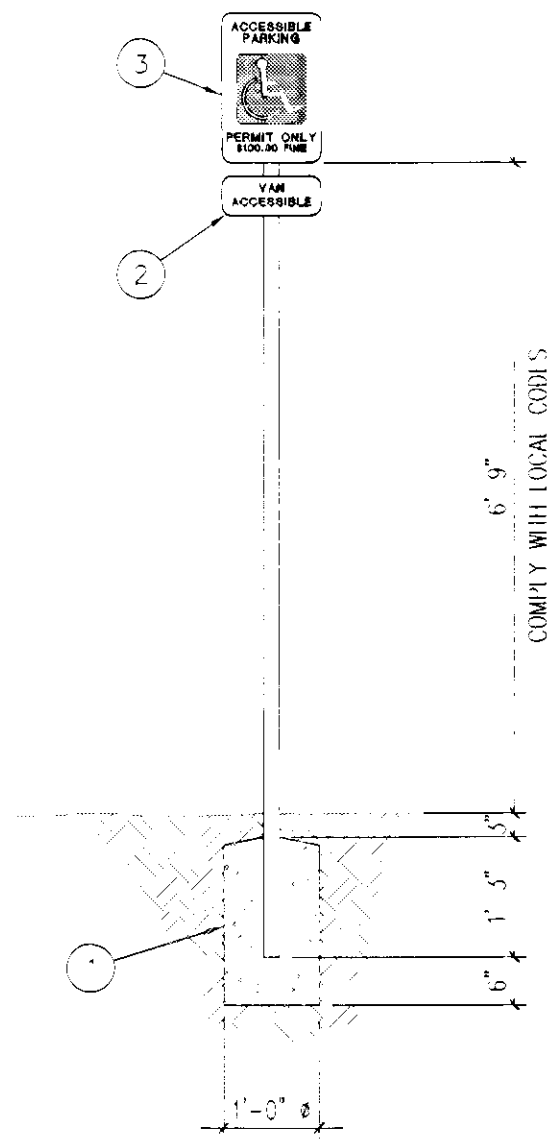


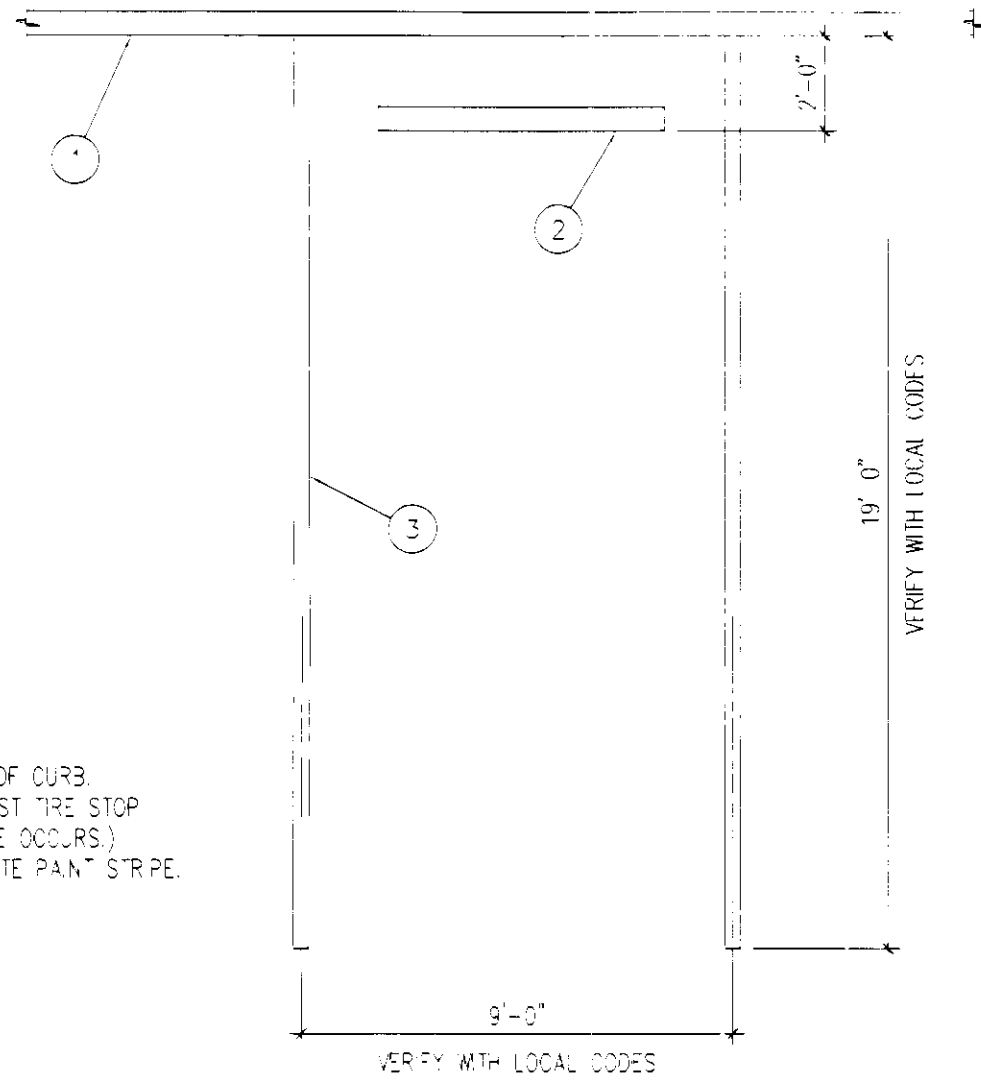
C:\cadd\work\tower_realty\shadow_lane\m\an\an\an\an.dwg, 6/16/2010 8:20:06 AM, DWG6 cpld.plt3

1. ADDITIONAL SIGN ONLY REQUIRED AT VAN ACCESSIBLE SPACES.
2. VERIFY WITH LOCAL CONDITIONS.
3. VERIFY SIZE, COLOR, WORDING, ETC. WITH TRAFFIC ENGINEERING DEPARTMENT.



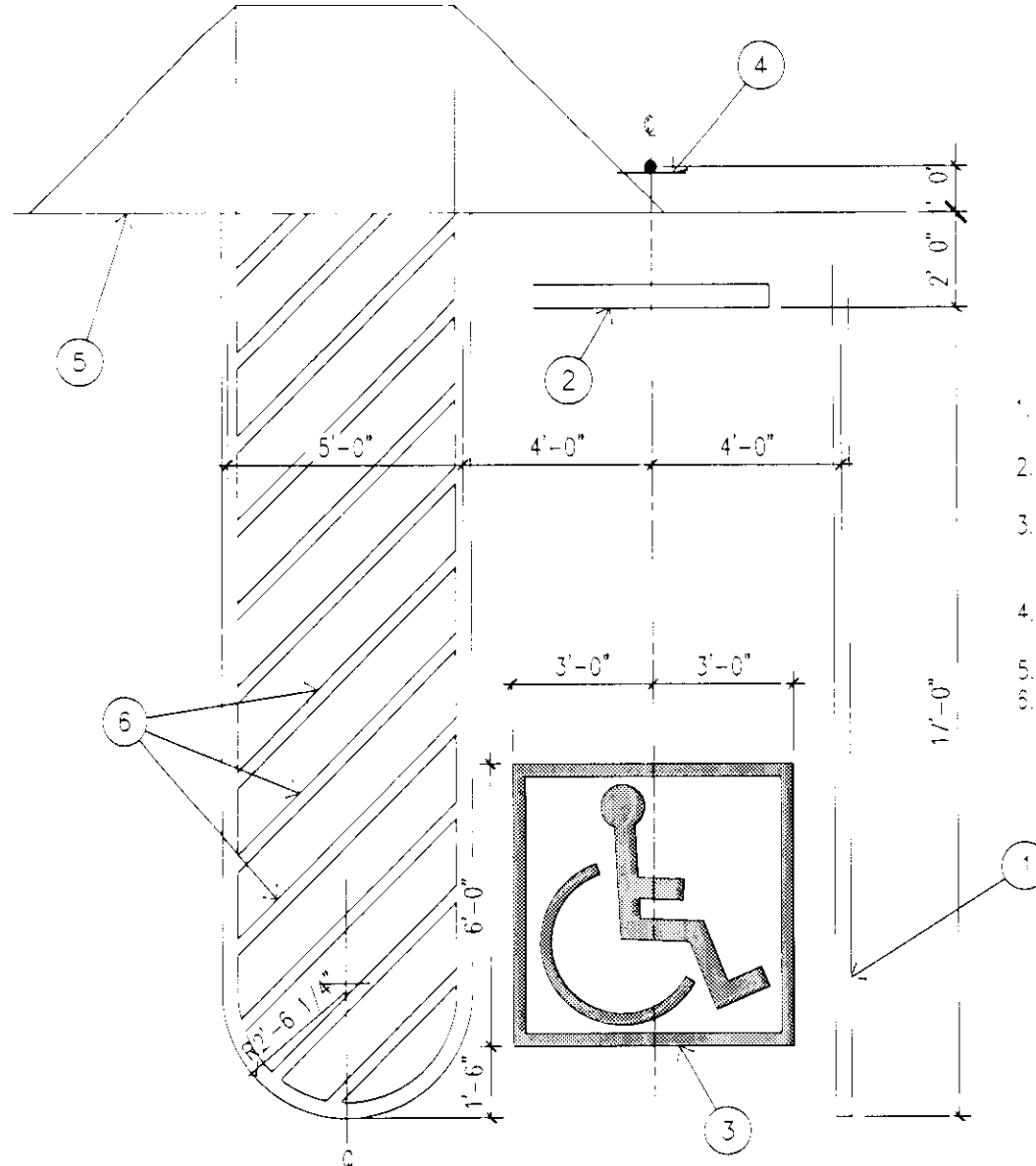
ACCESSIBILITY SIGN
1/2" = 1'-0"

1. FACE OF CURB
2. PRECAST TIRE STOP (WHOLE OCCURS)
3. 4" WHITE PAINT STRIPE



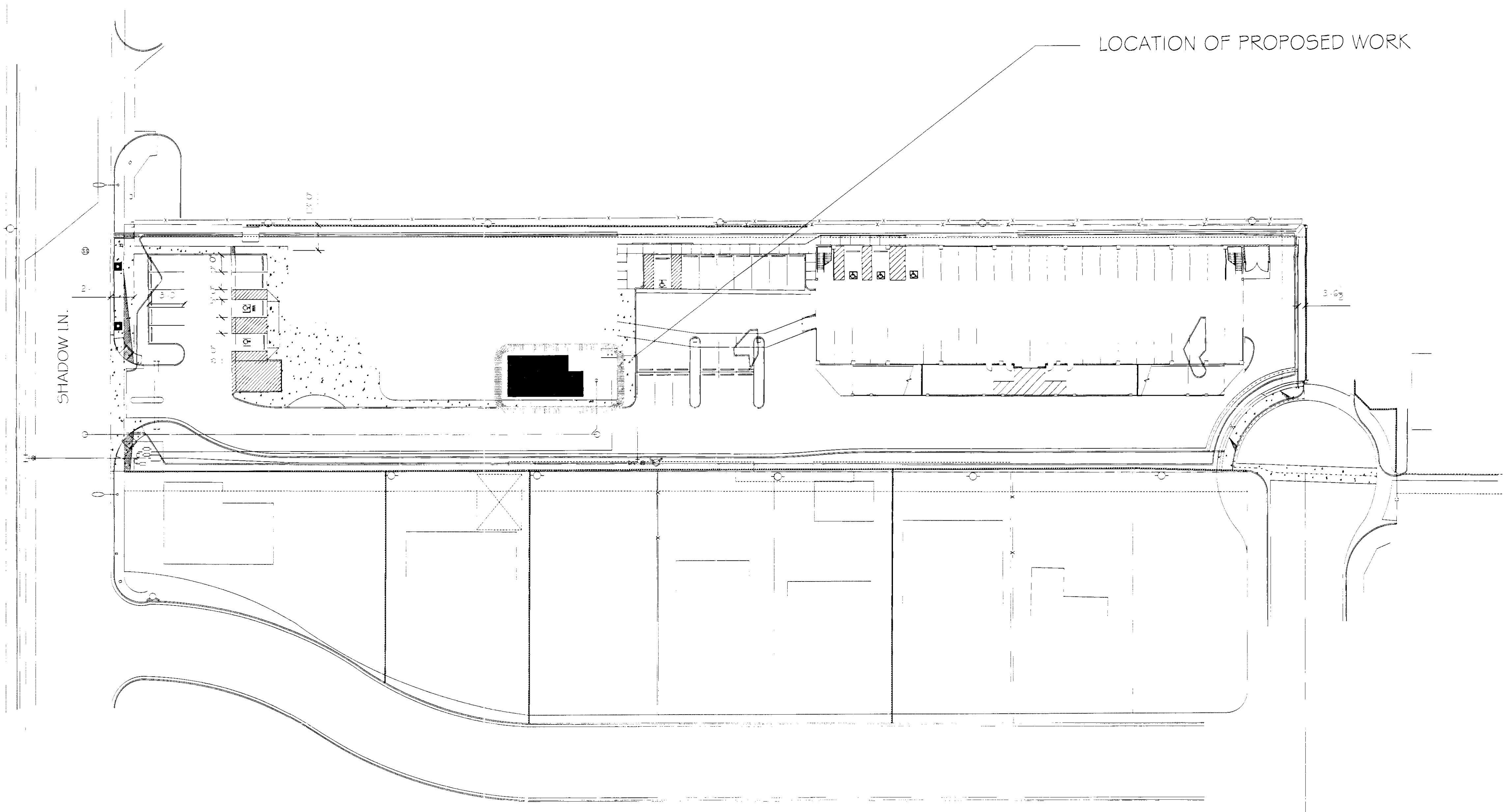
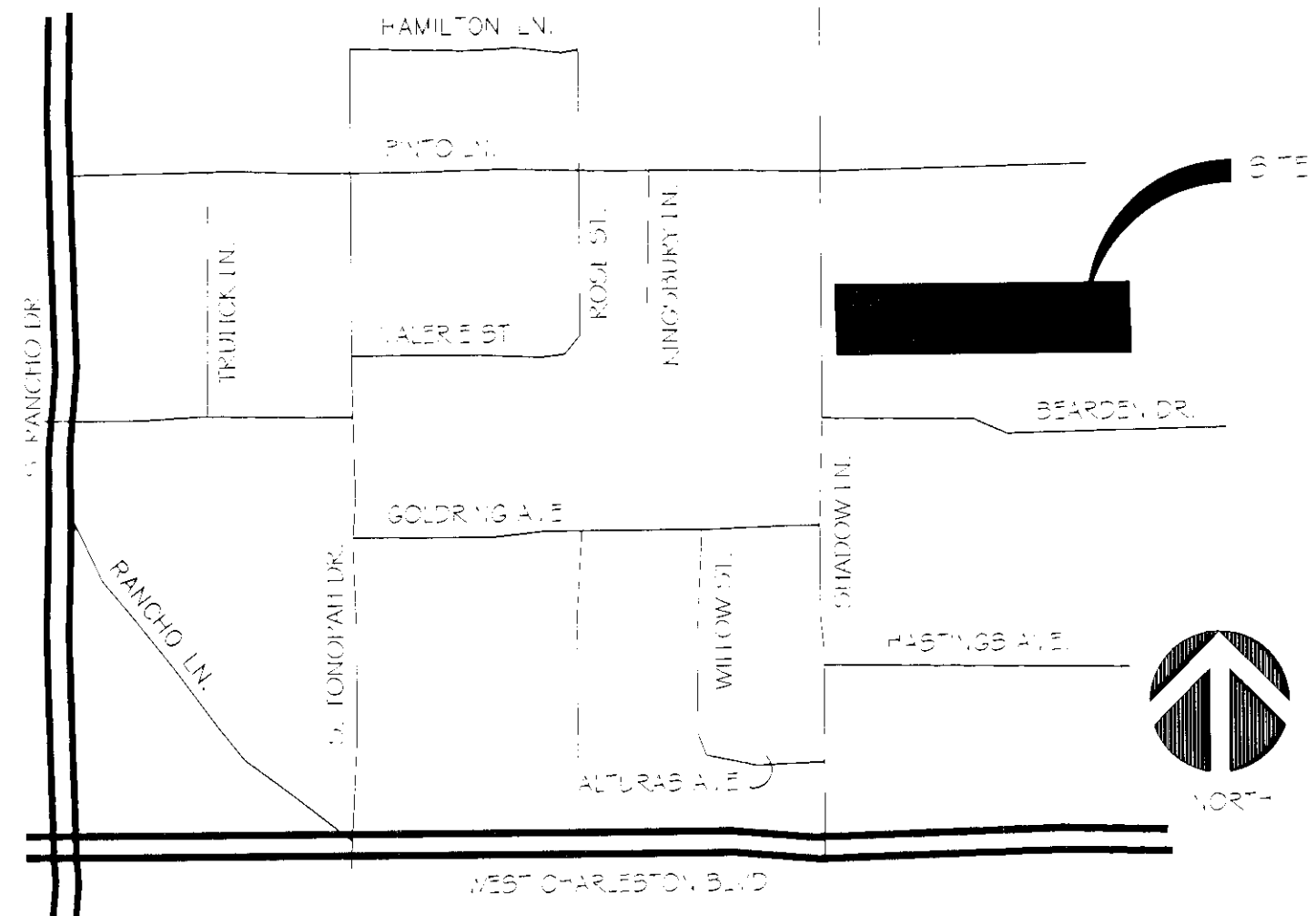
PARKING STALL
SCALE: 1/4" = 1'-0"

1. 4" WHITE PAINT STRIPE
2. PRECAST CONCRETE CAR BUMPER
3. HANDICAP SYMBOL, PAINTED ON PAVING
4. HANDICAP PARKING SOLA-RIS® CONCRETE CURB
4" WHITE PAINT STRIPES @ 45 DEG. ANGLE @ 24" O.C.



ACCESSIBLE STALL
1/4" = 1'-0"

LOCATION MAP



1 REFERENCE SITE PLAN

Scale: 1/32"=1'-0"

SUP-38616

TOWER REALTY & DEVELOPMENT, LLC
LICENSE # 0079347

NAME: JONAS CARSENAL
SIGNATURE: _____

DATE: _____

THESE PLANS ARE PREPARED AND SUBMITTED AS AN EXEMPTION TO THE PROFESSIONAL SEAL REQUIREMENTS FOR WORK PERFORMED UNDER A CONTRACTORS LICENSE.

CATEGORY: AUTHORIZED UNDER NRS 624. COMPANY: TOWER REALTY & DEVELOPMENT, LLC.

REFERENCE SITE PLAN

MRC 60 REGAL PLAZA
58th W CRAIG ROAD SUITE# 103
LAS VEGAS, NEVADA 89130

NO.	REVISIONS DESCRIPTION	DATE
1		
2		
3		
4		

PROJECT #	174456
DRAWN BY	EA
CHECKED BY	PC
PLOT DATE	05/16/08
SCALE	AS NOTED

SHEET:

AS1.01

CODE ANALYSIS
EXISTING BUILDING

1. BUILDING NO.:
2. OCCUPANCY CLASSIFICATION: B-BUSINESS GROUP
3. TYPE OF CONSTRUCTION: I-B SPRINKLED
4. FIRE SPRINKLER: YES
5. HEIGHT: ACTUAL: 48'-0" ALLOWABLE: 55'
6. STORIES: ACTUAL: 3 ALLOWABLE: 4
7. AREA: TENANT IMPROVEMENT: EXISTING: 1,074 + NEW: 688 = GROSS: 1,762 SQ. FT.
8. OCC. LOAD: EXISTING: 10 + NEW: 10 = TOTAL OCCUPANCY: 20
9. EXITS: REQUIRED: 2 PROVIDED: 3
10. TABLE 601: FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS: NONE

BUILDING ELEMENT	TYPE: I-B
STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS, TRUSSES	0
BEARING WALLS EXTERIOR	0
NON-BEARING WALLS AND PARTITIONS EXTERIOR	0
NON-BEARING WALLS AND PARTITIONS INTERIOR	0
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	0
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	0

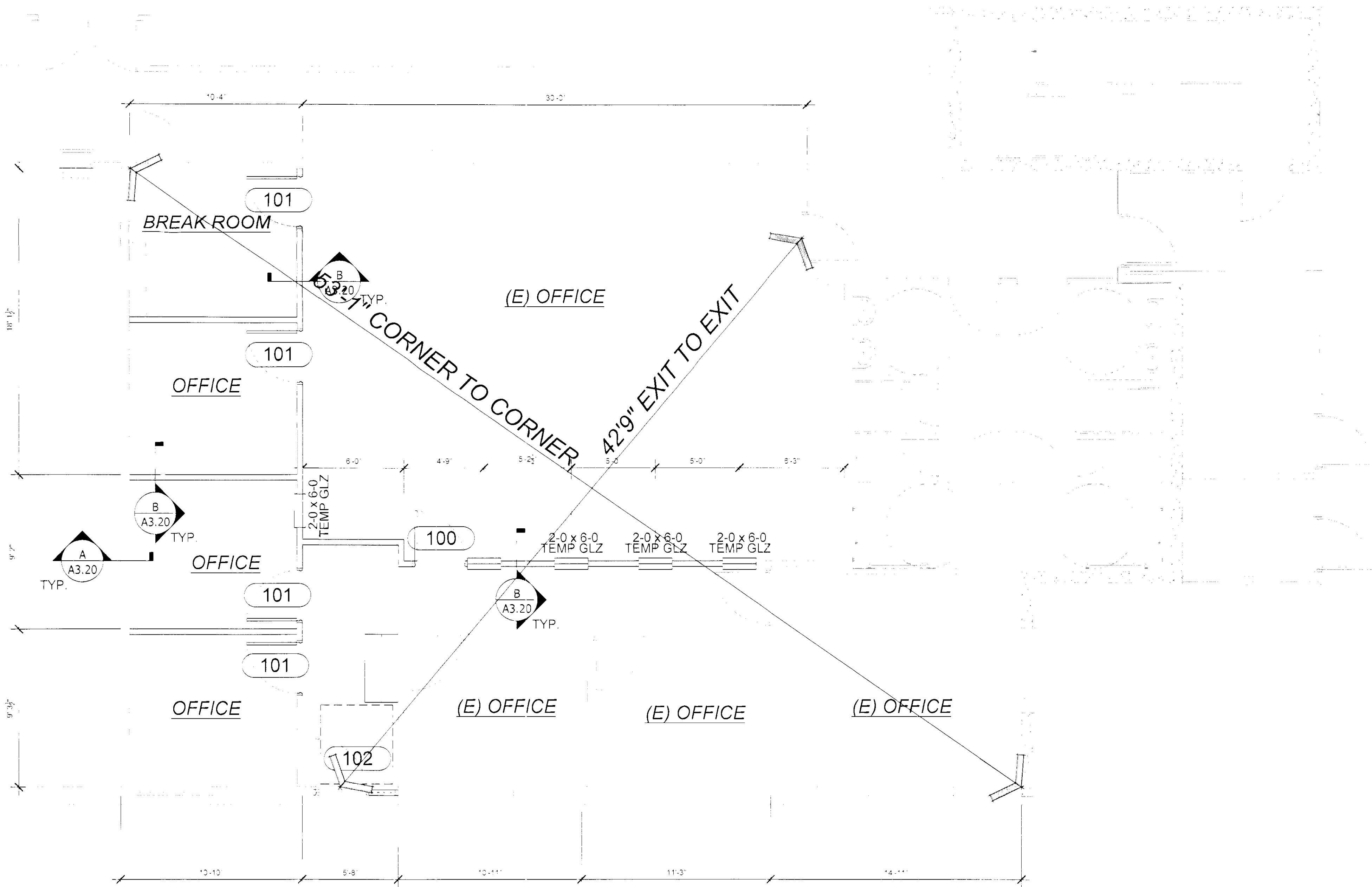
TABLE 602: FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE (feet)	TYPE OF CONSTRUCTION	GROUP
≥ 30	I-B	0

2. MAXIMUM AREA OF EXTERIOR WALL OPENINGS PER TABLE 604.5

FIRE SEPARATION DISTANCE (feet)							
CLASSIFICATION OF OPENING	0 TO 3	> 3 TO 5	> 5 TO 10	> 10 TO 15	> 15 TO 20	> 20 TO 25	> 25 TO 30
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	0%	5%	25%	45%	70%
PROTECTED	NOT PERMITTED	NOT PERMITTED	25%	45%	75%	NO LIMIT	NO LIMIT

3. SPECIAL INSPECTIONS REQUIRED: N/A
14. CODE YEAR/TYPE: 2006 IBC WITH SOUTHERN NEVADA CODE AMENDMENTS
BUILDING CODE EDITION: 2006 U.M.C.
MECHANICAL CODE EDITION: 2006 U.M.C.
FIRE CODE EDITION: 2005 CLARK COUNTY FIRE CODE
ELECTRICAL CODE EDITION: 2005 N.E.C.
ENERGY CODE EDITION: 2006 N.E.C.
A.S.A. EDITION: 2003 I.C.S./A.N.S.I. A117
5. PARKING: REQUIRED - UNCHANGED



TOWER REALTY & DEVELOPMENT, LLC
3942 Octagon Road, north Las Vegas, NV 89030
Ph. 702-366-0444 Fax. 702-644-3443

TOWER REALTY & DEVELOPMENT, LLC
LICENSE # 0070347
NAME: JOHN CARMSALE
SIGNATURE: _____
DATE: _____
THESE PLANS ARE PREPARED AND SUBMITTED AS AN EXEMPTION TO NSR 693.60 FOR WORK PERFORMED UNDER A CONTRACTOR LICENSE CATEGORY AUTHORIZED UNDER NSR 694. COMPANY: TOWER REALTY & DEVELOPMENT, LLC

FLOOR PLAN
MRC @ REGAL PLAZA
58th W CRAIG ROAD SUITE# 103
LAS VEGAS, NEVADA 89130

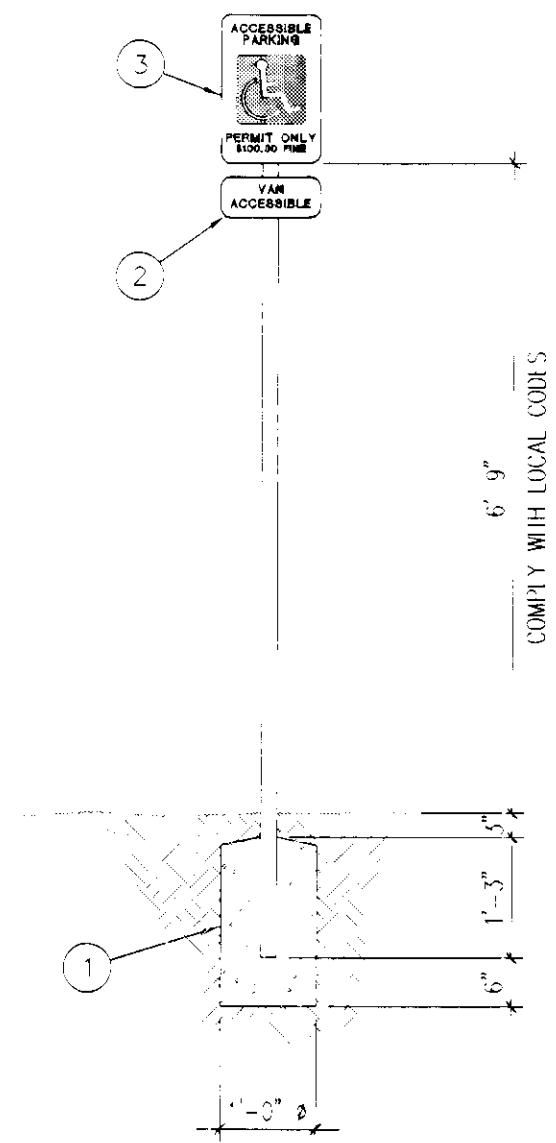
NO.	REVISION DESCRIPTION	DATE

PROJECT #: 124466
DRAWN BY: EAV
CHECKED BY: JC
PLOT DATE: 03/06/08
SCALE: AS NOTED

SHEET:
A2.02

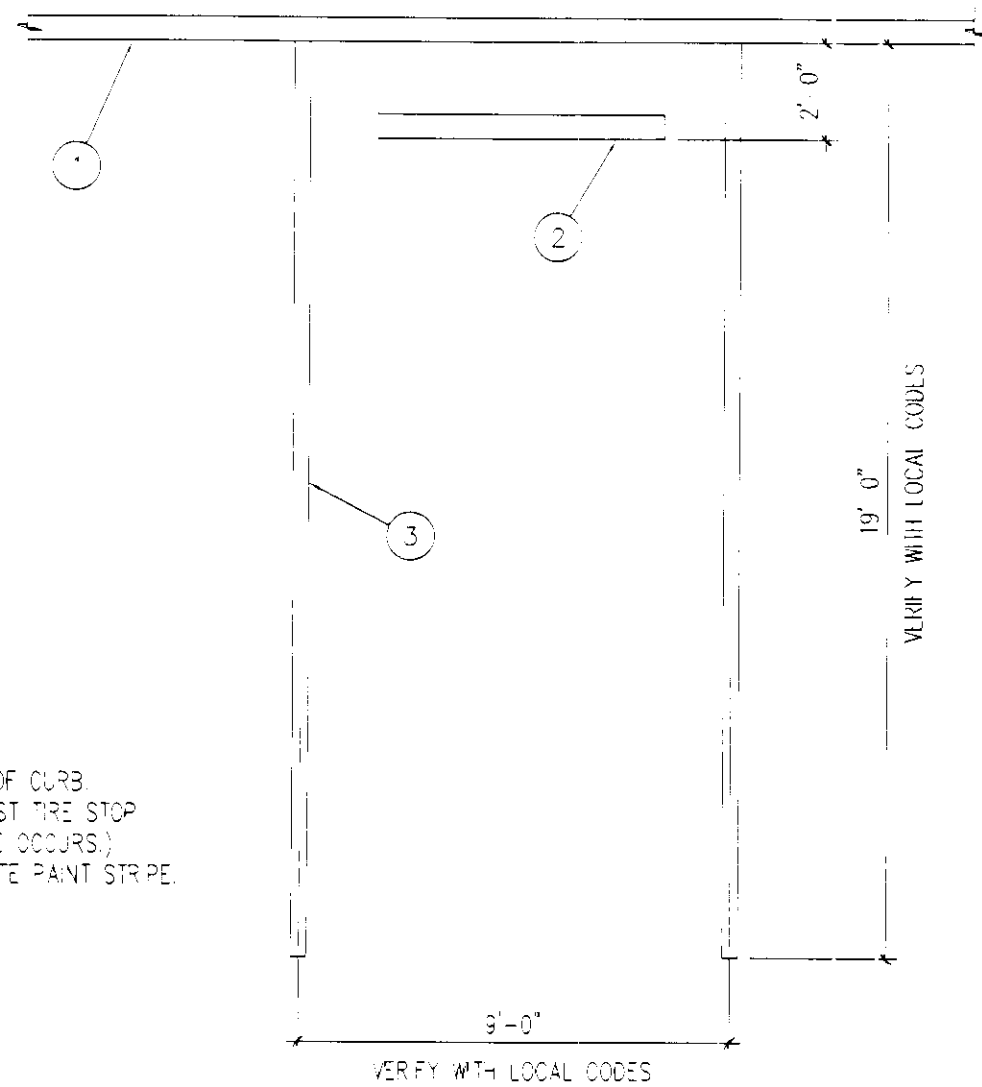
I:\Site Work\Tower Realty\Shadow Lane\TA\AN\AF\AN\AN.dwg, 6/19/2010 8:20:06 AM, DWG 6 09061.pcl

1. ADDITIONAL SIGN ONLY REQUIRED AT VAN ACCESSIBLE SPACES
2. VERIFY WITH LOCAL CONDITIONS
3. VERIFY SIZE, COLOR, WORDING, ETC. WITH TRAFFIC ENGINEERING DEPARTMENT



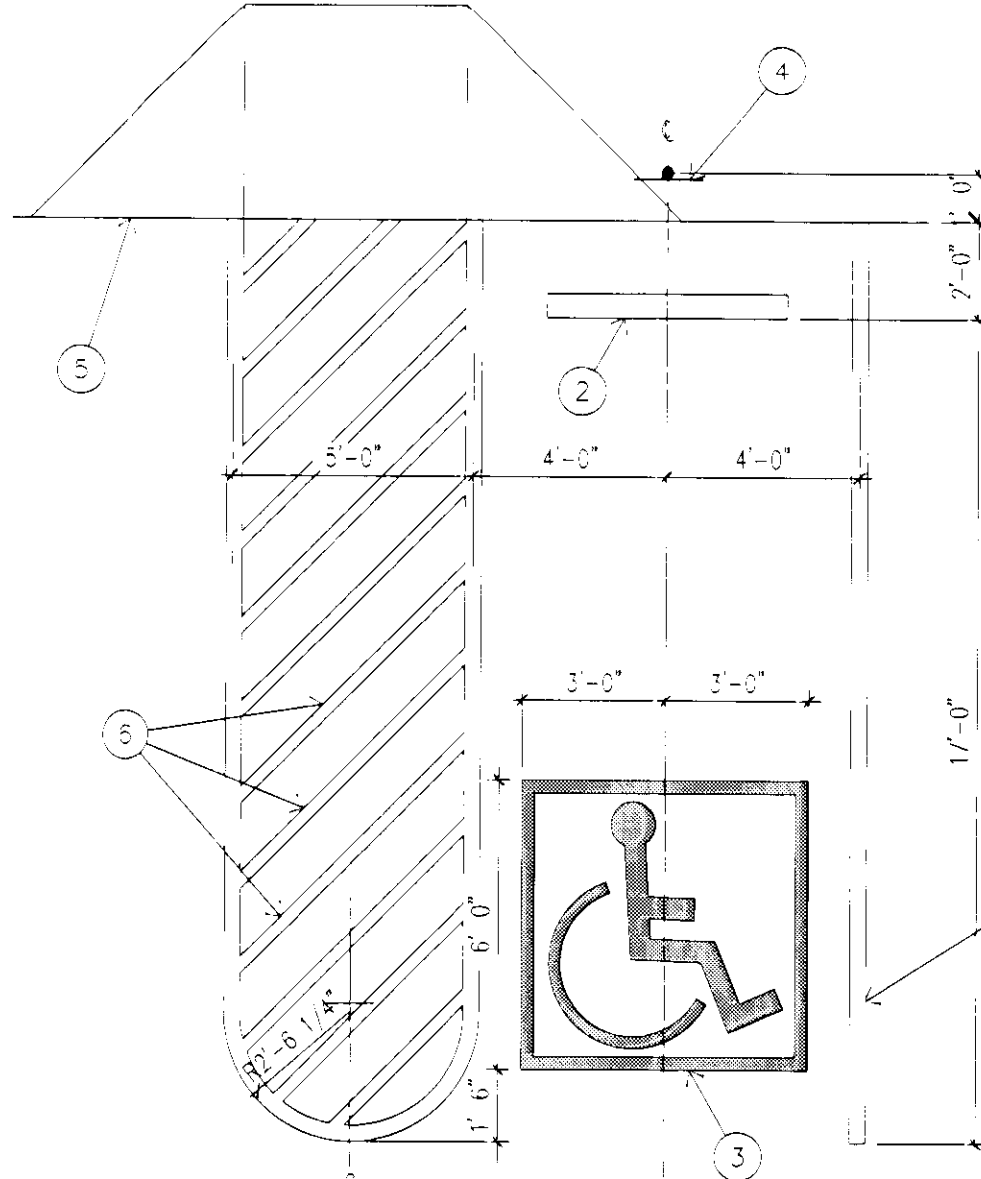
ACCESSIBILITY SIGN
1/2" = 1'-0"

1. FACE OF CURB
2. PRECAST TIE STOP (WHERE OCCURS)
3. 4" WHITE PAINT STRIPE



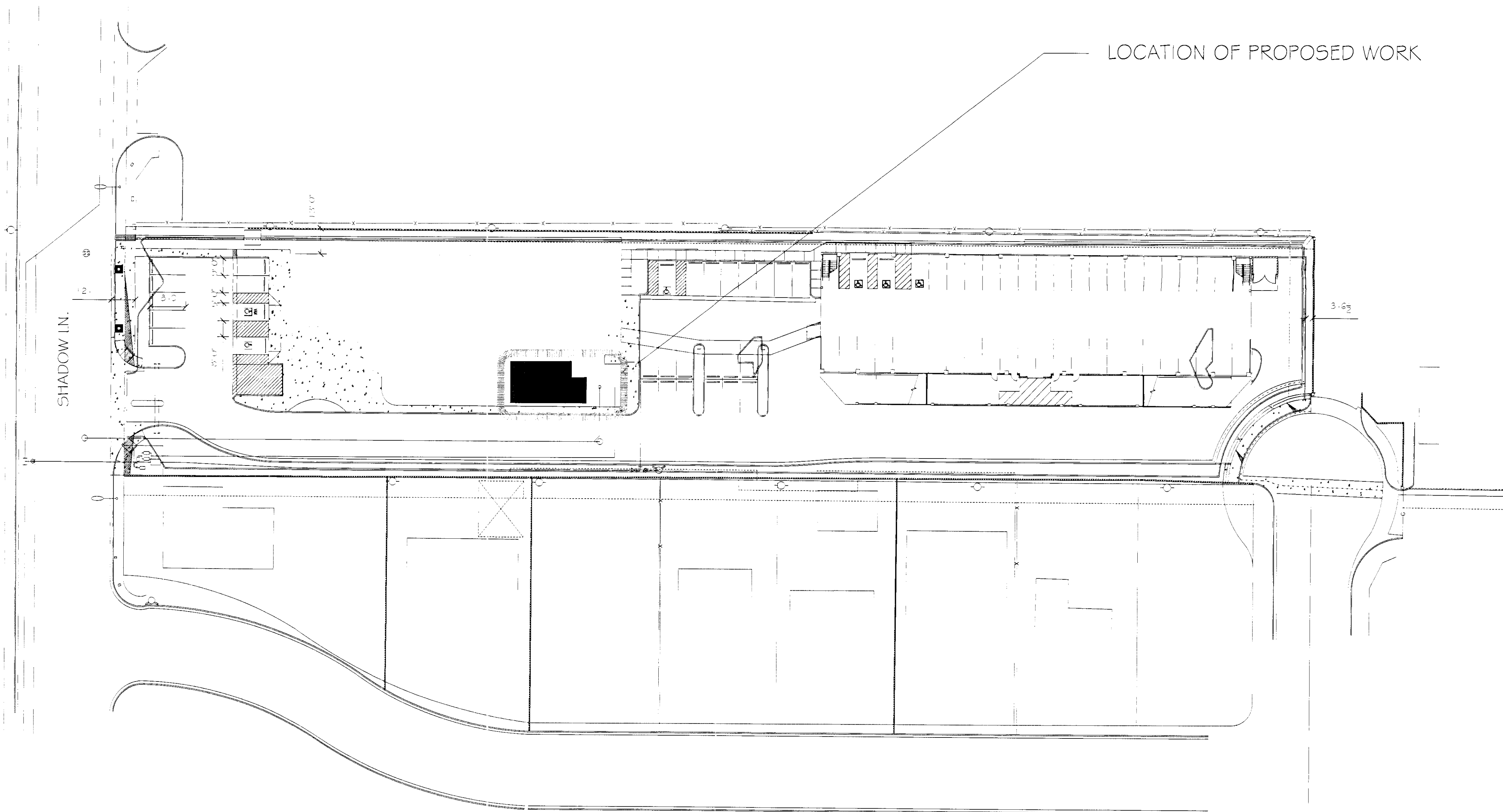
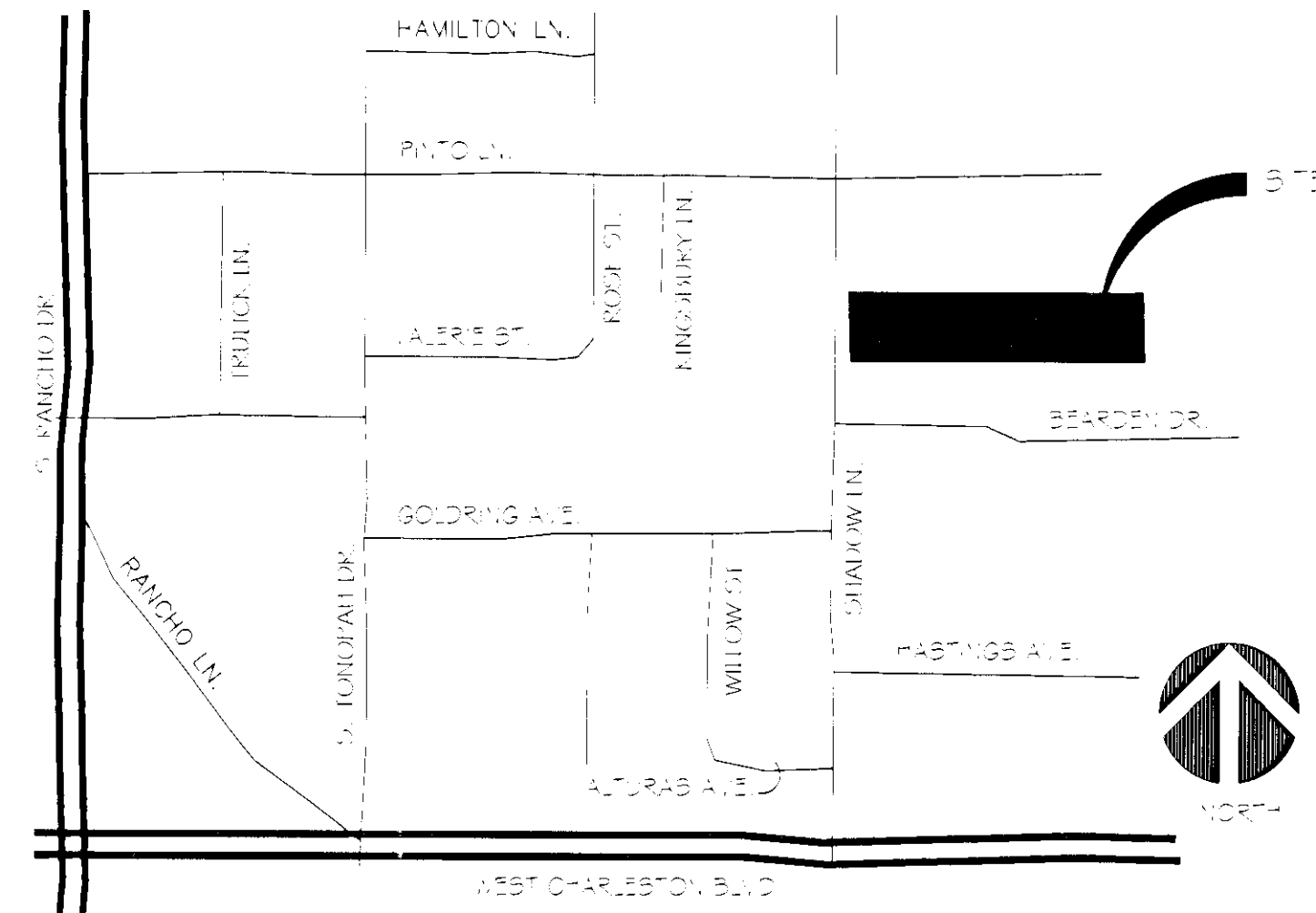
PARKING STALL
SCALE: 1/4" = 1'-0"

1. 4" WHITE PAINT STRIPE
2. PRECAST CONCRETE CAR BUMPER
3. 4" AND 6" PAINT STRIPES ON PAVING
4. 4" AND 6" PARKING SIGN POST
5. CONCRETE CURB
6. 4" WHITE PAINT STRIPES @ 45 DEG. ANGLES @ 24" O.C.



ACCESSIBLE STALL
1/4" = 1'-0"

LOCATION MAP



1 REFERENCE SITE PLAN

Scale: 1/32" = 1'-0"

SUP-38616
07/29/10 MINOR REVIEW

TOWER REALTY & DEVELOPMENT, LLC
LICENSE # 0079347

NAME: JAMES CARMICHAEL
SIGNATURE: _____
DATE: _____
THESE PLANS ARE PREPARED AND SUBMITTED
AS AN EXCEPTION TO THE STANDARD FOR WORK
PERFORMED UNDER A CONTRACTORS LICENSE
CATEGORY AUTHORIZED UNDER NRS 624.
COMPANY: TOWER REALTY & DEVELOPMENT, LLC

REFERENCE SITE PLAN

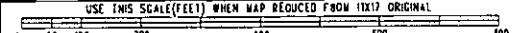
MRC @ REGAL PLAZA
5831 W CRAIG ROAD SUITE# 103
LAS VEGAS, NEVADA 89130

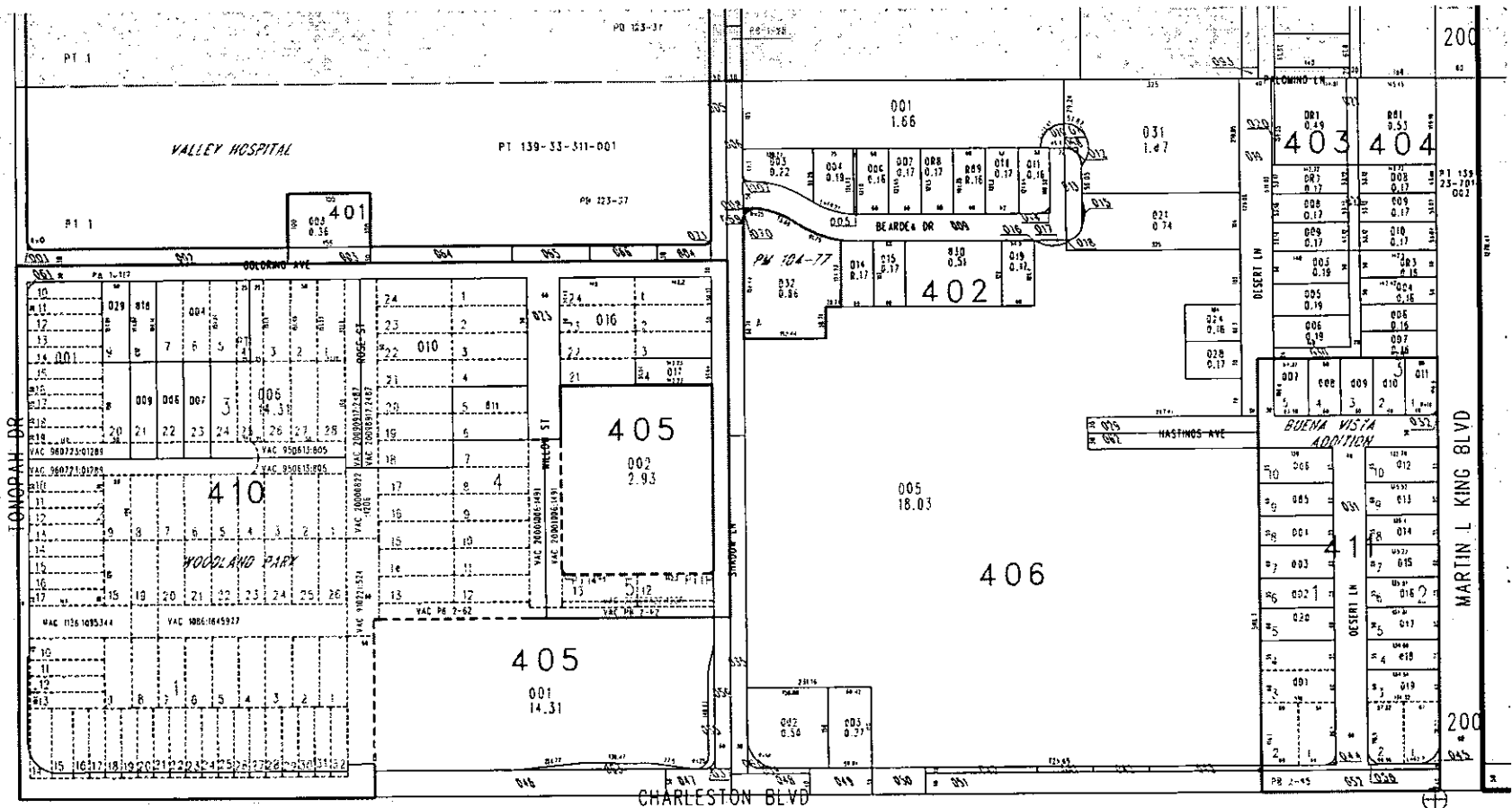
NO.	REVISION DESCRIPTION	DATE
1		
2		
3		
4		
5		

PROJECT #:	0446
DRAWN BY:	EV
CHECKED BY:	JC
DATE:	07/06/08
SCALE:	AS NOTED

SHEET:

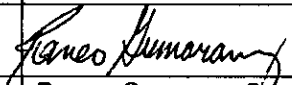
AS1.01

NOTES	This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.		MAP LEGEND _____ PARCEL BOUNDARY _____ SUBD BOUNDARY _____ ROAD EASEMENT _____ PM/LO BOUNDARY _____ NON-PARCEL LOT LINE _____ MATCH LINE / LEADER LINE _____ ROAD ID NUMBER	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T20S R61E	33	S 2 SW 4	139-33-4
	AVERAGE DA VALUE 38			PARCEL NUMBER 202	PARCEL ACREAGE 1.00	PARCEL SUB/SEQ NUMBER 5	PLAT RECORDING NUMBER 5	BLOCK NUMBER 5	LOT NUMBER 5
	GOV. LOT NUMBER GLS			Scale: 1"=200'		Rev: 09/25/09			
	USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL 								



RECEIVED
SUP-38616
 JUN 18 2010
 TAX DIST 200

SHEET: AS1.01	PROJECT: 4408	NO. 1	REVISION DESCRIPTION	DATE	REFERENCE SITE PLAN AKC @ REGAL PLAZA 5811 W CRAIG ROAD SUITE 101 LAS VEGAS, NEVADA 89130	TOWER REALTY & DEVELOPMENT, LLC LICENSE # 007947 NAME: CHIEF OF OFFICE SIGNATURE: _____ DATE: _____ THESE PLANS ARE PREPARED AND SUBMITTED FOR AN APPLICATION TO THE LAS VEGAS CITY CLERK'S OFFICE FOR A PLANNING CATEGORY CATEGORY AUTHORIZED UNDER NRS 245 COMPANIES: TOWER REALTY & DEVELOPMENT, LLC	TOWER REALTY & DEVELOPMENT, LLC 3942 Octagon Road, north Las Vegas, NV 89030 Ph. 702-366-0444 Fax. 702-644-3443
	DRAWN BY: EV						
	ENGINEERED BY: JC						
	FLAT DATE: 02/01/08						
	SCALE: AS NOTED						

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			
☒	☐	Correct fee(s): \$ 500.00 (Application) + \$ 0.00 (Notification) + \$ 0.00 (Recordation) = \$ 500.00 Total			
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)			
☒	☐	Assessor's Parcel Map			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance (PRS)			
☐	☒	Color & Materials Board per Site Development Plan Review Submittal Requirements			
☒	☐	Copy of Business Licenses: (Owner: ☐ Applicant: ☒ Representative: ☐)			
SITE PLAN					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 19
☒	☐	North arrow, scale, and vicinity map			Colored, Rolled Plans: 1
☒	☐	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 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: 0
☐	☒	North arrow, scale, and vicinity map			Colored, Rolled Plans: 0
☐	☒	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 B/W): 0
☐	☒	All required perimeter landscape planters shown			NOTES:
☐	☒	All required parking lot fingers/islands shown			
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover			
BUILDING ELEVATIONS					
☐	☒	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 0
☐	☒	Scale and building dimensions labeled			Colored, Rolled Plans: 0
☐	☒	North, south, east, and west elevations of all buildings			Reduced Copy (8-1/2x11 B/W): 0
☐	☒	All building materials and colors noted			NOTES:
☐	☒	8" x 10" photo of original color and material board			
☐	☒	All wall sign locations shown and sizes noted			
FLOOR PLANS					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 1
☒	☐	Scale and building dimensions labeled			Colored, Rolled Plans: 1
☒	☐	All building entrances/exits shown			Reduced Copy (8-1/2x11 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:	AFAN			Application Type:	Special Use Permit
Representative:	Louis V Carnesale, Tower Realty & Development			Application Purpose:	Minor Review to an approved Special Use Permit (SUP-27749) for Social Service Provider
APN:	139-33-402-001			Site Location:	701 Shadow Ln
Planner's Signature:	 6/16/10			Pre-App. Meeting Date:	06/04/10
Planner:	Romeo Gumarang, Planner I - 229-4604 Fred Solis, Senior Planner - 229-5409			Earliest Submittal Deadline:	06/15/2010 no later than 2:00 pm
				Earliest PC / CC Meeting Dates:	07/29/10 PC CC



CITY OF LAS VEGAS

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

Page: 1 of 1
Date: 06/04/10
Time: 3:00 p.m.

Project Name: Aid For Aids Nevada

Conversation between CLV P&D Representative: Romeo Gumarang, Planner I (229-4604 Office / 385-7268 Fax / rgumarang@lasvegasnevada.gov), and:
Fred Solis, Senior Planner (229-5409 Office / 385-7268 Fax / fsolis@lasvegasnevada.gov)

Name	Company/Department	Phone	Fax	Email
1. Louis V. Carnesale	Tower Realty & Development	(702) 366-0444	(702) 366-1656	
2.				
3.				
4.				
5.				
6.	CLV - Business Services	229-6281		
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: Las Vegas Medical District

Meeting Notes:

1. Revise justification letter regarding suite 130 area of 1,084 square feet. Certificate of Occupancy indicates Suite #130 to be 1,084 square feet, as opposed to, 1,017 square feet indicated on the justification letter.
2. Revise justification letter to include suite 300 square footage and the square footage of the portion of the office devoted to Social Service Provider. Per condition of approval #3 of SUP-27749, the third floor was approved for 2,926 square feet within suite 300.
3. ~~Revise the floor plan to show suite 130 with the proposed addition, suite 170 and suite 300.~~ *RU*
4. Revise the site plan to provide parking analysis for each uses. Previous cases have parking analysis according to each uses.

Type of Use

Office, Medical and Dental

Parking ratio

1 space per 200 SF of GFA,
up to 2,000 SF, plus 1 space
per each additional 175 SF

Number of Spaces Required

24,805 SF / 175 = 142

Mixed-Use Development
Residential Parking (Per
Las Vegas Medical District
Plan)

1 space per residential unit

10 residential units / 1 unit = 10

Social Service Provider

1 space per 300 SF of GFA

6,488 SF + 688 / 300 = 24

Total: 176 spaces

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**

Property Account

Invoice

Description

Amount

shadow 6246

AFAN- Sp Use Permit Special Use Permit for AFAN Build Ou

500.00

500.00

City of Las Vegas

Development Services Center

731 South Fourth Street

Las Vegas, NV 89101

06/18/2010 15:17 Trn 147113

Cashier 970040

PRJ Permit # 38616 \$500.00

Subtotal \$500.00

Tax \$0.00

Total \$500.00

Received CHECK \$500.00

Check # 342

Change \$0.00

For questions related to this receipt call

702-229-6251



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 13, 2010

Mr. John Carnesale
701 Shadow, LLC
5052 South Jones Boulevard, Suite #135
Las Vegas, Nevada 89118

**RE: SUP-38616 - ADMINISTRATIVE SPECIAL USE PERMIT
MINOR REVIEW CYCLE - JULY 2010**

Dear Mr. Carnesale:

Your request for a Minor Amendment of a previously approved Special Use Permit (SUP-27749) TO INCREASE THE FLOOR AREA BY 688 SQUARE FEET FOR AN EXISTING SOCIAL SERVICE PROVIDER located at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) Zone [MD-1 (Medical Support) - Las Vegas Medical District Special Land Use Designation] Zone, Ward 5 (Barlow), has been considered administratively by the Planning and Development Department staff.

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

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Social Service Provider use.
2. Conformance to the approved conditions for Rezoning Special Use Permit (SUP-27749).
3. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

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

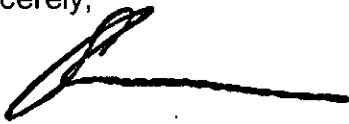


Mr. John Carnesale
SUP-38616 - Page Two
July 13, 2010

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

This action by the Planning and Development Department staff on July 13, 2010 is final unless a written appeal is filed with the Director of Planning and Development Department within ten days of the date of this letter.

Sincerely,

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

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Louis Carnesale
Tower Realty and Development
5052 South Jones Boulevard, Suite #135
Las Vegas, Nevada 89118

Mr. Bo Bocks Tahler
5052 South Jones Boulevard, Suite #135
Las Vegas, Nevada 89118

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 2, 2010

Mr. John Carnesale
701 Shadow, LLC
5052 South Jones Boulevard, Suite #135
Las Vegas, Nevada 89118

**RE: SUP-38616 - ADMINISTRATIVE SPECIAL USE PERMIT
MINOR REVIEW CYCLE - JULY 2010**

Dear Mr. Carnesale:

Your request for a Minor Amendment of a previously approved Special Use Permit (SUP-27749) TO INCREASE THE FLOOR AREA BY 688 SQUARE FEET FOR AN EXISTING SOCIAL SERVICE PROVIDER located at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) Zone [MD-1 (Medical Support) - Las Vegas Medical District Special Land Use Designation] Zone, Ward 5 (Barlow), will be considered administratively by the Planning and Development Department staff.

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

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

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Louis Carnesale
Tower Realty and Development
5052 South Jones Boulevard, Suite #135
Las Vegas, Nevada 89118

Mr. Bo Bocks Tahler
5052 South Jones Boulevard, Suite #135
Las Vegas, Nevada 89118

Mayor
Oscar B. Goodman
City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Rass
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekkilä, Survey (FM, PM, & A's only)
Date: July 7, 2010
Re: **SUP-38616** Tower Realty & Development, LLC 701 Shadow Lane
Request for a Minor Amendment to a previously approved Special Use Permit (SUP-27749)

COMMENTS:

We have no comment on the Request for a Minor Amendment to a previously approved Special Use Permit (SUP-27749) application to increase the floor area by 688 square feet for an existing social service provider located at 701 Shadow Lane.

Carman Burney

From: Brian O'Callaghan [B5623O@LVMPD.COM]
Sent: Tuesday, June 29, 2010 10:22 AM
To: Carman Burney
Subject: FW: SUP-38616 Routing
Attachments: SUP-38616 ROUTING.pdf

SUP-38616: No law enforcement issue

Brian O'Callaghan
Las Vegas Metropolitan Police Department
Office of Intergovernmental Services
Phone: (702) 828-5538
Cellular: (702) 510-9405
Fax: (702) 828-1565

From: Carman Burney [mailto:cburney@LasVegasNevada.GOV]
Sent: Tuesday, June 29, 2010 10:18 AM
To: Roger Bailey; Ozzie Mirkhah; Albert Sung; David Guerra; Rod Clark; Mary A. Wulff; Joe Pena; Rick Schroder; Brian O'Callaghan; Tom Burkart; Anne Kilponen; Rebecca S. Whitlock; Patrick Murphy; Alan Riekk; Lucien Paet
Subject: SUP-38616 Routing

Good Morning Everyone,

Attached is additional item for the 07/29 PC cycle. This item is ADMIN (Minor Reviews) and will not appear on the PC agenda. Hansen is ready to accept your comments.

Thank you!



Carman Burney
Agenda Tech II
City of Las Vegas
Planning & Development Department
Case Planning Division
731 South 4th Street
(702) 229-6897/FAX (702)385-7268
<http://www.lasvegasnevada.gov/>



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

SUP-38616

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	2900 RONEMUS
*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
06/29/2010

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-38616 - SPECIAL USE PERMIT - MINOR REVIEW - APPLICANT: TOWER REALTY & DEVELOPMENT, LLC - OWNER: 701 SHADOW, LLC - Request for a Minor Amendment of a previously approved Special Use Permit (SUP-27749) TO INCREASE THE FLOOR AREA BY 688 SQUARE FEET FOR AN EXISTING SOCIAL SERVICE PROVIDER located at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) Zone [MD-1 (Medical Support) - Las Vegas Medical District Special Land Use Designation] Zone, Ward 5 (Barlow).

PLANNING COMMISSION: JULY 29, 2010

PLANNING SUPERVISOR: STEVE GEBEKE



ADMINISTRATIVE

Comments Due: ASAP

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:

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

7/29/10 Admin Review RG

Report Date 06/18/2010 05:07 PM

Submitted By

Page 1

A/P # 38616 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	06/18/2010 13:46	984224	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	☒ Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

SUP-38616 - SPECIAL USE PERMIT - MINOR REVIEW - APPLICANT: TOWER REALTY & DEVELOPMENT, LLC - OWNER: 701 SHADOW, LLC - Request for a Minor Amendment of a previously approved Special Use Permit (SUP-27749) FOR A PROPOSED SOCIAL SERVICE PROVIDER at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) Zone (MD-1 (Medical Support) - Las Vegas Medical District Special Land Use Designation] Zone, Ward 5 (Barlow).

Parent A/P #

Project # 38616 Project/Phase Name SHADOW LANE OFFICE BUILDING
Size/Area 1.66 ACRE Size Description
Proposed Start Proposed Stop
% Complete Formula

Phase #
Subdivision Code
% Completed 0.00

Property/Site Information

Parcel 13933402001

Location

Owner/Tenant

Contact ID AC1789287 Name 701 SHADOW, LLC
Mailing Address 5052 SOUTH JONES BOULEVARD SUITE 135
City LAS VEGAS
ZIP/PC 89118
Day Phone
Fax

Organization
State/Province NV
Country
Evening Phone
Mobile #

☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

701 SHADOW LN
LAS VEGAS, 89106-

701 SHADOW LN 110
LAS VEGAS, 89106-

701 SHADOW LN 300
LAS VEGAS, 89106-

701 SHADOW LN 200
LAS VEGAS, 89106-

701 SHADOW LN 310
LAS VEGAS, 89106-

Report Date 06/18/2010 05:07 PM

Submitted By

Page 2

Address

Parcel Link

AP Link

701 SHADOW LN 130
LAS VEGAS, 89106-

701 SHADOW LN 170
LAS VEGAS, 89106-

AP Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

AP Linked Parcels

13933402001

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC1789287	☐	Foreign
Effective		Expire					
Name	701 SHADOW, LLC						
Day Phone		Eve Phone		Organization			
Pager		PIN #		Position			
Fax		Mobile		Profession			
E-Mail							
Address	5052 SOUTH JONES BOULEVARD SUITE 135 LAS VEGAS, NV 89118						
Seasonal Addr							
Valid From		To					
Comments	John Carnesale 366-0465						

Primary	N	Capacity	APPL	Contact ID	AC1789288	☐	Foreign
Effective		Expire					
Name	TOWER REALTY & DEVELOPMENT, LLC						
Day Phone		Eve Phone		Organization			
Pager		PIN #		Position			
Fax		Mobile		Profession			
E-Mail							
Address	5052 SOUTH JONES BOULEVARD SUITE 135 LAS VEGAS, NV 89118						
Seasonal Addr							
Valid From		To					
Comments	louis carnesale 366-0444						

Report Date 06/18/2010 05:07 PM

Submitted By

Page 3

Applicants/Contacts

Primary Y Capacity OTHER Other REP Contact ID AC1789289 ☐ Foreign
Effective Expire
Name LOUIS CARNESALE
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 5052 SOUTH JONES BOULEVARD SUITE 135
LAS VEGAS, NV 89118
Seasonal Addr

Valid From To
Comments Louis 366-0444

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
PROCESSING FEE (\$500.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
397138 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
397136 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
397147 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
397139 FLOOD #1 (FLOOD CONTROL)	Incomplete
397146 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
397137 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
397145 ROW #1 (RIGHT-OF-WAY)	Incomplete
397144 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
397143 SID #1 (SPECIAL IMPROVEMENT OISTRIC)	Incomplete
397142 SURVEY #1 (SURVEY)	Incomplete
397141 TEFO #1 (TRAFFIC ENG FIELO OPERATIONS)	Incomplete
397140 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 OT)	
(SIGNPRO-SIGN POSTED DATE)	
(PT-ENTER THE # OF LABELS)	
(ASSIGN CASE TO A PLANNER)	
(AT-COMPLETE DRT PROCESS)	
(PT-NOTIFICATION MAP DATE)	
(AT-ROUTE PLANS FOR REVIEW)	
(AT-SENO PUB HEARING NOTICE)	
(AT-SENO TO REVIEW JOURNAL)	
(PT-SIZE OF NOTIFICATION AREA)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Fees

Status

Paid Date

Amount

PROCESSING FEE	P	06/18/2010 15:17	500.00
Total Unpaid		0.00	Total Paid 500.00

Report Date 06/18/2010 05:07 PM

Submitted By

Page 4

Inspections

There are no inspections for this Report

Review/Activities
Review #
Comments

Review Type

#

Status

Waived

Issued

Started

Completed

Comp By

397136	DEVCO	1	Incomplete	☐	06/18/2010 17:06		
397137	NEIGH P&S	1	Incomplete	☐	06/18/2010 17:06		
397138	B&S PLAN	1	Incomplete	☐	06/18/2010 17:06		
397139	FLOOD	1	Incomplete	☐	06/18/2010 17:06		
397140	TRAFFIC	1	Incomplete	☐	06/18/2010 17:06		
397141	TEFO	1	Incomplete	☐	06/18/2010 17:06		
397142	SURVEY	1	Incomplete	☐	06/18/2010 17:06		
397143	SID	1	Incomplete	☐	06/18/2010 17:06		
397144	SEWER	1	Incomplete	☐	06/18/2010 17:06		
397145	ROW	1	Incomplete	☐	06/18/2010 17:06		
397146	LAND DEV	1	Incomplete	☐	06/18/2010 17:06		
397147	FIRE ENG	1	Incomplete	☐	06/18/2010 17:06		

Activity Review Details

Detail SUBMITTAL CHECKLIST (SUP)

Modified By GKAPOVICH

Modified Date/Time 06/18/2010 13:22

Comments

No Comments

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

Condition
Supervisor Required

Approval

Approved By
Comments

Approved Date

Applied By

Applied Date

Assigned

Z-LEGAL

N

984224

06/18/2010 13:46

Report Date 06/18/2010 05:07 PM

Submitted By

Page 5

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

Project #	A/P Type	Status	Stage	Relation
-----------	----------	--------	-------	----------

No children exist for this project

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

There is no planning condition for this project.

SPECIAL USE PERMIT

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

N 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?

SOCIAL SERVICE PROVIDER

N Is this an Alcohol related Use? Staff Recommendation

Meeting Information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
07/29/2010	ADMIN	SCHEDULED		0	0	0
GKAPOVICH	06/18/2010	SGBEKE	06/18/2010			

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

No children exist for this project

Employee Employee ID	Last	First	Mi	Comments
-------------------------	------	-------	----	----------

984727	GUMARANG	ROMEO	E	x4604
--------	----------	-------	---	-------

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

PAYMNT	CO NAME WHO PICKED UP CONTACT# drop off, 701 shadow llc ck 342, 702.366.0444	970040	06/18/2010 15:21		0.00
--------	---	--------	------------------	--	------

FEE	FEE	983922	06/18/2010 15:14	06/18/2010 15:14	0.00
-----	-----	--------	------------------	------------------	------

Admin review - removed fees for public hearing notification and recordation.

No Model Home Details



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT
Project Address (Location) 701 SHADOW LANE, LAS VEGAS, NV 89106
Project Name _____ Proposed Use OFFICES
Assessor's Parcel #(s) 139-33-402-001 Ward # _____
General Plan: existing ☒ proposed _____ Zoning: existing _____ proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER 701 SHADOW LLC Contact JOHN CARNESALE
Address 5052 S JONES BLVD STE 135 Phone: 360-0445 Fax: 360-1654
City LAS VEGAS State NV Zip 89118
E-mail Address erica@tower-realty.com

APPLICANT TOWER REALTY & DEVELOPMENT LLC Contact LOUIS CARNESALE
Address 5052 S JONES BLVD STE 135 Phone: 360-0444 Fax: 360-1654
City LAS VEGAS State NV Zip 89118
E-mail Address louise@tower-realty.com

REPRESENTATIVE LOUIS CARNESALE OR BO BOCKSTANER Contact _____
Address 5052 S JONES BLVD STE 135 Phone: 366-0444 Fax: (702) 366-1656
City LAS VEGAS State NV Zip 89118
E-mail Address _____

Property Owner Signature* _____

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

Print Name JOHN L. CARNESALE

Subscribed and sworn before me

This 18th day of JUNE, 2010

Tonya Smyth
Notary Public in and for said County and State

TONYA SMYTH
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 2-22-2014
Certificate No: 05-100789-1

FOR DEPARTMENT USE ONLY

Case #	<u>SUP-38616</u>
Meeting Date:	_____
Total Fee:	<u>\$500</u>
Date Accepted:	<u>6-18-10</u>
Accepted By:	<u>RECEIVED</u>

"The application will not be deemed complete until the submitted materials have been reviewed by the Planning & Development Department for consistency with applicable sections for the Zoning Ordinance."

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38616** APN: 139-33-402-001
Name of Property Owner: 701 SHADOW LLC
Name of Applicant: TOWER REALTY & DEVELOPMENT LLC
Name of Representative: LOUIS CARNESALE OR BO BUCKSTAHLE

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: 139-33-402-001

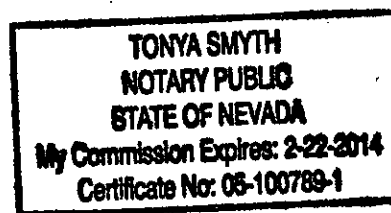
Signature of Property Owner: _____

Print Name: JOHN L. CARNESALE

Subscribed and sworn before me

This 18th day of June, 2010

Tonya Smyth
Notary Public in and for said County and State



RECEIVED



TOWER

Realty & Development, LLC.

Via Facsimile No. (702) 385-7268

Las Vegas City Planning & Development
Development Services Center
Atten: Debbie
731 South Fourth Street
Las Vegas, Nevada 89101

June 29, 2010

RE: Justification Letter SUP Application
AFAN; 701 Shadow Lane, Suite 130
Las Vegas, Nevada 89106
CLV Project Number 159652-C-10

Dear Debbie:

This letter is to correct the square footage typo in my letter of June 10, 2010.

Please allow this letter to serve as our request for administrative review of our minor Special Use Permit application to expand the existing office space at the above referenced address by 688 square feet.

The medical office project located at 701 Shadow Lane, Las Vegas, Nevada 89106 has an existing Special Use Permit, SUP 27749, allowing for use by social service providers.

The tenant at suite 300, Cancer & Blood has 2,926 square feet allowed under the SUP 27749 and will remain unchanged.

The tenant at suites 130 & 170, AFAN, have 3,572 square feet allowed under SUP 27749. The current request is to increase this allowable square footage to the existing use in suite 130 presently consisting of 1,084 square feet by an additional 688 square feet.

Thank you for your consideration of this matter.

Sincerely,

TOWER REALTY & DEVELOPMENT, LLC

Louis V. Carnesale

President

RECEIVED

JUN 29 2010

SUP-38616
REVISED



TOWER

Realty & Development, LLC.

Via Hand Delivery

June 10, 2010

Mr. Romeo Gumarang
Planner 1
Las Vegas City Planning & Development
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Justification Letter SUP Application
AFAN ; 701 Shadow Lane Suite 130
CLV Project Number 159652-C-10

Dear Mr. Gumarang:

Please allow this letter to serve as our request for administrative review of our minor Special Use Permit application to expand the existing office space at the above referenced address by 688 square feet.

The medical office project located at 701 Shadow Lane, Las Vegas, Nevada 89106 has an existing Special Use Permit, SUP 27749, allowing for use by social service providers.

The tenant at suite 300, Cancer & Blood has 2,926 square feet allowed under the SUP27749 and will remain unchanged.

The tenant at suites 130 & 170, AFAN, have 3,572 square feet allowed under SUP 27749. The current request is to increase this allowable square footage to the existing suite 130 consisting of 1,084 square feet by an additional 866 square feet.

Thank you for your consideration of this matter.

Sincerely,

TOWER REALTY & DEVELOPMENT, LLC

Louis V. Carnesale
President

RECEIVED

SUP-38616

JUN 18 2010

BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.

LICENSE #: C11-05746-K-064308

DATE ISSUED: 05/18/09

TYPE OF LICENSE: CONTRACTOR

BUSINESS LOCATION: 3942 OCTAGON RD

ISSUE TO: TOWER REALTY & DEVELOPMENT LLC

DBA:
TOWER REALTY & DEVELOPMENT LLC
3942 OCTAGON RD
NORTH LAS VEGAS NV 89030

PRINCIPAL(S)
CARNESALE, LOUIS V, PRES 50%
CARNESALE, JOHN, CEO 50%


Director, Department of Finance and Business Services

Failure to maintain any required state license renders this Business License invalid.

Post in a conspicuous place.



20090407-0003935

Fee: \$23.00 RPTT: \$0.00

N/C Fee: \$25.00

04/07/2009 15:14:16

T20090119494

Requestor:

TICOR TITLE LAS VEGAS

Debbie Conway DBX

Clark County Recorder Pgs: 10

APN: 139-33-402-001

WHEN RECORDED MAIL TO:

U.S. Bank National Association
2300 W. Sahara Ave., Suite 200
Las Vegas, NV 89102
Attn: Loan Administration

6060770-KH

(Space Above This Line For Recorder's Use Only)

**SECOND MODIFICATION TO
DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES,
SECURITY AGREEMENT AND FINANCING STATEMENT**

THIS SECOND MODIFICATION TO DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FINANCING STATEMENT (this "Agreement"), effective as of March 31, 2009, by and between 701 SHADOW LLC, a Nevada limited liability company, whose address is c/o John Carnesale, 3942 Octagon Road, North Las Vegas, NV 89030-4483 ("**Trustor**"), and U.S. BANK NATIONAL ASSOCIATION ("**Beneficiary**") whose address is 2300 West Sahara Avenue, Suite 200, Las Vegas, NV 89102.

RECITALS

WHEREAS, Pursuant to that certain Construction Converting to Amortizing Loan Agreement dated as of October 10, 2006, as amended by that certain Loan Modification Agreement, dated as of January 23, 2008, that certain Second Loan Modification Agreement, dated as of May 5, 2008, and that certain Third Loan Modification Agreement, dated as of October 7, 2008 (as now or hereafter amended, modified or restated, the "**Existing Loan Agreement**"), Beneficiary agreed to make a construction loan in the principal amount of up to Eight Million Eight Hundred Thousand and 00/100 Dollars (\$8,800,000.00) (the "**Loan**") to Trustor.

WHEREAS, the obligations of Trustor under the Loan Agreement are secured by, among other things, certain real property and improvements thereon described on Exhibit "A" attached hereto and incorporated herein by this reference (the "**Property**") pursuant to that certain Deed of Trust, Assignment of Rents and Leases, Security Agreement and Financing Statement, recorded November 3, 2006, in Book 20061103 as Document No. 04815 in the 9726970.3

RECEIVED 1

11 18 2010

Official Records of the Recorder of Clark County, Nevada, as amended by that certain First Modification to Deed of Trust, Assignment of Rents and Leases, Security Agreement and Financing Statement, recorded January 25, 2008, in Book 20080125 as Document No. 04267 in the Official Records of the Recorder of Clark County, Nevada (as now or hereafter amended or modified, the "**Existing Deed of Trust**").

WHEREAS, Trustor and Beneficiary have entered into that certain Fourth Loan Modification Agreement, dated as of March 31, 2009, pursuant to which the parties have agreed, among other things, to extend the Maturity Date of the Loan, make an additional advance of Loan proceeds, subject to the satisfaction of the conditions for disbursement of Loan proceeds set forth in the Existing Loan Agreement, in the amount of up to Eight Hundred Thirty Thousand and 00/100 Dollars (\$830,000.00) to increase the outstanding principal amount of the Loan and increase the interest rate payable thereon (the "**Loan Modification Agreement**") (the Existing Loan Agreement, as amended by the Loan Modification Agreement, and as hereafter further amended or modified, the "**Amended Loan Agreement**"). Capitalized terms used in this Agreement and not defined in this Agreement shall have the meanings given them in the Amended Loan Agreement.

WHEREAS, Trustor has executed and delivered to Beneficiary a Second Amended and Restated Promissory Note, dated as of March 31, 2009 (as now or hereafter amended, extended or otherwise modified, the "**Amended Note**"), which evidences the Loan as amended pursuant to the Loan Modification Agreement.

WHEREAS, Trustor and Beneficiary now desire to modify and amend the Existing Deed of Trust to reflect the amendments described in the foregoing recital.

NOW, THEREFORE, for value received, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Modification of Existing Deed of Trust. The Existing Deed of Trust is hereby amended and modified as follows:

(a) Section 1.1 is hereby deleted and amended and restated in its entirety as follows:

Principal Secured. This Deed of Trust secures the aggregate principal amount of Nine Million Six Hundred Thirty Thousand and 00/100 Dollars (\$9,630,000.00) plus such additional amounts as Lender may from time to time advance pursuant to the terms and conditions of this Deed of Trust and not met by Grantor, with respect to an obligation secured by a lien or encumbrance prior to the lien of this Deed of Trust or for the protection of the lien of this Deed of Trust, together with interest thereon. Funds disbursed that, in

the reasonable exercise of Lender's judgment, are needed to complete the Improvements to the Property or to protect Lender's security are to be deemed obligatory advances hereunder and will be added to the total indebtedness evidenced by the Note and secured by this Deed of Trust and this indebtedness shall be increased accordingly. This Deed of Trust also secures the payment and performance of Grantor's obligations under the Loan Documents (as hereinafter defined), as the same have been amended and modified by that certain Fourth Loan Modification Agreement, dated as of March 31, 2009 (the "Loan Modification Agreement"), including under the Amended Loan Agreement (as defined in the Loan Modification Agreement and as further amended, amended and restated, supplemented or otherwise modified from time to time), in addition to and not in limitation of all other indebtedness and obligations stated in this Deed of Trust to be secured thereby. Without limitation of the foregoing, the Loan Modification Agreement provides, among other things, that the Maturity Date of the Loan as set forth in the Note and any other Loan Document shall be extended from January 10, 2009 to January 10, 2011.

(b) Section 1.2(b) is hereby deleted and amended and restated in its entirety as follows:

Promissory Note or Note. Second Amended and Restated Promissory Note dated as of March 31, 2009, made by Grantor and payable to the order of Lender in the principal face amount of Nine Million Six Hundred Thirty Thousand and 00/100 Dollars (\$9,630,000.00), bearing interest as therein provided, and containing a provision for, among other things, the payment of attorneys' fees.

(c) The second sentence of Section 5.1(a) of the Deed of Trust is hereby amended to delete therefrom the phrase "and such Swap Transactions shall immediately terminate ..."

2. Incorporation by Reference. The Existing Deed of Trust, as amended and modified hereby, is hereby incorporated herein in its entirety by this reference, and Trustor and Beneficiary jointly affirm and agree that the Existing Deed of Trust, as amended and modified by this Agreement (as so amended and modified, the "**Deed of Trust**") secures

the full payment and performance of each and every obligation set forth in the Amended Note and the other Loan Documents (as the Loan Documents have been amended and modified by the Loan Modification Agreement), and that the Deed of Trust continues to be effective as, and to constitute, a first lien and charge on the Property to the full extent of all obligations secured thereby.

3. Full Force and Effect. Except as and to the extent amended and modified by this Agreement, the Deed of Trust, and all of the terms, conditions and provisions thereof, respectively, shall, in all respects, remain unmodified and unchanged and are hereby reaffirmed, ratified and confirmed and shall remain in full force and effect.

4. Reservation of Rights. Except as provided in the Loan Modification Agreement, this Agreement shall not prejudice any present or future rights, remedies, benefits or powers belonging or accruing to Beneficiary under the terms of the Existing Deed of Trust, as amended and modified herein.

5. Modification Controlling. In the event of any conflict between the terms of the Existing Deed of Trust and the provisions of this Agreement, the terms of this Agreement shall control. This Agreement shall be deemed to form a part of the Deed of Trust.

6. Successor and Assigns. All of the grants, obligations, covenants, agreements, terms, provisions and conditions herein shall apply to, bind and inure to the benefit of the heirs, administrators, executors, legal representatives, successors and assigns of Trustor, and the endorsees, transferees, successors and assigns of Beneficiary.

7. Choice of Law. The choice of law provisions stated in the Existing Deed of Trust are hereby incorporated herein by this reference, and this Agreement shall be construed and enforced in accordance therewith.

8. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first written above.

TRUSTOR:

701 SHADOW LLC, a Nevada limited liability company

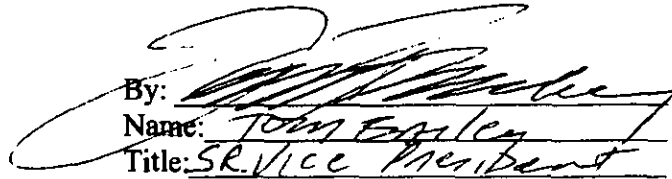
By: Real Estate Advisors, LLC, a Nevada limited liability company, its Managing Member

By: 

Louis V. Carnesale, Manager

BENEFICIARY:

U.S. BANK NATIONAL ASSOCIATION

By: 

Name: Tom Bailey

Title: SR Vice President

Tom Bailey

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18 2010

Acknowledgment

STATE OF Nevada)

COUNTY OF CLARK)

On this 1 day of April 2009, before me, the undersigned, personally came Louis V. Carnesale, as manager of Real Estate Advisors, LLC, a Nevada limited liability company, as the managing member of 701 Shadow LLC, a Nevada limited liability company, known to me to be the same person(s) whose name(s) are affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed on behalf of said entity.

Witness my hand and notarial seal the day and year last above written.

Sandra Kay
Notary Public

My commission expires: 10-26-2011



Sandra Kay
EXP. 10/26/2011
APPT. NO. 07-5187-1

Acknowledgment

STATE OF Nevada
COUNTY OF Clark

On this 2 day of April 2009, before me, the undersigned, personally came Thomas A Bailey, as Sr. Vice President of U.S. Bank National Association, known to me to be the same person(s) whose name(s) are affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed on behalf of said entity.

Witness my hand and notarial seal the day and year last above written.



Lori Rees
Notary Public

LORI REES
APPT NO. 07-2144-1

My commission expires: March 15, 2011

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LEGAL DESCRIPTION

EXHIBIT "A"

Assessor's Parcel No: 139-33-402-001

PARCEL I:

BEING THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A POINT IN THE NORTH LINE OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 33, DISTANT THEREON SOUTH 89°46'00" EAST 480.00 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTH 0°08'52" EAST AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 33, A DISTANCE OF 125.00 FEET TO A POINT; THENCE SOUTH 89°46'00" EAST AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 33 A DISTANCE OF 150.69 FEET TO A POINT; THENCE NORTH 0°08'52" WEST A DISTANCE OF 125.00 FEET TO A POINT IN THE NORTH LINE OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 33; THENCE NORTH 89°46'00" WEST ALONG THE LAST MENTIONED NORTH LINE A DISTANCE OF 150.69 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES ONLY FOR INGRESS AND EGRESS TO THE PROPERTY ABOVE DESCRIBED OVER AND ACROSS THE SOUTH 10 FEET OF THE NORTH 135.00 FEET OF THE WEST 600.69 FEET OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 33.

THE ABOVE DESCRIPTION IS SHOWN IN A GRANT, BARGAIN, SALE DEED RECORDED FEBRUARY 4, 1980 IN BOOK 1182 AS DOCUMENT NO. 1141036 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF LAND AS CONVEYED TO THE CITY OF LAS VEGAS IN A GRANT DEED RECORDED SEPTEMBER 09, 1981, IN BOOK 1460 AS DOCUMENT NO. 1419152, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL II:

THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF THE SAID SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) DISTANT THEREON SOUTH 89°46' EAST 180 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTH 0°08'52" WEST AND PARALLEL WITH THE WEST LINE OF THE SAID SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) A DISTANCE OF 125 FEET TO A POINT; THENCE SOUTH 89°46' EAST AND PARALLEL WITH THE NORTH LINE OF THE SAID SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) A DISTANCE OF

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JUN 18 7 10 10

200 FEET TO A POINT;
THENCE NORTH 0°08'52" EAST A DISTANCE OF 125 FEET TO A POINT IN THE
AFOREMENTIONED NORTH LINE OF THE SOUTHEAST QUARTER (SE ¼) OF THE
SOUTHWEST QUARTER (SW ¼);
THENCE NORTH 89°46' WEST ALONG THE LAST MENTIONED NORTH LINE A
DISTANCE OF 200 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION IS SHOWN IN A GRANT, BARGAIN, SALE DEED RECORDED
DECEMBER 4, 1978 IN BOOK 978 AS DOCUMENT NO. 937574 IN THE OFFICE OF THE
COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL III:

THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER
(SW ¼) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED
AS FOLLOWS:

BEGINNING AT A POINT DISTANT SOUTH 89°46' EAST 30.00 FEET FROM THE
NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST
QUARTER (SW ¼) OF SAID SECTION 33;
THENCE CONTINUING SOUTH 89°46' EAST ALONG THE NORTH LINE OF THE
SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID
SECTION 33 A DISTANCE OF 150.0 FEET TO THE NORTHWEST CORNER OF THAT
CERTAIN PARCEL OF LAND CONVEYED BY EUGENE M. STATON, ET UX TO JOHN A.
BRUNO, ET UX, BY DEED RECORDED AUGUST 15, 1949, AS DOCUMENT NO. 319596,
CLARK COUNTY, NEVADA RECORDS;
THENCE SOUTH ALONG THE WEST LINE OF THE SAID PARCEL CONVEYED TO BRUNO
A DISTANCE OF 125 FEET TO THE SOUTHWEST CORNER THEREOF;
THENCE NORTH 89°46' WEST AND PARALLEL TO THE AFOREMENTIONED NORTH
LINE A DISTANCE OF 150.0 FEET TO A POINT;
THENCE NORTH 0°04'52" EAST AND PARALLEL TO THE WEST LINE OF THE
SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST (SW ¼) OF SAID SECTION 33, A
DISTANCE OF 125.0 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION IS SHOWN IN A GRANT, BARGAIN, SALE DEED RECORDED
DECEMBER 4, 1978 IN BOOK 978 AS DOCUMENT NO. 937574 IN THE OFFICE OF THE
COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL IV:

THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER
(SW ¼) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED
AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF THE SAID SOUTHEAST QUARTER (SE
¼) OF THE SOUTHWEST QUARTER (SW ¼) DISTANT THEREON 380 FEET FROM THE
NORTHWEST CORNER THEREOF, BEING THE NORTHEAST CORNER OF THAT
CERTAIN PARCEL OF LAND CONVEYED BY EUGENE M. STATON ET UX TO JOHN A.
BENSON ET UX BY DEED RECORDED AUGUST 15, 1949 SHOWN AS DOCUMENT NO.
319596 CLARK COUNTY NEVADA, RECORDS;
THENCE SOUTH 0°08'52" WEST ALONG THE EAST LINE OF THE SAID CONVEYED
PARCEL A DISTANCE OF 125 FEET TO A POINT;
THENCE SOUTH 89°46' EAST AND PARALLEL WITH THE NORTH LINE OF THE SAID
SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) A DISTANCE OF
50 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND
CONVEYED BY EUGENE M. STATON ET UX TO CHESTER F. DAWSON BY DEED
RECORDED JULY 30, 1947 SHOWN AS DOCUMENT NO. 261363 CLARK COUNTY,

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NEVADA, RECORDS;

THENCE NORTH 0°8'52" EAST TO A POINT IN THE NORTH LINE OF THE AFOREMENTIONED SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼); THENCE NORTH 89°46' WEST ALONG THE LAST MENTIONED NORTH LINE A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION IS SHOWN IN A GRANT, BARGAIN, SALE DEED RECORDED APRIL 2, 1980 IN BOOK 1208 AS DOCUMENT NO. 1167341 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL V:

THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 33 DISTANT THEREON SOUTH 89°46' EAST 430 FEET FROM THE NORTHWEST (NW) CORNER THEREOF; THENCE CONTINUING SOUTH 89°46' EAST ALONG THE SAID NORTH LINE A DISTANCE OF 50 FEET TO THE NORTHWEST (NW) CORNER OF THAT PARCEL OF LAND CONVEYED BY ADA L. BEARDON, AN UNMARRIED WOMAN TO FRANCIS A. SMITH, ET UX, BY DEED RECORDED APRIL 4, 1947, SHOWN AS DOCUMENT NO. 251019, CLARK COUNTY, NEVADA RECORDS; THENCE SOUTH 0°08'52" WEST AND PARALLEL WITH THE WEST LINE OF THE PARCEL CONVEYED TO SAID FRANCIS A. SMITH, ET UX, TO THE SOUTHWEST (SW) CORNER THEREOF; THENCE NORTH 89°46' WEST AND PARALLEL WITH THE NORTH LINE OF THE SAID SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) A DISTANCE OF 50 FEET TO A POINT; THENCE NORTH 0°08'52" EAST AND PARALLEL WITH THE WEST LINE OF THE PARCEL CONVEYED TO SAID FRANCIS A. SMITH, ET UX, A DISTANCE OF 125.0 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION IS SHOWN IN A GRANT, BARGAIN, SALE DEED RECORDED APRIL 2, 1980 IN BOOK 1208 AS DOCUMENT NO. 1167341 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

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JUN 18 2010

BACKGROUND INFORMATION

CASE: SUP-38616
 APN: 139-33-402-001
 ADDRESS: 701 SHADOW LANE

REQUEST: Request for a Minor Amendment of a previously
Approved Special Use Permit (SUP-27749) to increase
the floor area by 688 square feet for an existing
Social Svc. Provider @ 701 Shadow Lane

ACRES: 1.68
 WARD: 5
 ZONING: PD

SPECIAL AREAS: Disput -175
Lure Work
Medical Dist.

Subject	<u>offices / Soc.</u>	<u>UMC</u>	<u>PD</u>
	<u>Soc. Provider</u>	<u>-</u>	<u>-</u>
North	<u>medical offices</u>	<u>UMC</u>	<u>PD</u>
	<u>-</u>	<u>-</u>	<u>-</u>
South	<u>offices</u>	<u>UMC</u>	<u>PD</u>
	<u>-</u>	<u>-</u>	<u>-</u>
East	<u>warehouse</u>	<u>UMC</u>	<u>PD</u>
	<u>-</u>	<u>-</u>	<u>-</u>
West	<u>offices</u>	<u>UMC</u>	<u>PD</u>
	<u>-</u>	<u>-</u>	<u>-</u>

CASES:

✓ Z-0020-97
 ✓ Z-0020-92(33)
 ✓ MAD-5212
 ✓ SDR-5213
 ✓ SDR-26390
Z-0052-71
Z-0035-76
Z-0065-80
Z-0009-80
 ✓ VAR-5214
 ✓ VAR-5511
 ✓ VAR-5512
 ✓ SUP-8639
 ✓ SUP-27749
 ✓ SUP-26391
SUP-38616

BUILDING PERMITS

#159652 processed, but not issued yet 7/1/10
for tenant improvements, STE 80
 #102931 issued 12/7/09 F 12/4/09 Tenant
improvements STE 170. Cof O issued 12/3/09
 #105078 issued 1/4/08 F 12/7/09 Tenant improvements
improvements STE 130. Cof O issued 12/7/09

BUSINESS LICENSES

Q04-00104 #110 issued 10/2/09 for Pharmacy
 N31-00185 #170 issued 5/1/08 for Admin. offices - ^{NON} PROFIT ^{SOC.} Svc.
 C14-00083 #300 issued 5/1/08 for clinic
 Q02-00696 #300 issued 7/25/08 for medical firm

- no active code Enforcement cases

- apvd project for ED: Admin bldg Addition to the south (8/20/08)

- PREVIOUS SUP (SUP-27749) WAS FOR a Social Svc. Provider
 STE 170 3562 sq. FT. wants TO use additional space in STE 130 (688 sq. FT)
 Totaling 4250. Currently uses part of #130; part of 170. Additional 688 is coming from STE 130



5/22/08
PC

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER



June 20, 2008

Mr. Louis Carnesale
701 Shadow Lane, LLC
3942 Octagon Road
North Las Vegas, Nevada 89030

RE: SUP-27749 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JUNE 18, 2008

Dear Mr. Carnesale:

The City Council at a regular meeting held June 18, 2008 APPROVED the request for a Special Use Permit FOR A PROPOSED SOCIAL SERVICE PROVIDER at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) Zone [MD-1 (Medical Support) - Las Vegas Medical District Special Land Use Designation] Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 19, 2008. This approval is subject to:

Planning & Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Social Service Provider use.
2. Conformance to the conditions for Rezoning (Z-0020-97), Major Modification [Z-0020-97(33)], Major Modification (MOD-5212), Variance (VAR-5214), Variance (VAR-5512), Variance (VAR-5511), Site Development Plan Review (SDR-5213), Site Development Plan Review (SDR-26390), and Special Use Permit (SUP-26391) shall be required.
3. Social Service Provider (Aid for Aids Nevada) is approved for Suite #170, on the first floor encompassing 3,562 square feet, and Social Service Provider (UMC Medical, Cancer & Blood) approved within Suite #300 on the third floor encompassing 2,926 square feet.
4. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

VDICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Mr. Louis Carnesale
SUP-27749 – Page Two
June 20, 2008

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

Sincerely,

A handwritten signature in black ink, appearing to read "Angela Crolli". The signature is fluid and cursive, with the first name being more prominent.

Angela Crolli
Senior Deputy City Clerk for
Beverly K. Bridges, CMC, City Clerk

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

Mr. Dick Kohler
Westar Architects
701 Bridger Avenue, Suite #400
Las Vegas, Nevada 89101



051384

December 16, 2004

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYORGARY REESE
MAYOR PRO TEMLARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSONDOUGLAS A. SELBY
CITY MANAGERMr. Milton Schwartz
Valley Group Construction
2293 Duneville Street
Las Vegas, Nevada 89146RE: MOD-5212 - MAJOR MODIFICATION
CITY COUNCIL MEETING OF DECEMBER 15, 2004
Related to VAR-5214, VAR-5511, VAR-5512 and SDR-5213

Dear Mr. Schwartz:

The City Council at a regular meeting held December 15, 2004 APPROVED the request for a Major Modification to the Las Vegas Medical District Plan FROM: MD-2 (MAJOR MEDICAL) TO: MD-1 (MEDICAL SUPPORT) at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 16, 2004. This approval is subject to:

Planning and Development

1. A Site Development Plan Review (SDR-5213) and related Variances (VAR-5214, VAR-5511 and VAR-5512) approved by the City Council at a Public Hearing.
2. Conformance to the Las Vegas Medical District Plan, except as amended by this request and other related applications.

Sincerely,

Yvonne Yturralde
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerkcc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire ServicesMr. Dee Frandsen
Westar Architects
701 Bridger Avenue, Suite #400
Las Vegas, Nevada 89101CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101Ms. Eron Bitz
Tower Realty & Development
701 Bridger Avenue, Suite #550
Las Vegas, Nevada 89101VOICE 702.229.6011
TDD 702.386.9108
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11/18/04

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER



051386

December 16, 2004

Mr. Milton Schwartz
Valley Group Construction
2293 Duneville Street
Las Vegas, Nevada 89146

RE: VAR-5511 - VARIANCE
CITY COUNCIL MEETING OF DECEMBER 15, 2004
Related to MOD-5212, VAR-5214, VAR-5512 and SDR-5213

Dear Mr. Schwartz:

The City Council at a regular meeting held December 15, 2004 APPROVED the request for a Variance TO ALLOW A 150-FOOT SETBACK WHERE 159 FEET IS REQUIRED AND A 36 AND A HALF FOOT SETBACK WHERE 84 FEET IS REQUIRED FOR COMPLIANCE WITH RESIDENTIAL ADJACENCY STANDARDS, A 13-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED, A 15-FOOT SIDE YARD SETBACK WHERE 20 FEET IS REQUIRED AND TO ALLOW A REDUCTION IN STREETScape, PERIMETER AND FOUNDATION LANDSCAPING REQUIREMENTS FOR A PROPOSED THREE-STORY OFFICE BUILDING on 1.69 acres at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 16, 2004. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-5213], Variance [VAR-5514] and Variance [VAR-5512].
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

Sincerely,

A handwritten signature in black ink, appearing to read "Yvonne Yturralde".

Yvonne Yturralde
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

cc: See Attached List

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov
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051387

December 16, 2004

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

Mr. Milton Schwartz
Valley Group Construction
2293 Duneville Street
Las Vegas, Nevada 89146

RE: VAR-5512 - VARIANCE
CITY COUNCIL MEETING OF DECEMBER 15, 2004
Related to MOD-5212, VAR-5214, VAR-5511 and SDR-5213

Dear Mr. Schwartz:

The City Council at a regular meeting held December 15, 2004 APPROVED the request for a Variance TO ALLOW A BUILDING HEIGHT OF 52 FEET 9 INCHES WHERE 45 FEET IS THE MAXIMUM BUILDING HEIGHT FOR A PROPOSED THREE-STORY OFFICE BUILDING on 1.69 acres at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 16, 2004. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-5213], Variance [VAR-5514] and Variance [VAR-5511].
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

Sincerely,

Yvonne Yturralde
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

cc: See Attached List

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

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11/18/04

December 16, 2004

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYORGARY REESE
MAYOR PRO TEMLARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSONDOUGLAS A. SELBY
CITY MANAGERMr. Milton Schwartz
Valley Group Construction
2293 Duneville Street
Las Vegas, Nevada 89146RE: VAR-5214 - VARIANCE
CITY COUNCIL MEETING OF DECEMBER 15, 2004
Related to MOD-5212, VAR-5511, VAR-5512 and SDR-5213

Dear Mr. Schwartz:

The City Council at a regular meeting held December 15, 2004 APPROVED the request for a Variance TO ALLOW 148 PARKING SPACES WHERE 177 PARKING SPACES ARE REQUIRED FOR AN OFFICE DEVELOPMENT AND TO ALLOW FOR ZERO ON-SITE LOADING SPACES WHERE 3 ARE REQUIRED on 1.69 acres at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 16, 2004. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-5213], Variance [VAR-5511] and Variance [VAR-5512].
2. This Variance for 149 spaces instead of 170, shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect 2 bicycle spaces and conformance with the Las Vegas Medical District Open Space Section.

Sincerely,

Ydoleena Yturralde
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

cc: See Attached List

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

VOICE 702.229.6011

TDD 702.386.9108

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CORRECTED LETTER

December 27, 2004

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

Mr. Milton Schwartz
Valley Group Construction
2293 Duneville Street
Las Vegas, Nevada 89146

RE: SDR-5213 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 15, 2004
Related to MOD-5212, VAR-5214, VAR-5511 and VAR-5512

Dear Mr. Schwartz:

The City Council at a regular meeting held December 15, 2004 APPROVED the request for a Site Development Plan Review FOR A 31,293 SQUARE FOOT MEDICAL OFFICE DEVELOPMENT on 1.69 acres at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 16, 2004. This approval is subject to:

Planning and Development

1. A Major Modification (MOD-5212) to MD-1 (Support Medical) approved by the City Council.
2. The approval by the City Council of Variance applications VAR-5214, VAR-5511 and VAR-5512.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan, landscape plan and building elevations date stamped 11/08/04, except as amended by conditions herein.
5. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect 2 bicycle spaces and conformance with the Las Vegas Medical District Open Space Section. The site plan is to reflect pedestrian seating in conformance with Las Vegas Medical District Plan. The site plan is also to show addition of bollards with signage stating "No Through Traffic", to inhibit the use of the loading zones as a drive aisle and create a clear distinction between the two uses.

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

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6. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City departments must be satisfied.
15. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

Public Works

16. Construct all incomplete half-street improvements per the Las Vegas Medical District Plan including a 10-foot sidewalk, five foot of which is within the public right-of-way adjacent to this site concurrent with development of this site.

17. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
18. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
19. Obtain an Encroachment Agreement for all landscaping and private improvements in the public rights-of-way adjacent to this site.
20. Landscape and maintain all unimproved right-of-way adjacent to this site concurrent with development of this site.
21. Grant pedestrian walkway easements for all public sidewalks not located within public right-of-way.
22. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
23. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

Mr. Milton Schwartz
SDR-5213 – Page Four
December 27, 2004

24. Site development to comply with all applicable conditions of approval for Z-20-97 and all other subsequent site-related actions.

Sincerely,



Ydoleena Yturralde
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Ms. Eron Bitz
Tower Realty & Development
701 Bridger Avenue, Suite #550
Las Vegas, Nevada 89101

Mr. Dee Frandsen
Westar Architects
701 Bridger Avenue, Suite #400
Las Vegas, Nevada 89101



056065

October 21, 2005

Mr. Jason Thompson
701 Shadow, LLC
701 Bridger Avenue, Suite #550
Las Vegas, Nevada 89101

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

RE: SUP-8639 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF OCTOBER 19, 2005

Dear Mr. Thompson:

The City Council at a regular meeting held October 19, 2005 APPROVED the request for a Special Use Permit FOR A PROPOSED SOCIAL SERVICE PROVIDER adjacent to the east side of Shadow Lane, approximately 70 feet north of Bearden Drive (APN 139-33-402-001), PD (Planned Development) Zone [MD-1 (Medical Support) - Medical District Plan Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on October 20, 2005. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-5213) and related Variances (VAR 5214, VAR 5511 and VAR 5512).
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied.

Sincerely,

Leah Coleman
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: See Attached List

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

VOICE 702.229.6011

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www.lasvegasnevada.gov

18112-001-06-05

CLV 7009

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S Fourth Street
Las Vegas, NV 89101

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March 25, 2008

CORRECTED LETTER

Mr. Dennis Stiles
701 Shadow, LLC
3942 Octagon Road
North Las Vegas, Nevada 89030

RE: SDR-26390 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Stiles:

Your request for a Major Amendment to an approved Site Development Plan Review (SDR-5213) TO ADD A FOURTH STORY CONSISTING OF 10 RESIDENTIAL UNITS TO AN APPROVED THREE-STORY, 31,293 SQUARE-FOOT MEDICAL OFFICE DEVELOPMENT on 1.69 acres at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) Zone, Ward 5 (Barlow), was considered by the Planning Commission on February 28, 2008.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. The owner will add additional landscaping to screen the ground units on the north side of the building.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-5213), Variances (VAR-5211, VAR-5212 AND VAR-5214) and Major Modification (MOD-5212) shall be required.
3. Approval of Special Use Permit (SUP-26391) shall be required.
4. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 01/11/08, except as amended by conditions herein.
6. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect two bicycle spaces and conformance with the Las Vegas Medical District Plan Open Space Section. The site plan is to reflect pedestrian seating in conformance with the Las Vegas Medical District Plan.

Mayor
Oscar B Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wallson
Luis Tarkanian
Steven D. Ross
Rick Y Barlow

City Manager
Douglas A Selby



7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

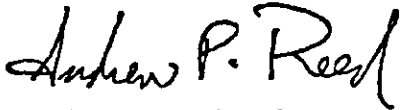
Mr. Dennis Stiles
SDR-26390 - Page Three - **CORRECTED LETTER**
March 25, 2008

Public Works

16. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-5213 and all other applicable site-related actions.

This action by the Planning Commission on **February 28, 2008** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on **February 29, 2008**.

Sincerely,

A handwritten signature in black ink that reads "Andrew P. Reed". The signature is written in a cursive style with a large, stylized "R" at the end.

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S Fourth Street
Las Vegas, NV 89101

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www.lasvegasnevada.gov

February 29, 2008

Mr. Dennis Stiles
701 Shadow, LLC
3942 Octagon Road
North Las Vegas, Nevada 89030

RE: SUP-26391 - SPECIAL USE PERMIT

Dear Mr. Stiles:

Your request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) Zone, Ward 5 (Barlow), was considered by the Planning Commission on February 28, 2008.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Approval of and conformance to the Conditions of Approval Site Development Plan Review (SDR-26390) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **February 28, 2008** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on **February 29, 2008**.

Sincerely,

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Torkanion
Steven D. Ross

Ricki Y. Barlow

City Manager
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