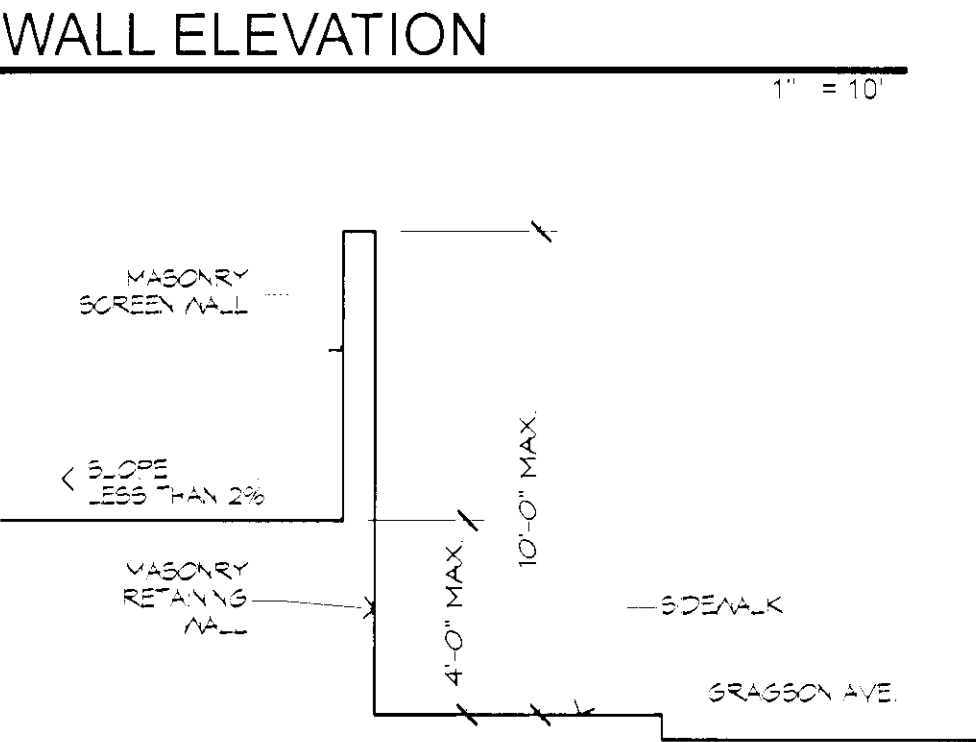
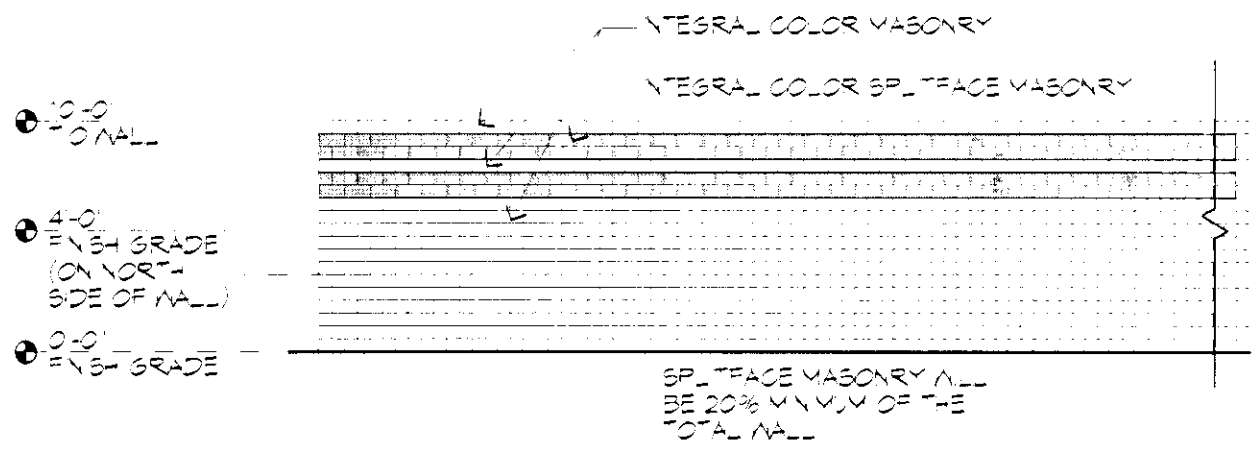
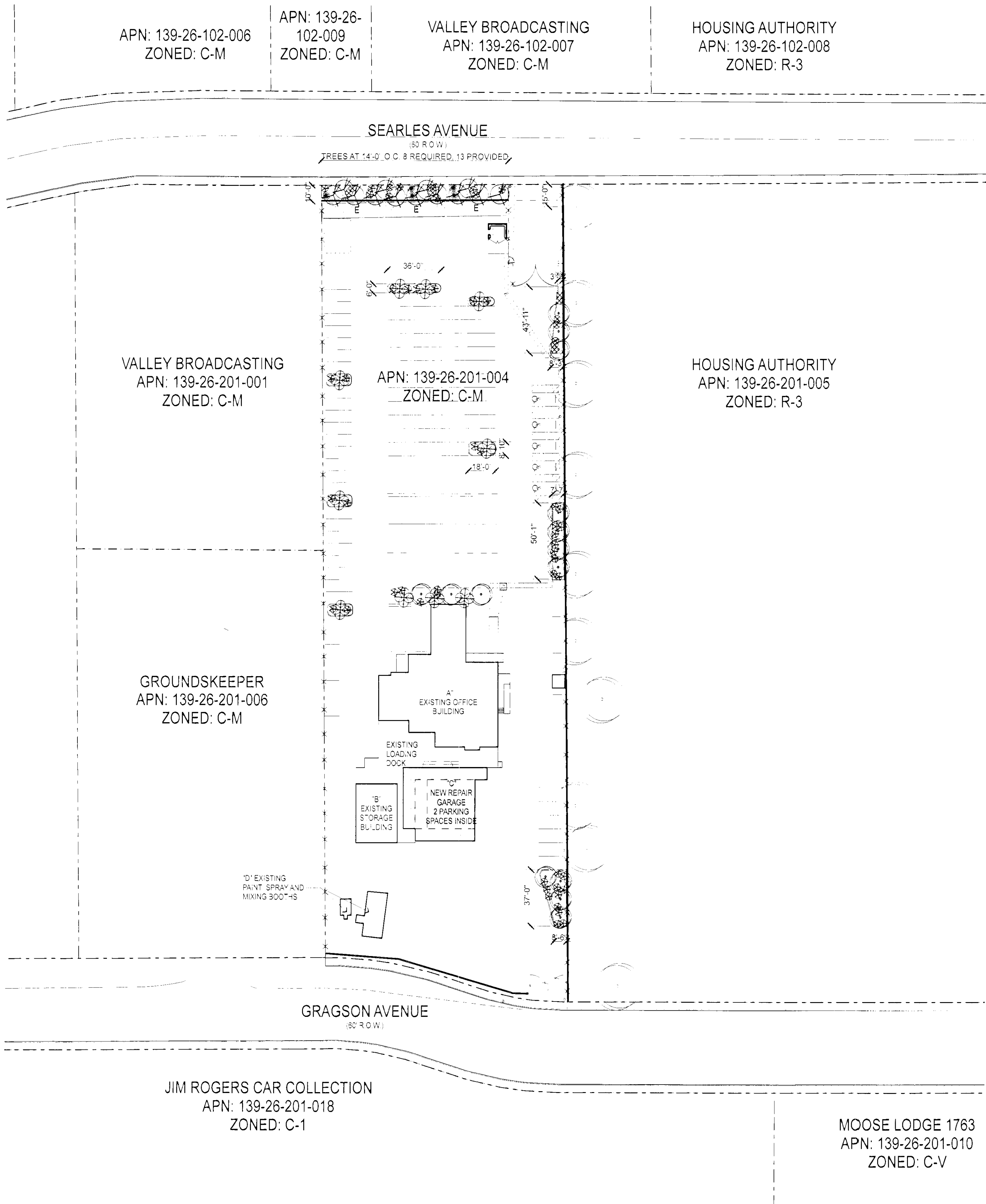




LANDSCAPE SCHEDULE			
TREES			
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	HONEY LOCUST	prosopis	24" Box
	SHOESTRING ACACIA	acacia stenophylla	24" Box
	PURPLE ROBE LOCUST	robinia pseudoacacia	24" Box
	WESTERN HONEY MESQUITE	prosopis glandulosa	24" Box
	EXISTING TREES	---	---
SHRUBS			
	TEXAS RANGER	leucophyllum frutescens 'Green Cloud'	5 gal
	CREPE MYRTLE	lagerstroemia indica	5 gal
GROUND COVER			
	LANTANA	lantana	5 gal
	REGAL MIST FOUNTAIN GRASS	muhlenbergia capillaris 'regal mist'	5 gal
ROCK MULCH	SIZE	COLOR	DEPTH
	3/8" CRUSHED GRANITE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD COLORS	MIN 2" DEEP

LANDSCAPE BUFFERS		REQ'D	PROVIDED
FRONT (ADJ. TO ROW)		10'-0"	10'-0"
INTERIOR SIDE (ADJ. TO RESIDENTIAL)		8'-0"	0'-0" (W/ VER REQUESTED)
INTERIOR SIDE (ADJ. TO INDUSTRIAL)		8'-0"	0'-0"
REAR (ADJ. TO ROW)		15'-0"	0'-0" (W/ VER REQUESTED)

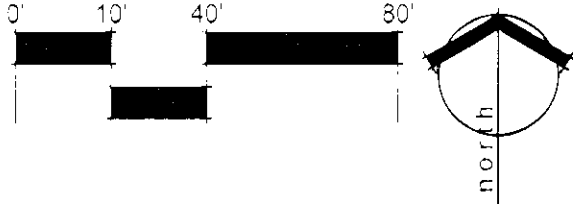
City of Las Vegas Site Development Review Submittal 08.10.10
City of Las Vegas Site Development Review Submittal (Rev.) 08.24.10
City of Las Vegas Site Development Review Submittal (Rev.) 09.21.10

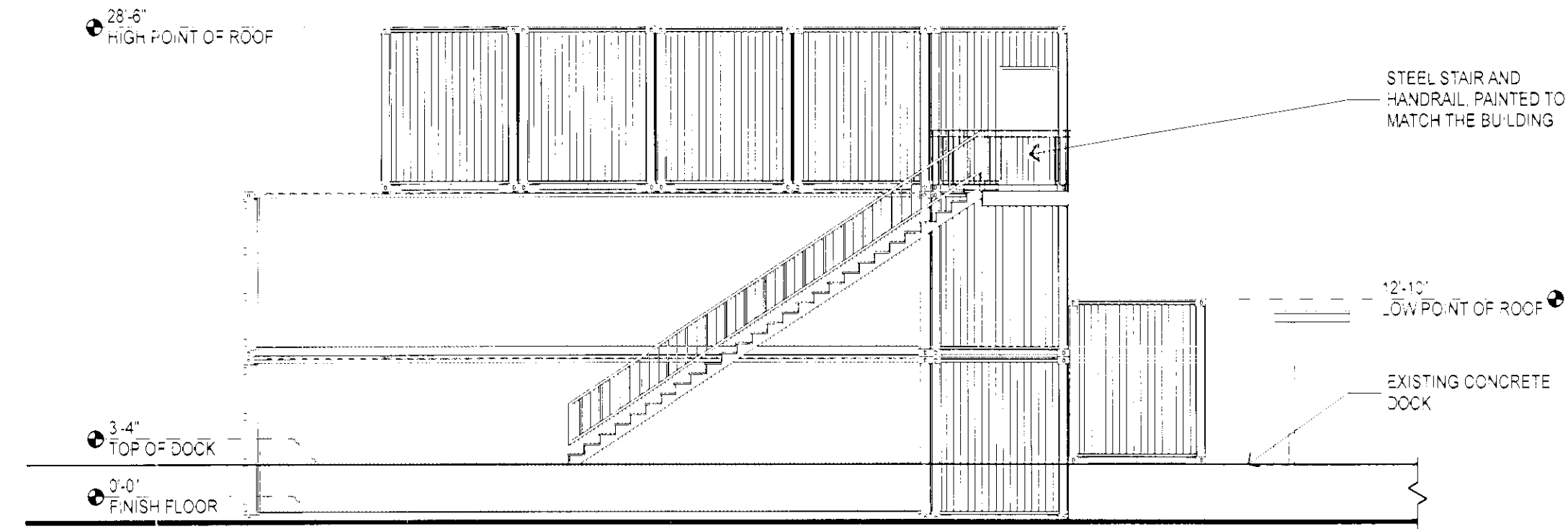
VAR-39148 SUP-39149
SDR-39147 REVISED

PLANTING PLAN

L100

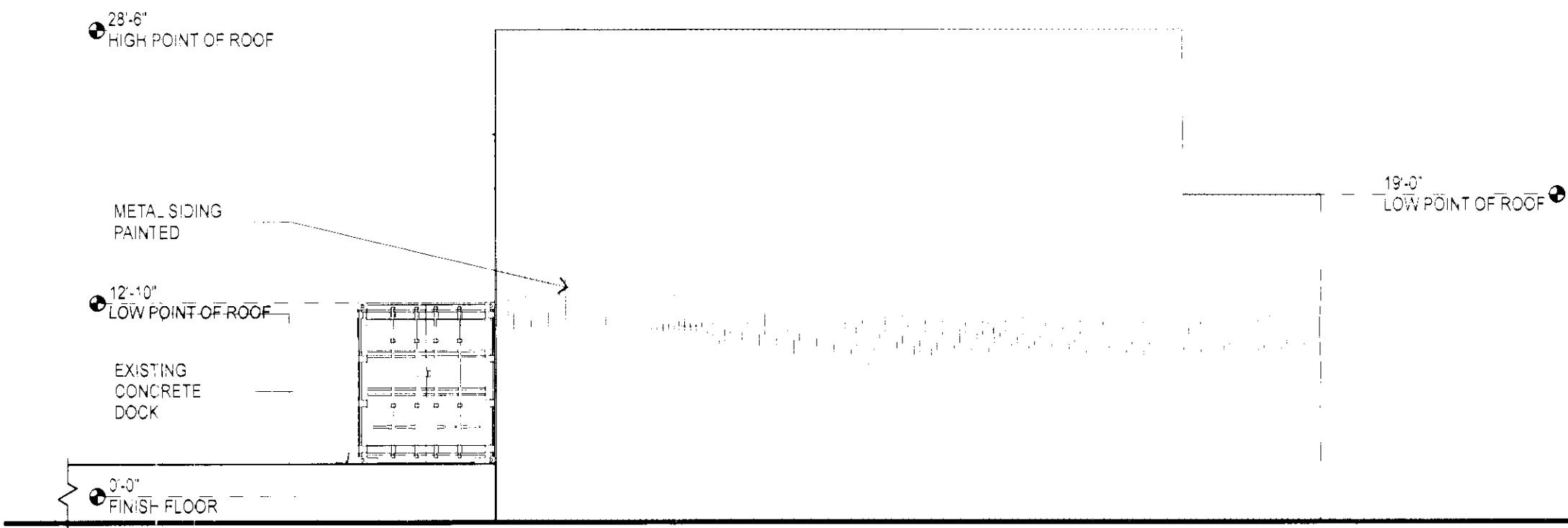
09.065 A Cab Taxi Company





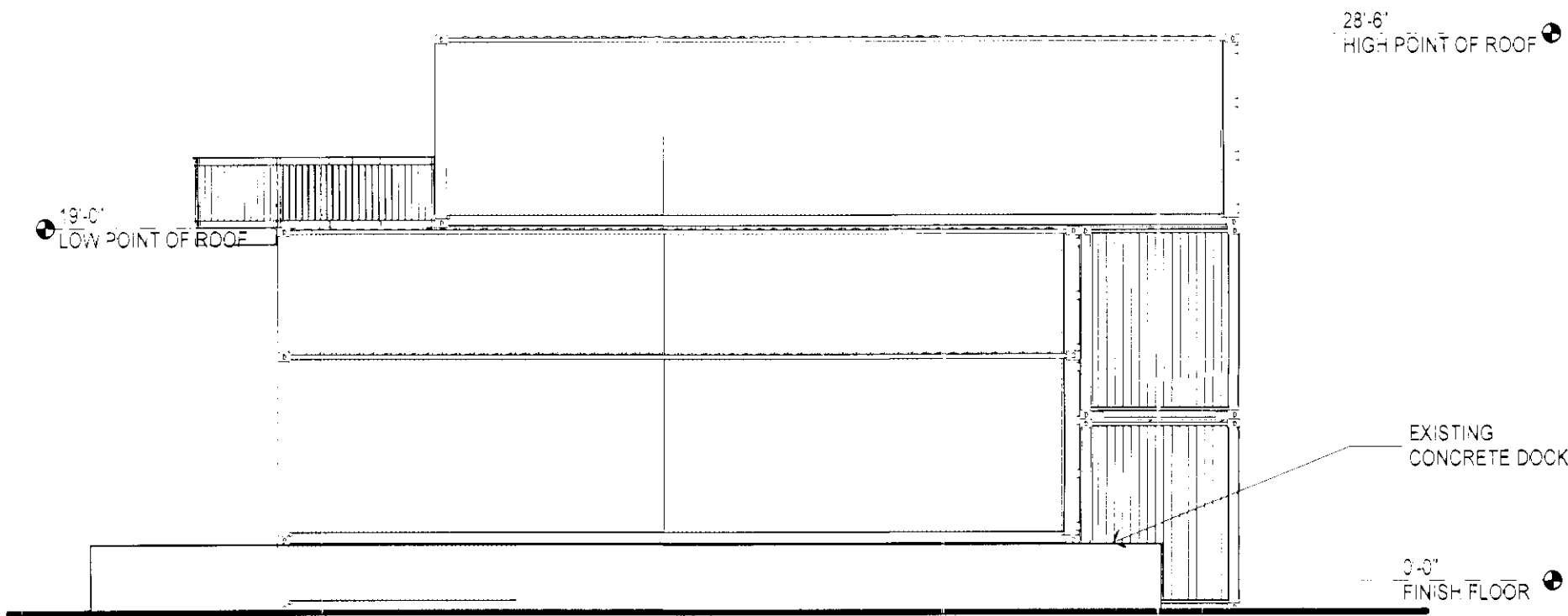
NORTH ELEVATION

1/8" = 1'-0"



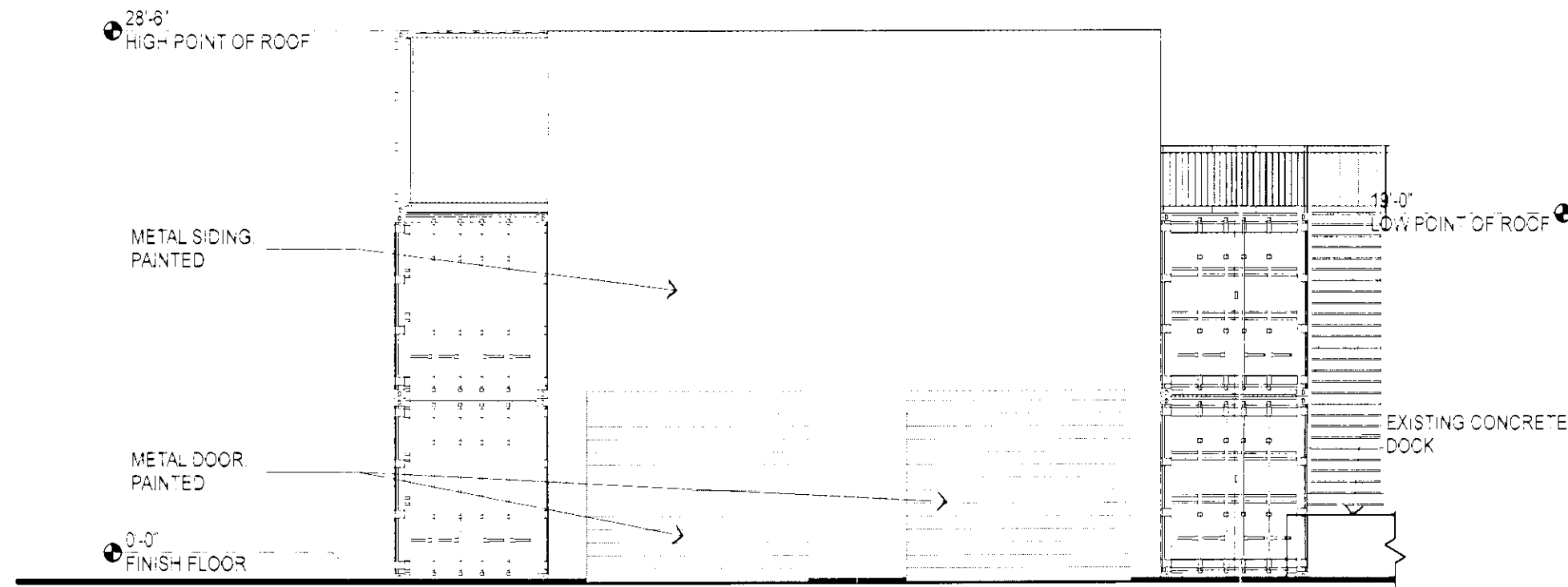
SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



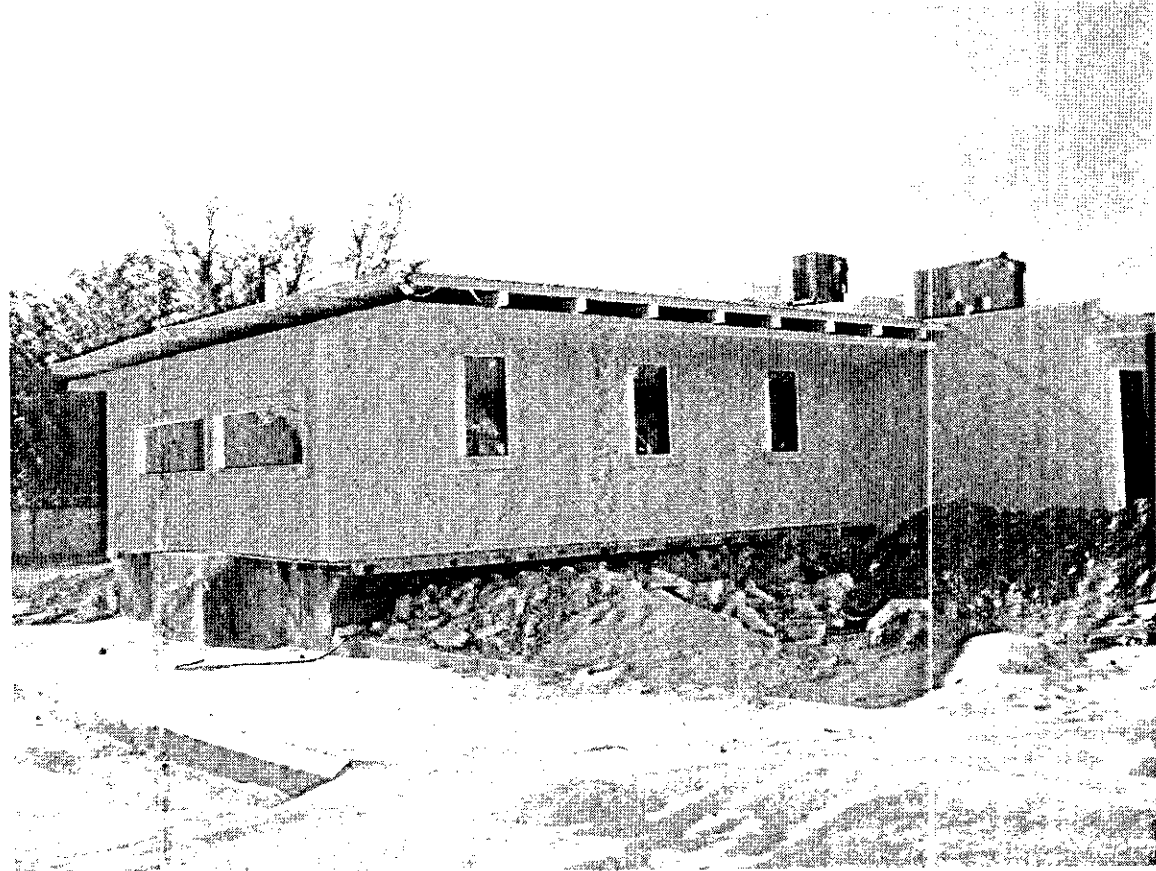
EAST ELEVATION

1/8" = 1'-0"

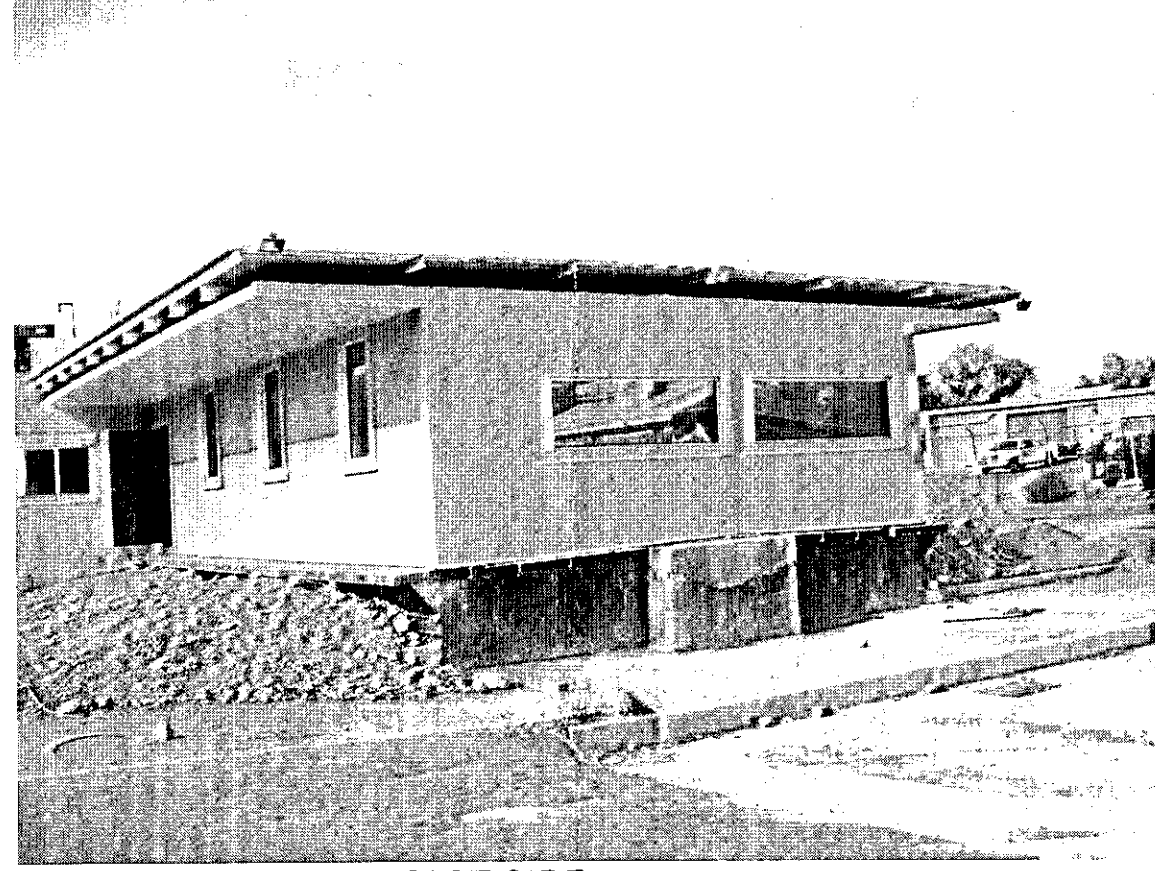
A Cab Taxi Company Site Development Review 1500 Searles Avenue Las Vegas, Nevada 89101



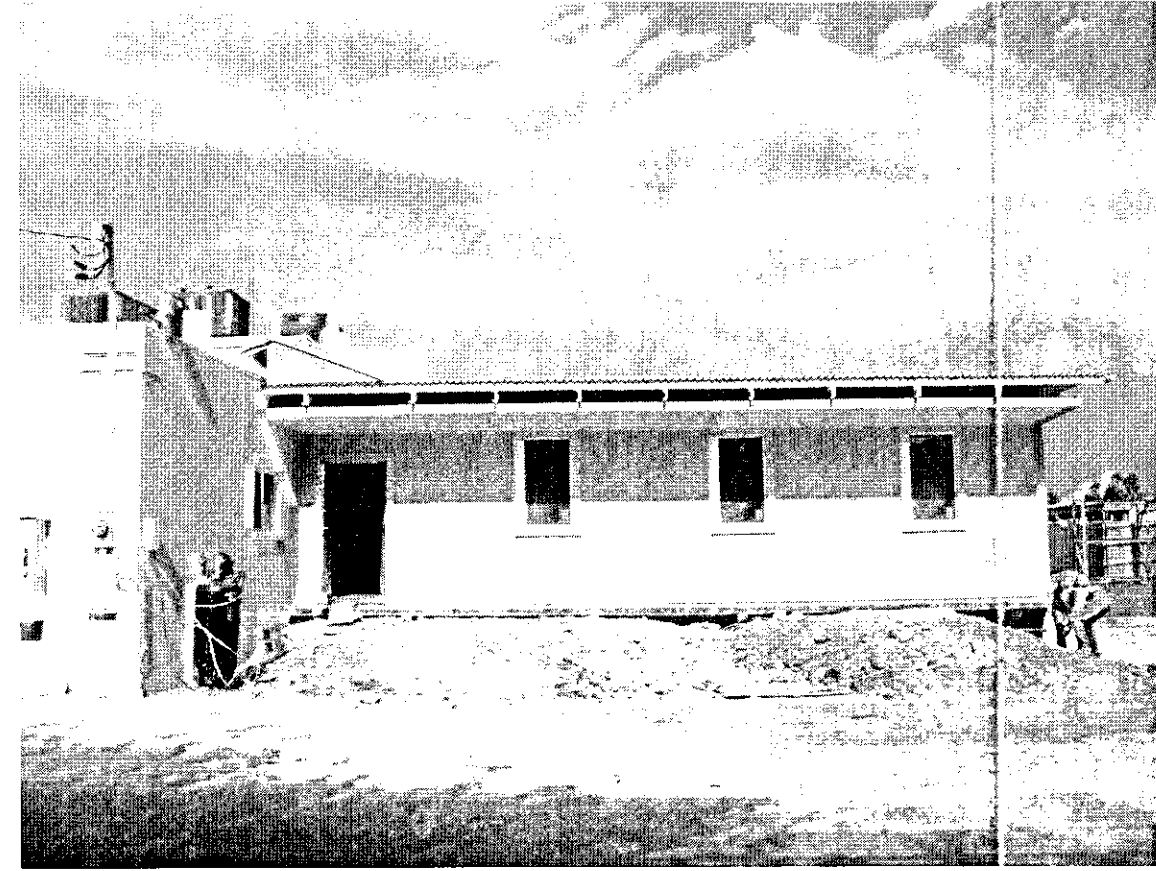
BUILDING "A" WEST SIDE



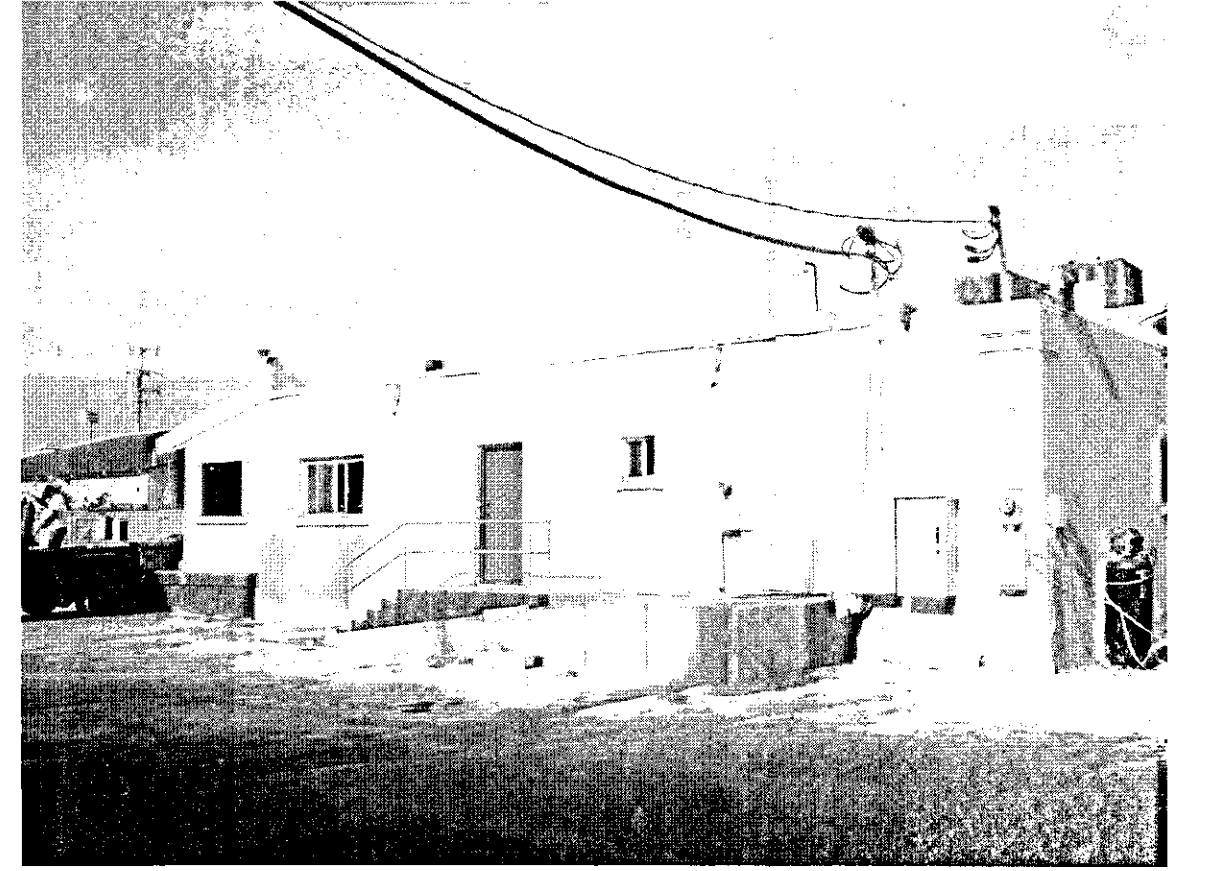
BUILDING "A" NORTHWEST SIDE



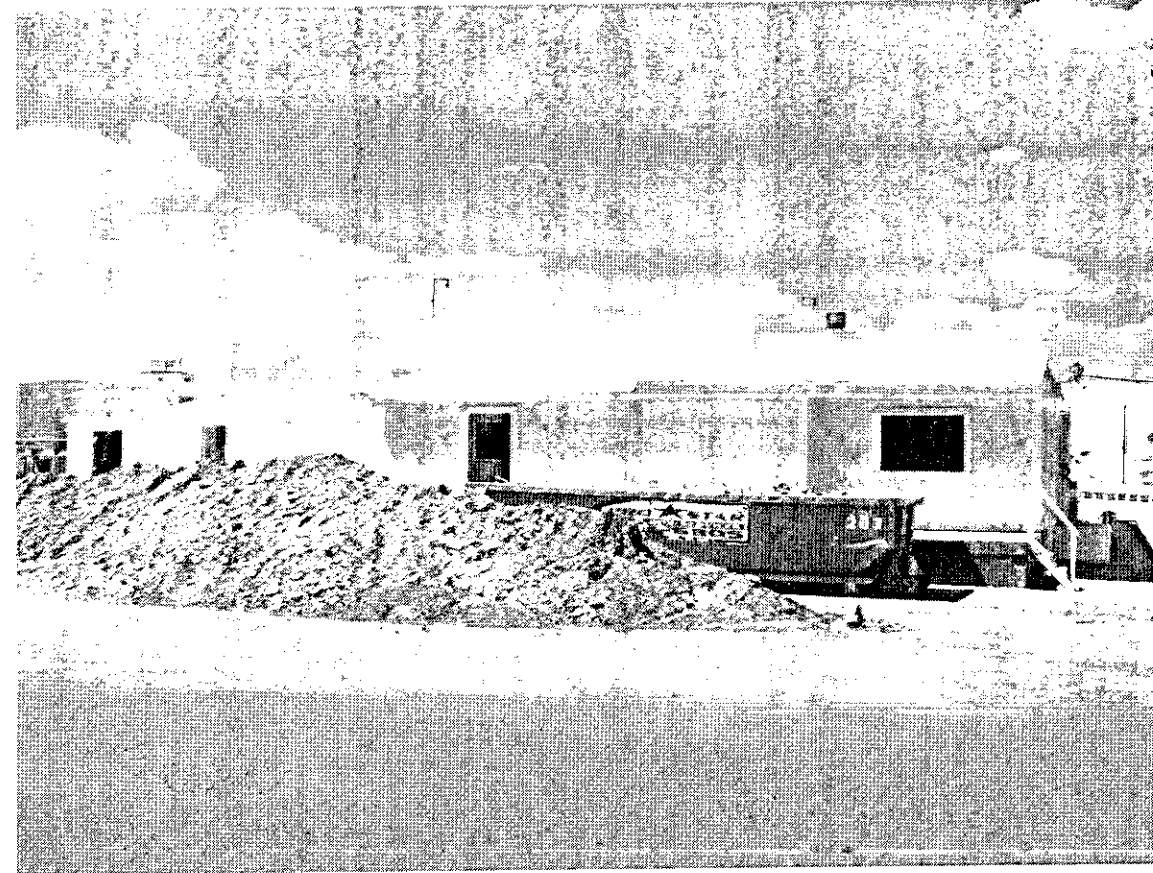
BUILDING "A" NORTHEAST SIDE



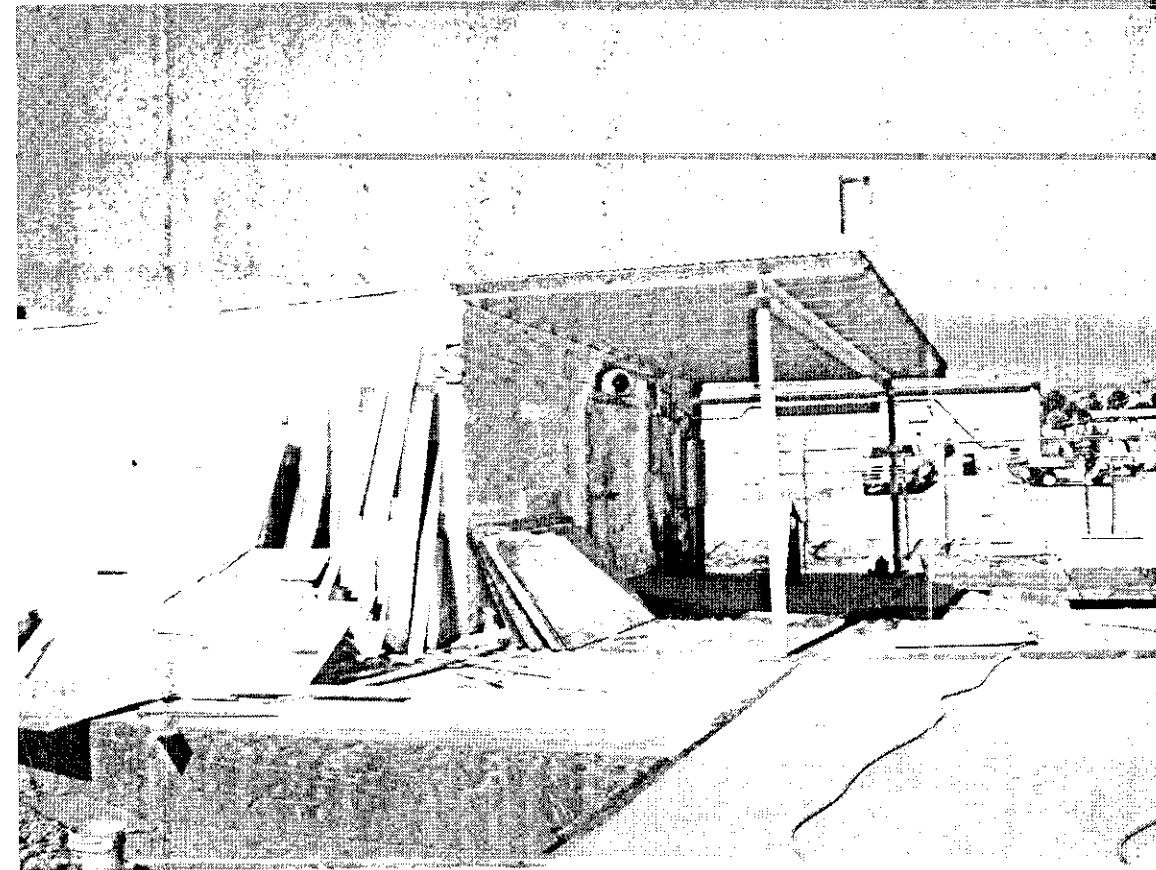
BUILDING "A" EAST SIDE



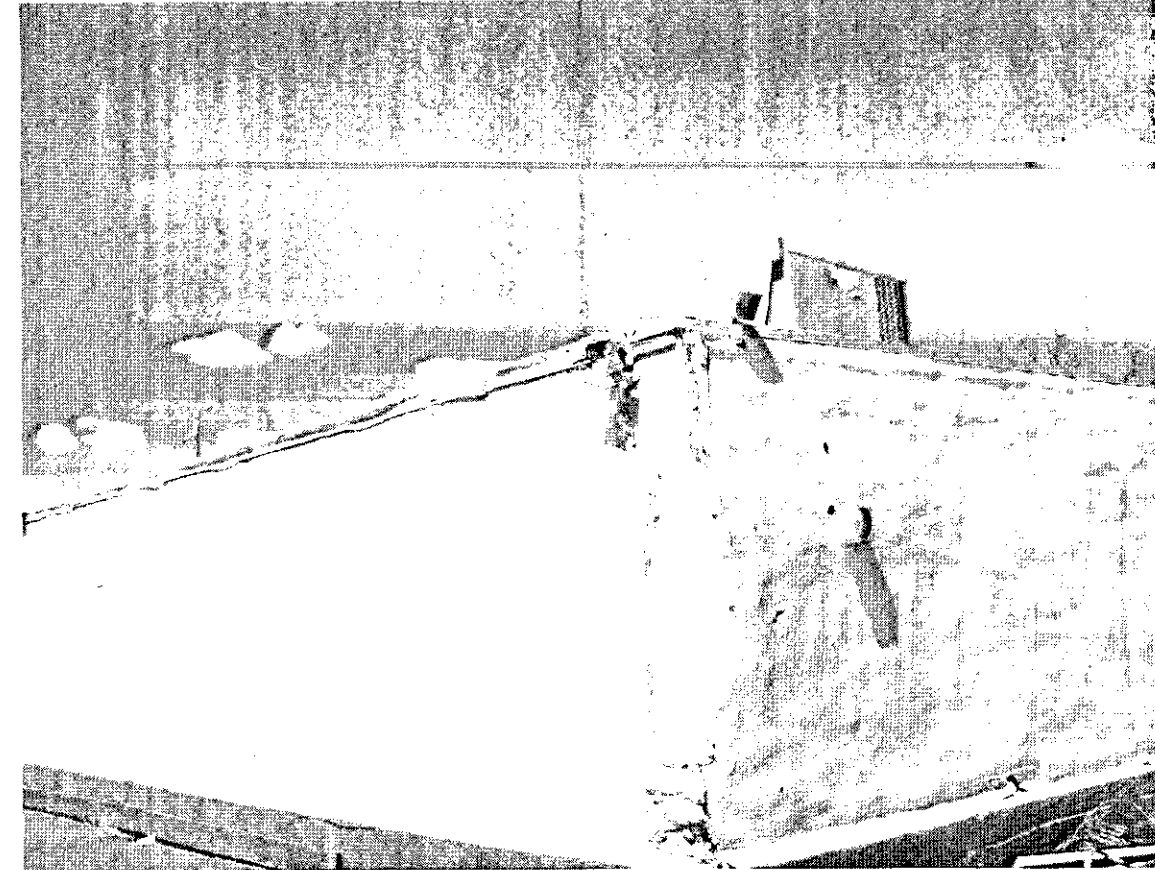
BUILDING "A" EAST SIDE



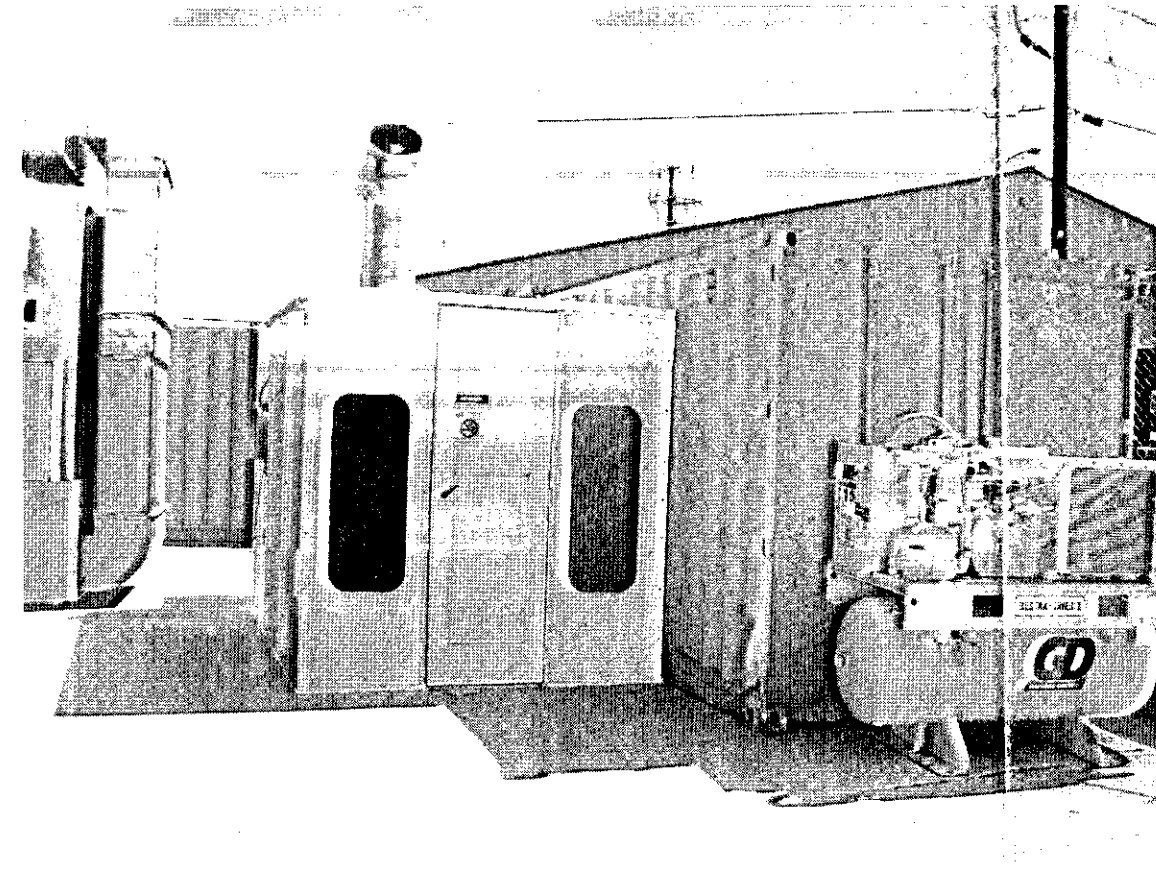
BUILDING "A" SOUTH SIDE



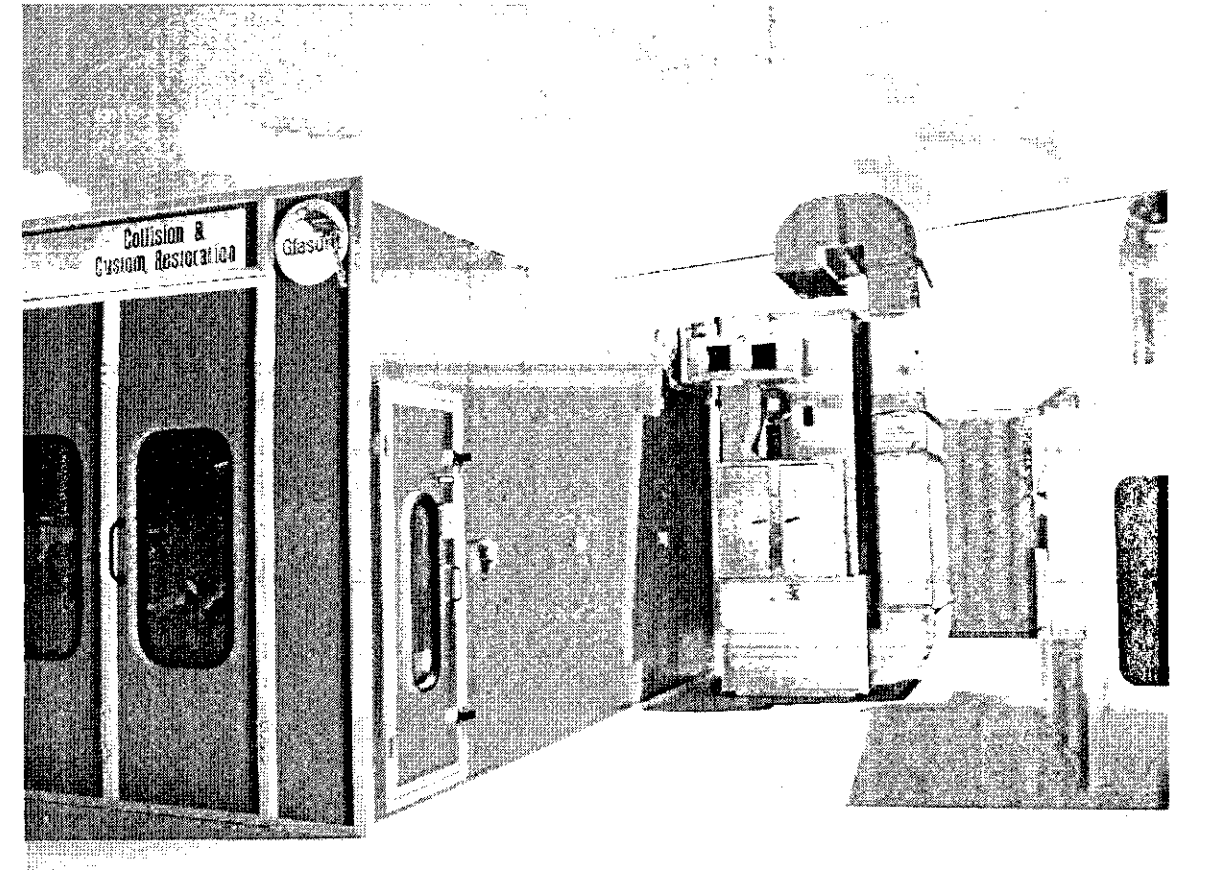
BUILDING "B" NORTHEAST SIDE



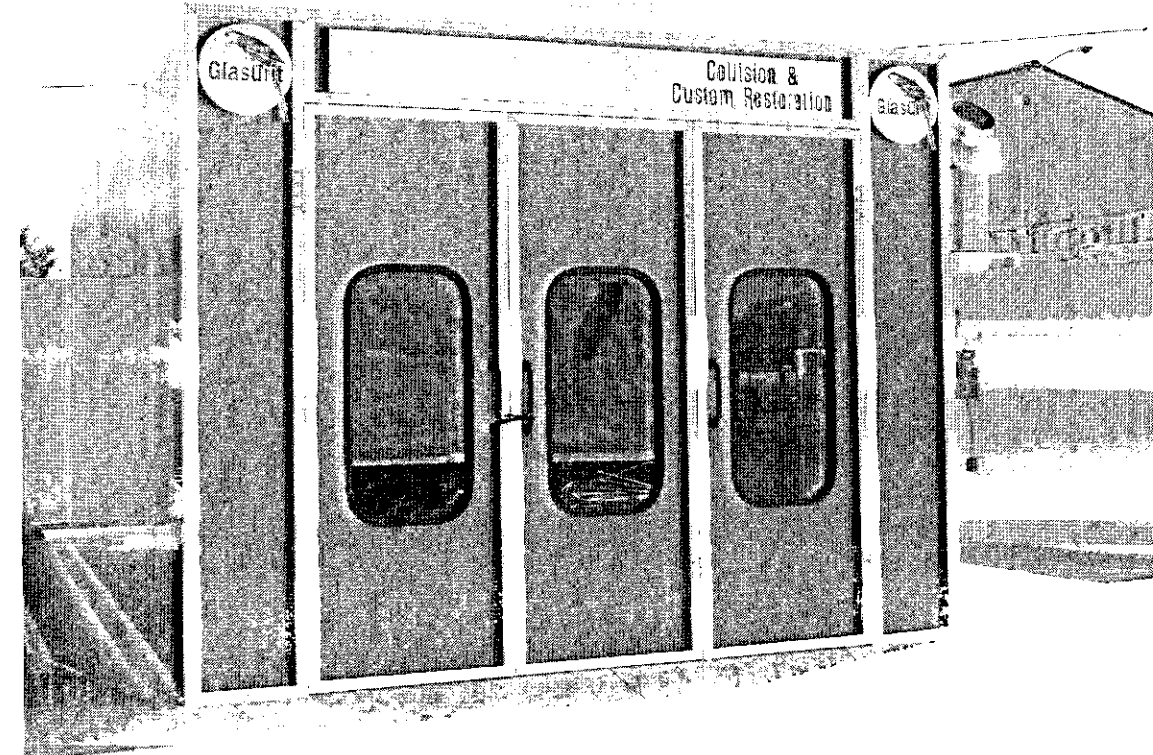
BUILDING "B" SOUTHWEST SIDE



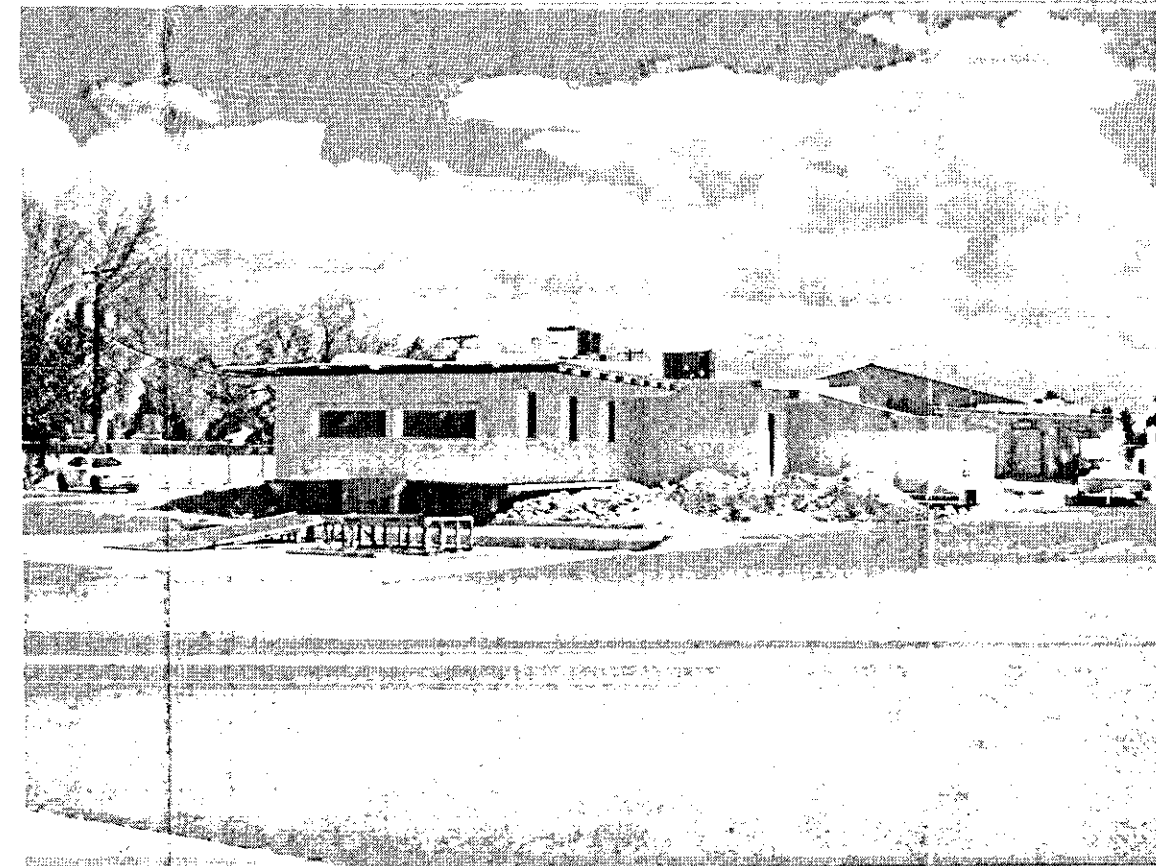
BUILDING "D" MIXING BOOTH



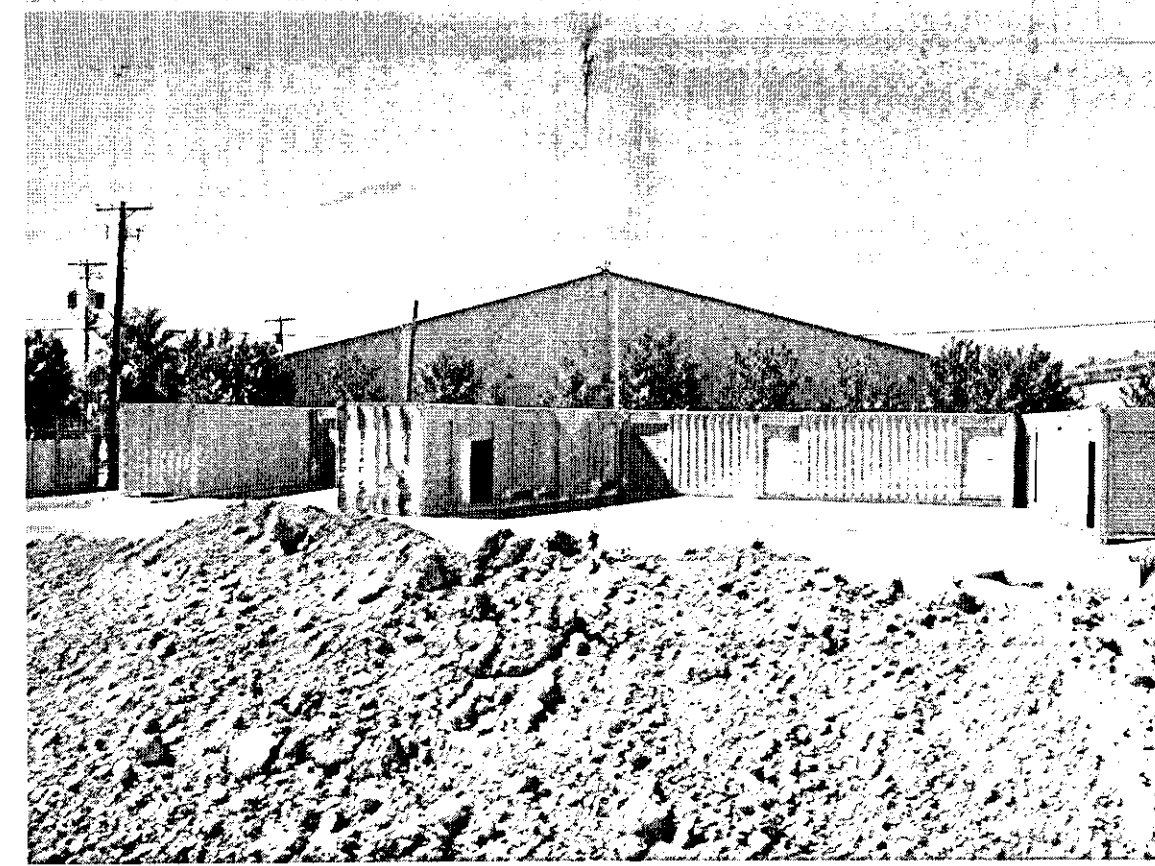
BUILDING "D" SPRAY BOOTH



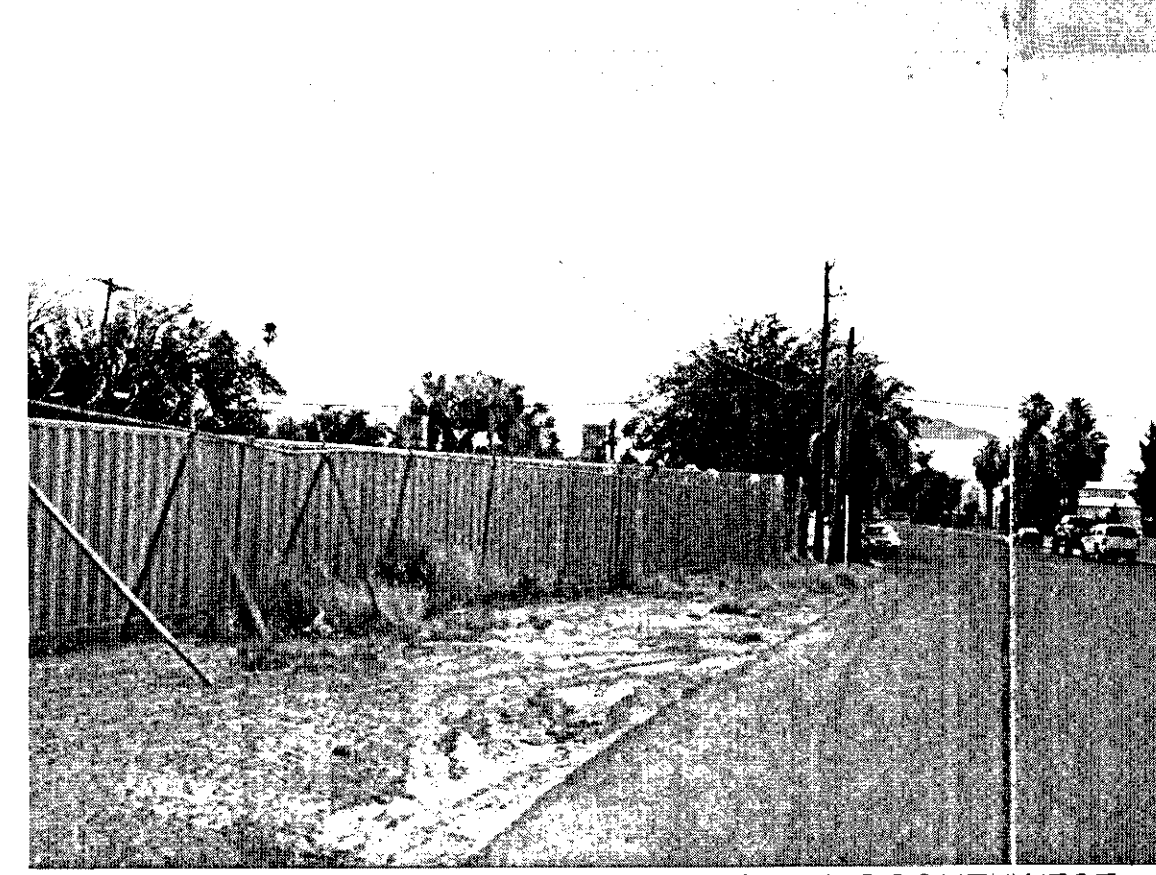
BUILDING "D" SPRAY BOOTH



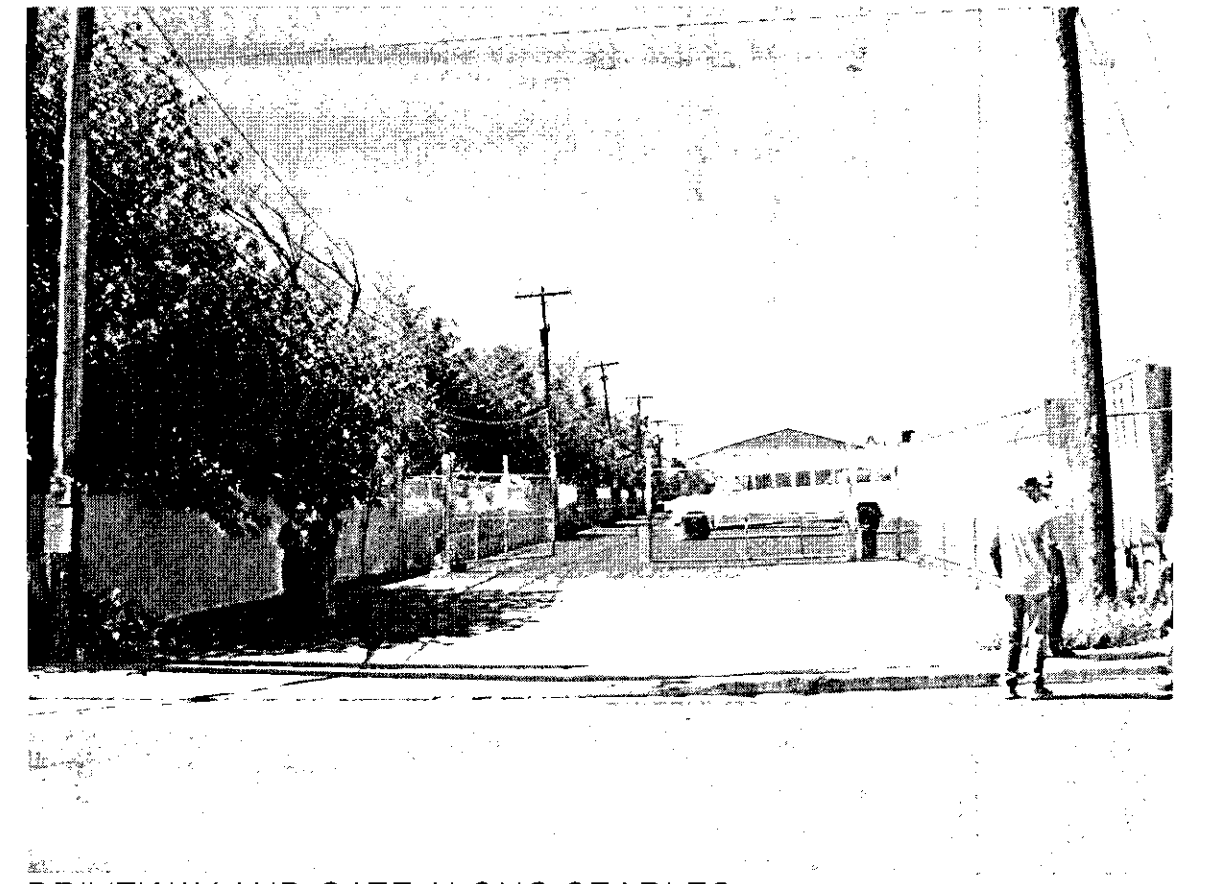
BUILDING "A" AND "B" FROM THE NORTH



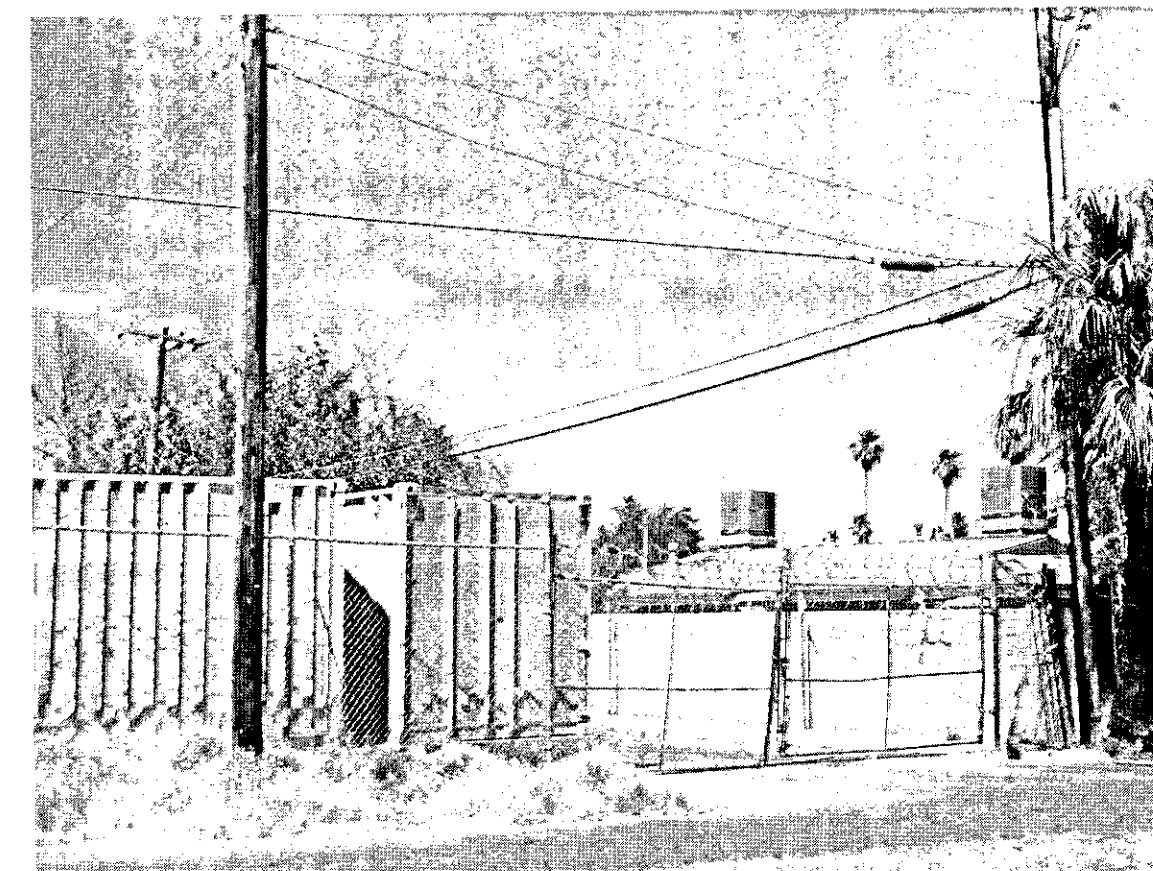
CONTAINERS "E" ALONG GRAGSON FROM THE NORTH



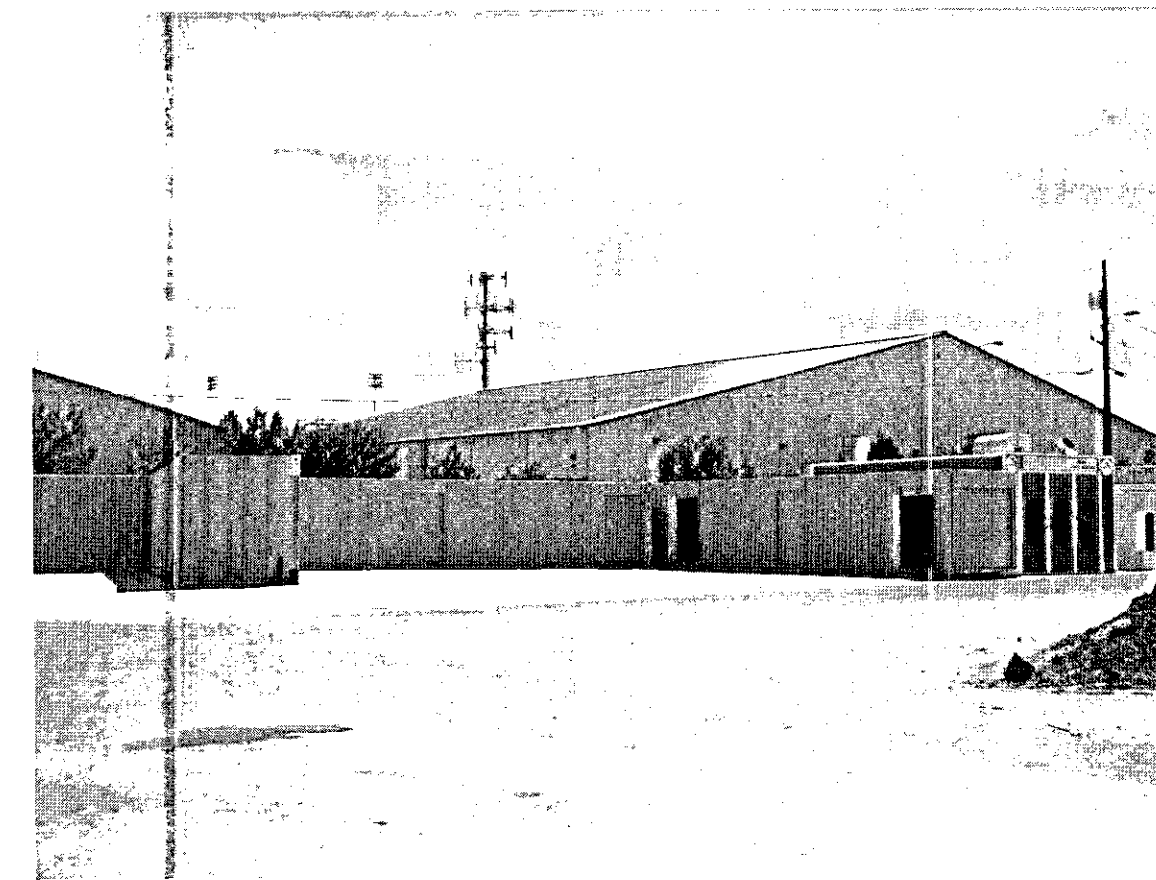
CONTAINERS "E" ALONG GRAGSON FROM THE SOUTHWEST



DRIVEWAY AND GATE ALONG SEARLES

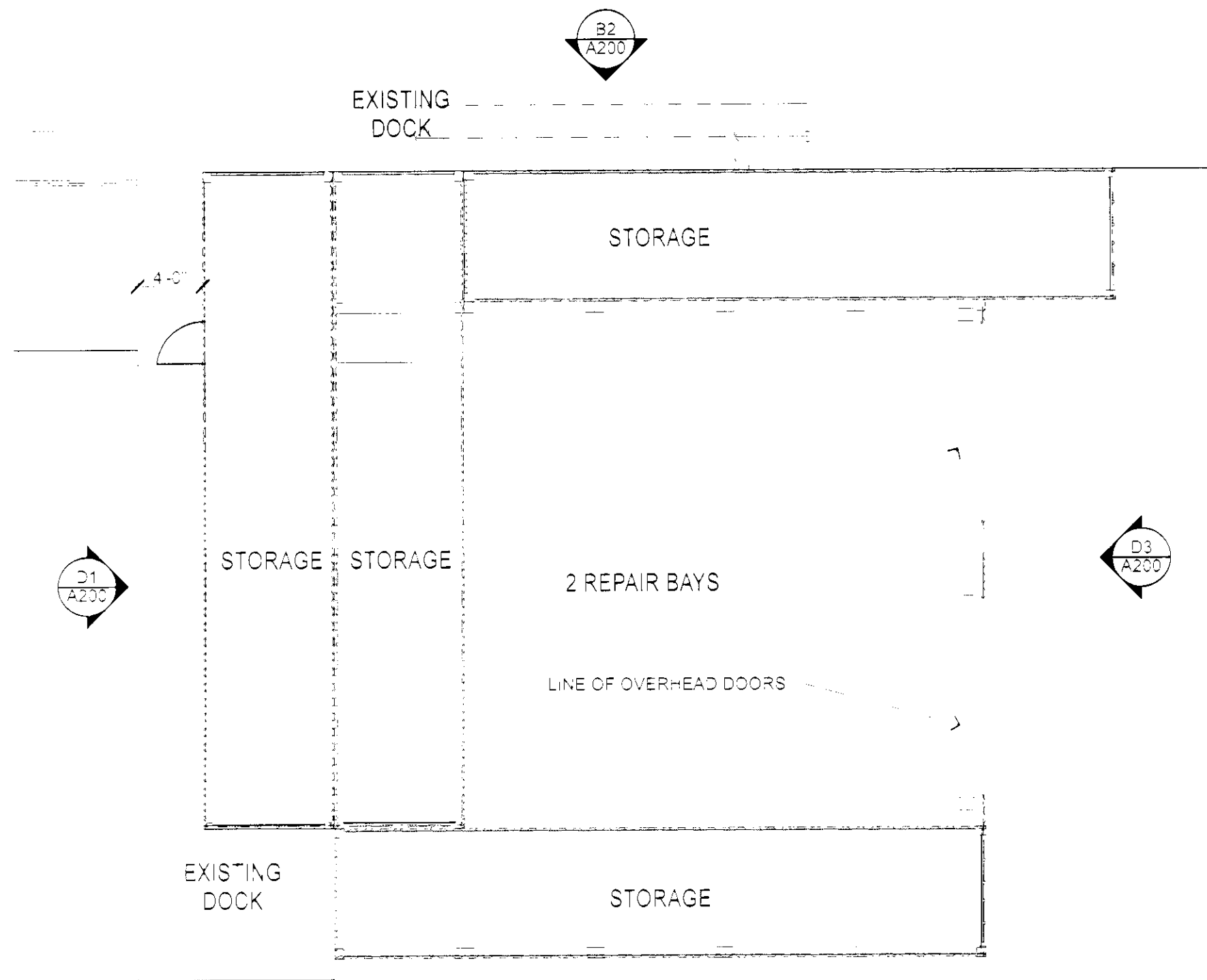


DRIVEWAY AND GATE ALONG GRAGSON

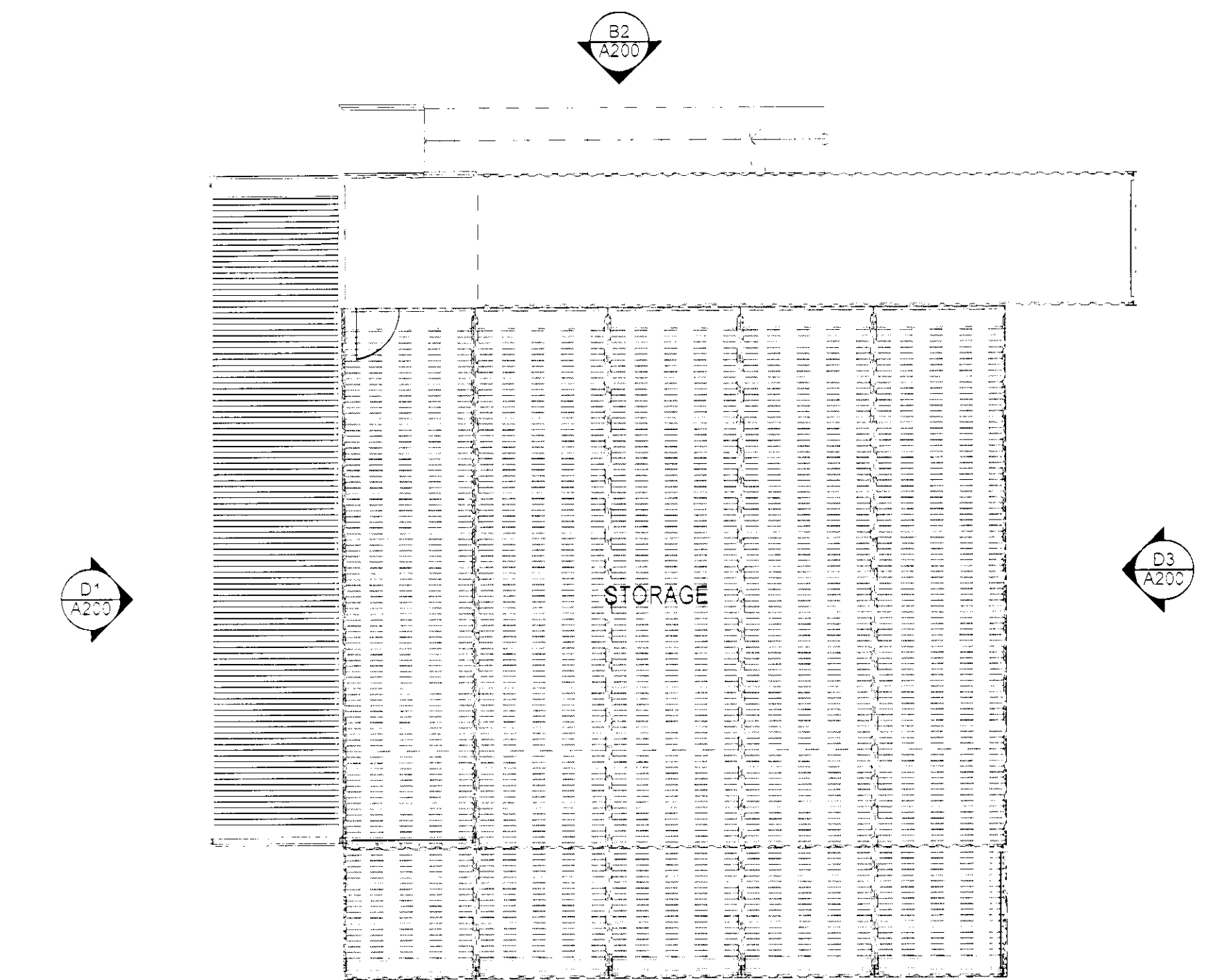


LOCATION OF FUTURE BUILDING "C"

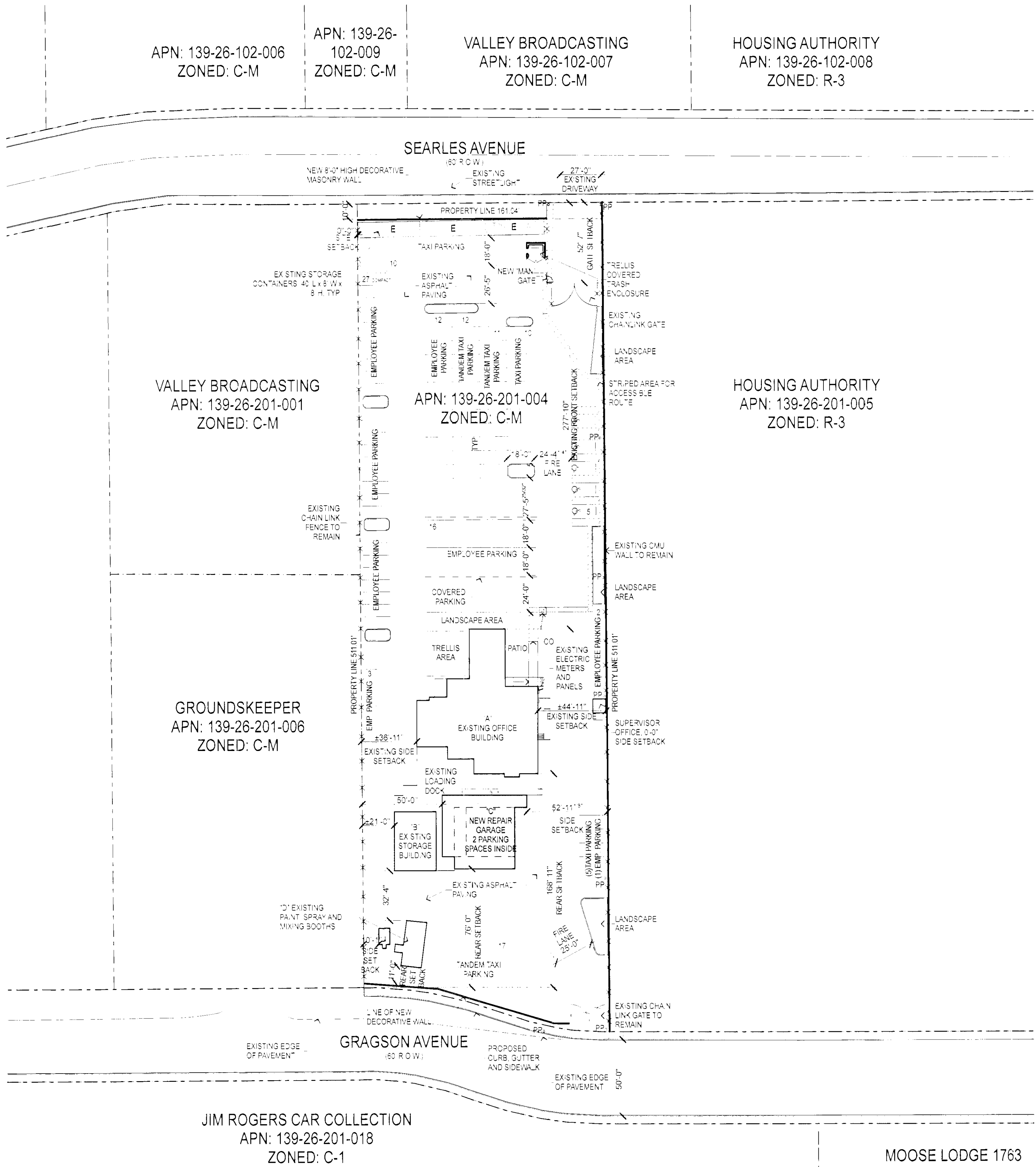
A Cab Taxi Company Site Development Review 1500 Searles Avenue Las Vegas, Nevada 89101



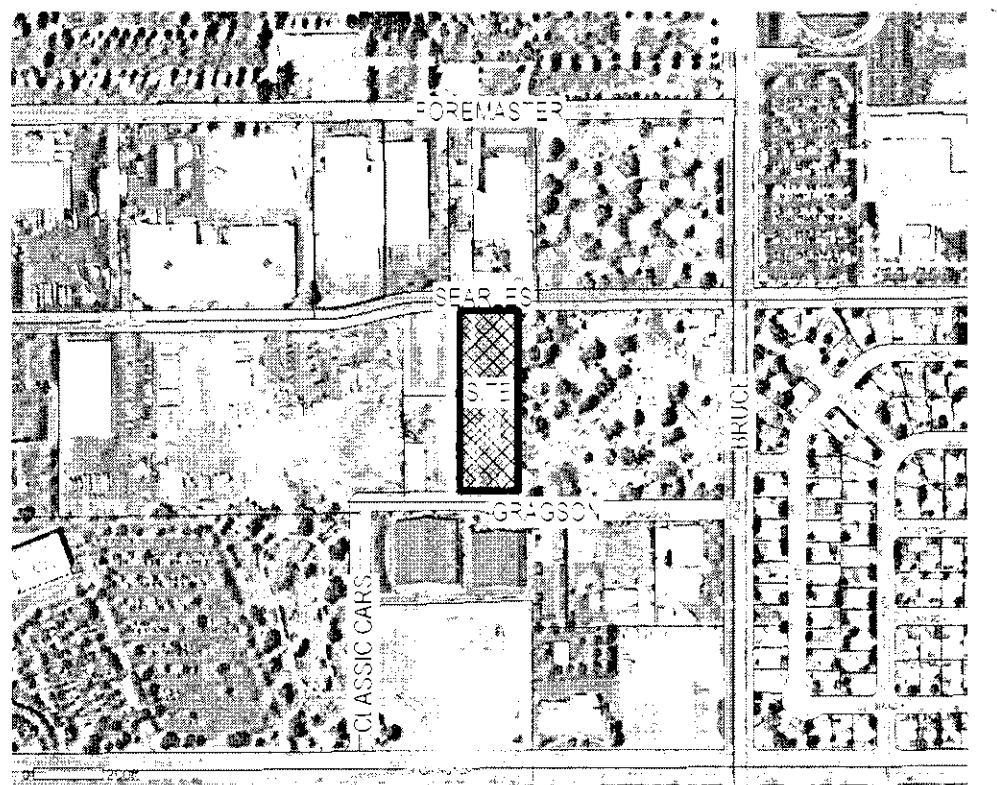
FLOOR PLAN - REPAIR GARAGE
1/8" = 1'-0"



SECOND FLOOR PLAN
1/8" = 1'-0"



SITE PLAN
1" = 40'

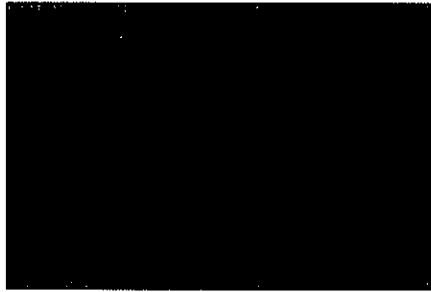


VICINITY & LOCATION MAPS
Site and Project Information

SITE DATA		
PARCEL NUMBER	139-26-201-004	
JURISDICTION	CITY OF LAS VEGAS - 89101	
EXISTING GENERAL PLAN	LIGHT INDUSTRIAL / RESEARCH	
EXISTING ZONING	C-M	
PROPOSED USE	TAXI / LIMO YARD, AUTO REPAIR GARAGE (MINOR), AUTO PAINT AND BODY REPAIR SHOP, OUTDOOR STORAGE	
SITE AREA	62,283 SF 1.85 GROSS ACRES	
SETBACKS - (PRINCIPAL STRUCTURE)		
FRONT	RECD 27'-0"	PROVIDED 27'-0"
INTERIOR SIDE	15'-0"	36'-11" (44'-11" Variance Requested)
REAR	20'-0"	168'-11"
SETBACKS - (ACCESSORY STRUCTURE)		
FRONT	RECD 10'-0"	PROVIDED 4'-0"
INTERIOR SIDE	8'-0"	0'-0" (8'-0" Variance Requested)
REAR	9'-0"	75'-0"
MAX HEIGHT	N/A	N/A
ACTUAL HEIGHT	28'-6"	28'-6"
LOT COVERAGE ALLOWED	N/A	N/A
ACTUAL LOT COVERAGE	10.7%	10.7%
% OF OUTSIDE STORAGE ALLOWED	5%	5%
ACTUAL % OF OUTSIDE STORAGE	3.9%	3.9%
BUILDING INFORMATION		
CODE	2008 INTERNATIONAL BUILDING CODE	
CONSTRUCTION TYPE	VB	
OCCUPANCY	B-F-S*	
FIRE SPRINKLERS PROVIDED	NO	
BUILDING AREAS		
A. EXISTING OFFICE BUILDING (#13 HIGH)	4,400 SF	
B. EXISTING STORAGE BUILDING (#16 HIGH)	1,100 SF	
C. NEW REPAIR GARAGE 28'-8" HIGH	3,000 SF (1st) + 2,000 SF (2nd) = 5,000 SF	
D. EXISTING PAINT SPRAY AND MIXING BOOTH (#11 HIGH)	300 SF	
E. STORAGE CONTAINER (8 X 40) TYP. OF 3 (#8 HIGH)	960 SF	
TOTAL	11,760 SF	
PARKING AREA		
BUILDING AREA	REQUIRED PARKING	PROVIDED
# OF EMPLOYEES ON LARGEST SHIFT	66	66
# OF TAXIS @ MAXIMUM CAPACITY	67	67
STANDARD PARKING SPACES PROVIDED		91
COMPACT PARKING SPACES PROVIDED		(28%) 37
HAND CARPED SPACES PROVIDED		5
TOTAL PARKING		133

SITE PLAN AND FLOOR PLAN

Prefinished Metal



Paint 1

RECEIVED
AUG 10 2010

APTUSA_{architecture}

1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213
info@aptusarchitecture.com

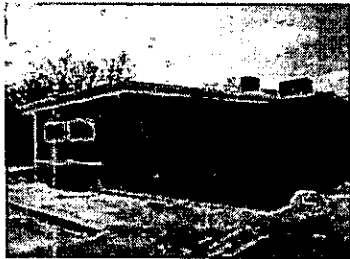
A Cab Taxi Company
Site Development Review
1500 Searles Avenue
Las Vegas, Nevada 89101

08.10.10

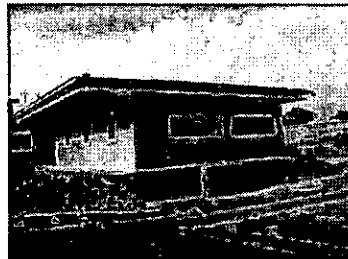
VAR-39148
SUP-39149
SDR-39147



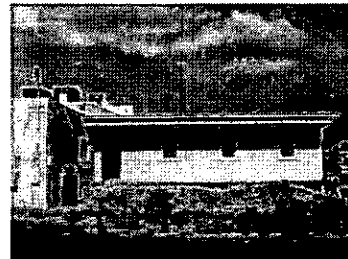
BUILDING "A" WEST SIDE



BUILDING "A" NORTHWEST SIDE



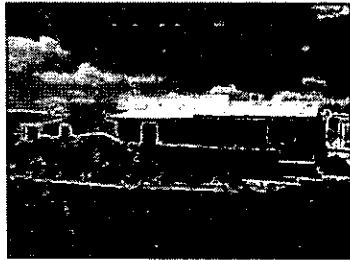
BUILDING "A" NORTHEAST SIDE



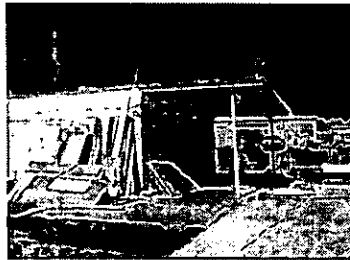
BUILDING "A" EAST SIDE



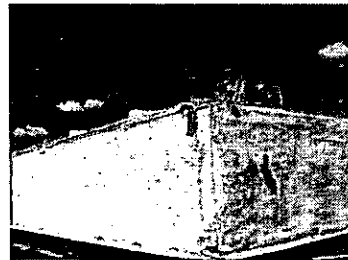
BUILDING "A" EAST SIDE



BUILDING "A" SOUTH SIDE



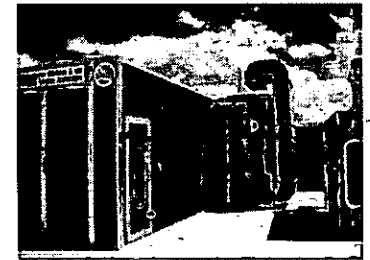
BUILDING "B" NORTHEAST SIDE



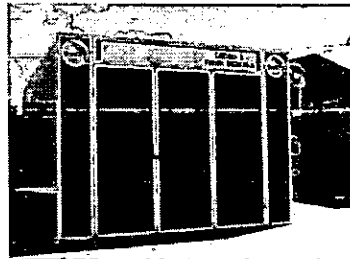
BUILDING "B" SOUTHWEST SIDE



BUILDING "D" MIXING BOOTH



BUILDING "D" SPRAY BOOTH



BUILDING "D" SPRAY BOOTH



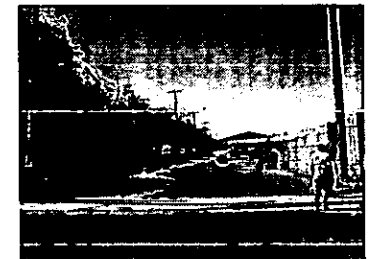
BUILDING "A" AND "B" FROM THE NORTH



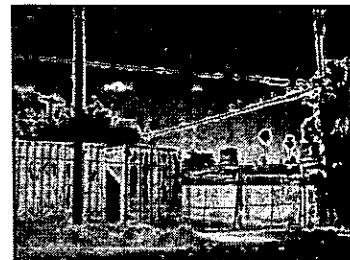
CONTAINERS "E" ALONG GRAGSON FROM THE NORTH



CONTAINERS "E" ALONG GRAGSON FROM THE SOUTHWEST



DRIVEWAY AND GATE ALONG SEARLES



DRIVEWAY AND GATE ALONG GRAGSON



LOCATION OF FUTURE BUILDING "C"

RECEIVED
AUG 10 2010

A Cab Taxi Company
Site Development Review
1500 Searles Avenue
Las Vegas, Nevada 89101

City of Las Vegas Site Development Review Submittal 08.10.10

EXISTING
PHOTOS

A201

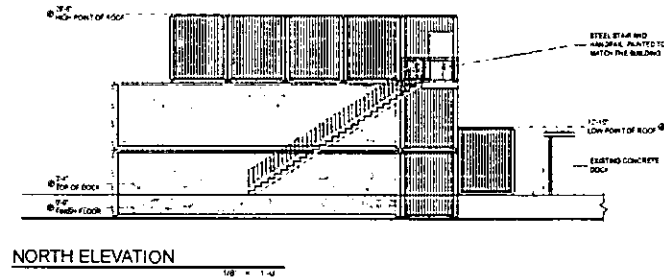
© 1995 A Cab Taxi Company

VAR-39148
SUP-39149
SDR-39147

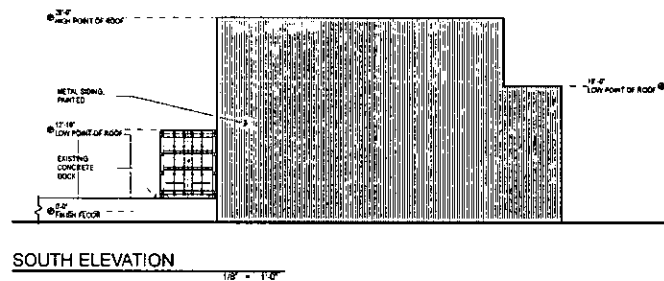
Copyright 2010 © by APTUS Architecture
APTUS Architecture
1300 South 4th Street
Suite 204
Las Vegas, Nevada 89104
P: 702.331.1886
F: 702.331.1711

APR 2010 A Cab Taxi Company 1500 Searles Avenue 89101 100 APTUS Architecture

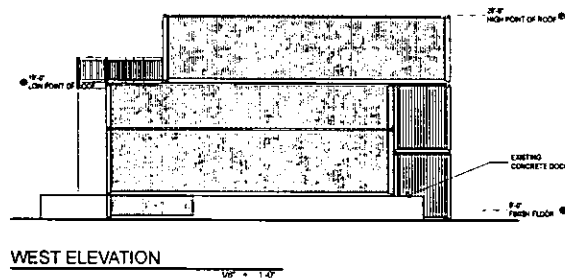
APR 10 2010
AUG 10 2010



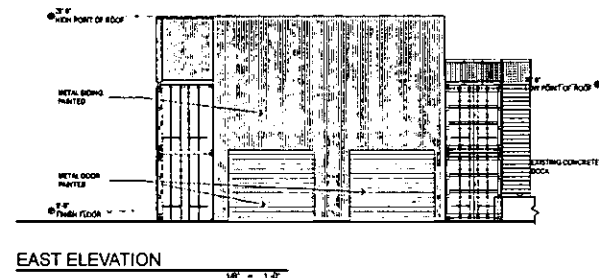
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

Copyright 2010 by APTUS Architecture
APTUS Architecture
1200 South Main Street
Suite 100
Las Vegas, Nevada 89104
P 702.891.1212
F 702.891.1213



A Cab Taxi Company
Site Development Review
1500 Searles Avenue
Las Vegas, Nevada 89101

City of Las Vegas Site Development Review Submittal 08-10-10

EXTERIOR
ELEVATIONS -
AUTO REPAIR

A200

© 2010 A Cab Taxi Company

VAR-39148
SUP-39149
SDR-39147

NOTES

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

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

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1:12,172 ORIGINAL

0 50 100 200 400 600 800

MAP LEGEND

— PARCEL BOUNDARY

— SUBD BOUNDARY

— ROAD EASEMENT

— PM/LD BOUNDARY

--- NON-PARCEL LOT LINE

--- WATCH LINE / LEADER LINE

— ROAD ID NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

AVERAGE CA VALUE: 45

PARCEL NUMBER: 202

ACREAGE: 1.00

PARCEL SUB/SLO NUMBER: 202

PLAT RECORDING NUMBER: 202

BLOCK NUMBER: 202

LOT NUMBER: 202

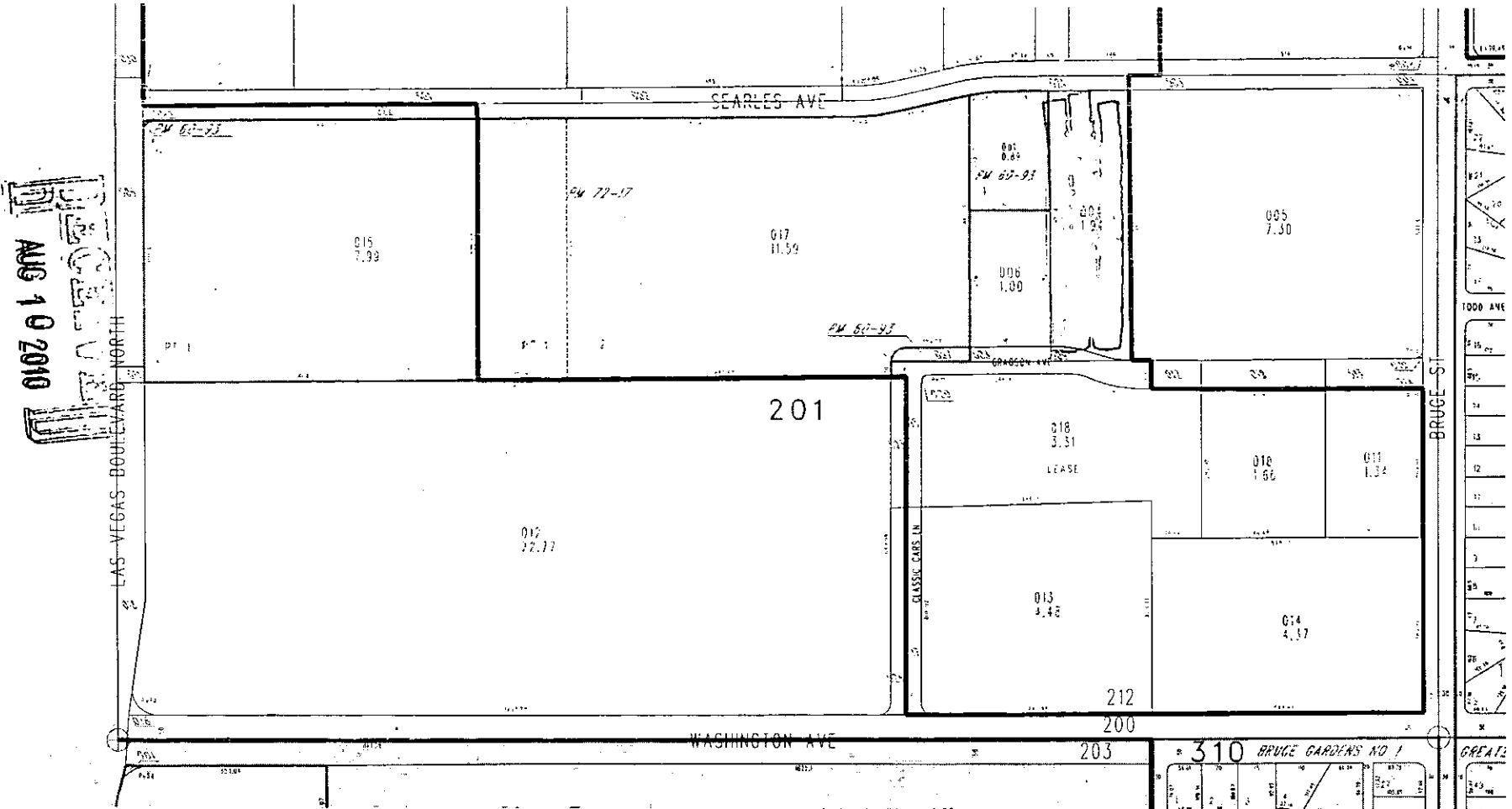
DDV LOT NUMBER: 202

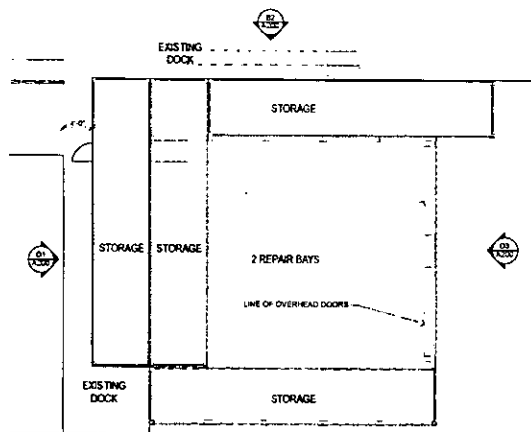
T20S R61E

36

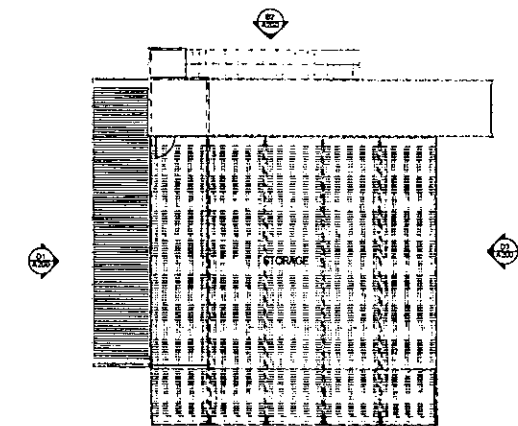
S 2 NW 4

139-26-2

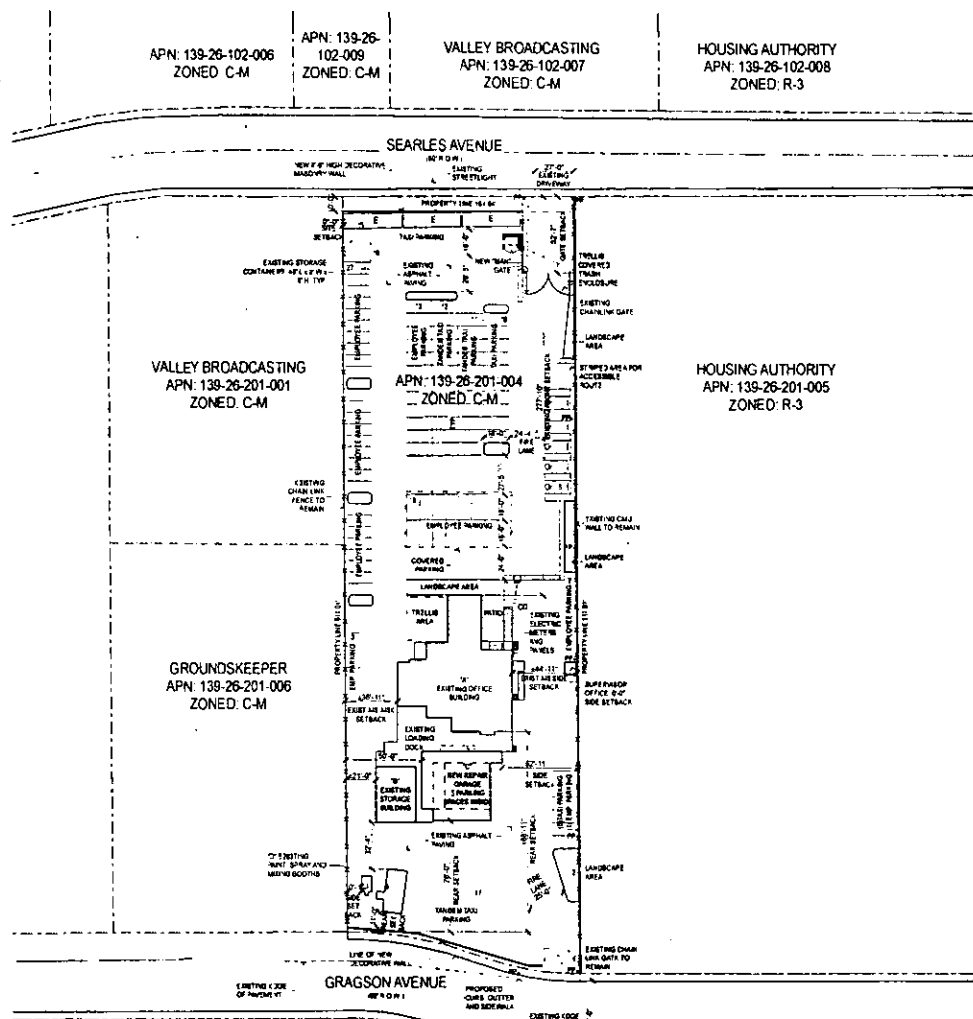




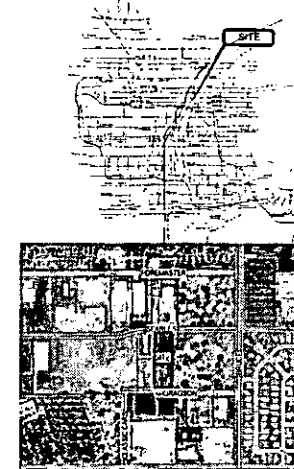
FLOOR PLAN - REPAIR GARAGE



SECOND FLOOR PLAN



SITE PLAN



Site and Project Information

SITE DATA		
PARCEL NUMBER	139-26-201-001	
JURISDICTION	CITY OF LAS VEGAS - R-8881	
EXISTING GENERAL PLAN	LIGHT INDUSTRIAL / RESEARCH	
EXISTING ZONING	C-M	
PROPOSED USE	TAXI/LIMO WASH, AUTO REPAIR, CARWASH, AUTO PARTS AND BODY REPAIR SHOP, OUTDOOR STORAGE	
SITE AREA	82,763 SF	1.88 ACRES (APX.)
SETBACKS - (PRINCIPAL STRUCTURE)		
FRONT	10'-0"	PROVIDED 10'-0"
REAR	10'-0"	PROVIDED 10'-0"
LEFT SIDE	10'-0"	PROVIDED 10'-0"
RIGHT SIDE	10'-0"	PROVIDED 10'-0"
SETBACKS - (ACCESSORY STRUCTURE)		
FRONT	10'-0"	PROVIDED 10'-0"
REAR	10'-0"	PROVIDED 10'-0"
LEFT SIDE	10'-0"	PROVIDED 10'-0"
RIGHT SIDE	10'-0"	PROVIDED 10'-0"
BUILDING INFORMATION		
CODE	2006 INTERNATIONAL BUILDING CODE	
CONSTRUCTION TYPE	TYPE V	
OCCUPANCY	R-1	
MAX. SPAN/LENGTH	10'	
PARKING AREA		
BUILDING AREA	1,100 SF	PROVIDED 1,100 SF
# OF EMPLOYEES ON LARGEST SHIFT	10	PROVIDED 10
# OF TAXIS OR MAXIMUM CAPACITY	10	PROVIDED 10
STANDARD PARKING SPACES PROVIDED	10	PROVIDED 10
COMPACT PARKING SPACES PROVIDED	10	PROVIDED 10
HANDICAPPED SPACES PROVIDED	10	PROVIDED 10
TOTAL PARKING	10	PROVIDED 10

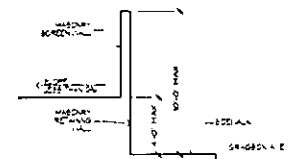
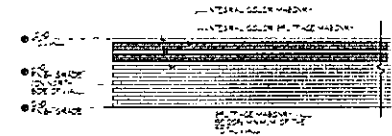
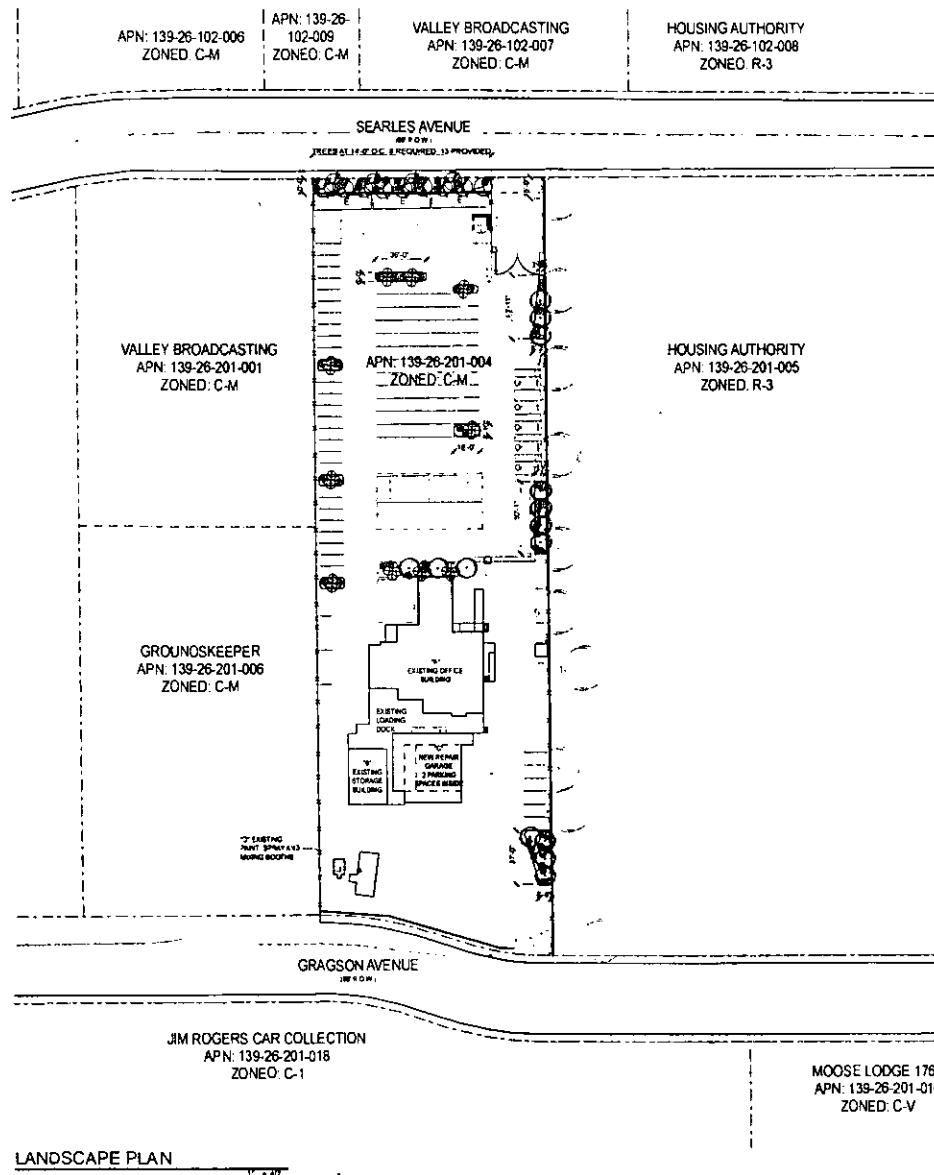
SITE PLAN AND FLOOR PLAN

Copyright 2010 by APTUS Architecture
APTUS Architecture
 1300 South Main Street
 Suite 200
 Las Vegas, Nevada 89104
 P: 702.259.1000
 F: 702.259.1111

A Cab Taxi Company
 Site Development Review
 1500 Searles Avenue
 Las Vegas, Nevada 89101

VAR-39148 SUP-39149
SDR-39147 REVISED

RECEIVED
 SEP 21 2010
ASI 00



LANDSCAPE SCHEDULE			
TREES			
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	HONEY LOCUST	Prosopis juliflora	24" Box
	SHOVELING ACACIA	Acacia greggii	24" Box
	PURPLE ROBE LOCUST	Prosopis juliflora	24" Box
	WESTERN HONEY MESQUITE	Prosopis juliflora	24" Box
	EXISTING TREES		
SHRUBS			
	TEXAS RANGER	Leucophyllum frutescens	5 gal
	CREPE MYRTLE	Lagerströmia speciosa	5 gal
GROUND COVER			
	LANTANA	Lantana camara	5 gal
	REGAL MIST FOUNTAIN GRASS	Chlorophytum comosum	5 gal
ROCK MULCH	SIZE	COLOR	DEPTH
	3/4" CRUSHED GRANITE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD. COLORS	MIN. 2" DEEP

LANDSCAPE BUFFERS		
FROM (adj. to) ROOM	ROOM	PROVIDES
INTERIOR SIDE (adj. to RESIDENTIAL)	R-3	6" (MINIMUM REQUESTED)
INTERIOR SIDE (adj. to INDUSTRIAL)	R-3	6" (MINIMUM REQUESTED)
REAR (adj. to) ROOM	R-3	6" (MINIMUM REQUESTED)

PLANTING PLAN

RECEIVED 100

SEP 21 2010

APRIL A Cab Taxi Company



100 North City Parkway, Suite 1750
Las Vegas, NV 89106-4617
TEL 702.471.7000
FAX 702.471.7070
www.ballardspahr.com

Bill Curran
Direct: 702.387.3084
Fax: 702.471.7070
curranb@ballardspahr.com

September 21, 2010

Steve Swanton
Department of Planning & Development
City of Las Vegas
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: **A Cab Taxi Company**
VAR-39148; SUP-39149; SDR-39147

Dear Mr. Swanton:

Thanks for taking the time to review some of the information in the staff reports on the above referenced matters with Kristen Neuman, Jay Nady and me yesterday. I just wanted to follow up on a couple of items in advance of the upcoming hearing so that you don't get things at the last minute.

This is an unusual parcel that was initially occupied under unusual circumstances. The applicant's previous location where he operated for years without any problems was taken by eminent domain by Clark County to accommodate traffic circulation needs brought on by the development of the City Center project, requiring a relocation under substantial time duress. The property itself is unusually shaped, with a curving street on the south, power poles along the east property line, elevation changes to the property to the east and to Gragson and with challenging drainage issues. There have been some bumps in the road to getting all the necessary approvals so that the property can be utilized to meet the applicant's needs, but I think we are just about there at this point.

Submitted herewith is a revised site plan showing an extension of the sidewalk adjacent to Gragson Avenue to abut the proposed wall along the south property line. This revised site plan should satisfy the proposed condition of approval No. 10 for SDR-39147. You may wish to delete the condition under the circumstances.

All the other proposed conditions of approval appear to be in order and the applicant has no objections to any of them.

There is one other quick matter. Although we have not walked the neighborhood a second time, please be aware when the original application was before the City Council a year ago, we submitted petitions from virtually all nearby residents and owners from the nearby commercial and industrial property in support of the project. There have been no issues with the neighbors in the meantime and I believe these follow up applications would obtain the same measure of neighborhood support if we again polled the neighbors. The fact that no neighbors have voiced objections to these applications in

Steve Swanton
September 21, 2010
Page 2

response to your mailing, I believe, buttresses our argument that our applications are compatible with other neighborhood uses.

Thank you for your ongoing cooperation in this matter.

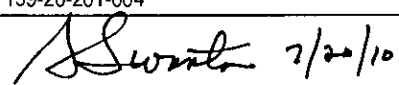
Sincerely,



Bill Curran

WPC:cw
Enclosure

cc: Kristen Neuman, Aptus
Jay Nady, A Cab Taxi Company

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(s) 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: 6
☒	☐	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: 1
☒	☐	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:
☒	☐	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: 1
☒	☐	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:
☒	☐	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:	Four Fours, LLC		Application Type:	Site Development Plan Review	
Representative:	Kristen Neuman		Application Purpose:	Major Amendment to SDR-35195 and waivers to E, S	
APN:	139-26-201-004		Site Location:	1500 Searles Ave	
Planner's Signature:			Pre-App. Meeting Date:	07/20/10	
Planner:	Romeo Gumarang, Planner I - 229-4604 Steve Swanton, Senior Planner - 229-4714		Submittal Deadline:	08/10/10 - no later than 2:00 pm	
			Earliest PC / CC Meeting Dates:	09/23/10 PC - 10/20/10 CC - Cycle 7	



- ☒ Meeting
☐ Conversation Record
☐ Telephone

Page: 1 of 1
Date: 07/20/10
Time: 3:00 p.m.

Project Name: Taxi/Cab Limo Yard

Conversation between CLV P&D Representative: Romeo Gumarang, Planner I (229-4604 Office / 385-7268 Fax / rgumarang@lasvegasnevada.gov), and:
Steve Swanton, Senior Planner (229-4714 Office / 385-7268 Fax / sswanton@lasvegasnevada.gov)

Name	Company/Department	Phone	Fax	Email
1. Kristen Neuman	Aptus Architecture	702-839-1200		
2. Bill Kear Curran				
3.				
4.				
5.				
6. Charlene Gerard	CLV - Finance (Business License)	229-6321	383-0769	
7. Roger Bailey	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
If yes, please address how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered by the City of Las Vegas.

The following Special Area/Master Plan(s)/Overlay District(s) apply to the project site: N/A

Meeting Notes:

1. An application for Major Amendment of SDR-35195 with waivers of the perimeter landscaping buffer on the north and east property lines, Variance to the building setback, and Special Use Permit for Outdoor storage. *to property line*
2. An increase of the square footage to 12,080 square feet where a previous approval of 10,080 square feet.
3. An added condition to SDR-35195, does not allow barbed, razor or concertina wire shall be allow on site. If they will not remove the existing barbed wire and chain link fence, then the request to keep the existing fence and barbed wire shall be stated on the justification letter.
4. Waiver to the perimeter landscaping will be for the ~~North~~ east and south property lines. How wide is the proposed side walk along Gragson Avenue? Previously approved SDR-35195 indicated a seven-foot landscape buffer. Will the proposed sidewalk be seven feet wide? If not the remaining area shall be landscape with decomposed granite or planted with shrubs or place the sidewalk all the way to the wall. *and at the request of Council.*
5. What is the reason for the Special Use Permit for outside storage container?
6. Where is the building where it has a zero-foot setback for the Variance request? *The structure is located along the east property line*
7. *Replace Palm Tree at landscape Island.*
8. *Remove Barbed wire from Site Plan*

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

9. *Possible variance for the wall at the rear of property is*



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

November 5, 2010

Mr. Jay Nady
Four Fours, LLC
1500 Searles Avenue
Las Vegas, Nevada 89101

RE: SDR-39147 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF OCTOBER 20, 2010
Related to VAR-39148 & SUP-39149

Dear Mr. Nady:

The City Council at a regular meeting held October 20, 2010 APPROVED the request for a Major Amendment to a previously approved Site Development Plan Review (SDR-35195) FOR A PROPOSED 10,800 SQUARE-FOOT TAXICAB/LIMO YARD WITH ANCILLARY VEHICLE SERVICE AND AUTO REPAIR WHERE AN 8,800 SQUARE-FOOT TAXICAB/LIMO YARD WAS APPROVED, A PROPOSED 5,000 SQUARE-FOOT AUTO REPAIR GARAGE WHERE A 3,000 SQUARE-FOOT BUILDING WAS APPROVED AND TO ALLOW 24 TREES WITHIN PERIMETER LANDSCAPE BUFFERS WHERE 37 TREES WERE APPROVED, WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND ALONG THE SOUTH PERIMETER WHERE SIX FEET IS REQUIRED on 1.94 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 21, 2010. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-39148) and Special Use Permit (SUP-39149) shall be required, if approved.
2. Conformance to the approved conditions for Site Development Plan Review (SDR-35195), except as amended herein.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the auto repair garage building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan and landscape plan, date stamped 09/21/10 and building elevations, date stamped 08/10/10, except as amended by conditions herein.

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

Mr. Jay Nady
SDR-39147 – Page Two
November 5, 2010

5. Deleted at City Council.
6. An Exception from Title 19.12.040(B) is hereby approved, to allow 24 trees within perimeter landscape buffers where 37 trees were approved by SDR-35195.
7. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 09/21/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
8. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Prior to submittal of construction plans or the issuance of any building or grading permits for amendments to this Site Plan, whichever may occur first, meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations, drainage patterns, and required flood protection for this site, and comply with the recommendations of the Flood Control Section. Alternatively, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, whichever may occur first.
12. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-35195 and all other subsequent site-related actions.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Mr. Bill Curran
Ballard Spahr, LLP
100 City Parkway, Suite #1750
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

September 24, 2010

Mr. Jay Nady
Four Fours, LLC
1500 Searles Avenue
Las Vegas, Nevada 89101

**RE: SDR-39147 - SITE DEVELOPMENT PLAN REVIEW RELATED
VAR-39148 AND SUP-39149
PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010**

Dear Mr. Nady:

Your request for a Major Amendment to a previously approved Site Development Plan Review (SDR-35195) FOR A PROPOSED 10,800 SQUARE-FOOT TAXICAB/LIMO YARD WITH ANCILLARY VEHICLE SERVICE AND AUTO REPAIR WHERE AN 8,800 SQUARE-FOOT TAXICAB/LIMO YARD WAS APPROVED, A PROPOSED 5,000 SQUARE-FOOT AUTO REPAIR GARAGE WHERE A 3,000 SQUARE-FOOT BUILDING WAS APPROVED AND TO ALLOW 24 TREES WITHIN PERIMETER LANDSCAPE BUFFERS WHERE 37 TREES WERE APPROVED, WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND ALONG THE SOUTH PERIMETER WHERE SIX FEET IS REQUIRED on 1.94 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on September 23, 2010.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-39148) and Special Use Permit (SUP-39149) shall be required, if approved.
2. Conformance to the approved conditions for Site Development Plan Review (SDR-35195), except as amended herein.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the auto repair garage building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

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



4. All development shall be in conformance with the site plan and landscape plan, date stamped 09/21/10 and building elevations, date stamped 08/10/10, except as amended by conditions herein.
5. A Waiver from Title 19.12.040 is hereby approved, to allow a zero-foot perimeter landscape buffer along a portion of the east property line where eight feet is required.
6. An Exception from Title 19.12.040(B) is hereby approved, to allow 24 trees within perimeter landscape buffers where 37 trees were approved by SDR-35195.
7. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 09/21/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
8. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Prior to submittal of construction plans or the issuance of any building or grading permits for amendments to this Site Plan, whichever may occur first, meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations, drainage patterns, and required flood protection for this site, and comply with the recommendations of the Flood Control Section. Alternatively, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, whichever may occur first.

Mr. Jay Nady
Four Fours, LLC
SDR-39147 - Page Three
September 24, 2010

12. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-35195 and all other subsequent site-related actions.

This item will be considered by the City Council on October 20, 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,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Bill Curran
Ballard Spahr, LLP
100 City Parkway, Suite #1750
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

September 10, 2010

Mr. Jay Nady
Four Fours, LLC
1500 Searles Avenue
Las Vegas, Nevada 89101

**RE: SDR-39147 - SITE DEVELOPMENT PLAN REVIEW RELATED
VAR-39148 AND SUP-39149
PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010**

Dear Mr. Nady:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **September 23, 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, September 17, 2010** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

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

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Bill Curran
Ballard Spahr, LLP
100 City Parkway, Suite #1750
Las Vegas, Nevada 89106

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell



Application Information

SDR-39147 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39148 AND SUP-39149 - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-35195) FOR A PROPOSED 10,800 SQUARE-FOOT TAXICAB/LIMO YARD WITH ANCILLARY VEHICLE SERVICE AND AUTO REPAIR WHERE AN 8,800 SQUARE-FOOT TAXICAB/LIMO YARD WAS APPROVED, A PROPOSED 5,000 SQUARE-FOOT AUTO REPAIR GARAGE WHERE A 3,000 SQUARE-FOOT BUILDING WAS APPROVED AND TO ALLOW 24 TREES WITHIN PERIMETER LANDSCAPE BUFFERS WHERE 37 TREES WERE APPROVED, WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND ALONG THE SOUTH PERIMETER WHERE SIX FEET IS REQUIRED on 1.94 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow).

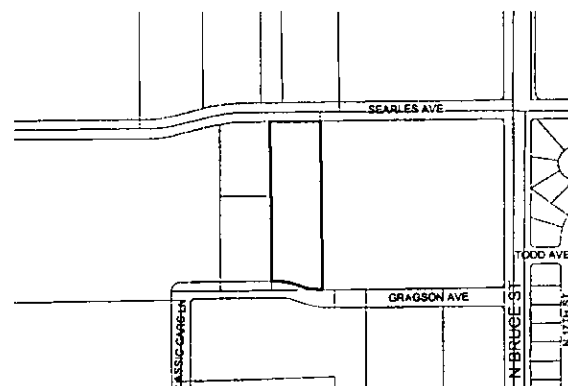
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development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

Application Information

SDR-39147 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39148 AND SUP-39149 - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-35195) FOR A PROPOSED 10,800 SQUARE-FOOT TAXICAB/LIMO YARD WITH ANCILLARY VEHICLE SERVICE AND AUTO REPAIR WHERE AN 8,800 SQUARE-FOOT TAXICAB/LIMO YARD WAS APPROVED, A PROPOSED 5,000 SQUARE-FOOT AUTO REPAIR GARAGE WHERE A 3,000 SQUARE-FOOT BUILDING WAS APPROVED AND TO ALLOW 24 TREES WITHIN PERIMETER LANDSCAPE BUFFERS WHERE 37 TREES WERE APPROVED, WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND ALONG THE SOUTH PERIMETER WHERE SIX FEET IS REQUIRED on 1.94 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow).

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

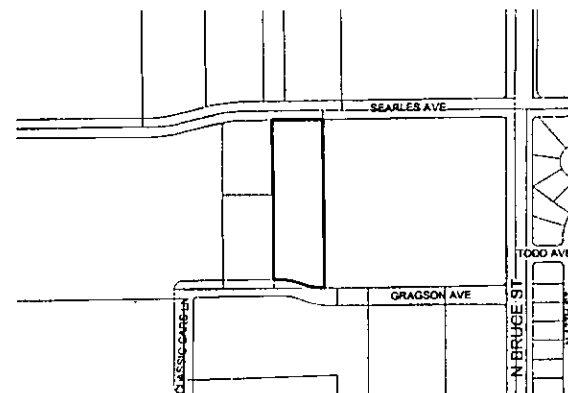


The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: September 23, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Application Location



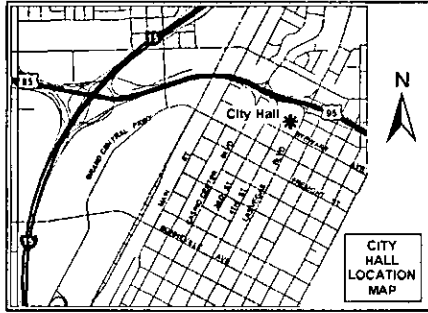
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: September 23, 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

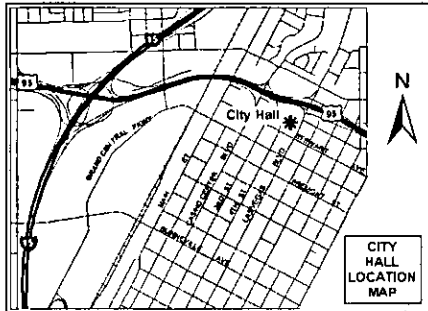
Please use available blank space on card for your comments.

SDR-39147

Planning Commission Meeting of 9/23/2010

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.

SDR-39147

Planning Commission Meeting of 9/23/2010

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works, *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: August 24, 2010
Re: **SDR-39147** A Cab Taxi Company 1500 Searles Ave.
Request for a Major Amendment to a previously approved Site Development Plan Review to relocate a proposed garage

CONDITIONS OF APPROVAL:

1. Prior to submittal of construction plans or the issuance of any building or grading permits for amendments to this Site Plan, whichever may occur first, meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations, drainage patterns, and required flood protection for this site, and comply with the recommendations of the Flood Control Section. Alternatively, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, whichever may occur first.
2. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-35195 and all other subsequent site-related actions.

Development Notification

PC Meeting: September 23, 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:

SDR-39147

Archie C. Grant Park Resident Council

Arthur McCants Resident Council

Boulder Dam Homesites

Bracken NA

College Park NA

Cultural Corridor Coalition NCG

Downtown Business Operators Council

McKnight Senior Village

Mirabella Apartments

Robert Gordon Plaza Resident Council

Vera Johnson Manor A Resident Council

WLV-NAA1

WLV-NAA2

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-39147

HAND DELIVERED

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

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEMUS
*STREETS & SANITATION (DPW)	JERRY WALKER	2875 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2875 RONEMUS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4 th Floor
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 Grissom Avenue, Building 11, Suite 103D

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

SDPR
08/10/2010

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

SDR-39147 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39148 AND SUP-39149 - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-35195) TO RELOCATE A PROPOSED 5,000 SQUARE-FOOT GARAGE WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER WHERE EIGHT FEET IS REQUIRED ALONG THE EAST PROPERTY LINE AND TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER WHERE 15 FEET IS REQUIRED ALONG THE SOUTH PROPERTY LINE at on 1.89 acres 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow).

PLANNING COMMISSION: SEPTEMBER 23, 2010

CITY COUNCIL: OCTOBER 20, 2010

PLANNING SUPERVISOR: STEVE GEBEKE



PUBLIC HEARING

Comments Due: AUGUST 24, 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:

Report Date 08/10/2010 03:44 PM

Submitted By

Page 1

A/P # 39147 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	08/10/2010 12:19	984662	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

SDR-39147 - MAJOR MODIFICATION TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-35195) RELATED TO VAR-39148 AND SUP-39149 - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY/OWNER: FOUR FOURS, LLC - Request for a Major Modification Site Development Plan Review TO RELOCATE A PROPOSED 5,000 SQUARE-FOOT GARAGE AND RELOCATE A PORTION OF THE PARKING ALONG THE EASTERN AND SOUTHERN PROPERTY LINES AND WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER WHERE AN EIGHT-FOOT LANDSCAPE BUFFER IS REQUIRED ALONG THE EAST PROPERTY LINE AND TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER WHERE A 15-FOOT LANDSCAPE BUFFER IS REQUIRED ALONG THE SOUTH PROPERTY LINE at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow).

Parent A/P #

Project # 39147 Project/Phase Name A CAB TAXI COMPANY Phase #
Size/Area 1.92 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13926201004

Location

Owner/Tenant

Contact ID AC1733542 Name FOUR FOURS L L C
Mailing Address 4444 S VALLEY VIEW DR Organization
City LAS VEGAS State/Province NV
ZIP/PC 89103-4003 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

1500 SEARLES AVE 1
LAS VEGAS, 89101-

1500 SEARLES AVE
LAS VEGAS, 89101-

A/P Addresses

No Other Addresses are associated to this Application

Report Date 08/10/2010 03:44 PM

Submitted By

Page 2

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13926201004

Applicants/Contacts

Primary N Capacity APPL Contact ID AC1654148 ☐ Foreign
Effective Expire
Name A CAB TAXI CD.
Day Phone (702)277-1333 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 1500 SEARLES
LAS VEGAS, NV 89101
Seasonal Addr

Valid From To
Comments No Comments

Primary Y Capacity OWNER Contact ID AC1733542 ☐ Foreign
Effective Expire
Name FOUR FOURS L L C
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 4444 S VALLEY VIEW DR
LAS VEGAS, NV 89103-4003
Seasonal Addr

Valid From To
Comments Ballard Spahr, LLP is the rep. 100 City Parkway, Suite 1750, Attn: Bill Curran 702.471.7000 fax:866.381.5357

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	08/10/2010 12:49	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	08/10/2010 12:49	30.00
PROCESSING FEE	P	08/10/2010 12:49	500.00
Total Unpaid	0.00	Total Paid	1030.00

Inspections

There are no Inspections for this Report

Review Activities	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
Review #								
Comments								

Activity Review Details

Detail SUBMITTAL CHECKLIST (SDR) Modified By JALABADD Modified Date/Time 08/10/2010 12:19
Comments
No Comments

Report Date 08/10/2010 03:44 PM

Submitted By .

Page 3

SUBMITTAL CHECKLIST

Indicate if item is being submitted

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

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

Z-LEGAL				984662	08/10/2010 12:19	
N						

Project #	AP Type	Status	Stage	Relation
39149	SUP		Processed	Not Dependent
39148	VAR		Processed	Not Dependent

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

There is no planning condition for this project.

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance?

N Parent Project link required?

N Will this go to the City Council?

is there a condition of approval for a Required Review?

Hearing Type

Public, Non-Public, Admin? PUBLIC

if yes, when does it need to be reviewed?

Staff Recommendation

Meeting Information

Report Date 08/10/2010 03:44 PM

Submitted By

Page 4

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By Modified Date	YES Votes	NO Votes	ABSTENTIONS
--	--------------------------	--	-----------	----------	-------------

09/23/2010	PC	SCHEDULED	0	0	0
------------	----	-----------	---	---	---

JALABADD 08/10/2010

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

No children exist for this project

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

No Employee Entries

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

PAYMNT	CO NAME WHO PICKED UP CONTACT# KRISTEN NEUMAN; A CAB LLC; CK#12273; 702-839-1200;	890381	08/10/2010 12:50		0.00
--------	--	--------	------------------	--	------

No Model Home Details



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Major Modification to previously approved SDR-35195
 Project Address (Location) 1500 Searles
 Project Name A Cab Taxi Co. Proposed Use Taxi/Limo Yard
 Assessor's Parcel #(s) 139-26-201-004 Ward # 5- Barlow
 General Plan: existing LL-R proposed n/a Zoning: existing CM proposed n/a
 Commercial Square Footage _____ Floor Area Ratio n/a
 Gross Acres 1.89 Lots/Units n/a Density n/a
 Additional Information _____

PROPERTY OWNER <u>Four Fours, LLC</u>	Contact <u>Jay Nady</u>
Address <u>1500 Searles Ave</u>	Phone: <u>(702) 277-1333</u> Fax: _____
City <u>Las Vegas</u>	State <u>NV</u> Zip <u>89101</u>
E-mail Address <u>cjnoui@yahoo.com</u>	

APPLICANT <u>A Cab Taxi Co.</u>	Contact <u>Jay Nady</u>
Address <u>1500 Searles</u>	Phone: <u>(702) 277-1333</u> Fax: _____
City <u>Las Vegas</u>	State <u>NV</u> Zip <u>89101</u>
E-mail Address <u>cjnoui@yahoo.com</u>	

REPRESENTATIVE <u>Ballard Spahr, LLP</u>	Contact <u>Bill Curran</u>
Address <u>100 City Parkway, Suite 1750</u>	Phone: <u>(702) 471-7000</u> Fax: <u>(866) 381-5357</u>
City <u>Las Vegas</u>	State <u>NV</u> Zip <u>89106</u>
E-mail Address <u>curranb@ballardspahr.com</u>	

Property Owner Signature* [Signature]

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

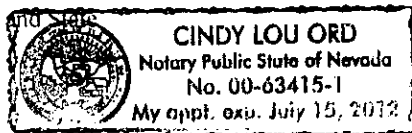
Print Name Creighton J. Nady

Subscribed and sworn before me

This 4th day of August, 20 10

Cindy Lou Ord

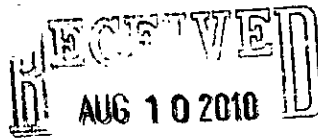
Notary Public in and for said County _____



FOR DEPARTMENT USE ONLY

Case #	<u>SDR - 39147</u>
Meeting Date:	<u>9.23.10</u>
Total Fee:	<u>\$ 1,030.-</u>
Date Received:*	<u>8.10.10</u>
Received By:	<u>[Signature]</u>

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-39147** APN: 139-26-201-004

Name of Property Owner: Four Fours, LLC

Name of Applicant: A Cab Taxi Co.

Name of Representative: Ballard Spahr, 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: _____

Partner(s): _____

APN: _____

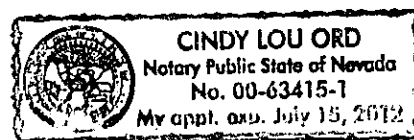
Signature of Property Owner: 

Print Name: Creighton J. Nady

Subscribed and sworn before me

This 4th day of August, 2010

Cindy Lou Ord
Notary Public in and for said County and State



August 10, 2010

City of Las Vegas Planning and Development
731 South Fourth Street
Las Vegas, Nevada 89101

Re: A Cab Taxi Dispatch Center
APN: 139-26-201-004
Major Modification to SDR-35195
Special Use Permit
Variance

To Whom It May Concern:

Architecture

Engineering

Planning

Interiors

Landscape

Enclosed please find the required application materials associated with the following requests:

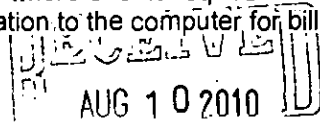
- Major modifications to an existing Site Development Plan Review for a Taxi Yard with waivers of a portion of the landscaping requirement.
- Special Use Permit for outside storage within the side setback
- Variance for 0'-0" side setback where 8'-0" is required

A Cab Taxi Co. has been operating at its existing site located at 4444 South Valley View since 2004 and received its first medallion from the Taxicab Authority in 2001. Its current site on .86 acres has continually met the company's needs since that time. The recent condemnation of the existing site to facilitate the expansion of Harmon Avenue has required that the business be relocated. The proposed 1.89 acre site located at 1500 Searles Avenue is a suitable location for the permitted use within a C-M zone. A Cab has been operating out of the Searles location for approximately 6 months.

The existing office building has been remodeled to accommodate the company's approximately 12 non-driver employees. Adequate parking for both these employees, as well as those drivers who may bring a personal vehicle to work is provided, although experience has shown that many employees choose public transportation instead of driving private vehicles. The Certificate of Occupancy has been granted for this structure as of 02.11.10.

Accessory buildings on site reflect the site's use for limited maintenance of company owned vehicles. Auto Repair Garage (Minor) and Auto Paint and Body Repair Shop are both Conditional Uses in the C-M zone, and any maintenance performed on site will consist only of preventative or basic maintenance such as oil changes, tire changing, and minor paint jobs to keep the taxis prepared for their usual schedules. No fueling services will be offered, and more intense body work, such as that associated with vehicles involved in collisions, will be performed elsewhere. As required, the repair and service work will be performed within the proposed building in an area which will be completely enclosed. The repair garage previously shown on the site has been relocated just south of the existing office building and a portion of the parking has been relocated along the southern property line and the eastern property line.

We are requesting a variance for the eastern (side setback) of the Supervisor Shelter of 0'-0" where 8'-0" is required. This structure allows the cab drivers to download their information to the computer for billing purposes.



VAR-39148
SUP-39149
SDR-39147

Las Vegas
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

Riverside
3750 Santa Fe Avenue
Suite 106
Riverside, California 92507
P 951.823.0555
F 951.823.0550

We are also requesting a special use permit to allow outside storage within the side setback at the north end of the property. This will help to provide a buffer from the site to the street and will provide a continuous landscape strip.

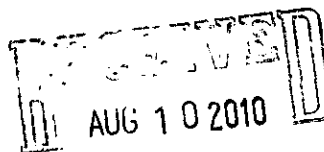
We are requesting a waiver (in addition to the waivers already approved with the previous SDR) to provide a 0'-0" landscape buffer where an 8'-0" landscape buffer is required along the east property line and to provide a 0'-0" landscape buffer where 15'-0" landscape buffer is required along the southern property line. A sidewalk along Gragson has been shown on the plans at the councilman's request. The existing trees on the residential side of the wall offer an adequate buffer between the two properties.

If you have any questions or need additional information regarding anything with respect to these requests, please do not hesitate to contact my office.

Sincerely,



Kristen G. Neuman, AIA
APTUS Architecture



VAR-39148
SUP-39149
SDR-39147

A.P.N.: 139-26-201-004
File No: 181-2389485 (DLN)
R.P.T.T.: \$6,681.00

Inst #: 200912290002266
Fees: \$18.00 N/C Fee: \$25.00
RPTT: \$6681.00 Ex: #
12/29/2009 12:02:54 PM
Receipt #: 175706
Requestor:
FIRST AMERICAN TITLE PASEO
Recorded By: SCA Pgs: 6
DEBBIE CONWAY
CLARK COUNTY RECORDER

When Recorded Mail To: Mail Tax Statements To:
Four Fours LLC, A Nevada Limited Liability Company
4444 S. Valley View
Las Vegas, NV 89103

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

4444 South Valley View Drive LLC, A Nevada Limited Liability Company

do(es) hereby *GRANT, BARGAIN and SELL* to

Four Fours LLC, A Nevada Limited Liability Company

the real property situate in the County of Clark, State of Nevada, described as follows:

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION;

THENCE ALONG THE WEST LINE OF SAID SECTION SOUTH 0°00'29" EAST 820.00 FEET;

THENCE PARALLEL TO THE NORTH LINE OF SAID SECTION NORTH 89°38'29" EAST 2079.22 FEET TO THE NORTHEAST CORNER OF THE LAND DESCRIBED IN THE DEED TO M. R. FLINN, RECORDED APRIL

18, 1961 AS DOCUMENT NO. 237168 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG THE EAST LINE OF SAID LAND AND ITS PROLONGATION SOUTH 0°28'09" EAST 536.01 FEET TO A POINT IN THE SOUTH LINE OF SEARLES STREET (60.00 FEET WIDE) AS SAID STREET

IS DESCRIBED IN THE DEED TO THE CITY OF LAS VEGAS, RECORDED FEBRUARY 5, 1959 AS DOCUMENT NO. 151521 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG SAID SOUTH LINE SOUTH 89°38'29" WEST 61.31 FEET TO THE TRUE POINT OF BEGINNING;

RECEIVED
AUG 10 2010

THENCE ALONG SAID SOUTH LINE SOUTH 89°38'29" WEST 161.04 FEET;
THENCE SOUTH 0°28'09" EAST 541.01 FEET TO A POINT IN THE CENTERLINE OF THE
PROPOSED TODD STREET (PROPOSED 60.00 FEET WIDE), SAID POINT BEING IN THE
SOUTH LINE OF THE LAND DESCRIBED AS PARCEL 1 IN THE DEED TO CORPORATION
OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY
SAINTS, A UTAH CORPORATION SOLE, RECORDED DECEMBER 8, 1955 AS DOCUMENT
NO. 63660 OF OFFICIAL RECORDS OF SAID COUNTY;
THENCE ALONG SAID SOUTH LINE NORTH 89°40'04" EAST 161.02 FEET;
THENCE NORTH 0°28'09" WEST 541.01 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED TO THE CITY
OF LAS VEGAS, RECORDED FEBRUARY 23, 1962 AS DOCUMENT NO. 278554 OF
OFFICIAL RECORDS AND
DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING A PORTION OF THE
SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 26, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26;
THENCE ALONG THE WEST LINE OF SAID SECTION SOUTH 0°00'29" EAST A
DISTANCE OF 820.00 FEET;
THENCE PARALLEL TO THE NORTH LINE OF SAID SECTION NORTH 89°38'29" EAST A
DISTANCE OF 2079.22 FEET TO THE NORTHEAST CORNER OF THE LAND DESCRIBED
IN THE DEED TO M. R. FLINN,
RECORDED APRIL 18, 1961 AS DOCUMENT NO. 237168 OF OFFICIAL RECORDS OF
SAID COUNTY;
THENCE ALONG THE EAST LINE OF SAID LAND AND ITS PROLONGATION SOUTH
0°28'09" EAST A DISTANCE OF 536.01 FEET TO A POINT IN THE SOUTH LINE OF
SEARLES STREET (60 FEET WIDE), AS
SAID STREET IS DESCRIBED IN THE DEED TO THE CITY OF LAS VEGAS, RECORDED
FEBRUARY 5, 1959 AS DOCUMENT NO. 151521 OF OFFICIAL RECORDS OF SAID
COUNTY;
THENCE ALONG SAID SOUTH LINE SOUTH 89°38'29" WEST A DISTANCE OF 61.31
FEET;
THENCE ALONG SAID SOUTH LINE SOUTH 89°38'29" WEST A DISTANCE OF 161.04
FEET;
THENCE SOUTH 0°28'09" EAST A DISTANCE OF 511.01 FEET TO THE TRUE POINT OF
BEGINNING;

THENCE CONTINUING SOUTH 0°28'09" EAST A DISTANCE OF 30.00 FEET TO A POINT ON THE CENTERLINE OF TODD AVENUE AS PROPOSED (60 FEET IN WIDTH) SAID POINT ALSO BEING THE SOUTH LINE OF THE LAND DESCRIBED AS PARCEL 1 BY DEED RECORDED DECEMBER 8, 1955 AS DOCUMENT NO. 63660 OF OFFICIAL RECORDS CONVEYED TO THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, INC., IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA;
THENCE NORTH 89°40'04" EAST ALONG SAID CENTERLINE A DISTANCE OF 161.02 FEET;
THENCE NORTH 0°28'09" WEST A DISTANCE OF 30.00 FEET;
THENCE SOUTH 89°40'04" WEST PARALLEL WITH SAID CENTERLINE A DISTANCE OF 161.02 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE REFERENCED PROPERTY IS ALSO DESCRIBED AS FOLLOWS: AS PROVIDED ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY, PREPARED BY ROBERT C. JOHNSON OF THE WLB GROUP, PLS #10114, DATED NOVEMBER 9, 2001, PROJECT NO. 20010726-5:

BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 AS SHOWN ON PARCEL MAP IN FILE 60, PAGE 93, OFFICIAL RECORDS, CLARK COUNTY, NEVADA BEING ON THE SOUTH LINE OF SEARLES AVENUE;
THENCE ALONG SAID SOUTH LINE NORTH 89°39'09" EAST, 160.93 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 03140254186, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;
THENCE ALONG SAID WEST LINE SOUTH 00°28'09" EAST, 511.06 FEET TO THE NORTH LINE OF GRAGSON AVENUE;
THENCE ALONG SAID NORTH LINE SOUTH 89°39'37" WEST, 161.14 FEET TO THE EAST LINE OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 901115;00806;
THENCE ALONG SAID EAST LINE AND THE EAST LINE OF SAID LOT 1, NORTH 00°24'55" WEST, 511.27 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 7, 2008 IN BOOK 20080807 AS INSTRUMENT NO. 03573.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 11/02/2009

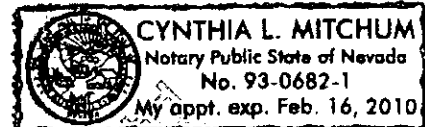
4444 South Valley View Drive LLV, A Nevada Limited Liability Company

By: James J. Jimmerson, Managing Member

By: Cody Walker, Managing Member

By: Creighton Jay Nady, Managing Member

STATE OF NEVADA)
COUNTY OF CLARK) ss.



93-0682-1 2-16-10

This instrument was acknowledged before me on 21 Dec 2009 by
James J. Jimmerson AND Creighton Jay Nady

Cynthia L. Mitchum
Notary Public

(My commission expires: FEB. 16, 2010)

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 11/02/2009

4444 South Valley View Drive LLV, A Nevada Limited Liability Company

By: James J. Jimmerson, Managing Member

By: Cody Rex Walker
Cody Walker, Managing Member

By: Creighton Jay Nady, Managing Member

STATE OF COLORADO)
COUNTY OF Boulder : ss.

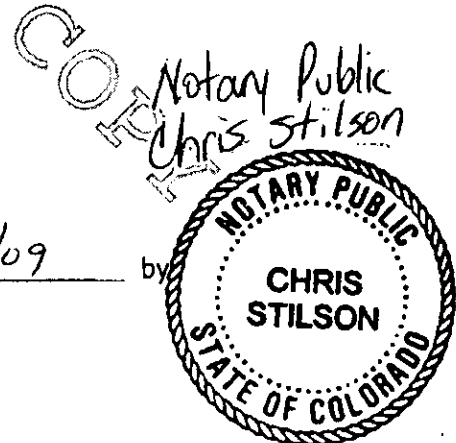
This instrument was acknowledged before me on 12/21/09

CODY REX WALKER

Chris Stilson

Notary Public

(My commission expires: 8/11/13)



My Commission Expires 8/11/2013

8-11-13

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 139-26-201-004
b) _____
c) _____
d) _____

2. Type of Property

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

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. a) Total Value/Sales Price of Property: \$1,310,000.00
b) Deed in Lieu of Foreclosure Only (value of) (\$)
c) Transfer Tax Value: \$1,310,000.00
d) Real Property Transfer Tax Due: \$ 6,681.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree 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]
Signature: _____

Capacity: Escrow Agent
Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: 4444 South Valley View, LLC
Address: 4444 S. Valley View
City: Las Vegas
State: NV Zip: 89103

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Four Fours LLC
Address: 4444 S. Valley View
City: Las Vegas
State: NV Zip: 89103

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

First American Title Insurance
Print Name: Company
Address: 7201 West Lake Mead Boulevard, Suite 212
City: Las Vegas

File Number: 181-2389485 DLN/DLN

State: NV Zip: 89128

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

FOUR FOURS, LLC

Business Entity Information

Status:	Default	File Date:	6/24/2004
Type:	Domestic Limited-Liability Company	Entity Number:	LLC13897-2004
Qualifying State:	NV	List of Officers Due:	6/30/2010
Managed By:	Managers	Expiration Date:	6/24/2504
NV Business ID:	NV20041141142	Business License Exp:	

Registered Agent Information

Name:	CREIGHTON J NADY	Address 1:	4444 SOUTH VALLEY VIEW
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89103
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers

☒ Include Inactive Officers

Managing Member - CREIGHTON J NADY			
Address 1:	3730 PAMA LANE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89120	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	LLC13897-2004-001	# of Pages:	2
File Date:	6/24/2004	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	LLC13897-2004-002	# of Pages:	1
File Date:	6/24/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050368514-14	# of Pages:	1
File Date:	8/15/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060339979-38	# of Pages:	1
File Date:	5/30/2006	Effective Date:	

(No notes for this action)			
Action Type:	Registered Agent Address Change		
Document Number:	20070256710-60	# of Pages:	1
File Date:	4/12/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070256711-71	# of Pages:	1
File Date:	4/12/2007	Effective Date:	
07-08			
Action Type:	Annual List		
Document Number:	20080531719-16	# of Pages:	1
File Date:	8/08/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090838065-21	# of Pages:	1
File Date:	12/04/2009	Effective Date:	
(No notes for this action)			