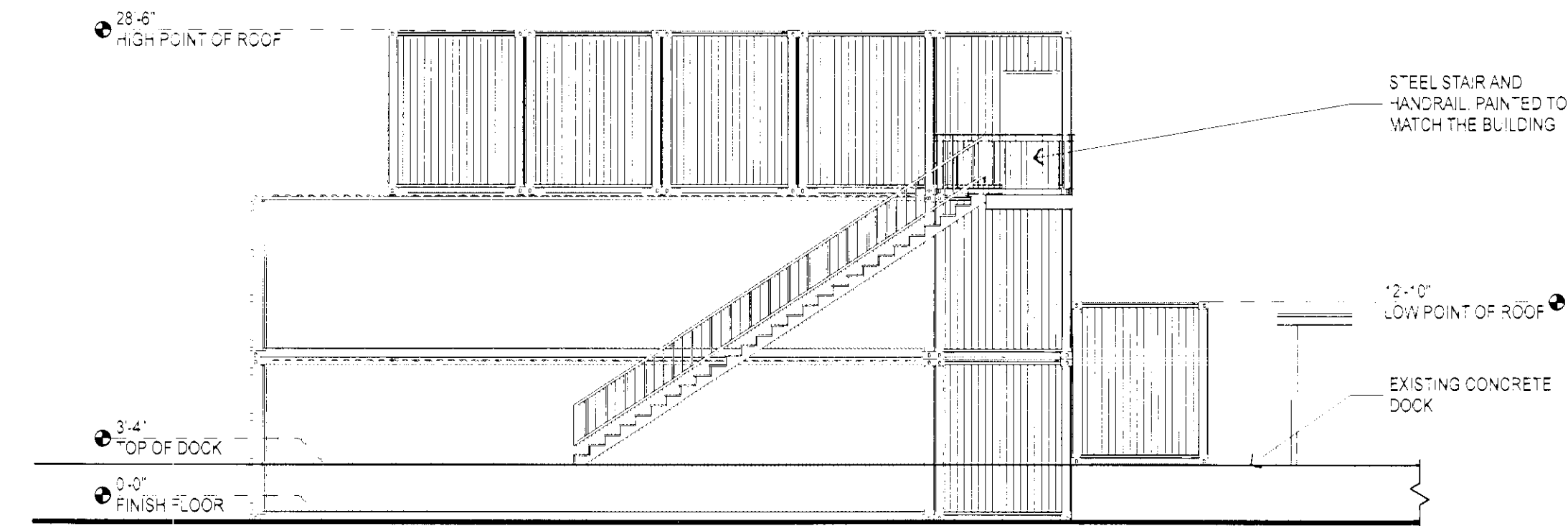
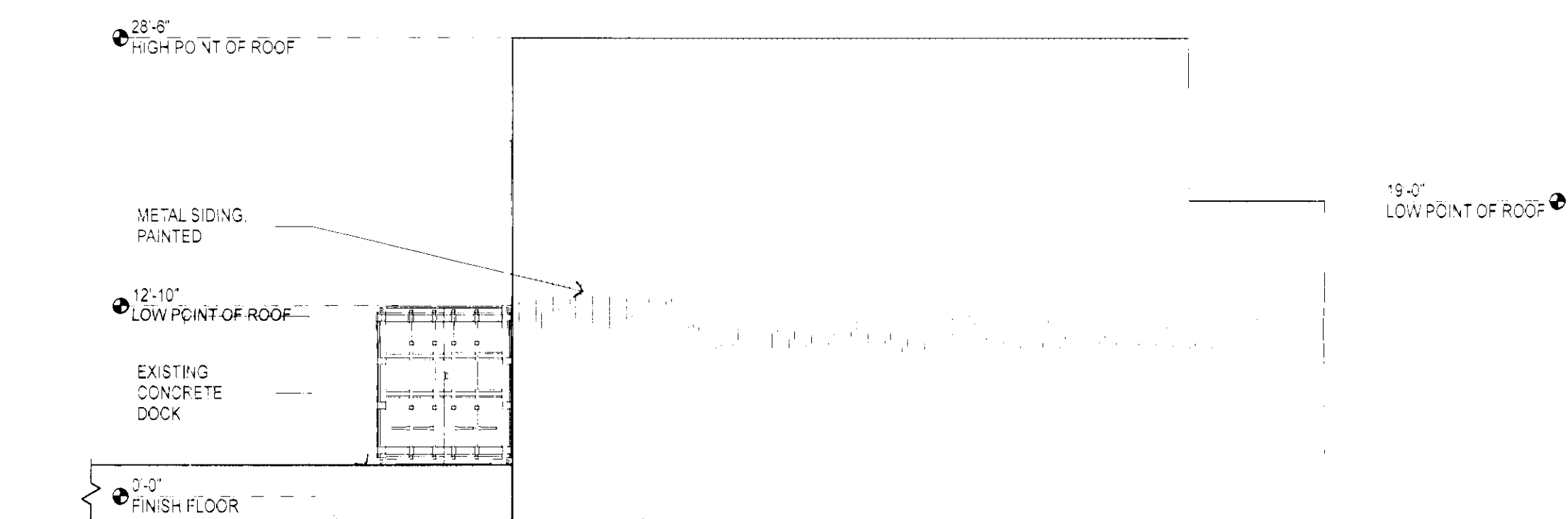




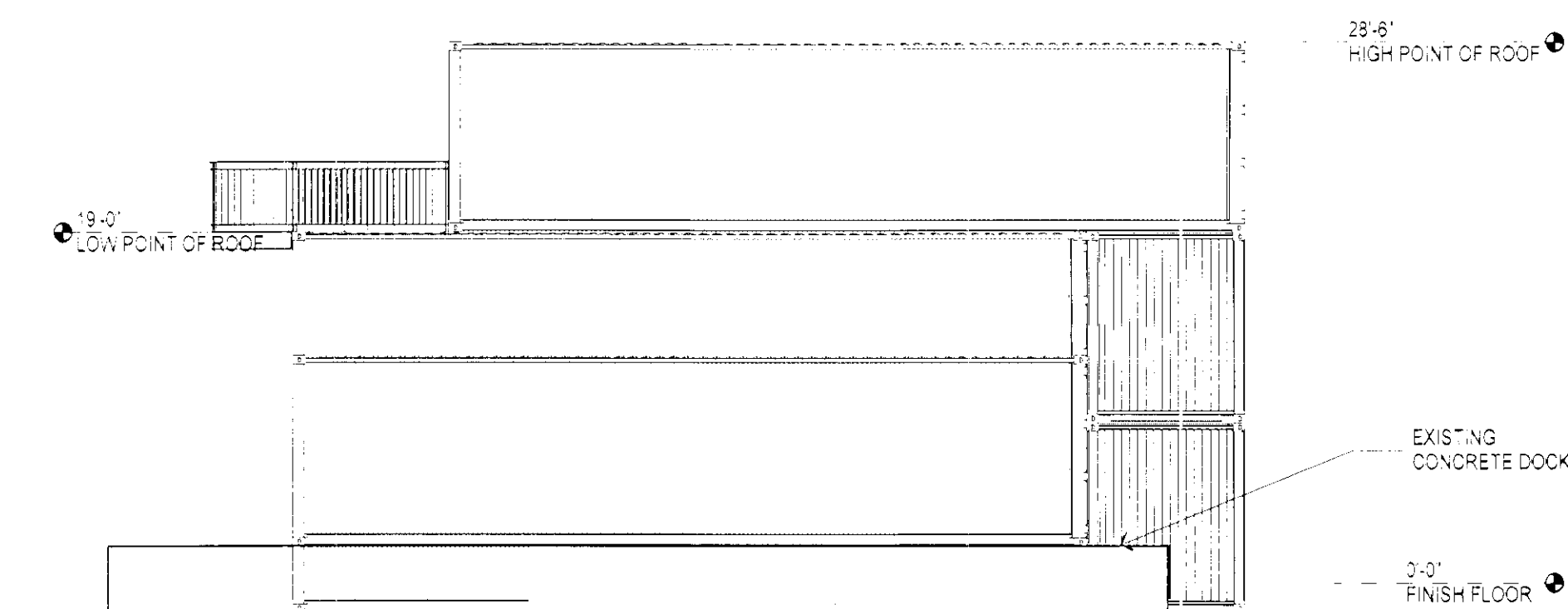
NORTH ELEVATION

1/8" = 1'-0"



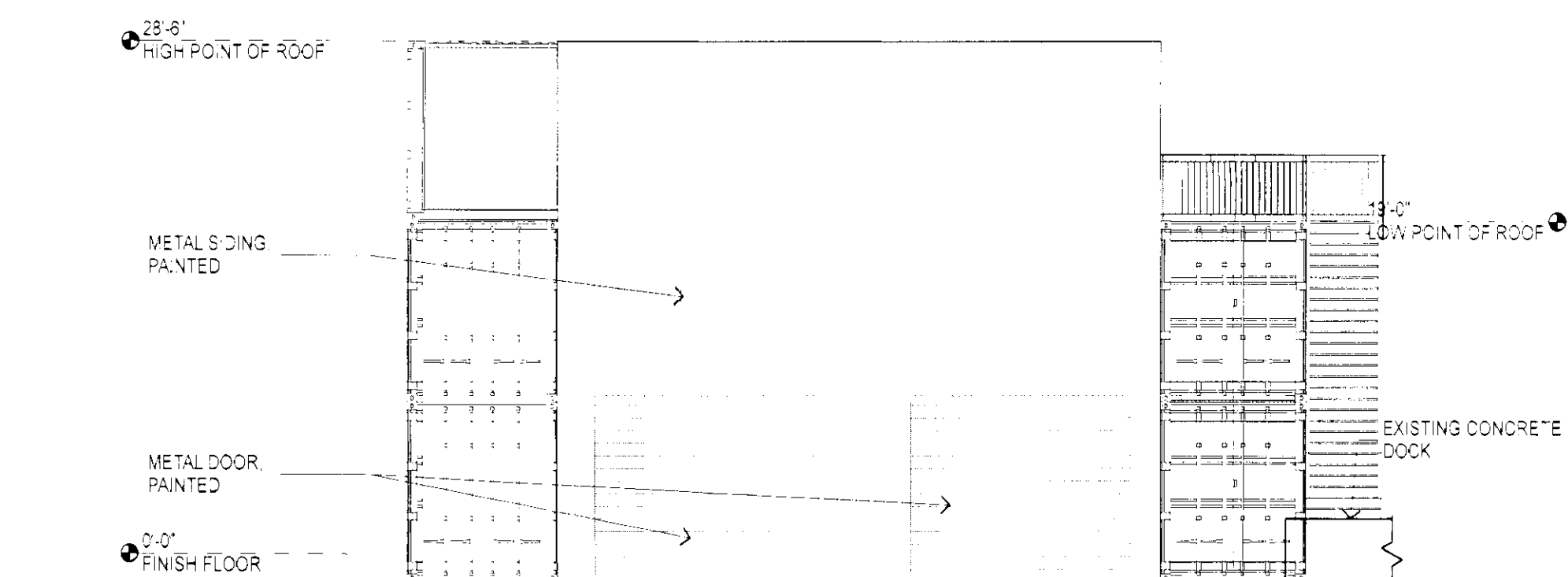
SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

AUG 11, 2010

EXTERIOR
ELEVATIONS -
AUTO REPAIR

A200

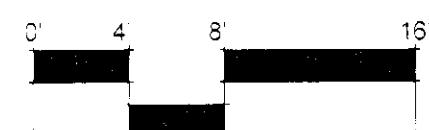
SUP-39149

09.065 A Cab Taxi Company

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

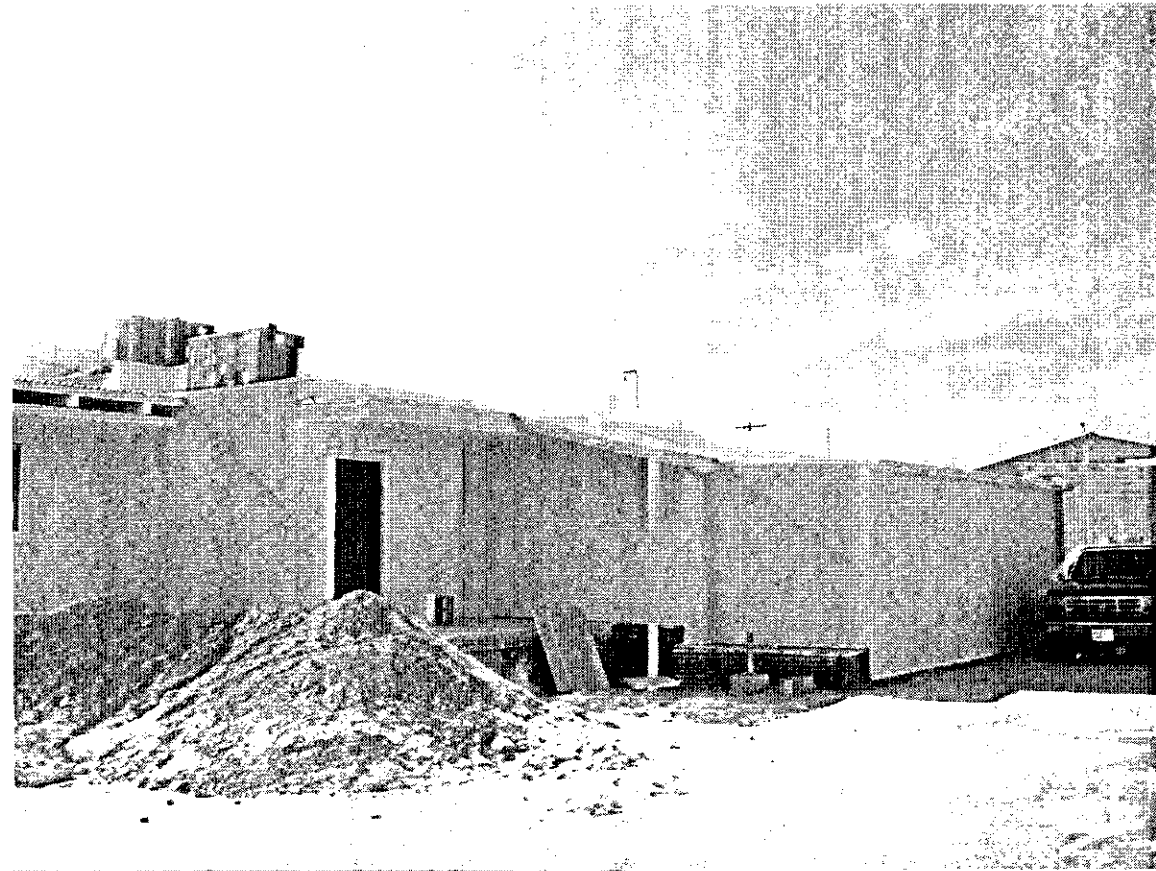
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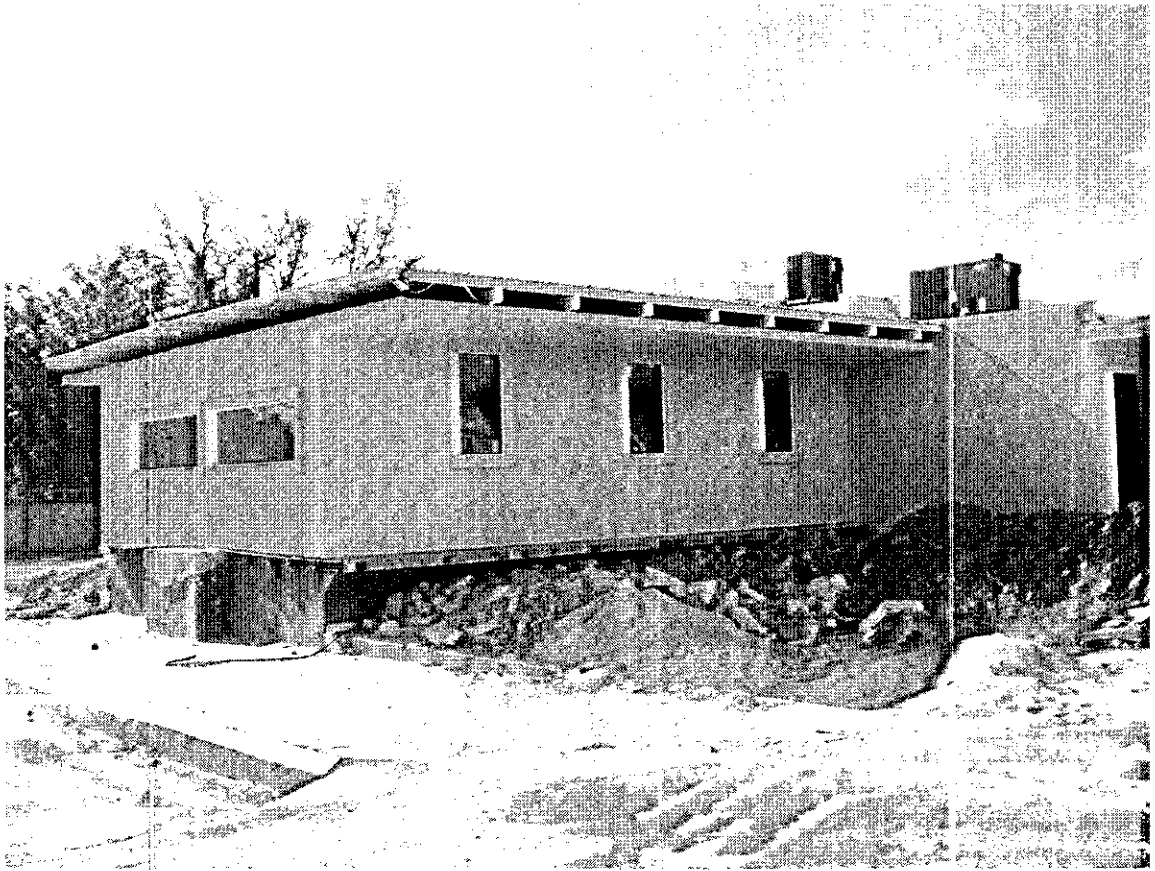


City of Las Vegas Site Development Review Submittal 08.10.10

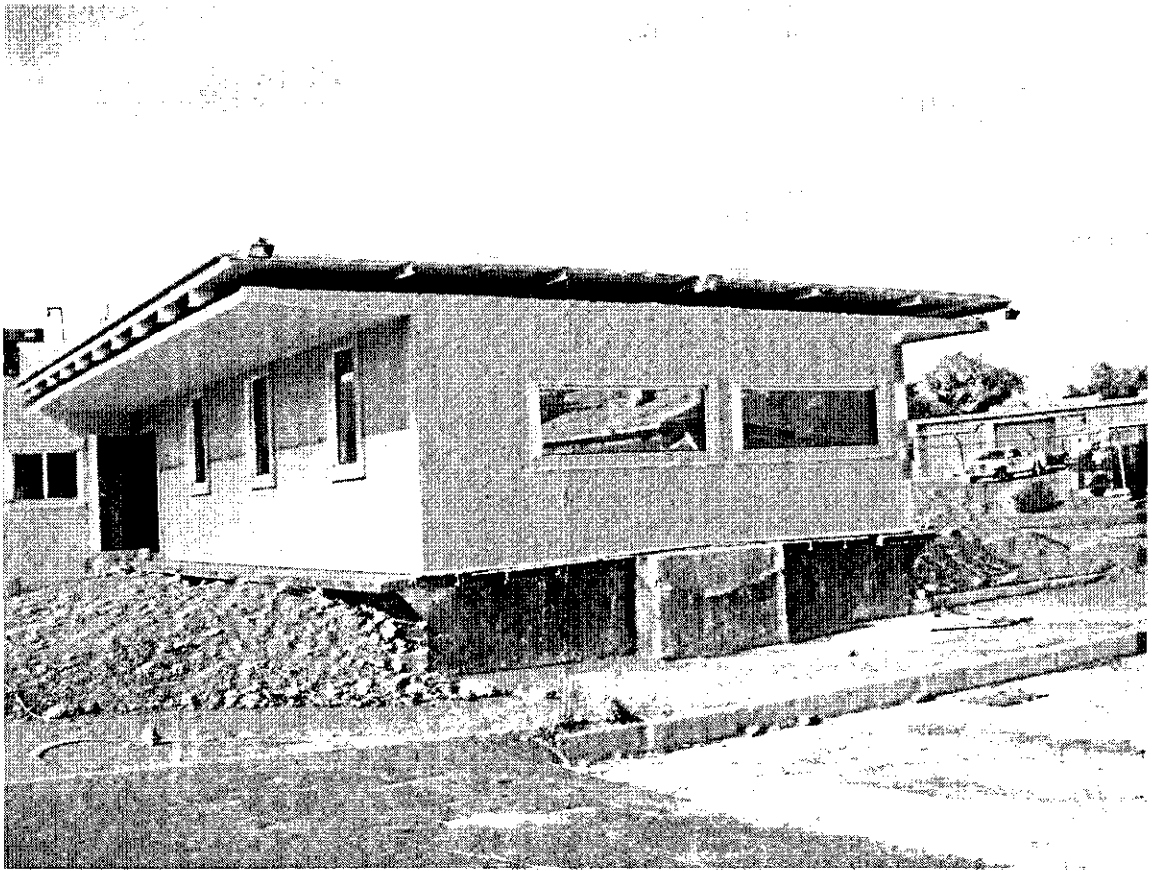
1:09:065 A Cab Taxi Company 09.065 A Cab Taxi DB Revised Jan. 09/2010 5:09 PM K. Kneuman



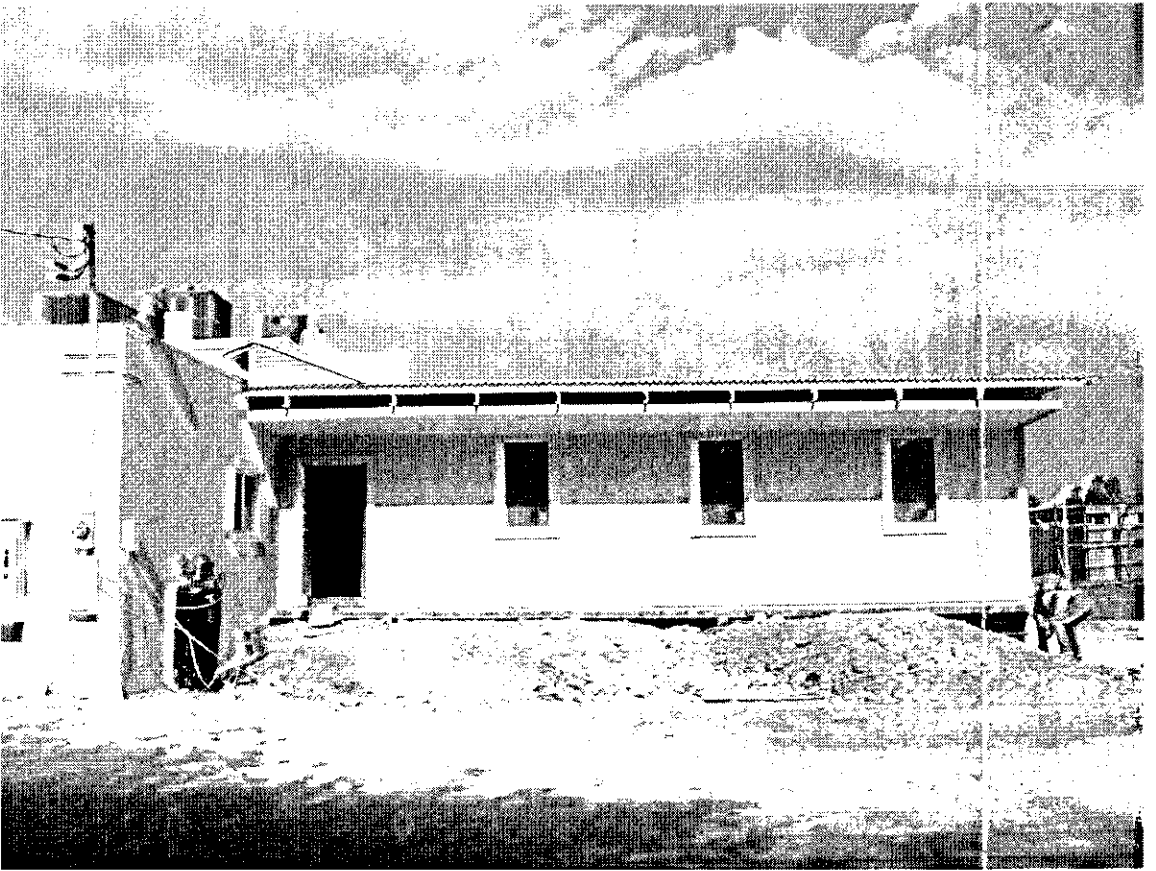
BUILDING "A" WEST SIDE



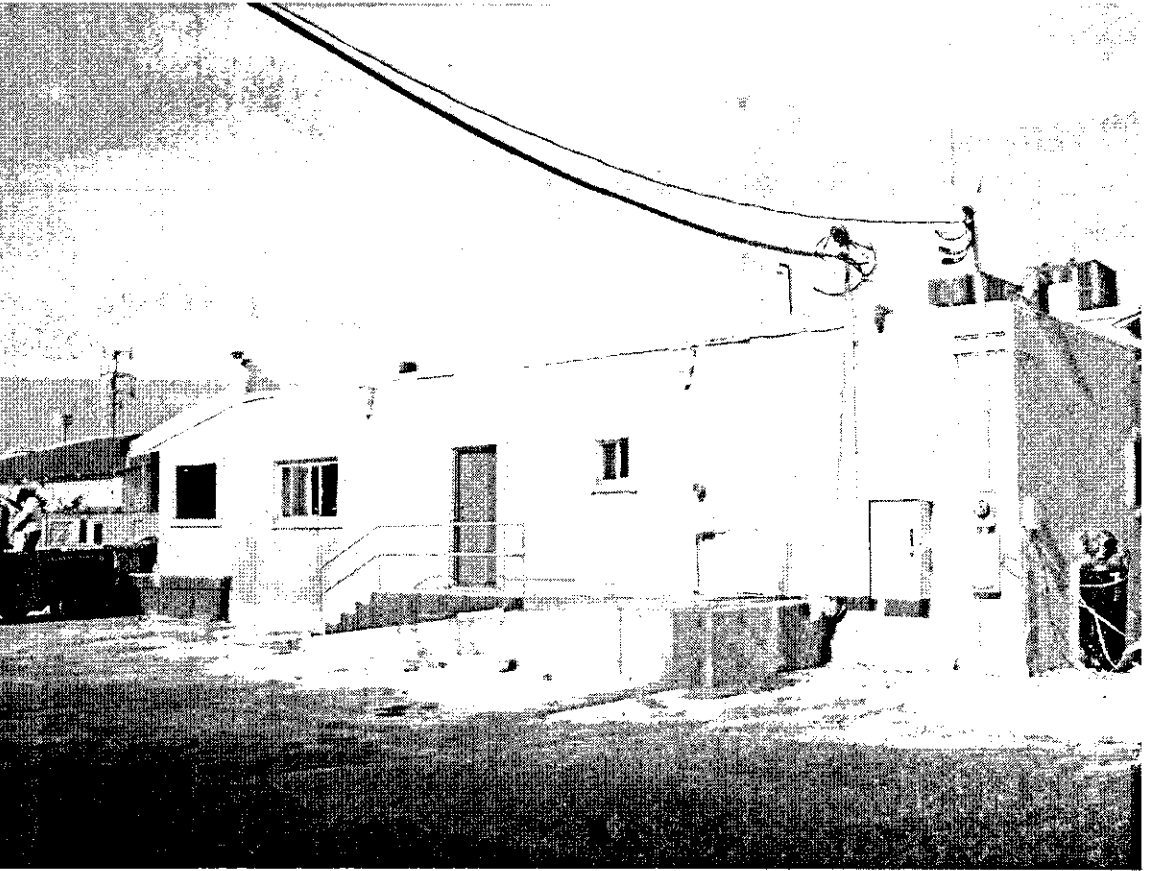
BUILDING "A" NORTHWEST SIDE



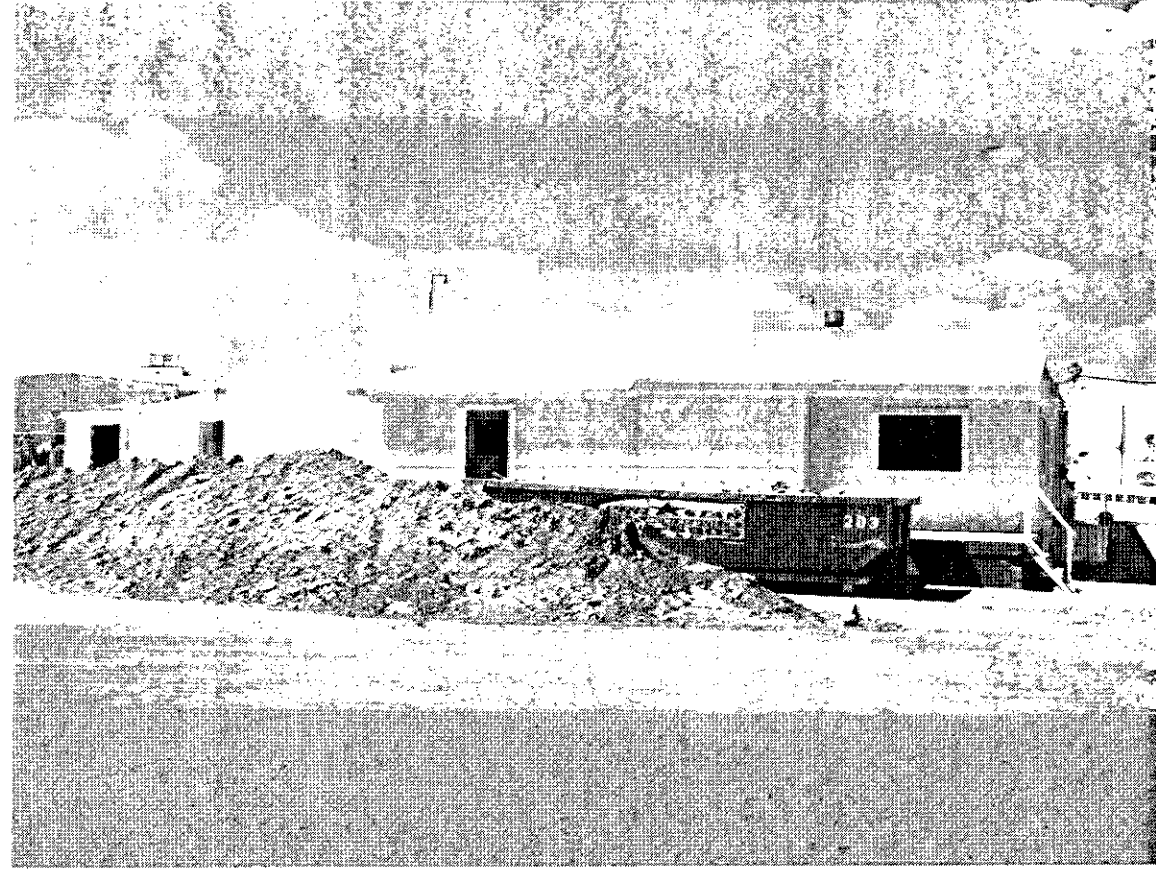
BUILDING "A" NORTHEAST SIDE



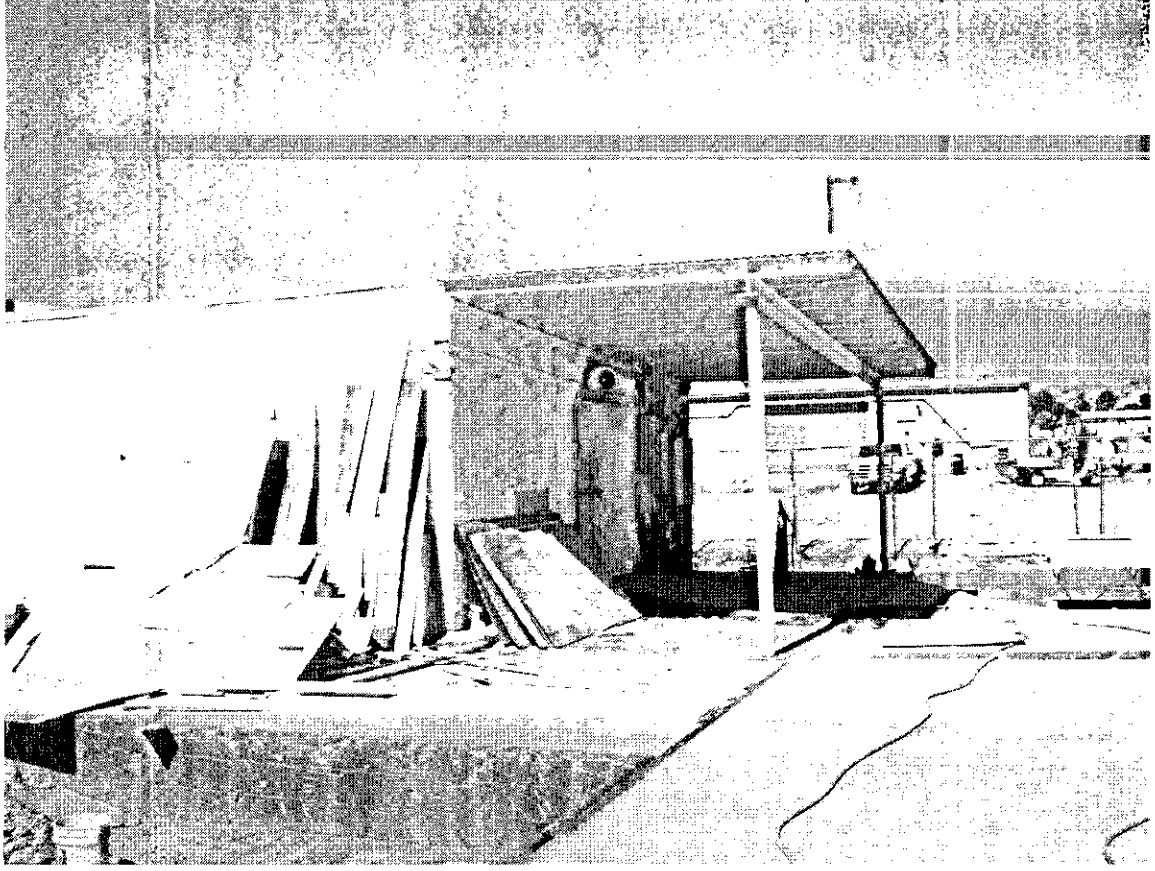
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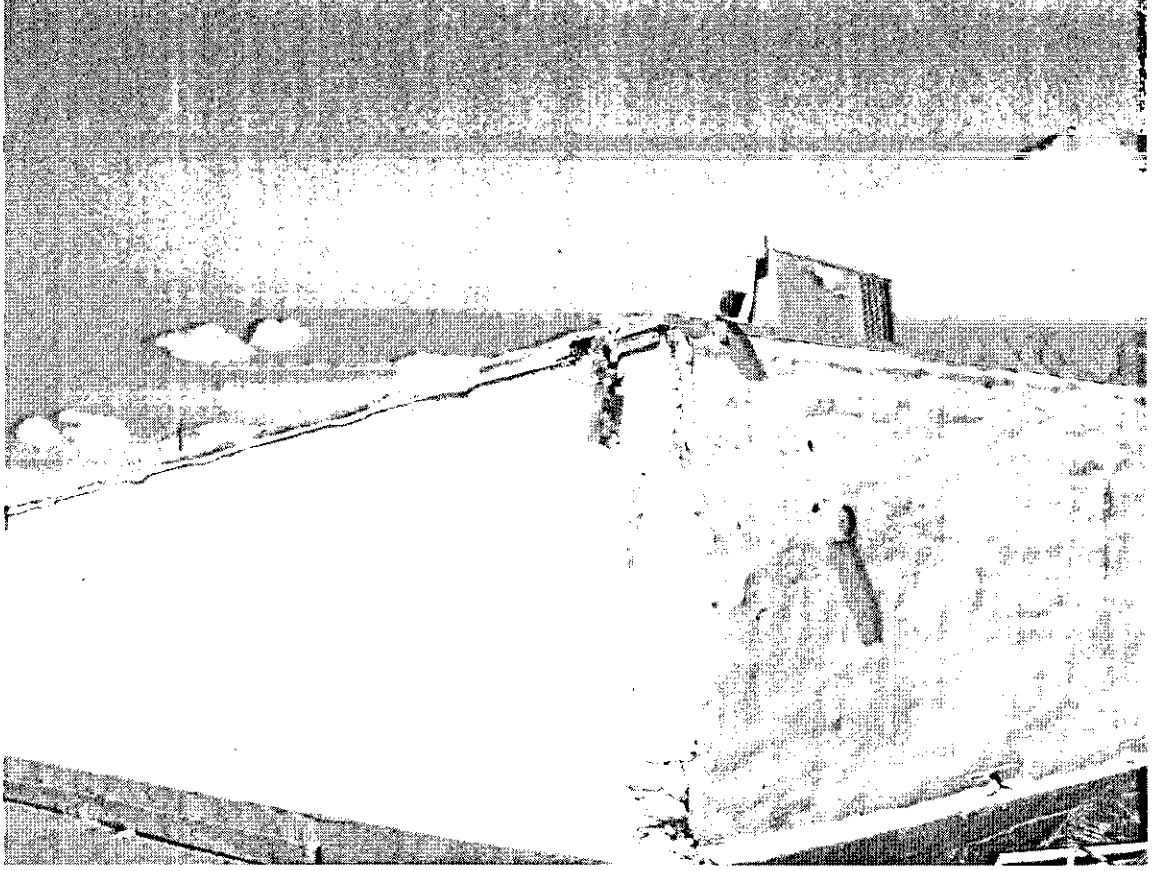
BUILDING "A" EAST SIDE



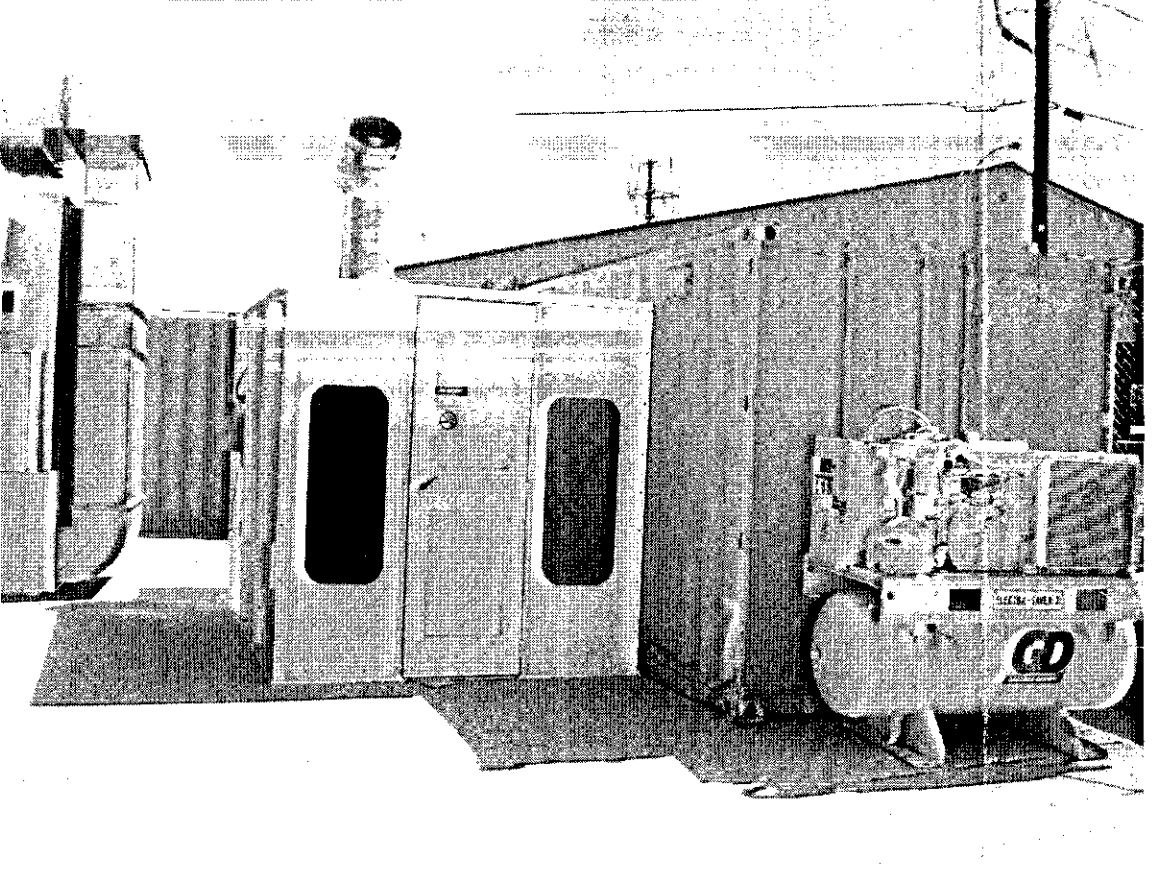
BUILDING "A" SOUTH SIDE



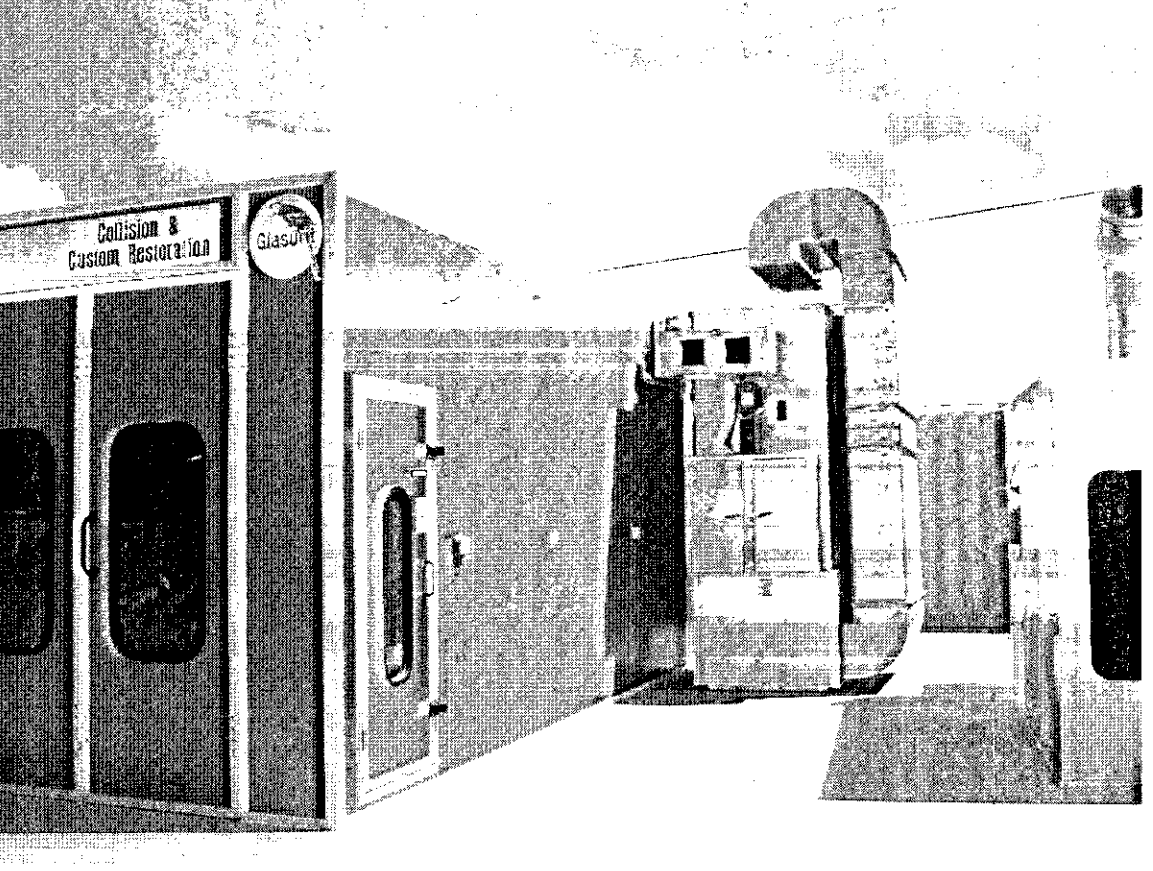
BUILDING "B" NORTHEAST SIDE



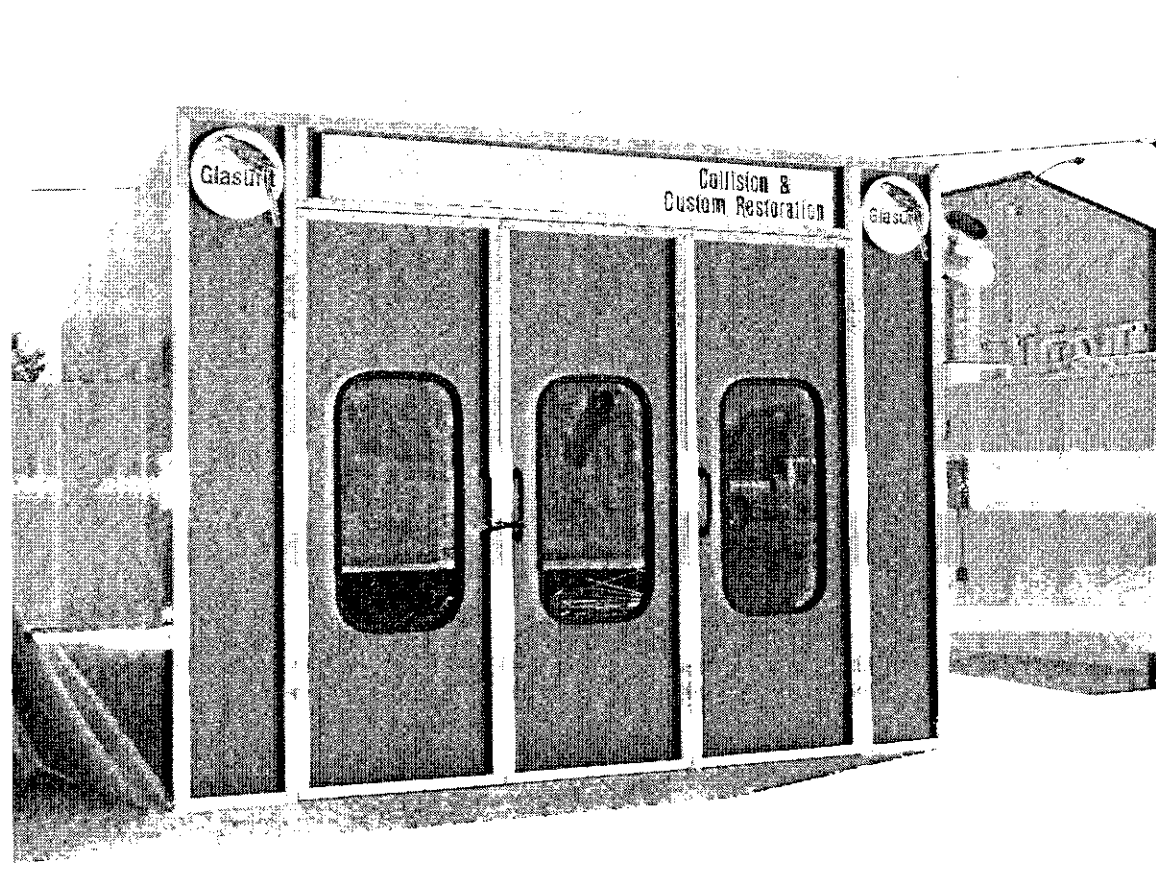
BUILDING "B" SOUTHWEST SIDE



BUILDING "D" MIXING BOOTH



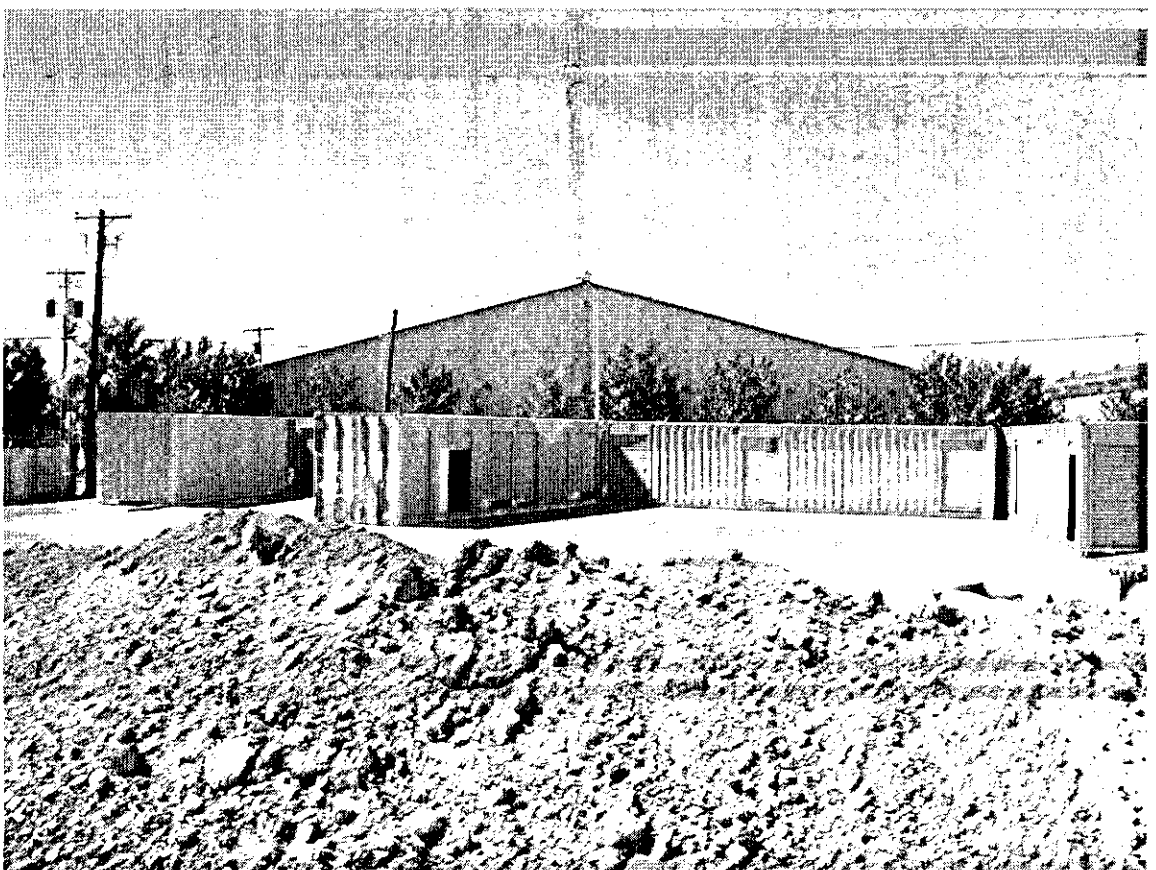
BUILDING "D" SPRAY BOOTH



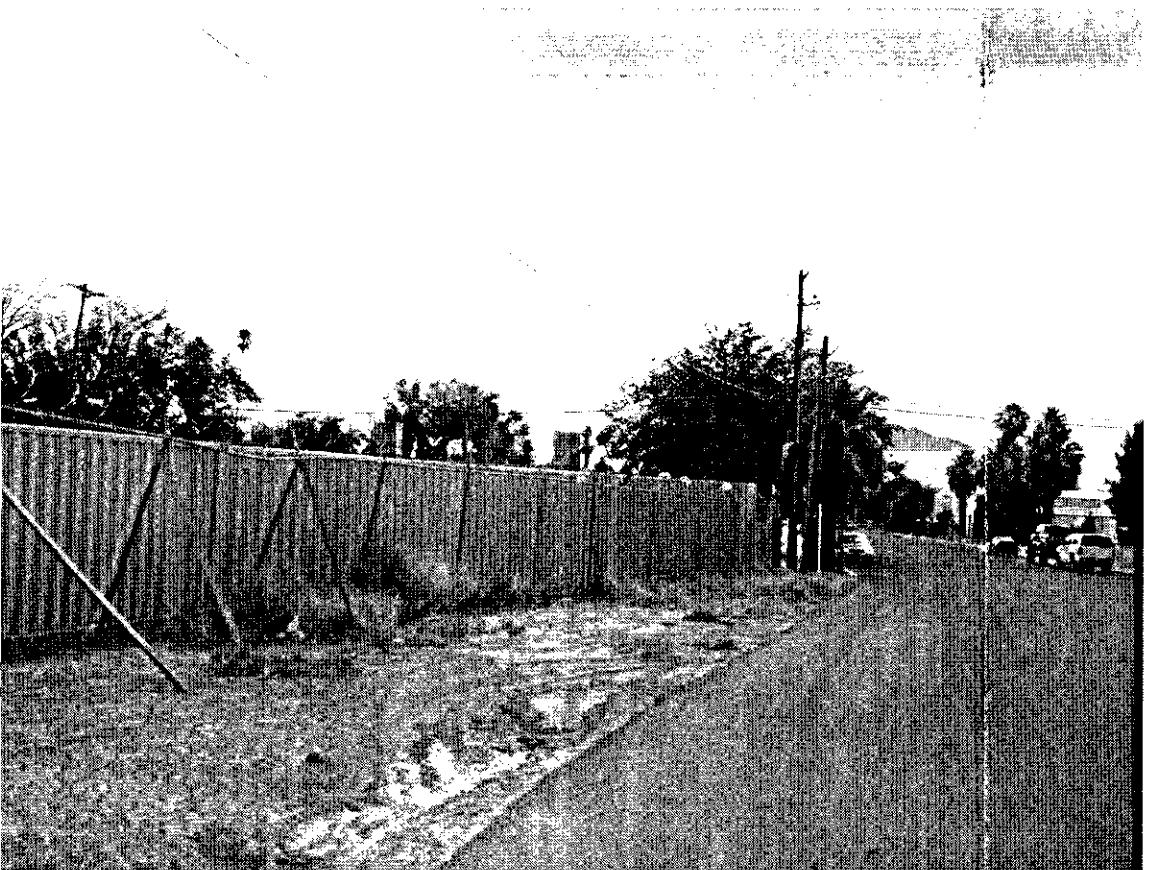
BUILDING "D" SPRAY BOOTH



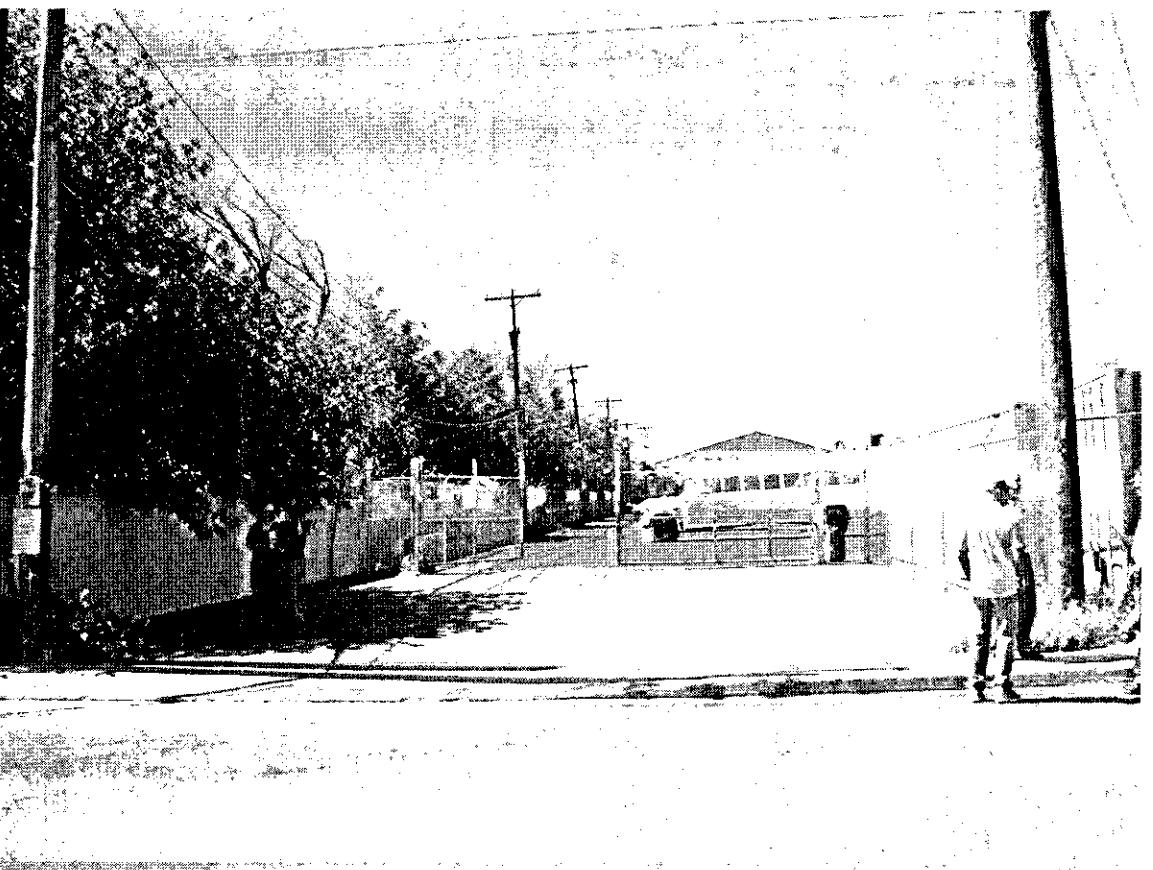
BUILDING "A" AND "B" FROM THE NORTH



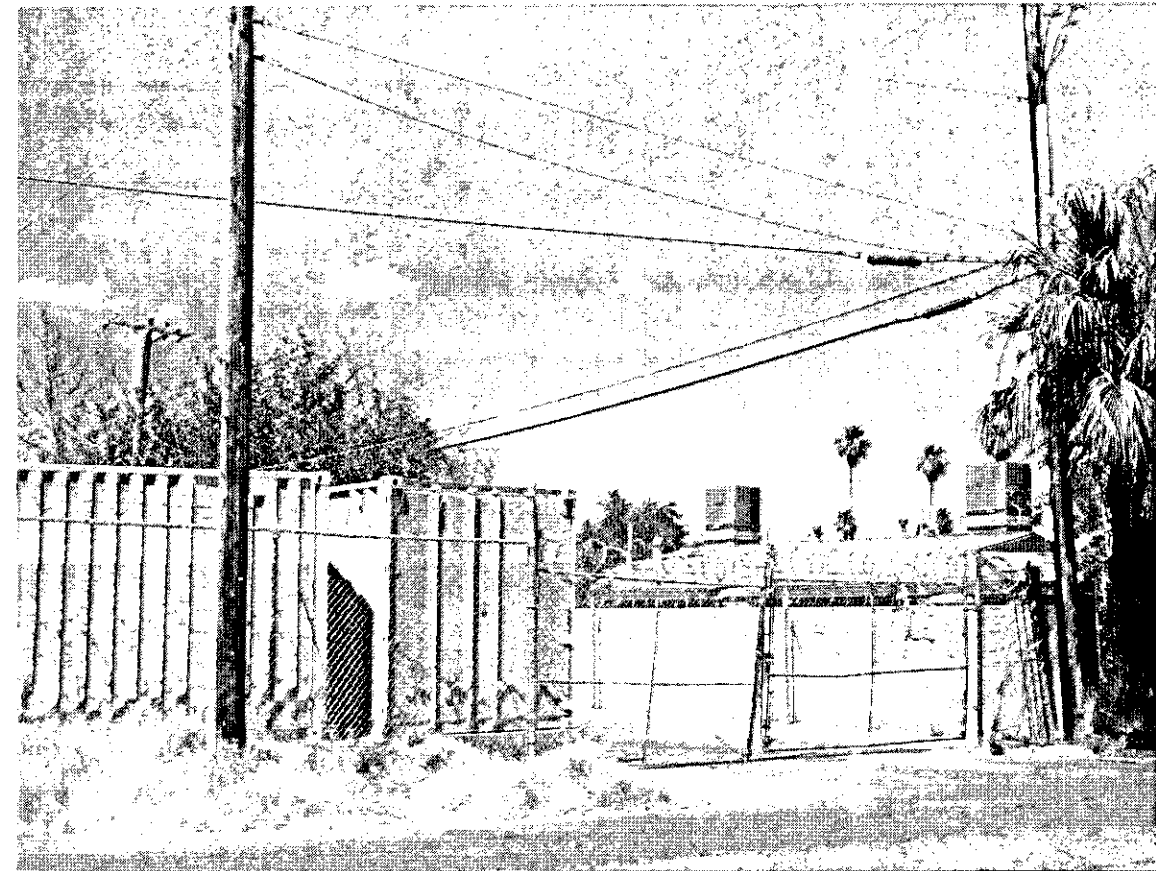
CONTAINERS "E" ALONG GRAGSON FROM THE NORTH



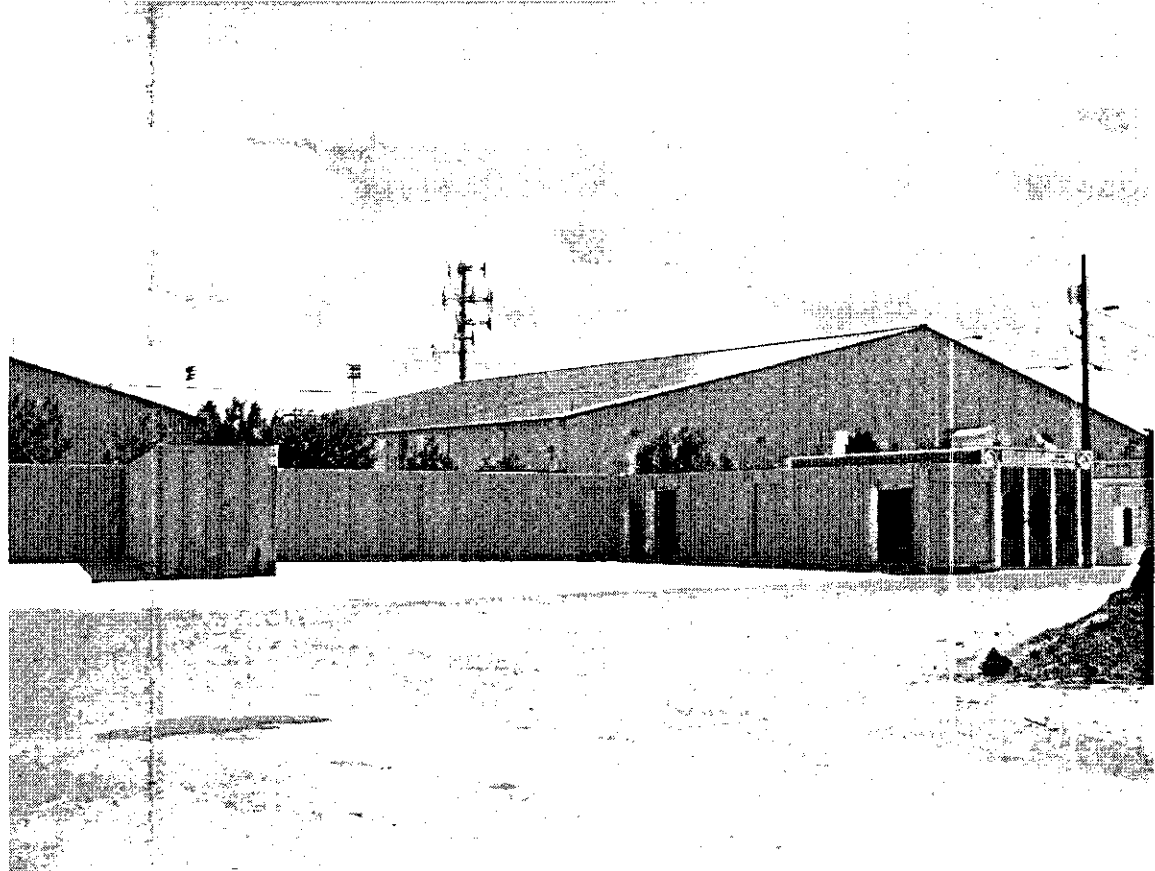
CONTAINERS "E" ALONG GRAGSON FROM THE SOUTHWEST



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

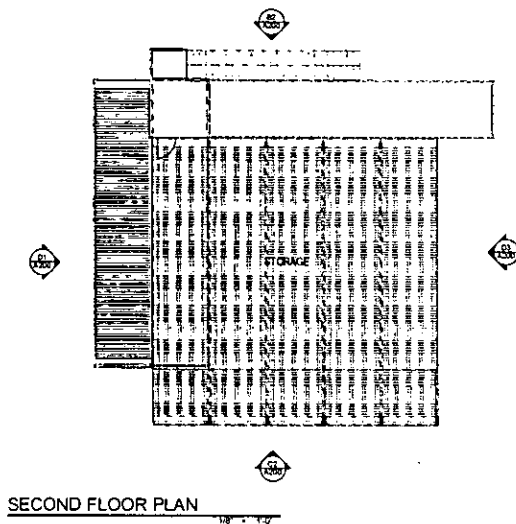
Aug 1, 2010

EXISTING
PHOTOS

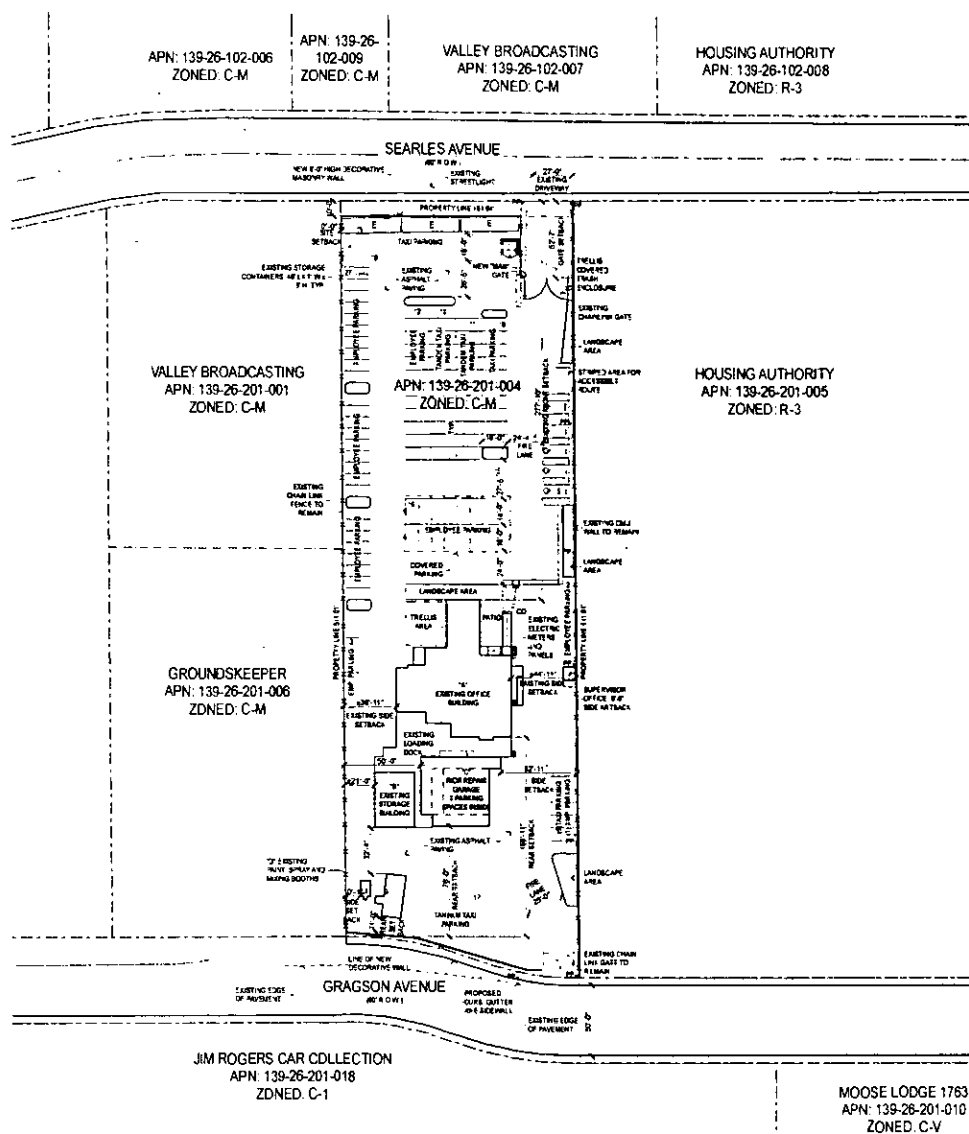
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SUP-39149

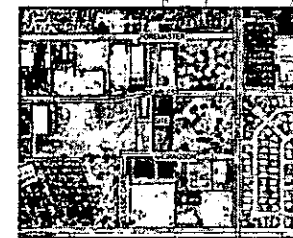
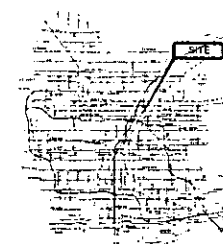
09.065 A Cab Taxi Company



SECOND FLOOR PLAN



SITE PLAN



VICINITY & LOCATION MAPS

Site and Project Information

SITE DATA

PARCEL NUMBER	130-20-201-000
JURISDICTION	CITY OF LAS VEGAS - SPRING
EXISTING GENERAL PLAN	LIGHT INDUSTRIAL / RECREATION
EXISTING ZONING	CA
PROPOSED USE	TWO (2) 10,000 SQ. FT. AUTO REPAIR GARAGE (MINOR); AUTO PART AND BODY REPAIR SHOP OUTDOOR STORAGE
SITE AREA	42,360 SQ. FT. 1.00 ACROSS ACRES

SETRACAS - (PRINCIPAL STRUCTURE)

	RETO	PROVED
FRONT	10' 0"	27' 0"
IN TERRACE SIDE	10' 0"	25' 11", 64' 11"
REAR	10' 0"	100' 11"

RETRAXES - (ACCESSORY STRUCTURE)

	RETO	PROVEDO
FRONT	38" 4"	42" 4"
OUTSIDE SIDE	8" 2"	1" 4" 8" 2", 32" 4" (Various Requests)
ONE END	8" 4"	16" 2"

RELAX	1.4	16.4
WIRE HEIGHT		16
ACTUAL HEIGHT		20

LOT COVERAGE ALLOWED	%
ACTUAL LOT COVERAGE	86
% OF OUTSIDE STORAGE ALLOWED	3
ACTUAL % OF OUTSIDE STORAGE	1

BUILDING INFORMATION

CODE	2000 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	1B
OCCUPANCY	BF-15
FIRE SPRINKLERS PROVIDED	NO

BUILDING AREAS		
A. EXISTING OFFICE BUILDING (x 16' HIGH)		2,400 SF
B. EXISTING STORAGE BUILDING (x 16' HIGH)		1,100 SF
C. NEW REPAIR GARAGE 30' x 40' HIGH		1,200 SF
D. EXISTING PAINT SPRAY AND MASKING BOOTH (x 16' HIGH)	3,000 SF (1st) + 2,000 SF (2nd)	5,000 SF
E. STORAGE CONTAINER (3' x 30' TYP OF 3 (x 8' HIGH)		900 SF
	TOTAL	11,700 SF

PARKING AREA

BUILDING AREA	REQUIRED PARKING	PROVIDED
# OF EMPLOYEES ON LARGEST SHIFT	66	6
# OF TAXIS @ MAXIMUM CAPACITY	47	0
STANDARD IN AND OUT SPACES PROVIDED		9
COMPACT PARKING SPACES PROVIDED		(20%) 7
HANDICAPPED SPACES PROVIDED		
RETAIL, DRIVE-UP		

SITE PLAN AND FLOOR PLAN

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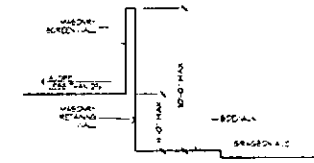
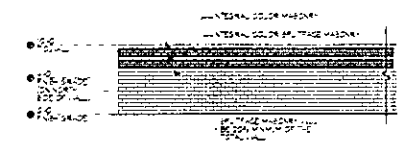
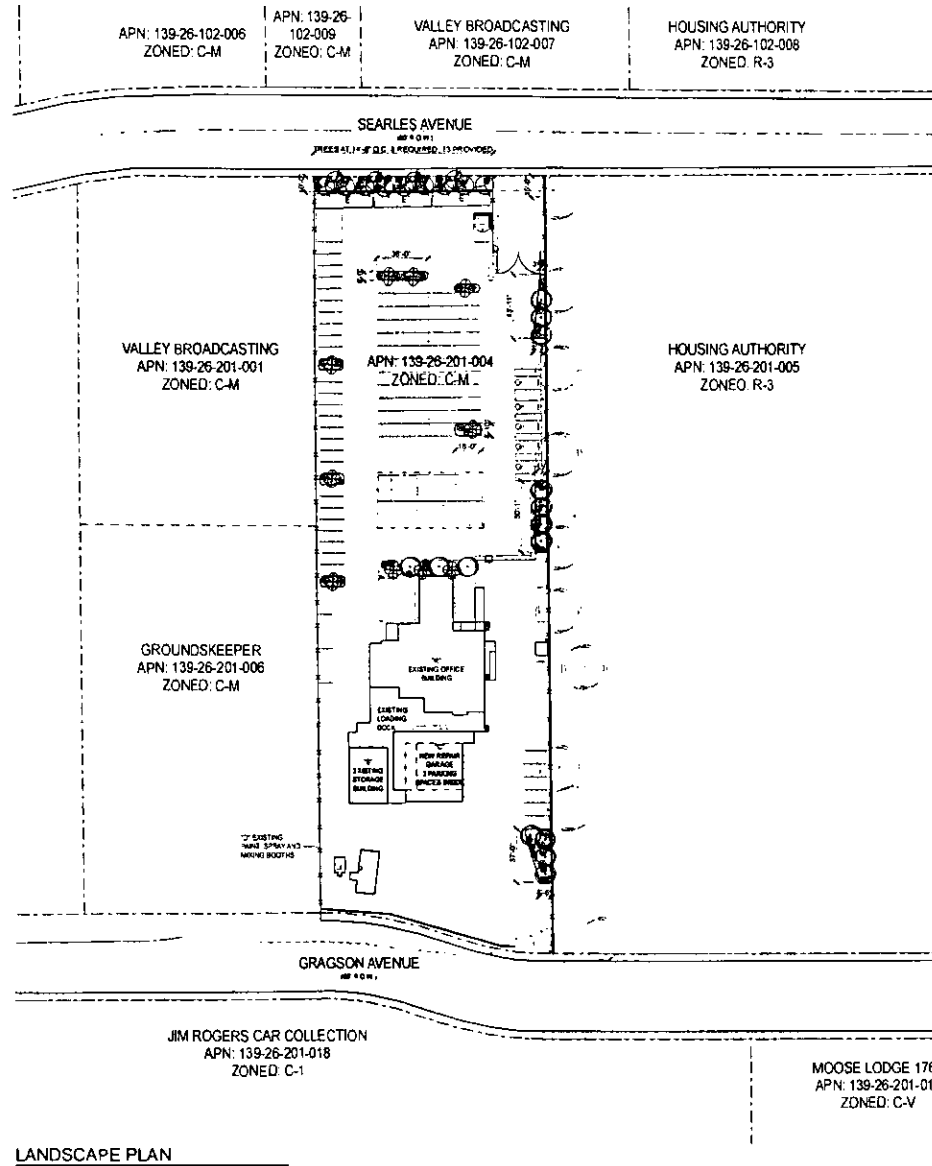


A Cab Taxi Company
Site Development Review
1500 Searles Avenue
Las Vegas, Nevada 89101

VAR-39148 SUP-39149
SDR-39147 REVISED

City of Las Vegas Soc Development Review Submittal	08/10/10
City of Las Vegas Soc Development Review Submittal (Rev)	08/24/10
City of Las Vegas Soc Development Review Submittal (Rev)	09/21/10

[illegible]



LANDSCAPE SCHEDULE			
TREE	SYMBOL	COMMON NAME	BOTANICAL NAME
		HONEY LOCUST	Prosopis
		SHAGBARK ACACIA	Rhacoma bipinnatifida
		PURPLE ROSE LOCUST	Prosopis juliflora
		WESTERN HONEY MESQUITE	Prosopis juliflora
		EXISTING TREES	
SHRUB		TEXAS RANGER	Rhus glabra
		CREPE MYRTLE	Lagerflora indica
GROUND COVER		LANTANA	Lantana
		RED, WHITE MOUNTAIN GRASS	Stipa capensis
ROCK MULCH	SIZE	COLOR	DEPTH
	3/4" CRUSHED GRANITE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD COLORS	MA 2" DEEP

LANDSCAPE BUFFERS		
FRONT (ADJ TO ROW)	10'-0"	REQUIRED
INTERIOR SIDE (ADJ TO RESIDENTIAL)	5'-0"	5'-0" MINIMUM REQUESTED
INTERIOR SIDE (ADJ TO INDUSTRIAL)	5'-0"	5'-0"
REAR (ADJ TO ROW)	15'-0"	5'-0" MINIMUM REQUESTED

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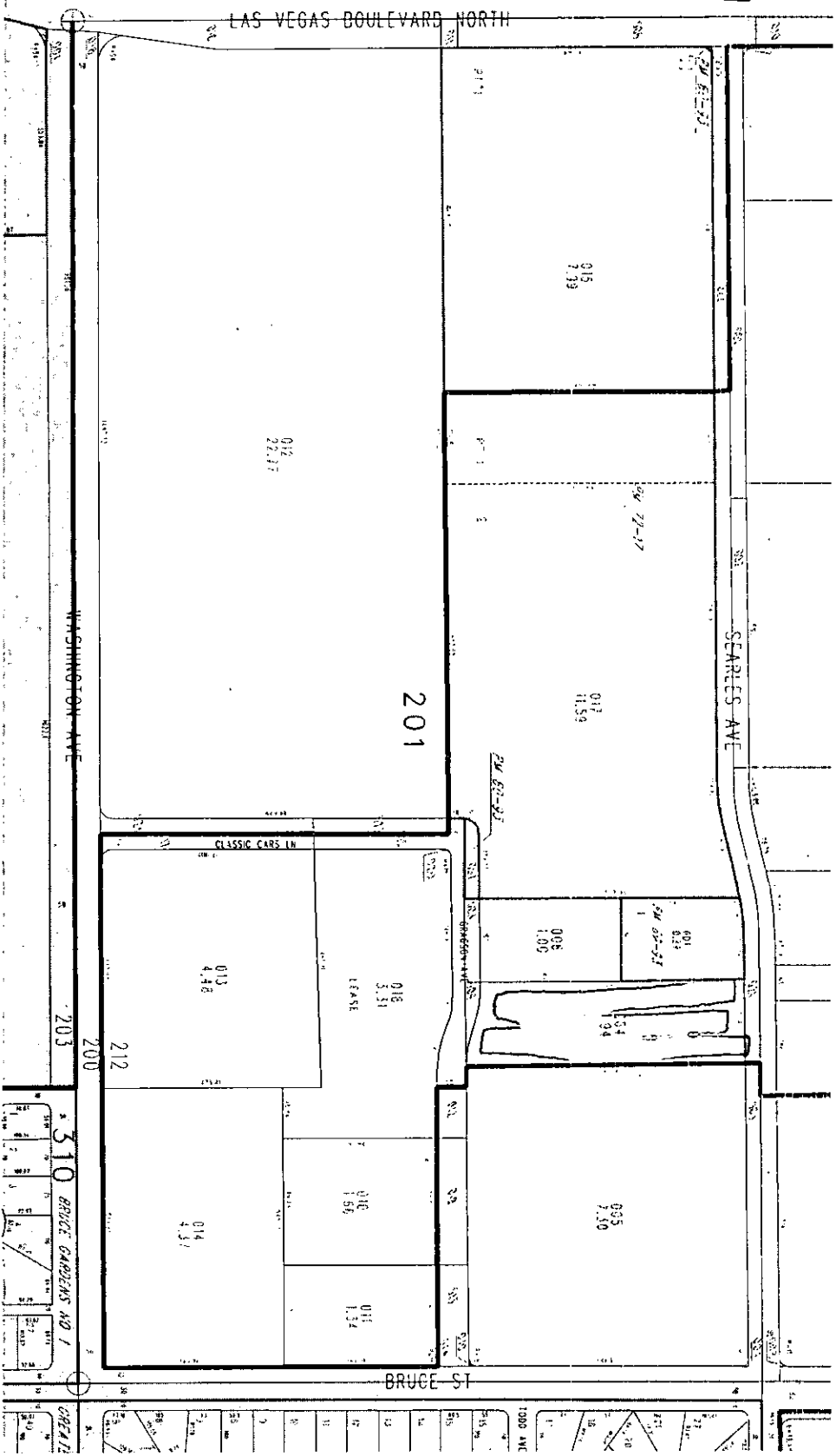
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VAR-39148 SUP-39149
SDR-39147 REVISED

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 L100
 A Cab Taxi Company

PLANTING PLAN

RECEIVED
AUG 10 2010



NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data depicted herein. Information on roads and other non-assessed parcels may be obtained from the Road Department listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds. Not every parcel is shown. The information shown is for assessment use only. For more detailed information, see the recorded documents for more details. See the Assessor's Office for more information.

MAP LEGEND

SYMBOL	DESCRIPTION
---	PARCEL BOUNDARY
---	ROAD BOUNDARY
---	ROAD EASEMENT
---	PAVED BOUNDARY
---	UNPAVED LOT LINE
---	UNPAVED LOT LINE / LEADER LINE
---	ROAD ID NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

120S R61E

20

S 2 NW 4

139-26-2

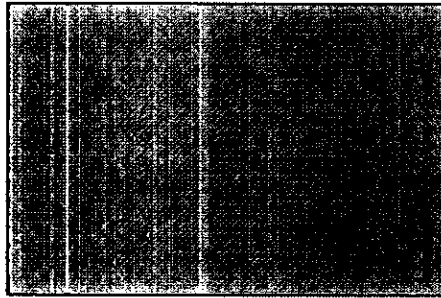
Scale: 1" = 200'

Revised: 2/1/10

510 BRUCE GARDENS AND 1

08/17/10

Prefinished Metal



Paint 1

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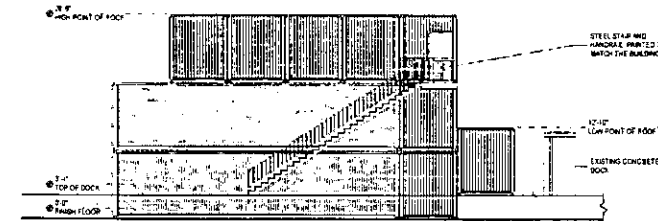
8200 South 4th Street
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Las Vegas, Nevada 89104
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F: 702.829.1211
info@aptusaarchitecture.com

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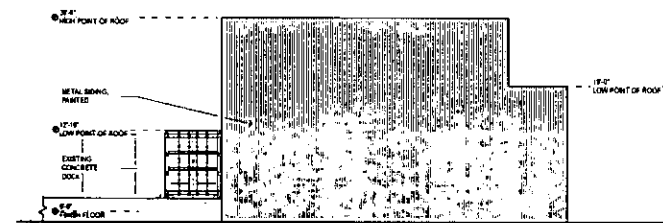
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SDR-39147

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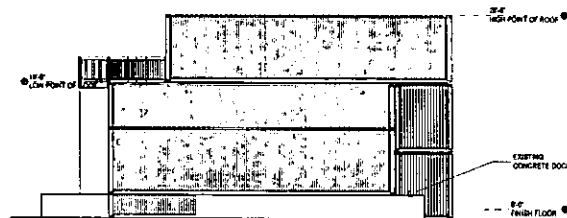
NORTH ELEVATION

1/8" = 1'-0"



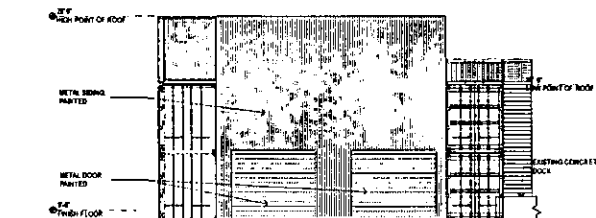
SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

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

EXTERIOR
ELEVATIONS -
AUTO REPAIR

A200

39147 A Cab Taxi Company

VAR-39148
SUP-39149
SDR-39147

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) <i>IMPACT NOTICE</i>			
☐	☒	Project of Regional Significance (PRS) <i>IMPACT NOTICE</i>			
☒	☐	Color & Materials Board per Site Development Plan Review Submittal Requirements <i>IMPACT NOTICE</i>			
☒	☐	Copy of Business Licenses: (Owner: ☒ Applicant: ☒ Representative: <input 6"="" checked="" style="text-align: center;" type="checkbox/>)</td> </tr> <tr> <td colspan="/> 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: 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: 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:	Special Use Permit
Representative:	Kristen Neuman			Application Purpose:	Major Amendment to SDR 35195 and waivers to Landscape buffer to allow storage to be within side yard setback
APN:	139-26-201-004			Site Location:	1500 Searles Ave
Planner's Signature:	<i>Steve Swanton</i> 7/20/10			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 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 ~~to~~ 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

October 21, 2010

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

RE: SUP-39149 – VARIANCE
CITY COUNCIL MEETING OF OCTOBER 20, 2010
Related to VAR-39148 and SDR-39147

Dear Mr. Nady:

The City Council at a regular meeting held October 20, 2010 APPROVED the request for a Special Use Permit FOR OUTDOOR STORAGE, ACCESSORY WITHIN THE REQUIRED SETBACK AND LANDSCAPE BUFFER AREA ALONG THE WEST PERIMETER 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. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for the Outdoor Storage, Accessory use.
2. Approval of and conformance to the Conditions of Approval for Variance (VAR-39148) and Site Development Plan Review (SDR-39147) shall be required.
3. This approval shall be void two years from the date of final approval, unless a final inspection has been completed. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Mr. Jay Nady
SUP-39149 – Page Two
October 21, 2010

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

Sincerely,



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

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



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: SUP-39149 - SPECIAL USE PERMIT RELATED TO VAR-39148 AND
SDR-39147
PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010**

Dear Mr. Nady:

Your request for a Special Use Permit FOR OUTDOOR STORAGE, ACCESSORY WITHIN THE REQUIRED SETBACK AND LANDSCAPE BUFFER AREA ALONG THE WEST PERIMETER 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. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for the Outdoor Storage, Accessory use.
2. Approval of and conformance to the Conditions of Approval for Variance (VAR-39148) and Site Development Plan Review (SDR-39147) shall be required.
3. This approval shall be void two years from the date of final approval, unless a final inspection has been completed. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. 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.

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. Freitwell



Mr. Jay Nady
Four Fours, LLC
SUP-39149 - Page Two
September 24, 2010

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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: SUP-39149 - SPECIAL USE PERMIT RELATED TO VAR-39148 AND
SDR-39147
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 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

Lois Tarkanian

Steven O. Rass

Ricki Y. Barlow

Stavros S. Anthony

City Manager

Elizabeth N. Fretwell





CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

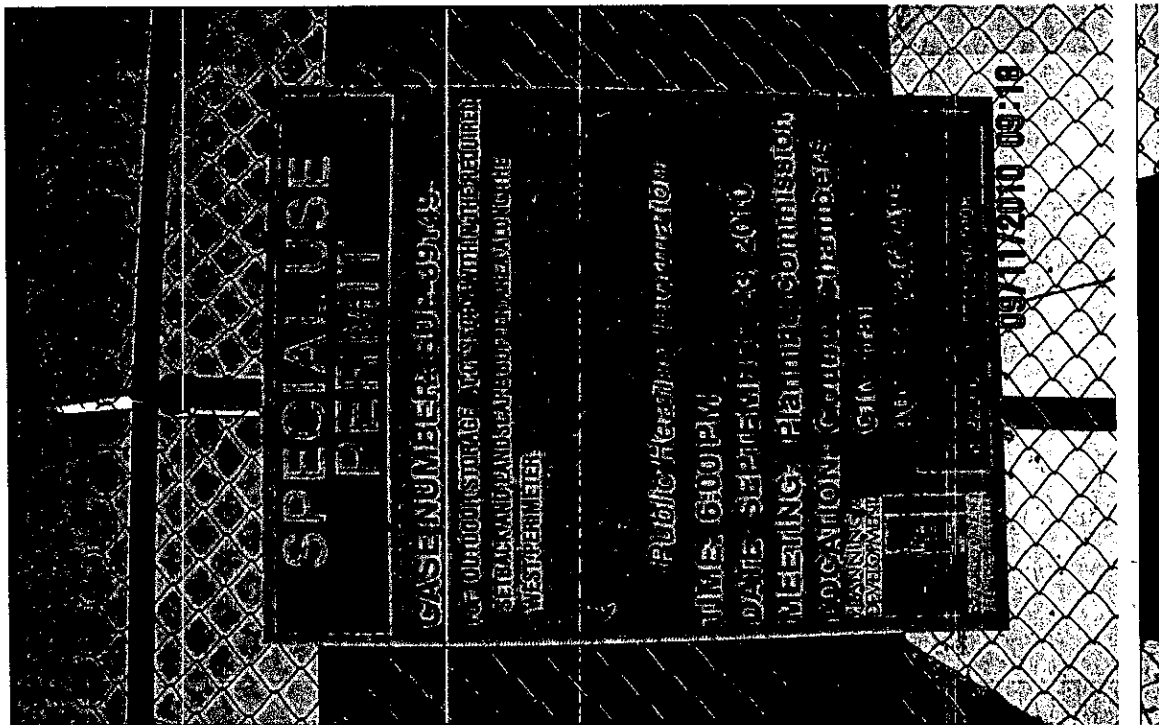


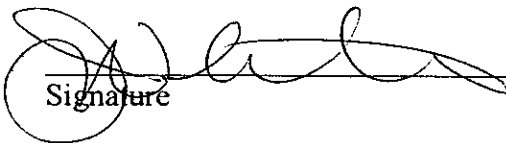
CASE NUMBER: SUP-39149

MEETING DATE: 09/23/10 PC

1 of 2

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




Signature

9-11-10
Date

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



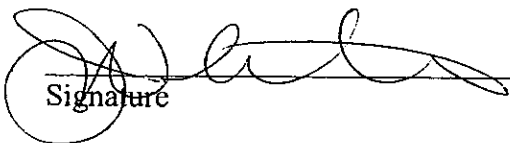
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2
Zoning
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Signature

9-11-10
Date

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



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

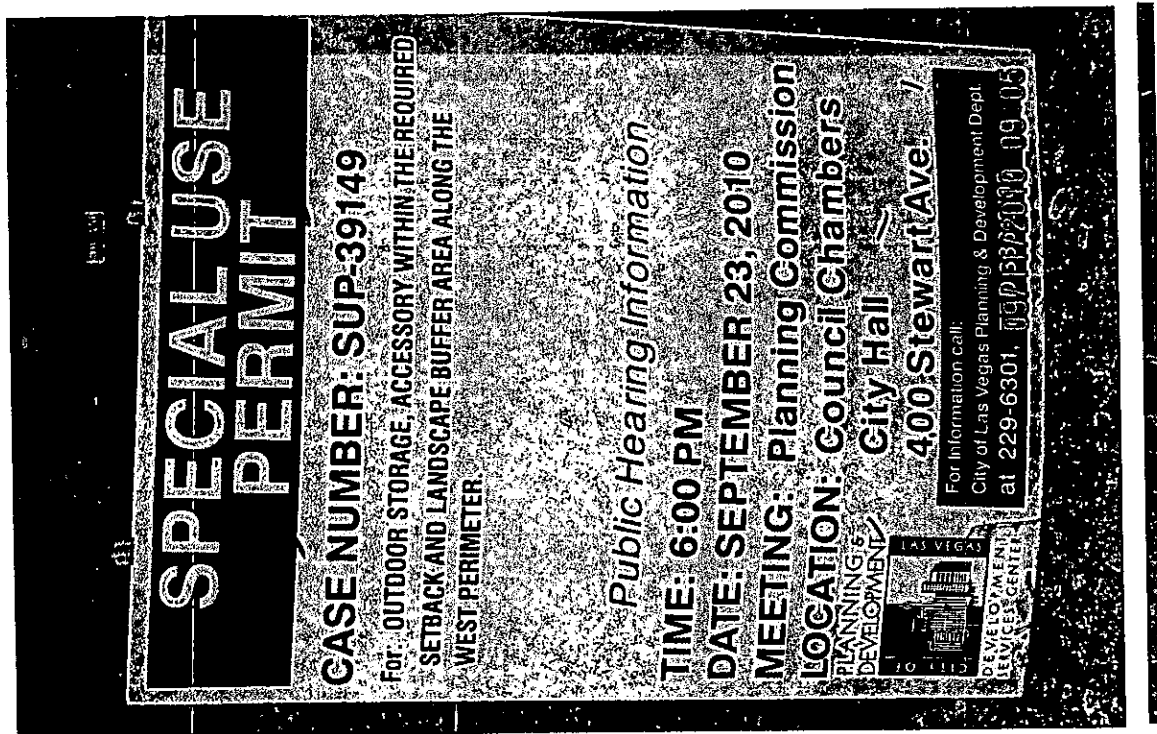


CASE NUMBER: SUP-39149

MEETING DATE: 09/23/10 PC

212

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



Signature [Handwritten Signature]

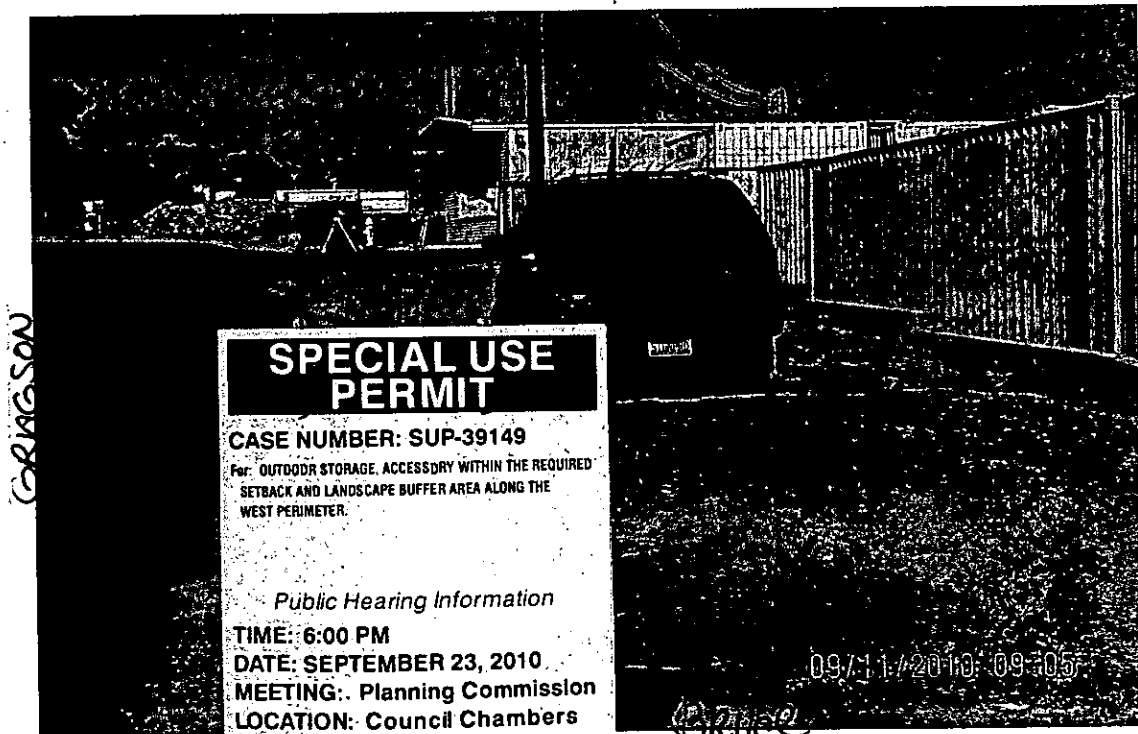
Date 9-11-10

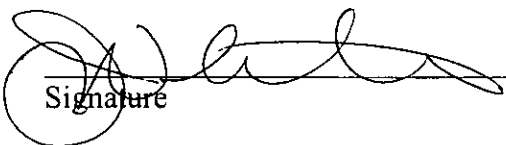
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2

Zoning
the first




Signature

9-11-10
Date

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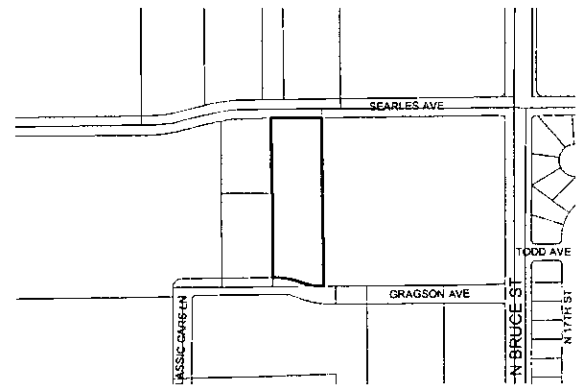
Application Information

VAR-39148 - VARIANCE - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC - Request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE EIGHT FEET IS REQUIRED FOR ACCESSORY STRUCTURES on 1.94 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow).

SUP-39149 - SPECIAL USE PERMIT RELATED TO VAR-39148 - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC - Request for a Special Use Permit FOR OUTDOOR STORAGE, ACCESSORY WITHIN THE REQUIRED SETBACK AND LANDSCAPE BUFFER AREA ALONG THE WEST PERIMETER 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

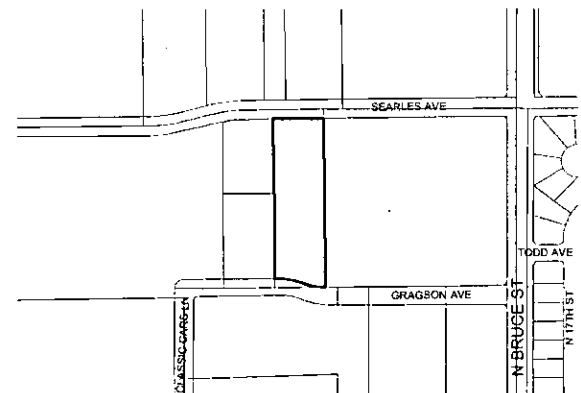
Application Information

VAR-39148 - VARIANCE - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC - Request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE EIGHT FEET IS REQUIRED FOR ACCESSORY STRUCTURES on 1.94 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow).

SUP-39149 - SPECIAL USE PERMIT RELATED TO VAR-39148 - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC - Request for a Special Use Permit FOR OUTDOOR STORAGE, ACCESSORY WITHIN THE REQUIRED SETBACK AND LANDSCAPE BUFFER AREA ALONG THE WEST PERIMETER 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



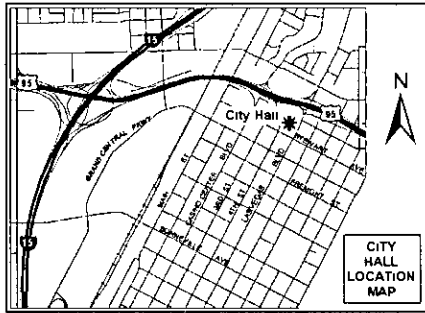
The proposed project may not pertain to the entire highlighted project site.

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

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

Return Service Requested
Official Notice of Public Hearing



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

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

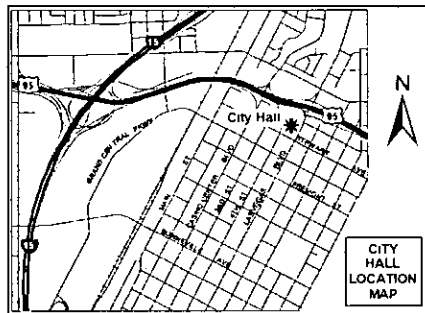
Please use available blank space on card for your comments.

VAR-39148 & SUP-39149

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



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

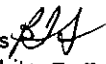
Please use available blank space on card for your comments.

VAR-39148 & SUP-39149

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 
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekkilä, Survey (FM, PM, & A's only)
Date: August 23, 2010
Re: **SUP-39149** A Cab Taxi Company 1500 Searles Ave.
Request for a Special Use Permit for outside storage, accessory in required setback areas

COMMENTS:

We have no comment on the Request for a Special Use Permit application to allow outside storage, accessory in required setback areas along the east and south perimeters for property located at 1500 Searles Avenue.

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:

SUP-39149

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*

SUP-39149

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
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

SUP-39149 - SPECIAL USE PERMIT RELATED TO VAR-39148 - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC - Request for a Special Use Permit FOR OUTSIDE STORAGE, ACCESSORY IN REQUIRED SETBACK AREAS ALONG THE EAST AND SOUTH PERIMETERS at 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:

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

SUP Application

Report Date 08/10/2010 03:31 PM

Submitted By

Page 1

A/P # 39149 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	08/10/2010 12:31	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

SUP-39149 - SPECIAL USE PERMIT RELATED TO SDR-39147 AND VAR-39148 - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY/OWNER:
FOUR FOURS, LLC - Request for a Special Use Permit TO ALLOW OUTSIDE STORAGE, ACCESSORY IN A SIDE YARD SETBACK on 1.89 acres at 1500
Searles (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow).

Parent A/P # 39147
Project # 39149 Project/Phase Name A CAB TAXI COMPANY Phase #
Size/Area 1.92 ACRES 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

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

Report Date 08/10/2010 03:31 PM

Submitted By

Page 2

AP Linked Parcels

13926201004

Applicants/Contacts

Primary N Capacity APPL Contact ID AC1654148 ☐ Foreign
Effective Expire
Name A CAB TAXI CO.
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 No Comments

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	Valued	Issued	Started	Completed	Comp By
Review #								
Comments								

Activity Review Details

Detail SUBMITTAL CHECKLIST (SUP) Modified By JALABADO Modified Date/Time 08/10/2010 12:31
Comments
No Comments

Report Date 08/10/2010 03:31 PM

Submitted By

Page 3

SUBMITTAL CHECKLIST

Indicate if item is being submitted

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

Y Business Licensing Requirements Met

N Business License Exempt

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

No Conditions

Project #	AP Type	Status	Stage	Relation
No children exist for this project				

Planning Condition	Description	Effective	Expire	Comments
There is no planning condition for this project.				

SPECIAL USE PERMIT

N DINA Required? N Will this go to the City Council? Hearing Type
Public or Admin? PUBLIC

N Project of Regional Significance?

Y Parent Project link required? Is there a condition of approval for a Required Review?
If yes, when does it need to be reviewed?

Type of Use
OUTDOOR STORAGE, ACCESSORY

N Is this an Alcohol related Use? Staff Recommendation

Meeting Information

Meeting Information	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date Comments Added By	Add Date	Modified By Modified Date			
09/23/2010	PC	SCHEDULED	0	0	0
JALABADO	08/10/2010				

Report Date 08/10/2010 03:31 PM

Submitted By

Page 4

Meeting Information

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

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

No children exist for this project

Employee

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

No Employee Entries

Log Action	Description	Entered By	Start	Stop	Hours
Comments					

PAYMNT	CO NAME WHO PICKED UP CONTACT#	890381	08/10/2010 12:51		0.00
	KRISTEN NEUMAN; A CAB LLC; CK#12273; 702-839-1200;				

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit to allow outside storage in a side yard setback
 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 Four Fours, LLC Contact Jay Nady
 Address 1500 Searles Ave Phone: (702) 277-1333 Fax: _____
 City Las Vegas State NV Zip 89101
 E-mail Address cjnoui@yahoo.com

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

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

Property Owner Signature* [Signature]

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

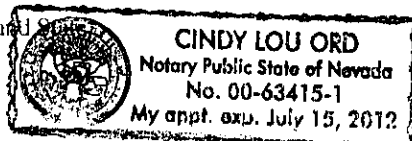
Print Name Creighton J. Nady

Subscribed and sworn before me

This 4th day of August, 2010

[Signature]

Notary Public in and for said County and State of Nevada



FOR DEPARTMENT USE ONLY

Case #	<u>SWP - 39149</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.



RECEIVED
AUG 10 2010

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39149** 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: _____

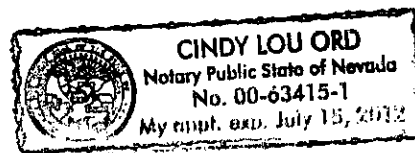
Signature of Property Owner: _____

Print Name: Creighton J. Nady

Subscribed and sworn before me

This 4th day of August, 2010

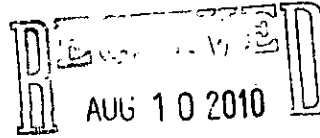
Cindy Lou Ord
Notary Public in and for said County and State



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.

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

VAR-39148
SUP-39149
SDR-39147

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

RECEIVED
AUG 10 2010

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 50, 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. 0314:0254186, 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

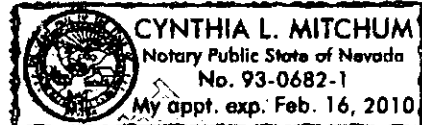
By: Cody Walker, Managing Member

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]

Capacity: Escrow Agent

Signature: _____

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

File Number: 181-2389485 DLN/DLN

7201 West Lake Mead Boulevard, Suite

Address 212

City: Las Vegas

State: NV Zip: 89128

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