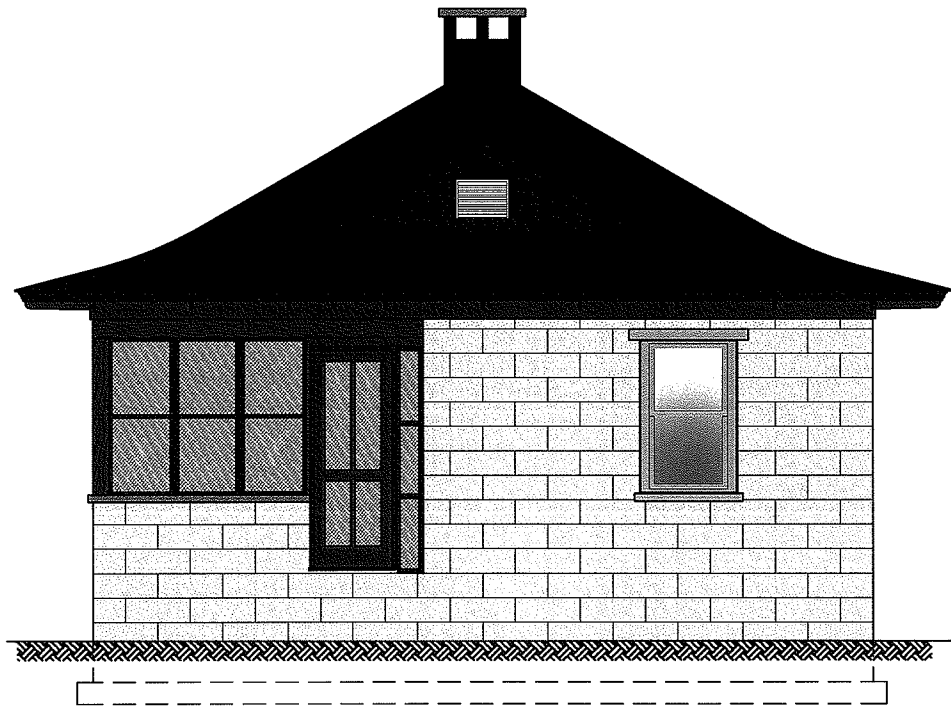
CONTRACT NUMBER  
**C1317**  
DRAWING NUMBER CX  
SHEET XX OF XX



**TYPE 'A'**  
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SCALE: 3/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 3/8" = 1'-0"

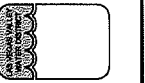


**REAR ELEVATION**  
SCALE: 3/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 3/8" = 1'-0"

**LAS VEGAS VALLEY  
WATER DISTRICT**  
1001 S. VALLEY VIEW BOULEVARD  
LAS VEGAS, NEVADA 89153  
702.670.2011



**VERIFY SCALE**  
1/2 0 1/2  
BAR REPRESENTS  
ONE AND ONE-HALF  
INCHES ON ORIGINAL

**LVSP HISTORIC  
RAILROAD COTTAGES RESTORATION**

**5 ROOM HOUSE #601 LOT 4  
ELEVATIONS**

SCALE  
AS NOTED

DRAWN BY: CHRISTOPHER G. BLANK

CHECKED BY: 02/25/2010

RECOMMENDED BY: DATE

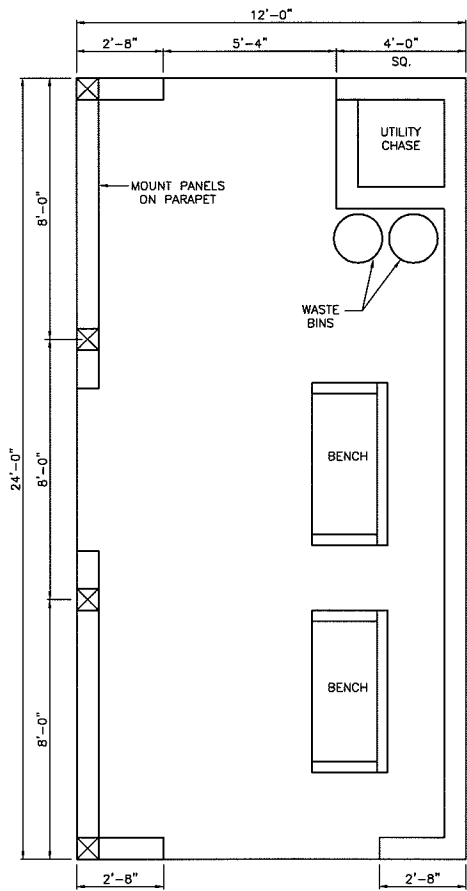
L. STEVEN ANDERSON

ACCEPTED BY: DATE

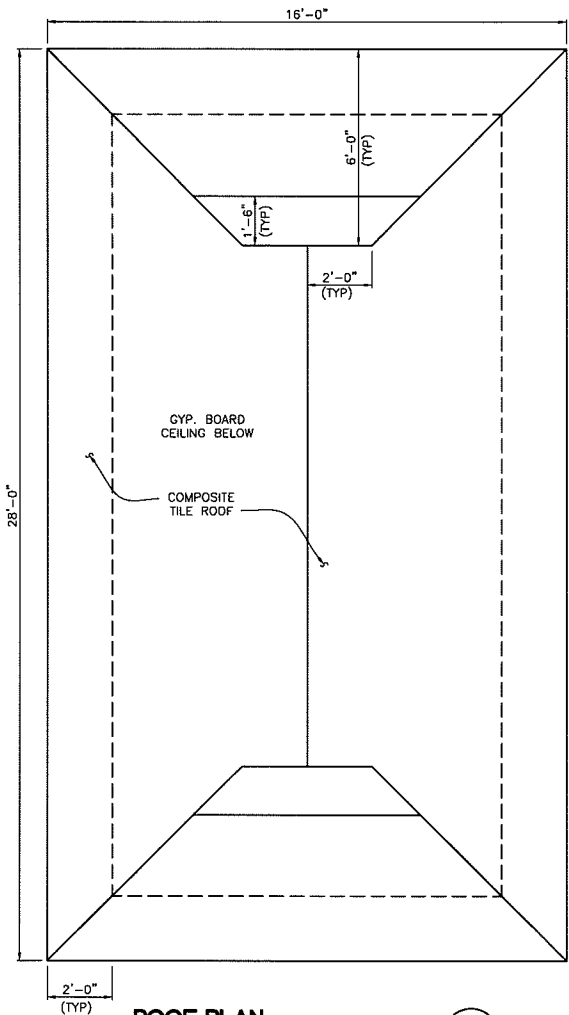
PETER J. JAUCH

RECEIVED  
MAY 26 2010

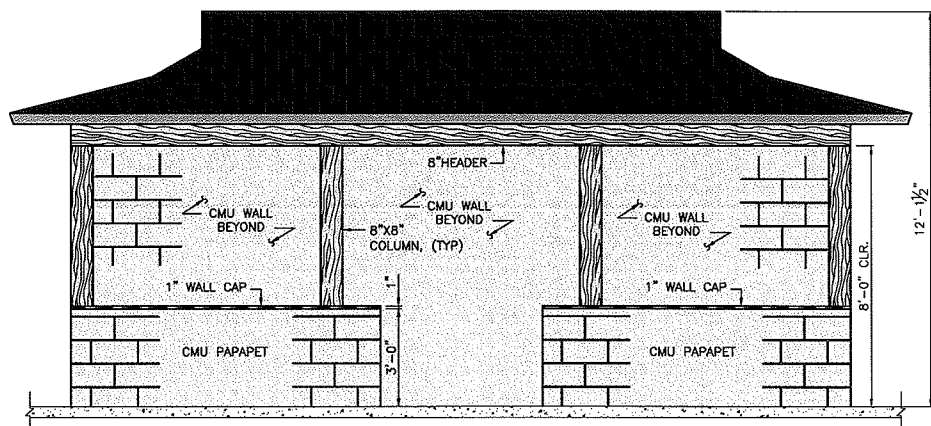
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**C1317**  
DRAWING NUMBER CX  
SHEET XX OF XX



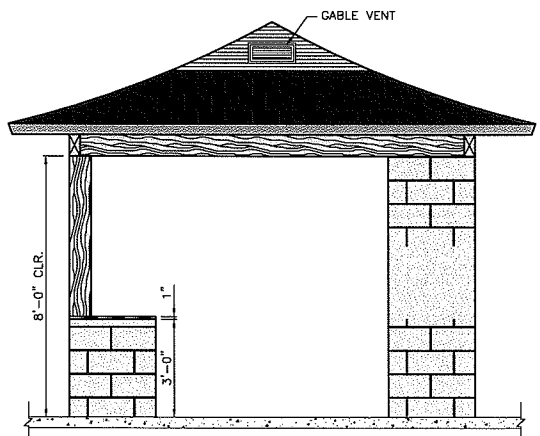
**FLOOR PLAN**  
SCALE: 3/8"=1'-0"



**ROOF PLAN**  
SCALE: 3/8"=1'-0"



**ELEVATION**  
SCALE: 3/8"=1'-0"



**ELEVATION**  
SCALE: 3/8"=1'-0"

**NOTES:**  
OCCUPANCY GROUP A-3/B  
SQUARE FEET 288  
OCCUPANT LOAD 20

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**LAS VEGAS VALLEY  
WATER DISTRICT**  
1001 S. VALLEY VIEW BOULEVARD  
LAS VEGAS, NEVADA 89153  
(702) 870-2011



**VERIFY SCALE**  
1/2" = 0' 1/2"  
BAR REPRESENTS  
ONE AND ONE-HALF  
INCHES ON ORIGINAL

**LVSP HISTORIC  
RAILROAD COTTAGES RESTORATION**

**RAILROAD COTTAGES  
RAMADA**

SCALE  
AS SHOWN

DRAWN BY: R.C. WELDEN 03/09/10  
CHECKED BY: L. STEVEN ANDERSON  
RECOMMENDED BY: L. STEVEN ANDERSON DATE  
ACCEPTED BY: PETER J. JAUCH DATE

REVISIONS:  
CONTRACT NUMBER  
**C1317**  
DRAWING NUMBER CX  
SHEET XX OF XX



NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(Feet) WHEN MAP REDUCED FROM 11x17 ORIGINAL

AVERAGE  
QA VALUE  
35

MAP LEGEND

—

PARCEL BOUNDARY

—

SUBD BOUNDARY

---

ROAD EASEMENT

---

PM/LD BOUNDARY

---

NON-PARCEL LOT LINE

---

MATCH LINE / LEADER LINE

---

ROAD ID NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.  
M. W. Schofield, Assessor

BOOK

T20S R61E

SEC

31

MAP

N 2 NE 4

139-31-5

001

PARCEL NUMBER

1.00

ACREAGE

202

PARCEL SUB/SEQ NUMBER

PB 25-45

PLAT RECORDING NUMBER

5

BLOCK NUMBER

5

LOT NUMBER

GL5

GOV. LOT NUMBER

R60E

125

R61E

124

R62E

123

T20S

138

T19S

139

T18S

140

T17S

163

T16S

162

T15S

161

6

5

7

8

18

17

19

20

30

29

31

32

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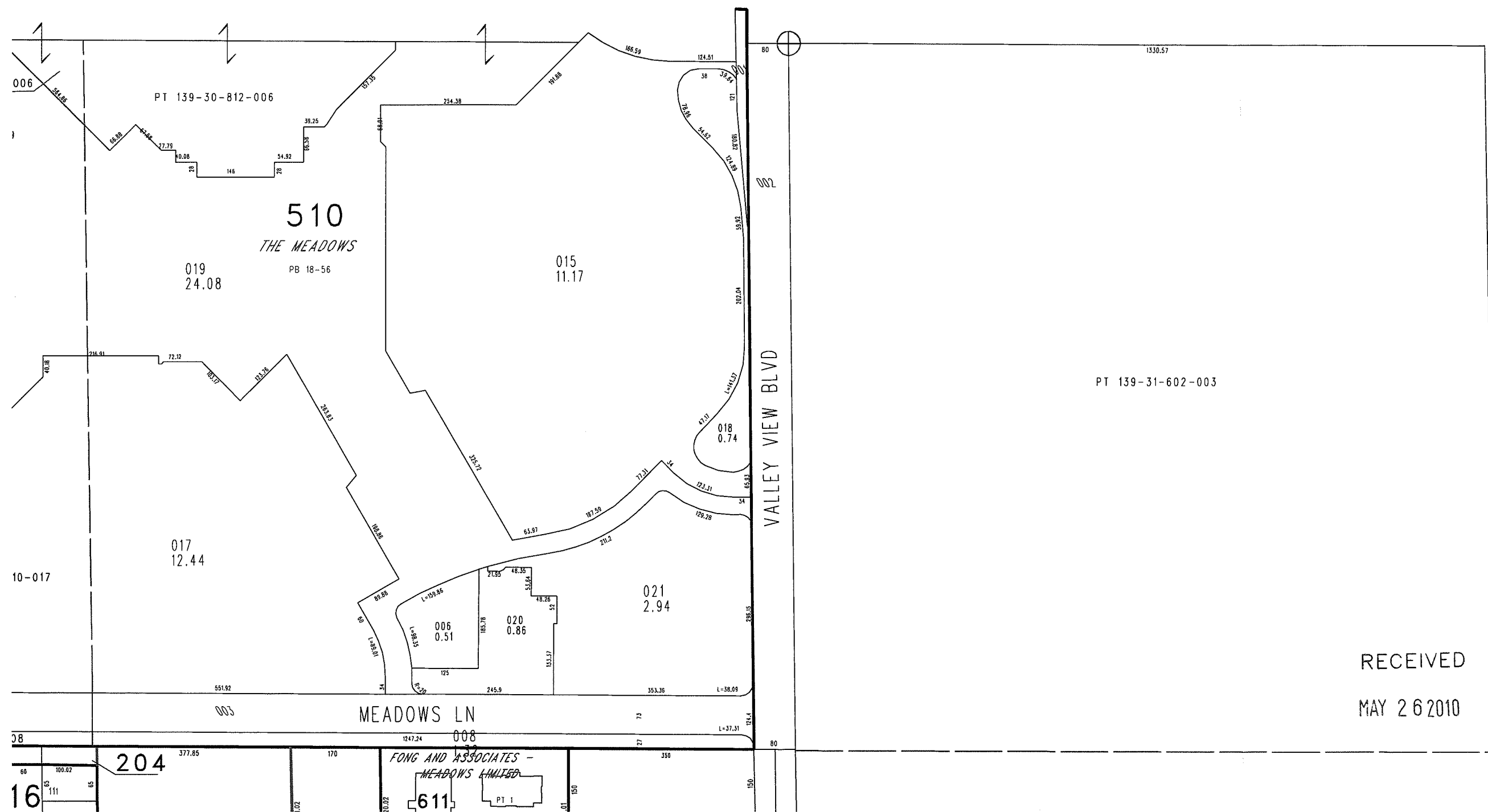
1

Scale:1"=200'

Rev:04/08/08

CLARK COUNTY

NEVADA



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MAY 26 2010

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(Feet) WHEN MAP REDUCED FROM 11x17 ORIGINAL

0

50

100

200

400

600

800

AVERAGE  
OA VALUE  
35

MAP LEGEND

—————

PARCEL BOUNDARY

—————

SUBD BOUNDARY

-----

ROAD EASEMENT

—————

PM/LD BOUNDARY

-----

NON-PARCEL LOT LINE

—————

MATCH LINE / LEADER LINE

001

ROAD ID NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

BOOK

T20S R61E

SEG

31

MAP

S 2 NE 4

139-31-6

60E

61E

62E

125

124

123

138

139

140

163

162

161

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4

3

2

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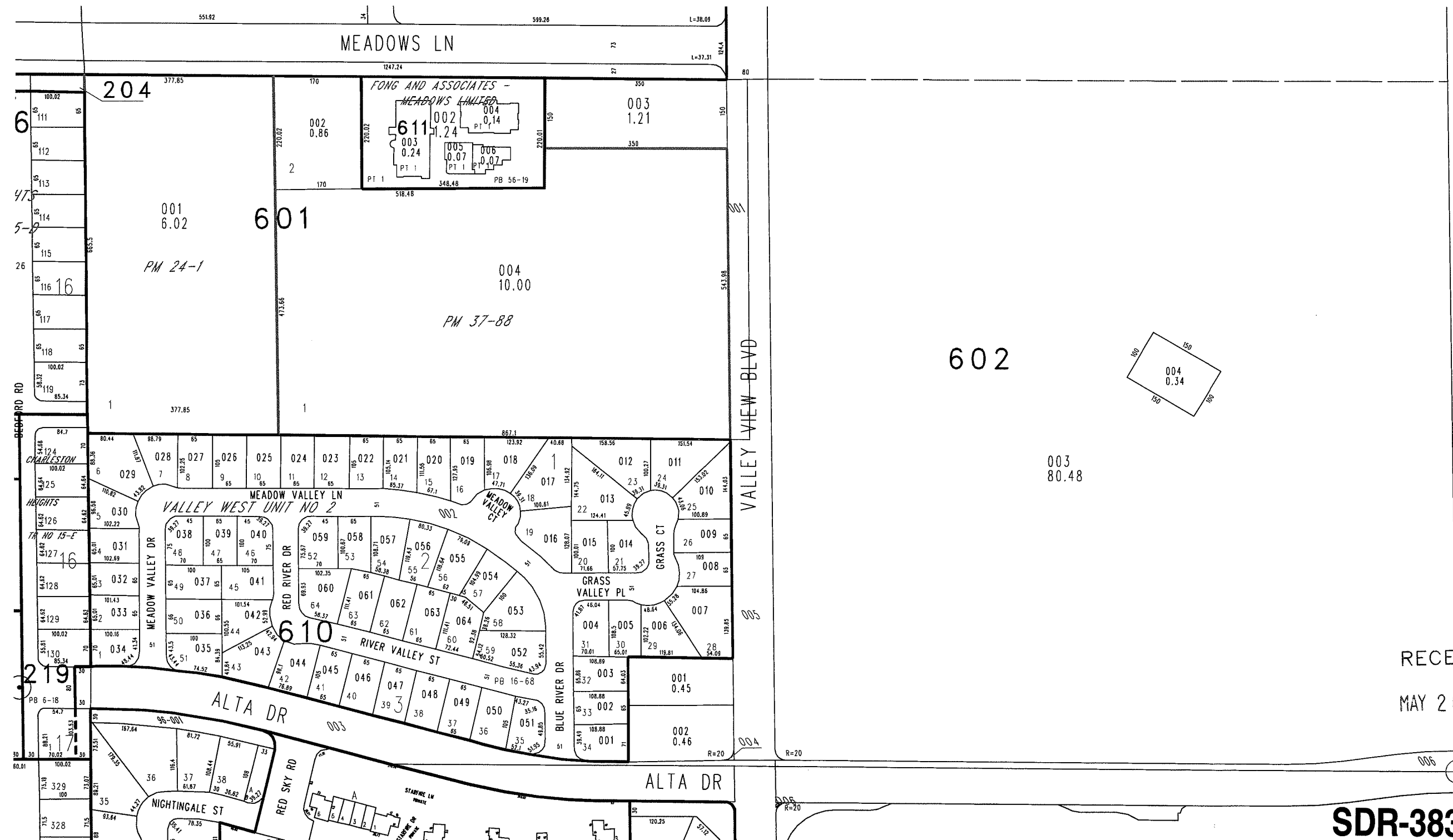
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5

1

Scale:1"=200'

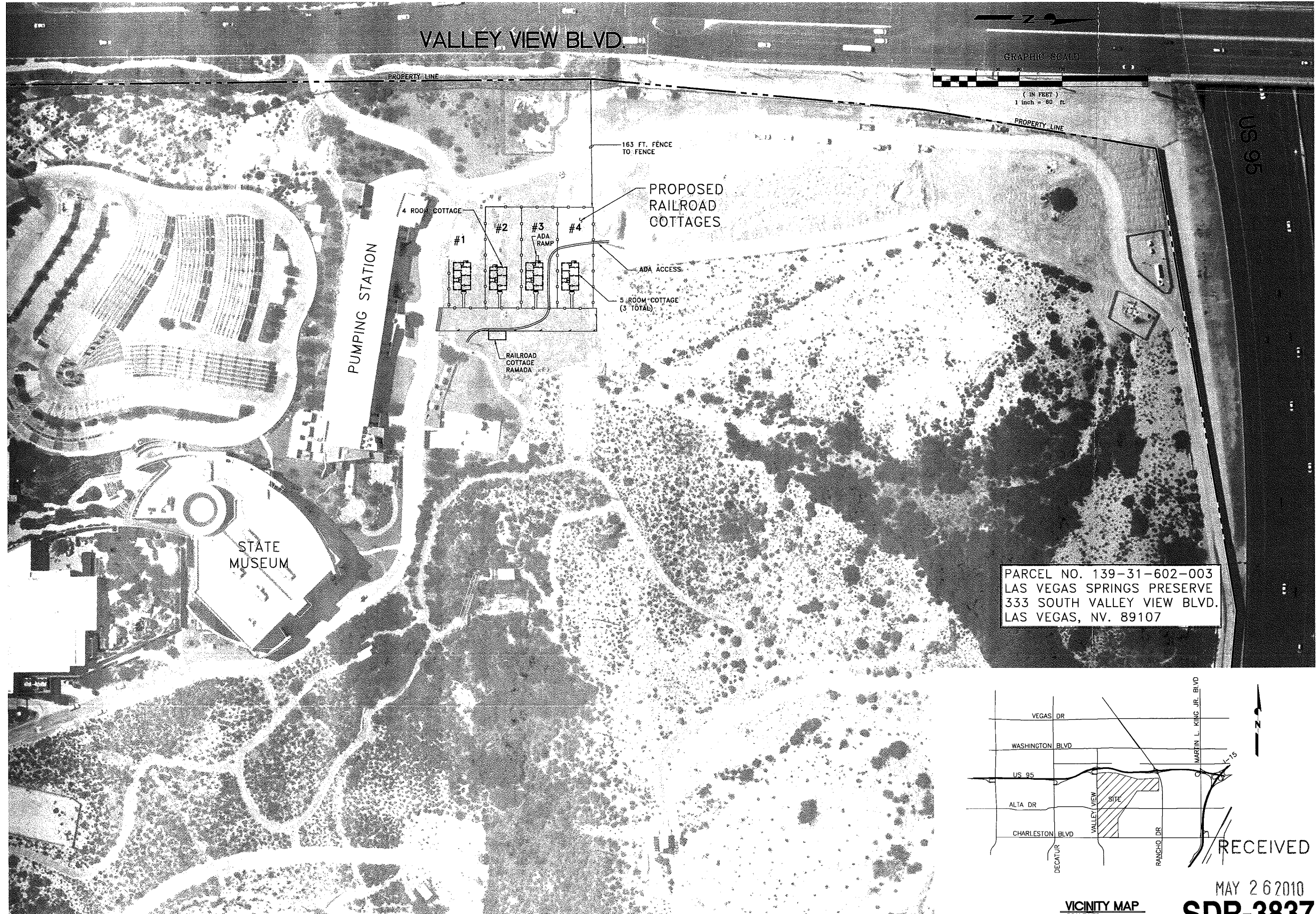
Rev:02/07/02



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SDR-38374

TAX DIST 200



**LAS VEGAS VALLEY  
WATER DISTRICT**  
1001 S. VALLEY VIEW BOULEVARD  
LAS VEGAS, NEVADA 89163  
(702) 870-2011

**VERIFY SCALE**

BAR REPRESENTS  
ONE AND ONE-HALF  
INCHES ON ORIGINAL

**LVSP HISTORIC  
RAILROAD COTTAGES RESTORATION**

**SITE PLAN**

SCALE  
AS NOTED

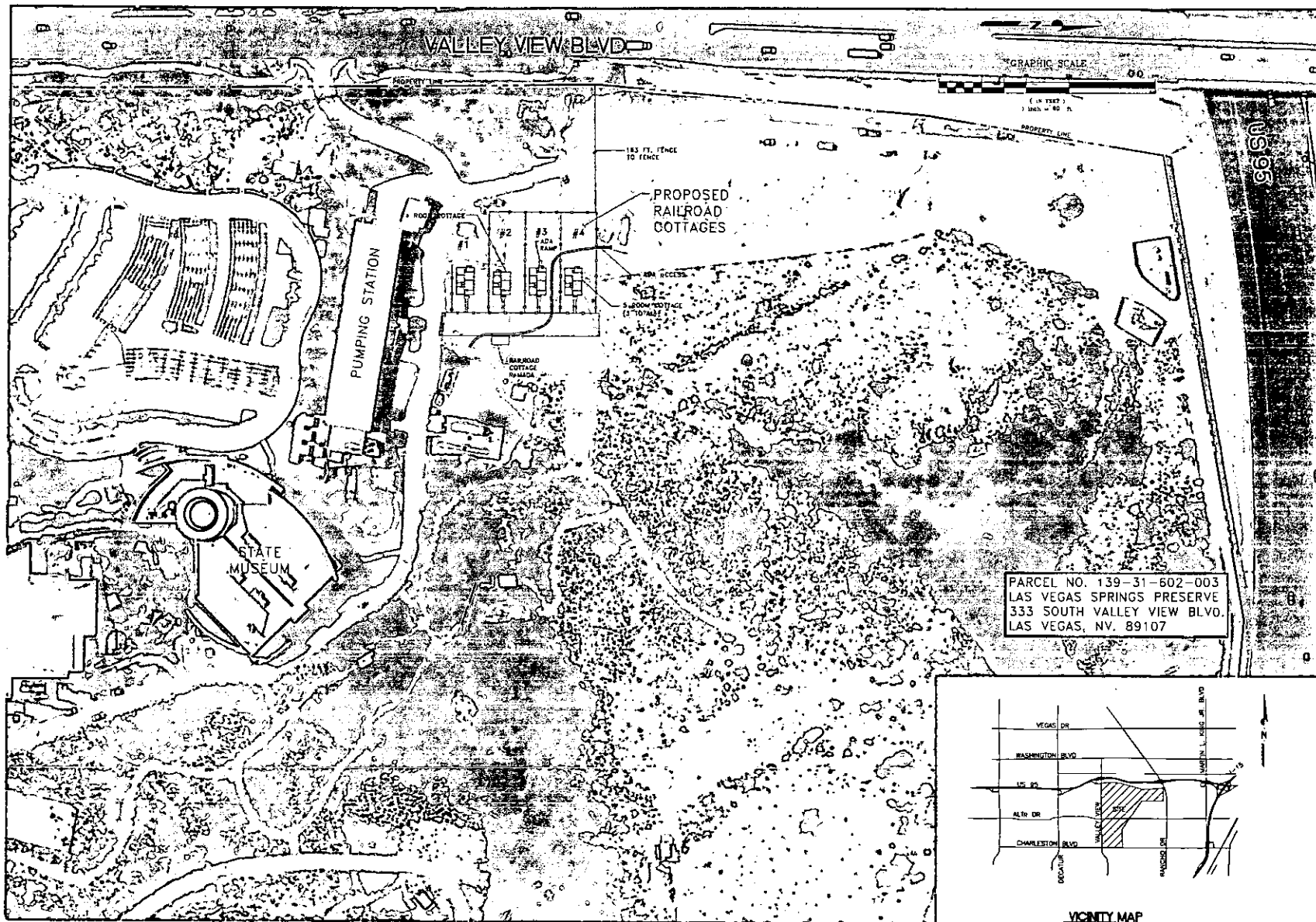
CONTRACT NUMBER  
**C1317**

REVISIONS:

DRAWN BY: R.C. WELDEN  
CHECKED BY: L. STEVEN ANDERSON  
RECOMMENDED BY: L. STEVEN ANDERSON  
ACCEPTED BY: PETER J. JAUCH

DATE: 05/11/10  
DATE: 05/11/10  
DATE: \_\_\_\_\_  
DATE: \_\_\_\_\_

DRAWING NUMBER 5R  
SHEET XX OF XX

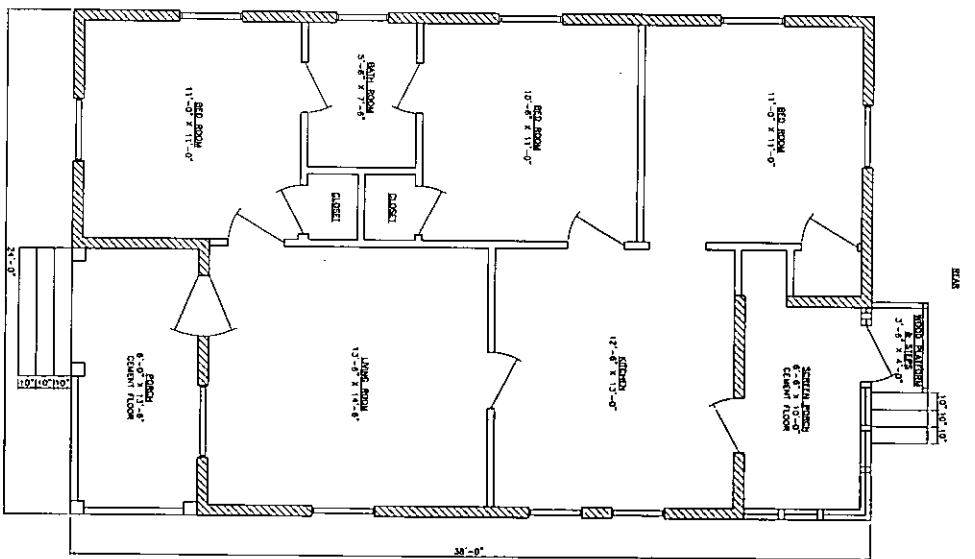


|                                                                                            |                                           |
|--------------------------------------------------------------------------------------------|-------------------------------------------|
| LAS VEGAS VALLEY<br>WATER DISTRICT<br>DIST. & VALLEY VIEW DISTRICT<br>LAS VEGAS, NV. 89107 |                                           |
| VERIFY SCALE<br>1" = 40'                                                                   | SCALE<br>1" = 40'                         |
| LYSP HISTORIC<br>RAILROAD COTTAGES RESTORATION                                             |                                           |
| SITE PLAN                                                                                  |                                           |
| DRAWN BY: _____<br>CHECKED BY: _____<br>RECOMMENDED BY: _____<br>DATE: _____               | DATE: _____<br>DATE: _____<br>DATE: _____ |
| CONTRACT NUMBER<br><b>C1317</b>                                                            |                                           |
| DRAWING NUMBER 37<br>SHEET 33 OF 33                                                        |                                           |

RECEIVED

MAY 26 2010

**SDR-38374**

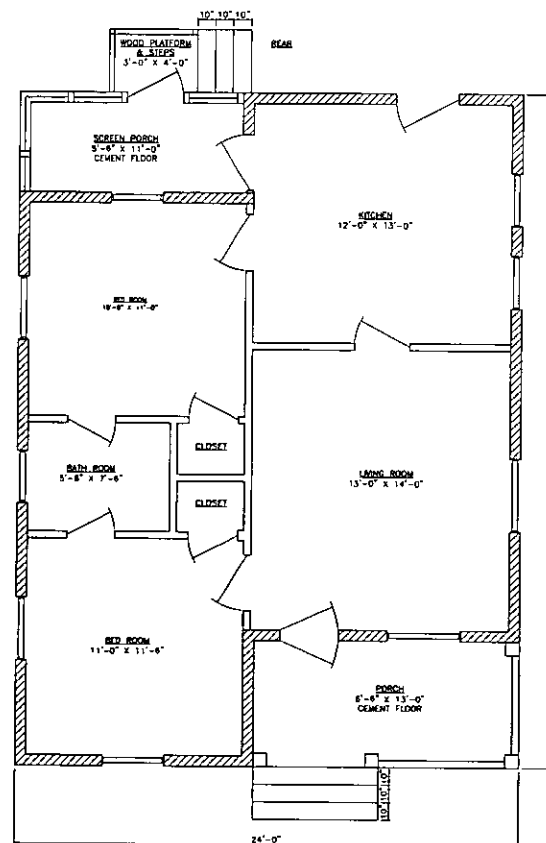


5 ROOM HOUSE - FLOOR PLAN  
 SCALE 3/8" = 1'-0"  
 NOTES:  
 OCCUPANCY GROUP A-3  
 SQUARE FEET 612  
 OCCUPANT LOAD 30

RECEIVED  
 MAY 26 2010

|                                                                    |  |                                 |  |                                                                                                      |  |              |  |                                                                                         |  |                                                                                                 |  |                                                                                                                |  |
|--------------------------------------------------------------------|--|---------------------------------|--|------------------------------------------------------------------------------------------------------|--|--------------|--|-----------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------|--|
| REVISIONS<br><b>C1317</b><br>DRAWING NUMBER 13<br>SHEET 23C OF 23C |  | CONTRACT NUMBER<br><b>C1317</b> |  | DRAWN BY:<br>CHECKED BY:<br>RECOMMENDED BY:<br>L. STEVEN ANDERSON<br>ACCEPTED BY:<br>PETER J. JALICH |  | DATE<br>DATE |  | LVSP HISTORIC<br>RAILROAD COTTAGES RESTORATION<br>5 ROOM HOUSE #617 LOT 1<br>FLOOR PLAN |  | VERIFY SCALE<br>1/2" = 0' 1/2" = 1'<br>BAR REPRESENTS<br>ONE AND ONE-HALF<br>INCHES ON ORIGINAL |  | LAS VEGAS VALLEY<br>WATER DISTRICT<br>1001 S. VALLEY VIEW BOULEVARD<br>LAS VEGAS, NEVADA 89103<br>702-895-8888 |  |
|--------------------------------------------------------------------|--|---------------------------------|--|------------------------------------------------------------------------------------------------------|--|--------------|--|-----------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------|--|

SDR-38374



FRONT  
728 SQUARE FEET  
4 ROOM HOUSE - FLOOR PLAN

NOTES:

OCCUPANCY GROUP A-3  
SQUARE FEET 728  
OCCUPANT LOAD 50

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MAY 26 2010

LAS VEGAS VALLEY  
WATER DISTRICT  
1001 E. VALLEY VIEW AVENUE  
LAS VEGAS, NEVADA 89109



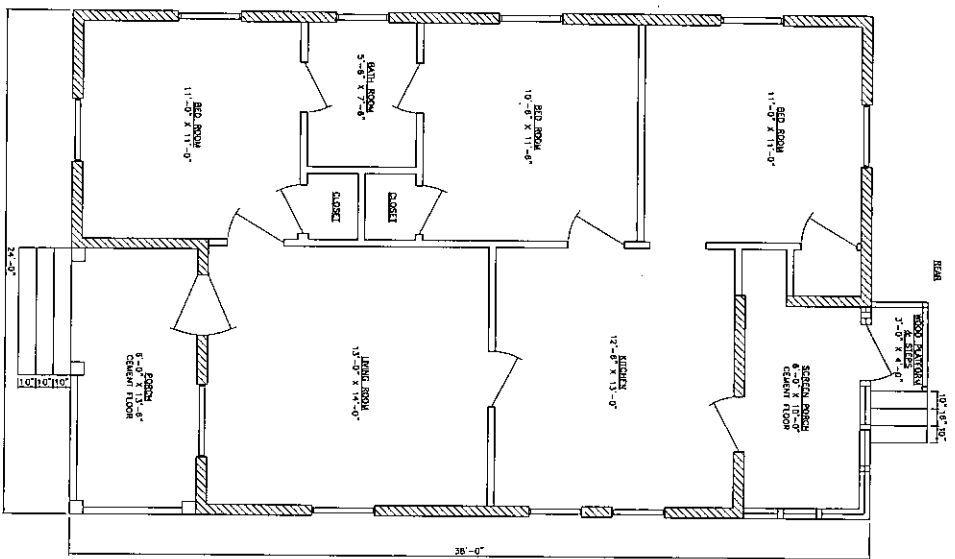
VERIFY SCALE  
1/2" = 1'-0"  
1/4" = 1'-0"  
1/8" = 1'-0"  
1/16" = 1'-0"  
ALL DIMENSIONS  
SHOWN ON  
WORK OF ORIGINAL

LVSP HISTORIC  
RAILROAD COTTAGES RESTORATION  
4 ROOM HOUSE #621 LOT 2  
FLOOR PLAN

DESIGNED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
RECOMMENDED BY: L. STEVEN ANDERSON DATE: \_\_\_\_\_  
ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
PROJECT: J. J. J. J.

CONTRACT NUMBER  
**C1317**  
DRAWING NUMBER E3  
SHEET 18 OF 18

SDR-38374



5 ROOM HOUSE - FLOOR PLAN  
 SCALE 3/8" = 1'  
 NOTES:  
 OCCUPANT GROUP A-1  
 SQUARE FEET 912  
 OCCUPANT LOAD 50

RECEIVED  
 MAY 26 2010

|                     |  |                          |  |                          |  |                                   |  |              |  |                                |  |              |  |                                                                                         |  |                                                                                                 |  |                                                                                                                |  |
|---------------------|--|--------------------------|--|--------------------------|--|-----------------------------------|--|--------------|--|--------------------------------|--|--------------|--|-----------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------|--|
| REVISIONS:<br>C1317 |  | CONTRACT NUMBER<br>C1317 |  | DRAWN BY:<br>R.C. WILSON |  | CHECKED BY:<br>L. STEVEN ANDERSON |  | DATE<br>DATE |  | ACCEPTED BY:<br>PETER J. BAUGH |  | DATE<br>DATE |  | LVSP HISTORIC<br>RAILROAD COTTAGES RESTORATION<br>5 ROOM HOUSE #604 LOT 3<br>FLOOR PLAN |  | VERIFY SCALE<br>1/2" = 0' 1/2" = 1'<br>BAR REPRESENTS<br>ONE AND ONE-HALF<br>INCHES ON ORIGINAL |  | LAS VEGAS VALLEY<br>WATER DISTRICT<br>1001 S. VALLEY VIEW BOULEVARD<br>LAS VEGAS, NEVADA 89103<br>702 878-2811 |  |
|---------------------|--|--------------------------|--|--------------------------|--|-----------------------------------|--|--------------|--|--------------------------------|--|--------------|--|-----------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------|--|

SDR-38374

Floor plan of a 10-unit apartment building. The plan shows a central hallway with stairs at the top. On the left side, there is a living room (13'-0" x 14'-0") with a fireplace, a dining room (6'-0" x 12'-0"), and a kitchen (12'-0" x 13'-0"). On the right side, there is a living room (13'-0" x 14'-0"), a dining room (6'-0" x 12'-0"), and a kitchen (12'-0" x 13'-0"). Each unit has a bathroom (5'-0" x 7'-0") and a bedroom (11'-0" x 11'-0"). There are also closets and a linen closet in each unit. The overall dimensions of the building are 30'-0" wide by 26'-0" deep.



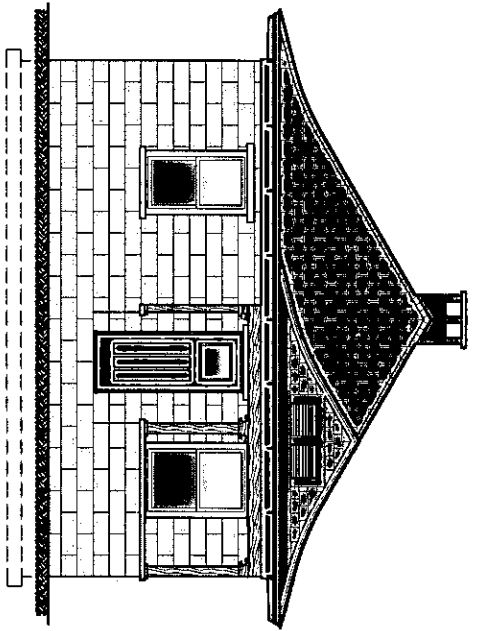
(

SDR-38374

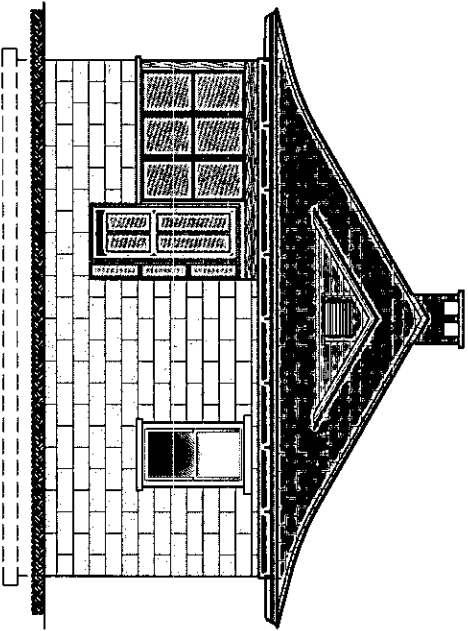
DRAWING NUMBER C6  
SHEET XX OF XX

**C1317**

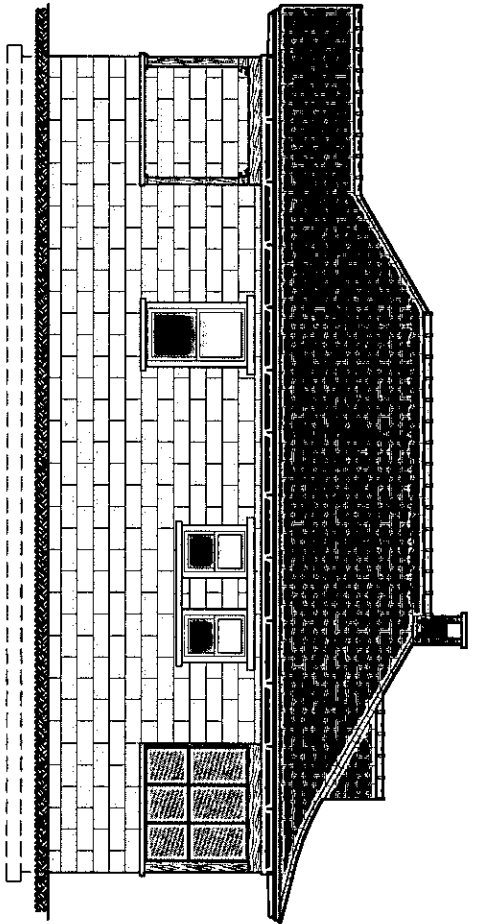
**LAS VEGAS VALLEY  
WATER DISTRICT**  
1001 S. VALLEY VIEW BOULEVARD  
LAS VEGAS, NEVADA 89153  
(702) 870-2011



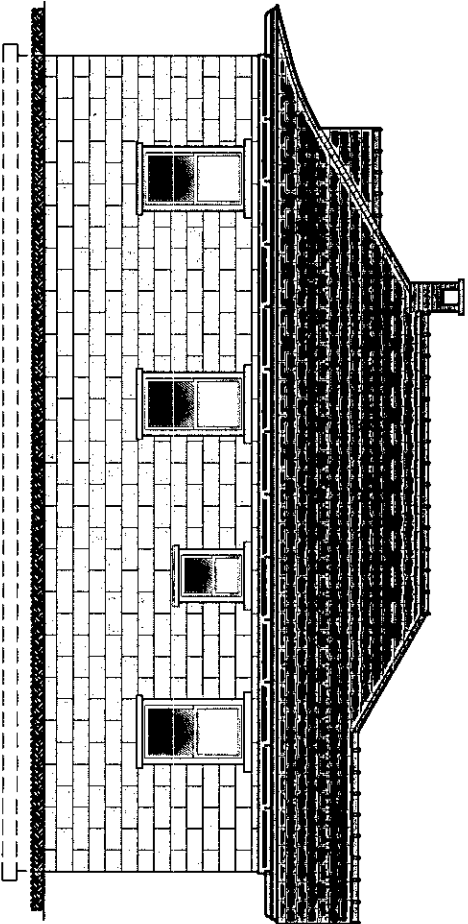
**TYPE 'A'  
FRONT ELEVATION**  
SCALE: 3/8" = 1'-0"



**REAR ELEVATION**  
SCALE: 3/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 3/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 3/8" = 1'-0"

RECEIVED

MAY 26 2010

SDR-38374

REVISIONS:  
**C1317**

CONTRACT NUMBER

DRAWN BY: CHRISTOPHER G. BLANN  
CHECKED BY: \_\_\_\_\_  
RECOMMENDED BY: \_\_\_\_\_  
L. STEVEN ANDERSON DATE: \_\_\_\_\_  
ACCEPTED BY: \_\_\_\_\_  
PETER J. JAUCH DATE: \_\_\_\_\_

LVSP HISTORIC  
RAILROAD COTTAGES RESTORATION  
5 ROOM HOUSE #517 LOT 1  
ELEVATIONS

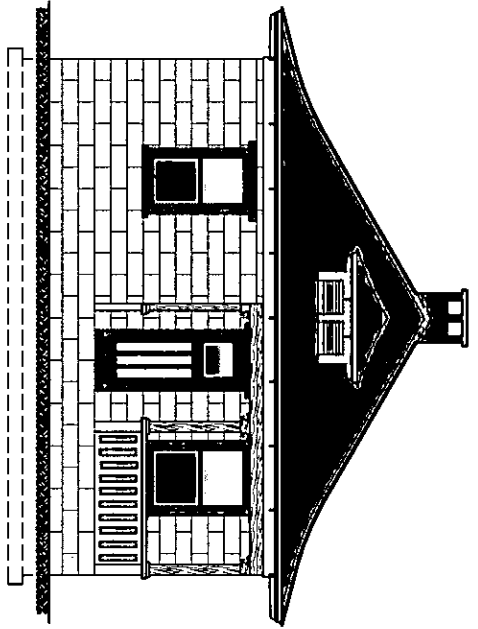
VERIFY SCALE

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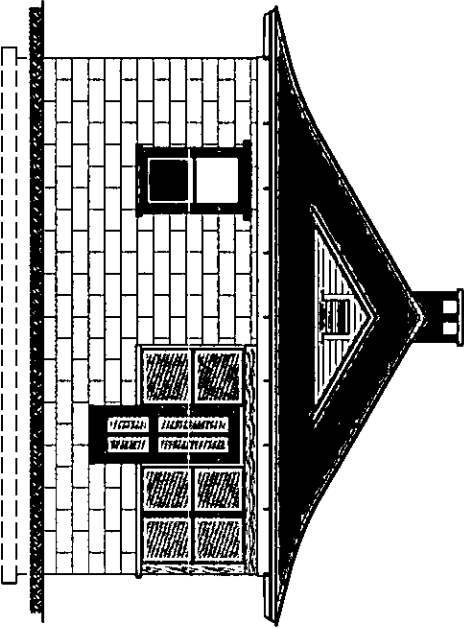
BAR REPRESENTS  
ONE AND ONE-HALF  
INCHES ON ORIGINAL



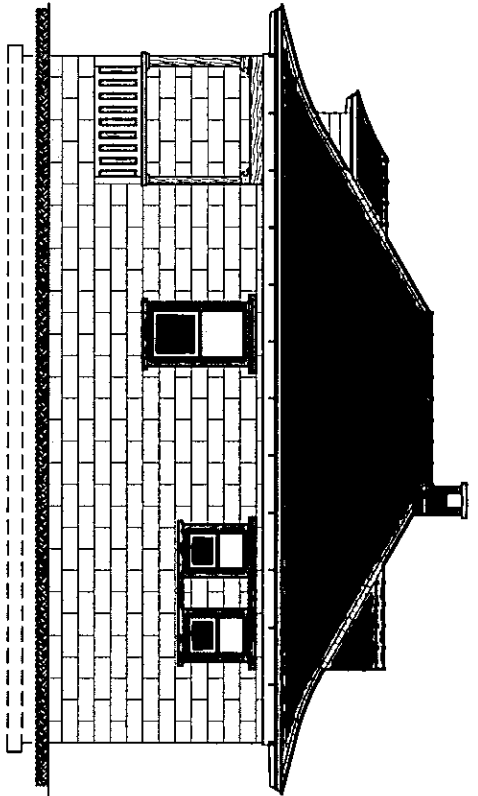
**LAS VEGAS VALLEY  
WATER DISTRICT**  
1001 E. VALLEY VIEW BOULEVARD  
LAS VEGAS, NEVADA 89103  
OCS 670-8911



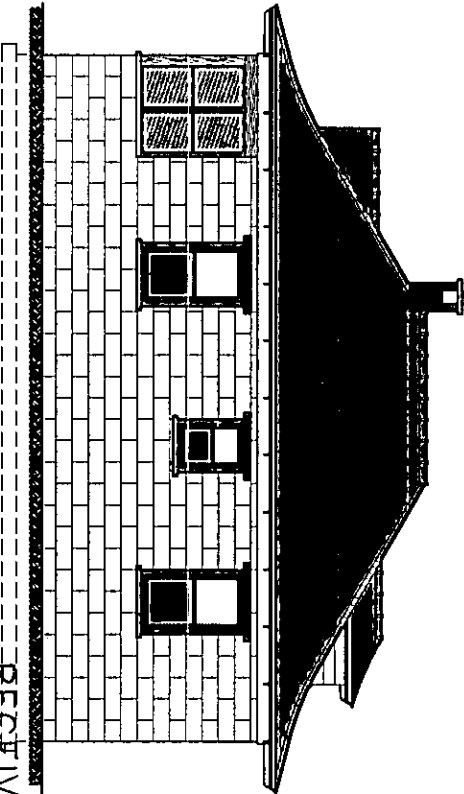
TYPE 'B'  
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REAR ELEVATION  
SCALE: 3/8" = 1'-0"



NORTH ELEVATION  
SCALE: 3/8" = 1'-0"



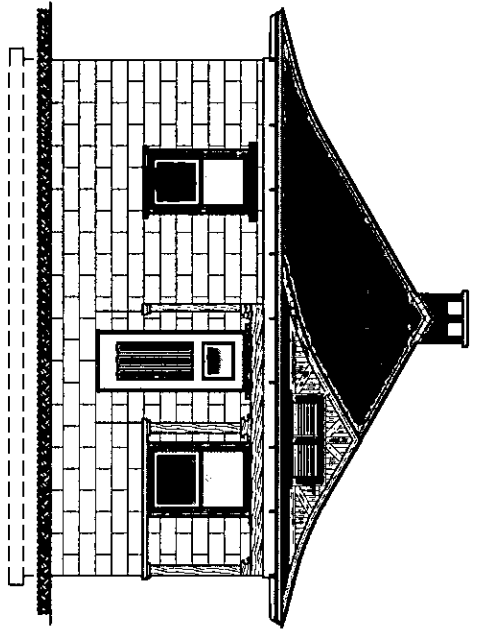
SOUTH ELEVATION  
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RECEIVED

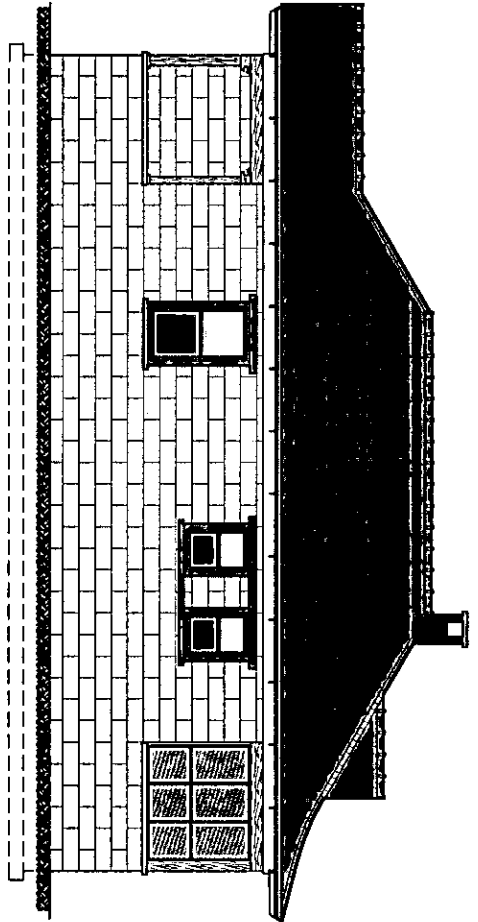
MAY 26 2010

SDR-38374

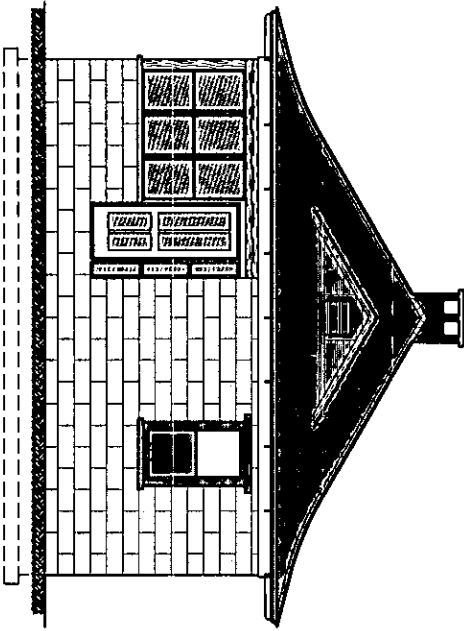
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| REVISIONS:<br>C137                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  | CONTACT NUMBER:<br>702-699-0000 |  | DRAWN BY:<br>CHRISTOPHER G. BLANK |  | CHECKED BY:<br>L. STEVEN ANDERSON |  | DATE:<br>02/09/2010 |  | RECOMMENDED BY:<br>PETER J. JAUCH |  | DATE:<br>02/09/2010 |  |
| LVSP HISTORIC<br>RAILROAD COTTAGES RESTORATION<br>4 ROOM HOUSE #621 LOT 2<br>ELEVATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                                 |  |                                   |  |                                   |  |                     |  |                                   |  |                     |  |
| VERIFY SCALE<br>1/2" = 0' 1/2"<br>1/4" = 0' 3/4"<br>3/16" = 0' 3/8"<br>1/8" = 0' 3/16"<br>1/16" = 0' 3/32"<br>1/32" = 0' 3/64"<br>1/64" = 0' 3/128"<br>1/128" = 0' 3/256"<br>1/256" = 0' 3/512"<br>1/512" = 0' 3/1024"<br>1/1024" = 0' 3/2048"<br>1/2048" = 0' 3/4096"<br>1/4096" = 0' 3/8192"<br>1/8192" = 0' 3/16384"<br>1/16384" = 0' 3/32768"<br>1/32768" = 0' 3/65536"<br>1/65536" = 0' 3/131072"<br>1/131072" = 0' 3/262144"<br>1/262144" = 0' 3/524288"<br>1/524288" = 0' 3/1048576"<br>1/1048576" = 0' 3/2097152"<br>1/2097152" = 0' 3/4194304"<br>1/4194304" = 0' 3/8388608"<br>1/8388608" = 0' 3/16777216"<br>1/16777216" = 0' 3/33554432"<br>1/33554432" = 0' 3/67108864"<br>1/67108864" = 0' 3/134217728"<br>1/134217728" = 0' 3/268435456"<br>1/268435456" = 0' 3/536870912"<br>1/536870912" = 0' 3/1073741824"<br>1/1073741824" = 0' 3/2147483648"<br>1/2147483648" = 0' 3/4294967296"<br>1/4294967296" = 0' 3/8589934592"<br>1/8589934592" = 0' 3/17179869184"<br>1/17179869184" = 0' 3/34359738368"<br>1/34359738368" = 0' 3/68719476736"<br>1/68719476736" = 0' 3/137438953472"<br>1/137438953472" = 0' 3/274877906944"<br>1/274877906944" = 0' 3/549755813888"<br>1/549755813888" = 0' 3/1099511627776"<br>1/1099511627776" = 0' 3/2199023255552"<br>1/2199023255552" = 0' 3/4398046511104"<br>1/4398046511104" = 0' 3/8796093022208"<br>1/8796093022208" = 0' 3/17592186044416"<br>1/17592186044416" = 0' 3/35184372088832"<br>1/35184372088832" = 0' 3/70368744177664"<br>1/70368744177664" = 0' 3/140737488355328"<br>1/140737488355328" = 0' 3/281474976710656"<br>1/281474976710656" = 0' 3/562949953421312"<br>1/562949953421312" = 0' 3/1125899906842624"<br>1/1125899906842624" = 0' 3/2251799813685248"<br>1/2251799813685248" = 0' 3/4503599627370496"<br>1/4503599627370496" = 0' 3/9007199254740992"<br>1/9007199254740992" = 0' 3/18014398509481984"<br>1/18014398509481984" = 0' 3/36028797018963968"<br>1/36028797018963968" = 0' 3/72057594037927936"<br>1/72057594037927936" = 0' 3/144115188075855872"<br>1/144115188075855872" = 0' 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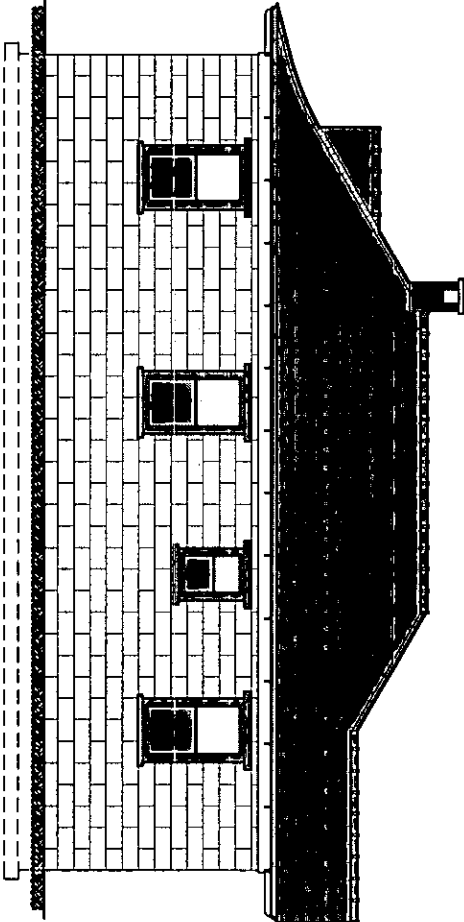
TYPE D  
FRONT ELEVATION  
SCALE 3/8" = 1'-0"



NORTH ELEVATION  
SCALE 3/8" = 1'-0"



REAR ELEVATION  
SCALE 3/8" = 1'-0"



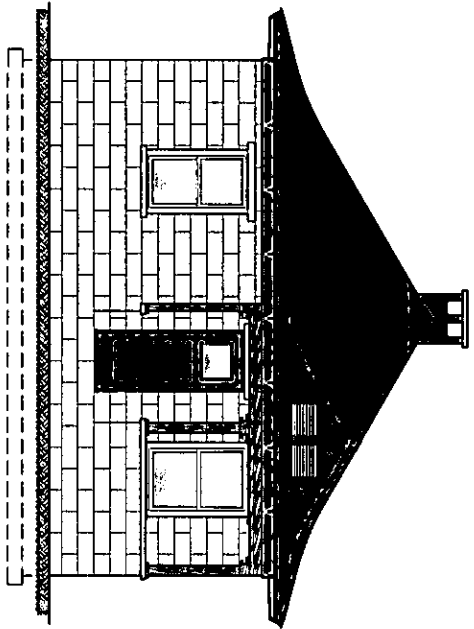
SOUTH ELEVATION  
SCALE 3/8" = 1'-0"

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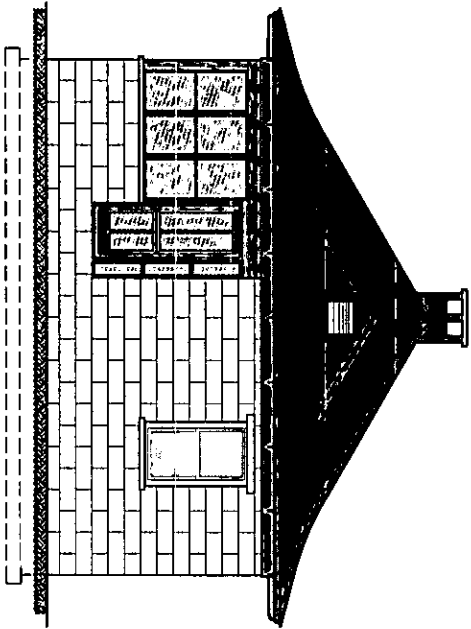
MAY 26 2010

SDR-38374

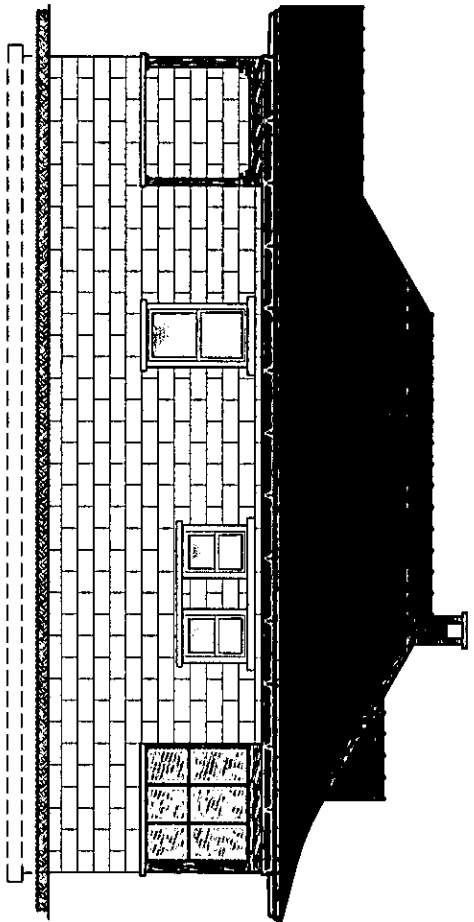
|                                                                                                                  |  |                                                          |  |
|------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------|--|
| REVISIONS:<br><b>C137</b>                                                                                        |  | CONTRACT NUMBER:<br>DRAWING NUMBER: C1                   |  |
| DRAWN BY:<br>CHRISTOPHER G. BLANN<br>CHECKED BY:<br>L. STEVEN ANDERSON<br>ACCEPTED BY:<br>PETER J. JAUCH         |  | DATE:<br>02/08/2010<br>DATE:<br>DATE:                    |  |
| LVSP HISTORIC<br>RAILROAD COTTAGES RESTORATION<br>5 ROOM HOUSE #604 LOT 3<br>ELEVATIONS                          |  |                                                          |  |
| VERIFY SCALE<br>1/2" = 1'-0" 1/4" = 1'-0" 1/8" = 1'-0"                                                           |  | BAR REPRESENTS<br>ONE AND ONE-HALF<br>INCHES ON ORIGINAL |  |
| LAS VEGAS VALLEY<br>WATER DISTRICT<br>1001 E. VALLEY VIEW BOULEVARD<br>LAS VEGAS, NEVADA 89103<br>(702) 498-6001 |  |                                                          |  |



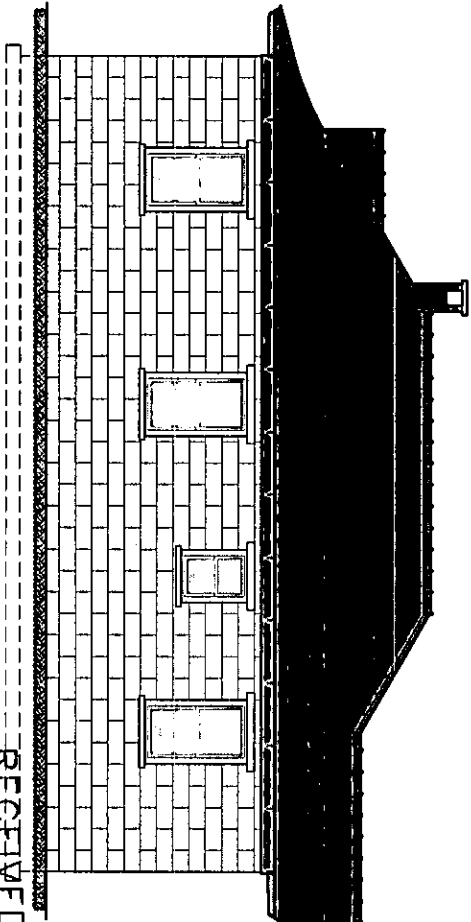
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**FRONT ELEVATION**  
SCALE: 3/8" = 1'-0"



**REAR ELEVATION**  
SCALE: 3/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 3/8" = 1'-0"



**800TH ELEVATION**  
SCALE: 3/8" = 1'-0"

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LVSP HISTORIC  
RAILROAD COTTAGES RESTORATION  
5 ROOM HOUSE #601 LOT 4  
ELEVATIONS

**VERIFY SCALE**



BAR REPRESENTS  
ONE AND ONE-HALF  
INCHES ON ORIGINAL

BAR REPRESENTS  
ONE AND ONE-HALF  
INCHES ON ORIGINAL



**LAS VEGAS VALLEY  
WATER DISTRICT**  
1001 S. VALLEY VIEW BOULEVARD  
LAS VEGAS, NEVADA 89103  
(702) 579-6000

**REVISIONS:**

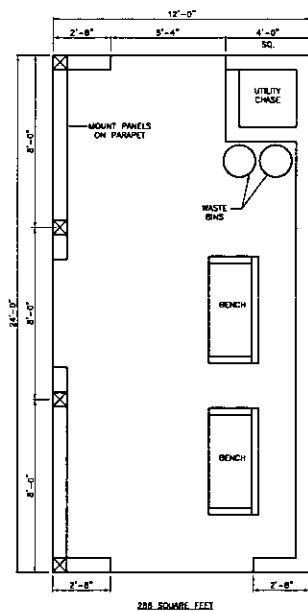
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DRAWING NUMBER C1  
SHEET 31 OF 33

CONTRACT NUMBER

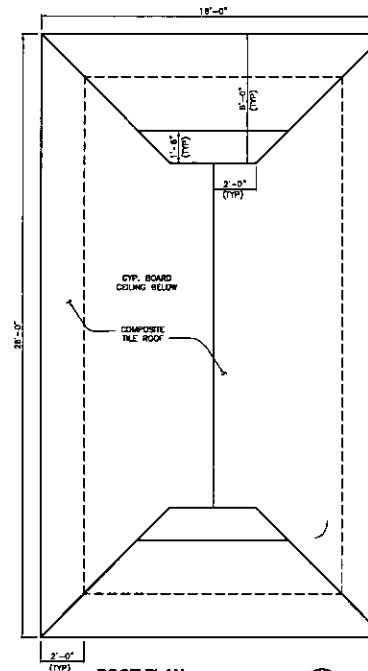
LEFT OF KX

LEFT OF KX

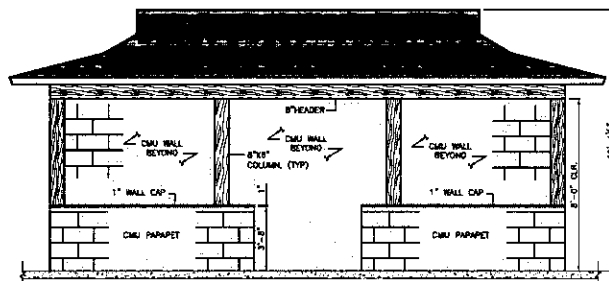
DRAIN BY: CHRISTOPHER G. BLANK 02/23/2010  
 CHECKED BY: \_\_\_\_\_  
 RECOMMENDED BY: \_\_\_\_\_  
 L. STEVEN ANDERSON      DATE \_\_\_\_\_  
 ACCEPTED BY: \_\_\_\_\_  
 \_\_\_\_\_ DATE \_\_\_\_\_



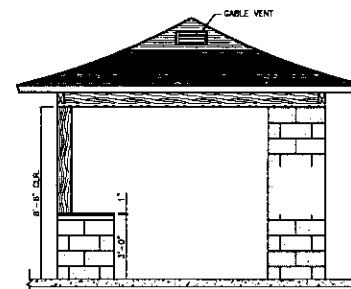
**FLOOR PLAN**  
SCALE: 3/8"=1'-0"



**ROOF PLAN**  
SCALE: 3/8"=1'-0"



**ELEVATION**  
SCALE: 3/8"=1'-0"



**ELEVATION**  
SCALE: 3/8"=1'-0"

**NOTES**

OCCUPANCY GROUP A-3/B  
SQUARE FEET 228  
OCCUPANT LOAD 29

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WATER DISTRICT  
1001 E. VALLEY VIEW BOULEVARD  
LAS VEGAS, NEVADA 89101  
CIVIL ENGINEER



VERIFY SCALE  
1"=10'-0"

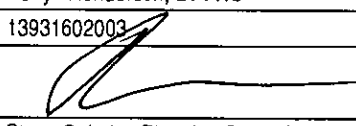
DATE REPRESENTS  
ONE AND ONE-HALF  
HOURS OF DESIGN

LVSP HISTORIC  
RAILROAD COTTAGES RESTORATION  
RAILROAD COTTAGES  
RAMADA

DRAWN BY: GJ/09/10  
CHECKED BY: J. ANDERSON  
RECOMMENDED BY: J. ANDERSON  
DATE: DATE  
ACCEPTED BY: PETER J. MUECH  
DATE: DATE

CONTRACT NUMBER  
**C1317**  
DRAWING NUMBER 02  
SHEET 01 OF 02

SDR-38374

| Pre-Application Conference                                                                                              |                                                                                     | CITY OF LAS VEGAS<br>Planning & Development Department<br>SUBMITTAL CHECKLIST                                                              |                                 |  |                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Item Required                                                                                                           |                                                                                     |                                                                                                                                            |                                 |                                                                                    |                                                                                                                                                                                                                                        |
| YES                                                                                                                     | NO                                                                                  |                                                                                                                                            |                                 |                                                                                    |                                                                                                                                                                                                                                        |
| <b>APPLICATION PACKET</b>                                                                                               |                                                                                     |                                                                                                                                            |                                 |                                                                                    |                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                            | Application signed and notarized by <b>all</b> property owners or authorized agent(s)                                                      |                                 |                                                                                    | <b>NOTES:</b><br>Visit the CLV website for blank application, SOFI & DINA forms @ <a href="http://www.lasvegasnevada.gov/">http://www.lasvegasnevada.gov/</a><br>(Follow - "I Want To . . ." --> "Apply for -> Planning Applications") |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                            | Grant deed and legal description                                                                                                           |                                 |                                                                                    |                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                            | <b>Detailed</b> justification letter                                                                                                       |                                 |                                                                                    |                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                            | Correct fee(s): \$ 500.00 (Application) + \$ 0.00 (Notification) + \$ 0.00 (Recordation) = \$ 500.00 Total                                 |                                 |                                                                                    |                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                            | Statement of Financial Interest (SOFI) signed and notarized by <b>all</b> property owners or authorized agent(s)                           |                                 |                                                                                    |                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                            | Assessor's Parcel Map                                                                                                                      |                                 |                                                                                    |                                                                                                                                                                                                                                        |
| <input type="checkbox"/>                                                                                                | <input checked="" type="checkbox"/>                                                 | Development Impact Notice and Assessment (DINA)                                                                                            |                                 |                                                                                    |                                                                                                                                                                                                                                        |
| <input type="checkbox"/>                                                                                                | <input checked="" type="checkbox"/>                                                 | Project of Regional Significance (PRS)                                                                                                     |                                 |                                                                                    |                                                                                                                                                                                                                                        |
| <input type="checkbox"/>                                                                                                | <input checked="" type="checkbox"/>                                                 | Color & Materials Board per Site Development Plan Review Submittal Requirements                                                            |                                 |                                                                                    |                                                                                                                                                                                                                                        |
| <input type="checkbox"/>                                                                                                | <input checked="" type="checkbox"/>                                                 | Copy of Business Licenses: (Owner: <input type="checkbox"/> Applicant: <input type="checkbox"/> Representative: <input type="checkbox"/> ) |                                 |                                                                                    |                                                                                                                                                                                                                                        |
| <b>SITE PLAN</b>                                                                                                        |                                                                                     |                                                                                                                                            |                                 |                                                                                    |                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                            | 11" x 17" min. to 24" x 36" max. page size                                                                                                 |                                 |                                                                                    | <b>Folded Plans:</b> 19                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                            | North arrow, scale, and vicinity map                                                                                                       |                                 |                                                                                    | <b>Colored, Rolled Plans:</b> 1                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                            | <b>All</b> property lines and present dimensions labeled                                                                                   |                                 |                                                                                    | <b>Reduced Copy (8-1/2x11 B/W):</b> 1                                                                                                                                                                                                  |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                            | <b>All</b> building setbacks labeled                                                                                                       |                                 |                                                                                    | <b>NOTES:</b>                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                            | <b>All</b> adjacent existing land uses and street names labeled                                                                            |                                 |                                                                                    |                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                            | <b>All</b> points of ingress and egress shown                                                                                              |                                 |                                                                                    |                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                            | ADA accessibility requirements shown/labeled                                                                                               |                                 |                                                                                    |                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                            | Parking standard(s) utilized:                                                                                                              |                                 |                                                                                    |                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                            | Parking space count and typical dimensions labeled<br># regular + [30% or less of total] # compact + # handicap = Total                    |                                 |                                                                                    |                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                            | <b>All</b> free-standing sign locations shown and heights and sizes noted                                                                  |                                 |                                                                                    |                                                                                                                                                                                                                                        |
| <b>LANDSCAPE PLAN</b>                                                                                                   |                                                                                     |                                                                                                                                            |                                 |                                                                                    |                                                                                                                                                                                                                                        |
| <input type="checkbox"/>                                                                                                | <input checked="" type="checkbox"/>                                                 | 11" x 17" min. to 24" x 36" max. page size                                                                                                 |                                 |                                                                                    | <b>Folded Plans:</b> 0                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                                                                                | <input checked="" type="checkbox"/>                                                 | North arrow, scale, and vicinity map                                                                                                       |                                 |                                                                                    | <b>Colored, Rolled Plans:</b> 0                                                                                                                                                                                                        |
| <input type="checkbox"/>                                                                                                | <input checked="" type="checkbox"/>                                                 | <b>All</b> property lines and present dimensions labeled                                                                                   |                                 |                                                                                    | <b>Reduced Copy (8-1/2x11 B/W):</b> 0                                                                                                                                                                                                  |
| <input type="checkbox"/>                                                                                                | <input checked="" type="checkbox"/>                                                 | <b>All</b> required perimeter landscape planters shown                                                                                     |                                 |                                                                                    | <b>NOTES:</b> No landscaping is proposed                                                                                                                                                                                               |
| <input type="checkbox"/>                                                                                                | <input checked="" type="checkbox"/>                                                 | <b>All</b> required parking lot fingers/islands shown                                                                                      |                                 |                                                                                    |                                                                                                                                                                                                                                        |
| <input type="checkbox"/>                                                                                                | <input checked="" type="checkbox"/>                                                 | Quantity, size, species/variety of <b>all</b> trees, shrubs, and ground cover                                                              |                                 |                                                                                    |                                                                                                                                                                                                                                        |
| <b>BUILDING ELEVATIONS</b>                                                                                              |                                                                                     |                                                                                                                                            |                                 |                                                                                    |                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                            | Photos of existing cottages                                                                                                                |                                 |                                                                                    | <b>Folded Plans:</b> 0                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                                                                                | <input checked="" type="checkbox"/>                                                 | Scale and building dimensions labeled                                                                                                      |                                 |                                                                                    | <b>Colored, Rolled Plans:</b> 1                                                                                                                                                                                                        |
| <input type="checkbox"/>                                                                                                | <input checked="" type="checkbox"/>                                                 | North, south, east, and west elevations of <b>all</b> buildings                                                                            |                                 |                                                                                    | <b>Reduced Copy (8-1/2x11 B/W):</b> 0                                                                                                                                                                                                  |
| <input type="checkbox"/>                                                                                                | <input checked="" type="checkbox"/>                                                 | <b>All</b> building materials and colors noted                                                                                             |                                 |                                                                                    | <b>NOTES:</b> Pictures of existing cottages will suffice                                                                                                                                                                               |
| <input type="checkbox"/>                                                                                                | <input checked="" type="checkbox"/>                                                 | 8" x 10" photo of original color and material board                                                                                        |                                 |                                                                                    |                                                                                                                                                                                                                                        |
| <input type="checkbox"/>                                                                                                | <input checked="" type="checkbox"/>                                                 | <b>All</b> wall sign locations shown and sizes noted                                                                                       |                                 |                                                                                    |                                                                                                                                                                                                                                        |
| <b>FLOOR PLANS</b>                                                                                                      |                                                                                     |                                                                                                                                            |                                 |                                                                                    |                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                            | 11" x 17" min. to 24" x 36" max. page size                                                                                                 |                                 |                                                                                    | <b>Folded Plans:</b> 1                                                                                                                                                                                                                 |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                            | Scale and building dimensions labeled                                                                                                      |                                 |                                                                                    | <b>Rolled Plans:</b> 1                                                                                                                                                                                                                 |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                            | <b>All</b> building entrances/exits shown                                                                                                  |                                 |                                                                                    | <b>Reduced Copy (8-1/2x11 B/W):</b> 1                                                                                                                                                                                                  |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                            | Use of <b>all</b> rooms noted/labeled                                                                                                      |                                 |                                                                                    | <b>NOTES:</b> Typical floor plan OK                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                            | Maximum Occupancy (per I.B.C.)                                                                                                             |                                 |                                                                                    |                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/>                                                            | Seating Capacity (where applicable)                                                                                                        |                                 |                                                                                    |                                                                                                                                                                                                                                        |
| <b>THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.</b> |                                                                                     |                                                                                                                                            |                                 |                                                                                    |                                                                                                                                                                                                                                        |
| Owner / Applicant:                                                                                                      | LVVWD                                                                               |                                                                                                                                            | Application Type:               | Site Development Plan Review                                                       |                                                                                                                                                                                                                                        |
| Representative:                                                                                                         | Kenya Henderson, LVVWD                                                              |                                                                                                                                            | Application Purpose:            | Minor Review to relocate RR cottages on site                                       |                                                                                                                                                                                                                                        |
| APN:                                                                                                                    | 13931602003                                                                         |                                                                                                                                            | Site Location:                  | 309 S Valley View Blvd                                                             |                                                                                                                                                                                                                                        |
| Planner's Signature:                                                                                                    |  |                                                                                                                                            | Pre-App. Meeting Date:          | 01/14/10                                                                           |                                                                                                                                                                                                                                        |
| Planner:                                                                                                                | Steve Gebeke, Planning Supervisor - 229-5410                                        |                                                                                                                                            | Earliest Submittal Deadline:    | 01/26/10 no later than 2:00 pm                                                     |                                                                                                                                                                                                                                        |
|                                                                                                                         |                                                                                     |                                                                                                                                            | Earliest PC / CC Meeting Dates: | N/A                                                                                | N/A                                                                                                                                                                                                                                    |



# PLANNING & DEVELOPMENT DEPARTMENT

## PLANNER'S NOTES FOR PRE-APPLICATION CONFERENCE

### LVVWD Springs Preserve RR Cottages

|                  |                        |                          |                                    |
|------------------|------------------------|--------------------------|------------------------------------|
| <b>APN:</b>      | 13931602003            | <b>Pre-app Date:</b>     | 01/14/10                           |
| <b>Location:</b> | 309 S Valley View Blvd | <b>Meeting Location:</b> | DSC 2nd Floor Conference Room - 2B |
| <b>Acres:</b>    | 79.54                  | <b>Ward #:</b>           | 1 - Tarkanian                      |
| <b>Time:</b>     | 3:00 p.m.              |                          |                                    |

|                             |                        |               |                           |
|-----------------------------|------------------------|---------------|---------------------------|
| <b>Ownership Info:</b>      | LVVWD                  | <b>Phone:</b> | (702)-                    |
|                             |                        | <b>Fax:</b>   | (702)-                    |
|                             |                        | <b>Email:</b> |                           |
| <b>Applicant Info:</b>      |                        | <b>Phone:</b> | (702)-                    |
|                             |                        | <b>Fax:</b>   | (702)-                    |
|                             |                        | <b>Email:</b> |                           |
| <b>Representative Info:</b> | Kenya Henderson, LVVWD | <b>Phone:</b> | (702)-875-7035            |
|                             |                        | <b>Fax:</b>   | (702)-822-3343            |
|                             |                        | <b>Email:</b> | kenya.henderson@lvvwd.com |

|               |                            |
|---------------|----------------------------|
| <b>Cases:</b> | <b>Permits / Licenses:</b> |
| 1.            | 1.                         |

|                      |                                               |                    |
|----------------------|-----------------------------------------------|--------------------|
| <b>Proposed Use:</b> | Relocate RR cottages on Springs Preserve site |                    |
| <b>General Plan:</b> | <b>Existing:</b>                              | PF                 |
|                      | <b>Proposed:</b>                              | No change proposed |
| <b>Zoning:</b>       | <b>Existing:</b>                              | C-V                |
|                      | <b>Proposed:</b>                              | No change proposed |

|                                                                           |                                                                                           |
|---------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| <b>Special Area, Master Plans, and / or Overlay Districts that Apply:</b> | Airport Overlay (140 Ft), Big Springs/Las Vegas Springs, Rancho/Charleston Land Use Study |
|                                                                           | <b>Special Land Use Designation (per plan):</b><br>N/A                                    |

|                              |    |
|------------------------------|----|
| <b>Questions / Comments:</b> | 1. |
|------------------------------|----|

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# City of Las Vegas

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

Page: 1 of 1  
Date: 01/14/10  
Time: 3:00 p.m.

## Project Name: LVVWD Springs Preserve RR Cottages

Conversation between CLV P&D Representative: Steve Gebeke, Planning Supervisor (229-5410 Office / 385-7268 Fax / sgebeke@lasvegasnevada.gov), and:

| Name                  | Company/Department                   | Phone           | Fax      | Email                     |
|-----------------------|--------------------------------------|-----------------|----------|---------------------------|
| 1. Kenya Henderson    | LVVWD                                | 875-7035        | 822-3343 | kenya.henderson@lvvwd.com |
| 2. L. Steven Anderson | LVVWD                                | 258-3858        | 258-3811 | steven.anderson@lvvwd.com |
| 3.                    |                                      |                 |          |                           |
| 4.                    |                                      |                 |          |                           |
| 5.                    |                                      |                 |          |                           |
| 6.                    |                                      |                 |          |                           |
| 7. Courtney Mooney    | CLV - P D                            | 229-5260        |          |                           |
| 8.                    | CLV - PW - Traffic                   | 229-6901 / 6880 |          |                           |
| 9.                    | CLV - PW - Flood                     | 229-6541        | 382-8551 |                           |
| 10. Rod Clark         | CLV - Building and Safety            | 229-6251        | 382-1731 |                           |
| 11.                   | CLV - Fire and Rescue                | 229-0366        | 229-0124 |                           |
| 12.                   | CLV - Office of Business Development | 229-6551        | 385-3128 |                           |

OR: ☐ see Meeting Attendance Sheet

Is this project intended to meet the City of Las Vegas Green Building Rebate Program? ☐ YES ☒ NO  
Please refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives.

The following Special Area/Master Plan(s)/Overlay District(s) apply to the project site:  
Airport Overlay (140 Ft), Big Springs/Las Vegas Springs, Rancho/Charleston Land Use Study

### Meeting Notes:

1. Minor review (administrative) for the relocation of 4 existing RR cottages within the Springs Preserve site
2. No HPC review required, but would like to keep informed of progress
3. Building - will have to determine what building code it falls under, and whether chapter on existing buildings from 2006 code applies.
4. No additional landscaping, parking, etc. is proposed as part of this project.

RECEIVED

MAY 26 2010

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:

In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

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

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

# 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 26, 2010

Ms. Patricia Mulroy  
Las Vegas Valley Water District  
1001 South Valley View Boulevard  
Las Vegas, Nevada 89153

## **RE: SDR-38374 - ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW MINOR REVIEW CYCLE - JULY 2010**

Dear Ms. Mulroy:

Your request for a Minor Site Development Plan Review TO RELOCATE FOUR RAILROAD COTTAGES on 80.48 acres at 309 South Valley View Boulevard (APN 139-31-602-003), C-V (Civic) Zone, Ward 1 (Tarkanian), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department staff has administratively **APPROVED** your request subject to the following:

### **Planning and Development**

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the railroad cottages on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan and building elevations, date stamped 05/26/10, except as amended by conditions herein.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. 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.

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



8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

10. 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.
11. Prior to the issuance of any permits for the relocation of the railroad cottages, a Drainage Study update letter shall be submitted and approved by the Flood Control Section of the Department of Public Works.

This action by the Planning and Development Department staff on July 26, 2010 is final unless a written appeal is filed with the Director of Planning and Development Department within ten days of the date of this letter.

Sincerely,



Steve Gebeke  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Mr. Shawn Mollus  
Las Vegas Valley Water District  
1001 South Valley View Boulevard  
Las Vegas, Nevada 89153

Mr. Peter Jauch  
Las Vegas Valley Water District  
1001 South Valley View Boulevard  
Las Vegas, Nevada 89153

*City of Las Vegas*

## AGENDA MEMO

ADMINISTRATIVE REVIEW MEETING DATE: JULY 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: LAS VEGAS WATER DISTRICT

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

| CASE<br>NUMBER | RECOMMENDATION                                    | REQUIRED FOR<br>APPROVAL |
|----------------|---------------------------------------------------|--------------------------|
| SDR-38374      | Staff recommends APPROVAL, subject to conditions: | N/A                      |

### \*\* CONDITIONS \*\*

## SDR-38374 CONDITIONS

### Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the railroad cottages on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan and building elevations, date stamped 05/26/10, except as amended by conditions herein.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

**Conditions Page Two**  
**July 29, 2010 - Administrative Review**

7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. 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.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

10. 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.
11. Prior to the issuance of any permits for the relocation of the railroad cottages, a Drainage Study update letter shall be submitted and approved by the Flood Control Section of the Department of Public Works.

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

**PROJECT DESCRIPTION**

The applicant is proposing a Minor Site Development Plan Review (SDR-38374) to relocate four of the historical railroad cottages on the northern portion of the Springs Preserve at 309 South Valley View Boulevard. The subject site also is home to the Las Vegas Valley Water District Park, Nevada State Museum and the Visitor Center Exhibit Building. Staff recommends approval of this request, as relocation of the structures will not negatively affect the character of the Springs Preserve, and the applicant has presented a plan that will help retain structures of historical significance.

**BACKGROUND INFORMATION**

| <i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc</i> |                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 07/01/92                                                          | The City Council approved a Rezoning (Z-0026-92) to the C-V (Civic) zoning district on the subject site as part of a larger request. The Planning Commission and staff recommended approval.                                                                                                                                                                                                                                       |
| 02/07/01                                                          | The City Council approved a request for a Site Development Plan Review [Z-0026-92(4)] of the Master Plan for a proposed 110-acre public use facility, including approximately 266,100 square feet of building area for a visitor center, interpretive center, museum, research area, garden support, and administrative offices for the Las Vegas Valley Water District. The Planning Commission recommended approval on 12/21/00. |
| 01/02/03                                                          | The Planning and Development Department administratively approved a request for a Site Development Plan Review (SDR-1465) for a proposed 75,032 square foot visitor's center in conjunction with the Las Vegas Springs Preserve.                                                                                                                                                                                                   |
| 06/12/03                                                          | The Planning and Development Department administratively approved a Site Development Plan Review (SDR-2258) for trails, canopies, armadas, an interpretive pavilion and displays in conjunction with the Las Vegas Springs Preserve, located adjacent to the northeast corner of the intersection of Alta Drive and Valley View Boulevard.                                                                                         |

| <i>Most Recent Change of Ownership</i> |                                                |
|----------------------------------------|------------------------------------------------|
| 06/01/54                               | A deed was recorded for a change in ownership. |

Staff Report Page Two  
July 29, 2010 - Administrative Review

| <i>Related Building Permits/Business Licenses</i> |                                                                                                                                                                                                  |
|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 04/24/07                                          | A building permit (7001399) was issued for the museum at 309 South Valley View Boulevard. A final inspection was completed 05/07/09.                                                             |
| 03/28/08                                          | A building permit (111332) was issued for a Tenant Improvement for Certificate of Occupancy of the museum phase 2 at 309 South Valley View Boulevard. A final inspection was completed 05/14/09. |

| <i>Pre-Application Meeting</i> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 01/14/10                       | <p>A pre application meeting was held with the applicant where the submittal requirements for a Site Development Plan Review were discussed. Topics included:</p> <ul style="list-style-type: none"> <li>• Minor Review for the relocation of four existing railroad cottages to the Springs Preserve.</li> <li>• No HPC review is required, but HPC would like to be informed of the progress.</li> <li>• Building and safety Department will need to determine what building code will apply and whether chapter on existing buildings from 2006 code applies.</li> </ul> |

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

| <i>Field Check</i> |                                                                                                  |
|--------------------|--------------------------------------------------------------------------------------------------|
| 06/24/10           | A site visit was conducted, but there was no available access to view the site from close range. |

| <i>Details of Application Request</i> |       |
|---------------------------------------|-------|
| <i>Site Area</i>                      |       |
| Net Acres                             | 80.48 |

| <i>Surrounding Property</i> | <i>Existing Land Use Per Title 19.04</i>         | <i>Planned or Special Land Use Designation</i> | <i>Existing Zoning District</i> |
|-----------------------------|--------------------------------------------------|------------------------------------------------|---------------------------------|
| Subject Property            | Governmental Facility (Cultural Resource Center) | PF (Public Facilities)                         | C-V (Civic)                     |
| North                       | Governmental Facility (Cultural Resource Center) | PF (Public Facilities)                         | C-V (Civic)                     |

**Staff Report Page Three**  
**July 29, 2010 - Administrative Review**

|       |                                                  |                                       |                                 |
|-------|--------------------------------------------------|---------------------------------------|---------------------------------|
| South | Public Utility Facility and Parking              | PF (Public Facilities)                | C-V (Civic)                     |
| East  | Governmental Facility (Cultural Resource Center) | PF (Public Facilities)                | C-V (Civic)                     |
|       | Single Family Residential                        | DR (Desert Rural Density Residential) | R-E (Residence Estates)         |
| West  | Regional Mall, Retail and Office                 | SC (Service Commercial)               | C-1 (Limited Commercial)        |
|       | Single Family Residential                        | L (Low Density Residential)           | R-1 (Single Family Residential) |

| <b>Master Plan Areas</b>                                 | <b>Yes</b> | <b>No</b> | <b>Compliance</b> |
|----------------------------------------------------------|------------|-----------|-------------------|
| <b>Master Plan Area</b>                                  |            | X         |                   |
| <b>Special Purpose and Overlay Districts</b>             | <b>Yes</b> | <b>No</b> | <b>Compliance</b> |
| <b>Special Purpose and Overlay Districts</b>             |            |           |                   |
| C-V (Civic) District                                     | X          |           | Y                 |
| A-O (Airport Overlay) District (140 feet)                | X          |           | Y                 |
| H (Historic Designation) (Big Springs-Las Vegas Springs) | X          |           | Y                 |
| <b>Trails</b>                                            | X          |           | Y                 |
| <b>Rural Preservation Overlay District</b>               |            | X         | N/A               |
| <b>Las Vegas Redevelopment Plan Area</b>                 |            | X         | N/A               |
| <b>Development Impact Notification Assessment</b>        |            | X         | N/A               |
| <b>Project of Regional Significance</b>                  |            | X         | N/A               |

## **DEVELOPMENT STANDARDS**

Title 19.06.020 states that minimum development standards for a property in a C-V (Civic) District shall be established upon approval of a Rezoning or Site Development Plan. All proposed structures will have adequate setbacks from property lines.

| <b>Standard</b> | <b>Provided</b> | <b>Compliance</b> |
|-----------------|-----------------|-------------------|
| Lot Size        | 7,971,480 SF    | Y                 |
| Lot Width       | 2,300 Feet      | Y                 |
| Min. Setbacks   |                 |                   |
| • Front         | 830 Feet        | Y                 |
| • Side          | 3,699 Feet      | Y                 |
| • Corner        | 241 Feet        | Y                 |
| • Rear          | 2,004 Feet      | Y                 |
| Building Height | Single-Story    | Y                 |

## ANALYSIS

The proposed relocation of four historical railroad cottages to the Springs Preserve located at the corner of Valley View Boulevard and US-95 would allow structures of historical value to be renovated and rehabilitated. Construction of the cottages would take place on one acre. Included in the construction is a covered Ramada, interpretive elements, landscaping and historic property line fencing.

As the proposed changes are minimal in nature and will not negatively affect the character of the Springs Preserve, the Planning and Development Department is administratively approving this request.

## FINDINGS (SDR-38374)

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

The proposed development is compatible with the adjacent development and development in the area. The proposed uses for the site are not only allowed within the C-V (Civic) zoning district, but are encouraged within the Big Springs/Las Vegas Springs Plan area.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed development is consistent with the General Plan, Title 19 and the Big Springs/Las Vegas Springs Plan, and is in substantial conformance with the previously approved Site Development Plan review (SDR-2258).

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Adequate site access is provided from Valley View Boulevard, an 80-foot Secondary Arterial. Site access and circulation will not negatively impact adjacent roadways or neighborhood traffic.

4. **Building and landscape materials are appropriate for the area and for the City;**

The proposed building and landscape materials are appropriate for this area and for the City.

Staff Report Page Five  
July 29, 2010 - Administrative Review

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The proposed building elevations are appropriate for the building's uses and are harmonious and compatible with the surrounding area.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

Proposed development on the site will be subject to permit review and inspection, thereby protecting the public's health, safety and general welfare.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

# 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 2, 2010

Ms. Patricia Mulroy  
Las Vegas Valley Water District  
1001 South Valley View Boulevard  
Las Vegas, Nevada 89153

**RE: SDR-38374 - ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW  
MINOR REVIEW CYCLE - JULY 2010**

Dear Ms. Mulroy:

Your request for a Minor Site Development Plan Review TO RELOCATE FOUR RAILROAD COTTAGES on 80.48 acres at 309 South Valley View Boulevard (APN 139-31-602-003), C-V (Civic) Zone, Ward 1 (Tarkanian), will be considered administratively by the Planning and Development Department staff.

Staff will determine within thirty (30) days of the date of this letter whether or not your request will be approved as submitted. We will notify you in writing as to our determination after we have reviewed the details of the request.

If you have any questions or need additional information please do not hesitate to contact me at (702) 229-6301.

Sincerely,

Steve Gebeke  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Mr. Shawn Mollus  
Las Vegas Valley Water District  
1001 South Valley View Boulevard  
Las Vegas, Nevada 89153

Mr. Peter Jauch  
1001 South Valley View Boulevard  
Las Vegas, Nevada 89153

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



# CITY OF LAS VEGAS

## INTER-OFFICE MEMORANDUM

### REQUEST FOR COMMENT

**FROM: PLANNING AND DEVELOPMENT**

**SDR-38374**

#### HAND DELIVERED

|                                 |                |     |
|---------------------------------|----------------|-----|
| *DEVELOPMENT COORDINATION (DPW) | ROGER BAILEY   | DSC |
| FIRE ENGINEERING                | OZZIE MIRKHAH  | DSC |
| *FLOOD CONTROL (DPW)            | ALBERT SUNG    | DSC |
| *LAND DEVELOPMENT (DPW)         | DAVID GUERRA   | DSC |
| PERMITS/ INSPECTIONS            | ROD CLARK      | DSC |
| *RIGHT-OF-WAY (DPW)             | MARY WULFF     | DSC |
| *SANITARY SEWERS (DPW)          | JOE PEÑA       | DSC |
| *TRAFFIC ENGINEERING (DPW)      | RICK SCHROEDER | DSC |

#### SENT VIA CDURIER/ US MAIL OR INTER-OFFICE MAIL

|                                               |                                                |                                                                 |
|-----------------------------------------------|------------------------------------------------|-----------------------------------------------------------------|
| <CCSD>                                        | LINDA PERRI                                    | 4190 McLeod Drive, 2 <sup>nd</sup> Floor                        |
| METRO                                         | BRIAN O'CALLAGHAN                              | 7 <sup>th</sup> FLOOR CITY HALL                                 |
| OFFICE OF BUSINESS DEVELOPMENT                | TOM BURKART                                    | 2 <sup>nd</sup> FLOOR CITY HALL EXPANSION                       |
| NEIGHBORHOOD SERVICES                         | ANNE KILPONEN                                  | 2 <sup>nd</sup> FLOOR CITY HALL                                 |
| *TEFO (DPW)                                   | REBECCA WHITLOCK                               | 3104 BONANZA ROAD                                               |
| *STREETS & SANITATION (DPW)                   | JERRY WALKER                                   | 2900 RONEBUS                                                    |
| *PARKS & OPEN SPACES (DPW)                    | JOHN BLACK                                     | 2900 RONEBUS                                                    |
| *SID (DPW)                                    | PATRICK MURPHY                                 | 420 N. FOURTH STREET                                            |
| *SURVEY (DPW)                                 | ALAN RIEKKI                                    | WEST YARD                                                       |
| <EMBARQ> (SDPR only)                          | SANDRA HOLLEY                                  | 330 VALLEY VIEW BOULEVARD                                       |
| LAS VEGAS VALLEY WATER DISTRICT<br>(NO PLANS) | HEIDI DEXHEIMER<br>ENGINEERING DESIGN DIVISION | 100 CITY PARKWAY, SUITE<br>#700 (HAND DELIVERY<br>ADDRESS ONLY) |
| CLARK COUNTY (IT) (NO PLANS)                  | SHARON RICE<br>(INFORMATION TECHNOLOGY DEPT)   | 500 GRAND CENTRAL PARKWAY, 4 <sup>th</sup> Floor                |
| NELLIS AFB (NO PLANS)                         | DEBORAH MACNEILL                               | 4430 Grissom Avenue, Building 11, Suite<br>103D                 |

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

SDPR  
05/27/2010

**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**

**SDR-38374 - SITE DEVELOPMENT PLAN REVIEW - MINOR REVIEW - APPLICANT/OWNER: LAS VEGAS WATER DISTRICT** - Request for a Minor Site Development Plan Review FOR RELOCATE FOUR RAILROAD COTTAGES on 80.48 acres at 309 South Valley View Boulevard (APN139-31-602-003), C-V (Civic) Zone, Ward 1 (Tarkanian).

PLANNING COMMISSION: **JULY 29, 2010**

PLANNING SUPERVISOR: **STEVE GEBEKE**



**ADMINISTRATIVE**

Comments Due: **JUNE 29, 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:**

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

City of Las Vegas  
400 Stewart Ave  
Las Vegas, NV 89101-2927

# SDR Application

7/29/10 Admin RG

Report Date 06/03/2010 01:49 PM

Submitted By

Page 1

A/P # 38374 SITE DEVELOPMENT PLAN REVIEW

## Application Information

### Stages

|           | Date / Time      | By     |            | Date / Time | By |
|-----------|------------------|--------|------------|-------------|----|
| Processed | 05/26/2010 13:37 | 982998 | Temp COO   |             |    |
| Approved  |                  |        | COO Issued |             |    |
| Final     |                  |        | Expires    |             |    |

### Associated Information

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

### Valuation

|                      |      |
|----------------------|------|
| Declared Valuation   | 0.00 |
| Calculated Valuation | 0.00 |
| Actual Valuation     | 0.00 |

### Description of Work

SDR-38374 - SITE DEVELOPMENT PLAN REVIEW - MINOR REVIEW - APPLICANT/OWNER: LAS VEGAS WATER DISTRICT - Request for a Minor Site Development Plan Review FOR RELOCATE FOUR RAILROAD COTTAGES on 80.48 acres at 309 South Valley View Boulevard (APN139-31-602-003), C-V (Civic) Zone, Ward 1 (Tarkanian).

Parent A/P # H99908141

Project # 38374 Project/Phase Name LVSP HISTORIC COTTAGE RESTORAT

Size/Area 1.00 ACRE Size Description

Proposed Start Proposed Stop

% Complete Formula

Phase #

Subdivision Code

% Completed 0.00

## Property/Site Information

Parcel 13931602003

Location

## Owner/Tenant

Contact ID AC1755838

Name LAS VEGAS VALLEY WATER DISTRICT

Mailing Address 1001 S VALLEY VIEW BLVD #MS 95

Organization % LAND ACQUISITION & MGMT

City LAS VEGAS

State/Province NV

ZIP/PC 89107-4447

Country

☐ Foreign

Day Phone (702)258-3266 x

Evening Phone

Fax (702)862-7452

Mobile #

## A/P Linked Addresses

No Addresses are linked to this Application

## Linked Addresses

3700 ALTA DR  
LAS VEGAS, 89107-

3540 ALTA DR  
LAS VEGAS, 89107-

3700 ALTA DR 3  
LAS VEGAS, 89107-

3700 ALTA DR 1  
LAS VEGAS, 89107-

3700 ALTA DR 2  
LAS VEGAS, 89107-

Report Date 06/03/2010 01:49 PM

Submitted By

Page 2

**Address**

**Parcel Link**

**AP Link**

301 S VALLEY VIEW BLVD  
LAS VEGAS, 89107-

329 S VALLEY VIEW BLVD  
LAS VEGAS, 89107-

333 S VALLEY VIEW BLVD  
LAS VEGAS, 89107-

337 S VALLEY VIEW BLVD  
LAS VEGAS, 89107-

421 S VALLEY VIEW BLVD  
LAS VEGAS, 89107-

317 S VALLEY VIEW BLVD  
LAS VEGAS, 89107-

313 S VALLEY VIEW BLVD  
LAS VEGAS, 89107-

325 S VALLEY VIEW BLVD  
LAS VEGAS, 89107-

309 S VALLEY VIEW BLVD  
LAS VEGAS, 89107-

341 S VALLEY VIEW BLVD  
LAS VEGAS, 89107-

**AP Addresses**

No Other Addresses are associated to this Application

**Linked Parcels**

No Parcels are linked to this Application

**AP Linked Parcels**

13931602003

**Applicants/Contacts**

|               |                                                            |           |       |              |                           |                          |         |
|---------------|------------------------------------------------------------|-----------|-------|--------------|---------------------------|--------------------------|---------|
| Primary       | Y                                                          | Capacity  | OWNER | Contact ID   | AC1755838                 | <input type="checkbox"/> | Foreign |
| Effective     |                                                            | Expire    |       |              |                           |                          |         |
| Name          | LAS VEGAS VALLEY WATER DISTRICT                            |           |       |              |                           |                          |         |
| Day Phone     | (702)258-3266 x                                            | Eve Phone |       | Organization | % LAND ACQUISITION & MGMT |                          |         |
| Pager         |                                                            | PIN #     |       | Position     |                           |                          |         |
| Fax           | (702)862-7452                                              | Mobile    |       | Profession   |                           |                          |         |
| E-Mail        |                                                            |           |       |              |                           |                          |         |
| Address       | 1001 S VALLEY VIEW BLVD #MS 95<br>LAS VEGAS, NV 89107-4447 |           |       |              |                           |                          |         |
| Seasonal Addr |                                                            |           |       |              |                           |                          |         |
| Valid From    |                                                            | To        |       |              |                           |                          |         |
| Comments      | Peter Jauch #258-3240                                      |           |       |              |                           |                          |         |

### No Contractors

| Item Description                                 | Item Status             |
|--------------------------------------------------|-------------------------|
| Check Fees                                       | Fees Successful         |
| PROCESSING FEE (\$500.00)                        | Paid                    |
| Check Inspections                                | Inspections Successful  |
| Check Reviews                                    | Reviews Failed          |
| 394542 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW) | Incomplete              |
| 394541 DEVCO #1 (DEVELOPMENT COORDINATION)       | Incomplete              |
| 394551 FIRE ENG #1 (FIRE PROTECTION ENGINEERING) | Incomplete              |
| 394543 FLOOD #1 (FLOOD CONTROL)                  | Incomplete              |
| 394550 LAND DEV #1 (LAND DEVELOPMENT)            | Incomplete              |
| 394544 ROW #1 (RIGHT-OF-WAY)                     | Incomplete              |
| 394549 SEWER #1 (COLLECTION SYSTEMS PLANNING)    | Incomplete              |
| 394548 SID #1 (SPECIAL IMPROVEMENT DISTRICT)     | Incomplete              |
| 394547 SURVEY #1 (SURVEY)                        | Incomplete              |
| 394546 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)    | Incomplete              |
| 394545 TRAFFIC #1 (TRAFFIC ENGINEERING)          | Incomplete              |
| Check Conditions                                 | Conditions Successful   |
| Check Alert Conditions                           | Alert Conditions Failed |
| (ASSIGN CASE TO A PLANNER)                       |                         |
| (AT-COMplete DRT PROCESS)                        |                         |
| (AT-ROUTE PLANS FOR REVIEW)                      |                         |
| (STAFF RECOMMENDATION)                           |                         |
| Check Licenses                                   | Not Checked             |
| Check Children Status                            | Children Successful     |
| Check Open Cases                                 | 0                       |

| Fees           | Status              | Paid Date        | Amount                   |
|----------------|---------------------|------------------|--------------------------|
| PROCESSING FEE | P                   | 05/26/2010 13:41 | 500.00                   |
|                | <b>Total Unpaid</b> | <b>0.00</b>      | <b>Total Paid 500.00</b> |

There are no inspections for this Report

| Review/Activities<br>Review #<br>Comments | Review Type | # | Status | Waived | Issued | Started | Completed | Comp By |
|-------------------------------------------|-------------|---|--------|--------|--------|---------|-----------|---------|
|-------------------------------------------|-------------|---|--------|--------|--------|---------|-----------|---------|

Report Date 06/03/2010 01:49 PM

Submitted By

Page 4

| Review/Activities<br>Review #<br>Comments | Review Type | # | Status     | Waived                   | Issued           | Started | Completed | Comp By |
|-------------------------------------------|-------------|---|------------|--------------------------|------------------|---------|-----------|---------|
| 394541                                    | DEVCO       | 1 | Incomplete | <input type="checkbox"/> | 06/03/2010 13:49 |         |           |         |
| 394542                                    | B&S PLAN    | 1 | Incomplete | <input type="checkbox"/> | 06/03/2010 13:49 |         |           |         |
| 394543                                    | FLOOD       | 1 | Incomplete | <input type="checkbox"/> | 06/03/2010 13:49 |         |           |         |
| 394544                                    | ROW         | 1 | Incomplete | <input type="checkbox"/> | 06/03/2010 13:49 |         |           |         |
| 394545                                    | TRAFFIC     | 1 | Incomplete | <input type="checkbox"/> | 06/03/2010 13:49 |         |           |         |
| 394546                                    | TEFO        | 1 | Incomplete | <input type="checkbox"/> | 06/03/2010 13:49 |         |           |         |
| 394547                                    | SURVEY      | 1 | Incomplete | <input type="checkbox"/> | 06/03/2010 13:49 |         |           |         |
| 394548                                    | SID         | 1 | Incomplete | <input type="checkbox"/> | 06/03/2010 13:49 |         |           |         |
| 394549                                    | SEWER       | 1 | Incomplete | <input type="checkbox"/> | 06/03/2010 13:49 |         |           |         |
| 394550                                    | LAND DEV    | 1 | Incomplete | <input type="checkbox"/> | 06/03/2010 13:49 |         |           |         |
| 394551                                    | FIRE ENG    | 1 | Incomplete | <input type="checkbox"/> | 06/03/2010 13:49 |         |           |         |

Activity Review Details

Detail SUBMITTAL CHECKLIST (SDR)

Modified By JMARSHALL

Modified Date/Time 05/26/2010 13:37

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- |                                        |                                                     |
|----------------------------------------|-----------------------------------------------------|
| Y Pre-Application Conference Checklist | Y Site Plans (19 Folded Blue Lines, 1 Rolled Color) |
| Y Application/Petition Form            | N Landscape Plan                                    |
| Y Deed and Legal Description           | Y Building Elevations (2 Folded, 1 Rolled Color)    |
| Y Justification Letter                 | Y Floor Plan (1 Folded, 1 Rolled)                   |
| Y Color and Material Board             | Y Laser Print Site Plan                             |
| N DINA (Not Always Required)           | Y Laser Print Floor Plan                            |
| Y Statement of Financial Interest      | Y Laser Print Elevation                             |

Y Business Licensing Requirements Met

N Business License Exempt

Detail LINKED PROJECTS

Modified By RGUMARANG

Modified Date/Time 06/03/2010 13:49

Comments

No Comments

Report Date 06/03/2010 01:49 PM

Submitted By

Page 5

LINKED PROJECT

| Grid Template Type | Project Number | APKEY | COMMENTS | Proj Type |
|--------------------|----------------|-------|----------|-----------|
|--------------------|----------------|-------|----------|-----------|

There are no items in this list

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

No Conditions

| Project # | AP Type | Status | Stage | Relation |
|-----------|---------|--------|-------|----------|
|-----------|---------|--------|-------|----------|

No children exist for this project

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

There is no planning condition for this project.

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance? Final City Council letter received  
Y Parent Project link required? Annotated minutes recieved  
N Will this go to the City Council? Is there a condition of approval for a Required Review?  
Hearing Type Public, Non-Public, Admin ADMIN If yes, when does it need to be reviewed?

Staff Recommendation

Meeting Information

| Meeting Info Meeting Date Comments Added By | Meeting Type Add Date | Meeting Status Modified By | Modified Date | YES Votes | NO Votes | ABSTENTIONS |
|---------------------------------------------|-----------------------|----------------------------|---------------|-----------|----------|-------------|
| 05/27/2010                                  | ADMIN                 | SCHEDULED                  |               | 0         | 0        | 0           |
| JMARSHALL                                   | 05/26/2010            |                            |               |           |          |             |

| Template Type/AP # | AP Type | Status | Stage |
|--------------------|---------|--------|-------|
|--------------------|---------|--------|-------|

No children exist for this project

| Employee Employee ID | Last | First | MI | Comments |
|----------------------|------|-------|----|----------|
|----------------------|------|-------|----|----------|

No Employee Entries

| Log Action | Description | Entered By | Start | Stop | Hours |
|------------|-------------|------------|-------|------|-------|
|------------|-------------|------------|-------|------|-------|

|                                                                          |                                |        |                  |  |      |
|--------------------------------------------------------------------------|--------------------------------|--------|------------------|--|------|
| PAYMNT                                                                   | CD NAME WHD PICKED UP CONTACT# | 970040 | 05/26/2010 13:42 |  | 0.00 |
| KENYA HENDERSON, 702.875.7035, LAS VEGAS VALLEY WATER DISTRICT CK 827228 |                                |        |                  |  |      |

Report Date 06/03/2010 01:49 PM

Submitted By

Page 6

Log  
Action  
Comments

Description

Entered By

Start

Stop

Hours

No Model Home Details

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT PLAN REVIEW

Project Address (Location) 309 SOUTH VALLEY VIEW

Project Name LVSP HISTORIC COTTAGE RESTORATION Proposed Use \_\_\_\_\_

Assessor's Parcel #(s) 13931602003 Ward # 1-TARKANIAN

General Plan: existing PF proposed \_\_\_\_\_ Zoning: existing CV proposed \_\_\_\_\_

Commercial Square Footage 3504 SF Floor Area Ratio N/A

Gross Acres 1 acre Lots/Units 4 Density \_\_\_\_\_

Additional Information MINOR SITE DEVELOPMENT PLAN REVIEW - ADMINISTRATIVE

PROPERTY OWNER Las Vegas Valley Water District Contact Patricia Mulroy

Address 1001 South Valley View Boulevard Phone: (702) 258-3266 Fax: (702) 862-7452

City Las Vegas State NV Zip 89153

E-mail Address peter.jauch@lvvwd.com

APPLICANT Las Vegas Valley Water District Contact Shawn Mollus

Address 1001 South Valley View Boulevard Phone: (702) 258-3266 Fax: (702) 862-7452

City Las Vegas State NV Zip 89153

E-mail Address peter.jauch@lvvwd.com

REPRESENTATIVE Las Vegas Valley Water District Contact Peter Jauch

Address 1001 South Valley View Boulevard Phone: (702) 258-3240 Fax: (702) 862-7452

City Las Vegas State NV Zip 89153

E-mail Address peter.jauch@lvvwd.com

Property Owner Signature\* Patricia Mulroy

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

Print Name Patricia Mulroy

Subscribed and sworn before me

This 24<sup>th</sup> day of May, 20 10

Joan S. Wakley

Notary Public in and for said County of Clark State JOAN S. WAKLEY  
Notary Public State of Nevada  
No. 08-7913-1  
My appt. exp. July 16, 2012

Revised 10/27/08

### FOR DEPARTMENT USE ONLY

|                 |                    |
|-----------------|--------------------|
| Case #          | <u>502-39374</u>   |
| Meeting Date:   | <u>-</u>           |
| Total Fee:      | <u>\$500</u>       |
| Date Received:* | <u>5/26/10</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: **SDR-38374** APN: 139-31-602-003

Name of Property Owner: Patricia Mulroy, General Manager, Las Vegas Valley Water District

Name of Applicant: Shawn Mollus, Director of Las Vegas Valley Water District Engineering

Name of Representative: Peter J. Jauch, Engineering Design Manager

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: \_\_\_\_\_

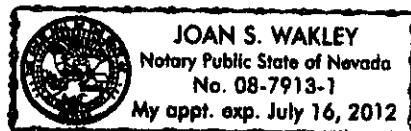
Signature of Property Owner: \_\_\_\_\_

Print Name: Patricia Mulroy

Subscribed and sworn before me

This 24<sup>th</sup> day of May, 20 10

Joan S. Wakley  
Notary Public in and for said County and State





**LAS VEGAS VALLEY  
WATER DISTRICT**

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

May 26, 2010

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

Attention: Planning and Development Department

SUBJECT: CONTRACT NO. C1317 – LVSP HISTORIC RAILROAD COTTAGES  
RESTORATION, ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW  
(JUSTIFICATION)

The Las Vegas Valley Water District (District) is in the process of designing the infrastructure and facilities to support the visitorship of the Historic Railroad Cottages at the Las Vegas Springs Preserve (LVSP), a 160-acre property owned by the District located at 309 South Valley View Blvd (APN 139-31-602-003). These four cottages will be relocated to the northwest portion of the LVSP and includes the historic restoration and rehabilitation of the cottages; approximately one acre of the site will be used to construct the project.

The restoration project consists of the design and construction of the necessary facilities to enable the relocation, rehabilitation and restoration of the historical cottages. These facilities include water, sewer, electrical and communications support systems. A covered ramada, interpretive elements, landscaping and historic property line fencing will also be constructed. The District is currently applying for an administrative site development plan review of this project.

If you have any questions, or require additional information, please contact L. Steven Anderson, P.E., Engineering Project Manager, at (702) 875-7063.

Sincerely,

Peter J. Jauch, P.E.  
Engineering Design Manager  
Engineering Design Division

PJJ:LSA:HAD:KMH:jl  
Attachment

RECEIVED

MAY 26 2010

**SDR-38374**

D E E D

①

THIS INDENTURE, made this 1st day of June, 1954, by LAS VEGAS LAND AND WATER COMPANY, a Nevada corporation, Grantor, and LAS VEGAS VALLEY WATER DISTRICT, a public corporation of the State of Nevada, Grantee, WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) to it paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, does, by these presents, grant, bargain, sell, convey and confirm unto the Grantee and to its successors and assigns forever those certain parcels of land situated in the City of Las Vegas, County of Clark, State of Nevada, and being portions of Sections 29, 30, 31 and 32 in T. 20 S., R. 61 E., M.D.B. & M., described as follows:

PARCEL 1:

That portion of the  $S\frac{1}{2}$  of the  $SW\frac{1}{4}$  of said Section 29, described as follows:

Commencing at a point on the north line of said  $S\frac{1}{2}$  of the  $SW\frac{1}{4}$  of said Section 29, distant west thereon 2300 feet from the northeast corner of said  $S\frac{1}{2}$  of the  $SW\frac{1}{4}$  of said Section 29; thence south parallel to the west line of said Section 29 a distance of 400 feet to the True Point of Beginning; thence south 400 feet parallel to the west line of said Section 29; thence easterly in a direct line to a point on the north-south center line of said Section 29 distant south thereon 700 feet from the northeast corner of said  $S\frac{1}{2}$  of the  $SW\frac{1}{4}$  of said Section 29; thence south along said north-south center line to the south line of said Section 29; thence west along said south line to the southwest corner of said Section 29; thence north along the west line of said Section 29 to a point distant thereon south 400 feet from the northwest corner of said  $SW\frac{1}{4}$  of said Section 29; thence east in a direct line to the Point of Beginning.

14121 MAY 26 2010

PARCEL 2:

The  $SE\frac{1}{4}$  of the  $SE\frac{1}{4}$  of said Section 30 excepting therefrom the northerly 400 feet thereof.

PARCEL 3:

The  $SW\frac{1}{4}$  of the  $SE\frac{1}{4}$  of said Section 30.

PARCEL 4:

The  $SE\frac{1}{4}$  of the  $SW\frac{1}{4}$  of said Section 30.

PARCEL 5:

Govt. Lot 4 in the  $SW\frac{1}{4}$  of said Section 30.

PARCEL 6:

The  $NE\frac{1}{4}$  of the  $NE\frac{1}{4}$  of said Section 31.

PARCEL 7:

The  $S\frac{1}{2}$  of the  $NE\frac{1}{4}$  of said Section 31.

PARCEL 8:

The  $SE\frac{1}{4}$  of said Section 31.

PARCEL 9:

That portion of the  $NW\frac{1}{4}$  of said Section 32, described as follows:

Beginning at a point on the west line of said  $NW\frac{1}{4}$  of said Section 32, distant northerly thereon 550 feet from the Southwest corner of said  $NW\frac{1}{4}$  of said Section 32; thence north along said west line to the northwest corner of said Section 32; thence east along the north line of said Section 32 to the northeast corner of said  $NW\frac{1}{4}$  of said Section 32; thence south 300 feet along the east line of said  $NW\frac{1}{4}$  of said Section 32; thence west 1400 feet parallel to the north line of said Section 32; thence southwesterly in a direct line to the Point of Beginning.

Together with all of the water and rights to water arising upon or flowing from said real property, including the water produced by pumping or flowing from wells located thereon, except the water

14121 (5-3)

right reserved in the Deed from HELEN J. STEWART, et al to W. A. CLARK, dated December 8, 1902, and recorded in Book U of Real Estate Deeds at Page 222, Lincoln County, Nevada, Records.

There is also excepted and reserved that certain Certificate of Appropriation bearing Application No. 7200 and Certificate Record No. 1631, Book 6, Page 1631, authorizing Los Angeles & Salt Lake Railroad Company, a corporation, to appropriate 2.5 cubic feet of water per second from the land above described, which Certificate of Appropriation was recorded May 14, 1930, in Book 1 of Water Appropriations, Page 76, in the office of the County Recorder of Clark County, Nevada.

The land above described is conveyed subject to:

1. All conditions, restrictions, reservations, easements and Certificates of Appropriation of Water of record.
2. General and special taxes for the year 1954, including any special district levies, payment for which is included therein and collected therewith.

Said Las Vegas Land and Water Company, Grantor, also assigns, transfers and conveys to said Las Vegas Valley Water District, Grantee, its successors and assigns, all of its rights and interests as the successor and assignee of the Grantee and Covenantor in and to the covenants contained in that certain Deed dated July 17, 1953, executed by Los Angeles & Salt Lake Railroad Company, Grantor and Covenantor, to Union Pacific Railroad Company, Grantee and Covenantor, conveying the land hereinabove described, and which Deed was recorded July 31, 1953, in Book 71, Page 278, of Deeds in the office

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MAY 26 2010

14121

of the County Recorder of Clark County, Nevada.

TO HAVE AND TO HOLD the said premises unto the Grantee,  
its successors and assigns forever.

IN WITNESS WHEREOF the Grantor has caused these presents  
to be executed the day and year first herein written by its respect-  
ive officers thereunto duly authorized.

LAS VEGAS LAND AND WATER COMPANY

BY

*W. D. Howard*

President

(CORPORATE SEAL)

Attest:

*L. Backman*  
Assistant Secretary

RECEIVED

4.

MAY 26 2010

14121

14121

STATE OF NEBRASKA }  
COUNTY OF DOUGLAS } SS:

On this 3<sup>d</sup> day of June, 1954, personally appeared before me, a Notary Public in and for the County of Douglas, State of Nebraska, A. E. STODDARD, known to me to be the President, and \_\_\_\_\_  
L. J. Bachman, known to me to be the Assistant Secretary, of the corporation that executed the foregoing instrument, and upon oath did depose and say that they are the officers of said corporation as above designated; that they are acquainted with the seal of said corporation and that the seal affixed to said instrument is the corporate seal of said corporation; that the signatures to said instrument were made by the officers of said corporation as indicated after said signatures; and that the said corporation executed the said instrument freely and voluntarily and for the uses and purposes therein mentioned.

Louis Scholnick  
Notary Public



RECEIVED  
MAY 26 2010

NO 14121  
RECORDED AT THE REQUEST OF

PIONEER TITLE INSURANCE & TRUST CO.

JUL 1 9 08 AM '54

OFFICIAL RECORDS BOOK NO 14  
CLARK COUNTY, NEVADA.  
PAUL C. O'MALLEY, RECORDER  
FEE \$ 3.50 DEPUTY  
Indexed PPP

RETURN TO: PIONEER TITLE INSURANCE & TRUST CO.

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11x17 ORIGINAL

0 50 100 200 400 600

MAP LEGEND

PARCEL BOUNDARY  
SUBD BOUNDARY  
ROAD EASEMENT  
PM/LD BOUNDARY  
NDN-PARCEL LOT LINE  
WATCH LINE / LEADER LINE  
ROAD ID NUMBER

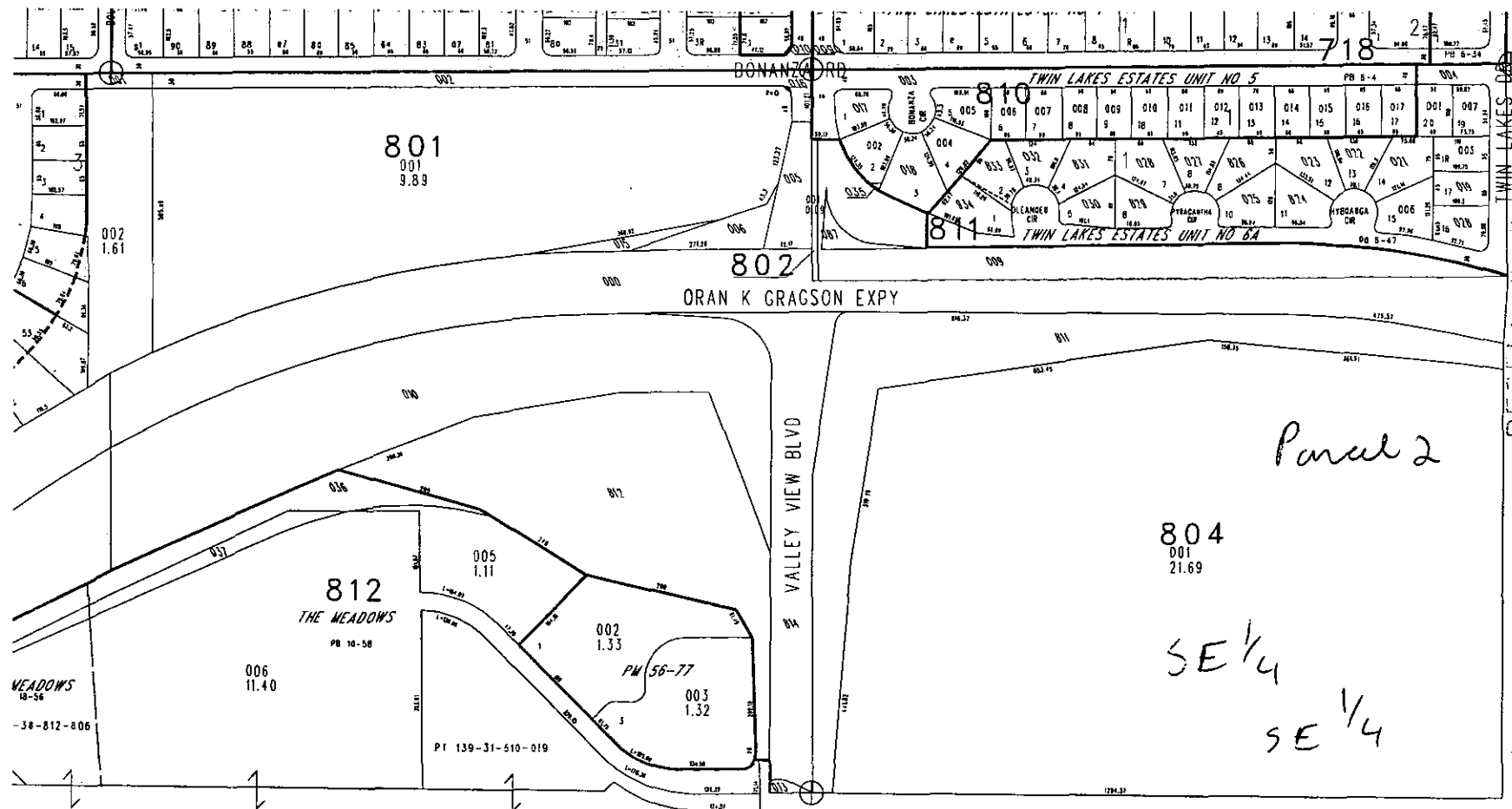
801  
1.00  
202  
PB 25-15  
5  
5  
CL5

PARCEL NUMBER  
ACREAGE  
PARCEL SUB/SEQ NUMBER  
PLAT RECORDING NUMBER  
BLOCK NUMBER  
LOT NUMBER  
GOV. LOT NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.  
M. W. Schofield, Assessor

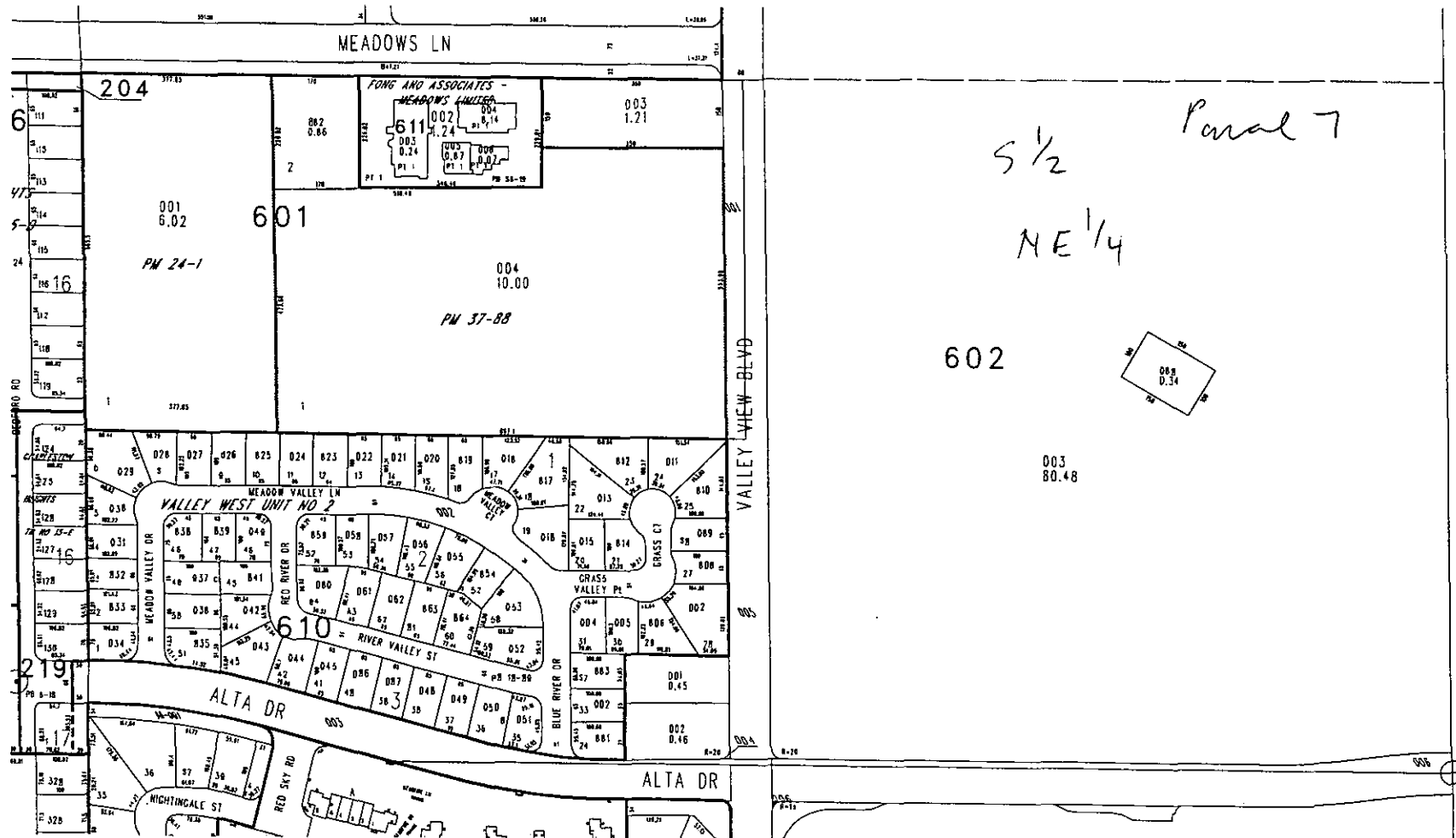
T20S R61E  
30  
S 2 SE 4  
139-30-8

Scale: 1"=200' Rev: 02/13/07



MAY 26 2010

| NOTES | This map is for assessment use only and does NOT represent a survey.<br>No liability is assumed for the accuracy of the data delineated herein.<br>Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.<br><br>This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.<br><br>USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1:12,177 ORIGINAL | MAP LEGEND | <b>ASSESSOR'S PARCELS - CLARK CO., NV.</b><br><b>M. W. Schofield, Assessor</b> |                                                                                                                                          | T20S R61E                                                           | 31                                                                                                                          | S 2 NE 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>139-31-6</b><br> |     |     |      |  |  |      |  |  |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |                                                                                                                                                                                                                                                                                                                                                                 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----|-----|------|--|--|------|--|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |            | AVERAGE DA VALUE<br><b>35</b>                                                  | PARCEL BOUNDARY<br>SUBD BOUNDARY<br>ROAD EASEMENT<br>PM/LD BOUNDARY<br>NON-PARCEL LOT LINE<br>MATCH LINE / LEADER LINE<br>ROAD ID NUMBER | 001<br>1.00<br><br><b>202</b><br>PB 25-45<br><br>5<br>5<br>5<br>CL5 | PARCEL NUMBER<br>ACREAGE<br>PARCEL SUB/SEQ NUMBER<br>PLAT RECORDING NUMBER<br>BLOCK NUMBER<br>LOT NUMBER<br>GOV. LOT NUMBER | <table border="1" style="font-size: 8px;"> <tr><th colspan="3">R60E</th><th colspan="3">R61E</th><th colspan="3">R62E</th></tr> <tr><td>125</td><td>124</td><td>123</td><td>125</td><td>124</td><td>123</td><td>125</td><td>124</td><td>123</td></tr> <tr><td>138</td><td>139</td><td>140</td><td>138</td><td>139</td><td>140</td><td>138</td><td>139</td><td>140</td></tr> <tr><td>163</td><td>162</td><td>161</td><td>163</td><td>162</td><td>161</td><td>163</td><td>162</td><td>161</td></tr> </table> | R60E                |     |     | R61E |  |  | R62E |  |  | 125 | 124 | 123 | 125 | 124 | 123 | 125 | 124 | 123 | 138 | 139 | 140 | 138 | 139 | 140 | 138 | 139 | 140 | 163 | 162 | 161 | 163 | 162 | 161 | 163 | 162 | 161 | <table border="1" style="font-size: 8px;"> <tr><td>8</td><td>4</td><td>8</td><td>4</td></tr> <tr><td>5</td><td>1</td><td>5</td><td>1</td></tr> <tr><td>6</td><td>2</td><td>6</td><td>2</td></tr> <tr><td>7</td><td>3</td><td>7</td><td>3</td></tr> <tr><td>8</td><td>4</td><td>8</td><td>4</td></tr> <tr><td>5</td><td>1</td><td>5</td><td>1</td></tr> </table> | 8 | 4 | 8 | 4 | 5 | 1 | 5 | 1 | 6 | 2 | 6 | 2 | 7 | 3 | 7 | 3 | 8 | 4 | 8 | 4 | 5 | 1 | 5 | 1 |
|       | R60E                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |                                                                                | R61E                                                                                                                                     |                                                                     |                                                                                                                             | R62E                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                     |     |     |      |  |  |      |  |  |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |                                                                                                                                                                                                                                                                                                                                                                 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|       | 125                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |            | 124                                                                            | 123                                                                                                                                      | 125                                                                 | 124                                                                                                                         | 123                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 125                 | 124 | 123 |      |  |  |      |  |  |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |                                                                                                                                                                                                                                                                                                                                                                 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 138   | 139                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 140        | 138                                                                            | 139                                                                                                                                      | 140                                                                 | 138                                                                                                                         | 139                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 140                 |     |     |      |  |  |      |  |  |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |                                                                                                                                                                                                                                                                                                                                                                 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 163   | 162                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 161        | 163                                                                            | 162                                                                                                                                      | 161                                                                 | 163                                                                                                                         | 162                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 161                 |     |     |      |  |  |      |  |  |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |                                                                                                                                                                                                                                                                                                                                                                 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 8     | 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 8          | 4                                                                              |                                                                                                                                          |                                                                     |                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                     |     |     |      |  |  |      |  |  |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |                                                                                                                                                                                                                                                                                                                                                                 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 5     | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 5          | 1                                                                              |                                                                                                                                          |                                                                     |                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                     |     |     |      |  |  |      |  |  |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |                                                                                                                                                                                                                                                                                                                                                                 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 6     | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 6          | 2                                                                              |                                                                                                                                          |                                                                     |                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                     |     |     |      |  |  |      |  |  |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |                                                                                                                                                                                                                                                                                                                                                                 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 7     | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 7          | 3                                                                              |                                                                                                                                          |                                                                     |                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                     |     |     |      |  |  |      |  |  |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |                                                                                                                                                                                                                                                                                                                                                                 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 8     | 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 8          | 4                                                                              |                                                                                                                                          |                                                                     |                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                     |     |     |      |  |  |      |  |  |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |                                                                                                                                                                                                                                                                                                                                                                 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 5     | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 5          | 1                                                                              |                                                                                                                                          |                                                                     |                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                     |     |     |      |  |  |      |  |  |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |                                                                                                                                                                                                                                                                                                                                                                 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |            |                                                                                |                                                                                                                                          |                                                                     |                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                     |     |     |      |  |  |      |  |  |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |                                                                                                                                                                                                                                                                                                                                                                 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |            |                                                                                |                                                                                                                                          |                                                                     |                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                     |     |     |      |  |  |      |  |  |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |                                                                                                                                                                                                                                                                                                                                                                 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |



RECEIVED  
 MAY 26 2010

**NOTES**

This map is for assessment use only and does NOT represent a survey.  
No liability is assumed for the accuracy of the data delineated herein.  
Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.  
This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP ADDED FROM 11/17 ORIGINAL

0 50 100 200 300 400 500

**MAP LEGEND**

AVERAGE AS VALUE 35

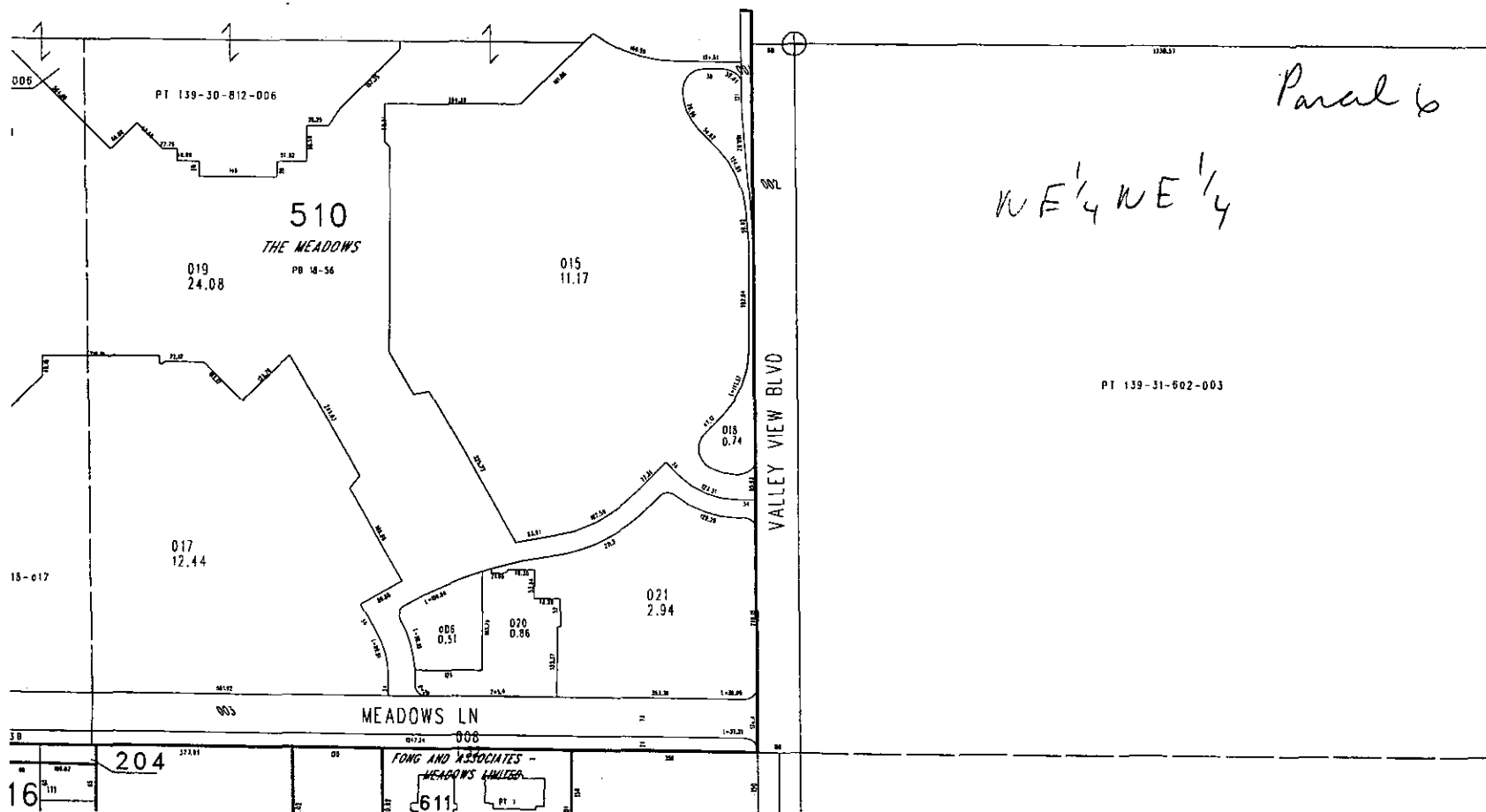
PARCEL BOUNDARY 001 PARCEL NUMBER 001  
SUBD BOUNDARY 1.00 ACREAGE 1.00  
ROAD EASEMENT 202 PARCEL SUB/SEO NUMBER 202  
PM/LD BOUNDARY PB 25-45 PLAT RECORDING NUMBER  
NON-PARCEL LOT LINE 5 BLOCK NUMBER 5  
MATCH LINE / LEADER LINE 5 LOT NUMBER 5  
ROAD 18 NUMBER GL5 CDV. LOT NUMBER

**ASSESSOR'S PARCELS - CLARK CO., NV.**  
M. W. Schofield, Assessor

T20S R61E 31 N 2 NE 4 139-31-5

| R60E | R61E | R62E |
|------|------|------|
| 125  | 124  | 123  |
| 130  | 139  | 140  |
| 163  | 162  | 161  |

Scale: 1"=200' Rev: 04/08/08



RECEIVED  
MAY 26 2010

TAX DIST 200

PARCEL 139-31-602-003 TAX DIST- 200 DOC#- 9999:0014122 DATE- 99/99/9999  
----- ASSESSOR DESCRIPTION ----- (1) OWNER ----- MULTI- 01 VESTING- NS  
PT SE4 NE4 SEC 31 20 61 LAS VEGAS VALLEY WATER DISTRICT  
%LAND ACQUISITION & MGMT  
1001 S VALLEY VIEW BLVD #MS 95  
LAS VEGAS NV 89107-4447

GEO ID- PT SE4 NE4 SEC 31 20 61 NBRHOOD- 200 LAND USE/CAP 6-30-0-0-0  
LOCATION- 309 S VALLEY VIEW BLVD LV

09-10 PP SUPL- 09-10 TR SUPL VAL- YR CONSTRUCTED-1989  
\*\*\*\*\* ASSESSED VALUES \*\*\*\*\*  
YEAR ACRES LAND IMP PERS EXEMPT GROSS ASSESSED LAND/IMP TAXABLE  
2009-10 80.48 11267200 35922149 0 L1 47189349 47189349 134826711  
2010-11 80.48 4225200 38285441 0 L1 42510641 42510641 121458974

\*\*\* NOTE: THIS RECORD IS FOR ASSESSMENT USE ONLY. NO LIABILITY IS ASSUMED \*\*\*  
\*\*\* AS TO THE ACCURACY OF THE DATA DELINEATED HEREON. \*\*\*

|                  |                        |                        |
|------------------|------------------------|------------------------|
| PCL1 139-31-602- | PCL 139-31-602-003     | CL4 139-31-602-003I013 |
| 4-®              | 1 Sess-1 172.20.100.76 | CLRKWD03 24/18         |