



8700 sqf lot (118x71)

Lorna PL

VAR-38328

RECEIVED
MAY 21 2016
City of Las Vegas

Architectural floor plan of a house with a 8700 sqf lot (118x71). The plan shows a Living Area (143 sqf), Kitchen (102 sqf), Office (117 sqf), Master Bedroom (135 sqf), and Living Room (121 sqf). A Refrigerator is indicated in the Living Area. The lot is labeled 8700 sqf lot (118x71) and the house is labeled Lorna PL.

100

VAR-38328
07/29/10 PC

Refrigerator

— **SCARF** —
— **SCARF** —

STORAGE

ENCLOSED
CARPORT

BADROOM 3

BADROOM 2

K. CHEN

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22 JAN 1974

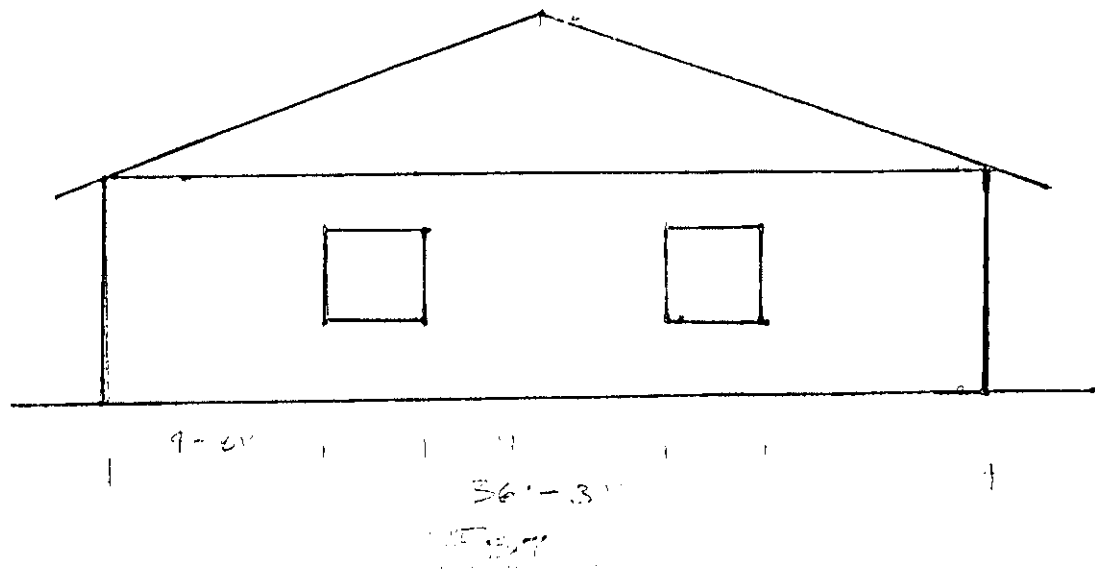
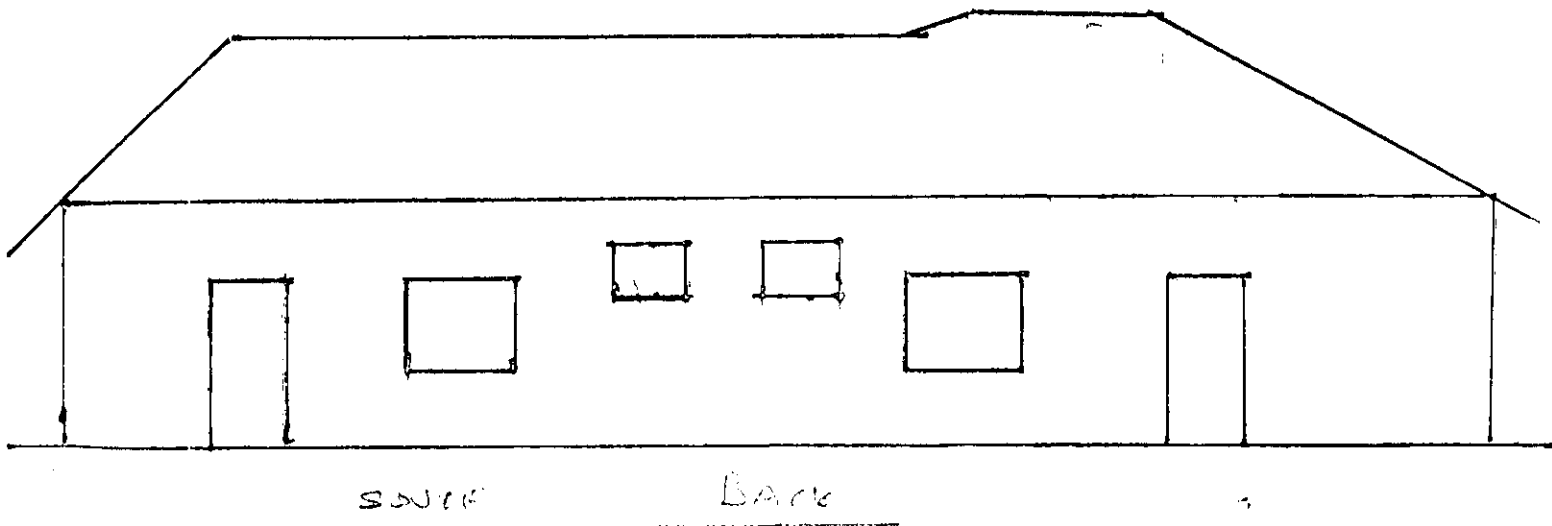
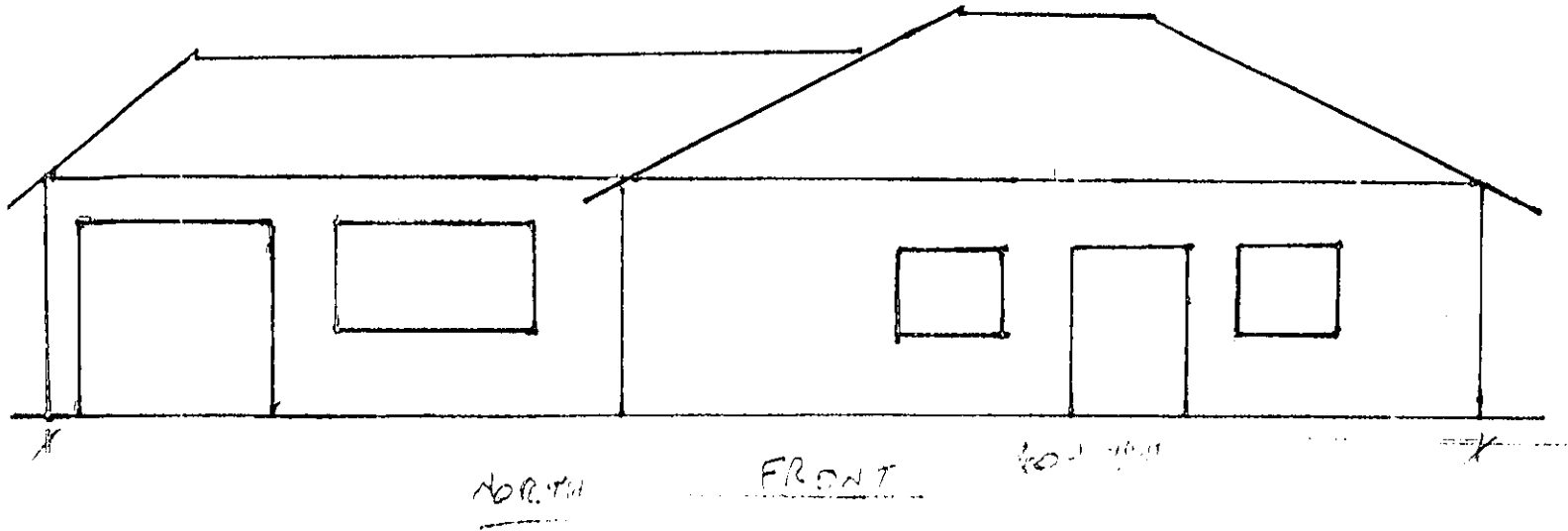
8700 sqf lot (118x71)

Lona PL

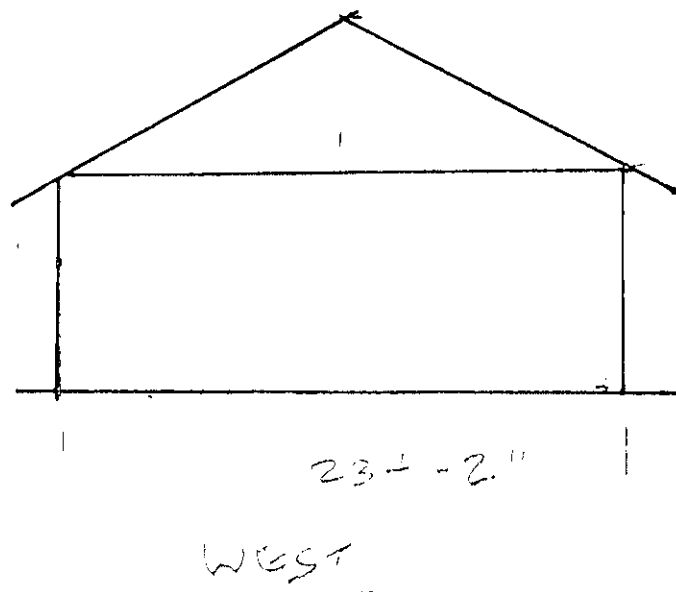
The diagram illustrates the experimental setup. A participant is seated at a table, looking at a video screen. A video camera is positioned above the screen to capture the participant's hand movements. A light source is positioned to the left of the screen. A target is positioned on the screen. The participant's hand is positioned near the target. The diagram shows the relative positions of the subject, camera, screen, light source, and target.

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DEVELOPMENT

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REVISED

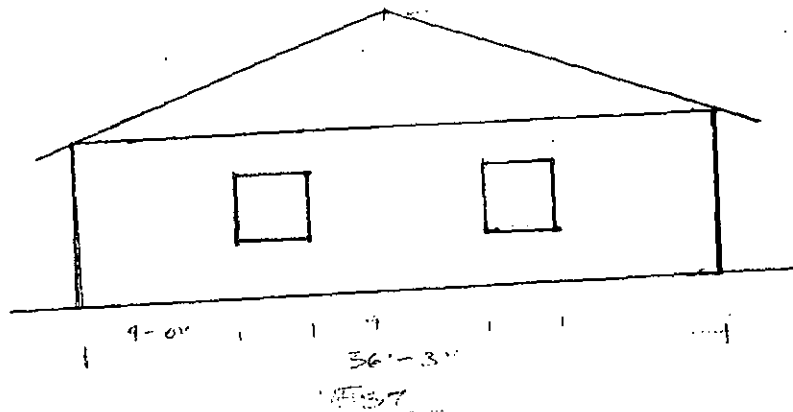
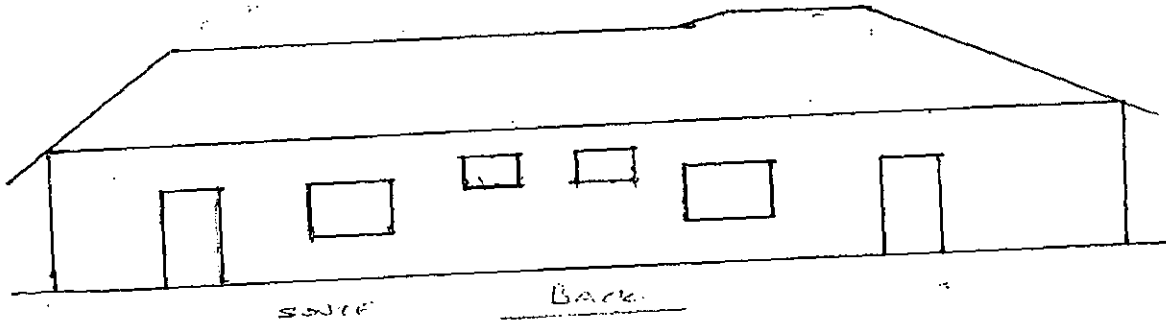
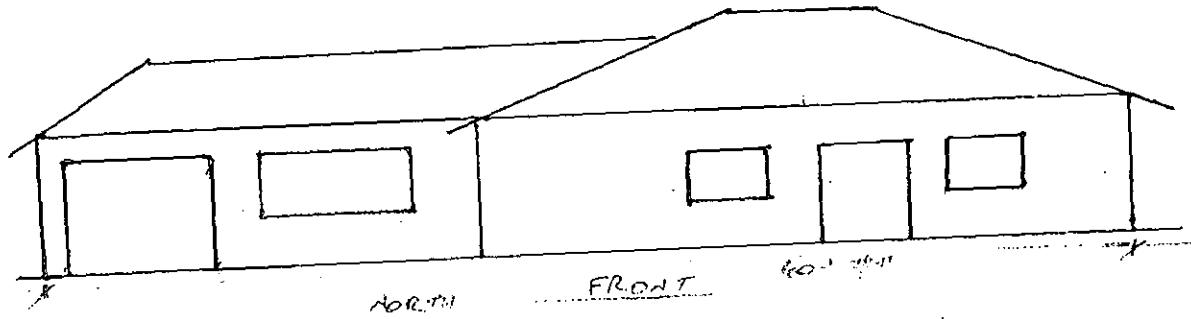


1" = 8'-0"

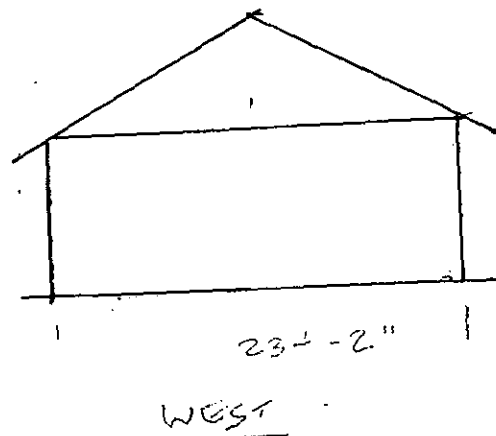


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City of Las Vegas



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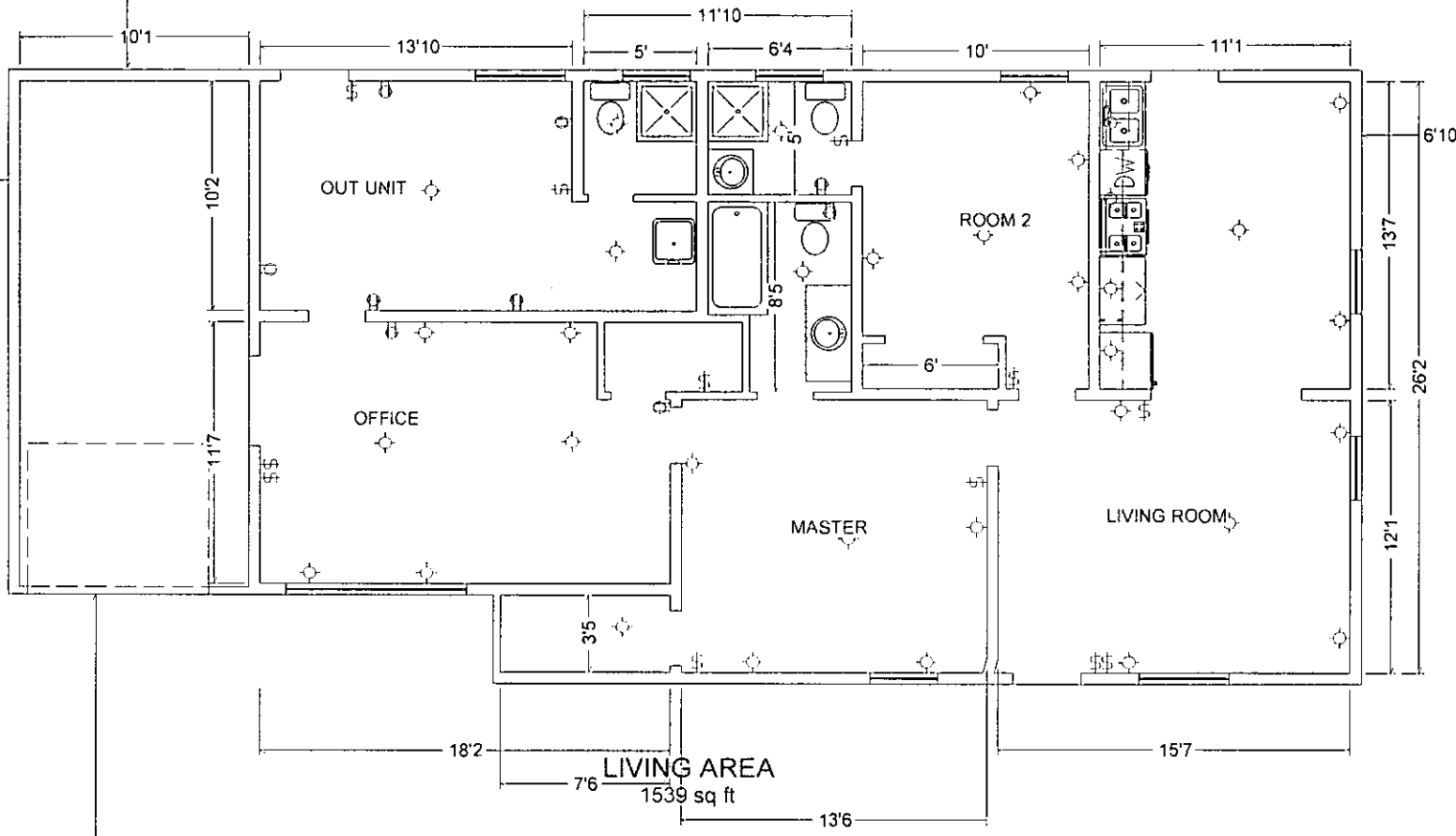


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City of Las Vegas

VAR-38328



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8700 sqf lot (118x71)

Lorna PL

VAR-38328

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.

ASSESSOR'S PARCELS - CLARK CO., NV.

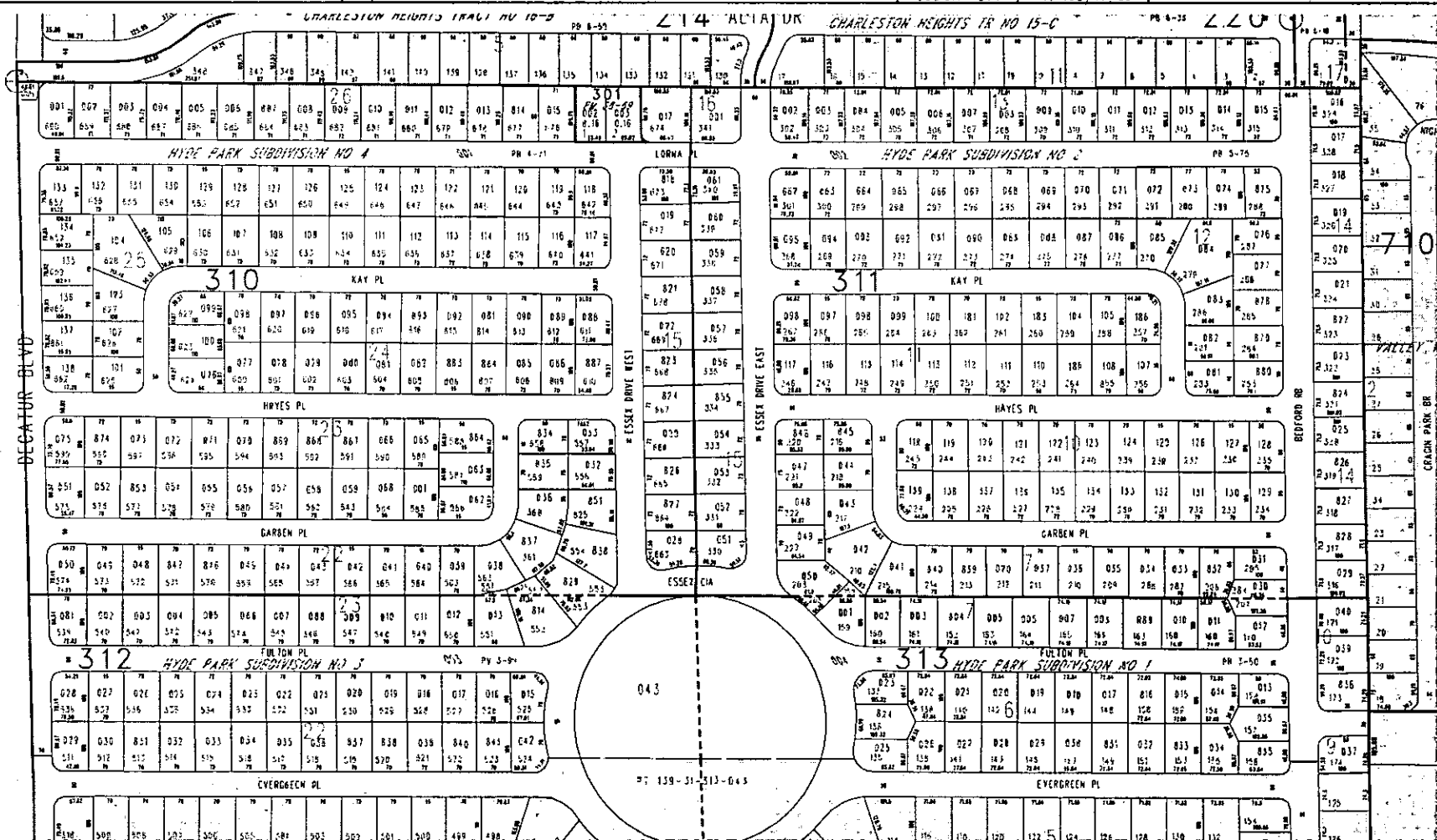
M. W. Schofield, Assessor

T20S R61E			31			N 2 SW 4			139-31-3																																																																																															
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Scale: 1"=200' Rev: 02/10/99

MAP LEGEND

—	PARCEL BOUNDARY	DOT	PARCEL NUMBER
—	SUBB BOUNDARY	1.00	ACREAGE
---	ROAD EASEMENT	202	PARCEL SUB/SED NUMBER
---	FW/LD BOUNDARY	5	PLAT RECORDING NUMBER
---	NON-PARCEL LOT LINE	5	BLOCK NUMBER
---	WATCH LINE	5	LOT NUMBER
---	ROAD ID NUMBER	GLS	CDV. LOT NUMBER



TAX DIST 200

REVISED

LIVING AREA
1552 sq ft

VAR-38328

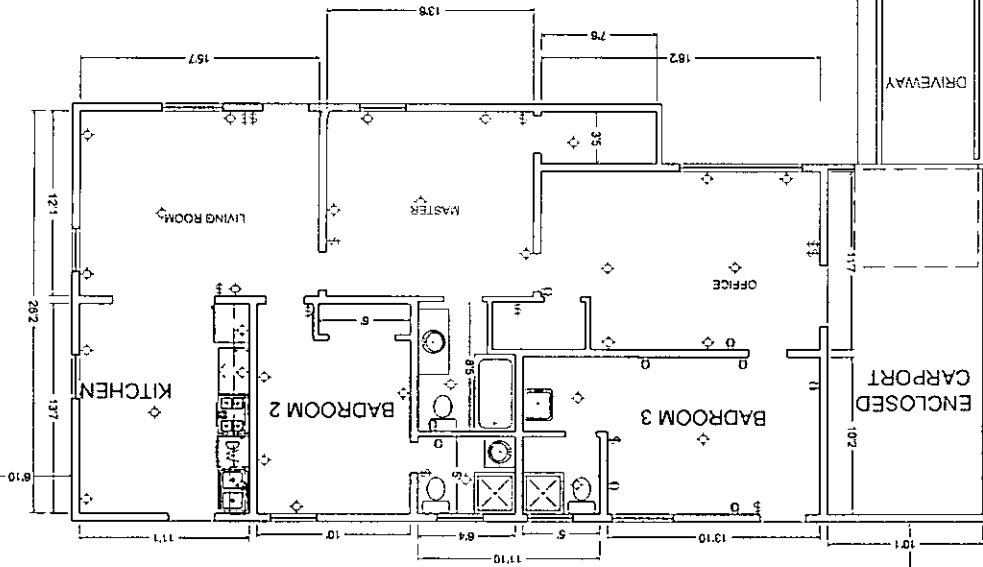
Loma Pl

8700 sq ft lot (118x71)

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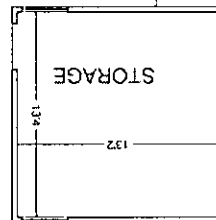
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PLANNING AND
DEVELOPMENT



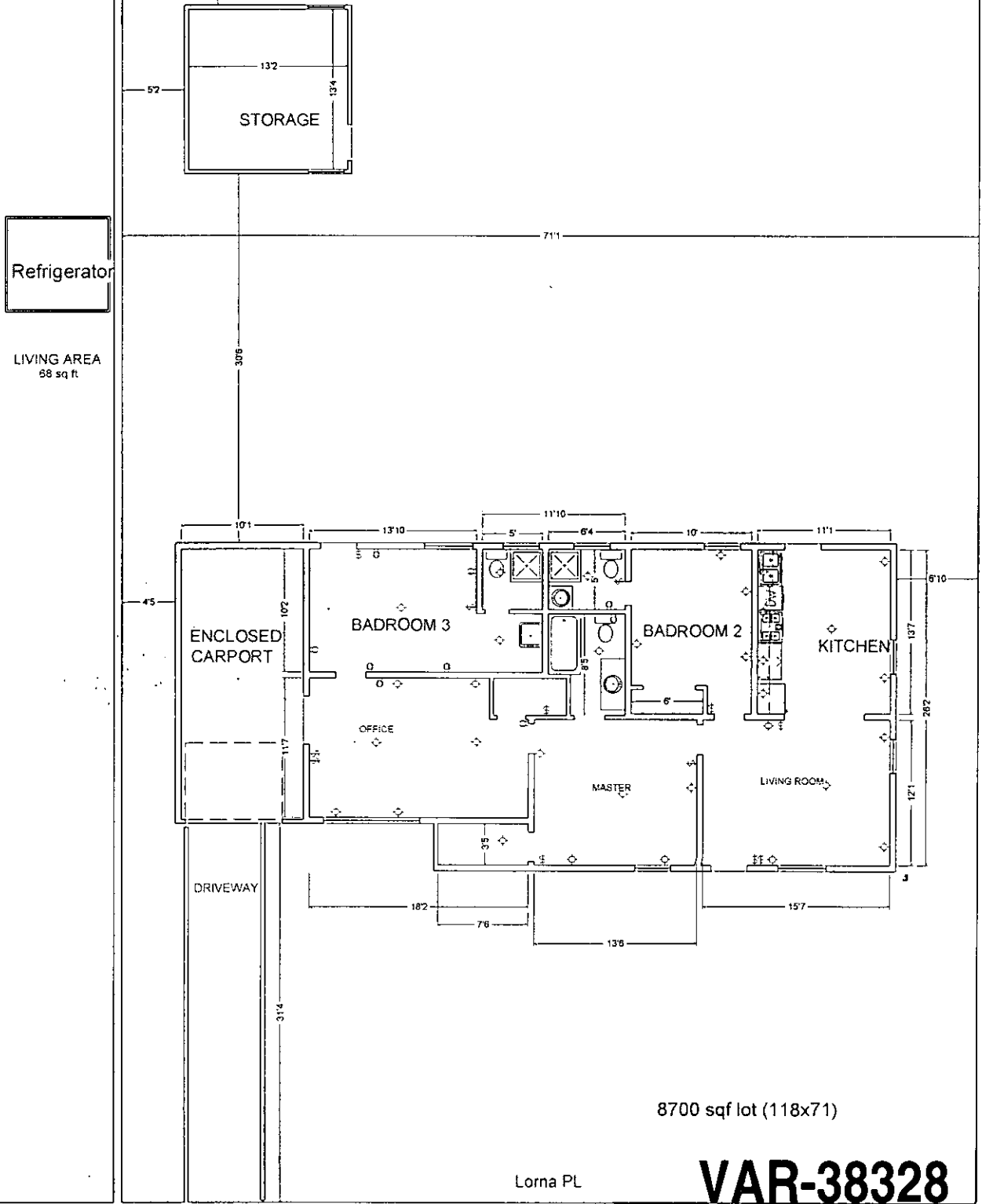
LIVING AREA
58 sq ft

Refrigerator



ALTA DR

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10 JUN 30 PM 3:23
PLANNING AND
DEVELOPMENT

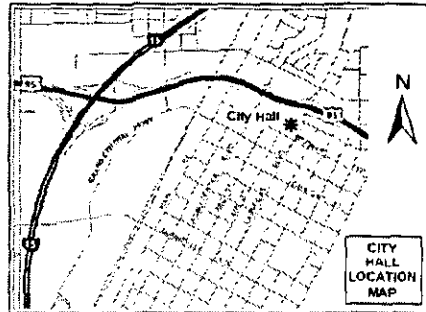


LIVING AREA
1552 sq ft

VAR-38328
REVISED

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

**Return Service Requested
Official Notice of Public Hearing**



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-38328

Planning Commission Meeting of 7/29/2010

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
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0004279218
MAILED FROM ZIP CODE 89101
\$ 00.41⁴
JUL 16 2010
DITNEY BOWLES

RECEIVED

JUN 21 2010

13931310075
KILLIAN DENNIS G
601 S DECATUR BLVD
LAS VEGAS NV 89107-3912

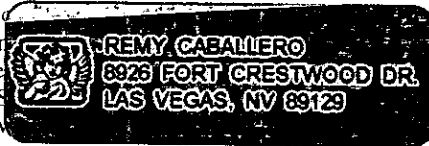
Case: VAR-38328

ENCLOSURE 89107

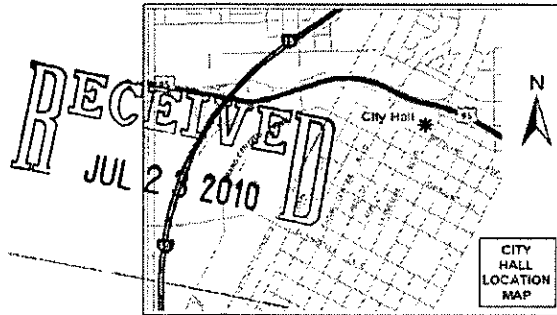


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City of
Plan
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731 S
Las V



Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this rec appropriate box below and return this card in an envelope wi Planning & Development Department at the address listed ; side of this card to (702) 385-7268. If you would like to com Representative, please call (702) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your cor
VAR-38328

Planning Commission Meeting of 7/29/2010

ENCLOSURE

Submitted after final agenda

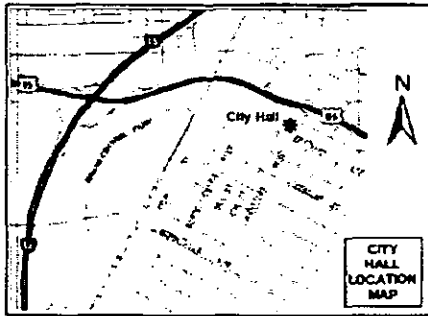
Date

Item

30
A

City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

**Return Service Requested
 Official Notice of Public Hearing**



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
 this Request



I OPPOSE
 this Request

Please use available blank space on card for your comments.

VAR-38328

Planning Commission Meeting of 7/29/2010

PRESORTED
 FIRST CLASS



02 1M
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13931310015
 GOODMAN MARY F
 4506 LORNA PL
 LAS VEGAS NV 89107-4107

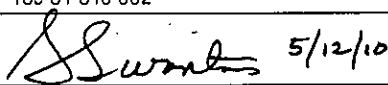
Case VAR-38328

89107 11 0510



RECEIVED
 JUN 22 2010

Submitted after final agenda
Date
Item 30A

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST			
Item Required					
YES	NO				
APPLICATION PACKET					
☒	☐	Application signed and notarized by all property owners or authorized agent(s)			NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	Original meeting notes and checklist signed by planner			
☒	☐	Correct fee(s): \$ 300.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 830.00 Total			
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)			
☒	☐	Assessor's Parcel Map			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance (PRS)			
☐	☒	Color & Materials Board per Site Development Plan Review Submittal Requirements			
☒	☐	Copy of Business Licenses: (Owner: ☐ Applicant: ☒ Representative: ☐)			
SITE PLAN					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 19
☒	☐	North arrow, scale, and vicinity map			Colored, Rolled Plans: 1
☒	☐	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 BW): 1
☒	☐	All building setbacks labeled			NOTES:
☒	☐	All adjacent existing land uses and street names labeled			
☒	☐	All points of ingress and egress shown			
☒	☐	ADA accessibility requirements shown/labeled			
☒	☐	Parking standard(s) utilized:			
☒	☐	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total			
☒	☐	All free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN					
☐	☒	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 0
☐	☒	North arrow, scale, and vicinity map			Colored, Rolled Plans: 0
☐	☒	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 BW): 0
☐	☒	All required perimeter landscape planters shown			NOTES:
☐	☒	All required parking lot fingers/islands shown			
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover			
BUILDING ELEVATIONS					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 2
☒	☐	Scale and building dimensions labeled			Colored, Rolled Plans: 1
☒	☐	North, south, east, and west elevations of all buildings			Reduced Copy (8-1/2x11 BW): 1
☒	☐	All building materials and colors noted			NOTES:
☒	☐	8" x 10" photo of original color and material board			
☒	☐	All wall sign locations shown and sizes noted			
FLOOR PLANS					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 1
☒	☐	Scale and building dimensions labeled			Colored, Rolled Plans: 1
☒	☐	All building entrances/exits shown			Reduced Copy (8-1/2x11 BW): 1
☒	☐	Use of all rooms noted/labeled			NOTES:
☒	☐	Maximum Occupancy (per I.B.C.)			
☒	☐	Seating Capacity (where applicable)			
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.					
Owner / Applicant:	Kohava Cohen / Azrikam Cohen		Application Type:	Variance	
Representative:	N/A		Application Purpose:	Setback Variance 4'6" where 5' required	
APN:	139-31-310-002		Site Location:	4718 Lorna Place	
Planner's Signature:	 5/12/10		Pre-App. Meeting Date:	05/12/10	
Planner:	Alberta Obodai, Planner I - 229-2082 Steve Swanton, Senior Planner - 229-4714		Earliest Submittal Deadline:	06/15/2010 no later than 2:00 pm	
			Earliest PC / CC Meeting Dates:	07/29/10 PC	08/18/10 CC



CITY OF LAS VEGAS

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

Page: 1 of 1
Date: 05/12/10
Time: 9:00 a.m.

Project Name: Setback Variance

Conversation between CLV P&D Representative: Alberta Obodai, Planner I (229-2082 Office / 385-7268 Fax / aobodai@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Alberta Obodai	Planning and Development	702-229-2082		
2. Steve Swanton	Planning and Development	702-229-4714		
3.				
4.				
5.				
6.				
7.	CLV - PW - Dev Co	229-6578	474-7599	
8.	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	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: N/A

Meeting Notes:

1. Applicant says he is real short 2". The roofline is existing and the flooring is existing. There was a previous car port on the subject site however it was destroyed later enclosed.
- Applicant asked previous owner to put in (construct ^{existing} wall) prior to him living.
- 5/8 sheathing w/ cement concrete on the outside. Applicant thinks wall is fine rate.
- Applicant is not ~~to~~ sure when previous owner built wall or if permits were obtain. Previous did the alteration.
- ~~Have~~ ^{Existing} projects out a 1'-6" all the way around the existing structure.
- Applicant was told that it would go all the way to C.C. Code Enforcement ^(the application) Come out 2 wks.

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

- current owner installed garage doors
- it was done in the first place (the construction of the wall) to cut down on the noise from the sandwich shop.



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

September 3, 2010

Ms. Kohava Cohen
4718 Lorna Place
Las Vegas, Nevada 89107

RE: VAR-38328 - VARIANCE
CITY COUNCIL MEETING OF SEPTEMBER 1, 2010

Dear Ms. Cohen:

The City Council at a regular meeting held September 1, 2010, APPROVED the request for a Variance TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ENCLOSED ATTACHED CARPORT on 0.18 acres at 4718 Lorna Place (APN 139-31-310-002), R-1 (Single Family Residential) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 2, 2010. This approval is subject to:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a final inspection has been approved. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. Prior to occupancy, 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.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

A handwritten signature in black ink, appearing to read "Lean Coleman".

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

cc: Mr. Azrikam Cohen
4718 Lorna Place
Las Vegas, Nevada 89107

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

July 30, 2010

Ms. Kohava Cohen
4718 Lorna Place
Las Vegas, Nevada 89107

RE: VAR-38328 - VARIANCE
PLANNING COMMISSION MEETING OF JULY 29, 2010

Dear Ms. Cohen:

Your request for a Variance TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ENCLOSED ATTACHED CARPORT on 0.18 acres at 4718 Lorna Place (APN 139-31-310-002), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on July 29, 2010.

The Planning Commission voted to recommend **APPROVAL** of 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 final inspection has been approved. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. Prior to occupancy, 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.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lais Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



Ms. Kohava Cohen
VAR-38328 - Page Two
July 30, 2010

This item will be considered by the City Council on September 1, 2010, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Gebeke', with a long horizontal line extending to the right.

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Azrikam Cohen
4718 Lorna Place
Las Vegas, Nevada 89107

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

July 16, 2010

Ms. Kohava Cohen
4718 Lorna Place
Las Vegas, Nevada 89107

RE: VAR-38328 - VARIANCE
PLANNING COMMISSION MEETING OF JULY 29, 2010

Dear Ms. Cohen:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **July 29, 2010** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Friday, July 23, 2010** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Azrikam Cohen
4718 Lorna Place
Las Vegas, Nevada 89107

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lais Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell





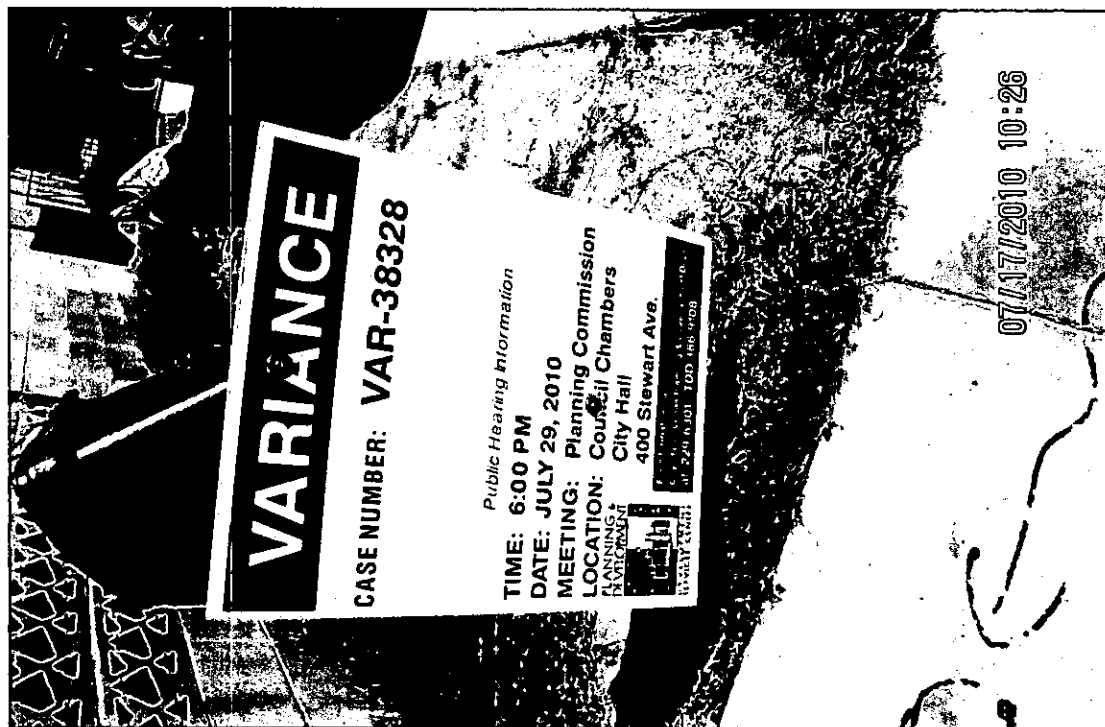
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: VAR-38328

MEETING DATE: 07/29/10 PC

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



[Signature]
Signature

7-18-10
Date

INST 11-10 7-17-10 JAW

This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

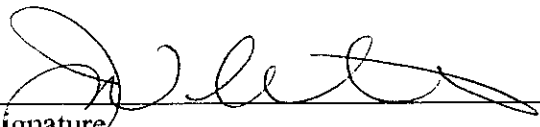


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AGENT
LAT VIGAS
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:st




Signature

7-18-10
Date

INST 11-17-10 JAW

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Application Information

VAR-38328 - VARIANCE - PUBLIC HEARING -
APPLICANT/OWNER: KOHAVA AND AZRIKAM COHEN -
Request for a Variance TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ENCLOSED ATTACHED CARPORT on 0.18 acres at 4718 Lorna Place (APN 139-31-310-002), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian).

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

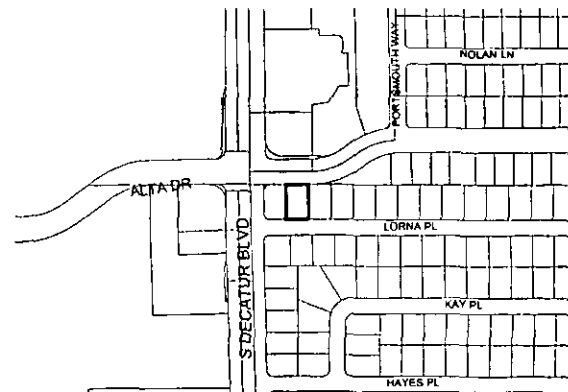
Meeting: Planning Commission
Date: July 29, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

VAR-38328 - VARIANCE - PUBLIC HEARING -
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Application Location



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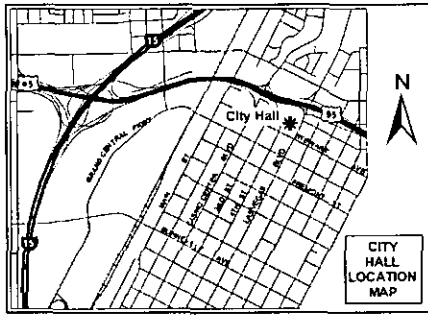
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

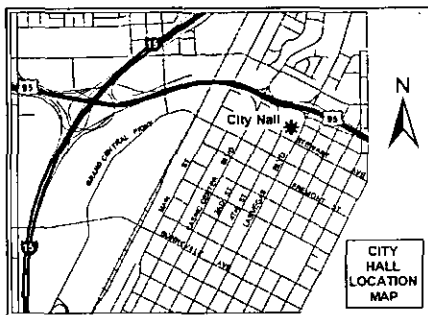
Please use available blank space on card for your comments.

VAR-38328

Planning Commission Meeting of 7/29/2010

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-38328

Planning Commission Meeting of 7/29/2010

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: July 2, 2010
Re: **VAR-38328** Kohava & Azrikam Cohen 4718 Loma Place
Request for a Variance to allow a four-foot side yard setback

COMMENTS:

We have no comment on Request for a Variance to allow a four-foot side yard setback where five feet is required for an existing enclosed attached carport on 0.18 acres at 4718 Lorna Place.

Development Notification

PC Meeting: JULY 29, 2010

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

VAR-38328

Artesian Heights NA

Charleston Estates NA

Country Club at Meadows Senior Apartments

Easy Street NA

Fremont Estates NA

Images HOA

James Down Towers Resident Council

Kensington HOA

Meadows Neighborhood Preservation NA

Palomino Area Preservation Association (PAPA)

Promenade @ The Meadows HOA

Rancho Oakley NA

Ridgemount HOA

Sartini Plaza and Annex Resident Council

Stella Fleming Towers NA

Sundown HOA

The Greens HOA

Upland Alta NA

Upland-Harmony Park Place NA

Westleigh NA

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

VAR-38328

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	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 COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2nd Floor
METRO	BRIAN O'CALLAGHAN	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	3104 BONANZA ROAD
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

*** 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>**

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

VAR-38328 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KOHAVA AND AZRIKAM COHEN - Request for a Variance TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED on 0.18 acres at 4718 Lorna Place (APN 139-31-310-002), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian).

PLANNING COMMISSION: **JULY 29, 2010**

CITY COUNCIL: **SEPTEMBER 1, 2010**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

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), 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:

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

VAR Application

7/29/10 PL

OK

Report Date 06/04/2010 09:00 AM

Submitted By

Page 1

A/P # 38328 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	05/21/2010 14:23	983052	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

VAR-38328 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KOHAVA AND AZRIKAM COHEN - Request for a Variance TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED on 0.18 acres at 4718 Lorna Place (APN 139-31-310-002), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian)

Parent A/P

Project # 38328 Project/Phase Name COHEN GARAGE Phase #
Size/Area 0.18 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13931310002

Location

Owner/Tenant

Contact ID AC1756735 Name COHEN KOHAVA
Mailing Address 4718 LORNA PL Organization
City LAS VEGAS State/Province NV
ZIP/PC 89107-4120 Country ☐ Foreign
Day Phone(702)433-3400 x Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

4718 LORNA PL
LAS VEGAS, 89107-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13931310002

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

VAR Application

Report Date 06/04/2010 09:00 AM

Submitted By

Page 2

Applicants/Contacts

Primary Y Capacity OWNER Contact ID AC1756735 ☐ Foreign
Effective Expire
Name COHEN KOHAHA
Day Phone (702)433-3400 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 4718 LORNA PL
LAS VEGAS, NV 89107-4120
Seasonal Addr
Valid From To
Comments azrikam cohen - 433-3400

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$300.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
394719 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
394717 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
394728 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
394721 FLOOD #1 (FLOOD CONTROL)	Incomplete
394720 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
394718 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
394727 ROW #1 (RIGHT-OF-WAY)	Incomplete
394722 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
394726 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
394724 SURVEY #1 (SURVEY)	Incomplete
394725 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
394723 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Failed
(PT-ENTER THE # OF LABELS)	
(ASSIGN CASE TO A PLANNER)	
(AT-COMplete DRT PROCESS)	
(PT-NOTIFICATION MAP DATE)	
(AT-ROUTE PLANS FOR REVIEW)	
(AT-SEND PUB HEARING NOTICE)	
(AT-SEND TO REVIEW JOURNAL)	
(PT-SIZE OF NOTIFICATION AREA)	
(SIGNPRO-MEMO SENT TO POST DT)	
(SIGNPRO-SIGN POSTED DATE)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	1
Case # 85788	

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	05/21/2010 14:33	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	05/21/2010 14:33	30.00

Report Date 06/04/2010 09:00 AM

Submitted By

Page 3

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	05/21/2010 14:33	300.00
Total Unpaid		0.00	Total Paid 830.00

Inspections

There are no Inspections for this Report

Review #	Review Type	#	Status	Waived	Issued	Started	Completed	CompBy
394717	DEVCO	1	Incomplete	☐	06/04/2010 08:58			
394718	NEIGH P&S	1	Incomplete	☐	06/04/2010 08:58			
394719	B&S PLAN	1	Incomplete	☐	06/04/2010 08:58			
394720	LAND DEV	1	Incomplete	☐	06/04/2010 08:58			
394721	FLOOD	1	Incomplete	☐	06/04/2010 08:58			
394722	SEWER	1	Incomplete	☐	06/04/2010 08:58			
394723	TRAFFIC	1	Incomplete	☐	06/04/2010 08:58			
394724	SURVEY	1	Incomplete	☐	06/04/2010 08:58			
394725	TEFO	1	Incomplete	☐	06/04/2010 08:58			
394726	SID	1	Incomplete	☐	06/04/2010 08:58			
394727	ROW	1	Incomplete	☐	06/04/2010 08:58			
394728	FIRE ENG	1	Incomplete	☐	06/04/2010 08:58			

Activity Review Details

Detail SUBMITTAL CHECKLIST (VAR)

Modified By FSOLIS

Modified Date/Time 05/21/2010 14:23

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plan (18 Folded Blue Lines, 1 Rolled Color)
Y Application/Petition Form	Y Building Elevations (2 Folded, 1 Rolled Color)
Y Deed and Legal Description	Y Floor Plan (1 Folded, 1 Rolled)
Y Justification Letter	Y Laser Print Site Plan
Y Assessors Parcel Map	Y Laser Print Floor Plan
Y Statement of Financial Interest	Y Laser Print Elevation

N Business Licensing Requirements Met

Y Business License Exempt

Report Date 06/04/2010 09:01 AM

Submitted By

Page 4

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

Z-LEGAL N				983052	05/21/2010 14:23	
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Project #	A/P Type	Status	Stage	Relation
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No children exist for this project

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

There is no planning condition for this project.

VARIANCE

N Parent Project link required? Final City Council letter received
Y Will this go to the City Council? Annotated minutes received
Is there a condition of approval for a Required Review?
If yes, when does it need to be reviewed?
Staff Recommendation
Meeting information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
07/29/2010	PC	SCHEDULED		0	0	0
FSOLIS	05/21/2010					

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

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
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No Employee Entries

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

PAYMNT	CO NAME WHO PICKED UP CONTACT# Kohava Cohen pd mc cc / 917-239-7816	983657	05/21/2010 14:34		0.00
--------	--	--------	------------------	--	------

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Kohava Cohen / Azrikam Cohen
 Project Address (Location) 4718 Loma Place, 89107
 Project Name _____ Proposed Use _____
 Assessor's Parcel #(s) ~~139-31-310-002~~ 139-31-310002 Ward # 1
 General Plan: existing _____ proposed ☒ Zoning: existing _____ ☒ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units 1 Density _____
 Additional Information _____

PROPERTY OWNER Kohava Cohen / Azrikam Cohen Contact 702-433-3400
 Address 4718 Loma Place, 89107 Phone: 702-433-3400 Fax: _____
 City Las Vegas State NV Zip 89107
 E-mail Address aziacc@gmail.com

APPLICANT Kohava Cohen / Azrikam Cohen Contact 702-433-3400
 Address 4718 Loma Place Phone: 702-433-3400 Fax: _____
 City Las Vegas State NV Zip 89107
 E-mail Address _____

REPRESENTATIVE Azrikam Cohen Contact 702-433-3400
 Address 4718 Loma Place Phone: 702-433-3400 Fax: _____
 City Las Vegas State NV Zip 89107
 E-mail Address aziacc@gmail.com

Property Owner Signature* Kohava Cohen

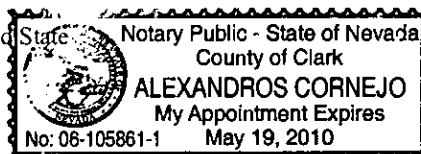
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Kohava Cohen

Subscribed and sworn before me

This 26th day of April, 20 10

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-38328</u>
Meeting Date:	<u>2-29-10</u>
Total Fee:	<u>830.00</u>
Date Received:*	<u>5-21-10</u>
Received By:	<u>FS</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: **VAR-38328** APN: _____

Name of Property Owner: KOHAVA COHEN

Name of Applicant: KOHAVA COHEN

Name of Representative: 4718 LORNA PL LAS VEGAS NV. 89107

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: Kohava Cohen

RECEIVED

MAY 21 2010

Print Name: KOHAVA COHEN

Subscribed and sworn before me

This 19th day of May, 20 10

Michele Lowe

Notary Public in and for said County and State



TO WHOME IT MAY CONCERN

we enclosed half of existing
carport to have a garage
and the same time blocking
the noise coming 24 hours
from the restaurant
attached to our house.

the roof existing the
concrete floor existing,
we requesting a variance to
allow 4 feet side setback.

Thank you
Kohava Cohen

RECEIVED

MAY 21 2010

VAR-38328

C6-2

Inst #: 200910200003606
Fees: \$17.00 N/C Fee: \$25.00
RPTT: \$285.60 Ex: #
10/20/2009 03:44:50 PM
Receipt #: 100000
Requestor:
NATIONAL TITLE COMPANY
Recorded By: GILKS Pgs: 6
DEBBIE CONWAY
CLARK COUNTY RECORDER

A.P.N. #	139-31-310-002
Escrow No.	282479-DM
R.P.P.T.	\$285.60
Recording Requested By:	
National Title Co	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
KOHAVA COHEN	
313 DITMAS AVE	
BROOKLYN, NY 11218	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **BIZ POINT PROPERTY GROUP, LLC** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **KOHAVA COHEN, AN UNMARRIED WOMAN** all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

SUBJECT TO:

1. Taxes for fiscal year 2009-10;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

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

Dated: 10/14/09
William E. Cohen / Manager
Biz Point Property Group, LLC

State of Nevada

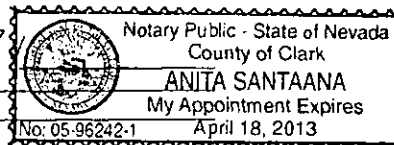
} ss.

County of Clark

This instrument was acknowledged before me on

By: WILMA COSTA

Signature: 10/14/09
Notary Public



LEGAL DESCRIPTION

Lot Six Hundred Eighty-nine (689) in Block Twenty-six (26) of HYDE PARK SUBDIVISION NO. 4, as shown by map thereof on file in Book 4 of Plats, Page 71, in the Office of the County Recorder of Clark County, Nevada.

Wm

ASSESSOR'S COPY

3/3

Parcels 207-
labels 196**Report of All Selected Parcels****Case Number:** VAR-38328**Printed On:** Thu: June 24, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
AD S C L L C	50 S JONES BLVD #100 LAS VEGAS NV	13931221003
AD S C L L C	%MCDONALDS CORP 027-0195 P O BOX 182571 COLUMBUS OH	13931221004
AD S C L L C	50 S JONES BLVD LAS VEGAS NV	13931221001
ABAY BIRIKTI R	4616 NOLAN LN LAS VEGAS NV	13931213004
ACEVEDO JOSEFINA	4613 GARDEN PL LAS VEGAS NV	13931310043
AGUILAR JOSE IRO & MARITZA	4624 KAY PL LAS VEGAS NV	13931310107
AGUILAR-SALDIVAR RUPERTO	4531 KAY PL LAS VEGAS NV	13931310093
ALBERT RICHARD	P O BOX 4034 LAGUNA BEACH CA	13931212004
ALCANTAR MARIA DE JESUS	%I HUERTA 4605 ALTA DR LAS VEGAS NV	13931214025
ALTA DECATUR L L C	50 S JONES BLVD #100 LAS VEGAS NV	13931214033
ALTA DECATUR L L C	50 S JONES BLVD #100 LAS VEGAS NV	13931221005
ANDERSON STEVE	337 PORTSMOUTH WY LAS VEGAS NV	13931212001
ARAIZA AURORA	4612 ALTA DR LAS VEGAS NV	13931214005
ARBOGAST KAREN & HAROLD B	4524 NOLAN LN LAS VEGAS NV	13931213010
ARNOLD 1993 TRUST	6755 RUNNING COLORS AVE LAS VEGAS NV	13931310079
ATCHLEY RONALD L	1201 BUEHLER LAS VEGAS NV	13931213008
AURORA LOAN SERVICES	2617 COLLEGE PARK DR SCOTTSBLUFF NE	13931214003
AUTRY BONNIE LOU	5871 SHEILA AVE LAS VEGAS NV	13931310114
BALLARD RUSTY D	4725 W KAY PL LAS VEGAS NV	13931310100
BARWICK GEORGE O & CANDICE L	4629 NOLAN LN LAS VEGAS NV	13931213032
BAUTISTA JOSE	4718 GARDEN PL LAS VEGAS NV	13931310052
BECKER ERNEST A III & M E FAM TR	%B BECKER 50 S JONES BLVD #101 LAS VEGAS NV	13931201004
BECKER TRUST L L C	2990 S DURANGO DR LAS VEGAS NV	13931221006
BENEFIEL YVONNE	4625 NOLAN LN LAS VEGAS NV	13931213031
BOATWRIGHT W & G REV LIV TR	4529 NOLAN LN LAS VEGAS NV	13931213024
BOGGS CHAD & CATHERINE	4513 KAY PL LAS VEGAS NV	13931310090
BORDET STELLA	P O BOX 27950 LAS VEGAS NV	13931310104
BOWMAN GAIL ANN	4625 HAYES PL LAS VEGAS NV	13931310070
BRADBURY PATRICIA A	4618 LORNA PL LAS VEGAS NV	13931310007
BRAM MEIR & XIFENG	7500 W LAKE MEAD #9-600 LAS VEGAS NV	13931212030
BROWELEIT RANDALL J	3729 MONTE SERENO TERR FREMONT CA	13931310071
BROWN JOHN A & SADIE M	P O BOX 28225 LAS VEGAS NV	13931214027

Report of All Selected Parcels**Case Number:** VAR-38328**Printed On:** Thu: June 24, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
BYRD NICOLE MARIE	130 CRICKLEWOOD AVE HENDERSON NV	13931310101
CABALLERO REMEDIOS R LIVING TR	8926 FORT CRESTWOOD DR LAS VEGAS NV	13931214002
CABRERA MAGDALENA	125 N 13TH ST #B LAS VEGAS NV	13931301002
CACERES ANDRES	4713 HAYES PL LAS VEGAS NV	13931310073
CASTRO JOSE P & MARIA ESPERANSA	4713 LORNA PL LAS VEGAS NV	13931310131
CERON MYNOR A & VILMA V	4606 LORNA PL LAS VEGAS NV	13931310009
CHAO ROBERT C	3830 KEMPER LAKES LAS VEGAS NV	13931310125
CHARLESTON HGTS SHOPPING CTR LLC	50 S JONES BLVD #100 LAS VEGAS NV	13836701003
CHARLESTON HGTS SHOPPING CTR LLC	50 S JONES BLVD #100 LAS VEGAS NV	13836713026
CHARLESTON HGTS SHOPPING CTR LLC	50 S JONES BLVD #100 LAS VEGAS NV	13836701018
CHARLESTON HGTS SHOPPING CTR LLC	50 S JONES BLVD #100 LAS VEGAS NV	13836701004
CHAVEZ SANTIAGO	4612 KAY PL LAS VEGAS NV	13931310109
COHEN KOHAVA	4718 LORNA PL LAS VEGAS NV	13931310002
COLON ALEJANDRO & DARLISA	4713 GARDEN PL LAS VEGAS NV	13931310048
COLON MAGDALENO & IRENE	4712 GARDEN PL LAS VEGAS NV	13931310053
CORDOBA-CID EFRAIN	4718 KAY PL LAS VEGAS NV	13931310103
COVARRUBIAS IGNACIO	4620 NOLAN LN LAS VEGAS NV	13931213003
CRUZ ERIKA & GUSTAVO	7663 DANCING DOLPHIN ST LAS VEGAS NV	13931301003
DANIEL VALENTINE JR & DEANNE	1102 N SPRINGBROOK RD #191 NEWBERG OR	13931310098
DIPLOMAT CORP	7137 236TH AVE #106 SALEM WI	13931201005
DODOUGH THERESA H	4609 MAYFLOWER ST LAS VEGAS NV	13931212026
DORAN-DIMIZIO PATRICIAANN	4621 MAYFLOWER LN LAS VEGAS NV	13931212029
DUARTE RAYMUNDO & PATRICIA	4601 ALTA DR LAS VEGAS NV	13931214024
E J M E FAMILY LIMITED PTNRSHIP	3661 SENECA CIR LAS VEGAS NV	13931310014
EARLES RANDY & LOLA	4512 EVERGREEN PL LAS VEGAS NV	13931310115
EARLES RANDY & LOLA	4512 EVERGREEN PL LAS VEGAS NV	13931312007
EARLES RANDY & LOLA	4512 EVERGREEN PL LAS VEGAS NV	13931310046
EARLES RANDY & LOLA	4512 EVERGREEN PL LAS VEGAS NV	13931310102
EQUISOURCE L L C	2863 ST ROSE PKWY HENDERSON NV	13931213027
ERIVES ROEL H	4701 ALTA DR LAS VEGAS NV	13931214031
ESCOBAR JOSE CELESTINO MEJIA	4624 GARDEN PL LAS VEGAS NV	13931310056
ESQUIVEL JOSE G	4613 MAYFLOWER LN LAS VEGAS NV	13931212027

Report of All Selected Parcels**Case Number:** VAR-38328**Printed On:** Thu: June 24, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
FAIRCHILD RHONDA R	4530 KAY PL LAS VEGAS NV	13931310112
FAULKNER DONALD M & DEBORAH	4520 ALTA DR LAS VEGAS NV	13931214011
FEDERAL NATIONAL MORTGAGE ASSN	400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	13931310003
FELIX HUMBERTO & MARISA	4601 MAYFLOWER LN LAS VEGAS NV	13931212024
FERNANDEZ FRANCISCO	4625 GARDEN PL LAS VEGAS NV	13931310045
FLATEBO MARK E	4618 GARDEN PL LAS VEGAS NV	13931310057
FREMONT WEST L L C	%BARRY W BECKER 50 S JONES BLVD #101 LAS VEGAS NV	13931201002
FREMONT WEST L L C	%BARRY W BECKER 50 S JONES BLVD #101 LAS VEGAS NV	13931201003
FUENTES MARIA & FERNANDO	4706 FULTON PL LAS VEGAS NV	13931312004
GALINDO CESAR & MARY REV LIV TR	4518 LORNA PL LAS VEGAS NV	13931310013
GELDBACH CONSTANCE S TRUST	519 S DECATUR LAS VEGAS NV	13931310136
GERMANY NATHAN	4530 GARDEN PL LAS VEGAS NV	13931310061
GIBSON LEE GARDNER & MARIA C	2730 BELCASTRO DR LAS VEGAS NV	13931312008
GLENN ELAINE T	4606 KAY PL LAS VEGAS NV	13931310110
GOLDBLATT ELY Y & CHANA P	4619 KAY PL LAS VEGAS NV	13931310097
GOMEZ CARLOS A	4604 NOLAN LN LAS VEGAS NV	13931213007
GOMEZ EDGARDO & RAVEN REV LIV TR	4521 NOLAN LN LAS VEGAS NV	13931213022
GOMEZ SERGIO	4621 NOLAN LN LAS VEGAS NV	13931213030
GOODMAN MARY F	4506 LORNA PL LAS VEGAS NV	13931310015
GORDILLO SOCRATES O	4616 ALTA DR LAS VEGAS NV	13931214004
GOZZARELLI MARIO S	P O BOX 27950 LAS VEGAS NV	13931310135
HALDEMAN RAY F & DIANE M	1890 OTTAWA DR LAS VEGAS NV	13931310134
HALTER DUANE C & LULA J	4601 GARDEN PL LAS VEGAS NV	13931310041
HAWKINS FAMILY PROPERTIES L L C	%P HAWKINS 2209 JUANA VISTA LAS VEGAS NV	13931310138
HAWKINS FAMILY PROPERTIES L L C	%P HAWKINS 2209 JUANA VISTA LAS VEGAS NV	13931310137
HENNAGIR EUGENE D	4719 HAYES PL LAS VEGAS NV	13931310074
HERNANDEZ CARLOS GAMEZ	4600 GARDEN PL LAS VEGAS NV	13931310060
HERNANDEZ REFUGIO & HERENDIDA	4524 GARDEN PL LAS VEGAS NV	13931310062
HERNANDEZ REFUGIO & HERENDIDA	4512 GARDEN PL LAS VEGAS NV	13931310063
HILLERS BETTY JANE	4612 NOLAN LN LAS VEGAS NV	13931213005
HOKANSON G KENT & JULENE D	4525 NOLAN LN LAS VEGAS NV	13931213023
HOUSING AUTHORITY CITY OF LV	P O BOX 1897 LAS VEGAS NV	13836601007

Report of All Selected Parcels**Case Number:** VAR-38328**Printed On:** Thu: June 24, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
HOUSING AUTHORITY CITY OF LV	P O BOX 1897 LAS VEGAS NV	13836713027
HUERTA FRANCES	4617 ALTA DR LAS VEGAS NV	13931214028
HUERTA FRANCES & MACRINA	4621 ALTA DR LAS VEGAS NV	13931214029
HUNTSMAN TIFFANY L	4518 HAYES PL LAS VEGAS NV	13931310084
J G E FAMILY TRUST	%T WAGNER %J EDWARDS III 424 CLIFTON HEIGHTS DR LAS VEGAS NV	13931214010
JACINTO NORMA L	4606 GARDEN PL LAS VEGAS NV	13931310059
JACOBY DANIEL & MARY REV LIV TR	4525 ALTA DR LAS VEGAS NV	13931214022
JAFARI SARAH M	4531 HAYES PL LAS VEGAS NV	13931310065
JEFFRIES HERBERT & FLORENCE	4607 GARDEN PL LAS VEGAS NV	13931310042
JONES FLETCHER SR TRUST	7300 W SAHARA AVE LAS VEGAS NV	13836601009
JONES FRED R & PEGGY ANN	4601 NOLAN LN LAS VEGAS NV	13931213025
JUNG YONG H	60 COPPER FOUNTAIN ST LAS VEGAS NV	13931310133
KALATA ROSALIND	4601 HAYES PL LAS VEGAS NV	13931310066
KILLIAN DENNIS G	601 S DECATUR BLVD LAS VEGAS NV	13931310075
KNOX LARRY E & PATRICIA R	4617 MAYFLOWER LN LAS VEGAS NV	13931212028
L A G HOLDING L L C	7500 W LAKE MEAD BLVD #9-232 LAS VEGAS NV	13931214023
L R B F TRUST	4121 WAKE FOREST DR LAS VEGAS NV	13931213006
LAMBORGHINI FAMILY TR	4618 HAYES PL LAS VEGAS NV	13931310078
LEE MARGIE A FAMILY TRUST	4619 HAYES PL LAS VEGAS NV	13931310069
LITTLEFORD RONALD & WILMA LEE	6600 PICKFORD LAS VEGAS NV	13931214006
LIU KE ZHENG	4706 LORNA PL LAS VEGAS NV	13931310054
LIU KE ZHENG	4706 LORNA PL LAS VEGAS NV	13931310004
LO CHIA YUN C & JO HSIANG	701 S DECATUR BLVD LAS VEGAS NV	13931312001
LOGAN MICHAEL C & DAWN R	6808 WHITE SANDS AVE LAS VEGAS NV	13931211029
LOPEZ ISABEL	4600 LORNA PL LAS VEGAS NV	13931310010
LOYD FRANK J & ELIZABETH ANNE	4604 MAYFLOWER LN LAS VEGAS NV	13931212006
LUCA MARIA	4620 MAYFLOWER LN LAS VEGAS NV	13931212002
MACIAS JOAQUIN	4609 AMHERST LN LAS VEGAS NV	13931211026
MARGINEAN TAREA M & SHARON L	4608 MAYFLOWER LN LAS VEGAS NV	13931212005
MARQUEZ ANA MARIA	4613 HAYES PL LAS VEGAS NV	13931310068
MARROQUIN MIRIAN Y & MIRIAN	4607 HAYES PL LAS VEGAS NV	13931310067
MCNEILL BARRY C	4629 ALTA DR LAS VEGAS NV	13931214030

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<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
MCPHERSON DENNIS & GARY	4525 LORNA PL LAS VEGAS NV	13931310122
MEDINA FAMILY TRUST	%J MEDINA SR 4718 FULTON PL LAS VEGAS NV	13931312002
MEDNICOFF IBERT & DONNA	625 S DECATUR BLVD LAS VEGAS NV	13931310050
MEJIA BENITA	4616 MAYFLOWER LN LAS VEGAS NV	13931212003
MEJIA JOSE C	4612 GARDEN PL LAS VEGAS NV	13931310058
MELLOY HARRIETT M & BRUCE L	4600 KAY PL LAS VEGAS NV	13931310111
MITCHELL MAGGIE & FRANK	4707 LORNA PL LAS VEGAS NV	13931310130
MONTENEGRO GREGORIO & LUCILA	4705 ALTA DR LAS VEGAS NV	13931214032
MONTES ALBERTO & SABINA	4604 ALTA DR LAS VEGAS NV	13931214007
MORGAN JIAWEI W	P O BOX 8241 MOU-3 DEDEDU GU	13931310072
MORGAN JIAWEI W & TERRY A	P O BOX 8241 MOU 3 DEDEDU GU	13931310077
MUNOZ MANUEL	1425 COUNTRY RD #1340 MT PLEASANT TX	13931310095
MURPHY VERA	3170 JUSTIN LN PAHRUMP NV	13931310108
NAVAS JOE	4700 GARDEN PL LAS VEGAS NV	13931310055
NEVANDRO FAMILY TRUST	249 GARFIELD AVE EL CAJON CA	13931310096
NICHOLS CHERYL LYNN	4613 LORNA PL LAS VEGAS NV	13931310126
NIEVES JUAN C	4701 KAY PL LAS VEGAS NV	13931310099
OHANA HOLDINGS L L C	11555 TREVI FOUNTAIN AVE LAS VEGAS NV	13931310106
ORELLANA SONIA	4617 AMHERST LN LAS VEGAS NV	13931211028
ORNELAS RUBI E	4524 LORNA PL LAS VEGAS NV	13931310012
P K SALE L L C	%KIMCO REALTY CORP 3333 NEW HYDE PARK DR NEW HYDE PARK NY	13836601003
PAREDES ANA ROSA	4506 HAYES PL LAS VEGAS NV	13931310086
PARKER JETHRO	4707 GARDEN PL LAS VEGAS NV	13931310047
PEP BOYS MANNY MOE & JACK CA	3111 W ALLEGHENY AVE PHILADELPHIA PA	13836701005
PEREZ MIGUEL & MARIE LIVING TR	4521 MAYFLOWER LN LAS VEGAS NV	13931212007
PINEDA FLORA O & ELEVTERIO	4624 LORNA PL LAS VEGAS NV	13931310006
POPOVICH LIVING TRUST	4605 MAYFLOWER LN LAS VEGAS NV	13931212025
POSTER MARY ANN	8624 FIRE MOUNTAIN CT LAS VEGAS NV	13931310120
POWELL THOMAS L & C J REV LIV TR	1921 FAIRHAVEN CIR LAS VEGAS NV	13931310051
QUEZADA JOSE	4521 ALTA DR LAS VEGAS NV	13931214021
RAMIREZ ALBERTO & ANA R	4524 HAYES PL LAS VEGAS NV	13931310083
RAMIREZ HONESIMO & SUSANA A	4530 HAYES PL LAS VEGAS NV	13931310082

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
RAMOS BERNARDO	4629 MAYFLOWER LN LAS VEGAS NV	13931212031
RAMOS ROBERT E SR & MAXINE ANN	4625 LORNA PL LAS VEGAS NV	13931310128
RECINOS MANUEL E	4612 LORNA PL LAS VEGAS NV	13931310008
REED KATHLEEN A	4519 KAY PL LAS VEGAS NV	13931310091
RESENDIZ MARGARITO LEDEZMA	4601 KAY PL LAS VEGAS NV	13931310094
REVELES CEASAR	120 TAMARACK HENDERSON NV	13931310105
RICHARDS DICK & FERN	2612 CABOT ST LAS VEGAS NV	13931214008
RICHARDSON DARRELL & KAYLYNN	4519 LORNA PL LAS VEGAS NV	13931310121
ROBERTS RICHARD T	6216 SAGINAW DR LAS VEGAS NV	13931310085
RODRIGUEZ CELIA	4719 GARDEN PL LAS VEGAS NV	13931310049
RODRIGUEZ SAUL	4719 LORNA PL LAS VEGAS NV	13931310132
RUIZ JOSE M	1331 DOUGLAS DR LAS VEGAS NV	13931310076
RUIZ LIDIA	1501 GRANGEVILLE DR LAS VEGAS NV	13931213026
SADOWNIK 1988 TRUST	4530 LORNA PL LAS VEGAS NV	13931310011
SALAZAR MAXIMO	4619 LORNA PL LAS VEGAS NV	13931310127
SALIDO JOSE ARMANDO	4524 KAY PL LAS VEGAS NV	13931310113
SAMBRANO CARLOS JR & LINDA	4613 NOLAN LN LAS VEGAS NV	13931213028
SANCHEZ MARIA VICTORIA	4525 HAYES PL LAS VEGAS NV	13931310064
SANCHEZ MARTINIANO	4601 LORNA PL LAS VEGAS NV	13931310124
SAYLORS JEAN M	4700 FULTON PL LAS VEGAS NV	13931312005
SCHLAGETER DOUGLAS A & KATSUMI	512 ESSEX WEST DR LAS VEGAS NV	13931310117
SECRETARY HOUSING & URBAN DEV	%MICHAELSON CONNOR & BOUL INC 13832 N 32ND ST #150 PHOENIX AZ	13931213029
SELIGER TRUST	4624 FULTON PL LAS VEGAS NV	13931312006
SMITH JAMES & REBECCA REV LIV TR	4528 NOLAN LN LAS VEGAS NV	13931213009
SOLORIO REYES	4531 LORNA PL LAS VEGAS NV	13931310123
SPIROS GEORGIA	4625 AMHERST LN LAS VEGAS NV	13931211030
STEIN LAWRENCE	4529 MAYFLOWER LN LAS VEGAS NV	13931212023
T S L GRAND COMPANY TRUST	%J KREUZ 4290 MARDON AVE LAS VEGAS NV	13931214001
TANGSUSANG NAYANA & SOM CHAI	4619 GARDEN PL LAS VEGAS NV	13931310044
TOKEV LLIAN S & YELENA	6735 TRAMMEL CT LAS VEGAS NV	13931211027
TRUJILLO J GREGORIO & MELANIA	500 ESSEX WEST DR LAS VEGAS NV	13931310118
TSOSIE GILDA	4600 HAYES PL LAS VEGAS NV	13931310081

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<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
URIBE AMY	4506 KAY PL LAS VEGAS NV	13931310116
VALDEZ ADRIAN DE LEON	4507 KAY PL LAS VEGAS NV	13931310089
VARGAS IMELDA & SALVADOR	4507 LORNA PL LAS VEGAS NV	13931310119
VIZCAINO JUAN & MANUEL	4606 HAYES PL LAS VEGAS NV	13931310080
W2007 ARIZONA CHARLIE'S PROPCO	%GOLDMAN SACHS & CO %WHITEHALL CHIEF FIN OFFICER 85 BROAD ST NEW YORK NY	13836701022
WALSH LISA ANN	88 LEXINGTON AVE #1B NEW YORK NY	13931310005
WALTON BARBARA E	2324 JANESVILLE LN HENDERSON NV	13931310001
WANG YONGQING ETAL	20966 E WALNUT CANYON RD WALNUT CA	13931214026
WILLIAMS MICHAEL	4525 KAY PL LAS VEGAS NV	13931310092
YANG JANET ETAL	4624 NOLAN LN LAS VEGAS NV	13931213002
YU JIAN QIANG	2270 LYRICAL RD HENDERSON NV	13931214009
YUAN TSUAN & MARY C LIVING TRUST	4628 NOLAN LN LAS VEGAS NV	13931213001
ZARATE JUAN CARLOS	518 ESSEX WEST DR LAS VEGAS NV	13931310088
ZHANG BAOGI ETAL	7874 FALL HARVEST DR LAS VEGAS NV	13931310129
ZHOU MIN & JIE LING	3845 WILD PANSY CT LAS VEGAS NV	13931312003

Exhibit A
LEGAL DESCRIPTION

File Number: 282479

Lot Six Hundred Eighty-nine (689) in Block Twenty-six (26) of HYDE PARK SUBDIVISION NO. 4, as shown by map thereof on file in Book 4 of Plats, Page 71, in the Office of the County Recorder of Clark County, Nevada.

ASSESSOR'S COPY

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 139-31-310-002
b) _____
c) _____
d) _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book	Page
Date of Recording:	_____
Notes:	_____

2. Type of Property

- a) ☐ Vacant Land b) ☒ Single Family Residence
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apartment Bldg. f) ☐ Commercial/Industrial
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (Value of Property)

Transfer Tax Value

Real Property Transfer Tax Due:

\$56,000.00

\$56,000.00

\$285.60

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred:

100 %

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

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature:

W. John R. Cortez / Manager
Biz Point Property Group, LLC

Capacity:

Grantor

Signature:

KOHAVA COHEN BY AZBILAH COHEN
Kohava Cohen

Capacity:

Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

Print Name:

BIZ POINT PROPERTY

Print Name:

Address:

1181 Magnolia Park Ct.

Address:

City/State/Zip

Las Vegas NV 89141

City/State/Zip

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name:

National Title Co

Escrow No

282479-DM

Address:

7251 West Lake Mead Blvd, Ste 350

City

Las Vegas

State:

NV

Zip

89128

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 139-31-310-002
b) _____
c) _____
d) _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument No. _____

Book _____ Page _____

Date of Recording: _____

Notes: _____

2. Type of Property

- a) ☐ Vacant Land b) ☒ Single Family Residence
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apartment Bldg. f) ☐ Commercial/Industrial
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

3. Total Value/Sales Price of Property

\$56,000.00

Deed in Lieu of Foreclosure Only (Value of Property) (_____)

Transfer Tax Value

\$56,000.00

Real Property Transfer Tax Due:

\$285.60

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Biz Point Property Group, LLC

Capacity: _____

Grantor

Signature: _____

Kohava Cohen By Abraham Cohen
Kohava Cohen

Capacity: _____

Grantee

SELLER (GRANTOR) INFORMATION

Print Name: _____

Address: _____

City/State/Zip _____

BUYER (GRANTEE) INFORMATION

Print Name: _____

Address: _____

City/State/Zip _____

Kohava Cohen
313 Ditmas Ave.
Brooklyn NY 11218

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: National Title Co

Escrow No 282479-DM

Address: 7251 West Lake Mead Blvd. Ste 350

City Las Vegas

State: NV

Zip 89128

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED