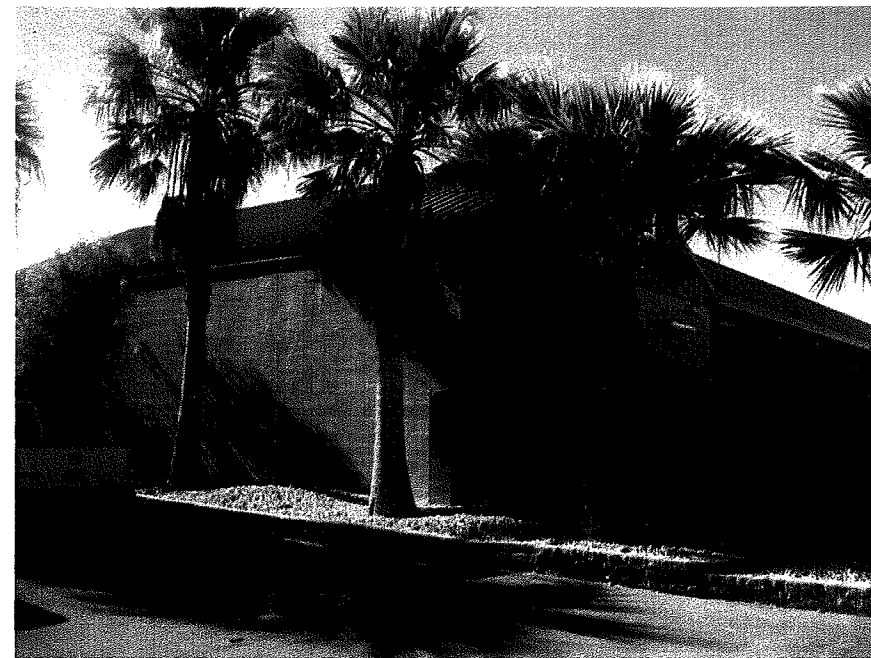
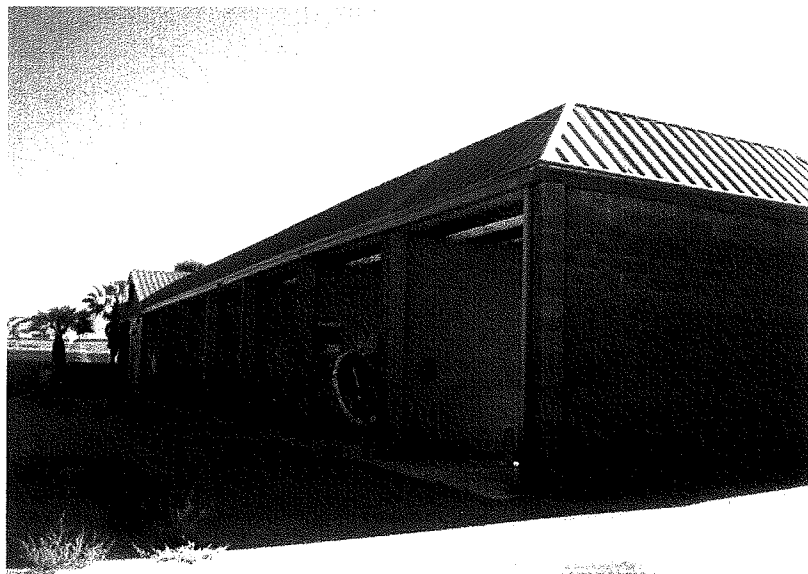




South Elevation



North Elevation



West Elevation

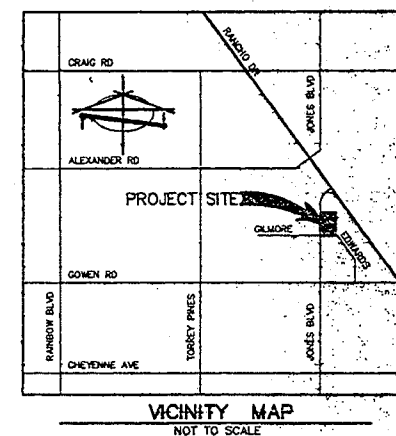
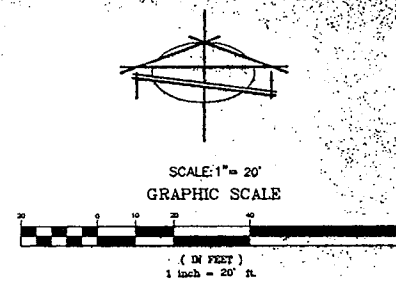


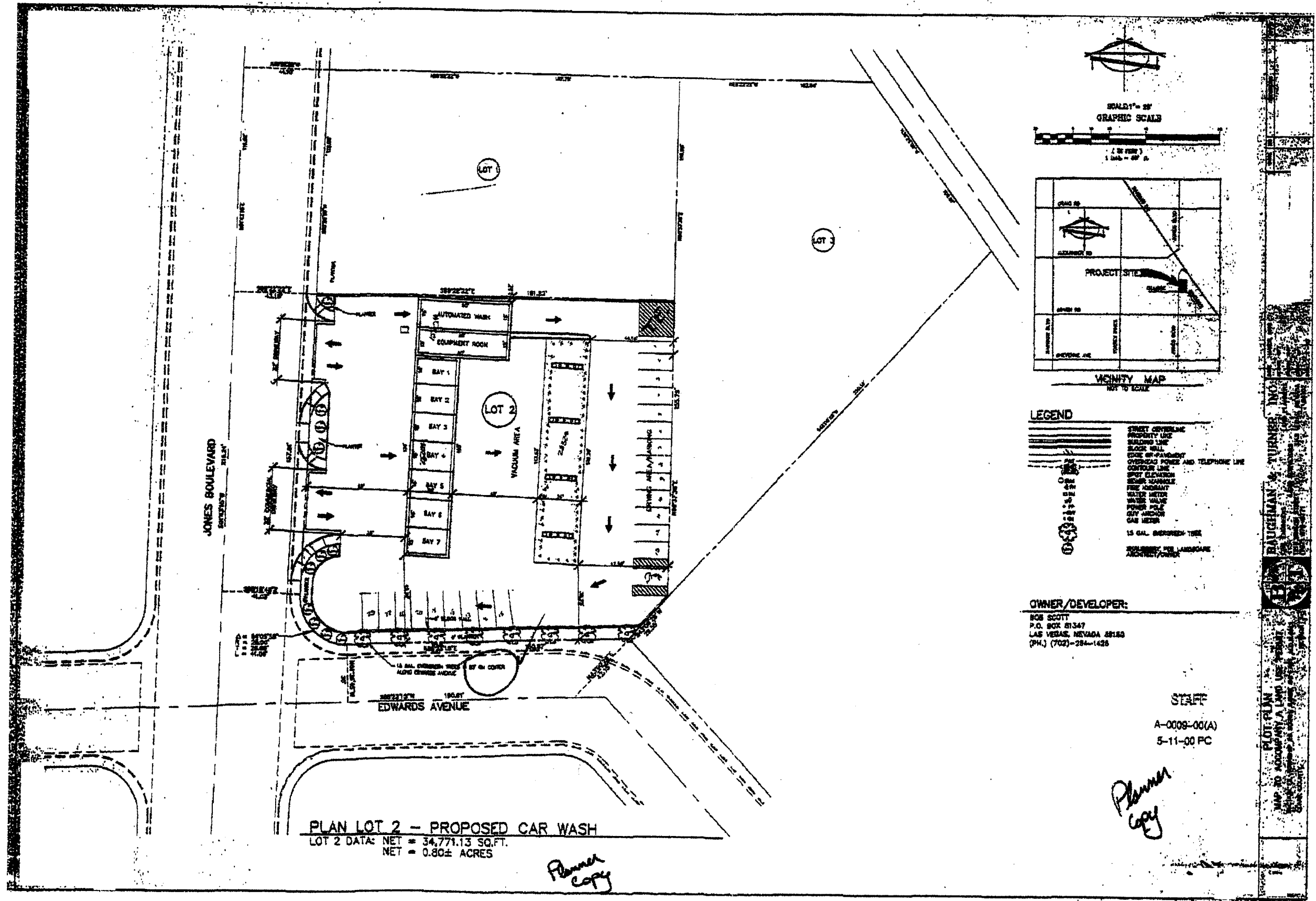
East Elevation

3810 N Jones Blvd. Las Vegas 89109

SUP-38590
07/29/10 PC

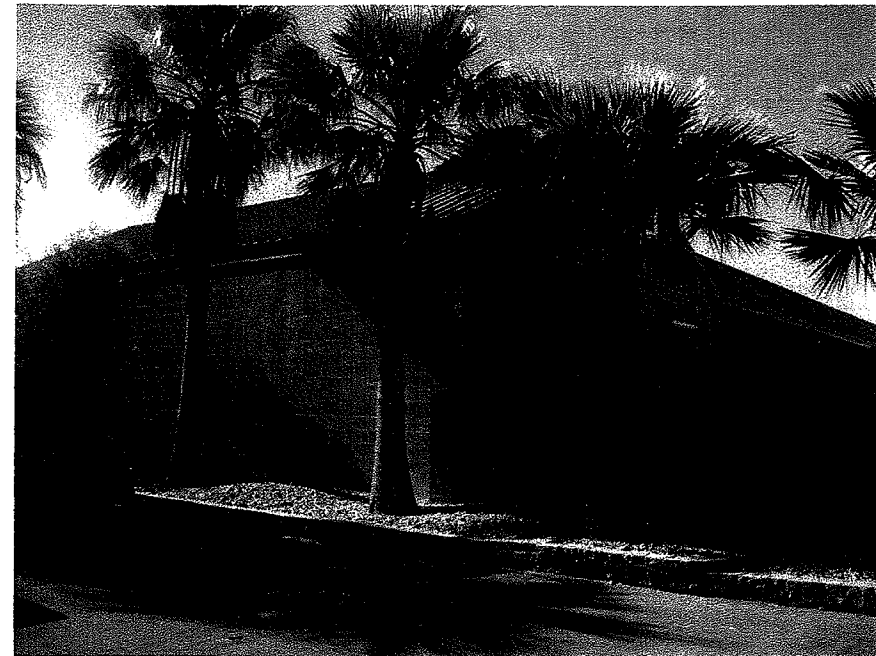
RECEIVED
JUN 15 2010
City of Las Vegas

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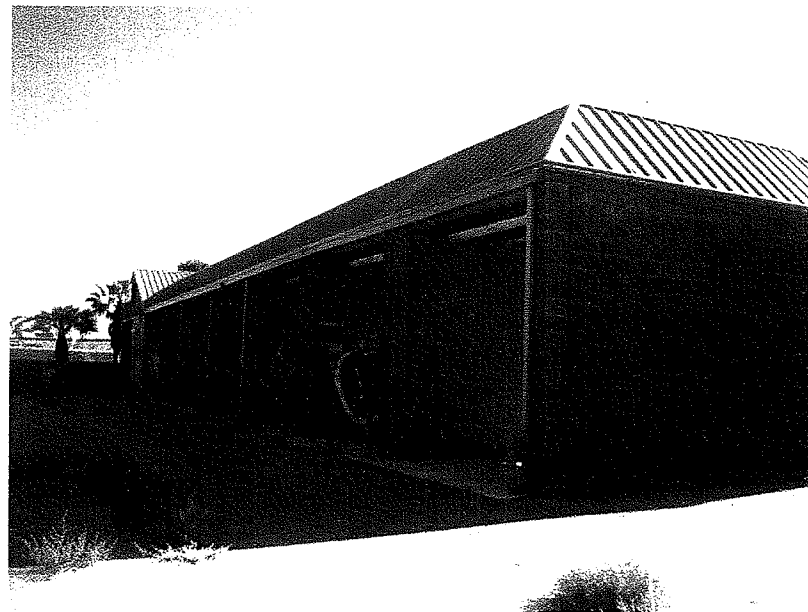




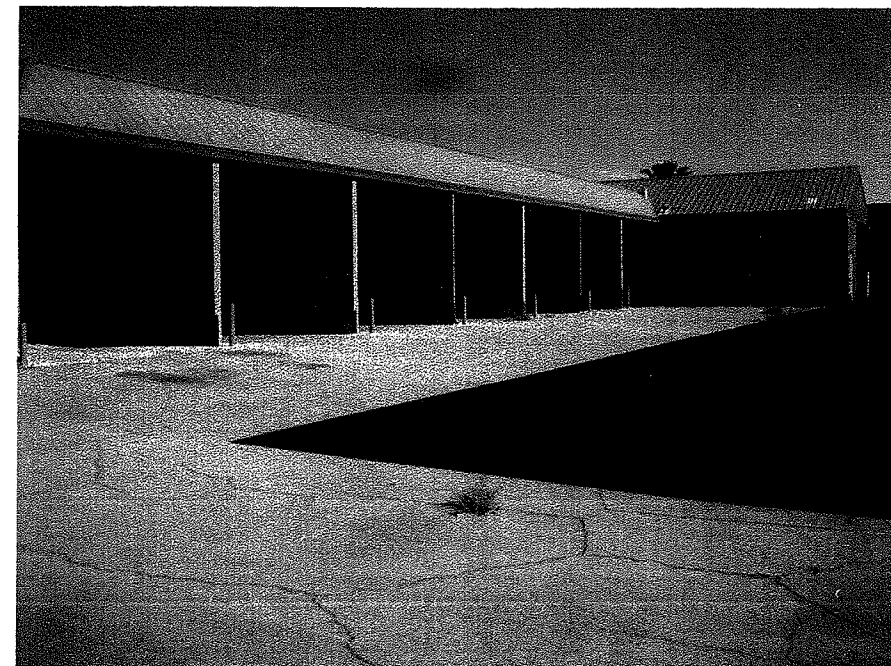
South Elevation



North Elevation



West Elevation

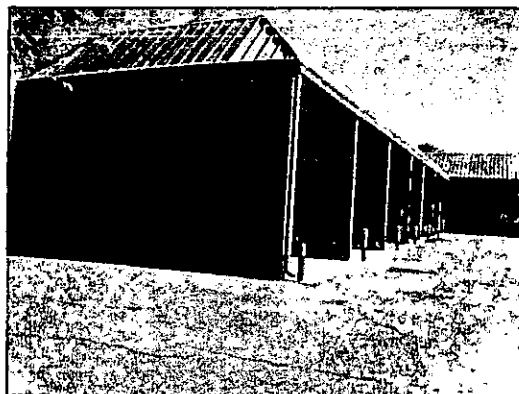


East Elevation

3810 N Jones Blvd. Las Vegas 89109

SUP-38590

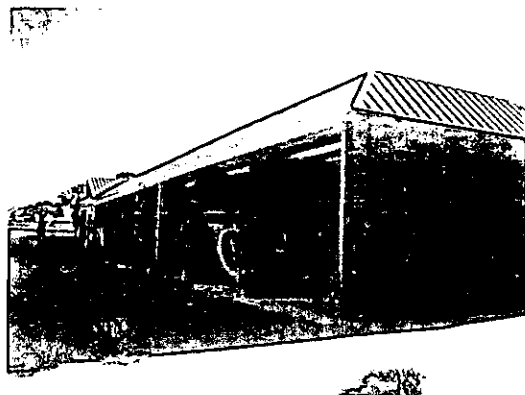
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JUN 15 2010
City of Las Vegas



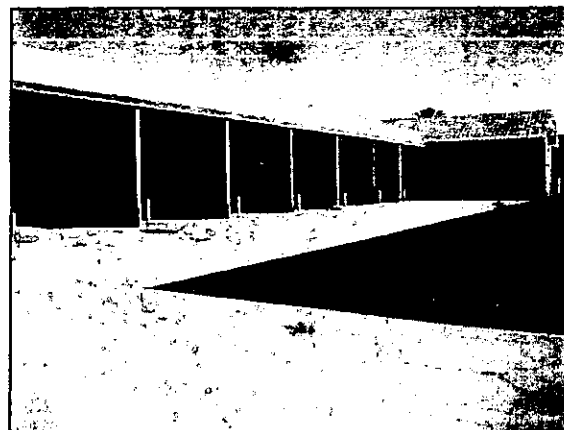
South Elevation



North Elevation



West Elevation



East Elevation

3810 N Jones Blvd. Las Vegas 89109

SUP-38590

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JUN 15 2010
City of Las Vegas

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): \$ 500.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 1030.00 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: ☐)			
ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)					
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 B/W):	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:	3
☒	☐	North arrow, scale, and vicinity map		Colored, Rolled Plans:	1
☒	☐	All property lines and present dimensions labeled		Reduced Copy (8-1/2x11 B/W):	1
☒	☐	All required perimeter landscape planters shown		NOTES: May be included in the site plan	
☒	☐	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 B/W):	1
☒	☐	All building materials and colors noted		NOTES: Pictures of existing buildings will suffice	
☒	☐	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		Rolled Plans:	1
☒	☐	All building entrances/exits shown		Reduced Copy (8-1/2x11 B/W):	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:		Community Bank of Nevada		Application Type:	
Representative:		Eleissa Lavelle, Esq.		Application Purpose:	
APN:		13912111005		Site Location:	
Planner's Signature:				Pre-App. Meeting Date:	
Planner:		Steve Gebeke, Planning Supervisor - 229-5410		Submission Deadline:	
				Earliest PC / CC Meeting Dates:	
				Special Use Permit	
				Self-Service Car Wash	
				3810 N Jones Blvd	
				06/04/10	
				06/15/10 - no later than 2:00 p.m. Vegas	
				07/29/10 PC - 09/01/10 CC - Cycle 5	

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JUN 15 2010



CITY OF LAS VEGAS

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

Page: 1 of 1
Date: 06/04/10
Time: 11:00 a.m.

Project Name: 3810 N. Jones Blvd. - Car Wash

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. Eleissa Lavelle, Esq.		868-2600		
2.				
3.				
4.				
5.				
6.	CLV - Finance (Business License)	229-6321	383-0769	
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: Airport Overlay (105 Feet)

Meeting Notes:

1. A Special Use Permit is required to re-establish the Car Wash, Self-Service use. The previously non-conforming use of the site expired 01/27/10, one year after the expiration date of the last business license for the use. The site was annexed into the city in it's current configuration in 2000.
2. The current zoning of C-1 (Limited Commercial) is not consistent with the current General Plan designation of DR (Desert Rural). A GPA is required to amend the designation to SC (Service Commercial). A neighborhood meeting is required as part of this application.
3. Waivers of SUP Requirements 2, 6, and 9. Others may be necessary (see attached for req's).

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JUN 15 2010

City of Las Vegas

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****



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. Linda Yium
FDIC as Receiver for Community Bank of Nevada
2001 Russ Avenue, Suite 3300
Dallas, Texas 75201

RE: SUP-38590 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF SEPTEMBER 1, 2010
RELATED TO GPA-38525

Dear Ms. Yium:

The City Council at a regular meeting held September 1, 2010, APPROVED the request for a Special Use Permit TO RE-ESTABLISH AN ABANDONED CAR WASH, SELF-SERVICE USE WITH WAIVERS TO ALLOW THE USE TO BE LOCATED ZERO FEET FROM A RESIDENTIAL PROPERTY WHERE A MINIMUM OF 200 FEET OR AN 80-FOOT RIGHT-OF-WAY IS REQUIRED FOR SEPARATION, AND TO ALLOW THE USE TO NOT BE OPERATED IN CONJUNCTION WITH ANOTHER MOTOR VEHICLE RELATED USE at 3810 Jones Boulevard (APN 138-12-111-005), C-1 (Limited Commercial) 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. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Car Wash, Self Service use.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Parking areas shall be striped in compliance with the site plan date stamped 06/15/10. The handicap parking space shall be van accessible in conformance with the requirements of Title 19.10.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

Ms. Linda Yium
SUP-38590 – Page Two
September 3, 2010

4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



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

cc: Mr. Andy Reed
City of Las Vegas
731 South Fourth Street, 2nd Floor
Las Vegas, Nevada 89101

Ms. Eleissa Lavelle
100 North City Parkway, Suite #1560
Las Vegas, Nevada 89106

Community Bank of Nevada
7676 West Lake Mead Boulevard
Las Vegas, Nevada 89128

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. Linda Yium
FDIC as Receiver for Community Bank of Nevada
2001 Russ Avenue, Suite #3300
Dallas, Texas 75201

**RE: SUP-38590 - SPECIAL USE PERMIT RELATED TO GPA-38525
PLANNING COMMISSION MEETING OF JULY 29, 2010**

Dear Ms. Yium:

Your request for a Special Use Permit TO RE-ESTABLISH AN ABANDONED CAR WASH, SELF-SERVICE USE WITH WAIVERS TO ALLOW THE USE TO BE LOCATED ZERO FEET FROM A RESIDENTIAL PROPERTY WHERE A MINIMUM OF 200 FEET OR AN 80-FOOT RIGHT-OF-WAY IS REQUIRED FOR SEPARATION, AND TO ALLOW THE USE TO NOT BE OPERATED IN CONJUNCTION WITH ANOTHER MOTOR VEHICLE RELATED USE at 3810 Jones Boulevard (APN 138-12-111-005), C-1 (Limited Commercial) Zone, Ward 6 (Ross), 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. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Car Wash, Self Service use.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Parking areas shall be striped in compliance with the site plan date stamped 06/15/10. The handicap parking space shall be van accessible in conformance with the requirements of Title 19.10.
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
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

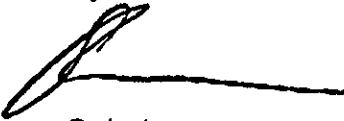
City Manager
Elizabeth N. Fretwell



Ms. Linda Yium
SUP-38590 - 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: Ms. Eleissa Lavelle
100 North City Parkway, Suite #1560
Las Vegas, Nevada 89106

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. Linda Yium
FDIC as Receiver for Community Bank of Nevada
2001 Russ avenue, Suite #3300
Dallas, Texas 75201

**RE: SUP-38590 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF JULY 29, 2010**

Dear Ms. Yium:

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: Ms. Eleissa Lavelle
100 North City Parkway, Suite #1560
Las Vegas, Nevada 89106

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





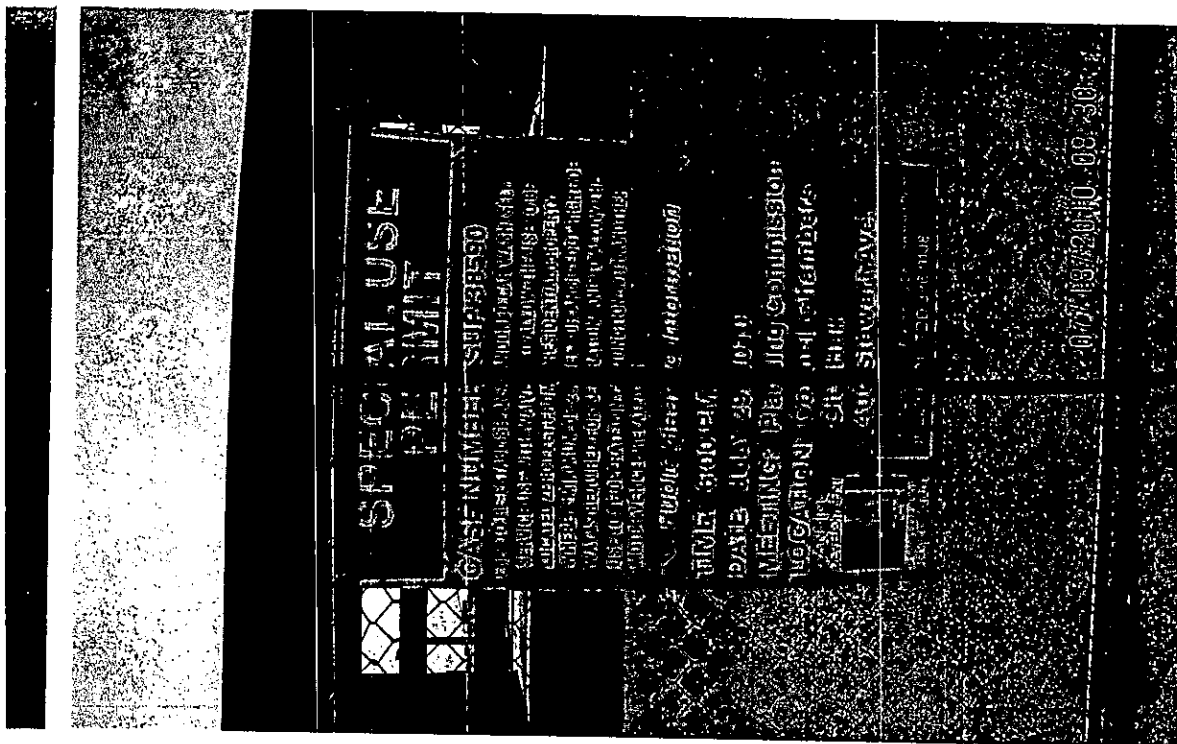
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: SUP-38590

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

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.



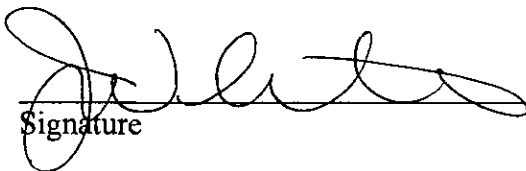
CASI

MEE

Sign
Code,
sched



EDWARD


Signature

7-18-10
Date

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.

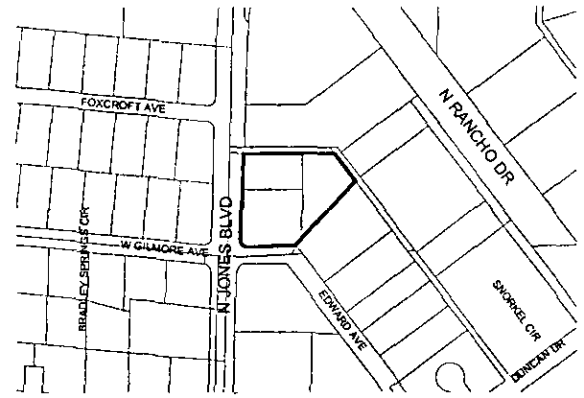
Application Information

GPA-38525 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: COMMUNITY BANK OF NEVADA, ET AL - Request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.93 acres at 3810, 3820 and 3830 North Jones Boulevard (APNs 138-12-111-003, 004, and 005), Ward 6 (Ross).

SUP-38590 - SPECIAL USE PERMIT RELATED TO GPA-38525 - PUBLIC HEARING - APPLICANT/OWNER: COMMUNITY BANK OF NEVADA - Request for a Special Use Permit TO RE-ESTABLISH AN ABANDONED CAR WASH, SELF-SERVICE USE WITH WAIVERS TO ALLOW THE USE TO BE LOCATED ZERO FEET FROM A RESIDENTIAL PROPERTY WHERE A MINIMUM OF 200 FEET OR AN 80-FOOT RIGHT-OF-WAY IS REQUIRED FOR SEPARATION, AND TO ALLOW THE USE TO NOT BE OPERATED IN CONJUNCTION WITH ANOTHER MOTOR VEHICLE RELATED USE at 3810 Jones Boulevard (APN 138-12-111-005), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

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 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

Application Information

GPA-38525 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: COMMUNITY BANK OF NEVADA, ET AL - Request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.93 acres at 3810, 3820 and 3830 North Jones Boulevard (APNs 138-12-111-003, 004, and 005), Ward 6 (Ross).

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Application Location



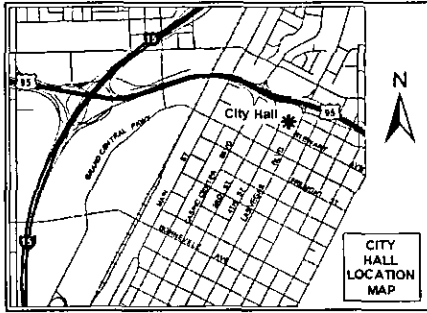
The proposed project may not pertain to the entire highlighted project site.

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

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

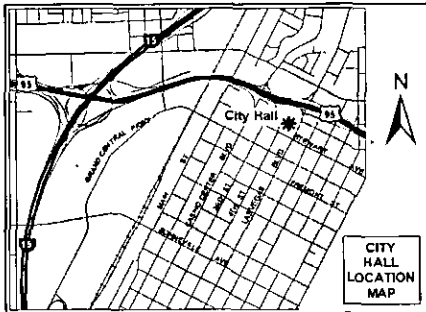
Please use available blank space on card for your comments.

GPA-38525 & SUP-38590

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



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.

GPA-38525 & SUP-38590

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 *RAA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekkii, Survey (FM, PM, & A's only)
Date: July 2, 2010
Re: **SUP-38590** FDIC as receiver for Comm. Bank of NV. 3810 Jones Blvd
Request for a Special Use Permit for a Car Wash, Self-Service

COMMENTS:

We have no comment on the Request for a Special Use Permit for a car wash self-service at 3810 Jones Boulevard.

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:

SUP-38590

Desert Pine Villas

Northpointe Apartments

Northwest Area Residents Association NCG

Park San Miguel Property Owners Association

Plaza San Miguel HOA

Rancho San Miguel Property Owners Association

Rosewood Estates

Sweetwater HOA

The Rancho Alta Mira HOA

Willowdale Park HOA

Woodcrest HOA

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

SUP-38590

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	RICK SCHROEDER	DSC

SENT VIA COURIER/ INTER-OFFICE MAIL/ OR US 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>**

SUP*
06/15/2010

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

SUP-38590 - SPECIAL USE PERMIT RELATED TO GPA-38525 - PUBLIC HEARING -
APPLICANT/OWNER: FDIC AS RECEIVER FOR COMMUNITY BANK OF NEVADA - Request for a
Special Use Permit FOR A CAR WASH, SELF-SERVICE at 3810 Jones Boulevard (APN 138-12-111-005), C-1
(Limited Commercial) Zone, Ward 6 (Ross).

PLANNING COMMISSION: **JULY 29, 2010**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

CITY COUNCIL: IF APPROVED: **SEPTEMBER 1, 2010**

IF DENIED: **P.C. FINAL ACTION** (Unless appealed within 10 days)

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

SUP Application

Report Date 06/15/2010 03:25 PM

Submitted By

Page 1

A/P # 38590 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	06/15/2010 14:17	983510	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

SUP-38590 - SPECIAL USE PERMIT - PUBLIC HEARING - OWNER/APPLICANT: FDIC as Receiver for Community Bank of Nevada -Request for a Special Use Permit FOR A CAR WASH, SELF-SERVICE at 3810 Jones Boulevard (APN 138-12-111-005), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

Parent A/P #

Project # 38590 Project/Phase Name SPLASH & DASH CAR WASH Phase #
Size/Area 0.80 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13812111005

Location

Owner/Tenant

Contact ID AC873378 Name FDIC AS RECIEVER FOR COMMUNITY BANK OF NEVADA
Mailing Address 2001 RUSS AVE, SUITE 3300 Organization LINDA YIUM
City DALLAS State/Province TX
ZIP/PC 75201 Country ☐ Foreign
Day Phone (214)863-3019 x Evening Phone
Fax (214)863-3097 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

3810 N JONES BLVD
LAS VEGAS, 89108-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13812111005

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SUP Application****Report Date** 06/15/2010 03:25 PM**Submitted By**

Page 2

Applicants/Contacts

Primary	N	Capacity	OTHER	Other	REP	Contact ID	AC1786446	☐	Foreign
Effective		Expire							
Name	DUANE MORRIS, LLP								
Day Phone	(702)868-2605 x		Eve Phone	(702)920-8931 x		Organization			
Pager			PIN #			Position			
Fax			Mobile			Profession			
E-Mail									
Address	100 N. CITY PARKWAY LAS VEGAS, NV 89106								
Seasonal Addr									
Valid From			To						
Comments	ELEISSA LAVELLE - 868-2605								

Primary	Y	Capacity	OWNER	Contact ID	AC873378	☐	Foreign
Effective		Expire					
Name	FDIC AS RECIEVER FOR COMMUNITY BANK OF NEVADA						
Day Phone	(214)863-3019 x		Eve Phone			Organization	LINDA YIUM
Pager			PIN #			Position	
Fax	(214)863-3097		Mobile			Profession	
E-Mail							
Address	2001 RUSS AVE, SUITE 3300 DALLAS, TX 75201						
Seasonal Addr							
Valid From			To				
Comments	Linda Yium						

Contractors

No Contractors

Item Description**Item Status**

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$500.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
396263 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
396261 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
396272 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
396264 FLOOD #1 (FLOOD CONTROL)	Incomplete
396271 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
396262 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
396270 ROW #1 (RIGHT-OF-WAY)	Incomplete
396269 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
396268 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
396267 SURVEY #1 (SURVEY)	Incomplete
396266 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
396265 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Failed
(SIGNPRO-MEMO SENT TO POST DT)	

Report Date 06/15/2010 03:25 PM

Submitted By

Page 3

Item Description	Item Status
(SIGNPRO-SIGN POSTED DATE) (PT-ENTER THE # OF LABELS) (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) (STAFF RECOMMENDATION) Check Licenses Check Children Status Check Open Cases	Not Checked Children Successful 0

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	06/15/2010 14:32	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	06/15/2010 14:32	30.00
PROCESSING FEE	P	06/15/2010 14:32	500.00
Total Unpaid	0.00	Total Paid	1030.00

Review/Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
396261	DEVCO	1	Incomplete	☐	06/15/2010 15:19			
396262	NEIGH P&S	1	Incomplete	☐	06/15/2010 15:19			
396263	B&S PLAN	1	Incomplete	☐	06/15/2010 15:19			
396264	FLOOD	1	Incomplete	☐	06/15/2010 15:19			
396265	TRAFFIC	1	Incomplete	☐	06/15/2010 15:19			
396266	TEFO	1	Incomplete	☐	06/15/2010 15:19			
396267	SURVEY	1	Incomplete	☐	06/15/2010 15:19			
396268	SID	1	Incomplete	☐	06/15/2010 15:19			
396269	SEWER	1	Incomplete	☐	06/15/2010 15:19			
396270	ROW	1	Incomplete	☐	06/15/2010 15:19			
396271	LAND DEV	1	Incomplete	☐	06/15/2010 15:19			
396272	FIRE ENG	1	Incomplete	☐	06/15/2010 15:19			

Activity Review Details
Detail SUBMITTAL CHECKLIST (SUP) Modified By BSTICKA Modified Date/Time 06/15/2010 14:14 Comments No Comments

Report Date 06/15/2010 03:25 PM

Submitted By

Page 4

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plan (19 Folded Blue Lines, 1 Rolled Colored)
Y Application/Petition Form	Y Floor Plan, If Applicable (1 Folded, 1 Rolled)
Y Deed and Legal Description	Y Laser Print Site Plan
Y Justification Letter	Y Laser Print Floor Plan
Y Assessors Parcel Map	Y Statement of Financial Interest
N DINA (Not Always Required)	

Y Business Licensing Requirements Met

N Business License Exempt

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

Z-LEGAL

983510

06/15/2010 14:17

N

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

There is no planning condition for this project.

SPECIAL USE PERMIT

N DINA Required? Y Will this go to the City Council? Final City Council letter received

Y Project of Regional Significance? Annotated minutes received

N Parent Project link required? is there a condition of approval for a Required Review?

Type of Use

If yes, when does it need to be reviewed?

CAR WASH, SELF-SERVICE

N Is this an Alcohol related Use?

Staff Recommendation

Meeting Information

Meeting Information	Meeting Date	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Comments	Add Date	Modified By	Modified Date			

07/29/2010 PC SCHEDULED

0 0 0

BSTICKA 06/15/2010

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

SUP Application

Report Date 06/15/2010 03:25 PM

Submitted By

Page 5

Meeting Information

Meeting Date

Meeting Type

Meeting Status

YES Votes

NO Votes

ABSTENTIONS

Comments

Added By

Add Date

Modified By

Modified Date

Template Type A/P #

A/P Type

Status

Stage

No children exist for this project

Employee

Employee ID

Last

First

Middle

Comments

980608

HOWE

MICHAEL

P

Log

Action

Description

Entered By

Start

Stop

#Hours

Comments

PAYMNT CO NAME WHO PICKED UP CONTACT#

890381

06/15/2010 14:33

0.00

DROPPED OFF BY BEN STICKA/PLANNING; DUANE MORRIS LLP; CK#755849; 702-868-2605;



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: FDIC as Receiver for Community Bank of Nevada-Special Use Permit
Project Address (Location) 3810 No. Jones Blvd., Las Vegas, NV
Project Name Splash & Dash Car Wash Proposed Use Self-Service Carwash
Assessor's Parcel #(s) 138-12-111-005 Ward # 6
General Plan: existing DR proposed SC Zoning: existing C-1 proposed C-1
Commercial Square Footage 4323 sq. ft. (car wash); 3388 sq. ft. canopy - total= 7711 sq. ft. Floor Area Ratio N/A
Gross Acres 0.80 Lots/Units N/A Density N/A
Additional Information Use in existence.

PROPERTY OWNER FDIC as Receiver for Community Bank of Nevada Contact Linda Yium
Address 2001 Russ Ave., Suite 3300 Phone: 214 863 3019 Fax: 214 863 3097
City Dallas State TX Zip 75201
E-mail Address Linda.Yium@cbre.com

APPLICANT FDIC as Receiver for Community Bank of Nevada Contact Linda Yium
Address 2001 Russ Ave., Suite 3300 Phone: 214 863 3019 Fax: 214 863 3097
City Dallas State TX Zip 75201
E-mail Address Linda.Yium@cbre.com

REPRESENTATIVE Eleissa C. Lavelle, Duane Morris, LLP Contact Eleissa C. Lavelle, Esq.
Address 100 N. City Parkway, Suite 1560 Phone: (702) 868-2605 Fax: (702) 920-8931
City Las Vegas State NV Zip 89106
E-mail Address eclavelle@duanemorris.com

Property Owner Signature* EA - CL

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

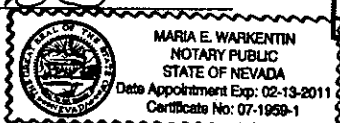
Print Name Eleissa C. Lavelle

Subscribed and sworn before me

This 15th day of June, 20 10

Maria E. Warkentin

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>5UP-38590</u>
Meeting Date:	<u>7/29/10</u>
Total Fee:	<u>1,030</u>
Date Received:*	<u>6/15/10</u>
Received By:	<u>Bri S</u>

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

F:\dept\Application Packet\Application Form.pdf

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JUN 15 2010

City of Las Vegas



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38590** APN: 138-12-111-005

Name of Property Owner: Federal Deposit Insurance Company as Receiver for Community Bank of Nevada

Name of Applicant: Federal Deposit Insurance Company as Receiver for Community Bank of Nevada

Name of Representative: Eleissa C. Lavelle, Esq., Duane Morris, LLP

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

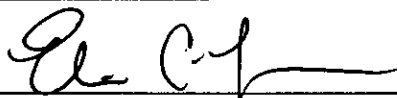
☒ No

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: N/A

Partner(s): _____

APN: _____

Signature of Property Owner: 

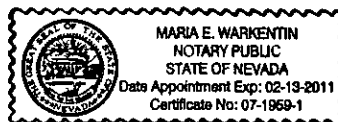
Print Name: Eleissa C. Lavelle, Esq., Authorized Representative for FDIC as Receiver for Community Bank of Nevada

Subscribed and sworn before me

This 15th day of June 20 10



Notary Public in and for said County and State



ELEISSA C. LAVELLE, ESQ.
DIRECT DIAL: (702) 868-2605
PERSONAL FAX: +1 702 920 8931
E-MAIL: eclavelle@duanemorris.com

www.duanemorris.com

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WILMINGTON
CHERRY HILL
PRINCETON
LAKE TAHOE
HO CHI MINH CITY

June 15, 2010

VIA HAND DELIVERY

City of Las Vegas Planning and
Development Department
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Re: **3810 North Jones Boulevard, Las Vegas, Nevada**
Application for Special Use Permit
Justification Letter

Ladies and Gentlemen:

This firm represents the Federal Deposit Insurance Corporation as Receiver for Community Bank of Nevada ("FDIC-R"), the record owner of the above referenced real property and applicant hereunder. This Justification Letter is sent in support of the Application of the FDIC-R. The special use permit for which application is made is required in order to authorize the continued use of this property as a self-service carwash facility. The previously non-conforming use of the site expired January 27, 2010, one year after the expiration date of the last business license for this use. The business license expired as a result of the foreclosure by the Community Bank of Nevada of this property, which occurred June 6, 2008. The site was annexed by the City of Las Vegas in its current configuration in 2001.

The property in question consists of an approximately 0.80 acre tract of land located on the east side of North Jones Boulevard. The property has been improved with a one-story building which contains self-service carwash bays and a maintenance room. Additional site improvements include asphalt parking and drives, a perimeter block wall and a canopy covered vacuum use structure together with areas of landscaping. The improvements to this property were constructed in 1999.

The current zoning of C-1 (Limited Commercial) is not consistent with the current General Plan designation of DR (Desert Rural). A General Plan Amendment is required to

DUANE MORRIS LLP

100 NORTH CITY PARKWAY, SUITE 1560 LAS VEGAS, NV 89106-4617
DM2\2355835.2

SUP-38590

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JUN 15 2010

PHONE: 702.868.2600 FAX: 702.385.6862

City of Las Vegas

amend the designation to SC (Service Commercial). A neighborhood meeting is scheduled for June 29, 2010 as part of this application.

The FDIC-R desires to market and sell the property to a purchaser who would use the property as a self-service carwash, essentially continuing the same use as has previously existed on this property since its construction in 1999. The FDIC-R requests that a special use permit be issued which will reinstate and allow the continued historic use of the property as a self-service carwash.

FDIC-R is informed and believes that the previous owner employed no more than three employees who operated this business and its hours of operation were between 7:00 a.m. and 10:00 p.m., seven days a week. It is anticipated that this staffing level (perhaps increased to no more than five employees) and the hours of operation would be continued. The real property has access directly from North Jones Boulevard. In addition, we request waivers of the minimum special use permit requirements that opening to the wash bays shall not face the public rights-of-way, that the use not be located within 200 feet of residential property unless separated by a street, or that the use be operated in conjunction with other motor vehicle related uses. The only use of this parcel will be as a coin-operated carwash. The parcel is separated by a block wall from residential property which is nearby, as shown on the site maps. Openings to carwash bays on the property will be closed when not in use.

Any other use of this property would require that the improvements which have been in existence for more than 10 years be demolished and expensive reconstruction would be required for any other use. To the best of our knowledge, this property has been used as a self service carwash continuously without objection as to such use from surrounding property owners since it was first constructed. It is therefore requested that the use be continued to be approved through the issuance of the special use permit requested herein to reestablish this self-service carwash use.

Attachments to the Application include the following:

Attachment A consists of nineteen (19) black and white and one (1) color copies of the site plan, which was obtained from the Clark County Building Department, and on file with that Department in connection with the original application for construction. In addition, Attachment A consists of photographs showing the improvements to the property as currently existing as of June 14, 2010 (nineteen (19) black and white and one (1) color). In light of the fact that the improvements were constructed in 1999 and the current owner acquired the Property through foreclosure, a complete set of drawings is only available through the Clark County Building Department, and Applicant respectfully requests that this submission will be deemed satisfactory to show the dimensions, elevations and landscaping of the project, as constructed.

Attachment B is Ordinance Number 5277, approving the annexation of this property by the City of Las Vegas, recorded on January 11, 2001.

City of Las Vegas Planning and Development Department
June 15, 2010
Page 3

Duane Morris

Attachment C is the assessor's parcel map showing the location of the subject property and designation of assessor's parcel number.

Attachment D is the Trustee's Deed Upon Sale, showing title to the property in Community Bank of Nevada, as well as the legal description.

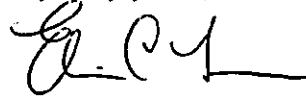
Attachment E is the Order Appointing the FDIC as Receiver for Community Bank of Nevada and acceptance of the appointment.

Attachment F is a letter from Linda Yium authorizing execution and submission of this Application by Eleissa C. Lavelle, Esq., of the law firm of Duane Morris, LLP, as counsel for FDIC-R in this matter, and the engagement letter executed by Ken Pearson on behalf of FDIC-R, authorizing engagement of Eleissa C. Lavelle, Esq. and the law firm of Duane Morris, LLP as counsel for FDIC-R in this matter.

Attachment G is the Statement of Financial Interest.

Should you have any questions or require any further information, please let us know.

Very truly yours,



Eleissa C. Lavelle, Esq.

ECL:fs
Attachments

cc: Linda Yium



City of Las Vegas
Planning and Development Department
Las Vegas, Nevada

June 14, 2010

RE: **Community Bank of Nevada
Owned Real Estate (ORE)**

To whom it may concern:

CB Richard Ellis has been retained by the FDIC to manage and sell the owned real estate (ORE) assets from the Community Bank of Nevada receivership. Please see the attached press releases.

CB Richard Ellis has subsequently engaged Eleissa C. Lavelle, Esq with Duane Morris LLP to assist in obtaining permits for the operation of the 3810 N. Jones Blvd, Las Vegas, NV property as a car wash and to provide additional legal services as required for the real estate. CB Richard Ellis has authorized Eleissa C. Lavelle with Duane Morris LLP to perform the following services for the Community Bank of Nevada asset, 3810 N. Jones Blvd, Las Vegas, NV: obtain permits as required for the operation of the property as a car wash and other legal services for the management, marketing, and disposition of this property.

I am the asset manager for 3810 North Jones Blvd, Las Vegas, NV from the Community Bank of Nevada receivership. Please feel free to contact me with questions or for additional information.

Thank you,

Linda Yium
CB Richard Ellis, Inc.
Contractor for the FDIC as Receiver for Community Bank of Nevada

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JUN 15 2010

SUP-38590

City of Las Vegas

ELEISSA C. LAVELLE, ESQ.
DIRECT DIAL: (702) 868-2605
PERSONAL FAX: 702.920.8931
E-MAIL: eclavelle@duanemorris.com

www.duanemorris.com

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WILMINGTON
CHERRY HILL
PRINCETON
LAKE TAHOE
HO CHI MINH CITY

March 12, 2010

Ken Pearson
CB Richard Ellis Inc.
Global Corporate Services
FDIC Account
2100 Ross Avenue, Suite 3300
Dallas, TX 75201

Attention: Linda Yium, Asset Manager

Re: Federal Deposit Insurance Corporation ("FDIC")/Community Bank of Nevada – 3810 N. Jones Blvd., Las Vegas, Nevada (the "Property") – Legal Services Pertaining to Permitting and Property Use.

Dear Mr. Pearson:

We are writing to confirm our firm's engagement by CB Richard Ellis, Inc. ("CBRE") on behalf of the Federal Deposit Insurance Corporation, receiver of Community Bank of Nevada, to assist in obtaining permits as required for the operation of the Property as a car-wash, and to provide other legal services as may be required and ordered by you in connection with the management, marketing and disposition of the Property. By entering into this Agreement, we represent that our law firm is on the FDIC's list of Legal Counsel Approved (LCA). Based on a review of our current client list and our understanding of the scope of this assignment, our engagement will not create a conflict of interest with respect to the FDIC, CB Richard Ellis or any of the other clients that we represent and services we provide.

Fees for our services will be charged based on the reduced hourly rates approved by the FDIC, and reflected in the attached Legal Services Agreement Rate Schedule, which is made a part of this Agreement. Our hourly rates are subject to change from time to time as may be approved by the FDIC.

A budget of \$10,000.00 has been proposed for the initial services required under this engagement, subject, however, to change as the matter progresses. In no event shall our charges for this representation exceed \$50,000 without prior written authorization from the FDIC.

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JUN 15 2010

DUANE MORRIS LLP

100 NORTH CITY PARKWAY, SUITE 1560 LAS VEGAS, NV 89106-4617
DM12112751.1

SUP-38590 City of Las Vegas

PHONE: 702.868.2600 FAX: 702.385.6862

Ken Pearson
CBRE
March 12, 2010
Page 2

Duane Morris

All reasonable out-of-pocket costs actually incurred by us in providing services under this agreement, including, but not limited to, filing and other court fees (as may be required); photocopying; long distance phone calls; postage; courier service; document preparation fees; fax transmissions and receptions; and travel expenses, will be reimbursed to you at our reasonable cost, and as may otherwise be allowed consistent with our agreement with the FDIC. We estimate the cost of reimbursable out-of-pocket costs for this engagement, will not exceed \$1,500.00, subject, however, to change as the matter progresses.

Our findings and progress on this assignment will be regularly communicated to you and/or to your designated representatives. Copies of significant correspondence and other materials will also be provided to keep you apprised of progress and developments during this engagement. In addition, we are always pleased to respond to any questions you may have regarding our services and the costs for such services.

Detailed statements indicating the services rendered and any costs advanced will be submitted to CBRE on a monthly basis. Statements are to be paid in full within 60 days following their receipt and certification by CBRE.

This engagement shall start now and remain in effect until the earlier of the date for completion of the required services, or one (1) year, and may be renewed by you for an additional six (6) month term upon advance written notice delivered to us within thirty (30) days prior to the scheduled termination. You may terminate this engagement at any time by written notice delivered to us at the above address. In such event, your obligation for fees and costs would be limited to fees and costs incurred prior to the date we receive your written notice.

The parties agree that signatures may be exchanged by hand, by mail, by fax, by photocopy or in counterparts – any such method being binding on both parties when completed and exchanged.

If the foregoing meets with your approval, please sign and return the enclosed copy of this letter for our records.

Very truly yours,

DUANE MORRIS LLP

By: _____



Eleissa C. Lavelle, Esq.

Title: Partner

ECL:mew
Enclosures

RECEIVED

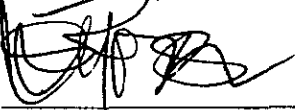
JUN 15 2010

Duane Morris

Ken Pearson
CBRE
March 12, 2010
Page 3

**APPROVED AND ACCEPTED BY CB RICHARD ELLIS, INC.
ON BEHALF OF THE FEDERAL DEPOSIT INSURANCE
CORPORATION, RECEIVER OF COMMUNITY BANK OF NEVADA**

Dated: 3/22/10

By: 

Ken Pearson, Alliance Director

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JUN 15 2010
City of Las Vegas



FDIC

Division of Resolutions and Receiverships
West Coast Temporary Satellite Office
40 Pacifica
Irvine, California 92618

(949) 208-6200

August 14, 2009

George E. Burns
Commissioner, Financial Institutions Division
State of Nevada Department of Business and Industry
2785 East Desert Inn Road, Suite 180
Las Vegas, CA 89121

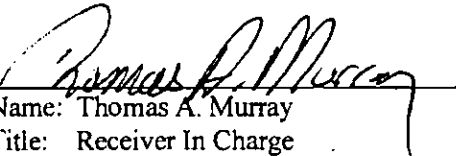
**Subject: Community Bank of Nevada
Las Vegas, Nevada- In Receivership
Acceptance of Appointment as Receiver**

Dear Commissioner Burns:

Please be advised that the Federal Deposit Insurance Corporation accepts its appointment as Receiver of the captioned depository institution, in accordance with the Federal Deposit Insurance Act, as amended.

Sincerely,

FEDERAL DEPOSIT INSURANCE CORPORATION

By: 
Name: Thomas A. Murray
Title: Receiver In Charge

Deposit Insurance National Bank of Las Vegas, NV

8945 W. Russell Road Las Vegas, NV 89148



August 17, 2009

Mr. James Christian
Ms. Karen Nevitt
Wells Fargo Bank, National Association
100 W. Washington St., 13th Floor
MAC S4101-13A
Phoenix, AZ 85003-1808

Re: Community Bank of Nevada

Dear Mr. Christian and Ms. Nevitt:

This letter confirms that Deposit Insurance National Bank of Las Vegas ("DINB") has acquired certain assets of Community Bank of Nevada ("CBN"), which assets include deposit account nos. 412-1554307, 495-0021642 and 494-5069631 (the "Accounts") maintained by CBN with Wells Fargo Bank, National Association ("Wells Fargo"). In addition, please accept this letter as confirmation that (i) DINB is the owner of the Accounts effective as of close of business August 14, 2009, (ii) all treasury management and foreign exchange/wire services (the "Services") that are currently being provided on the Accounts should remain in place until such time that DINB notifies Wells Fargo that it is terminating a Service, (iii) all authorizations, including signing authority, that are currently in place for the Accounts and the Services are still effective and will remain in place until such time that DINB notifies Wells Fargo, and provides appropriate documentation, changing such authorizations, (iv) DINB agrees that it is bound by the account and service agreements that are currently in place for the Accounts and Services and (v) without limiting the generality of the foregoing, the special currency order placed on Saturday, August 15, 2009 shall be deemed to have been placed by DINB in accordance with the terms of this letter.

Please contact me with any questions regarding this matter.

Respectfully yours,

A handwritten signature in black ink that reads "Thomas Murray". The signature is fluid and cursive, with the first name "Thomas" and last name "Murray" clearly distinguishable.

Thomas Murray
Executive Officer
Deposit Insurance National Bank of Las Vegas

SUP-38590



**STATE OF NEVADA
DEPARTMENT OF BUSINESS AND INDUSTRY
FINANCIAL INSTITUTIONS DIVISION**

2785 E. Desert Inn Road, Suite 180
Las Vegas, Nevada 89121
(702) 486-4120

1179 Fairview Dr., Suite 201
Carson City, Nevada 89701
(775) 687-5522

In Re:

COMMUNITY BANK OF NEVADA,
a Nevada Corporation

Respondent.

**SUMMARY ORDER FOR REVOCATION
OF CHARTER AND APPOINTMENT OF
FDIC AS RECEIVER/LIQUIDATOR**

**SUMMARY ORDER FOR REVOCATION OF CHARTER AND
APPOINTMENT OF FDIC AS RECEIVER/LIQUIDATOR**

Nevada, Department of Business and Industry, Financial Institutions Division
(hereinafter "Division") hereby submits its Order Revoking the charter of COMMUNITY BANK
OF NEVADA (hereinafter "Community Bank" or "Respondent"), a Nevada Corporation and
appointing the Federal Deposit Insurance Corporation (hereafter "FDIC") as
receiver/liquidator pursuant to NRS 667.035.

JURISDICTION

1. Banks in the State of Nevada are governed by Title 55 of the Nevada Revised
Statutes (NRS). The Division has primary jurisdiction for the licensing and regulation of
persons operating and/or engaging in banking. See generally NRS 657.180, 658.105 and
658.185.

2. Pursuant to the authority vested by NRS chapters 658 and 667, the Division
hereby makes the following Findings of Fact, Conclusions of Law and Order.

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2 **FINDINGS OF FACT**

3 3. Respondent **COMMUNITY BANK OF NEVADA** is a Nevada corporation
4 registered to conduct business in the State of Nevada and its resident agent is Cathy
5 Robinson located at 400 South Fourth Street, Ste. 215, Las Vegas, Nevada 89101.

6 4. Respondent is licensed as a bank in the State of Nevada, pursuant to NRS
7 Chapter 657.

8 5. Following a recent examination of Community Bank, the Division and the
9 Federal Reserve Bank of San Francisco (FRBSF) determined that Community Bank was
10 operating in an unsafe and unsound manner due to the following:

- 11 a. Continued significant decay of the loan portfolio has diminished asset quality to
12 a critically deficient level.
- 13 b. Adversely classified assets amount to a majority of total assets, and
14 nonperforming credits are a significant percentage of the loan portfolio.
- 15 c. In each of recent fiscal quarters, a significant and growing dollar amount of
16 loans was added to nonaccrual status.

17 6. On July 31, 2009, Respondent issued a Report of Condition and Income (Call
18 Report) which details its capital position, assets, earnings and liabilities. The Call Report for
19 the quarter ending June 30, 2009, filed by Community Bank of Nevada, indicates that the
20 Respondent had a tangible equity ratio of 0.02 percent. Under section 38 of the Federal
21 Deposit Insurance Act (12 U.S.C. 1831o) and Subpart D of Regulation H of the Board of
22 Governors (12 C.F.R. Part 208, Subpart D), any state member bank with a tangible equity
23 ratio of two (2) percent or less is, by definition, critically undercapitalized.

24 7. Respondent's capital position is "critically undercapitalized" and Respondent
25 has no viable or definitive sources of capital augmentation.

26 8. Because of the deficient capital condition, Respondent is unable to address the
27 numerous increasing risks, including, but not limited to, the following:
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- a. substantial adversely classified assets and the potential for losses created by these assets in excess of expected losses identified under the Allowance for Loan and Lease Loss (ALLL) process,
 - b. the need for substantial additional provisions to the ALLL reserve,
 - c. declining trends in earnings that inhibit potential for near-term accretion to capital,
 - d. significant reliance on potentially volatile funding to maintain liquidity,
 - e. limited access to additional funds through capital markets, and
 - f. declining economic conditions (both nationally and within Respondent's market)
9. Because of the declining financial condition of Community Bank, its tangible capital has been exhausted.
10. Community Bank is unable to access additional capital to resolve its capital deficiency in a viable, definitive and timely manner.
11. The deterioration of Community Bank is rapid and substantial, posing an immediate risk to the safety and security of accounts, posing a significant risk to the FDIC deposit insurance fund.
12. Community Bank is in imminent danger of becoming insolvent.
13. Community Bank is operating in an unsafe and unsound condition.
14. If any Finding of Fact is more properly classified a Conclusion of Law, then it shall be deemed as such.

CONCLUSIONS OF LAW

15. NRS 658.151(1) reads, in part, as follows:

The Commissioner may forthwith take possession of the business and property of any depository institution to which this title or title 56 of NRS applies when it appears that the depository institution:

1 (c) Is in an unsafe or unsound condition to transact its
2 business.

3 ****

4 (f) Has become otherwise insolvent or is in imminent danger of
5 becoming insolvent.

6 ****

7 16. Insolvency is defined in NRS 657.045 as follows:

8 "Insolvency" means one or more of the following:

9 1. When a bank cannot meet its deposit liabilities as they
10 become due in the regular course of business.

11 2. When the actual cash market value of a bank's assets is
12 insufficient to pay its liabilities to depositors and other creditors.

13 3. When a bank's reserve falls under the amount required by
14 this title, and it fails to make good such reserve within 30 days
15 after being required to do so by the Commissioner.

16 4. When the undivided profits and surplus are inadequate to
17 cover losses of the bank and the stockholders' or members' equity
18 of the bank has been reduced below the requirements of law.

19 17. Pursuant to NRS 667.035, the FDIC can be appointed by the state authority to
20 be the receiver or liquidator.

21 NRS 667.035 Federal Deposit Insurance Corporation may act as
22 receiver or liquidator of closed bank having insured deposits; no
23 bond required.

24 1. The Federal Deposit Insurance Corporation created by the
25 Federal Deposit Insurance Act, 12 U.S.C. § 1811, may act without
26 bond as receiver or liquidator of any depository institution insured by
27 the FDIC of which the Commissioner has taken possession pursuant
28 to NRS 658.151.

2. The appropriate state authority having the right to appoint a
receiver or liquidator of a state bank may, upon such closing, tender
to the Federal Deposit Insurance Corporation the appointment as
receiver or liquidator of such bank. If the Federal Deposit Insurance
Corporation accepts the appointment, it shall have and possess all
the powers and privileges provided by the laws of this state with
respect to a receiver or liquidator, respectively, of a state bank, its
depositors and other creditors, and shall be subject to all the duties
of such receiver or liquidator, except insofar as such powers,
privileges or duties are in conflict with the provisions of the Federal
Deposit Insurance Act.

18. The Commissioner of the Division has the power to take possession of Community Bank and appoint the FDIC as receiver/liquidator provided Respondent is in an unsafe and unsound condition or is in imminent danger of becoming insolvent.

19. Based upon the examination analysis of the FRBSF and the Division, Community Bank is operating in an unsafe and unsound condition.

20. Community Bank is "critically undercapitalized" and has no viable and definitive means of obtaining capital in sufficient quantities to remedy the situation.

21. Based upon the examination and findings of the FRBSF and the Division, Respondent is in eminent danger of becoming insolvent.

22. Therefore, the Division shall immediately take possession of Community Bank of Nevada.

23. The Division shall revoke the charter of Community Bank to conduct banking activity.

24. The Division shall immediately appoint the FDIC to be receiver/liquidator for the institution.

25. If any Conclusion of Law is more properly classified as a Finding of Fact, then it shall be deemed such.

ORDER

IT IS HEREBY ORDERED that the Division shall close and take possession of
COMMUNITY BANK OF NEVADA.

IT IS FURTHER ORDERED that the charter of COMMUNITY BANK OF NEVADA is REVOKED.

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1
2 IT IS FURTHER ORDERED that the Federal Deposit Insurance Corporation (FDIC) is
3 appointed as receiver /liquidator for COMMUNITY BANK OF NEVADA.
4

5 IT IS FURTHER ORDERED that "[u]pon the acceptance of the appointment as
6 receiver / liquidator by the [FDIC], the possession of and title to all the assets, business and
7 property of such bank of every kind and nature shall pass to and vest in the [FDIC] without
8 the execution of any instruments of conveyance, assignment, transfer or endorsement." NRS
9 667.045.
10

11 DATED this 14 day of August, 2009.
12

13 STATE OF NEVADA
14 DEPARTMENT OF BUSINESS & INDUSTRY
15 FINANCIAL INSTITUTIONS DIVISION

16 By:

17 
18 GEORGE E. BURNS,
19 Commissioner
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APPEAL RIGHTS

If a review of this Order is desired, Respondent must appeal to the State Board of Finance within fifteen (15) days from the date the Order is issued. NRS 658.125. The Division shall be served with a copy of any appeal filed on behalf of Respondent. If you have any questions or concerns, please contact David J. Pope, Sr. Deputy Attorney General at 702-486-3426 or Daniel Ebihara, Deputy Attorney General at 702-486-3326.

DATED this 14 day of August, 2009.

STATE OF NEVADA
DEPARTMENT OF BUSINESS & INDUSTRY
FINANCIAL INSTITUTIONS DIVISION

By:



GEORGE E. BURNS,
Commissioner

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Press Releases

FDIC Creates a Deposit Insurance National Bank to Facilitate the Resolution of Community Bank of Nevada, Las Vegas, Nevada Nevada State Bank to Provide Temporary Operational Management

**FOR IMMEDIATE RELEASE
August 14, 2009**

Media Contact:
David Barr (202) 898-6992
Cell: (703) 622-4790
Email: dbarr@fdic.gov

Community Bank of Nevada, Las Vegas, Nevada, was closed today by the State Commissioner, by Order of the Nevada Financial Institutions Division, which then appointed Federal Deposit Insurance Corporation (FDIC) as receiver. To protect the depositors, the FDIC created the Deposit Insurance National Bank of Las Vegas (DINB), which will remain open for approximately 30 days to allow depositors access to their insured deposits and time to open accounts at other insured institutions. At the time of closing, the receiver immediately transferred to the DINB all insured deposits of Community Bank of Nevada, except for brokered deposits, certificates of deposit (CDs) and individual retirement accounts (IRAs). The receiver also transferred to the DINB all secured public unit deposits.

Nevada State Bank will provide operational management of the DINB under a contract with the FDIC. The main office and all branches of Community Bank of Nevada will open on Monday. Banking activities, such as direct deposit and writing checks, ATM and debit cards, can continue normally for former customers of Community Bank of Nevada during the 30-day transition period. It is also important to note that Community Bank of Nevada official checks will continue to clear and will be issued to customers closing accounts.

All insured depositors of Community Bank of Nevada are encouraged to transfer their insured funds to other banks. They may do so by asking their new bank to electronically transfer their deposits from the DINB or by writing checks for the amount in their accounts.

The FDIC will mail checks at the end of the transition period to the address of record for depositors who have not closed or transferred their accounts during the transition period.

Brokered deposits, CDs and IRAs were not transferred to the DINB. The FDIC will mail checks directly to deposit customers with CDs and IRAs. The FDIC will pay the brokered deposits directly to the brokers for the amount of their insured funds. Customers with brokered deposits should contact their brokers directly for information concerning their money.

Under the FDI Act, the FDIC may create a deposit insurance national bank to ensure that depositors have continued access to their insured funds where no other bank has agreed to assume the insured deposits. The DINB allows for uninterrupted direct deposits and automated payments from customers' accounts for customers with checking and NOW accounts and allows them time to find another institution with which to do business.

As of June 30, 2009, Community Bank of Nevada had total assets of \$1.52 billion and total deposits of about \$1.38 billion. At the time of closing, there were approximately \$4.2 million in deposits that potentially exceeded the insurance limits. Uninsured deposits were not transferred to the DINB. This amount is an estimate that is likely to change once the FDIC obtains additional information from these customers.

Customers with accounts in excess of \$250,000 should contact the FDIC toll-free at 1-800-331-6306 to set up an appointment to discuss their deposits. This phone number will be operational this evening until 9 p.m., Pacific Daylight Time (PDT); on Saturday from 9 a.m. to 6 p.m., PDT; on Sunday from noon to 6 p.m., PDT; and thereafter from 8 a.m. to 8 p.m., PDT. Customers who would like more information on today's transaction should visit the FDIC's Web site at <http://www.fdic.gov/bank/individual/failed/community-nv.html>.

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Beginning Monday, August 17, 2009, depositors of Community Bank of Nevada with more than \$250,000 at the bank may visit the FDIC's Web page "Is My Account Fully Insured?" at <http://www2.fdic.gov/dip/Index.asp> to determine their insurance coverage.

The FDIC as receiver will retain all the assets from Community Bank of Nevada for later disposition. Loan customers should continue to make their payments as usual.

The cost to the FDIC's Deposit Insurance Fund is estimated to be \$781.5 million. Community Bank of Nevada is the 77th bank to fail this year and the third in Nevada. The last bank to be closed in the state was Great Basin Bank, Elko, on April 17, 2009.

#

Congress created the Federal Deposit Insurance Corporation in 1933 to restore public confidence in the nation's banking system. The FDIC insures deposits at the nation's 8,246 banks and savings associations and it promotes the safety and soundness of these institutions by identifying, monitoring and addressing risks to which they are exposed. The FDIC receives no federal tax dollars – insured financial institutions fund its operations.

FDIC press releases and other information are available on the Internet at www.fdic.gov, by subscription electronically (go to www.fdic.gov/about/subscriptions/index.html) and may also be obtained through the FDIC's Public Information Center (877-275-3342 or 703-562-2200). **PR-146-2009**

Last Updated 8/26/2009

communications@fdic.gov

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[FDIC Office of Inspector General](#) [FDIC Open Government Webpage](#)
[Equal Employment Opportunity Data Posted Pursuant to the No Fear Act](#)

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Linda J. Yium



This card is the property of the Federal
Deposit Insurance Corporation, an
agency of the United States of
America. Any counterfeiting, forgery
alteration, tampering or misuse is a
Criminal offense. US Code Title 18,
Sections 499 and 701.

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City of Las Vegas

20080611-0002066

Fee: \$20.00 RPTT: EX#003
N/C Fee: \$0.00

06/11/2008 10:59:46
T20080112606

Requestor:
CHICAGO TITLE

Debbie Conway KGP
Clark County Recorder Pgs: 9

~~RE-RECORDED~~

⑨ 2
APN #138-34-301-003 138-12-111-005

Recording Requested by and Return to:

Name Chicago Title Company

Address 9500 Flamingo Road, Ste. 104

City/State/Zip Las Vegas, NV 89147

TRUSTEE'S DEED UPON SALE

THIS IS BEING RE-RECORDED TO CORRECT LEGAL DESCRIPTION

This page added to provide additional information required by NRS 111.312 Section 1-2.
(Additional recording fees applies).

This cover page must be typed or printed clearly in black ink only.

RECEIVED

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City of Las Vegas

5-1

20080609-0001135

Fee: \$17.00 RPTT: \$5,100.00

N/C Fee: \$0.00

06/09/2008

10:08:58

T20080110036

Requestor:

CHICAGO TITLE

Debbie Conway

STN

Clark County Recorder Pgs: 5

APN: 138-34-301-003 138-12-111-005

WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:

COMMUNITY BANK OF NEVADA
DAVID KRUCK
7676 W. LAKE MEAD BLVD.
LAS VEGAS, NV 89128

ESCROW NO: 08012043-074-DCA

TRUSTEE'S DEED UPON SALE

This indenture, made June 6, 2008 between CHICAGO TITLE OF NEVADA, INC. A NEVADA CORPORATION (Chicago Title), as Trustee as hereinafter stated, herein called Trustee, and Grantee named herein: Witnesseth:

Whereas, Topaz II, LLC, a Nevada limited liability company, By Deed of Trust dated April 29, 2005, and recorded May 10, 2005 in Book 20050510 as Instrument No. 0003949, of Official Records in the office of the County Recorder of Clark County, State of Nevada, did grant and convey to said Trustee, upon the trusts therein expressed, the property hereinafter described, among other uses and purposes to secure the payment of a certain promissory note and interest according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made, and,

Whereas, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of said Breach and Default hereinafter referred to, to which reference is hereby made; and,

Whereas, on February 5, 2008, the then Beneficiary, or holder of said note did execute and deliver to the Trustee written Declaration of Default and demand for sale and thereafter there was filed for record on February 6, 2008 in the office of the County Recorder of Clark County, Nevada, a Notice of such breach and default and of election to cause the Trustee to sell said property to satisfy the obligation(s) secured by said Deed of Trust, which Notice was recorded in Book 20080206, as Instrument No. 0003106 of Official Records of said County, and,

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ESCROW NO: 08012043-074-DCA

Whereas, Trustee, in consequence of said election, declaration of default, and demand for sale, and in compliance with said Deed of Trust and with the statutes in such cases made and provided, made and published for more than twenty (20) days before the date of sale therein fixed in ,Nevada Legal News a newspaper of general circulation printed and published in the City of Las Vegas, in said County of Clark, State of Nevada, in which the premises to be sold are situated, Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would under the provisions of said Deed of Trust, sell the property therein and herein described at public auction to the highest bidder for cash in lawful money of the United States of America on June 6, 2008, at the hour of 1:00 o'clock P. M. of said day, at the main entrance of Nevada Legal News, 930 S. Fourth Street, Las Vegas, NV 8910, and,

Whereas, three true and correct copies of said Notice were posted in three of the most public places in the County of Clark, State of Nevada, in which said sale was noticed to take place, and where the property is to be sold for not less that twenty days before the date of sale therein fixed, and

Whereas, as of the day of the sale, the total amount due under the note was 1,674,171.28; and

Whereas, compliance having been made with all the statutory provisions of the State of Nevada and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been made with all requirements of law regarding the service of notices required by statute, and with the Soldiers' and Sailors' Relief Act of 1940, said Trustee, at the time and place aforesaid did then and there at public auction sell the property hereinafter described to the said Grantee for the sum of 1,000,000.00, said Grantee being the highest and best bidder therefor.

Now, therefore, Trustee, in consideration of the premises recited and the sum above mentioned bid and paid by the Grantee, the receipt of which whereof is hereby acknowledged, and by virtue of these premises, does **Grant and Convey**, but without warranty or covenants, express or implied, unto the Grantee, Community Bank of Nevada

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Together with all appurtenances in which Trustor has any interest, including water rights benefiting said realty whether represented by shares of a company or otherwise.

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ESCROW NO: 08012043-074-DCA

In witness whereof the said **CHICAGO TITLE AGENCY OF NEVADA INC.**, as Trustee, has this day caused its corporate name and seal to be hereunto affixed by its thereunto duly authorized by resolution of its Board of Directors.

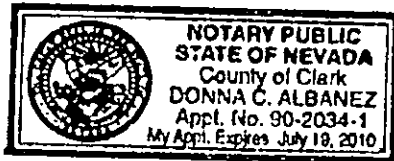
CHICAGO TITLE AGENCY OF NEVADA,
INC.

Trustee aforesaid

By: _____

Bob Cannata

Its: Vice President



STATE OF NEVADA)

) SS.

COUNTY OF CLARK)

On this June 9, 2008, personally appeared before me, a Notary Public, Bob Cannata, known (or proved) to me to be the person(s) whose names(s) is/are subscribed to the above instrument who acknowledged that he executed the instrument.

Donna C. Albanese
Notary Public Donna C. Albanese

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ESCROW NO: 08012043-074-DCA

EXHIBIT A

Parcel I:

That portion of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section 12, Township 20 South, Range 60 East, M.D.M., also being a portion of Edwards corner, a Commercial Subdivision, shown by map thereof on file in Book 80 of Plats, Page 49, in the Office of the County Recorder of Clark County, Nevada, described as follows:

Commencing at the Northwest corner of said Section 12, said point being on the centerline of Jones Boulevard; Thence along said centerline of Jones Boulevard; Thence along said centerline of Jones Boulevard, South 01°43'15" West, 1,008.78 feet; Thence South 88°16'45" East, 44.69 feet to the Easterly right-of-way of Jones Boulevard 116.07 feet to the Point of Beginning;

Thence continuing South 02°29'10" West, 157.81 feet to a point of curvature;

Thence curving to the left along a tangent curve with a radius of 25.00 feet, through a central angle of 94°05'55" an arc length of 41.06 feet, to a point on the Northerly right-of-way of Gooden Avenue:

Thence continuing along said right-of-way of Gooden Avenue, North 88°23'15" East, 150.78 feet;

Thence departing said right-of-way North 43°00'28" East, 29.56 feet;

Thence North 00°37'38" East, 155.79 feet;

Thence North 89°22'22" West, 191.52 feet, to the Point of Beginning

As shown as Lot 1 of record of survey in File 96, Page 1, recorded June 15, 1998 in Book 980615 as Document No. 01327 of Official Records, Clark County, Nevada.

APN: 138-12-111-005

Parcel II:

That portion of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 34, Township 20 South, Range 60 East, M.D.M., more particularly described as follows:

Lot Two (2) as shown by map thereof in File 83 of Parcels Maps, Page 24, in the Office of the County Recorder of Clark County, Nevada.

Reserving Therefrom a sanitary sewer easement over, upon and across the South 15.00 feet of the North 25 feet of said Lot 2.

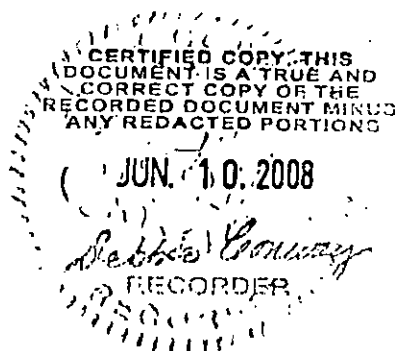
APN: 138-34-301-003

SEE ATTACHED FOR CORRECT LEGAL DESCRIPTION

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City of Las Vegas



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City of Las Vegas

State of Nevada

Declaration of Value

1. Assessor's Parcel Number(s)

a) 138-34-301-003

b) 138-12-111-005

c)

d)

2. Type of Property:

- a) ☒ Vacant Land b) ☐ Single Fam. Resi
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☐ Comm'/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Documentation/Instrument #:	Page:
Book:	Date of Recording:
Notes:	

3. Total Value/Sales Price of Property:

\$1,000,000.00

Deed in Lieu of Foreclosure Only (value of property):

Transfer Tax Value:

\$1,000,000.00

Real Property Transfer Tax Due:

\$ 5,100.00

4. If Exemption Claimed:

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

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%

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

Signature [Signature] Capacity Agent

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Chicago Title
Address: 9500 W. Flamingo Rd. #104
City: L.V.
State: NV Zip: 89147

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Community Bank of Nevada
Address: 7676 W. Lake Mead Blvd.
City: Las Vegas
State: NV Zip: 89128

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

Print Name: Chicago Title
Address: P.O. Box 70480
City/State/Zip: Las Vegas, Nevada 89170-0480

Escrow #: 08012043-074

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City of Las Vegas

1135

EXHIBIT "A"

Parcel I:

That portion of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section 12, Township 20 South, Range 60 East, M.D.M., also being a portion of Edwards corner, a Commercial Subdivision, shown by map thereof on file in Book 80 of Plats, Page 49, in the Office of the County Recorder of Clark County, Nevada, described as follows:

Commencing at the Northwest corner of said Section 12, said point being on the centerline of Jones Boulevard; Thence along said centerline of Jones Boulevard; Thence along said centerline of Jones Boulevard, South 01°43'15" West, 1,008.78 feet; Thence South 88°16'45" East, 44.69 feet to the Easterly right-of-way of Jones Boulevard; thence South 02°29'10" West along said right of way of Jones Boulevard, 116.07 feet to the **Point of Beginning**; Thence continuing South 02°29'10" West, 157.81 feet to a point of curvature; Thence curving to the left along a tangent curve with a radio of 25.00 feet, through a central angle of 94°05'55" an arc length of 41.06 feet, to a point on the Northerly right-of-way of Gooden Avenue; Thence continuing along said right-of-way of Gooden Avenue, North 88°23'15" East, 150.78 feet; Thence departing said right-of-way North 43°00'28" East, 29.56 feet; Thence North 00°37'38" East, 155.79 feet; Thence North 89°22'22" West, 191.52 feet, to the **Point of Beginning**

As shown as Lot 1 of record of survey in File 96, Page 1, recorded June 15, 1998 in Book 980615 as Document No. 01327 of Official Records, Clark County, Nevada.
APN: 138-12-111-005

Parcel II:

That portion of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 34, Township 20 South, Range 60 East, M.D.M., more particularly described as follows:

Lot Two (2) as shown by map thereof in File 83 of Parcels Maps, Page 24, in the Office of the County Recorder of Clark County, , Nevada.

Reserving Therefrom a sanitary sewer easement over, upon and across the South 15.00 feet of the North 25 feet of said Lot 2.
APN: 138-34-301-003

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JUN 15 2010

City of Las Vegas

State of Nevada
Declaration of Value

1. Assessor's Parcel Number(s)

a) 138-34-301-003 138-12-111-005

b) <<Parcel Id #2>>

c) <<Parcel Id #3>>

d) <<Parcel Id #4>>

2. Type of Property:

- a) ☐ Vacant Land
c) ☐ Condo/Twnhse
e) ☐ Apt. Bldg.
g) ☐ Agricultural
i) ☐ Other _____
b) ☒ Single Fam. Resi
d) ☐ 2-4 Plex
f) ☐ Comm'l/Ind'l
h) ☐ Mobile Home

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property: \$[0.00]

Deed in Lieu of Foreclosure Only (value of property): ([])

Transfer Tax Value: \$[]

Real Property Transfer Tax Due: \$[]

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 3

b. Explain Reason for Exemption: Being change to correct legal description 20080609-1135

5. Partial Interest: Percentage being transferred: []%

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

Signature Kathleen Harrison Capacity as Agent
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Chicago Title
Address: 9500 W. Flamingo Rd. #104
City: Las Vegas
State: NV Zip: 89147

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Community Bank of Nevada
Address: 7676 W. Lake Mead Blvd.
City: Las Vegas
State: NV Zip: 89128

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

Print Name: Chicago Title
Address: 9500 W. Flamingo Rd., Ste. 104
City/State/Zip: Las Vegas, NV 89147

Escrow #: 99129661

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

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JUN 15 2010
City of Las Vegas

2066

COPY

BILL NO. 2000-89

ORDINANCE NO. 5277

AN ORDINANCE TO EXTEND THE BOUNDARIES OF THE CITY, TO PARTICULARLY DESCRIBE THE LAND TO BE ANNEXED, TO MAKE ITS INHABITANTS SUBJECT TO THE LAWS AND OBLIGATIONS OF THE CITY, AND TO PROVIDE FOR OTHER RELATED MATTERS. (A-0009-00(A))

Sponsored by: Councilman Michael Mack

Summary: Annexes property described generally as located on the northeast corner of Jones Boulevard and Gilmore Avenue.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN

AS FOLLOWS:

SECTION 1: The corporate limits of the City of Las Vegas, Nevada, are hereby extended to include, annex to, and make a part of the City of Las Vegas, Nevada, the following described real property, to-wit:

That portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 12, Township 20 South, Range 60 East, M.D.M., in the County of Clark, State of Nevada, being LOT 1 of EDWARDS CORNER (A COMMERCIAL SUBDIVISION), as shown by plat thereof on file in Book 80 of Plats, Page 49 of Clark County, Nevada Records, and those portions of the adjoining half-street rights-of-way of JONES BOULEVARD (width varies) and GOODEN AVENUE (30.00 feet wide, as measured from the centerline thereof, formerly EDWARDS AVENUE), as shown on said plat of EDWARDS CORNER, and that portion of the adjoining half-width right-of-way of that certain Northwesterly-Southeasterly alley (20 feet wide) in Block 1 of TONOPAH TERRACE, as shown by plat thereof on file in Book 4 of Plats, Page 19 of Clark County, Nevada Records, described as follows:

COMMENCING at the Northwest corner of said Section 12; thence along the West line of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 12 and along the centerline of said JONES BOULEVARD, South 01°43'15" West, 1009.63 feet to the TRUE POINT OF BEGINNING in the Westerly prolongation of the South line of Lot 14, Block 1 of said TONOPAH TERRACE, being a point in the Westerly prolongation of the North line of LOT 1 of said EDWARDS CORNER; thence continuing along the West line of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 12 and along the centerline of said JONES BOULEVARD, South 01°43'15" West, 332.27 feet to the Southwest corner of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 12, being the intersection of the centerlines of said JONES BOULEVARD and GOODEN AVENUE; thence along the centerline of said GOODEN AVENUE, North 88°23'15" East, 204.54 feet; thence departing the centerline of said GOODEN AVENUE, North 25°58'37" East, 33.85 feet to the Southeast corner of LOT 1 of said EDWARDS CORNER; thence along the Southeasterly line of said LOT 1, North 43°00'28" East, 279.74 feet to the most Easterly corner of said LOT 1; thence North 53°34'00" East, 10.00 feet to the centerline of said Northwesterly-Southeasterly alley in Block 1 of TONOPAH

APN: 138-12-111-003 thru 005

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JUN 15 2010

City of Las Vegas

CERTIFIED AS A TRUE COPY

CITY CLERK, CITY OF LAS VEGAS
NEVADA

5 pg - 1/10/2001

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1 TERRACE; thence along the centerline of said alley, North 36°26'00" West, 109.00
2 feet; thence South 53°34'00" West, 10.00 feet to the most Northerly, Northeast
3 corner of said LOT 1; thence along the North line of said LOT 1 and the Westerly
prolongation of said North line, North 89°22'22" West, 335.41 feet to the TRUE
POINT OF BEGINNING.

4 SECTION 2: That said City Council has determined and does hereby determine, that
5 said described territory meets the requirements provided by law for annexation to the City of Las
6 Vegas for the following reasons:

- 7 A. The area to be annexed was contiguous to the City's boundaries at the time
8 the annexation proceedings were instituted;
- 9 B. More than one-eighth (1/8) of the aggregate external boundaries of the area
10 are contiguous to the City of Las Vegas;
- 11 C. The territory proposed to be annexed is not included within the boundaries
12 of another incorporated city or within the boundaries of any unincorporated
13 town as those boundaries existed as of July 1, 1983;
- 14 D. The City of Las Vegas is eligible to annex the area described in this report
15 since the landowners have signed a petition constituting one hundred percent
16 (100%) of the owners of record of individual lots or parcels of land within
17 the annexation area.

18 SECTION 3: The City of Las Vegas will provide police protection through the Las
19 Vegas Metropolitan Police Department, fire protection, street maintenance, and library services
20 immediately upon annexation. Garbage collection by the company franchised by the City will also
21 be provided immediately. The City sanitary sewer system will serve the proposed annexation area.
22 Any connection to or extension of this sewer line to serve the annexation area shall be at the
23 expense of the landowners. Other services, such as participation in the City's recreational
24 programs, special education classes and programs, public works planning, building inspections, and
25 other City services will also be available immediately. Utilities such as gas, electricity, telephone,
26 and water are provided by private utility companies and other services to the area will not be
27 affected by annexation. Street paving, curbs and gutters, sidewalks and street lights which are not
28 in place at the time of annexation will be installed in the presently developed areas upon the request

1 of the property owners and at their expense by means of special assessment districts. Such
2 improvements will be extended into the undeveloped areas as development takes place and the need
3 therefor arises, and will be located according to the needs of the area at that time. Such
4 installations will also be made at the expense of the property owners, either by means of special
5 assessment districts or as prerequisites to the approval of subdivision plats, building permits or
6 other land use or development applications.

7 SECTION 4: The annexation of said described territory shall become effective on
8 the 12th day of January, 2001, and on such date the City of Las Vegas will have the funds
9 appropriated in sufficient amount to finance the extension into said described territory of police
10 protection, fire protection, street maintenance, street sweeping, and street lighting maintenance.

11 SECTION 5: Said described territory, together with the inhabitants and property
12 thereof, shall, from and after the 12th day of January, 2001, be subject to all debts, laws,
13 ordinances and regulations in force in the City of Las Vegas and shall be entitled to the same
14 privileges and benefits as other parts of said City, and shall be subject to municipal taxes levied by
15 the City of Las Vegas, Nevada.

16 SECTION 6: The City Engineer of the City of Las Vegas, Nevada, is hereby
17 instructed to cause to be prepared an accurate map or plat of said described territory and to record
18 the same, together with a certified copy of this ordinance in the office of the County Recorder of
19 Clark County, Nevada, which said recording shall be done prior to the 12th day of January, 2001.

20 SECTION 7: The said described territory, which heretofore has been zoned C-1
21 (County of Clark classification), is hereby classified as C-1 (City of Las Vegas classification),
22 which is deemed to be the City equivalent of said County classification.

23 SECTION 8: If any section, subsection, subdivision, paragraph, sentence, clause
24 or phrase in this ordinance or any part thereof, is for any reason held to be unconstitutional, or
25 invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the
26 validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City
27 Council of the City of Las Vegas hereby declares that it would have passed each section,
28 subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that

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1 any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be
2 declared unconstitutional, invalid or ineffective.

3 SECTION 9: All ordinances or parts of ordinances, sections, subsections, phrases,
4 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas,
5 Nevada, 1983 Edition, in conflict herewith are hereby repealed.

6 PASSED, ADOPTED and APPROVED this 3rd day of January, 2000.



7 APPROVED:

8
9 Oscar B. Goodman
OSCAR B. GOODMAN, Mayor

10 ATTEST:

11 Barbara Jo Ronemus
12 BARBARA JO RONEMUS, City Clerk

13
14 APPROVED AS TO FORM:

15 Valteed 11-20-00
16 Date

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The above and foregoing ordinance was first proposed and read by title to the City Council on the 6th day of December, 2000 and referred to the following committee composed of the Councilmembers Weekly and Mack for recommendation; thereafter the said committee reported favorably on said ordinance on the 3rd day of January, 2001 which was a regular meeting of said Council; that at said regular meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

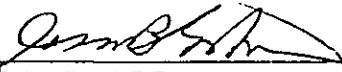
VOTING "AYE": Mayor Goodman and Councilmembers Reese, M. McDonald, Brown, L. B. McDonald and Weekly

VOTING "NAY": NONE

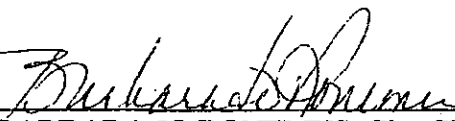
EXCUSED: Councilman Mack



APPROVED:


OSCAR B. GOODMAN, Mayor

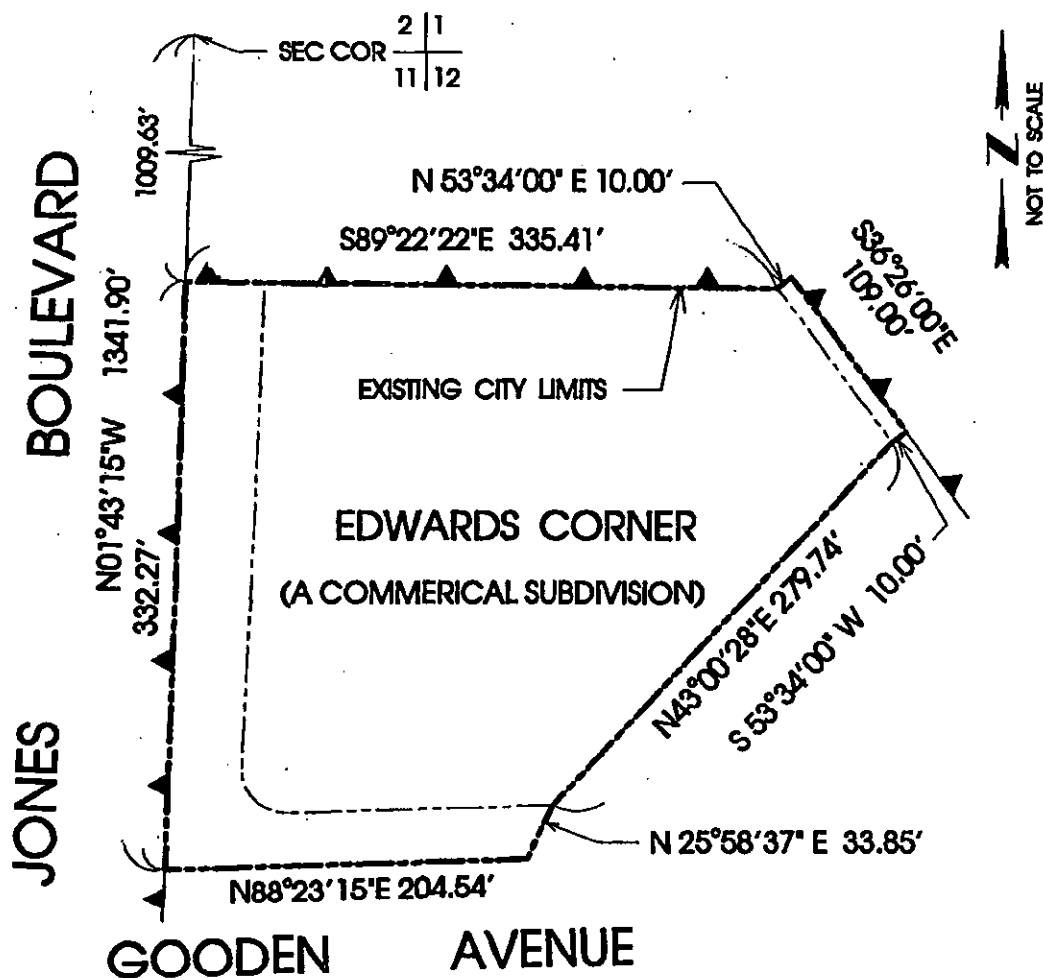
ATTEST:


BARBARA JO RONEMUS, City Clerk

When Recorded Please Mail To:
ROBERT S. GENZER, ACTING DIRECTOR
Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

COPY

PORTION OF THE NW 1/4, NW 1/4, SEC 12,
T20S, R60E, M.D.M.,



A-0009-00(A)

ANNEXED TO THE CITY OF LAS VEGAS
UNDER ORDINANCE NO. 5277

THE MAP WAS PREPARED FROM THE
EXISTING INFORMATION AS SHOWN ON
THE PLAT IN BOOK 80 OF PLATS, PAGE 49
OF CLARK COUNTY, NEVADA RECORDS,
NO RESPONSIBILITY IS ASSUMED FOR
THE CORRECTNESS OF THE
INFORMATION SHOWN HEREON.

CLARK COUNTY, NEVADA			
JUDITH A. VANDEVER, RECORDER			
RECORDED AT REQUEST OF:			
LAS VEGAS CITY			
01-11-2001	09:42	DBX	26
BOOK 20010111	INST.	00550	
FEE	/5.00	APRIL	00
ORDINANCE			
CONFORMED COPY HAS NOT BEEN COMPARED TO THE ORIGINAL			